

GIS REGISTRY INFORMATION

SITE NAME: Spring Green Public Works Garage
BRRTS #: 02-57-547781 **FID # (if appropriate):**
COMMERCE # (if appropriate):
CLOSURE DATE: 30-Aug-06
STREET ADDRESS: 176 S. Washington Street
CITY: Spring Green

SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection): X= 514365 Y= 300445

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

X
X
X
X
X
X
NA
X
NA
NA
NA
NA
X
NA
X
NA
NA
NA



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
Scott Hassett, Secretary
Lloyd 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

August 30, 2006

BRRTS: 02-57-547781

Ms. Wendy Crary
Village of Spring Green
112 West Monroe Street
P.O. Box 158
Spring Green, WI 53588

Re: **Case Closure** – Village of Spring Green Former Public Works Garage, 176 S. Washington Street, Spring Green

Dear Ms. Crary:

On August 29, 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, 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 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 buried drum and the northwest corner of the building on the property 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

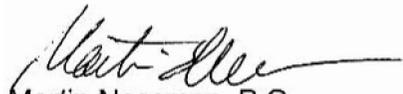
Ms. Wendy Crary
August 30, 2006

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.

If you have any questions, please feel free to contact me at the number below.

Sincerely,



Martin Nessman, P.G.
Hydrogeologist
Remediation and Redevelopment Program
(608) 275-3220

cc: SCR/RR
Alyssa Sellwood, RMT

State Bar of Wisconsin Form 1-2003
WARRANTY DEED

Document Number

Document Name

THIS DEED, made between Village of Spring Green

("Grantor," whether one or more), and Small Brewery Properties, LLC

("Grantee," whether one or more).

Grantor for a valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Sauk County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

Lot Two (2) of Certified Survey Map No. 5022 as recorded in the office of the Register of Deeds for Sauk County, Wisconsin in Volume 28 of Certified Surveys on Page 5022, as Document No. 83999.

(Located in the SW1/4 of the SW1/4, Section 7, Town 8 North, Range 4 East, Village of Spring Green, Sauk County, Wisconsin; and being part of Lot 2 of CSM No. 4136)

Recording Area

Name and Return Address

Aran Madden
823 Travis Street
Spring Green, WI 53588

182-0190-10000

Parcel Identification Number (PIN)

This is not homestead property.

(is) (is not)

Grantor warrants that the title to the Property is good, indefeasible, in fee simple and free and clear of encumbrances except: municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants and general taxes levied in the year of closing.

Dated August 4, 2005

(SEAL)

VILLAGE OF SPRING GREEN

[Signature]
* Greg Prem, President

*

(SEAL)

[Signature]
* Kent Royster, Clerk

*

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s) of Greg Prem and Kent Royster

STATE OF Wisconsin)

authenticated on August 4, 2005

Sauk) ss.
COUNTY)

* [Signature]
Allan C. Peckham

Personally came before me on August 4, 2005,
the above-named Village of Spring Green

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, _____
authorized by Wis. Stat. § 706.06)

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

THIS INSTRUMENT DRAFTED BY:

Allan C. Peckham

* [Signature]
Notary Public, State of Wisconsin
My commission (is permanent) (expires: May 25, 2008)

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

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATION TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

WARRANTY DEED

STATE BAR OF WISCONSIN

FORM NO. 1-2003

*Type name below signatures.

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000150

Certified Survey Map No. 5022

A PARCEL OF LAND LOCATED IN THE SW1/4 OF THE SW1/4, SECTION 7, T. 8 N, R. 4 E., VILLAGE OF SPRING GREEN, SAUK COUNTY, WISCONSIN, ALSO BEING LOTS 1 AND 2 OF CSM NO. 4136

839999

REGISTRAR'S OFFICE
SAUK COUNTY WI
RECEIVED FOR RECORD

DATE: MAY 20, 2004

AT 8:30 O'CLOCK A M

SURVEYED FOR: VILLAGE OF SPRING GREEN
112 W MONROE ST.
SPRING GREEN, WI 53588

SURVEYED BY: JEWELL A DIVISION OF CLARK-DIETZ, INC.
P.O. BOX 995
156 W. JEFFERSON ST.
SPRING GREEN, WI 53588



ON June 2 20 04
Scott Bailey
REGISTRAR

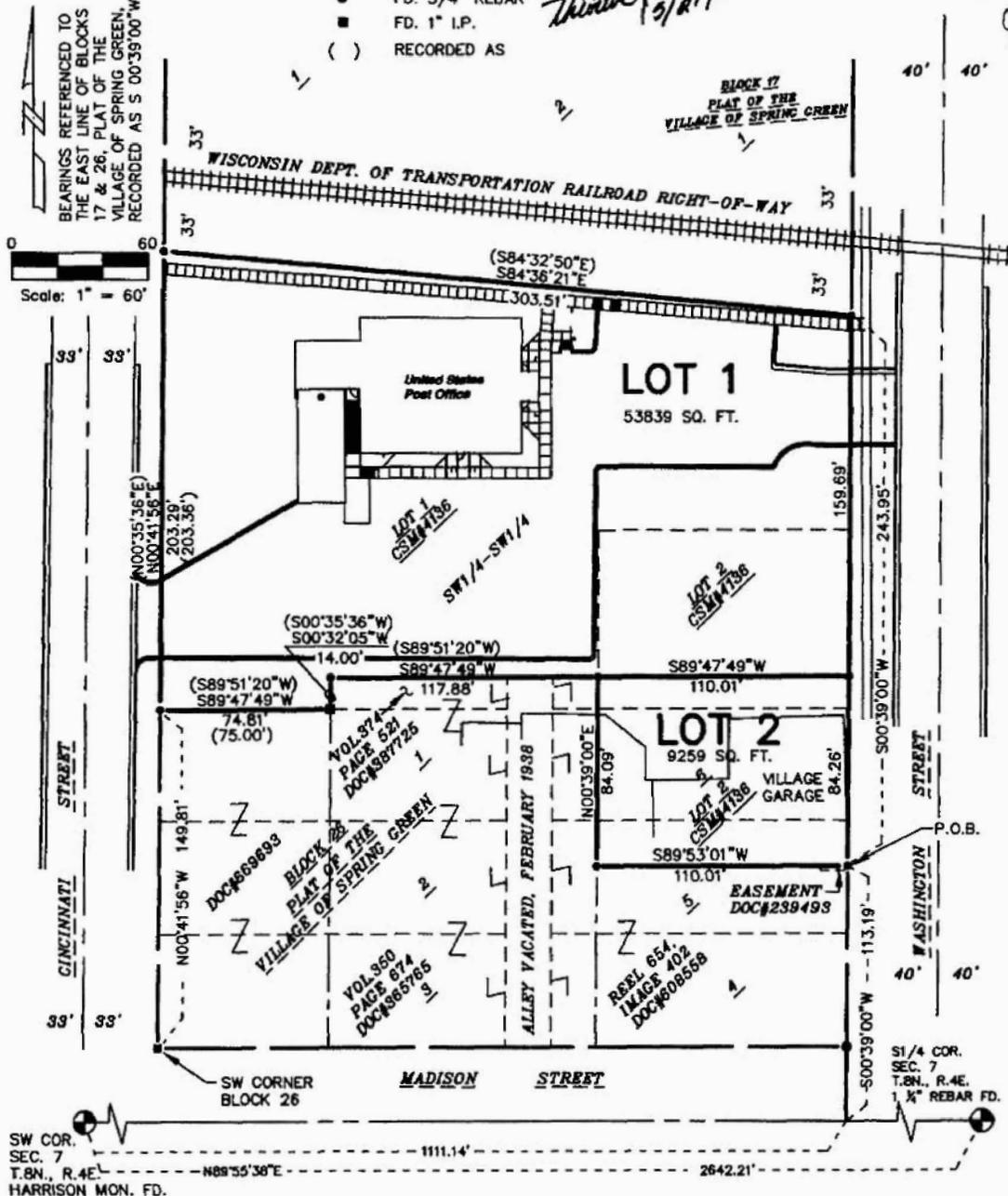
PROJECT: S34045 CSM

LEGEND

- FD. 3/4" REBAR
- FD. 1" I.P.
- () RECORDED AS

Theodore J. Greenheck
5/21/04

13. - ch copy to Jewell



Vol 28 - page 5022

Certified Survey Map No. SD22

DATE: MAY 20, 2004

SURVEY FOR: VILLAGE OF SPRING GREEN
112 W. MONROE ST.
SPRING GREEN, WI 53588

SURVEY BY: JEWELL, A DIVISION OF CLARK-DIETZ
P.O. BOX 995
158 W. JEFFERSON ST.
SPRING GREEN, WI 53588

SURVEYOR'S CERTIFICATE

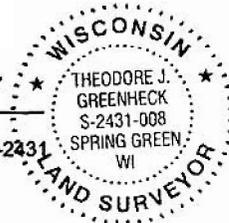
I, THEODORE J. GREENHECK, REGISTERED LAND SURVEYOR, HEREBY CERTIFY: THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE VILLAGE OF SPRING GREEN, AND UNDER THE DIRECTION OF MR. MELL SMIGIELSKI, VILLAGE ADMINISTRATOR, I HAVE SURVEYED, DIVIDED AND MAPPED THIS CERTIFIED SURVEY MAP; THAT SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES AND THE SUBDIVISION OF THE LAND SURVEYED; AND THAT THIS LAND IS LOCATED IN THE SW1/4 OF THE SW1/4, SECTION 7, T.8N., R.4E., VILLAGE OF SPRING GREEN, SAUK COUNTY, WISCONSIN, ALSO BEING LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 4136.

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 7; THENCE N89°55'38"E, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER, 1111.14'; THENCE N00°39'00"E, 113.19' TO THE POINT OF BEGINNING; THENCE S89°53'01"W, 110.01'; THENCE N00°39'00"E, 84.09'; THENCE S89°47'49"W, 117.88'; THENCE S00°32'05"W, 14.00'; THENCE S89°47'49"W, 74.81'; THENCE N00°41'56"E, ALONG THE SAID WEST LINE OF BLOCK 26 OF THE ORIGINAL PLAT OF THE VILLAGE OF SPRING GREEN, SAID LINE BEING THE EAST RIGHT-OF-WAY LINE OF CINCINNATI STREET, 203.29' TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THE WISCONSIN DEPARTMENT OF TRANSPORTATION RAILROAD RIGHT-OF-WAY; THENCE S84°36'21"E, 303.51' ALONG THE SAID SOUTH RIGHT-OF-WAY LINE OF THE WISCONSIN DEPARTMENT OF TRANSPORTATION RAILROAD RIGHT-OF-WAY TO A POINT ON THE EAST LINE OF BLOCK 26 OF THE ORIGINAL PLAT OF THE VILLAGE OF SPRING GREEN, SAID LINE BEING THE WEST RIGHT-OF-WAY LINE OF WASHINGTON STREET; THENCE S00°39'00"W ALONG THE EAST LINE OF BLOCK 26 OF THE ORIGINAL PLAT OF THE VILLAGE OF SPRING GREEN, SAID LINE BEING THE WEST RIGHT-OF-WAY LINE OF WASHINGTON STREET, 243.95' TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 63,098 SQUARE FEET (1.45 ACRES) OF LAND, AND IS SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD, IF ANY.

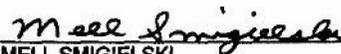
DATED: MAY 20, 2004


THEODORE J. GREENHECK
REGISTERED LAND SURVEYOR, S-2431



OWNER'S CERTIFICATE

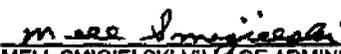
AS OWNER, I HEREBY CERTIFY THAT I HAVE CAUSED THE LAND HEREON DESCRIBED TO BE SURVEYED, MAPPED AND MONUMENTED AS REPRESENTED ON THIS CERTIFIED SURVEY MAP.


MELL SMIGIELSKI
VILLAGE ADMINISTRATOR

5-26-04
DATE

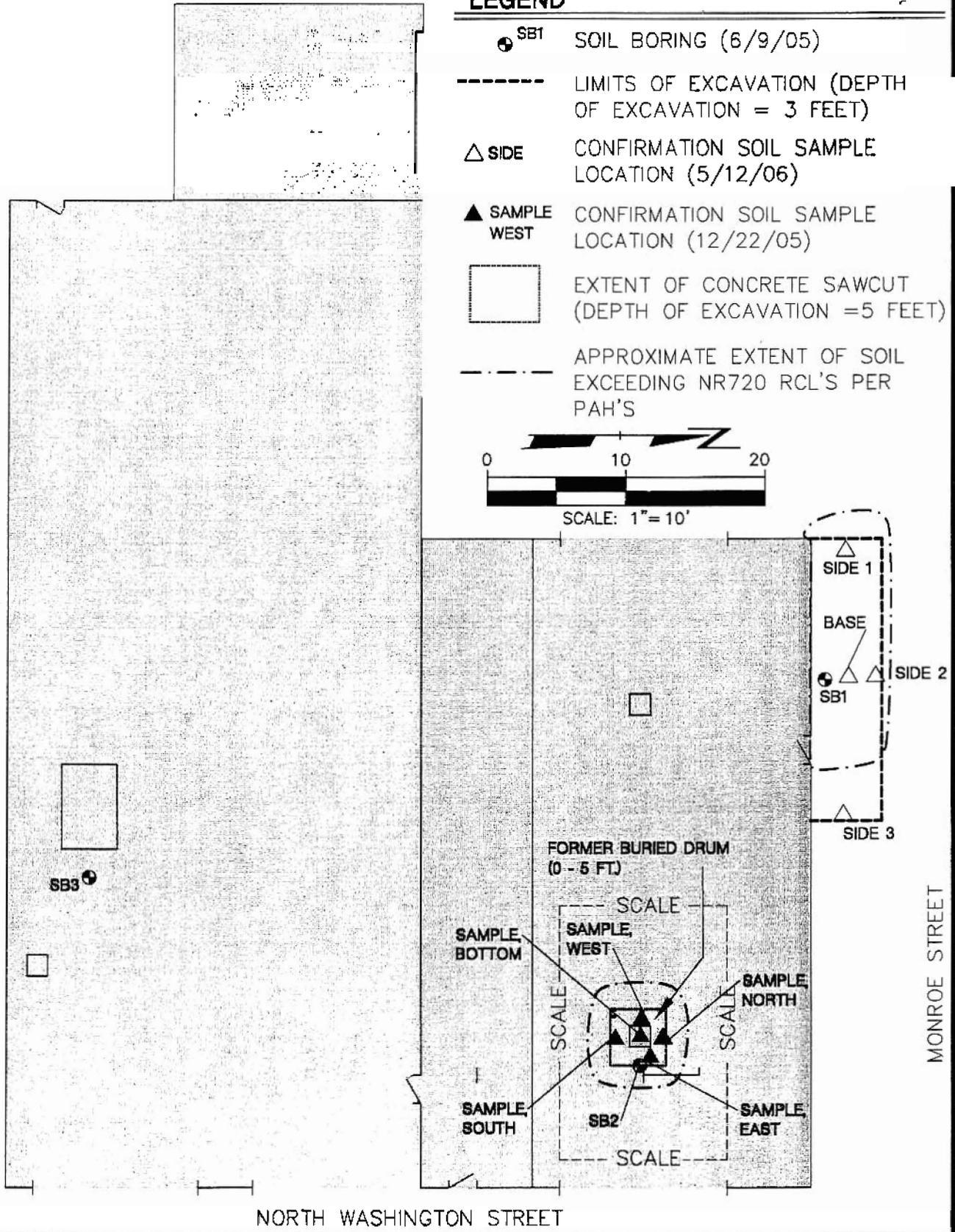
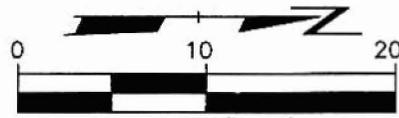
VILLAGE OF SPRING GREEN APPROVAL CERTIFICATE

RESOLVED, THAT THIS CERTIFIED SURVEY MAP IN THE VILLAGE OF SPRING GREEN, BE AND HEREBY IS APPROVED IN ACCORDANCE WITH THE LAND DIVISION ORDINANCES OF THE VILLAGE OF SPRING GREEN.


MELL SMIGIELSKI-VILLAGE ADMINISTRATOR

LEGEND

- SB1 SOIL BORING (6/9/05)
- LIMITS OF EXCAVATION (DEPTH OF EXCAVATION = 3 FEET)
- △ SIDE CONFIRMATION SOIL SAMPLE LOCATION (5/12/06)
- ▲ SAMPLE WEST CONFIRMATION SOIL SAMPLE LOCATION (12/22/05)
- EXTENT OF CONCRETE SAWCUT (DEPTH OF EXCAVATION = 5 FEET)
- APPROXIMATE EXTENT OF SOIL EXCEEDING NR720 RCL'S PER PAH'S



VILLAGE OF SPRING GREEN
 178 N. WASHINGTON STREET
 SPRING GREEN, WISCONSIN

EXTENT OF SOIL CONTAMINATION
 EXCEEDING NR720 RCL'S

DRAWN BY:	REYZEKD
APPROVED BY:	AAS
PROJECT NO.	07153.02
FILE NO.	71530204.DWG
DATE:	AUGUST 2006

FIGURE 2

Table 1
Phase II Investigation
Soil Concentrations (µg/kg, except as noted)
Village of Spring Green
Spring Green, Wisconsin

ANALYTE	RESIDUAL CONTAMINANT LEVEL (RCL) ⁽¹⁾⁽²⁾			SB-1		SB-2		SB-3	
	GROUND-WATER PATHWAY	DIRECT CONTACT NONINDUSTRIAL	DIRECT CONTACT INDUSTRIAL	1-2 FEET	3-4 FEET	2-3 FEET	16-18 FEET	4-6 FEET	16-18 FEET
				6/9/2005	6/9/2005	6/9/2005	6/9/2005	6/9/2005	6/9/2005
Acenaphthylene	700	18,000	360,000	18Q	ND	ND	ND	ND	ND
Anthracene	3,000,000	5,000,000	300,000,000	16Q	ND	ND	ND	ND	ND
Benzo(a)anthracene	17,000	88	3,900	23Q	9.2Q	ND	ND	ND	ND
Benzo(a)pyrene	48,000	8.8	390	ND	ND	ND	ND	14Q	ND
Benzo (g,h,i) perylene	6,800,000	1,800	39,000	46	ND	ND	ND	ND	ND
Chrysene	37,000	8,800	390,000	35	16Q	ND	ND	15Q	ND
Fluoranthene	500,000	600,000	40,000,000	54	23Q	ND	8.9Q	20Q	ND
Methyl-1-naphthalene	23,000	1,100,000	70,000,000	11Q	ND	ND	ND	ND	ND
Methyl-2-naphthalene	20,000	600,000	40,000,000	24Q	ND	ND	ND	ND	ND
Phenanthrene	1,800	18,000	390,000	45	12Q	ND	ND	8.0Q	ND
Pyrene	8,700,000	500,000	30,000,000	69	21	ND	9.0Q	18Q	ND
Toluene	1,500	NE	NE	ND	ND	ND	ND	54Q	56Q
DRO (mg/kg)	100	NE	NE	470	ND	ND	ND	ND	ND

Notes:

⁽¹⁾ RCLs for PAHs are those suggested in the Wisconsin Department of Natural Resources Guidance Document Soil Cleanup Levels for Polycyclic Aromatic Hydrocarbons Interim Guidance (RR-519-97).

⁽²⁾ RCLs for toluene and DRO are defined in NR 720.

1. Only analytes that were detected in at least one sample are included in the table.

Q = the analyte has been detected between the Limit of Detection (LOD) and the Limit of Quantitation (LOQ).

The results are qualified because of the uncertainty of analyte concentrations within this range.

Bold values exceed the Site-specific RCLs or the NR 720 RCLs.

ND = not detected.

NE = none established.

Created by: T. Krause, 7/20/05

Checked by: A. Sellwood, 7/20/05

Table 2
Confirmation Soil Samples
Soil Concentrations (µg/kg, except as noted)
Village of Spring Green
Spring Green, Wisconsin

ANALYTE	RESIDUAL CONTAMINANT LEVEL (RCL) ⁽¹⁾⁽²⁾			REC 3 (DRUM DISPOSAL)					REC 1 (NORTH WALL EXCAVATION)			
	GROUND-WATER PATHWAY	DIRECT CONTACT NONINDUSTRIAL	DIRECT CONTACT INDUSTRIAL	Sample East 32 INCHES 12/22/2005	Sample North 36 INCHES 12/22/2005	Sample West 26 INCHES 12/22/2005	Sample South 28 INCHES 12/22/2005	Sample Bottom 58 INCHES 12/22/2005	Side 1 18 INCHES 5/12/2006	Side 2 18 INCHES 5/12/2006	Side 3 18 INCHES 5/12/2006	Base 24 INCHES 5/12/2006
Acenaphthylene	700	18,000	360,000	34Q	47Q	58Q	45Q	ND	ND	10Q	10Q	ND
Anthracene	3,000,000	5,000,000	300,000,000	ND	ND	ND	ND	ND	ND	8.2Q	8.2Q	ND
Benzo(a)anthracene	17,000	88	3,900	110	170	170	140	ND	ND	33	34	ND
Benzo(a)pyrene	48,000	8.8	390	130	200	210	180	ND	4.4Q	41	39	ND
Benzo(b)fluoranthene	360,000	88	3,900	180	260	280	260	230Q	4.4Q	44	45	ND
Benzo(g,h,i)perylene	6,800,000	1,800	39,000	96Q	130	110	92Q	ND	ND	26	24	ND
Benzo(k)fluoranthene	870,000	880	39,000	58Q	150	140	110Q	ND	5.7Q	45	42	ND
Chrysene	37,000	8,800	390,000	140	240	230	210	ND	6.5Q	56	54	ND
Dibenz(a,h)anthracene	38,000	8.8	390	ND	ND	ND	ND	ND	ND	8.2Q	8.0Q	ND
Fluoranthene	500,000	600,000	40,000,000	210	370	330	330	260Q	9.2Q	83	83	ND
Indeno(1,2,3-cd)pyrene	680,000	88	3,900	80Q	110	91Q	75Q	ND	ND	22	21	ND
Methyl-1-naphthalene	23,000	1,100,000	70,000,000	ND	ND	ND	ND	ND	ND	ND	ND	ND
Methyl-2-naphthalene	20,000	600,000	40,000,000	ND	ND	ND	ND	ND	ND	ND	ND	ND
Phenanthrene	1,800	18,000	390,000	90Q	160	130	160	ND	5.5Q	40	40	ND
Pyrene	8,700,000	500,000	30,000,000	190	320	310	300	280	10	94	89	ND
Chloromethane	NE	NE	NE	ND	25Q	ND	ND	ND	ND	ND	ND	ND
Methylene chloride	NE	NE	NE	54Q	66Q	ND	ND	ND	ND	ND	ND	ND
Naphthalene	400	20,000	110,000	ND	65Q	ND	ND	52Q	ND	ND	ND	ND
Toluene	1,500	NE	NE	32Q	24Q	24Q	13Q	19Q	ND	ND	ND	ND
1,2,4-Trimethylbenzene	NE	NE	NE	ND	34Q	ND	ND	87	ND	ND	ND	ND
1,3,5-Trimethylbenzene	NE	NE	NE	ND	41Q	ND	ND	36Q	ND	ND	ND	ND
Total xylene	4,100	NE	NE	ND	16Q	ND	ND	34Q	ND	ND	ND	ND
DRO (mg/kg)	100	NE	NE	ND	ND	10	ND	240	ND	ND	ND	ND

Notes:

⁽¹⁾ RCLs for PAHs are those suggested in the Wisconsin Department of Natural Resources Guidance Document Soil Cleanup Levels for Polycyclic Aromatic Hydrocarbons Interim Guidance (RR-519-97).

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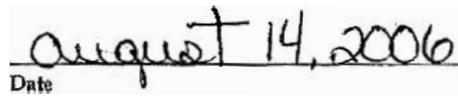
Created by: T. Krause, 5/25/06

Checked by: A. Voit, 5/30/06

Responsible Party Signed Statement

I, Ms. Wendy Cray, certify that the attached legal description of the Village of Spring Green Former Public Works Garage, located at 176 South Washington Street, Spring Green, Wisconsin, is complete and accurate to the best of my knowledge.


Signature


Date