

The following site is being submitted for inclusion into the GIS registry:

- For DNR County and Region list go to:
<g:\pf\pecfa\site\gis\BRRTS County and Region Codes.xls>
- To begin, click on cell to the right of, *This is a:*
- Use Tab, ↓ or Pg Down to navigate form. Print & include with file when completed.

This is a:	New Submittal
BRRTS ID (no dashes):	0357002611
Comm # (no dashes):	53913289901
County:	Sauk
Region:	South Central
Site name:	Baraboo Motors(former)
Street Address:	401 South Blvd
City:	Baraboo
Final Closure Date	2002-04-09
Closure Conditions:	met
Off-source property contamination?	No
(If yes, attach locational data and deed information on pg. 2)	
Right-of-way contamination?	Yes
Contaminated media:	Groundwater
GPS Coordinates (meters in the WTM91 projection)	
Easting (X):	540533.000000000
Northing (Y):	332235.000000000
Collection Method:	Direct Location
Scale or Resolution:	1:03,839
(1:24,000 scale or finer)	("1:" and comma is default)
Prepared by:	Cheryl Nelson
Submitted by:	Cheryl Nelson

Source Property Checklist

- Final Closure Letter
- Copy of the most recent deed, which includes legal description for all properties w/ GW > NR 140 ES
- Where the legal description in the deed(s) refers to a certified survey map or recorded plat map, include those documents
- Parcel ID for all properties w/ GW > NR 140 ES
- General Location Map
- Detailed Location Map showing property boundaries, buildings, MW(s) and/or potable wells etc for properties with GW >NR140 ES
- Latest Map(s) showing extent or outline of current GW plume (isoconcentrations)
- Map showing GW flow direction
- Latest Table of GW results
- Geologic cross section (if generated as part of the site investigation)
- Statement signed by RP certifying correctness of legal descriptions
- Updated Database

Source Property Information

CLOSURE DATE: 04/09/2002

BRRTS #:

03-57-002611

ACTIVITY NAME:

BERNING PROPERTY

PROPERTY ADDRESS:

401 SOUTH BLVD

MUNICIPALITY:

BARABOO

PARCEL ID #:

206-0990-00000

FID #:

NA

DATCP #:

NA

PECFA#:

53913289901

***WTM COORDINATES:**

X: 540540

Y: 332248

** Coordinates are in
WTM83, NAD83 (1991)*

WTM COORDINATES REPRESENT:

Approximate Center Of Contaminant Source

Approximate Source Parcel Center

Please check as appropriate: (BRRTS Action Code)

CONTINUING OBLIGATIONS

Contaminated Media for Residual Contamination:

Groundwater Contamination > ES (236)

Contamination in ROW

Off-Source Contamination

*(note: for list of off-source properties
see "Impacted Off-Source Property Information,
Form 4400-246")*

Soil Contamination > *RCL or **SSRCL (232)

Contamination in ROW

Off-Source Contamination

*(note: for list of off-source properties
see "Impacted Off-Source Property Information,
Form 4400-246")*

Site Specific Obligations:

Soil: maintain industrial zoning (220)

*(note: soil contamination concentrations
between non-industrial and industrial levels)*

Structural Impediment (224)

Site Specific Condition (228)

Cover or Barrier (222)

Direct Contact

Soil to GW Pathway

Vapor Mitigation (226)

Maintain Liability Exemption (230)

*(note: local government unit or economic
development corporation was directed to
take a response action)*

Monitoring Wells:

Are all monitoring wells properly abandoned per NR 141? (234)

Yes No N/A

** Residual Contaminant Level*

***Site Specific Residual Contaminant Level*



April 9, 2002

Martin Berning
340 Inverness Terrace Ct.
Baraboo, WI 53913

RE: **Final Closure**

Commerce # 53913-2899-01 **WDNR BRRTS # 03-57-002611**
Baraboo Motors (Former), 401 South Blvd, Baraboo

2,000-gal. fuel oil, 2,000 and 250-gal. leaded gasoline, 2,000-gal. unleaded gasoline, and 500-gal. diesel UST's removed prior to 1998; 1,500-gal. leaded gasoline and 1,500-gal. waste oil UST closed in place December 2000.

Dear Mr. Berning:

The Wisconsin Department of Commerce (Commerce) PECFA Site Review Section has received all the items required as conditions for closure of the above-referenced site. This site is now listed as "closed" on the Commerce database.

It is in your best interest to keep all documentation related to the investigation and remediation of your site. This information may be needed for future property transactions.

If future site conditions indicate that any remaining contamination poses a threat, and subsequent information indicates a need to reopen this case, any original claim under the PECFA fund would also reopen and you may apply for assistance to the extent of remaining eligibility. If contamination is encountered, appropriate measures must be implemented to assure any residual contamination is managed following all applicable State of Wisconsin regulations and standards.

Thank you for your efforts to protect Wisconsin's environment. If you have any questions, please contact me in writing at the letterhead address or by telephone at (608) 261-5404.

Sincerely,

A handwritten signature in black ink, appearing to read 'Gena M. Larson', written in a cursive style.

Gena M. Larson
Hydrogeologist
Site Review Section

cc: Kevin Olson, MSA
Case File

768049

Document Number

000398

NOTICE OF CONTAMINATION TO PROPERTY

REGISTRAR'S OFFICE SAUK COUNTY WI RECEIVED FOR RECORD

AT 3:40 O'CLOCK P M

ON Feb 8 20 02

Dent Bailey REGISTRAR

39.00 cl

Legal Description of the Property: In re:

See attached documents:

- Warranty Deed - Reel 577, Image 061
Quit Claim Deed - Reel 539, Image 212, 213 and 214
Warranty Deed - Reel 182, Image 218 and 219
Exhibit "A" - August 22, 1984 survey by John A. Brenneman
Exhibit "B" - August 6, 1991 survey by Kenneth Carlson

Recording Area

Name and Return Address

Martin H. Berning
340 Inverness Terrace Ct.
Baraboo, WI 53913

206-0990

STATE OF WISCONSIN)
COUNTY OF SAUK) ss

Parcel Identification Number (PIN)

Section 1. Martin H. Berning is the owner of the above-described property.

Section 2. One or more petroleum discharges have occurred at this property. Petroleum contaminated groundwater above NR 140 enforcement standards and soils above NR 720 residual contaminant levels of the Wisconsin Administrative Code exist on this property in the area directly northwest and northeast of the Former Baraboo Motors (Culligan) building.

Section 3. The owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitations and/or restrictions:

Anyone who proposes to construct or reconstruct a well on this property is required to contact the Department of Natural Resources' Bureau of Drinking Water and Groundwater, or its successor agency, to determine what specific prohibitions or requirements are applicable, prior to constructing or reconstructing a well on this property. No well may be constructed or reconstructed on this property unless applicable requirements are met.

Residual petroleum contaminated soil with Benzene levels as high as 56 mg/kg remains on this site in the area of post-excavation sample 9 at a depth of seven feet below ground surface. See attached Exhibit "C" (Figure 2 - Extent Excavation, Sept 1998) and Exhibit "D" (Laboratory Results, Groundwater) for sample locations and groundwater chemistry. It has been shown that these levels of soil and groundwater contamination are protective of health and the environment. If this contaminated soil is excavated in the future, it may be considered a solid waste and will need to be disposed in accordance with all applicable laws.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Commerce, or its successor, issue a determination that the restrictions set forth in this covenant are no longer required. That property owner shall provide any and all necessary information to the Department in order for the Department to be able to make a determination. Upon receipt of such a request, the Department shall determine whether or not the

000399

Restrictions contained herein can be extinguished. Conditions under which a restriction may be extinguished will be determined in accordance with the site specific standards, rules and laws for this property. If the Department determines that the restrictions can be extinguished, an affidavit, with a copy of the Department's written determination, may be recorded to give notice that this restriction, or portions of this restriction are no longer binding. Any restriction placed upon this property shall not be extinguished without the Department's written determination.

IN WITNESS WHEREOF, the owner of the property has executed this document, this 8 day of FEB, 2002.

Signature: Martin H. Berning

Printed Name: Martin H. Berning

Title: Owner

Subscribed and sworn to before me this 8th day of February 2002

Michelle A. Cummings Michelle A. Cummings
Notary Public, State of Wisconsin
My commission May 23, 2002

This document was drafted by the Wisconsin Department of Commerce.

000400

DOCUMENT NO.

572075

STATE BAR OF WISCONSIN FORM 1 - 1982
WARRANTY DEED

FEEL 577 IMAGE 061

THIS SPACE RESERVED FOR RECORDING DATA

REGISTER'S OFFICE
SAUK COUNTY WI
RECEIVED FOR RECORD

AT 9:00 O'CLOCK A M ✓

ON Sept 28 19 92

Louise Williams
REGISTRAR

This Deed, made between Raymond Trussell

and Martin W. Perning, Grantor,

Witnesseth, That the said Grantor, for a valuable consideration

conveys to Grantee the following described real estate in Sauk County, State of Wisconsin:

RETURN TO
56250 Klein Rd.
Rock Springs

10/28

Tax Parcel No:

A parcel of land located in the SW¹-NE¹, Section 2, T11N, R6E, City of Paraboo, Sauk County, Wisconsin bounded by the following described line: Commencing at the intersection of the centerline of South Boulevard with the centerline of South Parkway; thence southeasterly along the centerline of South Parkway, 238.1 feet; thence southwesterly at right angles to South Parkway, 33 feet, more or less to an iron rod (recorded as 33 feet to a point on the southwesterly line of South Parkway, which point is the southeast corner of a parcel recorded in Volume 151 of Deeds, Page 155), which point is the point of beginning; thence S87°27'W, 60.24 feet to a 1/2" pipe (recorded as West, 60 feet; thence S0°52'E, 50.70 feet (recorded as South 50.7 feet to the northwest corner of a parcel of land conveyed by John Jenewein to Leroy Rau, and recorded in Volume 218 of Deeds on Page 7; thence N80°05'E (recorded as East along the north line of the Rau land), 62.76 feet; thence N55°13'E, 38.57 feet to the southwesterly line of South Parkway; thence N48°28"W along said southwesterly line, 45.85 feet; thence S87°27'W, 0.60 feet to the point of beginning.
Said parcel contains 4050 square feet and is subject to easements of record.

Transfer Fee
\$ 6.30

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

Together with all and singular the hereditaments and appurtenances thereunto belonging:
And warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except

and will warrant and defend the same.

Dated this 25 day of September, 1992

(SEAL)

Raymond L. Trussell

(SEAL)

Raymond Trussell

(SEAL)

(SEAL)

AUTHENTICATION

Signature(s)

authenticated this day of, 19.....

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

Martin W. Perning

56250 Klein Rd., Rock Springs, WI

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

ACKNOWLEDGMENT

STATE OF WISCONSIN

Sauk County, } ss.

Personally came before me this 25th day of

Sept. 1992 the above named
RAYMOND L. TRUSSELL

to me known to be the person who executed the foregoing instrument and acknowledge the same.

Leon E. Brown

Notary Public SAUK County, Wis.
My Commission is permanent (if not, state expiration date)

3 March 1997

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

DOCUMENT NO.

STATE BAR OF WISCONSIN FORM 3 — 1982

QUIT CLAIM DEED

553884

FILE 539 PAGE 212

REGISTER'S OFFICE
SAUK COUNTY WI
RECEIVED FOR RECORD

AT 9:10 O'CLOCK A M

ON Aug 23 19 91

Loisley D. Lilliam
REGISTRAR

14.00

LaVerne M. Luck and Glenyce J. Luck, husband
and wife,

quit-claims to Martin H. Berning

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

(SEE ATTACHED DESCRIPTION)

RETURN TO
MARTIN H. BERNING
56250 KLEIN RD
ROCK SPRINGS WI 53961

Tax Parcel No: 191-0084,
276-1912,
206-0852, &
206-0990

LaVerne M. Luck executes this deed to transfer his partnership
interest to grantee in the partnership known as Berning-Luck Oil
Company, a/k/a Berning-Luck Fuel Co., a/k/a Berning & Luck d/b/a
Berning-Luck Oil Co. Glenyce J. Luck joins in this conveyance to
transfer any interest she may have by virtue of Wisconsin Marital
Property Act, as revised.

Transfer Fee

\$ 459.00

This is not homestead property.

Dated this 22 day of August, 19 91.

(SEAL)

LaVerne M. Luck

(SEAL)

LaVerne M. Luck

(SEAL)

Glenyce J. Luck

(SEAL)

Glenyce J. Luck

AUTHENTICATION

Signature(s) authenticated this day of August, 19 91.

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not authorized by § 706.06, Wis. Stats.)

Viney & Viney, Attorneys
Baraboo, WI 53913

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

ACKNOWLEDGMENT

STATE OF WISCONSIN

Sauk County, ss.

Personally came before me this 22 day of August, 19 91, the above named LaVerne M. Luck and Glenyce J. Luck

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

Joseph L. Lilliam
Notary Public

Sauk County, Wis.
My Commission is permanent (If not, state expiration date) 19 91

000402

539 213

PARCEL A:

Commencing at the intersection of the south line of the railroad right-of-way and the north line of Second Street in the southeast quarter of the northeast quarter (SE 1/4 NE 1/4) of Section 9, Township 12 North, Range 4 East, thence west along Second Street 85 feet; thence north 53.3 feet to the south line of the railroad right-of-way; thence southeasterly along railroad right-of-way to point of beginning, being a part of Lot 7, Mott's Second Addition in the City of Reedsburg, a/k/a Assessors Lot 290, Re-plat of Mott's 2nd Addition.

PARCEL B:

A parcel of land located in the NW 1/4 - NW 1/4, Section 1, T11N, R6E, City of Baraboo, Sauk County, Wisconsin, which is bounded by a line described in Volume 308, Page 205, Sauk County Register of Deeds, as follows:
That part of the NW 1/4 - NW 1/4 of Section 1, T11N, R6E of the Fourth Principal Meridian, bounded and described as follows:

Commencing at the northeasterly corner of 5.74 acres, more or less, tract of land as conveyed by Howard H. Potter and Emma A. Potter, his wife, to the Chicago and Northwestern Railway Company by warranty deed dated September 5, 1871, as recorded January 13, 1874 in the Office of Register of Deeds of Sauk County in Volume 24 of Deeds, Page 55; thence southeasterly along the northeasterly line of said conveyance dated September 5, 1871, a distance of 210.2 feet to the point of beginning; thence westerly along a line forming an angle of 60°51' measured counter-clockwise from the last described line, a distance of 113 feet; thence southerly along a line forming an angle of 93°20' measured clockwise from the last described line, a distance of 121.7 feet; thence southeasterly along a line forming an angle of 149°37' measured clockwise from the last described line, a distance of 25.4 feet; thence northeasterly along a line forming an angle of 87°54' measured clockwise from the last described line, a distance of 164.97 feet to the northeasterly line of said conveyance dated September 5, 1871; thence northwesterly along the northeasterly line of said conveyance, a distance of 73 feet to the point of beginning.

PARCEL C:

ALSO commencing at a point which is South 36°57' West and distant 33 feet from a point which is South 53°3' East and distant 153.1 feet, said point being the center of the intersection of Trunk lines 12 and 123, State Highway Commission's System, in Section Two (2), Township Eleven (11) North of Range Six (6) East, in the City of Baraboo, thence South 53°3' East 85 feet, thence West 60 feet, thence North 60 feet, more or less to the point of beginning. Also, beginning at

000403

FILE 539 PAGE 214

the southwest corner of the premises hereinbefore described thence running West 220 feet, more or less, to the intersection of the southerly boundary of said proposed State Trunk Highway #12, thence northeasterly along the southerly boundary of said proposed Highway #12, and continuing on the southerly boundary of said highway and in a southeasterly direction along the southwesterly boundary of proposed State Trunk Highway #123 to a point directly North of the point of beginning, thence South 60 feet more or less to the point of beginning. (Being part of SW 1/4 - NE 1/4, Sec. 2-11-6).

PARCEL D:

Part of the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4), Section 34, Town 12 North, Range 6 East, described as follows: Commencing 220 feet North of the Northwest intersection of Highways 12 and 136, thence continuing North 120 feet, thence West 120 feet, thence South 120 feet, thence East 120 feet to point of beginning. Also an easement over and across a piece of land 40 feet North and South and 40 feet East and West adjacent to the Southeast corner of said above described tract of land. SUBJECT to utility and sewer easements of record and an easement agreement dated April 11, 1973, to permit vehicles to pass to and from said Highway 12 and the commercial facilities established on this property and the lands abutting it on the north.

DOCUMENT NO.
156802

REEL 182 IMAGE 218

STATE BAR OF WISCONSIN - FORM 1
WARRANTY DEED
THIS SPACE RESERVED FOR RECORDING DATA

REGISTER'S OFFICE
SAUK COUNTY, WIS.
RECEIVED FOR RECORD

FEB 4 1983

AT 2:30 O'CLOCK P.M. RECORDED IN
REEL 182 IMAGE 218
Robert J. Schickel, REGISTER

600
PR

THIS DEED, made between Margaret Ritzenhaler, a single woman,
Grantor
and Martin H. Berning and LaVerne M. Luck, d/b/a Berning Luck Oil Company,
Grantee,
Witnesseth, That the said Grantor, for a valuable consideration of One Dollar and other good and valuable consideration
conveys to Grantee the following described real estate in Sauk
County, State of Wisconsin:

RETURN TO

La Verne Luck
401 So. Boulevard
Barraboo

x Key No. _____

THIS DEED IN FULFILLMENT OF THE LAND CONTRACT DATED OCTOBER 12, 1971 AND RECORDED IN VOLUME 304 OF DEEDS ON PAGE 706. EXEMPT 77.25(10)

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

Together with all and singular the hereditaments and appurtenances thereunto belonging;
And Margaret Ritzenhaler
warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except none.

and will warrant and defend the same.

Dated this FOURTH day of FEBRUARY, 1983.

_____(SEAL)
*
_____(SEAL)
*

Margaret Ritzenhaler (SEAL)
* Margaret Ritzenhaler
_____(SEAL)
*

AUTHENTICATION

Signatures authenticated this 4 day of FEBRUARY, 1983

Marius Curt Page
* MARIUS CURT PAGE JR.

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

This instrument was drafted by

Curt Page, Jr.

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

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

ACKNOWLEDGMENT

STATE OF WISCONSIN

Sauk _____ County, } ss.

Personally came before me, this 7th day of July, 1982 the above named Margaret Ritzenhaler

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

* Marius Curt Page, Jr.
Notary Public Sauk County, Wis.
My Commission is permanent. (If not, state expiration date: _____, 19____.)

A parcel of land located in the NW $\frac{1}{4}$ -NW $\frac{1}{4}$, Section 1, T11N, R6E, City of Baraboo Sauk County, Wisconsin, which is bounded by a line described in Volume 308, Page 205, Sauk County Register of Deeds, as follows:

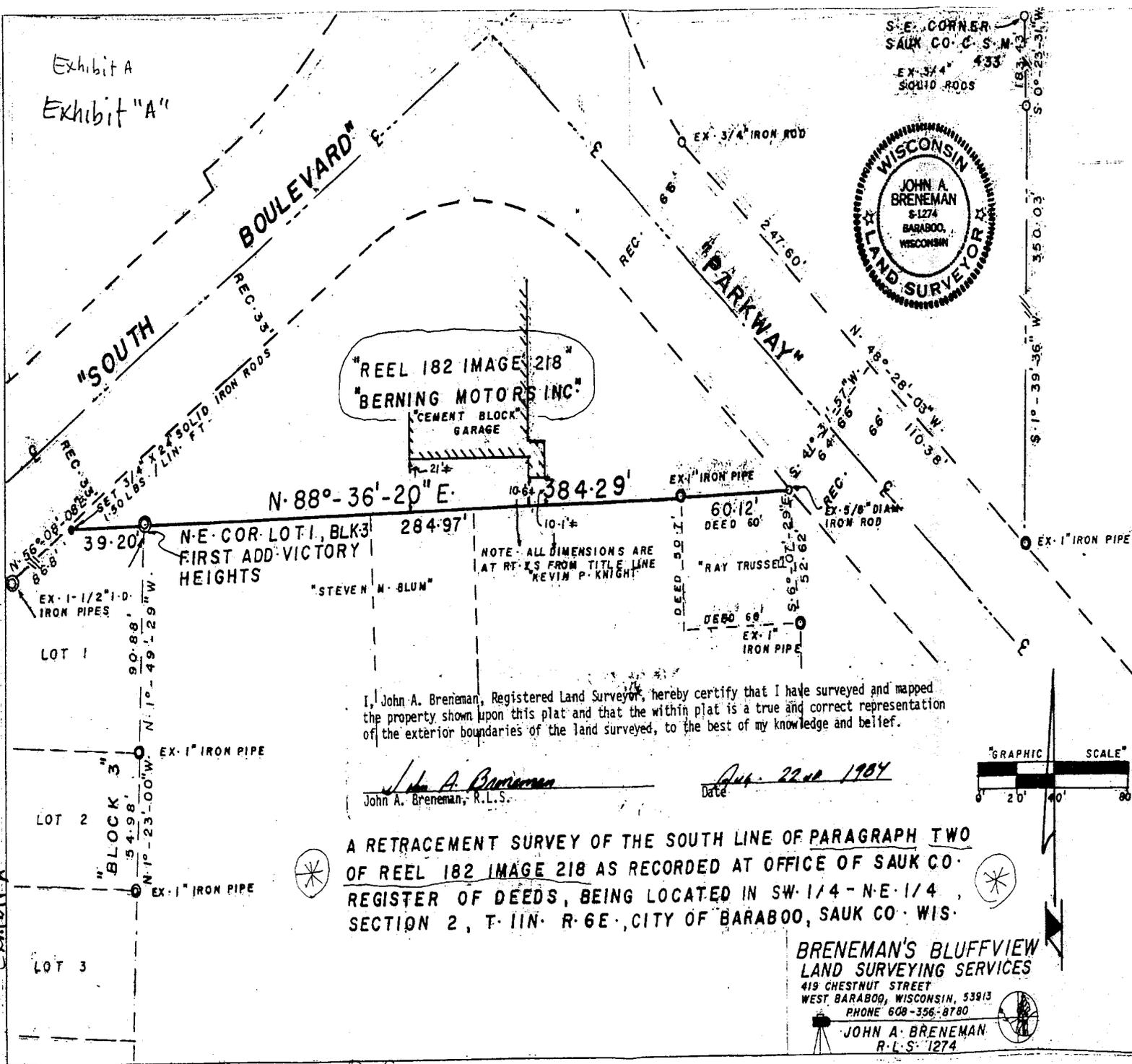
That part of the NW $\frac{1}{4}$ -NW $\frac{1}{4}$ of Section 1, T11N, R6E of the Fourth Principal Meridian, bounded and described as follows:

Commencing at the northeasterly corner of 5.74 acres, more or less, tract of land as conveyed by Howard H. Potter and Emma A. Potter, his wife, to the Chicago and Northwestern Railway Company by warranty deed dated September 5, 1871, as recorded January 13, 1874 in the Office of Registrar of Deeds of Sauk County in Volume 24 of Deeds, Page 55; thence southeasterly along the northeasterly line of said conveyance dated September 5, 1871, a distance of 210.2 feet to the point of beginning; thence westerly along a line forming an angle of 60°51' measured counter-clockwise from the last described line, a distance of 113 feet; thence southerly along a line forming an angle of 93°20' measured clockwise from the last described line, a distance of 121.7 feet; thence southeasterly along a line forming an angle of 149°37' measured clockwise from the last described line, a distance of 25.4 feet; thence northeasterly along a line forming an angle of 87°54' measured clockwise from the last described line, a distance of 164.97 feet to the northeasterly line of said conveyance dated September 5, 1871; thence northwesterly along the northeasterly line of said conveyance, a distance of 73 feet to the point of beginning.

ALSO commencing at a point which is South 36°57' West and distant 33 feet from a point which is South 53°3' East and distant 153.1 feet, said point being the center of the intersection of Trunk Lines 12 and 123, State Highway Commission's System, in Section Two (2), Township Eleven (11) North of Range Six (6) East, in City of Baraboo, thence South 53°3' East 85 feet, thence West 60 feet, thence North 60 feet, more or less to the point of beginning. Also, beginning at the southwest corner of the premises hereinbefore described thence running West 220 feet, more or less, to the intersection of the southerly boundary of said proposed State Trunk Highway #12, thence northeasterly along the southerly boundary of said proposed Highway #12, and continuing on the southerly boundary of said highway and in a southeasterly direction along the southwesterly boundary of proposed State Trunk Highway #123 to a point directly North of the point of beginning, thence South 60 feet more or less to the point of beginning. (Being part of SW $\frac{1}{4}$ -NE $\frac{1}{4}$, Sec. 2-11-6).

000406

Exhibit A
Exhibit "A"



S.E. CORNER
SAUK CO. C.S.M.
EX. 3/4" IRON ROD
SQUID RODS



I, John A. Breneman, Registered Land Surveyor, hereby certify that I have surveyed and mapped the property shown upon this plat and that the within plat is a true and correct representation of the exterior boundaries of the land surveyed, to the best of my knowledge and belief.

John A. Breneman
John A. Breneman, R.L.S. Date *Aug. 22nd 1984*

A RETRACEMENT SURVEY OF THE SOUTH LINE OF PARAGRAPH TWO OF REEL 182 IMAGE 218 AS RECORDED AT OFFICE OF SAUK CO. REGISTER OF DEEDS, BEING LOCATED IN SW 1/4 - NE 1/4, SECTION 2, T. 11N. R. 6E. CITY OF BARABOO, SAUK CO. WIS.

BRENEMAN'S BLUFFVIEW
LAND SURVEYING SERVICES
419 CHESTNUT STREET
WEST BARABOO, WISCONSIN, 53913
PHONE 608-356-8780
JOHN A. BRENEMAN
R.L.S. 1274

BRENEMAN'S BLUFFVIEW
LAND SURVEYING SERVICES
419 CHESTNUT STREET
WEST BARABOO, WISCONSIN, 53913
PHONE 608-356-8780
JOHN A. BRENEMAN
R.L.S. 1274

BERNING MOTORS INC.
% MR. THOS. R. LUCK
401 SOUTH BOULEVARD
BARABOO, WISCONSIN, 53913
LOCATED IN SW 1/4 - NE 1/4, SEC. 2, T. 11N. R. 6E.

PROJECT NUMBER EIGHT

Exhibit A
Exhibit "A"

REF-363U

K-363U
2-11-6

Exhibit "B"

PLAT OF SURVEY
 Located in SW¼-NE¼, Section 2, T11N, R6E, City of Baraboo,
 Sauk County, Wisconsin

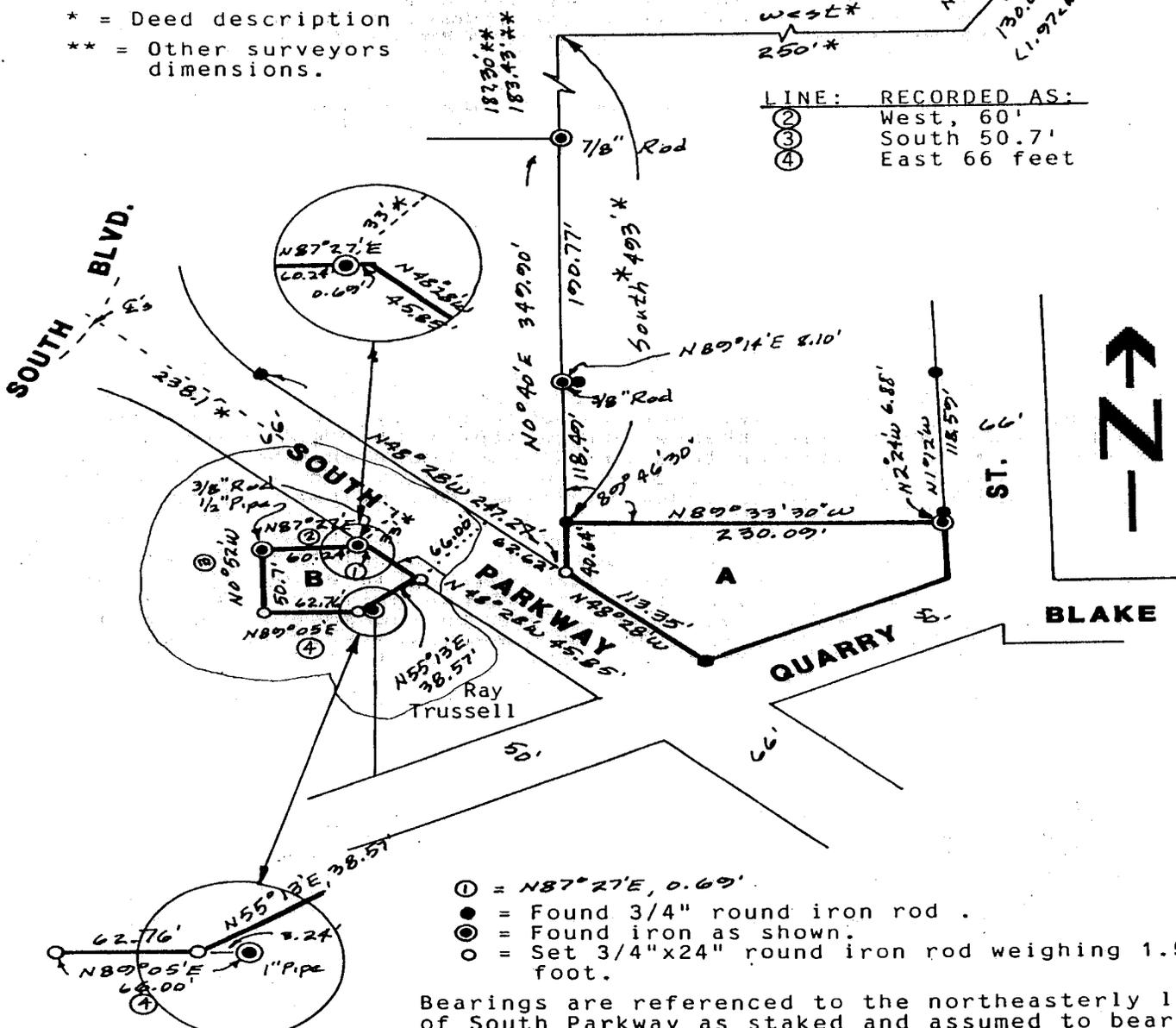
Graphic scale in feet:



* = Deed description
 ** = Other surveyors dimensions.

SW cor. Blk. 9
 City of Baraboo
 Original Plat

LINE:	RECORDED AS:
②	West, 60'
③	South 50.7'
④	East 66 feet



- ① = N87°27'E, 0.69'
- = Found 3/4" round iron rod.
- = Found iron as shown.
- = Set 3/4"x24" round iron rod weighing 1.5#/lin. foot.

Bearings are referenced to the northeasterly line of South Parkway as staked and assumed to bear N48° 28'W.

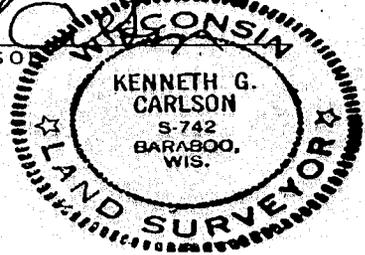
Client: Mike Berning, Berning Motors, 401 South Blvd., Baraboo WI 53913.
 CARLSON SURVEYING, 127 10th. Ave., Baraboo, WI 53913. Tel 608-356-3816.

SURVEYORS CERTIFICATE:

I, Kenneth G. Carlson, registered land surveyor, hereby certify that I have surveyed, staked and mapped the above described parcel B and part of Parcel A and have complied with the provisions of A-E 7 of the Wisconsin Adm. Code to the best of my knowledge, information and belief.

Aug 6, 1991
 Date

Kenneth G. Carlson
 Kenneth G. Carlson



1000

Parcel of land in the West one-half of the Northeast Quarter (W 1/2, NE 1/4) of Section Two (2) Township Eleven (11) North, of Range Six (6) East, in the City of Baraboo, Sauk County, Wisconsin, which is bounded by a line described as follows: Beginning 493 feet South and 250 feet West of a point on the North and South line running through the center of the Northeast Quarter (NE 1/4) of said Section Two (2), said point being South 11°10' West, 1.97 chains from the Southwest corner of Block Nine (9) of the City of Baraboo, Original Plat, thence South 41 feet more or less to the Northeasterly line of South Parkway, thence Southeasterly along the Northeasterly line of said South Parkway to the Northwestern line of Quarry Street, thence Northeasterly and Northerly along the Northwestern and Westerly line of Quarry Street, to a point due East of the point of beginning, thence West 230 feet to the point of beginning. (Being part of the SW 1/4 NE 1/4, of Section Two (2) Township Eleven (11) North of Range Six (6) East).

000408

PARCEL B description:

A parcel of land located in the SW1/4-NE1/4, Section 2, T11N, R6E, City of Baraboo, Sauk County, Wisconsin bounded by the following described line: Commencing at the intersection of the centerline of South Boulevard with the centerline of South Parkway; thence southeasterly along the centerline of South Parkway, 238.1 feet; thence southwesterly at right angles to South Parkway, 33 feet, more or less to an iron rod (recorded as 33 feet to a point on the southwesterly line of South Parkway, which point is the southeast corner of a parcel recorded in Volume 151 of Deeds, Page 155), which point is the point of beginning; thence S87°27'W, 60.24 feet to a 1/2" pipe (recorded as West, 60 feet; thence S0°52'E, 50.70 feet (recorded as South, 50.7 feet to the northwest corner of a parcel of land conveyed by John Jenewein to Leroy Rau, and recorded in Volume 218 of Deeds on Page 7; thence N89°05'E (recorded as East along the north line of the Rau land), 62.76 feet; thence N55°13'E, 38.57 feet to the southwesterly line of South Parkway; thence N48°28'W along said southwesterly line, 45.85 feet; thence S87°27'W, 0.69 feet to the point of beginning.

Said parcel contains 4050 square feet and is subject to easements of record.

WISCONSIN
KENNETH G. CARLSON
S-742
BARABOO, WIS.
LAND SURVEYOR
Aug 6, 1991

David Swimm
Wisconsin Department of Commerce
P.O. Box 8044
Madison, WI 53707-8044

Re: Request for Site Closure, Berning Property (Fmr. Baraboo Motors)
401 South Boulevard, Baraboo, WI
Sauk County BRRTS No. 03-57-002611
PECFA # 53913-2899-01

Dear David:

On behalf of Martin Berning, MSA Professional Services, Inc. (MSA) requests that the above site be reviewed for closure. The site history and justification for closure is outlined below.

Site History

- This site was formerly a gasoline service station, bulk fuel storage facility, and an automotive dealership. It is currently occupied by a Culligan Water Service business. Soil contamination was detected in a sample collected from the vicinity of the former tank bed during a Phase II Site Assessment on May 17, 1995. Several generations of underground storage tanks have existed at this property. The most recently used UST's were removed in 1988. An earlier set of UST's were present below the northwest corner of the building (they were abandoned in place in December 2000). The building is concrete block construction on a slab; no basement is present. The northwest and southern portions of the building have been used as garages for vehicle maintenance, both in previous businesses and in the current business.
- A site investigation was conducted by MSA in 1996 and 1997. It consisted of advancing 13 soil borings and installing nine monitoring wells to define the extent of the soil and groundwater contamination. The results of this investigation are summarized in the January 1998, *Site Investigation and Remedial Action Options Report* by MSA. The proposed remedial action consisted of soil excavation followed by groundwater monitoring to determine if natural attenuation would be an acceptable remedial action for the groundwater contamination. The remedial action was approved by the DNR on February 13, 1998, and by the Department of Commerce on March 31, 1998.
- The soil excavation was conducted on September 16 and 17, 1998 by North Star Environmental of Chetek, Wisconsin. A total of 2,198 tons of soil were excavated and trucked to the Madison Prairie Landfill in Sun Prairie, Wisconsin, for biopile treatment, and eventual use as a daily cover. Monitoring wells MW-1, MW-3, and PZ-1 were removed during the excavation. Hauling and disposal of the soil cuttings from the site investigation are included in the total tons listed above.
- Wells MW-1 and MW-3 were replaced on October 21, 1998. Nine rounds of quarterly

groundwater samples were collected after the excavation through December 2000 to determine contaminant trends and evaluate natural attenuation as a remedial option.

Two UST's under the northwest corner of the building were abandoned in place on December 7, 2000. Documentation is attached. No additional UST's are known to exist.

Geology/Hydrogeology

Subsurface materials at this site consist of alternating layers of silt, silty clay, and silty sand, becoming sandier with depth. A clayey and bouldery till is present at depth. The depth to groundwater is approximately 8 feet. The groundwater flow direction is generally to the north-northeast.

Evaluation of Natural Attenuation as a Remedial Action for Groundwater

Contaminant concentrations at the three wells with NR 140 enforcement standard exceedances have been analyzed using spreadsheet DNR Form 4400-215, the Mann-Kendall Statistical Test. Just the last nine rounds of data since the soil excavation and replacement of wells MW-1 and MW-3 have been used in the analysis. At MW-1, the analysis indicates a decreasing trend for all parameters with a greater than 90% confidence level. The same is true for MW-3 for all compounds except benzene. In the December 2000 sample round the benzene concentration increased from below detect in the previous six rounds to 1.4 ug/L. This slight increase causes the analysis to indicate a non-stable trend. Without this one round, the overall trend is decreasing. At MW-4, the concentrations also indicate decreasing trends for all of the parameters tested.

Dissolved oxygen concentrations measured at the monitoring wells indicate that significant natural attenuation is occurring. Background concentrations of dissolved oxygen (D.O.) at MW-2 are in the range of 4.8 to 8.4 mg/L. The D.O. concentrations at well MW-1 ranged from 0.2 to 1.4 mg/L, showing significant source area depletion likely due to use as an electron acceptor during the bioremediation process.

Justification for Site Closure

The following discussion pertains to compliance with Chapter NR 726 of the Wisconsin Administrative Code, specifically NR 726.05, Requests for Site Closure at Complex Sites:

Adequate source control measures have been taken. The underground tank systems have been removed from the site. No drums or other containers for storage of petroleum product exist at the site. No free product has ever been detected. The concentration and mass of the petroleum contamination has been reduced through excavation of 2,198 tons of contaminated soil.

- Decreasing contaminant concentrations in the groundwater at this site indicate that the concentration and mass of the soil contamination has been reduced to prevent groundwater contamination from migrating beyond the boundaries of the site and adjacent road right-of-way.
- Groundwater contamination has not apparently spread beyond the right of way of South Boulevard and Parkway Street, which intersect north of the site. No petroleum contamination has been detected at downgradient wells MW-5 or MW-6. A groundwater use restriction will be necessary for the remaining groundwater contamination at the site, and the City of Baraboo will need to be notified of the soil and groundwater contamination that remains in the public street and right of way.
- There is no other existing or anticipated threat to public health, safety, or welfare, or the environment. The Baraboo River is the closest receptor, approximately 1,000 feet downgradient of the site. The closest municipal well is located over 5,000 feet southeast of the site; there are no municipal wells between this site and the Baraboo River.

The following discussion pertains to compliance with Chapter NR 746 of the Wisconsin Administrative Code, specifically NR 746.06, Risk Screening Criteria:

- There is no documented expansion of the plume margin. There is no documented downgradient groundwater contamination. Concentrations at the source area wells are all decreasing.
- There is no verified contaminant concentration in a private or public well that attains or exceeds the preventive action limit.
- There is no contamination within bedrock or within one meter of bedrock. The depth to bedrock is unknown, but is estimated to be greater than 50 feet.
- No free product has been detected at this site.
- There are no documented discharges to surface water or a wetland. No wetlands are present in this area. The closest surface water is the Baraboo River, approximately 1,000 feet north of the site.
- Soil contamination exceeding NR 746 Table 1 values, indicative of free product in soil pores, was detected in three post-excavation wall samples. Samples 8 and 10 were collected along the wall of the building, indicating that some soil contamination remains beneath the building. Sample 9 was collected along the northwest wall of the excavation. Further excavation along this wall was not possible due to the presence of a gas main which runs along the back of curb on South Boulevard. Any remaining contaminated soil is inaccessible and will naturally degrade.

- Soil contamination exceeding NR 746 Table 2 direct contact values was detected within four feet of the ground surface at borings B-2, B-3, B-6, and B-8 during the site investigation. Soil in the vicinity of all four of these borings was removed during the excavation in 1998. No post-excavation soil samples were collected within four feet of the surface along the walls of the building, but it is possible that some soil exceeding Table 2 direct contact values is present beneath the building. No significant soil contamination was detected at boring B-12, advanced through the floor of the northwest corner of the building. Any soil within four feet of the surface beneath the building that exceeds direct contact threat values would be inaccessible, and therefore not a direct contact threat unless the building is demolished and a foundation for a new building is dug in the vicinity of the contaminated soil.
- The most recent release from the tank system would have been in 1988 just before the most recent tanks were removed, over 10 years ago.
- There are many underground utilities located within the vicinity of this property (refer to Figure 2 in the site investigation report for more information). Contaminated soil was excavated up to the vicinity of the gas main along South Boulevard. It is likely that contaminated soil and groundwater are present in the vicinity of this gas main. However, the trench for the gas main should be largely above the water table (depth to water is approximately 8 feet) so it should not serve as a conduit for contaminated groundwater migration. The contamination detected at the smear zone in borings B-9, B-10, and B-11 on the other side of the gas main are evidence the groundwater contamination is bypassing the trench location. The lack of groundwater contamination at wells MW-5 and MW-6 indicate that the other utility trenches which cross the area and pass by these wells are also not likely conduits for the contamination in the area.
- The soil contamination present beneath the northwest corner of the building may be a vapor risk to the building. However, this portion of the building is used to service vehicles, and some organic vapors are present as a result of these activities. No vapors have been detected in the office portions of the building.
- There are no enforcement standard exceedances within 1,000 feet of a well operated by a public utility, or within 100 feet of any other well used to provide water for human consumption.

Based on these discussions, MSA Professional Services, Inc. recommends site closure. MSA proposes that the pathway to closure for soil is use of the existing soil concentrations as site specific residual contaminant levels, based on the decreasing concentrations in groundwater, and natural attenuation as the remedy to eventually bring the soil and groundwater into compliance with state standards.

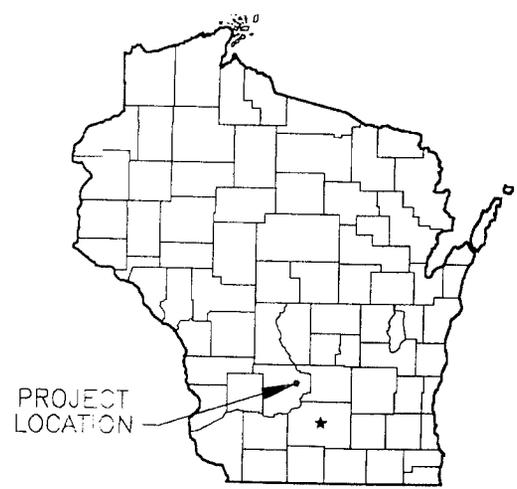
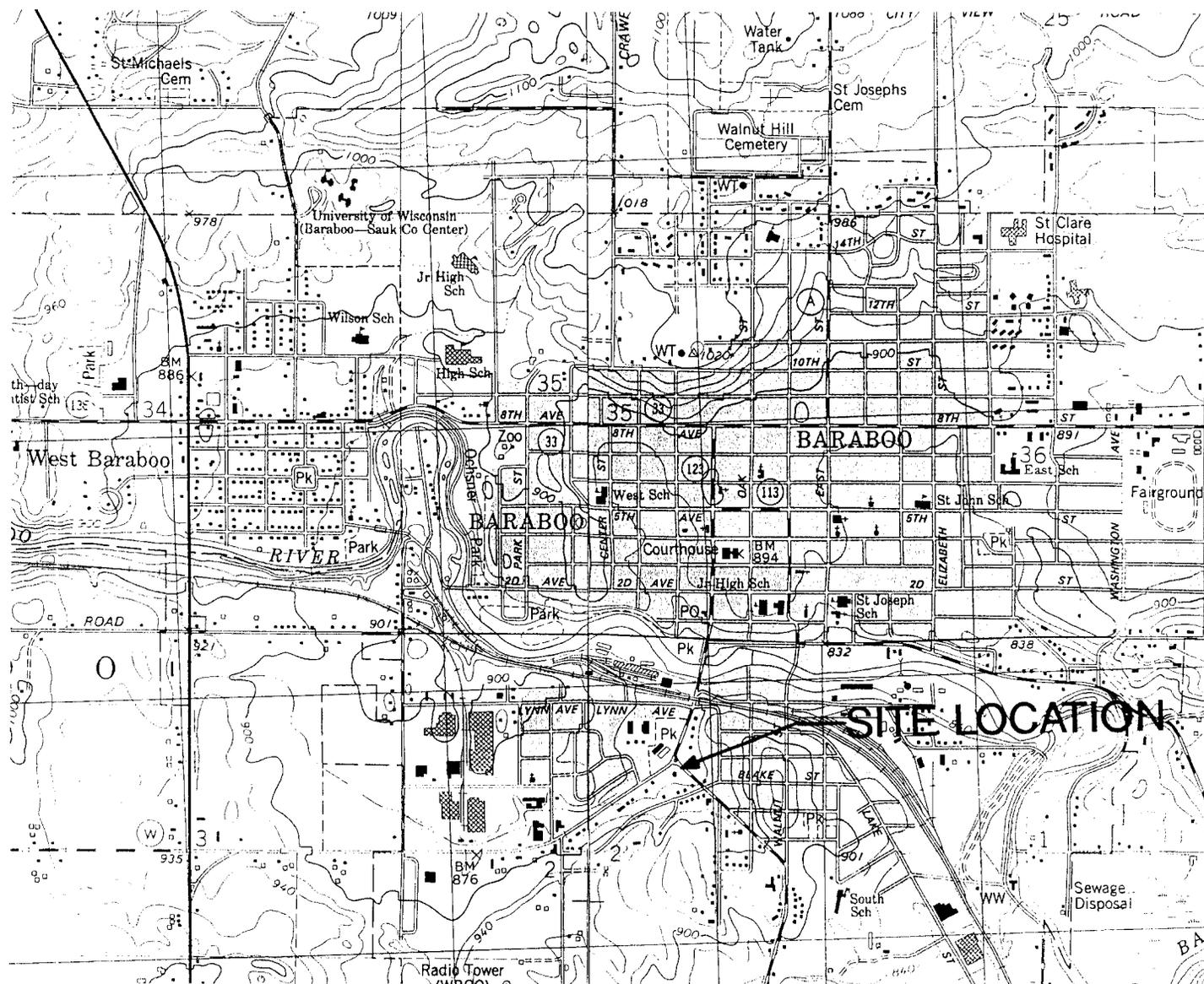
Please call if you have any questions or comments.

Sincerely,

Jayne Englebert, P.G.
Senior Hydrogeologist

cc: Martin Berning, Owner
Kevin Olson, MSA Project Manager

Attachments: Form 4400-202, Case Summary and Close-Out Form
Form 4400-120, Notification to Treat or Dispose of Petroleum Contaminated Soil
Table - Site Investigation Soil Sample Results
Table - Post-Excavation Soil Sample Results
Table - Laboratory Results - Groundwater
Mann-Kendall Form 4400-215 for MW-1/1R
Graph - PVOC Concentrations at MW-1/1R vs. date and groundwater levels
Mann Kendall Form 4400-215 for MW-3/3R
Mann Kendall Form 4400-215 for MW-4
Figure 1 - Site Location Map
Figure 2 - Extent of Excavation, September 1998
Figure 3 - Groundwater Flow Direction, July 28, 1999
Figure 4 - Groundwater Flow Direction, March 22, 2000
Figure 5 - Geologic Cross Section A-A'
Figure 6 - Geologic Cross Section B-B'
Figure 7 - Vertical Extent of Contamination, Geologic Cross Section A-A'
Figure 8 - Vertical Extent of Contamination, Geologic Cross Section B-B'
Laboratory Report - December 6, 1999
Laboratory Report - March 22, 2000
Laboratory Report - June 14, 2000
Laboratory Report - September 25, 2000
Laboratory Report - December 15, 2000
Tank Closure Checklist (December 2000)
Tank Closure Forms - December 2000



2000 0 2000
 SCALE IN FEET
 1 INCH = 2000 FT.



Baraboo Quadrangle
 Wisconsin-Sauk Co.
 7.5 Minute Series (Topographic)
 NW/4 Baraboo 15' Quadrangle
 Contour Interval 20 Feet
 1975



FIGURE I
SITE LOCATION MAP
 FORMER BARABOO MOTORS
 BARABOO, WISCONSIN

000117

000409

Exhibit "c"

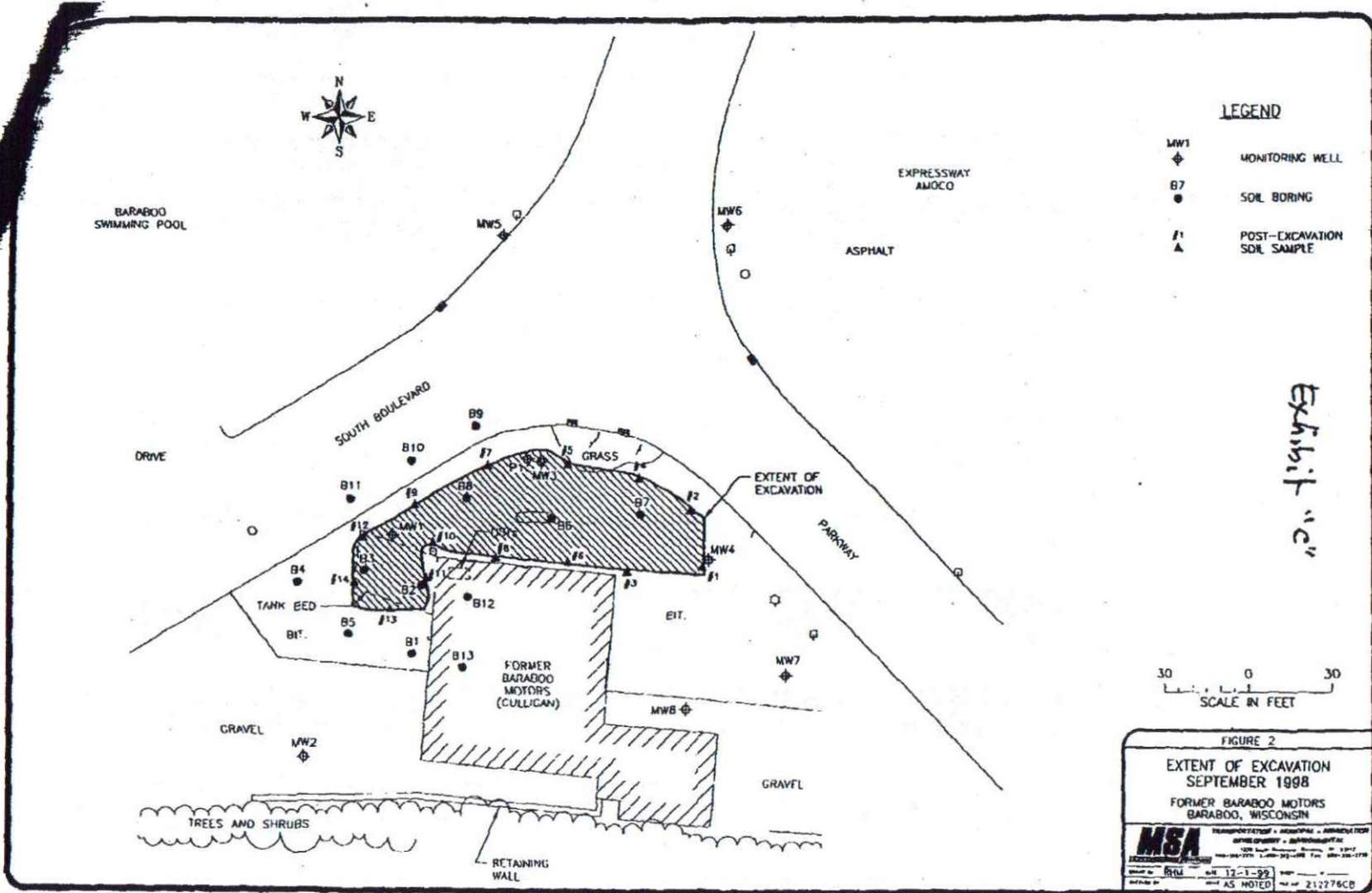


Exhibit "c"

BARABOO SWIMMING POOL

EXPRESSWAY AMOCO

ASPHALT

SOUTH BOULEVARD

DRIVE

EXTENT OF EXCAVATION

PARKWAY

TANK BED

BIT.

FORMER BARABOO MOTORS (CULLIGAN)

EIT.

MWB

GRAVEL

MW2

GRAVEL

TREES AND SHRUBS

RETAINING WALL

30 0 30
SCALE IN FEET

BARABOO SWIMMING POOL

DRIVE

SOUTH BOULEVARD

GRAVEL
MW2
(838.84)

TREES AND SHRUBS

TANK BED

BIT.

GAS METER

UST

FORMER BARABOO MOTORS (CULLIGAN)

RETAINING WALL

838.9

838.8

838.7

MW5
(838.71)

B10

B11

B4

B3

B2

BIT.

B12

B1

B13

B9

B8

P1

MW3
(838.86)

SIGN BASE

DOORS

FUEL DISPENSER ISLAND

B6

B7

BIT.

DOOR

MW8
(838.86)

GRAVEL

MW6
(836.93)

ASPHALT

EXPRESSWAY
AMCCO

838.9

MW4
(838.93)

MW7
(838.71)

LEGEND

- SOIL BORING
- ⊕ MONITORING WELL
- 838.7 — GROUNDWATER CONTOUR WITH ELEVATION
- ➔ APPROXIMATE GROUNDWATER FLOW DIRECTION

NOTE:
FOR ADDITIONAL NOTES
AND LEGEND, REFER TO
FIGURE 2.



30 0 30
SCALE IN FEET

FIGURE 4

GROUNDWATER FLOW DIRECTION
MARCH 22, 2000

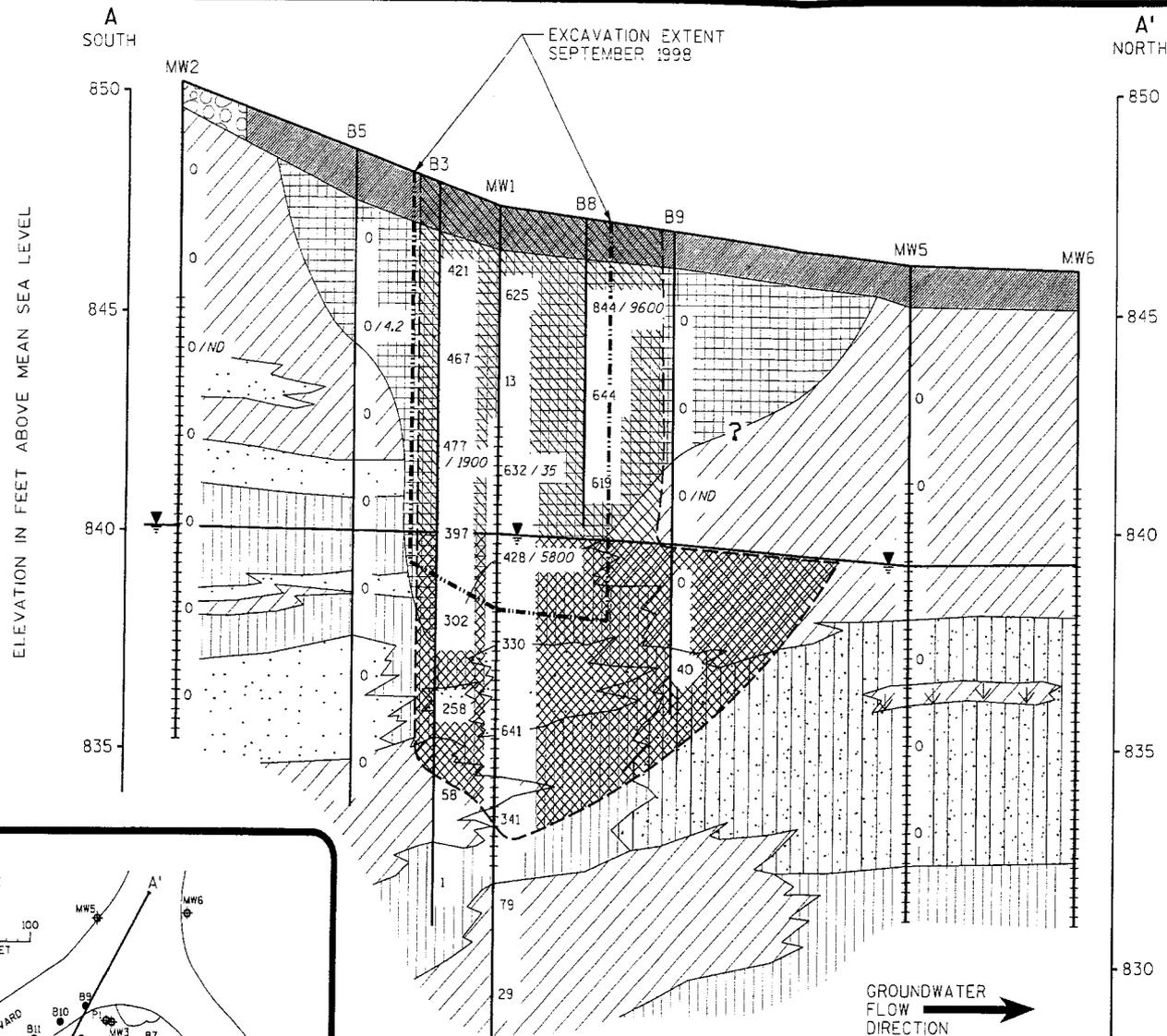
FORMER BARABOO MOTORS
BARABOO, WISCONSIN

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1230 South Boulevard Baraboo, WI 53613
608-356-2771 1-800-362-1403 Fax: 608-356-2170

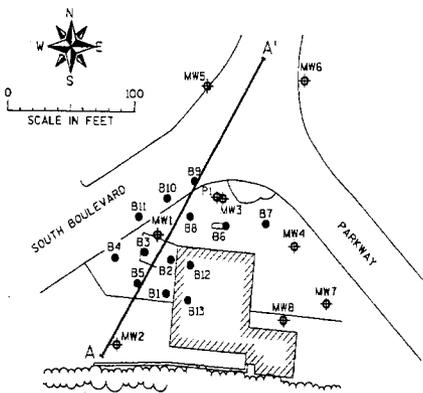
PROFESSIONAL SERVICES

DRAWN BY RHM DATE 6-25-01 SHEET _____ of _____
CHECKED BY _____ SCALE AS NOTED FILE NO. 212276AD

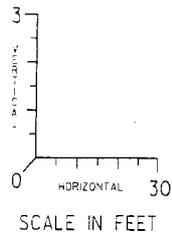


LEGEND

- ASPHALT
- GRAVEL
- FILL
- SILT (ML)
- SILTY CLAY (CL)
- ORGANIC CLAY (OH)
- SILTY SAND (SM)
- SAND (SP)
- WATER TABLE ELEVATION ON 4-25-97
- MW1 — WELL OR BORING I.D.
- 428 / 5800 — OVM READING IN PPM AS ISOBUTYLENE
- GRO CONCENTRATION IN mg/Kg
- SCREENED INTERVAL IN WELL
- ND — NOT DETECTED



LOCATION OF GEOLOGIC CROSS-SECTION A-A'



NOTES:

1. INFORMATION BETWEEN SOIL BORINGS IS INTERPRETED BASED UPON AVAILABLE DATA. ACTUAL CONDITIONS BETWEEN SOIL BORINGS ARE UNKNOWN
2. GROUNDWATER ELEVATIONS WERE MEASURED ON 4-25-97.
3. FOR THE PURPOSE OF ILLUSTRATING SUBSOIL CONDITIONS ON THE CROSS SECTIONS, SOME OF THE BORING LOGS HAVE BEEN SIMPLIFIED. FOR A DETAILED DESCRIPTION OF SUBSURFACE CONDITIONS AT INDIVIDUAL BORINGS REFER TO SOIL BORING LOGS.

GROUNDWATER FLOW DIRECTION →

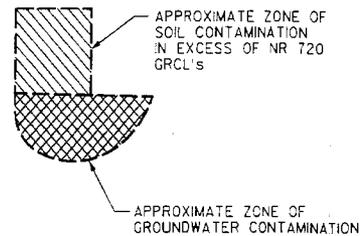


FIGURE 7
VERTICAL EXTENT OF CONTAMINATION
GEOLOGIC CROSS SECTION A-A'
FORMER BARABOO MOTORS
BARABOO, WISCONSIN

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DESIGNED BY: RHM DATE: 6-25-01 SHEET: OF
CHECKED BY: SCALE: AS NOTED FILE NO.: 2122768H

TABLE 1
Post-Excavation Soil Sample Results
Former Baraboo Motors, Baraboo, Wisconsin

Location	Depth	OVM	GRO	Benzene	Ethyl-benzene	m&p Xylene	o-Xylene	Toluene	Methyl-tert-butylether	1,2,4-Tri-methylbenzene	1,3,5-Tri-methylbenzene
1	8	0	--	--	--	--	--	--	--	--	--
2	7.5	0	--	--	--	--	--	--	--	--	--
3	8	375	350	--	<0.50	3.9	1.1	0.98	1.1	8.2	3.4
4	8	444	220	--	<0.25	1.8	0.34	0.33	0.41	3.6	1.6
5	7	450	43	<0.025	0.23	0.35	0.069	0.18	0.064	2.9	1.1
6	7	443	21	0.5	0.8	1.8	0.76	2.7	0.043	0.88	0.27
7	7	623	430	<0.12	2.3	3.1	0.92	2.1	0.18	4.9	3.4
8	7	576	580	1.3	5.6	15	3.7	<0.50	0.65	15	5.8
9	7	497	5600	56	170	490	200	560	16	210	65
10	7	476	1400	2.2	40	110	45	75	3.2	53	16
11	6	199	37	0.039	0.11	0.17	0.1	<0.025	<0.025	0.9	0.26
12	7	461	400	<0.025	2.6	3.2	1.6	2.5	<0.25	5.3	3.5
13	7	11	--	--	--	--	--	--	--	--	--
14	6	0	--	--	--	--	--	--	--	--	--

NR 746/Comm 46	Table 1		8.5	4.6	42*	42*	38		83	11
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All concentrations are in mg/Kg

Depth are in feet below ground surface

GRO = gasoline range organics

OVM = field organic vapor meter, calibrated to 250 ppm isobutylene

-- = not detected

Table 1 values from Comm 46 are indicative of the presence of free phase petroleum contamination in the soil.

Values in BOLD exceed the Comm 46 Table 1 value.

Exhibit "D"

Laboratory Results - Groundwater
Former Baraboo Motors, Baraboo, Wisconsin

	Benzene	Toluene	E-benzene	Xylenes	MtBE	Naphthalene	TMB	D.O.	Iron	Nitrate	Sulfate	GW Level
NR 140												
ES	5	1000	700	10000	60	40	480					
PAL	0.5	200	140	1000	12	8	96					
MW-1/1R												
Aug-96	4500	6000	2100	8900	--	390	1140					840.30
Apr-97	4300	10000	3000	13200	--		1700	0.2				839.94
Jul-98	4000	3200	3000	13600	30	400	1860	0.2				840.97
Oct-98	3500	1300	1600	4700	--	400	790	0.4				839.98
Jan-99	2600	3400	830	2730	--	130	470	1.4	0			839.17
Apr-99	390	190	110	212	<5.3	40	76	0.8	0	0.49	61	840.95
Jul-99	520	240	140	198	<12	32	95	0.4				840.99
Dec-99	2800	900	920	1800	<20	260	220	0.4				839.44
Mar-00	1800	300	510	960	<15	75	322	0.8		<0.08		838.97
Jun-00	240	<5.0	73	151	<3.0	20	186					
Sep-00	5.6	0.81	26	5.3	10	<1.0	36.5	0.28				840.25
Dec-00	960	120	360	750	<10	<25	147	0.2				839.22
MW-2												
Aug-96	--	--	--	--	--	--	--					840.60
Apr-97	--	--	--	--	--	--	--	5.5				840.12
Jul-98	--	0.2	--	--	--	2.6	0.3	8.2				841.49
Oct-98	--	--	--	--	--	--	--	4.8				840.08
Jan-99								8.2	0			839.22
Apr-99								8.4	0	0.23	28	841.51
Jul-99								6.5				841.19
Mar-00								6.7		0.948		838.84
MW-3/3R												
Aug-96	440	820	460	1010	--	65	402					840.20
Apr-97	--	90	1200	2390	--		1760	0.3				839.80
Jul-98	17	110	1500	3130	13	230	2160	0.4				840.61
Oct-98	1000	120	410	1580	--	85	329	3.2				839.92
Jan-99	90	11	33	117	1.8	6	28.1	5.2	0			839.17
Apr-99	<0.22	<0.21	0.43	0.72	<0.27	<0.35	4.7	6.9	0	1.5	11	840.49
Jul-99	<0.50	<0.52	<0.55	4.6	<0.47	2.2	17.2	0.8				840.71
Dec-99	<0.10	<0.10	1.1	4.8	<0.10	1.9	13.2	1.0				839.48
Mar-00	<0.50	<0.50	0.74	12.1	1.8	<1.0	48	2.0		0.249		838.86
Jun-00	<0.50	<0.50	<0.50	<1.0	<0.30	<1.0	1	8.2				840.83
Sep-00	<0.50	<0.50	<0.50	<1.0	<0.40	<1.0	<0.50	3.7				840.11
Dec-00	1.4	<0.40	<0.40	<0.70	<0.40	<1.0	<0.40	1.2				839.24
P-1												
Apr-97	1.2	--	--	--	--	--	--	1.1				835.33
Jul-98	0.6	--	--	--	--	--	--	4.6				835.56

Laboratory Results - Groundwater
Former Baraboo Motors, Baraboo, Wisconsin

Exhibit "D"

	Benzene	Toluene	E-benzene	Xylenes	MtBE	Naphthalene	TMB	D.O.	Iron	Nitrate	Sulfate	GW Level
NR 140												
ES	5	1000	700	10000	60	40	480					
PAL	0.5	200	140	1000	12	8	96					
MW-4												
Aug-96	230	84	250	250	--	36	70.4					840.41
Apr-97	400	1200	1400	3110	--		253	0.15				839.65
Jul-98	570	820	810	1840	--	--	510	0.2				840.59
Oct-98	550	960	1400	2190	--	250	900	0.5				839.94
Jan-99	590	800	1300	1460	--	380	780	0.6	7.6			839.14
Apr-99	1800	1200	1600	2650	<27	240	630	0.6	3	<0.030	33	840.34
Jul-99	15	13	39	58	<2.4	9.3	43	0.2				840.75
Dec-99	290	400	1100	1030	<10	240	640	0.4				839.49
Mar-00	240	440	1100	1510	18	170	600	4.3		<0.08		838.93
Jun-00	3.1	19	37	75	<0.30	6.5	29.8	0.4				840.38
Sep-00	52	180	280	630	22	83	460	0.42				840.27
Dec-00	310	280	740	670	20	130	500	0.4				839.32
MW-5												
Apr-97	--	--	--	--	--	--	--	0.3				839.44
Jul-98	--	--	--	--	--	--	--	0.4				840.51
Oct-98	--	--	--	--	--	--	--	0.4				839.26
Apr-99								0.3	0	0.23	42	840.43
Mar-00								0.3		<0.08		838.71
MW-6												
Apr-97	--	--	--	--	--	--	--	0.16				839.38
Jul-98	--	--	--	--	--	--	--	0.6				840.01
Oct-98	--	--	--	--	--	--	--	0.3				839.50
Apr-99								0.4	7.2	<0.030	34	839.84
Mar-00								0.2		<0.08		836.93
MW-7												
Apr-97	--	--	--	--	--	--	--	5				839.71
Jul-98	--	--	--	--	0.5	--	--	6.8				841.63
Oct-98	--	--	--	--	7	--	--	3				840.00
Jan-99	--	0.92	0.92	1.2	3.6	--	--	4.2	0			839.17
Apr-99	<0.22	<0.21	<0.23	<0.27	5.1	<0.35	<0.21	3.4	0	2.4	32	840.24
Jul-99	<0.50	<0.52	<0.55	<1.0	<0.47	<0.52	<0.55	4.3				840.72
Dec-99	<0.10	<0.10	<0.10	<0.30	1.7	<0.60	<0.10	3.2				839.53
Mar-00								5.4		5.73		838.71
Jun-00	<0.50	<0.50	<0.50	<0.50	4.3	<1.0	<0.50					840.04
Sep-00	<0.50	<0.50	<0.50	<1.0	<0.40	<1.0	<0.50	3.37				840.07
Dec-00	<0.40	<0.40	<0.40	<0.70	<0.40	<1.0	<0.40	4.2				839.17

**Laboratory Results - Groundwater
Former Baraboo Motors, Baraboo, Wisconsin**

	Benzene	Toluene	E-benzene	Xylenes	MtBE	Naphthalene	TMB	D.O.	Iron	Nitrate	Sulfate	GW Level
NR 140												
ES	5	1000	700	10000	60	40	480					
PAL	0.5	200	140	1000	12	8	96					
MW-8												
Apr-97	--	--	--	--	--	--	--	1.7				839.80
Jul-98	--	--	--	--	--	--	--	4.8				840.81
Oct-98	--	--	--	--	--	--	--	3.4				840.03
Apr-99								2.6	0	0.72	55	840.60
Jul-99								4.8				840.87
Mar-00								6.6		1.26		838.86
Dec-00								0.8				839.36

All concentrations are in ug/L except D.O., nitrate, and sulfate which are in mg/L

E-benzene = ethylbenzene

TMB = trimethylbenzene (1,2,4- +1,3,5-)

MtBE = methyl-tert-butylether

D.O. = dissolved oxygen

ES = Wisconsin Administrative Code NR 140 enforcement standard

PAL = Wisconsin Administrative Code NR 140 preventive action limit

-- = not detected

Blank = not analyzed

Iron was measured in the field using a HACH kit

GW Levels are in mean sea level



PROFESSIONAL SERVICES

TRANSPORTATION • MUNICIPAL
DEVELOPMENT • ENVIRONMENTAL

February 8, 2002

Mr. Karl Franz, Administrator
City of Baraboo
135 4th Street
Baraboo, WI 53913

Re: Notice of Contamination in Right-of-Way
401 South Boulevard, Baraboo, WI

Commerce #53913-2899-01
DNR #03-57-002611

Dear Karl:

Soil contamination which resulted from leaking underground petroleum tanks was discovered in 1995 at 401 South Boulevard (Culligan Water property). The property has since been remediated by excavating contaminated soil, and the Wisconsin Department of Commerce has determined that this site does not pose a significant threat to the environment and human health (see attached letter). The Department of Commerce has also determined that no further investigation or remediation is necessary, contingent upon notifying the City of Baraboo that residual soil contamination exists within the right-of-way along South Boulevard. The purpose of this letter is to provide the required notice.

The attached map shows the approximate location of residual soil contamination in the right-of-way. The map also shows the extent of the excavation to remove contaminated soil and the locations of samples collected to define the contamination. The attached tables provide soil chemistry data. The residual soil contamination along South Boulevard starts at approximately seven feet below ground surface, which is at or just above the groundwater table. Sample #9 along South Boulevard contains benzene concentrations as high as 56 mg/kg, which is above the limit of 1.1 mg/kg determined to be protective of human health based on direct contact with the soil. Benzene concentrations in samples to the east and west (#7 and #12) and from bores in South Boulevard (B9, B10 and B11) were all below the direct contact limit.

Please contact me or the property owner if you have questions about this notification.

Sincerely,

Kevin L. Olson
Project Manager

Enc.

cc: Chuck Bongard, Baraboo City Engineer
Gena M. Larson, Wisconsin Department of Commerce
Martin Berning, Owner

Offices in Illinois, Iowa, Minnesota, and Wisconsin

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