

The following site is being submitted for inclusion into the Groundwater GIS registry:

- For DNR County and Region list go to:
<g:\pfipecfa\site\gis\BRRTS County and Region Codes.xls>
- To begin, click on cell to the right of; *This is a:*
- Use Tab, ↓ or Pg Down to navigate form. Print & include with file when completed.

This is a:	New Submittal
BRRTS ID (no dashes):	0313001993
Comm # (no dashes):	53704433766
County:	Dane
Region:	South Central
Site name:	Spahn Property
Street Address:	3066 E Washington Ave
City:	Madison
Final Closure Date	2002-10-14
Closure Conditions:	met
Off-source property contamination?	No
(If yes, attach locational data and deed information on pg. 2)	
Right-of-way contamination?	Yes
Contaminated media:	Groundwater
GPS Coordinates (meters in the WTM91 projection)	
Easting (X):	573478
Northing (Y):	292611
Collection Method:	DNR Web Site
Scale or Resolution:	1:3,839
(1:24,000 scale or finer)	
Prepared by:	Jon Heberer
Submitted by:	Cheryl Nelson

Source Property Checklist

- Final Closure Letter
- Copy of the most recent deed, which includes legal description for all properties w/ GW > NR 140 ES
- Where the legal description in the deed(s) refers to a certified survey map or recorded plat map, include those documents
- Parcel ID for all properties w/ GW > NR 140 ES
- General Location Map
- Detailed Location Map showing property boundaries, buildings, MW(s) and/or potable wells etc for properties with GW >NR140 ES
- Latest Map(s) showing extent or outline of current GW plume (isoconcentrations)
- Map showing GW flow direction
- Latest Table of GW results
- Geologic cross section (if generated as part of the site investigation)
- Statement signed by RP certifying correctness of legal descriptions
- Updated Database



October 14, 2002

Mr. William Spahn
W11092 Rodney Drive
Lodi, Wisconsin 53707

Subject: **Final Case Closure**

Commerce # 53704-4337-66; WDNR BRRTS: 03-13-001993
Spahn Property, 3066 East Washington Avenue, Madison, WI

Dear Mr. Spahn:

This letter acknowledges receipt of the information requested in the Wisconsin Department of Commerce's (Commerce) PECFA Site Review Section July 25, 2002 conditional closure letter. On August 27, 2002 Commerce received a copy of the monitoring well abandonment documentation and a copy of the recorded "Notice of Contamination to Property".

This site is now listed as "closed" on the Commerce database. It is in your best interest to keep all documentation related to the investigation and remediation of your site.

If future site conditions indicate that any remaining contamination poses a threat, and subsequent information indicates a need to reopen this case, any original claim under the PECFA fund would also reopen and you may apply for assistance to the extent of remaining eligibility. If contamination is encountered, appropriate measures must be implemented to assure any residual contamination is managed following all applicable State of Wisconsin regulations and standards.

Thank you for your efforts to protect Wisconsin's environment. If you have any questions, please contact me at (608) 261-5405 or in writing at the letterhead address.

Sincerely,

A handwritten signature in cursive script that reads 'Jon Heberer'.

Jon Heberer
Hydrogeologist
Department of Commerce
PECFA Site Review Section

cc: Richard Eakins, BT², Inc.
Case File

DOCUMENT NO.

1957734

STATE BAR OF WISCONSIN FORM 1 - 1968
WARRANTY DEED

THIS SPACE RESERVED FOR RECORDING DATA

REGISTER'S OFFICE
DADE COUNTY, WI. 53
RECORDED ON

Dec 30 3 33 PM '86

CARL L. HOFF
REGISTER OF DEEDS

VOL 9314 PAGE 12

This Deed, made between JUMBO, INC., a Wisconsin corporation

and William H. Spahn, Grantor,

Witnesseth, That the said Grantor, for a valuable consideration

conveys to Grantee the following described real estate in Dane County, State of Wisconsin:

RETURN TO
Brigham & Calloun
760 S. Wisconsin St.
Madison, WI 53704

Per attached schedule A

Tax Parcel No

15
12/30/86

This deed is given in liquidation of the grantor for no consideration except stock.

EXEMPT (15)

This is not homestead property.
(is) (is not)

Together with all and singular the hereditaments and appurtenances thereunto belonging;
And JUMBO, INC.
warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except

and will warrant and defend the same.

Dated this 26th day of December, 1986

JUMBO, INC.
by: William H. Spahn (SEAL)

William H. Spahn, Pres.

(SEAL) Vivian Wagner, Sec. (SEAL)

AUTHENTICATION

Signature(s)

authenticated this 29th day of December, 1986

Robert H. Brigham, Atty.

Robert H. Brigham, Atty.

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

Robert H. Brigham, Atty.

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

ACKNOWLEDGMENT

STATE OF WISCONSIN

ss.

County,

Personally came before me this day of 1986 the above named

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

Notary Public County, Wis.
My Commission is permanent (if not, state expiration date) 1986

6.2

Lots 11 and 12 and that part of Lot 10, described as follows: the Southerly 34 feet 5 inches, measured along the Easterly line of said Lot 10 and having 34 feet 5 inches front on McCormick Avenue with a depth of 80 feet and 34 feet 5 inches on the northwesterly extension of the line between Lots 12 and 13 all in Block 2 of Assessor's Plat of McCormick's Subdivision, except that part of said premises conveyed to the City of Madison, Wisconsin described as follows: Part of Lots 10, 11, and 12, Block 2, Assessor's Plat of McCormick's Subdivision more fully described as follows: Beginning at the most Southerly corner of Lot 12, Block 2, Assessor's Plat of McCormick's Subdivision; thence Northeasterly on the Southeast line of said Lot 12 and the Southeast line of Lot 11, Block 2 of said plat to the most Easterly corner of said Lot 11; thence Northwesterly on the Northeast line of said Lot 11 and the Northeast line of Lot 10, Block 2, of said plat to the most Northerly corner of said Lot 10; thence Southwesterly 10 feet at right angles to the Northeast line of Lot 10; thence Southeasterly 119.7 feet on a line that is parallel to and 10 feet Southwest of measured at right angles to the Northeast line of said Lots 10 and 11; thence on a curve to the right convex to the East having a radius of 15 feet and a long chord that bears S6 degrees 39'E, 20.4 feet; thence S36 degrees 02'W, 56.4 feet to a point in the Southwest line of said Lot 12; last mentioned point being 5.27 feet Northwest of the most Southerly corner of said Lot 12 measured along the Southwest line of said Lot 12; thence Southeasterly 5.27 feet on the Southwest line of said Lot 12 to the point of beginning.

Lot 13, Block 2, Assessor's Plat of McCormick's Subdivision, in the City of Madison, except a part of said lot: Commencing at a point on the West line of Section 32, Township 8 North, Range 10 East, 3.24 feet North of the Southwest corner; thence S88 degrees, 51'E, 1679.45 feet; thence S43 degrees, 35'W, 73.48 feet; thence S40 degrees, 43'W, 609.26 feet to the point of beginning; thence continuing S40 degrees, 43'W, 110 feet. Said parcel includes all land, of the owner in said Lot 13, lying between the above described reference line and a line described as follows: On a straight line from a point 77 feet, to a point 68 feet, both points northwesterly of and normal to said reference line, from its point of beginning, southwesterly 110 feet measured along said reference line.

A part of Lots 9 and 10, of Block 2, Assessor's Plat of McCormick Subdivision, in the City of Madison, described more fully as follows: Beginning at the South corner of said Lot 10; thence N49 degrees, 42'W along the Southwest line of said lot, 83.4 feet to the Starkweather Creek; thence N4 degrees, 10'E along the bank of the Starkweather Creek, 49.2 feet to the intersection with the Northwesterly extension of the line between Lots 12 and 13; thence S49 degrees, 42'E along said lot line extension 113 feet to an iron stake at the Northerly corner of said Lot 13; thence S40 degrees, 18'W along said Lot line, 40 feet to the point of beginning.

All above land located in the City of Madison.

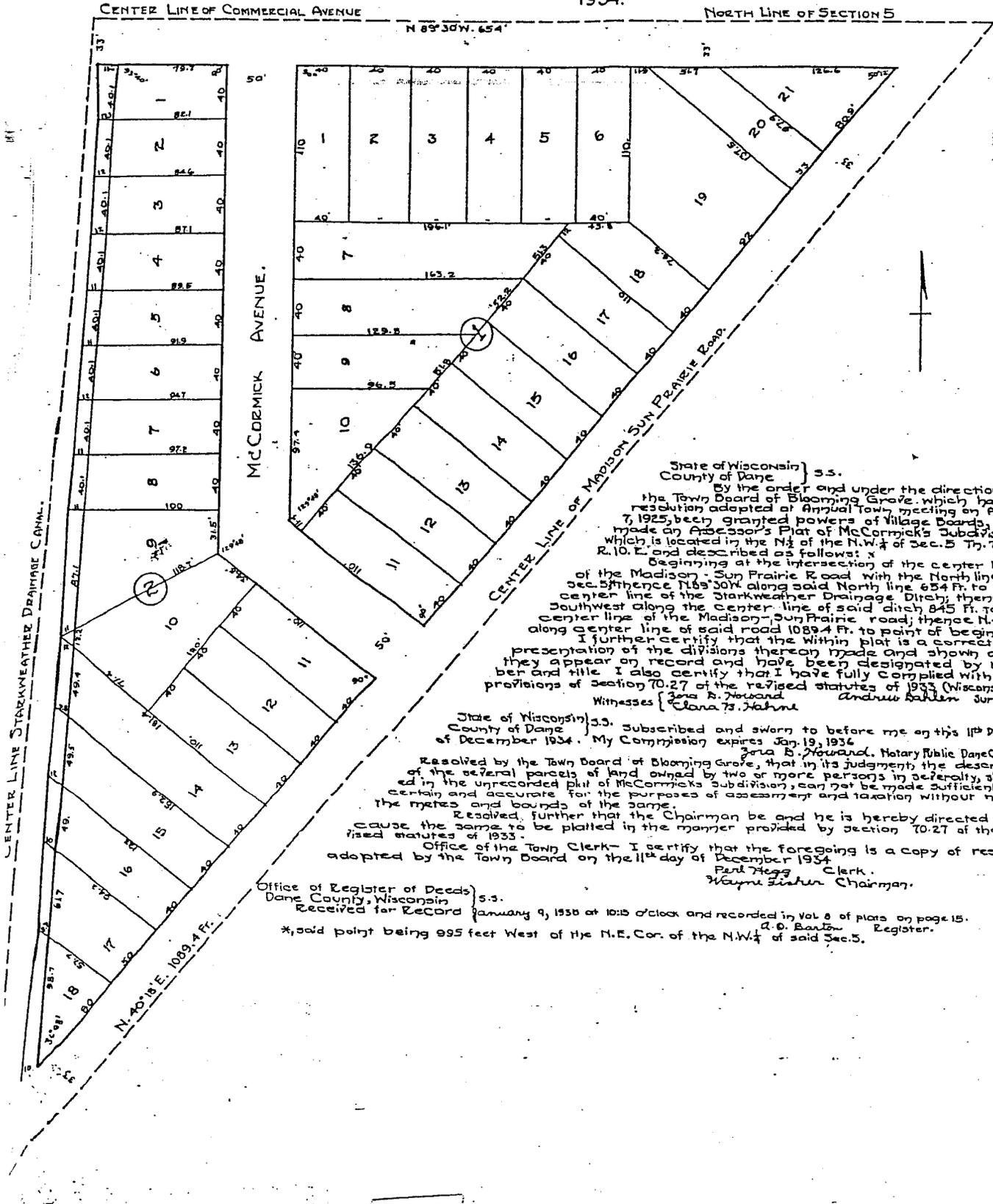
ASSESSOR'S PLAT

OF McCORMICK'S SUBDIVISION.

PART OF N $\frac{1}{2}$, N.W. $\frac{1}{4}$ SEC. 5 T $\frac{1}{2}$ N. 7 N.R. 10E. DANE CO. WIS.

SCALE: 1" = 50 FEET.

ANDREW DAHLEN SURVEYOR.
1934.



State of Wisconsin }
County of Dane } s.s.
By the order and under the direction of the Town Board of Blooming Grove, which has, by resolution adopted at Annual Town meeting on April 7, 1925, been granted powers of Village Boards, I have made an Assessor's Plat of McCormick's Subdivision which is located in the N $\frac{1}{2}$ of the N.W. $\frac{1}{4}$ of Sec. 5 T $\frac{1}{2}$ N. 7 N.R. 10E. and described as follows: x
Beginning at the intersection of the center line of the Madison Sun Prairie Road with the North line of Sec. 5 thence N89°30'W along said North line 634 ft. to the center line of the Stormweather Drainage Ditch; thence Southwest along the center line of said ditch 845 ft. to the center line of the Madison Sun Prairie road; thence N40°18'E along center line of said road 1089.4 ft. to point of beginning.
I further certify that the within plat is a correct representation of the divisions thereon made and shown as they appear on record and have been designated by number and title. I also certify that I have fully complied with the provisions of Section 70.27 of the revised statutes of 1933 (Wisconsin).
Witnesses { Clara B. Howard
Andrew Dahlen Surveyor

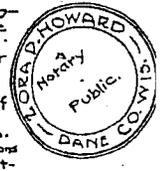
State of Wisconsin }
County of Dane } s.s.
Subscribed and sworn to before me on this 11th day of December 1934. My Commission expires Jan. 19, 1936.
Clara B. Howard, Notary Public Dane Co. Wis.

Resolved by the Town Board of Blooming Grove, that in its judgment the descriptions of the several parcels of land owned by two or more persons in severalty, situated in the unrecorded plat of McCormick's Subdivision, can not be made sufficiently certain and accurate for the purposes of assessment and taxation without noting the metes and bounds of the same.

Resolved, further that the Chairman be and he is hereby directed to cause the same to be platted in the manner provided by section 70.27 of the revised statutes of 1933.

Office of the Town Clerk - I certify that the foregoing is a copy of resolutions adopted by the Town Board on the 11th day of December 1934.
Fern Hagg, Clerk.
Wayne Fisher, Chairman.

Office of Register of Deeds }
Dane County, Wisconsin } s.s.
Received for Record January 9, 1935 at 10:15 o'clock and recorded in Vol 8 of plats on page 15.
*said point being 995 feet West of the N.E. Cor. of the N.W. $\frac{1}{4}$ of said Sec. 5.
R. O. Barton, Register.



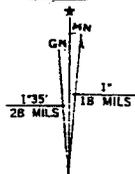


MADISON EAST, WIS.

SE/4 MADISON 15' QUADRANGLE
43089-A3-TF-024

1983

DMA 3170 III SE-SERIES V861



UTM GRID AND 1983 MAGNETIC NORTH
DECLINATION AT CENTER OF SHEET



QUADRANGLE LOCATION

PROJECT NO. 659
DRAWN BY: KP
CHECKED BY: JM
DRAWN: 05/10/95
SCALE: 1" = 2000'

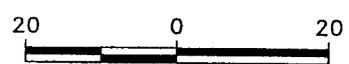
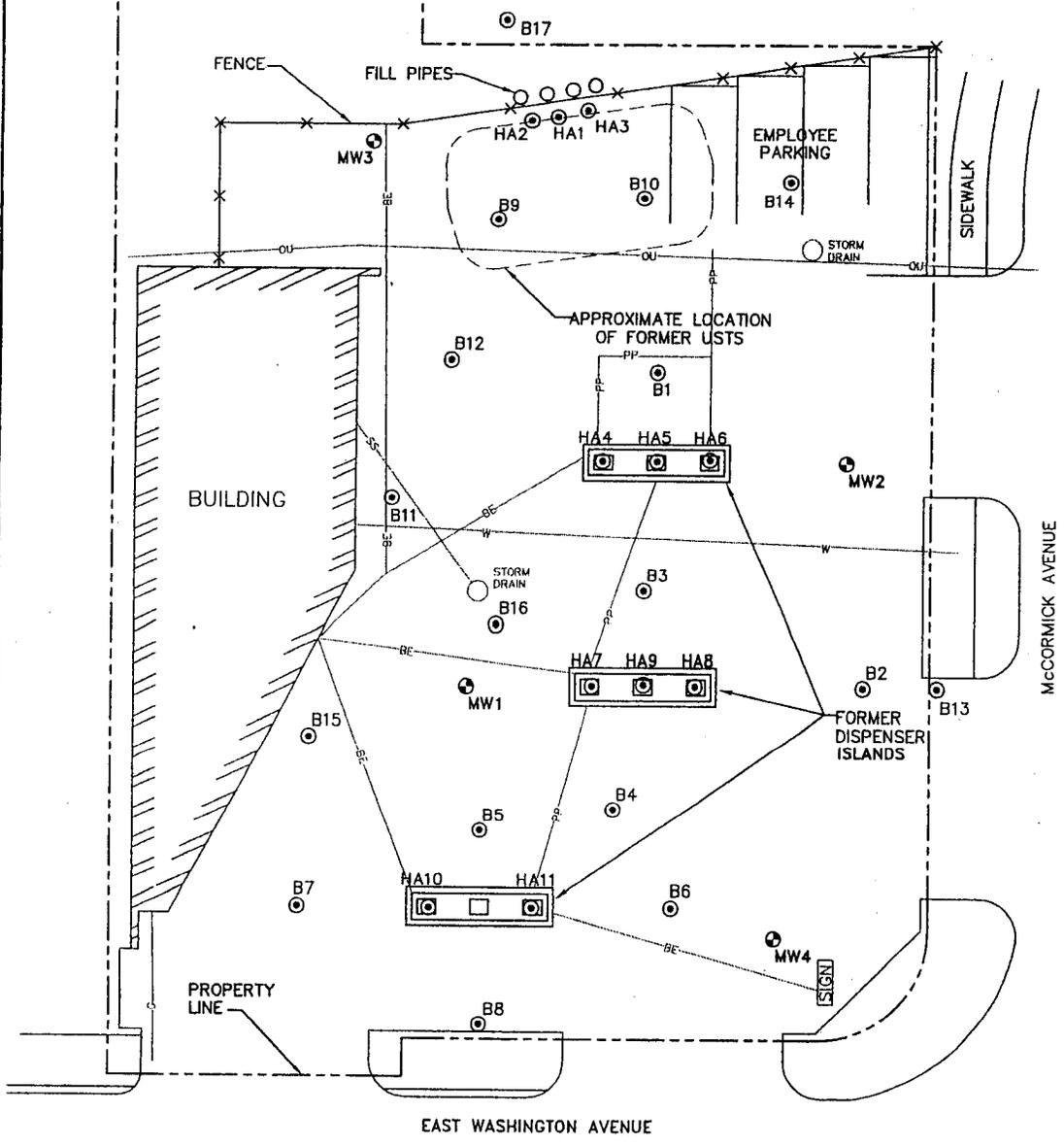
FIGURE 1
SITE LOCATION MAP
SPAHN PROPERTY
3066 EAST WASHINGTON AVENUE
MADISON, WISCONSIN





KEY

OU	OVERHEAD UTILITIES	⊙	SOIL BORING LOCATION
SS	STORM SEWER	⊗	MONITORING WELL LOCATION
G	GAS LINE		
W	WATER LINE		
BE	BURIED ELECTRIC		

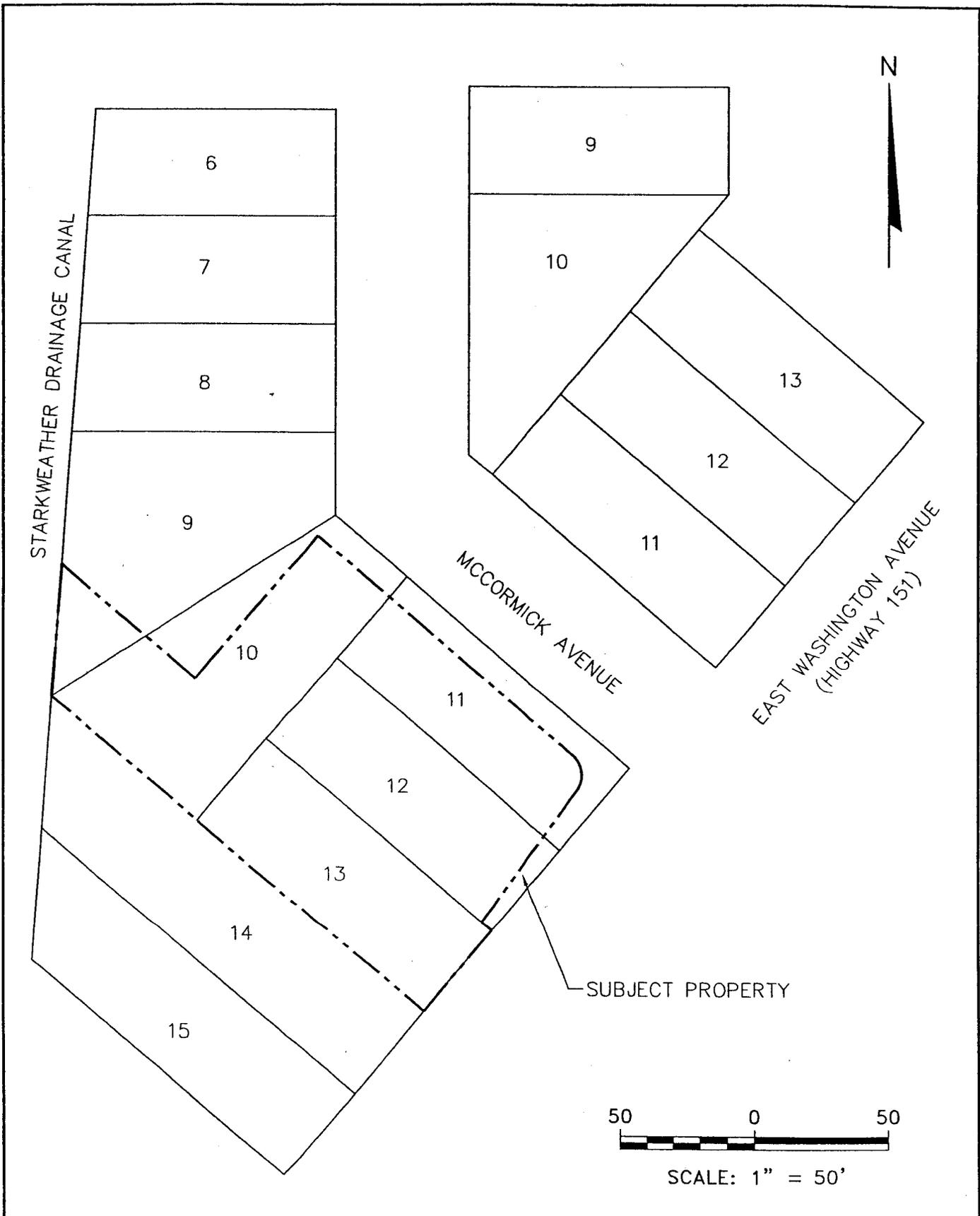


SCALE: 1" = 20'

PROJECT NO.	659
DRAWN BY:	KP
CHECKED BY:	JM
DRAWN:	05/10/95
REVISED:	01/04/02

FIGURE 3
 MAP OF CONTAMINATED PROPERTY
 SPAHN PROPERTY
 3066 EAST WASHINGTON AVENUE
 MADISON, WISCONSIN

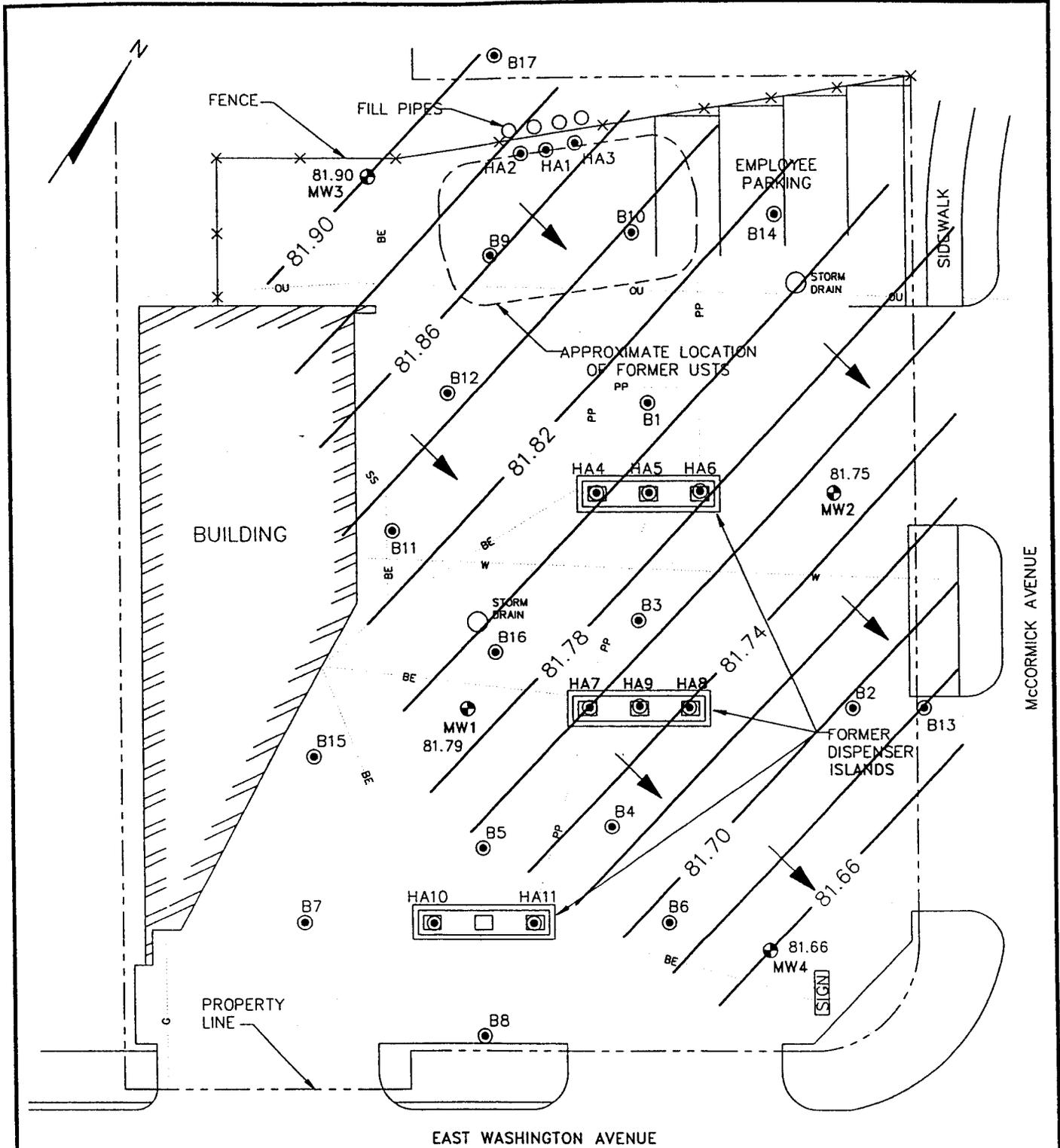




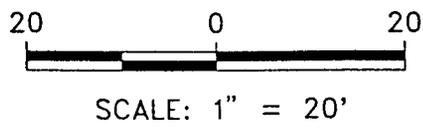
PROJECT NO. 659
DRAWN BY: KP
CHECKED BY: JM
DRAWN: 01/03/02
REVISED: 01/03/02

FIGURE 2
 LOCATION MAP
 SPAHN PROPERTY
 3066 EAST WASHINGTON AVENUE
 MADISON, WISCONSIN





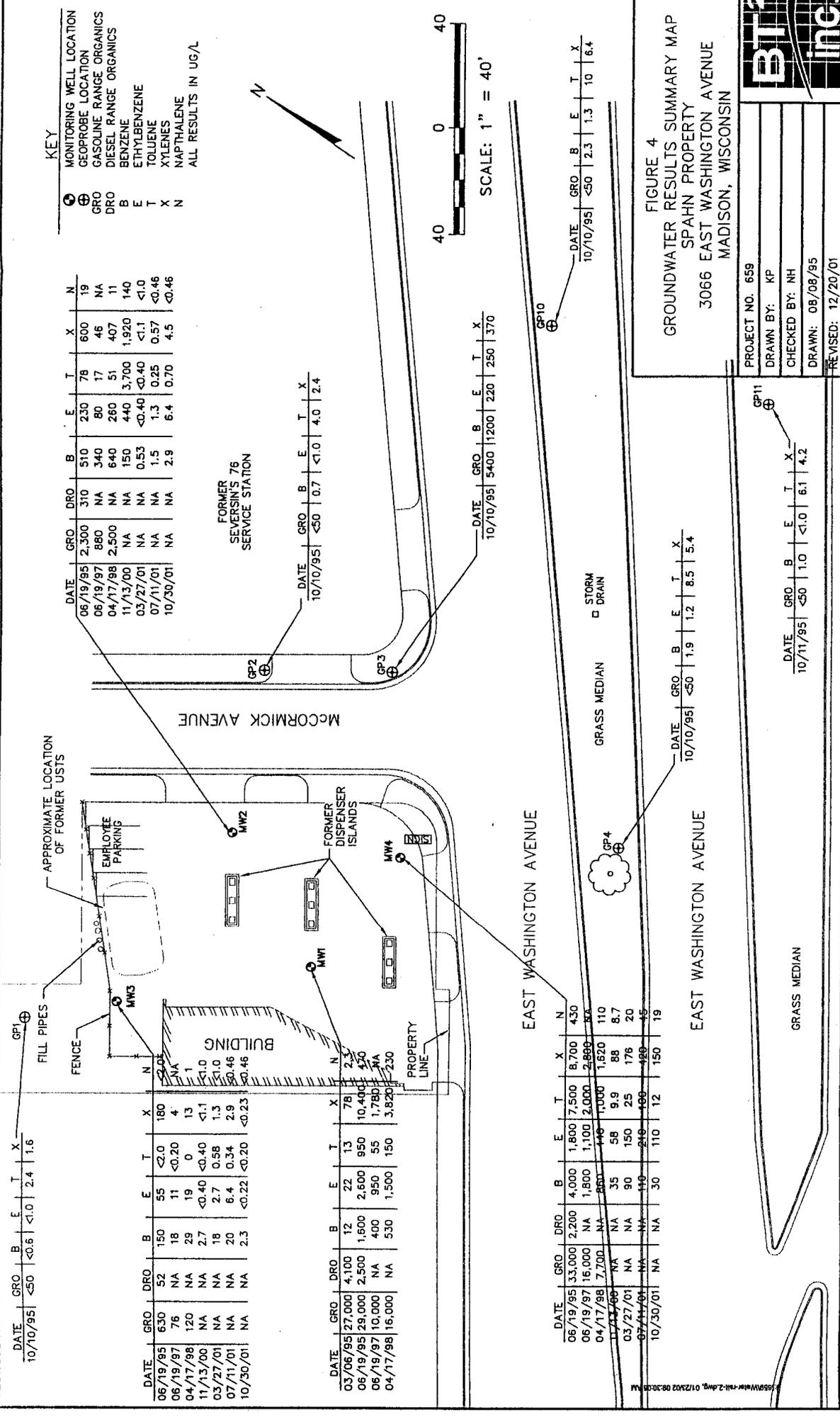
KEY	
OU OVERHEAD UTILITIES	⊙ SOIL BORING LOCATION
SS STORM SEWER	⊕ MONITORING WELL LOCATION
G GAS LINE	81.66 GROUNDWATER ELEVATION
W WATER LINE	—81.82 GROUNDWATER CONTOUR
BE BURIED ELECTRIC	➔ APPROXIMATE GROUNDWATER FLOW DIRECTION



PROJECT NO. 659
DRAWN BY: KP
CHECKED BY: JM
DRAWN: 08/08/95
REVISED: 12/01/95

FIGURE 8
WATER TABLE MAP FOR NOVEMBER 15, 1995
SPAHN PROPERTY
3066 EAST WASHINGTON AVENUE
MADISON, WISCONSIN





KEY

MONITORING WELL LOCATION
 GEOPROBE LOCATION
 GASOLINE RANGE ORGANICS
 DIESEL RANGE ORGANICS
 BENZENE
 ETHYLBENZENE
 TOLUENE
 XYLENES
 NAPHTHALENE
 ALL RESULTS IN UG/L

⊕ GP
 ⊕ MW
 ⊕ GRO
 ⊕ DRO
 ⊕ B
 ⊕ E
 ⊕ T
 ⊕ X
 ⊕ N

DATE	GRO	DRO	B	E	T	X	N
06/19/95	2,300	310	510	230	78	600	19
06/19/97	860	NA	340	80	17	46	NA
04/17/98	2,500	NA	640	280	51	407	11
11/13/00	NA	NA	150	440	3,700	1,920	140
03/27/01	NA	NA	0.53	<0.40	<0.40	<1.1	<1.0
07/11/01	NA	NA	1.5	1.3	0.25	0.57	<0.46
10/30/01	NA	NA	2.9	6.4	0.70	4.5	<0.46

FORMER SEVERSON'S 76 SERVICE STATION

DATE	GRO	B	E	T	X
10/10/95	<50	0.7	<1.0	4.0	2.4

DATE	GRO	B	E	T	X
10/10/95	5400	1200	220	250	370

DATE	GRO	B	E	T	X
10/10/95	<50	2.3	1.3	10	6.4

DATE	GRO	B	E	T	X	N
10/10/95	<50	<1.0	2.4	1.6		

DATE	GRO	DRO	B	E	T	X	N
06/19/95	630	52	150	55	<2.0	180	4
06/19/97	76	NA	18	11	<0.20	4	NA
04/17/98	120	NA	29	19	0	13	1
11/13/00	NA	NA	2.7	<0.40	<0.40	<1.1	<1.0
03/27/01	NA	NA	18	2.7	0.58	1.3	<1.0
07/11/01	NA	NA	20	6.4	0.34	2.9	<0.46
10/30/01	NA	NA	2.3	<0.22	<0.20	<0.23	<0.46

DATE	GRO	DRO	B	E	T	X	N
03/06/95	27,000	4,100	12	22	13	78	2.3
06/19/95	23,000	2,500	1,600	2,600	950	10,400	<50
06/19/97	10,000	NA	400	950	55	1,780	NA
04/17/98	16,000	NA	530	1,500	150	3,820	230

DATE	GRO	DRO	B	E	T	X	N
06/19/95	33,000	2,200	4,000	1,800	7,500	8,700	430
06/19/97	16,000	NA	1,800	1,100	2,000	2,800	NA
04/17/98	7,700	NA	800	440	700	1,620	110
03/27/01	NA	NA	35	58	9.9	88	8.7
07/11/01	NA	NA	90	150	25	176	20
10/30/01	NA	NA	119	219	199	499	45

DATE	GRO	B	E	T	X
10/11/95	<50	1.0	<1.0	6.1	4.2

DATE	GRO	B	E	T	X
10/10/95	<50	1.9	1.2	8.5	5.4

FIGURE 4
 GROUNDWATER RESULTS SUMMARY MAP
 SPAHN PROPERTY
 3066 EAST WASHINGTON AVENUE
 MADISON, WISCONSIN

PROJECT NO. 659
 DRAWN BY: KP
 CHECKED BY: NH
 DRAWN: 08/08/95
 REVISED: 12/20/01

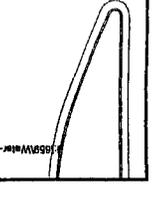


Table 3
Groundwater Analytical Results Summary
Spahn Property / BT² Project #659A
 (Results in µg/l)

Sample	Parameter	Lab Notes	GRO	DRO	Benzene	Ethylbenzene	Toluene	Xylenes	MTBE	TMB	Naphthalene	Other VOCs
MW1	03/06/95	(1)	27,000	4,100	12	22	13	78	<0.30	24	2.3	n-Butylbenzene Diisopropyl ether Isopropylbenzene Methylene Chloride n-Propylbenzene
	06/19/95	(2)	29,000	2,500	1,600	2,600	950	10,400	<20	2,710	470	n-Butylbenzene Diisopropyl ether Isopropylbenzene p-Isopropyltoluene n-Propylbenzene
	06/19/97	(3)	10,000	NA	400	950	55	1,780	20	1,160	NA	NA
MW2	04/17/98	(4)	16,000	NA	550	1,500	150	3,820	8	1,680	230	NA
	06/19/95	(2)	2,300	310	510	230	78	600	<4.0	80	19	Diisopropyl ether Isopropylbenzene n-Propylbenzene
MW3	06/19/95	(5)	2,200	NA	510	220	75	550	<4.0	77	18	n-Butylbenzene Diisopropyl ether Isopropylbenzene n-Propylbenzene
	06/19/97	(6)	880	NA	340	80	17	46	<3.0	12	NA	NA
	06/19/97	(6)	920	NA	350	85	21	52	<3.0	13	NA	NA
	04/17/98	(7)	2,500	NA	640	260	51	407	2	92	11	NA
	11/13/00	(8)	NA	NA	150	440	3,700	1,920	<20	780	140	NA
	03/27/01	(9)	NA	NA	0.53	<0.40	<0.40	<1.1	<0.40	<0.80	<1.0	NA
	07/11/01	--	NA	NA	1.50	1.3	0.25	0.57	<0.16	0.34	<0.46	NA
	10/30/01	--	NA	NA	2.9	6.4	0.70	4.5	<0.16	2.9	<0.46	NA
	06/19/95	(10)	630	52	150	55	<2.0	180	<2.0	38	<2.0	Isopropylbenzene n-Propylbenzene
	06/19/97	(11)	76	NA	18	11	<0.20	4	<0.30	8	NA	NA
04/17/98	(12)	120	NA	29	19	0	13	<0.22	11	1	NA	
11/13/00	--	NA	NA	2.7	<0.40	<0.40	<1.1	<0.40	<0.40	<1.0	NA	
03/27/01	(13)	NA	NA	18	2.7	0.58	1.3	<0.40	1.5	<1.0	NA	
07/11/01	--	NA	NA	20	6.4	0.34	2.9	<0.16	3.7	<0.46	NA	
10/30/01	--	NA	NA	2.3	<0.22	<0.20	<0.23	<0.16	<0.51	<0.46	NA	

Table 3
Groundwater Analytical Results Summary
Spahn Property / BT' Project #659A
(Results in µg/l)

Sample	Parameter	Lab Notes	GRO	DRO	Benzene	Ethylbenzene	Toluene	Xylenes	MTBE	TMB	Naphthalene	Other VOCs
MW4	06/19/95	(2)	33,000	2,200	4,000	1,800	7,500	8,700	<40	2,740	430	n-Butylbenzene Isopropylbenzene n-Propylbenzene
	06/19/97	(14)	16,000	NA	1,800	1,100	2,000	2,800	20	1,400	NA	NA
	04/17/98	(7)	7,700	NA	860	440	1,000	1,620	1	610	110	NA
	04/17/98	(15)	8,000	NA	890	450	1,100	1,640	<1.1	650	110	NA
	11/13/00	(16)	NA	NA	35	58	9.9	88	<0.80	62	8.7	NA
	03/27/01	(16)	NA	NA	90	150	25	176	<2.0	131	20	NA
	07/11/01	(17)	NA	NA	110	210	100	420	<0.71	240	45	NA
	10/30/01	--	NA	NA	30	110	12	150	<3.2	109	19	NA
	10/10/95	--	<50	NA	<0.6	<1.0	2.4	1.6	<1.0	<2.0	NA	NA
	10/10/95	--	<50	NA	0.7	<1.0	4.0	2.4	<1.0	<2.0	NA	NA
	10/10/95	--	5,400	NA	1,200	220	250	370	<10	149	NA	NA
	10/10/95	--	<50	NA	1.9	1.2	8.5	5.4	<1.0	<2.0	NA	NA
	10/10/95	--	<50	NA	2.3	1.3	10	6.4	<1.0	<2.0	NA	NA
	10/11/95	--	<50	NA	1.0	<1.0	6.1	4.2	<1.0	<2.0	NA	NA
	06/19/95	(18)	<50	<30	0.9	0.4	0.5	1.4	<0.2	0.7	<0.2	ND
	03/06/95	(19)	NA	NA	<0.10	<0.10	<0.10	<0.30	<0.30	<0.25	<0.20	Chlorobromomethane Methylene Chloride
	06/19/95	(20)	<50	NA	<0.2	<0.2	<0.2	<0.5	<0.2	<0.50	<0.2	Bromodichloromethane Chloromethane Tetrachloroethene
10/10/95	--	<50	NA	<0.6	<1.0	<1.0	<2.0	<1.0	<2.0	NA	NA	
06/19/97	--	<30	NA	<0.20	<0.20	<0.20	<0.50	<0.30	<0.70	NA	NA	
04/17/98	--	<50	NA	<0.26	<0.24	<0.21	<1.34	<0.22	<1.4	<0.89	NA	
03/27/01	--	NA	NA	<0.40	<0.40	<0.40	<1.1	<0.40	<0.80	<1.0	NA	
07/11/01	--	NA	NA	<0.13	<0.22	<0.20	<0.23	<0.16	<0.51	<0.46	NA	
10/30/01	--	NA	NA	<0.13	<0.22	<0.20	<0.23	<0.16	<0.51	NA	NA	
ES/PAL		NE	NE	5.0/0.5	700/140	1,000/200	10,000/1,000	60/12	480/96	40/8		

Table 3
Groundwater Analytical Results Summary
Spahn Property / BT² Project #659A
 (Results in µg/l)

NOTES:	GRO = Gasoline Range Organics	NA = Not Analyzed	BOLD = Concentration exceeded NR 140 Enforcement Standard	MTBE = Methyl tert butyl ether
	DRO = Diesel Range Organics	ND = Not Detected	TMB = Trimethylbenzene	NE = No Standard Established

LABORATORY NOTES:

- (1) DRO - Sample contained fractions lighter than DRO hydrocarbons. Sample pH was 3. GRO - Sample contained fractions lighter and heavier than GRO hydrocarbons. Sample pH was 5.0. Methylene chloride - Estimated value, concentration less than LOQ. Methylene chloride was present in method blank at 1.3 µg/l. Toluene was present in method blank at 0.4 µg/l.
- (2) DRO - Sample contained fractions lighter than DRO hydrocarbons. GRO - Sample contained fractions lighter and heavier than GRO hydrocarbons. VOCs - Elevated reporting limit due to sample dilution, sample contained high levels of target and/or non-target compounds.
- (3) MTBE - Estimated value, concentration was less than LOQ. GRO - Sample contained fractions lighter than GRO hydrocarbons. Elevated reporting limit due to sample dilution, sample contained target analyte(s) exceeding instrument calibration range. Sample was diluted 1:50. Sample pH was 7.
- (4) GRO - Sample exhibits hydrocarbon pattern resembling gasoline. Early and late peaks were present outside of window.
- (5) GRO - Sample contained fractions lighter and heavier than GRO hydrocarbons. VOCs - Elevated reporting limit due to sample dilution, sample contained high levels of target and/or non-target compounds.
- (6) 1,2,4-TMB - Estimated value, concentration was less than LOQ. GRO - Sample contained fractions lighter than GRO hydrocarbons. Elevated reporting limit due to sample dilution, sample contained target analyte(s) exceeding instrument calibration range. Sample was diluted 1:10.
- (7) GRO - Sample exhibits hydrocarbon pattern resembling gasoline. Early peaks were present outside of window. MTBE detected below the LOQ.
- (8) PVOCS LUST - Inconsistent results experienced between sample vials. PVOCS analysis - Raised quantitation or reporting limit due to limited sample amount or dilution for matrix background interference. Toluene analysis - Calibration criteria exceeded. Naphthalene analysis - Value is in between LOD and LOQ.
- (9) Benzene analysis - Value is in between LOD and LOQ.
- (10) GRO - Sample contained fractions lighter than GRO hydrocarbons. VOCs - Elevated reporting limit due to sample dilution, sample contained high levels of target and/or non-target compounds.
- (11) O-xylene and GRO - Estimated value, concentration was less than LOQ.
- (12) GRO analysis - Low level peaks present in chromatogram. Naphthalene, Toluene, and o-xylene analyses - Parameters have been detected below the LOQ.
- (13) Toluene and m&p xylene analyses - Values are in between LOD and LOQ.
- (14) MTBE - Estimated value, concentration was less than LOQ. GRO - Sample contained fractions lighter than GRO hydrocarbons. Sample was diluted 1:50.
- (15) GRO analysis - Sample exhibits hydrocarbon pattern resembling gasoline. Early and late peaks were present outside of window.
- (16) PVOCS analysis - Raised quantitation or reporting limit due to limited sample amount or dilution for matrix background interference.
- (17) PVOCS analysis - Late eluting hydrocarbons present. Ethylbenzene analysis - Estimated concentration. MTBE analysis - Matrix interference.
- (18) Ethylbenzene, toluene, and m&p-xylene - Estimated value, concentration was less than LOQ.
- (19) Chlorodibromomethane - Estimated value, concentration less than LOQ. Suspected laboratory background contamination. Methylene chloride - Estimated value, concentration less than LOQ. Methylene chloride was present in method blank at 1.3 µg/l.
- (20) Bromodichloromethane and tetrachloroethene - Estimated value, concentration was less than LOQ. Chloromethane - Exceeded calibration criteria for percent difference (> 15%).

- KEY
- ⊙ SOIL BORING LOCATION
 - ⊕ MONITORING WELL LOCATION
 - ⊗ GEOPROBE LOCATION

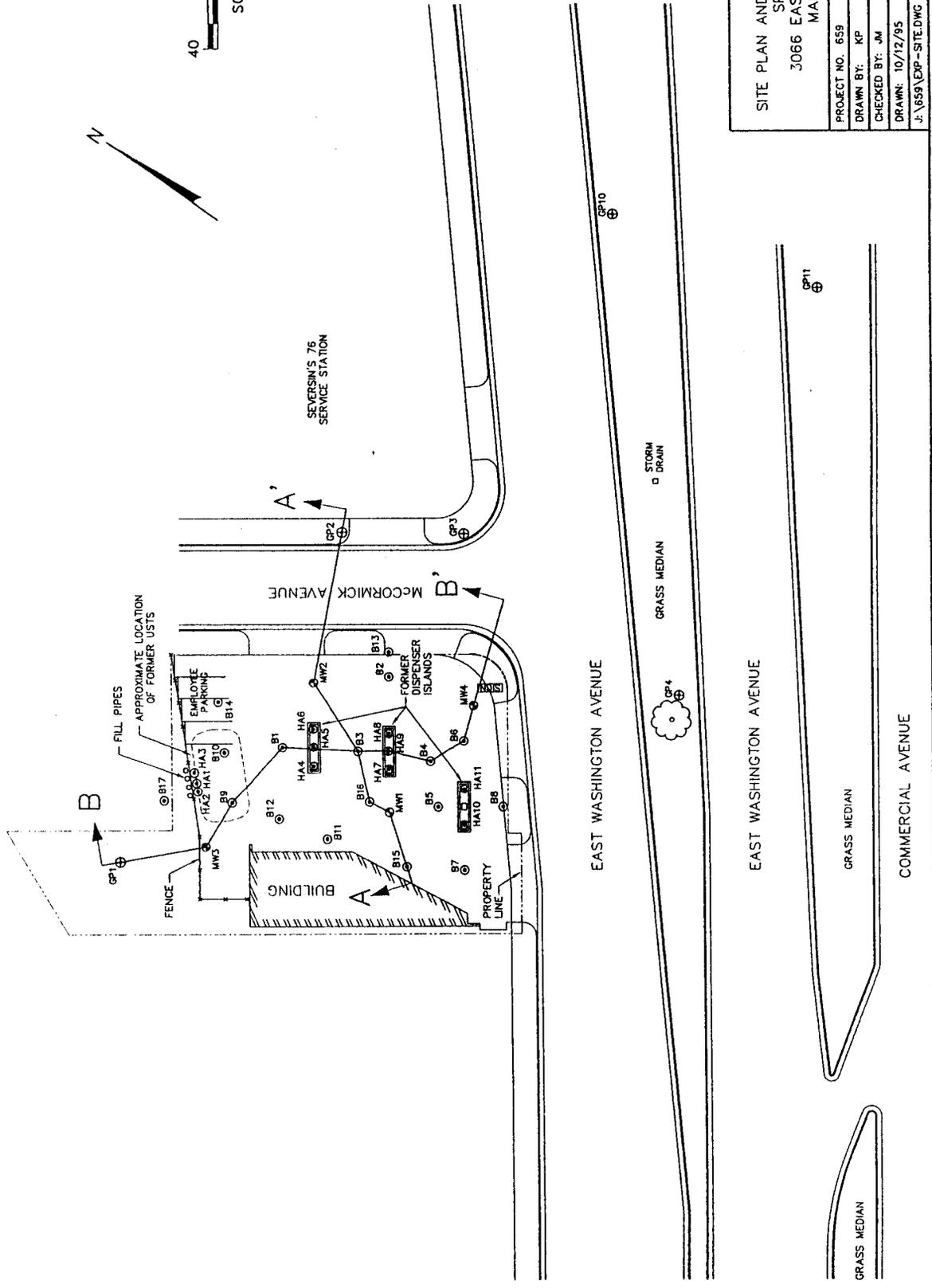
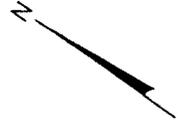
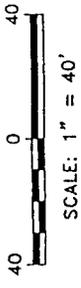
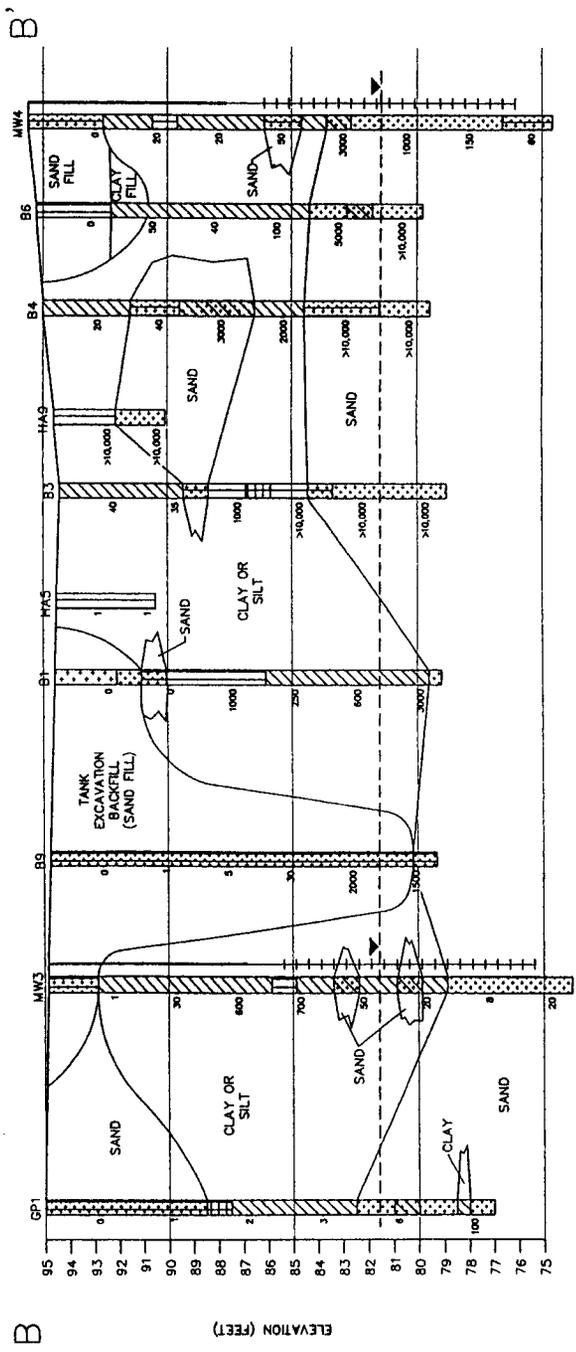
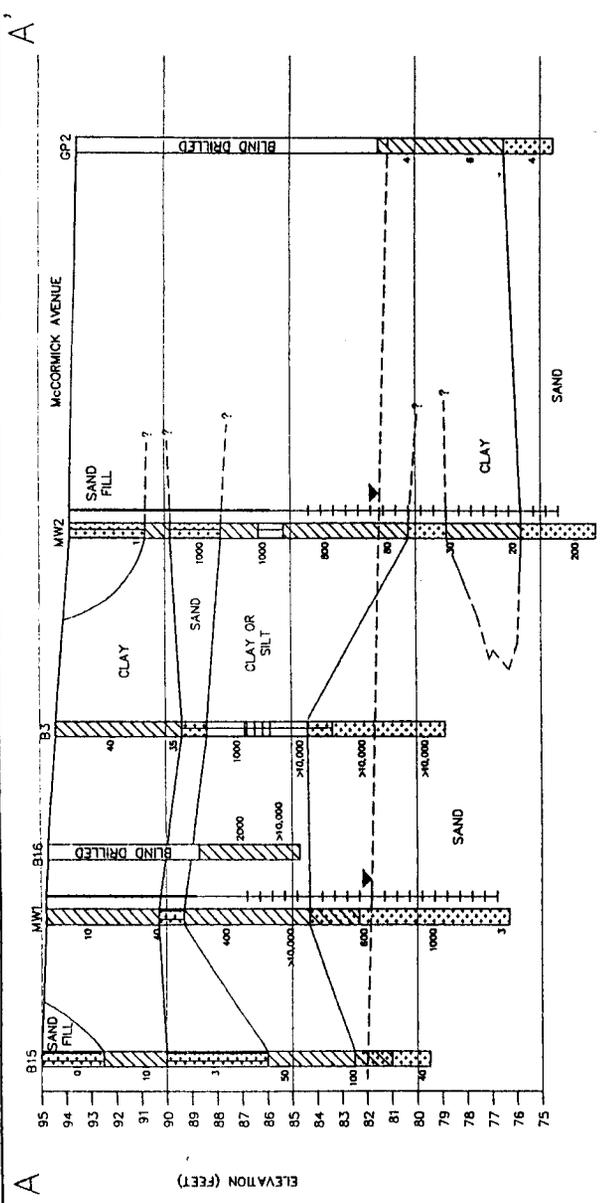


FIGURE 2
 SITE PLAN AND CROSS SECTION LOCATIONS
 SPAHN PROPERTY
 3066 EAST WASHINGTON AVENUE
 MADISON, WISCONSIN

PROJECT NO. 658
DRAWN BY: KP
CHECKED BY: JM
DRAWN: 10/12/95
REVISED: 10/24/95
J. 659\EXP-SITE.DWG



- LEGEND**
- Sand, well graded, little or no fines (SW).
 - Silty sand (SM).
 - Clay (CL).
 - Peat or organic silt (PT).
 - Sand, poorly graded, little or no fines (SP).
 - Silty sand (SM).
 - Clay (CL).
 - Peat or organic silt (PT).
 - Clayey sand (SC).
 - Water Table Elevation Measured on 11-15-95
 - Flame Ionization Detector Reading

Note: Detailed soil descriptions and classifications are included on the boring logs in Appendix B.

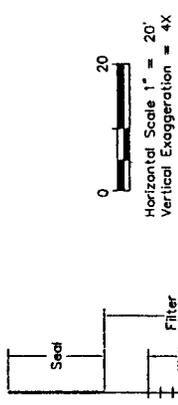


FIGURE 3
CROSS SECTIONS A-A' AND B-B'
 SPAHN PROPERTY
 3066 EAST WASHINGTON AVENUE
 MADISON, WISCONSIN

PROJECT NO. 659
 DRAWN BY: KP
 CHECKED BY: JMM
 DRAWN: 12/01/95
 REVISED: 12/01/95
 J:\659\SEC.DWG



December 19, 2001

To: Wisconsin Department of Natural Resources

Subject: Certification that Attached Property Legal Description is Complete and Accurate
William Spahn Property
3066 East Washington Avenue, Madison, Wisconsin
PECFA #53704-4337-66
BRRTS #03-13-001993

To Whom it May Concern:

I hereby certify that the following is the legal description for the William Spahn property, commonly known as 3066 East Washington Avenue, Madison, Wisconsin:

“Lots 11 and 12 and that part of Lot 10, described as follows: the Southerly 34 feet 5 inches, measured along the Easterly line of said Lot 10 and having 34 feet 5 inches front on McCormick Avenue with a depth of 80 feet and 34 feet 5 inches on the northwesterly extension of the line between Lots 12 and 13 all in Block 2 of Assessor’s Plat of McCormick’s Subdivision, except that part of said premises conveyed to the City of Madison, Wisconsin described as follows: Part of Lots 10, 11, and 12, Block 2, Assessor’s Plat of McCormick’s Subdivision more fully described as follows: Beginning at the most Southerly corner of Lot 12, Block 2 Assessor’s Plat of McCormick’s Subdivision; thence Northeasterly on the Southeast line of said Lot 12 and the Southeast line of Lot 11, Block 2 of said plat to the most Easterly corner of said Lot 11; thence Northwesterly on the Northeast line of said Lot 11 and the Northeast line of Lot 10, Block 2, of said plat to the most Northerly corner of said Lot 10; thence Southwesterly 10 feet at right angles to the Northeast line of Lot 10; thence Southeasterly 119.7 feet on a line that is parallel to and 10 feet Southwest of measured at right angles to the Northeast line of said Lots 10 and 11; thence on a curve to the right convex to the East having a radius of 15 feet and a long chord that bears S6 degrees 39’E, 20.4 feet; thence S 36 degrees 02’W, 56.4 feet to a point in the Southwest line of said Lot 12; last mentioned point being 5.27 feet Northwest of the most Southerly corner of said Lot 12 measured along the Southwest line of said Lot 12; thence Southeasterly 5.27 feet on the Southwest line of said Lot 12 to the point of beginning.

Lot 13, Block 2, Assessor’s Plat of McCormick’s Subdivision, in the City of Madison, except a part of said lot: Commencing at a point on the West line of Section 32, Township 8 North, Range 10 East, 3.24 feet North of the Southwest corner; thence S88 degrees 51’E, 1679.45 feet; thence S43 degrees, 35’W, 73.48 feet; thence S40 degrees, 43’W, 609.26 feet to the point of beginning; thence continuing S40 degrees, 43’W, 110 feet. Said parcel includes all land, of the owner in said Lot 13, lying between the above described reference line and a line described as follows: On a straight line from a point 77 feet, to a point 68 feet, both points northwesterly of and normal to said reference line, from its point of beginning, southwesterly 110 feet measured along said reference line.

A part of Lots 9 and 10, of Block 2, Assessor’s Plat of McCormicks Subdivision, in the City of Madison, described more fully as follows: Beginning at the South corner of said Lot 10; thence N49 degrees, 42’W along the Southwest line of said lot, 83.4 feet to the Starkweather Creek; thence N4 degrees, 10’E along the bank of Starkweather Creek, 49.2 feet to the intersection with the Northwesterly extension of the line between Lots 12 and 13; thence S49 degrees, 42’E along said lot line extension 113 feet to an iron stake

at the Northerly corner of said Lot 13; thence S40 degrees, 18'W along said Lot line, 40 feet to the point of beginning.

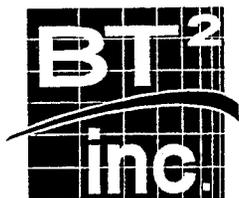
All above land located in the City of Madison."

This description is complete and accurate for describing all the properties within or partially within the contaminated site's boundaries that have groundwater contamination that exceeds the ch. NR 140 enforcement standards at the time that closure was requested. The above property description is the Wisconsin Administrative Code the legal description for the William Spahn property as obtained from the Dane County Register of Deeds Volume 9314 Pages 12 and 13, Deeds on December 18, 2001 (see attached).

Sincerely,

A handwritten signature in black ink, appearing to read "Wm. H. Spahn", with a long horizontal flourish extending to the right.

William H. Spahn
Responsible Party
William Spahn Property LUST site



January 24, 2002

City of Madison Engineering
Department of Public Works
City-County Building, Room 115
210 Martin Luther King Jr. Boulevard
Madison, WI 53703

Shar TeBeest
Wisconsin Department of Transportation
4802 Sheboygan Avenue, Room 451
P.O. Box 7965
Madison, WI 53707

**SUBJECT: Notice of Remaining Contamination in the McCormick Avenue and East Washington Avenue Right-Of-Ways (ROW) near 3066 East Washington Avenue
BT² Project Number 659A**

To Whom in May Concern:

This letter is to notify the City of Madison and the Wisconsin Department of Transportation that petroleum-impacted groundwater may exist in the right-of-way (ROW) beneath McCormick Avenue and East Washington Avenue near the property at 3066 East Washington Avenue. This letter has been prepared by BT², Inc., on behalf of Mr. William Spahn. As a condition of obtaining closure for an underground storage tank (UST) remediation at this property, the Wisconsin Department of Commerce (Commerce) is requiring that the City be notified of the contamination in the ROW.

Background and Investigation Findings

The Spahn property site is located in an urban setting at 3066 East Washington Avenue in Madison, Wisconsin. Northeast of the site is a former service station (Seversin's 76). Residential properties are located north, northwest, and west of the site. East Washington Avenue, a six-lane, divided road (STH 151) is located southeast of the site, adjacent to the property. Starkweather Creek is located north and west of the site and flows south to Lake Monona.

The site operated as a service station from 1964 or 1965 until the 1980s. In 1986, three USTs which were installed in 1964 or 1965 were removed from the Spahn property. The USTs consisted of one 12,000-gallon gasoline tank and two 8,000-gallon tanks. One 8,000-gallon tank stored gasoline and the other 8,000-gallon tank stored gasoline and/or diesel fuel.

Soil samples collected from depths ranging from 1.5 to 4 feet below ground surface (bgs) at borings located at the middle and southern dispenser island (borings HA7, HA8, HA9, and HA11) had petroleum odors and elevated soil headspace concentrations, based on measurements using a flame-ionization detector (FID). Upon detecting the obvious soil contamination at the site, preliminary assessment activities were suspended and the Wisconsin Department of Natural Resources (WDNR) was notified of a release.

The extent of the petroleum contamination was investigated during January to October 1995. Seventeen soil borings were drilled and four monitoring wells were installed. Six Geoprobe™ (geoprobe) borings were drilled to investigate the extent of off-site contamination. Soil and groundwater samples were collected and submitted for laboratory analysis.

Petroleum constituents were detected in samples at nearly all the soil borings drilled on the property, in the areas of the former USTs, piping, and dispenser islands. The highest concentration of petroleum constituents occurred at a depth of approximately 6 to 10 feet, primarily in the area of the middle dispenser island. Ten feet north of the middle dispenser island, soil contained up to 600 mg/kg of GRO and 450 mg/kg of diesel range organics (DRO).

Soil sampled at the borings typically contained one or more constituents at concentrations above NR 720 generic residual contaminant levels (RCLs). Soil requiring remediation, based on constituent concentrations for compounds that have NR 720 RCLs, extended to the depth of the water table (approximately 13 feet) and covers an area approximately 58 feet wide and 110 feet long. This area covered over half of the site, encompassing the area of the former USTs, the northern and middle dispenser islands, and part of the southern dispenser island. A soil excavation was performed removing 2,160 tons of the impacted soil from the site.

Groundwater beneath and downgradient of the site contains petroleum constituents (see attached **Table** and **Figure**). The NR 140 enforcement standard for benzene (5 µg/l) was exceeded in groundwater samples obtained at all four water table monitoring well locations on the property. At two of the wells, the enforcement standards for toluene (343 µg/l), ethylbenzene (700 µg/l), xylenes (620 µg/l), and naphthalene (40 µg/l) were also exceeded. Groundwater off-site and east of the property, beneath the intersection of McCormick and East Washington Avenues, is also impacted as indicated by groundwater sampling using a geoprobe.

The groundwater plume, as measured during the site investigation, is approximately 120 feet wide and 280 feet long. The plume is oriented in an east-west direction, extending from the west corner of the property to approximately the median of East Washington Avenue. Post-excavation groundwater sampling indicates a substantial reduction in groundwater contamination on site has occurred.

Commerce will review the site for closure and likely will not require additional investigation at the site. There are no potable wells or potential receptors immediately downgradient of the site, so the contamination does not pose a threat to human health or the environment. However, petroleum-contaminated soil and groundwater could be encountered if excavation is performed in the affected area.

If you have any questions, feel free to contact me at (608) 224-2830.

Sincerely,



Nichole North Hester
Hydrogeologist

Attachments: Table and Figure

cc: Bill Spahn

I:\659\Reports\020124city_ltr.doc