GIS REGISTRY INFORMATION

SITE NAME: Stoughton Plaza

BRRTS #: 03-13-528240 **FID # (if appropriate):**

COMMERCE # (if appropriate):

CLOSURE DATE: 20-Jun-06

STREET ADDRESS: 1050 & 1060 West Main Street

CITY: Stoughton

SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection): X= 582636 Y= 272004

CONTAMINATED MEDIA: Groundwater [ ] Soil [ ] Both [X]

OFF-SOURCE GW CONTAMINATION >ES: [ ] Yes [X] No

IF YES, STREET ADDRESS 1:

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

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

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	
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)	
Isoconcentration map(s), *if required for site investigation (SI)* (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of groundwater contamination defined. If not available, **include the latest extent of contaminant plume map.**	
GW: Table of water level elevations, with sampling dates, and free product noted if present	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	
Geologic cross-sections, *if required for SI.* (8.5x14' if paper copy)	
RP certified statement that legal descriptions are complete and accurate	X
Copies of off-source notification letters (if applicable)	
Copy of Maintenance Plan for the site	X
Copy of (soil or land use) deed restriction(s) or deed notice *if any required as a condition of closure*	

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

WISCONSIN
DEPT. OF NATURAL RESOURCES

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

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

June 20, 2006

File Ref: 03-13-528240

1050 Associates LLC
c/o Mr. Lee Madden.
PO Box 620434
Middleton, WI 53562-0434

SUBJECT: Final Case Closure
Stoughton Plaza, 1050 & 1060 West Main Street, Stoughton, WI
WDNR BRRTS Activity #: 03-13-528240

Dear Mr. Madden:

On June 20, 2006, the South Central Region Closure Committee reviewed the above referenced case for closure. This committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. Based on the correspondence and data provided, it appears that your case has been remediated to Department standards in accordance with s. NR 726.05, Wisconsin Administrative Code. The Department considers this case closed and no further investigation or remediation is required at this time.

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

Pursuant to s. 292.12(2)(a), Wis. Stats., the asphalt material parking lot and access routes that currently exists in the location shown on the Gannett Fleming Exhibit B MAINTENANCE AREAS shall be maintained in compliance with the attached maintenance plan in order to minimize the infiltration of water and prevent additional groundwater contamination that would violate the groundwater quality standards in ch. NR 140, Wis. Adm. Code, and to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health. If soil in the specific locations described above is excavated in the future, the property owner at the time of excavation must sample and analyze the excavated soil to determine if residual contamination remains. If sampling confirms that contamination is present the property owner at the time of excavation will need to determine whether the material would be considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable statutes and rules. In addition, all current and future owners and occupants of the property need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken during excavation activities to prevent a health threat to humans.

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

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

Section 101.143, Wis. Stats., requires that PECFA claimants seeking reimbursement of interest costs, for sites with petroleum contamination, submit a final reimbursement claim within 120 days after they receive a closure letter on their site. For claims not received by the PECFA Program within 120 days of the date of this letter, interest costs after 60 days of the date of this letter will not be eligible for PECFA reimbursement. If there is equipment purchased with PECFA funds remaining at the site, contact the Commerce PECFA Program to determine the method for salvaging the equipment.

The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this closure decision or anything outlined in this letter, please contact Wendell Wojner at (608) 275-3297.

Sincerely,

Patrick McCutcheon
South Central Region Remediation & Redevelopment Team Supervisor

cc: Anthony Miller, Gannet Fleming Consultants, 8025 Excelsior Drive, Madison, WI 53717

SURVEYOR'S CERTIFICATE

TO: TWENTIETH CENTURY MARKETS, INCORPORATED
1050 ASSOCIATES, LLC
OAK BANK
LAWYERS TITLE INSURANCE CORPORATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM, AND NSPS IN 1999. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THAT ALLOWABLE POSITIONAL TOLERANCE.

DANIEL V. BIRRENKOTT
WISCONSIN REGISTERED LAND SURVEYOR NO. S-1531.
DATED 5-24-04

WISCONSIN DANIEL V BIRRENKOTT S-1531 Sun Prairie WI LAND SURVEYOR

Items 7(a) and 7(b) are not shown in this as-built survey. Information shown on the survey was provided by the Registered Land Surveyor whose signature appears above.

This Surveyor accepts no responsibility for non-original copies of this document.

BEARINGS REFERENCED TO THE NORTH LINE OF SURVEY PREPARED BY DAVID WIESOP, DRAWING NO. L894-01, DATED 1-19-82 BEARING S87°12'00"W

SCALE 1" = 30'
0 30 60

NOTES

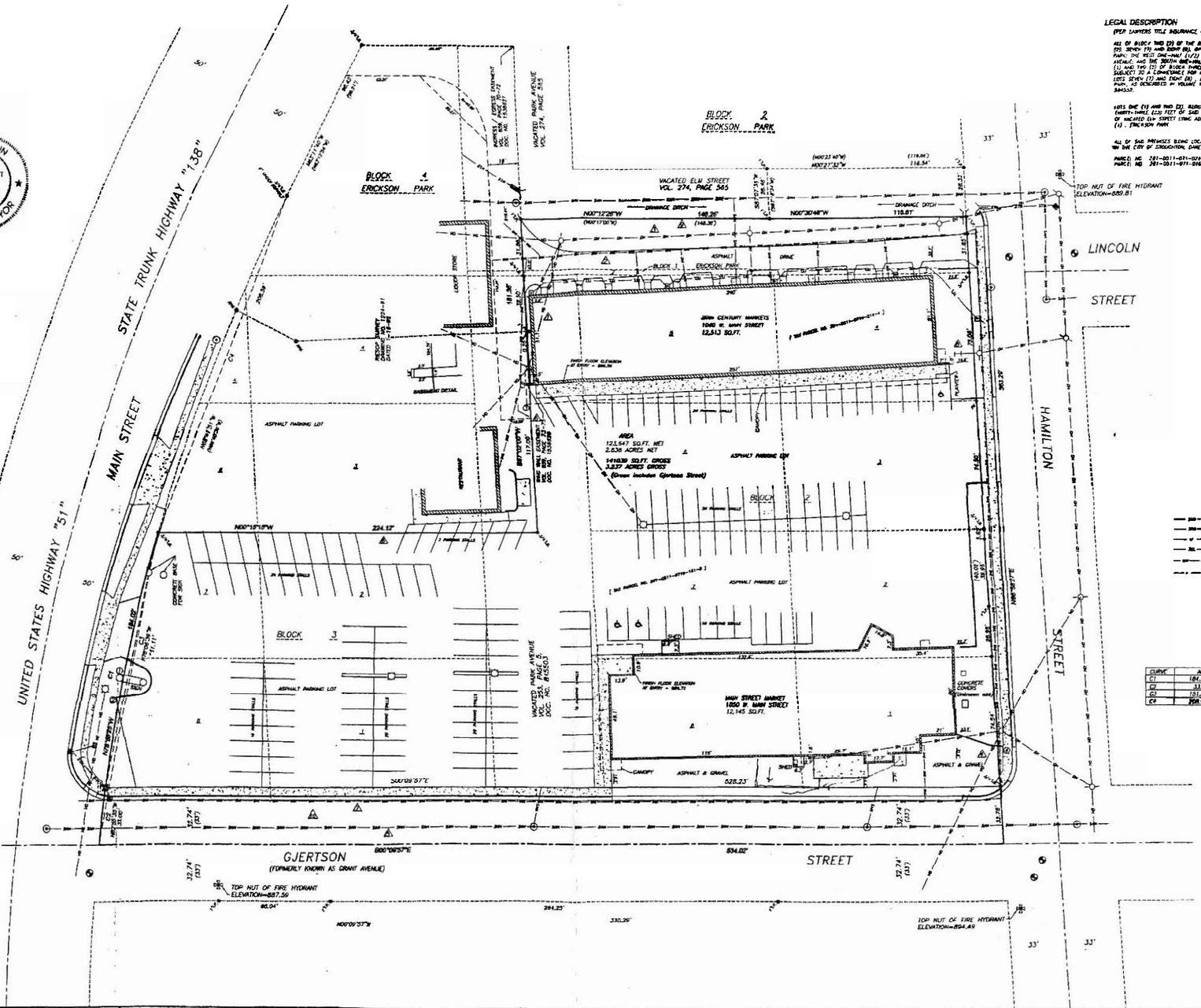
1. UNDERGROUND UTILITIES LOCATED PER DIGGER'S HOTLINE TICKET NUMBER 9136797, START DATE OF FEBRUARY 23, 2004. NO GUARANTEE IS MADE THAT THE UTILITIES SHOWN COMPRISE ALL UTILITIES ON SITE, ACTIVE OR ABANDONED. CARE SHOULD BE TAKEN WHEN EXCAVATING AND DIGGER'S HOTLINE SHALL BE CONTACTED AT 1-800-242-8511 PRIOR TO ANY CONSTRUCTION FOR SAFETY AND LIABILITY PURPOSES OF ALL PARTIES.
2. UTILITY EASEMENT: NO POLES OR BURIED CABLES ARE TO BE PLACED ON ANY LOT LINE OR CORNER, THE DISTURBANCE OF A SURVEY STAKE BY ANYONE IS IN VIOLATION OF SECTION 238.32 OF WISCONSIN STATUTES.
3. WETLANDS, IF PRESENT HAVE NOT BEEN DELINEATED.
4. NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
5. THIS SURVEY SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS RECORDED AND UNRECORDED.
6. PRIVATE UTILITIES MAY EXIST, BUT WERE NOT OBSERVED OR LOCATED.
7. NO OBSERVABLE EVIDENCE OF USE AS A CEMETERY OR BURIAL GROUNDS.
8. PROPERTY DOES HAVE PHYSICAL ACCESS TO MAIN STREET, GJERTSON STREET, AND HAMILTON STREET.

LIST OF POSSIBLE ENCROACHMENTS

1. SIGN ENCROACHMENT OF 2.1 FEET INTO MAIN STREET RIGHT OF WAY
2. CURB & ASPHALT ENCROACHMENT OF 2 FEET INTO MAIN STREET RIGHT OF WAY
3. CANOPY ENCROACHMENT OF 2.1 FEET INTO PARCEL SHOWN ON THE MAP AS RIESOP SURVEY.
4. CONCRETE CURB ENCROACHMENT OF 3.0 FEET INTO HAMILTON STREET RIGHT OF WAY.

LIST OF APPARENT EASEMENTS

- OVERHEAD UTILITY LINE OVER A WESTERLY CORNER OF PROPERTY.
- BURIED GAS LINE OVER WESTERLY PORTION OF PROPERTY.
- OVERHEAD UTILITY LINE OVER WESTERLY PORTION OF PROPERTY.
- OVERHEAD UTILITY LINE OVER NORTHEASTERLY CORNER OF PROPERTY.
- SANITARY SEWER LINE OVER EASTERLY PORTION OF PROPERTY LOCATED IN GJERTSON STREET
- POSSIBLE INGRESS/EGRESS/PARKING OVER WESTERLY PORTION OF PROPERTY.
- BURIED GAS LINE OVER EASTERN PORTION OF PROPERTY IN GJERTSON STREET.
- GUY WIRE SUPPORT ON PROPERTY SUPPORTS UTILITY POLE IN HAMILTON STREET RIGHT OF WAY.
- POSSIBLE DRAINAGE EASEMENT OVER WESTERLY PORTION OF PROPERTY.
- POSSIBLE ROADWAY EASEMENT OVER EASTERLY PORTION OF PROPERTY LOCATED OVER GJERTSON STREET.



LEGAL DESCRIPTION

(PER LAWYERS TITLE INSURANCE CORPORATION CASE NO. 218186.)

ALL OF BLOCK 1 AND (2) OF THE REPLAT OF BLOCK 2 ERICKSON PARK, LOTS ONE (1) TWO (2), SEVEN (7) AND EIGHT (8), OF BLOCK THREE (3) OF THE REPLAT OF BLOCK 3 ERICKSON PARK; THE WEST ONE-HALF (1/2) OF GRANT AVENUE, THE NORTH ONE-HALF (1/2) OF PARK AVENUE, AND THE SOUTH ONE-HALF (1/2) OF PARK AVENUE LYING NORTH OF SAID BLOCK ONE (1), AND TWO (2) OF BLOCK THREE (3), ALL IN THE REPLAT OF BLOCK 3 ERICKSON PARK; SUBJECT TO A TEMPORARY EASEMENT FOR HIGHWAY PURPOSES TO DANE COUNTY OVER PART OF SAID LOTS SEVEN (7) AND EIGHT (8), BLOCK THREE (3) OF THE REPLAT OF BLOCK 3 ERICKSON PARK, AS DESCRIBED IN VOLUME 1209 OF MISCELLANEOUS, PAGE 176 AS DOCUMENT NUMBER 3495331.

LOTS ONE (1) AND TWO (2), BLOCK ONE (1), ERICKSON PARK, EXCEPT THE SOUTH THIRTY-THREE (33) FEET OF SAID LOT TWO (2), BLOCK ONE (1); THE EAST ONE-HALF (1/2) OF VACATED ELM STREET LYING ADJACENT TO SAID LOTS ONE (1) AND TWO (2), BLOCK ONE (1), ERICKSON PARK.

ALL OF SAID PREMISES BEING LOCATED IN TOWN FIVE (5) NORTH, RANGE ELEVEN (11) EAST, THE 2nd CITY OF STOUGHTON, DANE COUNTY, WISCONSIN.

PARCEL NO. 281-0511-071-0214-9
PARCEL NO. 281-0511-071-0161-8

LEGEND

- FOUND IRON STAKE AS NOTED
- FOUND PK NAIL
- FOUND RAILROAD SPIKE
- SET 1"x24" IRON PIPE WGT. WT. 1.13 ft/ft
- SET "X" IN CONCRETE
- MANHOLE
- WATER BOX
- FIRE HYDRANT
- SURF DRAIN
- CURB INLET
- CULVERT
- TELEPHONE PEDESTAL
- LIGHT POLE
- POWER POLE
- B.L.E. DISTANCE FROM LOT LINE TO BUILDING
- GUY WIRE
- HANDICAP PARKING STALL
- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- UNDERGROUND TELEPHONE
- GAS LINE
- CHAIN LINK FENCE
- POSSIBLE ENCROACHMENT
- APPARENT EASEMENT

CURVE TABLE

CURVE	ARC	DELTA	RADIUS	CHORD	BEARING
C1	184.23	02°37'52"	1096.00	184.02	N 78°58'25" W
C2	33.01	01°43'32"	1096.00	33.00	N 82°52'35" W
C3	151.23	07°54'21"	1264.00	151.11	N 78°56'30" W
C4	208.90	10°56'15"	1096.00	208.56	N 82°41'51" W

BENCHMARK

USGS ALUMINUM MONUMENT, STAMPED "JMS RESET 1988", LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF WEST SOUTH STREET AND WAY BUREN STREET. ELEVATION = 874.32

BIRRENKOTT SURVEYING INC.
LAND SURVEYING & PERC TESTING
P.O. BOX 237
1677 N. BRISTOL ST.
SUN PRAIRIE, WIS. 53590
(608) 837-7463
FAX (608) 837-1081

ALTA/ACSM LAND TITLE SURVEY

MARCH 17, 2004
Revised 5-24-04 To Remove Easement Per Letter From City Attorney

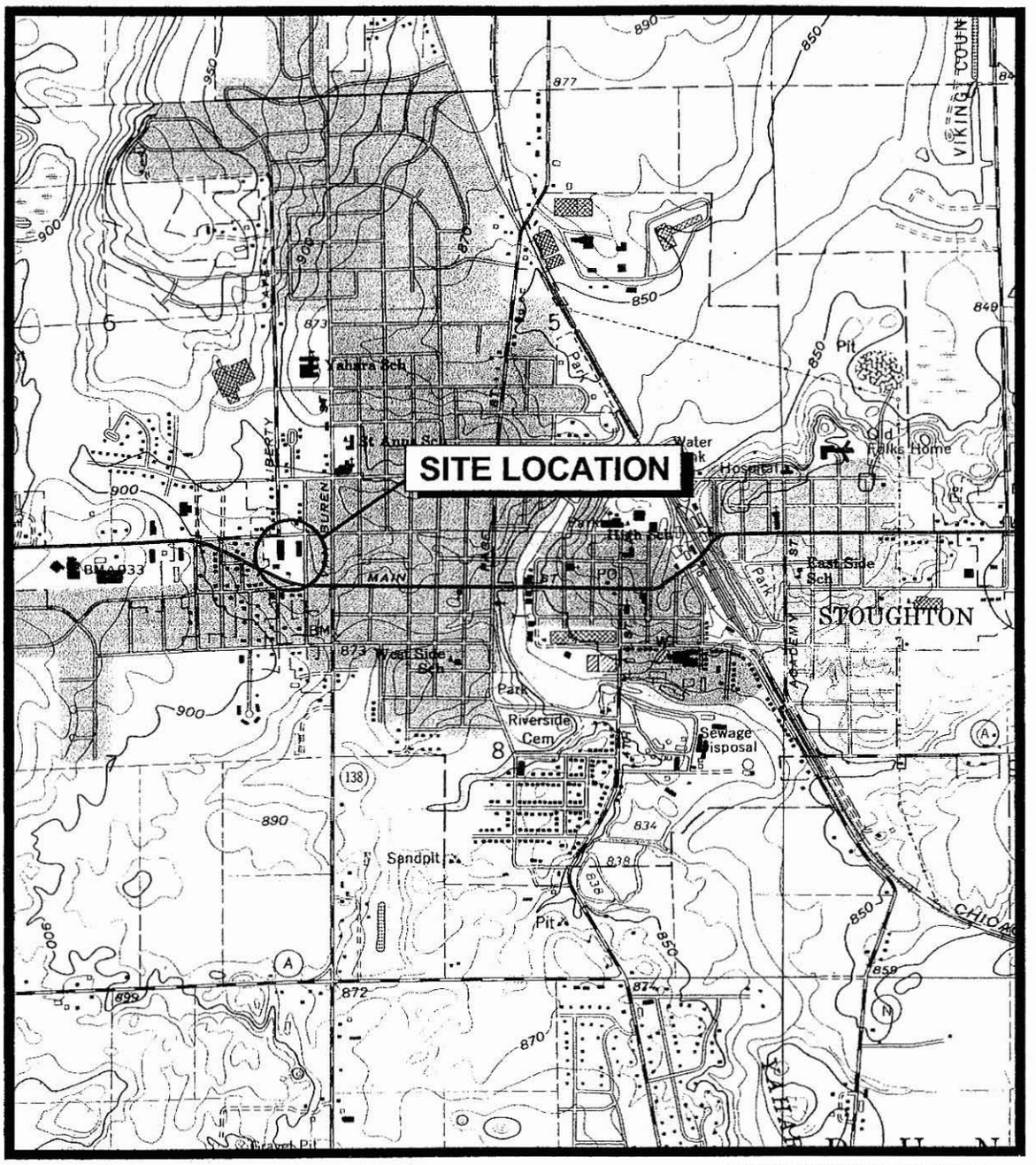
SURVEYED BY	P.F.M.C.
DRAWN BY	P.F.M.C.
CHECKED BY	M.A.P.
APPRV'D BY	D.V.B.

PREPARED FOR:
FIORE COMPANIES
150 E. GILMAN STREET
SUITE 1600
MADISON, WI 53703

JOB NO. 040176
SHEET 1 OF 1
FB 245/67-69

Gannett Fleming

FIGURE 1



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

7.5 MIN TOPOGRAPHIC MAP
STOUGHTON, WISCONSIN
1961
PHOTOREVISED 1982

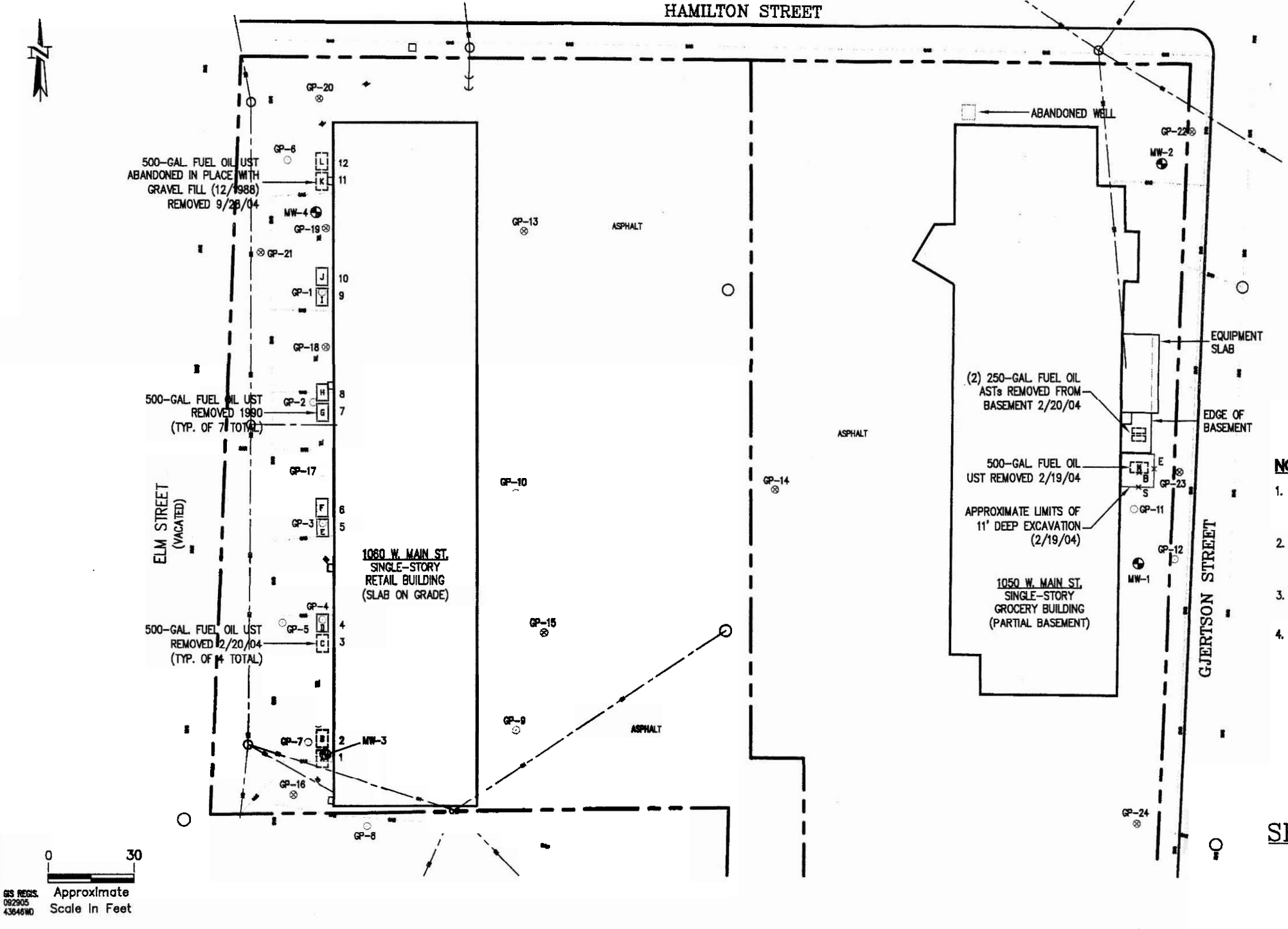
LOCATION MAP

1050 ASSOCIATES, LLC
1050 & 1060 W. MAIN ST.
STOUGHTON, WISCONSIN

071204
43646.001

Gannett Fleming

FIGURE 2



GS REGIS. 092905 43646WD

LEGEND

- MONITORING WELL LOCATION
- GEOPROBE BORING LOCATION (5/04)
- GEOPROBE BORING LOCATION (2/04)
- FORMER UST REMOVED IN 1990
- FORMER UST REMOVED IN 2004
- FUEL OIL EXCAVATION SAMPLES
  - B=BOTTOM (9 FT)
  - E=EAST WALL (6 FT)
  - S=SOUTH WALL (6 FT)

NOTES

1. UNDERGROUND STORAGE TANKS D THROUGH J WERE REMOVED IN AUGUST 1990.
2. TANK K WAS ABANDONED IN PLACE WITH GRAVEL IN DECEMBER 1988 AND REMOVED IN SEPTEMBER 28, 2004.
3. TANKS A THROUGH C, L, AND M WERE REMOVED IN FEBRUARY 2004.
4. PROPERTY LINES ARE APPROXIMATE AND BASED ON MAPS FROM 1050 ASSOCIATES, LLC.

SITE PLAN SHOWING AREA OF INVESTIGATION

1050 ASSOCIATES, LLC
1050 & 1060 W. MAIN ST.
STOUGHTON, WISCONSIN

STOUGHTON PLAZA SHOPPONG CENTER
STOUGHTON, WISCONSIN

TABLE 3

MONITORING WELL GROUNDWATER SAMPLE VOC ANALYTICAL RESULTS (ug/l)

	Date	Depth to GW	GW Elev	Benzene	Ethyl benzene	1,2,4 Trimethyl benzene	1,3,5 Trimethyl benzene	m & p xylene	Toluene	cis-1,2-Di chloroethylene	Trichloro ethylene	Tetrachloro ethylene	Vinyl Chloride	Naptha-lene	n-Butyl benzene	sec-Butyl benzene	Isopropl benzene	n-Propyl benzene	p-Isopropyl-toluene
Detection Limit				0.31	0.5	0.4	0.31	0.62	0.3	0.4	0.5	0.45	0.2	0.8	0.36	0.4	0.31	0.3	0.5
Enforcement Std				5	700	480	480	10,000	1,000	70	5	5	0.2	40	NA	NA	NA	NA	NA
Prev. Action Limit				0.5	140	96	96	1,000	200	7	0.5	0.5	0.02	8	NA	NA	NA	NA	NA
MW-1	10/13/2004	18.74	870.01	-	-	-	-	-	-	-	*0.521*	*0.827*	-	-	-	0.848	-	-	-
	01/12/2005	19.35	869.40	-	-	-	-	-	-	-	*0.782*	*0.660*	-	-	-	0.754	-	-	-
	04/05/2005	19.28	869.47	-	-	-	-	-	-	-	-	*0.696*	-	-	-	0.665	-	-	-
	07/01/2005	19.28	869.47	-	-	-	-	-	-	-	-	*0.698*	-	-	-	0.614	-	-	-
	03/09/2006	20.98	867.77	-	-	-	-	-	-	3.02	1.92	-	-	-	1.35	3.72	-	-	-
888.75																			
MW-2	10/13/2004	19.38	870.12	-	-	-	-	-	-	-	-	*1.29*	-	-	-	-	-	-	-
	01/12/2005	19.98	869.52	-	-	-	-	-	-	-	-	*3.34*	-	-	-	-	-	-	-
	04/05/2005	19.95	869.55	-	-	-	-	-	-	-	-	*2.99*	-	-	-	-	-	-	-
	07/01/2005	19.93	869.57	-	-	-	-	-	-	-	-	*1.80*	-	-	-	-	-	-	-
	03/09/2006	21.75	867.75	-	-	-	-	-	-	-	-	*3.37*	-	-	-	-	-	-	-
889.5																			
MW-3	10/13/2004	17.30	870.44	*4.23*	5.54	4.05	<3.10	<6.20	<3.00	<4.00	<5.00	<4.50	<2.00	**121**	23.3	16.1	8.08	5.18	<5.00
	01/12/2005	17.88	869.86	*<3.00*	<5.00	<4.00	<3.10	<6.20	<3.00	<4.00	<5.00	<4.50	<2.00	**137**	45.0	32.5	12.2	6.99	<5.00
	04/05/2005	17.81	869.93	*<3.10*	<5.00	<4.00	<3.10	<6.20	<3.00	<4.00	<5.00	<4.50	<2.00	**134**	34.3	<4.00	<3.10	4.07	<5.00
	07/01/2005	17.72	870.02	*1.70*	1.17	1.04	-	-	-	-	-	-	-	**115**	17.1	12.5	5.73	2.89	-
	03/09/2006	19.30	868.44	*<1.55*	<2.50	<2.00	<1.55	<3.10	<1.50	<2.00	<2.50	<2.25	<1.00	**59.3**	26.0	20.8	8.45	<1.50	<2.50
887.74																			
MW-4	10/13/2004	17.50	870.45	<6.20	<10.0	<8.00	<6.20	<12.4	<6.00	*12.5*	<10.0	**96.8**	**18.3**	<16.0	19.7	16.2	8.39	<6.00	<10.0
	01/12/2005	18.10	869.85	<1.55	<2.50	5.98	<1.55	<3.10	2.62	*26.0*	**12.4**	**111**	**17.7**	*20.7*	19.8	23.8	13.4	13.3	<2.50
	04/05/2005	18.04	869.91	<1.55	<2.50	6.62	<1.55	<3.10	<1.50	*37.2*	**6.87**	**51.4**	**18.3**	*30.9*	19.6	20.4	10.8	6.00	<2.50
	07/01/2005	17.94	870.01	*0.63*	1.34	3.57	0.969	0.628	-	*30.4*	*3.83*	**17.0**	**16.8**	*15.1*	13.7	16.3	11.8	5.69	-
	03/09/2006	19.63	868.32	-	1.28	3.65	1.87	1.30	-	*13.0*	*1.36*	**8.55**	**11.9**	*13.9*	11.1	14.8	9.68	4.61	2.62
887.95																			
Trip Blank	10/13/2004			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	01/12/2005			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	04/05/2005			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	07/01/2005			-	-	-	-	-	-	-	-	-	-	1.46 (a)	-	-	-	-	-
	03/09/2006			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

NOTES

03/09/2006	Current sampling event
ES	Enforcement Standard
PAL	Preventative Action Limit
NA	Not Applicable
-	Not detected
	Not analyzed
95	Exceeds Groundwater Enforcement Standard (ES)
31	Exceeds Preventaive Action Limit (PAL)

FOOTNOTES

(a) Lab Note: "Probably carry over from a previous sample. No more sample to repeat again."

STOUGHTON PLAZA SHOPPONG CENTER
STOUGHTON, WISCONSIN

TABLE 4

MONITORING WELL GROUNDWATER SAMPLE PAH ANALYTICAL RESULTS (ug/l)

	Date	Depth to GW	GW Elev	Acenaphthene	Acenapthylene	Benzo (a) Anthracene	Benzo (a) Pyrene	Benzo (b) Flouranthene	Benzo (k) Flouranthene	Benzo (ghi) Perylene	Chrysene	Flouranthene	Fluorene	Indeno(1,2,3-cd) Pyrene	1-Methyl Naphthalene	2-Methyl Naphthalene	Naphthalene	Phenanthrene	Pyrene
Detection Limit				0.06	0.06	0.04	0.017	0.02	0.04	0.05	0.02	0.06	0.12	0.05	0.08	0.11	0.01	0.08	0.09
Enforcement Std				NA	NA	NA	0.2	0.2	NA	NA	0.2	400	400	NA	NA	NA	40	NA	250
Prev. Action Limit				NA	NA	NA	0.02	0.02	NA	NA	0.02	80	80	NA	NA	NA	8	NA	50
MW-1	10/13/2004	18.74	870.01	0.7	-	-	-	-	-	-	-	-	0.638	-	-	-	-	-	-
	01/12/2005	19.35	869.40	0.725	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	04/05/2005	19.28	869.47	0.391	-	-	-	-	-	0.18	-	-	0.421	0.051	-	-	-	-	-
	07/01/2005	19.28	869.47	0.37	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	03/09/2006	20.98	867.77	-	0.856	<.1	<.02	0.066	<.07	0.213	-	<.12	0.996	<.12	-	-	<.11	<.11	<.1
888.75																			
MW-2	10/13/2004	19.38	870.12	-	-	-	-	-	-	-	-	0.212	-	-	-	-	-	-	0.135
	01/12/2005	19.98	869.52	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	04/05/2005	19.95	869.55	-	-	-	-	-	-	0.089	-	-	-	-	-	-	-	-	-
	07/01/2005	19.93	869.57	-	-	0.045	*0.048*	*0.089*	0.053	0.138	*0.082*	0.317	-	-	-	-	-	0.092	0.177
	03/09/2006	21.75	867.75	-	-	<.1	*<.02*	*0.061*	<.07	0.14	*0.053*	<.12	-	<.12	-	-	<.11	<.11	<.1
889.5																			
MW-3	10/13/2004	17.30	870.44	29	<6.00	<4.00	<1.70	<2.00	<4.00	<5.00	<2.00	<6.00	<12.0	<5.00	169	175	**41**	<8.00	<9.00
	01/12/2005	17.88	869.86	<6.00	<6.00	<4.00	<1.70	<2.00	<4.00	<5.00	<2.00	<6.00	<12.0	<5.00	221	120	**55**	<8.00	<9.00
	04/05/2005	17.81	869.93	26.3	-	-	-	-	-	-	-	-	-	-	165	117	**44.3**	-	-
	07/01/2005	17.72	870.02	<9.90	<9.90	<6.60	<2.81	<3.30	<6.60	<8.25	<3.30	<9.90	<19.8	<8.25	176	103	*31.5*	<13.2	<14.9
	03/09/2006	19.30	868.44	<6.00	<6.00	<10.0	<2.00	<2.00	<7.00	<6.00	<2.00	<12.0	<12.0	<12.0	300	289	**50.4**	<11.0	<10.0
887.74																			
MW-4	10/13/2004	17.50	870.45	9.39	<.6	<.4	<.17	<.4	<.4	<.5	<.5	<.6	14.2	<.5	35	12	<1.00	-	<.9
	01/12/2005	18.10	869.85	-	-	-	-	-	-	-	-	-	3.92	-	-	-	-	-	-
	04/05/2005	18.04	869.91	14.1	-	-	-	-	-	-	-	-	17.8	-	36.9	-	*11.0*	-	-
	07/01/2005	17.94	870.01	9.63	<.3	<.2	<.085	<.1	<.2	<.25	<.1	<.3	<.6	<.25	38.6	<.55	7.70	<.4	<.45
	03/09/2006	19.63	868.32	<.6	<.6	<1.00	<.2	<.2	<.7	<.06	<.2	<1.20	5.58	<1.20	27.2	6.49	7.25	8.51	<1.00
887.95																			

NOTES

03/09/2006	Current sampling event
ES	Enforcement Standard
PAL	Preventative Action Limit
NA	Not Applicable
-	Not detected
	Not analyzed
95	Exceeds Groundwater Enforcement Standard (ES)
31	Exceeds Preventaive Action Limit (PAL)
(J)	Refer to Footnote J

FOOTNOTES

STOUGHTON PLAZA SHOPPING CENTHER
STOUGHTON, WISCONSIN

TABLE 2

GEOPROBE GROUNDWATER SAMPLE ANALYTICAL RESULTS (µg/l)

VOC	Detection Limits (ug/l)	NR 140 PAL (ug/l)	NR 140 ES (ug/l)	GP-1 2/19/04	GP-2 2/19/04	GP-3 2/19/04	GP-4 2/19/04	GP-5 2/19/04	GP-6 2/19/04	GP-7 2/20/04	GP-8 2/20/04	GP-9 2/20/04	GP-10 2/20/04	GP-11 2/20/04	GP-12 2/20/04
1,2,4-Trimethylbenzene	0.97	96	480	-	1.2	-	16	-	-	-	-	-	-	33	-
1,3,5-Trimethylbenzene	0.83			-	-	-	5.3	-	-	-	-	-	-	14	-
Benzene	0.41	0.5	5	-	-	-	-	-	-	6.0	-	-	-	-	-
cis-1,2,-Dichloroehene	0.83	7	70	1.0	-	-	-	-	-	-	-	-	-	-	0.96
Ethylbenzene	0.54	140	700	-	-	-	1.1	-	-	-	-	-	-	15	-
Isopropylbenzene	0.59			-	-	-	3.1	0.86	-	5.6	-	-	-	4.1	-
Naphthalene	0.74	8	40	1.7	-	-	9.5	2.5	0.80	50	0.93	-	-	12	-
n-Butlybenzene	0.93			-	-	-	-	-	-	13	-	-	-	-	-
n-Propylbenzene	0.81			-	-	-	4.2	1.0	-	1.9	-	-	-	3.2	-
p-Isopropyltoluene	0.67			-	-	-	3.4	-	-	-	-	-	-	14	-
sec-Butylbenzene	0.89			4.8	-	-	8.0	1.8	-	15	-	-	-	5.4	2.1
Tetrachloroethene	0.45	0.5	5	-	-	-	-	-	-	-	-	-	5.3	0.93	1.1
Toluene	0.67	200	1,000	1.2	1.2	1.2	0.85	0.70	1.3	0.73	1.5	1.0	0.850	0.92	1.3
Trichloroethene	0.48	0.5	5	-	-	-	-	-	-	-	-	-	-	2.9	4.5
Vinyl Chloride	0.18	0.02	0.2	1.1	-	-	-	-	-	-	-	-	-	-	-
Xylene,o	0.83	1,000	10,000	-	-	-	-	-	-	-	-	-	-	3.2	-
Xylene, m+p	1.8			-	-	-	-	-	-	-	-	-	-	-	-

PAH	Detection Limits (ug/l)	NR 140 PAL (ug/l)	NR 140 ES (ug/l)	GP-1	GP-2	GP-3	GP-4	GP-5	GP-6	GP-7	GP-8	GP-9	GP-10	GP-11	GP-12
Acenaphthene	0.58			4.5	0.56	0.77	7.8	<2.0	-	200	0.43	0.025	0.027	17	0.33
Acenaphthylene	0.61			0.78	-	-	3.4	<2.1	-	36	-	-	-	4.1	0.037
Anthracene	0.64	600	3,000	0.91	-	-	<3.1	<2.2	-	<93	-	-	-	5.7	0.026
Benzo(a)Anthracene	0.38			-	-	-	<1.9	<1.3	-	<1.4	-	-	0.066	<1.2	0.033
Benzo(a)Pyrene	0.45	0.02	0.2	-	-	-	<2.2	<1.6	-	<1.6	-	-	0.062	<1.5	0.037
Benzo(b)Fluoranthene	0.42	0.02	0.2	-	-	-	<2.0	<1.4	-	<1.5	-	-	0.065	<1.4	0.034
Benzo(k)Fluoranthene	0.51			-	-	-	<2.5	<1.8	-	<1.9	-	-	0.054	<1.7	0.031
Benzo(ghi)Perylene	0.61			-	-	-	<3.0	<2.1	-	<2.2	-	-	0.057	<2.0	0.028
Chrysene	0.45	0.02	0.2	-	-	-	<2.2	<1.6	-	<1.6	-	-	0.076	<1.5	0.039
Dibenzo(a,h)Anthracene	0.51			-	-	-	<2.5	<1.8	-	<1.9	-	-	-	<1.7	-
Fluoranthene	0.42	80	400	-	-	-	<2.0	<1.4	-	7.2	-	0.019	0.18	1.7	0.084
Fluorene	0.54	80	400	5.0	0.90	1.6	18	1.9	0.83	310	0.65	0.037	0.050	26	0.22
Indeno(1,2,3-cd)Pyrene	0.67			-	-	-	<3.3	<2.3	-	<2.4	-	-	0.045	<2.2	0.023
1-Methyl Naphthalene	0.58			9.8	6.1	4.0	120	14	6.2	1,400	4.6	0.22	0.082	91	0.69
2-Methyl Naphthalene	0.54			11	9.2	4.3	220	25	10	940	4.1	0.23	0.11	49	0.40
Naphthalene	0.77	8	40	1.30	1.7	0.63	18	2.8	1.4	<110	0.99	0.073	0.056	17	0.15
Phenanthrene	0.51			11	0.93	0.71	21	<1.8	0.95	760	1.0	0.063	0.17	39	0.24
Pyrene	0.54	50	250	0.64	-	-	<2.7	<1.9	-	20	-	0.023	0.16	3.1	0.081

NOTES

	Not detected		
	Not analyzed		
5.25	Exceeds NR 140 Enforcement Standard (ES)	<5.5	Detection limit above ES
2.47	Exceeds NR 140 Preventative Action Limit (PAL)	<2.33	Detection limit above PAL

STOUGHTON PLAZA SHOPPING CENTHER
STOUGHTON, WISCONSIN

TABLE 2

GEOPROBE GROUNDWATER SAMPLE ANALYTICAL RESULTS (µg/l)

VOC	Detection Limits (ug/l)	NR 140 PAL (ug/l)	NR 140 ES (ug/l)	GP-13 5/12/04	GP-14 5/12/04	GP-14 deep 5/12/04	GP-15 5/12/04	GP-16 5/12/04	GP-17 5/12/04	GP-18 5/12/04	GP-18 deep 5/12/04	GP-19 5/13/04	Trip B 5/13/04	GP-20 5/13/04	GP-21 5/13/04	GP-22 5/13/04	GP-23 5/13/04	GP-23 deep 5/13/04	GP-24 5/13/04
1,2,4-Trimethylbenzene	0.4	*96*	**480**	-	-	-	-	-	-	-	-	8.42	-	-	-	-	-	-	-
1,3,5-Trimethylbenzene	0.31			-	-	-	-	-	-	-	-	3.72	-	-	-	-	1.20	-	1.20
Benzene	0.31	*0.5*	**5**	0.414	-	0.327	-	-	*0.582*	-	-	*1.62*	-	-	-	-	-	0.48	-
cis-1,2,-Dichloroehene	0.40	*7*	**70**	3.81	-	-	-	-	-	-	-	*31.9*	-	-	-	-	-	-	-
Ethylbenzene	0.5	*140*	**700**	0.529	0.691	0.545	0.609	0.504	-	0.588	0.579	5.35	-	0.775	0.508	-	0.661	0.733	0.704
Isopropylbenzene	0.31			-	-	-	0.464	0.37	0.336	-	-	24.4	-	-	-	-	0.849	-	-
Naphthalene	0.8	*8*	**40**	-	-	-	-	1.64	-	-	-	**47.5**	-	-	-	-	-	-	-
n-Butlybenzene	0.36			-	-	-	-	2.14	-	-	-	31.9	-	-	-	-	2.16	-	-
n-Propylbenzene	0.3			-	-	-	-	-	-	-	-	19.5	-	-	-	-	-	-	-
p-Isopropyltoluene	0.5			-	-	-	-	-	-	-	-	<2.50	-	-	-	-	-	-	-
sec-Butylbenzene	0.4			-	-	-	2.01	1.41	1.39	-	-	20.4	-	-	-	-	0.884	-	-
Tetrachloroethene	0.45	*0.5*	**5**	*2.33*	-	-	-	-	-	-	-	*4.98*	-	-	-	*4.72*	-	-	-
Toluene	0.3	*200*	**1,000**	0.528	1.06	0.80	0.876	0.636	0.454	0.747	0.678	<1.50	-	1.09	0.618	0.612	0.731	1.29	0.893
Trichloroethene	0.5	*0.5*	**5**	*0.708*	-	-	-	-	-	-	-	*<2.50*	-	-	-	-	0.84	-	-
Vinyl Chloride	0.2	*0.02*	**0.2**	-	-	-	-	-	1.7	-	-	**54.3**	-	-	-	-	-	-	-
Xylene,o	0.3	*1,000*	**10,000**	-	0.393	0.847	-	-	-	-	-	<1.50	-	0.497	-	-	-	-	0.341
Xylene, m+p	0.62			-	1.06	-	0.871	-	-	0.89	-	<3.10	-	1.33	0.664	-	0.719	0.931	1.09

PAH	Detection Limits (ug/l)	NR 140 PAL (ug/l)	NR 140 ES (ug/l)	GP-13	GP-14	GP-14 deep	GP-15	GP-16	GP-17	GP-18	GP-18 deep	GP-19	Trip B	GP-20	GP-21	GP-22	GP-23	GP-23 deep	GP-24
Acenaphthene	0.078			-	-	-	-	0.417	0.304	-	-	49.5		-	-	-	1.34	-	-
Acenaphthylene	0.078			-	-	-	-	-	-	-	-	<6.00		-	-	-	-	-	-
Anthracene	0.05	*600*	**3,000**	0.169	-	-	-	-	-	-	-	<5.00		-	-	-	-	-	-
Benzo(a)Anthracene	0.05			0.553	0.208	-	3.59	-	-	-	-	<4.00		-	-	-	-	-	-
Benzo(a)Pyrene	0.0212	*0.02*	**0.2**	-	-	-	**3.02**	-	-	-	-	**<1.70**		-	-	-	-	-	-
Benzo(b)Fluoranthene	0.05	*0.02*	**0.2**	**0.704**	**0.331**	-	**4.82**	-	-	-	-	**<4.00**		-	-	-	-	-	-
Benzo(k)Fluoranthene	0.05			0.311	0.122	-	2.39	-	-	-	-	<4.00		-	-	-	-	-	-
Benzo(ghi)Perylene	0.0625			1.63	0.773	-	9.24	1.63	-	-	-	<5.00		-	-	-	-	-	-
Chrysene	0.0625	*0.02*	**0.2**	**0.675**	**0.309**	-	**4.26**	-	-	-	-	**<5.00**		-	-	-	-	-	-
Dibenzo(a,h)Anthracene	0.078			-	-	-	<.6	-	-	-	-	<6.00		-	-	-	-	-	-
Fluoranthene	0.06	*80*	**400**	3.18	1.67	0.369	23.2	-	-	-	-	<6.00		-	-	-	-	0.619	-
Fluorene	0.15	*80*	**400**	-	-	-	<1.20	-	-	-	-	79.5		0.142	-	-	-	-	-
Indeno(1,2,3-cd)Pyrene	0.0625			0.799	0.302	-	4.03	0.795	-	-	-	<5.00		-	-	-	-	-	-
1-Methyl Naphthalene	0.104			-	-	-	<.8	4.53	-	-	-	432		0.667	-	-	7.78	-	-
2-Methyl Naphthalene	0.143			-	-	-	<1.10	6.50	-	-	-	538		0.851	-	-	-	-	-
Naphthalene	0.13	*8*	**40**	-	-	-	<1.00	0.53	-	-	-	*36.4*		-	-	-	-	-	-
Phenanthrene	0.08			1.69	0.601	0.27	10.2	-	-	-	0.321	<8.00		-	-	-	-	-	-
Pyrene	0.09	*50*	**250**	2.48	1.35	0.238	16.4	-	-	-	0.37	<9.00		-	0.172	-	-	0.728	-

NOTES

-	Not detected		
	Not analyzed		
5.25	Exceeds NR 140 Enforcement Standard (ES)	**<5.5**	Detection limit above ES
2.47	Exceeds NR 140 Preventative Action Limit (PAL)	*<2.33*	Detection limit above PAL

Stoughton Plaza Shopping Center

Stoughton, WI

TABLE 1

Depth	OVA FIELD SCREENING RESULTS (PPM)												
0-4'	<0.1		<0.1	<0.1	<0.1	10	<0.1	0.3	0.8				
4-8'	40		550	30	100	630	1	550	<1.0	40	3.0 @ 6'	14 @ 6'	
8-10'	100			350	480	650	1	620	<1.0				1.5 @ 9'
10-12'		180	350										
12-16'		80	400	120	420	780	1	450	<0.1				
16-20'		530	740	240	>1,000	700	0.06	440	<0.1				
20-24'		60	660	40	>1,000	400		130					
24-28'			9		230								

Soil Sample Field Screening & Laboratory Results

DRO	Detection Limits (mg/kg)		RCL NR-720 (mg/kg)	GP-1 4-8' 2/19/04	GP-1 12-16' 2/19/04	GP-2 6-8' 2/19/04	GP-3 8-12' 2/19/04	GP-4 9-10' 2/19/04	GP-5 12-14' 2/19/04	GP-6 12-14' 2/19/04	GP-7 10-11" 2/19/04	GP-8 8-12' 2/19/04	FO-Excav Contamin 2/19/04	FO-Excav E-wall 2/19/04	FO-Excav S-wall 2/19/04	FO-Excav Bottom 2/19/04
Diesel Range Organics	5		100/250	110	-	-	34	200	6.6	-	820	7.2	9.8	-	63	490

PVOC	Detection Limits (mg/kg)		RCL NR-720 (mg/kg)	GP-1 4-8'	GP-1 12-16'	GP-2 6-8'	GP-3 8-12'	GP-4 9-10'	GP-5 12-14'	GP-6 12-14'	GP-7 10-11"	GP-8 8-12'	FO-Excav Contamin	FO-Excav E-wall	FO-Excav S-wall	FO-Excav Bottom
1,2,4-Trimethylbenzene	0.025			12.00	0.120	1.40	1.50	1.60	0.140	-	1.00	-	0.083	-	1.20	0.077
1,3,5-Trimethylbenzene	0.025			4.40	0.087	0.180	0.580	1.80	0.310	-	0.880	-	0.043	-	0.590	0.039
Benzene	0.025		0.0055	<.053	-	-	<.050	<.100	-	-	<.100	-	-	-	-	-
Ethylbenzene	0.025		2.9	1.50	-	0.045	0.140	7.10	0.078	-	0.730	-	-	-	0.440	-
MTBE	0.025			<.053	-	-	<.050	<.100	-	-	<100	-	-	-	-	-
Toluene	0.025		1.5	<.053	-	-	<.050	<.100	-	-	<100	-	-	-	0.150	-
Xylene,o	0.050		4.1	1.60	0.035	0.043	0.120	0.310	0.072	-	0.170	-	-	-	0.360	-
Xylene, m+p	0.050			2.30	-	0.240	<.100	<.200	-	-	<.200	-	-	-	0.620	-
VOC																
Isopropylbenzene	0.070			1.10	-											
n-Propulbenzene	0.070			2.10	-											
p-Isopropyltoluene	0.070			2.60	-											
sec-Butylbenzene	0.070			2.30	0.077											
Tetrachloroethene	0.053		12													

PAH	Detection Limits (mg/kg)	*RCL-GW Path (mg/kg)*	RCL-DC-Non-Industrial Path (mg/kg)	GP-1 4-8'	GP-1 12-16'	GP-2 6-8'	GP-3 8-12'	GP-4 9-10'	GP-5 12-14'	GP-6 12-14'	GP-7 10-11"	GP-8 8-12'	FO-Excav Contamin	FO-Excav E-wall	FO-Excav S-wall	FO-Excav Bottom
Acenaphthene	0.016	*38*	90	0.230	0.014	-	0.015	0.380	0.029	-	1.20	-		-	0.013	0.025
Acenaphthylene	0.026	*0.7*	18	<.120	-	-	-	<.270	-	-	<.450	-		-	-	0.026
Anthracene	0.016	*3,000*	5,000	<.073	-	-	-	<.160	-	-	0.380	-		-	-	0.051
Benzo(a)Anthracene	0.0088	*17*	0.088	<.04	-	-	-	<.089	-	-	<.150	-		-	0.0094	-
Benzo(a)Pyrene	0.0088	*48*	0.0088	<.04	-	-	-	<.089	-	-	<.150	-		-	0.011	-
Benzo(b)Fluoranthene	0.0095	*360*	0.088	<.043	-	-	-	<.096	-	-	<.170	-		-	0.009	-
Benzo(k)Fluoranthene	0.018	*870*	0.88	<.079	-	-	-	<.180	-	-	<.310	-		-	-	-
Benzo(ghi)Perylene	0.013	*6,800*	1.8	<.06	-	-	-	<.130	-	-	<.230	-		-	0.012	-
Chrysene	0.01	*37*	8.8	<.046	-	-	-	<.100	-	-	<.180	-		-	0.014	0.016
Dibenzo(a,h)Anthracene	0.011	*38*	0.0088	<.049	-	-	-	<.110	-	-	<.190	-		-	-	-
Fluoranthene	0.012	*500*	600	<.053	-	-	-	<.120	-	-	<.210	-		-	0.024	0.027
Fluorene	0.0088	*100*	600	0.440	0.029	0.020	0.031	0.750	0.052	-	2.10	-		-	0.023	0.086
Indeno(1,2,3-cd)Pyrene	0.016	*680*	0.088	<.073	-	-	-	<.160	-	-	<.280	-		-	-	-
1-Methyl Naphthalene	0.01	*23*	1,100	2.70	0.120	0.300	0.066	6.40	0.400	-	16.00	0.012		0.098	0.040	0.049
2-Methyl Naphthalene	0.011	*20*	800	4.50	0.140	0.520	0.071	11.00	0.560	-	*24.00*	0.020		0.013	0.055	0.016
Naphthalene	0.011	*0.4*	20	*0.520*	0.028	0.120	0.012	*1.70*	0.034	-	*4.70*	-		-	-	-
Phenanthrene	0.012	*1.8*	18	0.890	0.063	0.014	0.064	1.40	0.088	-	*4.40*	-		0.011	0.073	0.180
Pyrene	0.019	*8,700*	500	<.086	-	-	-	<.190	-	-	0.440	-		-	0.026	0.180

NOTES

	Not detected
	Not analyzed
160	Exceeds GW Path concentrawtion
5.25	Exceeds Soil SSRCL's or RCL's for Non-Industrial Direct Contact Path

Stoughton Plaza Shopping Center
Stoughton, Wi

TABLE 1 CONTINUED...

Depth	OVA FIELD SCREENING RESULTS (PPM)												
0-4'	0.5		0.4		0.4		0.3		0.3				
4-8'	53		70		0.4		0.1		0.3				
8-10'	150			220	0.2		300		<.3				
10-12'													
12-16'		72		34		3		>1000		0.1			
16-20'		500		6		6.5		>1000		0.5			
20-24'		82		70		1		40		1			
24-28'													

Soil Sample Field Screening & Laboratory Results

DRO	Detection Limits (mg/kg)		RCL NR-720 (mg/kg)	GP-16 0-4' 5/12/04	GP-16 12-16' 5/12/04	GP-17 0-4' 5/12/04	GP-17 8-12' 5/12/04	GP-18 0-4' 5/12/04	GP-18 12-16' 5/12/04	GP-19 0-4' 5/13/04	GP-19 12-16' 5/13/04	GP-20 0-4' 5/13/04	GP-20 12-16' 5/13/04	Blank Meoh 5/13/04
Diesel Range Organics	5		100/250	-	-	6.25	-	76.0	-	23.2		-	-	-

PVOC	Detection Limits (mg/kg)		RCL NR-720 (mg/kg)	GP-16 0-4'	GP-16 12-16'	GP-17 0-4'	GP-17 8-12'	GP-18 0-4'	GP-18 12-16'	GP-19 0-4'	GP-19 12-16'	GP-20 0-4'	GP-20 12-16'	Blank Meoh
1,2,4-Trimethlybenzene	0.012			-	-						-	-	-	-
1,3,5-Trimethylbenzene	0.01													
Benzene	0.008		0.0055				-							
Ethylbenzene	0.007		2.9								-	-		
MTBE	0.018										-	-		
Toluene	0.007		1.5											
Xylene,o	0.008		4.1									-		
Xylene, m+p	0.015			-	-	-						-	-	
VOC														
Isopropylbenzene	0.009			-	-	-	-	-	-	-	-	-	-	-
n-Propulbenzene	0.009			-	-	-	-	-	-	-	-	-	-	-
p-Isopropyltoluene	0.009			-	-	-	-	-	-	-	-	-	-	-
sec-Butylbenzene	0.01			-	-	-	-	-	-	-	-	-	-	-
Tetrachloroethene	0.009		12	-	-	-	-	-	-	-	0.351	-	-	-

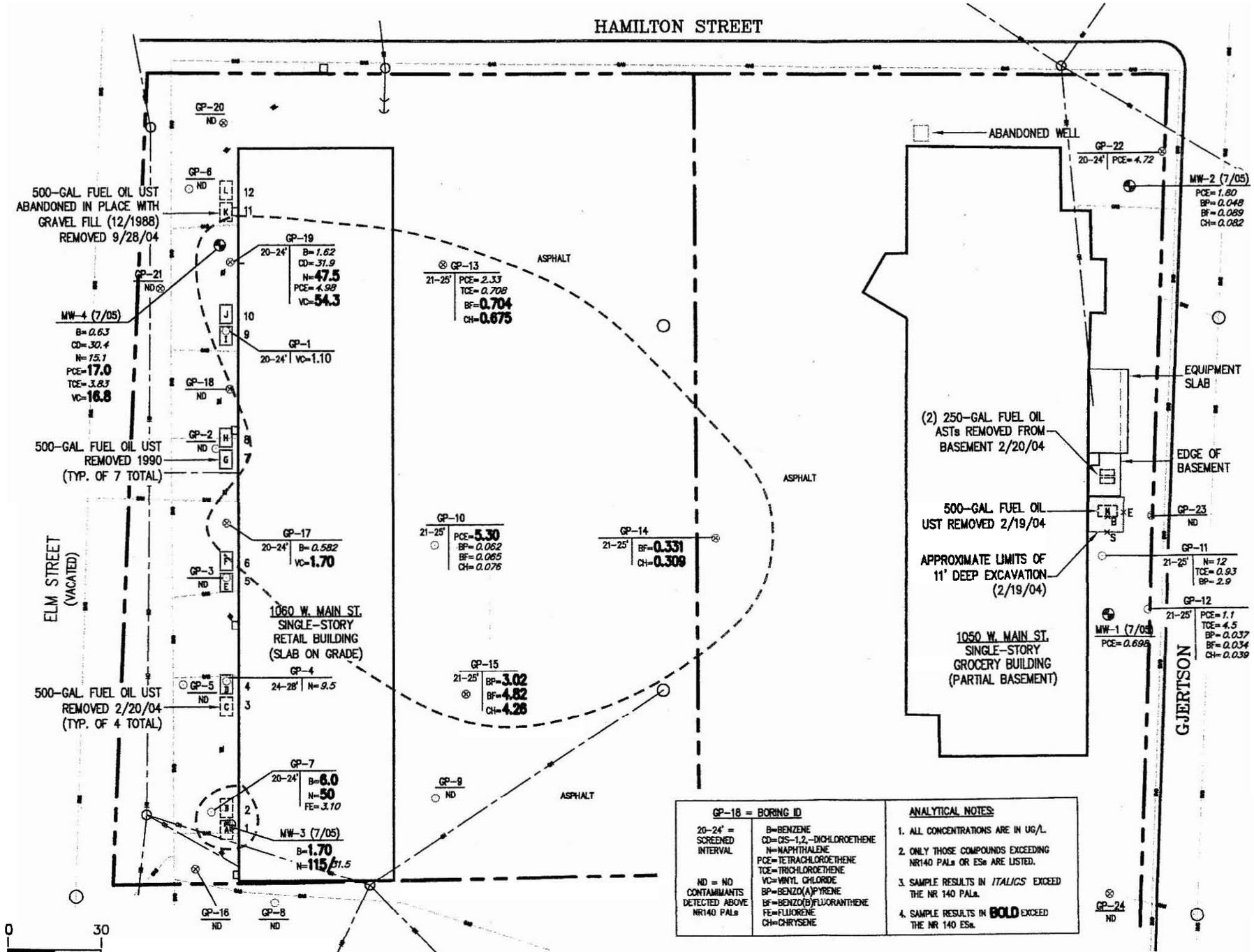
PAH	Detection Limits (mg/kg)	*RCL-GW Path (mg/kg)*	RCL-DC-Non-Industrial Path (mg/kg)	GP-16 0-4'	GP-16 12-16'	GP-17 0-4'	GP-17 8-12'	GP-18 0-4'	GP-18 12-16'	GP-19 0-4'	GP-19 12-16'	GP-20 0-4'	GP-20 12-16'	Blank Meoh
Acenaphthene	0.00609	*38*	90	-	-	-	-	<.255	-	<.0514	-	<.0279	-	
Acenaphthylene	0.00855	*0.7*	18	-	-	-	-	<.358	-	<.0722	-	<.0392	-	
Anthracene	0.00129	*3,000*	5,000	0.029	-	-	-	<.0542	-	0.286	-	0.131	-	
Benzo(a)Anthracene	0.00531	*17*	0.088	0.126	-	0.00784	-	0.117	-	0.902	-	0.423	-	
Benzo(a)Pyrene	0.00298	*48*	0.0088	0.244	-	0.0101	-	<.125	-	0.577	-	0.294	-	
Benzo(b)Fluoranthene	0.00272	*360*	0.088	0.172	-	0.00878	-	<.114	-	1.04	-	0.53	-	
Benzo(k)Fluoranthene	0.00376	*870*	0.88	0.071	-	-	-	<.157	-	0.558	-	0.288	-	
Benzo(ghi)Perylene	0.00272	*6,800*	1.8	0.139	-	0.00444	-	<.114	-	1.01	-	0.56	-	
Chrysene	0.00298	*37*	8.8	0.146	-	0.0101	-	<.125	-	0.939	-	0.471	-	
Dibenzo(a,h)Anthracene	0.00181	*38*	0.0088	0.042	-	0.00584	-	<.0759	-	<.0153	-	<.00832	-	
Fluoranthene	0.00129	*500*	600	0.393	-	0.0411	-	1.610	-	3.05	-	1.54	-	
Fluorene	0.00259	*100*	600	-	-	-	-	<.108	-	<.0219	-	<.0119	-	
Indeno(1,2,3-cd)Pyrene	0.00207	*680*	0.088	0.114	-	0.00473	-	<.0868	-	0.649	-	0.371	-	
1-Methyl Naphthalene	0.00453	*23*	1,100	-	-	-	-	<.19	-	<.0383	-	<.0208	-	
2-Methyl Naphthalene	0.00531	*20*	800	-	-	-	-	<.222	-	<.0448	-	<.0244	-	
Naphthalene	0.00207	*0.4*	20	-	-	-	-	<.0868	-	<.0175	-	-	-	
Phenanthrene	0.00298	*1.8*	18	0.164	-	0.0122	-	0.575	-	1.32	-	0.75	-	
Pyrene	0.00129	*8,700*	500	0.316	-	0.0381	-	1.37	-	2.57	-	1.31	-	

NOTES

	Not detected
	Not analyzed
150	Exceeds GW Path concentrawtion
5.25	Exceeds Soil SSRCL's or RCL's for Non-Industrial Direct Contact Path.

Gannett Fleming

FIGURE 4



GP-18 = BORING ID		ANALYTICAL NOTES:
20-24' = SCREENED INTERVAL	B=BENZENE CD=CIS-1,2,-DICHLOROETHENE N=NAPHTHALENE PCE=TETRACHLOROETHENE TCE=TRICHLOROETHENE VC=VINYL CHLORIDE BP=BENZO(A)PYRENE BF=BENZO(B)FLUORANTHENE FE=FLUORENE CH=CHRYSENE	1. ALL CONCENTRATIONS ARE IN UG/L. 2. ONLY THOSE COMPOUNDS EXCEEDING NR140 PALs OR ESs ARE LISTED. 3. SAMPLE RESULTS IN *ITALICS* EXCEED THE NR 140 PALs. 4. SAMPLE RESULTS IN **BOLD** EXCEED THE NR 140 ESs.
ND = NO CONTAMINANTS DETECTED ABOVE NR140 PALs		

LEGEND

- MONITORING WELL LOCATION (9/04)
- GEOPROBE BORING LOCATION (5/04)
- GEOPROBE BORING LOCATION (2/04)
- FORMER UST REMOVED IN 1990
- FORMER UST REMOVED IN 2004
- ESTIMATED EXTENT OF CONTAMINANTS AT CONCENTRATIONS EXCEEDING THE NR 140 ESs
- FUEL OIL EXCAVATION SAMPLES:
  - × B=BOTTOM (9 FT)
  - E=EAST WALL (6 FT)
  - S=SOUTH WALL (6 FT)

NOTES

1. UNDERGROUND STORAGE TANKS D THROUGH J WERE REMOVED IN AUGUST 1990.
2. TANK K WAS ABANDONED IN PLACE WITH GRAVEL IN DECEMBER 1988 AND REMOVED IN SEPTEMBER 28, 2004.
3. TANKS A THROUGH C, L, AND M WERE REMOVED IN FEBRUARY 2004.
4. RESULTS FROM MONITORING WELLS ARE FROM JULY 2005.
5. PROPERTY LINES ARE APPROXIMATE AND BASED ON MAPS FROM 1050 ASSOCIATES, LLC.

ESTIMATED EXTENT OF GROUNDWATER WITH CONTAMINANTS AT CONCENTRATIONS EXCEEDING NR 140 ESs

1050 ASSOCIATES, LLC
1050 & 1060 W. MAIN ST.
STOUGHTON, WISCONSIN

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011906
43646WA_140_8x14

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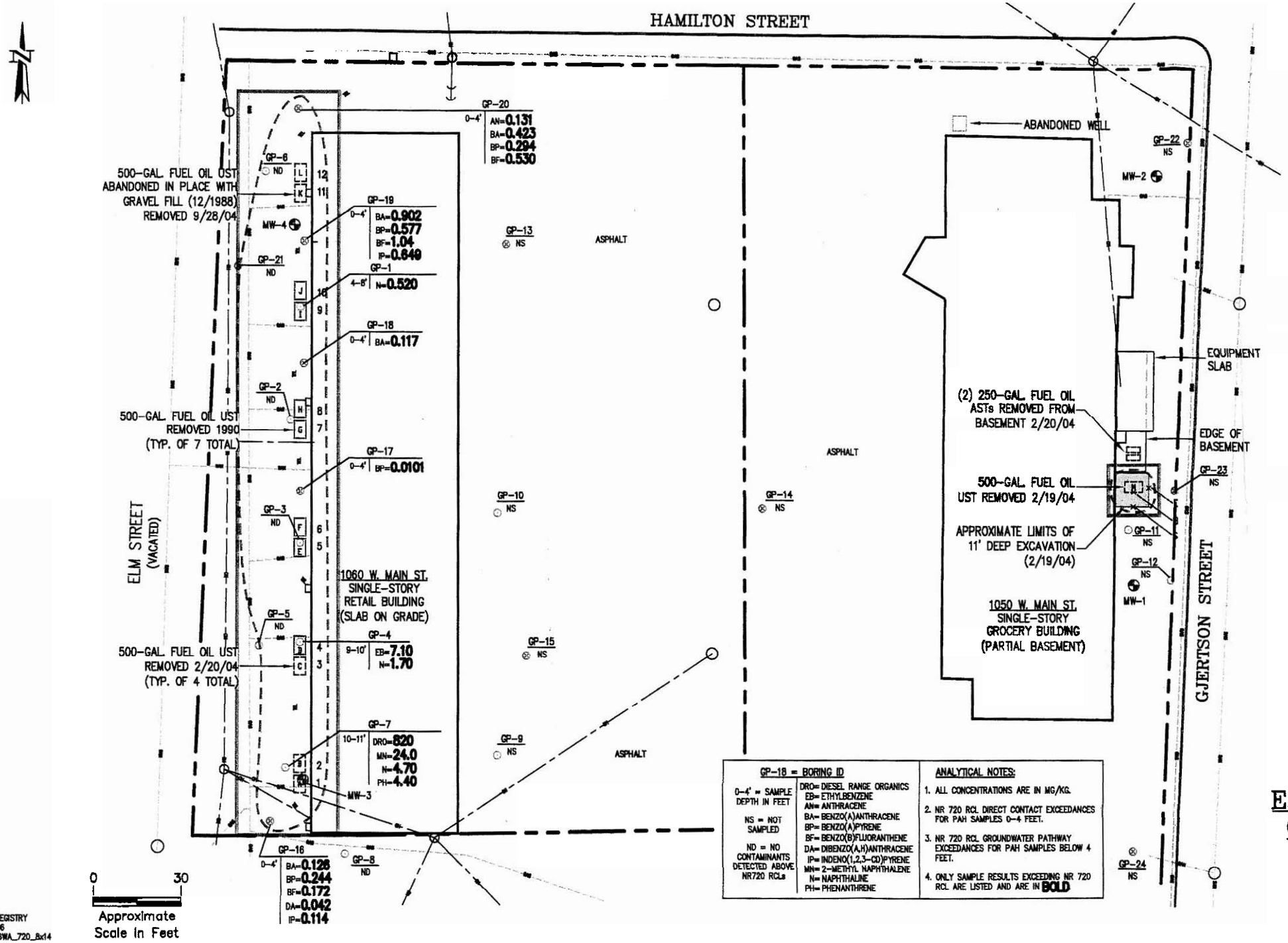
FIGURE 3



GP-18 = BORING ID

0-4' = SAMPLE DEPTH IN FEET

NS = NOT SAMPLED

ND = NO CONTAMINANTS DETECTED ABOVE NR720 RCLs

DRO= DIESEL RANGE ORGANICS
EB= ETHYLBENZENE
AN= ANTHRACENE
BA= BENZO(A)ANTHRACENE
BP= BENZO(A)PYRENE
BF= BENZO(B)FLUORANTHENE
DA= DIBENZO(A,H)ANTHRACENE
IP= INDENO(1,2,3-CD)PYRENE
MN= 2-METHYL NAPHTHALENE
N= NAPHTHALINE
PH= PHENANTHRENE

ANALYTICAL NOTES:

1. ALL CONCENTRATIONS ARE IN MG/KG.
2. NR 720 RCL DIRECT CONTACT EXCEEDANCES FOR PAH SAMPLES 0-4 FEET.
3. NR 720 RCL GROUNDWATER PATHWAY EXCEEDANCES FOR PAH SAMPLES BELOW 4 FEET.
4. ONLY SAMPLE RESULTS EXCEEDING NR 720 RCL ARE LISTED AND ARE IN **BOLD**

LEGEND

- MONITORING WELL LOCATION (9/04)
- GEOPROBE BORING LOCATION (5/04)
- GEOPROBE BORING LOCATION (2/04)
- FORMER UST REMOVED IN 1990
- FORMER UST REMOVED IN 2004
- ESTIMATED EXTENT OF CONTAMINANTS AT CONCENTRATIONS EXCEEDING THE NR720 RCLs
- AREAS COVERED BY SOIL MANAGEMENT PLAN

FUEL OIL EXCAVATION SAMPLES:
B=BOTTOM (9 FT)
E=EAST WALL (6 FT)
S=SOUTH WALL (6 FT)

NOTES

1. UNDERGROUND STORAGE TANKS D THROUGH J WERE REMOVED IN AUGUST 1990.
2. TANK K WAS ABANDONED IN PLACE WITH GRAVEL IN DECEMBER 1988 AND REMOVED IN SEPTEMBER 28, 2004.
3. TANKS A THROUGH C, L, AND M WERE REMOVED IN FEBRUARY 2004.
4. RESULTS FROM MONITORING WELLS ARE FROM JULY 2005.
5. PROPERTY LINES ARE APPROXIMATE AND BASED ON MAPS FROM 1050 ASSOCIATES, LLC.

SITE PLAN WITH ESTIMATED EXTENT OF NR 720 RCLs EXCEEDANCES IN SOILS

1050 ASSOCIATES, LLC
1050 & 1060 W. MAIN ST.
STOUGHTON, WISCONSIN

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011906
43646WA_720_8x14

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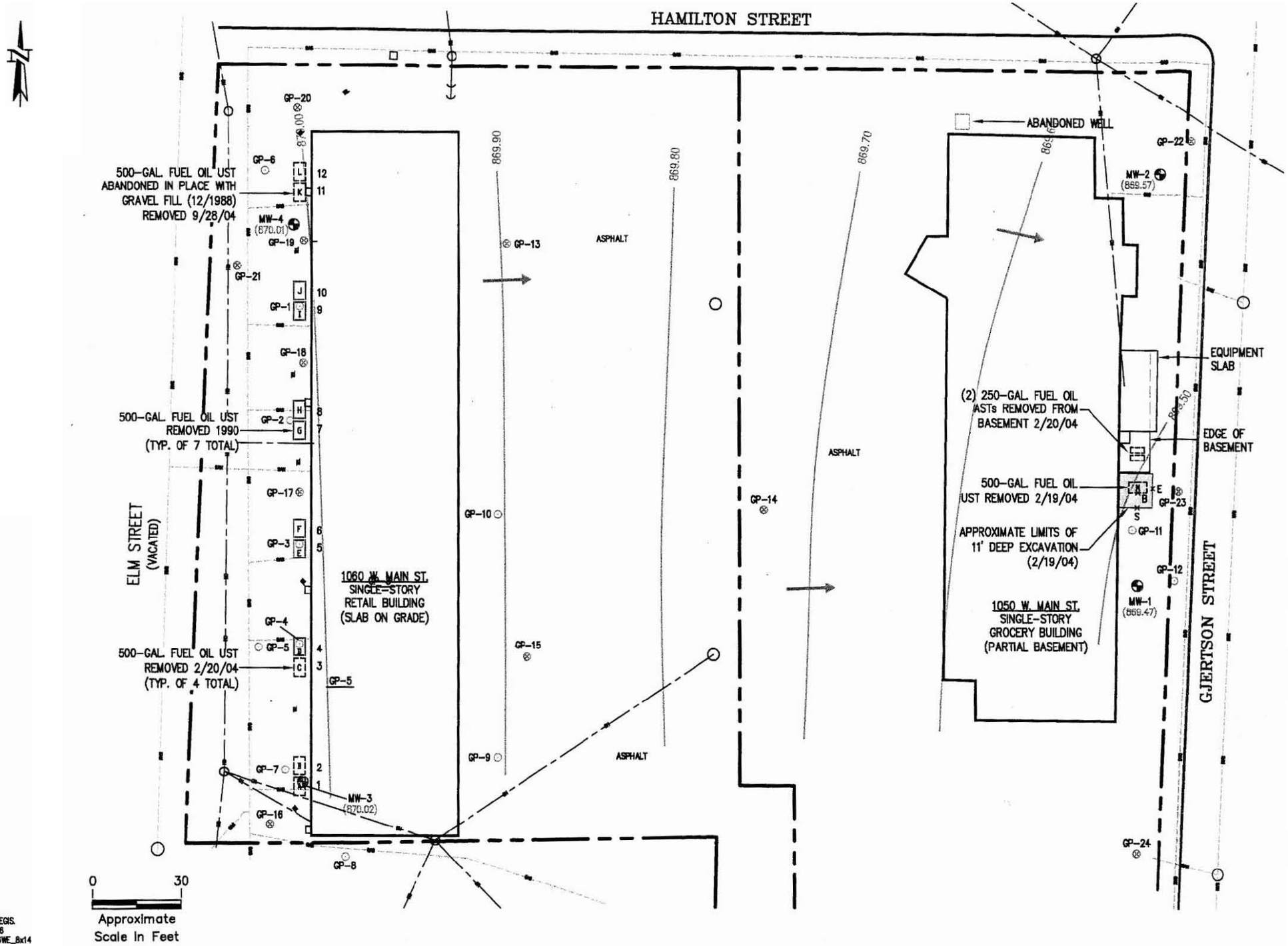
FIGURE 5



LEGEND

- 869.50 — GROUNDWATER CONTOUR (DASHED WHERE INFERRED)
- GROUNDWATER FLOW DIRECTION
- (869.57) GROUNDWATER ELEVATION
- MONITORING WELL LOCATION (9/04)
- GEOPROBE BORING LOCATION (5/04)
- GEOPROBE BORING LOCATION (2/04)
- FORMER UST REMOVED IN 1990
- FORMER UST REMOVED IN 2004

FUEL OIL EXCAVATION SAMPLES:
B=BOTTOM (9 FT)
E=EAST WALL (6 FT)
S=SOUTH WALL (6 FT)

NOTES

1. UNDERGROUND STORAGE TANKS D THROUGH J WERE REMOVED IN AUGUST 1990.
2. TANK K WAS ABANDONED IN PLACE WITH GRAVEL IN DECEMBER 1988 AND REMOVED IN SEPTEMBER 28, 2004.
3. TANKS A THROUGH C, L, AND M WERE REMOVED IN FEBRUARY 2004.
4. GROUNDWATER CONTOURS BASED ON ELEVATIONS MEASURED ON JULY 1, 2005.
5. PROPERTY LINES ARE APPROXIMATE AND BASED ON MAPS FROM 1050 ASSOCIATES, LLC.

GROUNDWATER CONTOUR MAP (7/1/05)

1050 ASSOCIATES, LLC
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011906
43646WE_6x14

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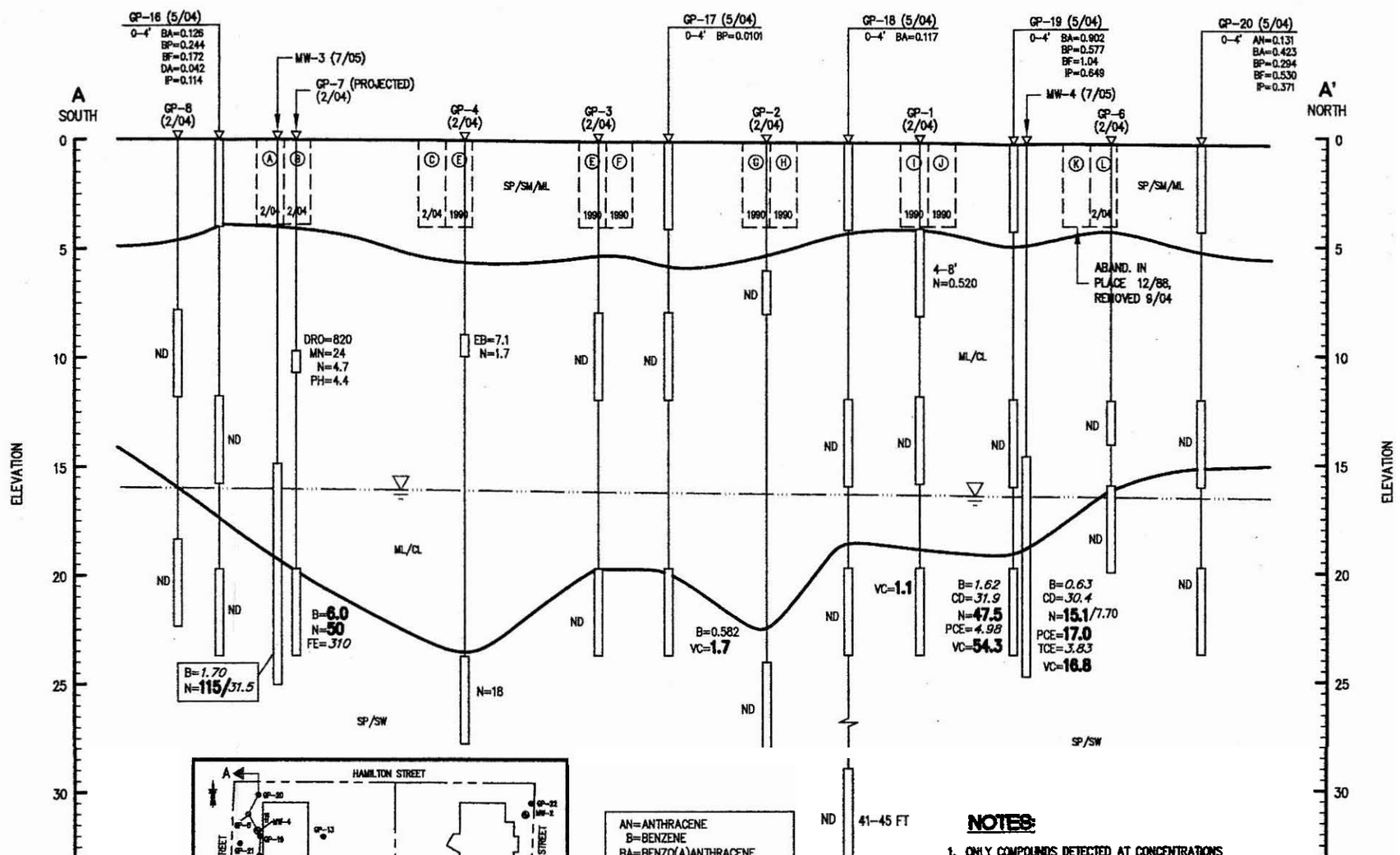
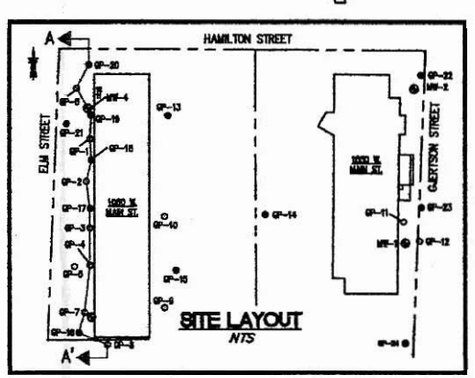
FIGURE 6





AN=ANTHRACENE
B=BENZENE
BA=BENZO(A)ANTHRACENE
BF=BENZO(B)FLUORANTHENE
BP=BENZO(A)PYRENE
CD=CIS-1,2-DICHLOROETHYLENE
CH=CHRYSENE
(DA=DIBENZO(A,H)ANTHRACENE
DRO=DIESEL RANGE ORGANICS
EB=ETHYLBENZENE
FE=FLUORENE
MN=2-METHYL-NAPHTHALENE
N=NAPHTHALENE
PCE=TETRACHLOROETHYLENE
TCE=TRICHLOROETHYLENE
VC=VINYL CHLORIDE

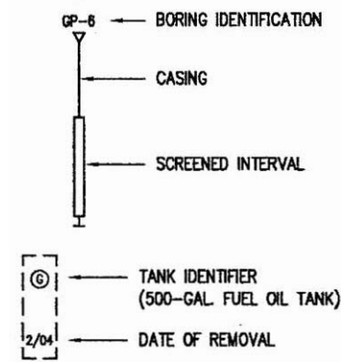
NOTES:

1. ONLY COMPOUNDS DETECTED AT CONCENTRATIONS GREATER THAN NR720 RCLS IN SOIL AND GREATER THAN NR140 PALS ARE SHOWN.
2. ND = NO COMPOUNDS DETECTED AT CONCENTRATIONS GREATER THAN NR720 RCLS IN SOIL OR GREATER THAN NR140 PALS IN GROUNDWATER.
3. CONCENTRATIONS ARE IN MG/KG FOR SOIL, AND UG/L FOR GROUNDWATER.
4. CONCENTRATIONS IN GROUNDWATER SAMPLES THAT ARE GREATER THAN NR 140 PALS ARE IN *ITALICS*, AND GREATER THAN NR 140 ESS ARE IN **BOLD**.

LEGEND

SP/SM/ML	SAND, SILTY SAND, AND SILTY FINE SANDS
ML/CL	CLAYEY SILTS AND SILTY CLAYS
SP/SW	WELL AND POORLY GRADED SANDS
———	GEOLOGIC CONTACT (DASHED WHERE INFERRED)
▽ ...	APPROXIMATE DEPTH OF WATER TABLE (7/1/05)

BORING DIAGRAM



HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 6.6'
VERTICAL EXAGGERATION: 3X

CROSS SECTION A-A' SHOWING SOIL & GROUNDWATER EXCEEDANCES

1050 ASSOCIATES, LLC
1050 & 1060 W. MAIN ST.
STOUGHTON, WISCONSIN

GIS REGIS.
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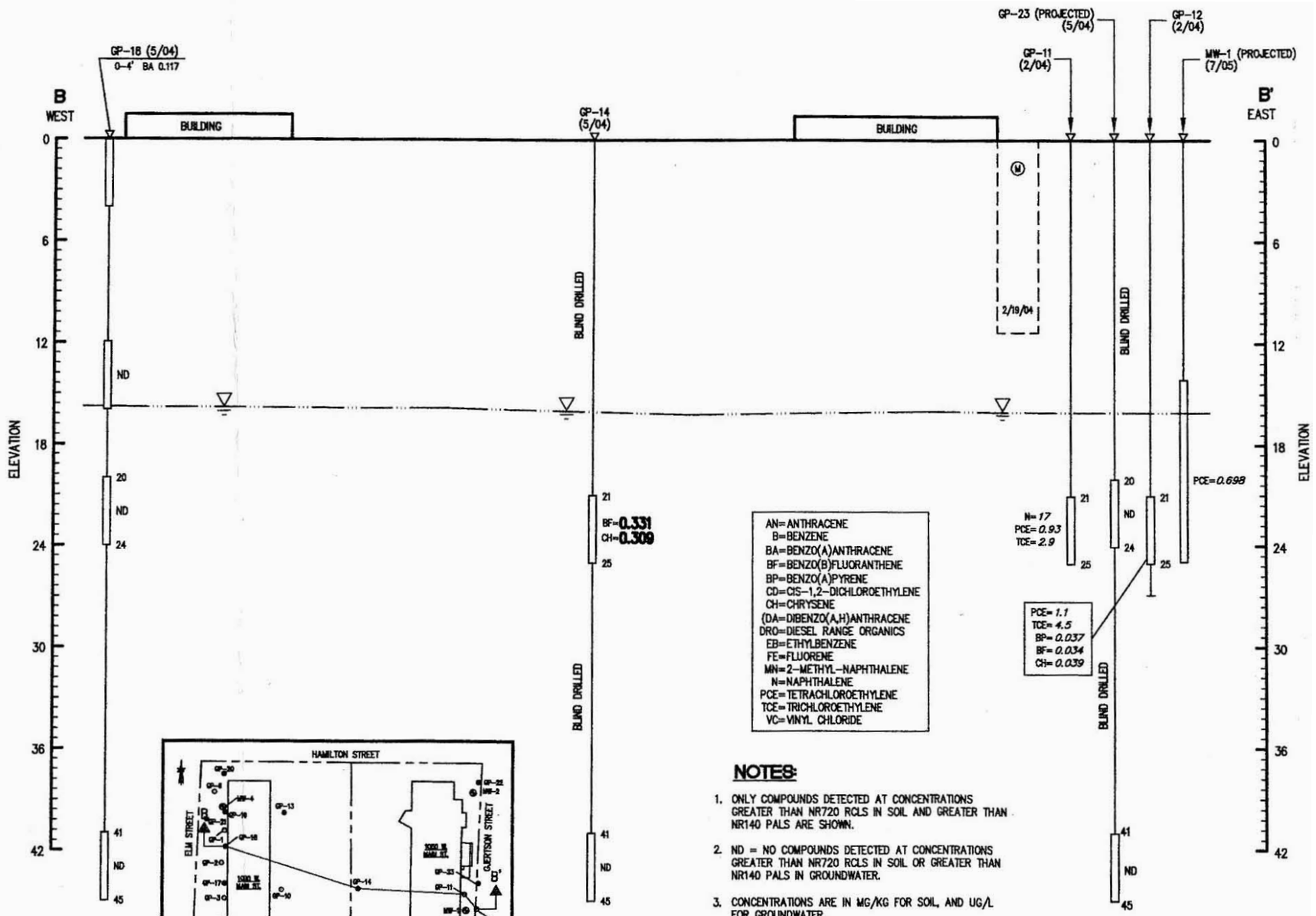
Gannett Fleming

FIGURE 7



AN=ANTHRACENE
B=BENZENE
BA=BENZO(A)ANTHRACENE
BF=BENZO(B)FLUORANTHENE
BP=BENZO(A)PYRENE
CD=CIS-1,2-DICHLOROETHYLENE
CH=CHRYSENE
(DA=DIBENZO(A,H)ANTHRACENE
DRO=DIESEL RANGE ORGANICS
EB=ETHYLBENZENE
FE=FLUORENE
MN=2-METHYL-NAPHTHALENE
N=NAPHTHALENE
PCE=TETRACHLOROETHYLENE
TCE=TRICHLOROETHYLENE
VC=VINYL CHLORIDE

NOTES:

1. ONLY COMPOUNDS DETECTED AT CONCENTRATIONS GREATER THAN NR720 RCLS IN SOIL AND GREATER THAN NR140 PALS ARE SHOWN.
2. ND = NO COMPOUNDS DETECTED AT CONCENTRATIONS GREATER THAN NR720 RCLS IN SOIL OR GREATER THAN NR140 PALS IN GROUNDWATER.
3. CONCENTRATIONS ARE IN MG/KG FOR SOIL, AND UG/L FOR GROUNDWATER.
4. CONCENTRATIONS IN GROUNDWATER SAMPLES THAT ARE GREATER THAN NR 140 PALS ARE IN *ITALICS*, AND GREATER THAN NR 140 ESS ARE IN **BOLD**.
5. BORINGS GP-11, 12, 14, AND 23 WERE BLIND DRILLED; NO SAMPLES WERE COLLECTED ABOVE THE WATER TABLE.

LEGEND

APPROXIMATE DEPTH OF WATER TABLE

BORING DIAGRAM

GP-6 — BORING IDENTIFICATION

CASING

SCREENED INTERVAL

M — TANK IDENTIFIER (500-GAL. FUEL OIL TANK)

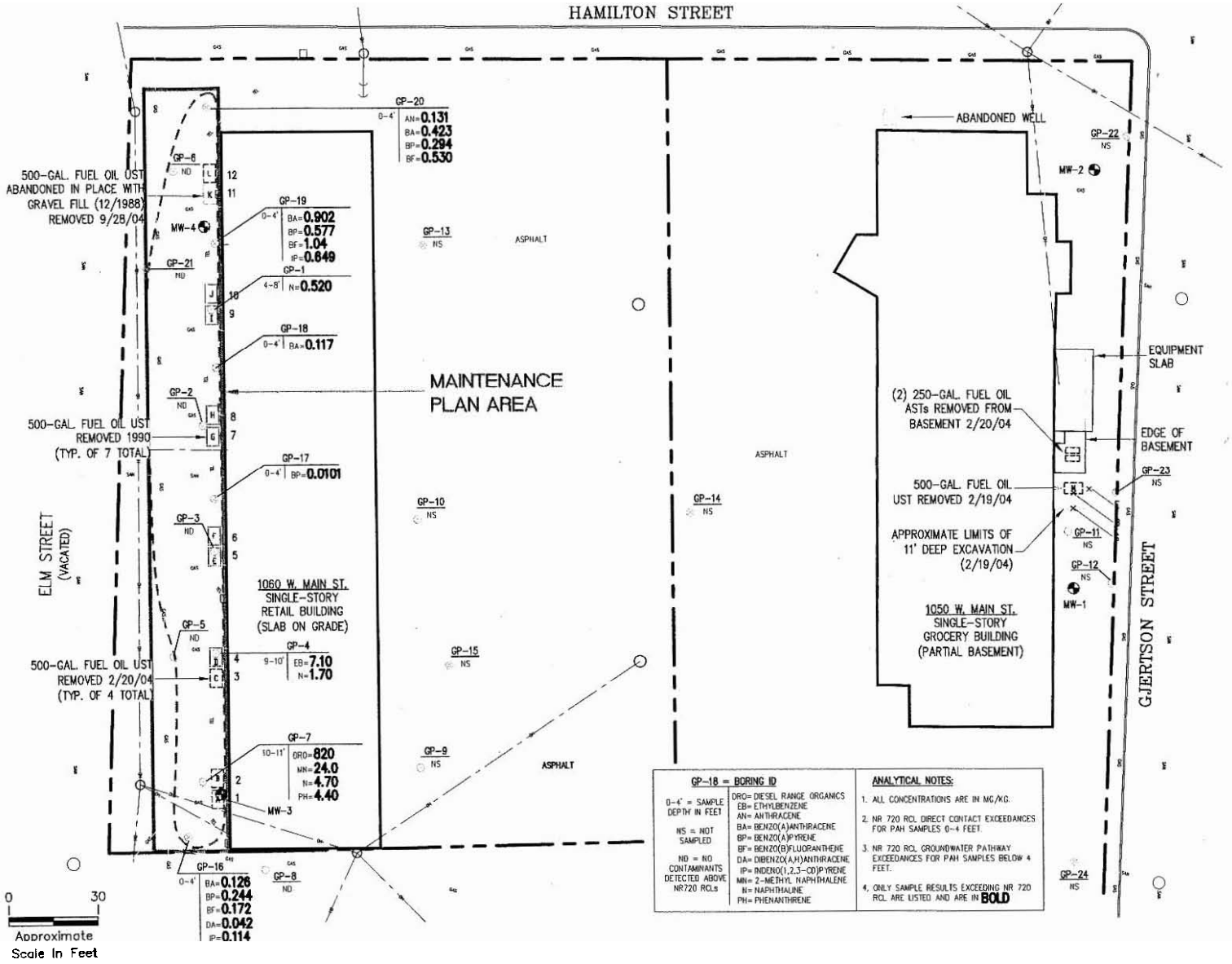
2/04 — DATE OF REMOVAL

HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 8'
VERTICAL EXAGGERATION: 5X

CROSS SECTION B-B' SHOWING SOIL & GROUNDWATER EXCEEDANCES

1050 ASSOCIATES, LLC
1050 & 1060 W. MAIN ST.
STOUGHTON, WISCONSIN

GIS REGIS.
011906
43648WC_8x14



GP-18 = BORING ID		ANALYTICAL NOTES:
0-4' = SAMPLE DEPTH IN FEET NS = NOT SAMPLED ND = NO CONTAMINANTS DETECTED ABOVE NR720 RCLs	DRO= DIESEL RANGE ORGANICS EB= ETHYLBENZENE AN= ANTHRACENE BA= BENZO(A)ANTHRACENE BP= BENZO(A)PYRENE BF= BENZO(B)FLUORANTHENE DA= DIBENZO(A,H)ANTHRACENE IP= INDENO(1,2,3-CD)PYRENE MN= 2-METHYL NAPHTHALENE N= NAPHTHALINE PH= PHENANTHRENE	1. ALL CONCENTRATIONS ARE IN MG/KG. 2. NR 720 RCL DIRECT CONTACT EXCEEDANCES FOR PAH SAMPLES 0-4 FEET. 3. NR 720 RCL GROUNDWATER PATHWAY EXCEEDANCES FOR PAH SAMPLES BELOW 4 FEET. 4. ONLY SAMPLE RESULTS EXCEEDING NR 720 RCL ARE LISTED AND ARE IN **BOLD**

Gannett Fleming

EXHIBIT B

LEGEND

- MONITORING WELL LOCATION (9/04)
- GEOPROBE BORING LOCATION (5/04)
- GEOPROBE BORING LOCATION (2/04)
- FORMER UST REMOVED IN 1990
- FORMER UST REMOVED IN 2004
- ESTIMATED EXTENT OF CONTAMINANTS AT CONCENTRATIONS EXCEEDING THE NR720 RCLs
- AREA COVERED BY SOIL MANAGEMENT PLAN
- FUEL OIL EXCAVATION SAMPLES: × B=BOTTOM (9 FT) E=EAST WALL (6 FT) S=SOUTH WALL (6 FT)

NOTES

1. UNDERGROUND STORAGE TANKS D THROUGH J WERE REMOVED IN AUGUST 1990.
2. TANK K WAS ABANDONED IN PLACE WITH GRAVEL IN DECEMBER 1988 AND REMOVED IN SEPTEMBER 28, 2004.
3. TANKS A THROUGH C, L, AND M WERE REMOVED IN FEBRUARY 2004.
4. RESULTS FROM MONITORING WELLS ARE FROM JULY 2005.
5. PROPERTY LINES ARE APPROXIMATE AND BASED ON MAPS FROM 1050 ASSOCIATES, LLC.

MAINTENANCE AREAS

1050 ASSOCIATES, LLC
1050 & 1060 W. MAIN ST.
STOUGHTON, WISCONSIN

DS REGISTRY
040606
43646WA_EXH B_8x14

Document Number

STATE BAR OF WISCONSIN FORM 2 - 2000

WARRANTY DEED

This Deed, made between **Twentieth Century Markets, Incorporated, a/k/a Twentieth Century Markets, Inc., a Wisconsin corporation,** Grantor, and **1050 Associates LLC, a Wisconsin limited liability company,** Grantee.

Grantor, for a valuable consideration, conveys and warrants to Grantee the following described real estate in **Dane** County, State of Wisconsin (if more space is needed, please attach addendum):

SEE LEGAL DESCRIPTION ON ATTACHED EXHIBIT A.

Recording Area

Name and Return Address
Attorney Frederic J. Brouner
2. E. Mifflin Street, Suite 600
Madison, WI 53703

****and agreements entered under them; recorded easements; rights of parties with respect to apparent easements, if any; recorded building and use restrictions and covenants; taxes, general and special, levied or assessed on or after January 1, 2004; and rights of tenants in possession.**

See Attached Exhibit A for Parcel Numbers
Parcel Identification Number (PIN)

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

Exceptions to warranties: **municipal and zoning ordinances****

Dated this 22nd day of **March, 2004.**

TWENTIETH CENTURY MARKETS, INCORPORATED

By: William J Kunkle

* Exec VP

*

*

AUTHENTICATION

Signature(s) _____

authenticated this ____ day of _____, ____

*

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

THIS INSTRUMENT WAS DRAFTED BY
Attorney Jon D. Becker of
Reinhart Boerner Van Deuren s.c.

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

ACKNOWLEDGMENT

STATE OF **WISCONSIN**)
) ss.
Dane County.)

Personally came before me this 22nd day of **March**, **2004** the above named

to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

L M Stilwell

* L M Stilwell

Notary Public, State of **Wisconsin**

My Commission is permanent. (If not, state expiration date: 9-4 2005.)

L.M. STILWELL NOTARY PUBLIC STATE OF WISCONSIN

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

INFO-PRO (800)655-2021 www.infoproforms.com
STATE BAR OF WISCONSIN

EXHIBIT A

LEGAL DESCRIPTION

ALL OF BLOCK TWO (2) OF THE REPLAT OF BLOCK 2 EMERSON PARK; LOTS ONE (1), TWO (2), SEVEN (7) AND EIGHT (8), OF BLOCK THREE (3) OF THE REPLAT OF BLOCK 2 EMERSON PARK; THE WEST ONE-HALF (1/2) OF GRANT AVENUE; THE NORTH ONE-HALF (1/2) OF PARK AVENUE; AND THE SOUTH ONE-HALF (1/2) OF PARK AVENUE LYING NORTH OF SAID LOTS ONE (1) AND TWO (2) OF BLOCK THREE (3), ALL IN THE REPLAT OF BLOCK 2 EMERSON PARK, SUBJECT TO A CONVEYANCE FOR HIGHWAY PURPOSES TO DANE COUNTY OVER PART OF SAID LOTS SEVEN (7) AND EIGHT (8), BLOCK THREE (3) OF THE REPLAT OF BLOCK 2 EMERSON PARK, AS DESCRIBED IN VOLUME 120 OF MISCELLANEOUS, PAGE 176 AS DOCUMENT NUMBER 584552. ALL OF SAID PREMISES BEING LOCATED IN TOWN FIVE (5) NORTH, RANGE ELEVEN (11) EAST, IN THE CITY OF STOUGHTON, DANE COUNTY, WISCONSIN.

PARCEL NOS. 281-0511-071-0214-4
281-0511-071-0161-8

1050 ASSOCIATES LLC

PO Box 620434
Middleton, WI 53562
(608) 345-3998
Fax (608-310-6001)

January 18, 2006

To Whom It May Concern

RE: **1050 and 1060 West Main Street**
Stoughton, WI

The legal description and site survey as submitted with the January 2006 Site Closure Request prepared by Gannett Fleming is the most recent and correct to the best of my knowledge.

Respectfully submitted,

Lee H. Madden, Member
1050 Associates LLC

MAINTENANCE AGREEMENT
Exhibit C

1050 Associates LLC , the current owner of the property known as 1060 West Main Street, Stoughton, Wisconsin, hereby agrees to maintain the following area on this property to protect human health and welfare as part of the 2004 remedial action for this property.

The property owner agrees to the maintainance of the paved surface at the service drive immediately adjacent to and west of the 1060 West Main Street building, which is indicated on the attached site map Exhibit B. This shall consist of an annual inspection of the pavement surface and prompt repairs where potholes,voids, and/or cracks greater than 2 inches in diameter, length, and/ or depth are present. The repair materials shall consist of suitable materials to resist weathering, erosion, and water infiltration and may or may not match the orginal surface material.

The asphalt surface was placed in this area in October of 2004. The current and future property owners shall maintain a writtten record of annual inspection of each of the above areas in a bound log book to be kept at the site and available for review at all times by the appropriate regulating agency. Photos of the area will be taken each year by December 1st and inserted in the log book. The log shall indicate the general condition of each area, noting any areas requiring maintainance and indicating the corrective actions as they are implemented. Each entry shall indicate the date, person making observations, a description of corrective action required, if any, and a follow-up entry documenting the corrective action.

This agreement may be amended to reflect changes in conditions. If the underlying contaminated soils are removed or if further testing indicates that the residual contaminant levels are found to be protective of human health and welfare, a subsequent report can be filed with the WDNR and, if approved, this maintenance agreement shall be nullified and the deed restiction amended.

This agreement shall be binding on heirs and successors in title to the property.

Dated this 7th day of JUNE, 2006.

Acknowledgement:

1050 Associates LLC
Lee Madden, Member