

GIS REGISTRY INFORMATION

| | | | | | |
|--|---------------------|--------------------------|------------|-------------------------------------|--|
| SITE NAME: | Kessenichs Ltd | | | FID # | |
| BRRTS #: | 03-13-002675 | | | (if appropriate): | |
| COMMERCE # (if appropriate): | 53704-5897-31 | | | | |
| CLOSURE DATE: | April 11, 2005 | | | | |
| STREET ADDRESS: | 131 S Fair Oaks Ave | | | | |
| CITY: | Madison | | | | |
| SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection): | X = | 573949 | Y = | 291648 | |
| CONTAMINATED MEDIA: | Groundwater | <input type="checkbox"/> | Soil | <input type="checkbox"/> | Both <input checked="" type="checkbox"/> |
| OFF-SOURCE GW CONTAMINATION >ES: | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> | |
| • IF YES, STREET ADDRESS: | | | | | |
| • GPS COORDINATES (meters in WTM91 projection): | | | | | |
| OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL): | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> | |
| • IF YES, STREET ADDRESS 1: | | | | | |
| • GPS COORDINATES (meters in WTM91 projection): | | | | | |
| CONTAMINATION IN RIGHT OF WAY: | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> | |
| <u>DOCUMENTS NEEDED</u> | | | | | |
| Closure Letter, and any conditional closure letter issued | | | | | <input checked="" type="checkbox"/> |
| Copy of most recent deed, including legal description, for all affected properties | | | | | <input checked="" type="checkbox"/> |
| Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties | | | | | <input type="checkbox"/> |
| County Parcel ID number, if used for county, for all affected properties | | | | | <input checked="" type="checkbox"/> |
| 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. | | | | | <input checked="" type="checkbox"/> |
| 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. | | | | | <input checked="" type="checkbox"/> |
| Tables of Latest Groundwater Analytical Results (no shading or cross-hatching) | | | | | <input checked="" type="checkbox"/> |
| Tables of Latest Soil Analytical Results (no shading or cross-hatching) | | | | | <input checked="" type="checkbox"/> |
| 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. | | | | | <input checked="" type="checkbox"/> |
| GW: Table of water level elevations, with sampling dates, and free product noted if present | | | | | <input checked="" type="checkbox"/> |
| GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees) | | | | | <input checked="" type="checkbox"/> |
| SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour | | | | | <input checked="" type="checkbox"/> |
| Geologic cross-sections, if required for SI. (8.5x14' if paper copy) | | | | | <input checked="" type="checkbox"/> |
| RP certified statement that legal descriptions are complete and accurate. | | | | | <input checked="" type="checkbox"/> |
| Copies of off-source notification letters (if applicable) | | | | | <input type="checkbox"/> |
| Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW) | | | | | <input type="checkbox"/> |
| Copy of (soil or land use) deed restriction (s) or deed notice if any required as a condition of closure | | | | | <input type="checkbox"/> |



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
P.O. Box 8044
Madison, Wisconsin 53708-8044
TDD #: (608) 264-8777
Fax #: (608) 267-1381
Jim Doyle, Governor
Mary P. Burke, Secretary

July 28, 2005

Robert Kessenich
Kessenichs Ltd.
131 South Fair Oaks Avenue
Madison, WI 53704

RE: **Final Closure**

Commerce # 53704-5897-31 WDNR BRRTS # 03-13-002675
Kessenichs Ltd, 131 South Fair Oaks Avenue, Madison

Dear Mr. Kessenich:

The Wisconsin Department of Commerce (Commerce) has received all items required as conditions for closure of the site referenced above. This case is now listed as "closed" on the Commerce database and will be included on the Wisconsin Department of Natural Resources (WDNR) Geographic Information System (GIS) Registry of Closed Remediation Sites to address residual contamination. It is in your best interest to keep all documentation related to the environmental activities that were conducted.

If residual contamination is encountered in the future, it must be managed in accordance with all applicable state and federal regulations. If it is determined that any remaining contamination poses a threat, the case may be reopened and further investigation or remediation may be required.

Thank you for your efforts to bring this case to closure. If you have any questions, please contact me in writing at the letterhead address or by telephone at (608) 261-5405.

Sincerely,

Jon Heberer
Hydrogeologist
Site Review Section

cc: Amy Wren, Environmental Compliance Consultants, Inc. - Madison
Case File



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
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P.O. Box 8044
Madison, Wisconsin 53708-8044
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Fax #: (608) 267-1381
Jim Doyle, Governor
Mary P. Burke, Secretary

April 11, 2005

Robert Kessenich
Kessenich's Ltd.
131 South Fair Oaks
Madison, WI 53704

RE: **Conditional Case Closure**

Commerce # 53704-5897-31 WDNR BRRTS # 03-13-002675
Kessenich's Ltd., 131 South Fair Oaks Ave, Madison

Dear Mr. Kessenich:

The Wisconsin Department of Commerce (Commerce) has reviewed the request for case closure prepared by your consultant, Environmental Compliance Consultants, Inc - Madison, for the site referenced above. It is understood that residual soil and groundwater contamination remains on-site. Commerce has determined that this site does not pose a significant threat to the environment and human health. No further investigation or remedial action is necessary.

The following condition must be satisfied to obtain final closure:

- All monitoring wells must be properly abandoned. The appropriate documentation must be forwarded to the letterhead address.

This letter serves as your written notice of "no further action". Timely filing of your final PECFA claim (if applicable) is encouraged. If your claim is not received within 120 days of the date of this letter, interest costs incurred after 60 days of the date of this letter will not be eligible for PECFA reimbursement.

If you have any questions, please contact me in writing at the letterhead address or by telephone at (608) 261-5405.

Sincerely,

Jon Heberer
Hydrogeologist
Site Review Section

cc: Amy Wren, Environmental Compliance Consultants, Inc - Madison
Case File

DOCUMENT NO.

TRUSTEES DEED

DANE COUNTY REGISTER OF DEEDS

Doc No 2700657

1995-08-31 08:06 AM
Trans. Fee EXEMPT #9
Rec. Fee -10.00
Pages 1

ROBERT W. KESSENICH,

as Trustee of

HERMAN F. KESSENISH RESIDUARY TRUST

for a valuable consideration conveys without warranty to

ROBERT W. KESSENICH AND DOLORES K. HAAS,
as Tenants in Common

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

RETURN TO

Attorney William F. Heibl
900 John Nolen Drive Ste.
Madison, WI 53713

Tax Key No. 60-0710-054-0097

V30703P 13

Part of the Northeast 1/4 of the Southwest 1/4 and also part of the Northwest 1/4 of the Southeast 1/4 of Section 5, Town 7 North, Range 10 East, City of Madison, Dane County, Wisconsin, which is more fully described as follows:

Beginning at the point of intersection of the center line of Fair Oaks Avenue with the Northeasterly right of way line of the Chicago and Northwestern Railway; thence South 60 degrees 28 minutes East along said Southeasterly right of way line, 458.0 feet; thence North 29 degrees 32 minutes East, 266.3 feet to the center line of an existing spur track; thence North 12 degrees 12 minutes West along said center line of existing spur track, 127.7 feet; thence continuing along said center line of spur track and on a spiral curve to the left, the long chord of which bears North 31 degrees 24 minutes West for a distance of 258.75 feet to the center line of Fair Oaks Avenue; thence South 46 degrees 18 minutes West along said center line of Avenue, 508.95 feet to the point of beginning.

Dated this 28th day of AUGUST, 1995

Trustee signatures: Robert W. Kessenich (SEAL) and Trustee

AUTHENTICATION

Signatures authenticated this day of 19

ACKNOWLEDGMENT

STATE OF WISCONSIN
Dane County.
Personally came before me, this 28TH day of AUGUST the above named Robert W. Kessenich

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

This instrument was drafted by Attorney William F. Heibl

to me known to be the person who executed the foregoing instrument and acknowledged the same.
Notary Public, Dane County, Wis.
My Commission is permanent. (If not, state expiration date: 9/20/95, 19)
John C. Prochaska

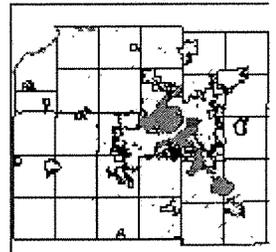
(Signatures may be authenticated or acknowledged. Both are not necessary.)

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

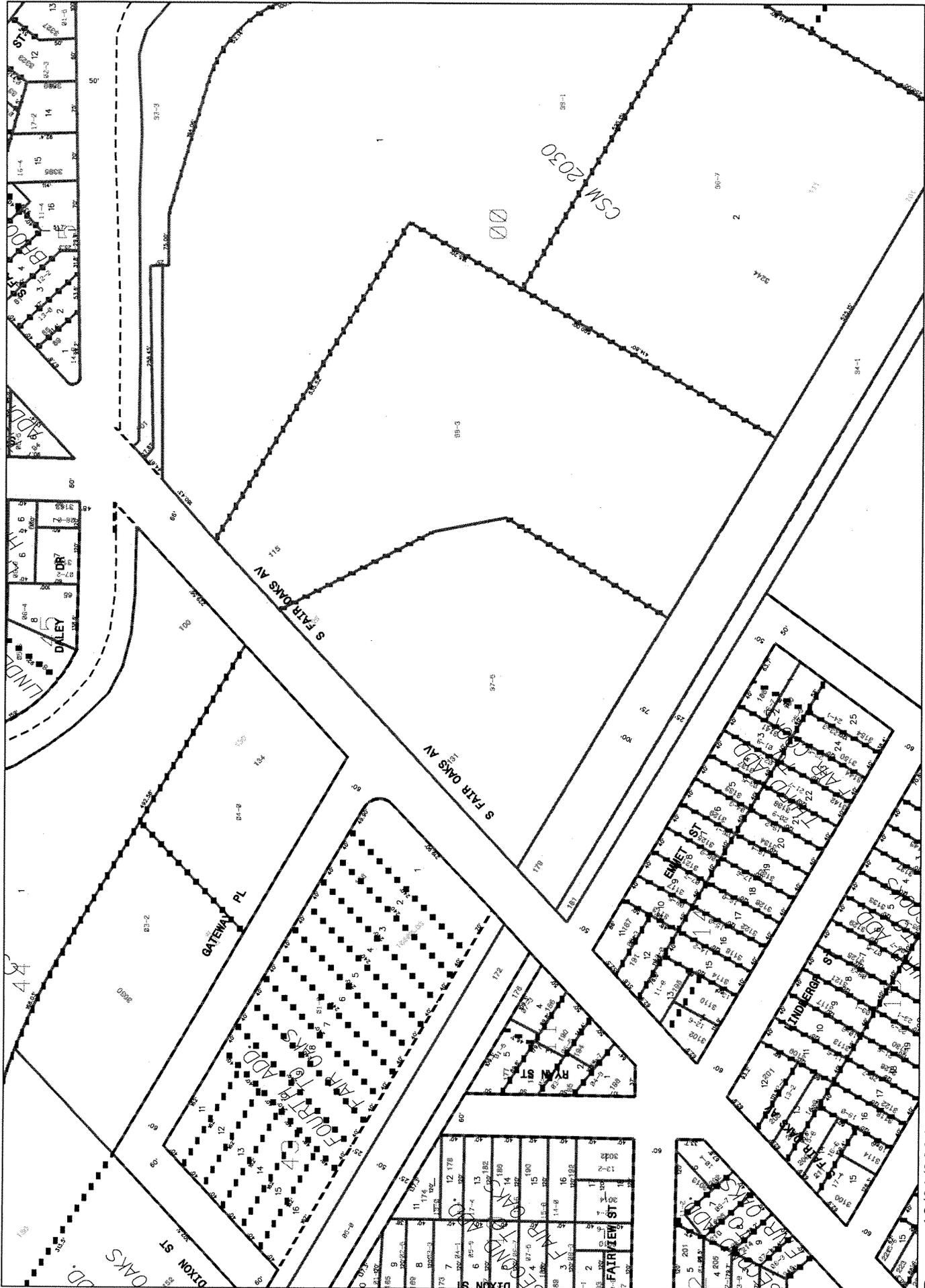
Dane County DCiMap



- 2000 Roads**
- Local Roads
 - County Highways
 - State Highways
 - Interstate
 - US Highways
 - On/Off Ramps
- 1995 Hydrology**
- Parcels
 - Ownership Bou
 - Hydrology
 - Municipality Bo
 - Open Water
 - Municipalities**
 - Lakes
 - City of Madison
 - Cities
 - Cities
 - Villages
 - Town



DISCLAIMER
 This map was prepared using geographic information system accurate but is NOT guarantee its underlying data is intended land related information and is specific analysis. Dane County map are copyrighted.



Date: 12/01/2004

User: EN_COUNTER

Field View

Time: 01:23:03 PM

Scale: 1 in = 183.3 Ft

Map created Mon Oct 04 15:04:05 CDT 2004



Legend

- Closed Remediation Sites
 - Groundwater
 - Soil
 - Groundwater and Soil
 - Offsource Contamination
 - County Boundary
 - 24K Open Water
- WTM

Scale: 1:2,500

DO NOT USE FOR NAVIGATION

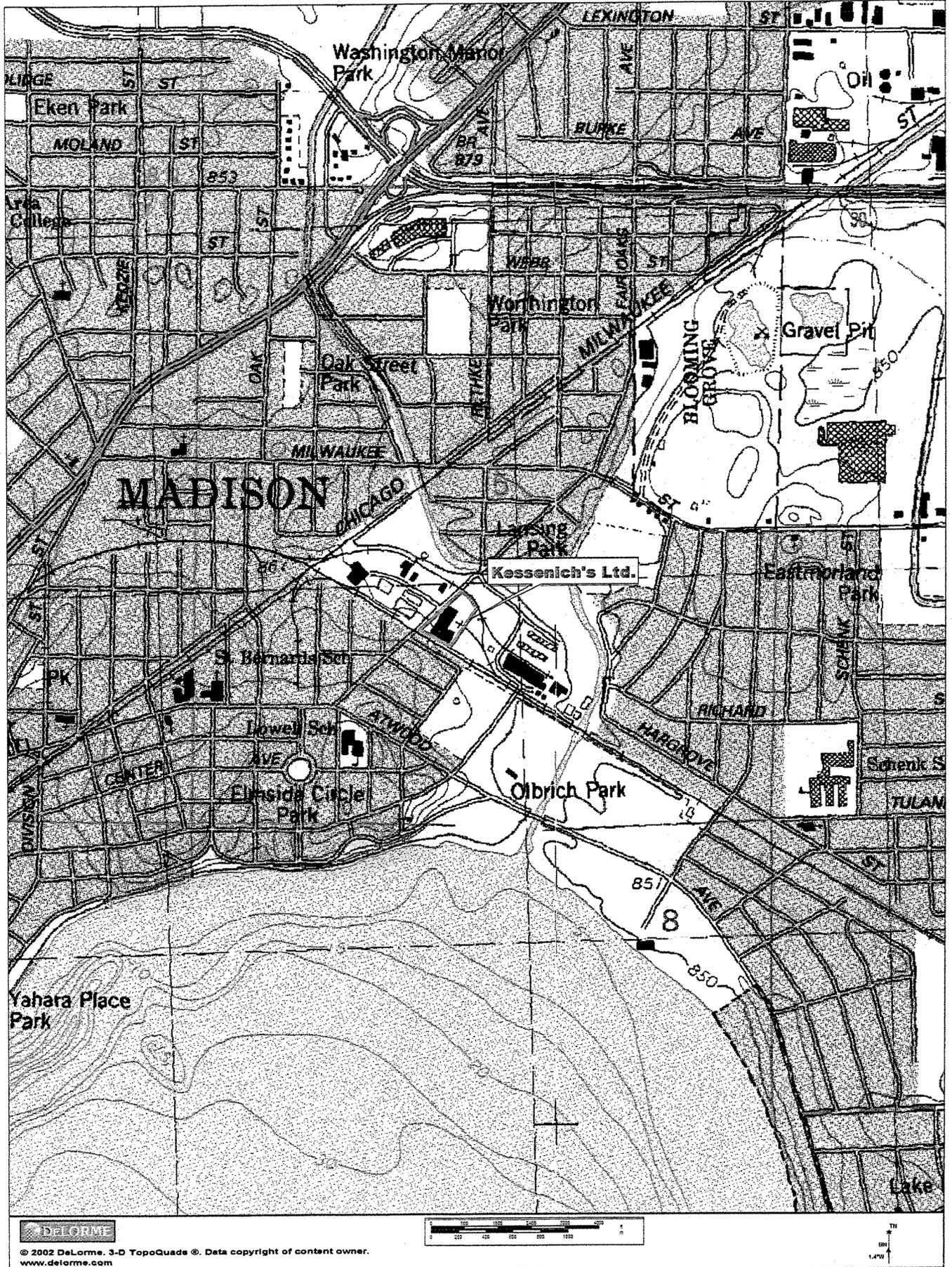
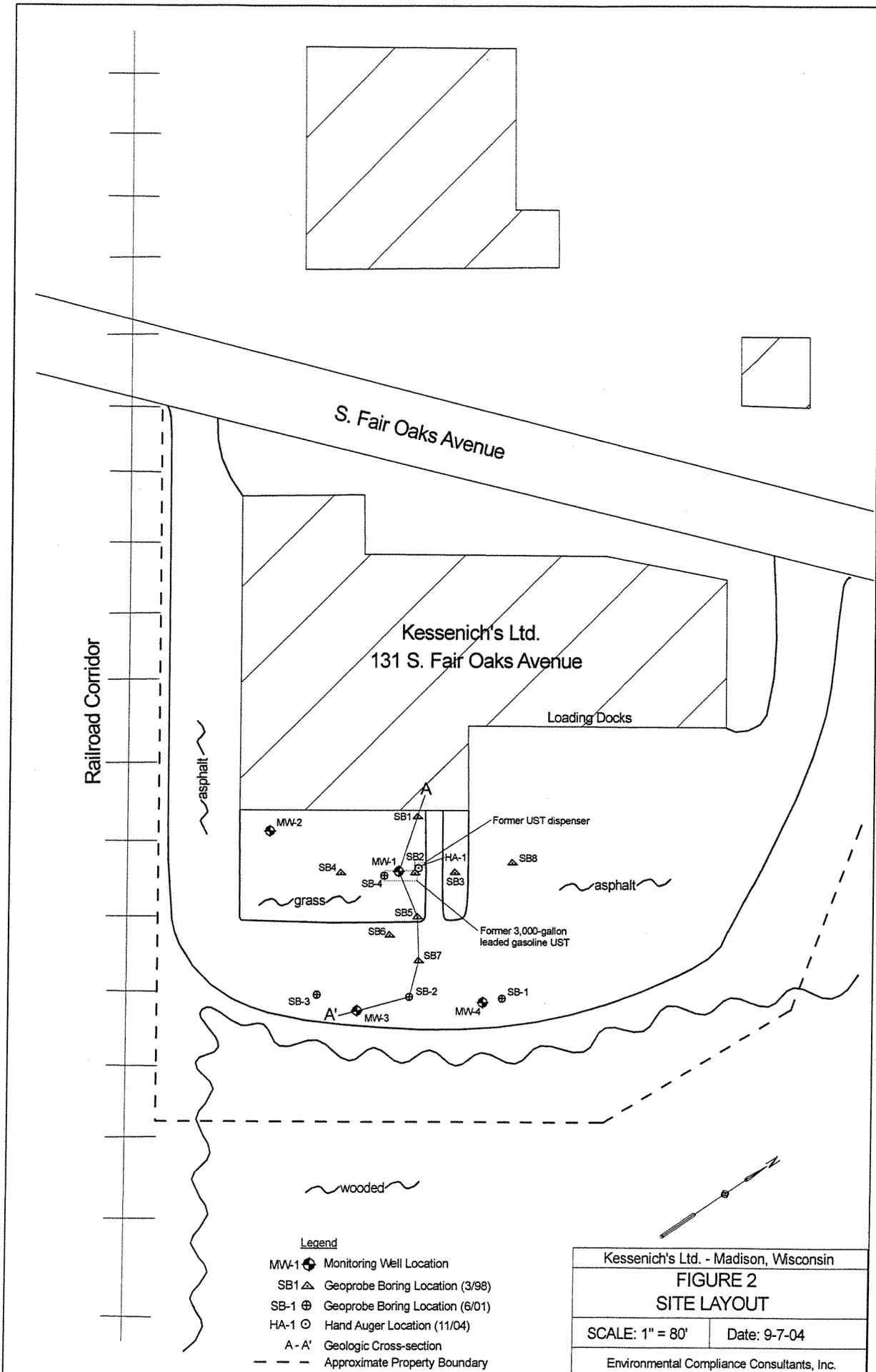


Figure 1: Site Location Map – Kessenich’s, Ltd., 131 S. Fair Oaks Ave., Madison, Wisconsin.



Legend

- MW-1 Monitoring Well Location
- SB1 Geoprobe Boring Location (3/98)
- SB-1 Geoprobe Boring Location (6/01)
- HA-1 Hand Auger Location (11/04)
- A - A' Geologic Cross-section
- - - Approximate Property Boundary

| | |
|--|--------------|
| Kessenich's Ltd. - Madison, Wisconsin | |
| FIGURE 2 | |
| SITE LAYOUT | |
| SCALE: 1" = 80' | Date: 9-7-04 |
| Environmental Compliance Consultants, Inc. | |

Table 4
Lead, PVOs & Detected VOCs in Groundwater
Former Gasoline UST
Kessenich Ltd. - Madison, Wisconsin

| Well ID | Sample Date | Dissolved Lead | GRO | Benzene | Ethylbenzene | Toluene | Xylenes (total) | TMBS (total) | MTBE | Naphthalene | 1,2-dichloroethane | 1,2-dibromoethane | n-Propylbenzene |
|-----------------------------|-------------|----------------|--------|---------|--------------|---------|-----------------|--------------|-------|-------------|--------------------|-------------------|-----------------|
| SI Geoprobe Sampling | | | | | | | | | | | | | |
| SB1 | 10-Mar-98 | na | na | <0.26 | <0.24 | 0.48 | <1.34 | <1.40 | <0.22 | na | na | na | na |
| SB2 | 10-Mar-98 | na | na | 40 | 320 | 990 | 1920 | 820 | 1.4 | na | na | na | na |
| SB3 | 10-Mar-98 | na | na | 470 | 930 | 72 | 3170 | 1640 | 5.8 | na | na | na | na |
| SB5 | 10-Mar-98 | na | na | <0.26 | <0.24 | <0.21 | <1.34 | <1.40 | <0.22 | na | na | na | na |
| SB6 | 10-Mar-98 | na | na | 0.31 | 1.4 | 0.49 | 3.8 | 3.0 | <0.22 | na | na | na | na |
| SB8 | 10-Mar-98 | na | na | <0.26 | <0.24 | 0.37 | <1.34 | <1.40 | <0.22 | na | na | na | na |
| SB-1 | 20-Jun-01 | na | na | <0.48 | <0.43 | 0.77 | <1.94 | <1.03 | <0.67 | na | na | na | na |
| SB-2 | 20-Jun-01 | na | na | <0.48 | <0.43 | 0.73 | <1.94 | <1.03 | <0.67 | na | na | na | na |
| SB-3 | 20-Jun-01 | na | na | <0.48 | <0.43 | 0.69 | <1.94 | <1.03 | <0.67 | na | na | na | na |
| SB-4 | 20-Jun-01 | na | na | 6.9 | 790 | 650 | 4500 | 1960 | <6.7 | na | na | na | na |
| SI Monitoring Wells | | | | | | | | | | | | | |
| MW-1 | 07-Feb-02 | 21 | na | 18 | 1600 | 4200 | 11500 | 2850 | <17 | 840 | <12 | <23 | 190 |
| MW-1 (Duplicate) | 07-Feb-02 | na | na | 20 | 1700 | 4200 | 12100 | 3150 | <11 | na | na | na | na |
| MW-1 | 20-Aug-02 | 16 | 16,000 | 110 | 1300 | 1800 | 5400 | 1710 | <6.7 | 570 | <4.7 | na | na |
| MW-1 | 23-Sep-03 | 29 | na | <7.5 | 1300 | 1300 | 7800 | 2720 | <14 | 700 | na | na | na |
| MW-1 | 31-Mar-04 | 15 | na | <1.4 | 740 | 180 | 4100 | 1870 | <3.6 | 370 | na | na | na |
| MW-1 | 13-Jul-04 | 4.8 | na | 4.3 | 730 | 470 | 3600 | 1320 | <3.6 | 350 | na | na | na |
| MW-1 (Duplicate) | 13-Jul-04 | na | na | 4.6 | 700 | 450 | 3500 | 1310 | <1.8 | na | na | na | na |
| MW-2 | 23-Sep-03 | 4.8 | na | <0.41 | <0.54 | <0.67 | <2.63 | <1.8 | <0.61 | <0.74 | <0.36 | <0.56 | <0.81 |
| MW-2 | 31-Mar-04 | 0.36 | na | <0.14 | <0.40 | <0.36 | <1.1 | <0.79 | <0.36 | na | na | na | na |
| MW-2 | 13-Jul-04 | <1.5 | na | <0.14 | <0.40 | <0.36 | <1.1 | <0.79 | <0.36 | na | na | na | na |
| MW-3 | 23-Sep-03 | <1.2 | na | <0.41 | <0.54 | <0.67 | <2.63 | <1.8 | <0.61 | <0.74 | <0.36 | <0.56 | <0.81 |
| MW-3 | 31-Mar-04 | na | na | <0.14 | <0.40 | <0.36 | <1.1 | <0.79 | <0.36 | na | na | na | na |
| MW-3 | 13-Jul-04 | <1.1 | na | <0.14 | <0.40 | <0.36 | <1.1 | <0.79 | <0.36 | na | na | na | na |
| MW-4 | 23-Sep-03 | 3.4 | na | <0.41 | <0.54 | <0.67 | <2.63 | <1.8 | <0.61 | <0.74 | <0.36 | <0.56 | <0.81 |
| MW-4 | 31-Mar-04 | 0.50 | na | <0.14 | <0.40 | <0.36 | <1.1 | <0.79 | <0.36 | na | na | na | na |
| MW-4 | 13-Jul-04 | <1.5 | na | <0.14 | <0.40 | <0.36 | <1.1 | <0.79 | <0.36 | na | na | na | na |
| NR 140 ES | | 15 | 5 | 700 | 1,000 | 1,000 | 10,000 | 480 | 60 | 40 | 5 | 0.05 | |
| NR 140 PAL | | 1.5 | 0.5 | 140 | 200 | 200 | 1,000 | 96 | 72 | 8 | 0.5 | 0.005 | |

Bold = NR 140 ES exceedence
Italics = NR 140 PAL exceedence
All analytical results given in micrograms/liter (ug/L) unless otherwise noted
na = not analyzed

Table 3
Lead, GRO, PVOs & Detected VOCs in Soil
Former Gasoline UST
Kessenich Ltd. - Madison, Wisconsin

| Sample Location | Sample Date | Sample Depth feet | Lead mg/kg | GRO | Benzene | n-Butylbenzene | sec-Butylbenzene | Ethyl- benzene | Isopropylbenzene | p-Isopropyltoluene | MTBE | Toluene | 1,2,4-TMB | 1,3,5-TMB | Total Xylenes | Naphthalene | n-Propylbenzene | |
|-------------------------------|-------------|----------------------|---------------|------|---------|----------------|------------------|----------------|------------------|--------------------|------|---------|-----------|-----------|---------------|-------------|-----------------|--|
| Closure Assessment | | | | | | | | | | | | | | | | | | |
| Pump Island | 25-Jul-95 | 4 | na | 550 | 150 | 300 | 83 | 1800 | 140 | 53 | <25 | 82 | 5100 | 1400 | 10100 | 1000 | 620 | |
| SI Geoprobe Sampling | | | | | | | | | | | | | | | | | | |
| SB1-2 | 10-Mar-98 | 4-8 | na | <2.8 | <25 | na | na | <25 | na | na | <25 | <25 | <25 | <25 | <50 | na | na | |
| SB2-2 | 10-Mar-98 | 4-8 | na | 520 | 960 | na | na | 20000 | na | na | 360 | 50000 | 40000 | 12000 | 97000 | na | na | |
| SB3-2 | 10-Mar-98 | 4-8 | na | 250 | 520 | na | na | 4500 | na | na | 130 | 190 | 15000 | 5200 | 14400 | na | na | |
| SB4-2 | 10-Mar-98 | 4-8 | na | <2.8 | <25 | na | na | <25 | na | na | <25 | <25 | <25 | <25 | <50 | na | na | |
| SB5-2 | 10-Mar-98 | 4-8 | na | <3.4 | <25 | na | na | <25 | na | na | <25 | <25 | 58 | <50 | <50 | na | na | |
| SB6-2 | 10-Mar-98 | 4-8 | na | <5.0 | <25 | na | na | <25 | na | na | <25 | <25 | <25 | <25 | <50 | na | na | |
| SB7-2 | 10-Mar-98 | 4-8 | na | <3.1 | <25 | na | na | <25 | na | na | <25 | <25 | <25 | <25 | <50 | na | na | |
| SB8-1 | 10-Mar-98 | 0-4 | na | <3.4 | <25 | na | na | <25 | na | na | <25 | <25 | <25 | <25 | <50 | na | na | |
| SB4-2 | 20-Jun-01 | 4-8 | na | 83 | <25 | na | na | 940 | na | na | <25 | 170 | 8700 | 3000 | 9000 | na | na | |
| SB4-3 | 20-Jun-01 | 8-12 | na | 5.0 | <25 | na | na | 54 | na | na | <25 | <25 | 300 | 98 | 302 | na | na | |
| SI Hand Auger Sampling | | | | | | | | | | | | | | | | | | |
| HA-1 | 12-Nov-04 | 2.5-3 | 2.3 | na | <25 | na | na | <25 | na | na | <25 | <25 | <25 | <25 | <75 | na | na | |
| NR 746.06 Table 1 | | | | | 8500 | | | 4600 | | | | | 83000 | 11000 | 42000 | | | |
| NR 746.06 Table 2 -> DC | | | | | 1100 | | | | | | | | | | | | | |
| NR 720.11 Table 2 GRCL->DC | | | 500 | | | | | | | | | | | | | | | |
| NR 720.09 GRCL->GW | | | | 100 | 5.5 | | | 2900 | | | | 1500 | | | 4100 | | | |

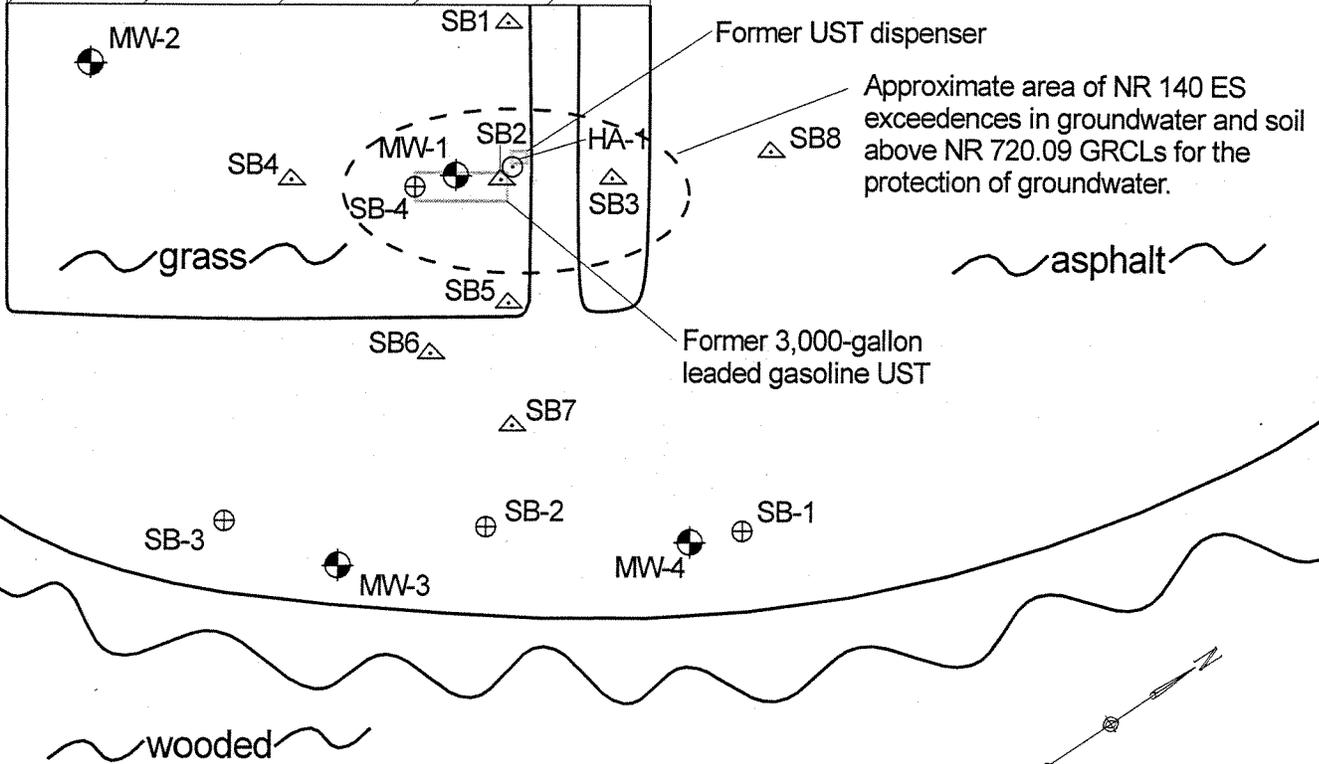
Italic font indicates the concentration is greater than the NR 746.06 Table 1 values - (screening level) Indicators of Residual Petroleum Product in Soil Pores.
Bold values indicate the concentration is greater than the NR 746.06 Table 2 values - Protection of Human Health from Direct Contact with Contaminated Soil (in the 0-4' interval).
Underlined values indicate the concentration is greater than the NR 720.11 generic residual contaminant level (GRCL) for direct contact in an industrial land use scenario.
Boxed values indicate the concentration is greater than the NR 720.09 generic residual cleanup level (GRCL) for the protection of groundwater.
na = not analyzed

S. Fair Oaks Avenue

Kessenich's Ltd.
131 S. Fair Oaks Avenue

Loading Docks

asphalt



Legend

- MW-1 Monitoring Well Location
- SB1 Geoprobe Boring Location (3/98)
- SB-1 Geoprobe Boring Location (6/01)
- HA-1 Hand Auger Location (11/04)

Kessenich's Ltd. - Madison, Wisconsin

FIGURE 8
Soil GRCL and Groundwater
ES Exceedence Area

SCALE: 1" = 40'

Date: 9-9-04

Environmental Compliance Consultants, Inc.

Table 1
Groundwater Elevation Summary
Former Gasoline UST
Kessenich Ltd. - Madison, Wisconsin

| DATE | MW-1 | | | MW-2 | | | MW-3 | | | MW-4 | | |
|-----------|------|-------|-----------|------|-------|-----------|------|-------|-----------|-------|-------|-----------|
| | WL | WT | FEET (BG) | WL | WT | FEET (BG) | WL | WT | FEET (BG) | WL | WT | FEET (BG) |
| 07-Feb-02 | 7.42 | 91.48 | 7.7 | na | na | na | na | na | na | na | na | na |
| 20-Aug-02 | 8.00 | 90.90 | 8.3 | na | na | na | na | na | na | na | na | na |
| 23-Sep-03 | 8.77 | 90.13 | 9.1 | 9.07 | 90.11 | 9.4 | 7.37 | 89.92 | 7.7 | 90.10 | 93.31 | 7.9 |
| 31-Mar-04 | 4.95 | 93.95 | 5.3 | 5.80 | 93.38 | 6.1 | 3.80 | 93.49 | 4.1 | 4.34 | 93.31 | 4.6 |
| 13-Jul-04 | 4.17 | 94.73 | 4.5 | 4.62 | 94.56 | 4.9 | 3.02 | 94.27 | 3.3 | 3.60 | 94.05 | 3.9 |

| WELL# | TOP OF CASING ¹ | LAND SURFACE ² | TOP OF SCREEN | BOTTOM OF WELL |
|-------|----------------------------|---------------------------|---------------|----------------|
| MW-1 | 98.90 | 99.2 | 94.2 | 84.2 |
| MW-2 | 99.18 | 99.5 | 95.5 | 85.5 |
| MW-3 | 97.29 | 97.6 | 93.6 | 83.6 |
| MW-4 | 97.65 | 98.0 | 94.0 | 84.0 |

All Results in feet

na = Data not available

BG = Feet Below Grade

WL = Water Level as measured from the TOC or other relevant reference point.

WT = Water Table Elevation calculated value.

¹Used a site datum to establish relative TOC values.

²Assumes top of casing 0.3 feet below grade.

S. Fair Oaks Avenue

Kessenich's Ltd.
131 S. Fair Oaks Avenue

Loading Docks

asphalt

MW-2
(90.11)

grass

Former UST dispenser

MW-1
(90.13)

asphalt

Former 3,000-gallon
leaded gasoline UST

(89.92) MW-3

MW-4 (90.10)

wooded

Legend

MW-1  Monitoring Well Location

(90.13) Groundwater Elevation

 90.0 Approximate Groundwater Contour

 Approximate Groundwater Flow Direction

Kessenich's Ltd. - Madison, Wisconsin

FIGURE 5
GROUNDWATER CONTOURS (9/23/03)

SCALE: 1" = 40'

Date: 11-23-04

Environmental Compliance Consultants, Inc.

S. Fair Oaks Avenue

Kessenich's Ltd.
131 S. Fair Oaks Avenue

Loading Docks

asphalt

MW-2
(93.38)

grass

Former UST dispenser

MW-1
(93.95)

asphalt

93.8

Former 3,000-gallon
leaded gasoline UST

93.6

(93.49) MW-3

93.4

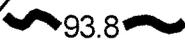
MW-4 (93.31)

wooded

Legend

MW-1  Monitoring Well Location

(93.95) Groundwater Elevation

 93.8 ~~~~~ Approximate Groundwater Contour

 Approximate Groundwater Flow Direction

Kessenich's Ltd. - Madison, Wisconsin

FIGURE 6
GROUNDWATER CONTOURS (3/31/04)

SCALE: 1" = 40'

Date: 9-9-04

Environmental Compliance Consultants, Inc.

S. Fair Oaks Avenue

Kessenich's Ltd.
131 S. Fair Oaks Avenue

Loading Docks

asphalt

MW-2
(94.56)

grass

MW-1
(94.73)

Former UST dispenser

asphalt

Former 3,000-gallon
lead gasoline UST

94.4

(94.27) MW-3

94.2

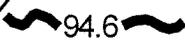
MW-4 (94.05)

wooded

Legend

MW-1  Monitoring Well Location

(94.73) Groundwater Elevation

 94.6 Approximate Groundwater Contour

 Approximate Groundwater Flow Direction

Kessenich's Ltd. - Madison, Wisconsin

FIGURE 7
GROUNDWATER CONTOURS (7/13/04)

SCALE: 1" = 40'

Date: 9-9-04

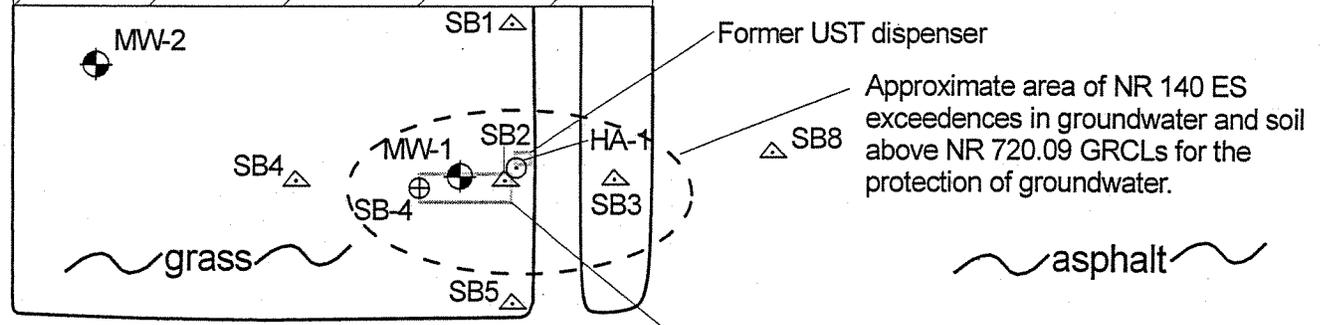
Environmental Compliance Consultants, Inc.

S. Fair Oaks Avenue

Kessenich's Ltd.
131 S. Fair Oaks Avenue

Loading Docks

asphalt



Former UST dispenser

Approximate area of NR 140 ES exceedences in groundwater and soil above NR 720.09 GRCLs for the protection of groundwater.

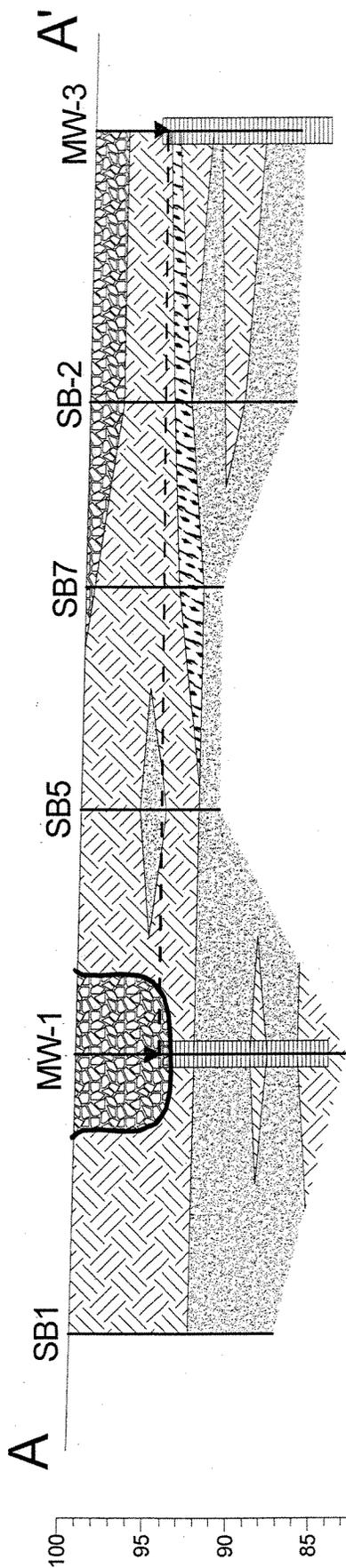
Former 3,000-gallon leaded gasoline UST

wooded

Legend

- MW-1 Monitoring Well Location
- SB1 Geoprobe Boring Location (3/98)
- SB-1 Geoprobe Boring Location (6/01)
- HA-1 Hand Auger Location (11/04)

| | |
|--|--------------|
| Kessenich's Ltd. - Madison, Wisconsin | |
| FIGURE 8 Soil GRCL and Groundwater ES Exceedence Area | |
| SCALE: 1" = 40' | Date: 9-9-04 |
| Environmental Compliance Consultants, Inc. | |



Legend

-  Sand and Gravel Fill
-  Silt, Silty Clay, and Clay
-  Sand and Silty Sand
-  Peat
-  Soil Boring
-  Screened Interval of Monitoring Well
-  Measured Water Table on 3/31/04

Vertical Scale
1"=10'

Horizontal Scale
1"=20'

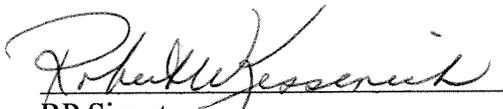
| | |
|--|----------------|
| Kessenich's Ltd. - Madison, Wisconsin | |
| FIGURE 4 | |
| CROSS SECTION A to A' | |
| AS SHOWN | Date: 11-23-04 |
| Environmental Compliance Consultants, Inc. | |

Kessenich's Limited
131 South Fair Oaks Avenue
Madison, Wisconsin 53704
BRRTs #03-13-002675

Part of the Northeast 1/4 of the Southwest 1/4 and also part of the Northwest 1/4 of the Southeast 1/4 of Section 5, Town 7 North, Range 10 East, City of Madison, Dane County, Wisconsin, which is more fully described as follows:

Beginning at the point of intersection of the center line of Fair Oaks Avenue with the Northeasterly right of way line of the Chicago and Northwestern Railway; thence South 60 degrees 28 minutes East along said Southeasterly right of way line, 458.0 feet; thence North 29 degrees 32 minutes East, 266.3 feet to the center line of an existing spur track; thence North 12 degrees 12 minutes West along said center line of existing spur track, 127.7 feet; thence continuing along said center line of spur track and on a spiral curve to the left, the long chord of which bears North 31 degrees 24 minutes West for a distance of 258.75 feet to the center line of Fair Oaks Avenue; thence South 46 degrees 18 minutes West along said center line of Avenue, 508.95 feet to the point of beginning.

I hereby attest to the best of my knowledge that the above legal description describes the contaminated property identified as the former Kessenich's Limited, 131 S Fair Oaks Avenue, Madison, Wisconsin, BRRTs #03-13-002675.


RP Signature

1-10-05
Date

ROBERT W. KESSENICH
Printed Name