



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Scott McCallum, Governor
Darrell Bazzell, Secretary
Ruthe E. Badger, Regional Director

Horicon Service Center
N7725 STH 28
Horicon, Wisconsin 53032
Telephone 920-387-7860
FAX 920-387-7888

November 1, 2002

Mr. Mike Bushnell
Bushnell Ford
205 South Main Street
Lodi, WI 53555

Subject: Final Closure of the Bushnell Ford LUST Case Located at
205 South Main Street, Lodi, Columbia County, Wisconsin
BRRTS ID # 03-11-002620

Dear Mr. Bushnell:

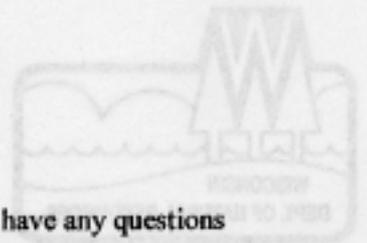
On December 14, 1998, the South Central Region Case Closure Committee reviewed your site for closure. This committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. On December 16, 1998, you were notified that the Closure Committee had granted conditional closure to your case.

On October 30, 2002, the Department received information indicating that you have complied with the conditions of closure. This additional information included the necessary data to place your site on the GIS Groundwater Registry. Your site will now be listed on the DNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites. Information that was submitted will be included on the registry. To review the sites on the GIS Registry web page, visit <http://gomapout.dnr.state.wi.us/org/at/et/geo/gwur/index.htm>. Previously, correspondence and data had been provided, indicating that your property has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code. The Department considers this case closed and no further investigation, remediation, or other action is required at this time.

However, please be aware that this case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code, if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety or welfare, or the environment.

If this is a PECFA site, section 101.143, Wis. Stats., requires that PECFA claimants seeking reimbursement of interest costs, for sites with petroleum contamination, submit a final reimbursement claim within 120 days after they receive a closure letter on their site. For claims not received by the PECFA Program within 120 days of the date of this letter, interest costs after 60 days of the date of this letter will not be eligible for PECFA reimbursement.





Horicon Service Center
14775 87th St
Horicon, Wisconsin 53032
Telephone 920-387-7867

Scott McCaffrey, Governor
Doreen Bakula, Secretary
Julie E. Ludwig, Regional Director

The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at 920-387-7867, or at the e-mail address below.

Sincerely,

James Kralick, P.G.
Hydrogeologist, SCR Remediation & Redevelopment Program
James.Kralick@dnr.state.wi.us

November 1, 2002

Mr. Mike Bushnell
Baraboo Park
305 South Main Street
Lodi, WI 53552

cc: Horicon - LUST case file
Kevin Olson, MSA, 1230 South Boulevard, Baraboo, WI 53913-2791

Dear Mr. Bushnell:

On December 14, 1998, the South Central Region Case Closure Committee reviewed your site file for closure. The committee reviewed environmental remediation cases for compliance with state law and standards to ensure consistency in the closure of these cases. On December 16, 1998, you were notified that the Closure Committee had granted conditional closure to your case.

On October 30, 2002, the Department received information indicating that you have complied with the conditions of closure. This additional information included the necessary data to place your site on the GIS Remediation Registry. Your site will now be listed on the DNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites. Information that was submitted will be included on the registry. To review the site on the GIS Registry web page, visit <http://dnr.wisconsin.gov/remediation>. However, correspondence and data had been provided indicating that your property has been transferred to Department standards in accordance with a NEP 120.02, Wis. Admin. Code. The Department considers this case closed and no further investigation, maintenance, or other action is required at this time.

However, please be aware that this case may be reopened pursuant to a NEP 120.02, Wis. Admin. Code, if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety or welfare, or the environment.

This is a PECPA site, section 101.143, Wis. Stats., requires that PECPA citizens seeking reimbursement of cleanup costs for sites with petroleum contamination, submit a final reimbursement claim within 120 days after they receive a closure letter on their site. For claims not received by the PECPA Program within 120 days of the date of the letter, cleanup costs after 60 days of the date of the letter will not be eligible for PECPA reimbursement.



DOCUMENT NO.

447071

QUIT CLAIM DEED
STATE BAR OF WISCONSIN -- FORM 3
THIS SPACE RESERVED FOR RECORDING DATA

William E. Statz, Jr., a single person

STATE OF WISCONSIN
COLUMBIA COUNTY

quit-claims to Bushnell Ford, Inc., a Wisconsin corporation

Received for record this 31 day of
January, A.D. 1986 at 9:00 A.M.

Marian Robinson Reg. of Deeds

the following described real estate in Columbia County,
State of Wisconsin:

Lots Two (2) and Three (3), Block One (1), Original
Plat of Lodi, Columbia County, Wisconsin.

RETURN TO
State Bank of Lodi
130 Lodi St.
Lodi, WI 53555

Tax Key No.

Parcel # 11246-197

This deed given in fulfillment of Land Contract dated January 10, 1977, recorded in
Volume 171, Page 282, as Document No. 384313.

TRANSFER
\$ 40.00
FEE

This is not homestead property.
N&Y (is not)

Dated this 28th day of January, 1986

(SEAL) William E. Statz, Jr. (SEAL)
* William E. Statz, Jr. (SEAL)
* (SEAL)
* (SEAL)

AUTHENTICATION

Signatures authenticated this _____ day of _____, 19____

TITLE: MEMBER STATE BAR OF WISCONSIN
(if not, _____
authorized by § 706.05, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY _____

(Signatures may be authenticated or acknowledged. Both
are not necessary.)
The use of witnesses is optional.

ACKNOWLEDGMENT

STATE OF WISCONSIN

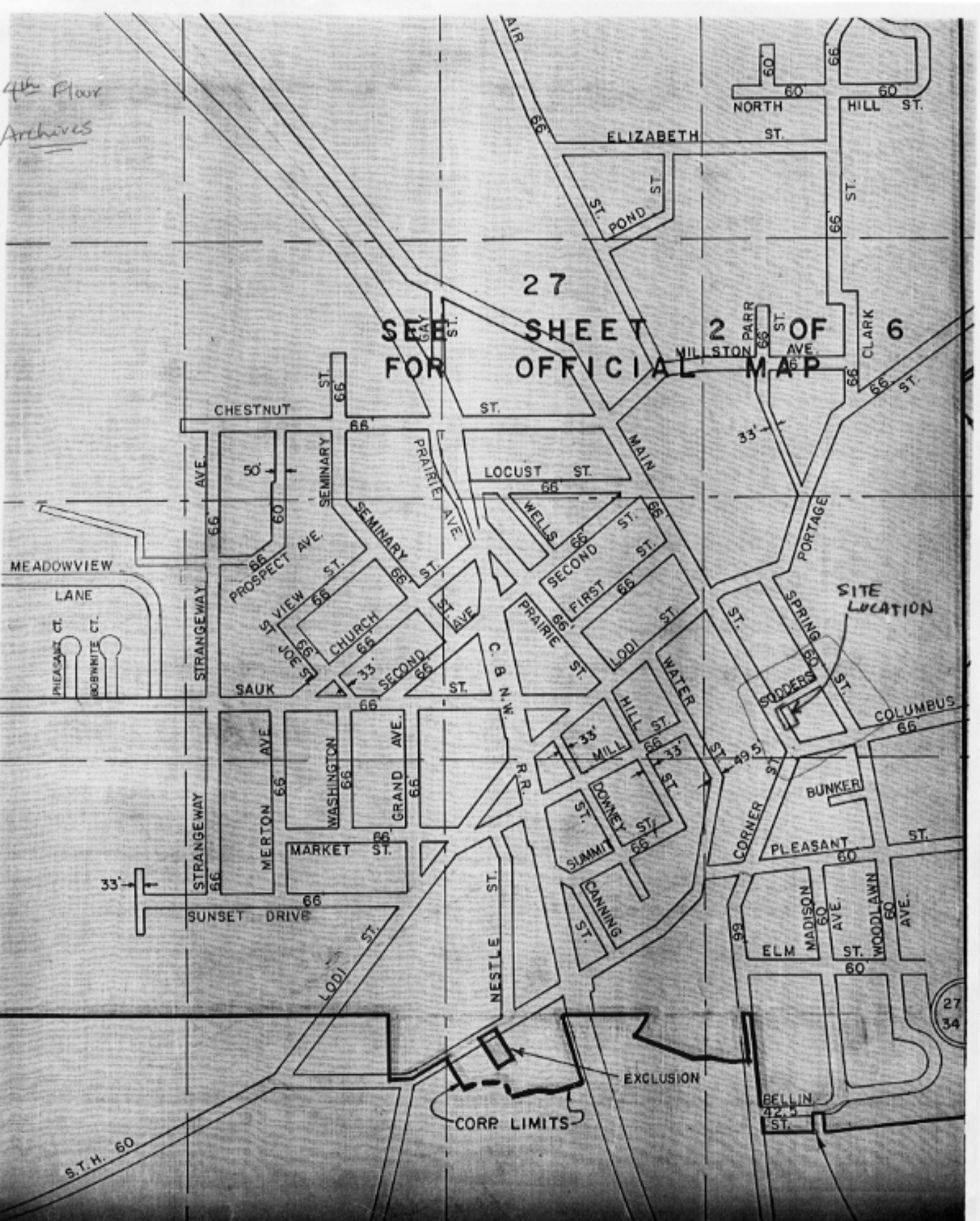
DANE County, ss.
Personally came before me, this 28th day of
January, 1986, the above named
William F. Statz, Jr.

to me known to be the person _____ who executed the
foregoing instrument and acknowledge the same.

Patrick R. Hebl
* Patrick R. Hebl
Notary Public, Dane County, Wis.
My Commission is permanent. XXXXXXXXXXXXXXX
XX

*Names of persons signing in any capacity should be typed or printed below their signatures.

4th Floor
Archives



SEE SHEET 2 OF 6 FOR OFFICIAL MAP

SITE LOCATION

CORP LIMITS

EXCLUSION

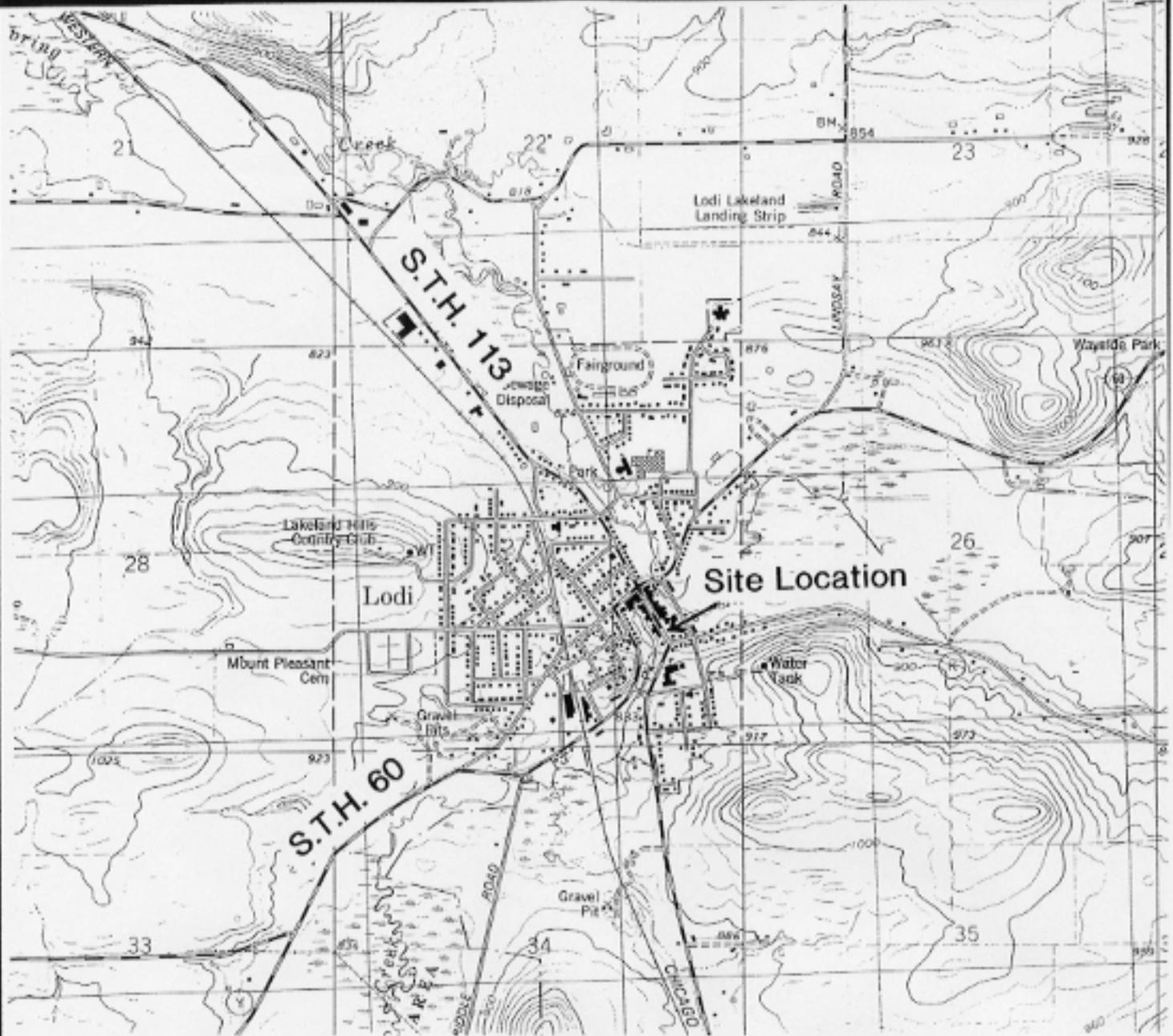
27
34

Parcel Identification Number:

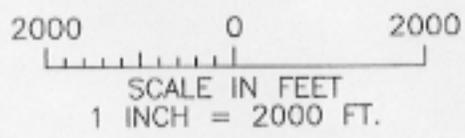
11246-197 Columbia County

WTM 91 Coordinates:

558378, 315823



PROJECT LOCATION



Lodi Quadrangle
 Wisconsin-Columbia Co.
 7.5 Minute Series (Topographic)
 SE/4 Baraboo 15' Quadrangle
 Contour Interval 20 Feet
 1975

FIGURE I
SITE LOCATION MAP

BUSHNELL FORD
 LODI, WISCONSIN



LEGEND

MW1
(817.55)

MONITORING WELL WITH
GROUNDWATER ELEVATION

— 819.0
GROUNDWATER CONTOUR
AND ELEVATION

↑
GROUNDWATER FLOW
DIRECTION



APPROXIMATE
AREA OF
CONTAMINATION

NOTE:
REFER TO FIGURE 2
FOR ADDITIONAL NOTES
AND LEGEND.



40 0 40
SCALE IN FEET

**GROUNDWATER FLOW DIRECTION
SEPTEMBER 2, 1998**
BUSHNELL FORD
LOOM, WISCONSIN

MSA
TRANSPORTATION • SURVEYING • REMEDIATION
ENGINEERING • ENVIRONMENTAL
CONSULTING
1400 N. 10TH ST., SUITE 200, MILWAUKEE, WI 53233
PHONE: 414-333-3333 FAX: 414-333-3334
WWW.MSA-INC.COM
DATE: 11-6-98
DRAWN AS NOTED BY: 2122BRAG

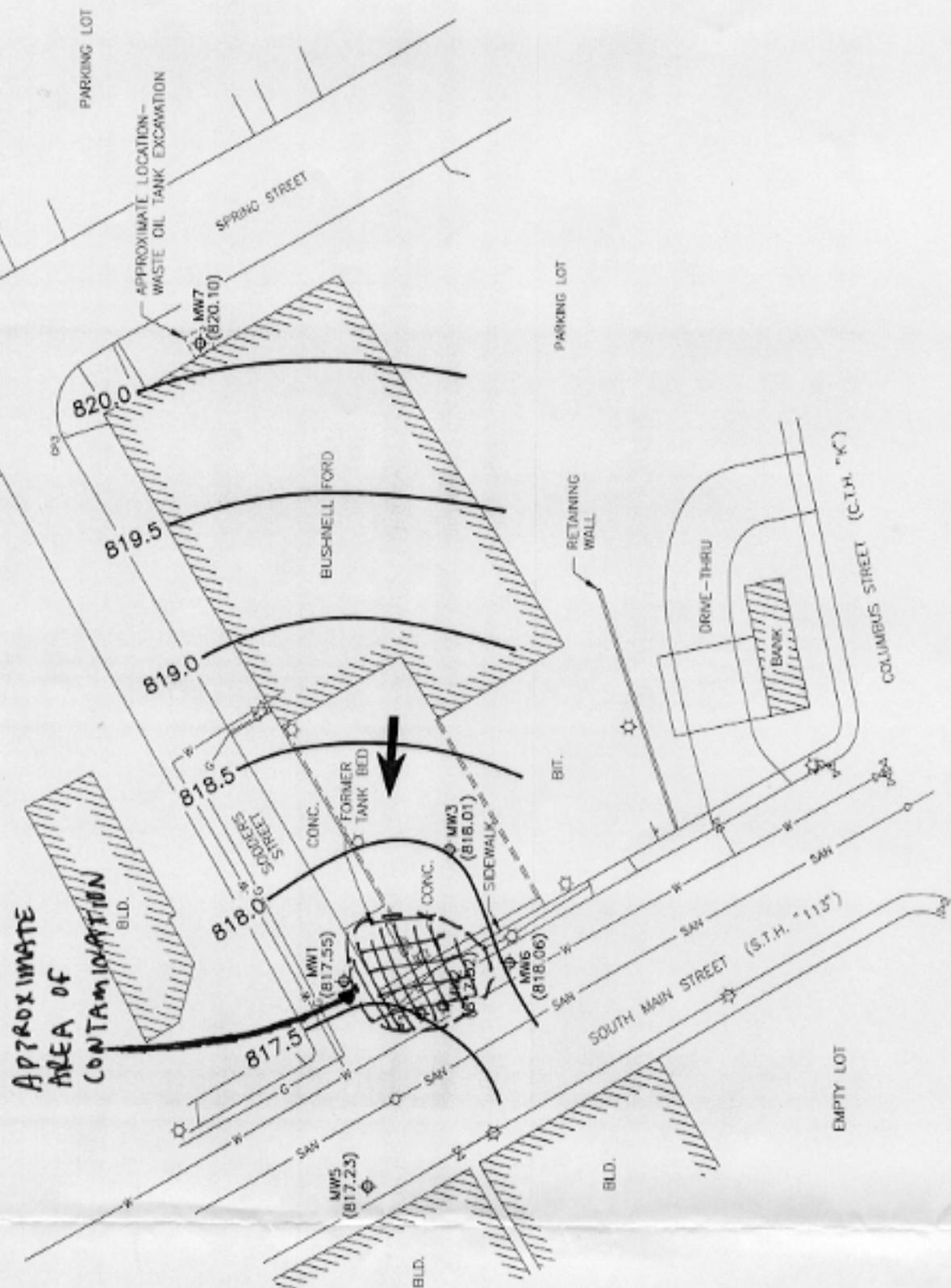


TABLE 2
Laboratory Results - Groundwater
Bushnell Ford, Lad, Wisconsin

| Location | Benzene | Bihyl- benzene | Toluene | Xylene | 1,3,5 Trimeth- ylbenzene | Naph- thalene | 1,2,4 Trimeth- ylbenzene | MIBH | GRO | D.O. | Total Iron |
|----------|---------|-------------------|---------|--------|-----------------------------|------------------|-----------------------------|------|-------|------|---------------|
| NR 140 | | | | | | | | | | | |
| ES | 5 | 700 | 343 | 620 | (480) | 40 | (480) | 60 | | | |
| PAL | 0.5 | 140 | 68.6 | 124 | (90) | 8 | (90) | 12 | | | |
| MW-1 | | | | | | | | | | | |
| Dec-05 | -- | -- | -- | -- | 2.22 | -- | 11.3 | -- | 117 | | |
| Apr-06 | 3.9 | 2 | -- | 4.3 | -- | 6.9 | 3.2 | 1.6 | 440 | | |
| Jan-06 | 2.6 | -- | -- | -- | -- | -- | 2.5 | -- | 360 | | |
| Jul-07 | -- | -- | -- | -- | -- | -- | -- | -- | -- | 6.26 | |
| Oct-07 | -- | -- | -- | -- | -- | -- | -- | -- | -- | 5.89 | 0 |
| Feb-08 | -- | -- | -- | -- | -- | -- | -- | -- | -- | | |
| May-08 | -- | -- | -- | -- | -- | -- | -- | -- | -- | | |
| Sep-08 | -- | -- | -- | -- | -- | -- | -- | -- | -- | 8.8 | |
| MW-2 | | | | | | | | | | | |
| Dec-05 | 10.7 | 200 | 174 | 830 | 82.7 | 56.1 | 300 | -- | 3000 | | |
| Apr-06 | 64 | 880 | 1000 | 3700 | 550 | 280 | 1800 | -- | 20000 | | |
| Jan-06 | 40 | 580 | 600 | 2240 | 410 | | 1200 | -- | 14000 | | |
| Jul-07 | 10 | 280 | 320 | 1100 | 240 | | 620 | -- | | 0.54 | |
| Oct-07 | 12* | 400 | 520 | 1540 | 260 | 110 | 760 | -- | | 0.14 | 8.6 |
| Feb-08 | 5.0* | 350 | 420 | 1300 | 230 | 82* | 720 | 18 | | | |
| May-08 | 10 | 580 | 680 | 2020 | 320 | 110 | 1000 | 18 | | | |
| Sep-08 | 30 | 500 | 520 | 1750 | 300 | 170 | 1000 | -- | | 0.4 | |
| MW-3 | | | | | | | | | | | |
| Dec-05 | -- | -- | -- | -- | -- | -- | -- | -- | -- | | |
| Apr-06 | -- | -- | -- | -- | -- | -- | -- | -- | -- | | |
| Jan-06 | -- | -- | -- | -- | -- | -- | -- | -- | -- | | |
| Jul-07 | -- | -- | -- | -- | -- | -- | -- | -- | -- | 5.61 | |
| Oct-07 | -- | -- | -- | -- | -- | -- | -- | 0.4* | | 4.98 | 0 |
| Feb-08 | -- | -- | -- | -- | -- | -- | -- | 1.1 | | | |
| Sep-08 | -- | -- | -- | -- | -- | -- | -- | -- | | 6.9 | |
| MW-5 | | | | | | | | | | | |
| Jan-06 | -- | -- | -- | -- | -- | -- | -- | -- | -- | | |
| Jul-07 | -- | -- | -- | -- | -- | -- | -- | -- | -- | 5.7 | |
| Oct-07 | -- | -- | -- | -- | -- | -- | -- | -- | -- | 5.01 | 0 |
| Feb-08 | -- | -- | -- | -- | -- | -- | -- | -- | -- | | |
| Sep-08 | -- | -- | -- | -- | -- | -- | -- | -- | -- | 6.6 | |
| MW-6 | | | | | | | | | | | |
| Jan-06 | 4.1 | 18 | -- | 47 | 100 | | 340 | -- | 4200 | | |
| Jul-07 | -- | -- | 6 | 3 | 42 | | 89 | -- | | 1.83 | |
| Feb-08 | -- | 1.0 | -- | 1.6* | 2.3 | -- | 6.3 | 1.0 | | | |
| May-08 | -- | 25 | 32 | 64 | 350 | 58 | 1100 | 32 | | | |
| Sep-08 | 1.1 | 1.8 | 1.3 | 5.2 | 24 | 10 | 80 | 1.5 | | 5.6 | |
| MW-7 | | | | | | | | | | | |
| Jan-06 | -- | 3.2 | 2.7 | 33 | 8.4 | 13 | 9.6 | -- | 350 | | |
| Jul-07 | -- | -- | -- | -- | -- | -- | -- | -- | -- | 0.8 | |
| Feb-08 | 0.7* | -- | 0.2* | 3 | 1.2 | 11 | 1.8 | -- | | | |
| May-08 | -- | -- | 0.2* | 1.6 | 0.8* | 4.0* | 1.2 | -- | | | |
| Sep-08 | 0.9 | -- | -- | 1.3 | 0.9 | 2.3 | 1.2 | -- | | 5.6 | |
| P-1 | | | | | | | | | | | |
| Jan-06 | -- | -- | -- | -- | -- | -- | -- | -- | -- | | |
| Jul-07 | -- | -- | -- | -- | -- | -- | -- | -- | -- | 7.3 | |
| Feb-08 | -- | -- | -- | -- | -- | -- | -- | -- | -- | 9.6 | |

All concentrations are in ug/L, except D.O. and Iron, which are in mg/L.

Blank = not analyzed

-- = not detected

ES = Wisconsin Administrative Code NR 140 enforcement standard

PAL = Wisconsin Administrative Code NR 140 preventive action limit

Values in BOLD indicate a NR 140 enforcement standard exceedance

MIBH = methyl-tert-butyl-ether

NR 140 limits in parentheses indicate proposed standards

* = reported concentration below the quantification limit

D.O. = dissolved oxygen

TABLE 3
Groundwater Elevations
Bushnell Ford, Lodi, Wisconsin

| | TOC | 12-19-95 | 4-15-96 | 6-17-96 | 9-18-96 | 7-16-97 | 10-23-97 | 2-5-98 | 5-20-98 | 9-2-98 |
|------|------------|-----------------|----------------|----------------|----------------|----------------|-----------------|---------------|----------------|---------------|
| MW-1 | 829.19 | 817.49 | 817.69 | 818.06 | 817.40 | 817.50 | 817.43 | 817.46 | 817.70 | 817.55 |
| MW-2 | 829.84 | 817.39 | 817.60 | 817.94 | 817.31 | 817.44 | 817.37 | 817.47 | 817.66 | 817.52 |
| MW-3 | 830.96 | 818.06 | 818.26 | 818.54 | 817.97 | 818.09 | 817.97 | 818.06 | 818.27 | 818.01 |
| MW-5 | 828.49 | | | 817.62 | 817.04 | 817.14 | 817.08 | 817.17 | 817.35 | 817.23 |
| MW-6 | 830.50 | | | 818.42 | 817.87 | 818.00 | 817.92 | 817.99 | 818.19 | 818.06 |
| MW-7 | 829.73 | | | 820.53 | 819.83 | 819.88 | 819.77 | 819.91 | 820.18 | 820.10 |
| P-1 | 829.92 | | | | 818.63 | 818.58 | 818.60 | 818.61 | 818.84 | 818.72 |

TOC = top of casing elevation

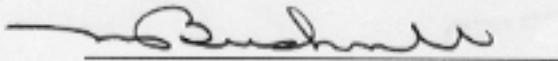
All elevations are in feet above mean sea level

RESPONSIBLE PARTY AFFIRMATION OF PROPERTY DESCRIPTIONS

The following affirmation by the responsible party is required by Wisconsin Administrative Code, ch. NR 726.05 paragraph (3)(a)4.g. (for groundwater contamination).

I hereby affirm the following:

I believe that legal descriptions for all of the properties within or partially within the contaminated site's boundaries that had groundwater contamination exceeding ch NR 140 enforcement standards at the time that case closure was requested, other than public street or highway rights-of-way or railroad rights-of-way, have been submitted to the agency with administrative authority for the site, either as an attachment to the site investigation report or as part of the groundwater GIS registry.



Mike Bushnell
Bushnell Ford, Inc.

10-25-02
Date

3003 0 5 100



PROFESSIONAL SERVICES

TRANSPORTATION • MUNICIPAL
DEVELOPMENT • ENVIRONMENTAL

October 24, 2002

Adele M. Van Ness, Clerk
City of Lodi
113 South Main Street
Lodi, WI 53555

Re: Notice of Groundwater Contamination in Right-of-Way

Groundwater contamination that originated on Lot 3, Block 1, Original Plat of Lodi (Bushnell Ford property) has migrated to beneath the Main Street (Highway 113) right-of-way. The level of benzene, toluene, xylene, naphthalene, and trimethylbenzene in the groundwater are above the groundwater enforcement standards listed in chapter 140, Wisconsin Administrative Code. MSA Professional Services, Inc. has determined that this groundwater contaminant plume is stable or receding. The Wisconsin Department of Natural Resources has determined that this site has been investigated and remediated to the extent practicable and that the case can be closed, contingent upon providing this written notification of the presence of residual groundwater contamination to the municipal department where the property is located. The purpose of this letter is to provide the required notice. The location of the contamination and a table showing groundwater monitoring results are attached.

If you have questions about this notification you should contact the property owner (Bushnell Ford, Inc., attention Mike Bushnell, 608-592-3276), MSA Professional Services, Inc. (Kevin Olson, 608-356-2771) or the Wisconsin Department of Natural Resources, Bureau for Remediation and Redevelopment (264-6020).

Sincerely,

MSA Professional Services, Inc.

Kevin L. Olson
Project Manager

KLO:dl

cc: Mike Bushnell, Owner
Chuck Bongard, Village Engineer

Offices in Illinois, Iowa, Minnesota, and Wisconsin

1230 SOUTH BOULEVARD • BARABOO, WI 53913-2791
608-356-2771 • 1-800-362-4505 • FAX: 608-356-2770
WEB ADDRESS: www.msa-ps.com



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

MS ADELE M VAN NESS CLERK
CITY OF LODI
113 S MAIN STREET
LODI WI 53555

2. Article Number

(Transfer from service label)

7000 0520 0015 7917 5500

PS Form 3811, August 2001

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Adele Van Ness* Agent Addressee

B. Received by (Printed Name)

Adele Van Ness

C. Date of Delivery

10/25/02

D. Is delivery address different from item 1?

 Yes

If YES, enter delivery address below:

 No

3. Service Type

 Certified Mail Express Mail Registered Return Receipt for Merchandise Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee)

 Yes**U.S. Postal Service
CERTIFIED MAIL RECEIPT***(Domestic Mail Only; No Insurance Coverage Provided)*

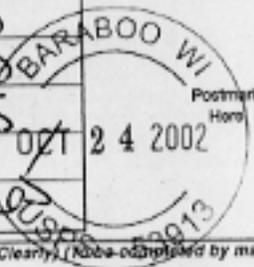
212289 KEVIN OLSON

Postage \$ 1.00

Certified Fee 2.30

Return Receipt Fee 1.75
(Endorsement Required)Restricted Delivery Fee
(Endorsement Required)

Total Postage & Fees \$ 4.05



Recipient's Name (Please Print Clearly) (Not to be completed by mailer)

CITY OF LODI

Street, Apt. No., or P.O. Box No.

113 S MAIN ST

City, State, ZIP+4[®]

LODI WI 53555

PS Form 3800, February 2000

See Reverse for Instructions

7000 0520 0015 7917 5500