

GIS REGISTRY INFORMATION

SITE NAME: Three Rivers Plaza Development (fka Walt Hammond Buick Property)
BRRTS #: 02-32-343450 **FID # (if appropriate):** 632027110
COMMERCE # (if appropriate): NA
CLOSURE DATE: 09/25/2002 and 02/21/2006
STREET ADDRESS: 40 Copeland Ave.
CITY: La Crosse

SOURCE PROPERTY Locational COORDINATES (meters in WTM91 projection): X= 419573 Y= 373975

CONTAMINATED MEDIA: Groundwater Soil Both

OFF-SOURCE GW CONTAMINATION >ES: Yes No

IF YES, STREET ADDRESS 1: _____
Locational COORDINATES (meters in WTM91 projection): X= _____ Y= _____

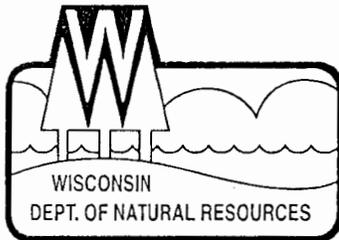
OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL): Yes No

IF YES, STREET ADDRESS 1: _____
Locational COORDINATES (meters in WTM91 projection): X= _____ Y= _____

CONTAMINATION IN RIGHT OF WAY: Yes No

DOCUMENTS NEEDED:

- Closure Letter, and any conditional closure letter or denial 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 17-20255-20
- 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
- Copy of any maintenance plan referenced in the deed restriction.



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
Scott Hassett, Secretary
Scott Humrickhouse, Regional Director

West Central Region Headquarters
1300 W. Clairemont Avenue
PO Box 4001
Eau Claire, Wisconsin 54702-4001
Telephone 715-839-3700
FAX 715-839-6076
TTY Access via relay - 711

February 21, 2006

Mr. Mike Keil
Northside Development of La Crosse, LLC
3827 Creekside Lane
Holmen, WI 54636

Subject: No Further Action:
Three Rivers Plaza Development (F.K.A. Walt Hammond Buick Property)
40 Copeland Ave., La Crosse, WI; BRRTS# 02-32-343450

Dear Mr. Keil:

On November 21, 2005, the Wisconsin Department of Natural Resources received the report entitled "Request for No Further Action - Three Rivers Plaza Development, 2-40 Copeland Avenue, La Crosse, Wisconsin 54603". I have reviewed the document and I concur that the environment has been restored to the extent practicable as provided in ch. NR 708.09, Wis. Adm. Code. Therefore, the immediate action in response to a release has been completed and the Department of Natural Resources is requiring no further action at this time.

Due to ongoing redevelopment activities occurring on the above-referenced property, two areas of potential contamination were identified and assessed. The two areas were the eight remaining hydraulic lifts that were not investigated in August of 2002, and a former waste oil UST.

The assessment of the hydraulic lift area documented soil contamination in the area of former hydraulic lifts 6, 7 & 8, and soil was excavated in two test pits (TP1 & TP2) to a depth of 7.5 feet. Groundwater was encountered at 8 feet, bgs. The only soil sample in the hydraulic lift area that exceeded a NR720 generic RCL was a base of excavation sample in TP2 that exhibited a DRO concentration of 110 mg/kg.

The assessment of the waste oil UST documented the removal of the UST and the soil excavation in test pit TP3. Soil excavated from test pit TP3 was transported to and disposed of at the La Crosse County landfill. Analytical results from the initial tank closure assessment indicated exceedances of generic RCLs for PAHs and lead for the groundwater pathway and non-industrial direct contact pathways. Tetrachloroethylene was also detected in the sidewall samples. Based on the closure assessment analytical results, the Department requested that additional site assessment be conducted. The results of that additional site assessment defined the extent of the residual soil contamination to the extent practicable, and confirmed that generic RCL exceedances remain at the site, but are limited in magnitude. In addition, three borings were advanced to groundwater, and groundwater samples collected at these locations indicate exceedances NR140 enforcement standards for several PAHs. These same PAHs were observed in earlier site investigations at this site, resulting in the site being listed in the

groundwater GIS Registry in 2002.

The area involved in this most recent investigation and remediation has now been covered with 4' to 6' of clean fill, and/or a new retail building and asphalt parking lot. This site will now be listed on the soil GIS Registry and the existing groundwater GIS Registry file for this site will be updated.

We appreciate your efforts to protect and restore the environment at this site. If you have any questions regarding this No Further Action determination, please contact me at 715-839-1602.

Sincerely,

A handwritten signature in black ink, appearing to read "Doug Joseph", written in a cursive style.

Douglas Joseph
Hydrogeologist
Bureau for Remediation & Redevelopment

Enclosure

c: Eric Nelson, BT², Inc., 2830 Dairy Dr., Madison, WI 53718-6751



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Scott McCallum, Governor
Darrell Bazzell, Secretary
Scott A. Humrickhouse, Regional
Director

La Crosse Service Center
3550 Mormon Coulee
La Crosse, Wisconsin 54601
Telephone 608-785-9000
FAX 608-785-9990

September 25, 2002

Site ID #: 02-32-343450
FID #: 632027110
La Crosse County

Mr. C. Walter Hammond
3150 South 33rd Street
La Crosse, WI 54601

FILE COPY

**Subject: No Further Action Determination for the Former Walt Hammond Buick
Located at 40 Copeland Avenue, La Crosse, WI
BRRTS# 02-32-343450**

Dear Mr. Hammond:

On September 10, 2002, the Wisconsin Department of Natural Resources received the Request for a No Further Action Determination for the Walt Hammond Property, prepared on your behalf by Envirogen. The request pertains to the release of hydraulic fluid associated with two hydraulic lifts in the shop of area of the building on the property. The property owner conducted an immediate response consisting of removal of the concrete floor over the contaminated areas and excavation and disposal of all contaminated soils encountered. The Department has reviewed the document and concurs that the environment has been restored to the extent practicable as provided in ch. NR 708.09, Wis. Adm. Code.

However, because of a detected exceedance in the groundwater sample from geoprobe GP-2 of the Chapter NR 140 Wis. Adm. Code Table 1 Public Health Groundwater Quality Standards for the polycyclic aromatic compounds **Benzo(a)pyrene, Benzo(b)fluoranthene, and chrysene**, the Department is requiring that the property be added to the GIS Registry to indicate the presence of this substance in the groundwater on the property. The Department has received the required \$250 fee and all necessary information to process this requirement.

Therefore, the immediate action in response to a release has been completed and the Department of Natural Resources is requiring no further action at this time.

We appreciate your efforts to protect and restore the environment at this site. If you have any questions regarding this No Further Action determination, please contact me.

Sincerely,

David Carper, P.E., P.G.
Remediation Engineer
Remediation and Redevelopment Program
(608) 785-9973 FAX (608) 785-9990



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Scott McCallum, Governor
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Scott A. Humrickhouse, Regional
Director

La Crosse Service Center
3550 Mormon Coulee
La Crosse, Wisconsin 54601
Telephone 608-785-9000
FAX 608-785-9990

September 25, 2002

Site ID #: 02-32-343450
FID #: 632027110
La Crosse County

Mr. C. Walter Hammond
3150 South 33rd Street
La Crosse, WI 54601

FILE COPY

**Subject: Correction to the No Further Action Determination for the Former Walt Hammond Buick Located at 40 Copeland Avenue, La Crosse, WI
BRRTS# 02-32-343450**

Dear Mr. Hammond:

On September 11, 2002, the Wisconsin Department of Natural Resources issued you a No Further Action Determination for the Walt Hammond Property. In preparing the determination, I incorrectly identified the substance contaminating the groundwater as **naphthalene**. The actual substances contaminating the groundwater are the polycyclic aromatic compounds **Benzo(a)pyrene, Benzo(b)fluoranthene, and chrysene**. I have enclosed a corrected determination. Please keep the enclosed determination for your records. No other aspects of the determination are affected.

The Department apologizes for any inconvenience this may have caused. If you have any questions regarding this letter please contact me.

Sincerely,

David Carper, P.E., P.G.
Remediation Engineer
Remediation and Redevelopment Program
(608) 785-9973 FAX (608) 785-9990

c: John C. Storlie - Envirogen, Inc., 1285 Rudy Street, P.O. Box 684, Onalaska, WI 54650-0684
Bob Smythe - Smythe & Dunn, 200 Main St. Suite 30, La Crosse, WI 54601
Dennis Koula, Kohar, LLC, 1500 W. Hwy 16, West Salem, WI 54669



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Scott McCallum, Governor
Darrell Bazzell, Secretary
Scott A. Humrickhouse, Regional
Director

La Crosse Service Center
3550 Mormon Coulee
La Crosse, Wisconsin 54601
Telephone 608-785-9000
FAX 608-785-9990

September 11, 2002

FILE COPY

Site ID #: 02-32-343450
FID #: 632027110
La Crosse County

Mr. C. Walter Hammond
3150 South 33rd Street
La Crosse, WI 54601

**Subject: No Further Action Determination for the Former Walt Hammond Buick
Located at 40 Copeland Avenue, La Crosse, WI
BRRTS# -2-32-343450**

Dear Mr. Hammond:

On September 10, 2002, the Wisconsin Department of Natural Resources received the Request for a No Further Action Determination for the Walt Hammond Property, prepared on your behalf by Envirogen. The request pertains to the release of hydraulic fluid associated with two hydraulic lifts in the shop of area of the building on the property. The property owner conducted an immediate response consisting of removal of the concrete floor over the contaminated areas and excavation and disposal of all contaminated soils encountered. The Department has reviewed the document and concurs that the environment has been restored to the extent practicable as provided in ch. NR 708.09, Wis. Adm. Code.

However, because of a detected exceedance in the groundwater sample from geoprobe GP-2 of the Chapter NR 140 Wis. Adm. Code Table 1 Public Health Groundwater Quality Standards for naphthalene, the Department is requiring that the property be added to the GIS Registry to indicate the presence of this substance in the groundwater on the property. The Department has received the required \$250 fee and all necessary information to process this requirement.

Therefore, the immediate action in response to a release has been completed and the Department of Natural Resources is requiring no further action at this time.

We appreciate your efforts to protect and restore the environment at this site. If you have any questions regarding this No Further Action determination, please contact me.

Sincerely,

David Carper, P.E., P.G.
Remediation Engineer
Remediation and Redevelopment Program
(608) 785-9973 FAX (608) 785-9990

DOCUMENT NUMBER

WARRANTY DEED

1430887

LACROSSE COUNTY REGISTER OF DEEDS DEBORAH J. FLOCK

RECORDED ON 09/01/2005 02:37PM

REC FEE: 11.00 TRANSFER FEE: 2865.00 EXEMPT #:

PAGES: 1

KOHAR, LLC, a Wisconsin Limited Liability Company.

conveys and warrants to

North Side Development of La Crosse, LLC, a Wisconsin Limited Liability Company.

Return to:

Northside Development 3827 Creekside Lane Holmen WI 54636

Tax Parcel No: 17-20255-020 & 17-20255-090

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

Part of Government Lot 1, (being that part of the West 1/2 of the NW 1/4 lying West of the LaCrosse River) of Section 32, Township 16 North of Range 7 West in the City of LaCrosse, LaCrosse County, Wisconsin, described as follows: Commencing at a point 1320 feet South from the Northwest corner of said Lot 1 on the Causeway leading from South LaCrosse to North LaCrosse; thence running East 600 feet; thence South 250 feet; thence West 237 feet; thence North 120 feet; thence West 363 feet; thence North 130 feet to the point of beginning, EXCEPTING the right of way of the Chicago, Burlington & Quincy Railroad Company and EXCEPTING the part deeded to the City of LaCrosse for highway purposes.

Part of Government Lot 1, (being that part of the West 1/2 of the NW 1/4 lying West of the LaCrosse River) of Section 32, Township 16 North of Range 7 West in the City of LaCrosse, LaCrosse County, Wisconsin, described as follows: Beginning at the Northwest corner of said Government Lot 1; thence South along the West line thereof 1320 feet; thence East 67 feet to a monument in the East line of Copeland Avenue; thence North along the East line of Copeland Avenue 50 feet to a monument and the point of beginning of this description: Thence North along the East line of Copeland Avenue 250.0 feet; thence East parallel with the North line of said Government Lot 1, for a distance of 263 feet; thence South, parallel with the East line of Copeland Avenue, 250 feet; thence West 263 feet to the point of beginning.

Part of Government Lot 1, (being that part of the West 1/2 of the NW 1/4 lying West of the LaCrosse River) of Section 32, Township 16 North of Range 7 West in the City of LaCrosse, LaCrosse County, Wisconsin, described as follows: Beginning on the West line of said Government Lot 1 at a point 1320 feet South of the Northwest corner thereof; thence East 67 feet to a monument in the East line of Copeland Avenue and the point of beginning of this description: Thence North along the East line of Copeland Avenue 50 feet to a monument; thence East parallel with the North line of said Government Lot 1 a distance of 266.0 feet to the East line of the West 333 feet of said Government Lot 1; thence South 50 feet; thence West to the place of beginning.

This is not homestead property. (is not)

Exceptions to warranties: Easements, covenants, zoning and restrictions of record, though no republication is intended herein. General taxes for the year 2005.

Dated this 16th day of August, 2005.

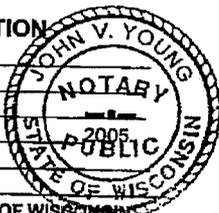
Nick Harring (SEAL)

KOHAR, LLC Dennis Kaula (SEAL)

(SEAL)

(SEAL)

AUTHENTICATION



Signature(s)

authenticated this day of

ACKNOWLEDGEMENT

STATE OF WISCONSIN LACROSSE COUNTY }SS

Personally came before me this 16th day of August 2005 the above named Nick Harring and Dennis Kaula

TITLE: MEMBER STATE BAR OF WISCONSIN

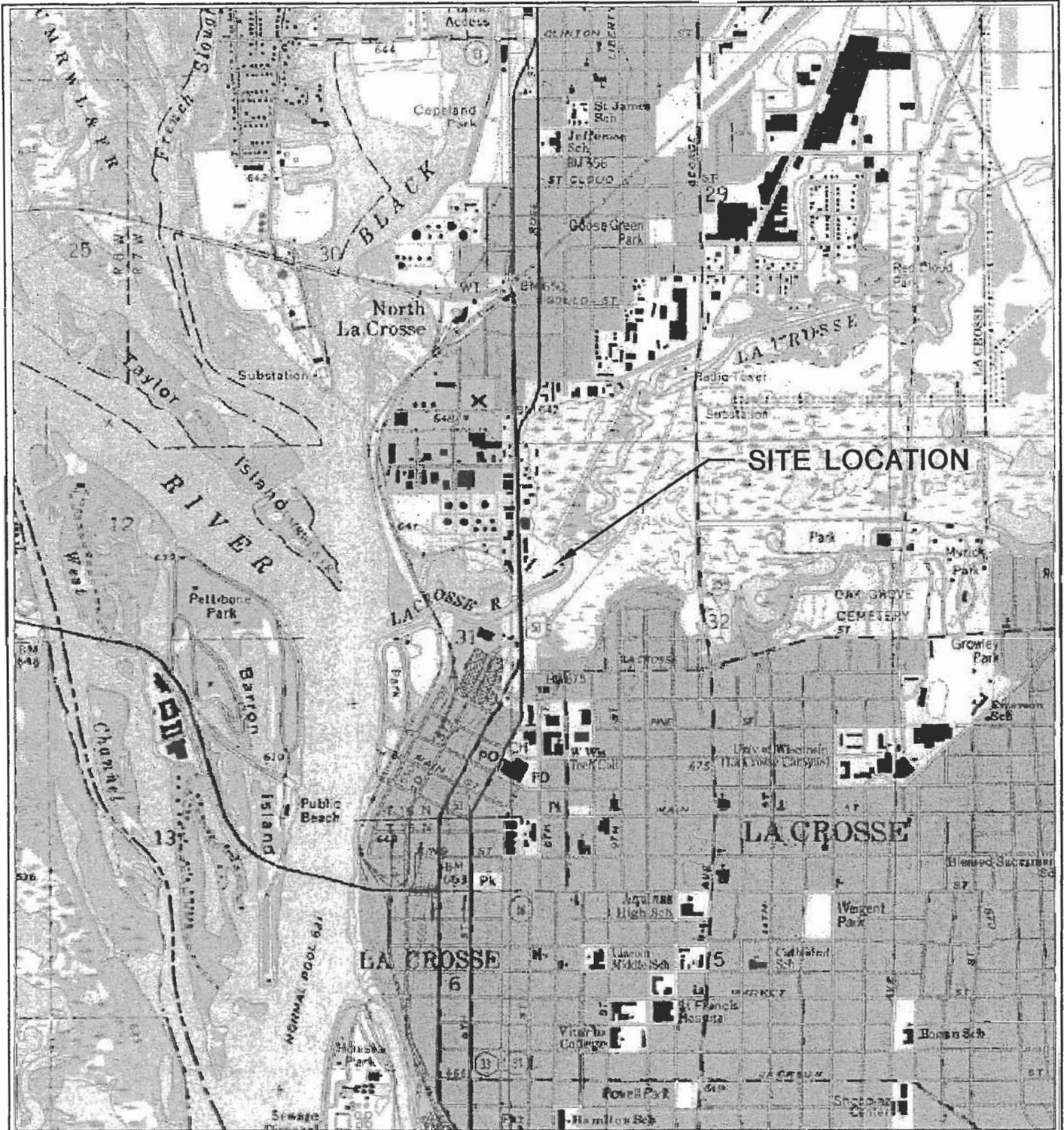
(If not authorized by 706.05, Wisconsin Statutes

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

Drafted by James T. Gull - La Crosse, WI

Notary Public State of Wisconsin My commission expires: 12/19/08

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



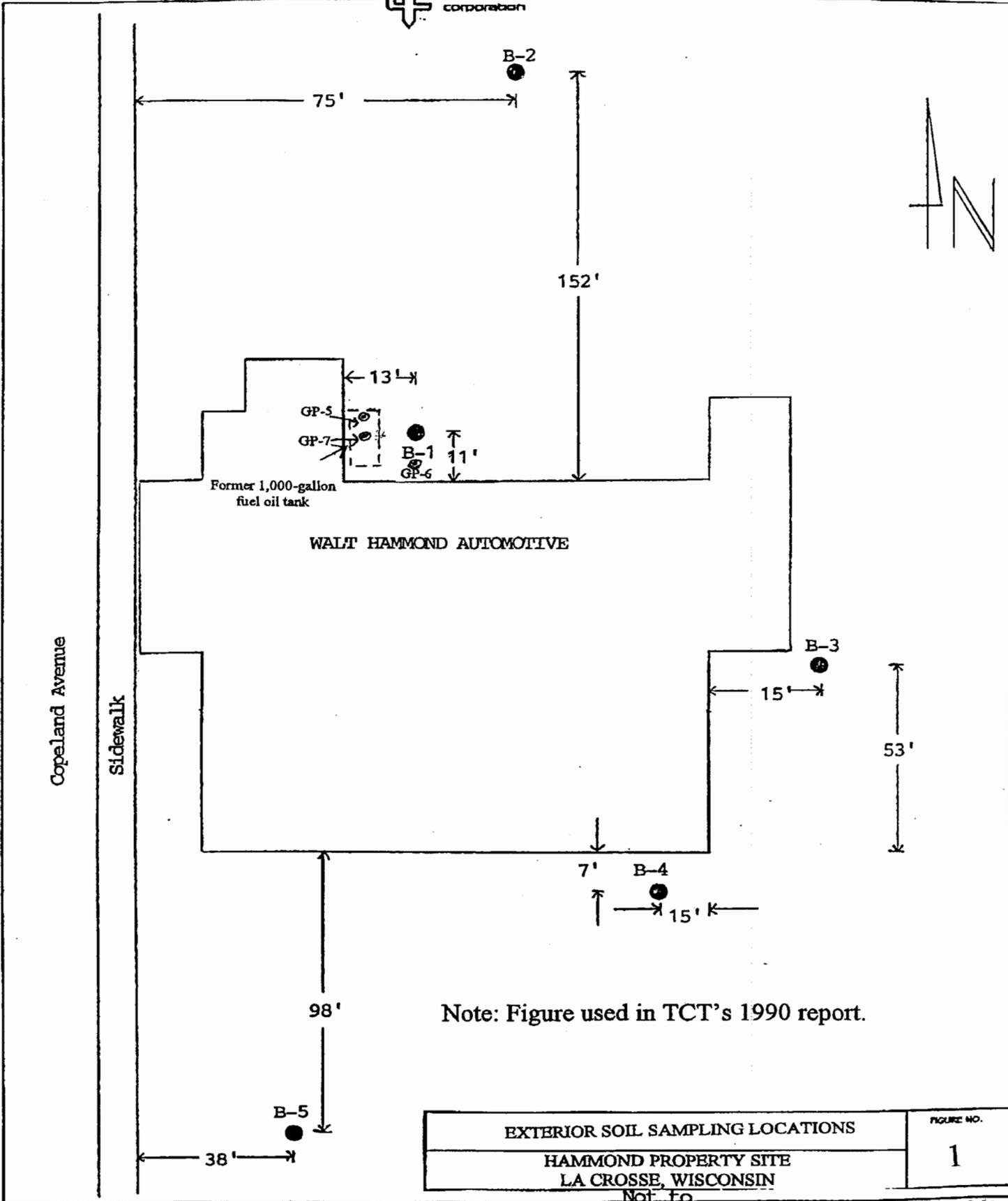
LA ACROSSE AND LA CRESCENT QUADRANGLES
 WISCONSIN-MINNESOTA
 7.5 MINUTE SERIES (TOPOGRAPHIC)
 1991/1993
 SCALE: 1" = 2,000'



PROJECT NO. 2964
DRAWN BY: KP
CHECKED BY: RJ
APPROVED BY:
DRAWN: 09/02/05
REVISED: 09/02/05

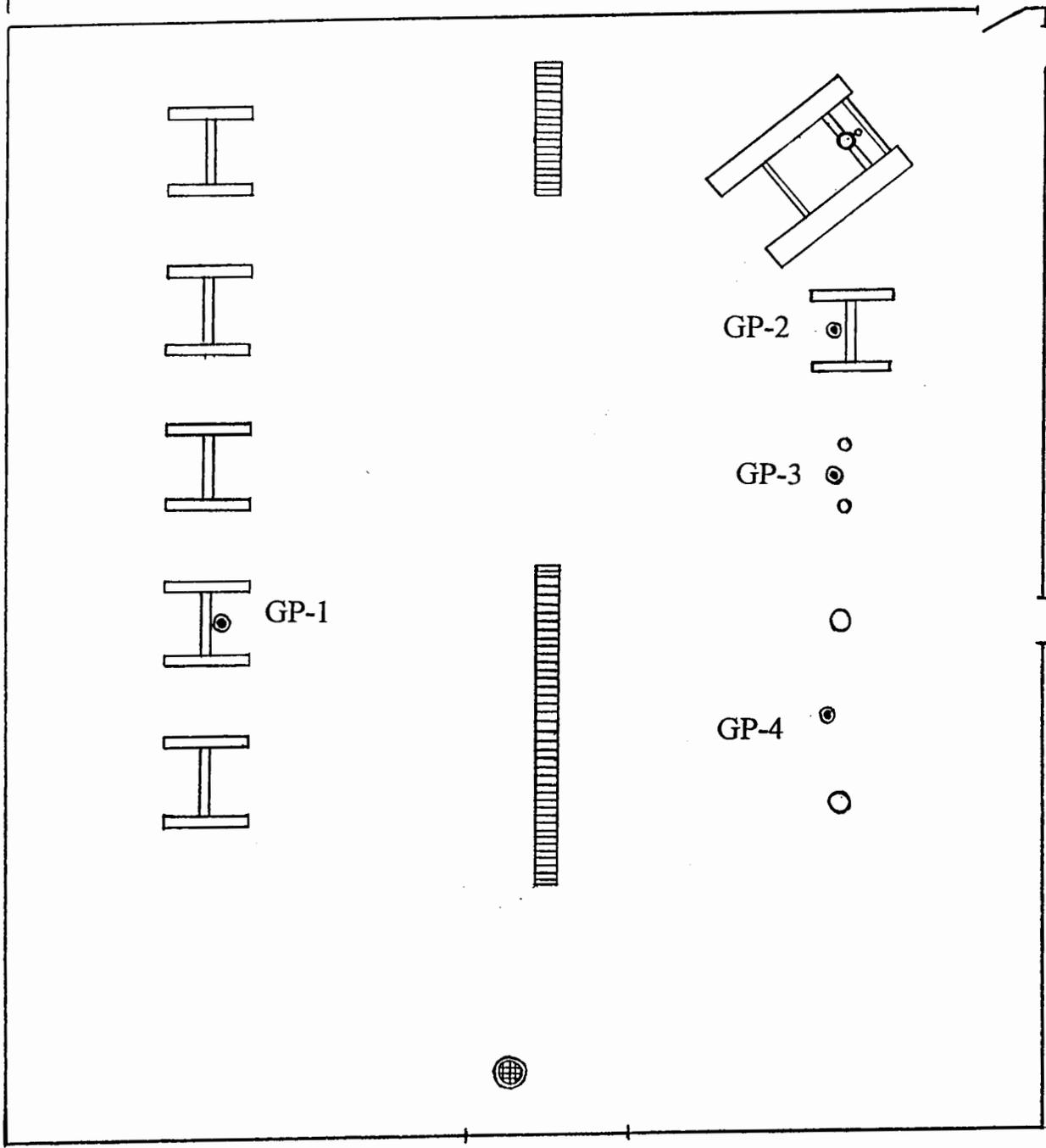
FIGURE 1
 SITE LOCATION MAP
 THREE RIVERS PLAZA
 LA CROSSE, WISCONSIN





Note: Figure used in TCT's 1990 report.

EXTERIOR SOIL SAMPLING LOCATIONS	FIGURE NO.
HAMMOND PROPERTY SITE LA CROSSE, WISCONSIN	1



DRAWING NOT TO SCALE

 **ENVIROGEN**
COST EFFECTIVE LEADERSHIP FOR A CLEANER ENVIRONMENT
1205 Rudy Street
Onalaska, Wisconsin 54650

DRAWING NO.

INTERIOR SOIL SAMPLING LOCATIONS	FIGURE NO.
HAMMOND PROPERTY SITE LA CROSSE, WISCONSIN	2

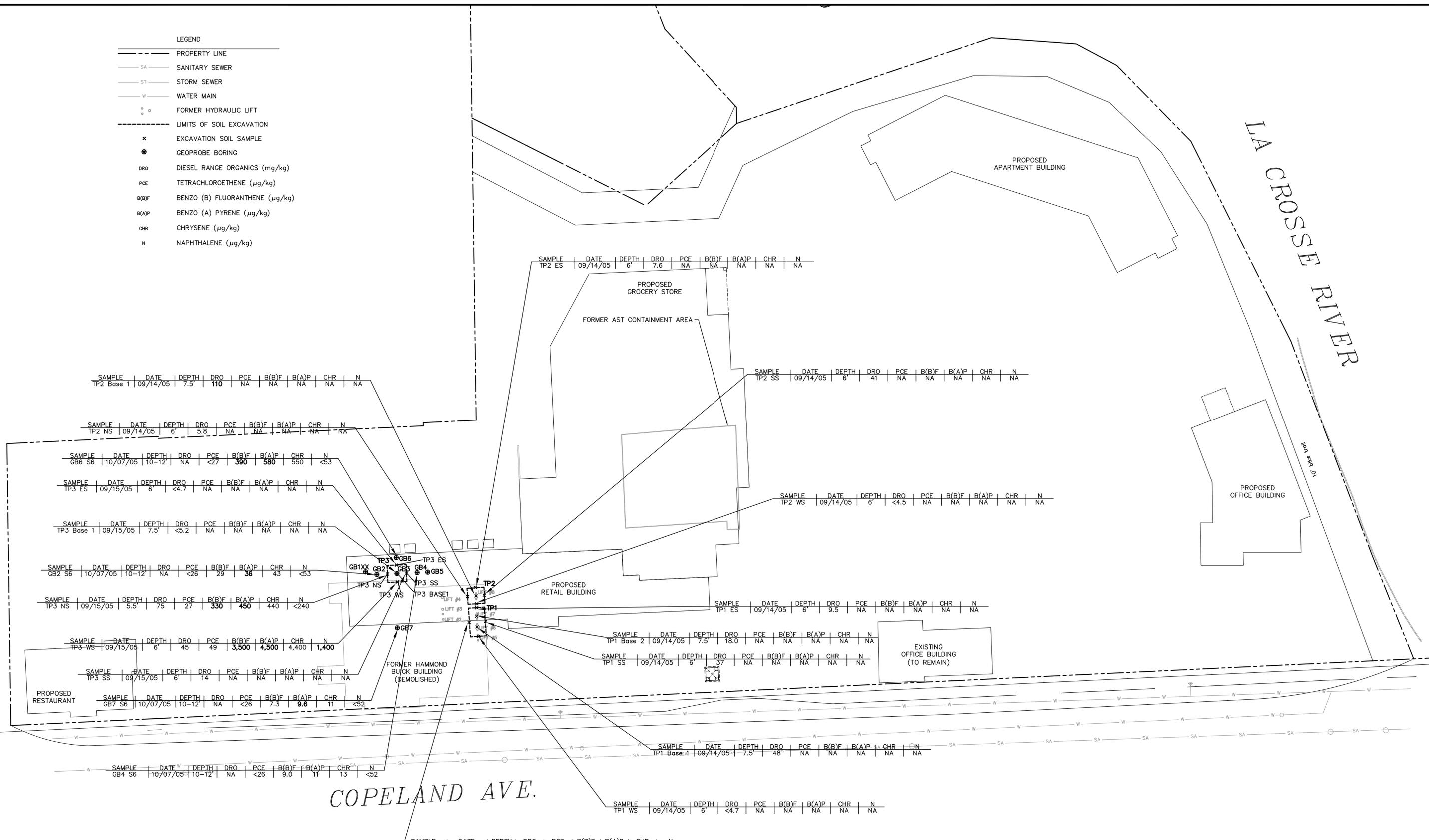
Table 3
PAH Groundwater Analytical Results Summary
Walter Hammond Property
La Crosse, Wisconsin

Sample	Acenaph- thene	Acenaph- thylene	Anthracene	Benzo(a) anthracene	Benzo(a) pyrene	Benzo(b) fluoranthene	Benzo(ghi) perylene	Benzo(k) fluoranthene	Chrysene	Dibenzo(ah) anthracene	Fluoran- thene	Fluorene	Indeno(123-cd) pyrene	1-Methyl naphthalene	2-Methyl naphthalene	Naphthalene	Phenanthrene	Pyrene
GP-1	<0.52	<0.24	<0.095	<0.16	<i>0.08</i>	<0.048	<0.18	0.035	<i>0.066</i>	<0.090	0.16	<0.17	<0.036	<0.62	<0.58	<0.68	0.099	<0.015
GP-2	<1.2	<0.52	0.44	2.9	2.4	0.21	1.7	0.87	2.1	0.31	5.2	<0.38	1.8	<1.4	<1.3	<1.5	1.4	4.9
GP-3	<0.48	<0.22	<0.087	0.18	<i>0.16</i>	<i>0.13</i>	<0.17	0.063	<i>0.14</i>	<0.083	0.44	<0.16	0.14	<0.57	<0.54	<0.63	0.11	0.19
GP-4	<0.47	<0.21	<0.085	<0.14	<i>0.093</i>	<i>0.068</i>	<0.16	0.035	<i>0.079</i>	<0.081	0.20	<0.15	0.075	<0.55	<0.52	<0.61	0.20	0.10
NR 140 ES	NS	NS	3,000	NS	0.2	0.2	NS	NS	0.2	NS	400	400	NS	NS	NS	40	NS	250
NR 140 PAL	NS	NS	600	NS	0.02	0.02	NS	NS	0.02	NS	80	80	NS	NS	NS	8	NS	50

Note:
All results in parts per billion (ppm)
ES = Enforcement Standard
PAL = Preventive Action Limit
Bold - indicates sample exceeds NR 140 ES
Italics - indicates sample exceeds NR 140 PAL

LEGEND

---	PROPERTY LINE
SA	SANITARY SEWER
ST	STORM SEWER
W	WATER MAIN
o	FORMER HYDRAULIC LIFT
---	LIMITS OF SOIL EXCAVATION
x	EXCAVATION SOIL SAMPLE
⊙	GEOPROBE BORING
DRO	DIESEL RANGE ORGANICS (mg/kg)
PCE	TETRACHLOROETHENE (μg/kg)
B(B)F	BENZO (B) FLUORANTHENE (μg/kg)
B(A)P	BENZO (A) PYRENE (μg/kg)
CHR	CHRYSENE (μg/kg)
N	NAPHTHALENE (μg/kg)



SAMPLE	DATE	DEPTH	DRO	PCE	B(B)F	B(A)P	CHR	N
TP2 Base 1	09/14/05	7.5'	110	NA	NA	NA	NA	NA

SAMPLE	DATE	DEPTH	DRO	PCE	B(B)F	B(A)P	CHR	N
TP2 SS	09/14/05	6'	41	NA	NA	NA	NA	NA

SAMPLE	DATE	DEPTH	DRO	PCE	B(B)F	B(A)P	CHR	N
TP2 NS	09/14/05	6'	5.8	NA	NA	NA	NA	NA

SAMPLE	DATE	DEPTH	DRO	PCE	B(B)F	B(A)P	CHR	N
GB6 S6	10/07/05	10-12'	NA	<27	390	580	550	<53

SAMPLE	DATE	DEPTH	DRO	PCE	B(B)F	B(A)P	CHR	N
TP3 ES	09/15/05	6'	<4.7	NA	NA	NA	NA	NA

SAMPLE	DATE	DEPTH	DRO	PCE	B(B)F	B(A)P	CHR	N
TP3 Base 1	09/15/05	7.5'	<5.2	NA	NA	NA	NA	NA

SAMPLE	DATE	DEPTH	DRO	PCE	B(B)F	B(A)P	CHR	N
GB2 S6	10/07/05	10-12'	NA	<26	29	36	43	<53

SAMPLE	DATE	DEPTH	DRO	PCE	B(B)F	B(A)P	CHR	N
TP3 NS	09/15/05	5.5'	75	27	330	450	440	<240

SAMPLE	DATE	DEPTH	DRO	PCE	B(B)F	B(A)P	CHR	N
TP3 WS	09/15/05	6'	45	49	3,500	4,500	4,400	1,400

SAMPLE	DATE	DEPTH	DRO	PCE	B(B)F	B(A)P	CHR	N
TP3 SS	09/15/05	6'	14	NA	NA	NA	NA	NA

SAMPLE	DATE	DEPTH	DRO	PCE	B(B)F	B(A)P	CHR	N
PROPOSED RESTAURANT GB7 S6	10/07/05	10-12'	NA	<26	7.3	9.6	11	<52

SAMPLE	DATE	DEPTH	DRO	PCE	B(B)F	B(A)P	CHR	N
TP1 ES	09/14/05	6'	9.5	NA	NA	NA	NA	NA

SAMPLE	DATE	DEPTH	DRO	PCE	B(B)F	B(A)P	CHR	N
TP1 Base 2	09/14/05	7.5'	18.0	NA	NA	NA	NA	NA

SAMPLE	DATE	DEPTH	DRO	PCE	B(B)F	B(A)P	CHR	N
TP1 SS	09/14/05	6'	37	NA	NA	NA	NA	NA

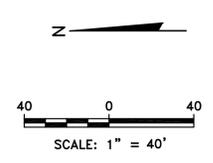
SAMPLE	DATE	DEPTH	DRO	PCE	B(B)F	B(A)P	CHR	N
TP1 Base 1	09/14/05	7.5'	48	NA	NA	NA	NA	NA

SAMPLE	DATE	DEPTH	DRO	PCE	B(B)F	B(A)P	CHR	N
TP1 WS	09/14/05	6'	<4.7	NA	NA	NA	NA	NA

SAMPLE	DATE	DEPTH	DRO	PCE	B(B)F	B(A)P	CHR	N
TP1 NS	09/14/05	6'	<4.8	NA	NA	NA	NA	NA

NOTES:

1. BASE MAP PROVIDED BY LA CROSSE ENGINEERING AND SURVEYING COMPANY, INC.
2. FORMER BUILDING AND HYDRAULIC LIFT LOCATIONS ARE APPROXIMATE.
3. BOLD VALUES EXCEED THE NR 720 RCL VALUE, NR 746 TABLE 1 OR TABLE 2 VALUE, OR THE GENERIC SOIL RCLs FOR PAHS.
4. FOR "TP3 NS", NAPHTHALENE REPORTED AT 63 μg/kg IN VOLATILE ORGANIC COMPOUNDS ANALYSIS. NAPHTHALENE REPORTED AS NOT DETECTED (<240 μg/kg) IN SEMI-VOLATILE ANALYSIS.



SELECT SOIL ANALYTICAL RESULTS	
THREE RIVERS PLAZA LA CROSSE, WISCONSIN	
PROJECT NO. 2064	
DRAWN BY: KP	
CHECKED BY: RJ	
APPROVED BY:	
DRAWN: 10/31/05 REVISED: 11/16/05	
FIGURE 2	

12/16/05 10:00 AM

Table 1
Soil Analytical Results
Former 40 Copeland Avenue
Three Rivers Plaza, LaCrosse, Wisconsin / BT² Project #2964
(Results are in µg/kg, except where noted otherwise)

Sample	Date	Depth (feet)	FID	Lab Notes	DRO (mg/kg)	Lead (mg/kg)	Cadmium (mg/kg)	% Solids (%)	Detected Volatile Organic Compounds				Polynuclear Aromatic Hydrocarbons						
									Methylene Chloride	Naphthalene	Tetrachloroethene	1,2,4 TMB	Acenaphthene	Acenaphthylene	Anthracene	Benzo (a) anthracene	Benzo (b) fluoranthene		
TP1 Base 1	09/14/05	7.5	300	--	48	NA	NA	85	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
TP1 ES	09/14/05	6	0	--	9.5	NA	NA	92	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
TP1 Base 2	09/14/05	7.5	150	--	18	NA	NA	84	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
TP1 SS	09/14/05	6	0	--	37	NA	NA	94	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
TP1 NS	09/14/05	6	0	--	<4.8	NA	NA	91	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
TP1 WS	09/14/05	6	0	--	<4.7	NA	NA	93	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
TP2 Base 1	09/14/05	7.5	1000	--	110	NA	NA	84	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
TP2 NS	09/14/05	6	0	--	5.8	NA	NA	97	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
TP2 SS	09/14/05	6	0	--	41	NA	NA	96	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
TP2 WS	09/14/05	6	0	--	<4.5	NA	NA	96	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
TP2 ES	09/14/05	6	0	--	7.6	NA	NA	97	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
TP3 Base 1	09/15/05	7.5	10	--	<5.2	NA	NA	84	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
TP3 NS	09/15/05	5.5	0	--	75	165 QC	<0.538	93	<54	63	27	27	<400	<690	57	460	330	NA	
TP3 SS	09/15/05	6	0	--	14	NA	NA	91	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
TP3 WS	09/15/05	6	0	(1)	45	162 QC	<0.532	94	<53	570	49	<27	2,700	<1,400	2,200	4,500	3,500	NA	
TP3 ES	09/15/05	6	0	--	<4.7	NA	NA	95	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
GB2 S6	10/07/05	10-12*	10	--	NA	NA	NA	95	<53	<53	<26	<26	<53	<89	<5.3	40	29	NA	
GB4 S6	10/07/05	10-12*	10	--	NA	NA	NA	96	<52	<52	<26	<26	<52	<89	<5.2	14	9.0	NA	
GB6 S6	10/07/05	10-12*	10	--	NA	NA	NA	94	<53	<53	<27	<27	88	<90	160	620	390	NA	
GB7 S6	10/07/05	10-12*	0	--	NA	NA	NA	97	<52	<52	<26	<26	<52	<88	<5.2	13	7.3	NA	
MeOH Blank	09/15/05	--	--	--	NA	NA	NA	NA	81 S2	<50	<25	<25	NA	NA	NA	NA	NA	NA	
	10/07/05	--	--	--	NA	NA	NA	NA	<50	<50	<25	<25	NA	NA	NA	NA	NA	NA	
NR 720 Residual Contaminant Level Table 1					100	--	--	--	NE	NE	NE	NE	--	--	--	--	--	--	--
NR 720 RCL Table 2 (Non-Industrial Direct Contact)					--	50	8	--	--	--	--	--	--	--	--	--	--	--	--
NR 720 RCL Table 2 (Industrial Direct Contact)					--	500	510	--	--	--	--	--	--	--	--	--	--	--	--
NR 746 Table 1					NE	--	--	--	NE	2,700	NE	83,000	--	--	--	--	--	--	--
NR 746 Table 2					NE	--	--	--	NE	NE	NE	NE	--	--	--	--	--	--	--
Wisconsin Department of Natural Resources Generic Soil RCLs for PAHs (Interim Guidance-April 1997)																			
Groundwater Pathway					--	--	--	--	--	--	--	--	38,000	700	3,000,000	17,000	360,000	--	--
Non-Industrial Direct Contact					--	--	--	--	--	--	--	--	900,000	18,000	5,000,000	88	88	--	--
Industrial Direct Contact					--	--	--	--	--	--	--	--	60,000,000	360,000	300,000,000	3,900	3,900	--	--

ABBREVIATIONS:

µg/kg = micrograms per kilogram or parts per billion (ppb)
DRO = Diesel Range Organics
NA = Not Analyzed

mg/kg = milligrams per kilogram or parts per million (ppm)
TMB = Trimethylbenzene
NE = Not Established

FID = Flame-Ionization Detector
PAHs = Polynuclear Aromatic Hydrocarbons
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RCL = Residual Contaminant Level
VOCs = Volatile Organic Compounds

NOTES:

NR 720 RCL - Wisconsin Administrative Code (WAC), Chapter NR 720 Residual Contaminant Level.
NR 746 Table 1 - WAC, Chapter NR 746.06(2)(b) Table 1 - Indicators of Residual Petroleum Product in Soil Pores.
NR 746 Table 2 - WAC, Chapter NR 746.06(2)(b) Table 2 - Protection of Human Health from Direct Contact with Contaminated Soil.
Bold values exceed the NR 720 RCL value, NR 746 Table 1 or Table 2 value, or the Generic Soil RCLs for PAHs.
* Approximately 4 to 6 feet of imported fill has been placed for site development grading since 9/15/05.

LABORATORY NOTES

(1) Surr: 2-Fluorobiphenyl analysis - The sample required a dilution due to the nature of the sample matrix. Because of this dilution, the surrogate spike concentration in the sample was reduced to a level where the recovery calculation does not provide useful information.
E = Concentration exceeds the calibration range and therefore result is semi-quantitative.
QC = The result for one or more quality control measurements associated with this sample did not meet the laboratory and/or source method acceptance criteria.
S2 = Compound is a common lab solvent and contaminant.

Table 1
Soil Analytical Results
Former 40 Copeland Avenue
Three Rivers Plaza, LaCrosse, Wisconsin / BT² Project #2964
 (Results are in µg/kg, except where noted otherwise)

Sample	Date	Depth (feet)	FID	Lab Notes	Polynuclear Aromatic Hydrocarbons														
					Benzo (k) fluoranthene	Benzo (a) pyrene	Benzo (g,h,i) perylene	Chrysene	Dibenzo (a,h) anthracene	Fluoranthene	Fluorene	Indeno (1,2,3-cd) pyrene	1-Methylnaphthalene	2-Methylnaphthalene	Naphthalene	Phenanthrene	Pyrene		
TP1 Base 1	09/14/05	7.5	300	--	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA		
TP1 ES	09/14/05	6	0	--	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA		
TP1 Base 2	09/14/05	7.5	150	--	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA		
TP1 SS	09/14/05	6	0	--	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA		
TP1 NS	09/14/05	6	0	--	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA		
TP1 WS	09/14/05	6	0	--	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA		
TP2 Base 1	09/14/05	7.5	1000	--	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA		
TP2 NS	09/14/05	6	0	--	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA		
TP2 SS	09/14/05	6	0	--	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA		
TP2 WS	09/14/05	6	0	--	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA		
TP2 ES	09/14/05	6	0	--	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA		
TP3 Base 1	09/15/05	7.5	10	--	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA		
TP3 NS	09/15/05	5.5	0	--	240	450	390	440	61	1,100	<81	340	<240	<200	<240	750	960		
TP3 SS	09/15/05	6	0	--	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA		
TP3 WS	09/15/05	6	0	(1)	2,100	4,500	3,600	4,400	510	14,000	1,200	3,300	630	6,300	1,400	11,000	8,900		
TP3 ES	09/15/05	6	0	--	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA		
GB2 S6	10/07/05	10-12*	10	--	24	36	32	43	<7.9	97	<11	27	<32	<26	<32	59	77		
GB4 S6	10/07/05	10-12*	10	--	7.4	11	9.0	13	<7.8	30	<10	9.5	<31	<26	<31	17	23		
GB6 S6	10/07/05	10-12*	10	--	280	580	490	550	76	1,800	69	440	65	240	<32	1,300 E	1,500		
GB7 S6	10/07/05	10-12*	0	--	6.0	9.6	9.5	11	<7.7	25	<10	7.1	<31	<26	<31	13	19		
MeOH Blank	09/15/05	--	--	--	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA		
	10/07/05	--	--	--	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA		
NR 720 Residual Contaminant Level					--	--	--	--	--	--	--	--	--	--	--	--	--	--	
NR 720 RCL Table 2 (Non-Industrial Direct Contact)					--	--	--	--	--	--	--	--	--	--	--	--	--	--	
NR 720 RCL Table 2 (Industrial Direct Contact)					--	--	--	--	--	--	--	--	--	--	--	--	--	--	
NR 746 Table 1					--	--	--	--	--	--	--	--	--	--	--	2,700	--	--	
NR 746 Table 2					--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Wisconsin Department of Natural Resources PAH Soil Generic RCLs (Interim Guidance-April 1997)																			
Groundwater Pathway					870,000	48,000	6,800,000	37,000	38,000	500,000	100,000	680,000	23,000	20,000	400	1,800	8,700,000		
Non-Industrial Direct Contact					880	8.8	1,800	8,800	8.8	600,000	600,000	88	1,100,000	600,000	20,000	18,000	500,000		
Industrial Direct Contact					39,000	390	39,000	390,000	390	40,000,000	40,000,000	3,900	70,000,000	40,000,000	110,000	390,000	30,000,000		

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Created by: JSN 9/28/05
 Checked by: RRJ 9/29/05, LMH 10/11/05

Table 2
Groundwater Analytical Results
Former 40 Copeland Avenue
Three Rivers Plaza, LaCrosse, Wisconsin / BT² Project #2964
(Results are in µg/l)

Sample	Date	Lab Notes	Detected Volatile Organic Compounds					PAHs																	
			Benzene	Chloro-benzene	1,4-Dichloro-benzene	Toluene	Trichloro-ethylene	Acenaph-thene	Acenaph-thylene	Anthracene	Benzo(a)anthracene	Benzo(b)fluoranthene	Benzo(k)fluoranthene	Benzo(a)pyrene	Benzo(ghi)perylene	Chrysene	Dibenzo(a,h)anthracene	Fluoranthene	Fluorene	Indeno(1,2,3-cd)pyrene	1-Methyl-naphthalene	2-Methyl-naphthalene	Naphthalene	Phenanthrene	Pyrene
GB3	10/7/2005	(1)	0.21 J	0.38 J	0.34 J	0.42 J	<0.20	<0.39	<0.82	0.18	1.4	0.76	0.66	1.3	1.0	1.2	0.18 J	2.9	<0.074	1.0	<0.38	<0.37	<0.48	1.3	2.5
GB4	10/7/2005	(1)	<0.20	<0.20	<0.20	<0.20	<0.20	<0.40	<0.84	0.12 J	1.3	0.59	0.61	1.2	0.76	1.1	<0.16	2.2	<0.076	0.85	<0.39	<0.38	<0.49	0.66	2.0
GB6	10/7/2005	(1)	<0.20	2.0	<0.20	<0.20	<0.20	<0.38	<0.80	0.34	1.3	0.85	0.67	1.3	1.3	1.3	0.17 J	3.4	0.22 J	0.96	<0.37	<0.36	<0.47	2.0	3.2
Trip Blank	10/7/2005	(1)	<0.20	<0.20	<0.20	<0.20	0.26 J	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
NR 140 Enforcement Standards			5	NE	75	1,000	5	NE	NE	3,000	NE	0.2	NE	0.2	NE	0.2	NE	400	400	NE	NE	NE	40	NE	250
NR 140 Preventive Action Limits			0.5	NE	15	200	0.5	NE	NE	600	NE	0.02	NE	0.02	NE	0.02	NE	80	80	NE	NE	NE	8	NE	50

ABBREVIATIONS:

µg/l = micrograms per liter or parts per billion (ppb)

VOCs = Volatile Organic Compounds

PAHs = Polynuclear Aromatic Hydrocarbons

NA = Not Analyzed

NE = No Standard Established

NOTES:

Bold values meet or exceed NR 140 enforcement standards.

Italic values meet or exceed NR 140 preventive action limits.

NR 140 ES - Wisconsin Administrative Code (WAC), Chapter NR 140.10 Table 1 - Public Health Groundwater Quality Standards.

NR 140 PAL - WAC, Chapter NR 140.10 Table 1 - Public Health Groundwater Quality Standards.

LABORATORY NOTES:

J = Results reported between the Method Detection Limit (MDL) and Limit of Quantitation (LOQ) are less certain than results at or above the LOQ.

(1) 2-Chlorotoluene analysis - Calibration Verification recovery was below the method control limit for this analyte.

Created by: EN 10/11/05

Checked by: LMH 10/11/05; RRJ 11/1/05

I:\2964\Tables-General\GW_Detected-VOCs_All-PAHs.xls\GW Detect VOCs PAHs

April 4, 2006

To: Wisconsin Department of Natural Resources

Subject: Statement that all Legal Descriptions for Properties within the
Contaminated Site Boundaries have been Included
Former Walt Hammond Buick / Three Rivers Plaza
40 Copeland Avenue, La Crosse, Wisconsin, 54603
BRRTS # 02-32-343450
BT² Project #2964

To Whom it May Concern:

To the best of my knowledge, I believe that with the submittal of the attached property information the legal description for each property within, or partially within the contaminated site boundary has been included with the closure request.

The attached property information includes:

- Deed for property located at 40 Copeland Avenue, La Crosse, WI 54603

If you need additional information, please contact me at 608-779-0400.

Sincerely,



Paul Borsheim
Northside Development of La Crosse, LLC.