

GIS REGISTRY INFORMATION

SITE NAME: Columbus Antique Mall
BRRTS #: 03-11-120933 **FID # (if appropriate):** _____
COMMERCE # (if appropriate): 53925-1776-39
CLOSURE DATE: 08/04/2006
STREET ADDRESS: 239 Whitney Street
CITY: Columbus

SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection): X= 600286 Y= 318936

CONTAMINATED MEDIA: Groundwater Soil Both

OFF-SOURCE GW CONTAMINATION >ES: Yes No

IF YES, STREET ADDRESS 1: _____

GPS COORDINATES (meters in WTM91 projection): X= _____ Y= _____

OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL): Yes No

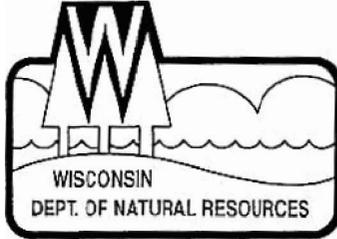
IF YES, STREET ADDRESS 1: _____

GPS COORDINATES (meters in WTM91 projection): X= _____ Y= _____

CONTAMINATION IN RIGHT OF WAY: Yes No

DOCUMENTS NEEDED:

- Closure Letter, and any conditional closure letter or denial letter issued
- Copy of most recent deed, including legal description, for all affected properties
- Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties
- County Parcel ID number, if used for county, for all affected properties
- Location Map which outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy). If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site.
- Detailed Site Map(s) for all affected properties, showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy) This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or SSRCLs.
- Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)
- Tables of Latest Soil Analytical Results (no shading or cross-hatching)
- Isoconcentration map(s), if required for site investigation (SI) (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of groundwater contamination defined. If not available, include the latest extent of contaminant plume map.
- GW: Table of water level elevations, with sampling dates, and free product noted if present
- GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)
- SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour
- Geologic cross-sections, if required for SI. (8.5x14" if paper copy)
- RP certified statement that legal descriptions are complete and accurate
- Copies of off-source notification letters (if applicable)
- Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)
- Copy of (soil or land use) deed restriction(s) or deed notice if any required as a condition of closure
- Copy of any maintenance plan referenced in the deed restriction.



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
Scott Hassett, Secretary
Lloyd L. Eagan, Regional Director

South Central Region Headquarters
3911 Fish Hatchery Road
Fitchburg, Wisconsin 53711-5397
Telephone 608-275-3266
FAX 608-275-3338
TTY Access via relay - 711

August 4, 2006

Dan Amato
Columbus Antique Mall & Museum
239 Whitney Street
Columbus, WI 53925-0151

SUBJECT: Final Case Closure
Columbus Antique Mall & Museum, 239 Whitney Street, Columbus, WI
WDNR BRRTS Activity # 03-11-120933

Dear Mr. Amato:

On July 28, 2006, the South Central Region Closure Committee reviewed the above referenced case for closure. This committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. Based on the correspondence and data provided, it appears that your case has been remediated to Department standards in accordance with s. NR 726.05, Wisconsin Administrative Code. The Department considers this case closed and no further investigation or remediation is required at this time.

Please be aware that pursuant to s. 292.12 Wisconsin Statutes, compliance with the requirements of this letter is a responsibility to which you and any subsequent property owners must adhere. If these requirements are not followed or if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, welfare, or the environment, the Department may take enforcement action under s. 292.11 Wisconsin Statutes to ensure compliance with the specified requirements, limitations or other conditions related to the property or this case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code. It is the Department's intent to conduct inspections in the future to ensure that the conditions included in this letter including compliance with referenced maintenance plans are met.

Residual soil contamination remains under the three KC Manufacturing buildings, part of the Columbus Antique Mall building, paved areas adjacent to the buildings and in an area west of the Columbus Antique Mall building as indicated in the information submitted to the Department of Natural Resources (see attached map). Structural impediments existing at the time of cleanup, the KC Manufacturing buildings, made complete remediation of the soil contamination on this property impracticable. Pursuant to s. 292.12(2)(b), Wis. Stats., if the structural impediments on this property that are described above are removed, the property owner shall conduct an investigation of the degree and extent of petroleum contamination. If contamination is found at that time, the Wisconsin Department of Natural Resources shall be immediately notified and the contamination shall be properly remediated in accordance with applicable statutes and rules. Pursuant to s. 292.12(2)(a), Wis. Stats., the KC Manufacturing buildings and exterior paved surfaces that currently exist in the locations shown on the attached map shall be maintained in compliance with the attached maintenance plan in order to prevent direct contact

with residual soil contamination that might otherwise pose a threat to human health. If soil in the specific locations described above is excavated in the future, the property owner at the time of excavation must sample and analyze the excavated soil to determine if residual contamination remains. If sampling confirms that contamination is present the property owner at the time of excavation will need to determine whether the material would be considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable statutes and rules. In addition, all current and future owners and occupants of the property need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken during excavation activities to prevent a health threat to humans.

In addition, the currently existing subsurface horizontal pipes installed beneath the concrete floor of the KC Manufacturing building annex shall be maintained in compliance with the attached maintenance plan and must remain in place to minimize vapor intrusion into the building that might otherwise pose a threat to human health. The interior floor must be maintained to prevent vapor intrusion into the building.

The following activities are prohibited on any portion of the property where the surface barrier (pavement and buildings) is required as shown on the attached map, unless prior written approval has been obtained from the Wisconsin Department of Natural Resources: 1) removal of the existing barrier; 2) replacement with another barrier; 3) excavating or grading of the land surface; 4) filling on capped or paved areas; 5) plowing for agricultural cultivation; or 6) construction or placement of a building or other structure.

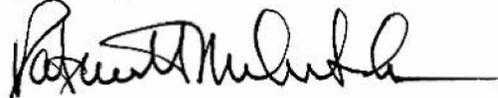
In addition, depending on site-specific conditions, construction over contaminated materials may result in vapor migration into enclosed structures or migration along newly placed underground utility lines. The potential for vapor inhalation and mitigation should be evaluated when planning any future redevelopment, and measures should be taken to ensure the continued protection of public health, safety, welfare and the environment at the site.

Because of the presence of residual soil and groundwater contamination, your site will be listed on the DNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites. Information that was submitted with your closure request application will be included on the GIS Registry. To review the sites on the GIS Registry web page, visit <http://dnr.wi.gov/org/aw/rr/gis/index.htm>. If your property is listed on the GIS Registry because of remaining contamination and you intend to construct or reconstruct a well, you will need prior Department approval in accordance with s. NR 812.09(4)(w), Wis. Adm. Code. To obtain approval, Form 3300-254 needs to be completed and submitted to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line <http://www.dnr.state.wi.us/org/water/dwg/3300254.pdf> or at the web address listed above for the GIS Registry.

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. If there is equipment purchased with PECFA funds remaining at the site, contact the Commerce PECFA Program to determine the method for salvaging the equipment.

The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this closure decision or anything outlined in this letter, please contact Denise Nettesheim at (608) 275-3209.

Sincerely,



Patrick McCutcheon
South Central Region Remediation & Redevelopment Team Supervisor

cc: Mark McColloch, NewFields, 2110 Luann Lane, Suite 101, Madison, WI 53713
Case File



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
Scott Hassett, Secretary
Ruthe E. Badger, Regional Director

South Central Region Headquarters
3911 Fish Hatchery Road
Fitchburg, Wisconsin 53711-5397
Telephone 608-275-3266
FAX 608-275-3338
TTY Access via relay - 711

June 20, 2005

Dan Amato
Columbus Antique Mall & Museum
239 Whitney Street
Columbus, WI 53925-0151

Subject: Case Closure Denied
Columbus Antique Mall & Museum, 239 Whitney St., Columbus, WI
WDNR BRRTS # 03-11-120933

Dear Mr. Amato:

On June 14, 2005, your site was reviewed for closure by the South Central Region Closure Committee. This committee reviews environmental remediation cases for compliance with state statutes and rules to maintain consistency in the closure of these cases. After careful review of your closure request, the closure committee has decided that additional requirements are necessary at the above-described site, in order to meet the requirements for site closure.

To close this site, the Department requires that a deed restriction be signed and recorded to address the issue of the remaining soil contamination associated with the site. The purpose of the restriction is to maintain a surface barrier over the remaining soil contamination to prevent it from impacting human health.

You will need to submit a draft deed restriction to me before the document is signed and recorded. You will find a model deed restriction enclosed for your use or visit our web site at www.dnr.state.wi.us/org/rr. To assist us in our review of the deed restriction, you should submit a copy of the property deed to me along with the draft document. After the Department of Natural Resources has reviewed the draft document for completeness, you should sign it if you own the property, or have the appropriate property owner sign it, and have it recorded by the Columbia County Register of Deeds. Then you must submit a copy of the recorded document, with the recording information stamped on it, to me. Please be aware that if a deed restriction is recorded for the wrong property because of an inaccurate legal description that you have provided, you will be responsible for recording corrected documents at the Register of Deeds Office to correct the problem.

In addition, asphalt pavement, building floors, and the horizontal piping beneath the floor of the KC Manufacturing building annex at the site must be maintained to minimize direct contact concerns and vapor intrusion. The covers and piping are to be maintained in accordance with a plan prepared and submitted to the Department of Natural Resources pursuant to s. NR 724.13(2), Wis. Adm. Code. Submit a draft maintenance plan to me with the draft deed restriction. Sample maintenance plans are included for your convenience.

Once the additional work outlined above has been completed, a submittal should be sent to the Department. The information will be added to the file for review and your request for closure will be reconsidered.

If you have any questions regarding this letter, please contact me at (608) 275-3209.

Sincerely,

A handwritten signature in cursive script, appearing to read "Denise Nettlesheim".

Denise Nettlesheim
Hydrogeologist
Bureau for Remediation & Redevelopment

Enclosures

cc: Mark McColloch, NewFields, 2110 Luann Lane, Suite 101, Madison, WI 53713
Case File

575360
DOCUMENT NO.

STATE BAR OF WISCONSIN FORM 1 - 1982
WARRANTY DEED

STATE OF WISCONSIN } SS
COLUMBIA COUNTY }
RECEIVED FOR RECORD

OCT 22 1997

Wm Jell
Reg. of Deeds at 3:30 PM

This Deed, made between Daniel M. Amato

and Columbus Antique Mall and Museum, LLC

Witnesseth, that the said Grantor, for a valuable consideration, one dollar
and other good and valuable consideration
conveys to Grantee (the following described real estate in Columbia
County, State of Wisconsin)

THIS SPACE RESERVED FOR RECORDING DATA

NAME AND RETURN ADDRESS
Waddell & Hurd
Post Office Box 407
Columbus, WI 53925

211-781, 211-782 & 211-
PARCEL IDENTIFICATION NUMBER 952

SEE ATTACHED

FEE
NO. 155
EXEMPT

This is not homestead property
(~~is~~ in not)

Together with all and singular the hereditaments and appurtenances thereto belonging:
And Daniel M. Amato

warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except easements and
restrictions of record.

and will warrant and defend the same.

Dated this 15 th day of October, 19 97

(SEAL) Daniel M. Amato (SEAL)

(SEAL) _____ (SEAL)

_____ (SEAL)

AUTHENTICATION

Signature(s) Daniel M. Amato

authenticated this _____ day of October, 19 97

• Attorney Len Waddell

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by §706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

Attorney Len Waddell

Columbus, WI 53925

(Signatures may be authenticated or acknowledged. Both are not
necessary)

ACKNOWLEDGMENT

State of Wisconsin,

Columbia County } SS

Personally came before me this 15 th day of
October, 19 97, the above named

Daniel M. Amato

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

Randall G. Boholz

Notary Public, Columbia County, Wis.

My commission is permanent. (If not, state expiration date:
April 26, 19 98)

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

WARRANTY DEED

STATE BAR OF WISCONSIN
Form No. 1 - 1982

70 570 711

*o/p
Daniel Amato
258 Turner
Columbus
53925*

*C. Columbus
701
702
952
11/2*

PARCEL 1: Lots Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), Twelve (12), Thirteen (13), Fourteen (14), Fifteen (15) and the Southeast 1/2 of Lot Sixteen (16), Block Two (2), of Whitney's Addition to Columbus, now a part of the City of Columbus, COLUMBIA COUNTY, Wisconsin.

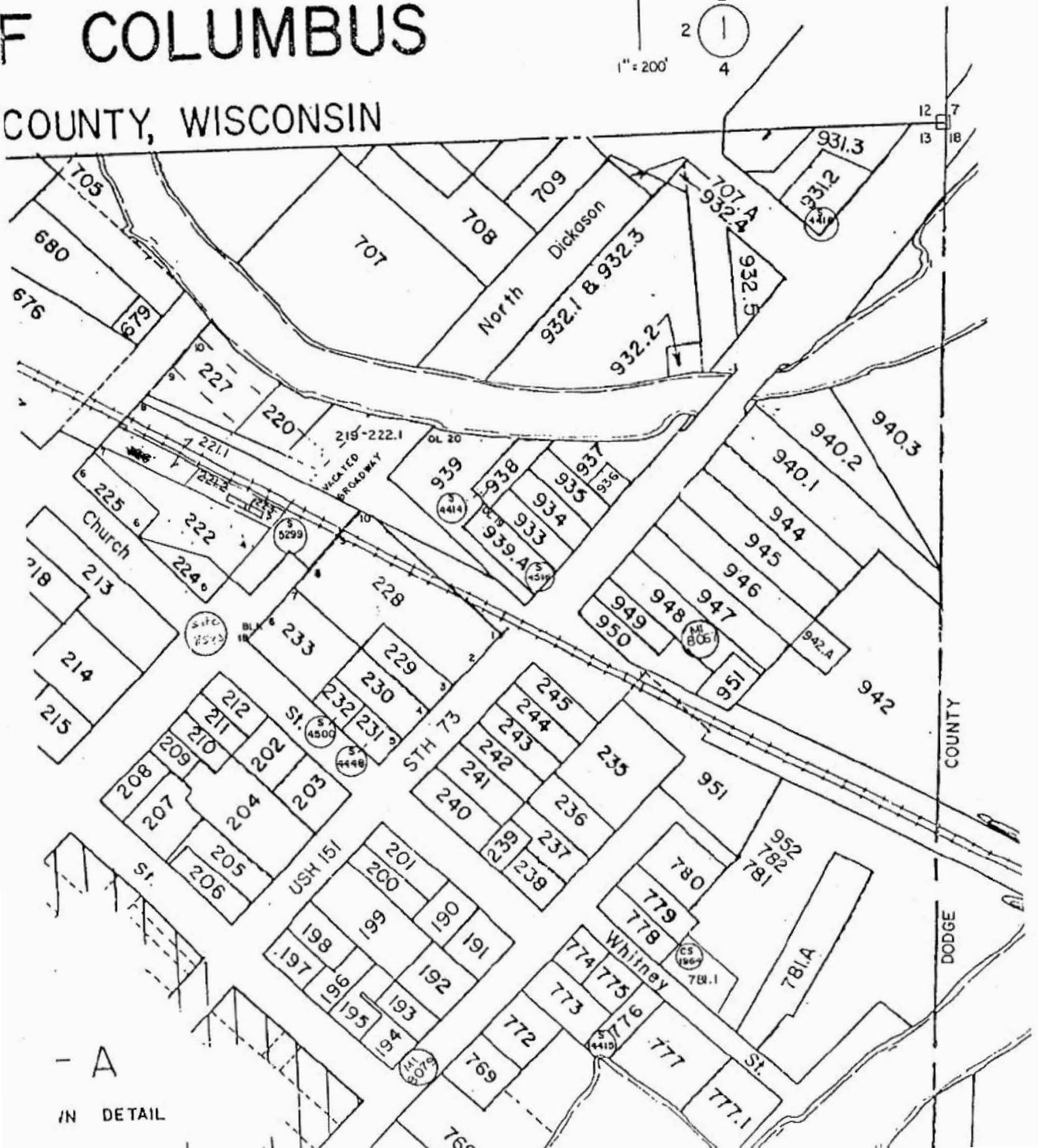
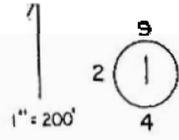
PARCEL 2: That part of Outlot Thirty (30) of the Outlots of the City of Columbus, COLUMBIA COUNTY, Wisconsin known as Outlot 30-B as set forth in instrument recorded as Document No. 166850, and more particularly described as follows: Part of Outlot 30 commencing at a point on the Southwesterly line of said Outlot, 180 feet South 47 1/2° East from the West corner of said Outlot; thence Southeasterly along said Southwesterly line of Outlot 30 to the South corner of said Outlot; thence Northerly along the Easterly line of said Outlot which is also the county line of Columbia and Dodge Counties to a point in the Southwest margin of the right of way of the Chicago, Milwaukee and St. Paul Railway Company which is also the East corner of said Outlot; thence Northwesterly along said margin to a point 145 feet from the Northwest corner of said Outlot; thence Southerly to the point of beginning.

PARCEL 3: A vacated portion of the unnamed street lying between Outlot Thirty (30) of the Outlots of the City of Columbus, COLUMBIA COUNTY,

Wisconsin and Block Two (2) of Whitney's Addition to the City of Columbus, COLUMBIA COUNTY, Wisconsin, described as follows: Commencing at the Southeast corner of Lot 4 of said Block 2; thence Southeasterly to the Crawfish River; said parcel being approximately 20 feet in width.

Exceptions from the above parcels; Land described in Volume 244 of records, page 173 and Lot 1 of Certified Survey Map No. 1969.

F COLUMBUS COUNTY, WISCONSIN



- A
IN DETAIL

DOCUMENT NO.

420834

QUIT CLAIM DEED
STATE OF WISCONSIN - FORM 14
THIS SPACE RESERVED FOR RECORDING DATA

This indenture, made by Stokely-Van Camp, Inc.,
 a foreign corporation
 a Corporation duly organized and existing under and by virtue of the laws of the State of
 Indiana, grantor, of Marion County, Indiana
 hereby quit-claims to Daniel M. Amato
 grantee, of Columbia
 County, Wisconsin, for the sum of Thirty Five Thousand and
no/100 (\$35,000)
 the following tract of land in Columbia & Dodge Counties
 State of Wisconsin:

STATE OF WISCONSIN } ss
 COLUMBIA COUNTY }
 Received for record this 1 day of
June A.D. 1982 at 8:00 A. M.
Marian Robinson Reg. of Deeds

RETURN TO
 CALLAHAN & ARNOLD
 P.O. Box 152
 Columbus, Wisconsin 53925

SEE ATTACHED

TRANSFER
 105⁰⁰
 FEE

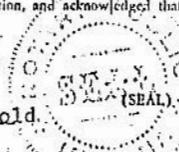
In Witness Whereof, the said grantor has caused these presents to be signed by Leonard J. Delehanty
 its President, and countersigned by Fred G. Laird
 Secretary, at Indiana and its corporate seal to be hereunto affixed this
 day of May A. D. 1982

SIGNED AND SEALED IN PRESENCE OF

Stokely-Van Camp, Inc.
Leonard J. Delehanty President
Fred G. Laird ASST. Secretary

STATE OF INDIANA } ss
Marion County, }
 Personally came before me, this 19th day of May A. D. 1982
Leonard J. Delehanty President, and Fred G. Laird Assistant Secretary
 of the above named Corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such
 President and Secretary of said Corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed
 of said Corporation, by its authority.

THIS INSTRUMENT WAS DRAFTED BY
Attorney E. Clarke Arnold



Margaret R. McEniry
 Notary Public, Marion County, Ind.
 My commission (expires) (is) Sept. 18, 1983
 County of Residence: Marion

PARCEL 1:

VOL. 242 PAGE 516

Lots five (5), six (6), seven (7), eight (8), nine (9), ten (10), eleven (11), twelve (12), thirteen (13), fourteen (14), fifteen (15) and the southeast half (SE 1/2) of Lot Sixteen (16) in block two (2) of Whitney's Addition to Columbus, now a part of the City of Columbus, Columbia County, Wisconsin.

PARCEL 2:

That part of Outlot 30 of the Outlots of the City of Columbus, Columbia County, Wisconsin known as Outlot 30 B and more particularly described as follows: Part of Outlot 30 commencing at a point on the Southwesterly line of said Outlot, 180 feet South $47\frac{1}{2}^{\circ}$ East from the West corner of said Outlot; thence Southeasterly along said Southwesterly line of Outlot 30 to the South corner of said Outlot; thence Northerly along the Easterly line of said Outlot which is also the county line of Columbia and Dodge Counties to a point in the Southwest margin of the right of way of the Chicago, Milwaukee and St. Paul Railway Company which is also the East corner of said Outlot; thence Northwesterly along said margin to a point 145 feet from the Northwest corner of said Outlot; thence Southerly to the point of beginning.

PARCEL 3:

A portion of the unnamed street lying between Outlot 30 of the Outlots of the City of Columbus, Columbia County, Wisconsin and Block 2 of Whitney's Addition to the City of Columbus, commencing at the Southeast boundary of Lot 4 of said Block 2; thence Southeasterly to the Crawfish River; said parcel being approximately 20 feet in width.

PARCEL 4:

The triangular parcel of land in the SW 1/4 of the NW 1/4, Sec. 18, T. 10, N. R. 13 E., which is bounded on the E. by the river and on the W. by the county line, on the N. by the Chicago, Milwaukee, St. Paul & Pacific Railway right of way and more particularly described as follows: Commencing at the SE corner of Outlot 22, City of Columbus on the county line between Dodge and Columbia Counties, said corner being marked by a gas pipe; thence S. $64^{\circ} 38'$ E. 205 ft.; thence S. $25^{\circ} 22'$ W. 142.5 ft. to the point of beginning; thence S. $78^{\circ} 22'$ W. 69.8 ft.; thence S. $27^{\circ} 3'$ W. 110 ft. to the county line between the above named counties; thence N. on county line to a point on S'y margin of the above named railroad property, which point is 134.3 ft. N. $64^{\circ} 38'$ W. of point of beginning; thence S. $64^{\circ} 38'$ E. along S'y margin of railroad right of way 134.3 ft. to point of beginning, containing .17 of an acre, all of said property being located in Dodge County, Wisconsin.

Lease No. 24478-A

This Agreement, made and entered into as of the 1st day of October, 1988, by and between
 SOO LINE RAILROAD COMPANY, hereinafter called "Lessor", and COLUMBUS INDUSTRIAL COMPLEX

of Columbus, State of Wisconsin, hereinafter called "Lessee", WITNESSETH:

1. The Lessor, in consideration of the payments, covenants and conditions hereinafter set forth, to be made, performed and complied with by the Lessee.

hereby leases to the Lessee those certain premises situated at or near Columbus, County of Columbia

State of Wisconsin
 described as follows:

Start at the point where the westerly line of Water Street, produced, in the Town of Columbus, Wisconsin, intersects the center line of the Lessor's main track; thence easterly along said center line 160 feet; thence southwesterly at right angles 22 feet, more or less, to a point 8.5 feet southwesterly of, as measured at right angles to, the center line of the Lessor's side track; said point being the point of beginning of the land to be described; thence easterly parallel with said center line of side track 335 feet; thence southwesterly, at right angles to the aforesaid center line of the main track, 50 feet, more or less, to a point on the westerly bank of the Crawfish River; thence southwesterly along said bank 40 feet, more or less, to a point on the southerly boundary line of the Lessor's right of way; thence northwesterly along said boundary line 20 feet, more or less, to a point on the west line of Section 18, Township 10 North, Range 13 East; thence northerly along said section line 65 feet; more or less, to a point on a line parallel with and 41.25 feet southerly, as measured at right angles, from the aforesaid center line of main track; thence northwesterly along said line 270 feet, more or less; thence northeasterly at right angles 19 feet, more or less, to the point of beginning.

Containing 8,850 square feet, more or less, the location thereof being more particularly indicated by red outline on the attached Exhibit "A"

;excepting and reserving all driveways now or hereafter laid out across said premises to provide access to other industries located on the Lessor's property:

TO HAVE AND TO HOLD, for the term of one (1) years from the date hereof, hereinafter referred to as the "basic term", and thereafter from year to year, subject, however, to termination at any time as hereinafter provided.

2. All buildings and improvements of the dimensions and capacity specified in the application for this lease, including all necessary machinery and appliances, shall be constructed and installed in a manner satisfactory to the Lessor, within one hundred and twenty days from the date hereof, and the premises shall then be continuously and exclusively occupied and used by the Lessee during the term of this lease as a site for such buildings and improvements and for the conduct upon the premises in an active and substantial way of a

Loading platforms and part of building

business, or such other kind of business as may be approved by the Lessor.

3. The Lessee during the first one year period of this lease shall pay the Lessor Three Hundred Sixty and No/100----- Dollars (\$ 360.00) per annum, payable annually in advance, as rental for the leased premises, subject to increase as provided in paragraph 4 hereof.

4. (A) The Lessee, in addition to said rent described above or as modified following reappraisals, if any, shall pay all taxes, assessments, license fees or other charges (except assessments or taxes for permanent street improvements other than crosswalks) which may be levied by any state, municipal, county or federal authority against the whole or any part of the leased premises, including all improvements located thereon, or against the business conducted upon the premises. If any such assessments or taxes for permanent street improvements other than crosswalks shall be levied or assessed or become payable against the leased premises during the term of this lease, the annual rental hereunder as the same shall have been modified pursuant to reappraisal, if any, shall be increased by an amount equal to ten percent (10%) of the total gross amount of such assessments or taxes, or the proportionate amount thereof, properly chargeable to the leased premises.

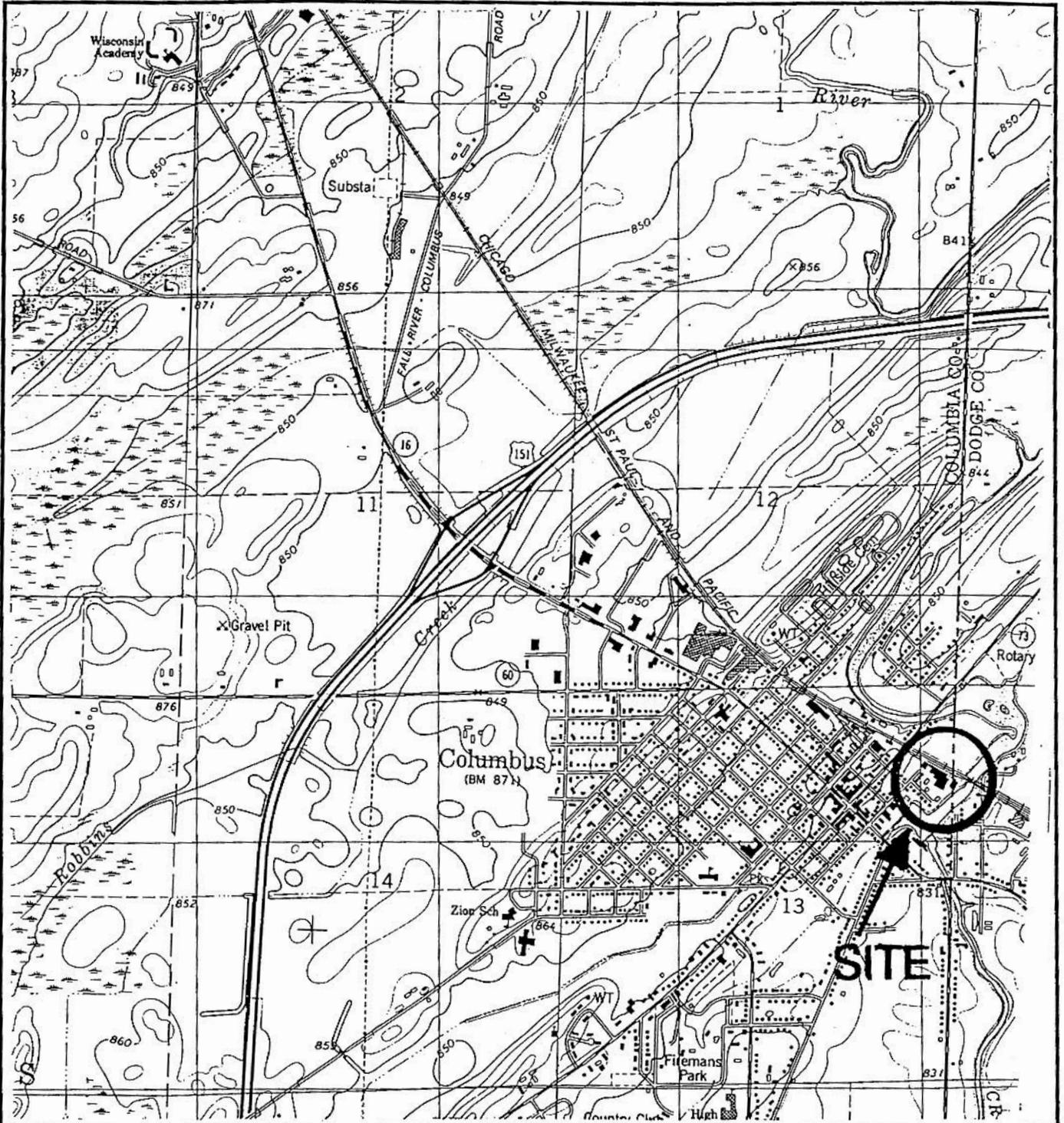
(B) In the event of any reappraisal, the reappraised value shall take into consideration the improvements which are the subject of assessments or taxes, but any reappraisal value shall be increased by a minimum amount equal to ten percent (10%) of assessments or taxes for permanent street improvements other than crosswalks.

(C) The Lessee during the term of this agreement shall assume and pay the entire cost of installation, maintenance, repair and renewal of any crosswalks which have been or may be installed to provide exclusive driveway entrance to or exit from the leased premises. The Lessee shall at all times keep any such crosswalk and any sidewalk located or to be located adjacent to the leased premises clean and free from snow, ice, refuse and obstructions, and fully indemnify the Lessor against all penalties, fines, claims, suits, judgments, costs and expenses in any manner arising from or growing out of its failure to do so. Any maintenance or snow removal by the Lessee shall be carried out in a manner that will not interfere with railroad operations on trackage adjacent to the leased premises.

(D) The "base rent" for the first one (1) year period of the basic term of the lease stated in paragraph 1. hereof shall be as hereinbefore set forth in paragraph 3. of this lease, but for each successive one (1) year period of the balance of said basic term said "base rent" shall be such sum per annum as shall be determined following a reappraisal of the leased premises at or near the expiration of the first or any succeeding one (1) year period. The rent adjustment referred to in this paragraph 4. (D) shall be conducted in the following manner:

There shall be a redetermination of the fair rental amount for the leased premises, exclusive of improvements thereon and without regard to the particular use to which they are at the time subjected, to fix the rental for one (1) year periods following the initial one (1) year period of said basic term. If the parties fail to agree upon such redetermination within the thirty (30) day period next preceding the beginning of each one (1) year period, the same shall be fixed by arbitration. Each party shall promptly select one arbitrator, who shall be a qualified real estate appraiser, but if either party shall fail to select an arbitrator within fifteen (15) days after the other party shall have selected its arbitrator, the arbitrator so selected by the other party shall select an arbitrator for the party in default. The two arbitrators so selected shall select a third arbitrator, who shall also be a qualified real estate appraiser, and if they shall be unable to agree upon such third arbitrator, the latter may be appointed by any Judge of the United States District Court of the District in which said premises is located. The decision of a majority of the arbitrators shall be final and binding upon the parties hereto. All costs and expenses of such arbitration shall be assumed and paid by the parties hereto on an equal basis.

 the "base rent" shall hereafter be increased or decreased each billing date of this



BASE MAP SOURCE: USGS 7.5 MINUTE TOPOGRAPHIC QUADRANGLE, COLUMBUS, WISCONSIN, DATED 1980.



QUADRANGLE LOCATION

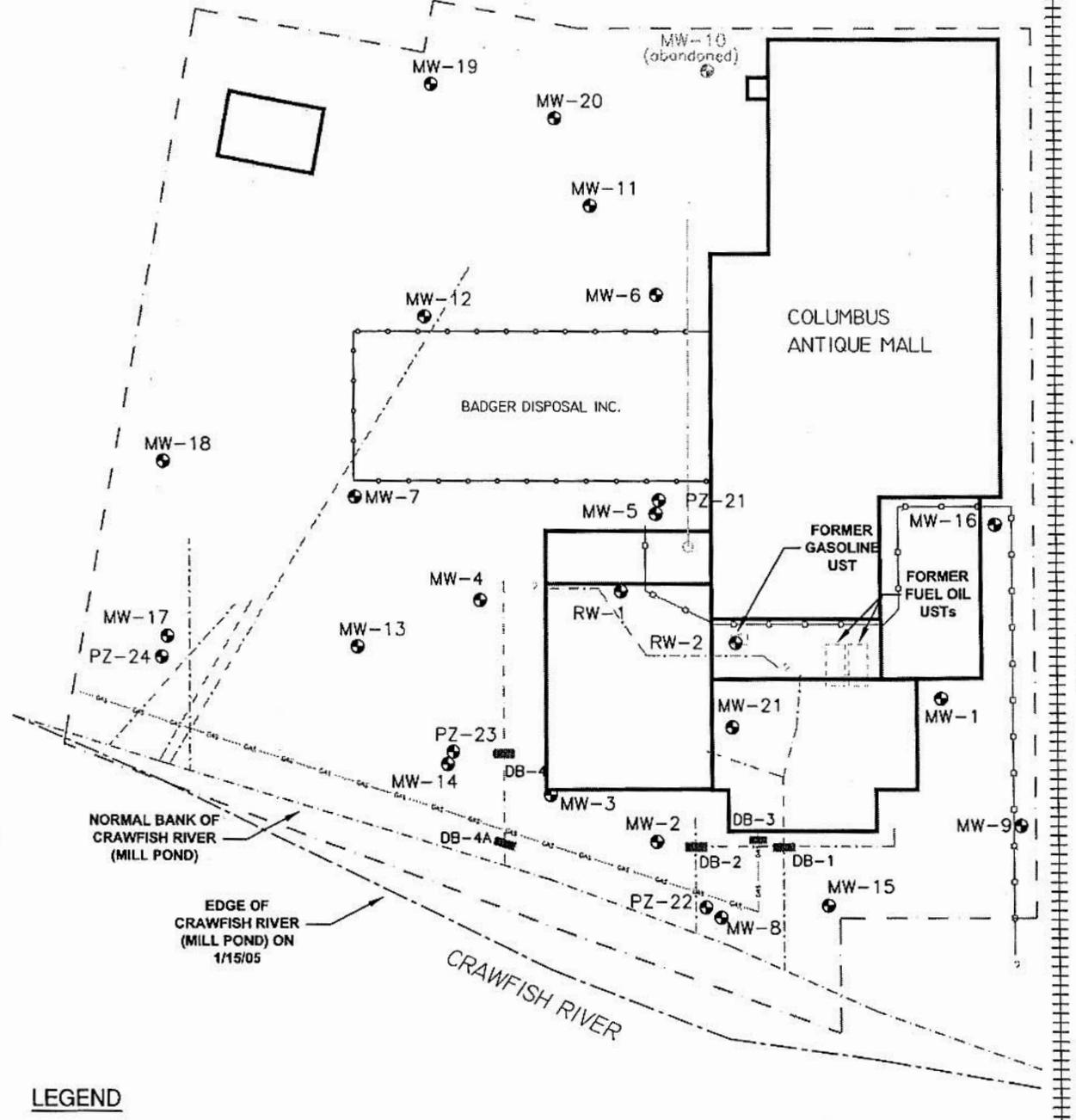

 NORTH
 SCALE: 1" = 2000'

FIGURE 1
SITE LOCATION MAP

COLUMBUS ANTIQUES MALL
COLUMBUS, WISCONSIN

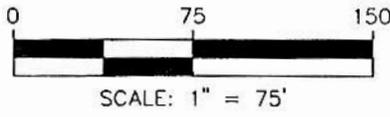
DATE:		12.08.00
JOB NO.:		47512-001-133
DRAWN BY:	CHK'D BY:	
BRN	DPT	
SCALE:		1"=2000'

URS
Dames & Moore
 5250 EAST TERRACE DRIVE, SUITE 1
 MADISON, WI 53718
 PHONE: 608.244.5656
 FAX: 608.244.1779



LEGEND

- — — — — PROPERTY LINE
- GAS — — — — — NATURAL GAS
- — — — — SANITARY SEWER
- - - - - DRAIN TILES
- O — — — — — STORM SEWER
- ▬▬▬▬▬▬▬ UTILITY DITCH BLOCKS



NEWFIELDS
 2110 Luann Lane - Suite 101
 Madison, Wisconsin 53713
 Phone (608) 442-5223 Fax (608) 442-9013

COLUMBUS ANTIQUE MALL
 COLUMBUS, WISCONSIN

**FIGURE 2A
 SITE MAP**

JANUARY 18, 2005

Table 3 (Page 1 of 13)
Historic Groundwater Monitoring Results
Columbus Antique Mall and Museum, Columbus, Wisconsin

Constituents	Units	PAL	ES	RW-1										
				Sep-97	Dec-97	Jun-98	Oct-98	Feb-99	Aug-99	Jun-00	Oct-00	Mar-05		
MTBE	µg/L	12	60	na	<47	<9.2								
Benzene	µg/L	0.5	5	3,600	5,700	6,700	4,200	7,500	6,600	6,700	5,100	4,000	4,000	
Toluene	µg/L	200	1,000	13,000	15,000	18,000	14,000	16,000	16,000	15,000	13,000	10,000	10,000	
Ethylbenzene	µg/L	140	700	2,200	2,100	2,700	1,600	2,300	1,600	2,100	2,000	1,800	1,800	
m,p -Xylene	µg/L	1,000	10,000	--	--	--	--	--	--	--	--	--	--	
o-Xylene	µg/L			--	--	--	--	--	--	--	--	--	--	--
Total Xylenes	µg/L			10,900	10,600	12,400	8,300	11,000	11,000	10,100	10,000	8,600	8,600	
1,2,4-Trimethylbenzene	µg/L	96	480	1,700	1,400	1,600	1,100	1,500	1,400	1,400	1,400	1,400	1,100	
1,3,5-Trimethylbenzene	µg/L			480	400	430	270	340	350	340	340	430	280	280
Total Trimethylbenzenes	µg/L			2,180	1,800	2,030	1,370	1,840	1,750	1,740	1,830	1,380	1,380	1,380
Naphthalene	µg/L	8	40	na	na	570	440	670	na	na	--	450	450	
TOTAL PVOCs	µg/L	--	--	31,880	35,200	42,400	29,910	39,310	36,950	35,640	31,930	26,230	26,230	
Iron, dissolved as Fe	mg/L	0.15	0.3	--	--	--	--	--	--	--	--	--	--	
Manganese, dissolved as Mn	µg/L	25	50	--	--	--	--	--	--	--	--	--	--	
Nitrate as N	mg/L	2	10	--	--	--	--	--	--	--	--	--	--	
Sulfate, as SO4	mg/L	125	250	--	--	--	--	--	--	--	--	--	--	
Temperature	Deg. C	--	--	--	--	--	--	--	--	--	--	--	--	
Oxidation Reduction Potential	mV	--	--	--	--	--	--	--	--	--	--	--	--	
Dissolved Oxygen	mg/L	--	--	--	--	--	--	--	--	--	--	--	--	

Table 3 (Page 2 of 13)
Historic Groundwater Monitoring Results
Columbus Antique Mall and Museum, Columbus, Wisconsin

Constituents	Units	PAL	ES	RW-2	RW-2	RW-2	RW-2	RW-2	RW-2	RW-2	RW-2	RW-2	RW-2	RW-2	RW-2
				Oct-00	Sep-01	Dec-01	Mar-02	Jun-02	Sep-02	Dec-02	Mar-03	Jun-03	Nov-03	Apr-04	Mar-05
MTBE	µg/L	12	60	<24	<46	<46	<62	<62	<62	<31	<31	<12	<3.0	<3.0	<1.4
Benzene	µg/L	0.5	5	6,800	410	940	560	110	330	150	530	130	55	66	28
Toluene	µg/L	200	1,000	19,000	510	1,800	1,800	530	1,200	560	2,400	340	170	220	140
Ethylbenzene	µg/L	140	700	2,500	190	250	340	110	370	180	570	180	76	140	45
m,p -Xylene	µg/L	1,000	10,000	--	1,900	--	1,800	1,000	2,200	1,200	2,800	1,400	640	920	--
o-Xylene	µg/L			--	1,200	--	1,100	570	930	470	1,000	460	240	370	--
Total Xylenes	µg/L			12,000	3,100	3,000	2,900	1,570	3,130	1,670	3,800	1,860	880	1,290	390
1,2,4-Trimethylbenzene	µg/L	96	480	1,700	860	680	620	350	730	410	840	540	260	360	100
1,3,5-Trimethylbenzene	µg/L			530	290	220	200	84	250	140	230	160	54	69	34
Total Trimethylbenzenes	µg/L			2,230	1,150	900	820	434	980	550	1,070	700	314	429	134
Naphthalene	µg/L	8	40	--	210	240	270	270	280	120	250	150	52	75	23
TOTAL PVOCs	µg/L	--	--	42,530	5,570	7,130	6,690	3,024	6,290	3,230	8,620	3,360	1,547	2,220	760
Iron, dissolved as Fe	mg/L	0.15	0.3	--	0.090	1.1	1.3	0.34	2.4	1.2	2.3	2.5	--	--	--
Manganese, dissolved as Mn	µg/L	25	50	--	190	470	410	240	220	170	260	280	--	--	--
Nitrate as N	mg/L	2	10	--	21	1.9	0.83	0.33	<0.075	0.12	<0.075	<0.075	--	--	--
Sulfate, as SO4	mg/L	125	250	--	31	27	21	5.1	<5.0	6.7	<5.0	13	--	--	--
Temperature	Deg. C	--	--	--	--	--	--	--	--	7.8	6.1	12.3	11.7	--	--
Oxidation Reduction Potential	mV	--	--	--	3	--	-100	--	-95	--	-37	-65	-61	--	--
Dissolved Oxygen	mg/L	--	--	--	--	0.33	0.84	--	0.31	0.79	0.55	0.5	0.38	--	--

*PAL - Preventive Action Limit per Wisconsin Admin. Code sec. NR 141.10 and 141.12
 †ES - Enforcement Standard per Wisconsin Admin. Code sec. NR 141.10 and 141.12
 ‡Concentrations exceeding the ES have been shaded
 § - Detected below Limit of Detection

Table 3 (Page 3 of 13)
Historic Groundwater Monitoring Results
Columbus Antique Mall and Museum, Columbus, Wisconsin

Constituents	Units	PAL	ES	MW-1	MW-1	MW-1	MW-1	MW-1	MW-2	MW-2	MW-2	MW-2	MW-2	MW-2	MW-2	
				Oct-00	Sep-01	Mar-02	Sep-02	Mar-03	Oct-00	Sep-01	Sep-01	Dec-01	Mar-02	Mar-02	Jun-02	
											Dup				Dup	
MTBE	µg/L	12	60	<0.47	<1.2	<0.62	<0.062	<0.62	<4.7	<23	<23	<4.6	<13	<13	<15	
Benzene	µg/L	0.5	5	<0.39	<1.1	<0.61	<0.061	<0.61	910	570	580	730	910	860	610	
Toluene	µg/L	200	1,000	<0.37	<1.2	<0.64	<0.064	<0.64	6	<23	<23	45	16	16	<16	
Ethylbenzene	µg/L	140	700	<0.4	<1.2	<0.63	<0.063	<0.63	8	<23	<23	11	13	13	<16	
m,p-Xylene	µg/L	1,000	10,000	--	<2.6	<1.5	<1.5	<1.5	--	<53	<53	--	<13	<13	<37	
o-Xylene	µg/L			--	<1.1	<0.62	<0.062	<0.62	--	<22	<22	--	18	18	<16	
Total Xylenes	µg/L			<1.4	<1.1	<0.62	<0.062	<0.62	32	<22	<22	100	18	18	<16	
1,2,4-Trimethylbenzene	µg/L	96	480	<0.4	<1.1	<0.65	<0.065	<0.65	<4	<23	<23	26	<13	<13	<16	
1,3,5-Trimethylbenzene	µg/L			<0.63	<1.2	<0.66	<0.066	<0.66	<6.3	<23	<23	<23	12	<13	<13	<17
Total Trimethylbenzenes	µg/L			<0.4	<1.1	<0.65	<0.065	<0.65	<4	<23	<23	<23	38	<13	<13	<16
Naphthalene	µg/L	8	40	--	<0.93	<0.62	<0.062	<0.62	--	110	110	110	110	110	120	
TOTAL PVOCs	µg/L	--	--	0.0	0.0	0.0	0.0	0.0	956.1	680	690	1,072	1,067	1,017	730	
Iron, dissolved as Fe	mg/L	0.15	0.3	--	0.012	<0.005	0.10	<0.023	--	9.6	9.6	11	12	--	6.6	
Manganese, dissolved as Mn	µg/L	25	50	--	110	9.5	57	29	--	2,200	2,200	2,300	2,500	--	2,400	
Nitrate as N	mg/L	2	10	--	<0.021>	0.083	<0.075	<0.075	--	0.063	0.068	0.059 J	<0.075	--	<0.075	
Sulfate, as SO4	mg/L	125	250	--	31	13	5.5	14	--	<5.0	<5.0	0.41	<5.0	--	<5.0	
Temperature	Deg. C	--	--	--	--	--	--	7.1	--	--	--	--	--	--	--	
Oxidation Reduction Potential	mV	--	--	--	49	5	-65	128	--	-69	--	--	-100	--	--	
Dissolved Oxygen	mg/L	--	--	--	--	4.08	2.79	1.8	--	0.21	--	0.28	0.50	--	0.45	

Table 3 (Page 4 of 13)
Historic Groundwater Monitoring Results
Columbus Antique Mall and Museum, Columbus, Wisconsin

Constituents	Units	PAL	ES	MW-2	MW-2	MW-2	MW-2	MW-2	MW-2	MW-2	MW-2	MW-2	MW-2	MW-2	MW-2	MW-2
				Sep-02	Sep-02 (dup)	Dec-02	Dec-02	Mar-03	Mar-03	Jun-03	Jun-03	Nov-03	Nov-03	Apr-04	Apr-04	Mar-05
								Dup		Dup		Dup		Dup		Dup
MTBE	µg/L	12	60	<15	<15	<12	<12	<12	<12	<15	<15	<0.60	<0.60	<4.5	<4.5	<4.6
Benzene	µg/L	0.5	5	220	210	560	580	550	560	690	700	200	220	380	380	400
Toluene	µg/L	200	1,000	<16	<16	<13	<13	<13	<13	<15	<15	<1.9>	2.0	<5.0	<5.0	11
Ethylbenzene	µg/L	140	700	<16	<16	<13	<13	<13	<13	<12	<12	1.7	1.7	<4.2	<4.2	<4.4
m,p-Xylene	µg/L	1,000	10,000	<37	<37	<29	<29	<29	<29	<29	<29	4.6	4.6	<9.2	<9.2	--
o-Xylene	µg/L			<16	<16	<12	<12	<12	<12	<15	<15	<1.7>	<1.7>	<4.4	<4.4	--
Total Xylenes	µg/L			<16	<16	<12	<12	<12	<12	<15	<15	6.3	6.3	<4.4	<4.4	15
1,2,4-Trimethylbenzene	µg/L	96	480	<17	<17	<13	<13	<13	<13	<13	<13	<0.51	<0.51	<4.6	<4.6	<5.0
1,3,5-Trimethylbenzene	µg/L			<16	<16	<39>	<40>	<40>	<40>	<18	<18	<0.88>	<0.83>	<5.3	<5.3	<3.8
Total Trimethylbenzenes	µg/L			<16	<16	<39>	<40>	<40>	<40>	<18	<18	0.88	0.83	<6.5	<6.5	<3.8
Naphthalene	µg/L	8	40	76	77	97	100	85	89	140	110	61	63	77	80	91
TOTAL PVOCs	µg/L	--	--	296	287.0	696.0	720.0	674.0	689.0	830.0	810.0	271.8	293.8	457.0	460.0	517.0
Iron, dissolved as Fe	mg/L	0.15	0.3	9.4	--	12	--	13	--	13	--	--	--	--	--	--
Manganese, dissolved as Mn	µg/L	25	50	2,000	--	2,600	--	2,900	--	2,900	--	--	--	--	--	--
Nitrate as N	mg/L	2	10	<0.075	--	<0.75	--	<0.0075>	--	<0.38	--	--	--	--	--	--
Sulfate, as SO4	mg/L	125	250	<5.0	--	<5.0	--	<5.0	--	<2.5	--	--	--	--	--	--
Temperature	Deg. C	--	--	--	--	--	--	5.7	--	10.4	--	14.9	--	--	--	--
Oxidation Reduction Potential	mV	--	--	-95	--	--	--	-68	--	11	--	-50	--	--	--	--
Dissolved Oxygen	mg/L	--	--	0.38	--	0.24	--	0.39	--	0.34	--	0.15	--	--	--	--

*PAL - Preventive Action Limit per Wisconsin Admin. Code sec. NR 141.10 and 141.12
 *ES - Enforcement Standard per Wisconsin Admin. Code sec. NR 141.10 and 141.12
 J - Concentrations exceeding the ES have been shaded
 - - - - - Detected below Limit of Detection

Table 3 (Page 5 of 13)
Historic Groundwater Monitoring Results
Columbus Antique Mall and Museum, Columbus, Wisconsin

Constituents	Units	PAL	ES	MW-3	MW-3	MW-3	MW-3	MW-3	MW-3	MW-3	MW-3	MW-3	MW-3	MW-3	MW-3
				Oct-00	Sep-01	Dec-01	Mar-02	Jun-02	Sep-02	Dec-02	Mar-03	Jun-03	Nov-03	Apr-04	Mar-05
MTBE	µg/L	12	60	19	15	15	24	9.3	12	7.9	5.7	7.2	4.9	4.3	5.6
Benzene	µg/L	0.5	5	190	2	15	90	26	2.6	<0.61	44	1.7	<0.45	9.1	<0.25
Toluene	µg/L	200	1,000	0.6	<1.2	<0.41	<6.4	<3.2	<0.064	<0.64	<0.64	<0.61	<0.61	<0.50	<0.11
Ethylbenzene	µg/L	140	700	0.48	<1.2	<0.22	<6.3	<3.1	<0.063	<0.63	<0.63	<0.47	<0.47	<0.42	<0.22
m,p -Xylene	µg/L	1,000	10,000	--	<2.6	--	24	<7.3	<2.7>	<1.5	11	<0.99	<0.99	<0.92	--
o-Xylene	µg/L			--	<1.1	--	<6.2	<3.1	<0.062	<0.62	<0.62	<0.62	<0.60	<0.60	<0.44
Total Xylenes	µg/L			2.4	<1.1	1.1	24	<3.1	<2.7>	<0.62	11	<0.60	<0.60	<0.44	<0.44
1,2,4-Trimethylbenzene	µg/L	96	480	1.1	<1.1	0.29	<6.5	<3.1	<0.065	<0.65	<2.1>	<0.51	<0.51	<0.46	<0.25
1,3,5-Trimethylbenzene	µg/L			<0.63	<1.2	<0.34	<6.6	<3.3	<0.066	<0.66	<1.3>	<0.72	<0.72	<0.53	<0.19
Total Trimethylbenzenes	µg/L			1.1	<1.1	0.29	<6.5	<3.3	<0.065	<0.65	<3.4>	<0.51	<0.51	<0.46	<0.19
Naphthalene	µg/L	8	40	--	<0.93	<0.69	<6.2	<3.1	<0.062	<0.62	<0.62	<0.51	<0.46	<0.65	1.4
TOTAL PVOCs	µg/L	--	--	213.6	16.6	31.4	138	35.3	17.3	7.9	64.1	8.9	4.9	13.4	7.0
Iron, dissolved as Fe	mg/L	0.15	0.3	--	7.3	16	15	20	13	14	27	12	--	--	--
Manganese, dissolved as Mn	µg/L	25	50	--	790	1,200	1,600	1,700	990	1,000	1,900	1,300	--	--	--
Nitrate as N	mg/L	2	10	--	0.077	0.32	<0.075	<0.075	<0.075	<0.75	<0.075	<0.38	--	--	--
Sulfate, as SO4	mg/L	125	250	--	<5.0	0.057 J	<5.0	<5.0	<5.0	64	<4.5>	--	--	--	--
Temperature	Deg. C	--	--	--	--	--	--	--	--	5.7	11.4	14.1	--	--	--
Oxidation Reduction Potential	mV	--	--	--	-7	--	-100	-95	-95	--	-68	-8	-48	--	--
Dissolved Oxygen	mg/L	--	--	--	0.15	0.31	0.31	0.55	0.36	0.46	0.39	0.41	0.36	--	--

Table 3 (Page 6 of 13)
Historic Groundwater Monitoring Results
Columbus Antique Mall and Museum, Columbus, Wisconsin

Constituents	Units	PAL	ES	MW-4											
				Oct-00	Sep-01	Dec-01	Mar-02	Jun-02	Sep-02	Dec-02	Mar-03	Jun-03	Nov-03	Apr-04	Mar-05
MTBE	µg/L	12	60	<24	<230	<23	<62	<120	<62	<31	<31	<31	<3.0	<22	<4.6
Benzene	µg/L	0.5	5	1,000	870	670	530	220	<160>	300	490	210	230	200	250
Toluene	µg/L	200	1,000	8,200	7,600	5,100	5,500	2,900	970	2,700	4,000	2,000	1,900	2,300	2,600
Ethylbenzene	µg/L	140	700	2,100	2,100	1,800	1,700	780	350	800	1,300	580	<530>	720	830
m,p -Xylene	µg/L	1,000	10,000	--	7,000	--	5,700	2,700	1,100	2,500	4,100	1,800	<1500>	2,400	--
o-Xylene	µg/L			--	2,800	--	2,200	1,100	450	1,000	1,600	710	<610>	910	--
Total Xylenes	µg/L			10,000	9,800	8,300	7,900	3,800	1,550	3,500	5,700	2,510	2,110	3,310	3,700
1,2,4-Trimethylbenzene	µg/L	96	480	1,300	1,200	1,200	300	450	230	460	660	300	<280>	79	360
1,3,5-Trimethylbenzene	µg/L			400	350	370	1,000	<130	<80>	130	170	<90>	64	400	76
Total Trimethylbenzenes	µg/L			1,700	1,550	1,570	1,300	450	310	590	830	390	344	479	436
Naphthalene	µg/L	8	40	--	660	420	420	480	<140>	160	220	220	<230	140	140
TOTAL PVOCs	µg/L	--	--	23,000	22,580	17,860	17,350	8,630	3,480	8,050	12,540	5,910	4,584	7,149	7,956
Iron, dissolved as Fe	mg/L	0.15	0.3	--	14	17	9.5	7.3	6.4	8.6	11	9.6	--	--	--
Manganese, dissolved as Mn	µg/L	25	50	--	3,300	4,100	3,000	2,400	1,500	1,400	2,000	1,800	--	--	--
Nitrate as N	mg/L	2	10	--	0.11	0.16	<0.075	<0.075	<0.075	<0.75	<0.75	<0.38	--	--	--
Sulfate, as SO4	mg/L	125	250	--	<5.0	<0.024	<5.0	<5.0	<5.0	<5.0	<5.0	22	--	--	--
Temperature	Deg. C	--	--	--	--	--	--	--	--	--	5.3	13.3	13.4	--	--
Oxidation Reduction Potential	mV	--	--	--	-59	--	-100	-95	-95	--	-80	-49	-70	--	--
Dissolved Oxygen	mg/L	--	--	--	0.15	0.36	0.33	0.53	0.30	0.58	0.22	0.59	0.65	--	--

PAL - Preventive Action Limit per Wisconsin Admin. Code sec. NR 141.10 and 141.12

ES - Enforcement Standard per Wisconsin Admin. Code sec. NR 141.10 and 141.12

Concentrations exceeding the ES have been shaded

-- : Detected below Limit of Detection

Table 3 (Page 7 of 13)
Historic Groundwater Monitoring Results
Columbus Antique Mall and Museum, Columbus, Wisconsin

Constituents	Units	PAL	ES	MW-5	MW-5	MW-5										
				Oct-00	Sep-01	Dec-01	Mar-02	Jun-02	Sep-02	Dec-02	Mar-03	Jun-03	Nov-03	Apr-04	Mar-05	
MTBE	µg/L	12	60	<24	<120	<23	<62	<200	<120	<120	<120	<120	<150	<15	<110	<18
Benzene	µg/L	0.5	5	<20	<110	43	150	<200	<120	<120	<120	<110	52	<110	21	
Toluene	µg/L	200	1,000	1,300	1,100	1,000	960	820	1,000	860	1,100	650	530	760	790	
Ethylbenzene	µg/L	140	700	2,100	2,300	2,100	2,200	2,400	2,500	1,900	2,500	2,100	1,700	2,400	1,900	
m,p -Xylene	µg/L	1,000	10,000	--	7,800	--	8,100	8,700	8,900	7,000	8,300	8,200	6,100	8,900	--	
o-Xylene	µg/L			--	3,000	--	2,900	2,900	3,300	2,400	2,800	2,000	2,000	2,000	2,800	--
Total Xylenes	µg/L			11,000	10,800	10,000	11,000	11,600	12,200	9,400	11,100	10,800	8,100	11,700	9,700	
1,2,4-Trimethylbenzene	µg/L	96	480	1,700	1,900	1,700	1,700	2,900	1,900	1,600	2,000	1,800	<1,300>	2,400	1,700	
1,3,5-Trimethylbenzene	µg/L			490	510	530	480	510	530	540	640	<410>	<18	410	460	
Total Trimethylbenzenes	µg/L			2,190	2,410	2,230	2,180	3,410	2,430	2,140	2,640	2,210	1,300	2,810	2,160	
Naphthalene	µg/L	8	40	--	730	580	570	810	740	540	650	690	<19>	<540>	550	
TOTAL PVOCs	µg/L	--	--	16,590	17,340	15,953	17,060	19,040	18,870	14,840	17,990	16,450	11,701	18,210	15,121	
Iron, dissolved as Fe	mg/L	0.15	0.3	--	6.8	6.1	6.4	5.9	6.0	7.3	7.0	5.4	--	--	--	
Manganese, dissolved as Mn	µg/L	25	50	--	6,400	6,800	6,100	6,400	6,700	5,700	4,900	5,000	--	--	--	
Nitrate as N	mg/L	2	10	--	0.055	0.4	<0.075	<0.075	<0.075	<0.75	<0.75	<0.075	--	--	--	
Sulfate, as SO4	mg/L	125	250	--	<10	0.74	<5.0	<5.0	<5.0	<5.0	<5.0	5.8	--	--	--	
Temperature	Deg. C	--	--	--	--	--	--	--	--	--	6.6	6.6	13.7	--	--	
Oxidation Reduction Potential	mV	--	--	--	-63	--	-100	--	-95	--	-40	-40	-60	--	--	
Dissolved Oxygen	mg/L	--	--	--	0.17	0.37	0.51	0.45	0.19	0.62	0.31	0.31	0.38	--	--	

Table 3 (Page 8 of 13)
Historic Groundwater Monitoring Results
Columbus Antique Mall and Museum, Columbus, Wisconsin

Constituents	Units	PAL	ES	MW-6	MW-6	MW-6	MW-6	MW-6	MW-6	MW-7	MW-7	MW-7	MW-7	MW-7	MW-7
				Sep-01	Mar-02	Sep-02	Mar-03	Nov-03	Mar-05	Oct-00	Sep-01	Mar-02	Sep-02	Mar-03	Mar-05
MTBE	µg/L	12	60	<1.2	<0.62	<0.062	<0.62	<0.60	<0.23	<0.47	<1.2	<0.62	<0.062	<0.62	<0.23
Benzene	µg/L	0.5	5	<1.1	1.4	<0.061	<0.61	<0.45	0.72	<0.39	<1.1	<0.61	<0.061	<0.61	<0.25
Toluene	µg/L	200	1,000	<1.2	<0.64	<0.064	<0.64	<0.61	0.56	0.77	<1.2	<0.64	<0.94>	<0.64	0.13
Ethylbenzene	µg/L	140	700	<1.2	<0.63	<0.063	<0.63	<0.47	0.50	<0.4	<1.2	<0.63	<0.063	<0.63	<0.22
m,p -Xylene	µg/L	1,000	10,000	<2.6	<1.5	<1.5	<4.0>	<0.99	--	--	<2.6	1.6	<1.5	<3.4>	--
o-Xylene	µg/L			<1.1	<0.62	<0.062	<0.62	<0.60	--	--	<1.1	<0.62	<0.062	<0.62	--
Total Xylenes	µg/L			<1.1	<0.62	<0.062	<4.0>	<0.60	2.0	<1.4	<1.1	1.6	<0.062	<3.4>	<0.39
1,2,4-Trimethylbenzene	µg/L	96	480	<1.1	<0.65	<0.065	<0.65	<0.51	<0.25	<0.4	<1.1	<0.65	<0.065	<0.65	<0.25
1,3,5-Trimethylbenzene	µg/L			<1.2	<0.66	<0.066	<0.66	<0.72	<0.19	<0.63	<1.2	<0.66	<0.066	<0.66	<0.19
Total Trimethylbenzenes	µg/L			<1.1	<0.65	<0.065	<0.65	<0.51	<0.19	<0.4	<1.1	<0.65	<0.065	<0.65	<0.19
Naphthalene	µg/L	8	40	<0.93	2	<0.062	<0.62	<0.46	<0.50	--	<0.93	<0.62	<0.062	<0.62	0.51
TOTAL PVOCs	µg/L	--	--	0.0	3.4	0.0	4.0	0.0	3.8	0.77	0.0	1.6	0.94	3.4	0.64
Iron, dissolved as Fe	mg/L	0.15	0.3	72	70	30	20	--	--	--	4.1	4.0	4.1	7.3	--
Manganese, dissolved as Mn	µg/L	25	50	34,000	33,000	16,000	9,700	--	--	--	1,700	1,600	1,900	2,200	--
Nitrate as N	mg/L	2	10	0.31	<0.075	<0.075	0.36	--	--	--	0.046	<0.075	<0.075	<0.075	--
Sulfate, as SO4	mg/L	125	250	<10	5.6	<5.0	5.8	--	--	--	<10	8.5	8.4	<5.0	--
Temperature	Deg. C	--	--	--	--	--	5.4	14.5	--	--	--	--	--	3.9	--
Oxidation Reduction Potential	mV	--	--	-75	-95	-95	-61	-76	--	--	-78	-100	-95	-54	--
Dissolved Oxygen	mg/L	--	--	0.15	1.39	0.36	0.40	0.43	--	--	--	0.66	0.33	0.34	--

>AL - Preventive Action Limit per Wisconsin Admin. Code sec. NR 141.10 and 141.12
ES - Enforcement Standard per Wisconsin Admin. Code sec. NR 141.10 and 141.12
Concentrations exceeding the ES have been shaded
- - - Detected below Limit of Detection

Table 3 (Page 9 of 13)
Historic Groundwater Monitoring Results
Columbus Antique Mall and Museum, Columbus, Wisconsin

Constituents	Units	PAL	ES	MW-8	MW-8	MW-8	MW-8	MW-8	MW-8	MW-8	MW-8	MW-8	MW-8	MW-8	MW-8	MW-8	
				Oct-00	Sep-01	Dec-01	Mar-02	Jun-02	Sep-02	Dec-02	Mar-03	Jun-03	Nov-03	Apr-04	Mar-05	Mar-05 Dup	
MTBE	µg/L	12	60	<4.7	<120	<9.2	<62	<31	<62	<62	<62	<3.0	<1.3>	<11	<2.3	<8.6	
Benzene	µg/L	0.5	5	2,500	2,000	2,800	1,900	2,000	1,600	1,600	1,900	2,000	1,100	1,500	1,400	1,600	
Toluene	µg/L	200	1,000	18	<120	45	<64	<32	<64	<64	<64	12	6.4	<13	16	25	
Ethylbenzene	µg/L	140	700	18	<120	25	<63	<31	<63	<63	<63	11	<0.47	<10	7.4	13	
m,p -Xylene	µg/L	1,000	10,000	--	480	--	160	<73	<150	<150	<150	41	5.7	<23	--	--	
o-Xylene	µg/L			--	<110	--	<62	<31	<62	<62	<62	<62	12	5.5	<11	--	--
Total Xylenes	µg/L			73	480	150	160	<31	<62	<62	<62	53	11.2	<11	33	53	
1,2,4-Trimethylbenzene	µg/L	96	480	4.2	<110	18	<65	<32	<65	<65	<65	<65	<7.8>	<1.6>	<13	59	6.0
1,3,5-Trimethylbenzene	µg/L			<6.3	200	7.7	<66	<33	<66	<66	<66	<66	<6.1>	<1.1>	<11	<1.9	<3.8
Total Trimethylbenzenes	µg/L			4.2	200	25.7	<65	<32	<65	<65	<65	<65	<13.9>	<2.7>	<11	59	6.0
Naphthalene	µg/L	8	40	--	<93	100	200	160	<150>	<62	<180>	86	<68>	56	95	92	
TOTAL PVOCs	µg/L	--	--	2,613	2,680	3,146	2,260	2,160	1,750	1,600	2,080	2,176	1,190	1,556	1,610	1,789	
Iron, dissolved as Fe	mg/L	0.15	0.3	--	21	22	21	21	18	19	23	23	--	--	--	--	
Manganese, dissolved as Mn	µg/L	25	50	--	3,500	3,900	3,600	3,700	3,200	3,600	3,700	3,900	--	--	--	--	
Nitrate as N	mg/L	2	10	--	0.15	0.055 J	<0.075	<0.075	<0.075	<0.075	<0.075	<0.75	--	--	--	--	
Sulfate, as SO4	mg/L	125	250	--	<5.0	<0.024	<5.0	<5.0	<5.0	<5.0	<5.0	<2.5	--	--	--	--	
Temperature	Deg. C	--	--	--	--	--	--	--	--	--	7.9	9.6	14.1	--	--	--	
Oxidation Reduction Potential	mV	--	--	--	-80	--	-100	-95	-95	--	-78	-38	-43	--	--	--	
Dissolved Oxygen	mg/L	--	--	--	0.21	0.23	0.80	0.73	0.31	0.21	0.28	0.24	0.33	--	--	--	

Table 3 (Page 10 of 13)
Historic Groundwater Monitoring Results
Columbus Antique Mall and Museum, Columbus, Wisconsin

Constituents	Units	PAL	ES	MW-11	MW-11	MW-11	MW-11	MW-11	MW-11	MW-13	MW-14	MW-14	MW-14	MW-14	MW-14	MW-14	
				Oct-00	Sep-01	Mar-02	Sep-02	Mar-03	Mar-05	Mar-05	Oct-00	Sep-01	Mar-02	Sep-02	Mar-03	Mar-05	
MTBE	µg/L	12	60	<0.47	<12	<6.2	<3.1	<3.1	<4.6	<0.74	<0.47	<1.2	<0.62	<0.62	<0.62	<0.23	
Benzene	µg/L	0.5	5	48	37	46	19	13	52	44	8.4	<1.1	<0.61	<0.061	23	<0.25	
Toluene	µg/L	200	1,000	22	15	18	<8.4>	<3.2	19	4.1	<0.37	<1.2	<0.64	<0.064	<0.64	<0.11	
Ethylbenzene	µg/L	140	700	17	32	46	<7.7>	<8.3>	66	5	<0.4	<1.2	<0.63	<0.063	<0.63	<0.22	
m,p -Xylene	µg/L	1,000	10,000	--	<26	28	<15>	<7.3	--	--	--	<2.6	<21.5	<1.5	<1.5	--	
o-Xylene	µg/L			--	12	18	<3.1	<3.1	--	--	--	--	<1.1	<0.62	<0.062	<0.62	--
Total Xylenes	µg/L			1.6	12	46	<15>	<3.1	51	51	1.6	<1.1	<0.62	<0.062	<0.62	<0.39	
1,2,4-Trimethylbenzene	µg/L	96	480	<0.4	<11	<6.5	<3.2	<3.2	<5.0	<0.25	1.4	1.3	<0.65	<0.065	<0.65	<0.25	
1,3,5-Trimethylbenzene	µg/L			<6.3	<12	<6.6	<7.7>	<3.3	<3.8	0.88	<0.63	<1.2	<0.66	<1.9>	<0.86	<0.86	<0.19
Total Trimethylbenzenes	µg/L			<0.4	<11	<6.5	<7.7>	<3.2	<3.8	0.88	1.4	1.3	<0.65	<0.065	<0.065	<0.65	<0.19
Naphthalene	µg/L	8	40	--	39	46	15	12	57	18	--	<0.93	2.0	<0.62	<0.62	<0.50	
TOTAL PVOCs	µg/L	--	--	88.6	135	202	72.8	33.3	245.0	123.0	11.4	2.6	2.0	1.9	23	0	
Iron, dissolved as Fe	mg/L	0.15	0.3	--	130	140	150	140	--	--	--	--	600	1,200	480	1,500	
Manganese, dissolved as Mn	µg/L	25	50	--	72,000	86,000	84,000	80,000	--	--	--	--	0.037	<0.075	<0.075	<0.075	
Nitrate as N	mg/L	2	10	--	0.32	<0.075	<0.075	<0.075	--	--	--	<5.0	32	<5.0	6.2	--	
Sulfate, as SO4	mg/L	125	250	--	<10	23	<5.0	<5.0	--	--	--	--	--	--	6.2	--	
Temperature	Deg. C	--	--	--	--	--	--	4.6	--	--	--	--	--	--	--	--	
Oxidation Reduction Potential	mV	--	--	--	-74	-100	-95	-59	--	--	--	32	-100	-95	-74	--	
Dissolved Oxygen	mg/L	--	--	--	0.14	0.64	0.31	0.6	--	--	--	0.18	0.66	0.24	0.75	--	

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 Concentrations exceeding the ES have been shaded
 c - Detected below Limit of Detection

Table 3 (Page 11 of 13)
Historic Groundwater Monitoring Results
Columbus Antique Mall and Museum, Columbus, Wisconsin

Constituents	Units	PAL	ES	MW-15	MW-15	MW-15	MW-15	MW-15	MW-15	MW-19	MW-20	MW-20	MW-20	MW-20	MW-20	MW-20	
				Oct-00	Sep-01	Mar-02	Sep-02	Mar-03	Mar-05	Mar-05	Oct-00	Sep-01	Mar-02	Sep-02	Mar-03	Mar-05	Mar-05
MTBE	µg/L	12	60	<0.47	<1.2	<0.62	<0.062	<0.62	<1.2	<0.23	<9.4	<120	<62	<62	<31	<4.6	<4.6
Benzene	µg/L	0.5	5	6.5	1.4	2.1	<0.061	<0.61	94	<0.25	<7.8	<110	140	<65>	<31	15	12
Toluene	µg/L	200	1,000	<0.37	<1.2	0.7	<0.064	<0.64	1.2	0.12	100	140	150	<100>	<32	31	36
Ethylbenzene	µg/L	140	700	<0.4	<1.2	<0.63	<0.063	<0.63	<1.1	<0.23	320	310	320	230	150	130	120
m,p -Xylene	µg/L	1,000	10,000	--	<2.6	<1.5	<1.5	<1.5	--	--	--	910	930	780	470	--	--
o-Xylene	µg/L			--	<1.1	<0.62	<0.062	<0.62	--	--	--	--	340	250	230	110	--
Total Xylenes	µg/L			1.6	<1.1	<0.62	<0.062	<0.62	4.2	<0.39	1,400	1,250	1,180	1,010	580	500	520
1,2,4-Trimethylbenzene	µg/L	96	480	<0.4	<1.1	<0.65	<0.065	<0.65	<1.2	<0.25	380	440	430	380	230	120	140
1,3,5-Trimethylbenzene	µg/L			<0.63	<1.2	<0.66	<0.066	<0.66	<0.95	<0.19	120	130	180	<150>	<53>	33	39
Total Trimethylbenzenes	µg/L			<0.4	<1.1	<0.65	<0.065	<0.65	<0.95	<0.19	500	570	610	530	283	153	179
Naphthalene	µg/L	8	40	--	<0.93	2.0	<0.062	2.8	5.9	<0.50	--	270	320	<150>	130	57	54
TOTAL PVOCs	µg/L	--	--	8.1	1.4	4.8	0.0	2.8	105.3	0.12	2,320	2,540	2,720	2,085	1,143	886	921
Iron, dissolved as Fe	mg/L	0.15	0.3	--	9.1	11.0	9.2	15	--	--	--	43	56	48	61	--	--
Manganese, dissolved as Mn	µg/L	25	50	--	1,100	1,300	1,200	2,200	--	--	--	20,000	27,000	22,000	32,000	--	--
Nitrate as N	mg/L	2	10	--	0.095	<0.075	<0.075	<0.075	--	--	--	0.24	<0.075	<0.075	<0.075	--	--
Sulfate, as SO4	mg/L	125	250	--	<5.0	32	<5.0	<5.0	--	--	--	<10	9.4	<5.0	<5.0	--	--
Temperature	Deg. C	--	--	--	--	--	--	7	--	--	--	--	--	--	6.4	--	--
Oxidation Reduction Potential	mV	--	--	--	-87	-100	-95	-69	--	--	--	-115	-100	-95	-69	--	--
Dissolved Oxygen	mg/L	--	--	--	0.03	0.42	0.16	0.34	--	--	--	0.10	0.54	0.25	0.37	--	--

Table 3 (Page 12 of 13)
Historic Groundwater Monitoring Results
Columbus Antique Mall and Museum, Columbus, Wisconsin

Constituents	Units	PAL	ES	MW-21												
				Oct-00	Oct-00	Sep-01	Dec-01	Mar-02	Jun-02	Sep-02	Dec-02	Mar-03	Jun-03	Nov-03	Apr-04	Mar-05
MTBE	µg/L	12	60	<24	Dup	<57	<46	<62	<120	<120	<120	<120	<74	<15	<45	<4.6
Benzene	µg/L	0.5	5	5,500	5,900	6,100	6,600	5,900	6,200	4,400	4,900	4,700	4,600	4,000	3,600	1,800
Toluene	µg/L	200	1,000	2,300	2,500	2,800	1,600	1,800	3,000	760	1,000	580	2,400	810	2,500	1,000
Ethylbenzene	µg/L	140	700	2,200	2,400	2,300	2,500	2,500	2,600	1,800	2,100	1,900	1,900	1,800	2,200	1,500
m,p -Xylene	µg/L	1,000	10,000	--	--	7,100	--	6,400	7,300	4,100	4,500	3,800	4,600	3,300	5,000	--
o-Xylene	µg/L			--	--	960	--	710	910	440	560	<320>	670	480	850	--
Total Xylenes	µg/L			7,100	7,800	8,060	7,700	7,110	8,210	4,540	5,060	4,120	5,270	3,780	5,850	3,500
1,2,4-Trimethylbenzene	µg/L	96	480	1,000	1,100	1,100	1,200	1,100	1,100	860	970	720	780	650	990	700
1,3,5-Trimethylbenzene	µg/L			380	420	370	470	390	300	<390>	390	<150>	<170>	130	<110>	110
Total Trimethylbenzenes	µg/L			1,380	1,520	1,470	1,670	1,490	1,400	1,250	1,360	870	950	780	1,100	810
Naphthalene	µg/L	8	40	--	--	550	630	660	790	540	560	620	440	420	470	390
TOTAL PVOCs	µg/L	--	--	18,480	20,120	21,280	20,700	19,460	22,200	13,290	14,980	12,320	15,390	11,590	15,610	9,000
Iron, dissolved as Fe	mg/L	0.15	0.3	--	--	74	30	28	33	21	27	24	26	--	--	--
Manganese, dissolved as Mn	µg/L	25	50	--	--	<20	5,100	4,400	4,900	3,000	3,500	3,000	3,500	--	--	--
Nitrate as N	mg/L	2	10	--	--	0.16	<0.02	<0.075	<0.075	<0.075	<0.75	<0.75	<0.75	--	--	--
Sulfate, as SO4	mg/L	125	250	--	--	<5.0	0.64	<5.0	<5.0	<5.0	<5.0	<5.0	<2.5	--	--	--
Temperature	Deg. C	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Oxidation Reduction Potential	mV	--	--	--	--	-20	--	-100	-95	-95	--	-87	-38	--	--	--
Dissolved Oxygen	mg/L	--	--	--	--	0.07	0.21	0.65	0.65	0.41	0.18	0.33	0.35	--	--	--

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ES - Enforcement Standard per Wisconsin Admin. Code sec. NR 141.10 and 141.12
Concentrations exceeding the ES have been shaded
< - Detected below Limit of Detection

Table 3 (Page 13 of 13)
Historic Groundwater Monitoring Results
Columbus Antique Mall and Museum, Columbus, Wisconsin

Constituents	Units	PAL	ES	SP-1	PZ-22	PZ-22	PZ-22	PZ-22	PZ-22
				Mar-05	Oct-00	Sep-01	Mar-02	Sep-02	Mar-03
MTBE	µg/L	12	60	<0.23	<0.47	<1.2	<0.62	<0.062	<0.62
Benzene	µg/L	0.5	5	<0.25	<0.39	1.3	2.7	2.1	<0.61
Toluene	µg/L	200	1,000	1.2	<0.37	3.3	<0.64	2.4	<1.3>
Ethylbenzene	µg/L	140	700	1.2	<0.4	<1.2	<0.63	<0.063	<0.63
m,p-Xylene	µg/L	1,000	10,000	--	--	<2.6	<1.5	6.2	<1.5>
o-Xylene	µg/L			--	--	<1.1	<0.62	<2.0>	<1.1>
Total Xylenes	µg/L			14	<1.4	<1.1	<0.62	8.2	<2.6>
1,2,4-Trimethylbenzene	µg/L	96	480	16	<0.4	<1.1	<0.65	<1.9>	<0.93>
1,3,5-Trimethylbenzene	µg/L			4.2	<0.63	<1.2	<0.66	<1.5>	<0.66
Total Trimethylbenzenes	µg/L			20.2	<0.4	<1.1	<0.65	<4.4>	<0.93>
Naphthalene	µg/L	8	40	6.4	--	<0.93	2.3	<1.7>	<0.62
TOTAL PVOCs	µg/L	--	--	43	0.0	4.6	5.0	18.8	3.5
Iron, dissolved as Fe	mg/L	0.15	0.3	--	--	0.013	0.022	0.022	0.029
Manganese, dissolved as Mn	µg/L	25	50	--	--	17	17	30	15
Nitrate as N	mg/L	2	10	--	--	<0.083	<0.075	<0.075	<0.075
Sulfate, as SO4	mg/L	125	250	--	--	13	14	12	12
Temperature	Deg. C	--	--	--	--	--	--	--	6.3
Oxidation Reduction Potential	mV	--	--	--	--	-34	-60	-95	-25
Dissolved Oxygen	mg/L	--	--	--	--	0.18	4.68	0.12	5.93

Table 4
MW-20 Historic PAH Groundwater Monitoring Results
Columbus Antique Mall and Museum, Columbus, Wisconsin

Constituents	Units	Sep 01	March 02	Sep 02	March 03	Nov-03	PAL	ES
Acenaphthene	µg/L	<0.30	<0.43	<0.43	9.9	14	--	--
Acenaphthylene	µg/L	<0.40	<1.6	<1.6	<8.2	<8.2	--	--
Anthracene	µg/L	<0.24	<0.52	<1.7>	<2.6	<2.6	600	3000
Benzo(a)anthracene	µg/L	<0.59	<0.38	<0.38	<1.9	<1.9	--	--
Benzo(a)pyrene	µg/L	<0.35	<0.35	<0.35	<1.8	<1.8	0.02	0.2
Benzo(b)fluoranthene	µg/L	<1.6	<0.40	<0.40	<2.0	<2.0	0.02	0.2
Benzo(g,h,i)perylene	µg/L	<1.4	<0.43	<0.43	<2.1	<2.1	--	--
Benzo(k)fluoranthene	µg/L	<0.47	<0.36	<0.36	<1.8	<1.8	--	--
Chrysene	µg/L	<0.48	<0.35	<0.35	<1.8	<1.8	0.02	0.2
Dibenzo(a,h)anthracene	µg/L	<1.4	<1.0	<1.0	<5.1	<5.1	--	--
Fluoranthene	µg/L	<0.34	<0.24	1.9	<1.2	<1.2	80	400
Fluorene	µg/L	6.9	4.1	6.3	<4.4>	8.5	80	400
Indeno(1,2,3-cd)pyrene	µg/L	<0.86	<0.43	<0.43	<2.2	<2.2	--	--
1-Methyl naphthalene	µg/L	200	120	120	90	140	--	--
2-Methyl-naphthalene	µg/L	210	150	150	120	170	--	--
Naphthalene	µg/L	580	600	490	380	540	8	40
Phenanthrene	µg/L	<1.6	<0.60	2.5	<3.0	<3.0	--	--
Pyrene	µg/L	<0.30	<0.88	<0.88	<1.3	<1.3	50	250

PAL - Preventive Action Limit per Wisconsin Admin. Code sec. NR 141.10.

ES - Enforcement Standard per Wisconsin Admin. Code sec. NR 141.10.

Concentrations exceeded the PAL are in bold.

Concentrations exceeding the ES are in italics.

< - Detected below Limit of Detection.

< > - Detected above Limit of Detection, but below Limit of Quantification

GROUNDWATER ANALYTICAL RESULTS
 ANTIQUE MALL
 COLUMBUS, WISCONSIN
 April 16, 2001

Parameter	Units	KCTW001	KCTW002	KCTW003	KCTW004	PAL	ES
DRO	ug/L	850	<100	110	340	-	-
GRO	ug/L	1300	<100	390	1600	-	-
Volatile Organic Compounds							
Benzene	ug/L	160	0.65 "J"	120	700	0.5	5
Ethylbenzene	ug/L	71	0.62 "J"	11	<8	140	700
MTBE	ug/L	<4.7	<0.47	<0.47	<9.4	12	60
Toluene	ug/L	32	0.45 "J"	6.6	<7.4	200	1,000
Trimethylbenzenes	ug/L	40 "J"	1.03	2.5 "J"	21	96	480
Xylenes (total)	ug/L	250	1.8 "J"	34	<28	1,000	10,000
Polyaromatic Hydrocarbons							
Acenaphthene	ug/L	1.2	<0.17	<0.34	<0.17	-	-
Acenaphthylene	ug/L	5.5	<1	2.3 "J"	13	-	-
Anthracene	ug/L	0.84	1.4	<0.02	<0.01	600	3,000
Benzo (a) anthracene	ug/L	1.4	0.84	<0.15	<0.074	-	-
Benzo (a) pyrene	ug/L	2.2	2.2	<0.2	<0.1	0.02	0.2
Benzo (b) fluoranthene	ug/L	2.7	3.1	<0.13	<0.065	0.02	0.2
Benzo (g,h,i) perylene	ug/L	2.2	2.1	<1	<0.52	-	-
Benzo (k) fluoranthene	ug/L	0.73	0.49	<0.02	<0.01	-	-
Chrysene	ug/L	<0.7	<0.7	<1.4	<0.7	0.02	0.2
Dibenzo (a,h) anthracene	ug/L	<0.42	0.67 "J"	<0.84	<0.42	-	-
Fluoranthene	ug/L	3.1	1.7	<0.72	<0.36	80	400
Fluorene	ug/L	<0.33	<0.33	<0.66	<0.33	80	400
Indeno (1,2,3-cd) pyrene	ug/L	1.8 "J"	1.2 "J"	<1.2	<0.59	-	-
1-Methylnaphthalene	ug/L	4	<0.21	1 "J"	3.8	-	-
2-Methylnaphthalene	ug/L	4.2	<0.2	1.7	3.4	-	-
Naphthalene	ug/L	15	0.73 "J"	8.5	21	8	40
Phenanthrene	ug/L	3.4	1.3	<0.074	0.15	-	-
Pyrene	ug/L	3.2	2.9	<0.12	<0.059	50	250

Notes:

- < Not Detected above the laboratory method detection limit
- L Common lab solvent and contaminant
- BOLD** Analyte exceeded the Preventative Action Limit (PAL)
- SHADED** Analyte exceeded the Enforcement Standard (ES)
- "J" flag Analyte detected between the limit of detection and limit of quantification

TABLE 2

GEOPROBE BORINGS - 1997

KEY ANALYTICAL SOIL PARAMETERS &
RESULTS OF FIELD PID READINGS FROM GEOPROBE BORINGS
AUGUST 5, 1997

COLUMBUS ANTIQUES MALL
239 WHITNEY STREET
COLUMBUS, WISCONSIN

SAMPLE NO.	DEPTH (FEET)	PID* READING	TOTAL SOLIDS (%)	BENZENE VOC-8020 (ug/kg)	TOLUENE VOC-8020 (ug/kg)	ETHYL BENZENE VOC-8020 (ug/kg)	TOTAL XYLENES VOC-8020 (ug/kg)	GRO (mg/kg)	DRO (mg/kg)	COMMENTS
GP1-1	2.0-3.0	2.1	79.7	86	54	83	627	10*	<8.5	* TPH-GRO, Sample weighed >25 grams
GP2-2	2.0-3.0	120	87.5	217	1,830	2,280	11,100	100	686	
GP3-1	2.0-3.0	400+	89.3	<1,600	8,400	30,200	116,000		60	Sample weighed >25 grams
GP4-1	2.0-3.0	55	70.6	130	<46	<45	241		51	Sample weighed >25 grams
GP5-1	2.0-3.0	3.6	87.3	<11	32	<29	<86	<5.7	82	
GP6-1	2.0-3.0	2.0	82.3	<12	<30	<30	<91	<6.1	6.2	
GP7-1	2.0-3.0	5.6	86.2	<13	<32	<32	<96	<6.4	28	
GP8-1	2.0-3.0	3.0	83.5	<14	<36	<36	<110	<7.2	455	
GP10-1	2.0-3.0	11.0	78.4	230	536	166	2,300	16	14	
GP12-1	2.0-3.0	400+	86.4	<12	<29	<29	<87	<5.8	9.1	
GP13-1	2.0-3.0	400+	83.5	<12	53	46	311	<6.0	14	
DETECTION LIMITS		1.0		10	25	25	75	5.0	5.0	

NOTES: NA = Not Analyzed < denotes Below Detection Limit * PID = Photo Ionization Detector (Model 2020 PHOTOVAC w/ 10.6 eV lamp energy).

TABLE 3

SOIL BORINGS – 9/97 & 5/98

KEY ANALYTICAL SOIL PARAMETERS &
RESULTS OF FIELD PID READINGS FROM SOIL BORINGS
SEPTEMBER 11 & 12, 1997,
& MAY 4, 1998

COLUMBUS ANTIQUE MALL
239 WHITNEY ST., COLUMBUS, WI

SAMPLE NO.	DEPTH (FEET)	PID* READING	TOTAL SOLIDS (%)	BENZENE VOC-8020 (µg/kg)	ETHYL BENZENE VOC-8020 (µg/kg)	TOLUENE VOC-8020 (µg/kg)	TOTAL XYLENES VOC-8020 (µg/kg)	GRO (mg/kg)	DRO (mg/kg)	TOTAL LEAD	TCLP LEAD
RW1-1	2'-4'	800+	82.1	<310	19,000	8,400	87,000	1,400	NA	7.9	NA
RW2-1	2'-4'	1,000+	86.8	16,000	150,000	460,000	2,280,000	14,000	2,000	130	--
MW1-1	2'-4'	2.5	--	<25	<25	<25	<25	<2.5	<4.9	NA	NA
MW2-1	2'-4'	6.8	88.6	<25	<25	55	<25	<2.8	5.7	NA	0.43
MW3-1	2'-4'	3.9	--	<25	<25	<25	<25	<2.5	NA	NA	NA
MW4-1	2'-4'	48	85.3	37	<25	<25	<25	<2.9	NA	NA	0.46
MW5-1	2'-4'	400	--	<200	3,000	<200	10,100	790	NA	NA	NA
B-1	2-4'	200	--	<200	1,300	<200	1800	720	NA	NA	NA
MW6-1	2-4'	0	87.9	<25	<25	<25	<25	<2.8	<3.6	NA	NA
MW7-1	2-4'	0	87	<25	<25	<25	<25	<2.9	<3.5	NA	NA
MW8-1	2-4'	1.2	93.5	<25	<25	<25	<25	<2.7	19	NA	NA
MW9-1	2-4'	0	92.2	<25	<25	<25	<25	<2.7	20	NA	NA
DETECTION LIMITS				25 µg/kg	25 µg/kg	25 µg/kg	25 µg/kg	<2.5 mg/kg	mg/kg	0.25 mg/kg	0.20 mg/L
Enforcement Standard based on Groundwater				5.0	700	343	620			15	
Soil Objective Residual Contaminant Level †				5.5	2,900	1,500	4,100			50	

NOTES: NA = Not Analyzed < denotes Below Detection Limit * PID = Photo Ionization Detector (Model 2020 Photovac w/ 10.6 eV lamp energy).

† Residual Contaminant Levels represent concentration of contaminants that can remain in soil and not cause a violation of ch. NR 140 preventative action limit in groundwater. These RCLs are based on the baseline concentration for a substance multiplied by the dilution attenuation factor for that substance listed in Table 1 of ch. NR 720.09(4)(b).

TABLE 4

GEOPROBE BORINGS - 1998

KEY ANALYTICAL SOIL PARAMETERS &
RESULTS OF FIELD PID READINGS FROM GEOPROBE BORINGS
3/17/98

COLUMBUS ANTIQUES MALL
239 WHITNEY STREET
COLUMBUS, WISCONSIN

SAMPLE NO.	DEPTH (FEET)	PID* READING	TOTAL SOLIDS (%)	BENZENE VOC-8020 (ug/kg)	TOLUENE VOC-8020 (ug/kg)	ETHYL BENZENE VOC-8020 (ug/kg)	TOTAL XYLENES VOC-8020 (ug/kg)	GRO (mg/kg)	DRO (mg/kg)	COMMENTS
GP14-3	6-7	0.4	79.7	<25	<25	<25	<25	<3.1	<4.4	
GP15-3	6-7	0.0	82.5	<25	<25	<25	<25	<3.0	<5.1	
GP16-2	4-5	200	77.1	<25	<25	160	310	17	<5.1	<i>Strong Product Odor / Staining</i>
GP17-3	5-6	112	81.0	<40	660	2900	100000	200	13	<i>Strong Product Odor / Staining</i>
GP18-2	4-5	0.0	77.5	<25	<25	<25	<25	<3.2	<4.5	
GP19-1	2-3	0.5	87.9	<25	<25	<25	<25	<2.8	<4.7	<i>Peat Seams, Slight Organic Odor</i>
GP20-2	3-4	0.2	74.8	<25	<25	<25	<25	<3.3	<4.9	<i>Slight Organic Odor</i>
GP21-2	4-5	12.2	79.1	<250	<250	3300	100000	580	5.4	<i>Product Odor</i>
GP22-2	4-5	105	79.2	<310	<15000	32000	150000	37	37	<i>Strong product odor</i>
GP23-2	4-5	1.0	78.2	390	<25	450	1500	<6.3	NA	
GP24-2	4-5	0.2	80.7	<25	<25	<25	<25	<3.1	<4.4	
GP25-2	3-4	0.8	79.2	<25	<25	<25	<25	3.3	<4.5	
GP26-2	3-4	0.0	82.5	<25	<25	<25	<25	<3.0	NA	
DETECTION LIMITS		1.0		10	25	25	75	5.0	5.0	

NOTES: NA = Not Analyzed < denotes Below Detection Limit * PID = Photo Ionization Detector (Model 2020 PHOTOVAC w/ 10.6 eV lamp energy).

TABLE 5

SOIL BORINGS – 10/98

KEY ANALYTICAL SOIL PARAMETERS &
RESULTS OF FIELD PID READINGS FROM SOIL BORINGS
OCTOBER 8, 1998

COLUMBUS ANTIQUE MALL
239 WHITNEY ST., COLUMBUS, WI

SAMPLE NO.	DEPTH (FEET)	PID* READING	TOTAL SOLIDS (%)	BENZENE VOC-8020 (µg/kg)	ETHYL BENZENE VOC-8020 (µg/kg)	TOLUENE VOC-8020 (µg/kg)	TOTAL XYLENES VOC-8020 (µg/kg)	GRO (mg/kg)	DRO (mg/kg)	TOTAL LEAD	TCLP LEAD
MW10-2	3'-5'	0.0	76.0	<50	<50	<50	<145	<9.9	<6.6	NA	NA
MW11-2	3'-5'	50.8	76.7	<326	<443	<326	<978	482	183	NA	NA
MW12-2	3'-5'	0.0	76.1	<37	<37	<37	<110	<7.2	<6.6	NA	NA
MW13-2	5'-6'	0.0	74.4	<38	<38	<38	<110	<7.4	<6.7	NA	NA
MW-14-2	5'-6'	0.0	68.2	<47	<47	<47	<140	<9.5	<7.3	NA	NA
MW15-3	5'-6'	0.0	76.4	<52	<52	223	864	<10	196	NA	NA
MW16-2	3'-5'	0.0	79.4	<38	<38	<38	<110	<7.6	<6.3	NA	NA
DETECTION LIMITS				25 µg/kg	25 µg/kg	25 µg/kg	25 µg/kg	<2.5 mg/kg	mg/kg	0.25 mg/kg	0.20 mg/L
Enforcement Standard based on Groundwater				5.0	7.00	343	620			15	
Soil Objective Residual Contaminant Level†				5.5	2,900	1,500	4,100			50	

NOTES: NA = Not Analyzed < denotes Below Detection Limit * PID = Photo Ionization Detector (Model 2020 Photovac w/ 10.6 eV lamp energy).

† Residual Contaminant Levels represent concentration of contaminants that can remain in soil and not cause a violation of ch. NR 140 preventative action limit in groundwater. These RCLs are based on the baseline concentration for a substance multiplied by the dilution attenuation factor for that substance listed in Table 1 of ch. NR 720.09(4)(b).

TABLE 6

GEOPROBE BORINGS - 1999

KEY ANALYTICAL SOIL PARAMETERS &
RESULTS OF FIELD PID READINGS FROM GEOPROBE BORINGS
2/17 - 2/18/99

COLUMBUS ANTIQUES MALL
239 WHITNEY STREET
COLUMBUS, WISCONSIN

SAMPLE NO.	DEPTH (FEET)	PID* READING	TOTAL SOLIDS (%)	BENZENE VOC-8020 (ug/kg)	TOLUENE VOC-8020 (ug/kg)	ETHYL BENZENE VOC-8020 (ug/kg)	TOTAL XYLENES VOC-8020 (ug/kg)	GRO (mg/kg)	DRO (mg/kg)	COMMENTS
GP27-1	2.0-4.0'	500+	77.7	5280	27000	14200	57900	605	NA	Strong Product Odor
GP28-1	2.5-3.0'	500+	87.0	<29	126	356	1260	28	<5.7	Product Odor
GP29-1	2.0-3.0'	600.	84.4	190	<30	110	249	<5.9	NA	Product Odor
GP30-1	2.0-3.5'	500+	85.7	11700	268000	79300	863000	5950	NA	Strong product Odor
GP31-1	2.5-3.5'	500+	79.0	75900	306000	123000	547000	5700	1650	Strong Product Odor
GP32-1	2.5-3.5'	600.	89.6	279	279	368	1230	29	10	Strong Product Odor, Globules
GP33-2	4.0-5.0'	0.0	79.6	<31	<31	<31	251	<6.3	NA	No Odor
GP34-2	4.0-5.0'	0.0	77.4	<32	<32	<32	<45	<6.5	NA	No Odor
GP35-2	4.0-5.0'	40.	80.6	<31	<31	<31	<43	74	19	Slight Diesel Odor
GP36-1	3.0-4.0'	0.0	76.2	<33	<33	<33	<46	<7.9	394	No Odor
GP37-1	3.0-3.5'	0.0	77.7	<32	<32	<32	<45	<6.4	<6.4	No Odor
GP38-1	3.0-3.5'	0.0	77.4	<32	<32	<32	<45	<6.5	<6.5	No Odor
GP39-1	3.0-4.0'	0.0	68.6	<36	<36	<36	<51	<7.3	110	No Odor
GP40-1	3.5-4.5'	0.0	76.3	<33	<33	<33	<46	328	110	Candy Odor (?) Full Scan VOC 8260-120 ppb Naphthalene
GP41-1	3.0-4.0'	300.	77.9	1090	<231	3080	2570	205	64	Slight Product Odor Oil & Grease - 1800 mg/kg
GP41-2	5.0-6.0'	80.	85.5	<29	<29	<29	<41	<5.8	<5.8	Very Slight Product Odor
GP42-1	3.0-4.0'	0.0	81.2	<31	<31	<31	<94	18	74	No Odor
GP42-3	10.0-11'	225	67.8	<37	<37	<37	<52	413	83	Slight Product/Diesel Odor
DETECTION LIMITS				10 ug/kg	25 ug/kg	25 ug/kg	75 ug/kg	5.0 mg/kg	5.0 mg/kg	
Enforcement Standard based on Groundwater				5.0	700	343	620			
Soil Objective Residual Contaminant Level †				5.5	2,900	1,500	4,100			

NOTES: NA = Not Analyzed < denotes Below Detection Limit * PID = Photo Ionization Detector (Model 2020 PHOTOVAC w/ 10.6 eV lamp energy).

TABLE 7

SOIL BORINGS – 2/99

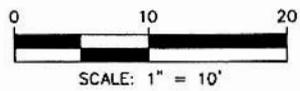
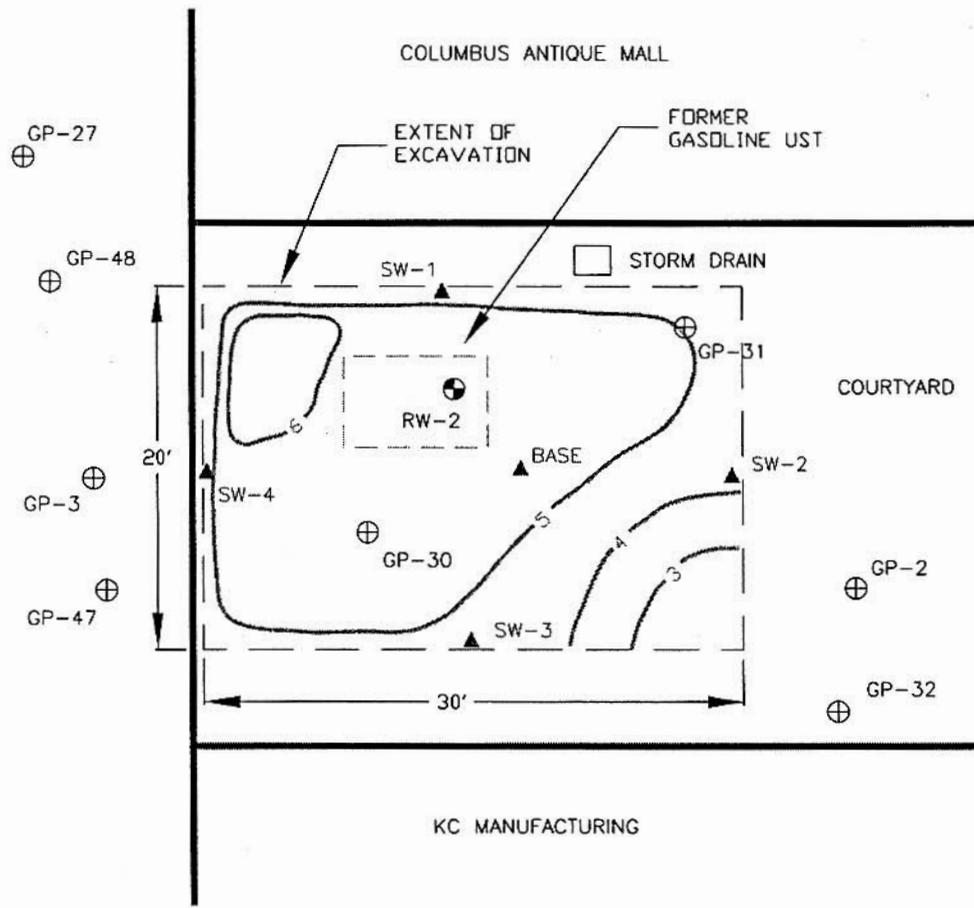
KEY ANALYTICAL SOIL PARAMETERS &
RESULTS OF FIELD PID READINGS FROM SOIL BORINGS
FEBRUARY 18, 1999

COLUMBUS ANTIQUE MALL
239 WHITNEY ST., COLUMBUS, WI

SAMPLE NO.	DEPTH (FEET)	PID* READING	TOTAL SOLIDS (%)	BENZENE VOC-8020 (µg/kg)	ETHYL BENZENE VOC-8020 (µg/kg)	TOLUENE VOC-8020 (µg/kg)	TOTAL XYLENES VOC-8020 (µg/kg)	GRO (mg/kg)	DRO (mg/kg)	COMMENTS
MW17-2	3.0-4.0'	0.0 – 3.5	78.4	<38	<38	<38	<110	<7.7	<6.4	<i>Very Slight Septic Odor</i>
MW18-2	3.0-4.0'	0.0	78.1	<32	<32	<32	<45	<6.4	<6.4	<i>No Odor</i>
MW19-2	3.5-4.5	0.0	--	--	--	--	--	--	--	<i>Broken MeOH – See GP-33</i>
MW20-2	3.0-4.5'	140	78.6	--	--	--	--	--	--	<i>Diesel Odor Oil/Grease – 1200 mg/kg See also GP-41</i>
DETECTION LIMITS				25 µg/kg	25 µg/kg	25 µg/kg	25 µg/kg	5.0 mg/kg	5.0 mg/kg	
Enforcement Standard based on Groundwater				5.0	700	343	620			
Soil Objective Residual Contaminant Level †				5.5	2,900	1,500	4,100	100/250	100/250	

NOTES: NA = Not Analyzed < denotes Below Detection Limit * PID = Photo Ionization Detector (Model 2020 Photovac w/ 10.7 eV lamp energy).

† Residual Contaminant Levels represent concentration of contaminants that can remain in soil and not cause a violation of ch. NR 140 preventative action limit in groundwater. These RCLs are based on the baseline concentration for a substance multiplied by the dilution attenuation factor for that substance listed in Table 1 of ch. NR 720.09(4)(b).



LEGEND

- RW-2 RECOVERY WELL
- ▲ SW-3 VERIFICATION SAMPLE LOCATION
- ⊕ GP-32 GEOPROBE LOCATION
- 3 — DEPTH OF EXCAVATION (FT)

NOTE:
 DEPTH OF EXCAVATION VARIES FROM
 3 FT DEEP IN EAST CORNER TO 6 FT
 DEEP IN WEST CORNER.



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COLUMBUS ANTIQUE MALL
 COLUMBUS, WISCONSIN

FIGURE 4
 AREA OF AUGUST 2001 EXCAVATION &
 VERIFICATION SOIL SAMPLE LOCATIONS

Table 1
Soil Remediation Verification Sample Results
Columbus Antique Mall and Museum, Columbus, Wisconsin

Constituents	Units	SW-1	SW-2	SW-3	SW-4	Stockpile	Base	RCL	SSL
Location		North Sidewall	East Sidewall	South Sidewall	West Sidewall				
Sample Depth	Feet	3	2	2	2	--	7	--	--
PVOCs									
Benzene	µg/kg	285	430	<29	22,200	73,000	19,200	5.5	1,100
Ethylbenzene	µg/kg	683	557	<29	55,000	111,000	49,900	2,900	4,000
Methyl-t-butyl ether	µg/kg	<28	<29	<29	<1,410	1,540	<1,540	--	--
Toluene	µg/kg	330	616	36	83,100	243,000	92,200	1,500	38,000
1,2,4-Trimethylbenzene	µg/kg	1,120	1,010	30	129,000	205,000	94,800	--	83,000
1,3,5-Trimethylbenzene	µg/kg	330	430	<29	38,600	60,200	29,400	--	11,000
Xylenes, Total	µg/kg	1,940	2,670	<86	304,000	448,000	205,000	4,100	42,000
GROs and Lead									
GRO	mg/kg	51	37	<5.7	2,810	4,740	2,300	250	--
Total Solids	percent	87.8	86.1	87.3	85.4	78.1	78.1	--	--
Lead	mg/kg	--	--	--	--	32	--	500	--

RCL - Residual Contaminant Level per Wisconsin Admin. Code 720.09 and 720.11.

SSL - Soil Screening Level per Wisconsin Admin. Code COMM 46.06 /NR 746.06.

< - Detected below Limit of Detection.

Concentrations exceeding the SSL have been shaded.

Concentrations exceeding the RCL are in italics.

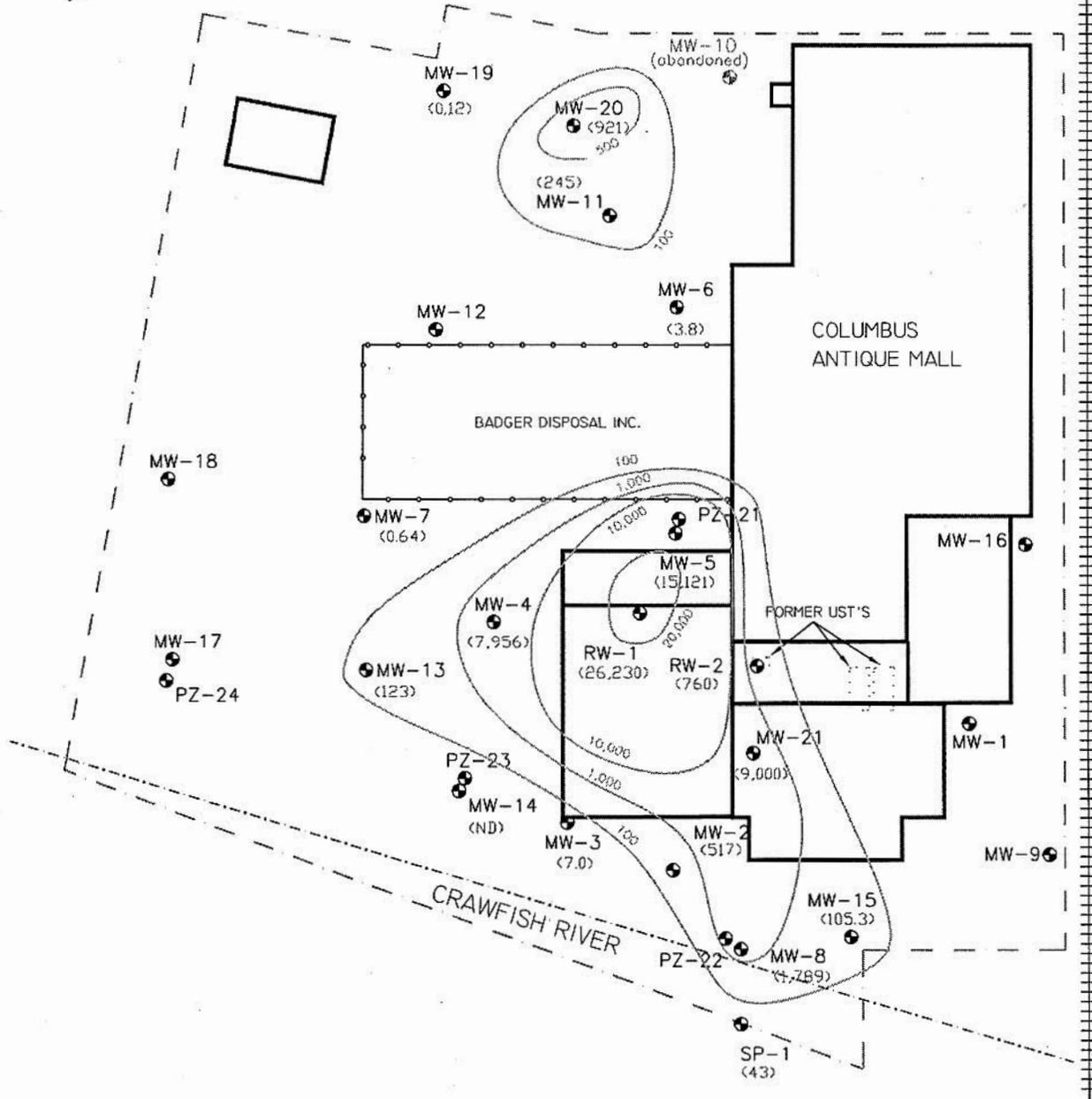
Table 1
Groundwater Elevations
Columbus Antique Mall and Museum, Columbus, Wisconsin

Well Location	Reference Elevation (Top of Well Casing)	December 20, 2001		March 5, 2002		June 3, 2002		September 25, 2002	
		Depth to Water (ft)	Groundwater Elevation						
RW-1	833.27	--	--	--	--	4.53	828.74	5.55	827.72
RW-2	833.13	5.11	828.02	4.75	828.38	3.56	829.57	5.35	827.78
MW-1	833.77	5.66	828.11	5.66	828.11	5.13	828.64	6.15	827.62
MW-2	830.49	2.75	827.74	2.84	827.65	2.51	827.98	3.05	827.44
MW-3	830.60	2.60	828.00	2.71	827.89	2.27	828.33	2.88	827.72
MW-4	830.45	2.28	828.17	2.33	828.12	1.77	828.68	2.79	827.66
MW-5	831.47	3.19	828.28	2.81	828.66	2.67	828.80	3.76	827.71
MW-6	830.78	--	--	2.84	827.94	2.31	828.47	3.33	827.45
MW-7	830.10	--	--	1.95	828.15	1.41	828.69	2.36	827.74
MW-8	832.81	5.02	826.79	5.14	826.67	4.79	827.02	5.35	826.46
MW-9	832.98	5.10	827.88	--	--	4.71	828.27	--	--
MW-10	830.46	--	--	--	--	--	--	--	--
MW-11	830.76	--	--	2.64	828.12	2.07	828.69	3.16	827.35
MW-12	831.08	2.93	828.15	--	--	2.45	828.63	3.48	827.35
MW-13	830.86	--	--	--	--	1.98	828.88	3.17	827.69
MW-14	830.67	--	--	2.56	828.11	--	--	2.81	827.86
MW-15	830.18	2.46	827.72	2.53	827.65	2.14	828.04	2.49	827.69
MW-16	833.08	5.20	827.88	--	--	--	--	--	--
MW-17	834.18	5.99	828.19	--	--	4.37	829.81	--	--
MW-18	829.44	1.18	828.26	--	--	0.55	828.89	1.83	827.61
MW-19	830.63	--	--	--	--	--	--	2.87	827.51
MW-20	830.47	--	--	2.29	828.18	--	--	2.77	827.45
MW-21	829.87	1.71	828.16	1.83	828.04	1.05	828.82	2.12	827.75
PZ-21	831.07	2.77	828.30	--	--	--	--	3.35	827.72
PZ-22	832.92	4.75	828.17	4.81	828.11	4.43	828.82	5.31	827.61
PZ-23	830.52	--	--	--	--	--	--	--	--
PZ-24	833.47	5.51	827.96	--	--	5.03	828.49	--	--

- Reference Elevation not surveyed.

**Table 1
Groundwater Elevations
Columbus Antique Mall and Museum, Columbus, Wisconsin**

Well Location	Reference Elevation (Top of Well Casing)	Well Depth (feet)	December 19, 2002		March 4, 2003		June 23, 2003		November 11, 2004	
			Depth to Water (ft)	Groundwater Elevation						
RW-1	833.27	14.88	5.08	828.19	5.79	827.48	--	--	--	--
RW-2	833.13	--	4.66	828.47	5.69	827.44	4.98	828.15	3.95	829.18
MW-1	833.77	15.06	5.68	828.09	6.39	827.38	5.85	827.92	--	--
MW-2	830.49	12.28	2.98	827.51	3.51	826.98	3.12	827.37	2.25	828.24
MW-3	830.60	12.45	2.72	827.88	3.60	827.00	2.81	827.79	2.08	828.52
MW-4	830.45	12.34	2.29	828.16	3.20	827.25	2.68	827.77	1.73	828.72
MW-5	831.47	12.46	3.22	828.25	3.65	827.82	3.60	827.87	2.84	828.63
MW-6	830.78	11.30	2.80	827.98	3.73	827.05	2.91	827.87	2.21	828.57
MW-7	830.10	11.01	--	--	2.78	827.32	2.18	827.92	--	--
MW-8	832.81	14.09	5.28	826.53	5.77	826.04	5.42	826.39	4.57	827.24
MW-9	832.98	--	5.24	827.74	5.70	827.28	5.39	827.59	--	--
MW-10	830.46	--	--	--	--	--	--	--	--	--
MW-11	830.76	11.52	2.24	828.52	3.25	827.51	2.61	828.15	--	--
MW-12	831.08	--	2.77	828.31	3.74	827.34	3.15	827.93	--	--
MW-13	830.86	--	2.80	828.06	3.74	827.12	2.93	827.93	--	--
MW-14	830.67	11.64	2.62	828.05	3.70	826.97	2.82	827.85	--	--
MW-15	830.18	11.53	--	--	3.10	827.08	2.79	827.39	--	--
MW-16	833.08	--	5.29	827.79	6.11	826.97	5.98	827.10	--	--
MW-17	834.18	--	6.16	828.02	6.86	827.32	6.25	827.93	--	--
MW-18	829.44	--	1.31	828.13	2.12	827.32	1.50	827.94	--	--
MW-19	830.63	--	2.33	882.30	3.08	827.55	2.52	828.11	--	--
MW-20	830.47	11.59	1.98	828.49	2.97	827.50	2.32	828.15	--	--
MW-21	829.87	14.11	1.67	828.20	2.46	827.41	1.81	828.06	1.06	828.81
PZ-21	831.07	--	3.04	828.03	--	--	3.06	828.01	--	--
PZ-22	832.92	40.11	4.98	827.94	5.61	827.31	5.06	827.86	--	--
PZ-23	830.52	--	2.53	827.99	--	--	2.70	827.82	--	--
PZ-24	833.47	--	--	--	6.31	827.16	5.77	827.70	--	--

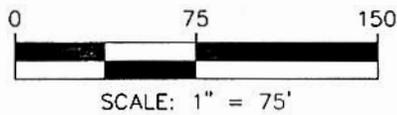


LEGEND

- ISOCONTOUR (ug/L)
- (64.1) CONCENTRATION (ug/L)

NOTES

TOTAL PVOCs IN GROUNDWATER,
MARCH 29, 2005..



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Madison, Wisconsin 53713
Phone (608) 442-5223 Fax (608) 442-9013

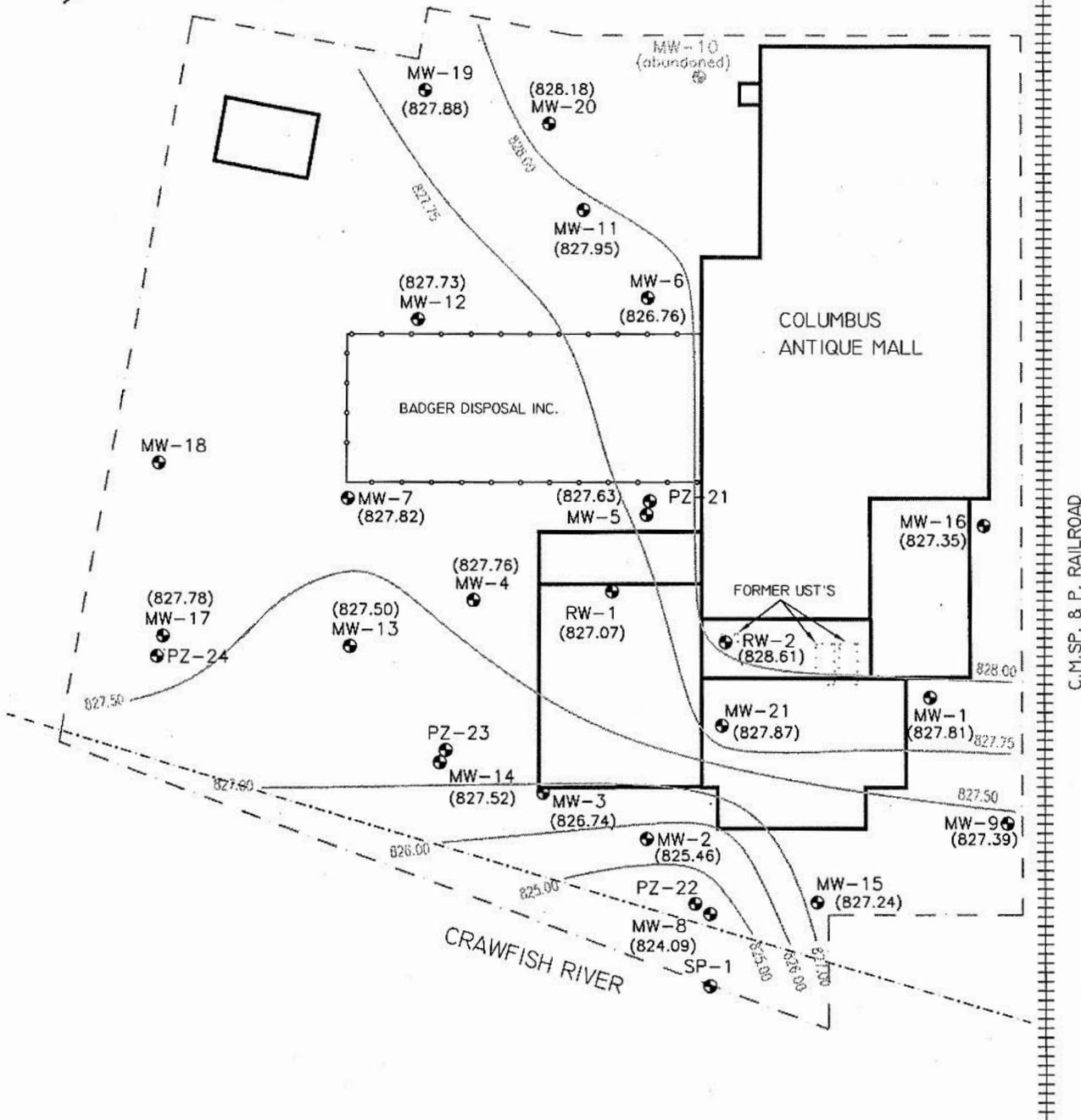
COLUMBUS ANTIQUE MALL
COLUMBUS, WISCONSIN

FIGURE 4
TOTAL PVOC
ISOCONCENTRATION CONTOURS

NOVEMBER 11, 2004

Table 1
Groundwater Elevations Measured in March 29, 2005
Columbus Antique Mall and Museum

Well Location	Reference Elevation	Depth to Water	Groundwater Elevation
RW-1	833.27	6.20	827.07
RW-2	833.13	4.52	828.61
MW-1	833.77	5.96	827.81
MW-2	830.49	5.03	825.46
MW-3	830.60	3.86	826.74
MW-4	830.45	2.69	827.76
MW-5	831.47	3.84	827.63
MW-6	830.78	3.11	827.67
MW-7	830.10	2.28	827.82
MW-8	831.81	7.72	824.09
MW-9	832.98	5.59	827.39
MW-11	830.76	2.81	827.95
MW-12	831.08	3.35	827.73
MW-13	830.86	3.36	827.50
MW-14	830.67	3.15	827.52
MW-15	830.18	4.94	825.24
MW-16	833.08	5.73	827.35
MW-17	834.18	6.40	827.78
MW-18R	829.44	--	--
MW-19	830.63	2.75	827.88
MW-20	830.47	2.29	828.18
MW-21	829.87	2.00	827.87
PZ-21	831.07	3.68	827.39
PZ-22	832.92	6.21	826.71
PZ-23	830.52	3.60	826.92
PZ-24	833.47	6.71	826.76



LEGEND

- GROUNDWATER CONTOUR
- (827.74) GROUNDWATER ELEVATION IN FT MSL

NOTES

GROUNDWATER ELEVATIONS
MEASURED ON MARCH 29, 2005.



SCALE: 1" = 75'

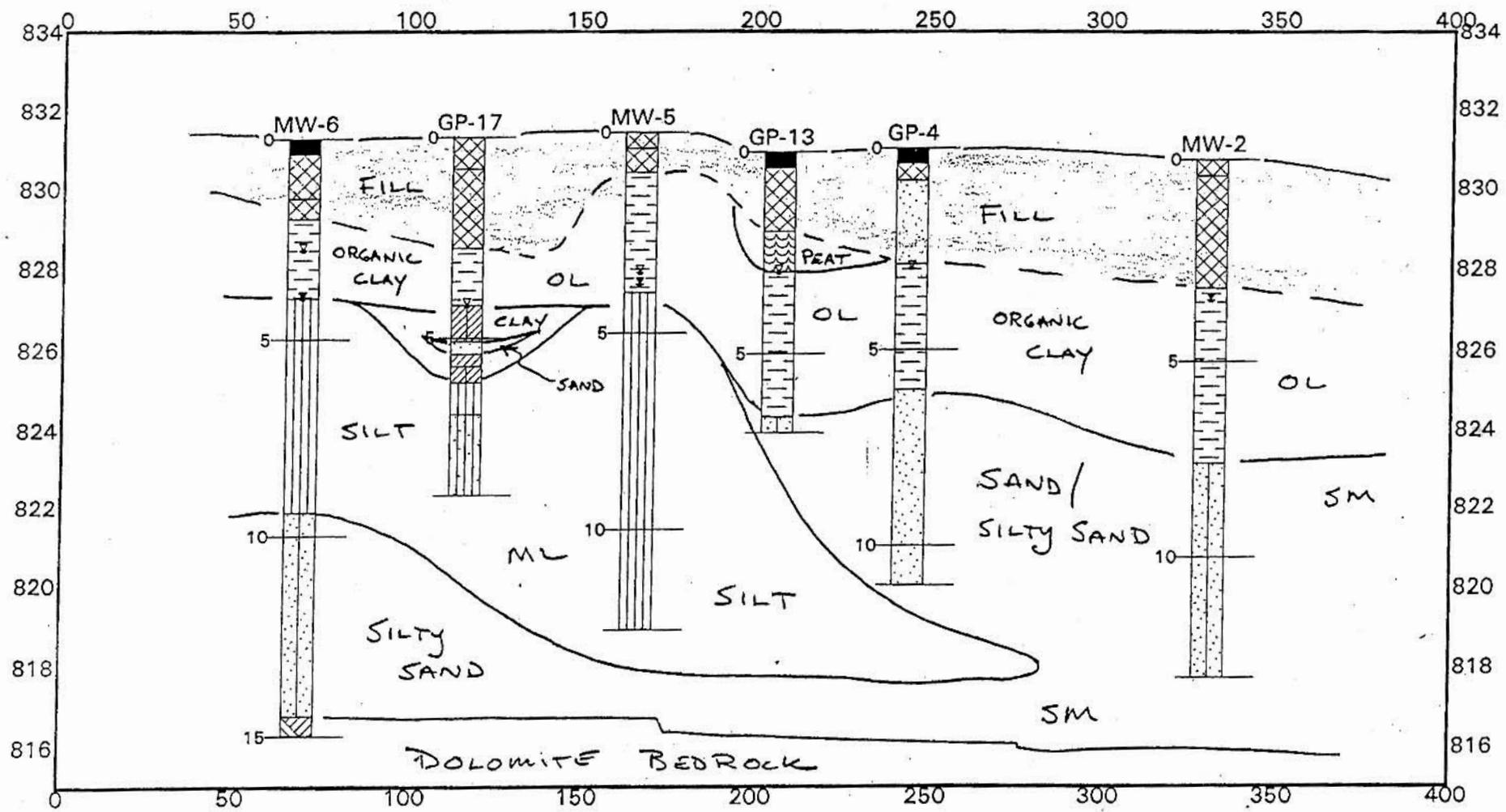


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COLUMBUS ANTIQUE MALL
COLUMBUS, WISCONSIN

FIGURE 2
SITE MAP & MARCH 2005
GROUNDWATER ELEVATIONS

MAY 2, 2005



Boring	North	East	Elev.	Depth
GP-13	153	5	830.9	7.0
GP-17	209	-58	831.3	9.0
GP-4	152	43	831.0	11.0
MW-2	121	124	830.7	13.0
MW-5	189	-12	831.4	12.5
MW-6	234	-98	831.3	15.0

DISTANCES:
 Beginning 0
 Ending 400
 VIEWING ANGLES (degrees):
 Horizontal 0.0
 Vertical 0.0

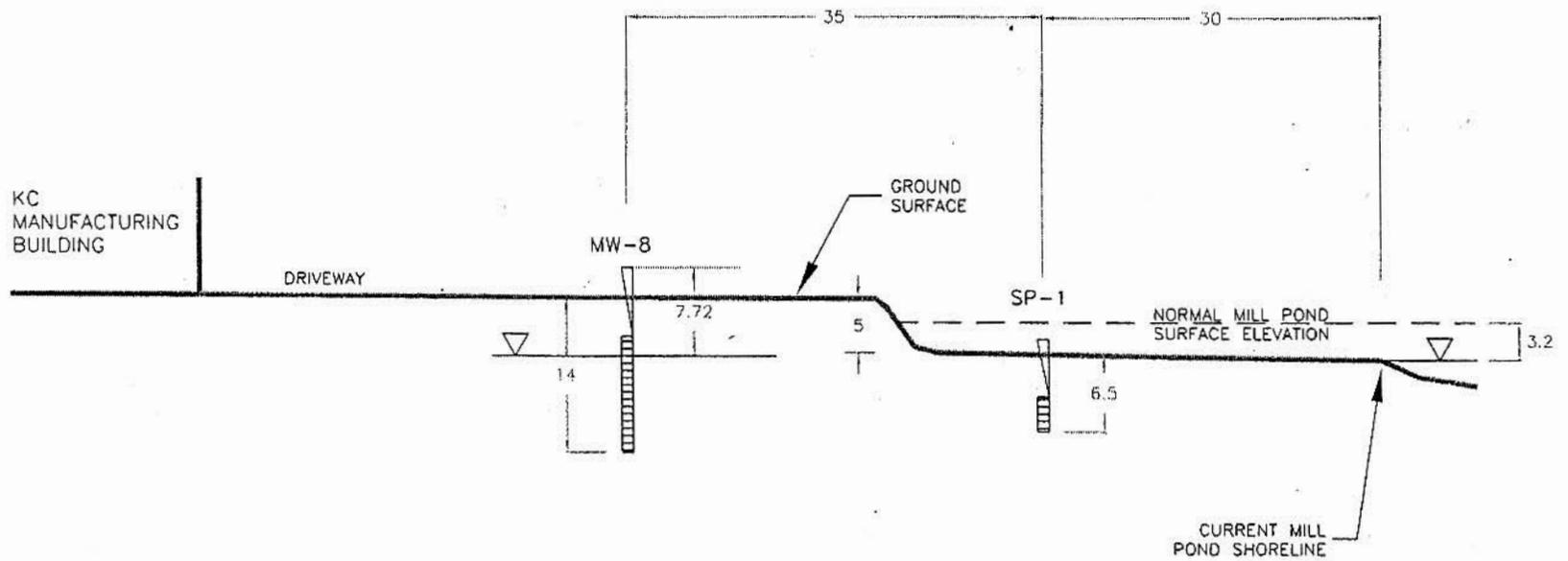
Position	North	East
Left, Front		
Right, Front		
Left, Back		
Right, Back		

SUBSURFACE FENCE DIAGRAM
 CROSS-SECTION A-A

COLUMBUS ANTIQUE MALL & MUSEUM
 239 WHITNEY STREET, COLUMBUS, WISCONSIN

PROJECT #	DATE	PLATE
110207	DEC 99	1

A-A



LEGEND:



SCREENED INTERVAL



WATER LEVELS MEASURED
MARCH 29, 2005

SCALE: 1" = 15'

NOTES:

MW-8 HAS 10 FOOT SCREEN, SP-1
HAS 3 FOOT SCREEN.

ALL DIMENSIONS ARE IN FEET.



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COLUMBUS ANTIQUE MALL
COLUMBUS, WISCONSIN

FIGURE 5
SP-1 LOCATION
CROSS SECTION

LAND INFORMATION DEPARTMENT

Tax Parcel Data Search

Tax Parcel Identification Number 781	Tax District 11211 - City of Columbus	Geocator Code
Owner(s) COLUMBUS ANTIQUE MALL & MUSEUM, LLC % D AMATO	Mailing Address COLUMBUS ANTIQUE MALL & MUSEUM, LLC % D AMATO 258 TURNER COLUMBUS, WI, 53925-0000	Deed Document Number(s) Vol. 576, Pg. 711
Site Address(es) 239 Whitney Street	School District 1183 - Columbus School	Special District (s)
Tax Parcel Description and Comments LOTS 5-6-7-8-9-10-11-12- 13-14-15; SE 1/2 OF LOT 16- BLK 2 WHITNEY ADD. ALSO LOT 308 OF OUTLOTS ALSO PRT ST B TWN OL30 & BLK 2 EXC R244- 173 (ASSESSED MFG) EXC CS#1969 R242-515 R576-711		Location Total Acres 2.696

Tax Year 2004

Other years available: 2002 2003 2004

DEC-07-04 09:55 AM Columbus Antiaque Mall 9206231992
12/07/2004 08:55 8084429013 NEW FIELD

P. 02

PAGE 02 of 03

I, the undersigned, believe that the legal descriptions of all properties within or partially within the contaminated site boundaries has been attached to this closure request.

Name: DANIEL AMATO Company: COLUMBUS ANTIQUE MALL & MUSEUM, LLC

Signature: Daniel Amato Date: 12/07/04

LIMITED LIABILITY COMPANY
DANIEL M. AMATO
VIRGINIA ROSE AMATO

- RW-1, GP-3, GP-4, GP-10, GP-12, GP-27, GP-29, GP-47, and GP-48 located beneath the concrete floor of the new addition of the KC building annex.
- KC-001, KC-003, and KC-004 located beneath the concrete floor of the original building of the KC Manufacturing building annex; and,
- GP-8 located beneath the concrete driveway south of the original building of the KC Manufacturing building annex.

The lateral extent of subsurface soil contamination is shown on Figure 2 of the Surface Barrier Maintenance Plan included in Exhibit 1.

WHEREAS, it is the desire and intention of the property owner to impose on the property restrictions which will make it unnecessary to conduct further soil remediation activities on the property at the present time.

NOW THEREFORE, the owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitation and restrictions:

Structural impediments existing at the time of clean-up, the KC Manufacturing building annex, made complete remediation of the soil contamination on this property impracticable. If the structural impediments on this property that are described above are removed, the property owner shall conduct an investigation of the degree and extent of petroleum contamination. To the extent that contamination is found at that time, the Wisconsin Department of Natural Resources shall be immediately notified and the contamination shall be properly remediated in accordance with applicable statutes and rules. If currently inaccessible soil near or beneath the structural impediments on the property is excavated in the future, the soil must be sampled and analyzed, may be considered solid or hazardous waste if residual contamination remains and must be stored, treated and disposed in compliance with applicable statutes and rules.

The surface barrier, consisting of the interior concrete floor of the KC Manufacturing buildings and exterior paved areas, that currently exist on the above-described property on the date that this restriction was signed, shall be maintained in compliance with the Surface Barrier Maintenance Plan included as Exhibit 1 as required by section NR 724.13 (2), Wis. Adm. Code (October 1999). This surface barrier must be maintained in order to prevent direct contact with residual soil contamination at locations shown on Figure 2 of the Surface Barrier Maintenance Plan (included as Exhibit 1) that might otherwise pose a threat to human health. If soil that remains on the property in the location or locations described above where there is residual contamination is excavated in the future, the soil must be sampled and analyzed, may be considered solid or hazardous waste if residual contamination remains and must be stored, treated and disposed in compliance with applicable statutes and rules.

Additionally, the subsurface horizontal pipes installed beneath the concrete floor that currently exists on the above-described property on the date that this restriction was signed, shall be maintained in compliance with the Surface Barrier Maintenance Plan included as Exhibit 1. These subsurface horizontal pipes, shown on Figure 4 of the Surface Barrier Maintenance Plan (included as Exhibit 1), must remain in place to minimize vapor intrusion into the building that might otherwise pose a threat to human health. The interior floor must be maintained to prevent vapor intrusion into the building.

The following activities are prohibited on any portion of the above-described property where the surface barrier (i.e. interior concrete floor of the KC Manufacturing buildings and exterior paved areas) is required, as shown on Figure 2 of the Surface Barrier Maintenance Plan (included as Exhibit 1), unless prior written approval has been obtained from the Wisconsin Department of Natural Resources or its successor or assign: (1) Replacement with another barrier; (2) Excavating or grading of the land surface; (3) Filling on capped or paved areas; (4) Plowing for agricultural cultivation; and (5) Construction or placement of a building or other structure in an area where the surface barrier is required.

This restriction is hereby declared to be a covenant running with the land and shall be fully binding upon all persons acquiring the above-described property whether by descent, devise, purchase or otherwise. This restriction inures to the benefit of and is enforceable by the Wisconsin Department of Natural Resources, its successors or assigns. The Department, its successors or assigns, may initiate proceedings at law or in equity against any person or persons who violate or are proposing to violate this covenant, to prevent the proposed violation or to recover damages for such violation.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Natural Resources or its successor issue a determination that one or more of the restrictions set forth in this covenant is no longer required. Upon the receipt of such a request, the Wisconsin Department of Natural Resources shall determine whether or not the restrictions contained herein can be extinguished. If the Department determines that the restrictions can be extinguished, an affidavit, attached to a copy of the Department's written determination, may be recorded by the property owner or other interested party to give notice that this deed restriction, or portions of this deed restriction, are no longer binding.

Amendment or Withdrawal of Maintenance Plan

This Maintenance Plan can be amended or withdrawn by the property owner and its successors, with the written approval of WDNR.

Contact Information
September 2005

Site or Property

Owner and Operator: Mr. Dan Amato
Columbus Antique Mall and Museum
329 Whitney Street
(920) 623-1992

Consultant:

Mark McColloch
NewFields
2110 Luann Lane, Madison, Wisconsin 53713
(608) 442-5223

WDNR:

Denise Nettesheim
3911 Fish Hatchery Road
Fitchburg, Wisconsin 53711-5397

By signing this document, Daniel M. Amato
asserts that he or she is duly authorized to sign this document on behalf of the
Columbus Antique Mall and Museum, LLC.

IN WITNESS WHEREOF, the owner of the property has executed this Declaration
of Restrictions, this 31st day of May, 2006.

Signature: Daniel M. Amato

Printed Name: DANIEL M. AMATO

Subscribed and sworn to before me
this 31st day of May, 2006

[Signature]
Notary Public, State of WISCONSIN
My commission is permanent
LAN WADDELL

This document was drafted by Mark McColloch of NewFields based on a model
deed restriction provided by the Wisconsin Department of Natural Resources.

SURFACE BARRIER MAINTENANCE PLAN

April 2006

Columbus Antique Mall and Museum

Property Located at:
239 Whitney Street

WDNR BRRTS No. 03-11-120933
PECFA ID No. 53925-1776-39

Introduction

This document is the Maintenance Plan for a surface barrier for the KC Manufacturing building annex adjacent to the Columbus Antique Mall and Museum building located at 239 Whitney Street in Columbus, Wisconsin¹. As shown on Figure 1 (Attached), the Columbus Antique Mall and Museum is located within the City Limits on the west side of the Crawfish River.

This Maintenance Plan has been prepared in accordance with the requirements of s. NR 724.13(2), Wisconsin Administrative Code. The maintenance activities relate to soil contamination beneath the KC Manufacturing annex building and beneath exterior paved surfaces on the property. Soil contamination is also present in a small area beneath the parking lot southwest of the Columbus Antique Mall and Museum building; this area is referred to as Area B. The lateral extent of contaminated soil exceeding residual contaminant level (RCL) per NR 720.09 and NR 720.11, Wisconsin Administrative Code is shown on Figure 2 (attached). Soil in these areas is impacted by petroleum constituents including benzene, ethylbenzene, toluene, total 1,2,4 and 1,3,5-trimethylbenzenes, total xylenes, and naphthalene.

Groundwater is encountered within four feet of ground surface. The lateral extent of residual groundwater contamination within the uppermost unconsolidated aquifer is shown on Figure 3 (attached). Consequently, the lateral extent of soil contamination shown on Figure 2 is within the lateral extent of groundwater contamination shown on Figure 3. Groundwater in these areas are impacted by petroleum constituents including benzene, ethylbenzene, MTBE, toluene, total 1,2,4 and 1,3,5-trimethylbenzenes, total xylenes, and naphthalene.

Surface Barrier Purpose

The interior concrete floor of the KC Manufacturing building annex and paved exterior surfaces near this building and in Area B overly contaminated soil, and must remain in place to prevent direct human contact with residual subsurface contaminants that might otherwise pose a threat to human health. Based on the current and future use of the property, this surface barrier should

¹ The KC Manufacturing building annex is located adjacent to the Columbus Antique Mall and Museum building. Both buildings are located on a contiguous parcel of property owned by the Columbus Antique Mall and Museum, LLC.

function as intended unless disturbed. The concrete building floor and exterior paved areas are to be maintained in accordance with this Maintenance Plan.

Annual Inspection

The paved surfaces (concrete floor of the building and exterior asphalt pavement) overlying areas with residual soil and groundwater shown on Figure 2 (attached) will be inspected once a year, normally in the spring after all snow and ice is gone, for deterioration, cracks and other potential problems that can cause additional infiltration into or exposure to underlying soils. The inspections will be performed to evaluate damage due to settling, exposure to the weather, wear from traffic, increasing age and other factors. Any area where soils have become or are likely to become exposed will be documented. The Surface Barrier Inspection Log form (attached) will be completed and maintained by the property owner. The log will include recommendations for necessary repair of any areas where underlying soils are exposed. Once repairs are completed, they will be documented in the inspection log. Copies of annual inspection logs will be kept on-site by the property owner, and will be available for review by the Wisconsin Department of Natural Resources ("WDNR").

Maintenance Activities

If problems are noted during the annual inspections or at any other time during the year, repairs will be scheduled as soon as practical. Repairs can include patching and filling operations or they can include larger resurfacing or construction operations. In the event that necessary maintenance activities or site development expose the underlying soil, the owner must inform maintenance workers of the direct contact exposure hazard and provide them with appropriate personal protection equipment ("PPE"). The owner must also sample any soil that is excavated from the site or property prior to disposal to ascertain if contaminants remain. The soil must be treated, stored and disposed of by the owner in accordance with applicable local, state and federal law.

In the event the paved surfaces and/or the concrete building floor overlying contaminated groundwater soil and groundwater are removed or replaced, the replacement barrier must be, at a minimum, equally impervious as the original paved surfaces and/or building. Any replacement barrier will be subject to the same maintenance and inspection guidelines as outlined in this Maintenance Plan unless indicated otherwise by the WDNR or its successor.

In addition to maintaining the existing concrete building floor and exterior paved areas, the horizontal piping beneath the KC Manufacturing building annex will remain in place. These four pipes vent to the exterior courtyard area between the Antique Mall and KC Manufacturing buildings. The condition of these pipes will also be documented on the Surface Barrier Inspection Log.

The property owner, in order to maintain the integrity of the paved surfaces and/or the building, will maintain a copy of this Maintenance Plan at the property or on site and make it available to all interested parties (i.e. on-site or on-property employees, contractors, future property owners, etc.) for viewing.

Surface Barrier Inspection Log

**Columbus Antique Mall and Museum
Former KC Manufacturing Facility
239 Whitney Street
Columbus, Wisconsin
PECFA IS No. 53925-1776-39
WDNR BRRTs No. 03-11-120933**

Inspection Date: _____ Inspector Name: _____

Inspector Contact Information:

Company: _____

Phone Number: _____

Address: _____

Record brief description of interior concrete building floor (Note any changes from previous inspection).

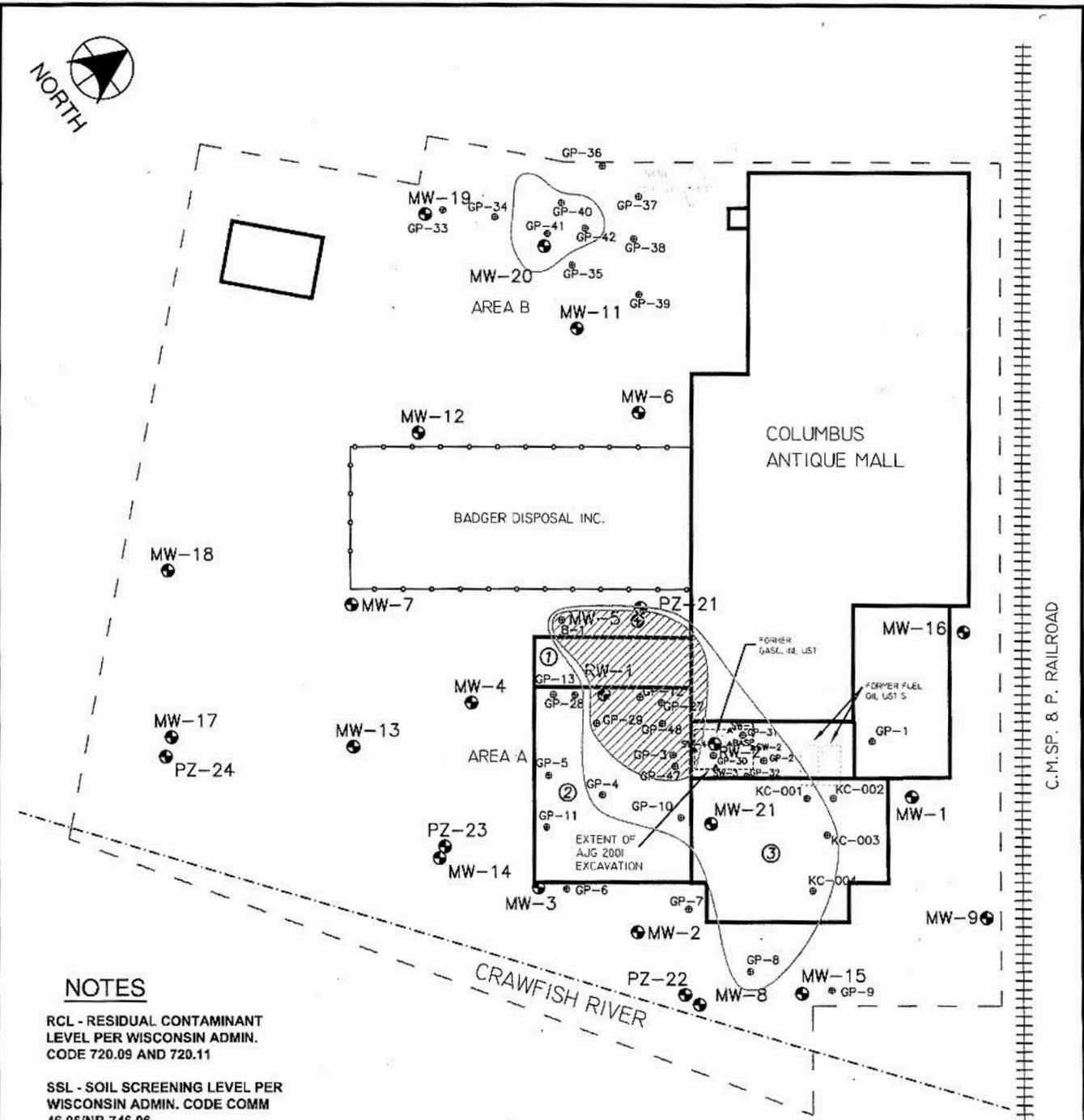
Record brief description of soil vent pipes (Note any changes from previous inspection).

Record brief description of exterior paved area surrounding KC Manufacturing Building annex (Note any changes from previous inspection).

Record brief description of exterior paved area in Area B (Note any changes from previous inspection).

Has there been any site development or improvement to the property planned that could impact surface barriers? Yes _____ No _____

If yes, describe below. _____



C.M.S.P. & P. RAILROAD

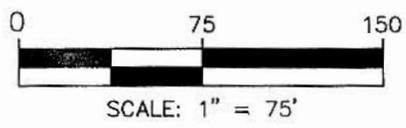
NOTES

RCL - RESIDUAL CONTAMINANT LEVEL PER WISCONSIN ADMIN. CODE 720.09 AND 720.11

SSL - SOIL SCREENING LEVEL PER WISCONSIN ADMIN. CODE COMM 46.06/NR 746.06

LEGEND

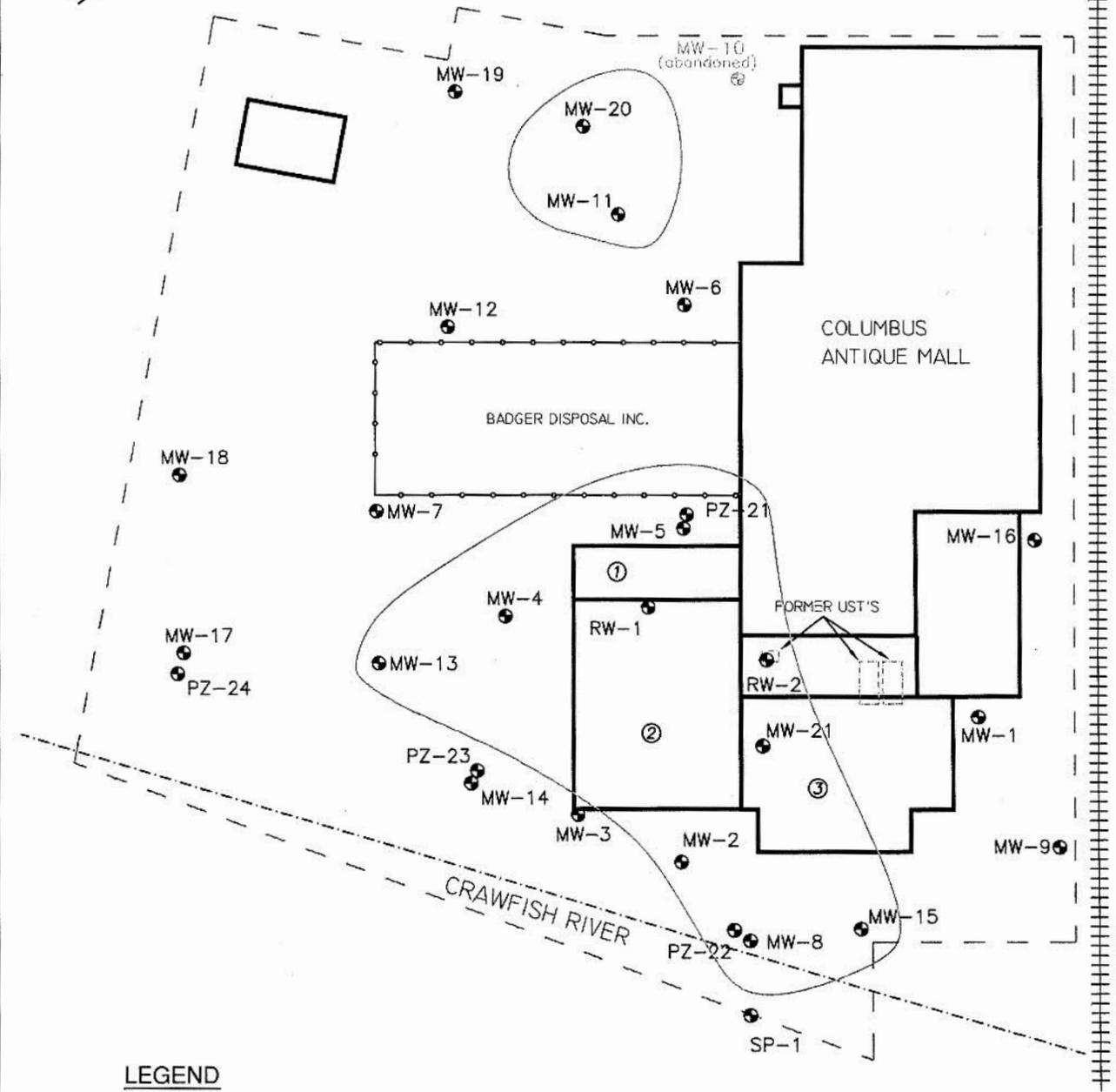
- ⊕ GP-8 GEOPROBE LOCATION
- MW-2 MONITORING WELL
- ▲ SW-1 VERIFICATION SOIL SAMPLES
- EXTENT OF SSL EXCEEDANCES
- EXTENT OF RCL EXCEEDANCES
- ① KC MANUFACTURING ORIGINAL BUILDING
- ② KC MANUFACTURING 1998 BUILDING ADDITION
- ③ KC MANUFACTURING ORIGINAL BUILDING



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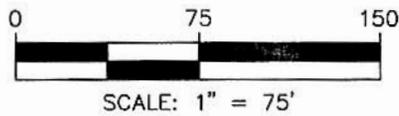
**COLUMBUS ANTIQUE MALL
COLUMBUS, WISCONSIN**

FIGURE 2
**SOIL SAMPLE LOCATIONS & LATERAL EXTENT
OF RCL AND SSL EXCEEDANCES IN SOIL**



LEGEND

- EXTENT OF ES EXCEEDANCES IN GROUNDWATER
- ① KC MANUFACTURING ORIGINAL BUILDING
- ② KC MANUFACTURING 1998 BUILDING ADDITION
- ③ KC MANUFACTURING ORIGINAL BUILDING



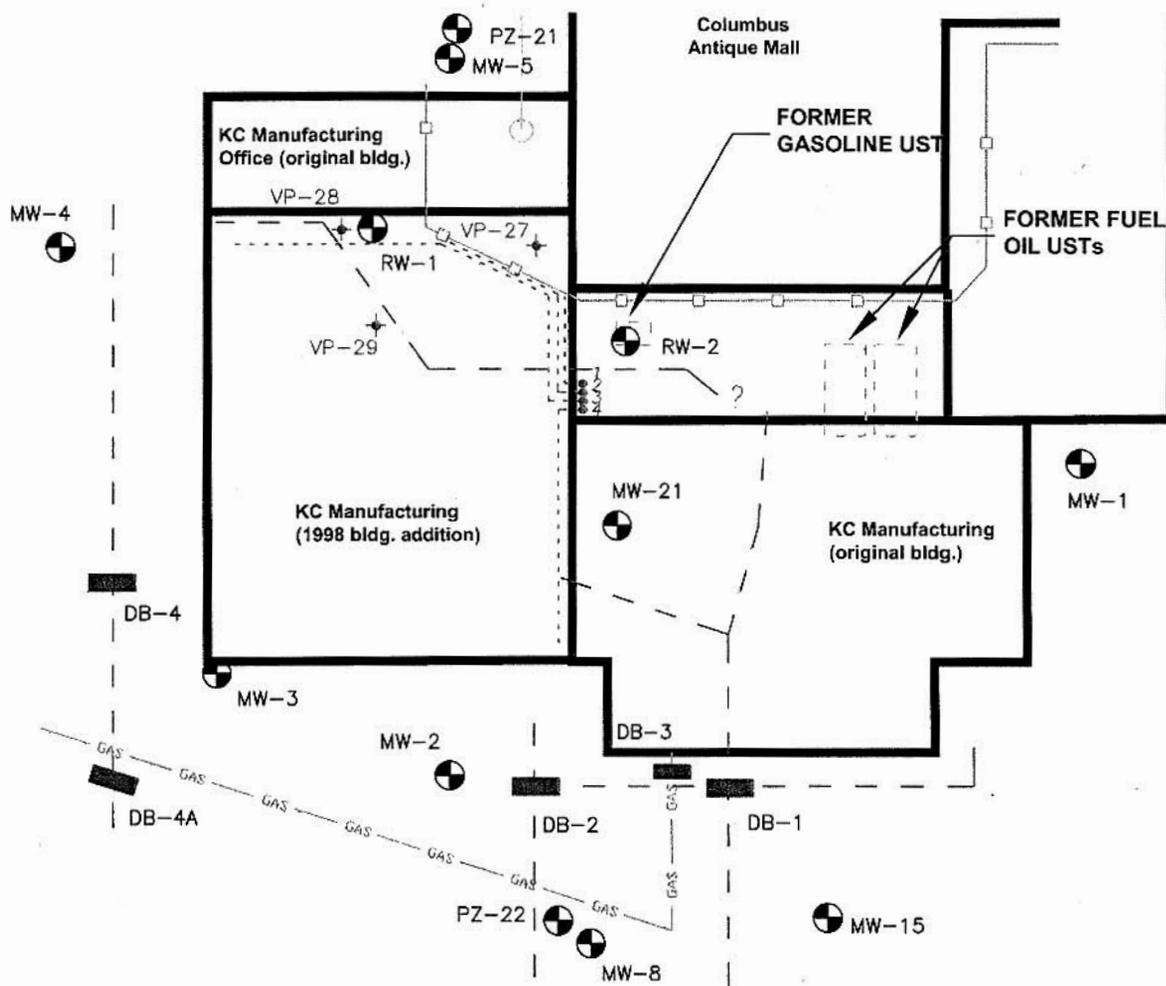
NEWFIELDS

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**COLUMBUS ANTIQUE MALL
COLUMBUS, WISCONSIN**

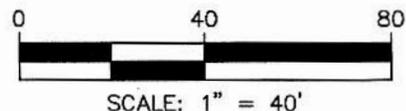
**FIGURE 3
LATERAL EXTENT OF ES
EXCEEDANCES IN GROUNDWATER**

SEPTEMBER 21, 2005



LEGEND

- — — — — PROPERTY LINE
- GAS — NATURAL GAS
- — — — — SANITARY SEWER
- — — — — DRAIN TILES
- □ — STORM SEWER
- ▬ UTILITY DITCH BLOCKS
- ⊕ MW-3 MONITORING WELLS
- ⊕ VP-29 VAPOR PROBES
- ⋯ e! SVE PIPES/PORTS



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COLUMBUS ANTIQUE MALL
 COLUMBUS, WISCONSIN

FIGURE 4
SUBSURFACE
HORIZONTAL PIPING

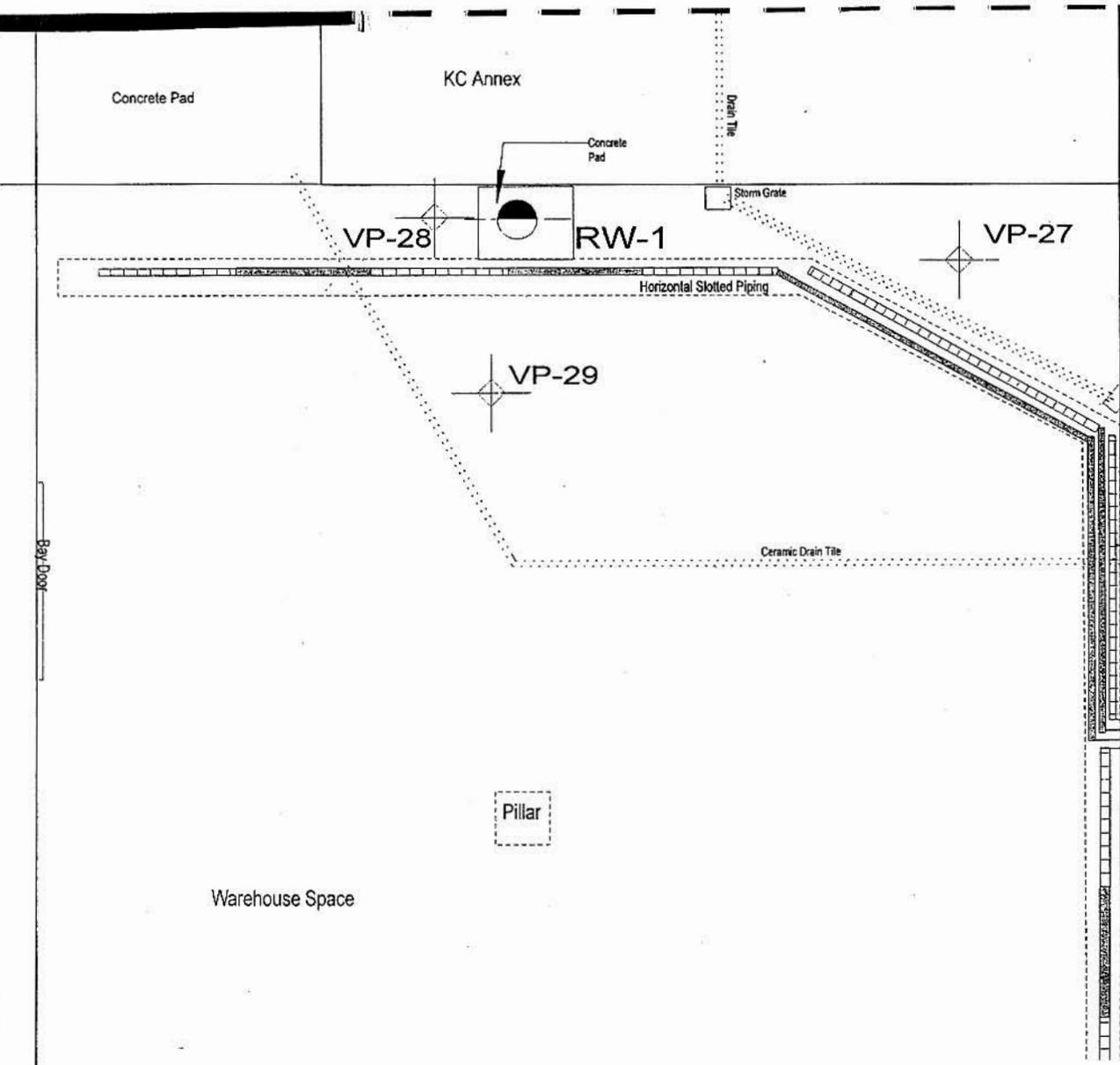
SEPTEMBER 21, 2005



Analytical Results

LAB NUMBER FIELD NUMBER	DESCRIPTION	AIR VOLUME		
1137383 VENT PIPE - 1	SCT	5.0 liters		
Benzene	ND <0.40 µg/sample	ND <0.080 mg/m ³	ND <0.025 ppm	
Total VOCs as Gasoline	ND <0.50 µg/sample	ND <0.10 mg/m ³		
1137384 VENT PIPE - 2	SCT	5.0 liters		
Benzene	ND <0.40 µg/sample	ND <0.080 mg/m ³	ND <0.025 ppm	
Total VOCs as Gasoline	ND <0.50 µg/sample	ND <0.10 mg/m ³		
1137385 VENT PIPE - 3	SCT	5.0 liters		
Benzene	ND <0.40 µg/sample	ND <0.080 mg/m ³	ND <0.025 ppm	
Total VOCs as Gasoline	ND <0.50 µg/sample	ND <0.10 mg/m ³		
1137386 VENT PIPE - 4	SCT	5.0 liters		
Benzene	ND <0.40 µg/sample	ND <0.080 mg/m ³	ND <0.025 ppm	
Total VOCs as Gasoline	ND <0.50 µg/sample	ND <0.10 mg/m ³		
1137387 VP - 27	SCT	5.0 liters		
Benzene	<=3.5 µg/sample	<=0.70 mg/m ³	<=0.22 ppm	
Total VOCs as Gasoline	1000 µg/sample	200 mg/m ³		
1137388 BACKGROUND	SCT	5.0 liters		
Benzene	ND <0.40 µg/sample	ND <0.080 mg/m ³	ND <0.025 ppm	
Total VOCs as Gasoline	ND <0.50 µg/sample	ND <0.10 mg/m ³		

Displayed values on report have been rounded; however all calculations are performed using raw, unrounded intermediate results. Please contact the laboratory if you have any questions regarding our result calculation or rounding.
 ND = None Detected. Results are less than the method detection limit
 <= Less Than or Equal To. The analyte was detected but at a level too low to be accurately quantitated. The actual amount is less than or equal to the reported value.



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AREA A - VAPOR / GW PROBES

DRAWN S. LYSLOFF	CHECKED R. PALMQUIST	APPROVED SYL/RNP	DATE 8/5/99
FILENAME: C:\CAD\DWG\cam_area2a.cad		REFERENCE FILE: 99.110207	REVISION 1B

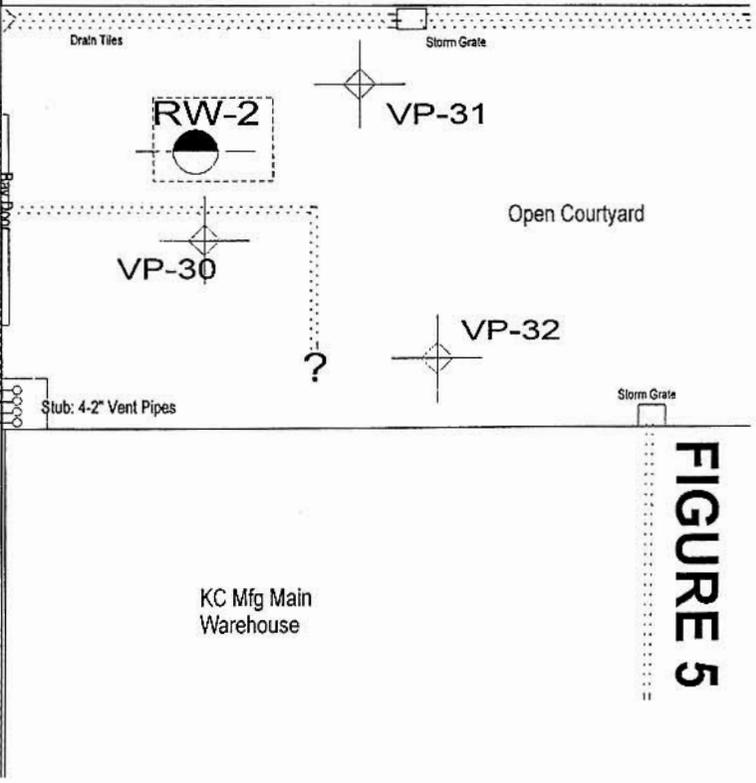
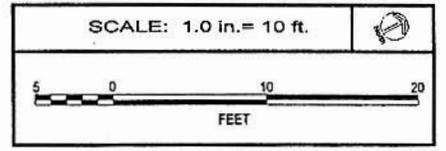
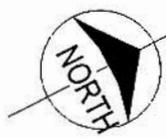


FIGURE 5