

SITE NAME: Carlson Pontiac
BRRTS #: 03-57-540809 **FID # (if appropriate):**
COMMERCE # (if appropriate):
CLOSURE DATE: 21-Nov-06
STREET ADDRESS: 1355 East Main Street
CITY: Reedsburg

SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection): X= 520843 Y= 339964

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 Cap Maintenance Plan 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

November 20, 2006

Mr. Gilbert Schultz
Midas Investments
P.O. Box 151
Reedsburg, WI 53959

SUBJECT: Final Case Closure By Closure Committee
Carlson Pontiac, 1355 E. Main Street, Reedsburg, WI
WDNR BRRTS Activity # 03-57-540809

Dear Mr. Schultz:

On October 31, 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 October 31, 2006, you were notified that the Closure Committee had granted conditional closure to this case.

On November 20, 2006, the Department received correspondence indicating that you have complied with the requirements of closure. The conditions of closure were abandonment of all site wells. 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 which the current property owner and any subsequent property owners must adhere. If these requirements are not followed or if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, welfare, or the environment, the Department may take enforcement action under s. 292.11 Wisconsin Statutes to ensure compliance with the specified requirements, limitations or other conditions related to the property or this case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code. It is the Department's intent to conduct inspections in the future to ensure that the conditions included in this letter including compliance with referenced maintenance plans are met.

Pursuant to s. 292.12(2)(a), Wis. Stats., the pavement that currently exists in the location shown on the attached map shall be maintained in compliance with the attached maintenance plan in order to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health. If soil in the specific locations described above is excavated in the future, the property owner at the time of excavation must sample and analyze the excavated soil to determine if residual contamination remains. If sampling confirms that contamination is present the property owner at the time of excavation will need to determine whether the material

would be considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable statutes and rules. In addition, all current and future owners and occupants of the property need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken during excavation activities to prevent a health threat to humans.

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

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

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 608-275-3241.

Sincerely,



Patrick McCutcheon
South Central Region
Remediation & Redevelopment Team Supervisor

cc: Jayne Englebert, MSA, 1230 South Boulevard, Baraboo, WI 53913-2791
Wendy Weihermuller, DNR



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

October 31, 2006

Mr. Gilbert Schultz
Midas Investments
P.O. Box 151
Reedsburg, WI 53959

SUBJECT: Conditional Closure Decision,
With Requirements to Achieve Final Closure
Carlson Pontiac, 1355 E. Main Street, Reedsburg, WI
WDNR BRRTS Activity # 03-57-540809

Dear Mr. Schultz:

On October 31, 2006, the South Central Region Closure Committee reviewed the above referenced case for closure. This committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. Based on the correspondence and data provided, it appears that your case has been remediated to Department standards in accordance with s. NR 726.05, Wisconsin Administrative Code. 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

The monitoring wells at the site must be properly abandoned in compliance with ch. NR 141, Wis. Adm. Code. Documentation of well abandonment must be submitted to the Department on Form 3300-5B found at www.dnr.state.wi.us/org/water/dwg/gw/ or provided by the Department of Natural Resources.

When the above conditions have been satisfied, please submit the appropriate documentation (for example, well abandonment forms, disposal receipts, copies of correspondence, etc.) to verify that applicable conditions have been met, and your case will be closed. 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 site on the GIS Registry web page, visit <http://maps.dnr.state.wi.us/brrts>.

Section 101.143, Wis. Stats., requires that PECFA claimants seeking reimbursement of interest costs, for sites with petroleum contamination, submit a final reimbursement claim within 120 days after they receive a closure letter on their site. For claims not received by the PECFA Program within 120 days of the date of this letter, interest costs after 60 days of the date of this

letter will not be eligible for PECFA reimbursement. If there is equipment purchased with PECFA funds remaining at the site, contact the Commerce PECFA Program to determine the method for salvaging the equipment.

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.

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 608-275-3220.

Sincerely,



Martin Nessman
Hydrogeologist
South Central Region
Remediation & Redevelopment

cc: MSA, 1230 South Boulevard, Baraboo, WI 53913-2791
Case File

PAVEMENT COVER MAINTENANCE PLAN

September 20, 2006

Carlson Pontiac GMC
1355 Main Street
Reedsburg, Wisconsin

WDNR BRRTS # 03-57-540809

Legal Description: Lot One (1) of Certified Survey No. 5122 as recorded in Volume 28 of Certified Surveys on page 5122 in the office of the Register of Deeds of Sauk County, Wisconsin.

Introduction

This document is the maintenance plan for a pavement cover at the above-referenced property in accordance with the requirements of s. NR 724.13(2), Wisconsin Administrative Code. The maintenance activities relate to the existing paved surfaces and proposed new pavement patch occupying the area over the contaminated soil on-site. The contaminated soil is impacted by petroleum. The location of the paved surfaces to be maintained in accordance with this Maintenance Plan, as well as the impacted soil are identified in the attached map (Exhibit A – Figure 6 – Extent of Soil Contamination).

Cover Barrier Purpose

The paved surfaces over the contaminated soil serve as a barrier to prevent direct human contact with residual soil contamination that might otherwise pose a threat to human health. These paved surfaces also act a partial infiltration barrier to minimize future soil-to-groundwater contaminant migration that could violate the groundwater standards in ch. NR 140, Wisconsin Administrative Code. Based on the current and future use of the property, the barrier should function as intended unless disturbed.

Annual Inspection

The paved surfaces overlying the contaminated soil and as depicted in Exhibit A will be inspected once a year, normally in the spring after all snow and ice is gone, for deterioration, cracks and other potential problems that can cause additional infiltration into or exposure to underlying soils. The inspections will be performed to evaluate damage due to settling, exposure to the weather, wear from traffic, increasing age, and other factors. Any area where soils have become or are likely to become exposed will be documented. A log of the inspections and any repairs will be maintained by the property owner and is included as Exhibit B, Cap Inspection Log. The log will include recommendations for necessary repair of any areas where underlying soils are exposed. Once repairs are completed, they will be documented in the inspection log. A copy of the inspection log will be sent to the Wisconsin Department of Natural Resources (“WDNR”) at least annually after every inspection, unless otherwise directed in the case closure letter.

Maintenance Activities

If problems are noted during the annual inspections or at any other time during the year, repairs will be scheduled as soon as practical. Repairs can include patching and filling operations or they can include larger resurfacing or construction operations. In the event that necessary maintenance activities expose the underlying soil, the owner must inform maintenance workers of the direct contact exposure hazard and provide them with appropriate personal protection equipment ("PPE"). The owner must also sample any soil that is excavated from the site prior to disposal to ascertain if contamination remains. The soil must be treated, stored, and disposed of by the owner in accordance with applicable local, state, and federal law.

In the event the paved surfaces overlying the contaminated soil are removed or replaced, the replacement barrier must be equally impervious. Any replacement barrier will be subject to the same maintenance and inspection guidelines as outlined in this Maintenance Plan unless indicated otherwise by the WDNR or its successor.

The property owner, in order to maintain the integrity of the paved surfaces, will maintain a copy of this Maintenance Plan on-site and make it available to all interested parties (i.e. on-site employees, contractors, future property owners, etc.) for viewing.

Amendment or Withdrawal of Maintenance Plan

This Maintenance Plan can be amended or withdrawn by the property owner and its successors with the written approval of WDNR.

Contact Information

September 2006

Site Owner and Operator:	Midas Investments, LLC 1355 E. Main Street Reedsburg, WI 53959 608-524-2344
Consultant:	Kevin Olson MSA Professional Services, Inc. 1230 South Boulevard Baraboo, WI 53913 800-362-4505 or 608-356-2771
WDNR:	Hank Kuehling South Central Region Headquarters 3911 Fish Hatchery Road Madison, WI 53711 608-275-3286

STATE BAR OF WISCONSIN ⁰⁰⁰²²⁴³⁰⁰⁰
WARRANTY DEED

DOC# 854471

Recorded
DEC. 07, 2004 AT 10:30AM

Document Number

This Deed, made between Bradley D. Carlson, a Wisconsin individual

Handwritten signature

Grantor,
and Midas Investments, LLC, a Wisconsin limited liability company

REGISTRAR'S OFFICE
SAUK COUNTY WI
RECEIVED FOR RECORD

Fee Amount: \$13.00
Transfer Fee: \$2580.00

3
2580

Grantee.
Grantor, for a valuable consideration, conveys to Grantee the following described real estate in Sauk County, State of Wisconsin (the "Property") (if more space is needed, please attach addendum):

Name and Return Address
KAHLER LAW OFFICES
P O BOX 89
REEDSBURG WI 53959 *em*

Lot One (1) of Certified Survey No. 5122 as recorded in Volume 28 of Certified Surveys on page 5122 in the office of the Register of Deeds of Sauk County, Wisconsin.

276-1749, 276-1752, 276-1753,
276-2047

Parcel Identification Number (PIN)

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

(Located in Southeast Quarter of the Northwest Quarter and the Southwest Quarter of the Northwest Quarter of Section 11, Town 12, Range 4 East, including Lot 9, Ulrich's Addition to the City of Reedsburg and including Lot 1, CSM 179 and being a part of Assessor's Lot 203 of the Assessor's Plat, City of Reedsburg, Sauk County, Wisconsin.)

Together with all appurtenant rights, title and interests.

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except **SEE EXHIBIT A**

Dated this 2 day of December, 2004

Signature of Bradley D. Carlson
* Bradley D. Carlson (SEAL)

* _____ (SEAL)

* _____ (SEAL)

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s) Bradley D. Carlson

State of Wisconsin,

authenticated this _____ day of _____, 2004

Sauk County, ss.

Personally came before me this 2 day of December, 2004, the above named

* L. William Kahler, Jr.

Bradley D. Carlson

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

to the person _____ who executed the foregoing instrument and acknowledge the same.

THIS INSTRUMENT WAS DRAFTED BY

Attorney L. William Kahler, Jr.
Reedsburg, Wisconsin

Signature of Sharon D. Moberg
Sharon D. Moberg
Notary Public, State of Wisconsin
My Commission is permanent. (If not, state expiration date: 9-9-2007)

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

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

000227

EXHIBIT A
TO
CARLSON/MIDAS INVESTMENTS, LLC
WARRANTY DEED

Exceptions to warranties:

1. Municipal and zoning ordinances and agreements entered under them.
2. General taxes levied in the year of closing.
3. Easement granted by Harold W. Krey, wife Evelyn Krey to Wisconsin Power and Light Company by an instrument dated January 9, 1946, and recorded February 20, 1946, in Volume 185 on page 211.
4. Easement granted by Alma M. Beardsley to Wisconsin Power and Light Company by any instrument dated January 22, 1946, and recorded February 20, 1946, in Volume 185 on page 216.
5. Easement Agreement between Roy M. Carlson and LaRae L. Carlson and Viking Express, Inc., dated November 20, 1985, and recorded November 20, 1985, in Reel 410 Image 864, Doc. No. 480296.
6. Easement Agreement between Roy M. Carlson and LaRae L. Carlson and Viking Express, Inc., dated July 10, 1987, and recorded July 14, 1987, in Reel 446 Image 407, Doc. No. 500568.
7. Easement granted by Roy M. Carlson and LaRae L. Carlson, husband and wife as survivorship marital property to GTE North Incorporated by an instrument dated October 11, 1988 and recorded November 1, 1988 in Reel 476, Image 72, Doc. No. 517558.
8. Provisions of Quit Claim Deed recorded February 6, 1989 in Reel 482 Image 409, Doc. No. 521242.
9. Easements as designated on C.S.M. No. 5122.
10. Encroachment upon the above-described premises to the extent of 2.3 feet by an adjoining building located principally on the premises adjoining on the East lot line per C.S.M. No. 4122.



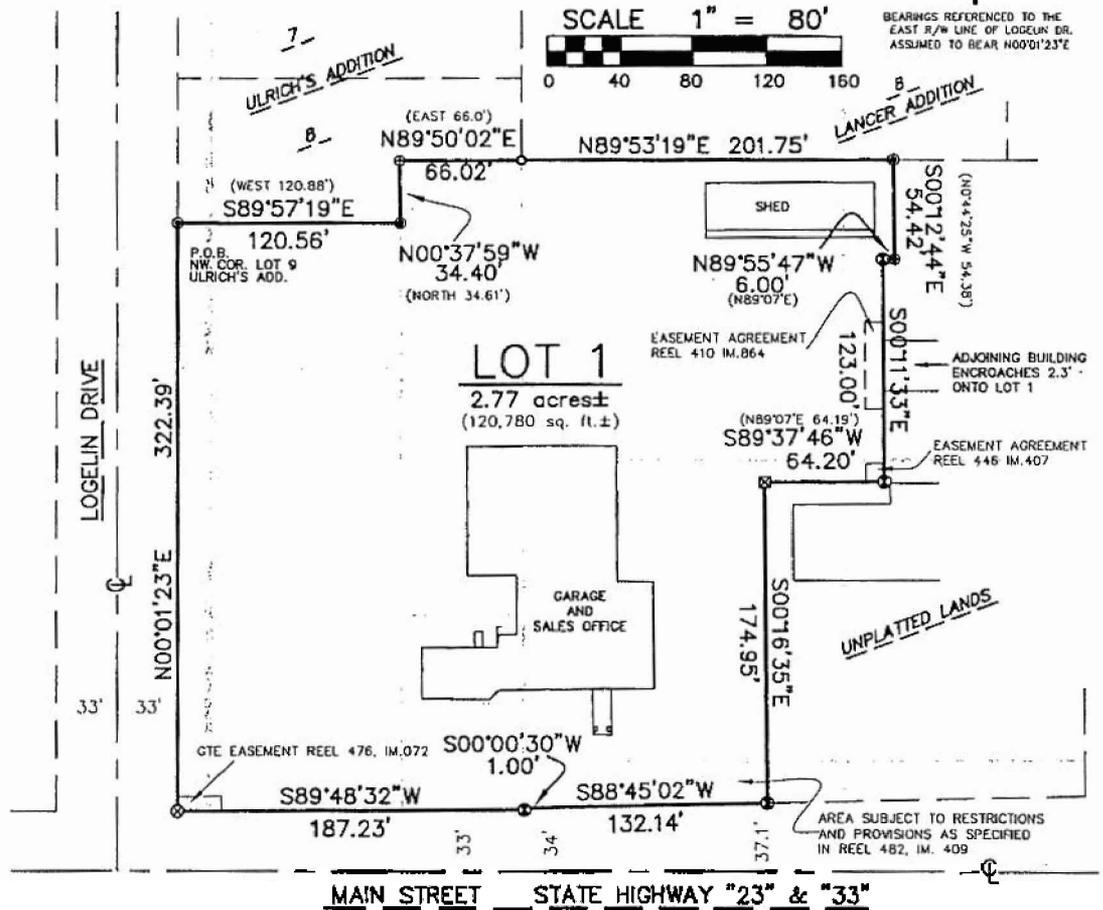
400 VIKING DR. - P.O. BOX 378 - REEDSBURG, WI 53659 - 808-524-6488

SAUK COUNTY CERTIFIED SURVEY MAP NO. 5122

LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWN 12 NORTH, RANGE 4 EAST, INCLUDING LOT 9, ULRICH'S ADDITION TO THE CITY OF REEDSBURG, AND INCLUDING LOT 1, SAUK COUNTY CERTIFIED SURVEY MAP NUMBER 179, AND BEING A PART OF ASSESSOR'S LOT 203 OF THE ASSESSOR'S PLAT, CITY OF REEDSBURG, SAUK COUNTY, WISCONSIN

CLIENT: MIDAS INVESTMENTS, LLC.
1400 EAST MAIN STREET
REEDSBURG, WI. 53959

NOTE: THE PURPOSE OF THIS CERTIFIED SURVEY IS TO CONSOLIDATE VARIOUS PARCELS. IT IS NOT A DIVISION OF LANDS. CITY OF REEDSBURG REVIEW IS NOT REQUIRED.



LEGEND

- ⊙ EXISTING 2" PIPE
- ⊙ CHISEL MARK IN SIDEWALK SET
- ⊙ EXISTING PK NAIL
- ⊙ RAILROAD SPIKE IN PAVE. SET
- ⊙ EXISTING 3/4" IRON ROD
- ⊙ 3/4" x 24" IRON ROD SET
- () RECORDED AS

SHEET 1 OF 2

THIS INSTRUMENT DRAFTED BY J. L. BREY
J:\Project\Schulz Carlson Parcel_035045025 ALTA Phase 1\5_Surv\dwg\Carlson DSM Map.dwg

Vol. 28 pg 5122

DOC# 854105

SURVEYOR'S CERTIFICATE

I, John L. Brey, Wisconsin Registered Land Surveyor, hereby certify that I have surveyed, and mapped a parcel located in the Southeast Quarter of the Northwest Quarter and the Southwest Quarter of the Northwest Quarter of Section 11, Town 12 North, Range 4 East, including Lot 9, Ulrich's Addition to the City of Reedsburg, and including Lot 1, Sauk County Certified Survey Map Number 179, and being a part of Assessor's Lot 203 of the Assessor's Plat, City of Reedsburg, Sauk County, Wisconsin, bound by the following described line:

Commencing at the northwest corner of Lot 9, Ulrich's Addition to the City of Reedsburg, being the Point of Beginning; Thence S89°57'19"E, 120.56 feet along the north line of Lot 9, Ulrich's Addition to the City of Reedsburg; Thence N00°37'59"W, 34.40 feet along the east line of Lot 8, Ulrich's Addition to the City of Reedsburg and the west line of Lot 1, Sauk County Certified Survey Map Number 179; Thence N89°50'02"E, 66.02 feet along the north line of Lot 1, Sauk County Certified Survey Map Number 179; Thence N89°53'19"E, 201.75 feet; Thence S00°12'44"E, 54.42 feet; Thence N89°55'47"W, 6.00 feet; Thence S00°11'33"E, 123.00 feet; Thence S89°37'46"W, 64.20 feet; Thence S00°16'35"E, 174.95 feet to the north right-of-way line of Main Street; Thence S88°45'02"W, 132.14 feet along the north right-of-way line of Main Street; Thence S00°00'30"W, 1.00 feet along the north right-of-way line of Main Street; Thence S89°48'32"W, 187.23 feet along the north right-of-way line of Main Street to the east right-of-way line of Logelin Drive; Thence N00°01'23"E, 322.39 feet along east right-of-way line of Logelin Drive to the Point of Beginning.

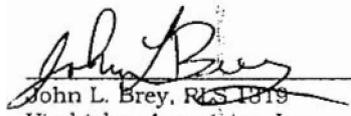
Containing 2.77 acres more or less.

That such plat is a correct representation of all exterior boundaries of the land surveyed to the best of my knowledge and belief.

That I have made such survey, and plat by the direction of Midas Investments, LLC., agent for the owner of said land, according to the description furnished.

That I have fully complied with the requirements of Chapter 236.34 of the Wisconsin State Statutes.

Dated this 30th day of November, 2004.


John L. Brey, RLS 1319
Vierbicher Associates, Inc.
P.O. Box 379
Reedsburg, WI 53959



SHEET 2 OF 2

REGISTRAR'S OFFICE
SAUK COUNTY, WI
RECEIVED FOR RECORD
Fee Amount: \$13.00



Recorded
DEC. 01, 2004 AT 10:40AM

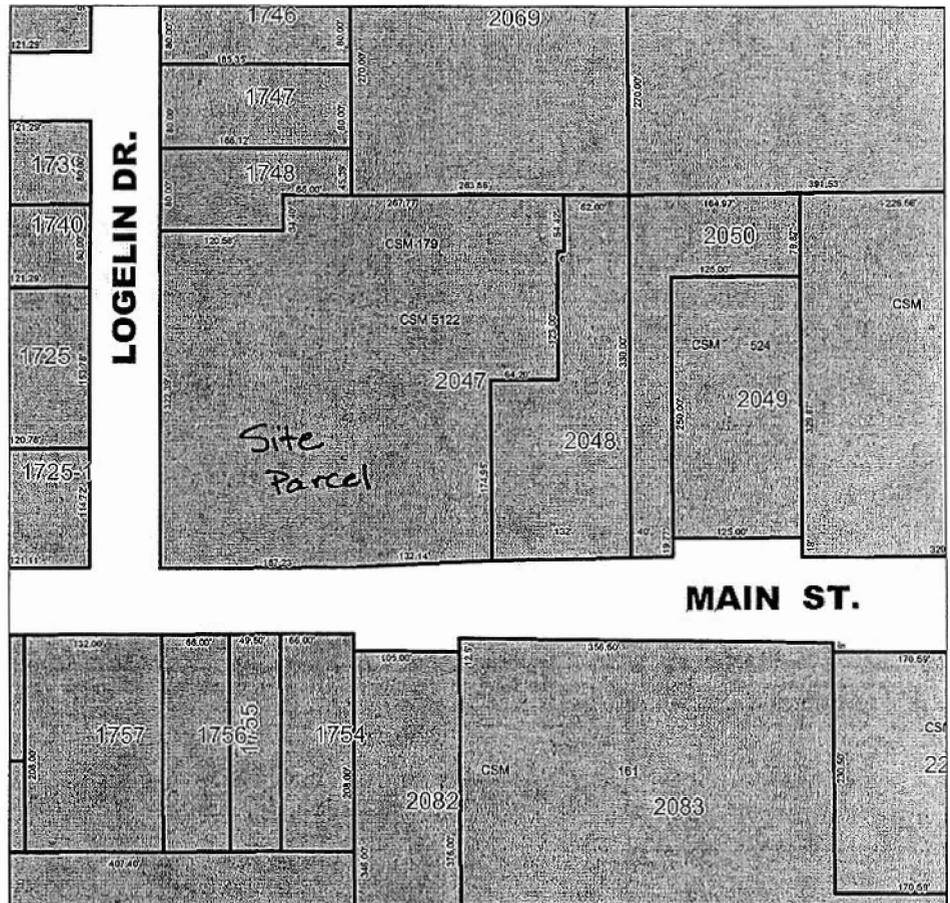
DOC# 854105

Vol. 28 P95122A

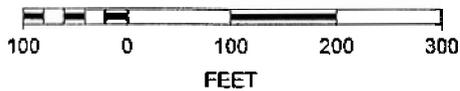
Carlson Pontiac

Annotation

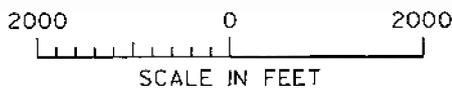
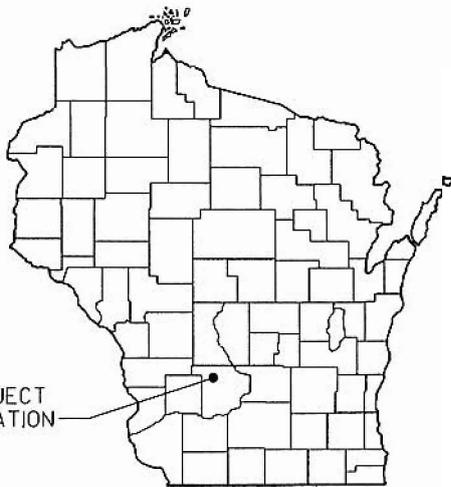
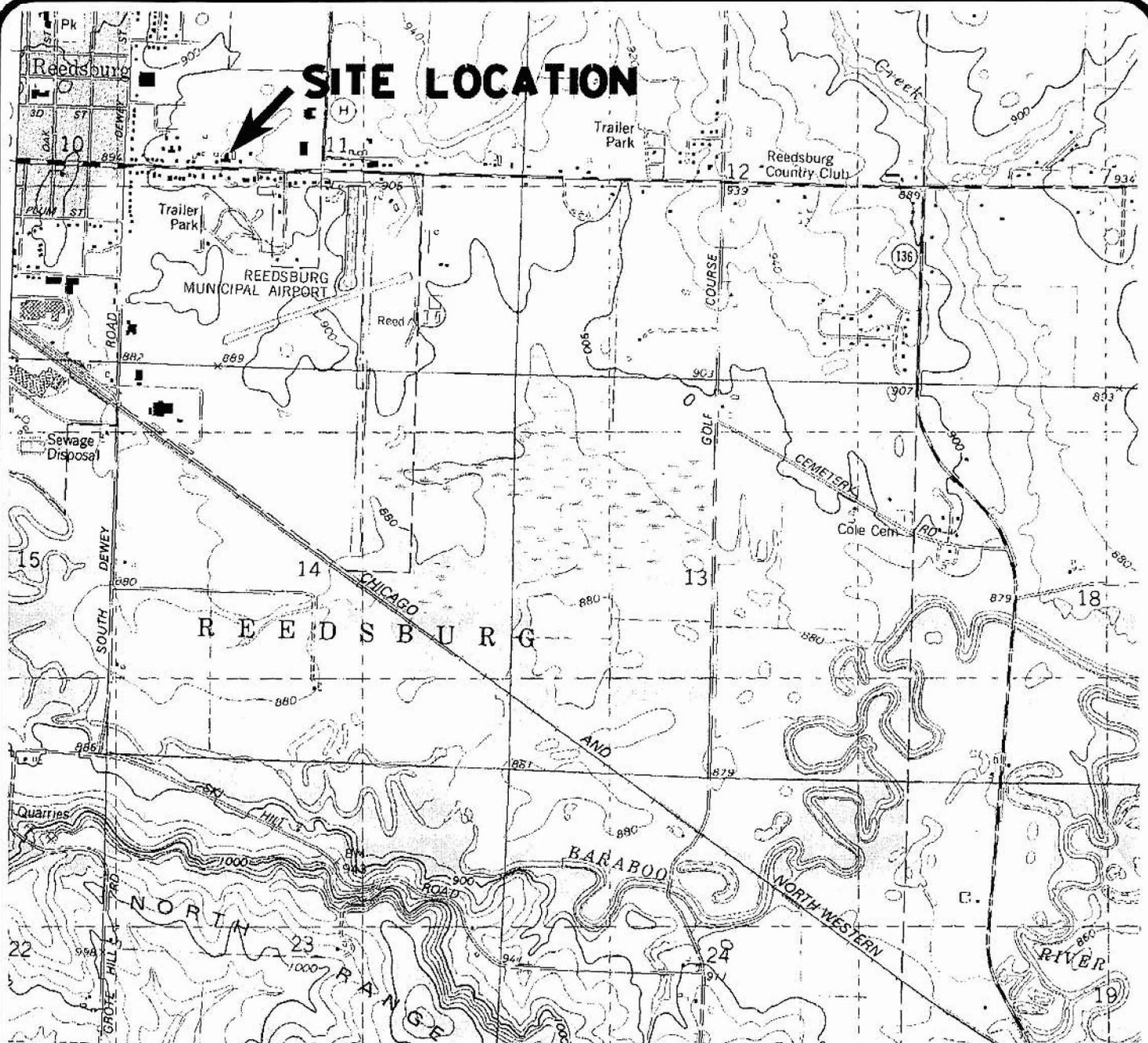
- Abc Subdivision Name
- Abc** Block Number
- Abc Road Names
- Abc Road Names
- Abc Reference Notes
-  Reference Leaders
- Parcel Leaders
- Abc Lot Numbers
- Abc Distances
-  Distance Leader
- Abc Parcel IDs
- Abc Survey Numbers
- Abc Road Row Distance
- Abc** Municipal Street Names
-  City and Village Parcels For Printing
-  City and Village Parcels
-  Township Parcels
-  City and Village Parcels



SCALE 1 : 2,218



CSM 179
CSM 5122

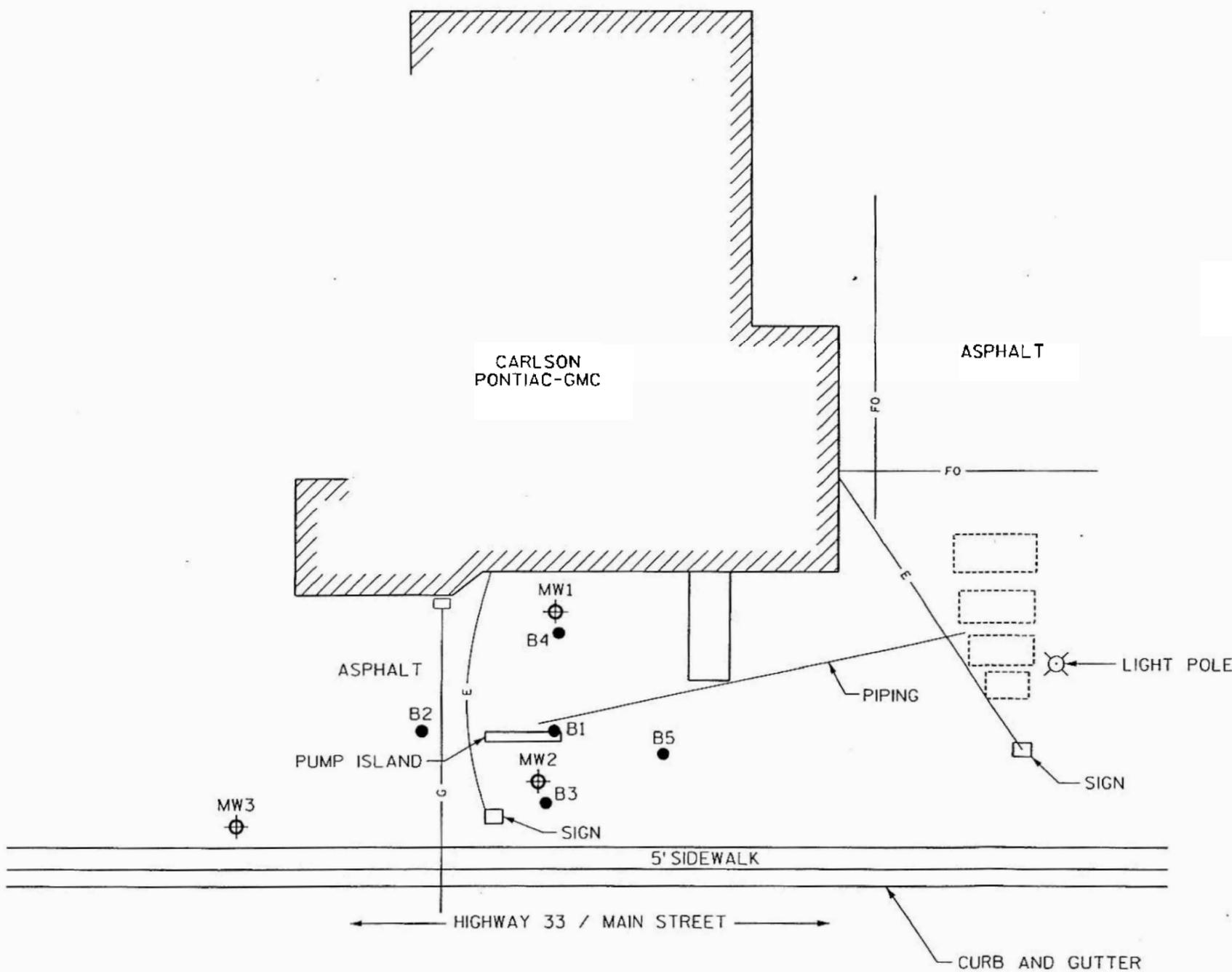


Reedsburg East Quadrangle
 Wisconsin - Sauk Co.
 7.5 Minute Series (Topographic)
 SW/4 Wisconsin Dells 15 Minute Quadrangle
 Contour Interval 20 Feet
 1975



TRANSPORTATION • MUNICIPAL • REMEDIATION
 DEVELOPMENT • ENVIRONMENTAL
 1230 South Boulevard Baraboo, WI 53913
 608-356-2771 1-800-362-4505 Fax: 608-356-2770

FIGURE 1
SITE LOCATION MAP
 CARLSON PONTIAC GMC
 1355 EAST MAIN STREET, REEDSBURG, WISCONSIN
 7/11/92a



LEGEND

- SOIL BORING LOCATION
- ⊕ MONITORING WELL LOCATION
- ▭ FORMER TANK LOCATION

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

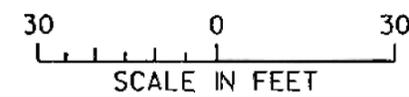


FIGURE 3

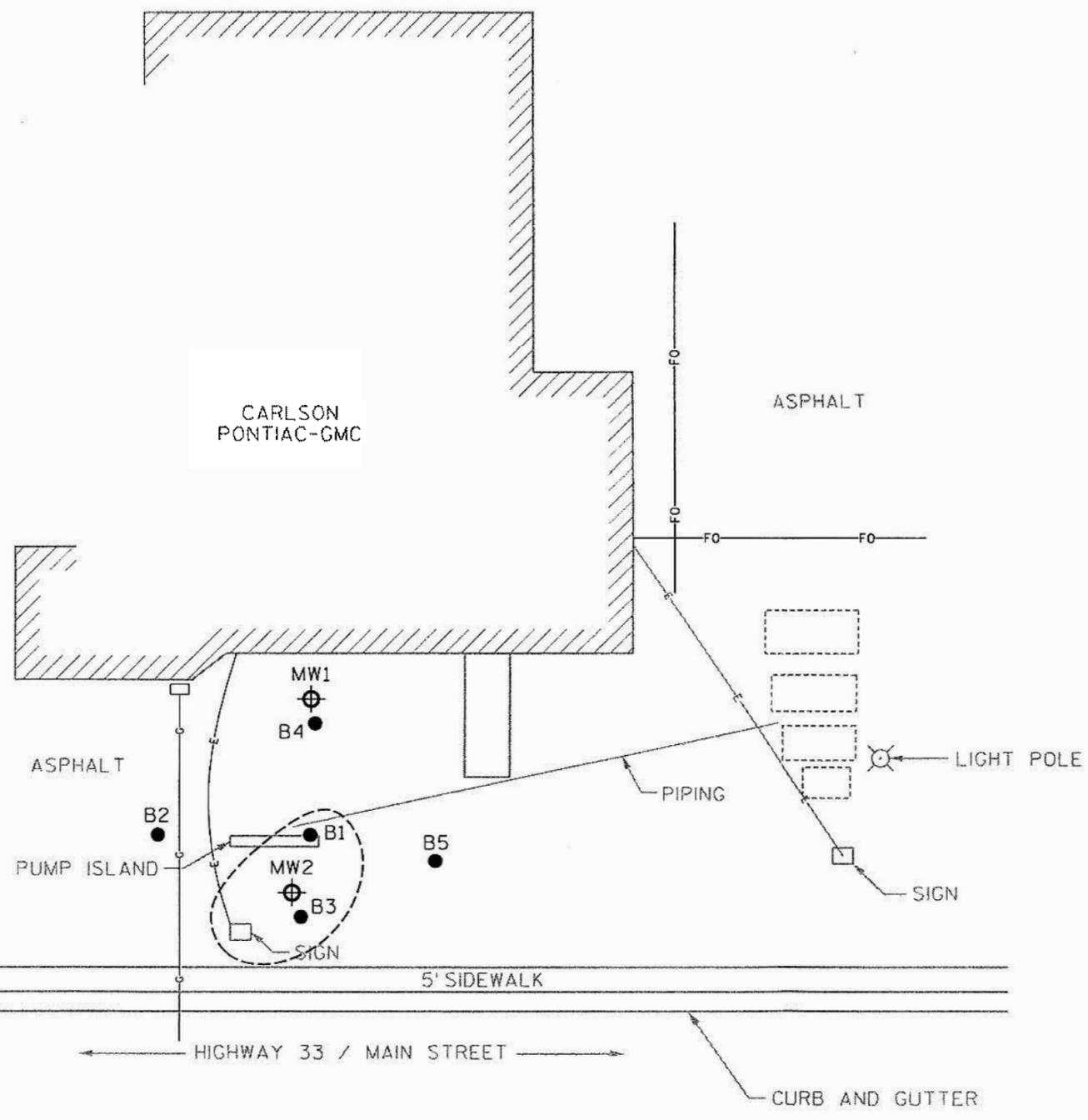
**MONITORING WELL AND
SOIL BORING LOCATIONS**
CARLSON PONTIAC GMC
1355 EAST MAIN STREET
REEDSBURG, WISCONSIN

MSA

TRANSPORTATION • MUNICIPAL
DEVELOPMENT • ENVIRONMENTAL
1230 South Delevard, Reedsburg, WI 53913
608-256-2771 • 1-800-363-4503 Fax: 608-256-2770
© MSA PROFESSIONAL SERVICES

DRAWN BY	RHM	DATE	6-9-05	SHEET of
CHECKED BY		SCALE	AS NOTED	FILE NO.	213192BC

05/14/05 AM



LEGEND

- SOIL BORING LOCATION
- ⊕ MONITORING WELL LOCATION
- FORMER TANK LOCATION
- EXTENT OF GROUNDWATER CONTAMINATION EXCEEDING NR140 ENFORCEMENT STANDARD

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



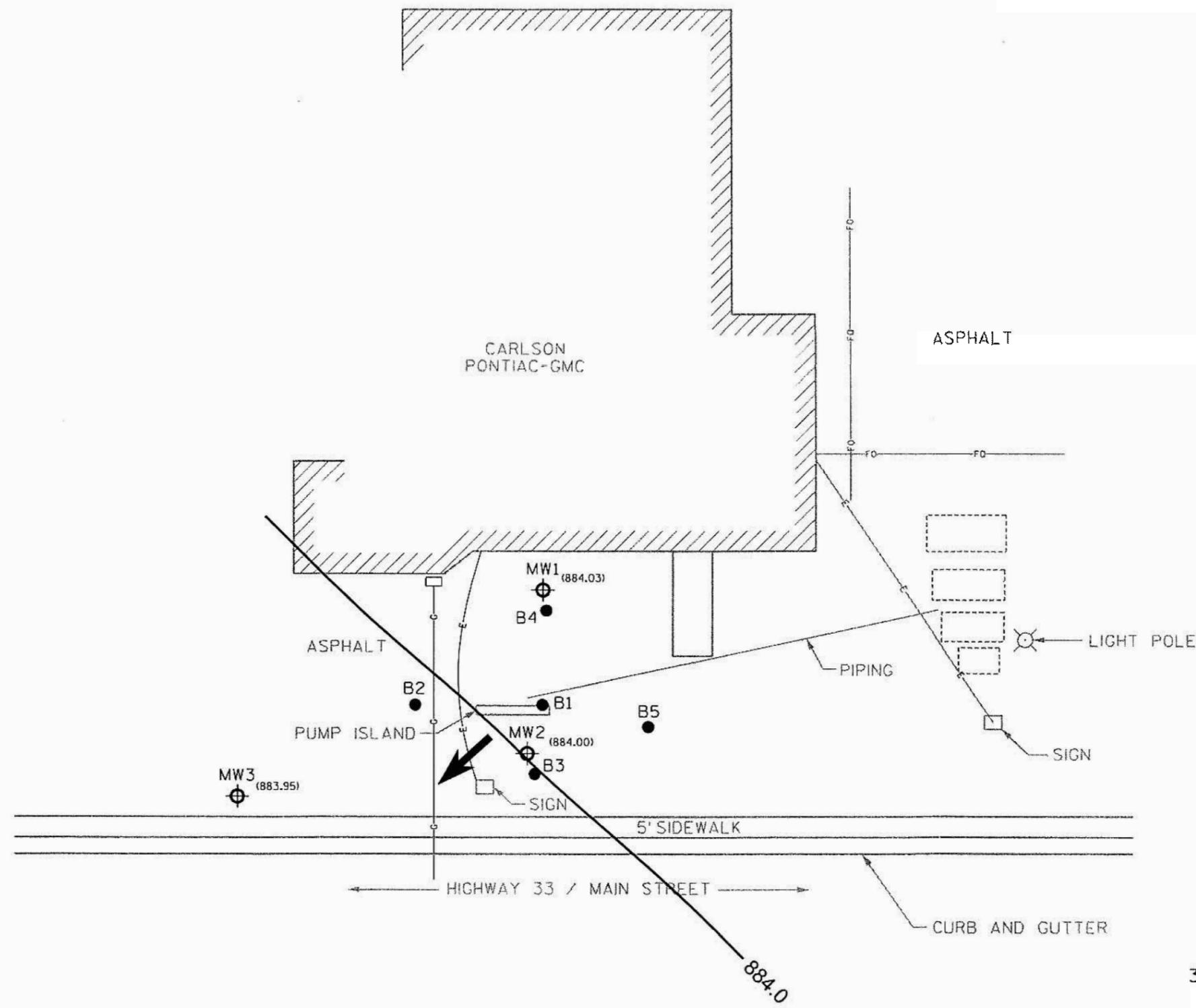
FIGURE 7

EXTENT OF GROUNDWATER CONTAMINATION EXCEEDING NR140 ENFORCEMENT STANDARD
CARLSON PONTIAC GMC
1355 EAST MAIN STREET
REEDSBURG, WISCONSIN

MSA
PROFESSIONAL SERVICES
 TRANSPORTATION • MUNICIPAL DEVELOPMENT • ENVIRONMENTAL
 1230 South Boulevard, Baraboo, WI 53913
 608-356-2771 1-800-362-4505 Fax: 608-356-2710
 © MSA PROFESSIONAL SERVICES

DRAWN BY RHM	DATE 6-9-05	SHEET OF
CHECKED BY	SCALE AS NOTED	FILE NO. 213192BG

9/22/2005 3:36:03 PM



LEGEND

- SOIL BORING LOCATION
- ⊕ MONITORING WELL LOCATION
- (884.00) GROUNDWATER ELEVATION IN FEET MEAN SEA LEVEL
- ▭ FORMER TANK LOCATION
- ↙ GROUNDWATER FLOW DIRECTION

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

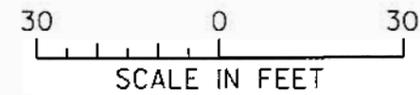
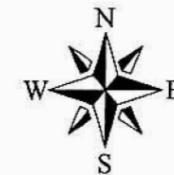
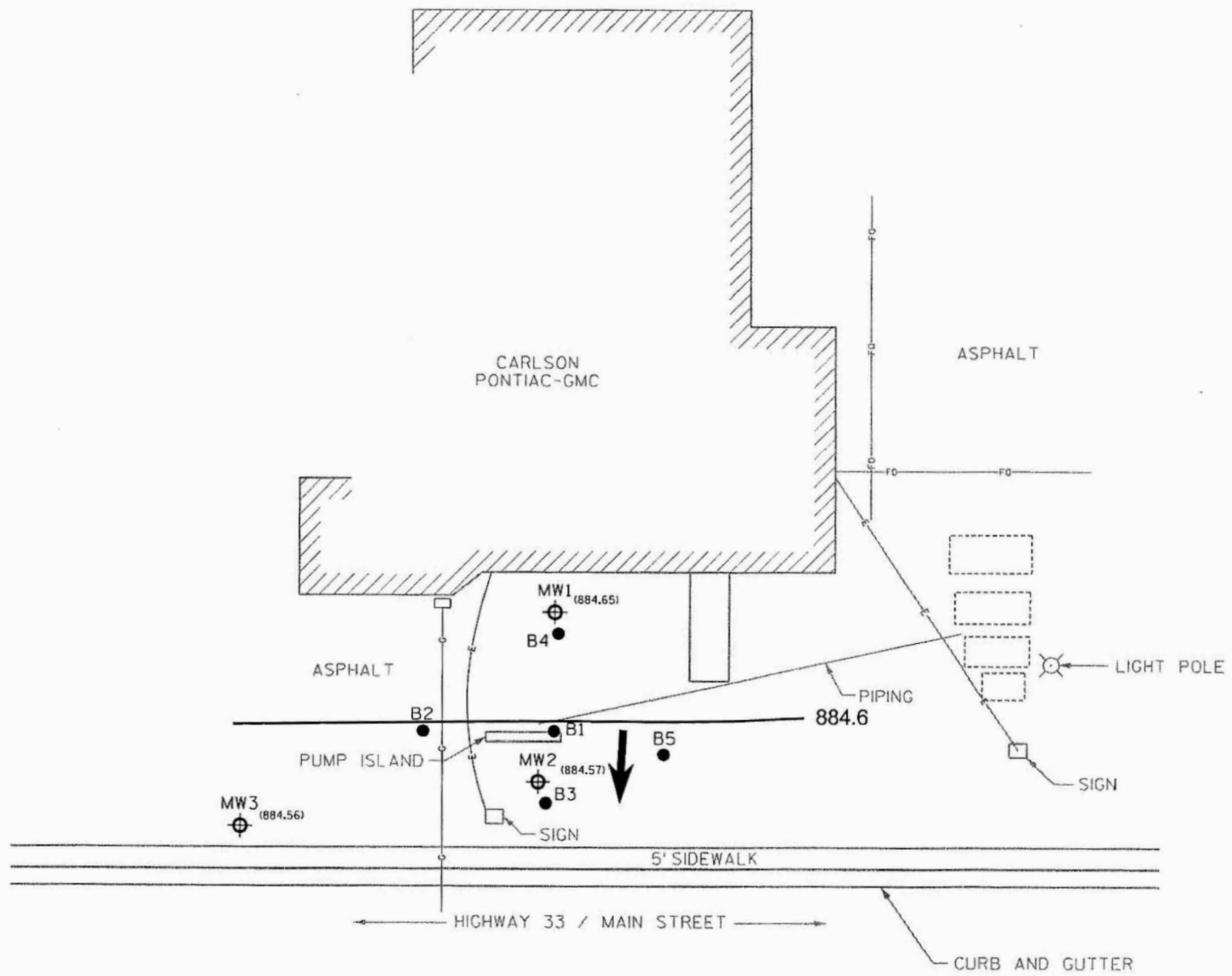


FIGURE 4
GROUNDWATER FLOW DIRECTION
APRIL 13, 2006
CARLSON PONTIAC GMC
1355 EAST MAIN STREET
REEDSBURG, WISCONSIN

MSA

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1230 South Boulevard Baraboo, WI 53913
608-356-2771 1-800-361-4505 Fax: 608-356-2770

PROFESSIONAL SERVICES
DRAWN BY RHM DATE 6-9-05 SHEET _____ of _____
CHECKED BY SCALE AS NOTED FILE NO. 213192BD



LEGEND

- SOIL BORING LOCATION
- ⊕ MONITORING WELL LOCATION
- (884.65) GROUNDWATER ELEVATION IN FEET MEAN SEA LEVEL
- FORMER TANK LOCATION
- ↙ GROUNDWATER FLOW DIRECTION

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

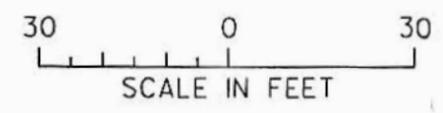


FIGURE 5
GROUNDWATER FLOW DIRECTION
JULY 13, 2006
CARLSON PONTIAC GMC
1355 EAST MAIN STREET
REEDSBURG, WISCONSIN

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CHECKED BY	SCALE AS NOTED	FILE NO. 213192BE

LEGEND

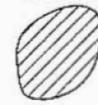
SOIL BORING LOCATION



MONITORING WELL LOCATION



FORMER TANK LOCATION



EXTENT OF SOIL CONTAMINATION EXCEEDING NR720 GRCL'S



AREA OF ASPHALT TO BE MAINTAINED TO LIMIT CONTACT WITH UNDERLYING CONTAMINATED SOIL

NOTE:

FOR ADDITIONAL NOTES AND LEGEND, REFER TO FIGURE 2.

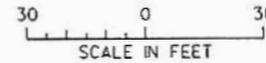
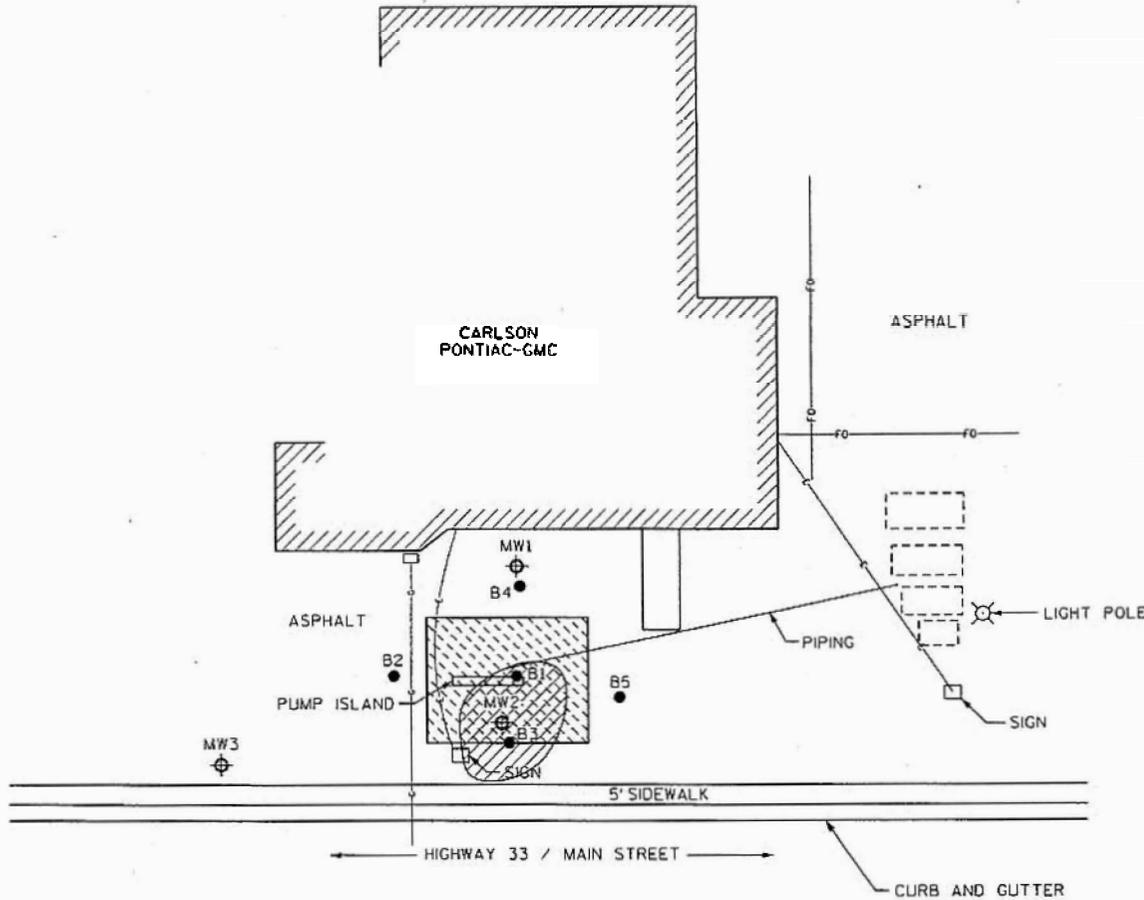


FIGURE 6

EXTENT OF SOIL CONTAMINATION EXCEEDING NR720 GRCL'S
CARLSON PONTIAC GMC
1355 EAST MAIN STREET
REEDSBURG, WISCONSIN



TRANSPORTATION - MUNICIPAL
DEVELOPMENT - ENVIRONMENTAL
1025 South Zanker Road, Reedsburg, WI 53152
608-738-2778 / 800-361-4385 Fax: 608-738-2778
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DRAWN BY: RHM DATE: 11-21-06 SHEET: 1 OF 1
CHECKED BY: NAME AS NOTED FILE NO.: 213192CF

Exhibit B
Barrier INSPECTION LOG

Inspection Date	Inspector	Condition of Cap	Recommendations	Have Recommendations from previous inspection been implemented?

**Laboratory Results - Groundwater
Carlson Pontiac, 1355 Main Street, Reedsburg, WI**

	Benzene	Toluene	Ethyl- benzene	Total Xylenes	Total Tri- methyl- benzenes	Methyl- tert- butyl- ether	1,2- Dibromo- ethane	1,2- Dichloro- ethane	Naph- thalene	Dissolved Oxygen	Lead	Water Level
Units	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	mg/L	ug/L	MSL
NR 140 PAL	0.5	200	140	1000	96	12	0.005	0.5	8		1.5	
NR 140 ES	5	1000	700	10000	480	60	0.05	5	40		15	
MW-1	<i>Top of Casing = 926.62 ft MSL</i>											
30-Aug-05	<0.40	<0.40	<0.50	<1.0	<0.50	<0.60	<0.60	<0.50	<0.60			884.97
29-Dec-05	<0.40	<0.40	<0.50	<1.0	<0.50	<0.60	<0.60	<0.50	<0.60	4.8	2.4	884.23
13-Apr-06	<0.40	<0.40	<0.50	<1.0	<0.50	<0.60	<0.50	<0.50	<0.60		<0.60	884.03
13-Jul-06	<0.40	<0.40	<0.50	<0.90	<0.50	<0.40	<0.50	<0.50	<0.70		<0.60	884.65
MW-2	<i>Top of Casing = 925.29 ft MSL</i>											
30-Aug-05	<0.40	8.3	1.4	17	4.1	<0.60	12	9.2	0.97			884.81
29-Dec-05	0.73	16	1.3	11.2	0.42	<0.60	6.4	2.4	<0.60	5.8	95.3	884.18
13-Apr-06	0.57	12	0.92	12.3	0.75	<0.60	7.6	3.3	<0.60		116	884.00
13-Jul-06	<0.40	<0.40	<0.50	<0.90	<0.50	<0.40	5.2	2.7	<0.70		116	884.57
MW-3	<i>Top of Casing = 921.80 ft MSL</i>											
30-Aug-05	<0.40	<0.40	<0.50	<1.0	<0.50	<0.60	<0.60	<0.50	<0.60			884.82
29-Dec-05	<0.40	<0.40	<0.50	<1.0	<0.50	<0.60	<0.60	<0.50	<0.60	6.0	<1.5	884.12
13-Apr-06	<0.40	<0.40	<0.50	<1.0	<0.50	<0.60	<0.50	<0.50	<0.60		<0.60	883.95
13-Jul-06	<0.40	<0.40	<0.50	<0.90	<0.50	<0.40	<0.50	<0.50	<0.70		<0.60	884.56

PAL = Wisconsin Administrative Code NR 140 preventive action limit

ES = Wisconsin Administrative Code NR 140 enforcement standard

MSL = mean sea level

Values in BOLD exceed NR 140 enforcement standard

Table 1 - Laboratory Results - Tank Closure Samples
Carlson Pontiac GMC, 1355 East Main Street, Reedsburg, Wisconsin

Location	Depth Interval	Date	PID	GRO	DRO	Benzene	Ethyl-benzene	Methyl-tert-butyl ether	Toluene	1,2,4- Tri-methyl-benzene	1,3,5- Tri-methyl-benzene	Total Xylenes
NR 746 Table 1 (Indicative of Residual Product)						8.5	4.6		38	83	11	42
NR 746 Table 2 (Direct contact)						1.10						
NR 720 GRCL's				100	100	0.0055	2.9		1.5			4.1
Tank #1- West End	10.5 ft	8-Dec-04	0	<1.3		<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
Tank #1- East End	10 ft	8-Dec-04	0	<1.3		<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
Tank #2 - East End	10 ft	8-Dec-04	0	<1.3		<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
Tank #2- West End	10.2 ft	8-Dec-04	0	<1.3		<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
Tank #3 - West End	11 ft	9-Dec-04	0	<1.3		<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
Tank #3 - East End	11 ft	9-Dec-04	0	<1.3		<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
Tank #4 - West End	10.5 ft	9-Dec-04	0	<1.3	<1.2	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
Tank #4 - East End	10.5 ft	9-Dec-04	0	<1.3	<1.2	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
Pipe Run #1	3 ft	9-Dec-04	0	<1.4		<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
Pipe Run #2	3 ft	9-Dec-04	0	<1.3		<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
Pipe Run #3	3 ft	9-Dec-04	0	<1.3		<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
Pipe Run #4	3 ft	9-Dec-04	0	<1.4		<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
Pump Island #1	2.5 ft	9-Dec-04	425	1300		<0.23	0.26	<0.40	<0.25	55	27	45
Pump Island #2	2.5 ft	9-Dec-04	169	130		<0.025	0.058	<0.025	<0.025	0.73	1.8	0.51
Pump Island #3	2.5 ft	9-Dec-04	162	63		<0.025	0.069	<0.025	<0.025	1.6	1.3	1.14
Stockpile #1		8-Dec-04		33		0.046	0.35	<0.025	0.032	2.4	0.93	2.11
Stockpile #2		9-Dec-04		100		0.17	1.7	<0.080	0.33	8.4	3.0	9.32
Stockpile #3		9-Dec-04		560		<0.23	3.8	<0.40	8.4	37	14	62
Stockpile #4		10-Dec-04			43							

All concentrations are in mg/Kg.
 Depths are in feet below ground surface.
 PID readings are in ppm as isobutylene.
 Blank cells indicate parameter was not analyzed.

Laboratory Results - Soil
Carlson Pontiac, Reedsburg, Wisconsin

Location	Depth Interval	Date	PID	GRO	Lead	Benzene	Ethyl-benzene	Methyl-tert-butyl ether	Toluene	1,2,4- Tri-methyl-benzene	1,3,5- Tri-methyl-benzene	M&P Xylene	O Xylene	1,2-Dibromo-ethane	1,2-Dichloro-ethane	Naphthalene	
NR 746 Table 1 (Indicative of Residual Product)						8.5	4.6		38	83	11	42*	42*			2.7	
NR 746 Table 2 (Direct contact)						1.10											
NR 720 GRCL's				100	50	0.0055	2.9		1.5			4.1*	4.1*				
B-1	2 to 4	23-May-05	1048	1000	7.5	<0.070	1.3	<0.16	0.33	55	25	23	19				
B-1	5 to 5.5	23-May-05	1534	2500	5.2	<0.25	2.2	<0.25	6.7	200	82	130	73	1.0	<0.45	42	
B-1	15	23-May-05	1082	6800	2.3	<0.70	140	<1.6	160	420	140	650	290				
B-1	25	23-May-05	1213	190	0.89	<0.070	0.92	<0.16	0.40	17	5.3	9.4	5.1				
B-2	1 to 3	23-May-05	26	<1.2	1.8	<0.025	<0.025	<0.025	<0.025	0.057	<0.025	<0.025	<0.025				
B-2	6	23-May-05	1.3	<1.2	1.3	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025				
B-3	1 to 3	23-May-05	0	<1.2	1.4	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025				
B-3	12	23-May-05	117	<1.2	0.95	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025				
B-3	16	23-May-05	325	33		<0.025	0.089	<0.025	0.37	1.3	0.68	1.8	1.3				
B-3	19	23-May-05	769	710		<0.14	8.7	<0.32	9.6	40	13	43	21				
B-4	1 to 3	23-May-05	0	<1.2		<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025				
B-4	12	23-May-05	0	<1.2		<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025				
B-5	3.5 to 4.5	23-May-05	0	<1.2		<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025				
B-5	12	23-May-05	0	<1.3		<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025				

All concentrations are in mg/Kg.

Depths are in feet below ground surface.

PID readings are in ppm as isobutylene.

Blank cells indicate parameter was not analyzed.

* = concentration is for total xylenes.

Values in BOLD exceed a NR 720 generic residual contaminant limit

RESPONSIBLE PARTY AFFIRMATION OF PROPERTY DESCRIPTIONS

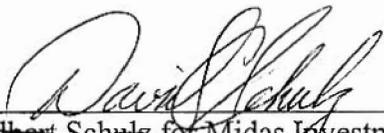
The following affirmation by the responsible party is required by Wisconsin Administrative Code, ch. NR 726.05 paragraph (3)(a)4.g. (for groundwater contamination) and/or NR 726.05 paragraph (3)(b)4.f. (for soil contamination).

I hereby affirm the following:

1. I believe that legal descriptions for all of the properties within or partially within the contaminated site's boundaries that had groundwater contamination exceeding ch NR 140 enforcement standards at the time that case closure was requested, other than public street or highway rights-of-way or railroad rights-of-way, have been submitted to the agency with administrative authority for the site, either as an attachment to the site investigation report or as part of the groundwater GIS registry attachment to the case close out report,

and

2. I believe that legal descriptions for all of the properties within or partially within the contaminated site's boundaries that had soil contamination exceeding generic or site-specific residual contaminant levels as determined under ch. NR 720.09, 720.11 and 720.19 at the time that case closure is requested, other than public street or highway rights-of-way or railroad rights-of-way, have been submitted to the agency with administrative authority for the site, either as an attachment to the site investigation report or as part of a soil GIS registry attachment to the case close out report.



Gilbert Schulz for Midas Investments, LLC
DAVID@SCHULZ

10-11-2006
Date