

GIS REGISTRY INFORMATION

SITE NAME: Thomas Chevrolet
BRRTS #: 03-14-001723 **FID # (if appropriate):**
COMMERCE # (if appropriate):
CLOSURE DATE: June 20 2006
STREET ADDRESS: 115 Madison Street
CITY: Beaver Dam

SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection): X= 613811 Y= 332026

CONTAMINATED MEDIA: Groundwater Soil Both

OFF-SOURCE GW CONTAMINATION >ES: Yes 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 No

IF YES, STREET ADDRESS 1:

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

CONTAMINATION IN RIGHT OF WAY: Yes No

DOCUMENTS NEEDED:

- Closure Letter, and any conditional closure letter issued
- Copy of most recent deed, including legal description, for all affected properties
- 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
- 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.
- 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.
- Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)
- 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
- GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)
- 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
- Copies of off-source notification letters (if applicable)
- Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)
- 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

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

Mr. Thomas Sandblom
Thomas Management
P.O. Box 273
Beaver Dam, WI 53916

SUBJECT: Final Case Closure
Thomas Chevrolet, 115 Madison Street, Beaver Dam, WI
WDNR BRRTS Activity #: 03-14-001723

Dear Mr. Sandblom:

On January 26, 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. On February 1, 2006, you were notified that the Closure Committee had granted conditional closure to this case.

On May 30, 2006, the Department received correspondence indicating that you have complied with the requirements of closure. The conditions of closure were abandonment of wells and proper disposal of investigative and remedial wastes. 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, Wis. Adm. Code. The Department considers this case closed and no further investigation, remediation or other action 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 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.

Residual soil contamination remains in the vicinity of the former UST basin on the property and extends into Madison Street as indicated in the information submitted to the Department of Natural Resources. 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 standards and rules. In addition, all current and future owners and occupants of the property need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken to prevent a direct contact health threat to humans.

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.

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 me at 608-275-3224.

Sincerely,



Martin Nessman
South Central Region, Remediation & Redevelopment Hydrogeologist

cc: Jeffrey Hosler, TEMCO, P.O. Box 856, Cedarburg, WI 53012
Case File



State of Wisconsin \ DEPARTMENT 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

February 1, 2006

Thomas Sandblom
Thomas Chevrolet
115 Madison Street
Beaver Dam, WI 53916

Subject: Conditional Closure Decision with Requirements to Achieve Final Closure
Thomas Chevrolet, 115 Madison Street, Beaver Dam, WI
WDNR BRRTS # 03-14-001723

Dear Mr. Sandblom:

On January 26, 2006, your request for closure of the case described above was reviewed by members of the South Central Region Closure Committee. The committee reviews environmental remediation cases for compliance with state rules and statutes to maintain consistency in the closure of these cases. Closure was requested for the petroleum contamination associated with the former underground storage tank (UST) that was in use at the subject property.

As indicated in the information submitted to the Department, groundwater petroleum contamination remains on the subject property and the Madison Street right of way. Groundwater monitoring data indicate exceedances of ch. NR 140, Wis. Adm. Code, Enforcement Standards. Also, soil petroleum contamination that exceeds ch. NR 720, Wis. Adm. Code, generic residual contaminant levels (RCLs) remains in the vicinity of the former UST basin and extends into Madison Street.

After careful review of the closure request, the Closure Committee has determined that the petroleum contamination appears to have been investigated and remediated to the extent practicable under site conditions. Your case has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code and will be closed if the following conditions are satisfied:

MONITORING WELL ABANDONMENT

All monitoring wells and all other boreholes installed during the course of investigation and remediation of the site must be properly abandoned in compliance with ch. NR 141, Wis. Adm. Code. Documentation of well and borehole abandonment must be submitted to me on Form 3300-5B found at www.dnr.state.wi.us/org/water/dgw/gw/ or provided by the Department of Natural Resources.

PURGE WATER, WASTE AND SOIL PILE REMOVAL

Any remaining purge water, waste and/or soil piles generated as part of site investigation or remediation activities must be removed from the site and disposed of or treated in accordance with Department of Natural Resources' rules. Please send a letter advising me that any remaining waste and/or soil piles have been removed once that work is completed.

Section NR 726.05(10), Wis. Adm. Code, requires that the above conditions must be satisfied within 120 days of receipt of this conditional closure letter. When the above conditions have been satisfied, please submit the required information to me to document that applicable conditions have been met, and your case will be closed. **Due to the presence of groundwater contamination above ch. NR 140, Wis. Adm. Code, Enforcement Standards, the subject property will be listed on the DNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites. In addition, due to the presence of soil contamination above ch. NR 720 generic RCLs, the subject property will be listed on the GIS registry for soil.** Information that was submitted with your closure request application will be included on the registry. To review the sites on the GIS Registry web page, visit <http://dnr.wi.gov/org/aw/rr/gis/index.htm>.

Residual soil contamination remains in the vicinity of the former UST basin on the property and extends into Madison Street, as indicated in the information submitted to the Department of Natural Resources. If soil in this location is excavated in the future, the property owner at that time will be required to sample and analyze the excavated soil in order to determine whether the contamination still remains. The owner will also have to properly store, treat, or dispose of any excavated materials, based upon the results of that characterization, and take special precautions during excavation activities to prevent a direct contact threat to humans. All future owners and occupants of this property need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard at the time of excavation.

If this is a PECFA site, 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.

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

We appreciate your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at (608) 275-3209.

Sincerely,



Denise Nettlesheim
Hydrogeologist
Bureau for Remediation & Redevelopment

Cc: Jeffrey Hosler, TEMCO, P.O. Box 856, Cedarburg, WI 53012
Case File

THIS INDENTURE, Made this _____ day of _____
A. D. 1987, between Hoag Realty Company,
a Wisconsin Corporation
duly organized and existing under and by virtue of the laws of the State of Wisconsin, located
at Beaver Dam Wisconsin, party of the first part and
Thomas F. Sandblom

part 2 of the second part.
Witnesseth, That the said party of the first part, for and in consideration
of the sum of Three Hundred Thousand and no/100 Dollars

to it paid by the said party of the second part, the receipt whereof is hereby
confessed and acknowledged, has 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, his heirs and assigns
forever, the following described real estate situated in the County of Dodge and State of Wisconsin, to-wit:

Schedule attached.

This deed is given in satisfaction of land contract dated January 4, 1980,
recorded in the office of the Register of Deeds for Dodge County, Wisconsin,
on January 8, 1980, in Volume 523 of Records, on page 96, as Document No.
630385.

(IF NECESSARY, CONTINUE DESCRIPTION ON REVERSE SIDE)

Together with all and singular the hereditaments and appurtenances therunto belonging or in any wise appertaining; and all the estate
right, title, interest, claim or demand whatsoever, of the said party 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 his heirs and assigns FOREVER.
And the said Hoag Realty Company

party of the first part, its itself and its successors, does covenant, grant, bargain and agree to and with the said party of the
second part, his heirs and assigns, that at the time of the executing and delivery of these presents it is 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.

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

In Witness Whereof, the said Hoag Realty Company
party of the first part, has caused these presents to be signed by
counter-signed by William M. Hoag
Wisconsin, and its corporate seal to be hereunto affixed, this 17

W. H. Hoag, its President, and
its Secretary at Beaver Dam,
day of December, A. D. 1987.

SIGNED AND SEALED IN PRESENCE OF

HOAG REALTY COMPANY
W. H. Hoag
W. H. Hoag
CO-TERMINATED
William M. Hoag
William M. Hoag, Secretary

STATE OF WISCONSIN,
Dodge County, } ss.

Personally came before me, this 17 day of Dec A. D. 1987
W. H. Hoag, President and William M. Hoag, Secretary of the above
named Corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such
and Secretary of said Corporation, and acknowledged that they executed the foregoing instrument as such officers of the
said Corporation, by its authority.



This instrument drafted by
Ervin L. Doepke, Atty.

Ervin L. Doepke
Notary Public, Dodge County, Wis
My Commission (Expires) (1s) *Ervin L. Doepke*

(Section 39.21 (1) of the Wisconsin Statutes provides that all instruments to be recorded shall have plainly printed or typewritten thereon the
name of the drafter, drafter, witness and notary.)
WARRANTY DEED-STATE OF WISCONSIN, FORM NO. 1

PARCEL 1:

Lot Four (4) and the West 28 feet of Lots Three (3) and Ten (10), all in Block Twenty-eight (28) of Brower and Ackerman's Addition to Beaver Dam, in the City of Beaver Dam, Dodge County, Wisconsin.

PARCEL 3:

A part of Lots Seven (7) and Eight (8), Block Twenty-eight (28), Brower and Ackerman's Addition to the town, now city, of Beaver Dam and part of Lots Five (5) and Six (6), Block "A", Ordway's Addition to Beaver Dam, all in the City of Beaver Dam, Dodge County, Wisconsin, described as follows:
Commencing at an iron pipe on the Easterly line of Madison Street, North 41 degrees 05 minutes East, 2.0 feet from the Northerly corner of Lot Eight (8), Block Twenty-eight (28) said Brower and Ackerman's Addition; thence South 41 degrees 05 minutes West, along the Easterly line of Madison Street 50.0 feet to an iron pipe; thence South 50 degrees 15 minutes East, 98.0 feet to an iron pipe; thence South 67 degrees 14 minutes East, 30.5 feet to a concrete monument (said monument located 50.0 feet South and 40.0 feet West of the North East corner of Lot Five (5), Block "A", said Ordway's Addition); thence East 40.0 feet to the East line of said Lot Five (5), Block "A", said Ordway's Addition, to a point 50.0 feet South of the North East corner of said Lot Five (5); thence North along the East line of said Lot Five (5), 20.1 feet; thence North 50 degrees 15 minutes West 143.7 feet to an iron pipe and the place of commencement.

PARCEL 4:

A part of Lots Six (6) and Five (5), Block "A", Ordway's Addition to Beaver Dam and part of Lot Eight (8), Block Twenty-eight (28), Brower & Ackerman's Addition to Beaver Dam, described as follows:
Commencing at an iron pipe on the Easterly line of Madison Street, which iron pipe is 48 feet South Westerly from the Northerly corner of Lot Eight (8), Block Twenty-eight (28), Brower & Ackerman's Addition, measured on and along the Easterly line of Madison Street; thence South 41 degrees 05 minutes West, along the Easterly line of Madison Street, 45.5 feet to an iron pipe; thence South 50 degrees 17 minutes East, 140.77 feet to an iron pipe in the Westerly line of Lot Five (5), Block "A", Ordway's Addition, said iron pipe being 67-1/2 feet North of Rowell Street; thence North 26 degrees 37 minutes East, 55.75 feet to an iron pipe; thence North 67 degrees 14 minutes West, 30.5 feet to an iron pipe; thence North 50 degrees 15 minutes West, 98.0 feet to an iron pipe and the place of beginning.

PARCEL 5:

A part of Lot Six (6), Block "A" of Ordway's Addition to Beaver Dam, described as follows:
Commencing in the Easterly line of Madison Street in the South Westerly corner of Lot Six (6); thence South Easterly along the South Westerly line of Lot Six (6), 134 feet, more or less to the South line of said Lot Six (6); thence East along the South line of said Lot Six (6) to the East line of said Lot Six (6); thence North along the East line of said Lot, 22 feet; thence North Westerly and parallel with the South Westerly line of said Lot Six (6), 142 feet more or less to Madison Street; thence South Westerly along the Easterly line of Madison Street 32 feet to beginning.

PARCEL 6:

Lot Seven (7), in Block "A" of Ordway's Addition to Beaver Dam; Also Lot One (1), of Van Epps Sub-Division of Lot Eight (8) of Block "A" of Ordway's Addition to Beaver Dam, Dodge County, Wisconsin.

PARCEL 7:

1
4
Lots Seven (7), Eight (8), Nine (9), Ten (10), and Eleven (11) of Van Epps Subdivision of Lot Eight (8), Block "A" of Ordway's Addition to Beaver Dam, Dodge County, Wisconsin.

PARCEL 8:

24
A part of Lot Five (5) in Block A of Ordway's Addition to Beaver Dam, described as follows:

Commencing at the South East corner of said Lot Five (5), thence West along the line of Rowell Street, 66 feet to the West line of said Lot Five (5); thence Northerly along the West line of said Lot, 67 1/2 feet; thence Northeasterly to a point 40 feet West of a point 117 1/2 feet North of the South East corner of said lot; thence East 40 feet to the East line of said Lot Five (5); thence South on the East line of said lot, 117 1/2 feet to the place of beginning.

Also the West 35 feet and 6 inches of Lot Four (4) in Block A of Ordway's Addition to Beaver Dam, all located in the city of Beaver Dam, Dodge County, Wisconsin.

PARCEL 2:

23
Part of Lots Seven (7) and Nine (9), Block Twenty-eight (28), Brower & Ackerman's Addition, and Lot Five (5), Block "A" Ordway's Addition, City of Beaver Dam, Dodge County, Wisconsin, described as follows:

Commencing at a point of Easterly line of Madison Street, at Northerly corner of Lot Seven (7), Block Twenty-eight (28); thence Southeasterly on Northerly line of Lot Seven (7) extended, to a point on South line of Lot Nine (9), Block Twenty-eight (28); thence West to Northeast corner of Lot Five (5), Block A; thence South 29.9 feet; thence North 59 degrees 15 minutes West, 143.7 feet; thence Northerly 53 feet to beginning.

27
Also Lot Five (5), Block Twenty-eight (28), Brower and Ackerman's Addition and that part of Lot Nine (9) lying in rear of Lot Five (5);

Also Lot Six (6), Block Twenty-eight (28), Brower and Ackerman's Addition and that part of Lot Nine (9) lying in rear of Lot Six (5).

PARCEL 4:

A PART OF LOTS 6 AND 5, BLOCK "A" ORDWAY'S ADDITION TO BEAVER DAM AND PART OF LOT 8, BLOCK 28, BROWER & ACKERMAN'S ADDITION TO BEAVER DAM, DESCRIBED AS FOLLOWS:
 COMMENCING AT AN IRON PIPE ON THE EASTERLY LINE OF MADISON STREET, WHICH IRON PIPE IS 48 FEET SOUTHWESTERLY FROM THE NORTHERLY CORNER OF LOT 8, BLOCK 28, BROWER & ACKERMAN'S ADDITION, MEASURED ON AND ALONG THE EASTERLY LINE OF MADISON STREET; THENCE SOUTH 41 DEG. 05' WEST, ALONG THE EASTERLY LINE OF MADISON STREET, 45.5 FEET TO AN IRON PIPE; THENCE SOUTH 50 DEG. 17' EAST, 140.77 FEET TO AN IRON PIPE IN THE WESTERLY LINE OF LOT 5, BLOCK "A", ORDWAY'S ADDITION, SAID IRON PIPE BEING 67 1/2 FEET NORTH OF ROWELL STREET; THENCE NORTH 26 DEG. 37' EAST, 55.75 FEET TO AN IRON PIPE; THENCE NORTH 67 DEG. 14' WEST, 30.5 FEET TO AN IRON PIPE; THENCE NORTH 50 DEG. 15' WEST, 98.0 FEET TO AN IRON PIPE AND THE PLACE OF BEGINNING.

FOR INFORMATIONAL PURPOSES ONLY
 Tax Key No.: 206-1114-0423-024
 Address: 215 Madison St.

PARCEL 5:

A PART OF LOT 6, BLOCK "A" OF ORDWAY'S ADDITION TO BEAVER DAM, DESCRIBED AS FOLLOWS:
 COMMENCING IN THE EASTERLY LINE OF MADISON STREET IN THE SOUTHWESTERLY CORNER OF LOT 6; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF 6, 134 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID LOT 6; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 6, TO THE EAST LINE OF SAID LOT 6; THENCE NORTH ALONG THE EAST LINE OF SAID LOT, 22 FEET; THENCE NORTHWESTERLY AND PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT 6, 142 FEET MORE OR LESS TO MADISON STREET; THENCE SOUTHWESTERLY ALONG THE EASTERLY LINE OF MADISON STREET 32 FEET TO BEGINNING.

FOR INFORMATIONAL PURPOSES ONLY
 Tax Key No.: 206-1114-0423-023
 Address: 217 Madison St.

PARCEL 6:

LOT 7, IN BLOCK "A" OF ORDWAY'S ADDITION TO BEAVER DAM; ALSO LOT 1, OF VAN EPPS SUBDIVISION OF LOT 8 OF BLOCK "A" OF ORDWAY'S ADDITION TO BEAVER DAM, DODGE COUNTY, WISCONSIN.

FOR INFORMATIONAL PURPOSES ONLY
 Tax Key No.: 206-1114-0423-022
 Address: 219 Madison St.

PARCEL 7:

LOTS 7, 8, 9, 10 AND 11 OF VAN EPPS SUBDIVISION OF LOT 8, BLOCK "A" OF ORDWAY'S ADDITION TO BEAVER DAM, DODGE COUNTY, WISCONSIN.

FOR INFORMATIONAL PURPOSES ONLY
 Tax Key No.: 206-1114-0423-019
 Address: 122 Rowell St.
 Tax Key No.: 206-1114-0423-020
 Address: 126 Rowell St.

PARCEL 8:

A PART OF LOT 5 IN BLOCK A OF ORDWAY'S ADDITION TO BEAVER DAM, DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 5, THENCE WEST ALONG THE LINE OF ROWELL STREET, 66 FEET TO THE WEST LINE OF SAID LOT 5; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT, 67 1/2 FEET; THENCE NORTHEASTERLY TO A POINT 40 FEET WEST TO A POINT 117 1/2 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT; THENCE EAST 40 FEET TO THE EAST LINE OF SAID LOT 5; THENCE SOUTH ON THE EAST LINE OF SAID LOT, 117 1/2 FEET TO THE PLACE OF BEGINNING. ALSO THE WEST 35 FEET AND 6 INCHES OF LOT 4 IN BLOCK A OF ORDWAY'S ADDITION TO BEAVER DAM, ALL LOCATED IN THE CITY OF BEAVER DAM, DODGE COUNTY, WISCONSIN.

FOR INFORMATIONAL PURPOSES ONLY
 Tax Key No.: 206-1114-0423-018
 Address: 116 Rowell St.

Borrower: THOMAS F. SANDBLOM
 aka: THOMAS
 MANAGEMENT
 115 MADISON STREET
 BEAVER DAM, WI 53916

Lender: Bank One, Wisconsin
 RM - Beaver Dam
 111 East Wisconsin Ave.
 P.O. Box 2071
 Milwaukee, WI 53202

PARCEL 1:

LOT 4 AND THE WEST 28 FEET OF LOTS 3 AND 10, ALL IN BLOCK 28 OF BROWER AND ACKERMAN'S ADDITION TO BEAVER DAM, IN THE CITY OF BEAVER DAM, DODGE COUNTY, WISCONSIN.

FOR INFORMATIONAL PURPOSES ONLY

Tax Key No.: 206-1114-0422-243

Address: 115 Madison St.

PARCEL 2:

PART OF LOTS 7 AND 9, BLOCK 28, BROWER & ACKERMAN'S ADDITION, AND LOT 5, BLOCK "A" ORDWAY'S ADDITION, CITY OF BEAVER DAM, DODGE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT OF EASTERLY LINE OF MADISON STREET, AT NORTHERLY CORNER OF LOT 7, BLOCK 28; THENCE SOUTHEASTERLY ON NORTHERLY LINE OF LOT 7 EXTENDED, TO A POINT ON SOUTH LINE OF LOT 9, BLOCK 28; THENCE WEST TO NORTHEAST CORNER OF LOT 5, BLOCK A; THENCE SOUTH 29.9 FEET; THENCE NORTH 50 DEG. 15' WEST, 143.7 FEET; THENCE NORTHERLY 53 FEET TO BEGINNING. ALSO LOT 5, BLOCK 28, BROWER AND ACKERMAN'S ADDITION AND THAT PART OF LOT 9 LYING IN REAR OF LOT 5; ALSO LOT 6, BLOCK 28, BROWER AND ACKERMAN'S ADDITION AND THAT PART OF LOT 9 LYING IN REAR OF LOT 5.

FOR INFORMATIONAL PURPOSES ONLY

Tax Key No.: 206-1114-0423-027

Address: 207-209 Madison St.

Tax Key No.: 206-1114-0423-026

Address: 211 Madison St.

Tax Key No.: 206-1114-0423-028

Address: 203-205 Madison St.

PARCEL 3:

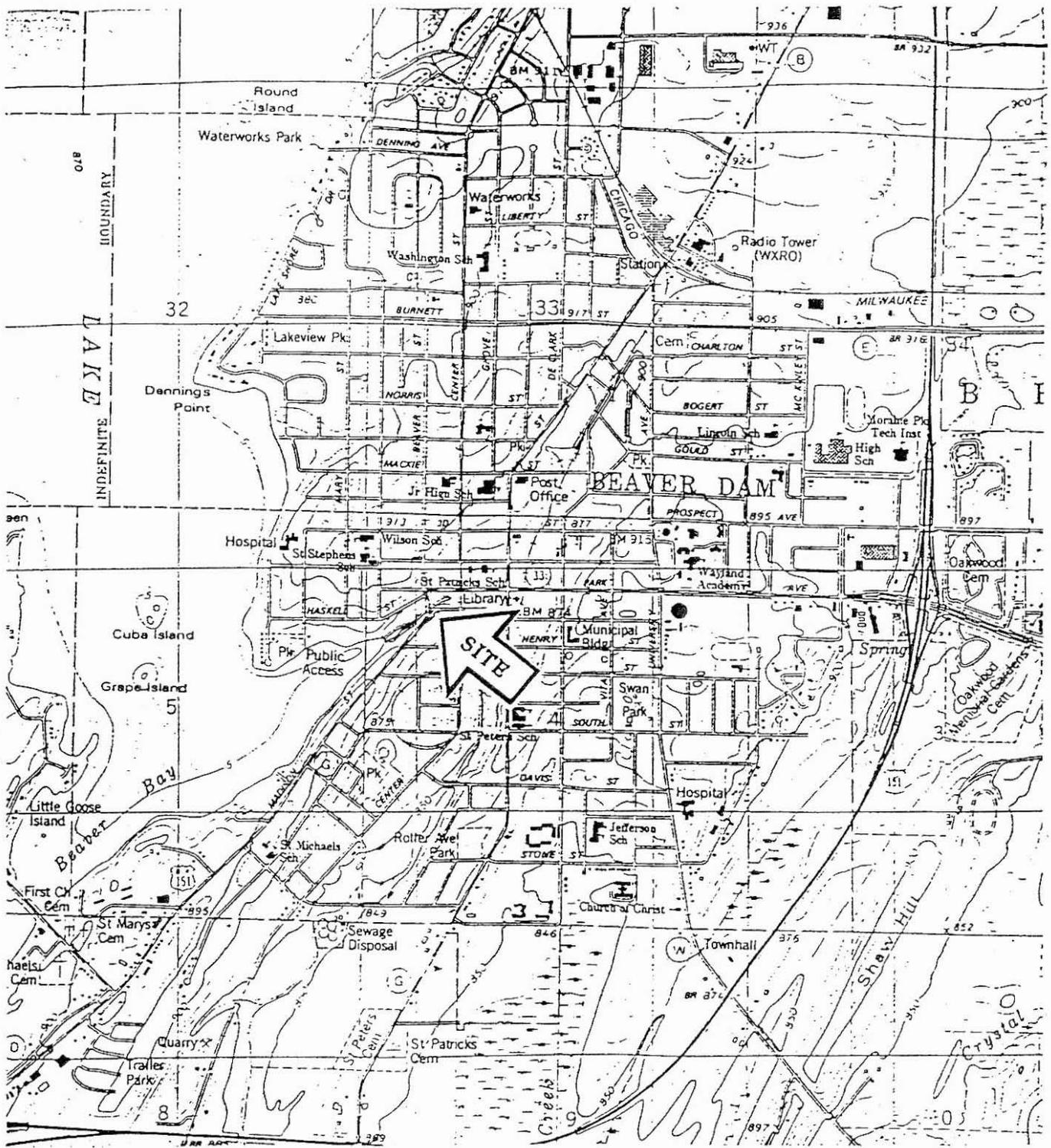
A PART OF LOTS 7 AND 8, BLOCK 28, BROWER AND ACKERMAN'S ADDITION TO THE TOWN, NOW CITY, OF BEAVER DAM AND PART OF LOTS 5 AND 6, BLOCK "A", ORDWAY'S ADDITION TO BEAVER DAM, ALL IN THE CITY OF BEAVER DAM, DODGE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIPE ON THE EASTERLY LINE OF MADISON STREET, NORTH 41 DEG. 05' EAST, 2.0 FEET FROM THE NORTHERLY CORNER OF LOT 8, BLOCK 28 SAID BROWER AND ACKERMAN'S ADDITION; THENCE SOUTH 41 DEG. 05' WEST, ALONG THE EASTERLY LINE OF MADISON STREET 50.0 FEET TO AN IRON PIPE; THENCE SOUTH 50 DEG. 15' EAST, 98.0 FEET TO AN IRON PIPE; THENCE SOUTH 67 DEG. 14' EAST, 30.5 FEET TO A CONCRETE MONUMENT (SAID MONUMENT LOCATED 50.0 FEET SOUTH AND 40.0 FEET WEST OF THE NORTHEAST CORNER OF LOT 5, BLOCK "A", SAID ORDWAY'S ADDITION); THENCE EAST 40.0 FEET TO THE EAST LINE OF SAID LOT 5, BLOCK "A", SAID ORDWAY'S ADDITION, TO A POINT 50.0 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 5; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 5, 20.1 FEET; THENCE NORTH 50 DEG. 15' WEST 143.7 FEET TO AN IRON PIPE AND THE PLACE OF COMMENCEMENT.

FOR INFORMATIONAL PURPOSES ONLY

Tax Key No.: 206-1114-0423-025

Address: 213 Madison St.



1" = 2000'

NORTH

FIGURE
1

THOMAS CHEVROLET
BEAVER DAM, WI
SITE LOCATION MAP

Thomas Chevolet

03-14-001723

Map created Tue Jun 20 14:20:40 CDT 2006

Legend

- Sites Closed with Residual Contamination
 - Groundwater
 - Soil
 - Groundwater and Soil
- Offsource Contamination
- County Boundary
- 24K Open Water
- Municipalities



Scale: 1:3,004
DO NOT USE FOR NAVIGATION

Table 10
Groundwater Quality
Field Measurements
Thomas Chevrolet-Buick, Inc.
115 Madison Street, Beaver Dam, Wisconsin

Location	Date	Temp. (C°)	DO%	DO	SpC	Sal	pH	ORP
MW1	08/26/97	14.66	4.2	0.43	1,243	0.70	6.91	120
	12/03/97	14.22	5.2	0.50	1,296	NA	7.20	120
	09/24/01	16.40	4.4	0.45	529	NA	6.70	178
	02/28/02	11.66	6.7	0.75	1,400	NA	6.86	135
MW2	08/26/97	15.33	7.8	0.78	312	0.20	7.43	132
	12/03/97	12.62	2.0	0.21	272	NA	7.77	120
	09/24/01	16.81	23.7	2.20	161	NA	7.07	275
	02/28/02	8.99	43.5	4.96	258	NA	7.64	140
MW3	08/26/97	15.42	27.5	2.73	1,419	0.80	6.76	362
	12/03/97	14.22	14.5	1.44	1,474	NA	6.99	520
	09/24/01	16.85	42.9	4.03	1,278	NA	6.64	289
	02/28/02	11.33	60.8	6.44	2,133	NA	6.85	208
BTMW3	08/26/97	15.15	4.5	0.42	2,390	1.30	6.54	165
	12/03/97	13.41	4.9	0.49	2,563	NA	6.76	161
BTMW4	08/26/97	15.37	4.6	0.45	1,065	0.60	6.96	241
	12/03/97	13.52	3.7	0.38	1,384	NA	7.18	377
BTMW5	08/26/97	13.90	28.0	2.85	3,693	2.00	7.12	268
	12/03/97	13.41	28.0	2.80	5,423	NA	7.34	270
BTMW6	08/26/97	16.47	61.4	5.98	1,146	0.60	6.98	355
	12/03/97	13.37	28.8	2.92	1,018	NA	7.26	408

Temp. = Temperature DO = Dissolved Oxygen SpC = Specific Conductance Sal = Salinity
 ORP = Oxidation Reduction Potential

March 25, 2003

**Table 6
Groundwater Sample Analytical Results - VOC, GRO, DRO, and LEAD**

**Thomas Chevrolet-Buick, Inc.
115 Madison Street
Beaver Dam, Wisconsin**

Contaminants Shown In $\mu\text{g/l}$ = Micrograms per liter

Sample ID	Sample Date	GRO	DRO	Benzene	Ethyl benzene	Toluene	Xylenes	1,2,4 TMB	1,3,5 TMB	Total Lead	n-Butyl benzene	sec-Butyl benzene	Isopropyl benzene	n-Propyl benzene	Isopropyl Ether	Naphthalene	p-Iso propyl toluene	Chloro ethane
MW1	08/26/97	109,00	762,000	3,120	5,580	37,200	26,210	4,420	1,250	1.98	<1000	<1000	<1000	<1000	<1000	<1,000	<1000	<1,000
MW2	08/26/97	9,730	6,690	<50	300	<100	1,330	1,190	362	3.21	225	<100	<100	230	137	117	<100	<100
MW3	08/26/97	<50	<100	<0.50	1.76	<1.0	9.36	1.33	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0
BTMW3	08/26/97	25,300	24,590	314	347	217	912	374	420	<1.0	369	22.8	72.2	168	60.5	596	15.9	1.9
BTMW4	08/26/97	<50	<100	<0.50	2	<1.0	10.11	2.98	1.24	<1.0	1.95	<1.0	<1.0	<1.0	<1.0	11.5	<1.0	<1.0
BTMW5	08/26/97	126	190	<0.50	9.17	<1.0	53.4	6.77	3.8	<1.0	1.82	<1.0	<1.0	1.4	<1.0	<1.0	<1.0	<1.0
BTMW6	08/26/97	<50	<100	<0.50	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0
PAL ES		---	---	0.5 5	140 700	68.6 343	124 620	96 480		1.5 15	---	---	---	---	---	8 40	---	80 400

PAL = Preventive Action Limit
NA = Not Analyzed

ES = Enforcement Standard
November 21, 2005

Bold & Outlined = Concentration above PAL only

Bold, Italics & Outlined = Concentration above ES

November 21, 2005

Table 7
Groundwater Sample Analytical Results - PVOC, GRO, DRO, Naphthalene, & Lead
Thomas Chevrolet-Buick, Inc.
115 Madison Street, Beaver Dam, Wisconsin
All contaminants shown in µg/l (micrograms per liter)

Sample ID	Sample Date	GRO	DRO	Benzene	Ethylbenzene	Toluene	Xylenes	1,2,4 - Trimethylbenzene	1,3,5 - Trimethylbenzene	Naphthalene	MTBE	Total Lead
MW-1	08/26/97	109,000	762,000	3,120	5,580	37,200	26,210	4,420	1,250	<1,000	<1000	1.98
	11/18/97	70,000	70,000	2,800	3,700	23,000	17,200	2,400	650	700	<20	4
	03/24/98	71,000	98,000	2,600	4,200	20,000	17,900	3,400	910	760	70	10
	09/24/01	NA	NA	120	1,400	3,100	9,200	2,100	700	NA	<23	NA
	06/04/04	NA	NA	200	1,000	1,600	6,300	1,700	640	NA	<0.14	NA
	09/30/04	NA	NA	170	840	700	4,000	1,600	750	NA	<7	NA
MW-2	08/26/97	9,730	6,690	<50	300	<100	1,330	1,190	362	117	<100	3.21
	11/18/97	9,000	21,000	30	280	580	1,180	580	190	110**	22	3
	03/24/98	3,800	3,800	<1	50	5.5	201	340	95	24	17	3
	09/29/99	NA	NA	1.74	3.24	<2.0	8.82	3.03	2.40	<4.0	<1.5	<1.0
	02/29/00	NA	NA	<0.15	<0.50	0.55 ^J	3.69	3.42	1.97	NA	<0.30	1.27
	09/24/01	NA	NA	<0.21	<0.22	0.83 ^J	0.75 ^J	1	0.86 ^J	NA	<0.46	NA
	06/04/04	NA	NA	<0.15	<0.21	<0.14	<0.6	<0.62	<0.61	NA	<0.14	NA
	09/30/04	NA	NA	0.69	<0.21	<0.14	<0.6	<0.62	<0.61	NA	<0.14	NA
Preventive Action Limit		---	---	0.5	140	68.6	124	96	8	12	1.5	
Enforcement Standard		---	---	5	700	343	620	480	40	60	15	

J = Analyte detected between Limit of Detection and Limit of Quantification
NA = Not Analyzed

Bold & Outlined = Concentration above PAL only

Italics & Outlined = Concentration above ES

May 3, 2005

Table 7
Groundwater Sample Analytical Results - PVOC, GRO, DRO, Naphthalene, & Lead
Thomas Chevrolet-Buick, Inc.
115 Madison Street, Beaver Dam, Wisconsin
 All contaminants shown in µg/l (micrograms per liter)

Sample ID	Sample Date	GRO	DRO	Benzene	Ethylbenzene	Toluene	Xylenes	1,2,4 - Trimethylbenzene	1,3,5 - Trimethylbenzene	Naphthalene	MTBE	Total Lead
MW-3	08/26/97	<50	<100	<0.5	1.76	<1.0	9.36	1.33	<1.0	<1.0	<1.0	<1.0
	11/18/97	<30	<27	0.4 ^J	0.7 ^J	3.4	2.4 ^J	0.5 ^J	<0.30	NA	<20	NA
	03/24/98	<30	<38	<0.20	<0.30	<0.20	<0.90	<0.30	<0.30	NA	<0.20	NA
	09/29/99	NA	NA	0.275 ^J	3.72	0.720 ^J	20.77	4.65	1.63	NA	<0.30	NA
	09/24/01	NA	NA	<0.21	<0.22	<0.41	<0.69	<0.26	<0.34	NA	<0.46	NA
	06/04/04	NA	NA	<0.15	<0.21	<0.14	<0.6	<0.62	<0.61	NA	<0.14	NA
	09/30/04	NA	NA	<0.15	<0.21	<0.14	<0.6	<0.62	<0.61	NA	<0.14	NA
MW-4	06/04/04 *full VOC testing performed	NA	NA	<0.29	<0.56	<0.57	<1.1 <0.64	<0.51	<0.66	<0.6	<0.2	NA
	09/30/04	NA	NA	<0.15	<0.21	<0.14	<0.6	<0.62	<0.61	NA	<0.14	NA
BTMW-3	08/26/97	25,300	24,590	314	347	217	912	374	420	596	<1.0	<1.0
	11/18/97	28,000	6,100	630	2,300	330	11,100	2,000	560	600**	<20	<20
	03/24/98	29,000	6,000	520	2,500	300	12,600	2,400	730	610	<20	<20
	09/29/99	NA	NA	292	1,640	130	8,750	1,650	502	<200	<75	<75
	02/29/00	NA	NA	241	2,120	111	10,250	2,130	576	NA	<60	NA
Preventive Action Limit		---	---	0.5	140	68.6	124	96	8	12	1.5	
Enforcement Standard		---	---	5	700	343	620	480	40	60	15	

J = Analyte detected between Limit of Detection and Limit of Quantification
 NA = Not Analyzed
 --- = Not Established

Bold & Outlined = Concentration above PAL only

Italics & Outlined = Concentration above ES

May 3, 2005

Table 7
Groundwater Sample Analytical Results - PVOC, GRO, DRO, Naphthalene, & Lead
Thomas Chevrolet-Buick, Inc.
115 Madison Street, Beaver Dam, Wisconsin
All contaminants shown in µg/l (micrograms per liter)

Sample ID	Sample Date	GRO	DRO	Benzene	Ethylbenzene	Toluene	Xylenes	1,2,4 - Trimethylbenze	1,3,5 - Trimethylbenze	Naphthalene	MTBE	Total Lead
BTMW-4	08/26/97	<50	<100	<0.5	2	<1.0	10.11	2.98	1.24	11.5	<1.0	<1.0
	11/18/97	<30	<27	<0.20	<0.30	<0.020	<0.30	<0.30	<0.30	<1.7	<0.2	NA
	03/24/98	<30	<27	<0.20	<0.30	<0.20	<0.90	<0.30	<0.30	<1.7	<0.20	NA
	09/29/99	NA	NA	<0.15	0.635 ^J	0.506 ^J	2.429	1.14 ^J	0.434 ^J	<0.80	<0.30	NA
BTMW-5	08/26/97	126	190	<0.5	9.17	<1.0	53.4	6.77	3.8	<1.0	<1.0	<1.0
	11/18/97	<30	<27	1.1	<0.30	<0.20	<0.90	<0.30	<0.30	NA	<0.20	NA
	03/24/98	47	66	7.1	0.3 ^J	<0.20	2.2 ^J	4	1.1	NA	<0.20	NA
	09/29/99	NA	NA	1.02	9.49	1.35	49.77	9.29	3.07	NA	<0.30	NA
	02/29/00	NA	NA	<0.15	<0.50	<0.40	<0.40	<0.40	<0.15	NA	<0.30	NA
BTMW-6	08/26/97	<50	<100	<0.5	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0
	11/18/97	<30	<27	<0.20	<0.30	<0.20	<0.90	<0.30	<0.30	NA	<0.20	NA
	03/24/98	<30	<27	<0.20	<0.30	<0.20	<0.90	<0.30	<0.30	NA	<0.20	NA
	09/29/99	NA	NA	<0.15	1.43	<0.40	6.040	1.22	0.584	NA	<0.30	NA
Preventive Action Limit		---	---	0.5	140	68.6	124	96	8	12	1.5	
Enforcement Standard		---	---	5	700	343	620	480	40	60	15	

J = Analyte detected between Limit of Detection and Limit of Quantification
NA = Not Analyzed --- = Not Established

Bold & Outlined = Concentration above PAL only

Italics & Outlined = Concentration above ES

May 3, 2005

Table 8
Groundwater Sample Analytical Results - Polynuclear Aromatic Hydrocarbons (PAH)
Thomas Chevrolet-Buick, Inc. Property
115 Madison Street
Beaver Dam, Wisconsin
Contaminants Shown In µg/l (micrograms per liter)

Sample ID	Sample Date	Acenaphthene	Acenaphthylene	Anthracene	Benzo(a)anthracene	Benzo(a)pyrene	Benzo(b)-fluoranthene	Benzo(g,h,i)perylene	Benzo(k)fluoranthene	Chrysene	Dibenzo(a,h)anthracene	Fluoranthene	Fluorene	Indeno(1,2,3-cd)pyrene	1-Methylnaphthalene	2-Methylnaphthalene	Naphthalene	Phenanthrene	Pyrene
MW-1	08/26/97	<2.2	<1.6	<0.6	<1.2	<1.2	2.84	1.14	2.48	<0.8	<1.2	<0.8	<0.8	<0.8	2,400	7,970	8,000	<1.6	<3.4
	11/18/97	<1900	<810	<130	420	2,500	880	<120	<81	<180	<740	<63	<560	<56	78,000	210,000	190,000	<340	<60
	03/24/98	<32	2,500	2.2 ^j	56	<1.1	<0.88	<2.1	49	<3.0	<12	230	<9.4	<0.94	3,000	7,000	7,800	<5.6	<1.0
MW-2	08/26/97	<0.12	<0.08	<0.03	0.69	0.56	0.39	0.19	0.35	0.87	<0.06	<0.04	<0.04	0.22	83.2	251	142	<0.08	<0.18
	11/18/97	<5.4	<2.3	<0.37	<0.073	<0.18	<0.15	<0.35	<0.23	<0.51	<2.1	<0.18	<1.6	<0.16	<2.7	110	78	<0.96	<0.17
	03/24/98	<2.9	13	<0.20	<0.040	<0.098	<0.082	<0.19	0.66	<0.28	<1.1	8.5	<0.87	<0.087	28	71	23	<0.52	<0.092
	09/29/99	<0.10	<0.10	<0.09	<0.05	<0.04	<0.04	<0.06	<0.06	<0.05	<0.10	<0.06	<0.07	<0.07	<0.09	<0.08	<0.08	<0.08	<0.11
	02/29/00	<0.10	<0.15	<0.09	<0.03	0.074	<0.02	<0.09	<0.03	0.02^j	<0.06	0.069 ^j	<0.11	<0.06	<0.13	<0.12	<0.06	0.121 ⁱ	0.1 ⁱ
BT MW-3	08/26/97	<0.11	<0.08	<0.03	0.93	0.99	1.12	0.14	0.58	1.1	<0.06	<0.04	<0.04	0.55	114	352	601	<0.08	<0.17
	11/18/97	<5.4	<2.3	<0.37	<0.073	<0.18	<0.15	<0.35	<0.23	<0.51	<2.1	<0.18	<1.6	<0.16	33	98	260	<0.96	<0.17
	03/24/98	<6.4	260	<0.44	<0.086	<0.21	<0.18	<0.41	4.3	<0.60	<2.5	19	<1.9	3.5	220	480	660	<1.1	<0.20
	09/29/99	<0.10	<0.10	<0.09	0.496	<0.04	0.474	0.318	0.249	0.385	0.332	<0.06	3.92	<0.07	31.4	168	309	2.93	<0.11
	02/29/00	18.2	<0.15	<0.09	0.216	0.264	0.306	0.086 ^j	0.168	0.373	<0.06	0.89	0.727	0.084 ^j	65.3	212	323	1.61	1.18
BT MW-4	11/18/97	<0.54	<0.23	<0.037	<0.0073	<0.018	<0.015	<0.035	<0.023	<0.051	<0.21	<0.018	<0.16	<0.016	<0.27	<0.29	<0.23	<0.096	<0.017
	03/24/98	<0.54	<0.23	<0.037	<0.0073	<0.018	<0.015	<0.035	<0.023	<0.051	<0.21	<0.27	<0.16	<0.016	<0.27	<0.29	<0.23	<0.096	0.27
PAL		---	---	600	---	0.02	0.02	---	---	0.02	---	80	80	---	---	---	8	---	50
ES				3,000		0.2	0.2			0.2		400	400				40		250

^Q = Analyte detected between LOD and LOQ Bold & Outlined = Exceeds PAL Bold and Italics = Exceeds ES --- = Not Established

December 20, 2005

Table 4
Soil Sample Analytical Results
Total Organic Carbon (TOC), % Organic Matter, Bulk Density, and Sieve Analyses
Thomas Chevrolet-Buick, Inc.
115 Madison Street, Beaver Dam, Wisconsin

Sample ID	Sample Date	Depth (feet bgs)	Total Organic Carbon (mg/kg)	% Organic Matter	Bulk Density gTS/cm ³	#4 Sieve (% passing)	#10 Sieve (% passing)	#20 Sieve (% passing)	#40 Sieve (% passing)	#60 Sieve (% passing)	#80 Sieve (% passing)	#100 Sieve (% passing)	#200 Sieve (% passing)
SB2	02/11/97	6-8	NA	NA	2.26	70.50	61.00	43.40	29.90	23.40	19.70	18.30	11.60
SB4	02/11/97	2-4	NA	NA	2.11	100	100	99.60	71.50	56.10	49.30	45.80	45.40
MW1	06/02/97	10-12	167,000	42.80	NA	NA	NA	NA	NA	NA	NA	NA	NA
MW2	06/02/97	8-10	104,000	26.60	NA	NA	NA	NA	NA	NA	NA	NA	NA
MW3	06/03/97	6-8	92,000	23.60	NA	NA	NA	NA	NA	NA	NA	NA	NA
	06/03/97	10-12	104,000	26.60	NA	NA	NA	NA	NA	NA	NA	NA	NA

mg/kg = milligrams per kilogram

Table 2
Soil Sample Analytical Results - VOC, GRO, DRO, and LEAD
Thomas Chevrolet-Buick, Inc.
115 Madison Street, Beaver Dam, Wisconsin
All contaminants shown in mg/kg (milligrams per kilogram)

Sample ID	Sample Date	Depth (feet bgs)	PID Value (i.u.)	GRO	DRO	Benzene	Ethylbenzene	Toluene	Xylenes	n-Propyl benzene	1,2,4 - Tri methyl benzene	1,3,5 - Tri methyl benzene	Naphthalene	0-chloro toluene	chloro form	1,2-Dichloro propane	n-Butylbenzene	sec-Butyl benzene	Iso propyl benzene	p-Iso propyl toluene	Total Lead	
SB-1	03/11/97	6-8	0	<10	<10	<0.025	<0.025	<0.025	<0.050	NA	<0.025	<0.025	NA	NA	NA	NA	NA	NA	NA	NA	9 ^J	
SB-2	03/11/97	4-6	50	<10	<10	<0.025	0.11	0.11	0.50	NA	0.470	0.140	NA	NA	NA	NA	NA	NA	NA	NA	10	
SB-2	03/11/97	6-8	581	710	65	0.87	22	26	107	13	44	13	8.60	<250	<250	<250	18	1.86	3.80	0.840	11	
SB-3	03/11/97	6-8	15	<10	<10	<0.025	<0.025	0.033	0.062	NA	0.067	0.036	NA	NA	NA	NA	NA	NA	NA	NA	10	
SB-4	03/11/97	4-6	0	<10	<10	<0.025	<0.025	<0.025	<0.050	NA	<0.025	<0.025	NA	NA	NA	NA	NA	NA	NA	NA	6 ^J	
SB-5	03/11/97	6-8	0	<10	<10	<0.025	<0.025	<0.025	<0.050	NA	<0.025	<0.025	NA	NA	NA	NA	NA	NA	NA	NA	8 ^J	
SB-6	03/11/97	4-6	0	<10	<10	<0.025	<0.025	<0.025	<0.050	NA	<0.025	<0.025	NA	NA	NA	NA	NA	NA	NA	NA	9 ^J	
SB-7	03/11/97	4-6	0	<10	<10	<0.025	<0.025	<0.025	<0.050	NA	<0.025	<0.025	NA	NA	NA	NA	NA	NA	NA	NA	15	
MW1	06/02/97	10-12		336	18.60	<0.56	7.77	<0.56	23.10	3.54	18.30	6.61	2.52	5.96	<0.56	<0.56	1.73	<0.56	0.90	0.84	2.94	
MW2	06/02/97	8-10		245	7.70	<0.22	<0.22	<0.22	<0.22	NA	<0.22	<0.22	NA	NA	NA	NA	NA	NA	NA	NA	2.69	
MW2	06/02/97	10-12		40.70	NA	<0.025	<0.025	<0.025	<0.025	0.10	0.06	0.08	<0.05	NA	0.03	0.03	0.46	0.11	<0.025	0.13	NA	
MW3	06/02/97	10-12		<5.5	<5.6	<0.022	<0.022	<0.022	<0.022	NA	<0.022	<0.022	NA	NA	NA	NA	NA	NA	NA	NA	2.19	
GP-3	05/12/94	13.5-15.5		20							0.07										19	
Residual Contaminant Levels					100	100	0.0055	2.9	1.5	4.1	---	---	---	0.4	---	---	---	---	---	---	---	---

bgs = below ground surface

i.u. = instrument units

Table 3
Soil Analytical Results Table - Polynuclear Aromatic Hydrocarbons (PAH)
Thomas Chevrolet-Buick, Inc.
115 Madison Street
Beaver Dam, Wisconsin
All contaminants shown in (mg/kg)

Sample ID	Date Sampled	MW1	MW2		MW3	Proposed RCL*
			8-10	14-16		
<i>Depth in Feet</i>		<i>10-12</i>	<i>8-10</i>	<i>14-16</i>	<i>10-12</i>	
Acenaphthylene	06/02/97	<0.0048	<0.0048	0.257	<0.0048	0.7
Benz (a) Anthracene	06/02/97	<0.0022	0.0094	0.109	<0.0022	17
Benzo (a) Pyrene	06/02/97	<0.0022	0.0098	0.0491	<0.0022	48
Benzo (b) Fluoranthene	06/02/97	<0.0011	0.00584	0.0281	<0.0011	360
Benzo (k) Fluoranthene	06/02/97	<0.0011	0.00393	0.0285	<0.0011	870
Benzo (ghi) Perylene	06/02/97	<0.0019	0.00396	0.0159	<0.0019	6,800
Fluoranthene	06/02/97	<0.0014	0.0322	0.540	<0.0015	500
Fluorene	06/02/97	<0.0014	<0.0014	0.738	<0.0015	100
Indeno (1,2,3-cd) Pyrene	06/02/97	<0.0014	0.00483	0.0271	<0.0015	680
1-Methyl Naphthalene	06/02/97	0.126	<0.0022	1.35	<0.0022	23
2-Methyl Naphthalene	06/02/97	0.358	0.00775	2.81	<0.0026	20
Naphthalene	06/02/97	0.249	<0.0019	1.18	<0.0019	0.4
Phenanthrene	06/02/97		0.0162	0.481	<0.003	1.8

Note: Table includes only detected parameters * = for protection of groundwater

Table 5
Groundwater Elevation and Well Elevation Measurements (Recorded in Units of Feet)
Thomas Chevrolet-Buick, Inc. ~ 115 Madison Street, Beaver Dam, Wisconsin

Well ID	Date	Top of Casing Elevation	Depth to Water from Top of Casing	Groundwater Elevation Using TBM	Groundwater Elevations Using USGS Well Elevation
MW1	07/25/97	871.51 100.66 (1)	15.79	84.87	855.72
	08/26/97		13.19	87.47	858.23
	11/18/97		13.81	86.85	857.70
	03/24/98		13.12	87.54	858.39
	06/10/98		13.32	87.34	858.19
	07/20/98		13.57	87.09	857.94
	08/27/98		13.83	86.83	857.68
	10/08/98		13.39	87.27	858.12
	01/25/99		13.41	87.25	858.10
	09/29/99		12.96	87.70	858.55
	02/29/00		13.06	87.60	858.45
	08/08/00		13.15	87.51	858.36
	03/09/01		13.35	87.31	858.16
	09/24/01		12.09	88.57	859.42
	02/28/02		12.92	87.74	858.59
	06/04/04		12.46	88.20	859.05
09/30/04	12.91	87.75	858.60		
MW2	07/25/97	870.87 99.90 (1)	13.89	86.01	856.98
	08/26/97		11.29	88.61	859.58
	11/18/97		11.51	88.39	859.36
	03/24/98		10.43	89.47	860.44
	06/10/98		9.40	90.50	861.47
	07/20/98		9.58	90.32	861.29
	08/27/98		10.01	89.89	860.86
	10/08/98		10.53	89.37	860.34
	09/29/99		9.41	90.49	861.46
	02/29/00		9.91	89.99	960.96
	09/24/01		10.24	89.66	860.63
	02/28/02		10.33	89.57	860.54
	06/04/04		9.86	90.04	861.01
	09/30/04		10.50	89.40	860.37
MW3	07/25/97	871.88 100.89 (1)	14.98	85.91	859.90
	08/26/97		12.75	88.14	859.13
	11/18/97		13.37	87.52	858.51
	03/24/98		12.69	88.20	859.19
	06/10/98		13.13	87.76	858.75
	07/20/98		13.38	87.51	858.50
	08/27/98		13.36	87.53	858.52
	10/08/98		13.00	87.89	858.88
	09/29/99		12.91	87.98	858.97
	02/29/00		12.51	88.38	859.37
	09/24/01		12.80	88.09	859.08
	02/28/02		12.61	88.28	859.27
	06/04/04		12.10	88.79	859.78
	09/30/04		13.41	87.48	858.47

BTMW = BT² groundwater monitoring well

(1) TBM = Temporary Bench Mark - 100'

May 23, 2005

Table 5
Groundwater Elevation and Well Elevation Measurements (Recorded in Units of Feet)
Thomas Chevrolet-Buick, Inc. ~ 115 Madison Street, Beaver Dam, Wisconsin

Well ID	Date	Top of Casing Elevation	Depth to Water from Top of Casing	Groundwater Elevation Using TBM	Groundwater Elevations Using USGS Well Elevation
MW-4	06/04/04	871.89 100.90 (1)	6.55	94.35	865.34
	09/30/04		9.93	90.97	861.96
	05/09/05		9.88	91.02	862.01
BTMW1	08/26/97	99.12 (1)	9.52	n/a	89.60
	03/24/98		8.66		90.46
	06/10/98		10.09		89.03
	07/20/98		10.28		88.84
	08/27/98		10.67		88.45
BTMW2	08/26/97	102.58 (1)	13.89	n/a	88.69
	03/24/98		13.39		89.19
	06/10/98		14.35		88.23
	07/20/98		14.62		87.96
	08/27/98		14.75		87.83
	09/29/99		14.21		88.37
BTMW3	08/26/97	98.88 (1)	11.00	n/a	87.88
	11/18/97		11.44		87.44
	03/24/98		10.68		88.20
	06/10/98		11.20		87.68
	07/20/98		11.41		87.47
	08/27/98		11.45		87.43
	09/29/99		11.09		87.79
BTMW4	08/26/97	98.43 (1)	11.15	n/a	87.28
	11/18/97		11.30		87.13
	03/24/98		11.19		87.24
	06/10/98		11.20		87.23
	07/20/98		11.42		87.01
	08/27/98		11.31		87.12
	09/29/99		11.21		87.22
BTMW5	08/26/97	98.98 (1)	11.35	n/a	87.63
	11/18/97		11.64		87.34
	03/24/98		11.25		87.73
	06/10/98		11.48		87.50
	07/20/98		11.70		87.28
	08/27/98		11.66		87.32
	09/29/99		11.51		87.47
	02/29/00		11.14		87.84
BTMW6	08/26/97	100.83 (1)	11.00	n/a	89.83
	11/18/97		11.43		89.40
	03/24/98		11.17		89.66
	06/10/98		11.37		89.46
	07/20/98		11.59		89.24
	08/27/98		11.56		89.27
	09/29/99		11.66		89.17

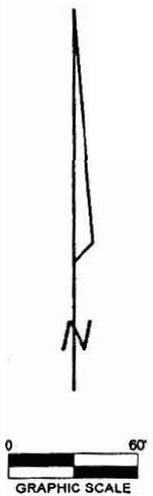
BTMW = BT² groundwater monitoring well

(1) TBM = Temporary Bench Mark - 100'

May 23, 2005

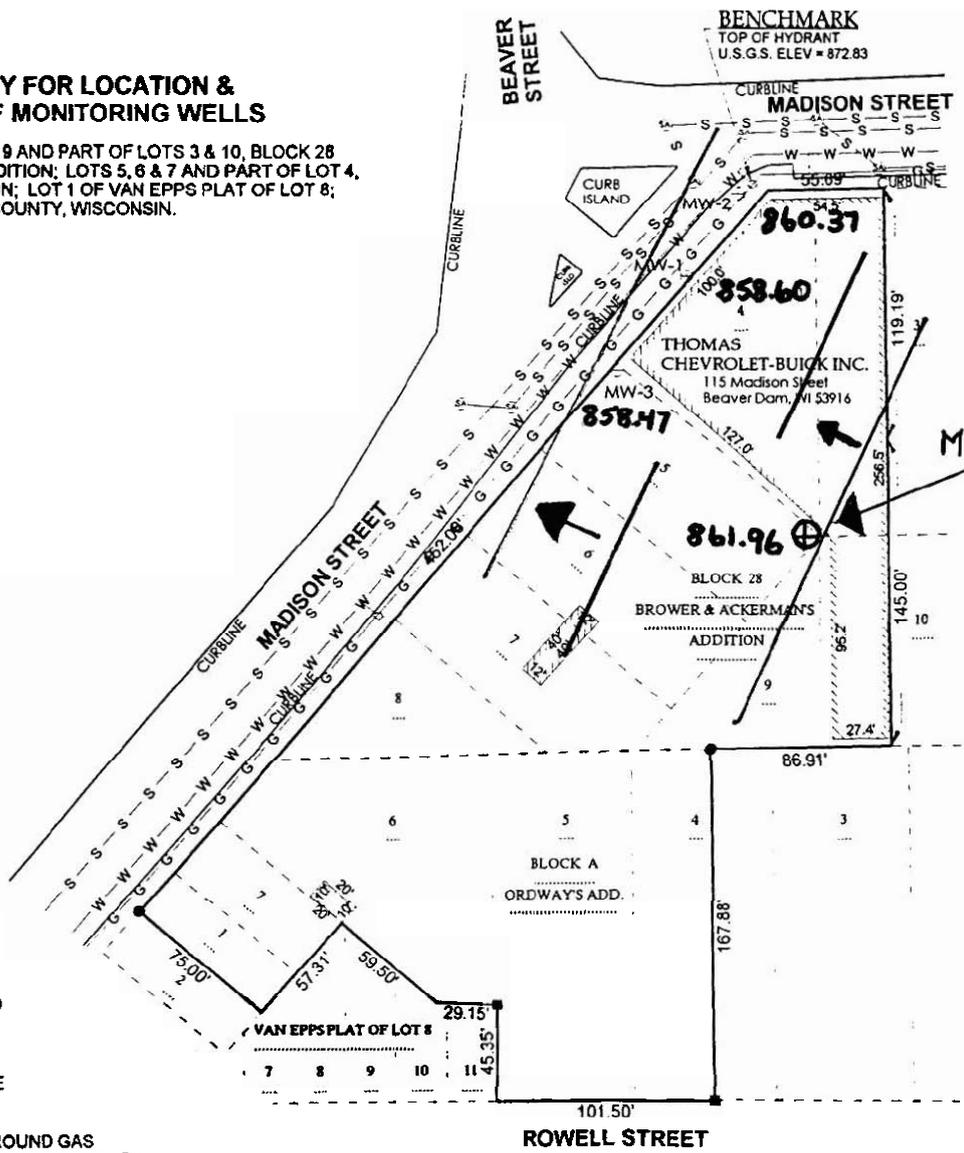
SITE SURVEY FOR LOCATION & ELEVATION OF MONITORING WELLS

A SURVEY OF LOTS 4, 5, 6, 7, 8 & 9 AND PART OF LOTS 3 & 10, BLOCK 28 OF BROWER & ACKERMAN'S ADDITION; LOTS 5, 6 & 7 AND PART OF LOT 4, BLOCK A OF ORDWAY'S ADDITION; LOT 1 OF VAN EPPS PLAT OF LOT 8; CITY OF BEAVER DAM, DODGE COUNTY, WISCONSIN.



LEGEND

- IRON REBAR FOUND
- IRON PIPE FOUND
- + MONITORING WELL
- HYDRANT
- ⊕ SANITARY MANHOLE
- ===== BUILDING LINE
- G- EXISTING UNDERGROUND GAS
- S- EXISTING UNDERGROUND SANITARY
- W- EXISTING UNDERGROUND WATER



MONITORING WELL ELEVATIONS

	RIM	TOP OF PVC
MW-1	871.86	871.51
MW-2	871.15	870.87
MW-3	872.34	871.88

GROUNDFWATER ELEVATIONS
09-30-04

OWNER

Thomas Sandblom
W7100 Oakdale Drive
Beaver Dam, WI 53916

PREPARED FOR

Jeff Hosler
TEMCO
P.O. Box 856
Cedarburg, WI 53012

I, Mark R. Tomaszek, Registered Land Surveyor of the State of Wisconsin, do hereby certify that by the order of Jeff Hosler, agent, that I have made a survey of the described property according to official records and that this map is true and correct to the best of my knowledge and belief.

WISCONSIN
MARK R. TOMASZEK
SEPT 25 M 2002
REVISED JUNE 28 M 2002

NEW FRONTIER LAND SURVEYING, LLC.
P.O. Box 576 BEAVER DAM, WI 53916
PHONE: (920)885-3904 FAX: (920)885-3905
E-MAIL: newfrontier@powercom.net

DRAWN BY: J.J.B.	CHECKED BY: M.R.T.	SCALE: 1" = 60'
PROJECT NO: 01-0126		SHEET NO: 1 OF 1

TEMCO

THE ENVIRONMENTAL MANAGEMENT COMPANY LLC

December 22, 2005

Mr. Tom A. Kennedy
205 South Lincoln Avenue
Beaver Dam, WI 53916

Re: Former Thomas Chevrolet-Buick Property
115 Madison Street, Beaver Dam, Wisconsin
WDNR BRRTS #03-14-001723 Commerce #53916-2394-15

Dear Mr. Kennedy:

THE ENVIRONMENTAL MANAGEMENT COMPANY LLC (TEMCO) is in the process of requesting case closure of petroleum soil and groundwater contamination at the above referenced facility from the Wisconsin Department of Natural Resources. One of the requirements for case closure is to notify municipalities in cases in which residual soil and/or groundwater contamination will remain in a public right-of-way. This letter is submitted to you in your capacity as engineer for the city of Beaver Dam.

The site investigation completed for the site in 2001 identified soil and groundwater contamination near the west property line, in the Madison Street right-of-way (ROW). The source of the contamination was a former petroleum underground storage tank (UST) located on the west side of the auto dealership showroom at monitoring well location MW-1 (see site survey enclosed for monitoring well locations and property boundaries).

Several soil contaminants were identified in excess of generic Residual Contaminant Levels (RCL), at the location of monitoring wells MW-1 and MW-2 and soil boring SB-2 (see enclosed Figure 12).

The direction of shallow groundwater flow in the area of the site is west-northwest. Groundwater petroleum contaminant levels in former monitoring well BTMW-6, located northwest of the area of soil contamination, were consistently non-detectable to very low (see enclosed Figure 13). The implication of the data is that petroleum contamination, which is contained within the "smear zone" from about 6 to 12 feet below ground surface, is intercepted by the municipal water and/or sewer trench(s) beneath Madison Street.

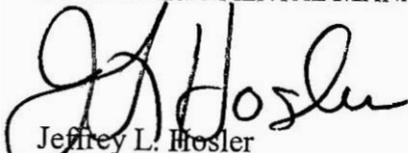
Laboratory analytical data in field measurement conducted during groundwater monitoring events at the site indicate that remediation by natural attenuation processes (RNA) are active at the site. These processes will eventually consume the residual soil and groundwater petroleum contamination beneath the site and the impacted area beneath the Madison Street right-of-way.

Mr. Tom A. Kennedy
November 28, 2005
Page 2

Please contact me with any questions which may arise.

Sincerely,

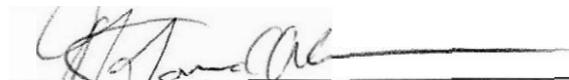
THE ENVIRONMENTAL MANAGEMENT COMPANY LLC



Jeffrey L. Hosler
Senior Hydrogeologist
Principal

Enclosures

I, Thomas Sandblom, believe the legal description contained in the deed for the property located at 115 Madison Street, Beaver Dam, WI 53916, to be true and accurate to the best of my knowledge.



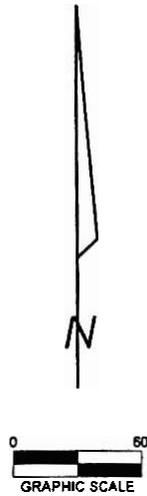
Thomas Sandblom

11-04-02

Date

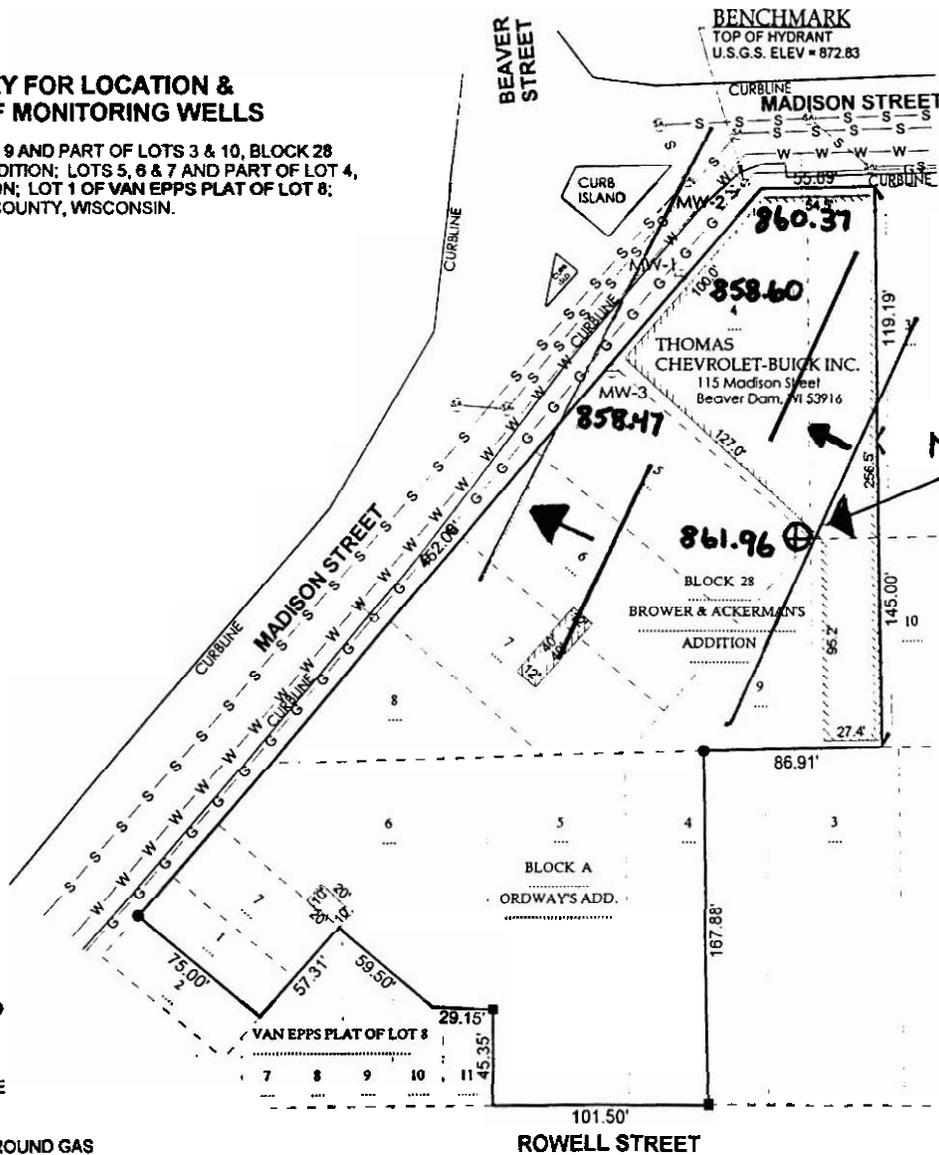
SITE SURVEY FOR LOCATION & ELEVATION OF MONITORING WELLS

A SURVEY OF LOTS 4, 5, 6, 7, 8 & 9 AND PART OF LOTS 3 & 10, BLOCK 28 OF BROWER & ACKERMAN'S ADDITION; LOTS 5, 6 & 7 AND PART OF LOT 4, BLOCK A OF ORDWAY'S ADDITION; LOT 1 OF VAN EPPS PLAT OF LOT 8; CITY OF BEAVER DAM, DODGE COUNTY, WISCONSIN.



LEGEND

- IRON REBAR FOUND
- IRON PIPE FOUND
- ⊕ MONITORING WELL
- HYDRANT
- ⊗ SANITARY MANHOLE
- ▬ BUILDING LINE
- G— EXISTING UNDERGROUND GAS
- S— EXISTING UNDERGROUND SANITARY
- W— EXISTING UNDERGROUND WATER



MONITORING WELL ELEVATIONS

	TOP OF PVC	
MW-1	871.06	871.51
MW-2	871.15	870.87
MW-3	872.34	871.88

GROUNDEWATER ELEVATIONS
09-30-04

OWNER

Thomas Sandblom
W7100 Oakdale Drive
Beaver Dam, WI 53916

PREPARED FOR

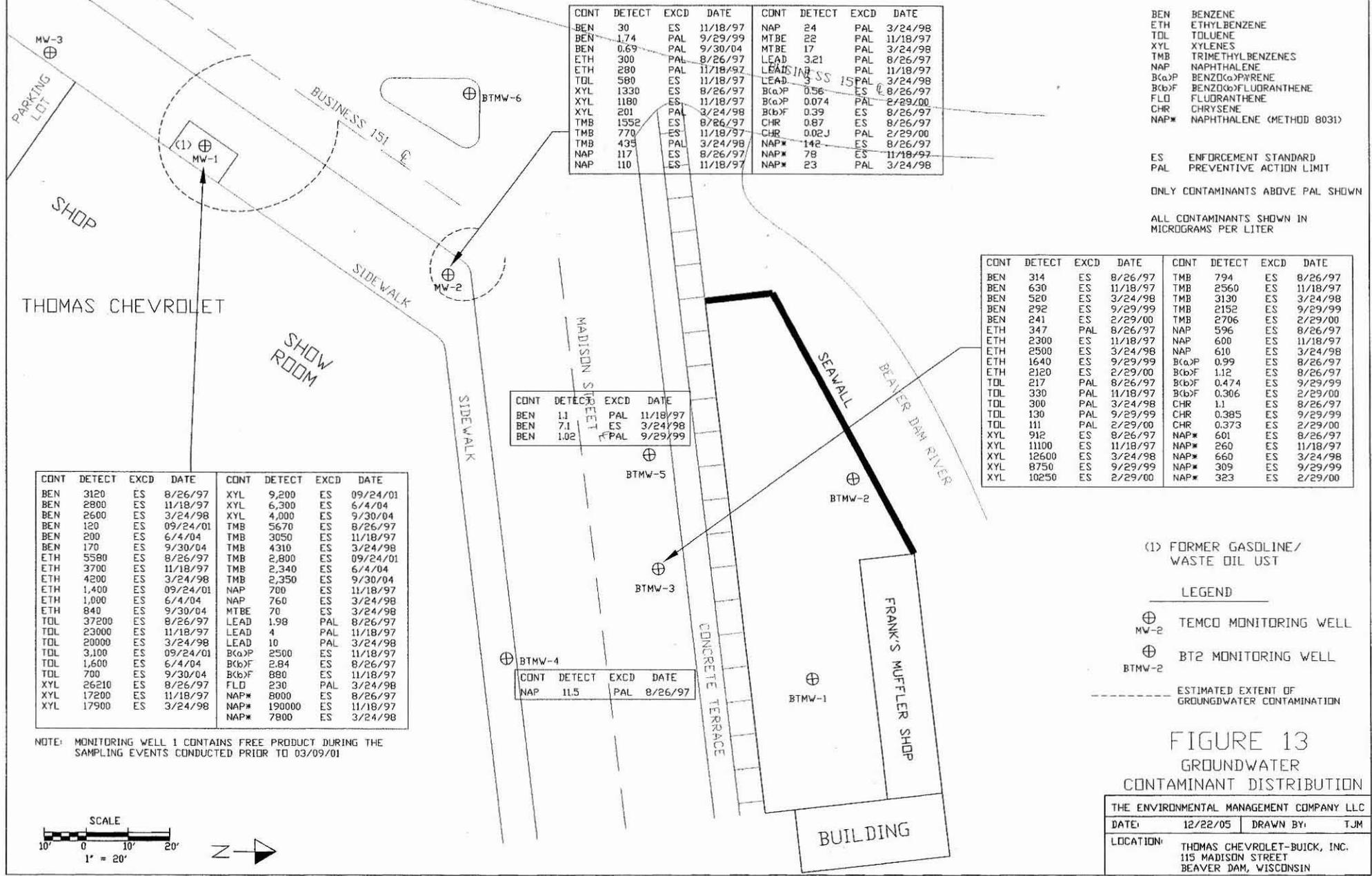
Jeff Hosler
TEMCO
P.O. Box 856
Cedarburg, WI 53012

I, Mark R. Tomashek, Registered Land Surveyor of the State of Wisconsin, do hereby certify that by the order of Jeff Hosler, agent, that I have made a survey of the described property according to official records and that this map is true and correct to the best of my knowledge and belief.

Mark R. Tomashek
SEPT 25, 2002
REVISED JUNE 28, 2002

NEW FRONTIER LAND SURVEYING, LLC.
P.O. Box 576 BEAVER DAM, WI 53916
PHONE: (920)885-3004 FAX: (920)885-3005
E-MAIL: newfrontier@powercom.net

DRAWN BY: J.J.B.	CHECKED BY: M.R.T.	SCALE: 1" = 80'
PROJECT NO: 01-0126		SHEET NO: 1 OF 1



CONT	DETECT	EXCD	DATE	CONT	DETECT	EXCD	DATE
BEN	30	ES	11/18/97	NAP	24	PAL	3/24/98
BEN	1.74	PAL	9/29/99	MTBE	22	PAL	11/18/97
BEN	0.69	PAL	9/30/04	MTBE	17	PAL	3/24/98
ETH	300	PAL	8/26/97	LEAD	3.21	PAL	8/26/97
ETH	280	PAL	11/18/97	LEAD	3	PAL	11/18/97
TDL	580	ES	11/18/97	LEAD	0.56	ES	3/24/98
XYL	1330	ES	8/26/97	B(a)P	0.074	PAL	8/26/97
XYL	1180	ES	11/18/97	B(a)P	0.074	PAL	2/29/00
XYL	201	PAL	3/24/98	B(b)F	0.39	ES	8/26/97
TMB	1552	ES	8/26/97	CHR	0.87	ES	8/26/97
TMB	770	ES	11/18/97	CHR	0.02J	PAL	2/29/00
TMB	435	PAL	3/24/98	NAP*	142	ES	8/26/97
NAP	117	ES	8/26/97	NAP*	78	ES	11/18/97
NAP	110	ES	11/18/97	NAP*	23	PAL	3/24/98

BEN	BENZENE
ETH	ETHYLBENZENE
TDL	TOLUENE
XYL	XYLENES
TMB	TRIMETHYLBENZENES
NAP	NAPHTHALENE
B(a)P	BENZ(a)PYRENE
B(b)F	BENZ(b)FLUORANTHENE
FLO	FLUORANTHENE
CHR	CHRYSENE
NAP*	NAPHTHALENE (METHOD 8031)

ES ENFORCEMENT STANDARD
PAL PREVENTIVE ACTION LIMIT

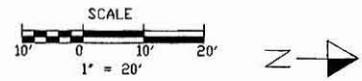
ONLY CONTAMINANTS ABOVE PAL SHOWN
ALL CONTAMINANTS SHOWN IN MICROGRAMS PER LITER

CONT	DETECT	EXCD	DATE
BEN	1.1	PAL	11/18/97
BEN	7.1	ES	3/24/98
BEN	1.02	PAL	9/29/99

CONT	DETECT	EXCD	DATE	CONT	DETECT	EXCD	DATE
BEN	314	ES	8/26/97	TMB	794	ES	8/26/97
BEN	630	ES	11/18/97	TMB	2560	ES	11/18/97
BEN	520	ES	3/24/98	TMB	3130	ES	3/24/98
BEN	292	ES	9/29/99	TMB	2152	ES	9/29/99
BEN	241	ES	2/29/00	TMB	2706	ES	2/29/00
ETH	347	PAL	8/26/97	NAP	596	ES	8/26/97
ETH	2300	ES	11/18/97	NAP	600	ES	11/18/97
ETH	2500	ES	3/24/98	NAP	610	ES	3/24/98
ETH	1640	ES	9/29/99	B(a)P	0.99	ES	8/26/97
ETH	2120	ES	2/29/00	B(b)F	1.12	ES	8/26/97
TDL	217	PAL	8/26/97	B(b)F	0.474	ES	9/29/99
TDL	330	PAL	11/18/97	B(b)F	0.306	ES	2/29/00
TDL	300	PAL	3/24/98	CHR	1.1	ES	8/26/97
TDL	130	PAL	9/29/99	CHR	0.385	ES	9/29/99
TDL	111	PAL	2/29/00	CHR	0.373	ES	2/29/00
XYL	912	ES	8/26/97	NAP*	601	ES	8/26/97
XYL	11100	ES	11/18/97	NAP*	260	ES	11/18/97
XYL	12600	ES	3/24/98	NAP*	660	ES	3/24/98
XYL	8750	ES	9/29/99	NAP*	309	ES	9/29/99
XYL	10250	ES	2/29/00	NAP*	323	ES	2/29/00

CONT	DETECT	EXCD	DATE	CONT	DETECT	EXCD	DATE
BEN	3120	ES	8/26/97	XYL	9,200	ES	09/24/01
BEN	2800	ES	11/18/97	XYL	6,300	ES	6/4/04
BEN	2600	ES	3/24/98	XYL	4,000	ES	9/30/04
BEN	120	ES	09/24/01	TMB	5670	ES	8/26/97
BEN	200	ES	6/4/04	TMB	3050	ES	11/18/97
BEN	170	ES	9/30/04	TMB	4310	ES	3/24/98
ETH	5580	ES	8/26/97	TMB	2,800	ES	09/24/01
ETH	3700	ES	11/18/97	TMB	2,340	ES	6/4/04
ETH	4200	ES	3/24/98	TMB	2,350	ES	9/30/04
ETH	1,400	ES	09/24/01	NAP	700	ES	11/18/97
ETH	1,000	ES	6/4/04	NAP	760	ES	3/24/98
ETH	840	ES	9/30/04	MTBE	70	ES	3/24/98
TDL	37200	ES	8/26/97	LEAD	1.98	PAL	8/26/97
TDL	23000	ES	11/18/97	LEAD	4	PAL	11/18/97
TDL	20000	ES	3/24/98	LEAD	10	PAL	3/24/98
TDL	3,100	ES	09/24/01	B(a)P	2500	ES	11/18/97
TDL	1,600	ES	6/4/04	B(b)F	2.84	ES	8/26/97
TDL	700	ES	9/30/04	B(b)F	880	ES	11/18/97
XYL	26210	ES	8/26/97	FLO	230	PAL	3/24/98
XYL	17200	ES	11/18/97	NAP*	8000	ES	8/26/97
XYL	17900	ES	3/24/98	NAP*	190000	ES	11/18/97
				NAP*	7800	ES	3/24/98

NOTE: MONITORING WELL 1 CONTAINS FREE PRODUCT DURING THE SAMPLING EVENTS CONDUCTED PRIOR TO 03/09/01



(1) FORMER GASOLINE/WASTE OIL UST

LEGEND

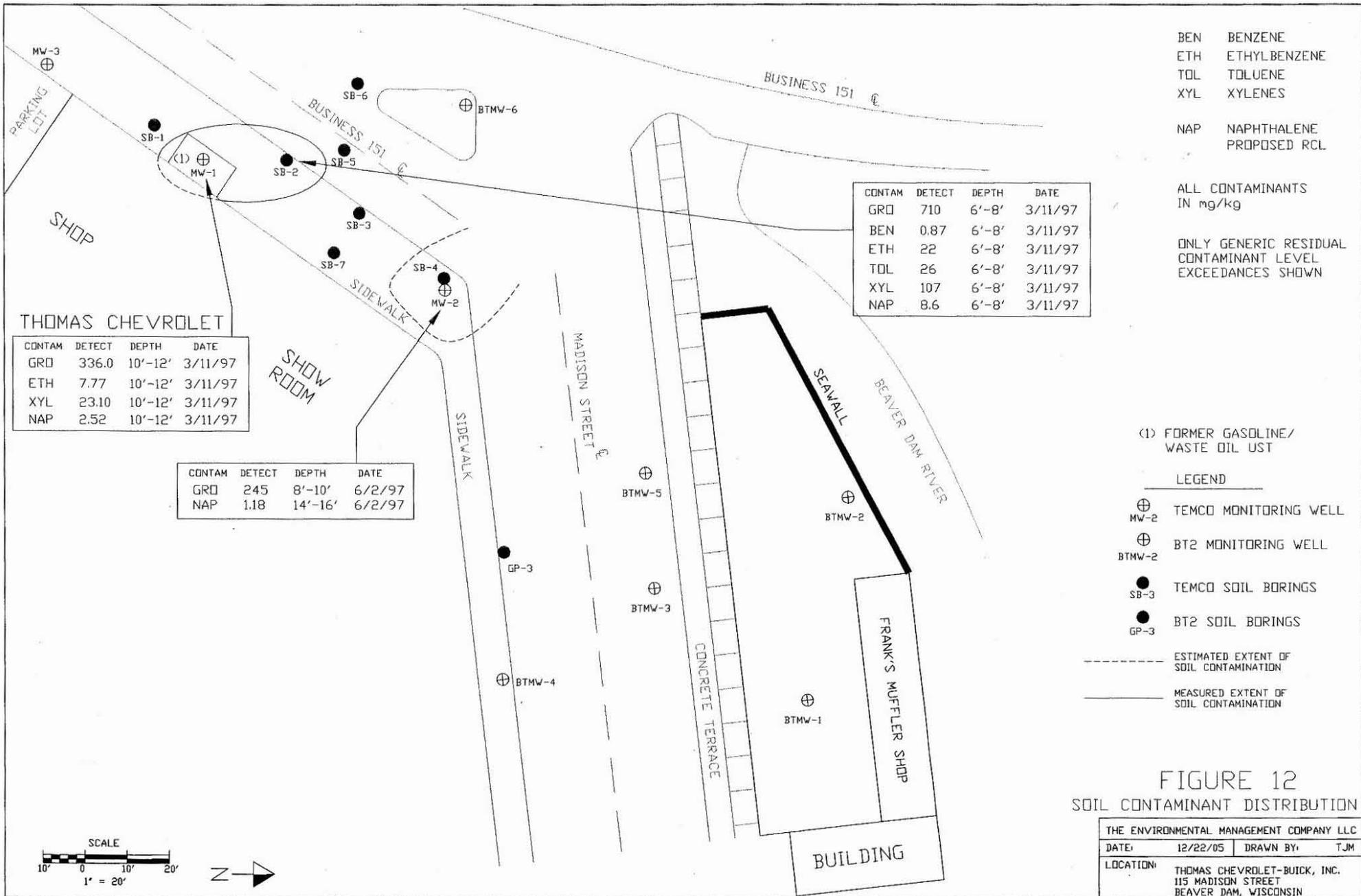
⊕ MW-2 TEMCO MONITORING WELL

⊕ BTM-2 BT2 MONITORING WELL

--- ESTIMATED EXTENT OF GROUNDWATER CONTAMINATION

FIGURE 13
GROUNDWATER
CONTAMINANT DISTRIBUTION

THE ENVIRONMENTAL MANAGEMENT COMPANY LLC			
DATE:	12/22/05	DRAWN BY:	TJM
LOCATION:	THOMAS CHEVROLET-BUICK, INC. 115 MADISON STREET BEAVER DAM, WISCONSIN		



BEN BENZENE
 ETH ETHYLBENZENE
 TOL TOLUENE
 XYL XYLENES

NAP NAPHTHALENE
 PROPOSED RCL

ALL CONTAMINANTS
 IN mg/kg

ONLY GENERIC RESIDUAL
 CONTAMINANT LEVEL
 EXCEEDANCES SHOWN

CONTAM	DETECT	DEPTH	DATE
GRD	710	6'-8'	3/11/97
BEN	0.87	6'-8'	3/11/97
ETH	22	6'-8'	3/11/97
TOL	26	6'-8'	3/11/97
XYL	107	6'-8'	3/11/97
NAP	8.6	6'-8'	3/11/97

THOMAS CHEVROLET

CONTAM	DETECT	DEPTH	DATE
GRD	336.0	10'-12'	3/11/97
ETH	7.77	10'-12'	3/11/97
XYL	23.10	10'-12'	3/11/97
NAP	2.52	10'-12'	3/11/97

CONTAM	DETECT	DEPTH	DATE
GRD	245	8'-10'	6/2/97
NAP	1.18	14'-16'	6/2/97

(1) FORMER GASOLINE/
 WASTE OIL UST

LEGEND

- ⊕ MW-2 TEMCO MONITORING WELL
- ⊕ BTM-2 BT2 MONITORING WELL
- SB-3 TEMCO SOIL BORINGS
- GP-3 BT2 SOIL BORINGS

- - - - ESTIMATED EXTENT OF SOIL CONTAMINATION
- MEASURED EXTENT OF SOIL CONTAMINATION

FIGURE 12
 SOIL CONTAMINANT DISTRIBUTION

THE ENVIRONMENTAL MANAGEMENT COMPANY LLC			
DATE:	12/22/05	DRAWN BY:	TJM
LOCATION:	THOMAS CHEVROLET-BUICK, INC. 115 MADISON STREET BEAVER DAM, WISCONSIN		

