

GIS REGISTRY

Cover Sheet

August 2011
(RR-5367)

Source Property Information

BRRTS #: 02-13-558102

ACTIVITY NAME: THORSTAD CHEVROLET HOIST

PROPERTY ADDRESS: 1702 S Park St

MUNICIPALITY: Madison

PARCEL ID #: 251/0709-263-0097-S

CLOSURE DATE: Feb 15, 2012

FID #: 113123450

DATCP #:

PECFA#:

*WTM COORDINATES:

X: 569251 Y: 286296

** Coordinates are in
WTM83, NAD83 (1991)*

WTM COORDINATES REPRESENT:

Approximate Center Of Contaminant Source

Approximate Source Parcel Center

Please check as appropriate: (BRRTS Action Code)

Contaminated Media:

Groundwater Contamination > ES (236)

Contamination in ROW

Off-Source Contamination

*(note: for list of off-source properties
see "Impacted Off-Source Property" form)*

Soil Contamination > *RCL or **SSRCL (232)

Contamination in ROW

Off-Source Contamination

*(note: for list of off-source properties
see "Impacted Off-Source Property" form)*

Land Use Controls:

N/A (Not Applicable)

Soil: maintain industrial zoning (220)

*(note: soil contamination concentrations
between non-industrial and industrial levels)*

Structural Impediment (224)

Site Specific Condition (228)

Cover or Barrier (222)

*(note: maintenance plan for
groundwater or direct contact)*

Vapor Mitigation (226)

Maintain Liability Exemption (230)

*(note: local government unit or economic
development corporation was directed to
take a response action)*

Monitoring Wells:

Are all monitoring wells properly abandoned per NR 141? (234)

Yes No N/A

** Residual Contaminant Level*

*** Site Specific Residual Contaminant Level*

This Adobe Fillable form is intended to provide a list of information that is required for evaluation for case closure. It is to be used in conjunction with Form 4400-202, Case Closure Request. The closure of a case means that the Department has determined that no further response is required at that time based on the information that has been submitted to the Department.

NOTICE: Completion of this form is mandatory for applications for case closure pursuant to ch. 292, Wis. Stats. and ch. NR 726, Wis. Adm. Code, including cases closed under ch. NR 746 and ch. NR 726. The Department will not consider, or act upon your application, unless all applicable sections are completed on this form and the closure fee and any other applicable fees, required under ch. NR 749, Wis. Adm. Code, Table 1 are included. It is not the Department's intention to use any personally identifiable information from this form for any purpose other than reviewing closure requests and determining the need for additional response action. The Department may provide this information to requesters as required by Wisconsin's Open Records law [ss. 19.31 - 19.39, Wis. Stats.].

BRRTS #: (No Dashes) PARCEL ID #:
ACTIVITY NAME: WTM COORDINATES: X: Y:

CLOSURE DOCUMENTS (the Department adds these items to the final GIS packet for posting on the Registry)

- Closure Letter**
- Maintenance Plan** (if activity is closed with a land use limitation or condition (land use control) under s. 292.12, Wis. Stats.)
- Continuing Obligation Cover Letter** (for property owners affected by residual contamination and/or continuing obligations)
- Conditional Closure Letter**
- Certificate of Completion (COC)** (for VPLE sites)

SOURCE LEGAL DOCUMENTS

- Deed:** The most recent deed as well as legal descriptions, for the **Source Property** (where the contamination originated). Deeds for other, off-source (off-site) properties are located in the **Notification** section.
Note: If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.
- Certified Survey Map:** A copy of the certified survey map or the relevant section of the recorded plat map for those properties where the legal description in the most recent deed refers to a certified survey map or a recorded plat map. (lots on subdivided or platted property (e.g. lot 2 of xyz subdivision)).
Figure #: **Title:**
- Signed Statement:** A statement signed by the Responsible Party (RP), which states that he or she believes that the attached legal description accurately describes the correct contaminated property.

MAPS (meeting the visual aid requirements of s. NR 716.15(2)(h))

Maps must be no larger than 11 x 17 inches unless the map is submitted electronically.

- Location Map:** A map outlining all properties within the contaminated site boundaries on a U.S.G.S. topographic map or plat map in sufficient detail to permit easy location of all parcels. If groundwater standards are exceeded, include the location of all potable wells within 1200 feet of the site.
Note: Due to security reasons municipal wells are not identified on GIS Packet maps. However, the locations of these municipal wells must be identified on Case Closure Request maps.
Figure #: 1 **Title: Regional Site Location Map**
- Detailed Site Map:** A map that shows all relevant features (buildings, roads, individual property boundaries, contaminant sources, utility lines, monitoring wells and potable wells) within the contaminated area. This map is to show the location of all contaminated public streets, and highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding a ch. NR 140 Enforcement Standard (ES), and/or in relation to the boundaries of soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Levels (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.
Figure #: 2 **Title: Site Plan**
- Soil Contamination Contour Map:** For sites closing with residual soil contamination, this map is to show the location of all contaminated soil and a single contour showing the horizontal extent of each area of contiguous residual soil contamination that exceeds a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.
Figure #: 7 **Title: Site Plan**

BRRTS #: 02-13-558102

ACTIVITY NAME: THORSTAD CHEVROLET HOIST

MAPS (continued)

- Geologic Cross-Section Map:** A map showing the source location and vertical extent of residual soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL). If groundwater contamination exceeds a ch. NR 140 Enforcement Standard (ES) when closure is requested, show the source location and vertical extent, water table and piezometric elevations, and locations and elevations of geologic units, bedrock and confining units, if any.

Figure #: **Title:**

Figure #: **Title:**

- Groundwater Isoconcentration Map:** For sites closing with residual groundwater contamination, this map shows the horizontal extent of all groundwater contamination exceeding a ch. NR140 Preventive Action Limit (PAL) and an Enforcement Standard (ES). Indicate the direction and date of groundwater flow, based on the most recent sampling data.

Note: This is intended to show the total area of contaminated groundwater.

Figure #: **Title:**

- Groundwater Flow Direction Map:** A map that represents groundwater movement at the site. If the flow direction varies by more than 20° over the history of the site, submit 2 groundwater flow maps showing the maximum variation in flow direction.

Figure #: 5 **Title: Groundwater Elevation Contour Map 11/3/11**

Figure #: **Title:**

TABLES (meeting the requirements of s. NR 716.15(2)(h)(3))

Tables must be no larger than 11 x 17 inches unless the table is submitted electronically. Tables must not contain shading and/or cross-hatching. The use of **BOLD** or *ITALICS* is acceptable.

- Soil Analytical Table:** A table showing remaining soil contamination with analytical results and collection dates.
Note: This is one table of results for the contaminants of concern. Contaminants of concern are those that were found during the site investigation, that remain after remediation. It may be necessary to create a new table to meet this requirement.

Table #: 1 **Title: Summary of Soil Analytical Results**

- Groundwater Analytical Table:** Table(s) that show the most recent analytical results and collection dates, for all monitoring wells and any potable wells for which samples have been collected.

Table #: **Title:**

- Water Level Elevations:** Table(s) that show the previous four (at minimum) water level elevation measurements/dates from all monitoring wells. If present, free product is to be noted on the table.

Table #: **Title:**

IMPROPERLY ABANDONED MONITORING WELLS

For each monitoring well not properly abandoned according to requirements of s. NR 141.25 include the following documents.

Note: If the site is being listed on the GIS Registry for only an improperly abandoned monitoring well you will only need to submit the documents in this section for the GIS Registry Packet.

- Not Applicable**

- Site Location Map:** A map showing all surveyed monitoring wells with specific identification of the monitoring wells which have not been properly abandoned.

Note: If the applicable monitoring wells are distinctly identified on the Detailed Site Map this Site Location Map is not needed.

Figure #: **Title:**

- Well Construction Report:** Form 4440-113A for the applicable monitoring wells.

- Deed:** The most recent deed as well as legal descriptions for each property where a monitoring well was not properly abandoned.

- Notification Letter:** Copy of the notification letter to the affected property owner(s).

BRRTS #: 02-13-558102

ACTIVITY NAME: THORSTAD CHEVROLET HOIST

NOTIFICATIONS

Source Property

Not Applicable

Letter To Current Source Property Owner: If the source property is owned by someone other than the person who is applying for case closure, include a copy of the letter notifying the current owner of the source property that case closure has been requested.

Return Receipt/Signature Confirmation: Written proof of date on which confirmation was received for notifying current source property owner.

Off-Source Property

Group the following information per individual property and label each group according to alphabetic listing on the "Impacted Off-Source Property" attachment.

Not Applicable

Letter To "Off-Source" Property Owners: Copies of all letters sent by the Responsible Party (RP) to owners of properties with groundwater exceeding an Enforcement Standard (ES), and to owners of properties that will be affected by a land use control under s. 292.12, Wis. Stats.

Note: Letters sent to off-source properties regarding residual contamination must contain standard provisions in Appendix A of ch. NR 726.

Number of "Off-Source" Letters:

Return Receipt/Signature Confirmation: Written proof of date on which confirmation was received for notifying any off-source property owner.

Deed of "Off-Source" Property: The most recent deed(s) as well as legal descriptions, for all affected deeded **off-source property(ies)**. This does not apply to right-of-ways.

Note: If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.

Certified Survey Map: A copy of the certified survey map or the relevant section of the recorded plat map for those properties where the legal description in the most recent deed refers to a certified survey map or a recorded plat map. (lots on subdivided or platted property (e.g. lot 2 of xyz subdivision)).

Figure #:

Title:

Letter To "Governmental Unit/Right-Of-Way" Owners: Copies of all letters sent by the Responsible Party (RP) to a city, village, municipality, state agency or any other entity responsible for maintenance of a public street, highway, or railroad right-of-way, within or partially within the contaminated area, for contamination exceeding a groundwater Enforcement Standard (ES) and/or soil exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL).

Number of "Governmental Unit/Right-Of-Way Owner" Letters:

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
101 S. Webster Street
Box 7921
Madison WI 53707-7921

Scott Walker, Governor
Cathy Stepp, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711



February 15, 2012

File Ref.:02-13-558102

Mr Thomas Thorstad
Thorstad Chevrolet
1702 South Park Street
Madison WI 53713

KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS

SUBJECT: Final Case Closure with Continuing Obligations
Thorstad Chevrolet, 1702 South Park Street, Madison, WI
WDNR BRRTS Activity #: 02-13-558102

Dear Mr. Thorstad:

The Department of Natural Resources (DNR) considers Thorstad Chevrolet closed, with continuing obligations. No further investigation or remediation is required at this time. However, you and future property owners must comply with the continuing obligations as explained in the conditions of closure in this letter. Please read over this letter closely to ensure that you comply with all conditions and other on-going requirements. Provide this letter to anyone who purchases this property from you. For residential property transactions, you are required to make disclosures under s. 709.02, Wis. Stats.

This final closure decision is based on the correspondence and data provided, and is issued under ch. NR 726, Wisconsin Administrative Code. The South Central Regional Closure Committee reviewed the request for closure on January 5, 2012. The Closure Committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. A conditional closure letter was issued by the DNR on January 18, 2012, and documentation that the conditions in that letter were met was received on February 2, 2012.

The conditions of closure and continuing obligations required were based on the property being used for commercial purposes.

Continuing Obligations

The continuing obligation for this site is summarized below. Further details on actions required are found in the section Closure Conditions.

- Residual soil contamination exists that must be properly managed should it be excavated or removed.

GIS Registry

This site will be listed on the Remediation and Redevelopment Program's internet accessible Geographic Information System (GIS) Registry, to provide notice of residual contamination and of any continuing obligations. DNR approval prior to well construction or reconstruction is required for all sites shown on the GIS Registry, in accordance with s. NR 812.09(4) (w), Wis. Adm. Code. To obtain approval, complete and submit

Form 3300-254 to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line at <http://dnr.wi.gov/org/water/dwg/3300254.pdf> or at the web address listed below for the GIS Registry.

All site information is also on file at the South Central Regional DNR office. This letter and information that was submitted with your closure request application will be included on the GIS Registry in a PDF attachment. To review the site on the GIS Registry web page, visit the RR Sites Map page at <http://dnr.wi.gov/org/aw/rr/gis/index.htm>.

Closure Conditions

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, the DNR 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.

Residual Soil Contamination (ch. NR 718, chs. 500 to 536, Wis. Adm. Code or ch. 289, Wis. Stats.)

Soil contamination remains as indicated on the **attached map**. 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 contamination remains. If sampling confirms that contamination is present, the property owner at the time of excavation will need to determine whether the material is considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable standards 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 to prevent a direct contact health threat to humans.

PECFA Reimbursement

Section 101.143, Wis. Stats., requires that Petroleum Environmental Cleanup Fund Award (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 Department of Safety and Professional Services PECFA Program to determine the method for salvaging the equipment.

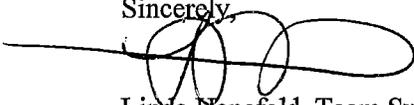
The following DNR fact sheet, "Continuing Obligations for Environmental Protection", RR-819, was included with this letter, to help explain a property owner's responsibility for continuing obligations on their property. If the fact sheet is lost, you may obtain a copy at <http://dnr.wi.gov/org/aw/rr/archives/pubs/RR819.pdf>.

Please send written notifications in accordance with the above requirements to the South Central Regional office at the above address, to the attention of the Remediation and Redevelopment Program Assistant.

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

The DNR 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 Larry Lester at 608-275-3465.

Sincerely,

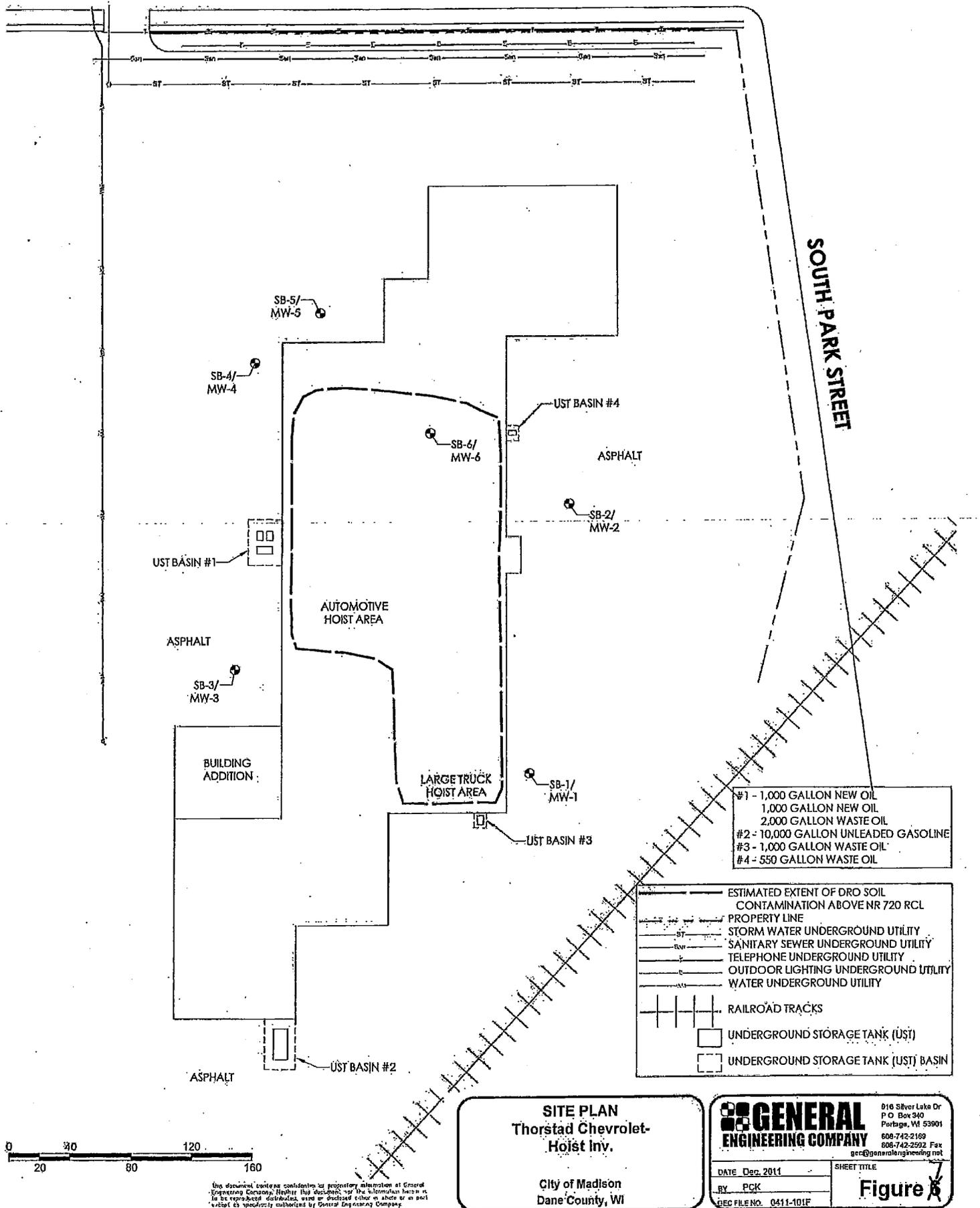


Linda Hanefeld, Team Supervisor
South Central Remediation & Redevelopment Program

Attachments:

- remaining soil contamination map
- RR 819

cc: Bradley, General Engineering Company
Heberer, DSPP (via email)



SITE PLAN
Thorstad Chevrolet-
Hoist Inv.

City of Madison
 Dane County, WI

GENERAL ENGINEERING COMPANY
 016 Silver Lake Dr
 P.O. Box 340
 Portage, WI 53901
 608-742-2169
 608-742-2592 Fax
 gee@generalengineering.net

DATE: Dec. 2011
 BY: PCK
 REC FILE NO. 0411-101F

SHEET TITLE
Figure 6

This document contains confidential or proprietary information of General Engineering Company. Neither this document nor the information herein is to be reproduced, distributed, used or disclosed either in whole or in part without the specific authorization by General Engineering Company.

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
101 S. Webster Street
Box 7921
Madison WI 53707-7921

Scott Walker, Governor
Cathy Stepp, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711



January 18, 2012

File Ref.: 02-13-558102

Mr Thomas Thorstad
Thorstad Chevrolet
1702 South Park Street
Madison WI 53713

Subject: Conditional Closure Decision,
With Requirements to Achieve Final Closure
Thorstad Chevrolet, 1702 South Park Street, Madison
WDNR BRRTS Activity # 02-13-558102

Dear Mr. Thorstad:

On January 5, 2012, the South Central Regional Closure Committee reviewed your request for closure of the case described above. The Closure Committee reviews environmental remediation cases for compliance with state rules and statutes to maintain consistency in the closure of these cases. After careful review of the closure request, the Closure Committee has determined that the petroleum contamination on the site from the hydraulic hoists appears to have been investigated and remediated to the extent practicable under site conditions. Your case meets the screening criteria of s. NR 746.07 or s. NR 746.08, Wis. Adm. Code, and the requirements of ch. NR 726, Wis. Adm. Code and will be closed if the following condition is satisfied:

MONITORING WELL ABANDONMENT

The monitoring wells at the site must be properly abandoned in accordance with ch. NR 141, Wis. Adm. Code. Documentation of well abandonment must be submitted to Department on Form 3300-005, found at <http://dnr.wi.gov/org/water/dwg/gw/> or provided by the Department of Natural Resources.

When the above condition has been satisfied, please submit the appropriate documentation (well abandonment forms) to verify that applicable conditions have been met, and your case will be closed. Your site will be listed on the DNR's Remediation and Redevelopment GIS Registry. Information that was submitted with your closure request application will be included on the GIS Registry. To review the site on the GIS Registry web page, visit the RR Sites Map page at: <http://dnr.wi.gov/org/aw/rr/gis/index.htm>.

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

We appreciate your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at 608-275-3465.

Sincerely,

A handwritten signature in black ink, appearing to read "Lawrence Lester". The signature is stylized and written over a light blue horizontal line.

Lawrence Lester
Hydrogeologist
Remediation & Redevelopment Program

cc: Bradley, General Engineering

STATE BAR OF WISCONSIN FORM 7 - 2000
TRUSTEE'S DEED

Document Number

DANE COUNTY
REGISTER OF DEEDS

DOCUMENT #
3485185

05/07/2002 02:26:32PM

Trans. Fee: 7842.00
Exempt #:

Rec. Fee: 13.00
Pages: 2

001265

Bank One Trust Company, N.A.

_____ as Trustee of
the William T. Cox Flexitrust, an undivided one-half
(1/2) interest as tenant-in-common with Bank One
Trust Company, N.A. as Trustee of the Bette *
for a valuable consideration conveys without warranty to Thorstad
Chevrolet, Inc., a Wisconsin corporation

_____ Grantee,
the following described real estate in Dane County,
State of Wisconsin (if more space is needed, please attach addendum):
*Cox Gray-Fow Flexitrust, an undivided one-half
(1/2) interest, as successor(s) in interest to the
Marine Trust Company, N.A. as Trustee of the Sherman
Martin Cox Trust

See Exhibit A attached hereto.

Recording Area

Name and Return Address
Richard L. Schmidt
Boardman Law Firm
One South Pinckney Street
Madison, WI 53703

251-0709-263-0097-5
Parcel Identification Number (PIN)

Dated this 3rd day of May, 2002.

By: Erich Schwenker

* Erich Schwenker
Trustee BANK ONE TRUST COMPANY, N.A., Trustee

* _____
Trustee

AUTHENTICATION

Signature(s) of Erich Schwenker

authenticated this 3rd day of May, 2002

[Signature]

* Jesse S. Ishikawa

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

THIS INSTRUMENT WAS DRAFTED BY

Jesse S. Ishikawa

Reinhart Boerner Van Deuren s.c.

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

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
_____ County:)

Personally came before me this _____ day of _____ the above named

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

* _____
Notary Public, State of Wisconsin
My Commission is permanent. (If not, state expiration date)

*Names of persons signing in any capacity must be typed or printed below their signature.

TRUSTEE'S DEED

STATE BAR OF WISCONSIN

FORM No. 7-2000

Reinhart, Boerner, Van Deuren 22 East Milin Street, Madison WI 53703
Phone: 6082292200

Fax: 6082292100
Melanie S. Lee, Esq.
Produced with ZipForm™ by RE FormsNet, LLC 18025 Fifteen Mile Road, Clinton Township, Michigan 48035, (800) 383-9805

T6169369.ZFX

2/13

EXHIBIT A

001266

LEGAL DESCRIPTION:

Part of the Southeast 1/4 of the Southwest 1/4, Section 26, Township 7 North, Range 9 East, in the City of Madison, Dane County, Wisconsin, further described as follows: Commencing at the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of Section 26; Thence South 88°38' East, 220.23 feet to the point of beginning; thence South 88°38' East, 207.87 feet; thence North 52°35' East, 1019.60 feet; thence North 26°52'30" East, 122.95 feet; thence North 1°10' East, 308.65 feet; thence North 80°06' West, 420.00 feet; thence South 9°54' West, 447.48 feet; thence South 52°35' West, 734.71 feet; thence South 1°22' West, 217.86 feet to the point of beginning.

NOW DESCRIBED AS:

A parcel of land located in the Southeast 1/4 of the Southwest 1/4 of Section 26, Township 7 North, Range 9 East, in the City of Madison, Dane County, Wisconsin, to-wit: Commencing at the South quarter corner of said Section 26; thence North 89°49'11" West along the South line of the SW 1/4 of said Section 26, 904.97 feet to the point of beginning; thence continuing North 89°49'11" West, 206.17 feet; thence North 00°06'17" West, 217.97 feet; thence North 51°30'42" East, 734.80 feet; thence North 08°39'45" East, 447.48 feet; thence South 81°20'15" East, 420.00 feet; thence South 00°06'38" West, 310.07 feet; thence South 25°47'54" West, 122.85 feet; thence South 51°29'11" West, 1,018.75 feet to the point of beginning.

Together with that certain easement dated October 10, 1983 and recorded November 4, 1983 in the office of the Register of Deeds for Dane County, Wisconsin, in Volume 5083 of Records, Page 10 as Document Number 1808225.

Parcel No.: 251-0709-263-0097-5

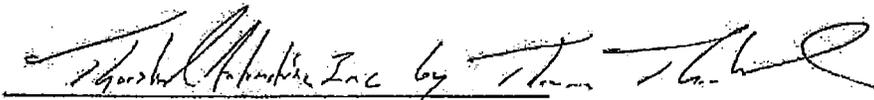
In accordance with NR 726.05 paragraph (3)(a)4.g. (for groundwater contamination) and/or NR 726.05 paragraph (3)(b)4.f. (for soil contamination), the responsible party hereby affirms the following information:

"To the best of my knowledge, the legal description information attached to this package, and described below are accurate.

The property is situated within the Southeast ¼ of the southwest 1/4, Section 26, Township 7 North, Range 9 East, in the City of Madison, Dane County Wisconsin.

More Specifically, the Property:

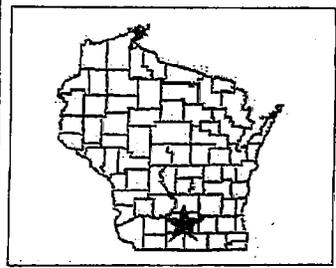
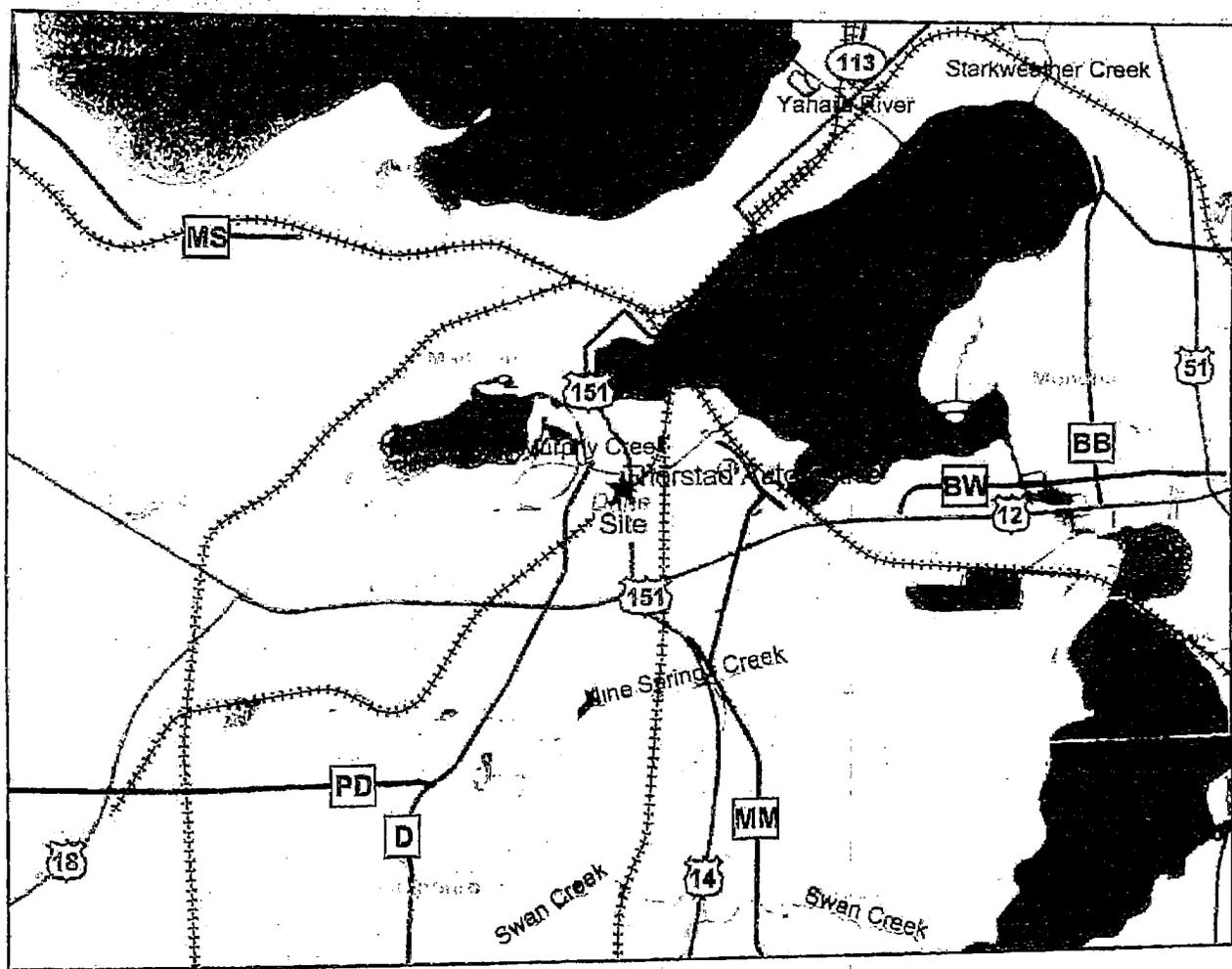
Section 26, T7N, R9E, PRT of the SE ¼ SW ¼ DESC AS FOL, COMM SW COR SD ¼ ¼ TH S 88 DEG 38 MIN E 222.53 FT TO POB, TH CONT E SAME BRG 205.57 FT, T N 52 DEG 35 MIN E 1019.6 FT, TH B 26 DEG 52 30 SEC E 122.95 FT, TH N 1 DEG 10 MIN E 308.65 FT, TH N 80 DEG 06 MIN W 420 FT, TH S 9 DEG 54 MIN W 447.48 FT, TH S 52 DEG 35 MIN W 734.71 FT, TH S 0 DEG 53 MIN W 217.86 FT TO POB.

A handwritten signature in black ink, appearing to read "Thorstad Automotive Inc by Thomas Thorstad". The signature is written over a horizontal line.

Thomas Thorstad, Thorstad Automotive

Figure 1

Regional Site Location Map - Thorstad Automotive



Legend

- County Boundary
- Railroads
- County Roads (WDOT)
- County Trunk Highway
- State and U.S. Highways (WDOT)
- State Trunk Highway
- US Highway
- Interstate Highways (WDOT)
- Interstate Highway
- Civil Towns
- Civil Town
- 24K Open Water
- 24K Rivers and Shorelines
- Municipalities



Map created on Aug 10, 2011
 Note: Not all RR Sites have been geo-located yet.



Scale: 1:80,000

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

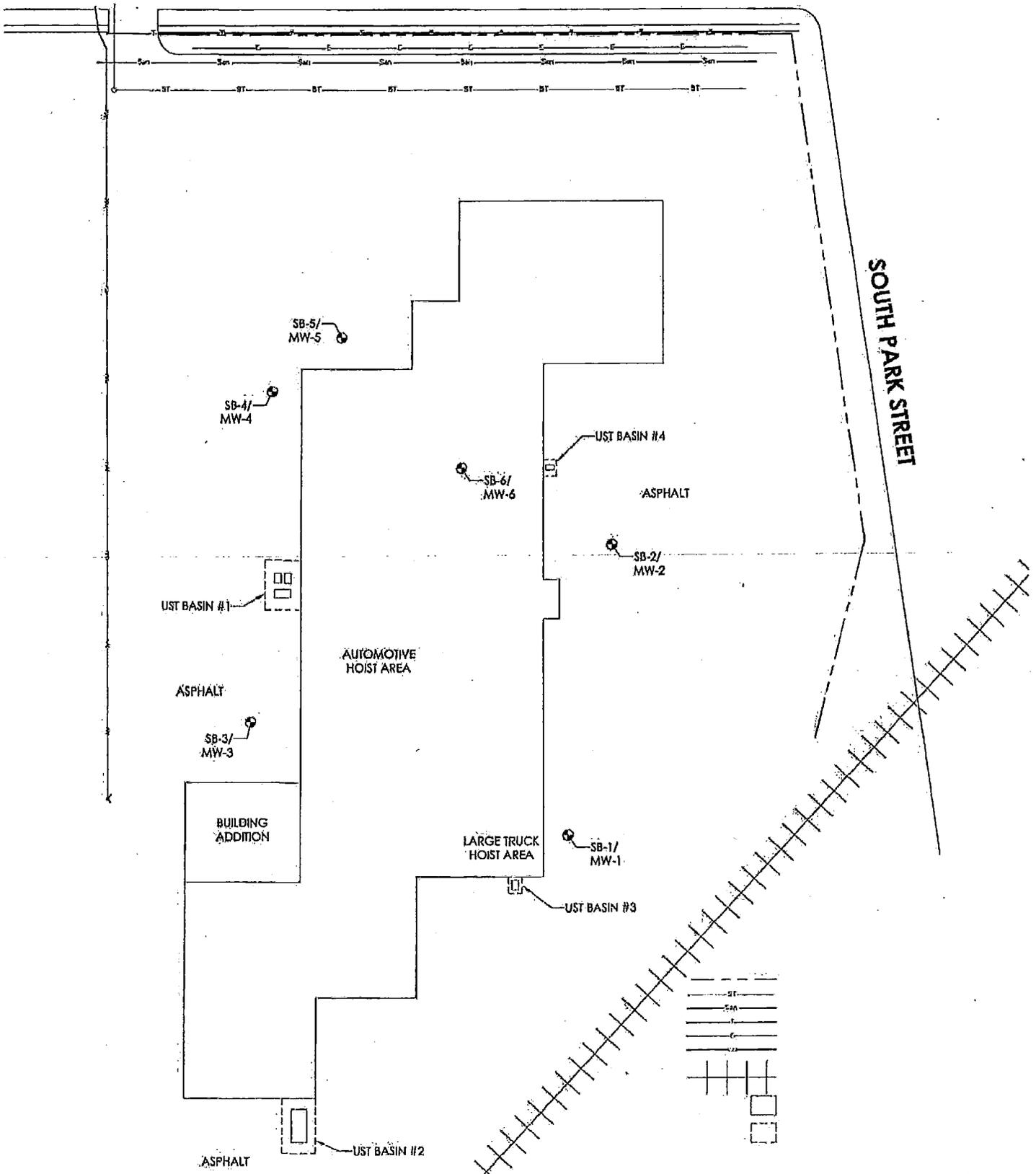
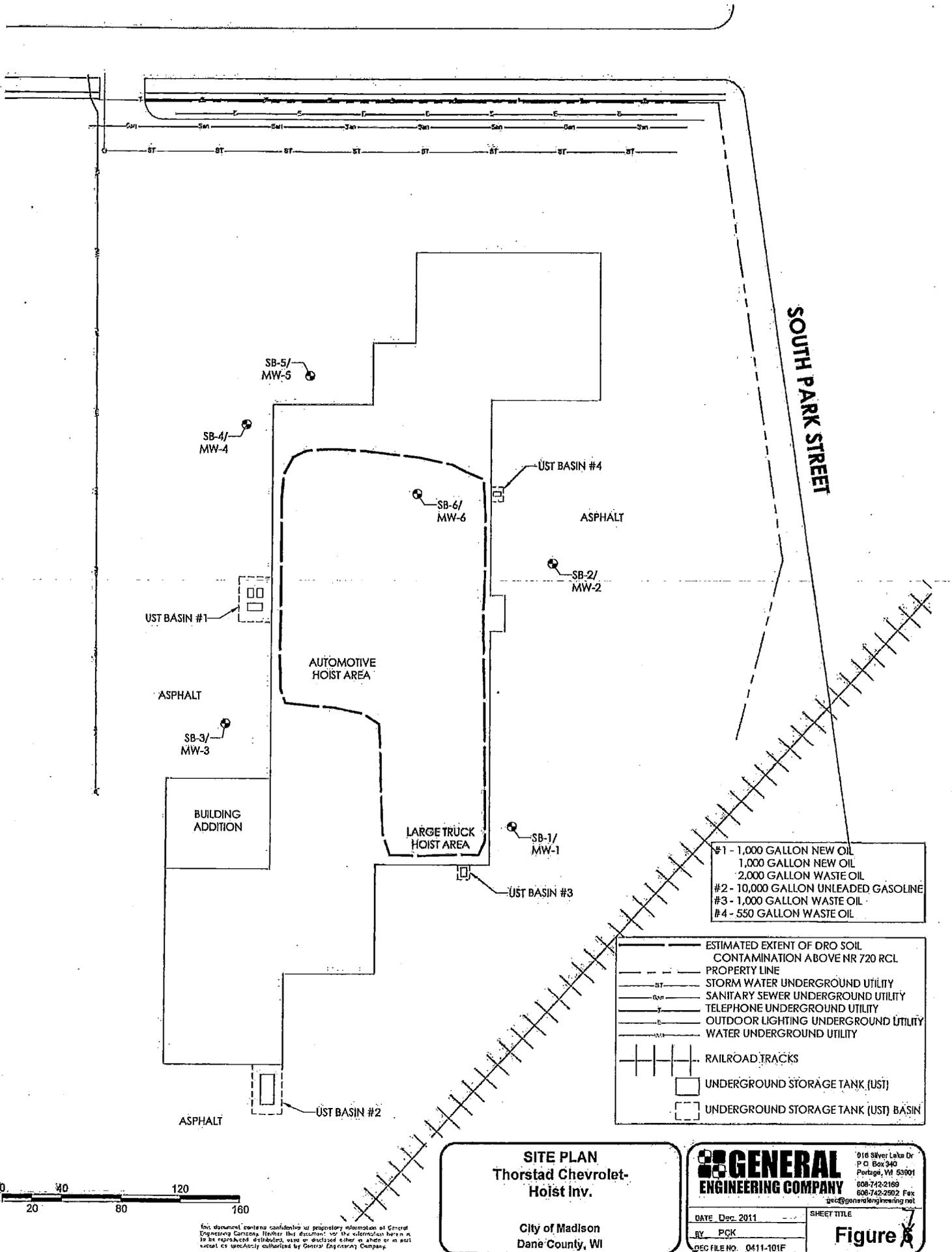


FIGURE 2
Site Plan
Thorstad Chevrolet

City of Madison
 Dane County, WI

<p>GENERAL ENGINEERING COMPANY</p>	<p>916 Silver Lake Dr P.O. Box 310 Portage, WI 53901 608-742-2107 608-742-2997 Fax gec@generalengineering.net</p>	
	<p>DATE August, 2011</p>	<p>SHEET TITLE</p>
	<p>BY ZLR</p>	<p>2.0</p>
<p>SEC FILE NO 0411-101F</p>		

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- #1 - 1,000 GALLON NEW OIL
1,000 GALLON NEW OIL
2,000 GALLON WASTE OIL
- #2 - 10,000 GALLON UNLEADED GASOLINE
- #3 - 1,000 GALLON WASTE OIL
- #4 - 550 GALLON WASTE OIL

ESTIMATED EXTENT OF DRO SOIL CONTAMINATION ABOVE NR 720 RCL

PROPERTY LINE

ST - STORM WATER UNDERGROUND UTILITY

San - SANITARY SEWER UNDERGROUND UTILITY

T - TELEPHONE UNDERGROUND UTILITY

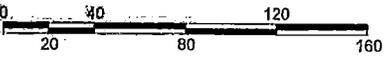
L - OUTDOOR LIGHTING UNDERGROUND UTILITY

W - WATER UNDERGROUND UTILITY

RAILROAD TRACKS

□ UNDERGROUND STORAGE TANK (UST)

□ UNDERGROUND STORAGE TANK (UST) BASIN



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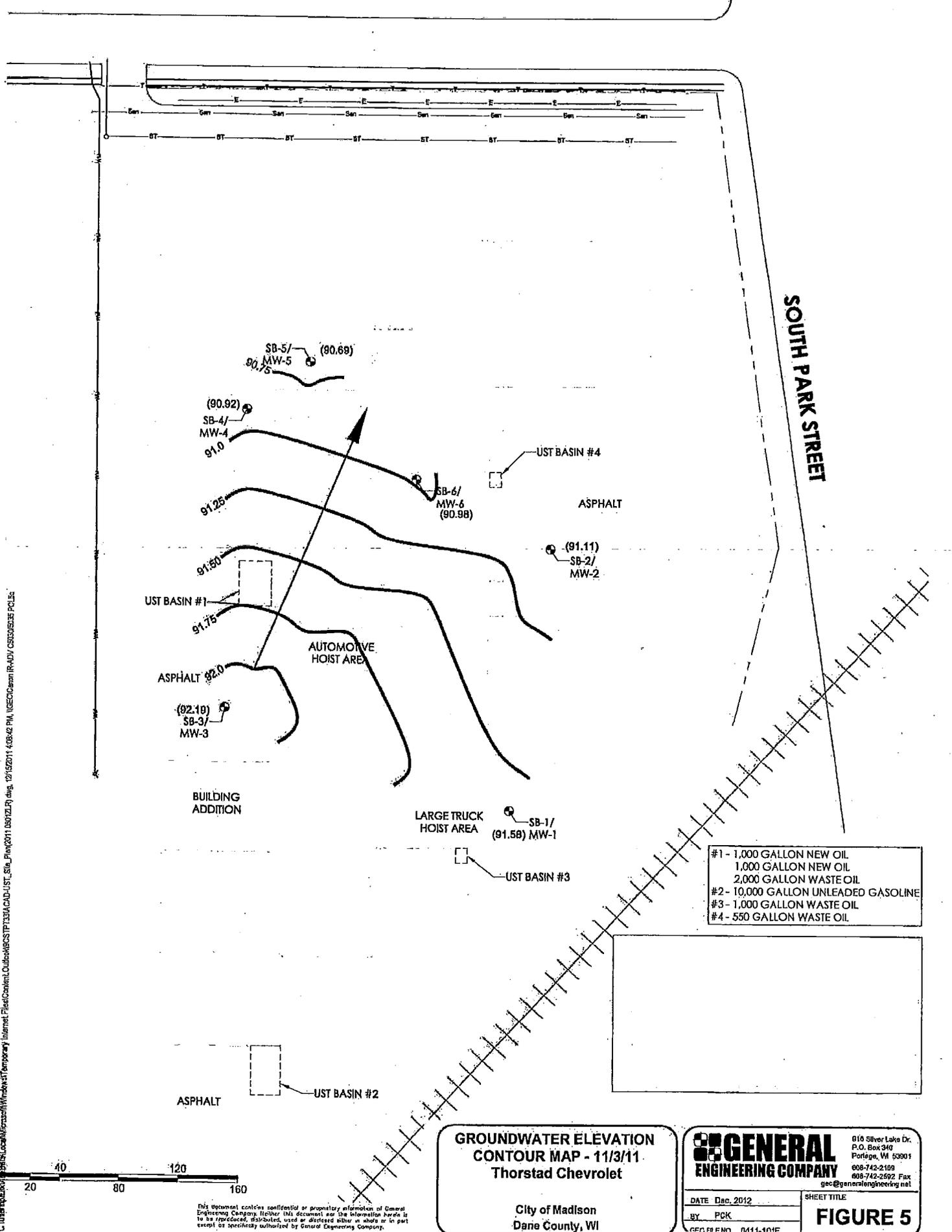
SITE PLAN
Thorstad Chevrolet-
Hoist Inv.

City of Madison
 Dane County, WI

GENERAL ENGINEERING COMPANY
 916 Silver Lake Dr
 P.O. Box 340
 Portage, WI 53901
 608-742-2169
 608-742-2892 Fax
 gee@generalengineering.net

DATE Dec 2011 SHEET TITLE
 BY PCK
 REG FILE NO. 0411-101F **Figure 3**

C:\Users\pck\Documents\Projects\Thorstad\Thorstad\GIS\Map\110311\110311_01.dwg, 12/15/2011 4:08:42 PM, (GEC)C:\Users\pck\Documents\Projects\Thorstad\Thorstad\GIS\Map\110311\110311_01.dwg



- #1 - 1,000 GALLON NEW OIL
1,000 GALLON NEW OIL
2,000 GALLON WASTE OIL
- #2 - 10,000 GALLON UNLEADED GASOLINE
- #3 - 1,000 GALLON WASTE OIL
- #4 - 550 GALLON WASTE OIL

**GROUNDWATER ELEVATION
CONTOUR MAP - 11/3/11**
Thorstad Chevrolet

City of Madison
Dane County, WI

**GENERAL
ENGINEERING COMPANY**

810 Silver Lake Dr.
P.O. Box 340
Portage, WI 53901
908-742-2109
908-742-2592 Fax
gec@generalengineering.net

DATE Dec, 2012	SHEET TITLE
BY PCK	FIGURE 5
GEC FILE NO. 0411-101F	

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TABLE 1
SUMMARY OF SOIL ANALYTICAL RESULTS
UNDERGROUND HOIST ASSESSMENT
GRO, DRO, PVOC AND NAPHTHALENE
THORSTAD AUTOMOTIVE

Sample No.	NR 720 RCL	NR 746 SSL	NR 746 DCL	Hoist 1	Hoist 2	Hoist 3	Hoist 4	Hoist 5	Hoist 6	Hoist 7	Hoist 8	Hoist 9
Sampling Date				09/26/11	09/26/11	09/26/11	09/26/11	09/26/11	09/26/11	09/26/11	09/26/11	09/27/11
Sample Depth (feet)												
GASOLINE RANGE ORGANICS (GRO); DIESEL RANGE ORGANICS (DRO) (mg/kg)												
GRO	100	NE	NE	6.0	29.9	<2.6	<2.6	<2.6	78.8	<2.9	NA	NA
DRO	100	NE	NE	711	2710	30.8	61.8	273	1200	18.2	<.78	1150
PETROLEUM VOLATILE ORGANIC COMPOUNDS (PVOC) (µg/kg)												
Benzene	5.5	8500	1100	<25	<25	<25	<25	<25	<25	<25	<25	<25
Ethylbenzene	2900	4600	NE	<25	<25	<25	<25	<25	145	<25	<25	<25
Methyl tert-butyl ether	NE	NE	NE	<25	<25	<25	<25	<25	<25	<25	<25	<25
Naphthalene	NE	2700	NE	108	256	<25	<25	<25	55.4J	<25	<25	<25
Toluene	1500	38000	NE	<25	<25	<25	<25	<25	<25	<25	<25	<25
1,2,4-Trimethylbenzene	NE	83000	NE	<25	42.8J	<25	<25	<25	1470	<25	<25	<25
1,3,5-Trimethylbenzene	NE	11000	NE	<25	<25	<25	<25	<25	<25	<25	<25	<25
Xylenes, -m, -p	4100	42000	NE	<75	<75	<75	<75	<75	<225	<75	<75	<75
Xylenes, -o												

mg/kg = milligrams per kilogram
µg/kg = micrograms per kilogram
RCL = Residual Contaminant Level
SSL = Soil Screening Level
DCL = Direct Contact Level
NA = Parameter not analyzed
NE = NR 720 RCL not established
Q = Analyte detected above laboratory limit of detection but below limit of quantitation.
Bold indicates analytical results exceed NR 720 RCL

TABLE 1
SUMMARY OF SOIL ANALYTICAL RESULTS
UNDERGROUND HOIST ASSESSMENT
GRO, DRO, PVOC AND NAPHTHALENE
THORSTAD AUTOMOTIVE

Sample No.	NR 720 RCL	NR 746 SSL	NR 746 DCL	Hoist 10	Hoist 11	Hoist 12	Hoist 13	Hoist 14	Hoist 15	Hoist 16	Hoist 17
Sampling Date				09/27/11	09/27/11	09/27/11	09/27/11	09/27/11	09/27/11	09/27/11	09/27/11
Sample Depth (feet)											
GASOLINE RANGE ORGANICS (GRO), DIESEL RANGE ORGANICS (DRO)											
GRO	100	NE	NE	NA							
DRO	100	NE	NE	113	2.6	51.3	27.4	151	6.5	16.0	2.2
PETROLEUM VOLATILE ORGANIC COMPOUNDS (PVOC) (µg/kg)											
Benzene	5.5	8500	1100	<25	<25	<25	<25	<25	<25	<25	<25
Ethylbenzene	2900	4600	NE	<25	<25	<25	<25	<25	<25	<25	<25
Methyl tert-butyl ether	NE	NE	NE	<25	<25	<25	<25	<25	<25	<25	<25
Naphthalene	NE	2700	NE	<25	<25	<25	<25	<25	<25	<25	<25
Toluene	1500	38000	NE	<25	<25	<25	<25	<25	<25	<25	<25
1,2,4-Trimethylbenzene	NE	83000	NE	<25	<25	<25	<25	<25	<25	<25	<25
1,3,5-Trimethylbenzene	NE	11000	NE	<25	<25	<25	<25	<25	<25	<25	<25
Xylenes, -m, -p	4100	42000	NE	<75	<75	<75	<75	<75	<75	<75	<75
Xylenes, -o				<75	<75	<75	<75	<75	<75	<75	<75

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Bold indicates analytical results exceed NR 720.RCL

TABLE 1
SUMMARY OF SOIL ANALYTICAL RESULTS
UNDERGROUND HOIST ASSESSMENT
GRO, DRO, PVOC AND NAPHTHALENE
THORSTAD AUTOMOTIVE

Sample No.	NR 720	NR 746	NR 746	Hoist 18	Hoist 19	Hoist 20	Hoist 21	Hoist 22	Hoist 23	Hoist 24	Hoist 25
Sampling Date	RCL	SSL	DCL	09/27/11	09/27/11	09/27/11	09/27/11	09/27/11	09/27/11	09/27/11	09/27/11
Sample Depth (feet)											
GASOLINE RANGE ORGANICS (GRO), DIESEL RANGE ORGANICS (DRO)											
GRO	100	NE	NE	NA	NA	NA	NA	NA	NA	NA	NA
DRO	100	NE	NE	2.2	1.4J	243	2810	1240	2180	10.5	58.8
PETROLEUM VOLATILE ORGANIC COMPOUNDS (PVOC) (µg/kg)											
Benzene	5.5	8500	1100	<25	<25	<25	<25	<25	<25	<25	<25
Ethylbenzene	2900	4600	NE	<25	<25	<25	<25	<25	<25	<25	<25
Methyl tert-butyl ether	NE	NE	NE	<25	<25	<25	<25	<25	<25	<25	<25
Naphthalene	NE	2700	NE	<25	<25	<25	<25	<25	<25	<25	<25
Toluene	1500	38000	NE	<25	<25	<25	<25	<25	<25	<25	<25
1,2,4-Trimethylbenzene	NE	83000	NE	<25	<25	<25	<25	<25	<25	<25	<25
1,3,5-Trimethylbenzene	NE	11000	NE	<25	<25	<25	<25	<25	<25	<25	<25
Xylenes, -m, -p	4100	42000	NE	<75	<75	<75	<75	<75	<75	<75	<75
Xylenes, -o											

mg/kg = milligrams per kilogram

µg/kg = micrograms per kilogram

RCL = Residual Contaminant Level

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DCL = Direct Contact Level

NA = Parameter not analyzed

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TABLE 1
SUMMARY OF SOIL ANALYTICAL RESULTS
UNDERGROUND HOIST ASSESSMENT
GRO, DRO, PVOC AND NAPHTHALENE
THORSTAD AUTOMOTIVE

Sample No.	NR 720 RCL	NR 746 SSL	NR 746 DCL	Hoist 27	Hoist 28	Hoist 29	Hoist 30	Hoist 38	Hoist 39	Hoist 40	Hoist 41
Sampling Date				10/17/2011	10/17/2011	10/17/2011	10/17/2011	10/17/2011	10/17/2011	10/17/2011	10/17/2011
Sample Depth (feet)											
GASOLINE RANGE ORGANICS (GRO), DIESEL RANGE ORGANICS (DRO)											
GRO	100	NE	NE	NA							
DRO	100	NE	NE	63.1	445	90.6	<0.81	807	1.9	217	9650
PETROLEUM VOLATILE ORGANIC COMPOUNDS (PVOC) (µg/kg)											
Benzene	5.5	8500	1100	NA							
Ethylbenzene	2900	4600	NE	NA							
Methyl tert-butyl ether	NE	NE	NE	NA							
Naphthalene	NE	2700	NE	NA							
Toluene	1500	38000	NE	NA							
1,2,4-Trimethylbenzene	NE	83000	NE	NA							
1,3,5-Trimethylbenzene	NE	11000	NE	NA							
Xylenes, -m, -p	4100	42000	NE	NA							
Xylenes, -o				NA							

mg/kg = milligrams per kilogram

µg/kg = micrograms per kilogram

RCL = Residual Contaminant Level

SSL = Soil Screening Level

DCL = Direct Contact Level

NA = Parameter not analyzed

NE = NR 720 RCL not established

Q = Analyte detected above laboratory limit of detection but below limit of quantital

Bold indicates analytical results exceed NR 720 RCL

**TABLE 1 - CONTINUED
SUMMARY OF SOIL ANALYTICAL RESULTS
UST HOIST ASSESSMENT
PAH ANALYSIS
THORSTAD AUTOMOTIVE**

Sample No.	Groundwater Pathway	Direct Contact Pathway		HOIST #28	HOIST #29	HOIST #30	HOIST #38	HOIST #40	HOIST #41
		Non-Industrial (ug/kg)	Industrial (ug/kg)	10/17/2011	10/17/2011	10/17/11	10/17/11	10/17/11	10/17/11
Sampling Date				7'	7'	7'	7'	7'	7'
Sample Depth (feet)									
Polycyclic Aromatic Hydrocarbons (PAH) (ug/kg)									
Acenaphthene	38,000	900,000	60,000,000	<2.8	<2.7	<2.7	<13.8	<2.7	<24.7
Acenaphthylene	700	18,000	360,000	<3.2	<3.0	>3.1	<15.6	<3.1	<28
Anthracene	3,000,000	5,000,000	300,000,000	<4.6	<4.4	<4.5	<22.9	<4.5	<40.9
Benzo(a)anthracene	17,000	88	3,900	<2.8	<2.7	<2.7	<14.0	14.3J	49.6J
Benzo(a)pyrene	48,000	8.8	390	<3.3	<3.1	<3.1	<16.1	15.8J	34.3J
Benzo(b)fluoranthene	360,000	88	3,900	<3.4	<3.3	<3.3	<17.0	20.1	64.9J
Benzo(ghi)pyrene	6,800,000	18,000	39,000	<2.6	<2.5	<2.5	<13.0	10.3J	<23.2
Benzo(k)fluoranthene	870,000	88,000	39,000	<3.7	<3.5	<3.6	<18.2	10.9J	40.6J
Chrysene	37,000	8,800	390,000	<3.6	<3.4	<3.5	<17.8	14.3J	55.9J
Dibenz(a,h)anthracene	38,000	8.8	390	<5.4	<5.1	<5.2	<26.7	<5.3	<47.8
Fluoranthene	500,000	600,000	40,000,000	<10	<9.4	<9.6	<49.1	31.5	116J
Fluorene	100,000	600,000	40,000,000	<5.0	<4.7	<4.8	<24.4	<4.8	62.6J
Indeno(1,2,3-cd)pyrene	680,000	88	3,900	<2.8	<2.7	<2.7	<14.0	5.9J	<25
1-Methylnaphthalene	23,000	1,100,000	70,000,000	<3.0	<2.9	<2.9	<15.0	<3.0	238
2-Methylnaphthalene	20,000	600,000	40,000,000	<3.0	<2.9	<2.9	<15.0	<3.0	323
Naphthalene	400	20,000	110,000	<3.5	<3.3	<3.4	<17.2	<3.4	90.1J
Phenanthrene	1,800	18,000	390,000	<4.4	<4.2	<4.2	<21.6	17.5J	205
Pyrene	8,700,000	500,000	30,000,000	<3.6	3.7J	<3.5	<18.0	20.9	442

mg/kg = milligrams per kilogram

ug/kg = micrograms per kilogram

RCL = Residual Contaminant Level

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Q = Analyte detected above laboratory limit of detection but below limit of quantitation.

Bold indicates analytical results exceed NR the suggested generic residual contaminant level (RCL) for PAH Compounds

**TABLE 2
SUMMARY OF SOIL ANALYTICAL RESULTS
SOIL BORING RESULTS
THORSTAD AUTOMOTIVE**

Sample No.	Groundwater Pathway	Direct Contact Pathway		SB-1	SB-2	SB-3	SB-4	SB-5
		Non-Industrial (ug/kg)	Industrial (ug/kg)	10/19/2011 4-5'	10/19/2011 5-7'	10/19/2011 7'	10/19/11 5'	10/19/11 7-8'
Diesel Range Organics (DRO) (mg/kg)								
Diesel Range Organics				3.6	1.9	0.90J	<0.71	4.2
Polycyclic Aromatic Hydrocarbons (PAH)(ug/kg)								
Acenaphthene	38,000	900,000	60,000,000	5.7J	<2.8	<2.7	<2.8	NA
Acenaphthylene	700	18,000	360,000	217	<3.2	<3.0	<3.2	NA
Anthracene	3,000,000	5,000,000	300,000,000	140	<4.6	<4.4	<4.6	NA
Benzo(a)anthracene	17,000	88	3,900	370	<2.8	<2.7	<2.8	NA
Benzo(a)pyrene	48,000	8.8	390	333	<3.2	<3.0	<3.3	NA
Benzo(b)fluoranthene	360,000	88	3,900	205	<3.4	<3.3	<3.4	NA
Benzo(ghi)pyrene	6,800,000	18,000	39,000	177	<2.6	<2.5	<2.6	NA
Benzo(k)fluoranthene	870,000	88,000	39,000	275	<3.7	<3.5	<3.7	NA
Chrysene	37,000	8,800	390,000	470	<3.8	<3.4	<3.6	NA
Dibenz(a,h)anthracene	38,000	8.8	390	70.3	<5.4	<5.2	<5.4	NA
Fluoranthene	500,000	600,000	40,000,000	395	<9.9	<9.5	<9.9	NA
Fluorene	100,000	600,000	40,000,000	17.7J	<4.9	<4.7	<4.9	NA
Indeno(1,2,3-cd)pyrene	680,000	88	3,900	135	<2.8	<2.7	<2.8	NA
1-Methylnaphthalene	23,000	1,100,000	70,000,000	3.6J	<3.0	<2.9	<3.0	NA
2-Methylnaphthalene	20,000	600,000	40,000,000	5.4J	<3.0	<2.9	<3.0	NA
Naphthalene	400	20,000	110,000	<3.3	<3.5	<3.3	<3.5	NA
Phenanthrene	1,800	18,000	390,000	292	<4.3	<4.2	<4.4	NA
Pyrene	8,700,000	500,000	30,000,000	710	<3.6	<3.5	<3.6	NA

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