GIS REGISTRY INFORMATION

SITE NAME:	Vientiane Palace						
BRRTS #:	03-13-120650			**FID # (if appropriate):**			
COMMERCE # (if appropriate):	53703-2008-51						
CLOSURE DATE:	April 5, 2004						
STREET ADDRESS:	151 West Gorham Street						
CITY:	Madison						
SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):	**X =**	569625	**Y =**	289360			
CONTAMINATED MEDIA:	Groundwater		Soil		Both	X	
OFF-SOURCE GW CONTAMINATION >ES:		**Yes**			**No**	**X**	
• **IF YES, STREET ADDRESS:**							
• **GPS COORDINATES (meters in WTM91 projection):**	**X =**		**Y =**				
OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL):		**Yes**		**No**	**X**		
• **IF YES, STREET ADDRESS 1:**							
• **GPS COORDINATES (meters in WTM91 projection):**	**X =**		**Y =**				
CONTAMINATION IN RIGHT OF WAY:	**Yes**	**X**	**No**				

DOCUMENTS NEEDED

Closure Letter, and any conditional closure letter issued	**X**
Copy of most recent deed, including legal description, for all affected properties	**X**
Certified survey map or relevant portion of the recorded plat map (*if referenced in the legal description*) for all affected properties	**X**
County Parcel ID number, *if used for county*, for all affected properties	**X**
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.	**X**
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.	**X**
Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)	**X**
Tables of Latest Soil Analytical Results (no shading or cross-hatching)	**X**
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.**	**X**
GW: Table of water level elevations, with sampling dates, and free product noted if present	**X**
GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)	**X**
SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour	**X**
Geologic cross-sections, *if required for SI.* (8.5x14' if paper copy)	**NA**
RP certified statement that legal descriptions are complete and accurate	**X**
Copies of off-source notification letters (if applicable)	**NA**
Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)	**X**
Copy of (soil or land use) deed restriction(s) or deed notice *if any required as a condition of closure*	**NA**

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
Cory L. Nettles, Secretary

commerce.wi.gov
Wisconsin
Department of Commerce

April 5, 2004

Jody A. Schimek-Karle
Fiore Coal & Oil Co.
150 E Gilman Street, Suite 1600
Madison, WI 53703-1496

RE: **Final Closure**

Commerce # 53703-2008-51; WDNR BRRTS # 03-13-120650
Vientiane Palace, 151 West Gorham Street, Madison

Dear Ms. Schimek-Karle:

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: Anthony W. Miller, Gannett Fleming
Case File

File Ref: G:\Electronic Mailbox\537\53703\200851\Close-Final.doc

ENVIRONMENTAL & REGULATORY SERVICES DIVISION
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P.O. Box 8044
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TDD #: (608) 264-8777
Fax #: (608) 267-1381
http://www.commerce.state.wi.us
http://www.wisconsin.gov
Jim Doyle, Governor
Cory L. Nettles, Secretary

Wisconsin
Department of Commerce

January 8, 2004

Mr. Lee Madden
Fiore Coal & Oil Co.
150 E Gilman Street, Suite 1600
Madison, WI 53703-1496

RE: **Conditional Case Closure**

Commerce # 53703-2008-51 WDNR BRRTS # 03-13-120650
Vientiane Palace, 151 West Gorham Street, Madison

Dear Mr. Madden:

The Wisconsin Department of Commerce (Commerce) has reviewed the request for case closure prepared by your consultant, Gannett Fleming, Inc., for the site referenced above. It is understood that residual soil and/or 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. Costs associated with recording deed notices or other restrictions are not eligible for PECFA reimbursement, and the recording of these notices should not delay the claim submittal process.

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: Gannett Fleming, Inc
Case File

STATE OF WISCONSIN
FORM No. 1
Section 235.16 Wisconsin Statutes

62774

This Indenture, Made this 30 day of December, A. D., 1939, between George R. Qualley and Cora A. Qualley, his wife,

parties of the first part, and The Fiore Coal and Oil Company, a Wisconsin corporation,

party of the second part,

Witnesseth, That the said parties of the first part, for and in consideration of the sum of One ($1.00) Dollar and other valuable considerations

to them in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, have given, granted, bargained, sold, remised, released, aliened, conveyed and confirmed, and by these presents do give, grant, bargain, sell, remise, release, alien, convey and confirm unto the said party of the second part, its ~~heirs and~~ assigns forever, the following described real estate, situated in the County of Dane and State of Wisconsin, to-wit:

The Northwest 44 feet of Lot One (1) and the Northwest 44 feet of the Southwest 33 feet of Lot Two (2), all in Block Sixty-three (63) in the City of Madison, Dane County Wisconsin, said lands having a frontage of 44 feet on North Henry Street and a frontage of 99 feet on Gorham Street.

This deed is given in fulfillment of and in comliance with a land contract between the parties hereto dated September 6, 1939, and filed on the same day in the office of the Register of Deeds in Vol. 142 Msc. p. 245, document #623551.

Together with all and singular the hereditaments and appurtenances thereunto belonging or in any wise appertaining; and all the estate, right, title, interest, claim or demand whatsoever, of the said parties of the first part, either in law or equity, either in possession or expectancy of, in and to the above bargained premises, and their hereditaments and appurtenances.

To Have and to Hold the said premises as above described with the hereditaments and appurtenances, unto the said party of the second part, and to its ~~heirs and~~ assigns FOREVER.

And the said George R. Qualley and Cora A. Qualley, his wife,

for themselves, their heirs, executors and administrators, do covenant, grant, bargain, and agree to and with the said party of the second part, its ~~heirs and~~ assigns, that at the time of the ensealing and delivery of these presents they are well seized of the premises above described, as of a good, sure, perfect, absolute and indefeasible estate of inheritance in the law, in fee simple, and that the same are free and clear from all incumbrances whatever, excepting a mortgage payable to R. N. Qualley dated September 5, 1939, and recorded September 6, 1939, in Volume 486 of Mortgages, Page 259, Document #623554, which second party assumes.

and that the above bargained premises in the quiet and peaceable possession of the said party of the second part, its ~~heirs and~~ assigns, against all and every person or persons lawfully claiming the whole or any part thereof, they will forever WARRANT AND DEFEND.

In Witness Whereof, the said parties of the first part have hereunto set their hands and seals this 30 day of December, A.D. 1939.

SIGNED AND SEALED IN PRESENCE OF

L. N. Edgard

N. W. Pick

George R. Qualley (SEAL)

Cora A. Qualley (SEAL)

(SEAL)

(SEAL)

State of Wisconsin,
Dane County. } ss.

Personally came before me, this 30 day of December, A. D., 1939
the above named George R. Qualley and Cora A. Qualley, his wife,

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

RECORDED
JAN 3 1940
At 11 50 o'clock A. M.

Homer F. Richards
Notary Public Dane County, Wis.
My commission expires A. D., 19

No. 627742

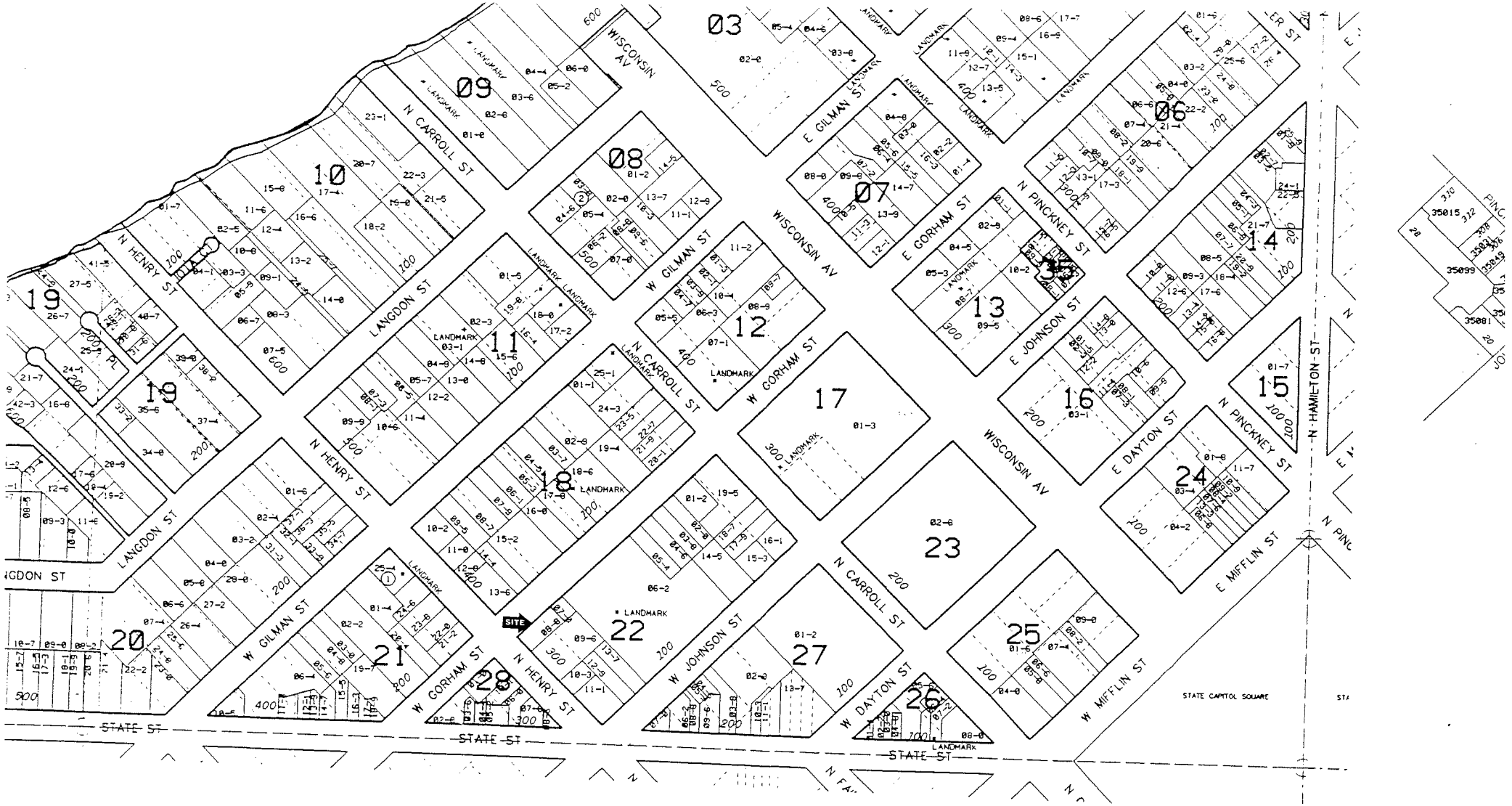
George R. Qualley and
Cora A. Qualley, his wife,
TO
The Fiore Coal and Oil
Company, a Wisconsin
Corporation.

Premises

Warranty Deed

This Instrument should be immediately placed upon record to avoid future trouble and litigation.

REGISTER'S OFFICE,
State of Wisconsin,
Dane County.
Received for Record this 3rd day of Jan. A. D., 1940
at 11 50 o'clock A. M., and recorded in
Vol. 400 of Deeds, on page 438
A. O. Barton
Register of Deeds.
Deputy.



LEY HOUSE CONDOMINIUME
PNUM 0709-144-2105-4

PARCEL NUMBER
0709-144-2801-1
02-3
03-0
04-7

② SOCIETY HILL CONDOMINIUM
BASE PNUM 0709-144-0803-6

UNIT	PARCEL NUMBER
A	0709-144-3001-6
	02-5
	03-2

③ PINCKNEY PLACE CONDOMINIUM
BASE PNUM 0709-144-0211-3

UNIT	PARCEL NUMBER
A	0709-144-3101-3
	02-0
	03-7
	04-4
	05-1
	06-8

④ HOBBS/VAN VLECK CONDOMINIUM
BASE PNUM 0709-144-0208-0

UNIT	PARCEL NUMBER
A	0709-144-3201-1
	02-8
	03-5
	04-2
	05-9

⑤ 133 EAST GILMAN STREET CONDOMINIUM
BASE PNUM 0709-144-0406-0

UNIT	PARCEL NUMBER
A	0709-144-3401-7
	02-5

FIORE COAL & OIL COMPANY

150 EAST GILMAN STREET, SUITE 1600

608-255-5060 FAX 608-255-8780

MADISON, WISCONSIN 53703

151 West Gorham Street
Madison, Wisconsin

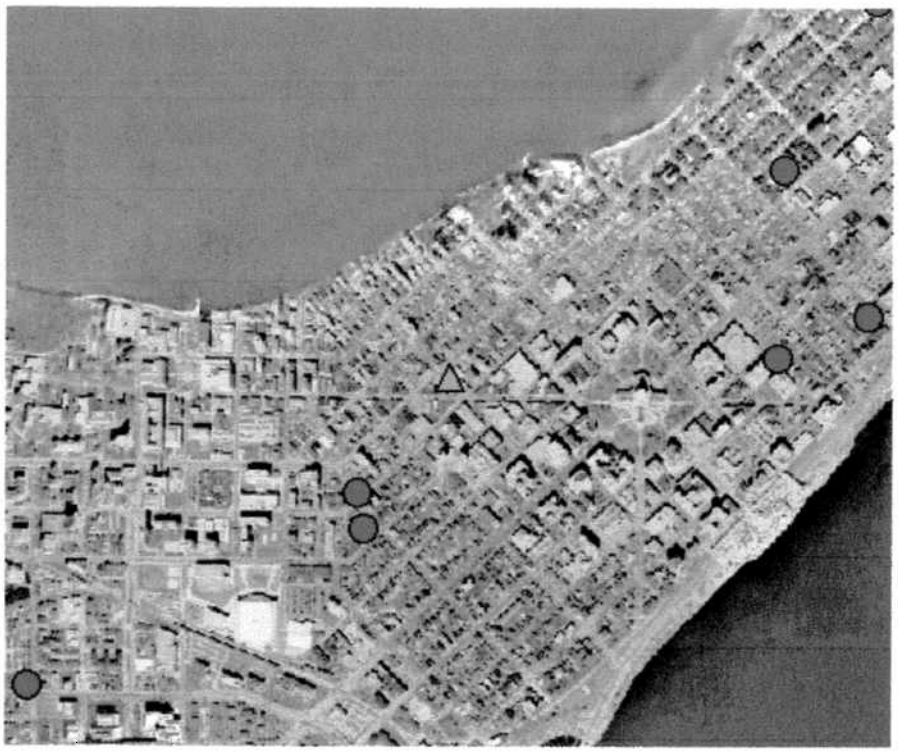
Legal Description:

The Northwest 44 feet of Lot One (1), and the Northwest 44 feet of the Southwest 33 feet of Lot Two (2), all in Block Sixty-Three (63) in the City of Madison, Dane County, Wisconsin.

Parcel Identification Number

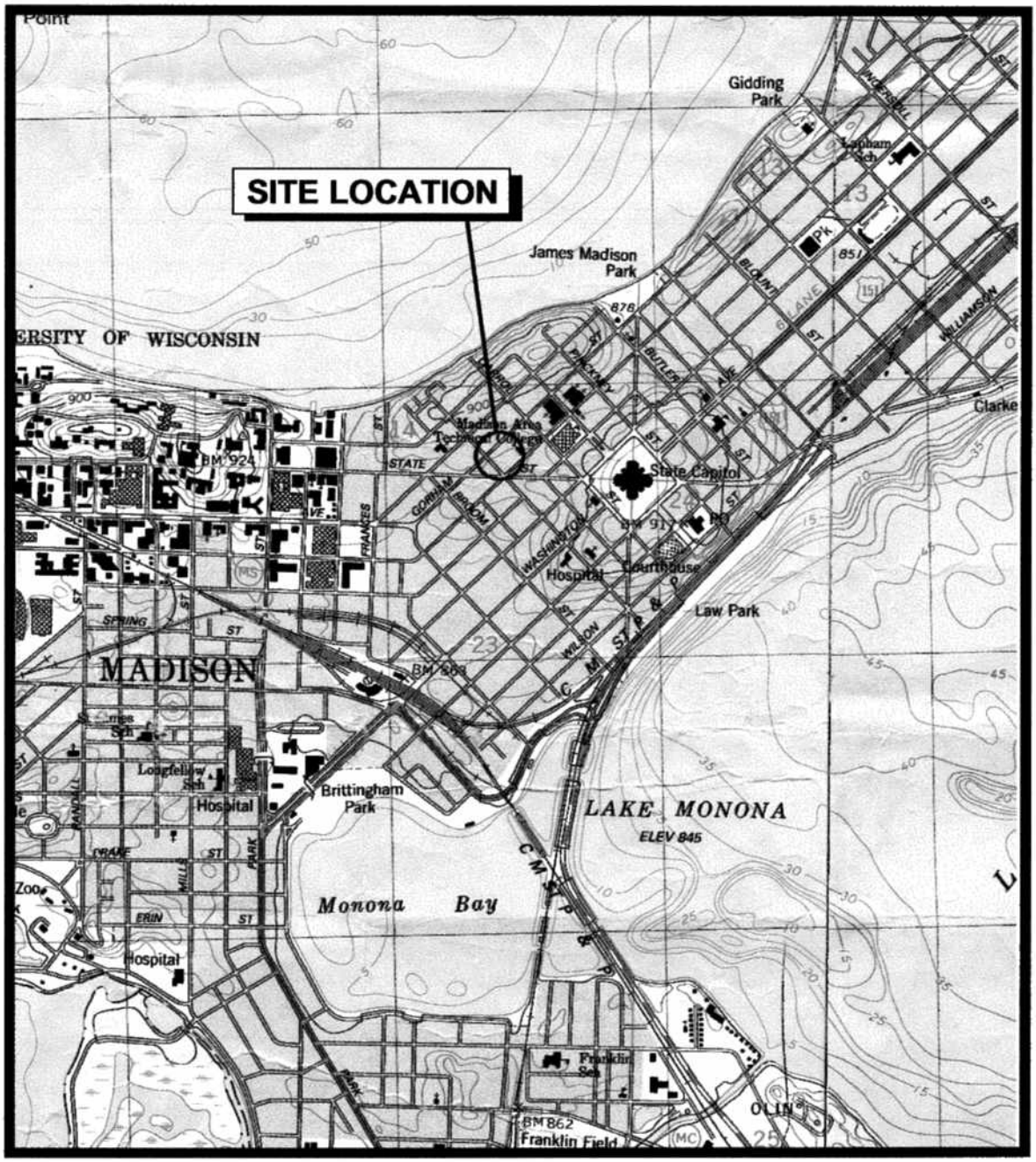
070914422088

Scale 1 : 15,358



Please read the documentation for more information.

▲WTM coordinates: 569625, 289360



SCALE: 1 INCH = 2000 FEET
CONTOUR INTERVAL = 10 FEET

7.5 MIN TOPOGRAPHIC MAP
MADISON WEST, WISCONSIN
1983

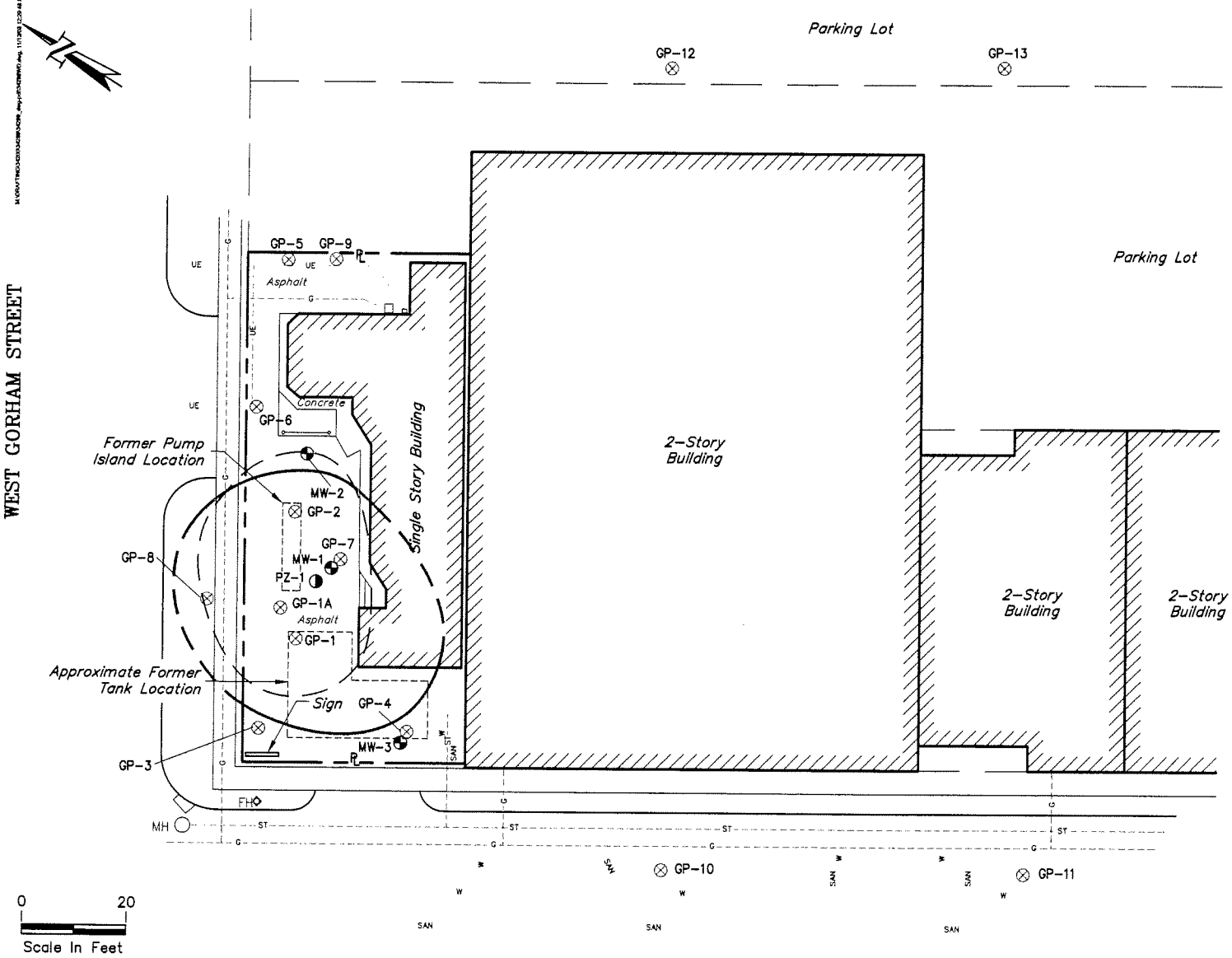
LOCATION MAP

FIORE COAL AND OIL COMPANY
151 WEST GORHAM STREET
MADISON, WISCONSIN

032703
34299.000

Gannett Fleming

FIGURE 2



LEGEND

- Estimated Extent Of Petroleum-Contaminated Soil In The Capillary Fringe Above The Water Table Exceeding The NR 720 RCL
- Estimated Extent Of Petroleum-Contaminated Groundwater Exceeding The NR 140 ES. (Dashed Where Inferred)
- GP-1 Geoprobe Sample Location
- MW-1 Monitoring Well Location
- PZ-1 Piezometer Location
- MH Manhole
- FH Fire Hydrant
- UE Underground Electrical
- ST Storm Sewer
- SAN Sanitary Sewer
- W Water Service
- G Gas Service

SITE PLAN WITH GEOPROBE BOREHOLE AND MONITORING WELL LOCATIONS

FIORE COAL AND OIL COMPANY
151 WEST GORHAM STREET
MADISON, WISCONSIN

111003
34299WD

Gannett Fleming

FIORE COAL & OIL COMPANY

TABLE 4

GROUNDWATER ELEVATIONS AND PVOC GROUNDWATER ANALYSIS RESULTS (ppb)

Vientiane Palace Site

151 West Gorham Street

Madison, WI 53703

ELL ID	DATE SAMPLED	GW ELEV	GRO	DO	Benzene	Ethyl-benzene	MTBE	1,2,4 TMB	1,3,5 TMB	m&p xylene	o xylene	Toluene	Naph-thalene
Enforcement Standard			NS		5	700	60	480	480	10,000	10,000	1,000	40
Preventative Action Limits			NS		0.5	140	12	96	96	1,000	1,000	200	8
MW-1	9-3-97-VOC	17.16	10,800	0.18	**426**	**552**	<20	**401**	**191**	466	65.1	92.8	**141**
	03/25/1998	21.16	5,890	0.37	**241**	**178**	<10	**111**	**52.6**	117	11	27.6	**50.4**
	06/17/1998	18.27	NA	0.24	NA	NA	NA	NA	NA	NA	NA	NA	NA
Well Depth	09/15/1998	19.54	6,030	<1	**154**	**200**	<10	**113**	**60.6**	119	12.0	33.6	**68.8**
28.27	12/15/1998	20.70	5,680	0.23	**147**	**182**	<5	**134**	**65.9**	154	18.4	40.6	NA
	03/18/1999	21.60	5,600	0.25	**168**	**179**	<6	**180**	**93.0**	174	20.4	44.4	**70.9**
	06/16/1999	14.20	15,700	<1	**392**	**881**	**127**	**1,660**	**553**	**1,450**	**90.1**	43.7	**415**
	09/29/1999	15.04	12,900	<1	**500**	**491**	<15	**1,120**	**316**	**1,300**	**88.5**	78.3	**341**
ORC-2/00	02/22/2000	21.20	11,600	NA	**764**	**598**	<6	**1,420**	**424**	**1,300**	**106**	74.0	**290**
	09/12/2000	18.34	6,990	2.40	**57.2**	**434**	<6	**1,150**	**370**	889	78.8	10.2	**267**
ORC-1/01	01/11/2001	22.13	6,940	NA	**715**	**340**	<6	**679**	**210**	463	46.4	42.3	**204**
	07/27/2001	22.29	2,950	1.72	**335**	126	<6	**338**	**112**	253	19.2	<8	**87.3**
	12/26/2001	NM	2,250	NA	**88.1**	39.6	<1.50	75.5	19.6	58.6	6.21	6.58	**24.5**
	04/01/2002	22.20	2,000	<1	**160**	39	<4.9	**100**	**32**	84		14.0	**21**
	06/21/2002	25.80	15,000	<1	**380**	**310**	<4.9	**1,000**	**350**	580		130	**210**
MW-2	9-3-97-VOC	20.13	938	0.17	<2.5	<5	<5	27.9	49.7	<5	<5	<5	<5
	03/25/1998	21.00	283	0.35	<0.5	<1.0	<2.0	5.75	11.7	<1.0	<1.0	<2.0	NA
	06/17/1998	17.90	NA	0.54	NA	NA	NA	NA	NA	NA	NA	NA	NA
Well Depth	09/15/1998	19.29	860	<1	**0.750**	<1.0	<2.0	18.9	19.4	1.06	1.10	2	NA
27.51'	12/15/1998	20.58	339	0.48	<0.5	<1.0	7.56	2.51	13.9	<1.0	<1.0	<2.0	NA
	03/18/1999	21.52	177	0.38	<0.2	<0.5	<0.3	3.09	4.41	0.57	1.00	<0.5	NA
	06/16/1999	15.64	164	<1	<0.2	<0.5	<0.3	1.94	<0.5	0.54	0.99	<0.5	NA
	09/29/1999	16.20	999	<1	**6.88**	<0.5	<0.3	12.2	8.25	26.4	12.10	1.16	NA
ORC-2/00	02/22/2000	21.49	1,100	NA	**4.54**	3.86	<0.3	20.6	21.2	8.33	6.61	<0.4	NA
	09/12/2000	18.58	189	5.42	0.378	<0.5	<0.3	3.26	1.16	<0.4	<0.15	<0.4	NA
ORC-1/01	01/11/2001	22.63	379	NA	**1.27**	<0.5	<0.3	4.85	3.63	0.978	<0.15	<0.4	NA
	07/27/2001	22.09	<50	1.50	0.213	<0.5	<0.3	1.37	0.2	<0.4	0.270	0.411	NA
	12/26/2001	NM	<50	NA	<0.16	<0.5	<0.3	0.76	<0.17	<0.4	<0.17	<0.4	NA
	04/01/2002	22.04	<100	5.83	<0.43	<0.49	<0.49	<0.42	<0.72	<1.5		<0.63	NA
	06/21/2002	25.51	110	<1	<0.43	<0.49	<0.49	2.3	<0.72	<1.5		0.87	NA

FIORE COAL & OIL COMPANY

TABLE 4

GROUNDWATER ELEVATIONS AND PVOC GROUNDWATER ANALYSIS RESULTS (ppb)

Vientiane Palace Site
151 West Gorham Street
Madison, WI 53703

ELL ID	DATE SAMPLED	GW ELEV	GRO	DO	Benzene	Ethyl-benzene	MTBE	1,2,4 TMB	1,3,5 TMB	m&p xylene	o xylene	Toluene	Naph-thalene
Enforcement Standard			NS		5	700	60	480	480	10,000	10,000	1,000	40
Preventative Action Limits			NS		0.5	140	12	96	96	1,000	1,000	200	8
MW-3	9-3-97-VOC	19.70	74.5	0.18	<0.5	<1.0	<2.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0
	03/25/1998	19.80	72.3	0.26	<0.5	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	1.57	NA
	06/17/1998	17.63	NA	0.22	NA	NA	NA	NA	NA	NA	NA	NA	NA
Well Depth	09/15/1998	18.92	54	<1	**0.919**	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	1.34	NA
26.1'	12/15/1998	19.80	<50	0.66	<0.5	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	1.26	NA
	03/18/1999	20.53	58.2	0.25	<0.2	<0.5	<0.3	<0.5	<0.5	<0.5	<0.5	<0.5	NA
	06/16/1999	12.28	<50	5.34	<0.2	<0.5	<0.3	<0.5	<0.5	<0.5	<0.5	<0.5	NA
	09/29/1999	11.58	<50	5.43	<0.2	<0.5	<0.3	<0.5	<0.5	<0.5	<0.5	<0.5	NA
	02/22/2000	20.26	<50	NA	<0.15	<0.5	<0.3	<0.4	<0.15	<0.4	<0.15	<0.4	NA
	06/14/2000	16.65	<50	<1	<0.15	<0.5	<0.3	<0.4	<0.15	<0.4	<0.15	<0.4	NA
	09/12/2000	18.24	<50	2.44	<0.15	<0.5	<0.3	<0.4	<0.15	<0.4	<0.15	<0.4	NA
	07/27/2001	21.75	<50	1.21	<0.16	<0.5	<0.3	<0.4	<0.17	0.47	<0.17	3.61	NA
	12/26/2001	NM	<50	NA	<0.16	<0.5	<0.3	<0.4	<0.17	<0.4	<0.17	1.39	NA
	04/01/2002	21.27	<100	<1	<0.43	<0.49	<0.49	0.47	<0.72	<1.5		<0.63	NA
	06/21/2002	24.94	<100	<1	<0.43	<0.49	<0.49	0.61	<0.72	<1.5		<0.63	NA
PZ-1	9-3-97-VOC	19.87	615	4.76	**1.7**	2.1	<1.0	1.2	1.0	1.3	3.5	2.8	<1.0
	03/25/1998	21.28	301	2.44	**2.09**	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	5.01	NA
	06/17/1998	17.94	NA	0.29	NA	NA	NA	NA	NA	NA	NA	NA	NA
	09/15/1998	19.65	190	<1	**1.42**	<1.0	1.18	<1.0	<1.0	<1.0	2.0	1.04	NA
Well Depth	12/15/1998	20.77	175	0.26	**1.24**	<1.0	<1.0	<1.0	<1.0	<1.0	1.73	<1.0	NA
38.05'	03/18/1999	21.71	115	1.12	**1.03**	<0.5	<0.3	<0.5	<0.5	<0.5	0.69	0.56	NA
	06/16/1999	14.85	1,180	<1	**14.4**	<0.5	13.3	3.85	<2.5	9.31	<2.5	5.24	NA
	09/29/1999	15.05	2,190	<1	**61.7**	<2.5	34.0	35.0	13.7	82.1	1.67	12.8	NA
ORC-2/00	02/22/2000	21.50	929	NA	**32.3**	2.66	<0.3	6.89	6.78	3.47	1.82	2.43	NA
	09/12/2000	19.14	1,040	NA	**17.5**	4.33	<0.3	4.71	1.83	6.08	2.23	5.11	NA
ORC-1/01	01/11/2001	22.44	1,450	NA	**47.4**	3.11	<1.50	3.82	<0.75	<2.0	0.774	5.65	NA
	07/27/2001	19.85	238	1.70	**12.7**	0.869	<0.3	2.44	<0.17	0.537	0.477	<0.4	NA
	12/26/2001	NM	443	NA	**6.83**	<0.5	<0.3	1.66	0.256	<0.4	0.428	0.63	NA
	04/01/2002	23.87	170	<1	**4.1**	0.56	<0.49	1.4	0.82	<1.5		1.1	NA
	06/21/2002	27.65	140	<1	**3.6**	0.56	<0.49	1.3	<0.72	<1.5		1.3	<1.4

FIORE COAL & OIL COMPANY

TABLE 4

GROUNDWATER ELEVATIONS AND PVOC GROUNDWATER ANALYSIS RESULTS (ppb)

Vientiane Palace Site

151 West Gorham Street

Madison, WI 53703

ELL ID	DATE SAMPLED	GW ELEV	GRO	DO	Benzene	Ethyl-benzene	MTBE	1,2,4 TMB	1,3,5 TMB	m&p xylene	o xylene	Toluene	Naph-thalene
Enforcement Standard			NS		5	700	60	480	480	10,000	10,000	1,000	40
Preventative Action Limits			NS		0.5	140	12	96	96	1,000	1,000	200	8
Field	09/15/1998		<50		<0.5	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	NA
Blank	09/12/2000		<50		<0.15	<0.5	<0.3	<0.4	<0.15	<0.4	<0.15	<0.4	NA
	07/27/2001		<50		1.87	0.862	<0.3	1.28	0.254	3.78	1.57	7.17	1.61

NOTES

Groundwater elevations and well depths are feet below ground surface

All units of measurement are ppb-(ug/l) except where noted.

NA	Not analyzed.
NM	Not measured.
750	Exceeds Enforcement Standard; Bold and Underlined
15	Exceeds Preventative Action Limit; Bolded
NS	No Standard
GRO	Gasoline Range Organics
DO	Dissolved Oxygen (mg/l)
MTBE	Methyl-tert-butyl-ether
TMB	Trimethylbenzenes
ORC	Chemical containers with oxygen release compound (dates of installation)

FIORE COAL & OIL COMPANY
151 WEST GORHAM STREET
MADISON, WISCONSIN

TABLE 3

ANALYTICAL RESULTS FOR PRE-REMEDIATION GROUNDWATER SAMPLES
SUMMARY OF DETECTED PETROLEUM COMPOUNDS (µg/ℓ)

Sample ID	GP-4	GP-7	GP-8	GP-9	GP-10	GP-11	GP-12	GP-13	NR 140 ES
GRO	65.5[2]	5,210[4]	4,900[1,3]	--	--	--	--	--	NS
Benzene	1.4	**119**	**26.8**	--	--	--	--	--	5.0
Ethylbenzene	1.0	309	31.0	--	--	--	--	--	700
MTBE	--	<10	<5	--	--	--	--	--	60
1,2,4-TMB	--	318	**418**	--	--	--	--	--	480
1,3,5-TMB	--	106	**140**	--	--	--	--	--	
m-&p-Xylene	2.6	356	332	--	--	--	--	--	10,000 [5]
o-Xylene	--	40.4	21.4	--	--	--	--	--	
Toluene	1.2	44.6	12.9	--	--	--	--	--	1,000
Naphthalene	--	**101**	**103**	--	--	--	--	--	40
Lead	NA	NA	NA	NA	NA	NA	NA	NA	15

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Table 3 Continued . . .

Sample ID	MW-1	MW-2	MW-3	PZ-1	NR 140 ES
GRO	10,800[2]	938[2]	74.5[2]	615[2]	NS
Benzene	**426**	--	--	1.7	5.0
Ethylbenzene	552	--	--	2.1	700
MTBE	<20	--	--	--	60
1,2,4-TMB	**401**	27.9	--	1.2	480
1,3,5-TMB	**191**	49.7	--	1.0	
m-&p-Xylene	466	--	--	1.3	10,000 [5]
o-Xylene	65.1	--	--	3.5	
Toluene	92.8	--	--	2.8	1,000
Naphthalene	**151**	--	--	--	40
1,2-Dichloroethane	<20	--	1.2	1.8	5.0
n-Butylbenzene	146	46.8	--	1.4	NS
sec-Butylbenzene	23.1	--	--	1.9	NS
tert-Butylbenzene	<20	--	--	1.4	NS
Isopropylbenzene	46.3	5.5	--	2.2	NS
Isopropyl Ether	65.7	--	--	--	NS
p-Isopropyltoluene	<20	--	--	1.9	NS
n-Propylbenzene	57.7	6.7	--	1.2	NS
Lead	--	--	--	--	15

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Table 3 Continued . . .

NOTES:

All units are in µg/ℓ (ppb).
GRO = Gasoline range organics.
MTBE = Methyl tert butyl ether.
TMB = Trimethylbenzene.
NR 140 ES = NR 140 enforcement standards; concentrations exceeding ESs are in bold.
NS = No NR 140 ES.
NA = Not analyzed.
-- = Analyzed but not detected.

FOOTNOTES:

(1) The chromatogram has characteristics of an aged gasoline sample.
(2) The chromatogram is not characteristic for either gasoline or aged gasoline. However, it has a reportable concentration of peaks/area withing the GRO window.
(3) The chromatogram contains a significant number of peaks outside the GRO window.
(4) The chromatogram is characteristic for aged gasoline, however either additional peaks are present or PVOC peaks are not proportional to aged gasoline indicating the presence of additional compounds.
(5) The NR 140 ES is for total xylenes, not individual isomers.

Gannett Fleming

FIORE COAL & OIL COMPANY
151 WEST GORHAM STREET
MADISON, WISCONSIN

TABLE 2

ANALYTICAL RESULTS FOR PRE-REMEDIAL SOIL SAMPLES (mg/kg)

Sample ID	GP-1A-15'	GP-1A-23'	GP-2-11'	GP-2-24'	GP-3-11'	GP-3-19'	NR 720 RCLs
DRO	NA	NA	NA	NA	NA	NA	100
GRO	--	**580**[2,3]	--	41.3[2,3]	--	--	100
Benzene	--	**0.447**	--	**0.116**	--	--	0.0055
Ethylbenzene	--	**3.49**	--	0.626	--	--	2.9
MTBE	--	--	--	--	--	--	NS
1,2,4-TMB	--	6.99	0.127	1.39	--	--	NS
1,3,5-TMB	--	5.58	0.095	0.703	--	--	NS
m-&p-Xylene	--	1.39	0.073	0.745	--	--	4.1[4]
o-Xylene	--	0.688	--	0.257	--	--	
Toluene	--	--	--	0.056	--	--	1.5
Lead	NA	2.53	NA	2.21	NA	NA	50

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Table 2 Continued . . .

Sample ID	GP-3-21'	GP-4-11'	GP-4-23'	GP-5-11'	GP-6-11'	GP-6-19'	GP-7-11'	NR 720 RCLs
DRO	NA	NA	NA	NA	NA	NA	NA	100
GRO	--	--	--	--	--	--	--	100
Benzene	--	--	--	--	--	--	--	0.0055
Ethylbenzene	--	--	--	--	--	--	--	2.9
MTBE	--	--	--	--	--	--	--	NS
1,2,4-TMB	--	--	--	--	--	--	--	NS
1,3,5-TMB	--	--	--	--	--	--	--	NS
m-&p-Xylene	--	--	--	--	--	--	--	4.1[4]
o-Xylene	--	--	--	--	--	--	--	
Toluene	--	--	--	--	--	--	--	1.5
Lead	NA	NA	NA	NA	NA	NA	NA	50

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Table 2 Continued . . .

Sample ID	GP-7-15'	GP-7-19'	GP-8-20'	GP-8-21.5'	GP-9-15.5'	GP-9-19.5'	NR 720 RCLs
DRO	NA	NA	NA	NA	--	--	100
GRO	**113**[2,3]	**396**[1,3]	--	**225**[2,3]	--	--	100
Benzene	--	**1.2**	--	<0.232	--	--	0.0055
Ethylbenzene	0.926	**5.91**	--	0.861	--	--	2.9
MTBE	--	<0.126	--	<0.232	--	--	NS
1,2,4-TMB	6.75	19.7	--	5.000	--	--	NS
1,3,5-TMB	2.74	7.51	--	3.352	--	--	NS
m-&p-Xylene	2.26	**7.18**	--	0.572	--	--	4.1[4]
o-Xylene	0.274	**0.946**	--	<0.232	--	--	
Toluene	0.063	<0.126	--	<0.232	--	--	1.5
Lead	2.31	2.61	NA	NA	NA	NA	50

Gannett Fleming

Table 2 Continued . . .

NOTES:

All units are in mg/kg (ppm).
Results calculated on a dry-weight basis.

DRO	= Diesel range organics.
GRO	= Gasoline range organics.
MTBE	= Methyl tert butyl ether.
TMB	= Trimethylbenzenes.
NR 720 RCL	= NR 720 residual contaminant levels; concentrations exceeding RCLs are in bold.
NS	= No NR 720 RCL standard.
NA	= Not analyzed.
--	= Analyzed but not detected.

FOOTNOTES:

(1) The chromatogram has characteristics of an aged gasoline sample.
(2) The chromatogram is not characteristic for either gasoline or aged gasoline. However, it has a reportable concentration of peaks/area withing the GRO window.
(3) The chromatogram contains a significant number of peaks outside the GRO window.
(4) The NR 720 RCL is for total xylene, not individual isomers.

Gannett Fleming

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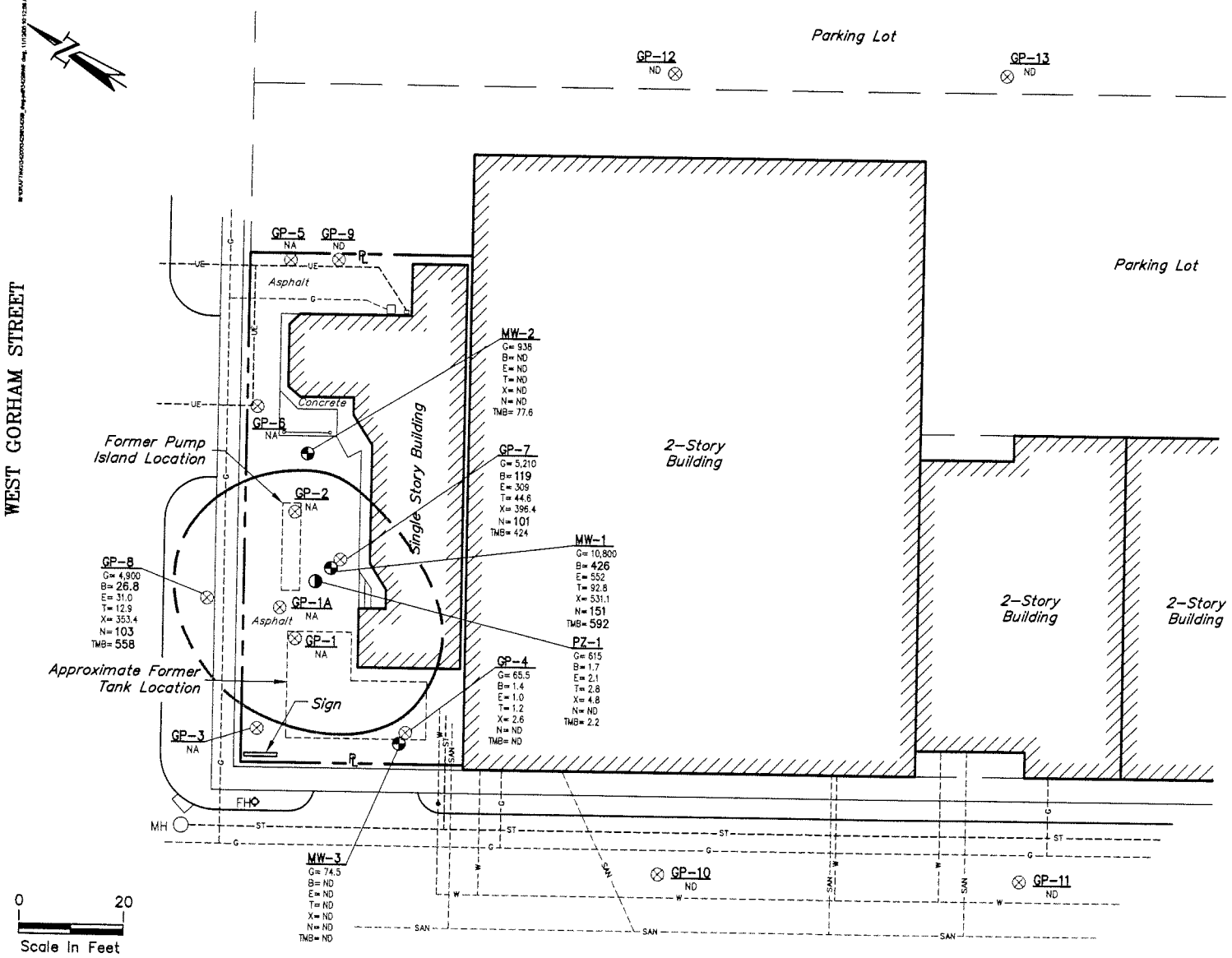
FIGURE 4



LEGEND

- Estimated Extent Of Petroleum-Contaminated Groundwater Exceeding The NR 140 ES. (Dashed Where Inferred)
- GP-1 ⊗ Geoprobe Sample Location
- MW-1 Monitoring Well Location
- PZ-1 Piezometer Location
- MH Manhole
- FH Fire Hydrant
- ---UE--- Underground Electrical
- ---ST--- Storm Sewer
- ---SAN--- Sanitary Sewer
- ---W--- Water Service
- ---G--- Gas Service

GP-8=Boring Identification
G= GRO
B= Benzene
E= Ethylbenzene
T= Toluene
X= Xylenes
N= Naphtholene
TMB= Trimethylbenzenes

NOTES:
Contaminant Concentrations Are In ug/l (ppb)
NR 140 ES Exceedances Are In BOLD
ND= Analyzed But Not Detected
NA= Not Analyzed

NOTE

Monitoring Wells And Piezometer Were Sampled 9/3/97. Geoprobes GP-1 Through GP-7 Were Sampled In April 1997. Geoprobes GP-8 Through GP-13 Were Sampled In June 1997.

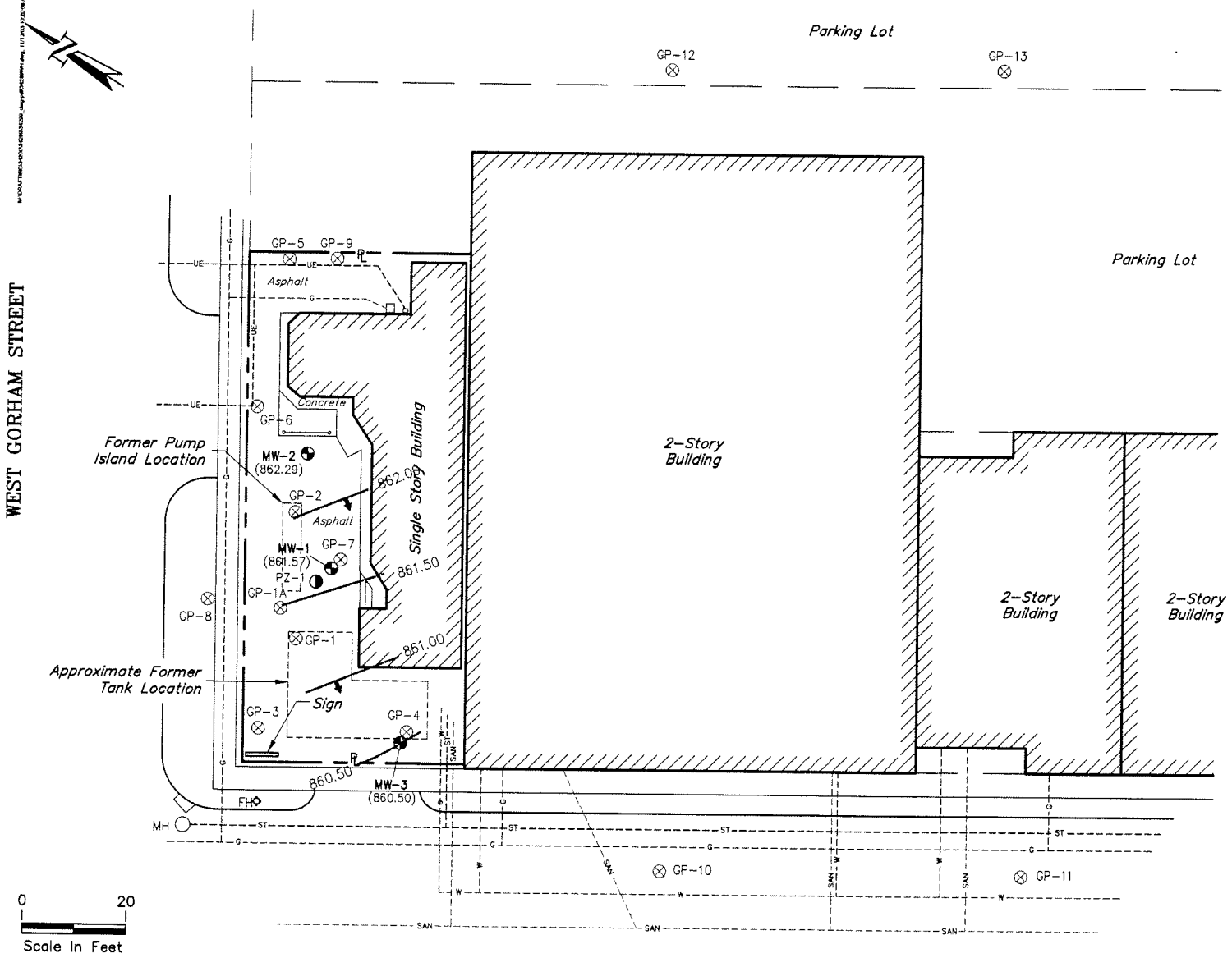
ESTIMATED EXTENT OF PETROLEUM-CONTAMINATED GROUNDWATER

FIORE COAL AND OIL COMPANY
151 WEST GORHAM STREET
MADISON, WISCONSIN

111203
34299WF

Gannett Fleming

FIGURE 6



LEGEND

- 862.00 — Groundwater Contour With Flow Direction
- (861.57) Groundwater Elevation
- GP-1 ⊗ Geoprobe Sample Location
- MW-1 Monitoring Well Location
- PZ-1 Piezometer Location
- MH Manhole
- FH Fire Hydrant
- UE Underground Electrical
- ST Storm Sewer
- SAN Sanitary Sewer
- W Water Service
- G Gas Service

NOTE

Groundwater Contours Based On Elevations Measured By Fiore On 6/17/98.

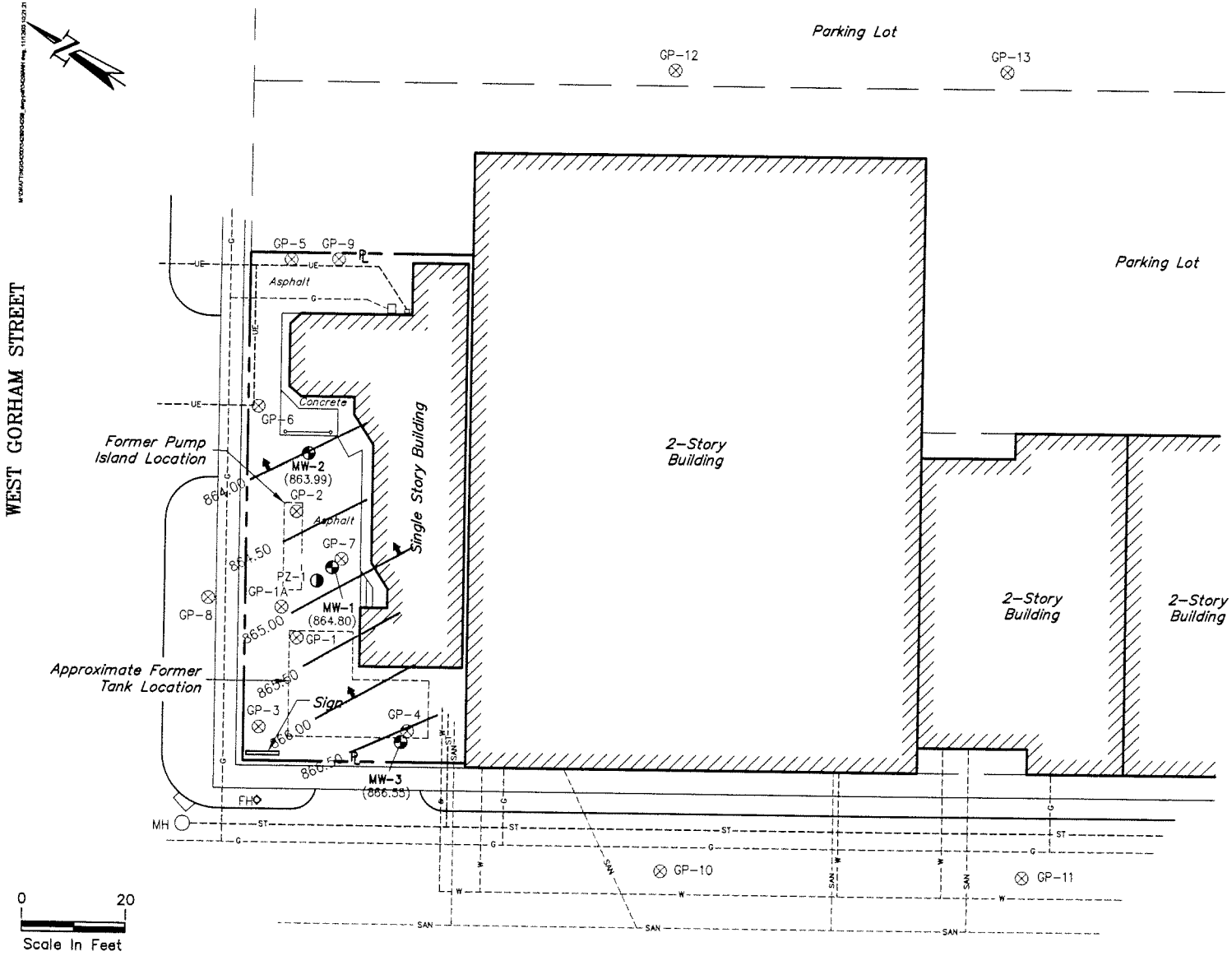
GROUNDWATER CONTOUR MAP (6/17/98)

FIORE COAL AND OIL COMPANY
151 WEST GORHAM STREET
MADISON, WISCONSIN

_CONT_GW_06-98
111203
34299WH

Gannett Fleming

FIGURE 7



LEGEND

- 865.00 — Groundwater Contour With Flow Direction
- (864.80) Groundwater Elevation
- GP-1 ⊗ Geoprobe Sample Location
- MW-1 ◔ Monitoring Well Location
- PZ-1 ◑ Piezometer Location
- MH Manhole
- FH Fire Hydrant
- UE Underground Electrical
- ST Storm Sewer
- SAN Sanitary Sewer
- W Water Service
- G Gas Service

NOTE

Groundwater Contours Based On Elevations Measured By Fiore On 9/29/99.

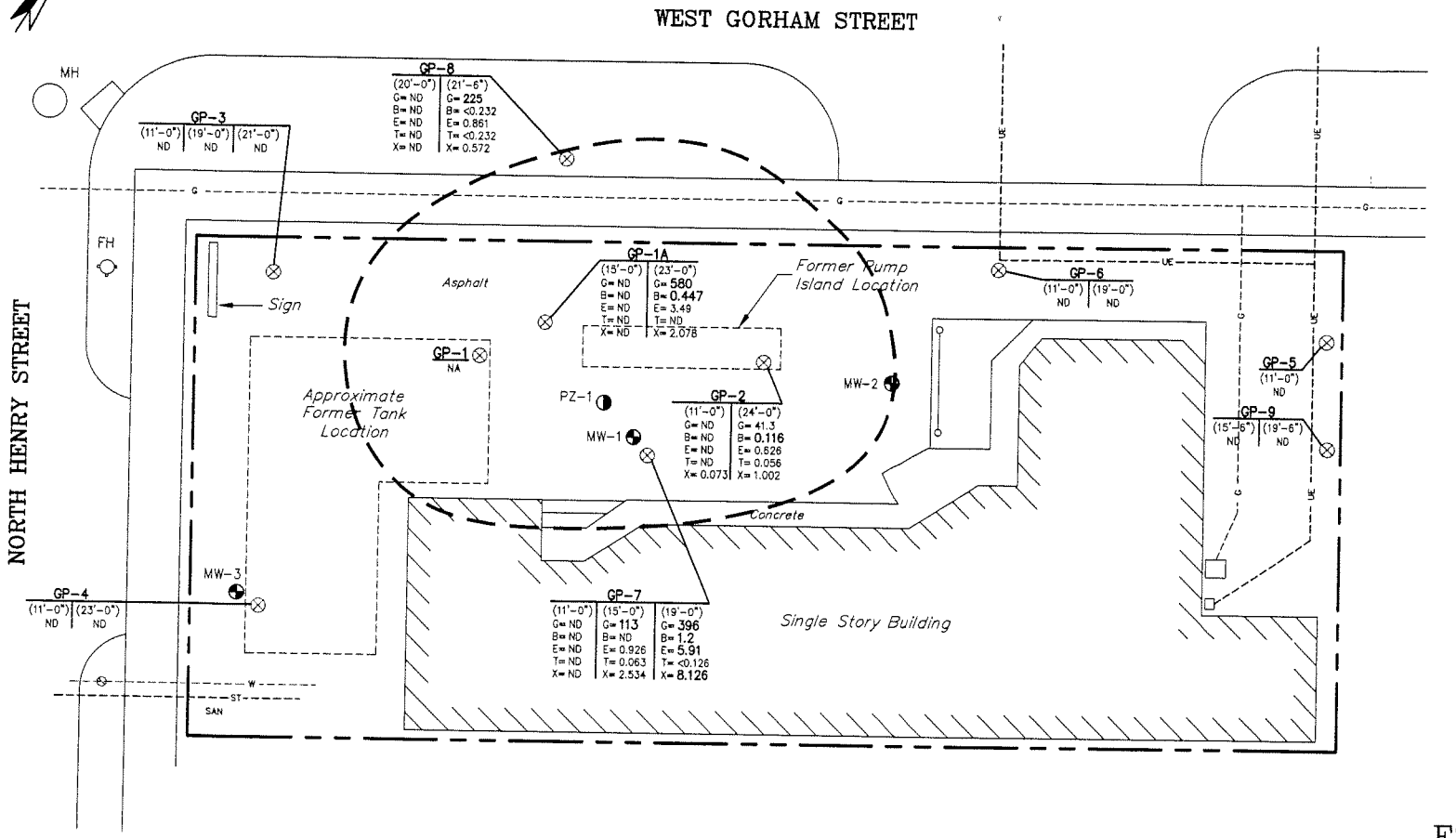
GROUNDWATER CONTOUR MAP (9/29/99)

FIORE COAL AND OIL COMPANY
151 WEST GORHAM STREET
MADISON, WISCONSIN

_CONT_GW_09-99
111203
34299WH

Gannett Fleming

FIGURE 3



LEGEND

- *Estimated Extent Of Petroleum-Contaminated Soil In The Capillary Fringe Above The Water Table Exceeding The NR 720 RCL (Dashed Where Inferred)*
- GP-1 ⊗ *Geoprobe Sample Location*
- MW-1 ◕ *Monitoring Well Location*
- PZ-1 ◑ *Piezometer Location*
- MH *Manhole*
- FH *Fire Hydrant*
- ---UE--- *Underground Electrical*
- ---ST--- *Storm Sewer*
- SS *Sanitary Sewer*
- ---W--- *Water Service*
- ---G--- *Gas Service*

GP-5=Boring Identification
(7'-0")=Depth Of Sample
G= GRO
B= Benzene
E= Ethylbenzene
T= Toluene
X= Xylenes

NOTES:
Contaminant Concentrations Are In mg/kg (ppm)
NR 720 RCLs Exceedances Are In BOLD
ND= Not Detected
NA= Not Analyzed

0 10
Scale In Feet

ESTIMATED EXTENT OF PETROLEUM-CONTAMINATED SOIL IN THE CAPILLARY FRINGE

FIORE COAL AND OIL COMPANY
151 WEST GORHAM STREET
MADISON, WISCONSIN

111203
34299WE

FIORE COAL & OIL COMPANY

150 EAST GILMAN STREET, SUITE 1600

608-255-5060 FAX 608-255-8780

MADISON, WISCONSIN 53703

With regard to the Wisconsin Department of Natural Resources' GIS registry of groundwater and soil, I, Lee H. Madden, Senior Vice President of Fiore Coal & Oil Company, believe the attached legal description and all other information provided by me to the Wisconsin Department of Natural Resource for the registration of the property at 151 West Gorham Street, City of Madison, Dane County, Wisconsin is accurate and complete.

Signed:

Fiore Coal & Oil Company
By: Lee H. Madden, Senior Vice President

5/24/03
Date

FIORE COAL & OIL COMPANY

150 EAST GILMAN STREET, SUITE 1600

608-255-5060 FAX 608-255-8780

MADISON, WISCONSIN 53703

COPY

June 4, 2003

Mr. Larry D. Nelson, P.E.
City of Madison
Department of Engineering
210 Martin Luther King, Jr. Boulevard
Madison, WI 53703

RECEIVED
GANNETT FLEMING, INC.
MADISON, WI

JUN 0 6 2003

FILE NO. 34299.000

TLH	JBL	CCW	
DFK	AWM	RJS	
DJO	JEC	JJK	

Re: 151 W. Gorham Street
Madison, WI 53703

Dear Larry:

We recently completed a subsurface investigation of our property at 151 West Gorham Street in Madison and are preparing a site remediation closure request for the Wisconsin Department of Commerce.

As a component of this closure request, we are providing this letter to notify the City of Madison that our investigation found nominal levels of soil and groundwater petroleum contamination extending beyond our property line into the street right-of-way (Gorham Street) at depths of 20-22 feet below the ground surface. Please see geoprobe 8 (GP-8) on the enclosed site diagrams, which indicate the estimated extent of contamination.

Because of its depth and low concentration levels, this contamination is projected to remain in place and we believe there should be little likelihood of direct human contact or harm to public health.

Please contact me at 605-255-5060 should you have questions regarding this letter. Thank you.

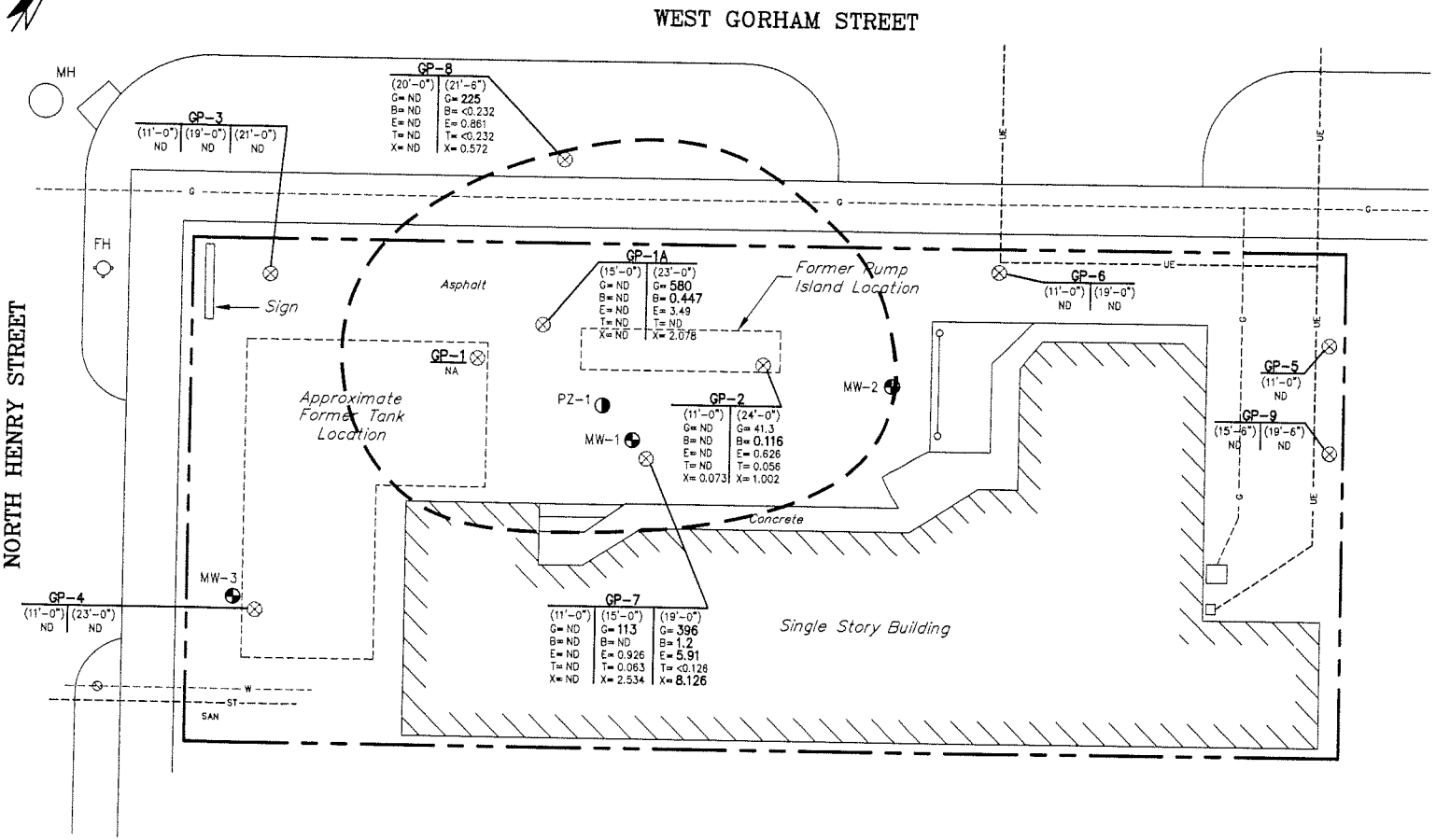
Sincerely,

Lee H. Madden
Senior Vice President

LHM: JSK
Enclosures
cc: Anthony W. Miller – Gannett Fleming, Inc.

Gannett Fleming

FIGURE 3



LEGEND

- *Estimated Extent Of Petroleum-Contaminated Soil In The Capillary Fringe Above The Water Table Exceeding The NR 720 RCL (Dashed Where Inferred)*
- GP-1 ⊗ *Geoprobe Sample Location*
- MW-1 ◒ *Monitoring Well Location*
- PZ-1 ◑ *Piezometer Location*
- MH *Manhole*
- FH *Fire Hydrant*
- ---UE--- *Underground Electrical*
- ---ST--- *Storm Sewer*
- SS *Sanitary Sewer*
- ---W--- *Water Service*
- ---G--- *Gas Service*

GP-5=Boring Identification
(7'-0")=Depth Of Sample
G= GRO
B= Benzene
E= Ethylbenzene
T= Toluene
X= Xylenes

NOTES:
Contaminant Concentrations Are In mg/kg (ppm)

NR 720 RCLs Exceedances Are In **BOLD**

ND= Not Detected

NA= Not Analyzed

0 10

Scale In Feet

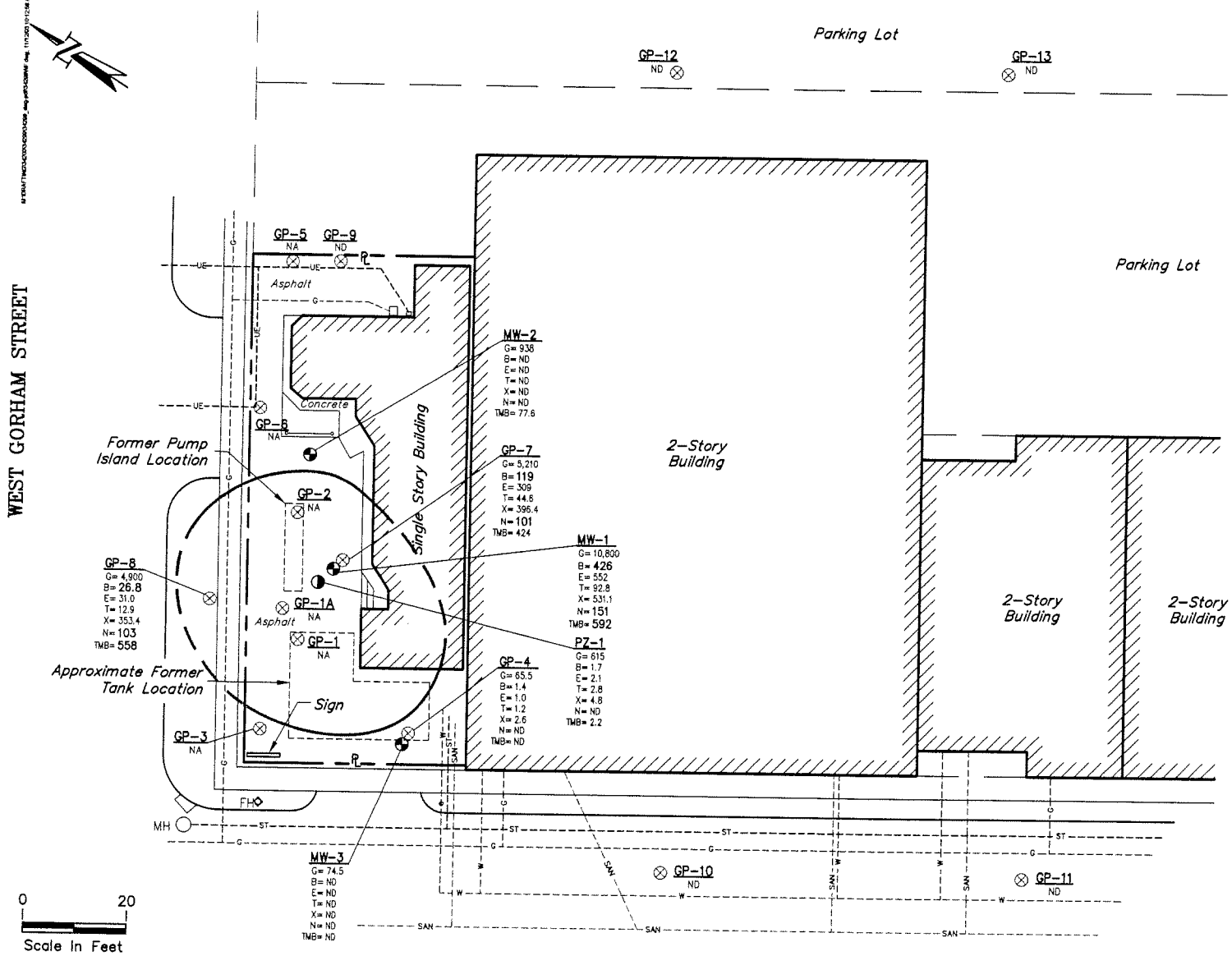
ESTIMATED EXTENT OF PETROLEUM-CONTAMINATED SOIL IN THE CAPILLARY FRINGE

FIORE COAL AND OIL COMPANY
151 WEST GORHAM STREET
MADISON, WISCONSIN

111203
34299WE

Gannett Fleming

FIGURE 4



LEGEND

- Estimated Extent Of Petroleum-Contaminated Groundwater Exceeding The NR 140 ES. (Dashed Where Inferred)
- GP-1 ⊗ Geoprobe Sample Location
- MW-1 ◓ Monitoring Well Location
- PZ-1 ◑ Piezometer Location
- MH Manhole
- FH Fire Hydrant
- ---UE--- Underground Electrical
- ---ST--- Storm Sewer
- ---SAN--- Sanitary Sewer
- ---W--- Water Service
- ---G--- Gas Service

GP-8=Boring Identification
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NOTE

Monitoring Wells And Piezometer Were Sampled 9/3/97. Geoprobes GP-1 Through GP-7 Were Sampled In April 1997. Geoprobes GP-8 Through GP-13 Were Sampled In June 1997.

ESTIMATED EXTENT OF PETROLEUM-CONTAMINATED GROUNDWATER

FIORE COAL AND OIL COMPANY
151 WEST GORHAM STREET
MADISON, WISCONSIN

111203
34299WF