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Amato Realty
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SITE SCOPING AND REMEDIAL INVESTIGATION

501 SOUTH PARK STREET
MADISON, WISCONSIN

APRIL 15, 1998

Prepared For:
Amato Realty Inc.
% Mr. Robert Tramburg, project facilitator
P.O. Box 259126
Madison, Wisconsin 53725-9126

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■ 8505 University Green
Suite 200
Middleton, WI 53562-2507

■ Phone 608-831-6563
Fax 608-831-6564

April 15, 1998

Mr. Mike Schmoller
Wisconsin Department of Natural Resources - South Central Division
3911 Fish Hatchery Road
Fitchburg, WI 53711

RE: Proposed Work Plan
Amato Property
501 South Park Street
Madison, Wisconsin
DNR File Ref: Lust UST Dane County

Dear Mr. Schmoeller:

On behalf of Amato Realty Inc., Resource Engineering Associates, Inc. (REA) is submitting for your review one copy of the Work Plan for a Site Investigation at the 501 South Park Street property in Madison, Wisconsin. The client has authorized us to proceed as soon as possible upon your approval to the proposed scope of services.

If you have any questions regarding the Work Plan, please give me a call at (608) 831-6563.

Sincerely,

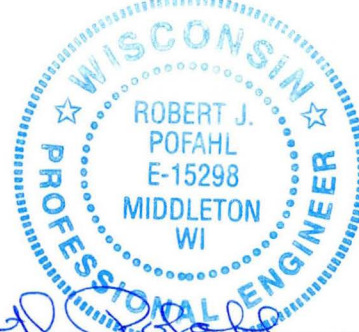


Julie Gilson
Engineering Technician

cc. Robert Tramburg

Certification

"I, Robert Pofahl, hereby certify that I am a registered professional engineer in the State of Wisconsin, registered in accordance with the requirements of ch. A-E 4, Wis. Adm. Code; that this document has been prepared in accordance with the Rules of Professional Conduct in ch.A-E 8, Wis. Adm. Code; and that, to the best of my knowledge, all information contained in this document is correct and the document was prepared in compliance with all applicable requirements in chs. 700 to 726, Wis. Adm. Code."



 4-15-98
Robert Pofahl, Professional Engineer, E-15298

1.0 INTRODUCTION

1.1 Key Information

- I. **Site Owner:**
Amato Realty Inc.
% Robert Tramburg, project facilitator
P.O. Box 259126
Madison, Wisconsin 53725-9126

- ii. **Site Location:**
501 South Park Street
Madison, Wisconsin

- iii. **County**
Dane

- iv. **DNR File Ref:**
Lust , UST Dane County

- v. **Site Contact:**
Robert Tramburg, project facilitator
608-256-1988

- vi. **Engineer:**
Resource Engineering Associates, Inc.
8505 University Green, Suite 200
Middleton, WI 53562-2507
(608) 831-6563

2.0 BACKGROUND

The property located at 501 South Park Street in Madison is currently a dry cleaning facility, but was formerly a gasoline service station. From information provided, the site had five underground storage tanks and a dispensing area. The tanks consisted of the following:

- Three 2,000 gallon gasoline tanks located on the north side of the site, connected to the island located on the north west corner of the site;
- One 800 gallon waste oil tank located on the south side of the site; and
- One 500 gallon fuel oil tank located on the east side of the building.

Heller Petroleum Service removed the tanks on July 8 thru July 20, 1993. Based on the tank closure report, and the DILHR Checklist (Form SBD 8951), evidence of a petroleum release was identified at the fuel oil tanks. The other tanks were reportedly "clean closures". A Responsible Party Letter was sent by WDNR to Mr. Amato, site owner, on April 19, 1994 requiring site investigation of the fuel oil tank release.

On April 14, 1994, Keil Environmental Engineering, Inc. installed a boring near the former heating oil tank area. Based on PID readings, soil at about 7 feet showed evidence of petroleum residues, but the highest impacts were at about 9 feet (which was at the water table interface). A soil sample collected from 8 to 9 feet was laboratory evaluated for DRO, GRO & VOC's. The laboratory reported DRO at 74 mg/kg, GRO at 230 mg/kg, PCE at 1,900 mg/kg and TCE at 19 mg/kg. Based on this evidence further investigation was proposed to determine the extent of the impacts. Further investigation, however, was apparently not performed.

In the spring of 1997, a new natural gas or water line was installed into the north east corner of the building, near the former heating oil tank area. When the trenching was performed, about 20 tons of petroleum impacted soil was removed. This soil was stockpiled on the north side of the building. The soil was disposed at the Mallard Ridge Landfill (Walworth County) in the fall of 1997.

3.0 SITE SCOPING INFORMATION

The objective of site scoping was to summarize historical site activities and to determine reasons why TCE (a dry cleaning solvent) was detected in soil and ground water in the vicinity of the former fuel oil tank. Site scoping included discussions with the tank removal contractor Mr. Jon Heller, observation of the building features, available building permit data, Sanborn Fire Insurance Maps, and Polk Street Directories.

3.1 Review of Sanborn Fire Insurance Maps identified the following:

- ▶ 1908: Buildings were not shown at this location during this time;
- ▶ 1942: A filling station with two gas tanks was shown;
- ▶ 1942 map updated to 1960: A modified filling station was shown.

3.2 Polk directories identify occupants or businesses located at a street address. Review of Polk directories identified the following:

- ▶ No listing prior to 1925
- ▶ 1925-1937: Standard Oil Company Filling Station
- ▶ 1947: Hill's Standard Service Filling Station
- ▶ 1957: Boaman's Standard Service Filling Station
- ▶ 1961: Fran's Standard Service Gas Station
- ▶ 1962: Vacant
- ▶ 1963 - 1990: One Hour Martinizing Cleaners

3.3 Review of City of Madison building permit records identified the following:

- ▶ Several improvements made to plumbing and electric between 1931 and 1981.
- ▶ 2/5/49: Application to install a Fuel Oil Tank
- ▶ 2/23/49: New Fire Proof Building (57' wide x 30' long)
- ▶ 1/16/63: Certificate of occupancy by 1 Hour Martinizing Cleaning Plant

3.4 Discussion with Mr. Jon Heller:

Mr. Jon Heller removed the heating oil tank in 1993 as described above. The tank was buried, but was located in a concrete enclosure consisting of side walls and a partial floor. The purpose of the concrete enclosure was not apparent, but was likely remnants of the former building footing. Mr. Heller indicated the soil around the tank exhibited petroleum odors so it was handled as a petroleum impacted soil. Laboratory data indicated a DRO level of 1300 mg/kg (see Appendix A).

Data obtained from Mr. Heller indicated soil samples below the former tank enclosure were collected by Kiel Environmental Engineering on April 14, 1994. The samples indicated a PCE level of 1900 mg/kg, with other VOC levels being relatively low. DRO levels were 74 mg/kg and GRO levels were 230 mg/kg (see Appendix A).

The laboratory data suggested a release of dry cleaning petroleum solvents. Upon evaluation of the dry cleaning operation, the apparent source of dry cleaning solvents in the former fuel oil tank area was a process vent pipe which discharged into a baffle (a barrel with vent holes) located above the heating oil tank area (see photograph in Appendix B. The vent pipe still exists, but the dry cleaning process has recently been decommissioned and is no longer being used.

4.0 PROPOSED INVESTIGATION OBJECTIVE

The objective for performing the proposed subsurface soil and groundwater exploration is as follows:

- ▶ Obtain soil and water quality information to better define the apparent limits of elevated tetrachloroethene (PCE) and trichloroethene (TCE). Previous site data suggests that the sandy material with elevated PCE and TCE was generally found above the groundwater table at 8-9 feet deep. This objective will be accomplished by advancement and physical evaluation of 3 soil borings and water samples in the vicinity of the dry cleaning process vent.

5.0 SCOPE OF WORK

5.1 Field Investigation

The proposed field investigation will consist of tasks as follows:

- 1) Advance three soil borings using a Geoprobe in the vent area. The borings will be advanced about 2 to 3 feet below the water table (about 10 feet deep). Soil samples will be collected on a continuous basis and will be field screened with a PID or FID. The soil sample with the highest field screening reading from each boring will be laboratory evaluated for VOC's, and DRO. Hand tools may augment geoprobe sampling if site limitations restrict access. Proposed sample locations are identified on Figure 1.
- 2) Collect a water sample from the top of the water table and laboratory evaluate the sample for VOC's. Also, to screen for vertical migration of contamination, in the boring down gradient from the tank area (east,) advance a screened sampling probe to a depth of about 20 feet (about 12 feet below the water table) and collect a water sample and laboratory evaluate the water sample for VOC's.

5.2 Laboratory Analysis

A total of four water and three soil samples will be submitted to the laboratory for evaluation. The soil samples will be evaluated for diesel range organics (DRO) and volatile organic compounds (VOC's). The water samples will be evaluated for VOC's.

6.0 CLOSING

The data will be summarized in a report for submittal to WDNR. The report will document the work performed, methods used and the results of the investigation. Actual sampling locations and other field

measurements will be incorporated into scaled site technical illustration. Soil boring logs, soil boring abandonment forms, chain of custody forms, laboratory reports and other pertinent information will be placed in appendices at the end of the report. The report will present conclusions and recommendations, based on the results of the investigation.

Our understand is that obtaining additional soil and ground water quality data as it pertains to the elevated PCE and TCE material at the site will provide information to determine if site closure is appropriate or if further evaluation is necessary.

CHECKLIST FOR UNDERGROUND TANK CLOSURE

RETURN COMPLETED CHECKLIST TO:
Safety & Buildings Division
Fire Prevention & Underground
Storage Tank Section
P.O. Box 7969, Madison, WI 53707

Complete one form for
each site closure.

A. IDENTIFICATION: (Please Print) Indicate whether closure is for: Tank System Tank Only Piping Only

1. Site Name <i>The Finishing Touch</i>		2. Owner Name <i>Amato Realty Inc.</i>	
Site Street Address (not P.O. Box) <i>501 S Park Street</i>		Owner Street Address <i>3201 Kingston Drive</i>	
<input checked="" type="checkbox"/> City <i>Madison</i>	<input type="checkbox"/> Village	<input type="checkbox"/> Town of	
State <i>WI</i>	Zip Code <i>53715</i>	County <i>Dane</i>	Telephone No. (include area code) <i>(608) 274-8816</i>
3. Closure Company Name (Print) <i>Heller's Petroleum Service</i>		Closure Company Street Address, <i>10 Starr Ct.</i>	
Closure Company Telephone No. (include area code) <i>608) 274-4881</i>		Closure Company City, State, Zip Code <i>Madison WI 53711</i>	
4. Name of Company Performing Closure Assessment <i>Heller's Petroleum Service</i>		Assessment Company Street Address, City, State, Zip Code	
Telephone # (include area code) <i>(608) 274-4881</i>	Certified Assessor Name (Print) <i>Jon Heller</i>	Assessor Signature <i>[Signature]</i>	Assessor Certification No. <i>60473</i>

Tank ID#	Closure	Temp. Closure	Closure in Place	Tank Capacity	Contents*	Closure Assessment
1.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2000	02	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
2.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2000	02	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
3.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2000	02	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
4.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	500	04	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
5.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	800	11	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/> Y <input type="checkbox"/> N

Indicate which product by numeric code: 01-Diesel; 02-Leaded; 03-Unleaded; 04-Fuel Oil; 05-Gasohol; 06-Other; 09-Unknown; 10-Premix; 11-Waste oil; 13-Chemical (indicate the chemical name(s) or numbers(s)); 14-Kerosene; 15-Aviation.

Written notification was provided to the local agent 15 days in advance of closure date. Y N NA
 All local permits were obtained before beginning closure. Y N NA

Check applicable box at right in response to all statements in Sections B - E.

	Remove Verified	Inspector Verified	NA
B. TEMPORARILY OUT OF SERVICE			
Written inspector approval of temporary closure obtained, which is effective until (provide date) _____	<input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/>	<input type="checkbox"/>
1. Product Removed			
a. Product lines drained into tank (or other container) and resulting liquid removed, AND	<input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/>	<input type="checkbox"/>
b. All product removed to bottom of suction line, OR	<input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/>	<input type="checkbox"/>
c. All product removed to within 1" of bottom.	<input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/>	<input type="checkbox"/>
2. Fill pipe, gauge pipe, tank truck vapor recovery fittings, and vapor return lines capped.	<input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/>	<input type="checkbox"/>
3. All product lines at the islands or pumps located elsewhere are removed and capped, OR	<input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/>	<input type="checkbox"/>
4. Dispensers/pumps left in place but locked and power disconnected.	<input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/>	<input type="checkbox"/>
5. Vent lines left open.	<input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/>	<input type="checkbox"/>
6. Inventory form filed indicating temporary closure.	<input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/>	<input type="checkbox"/>

	Remove Verified	Inspector Verified	NA
C. CLOSURE BY REMOVAL			
<i>Tanks Closed with Water 1960</i>			
1. Product from piping drained into tank (or other container).	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/>	<input type="checkbox"/>
2. Piping disconnected from tank and removed.	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/>	<input type="checkbox"/>
3. All liquid and residue removed from tank using explosion proof pumps or hand pumps.	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/>	<input type="checkbox"/>
4. All pump motors and suction hoses bonded to tank or otherwise grounded.	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/>	<input type="checkbox"/>
5. Fill pipes; gauge pipes, vapor recovery connections, submersible pumps and other fixtures removed.	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/>	<input type="checkbox"/>
NOTE: DROP TUBE SHOULD NOT BE REMOVED IF THE TANK IS TO BE PURGED THROUGH THE USE OF AN EDUCTOR.			
6. Vent lines left connected until tanks purged.	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/>	<input type="checkbox"/>
7. Tank openings temporarily plugged so vapors exit through vent.	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/>	<input type="checkbox"/>
8. Tank atmosphere reduced to 10% of the lower flammable range (LEL) - see Section F.	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/>	<input type="checkbox"/>
9. Tank removed from excavation after PURGING/INERTING; placed on level ground and blocked to prevent movement.	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/>	<input type="checkbox"/>
10. Tank cleaned before being removed from site.	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/>	<input type="checkbox"/>

CLOSURE BY REMOVAL (continued)

Remover Verified	Inspector Verified	N
<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	<input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/>
<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	<input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/>
<input checked="" type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/>
<input checked="" type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/>

- Tank labeled in 2" high letters after removal but before being moved from site.
- Tank vent hole (1/8 th " in uppermost part of tank) installed prior to moving the tank from site.
- Inventory form filed by owner with Safety and Buildings Division indicating closure by removal.
- Site security is provided while the excavation is open.

CLOSURE IN PLACE

NOTE: CLOSURES IN PLACE ARE ONLY ALLOWED WITH THE PRIOR WRITTEN APPROVAL OF THE DEPARTMENT OF INDUSTRY, LABOR AND HUMAN RELATIONS OR LOCAL AGENT.

- Product from piping drained into tank (or other container).
- Piping disconnected from tank and removed.
- All liquid and residue removed from tank using explosion proof pumps or hand pumps.
- All pump motors and suction hoses bonded to tank or otherwise grounded.
- Fill pipes, gauge pipes, vapor recovery connections, submersible pumps and other fixtures removed.
- Vent lines left connected until tanks purged.
- Tank openings temporarily plugged so vapors exit through vent.
- Tank atmosphere reduced to 10% of the lower flammable range (LEL) - see Section F.
- Tank properly cleaned to remove all sludge and residue.
- Solid inert material (sand, cyclone boiler slag, pea gravel recommended) introduced and tank filled.
- Vent line disconnected or removed.
- Inventory form filed by owner with Safety and Buildings Division indicating closure in place.

<input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/>
<input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/>
<input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/>
<input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/>
<input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/>
<input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/>
<input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/>
<input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/>
<input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/>
<input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/>
<input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/>

CLOSURE ASSESSMENTS

NOTE: DETERMINE IF A CLOSURE ASSESSMENT IS REQUIRED BY REFERRING TO ILHR 10.

- Individual conducting the assessment has a closure assessment plan (written) which is used as the basis for their work on the site.
- Do points of obvious contamination exist?
- Are there strong odors in the soils?
- Was a field screening instrument used to pre-screen soil sample locations?
- Was a closure assessment omitted because of obvious contamination?
- Was the DNR notified of suspected or obvious contamination?
- Agency, office and person contacted: _____
- Contamination suspected because of: Odor Soil, Staining Free Product Sheen On Groundwater Field Instrument Test

<input checked="" type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/>
<input checked="" type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/>
<input checked="" type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/>
<input checked="" type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/>
<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	<input type="checkbox"/>
<input checked="" type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/>

METHOD OF ACHIEVING 10% LEVEL DESCRIPTION

- Educator Or Diffused Air Blower
Educator driven by compressed air, bonded and drop tube left in place; vapors discharged minimum of 12 feet above ground. Diffused air blower bonded and drop tube removed. Air pressure not exceeding 5 psig.
- Dry Ice
Dry ice introduced at 1.5 pounds per 100 gallons of tank capacity. Dry ice crushed and distributed over the greatest possible tank area. Dry ice evaporated before proceeding.
- Inert Gas (CO2 or N2) NOTE: INERT GASES PRODUCE AN OXYGEN DEFICIENT ATMOSPHERE. THE TANK MAY NOT BE ENTERED IN THIS STATE WITHOUT SPECIAL EQUIPMENT
Gas introduced through a single opening at a point near the bottom of the tank at the end of the tank opposite the vent. Gas introduced under low pressure not to exceed 5 psig to reduce static electricity. Gas introducing device grounded.
- Tank atmosphere monitored for flammable or combustible vapor levels.
Calibrate combustible gas indicator. Drop tube removed prior to checking atmosphere. Tank space monitored at bottom, mid and upper portion of tank. Readings of 10% or less of the lower flammable range (LEL) obtained before removing tank from ground.

NOTE SPECIFIC PROBLEMS OR NONCOMPLIANCE ISSUES BELOW

Leaking Fuel Oil Tank.

REMOVER/CLEANER INFORMATION

Remover Name (print) John J. Helen Remover Signature [Signature] Remover Certification No. 00473 Date Signed 7-12-93

INSPECTOR INFORMATION

Inspector Name (print) Cheryl A. Peterson Inspector Signature [Signature] Inspector Certification No. 11-00088
FDID # For Location Where Inspection Performed _____ Inspector Telephone Number 266-11484 Date Signed 7/12/93

OWNER

APPLICATION TO TREAT OR DISPOSE OF PETROLEUM CONTAMINATED SOIL

Form 4400-120

This form is required by the Department of Natural Resources for leaking underground storage tank sites to ensure that petroleum contaminated soil is treated or disposed of in compliance with NR 500.540, NR 158 and NR 419, Wis. Adm. Code. Failure to comply with applicable statutes and administrative rules may lead to violations of subchapters III and IV of ch. 144, Wis. Stats. and may result in forfeitures of not less than \$10 or more than \$25,000 for each violation, pursuant to ss. 144.426(1), 144.74 (1), and 144.99, Wis. Stats., or fines of not less than \$100 or more than \$150,000 or imprisonment for not more than 10 years, or both, pursuant to s. 144.74 (2), Wis. Stats. Each day of a continuing violation constitutes a separate violation. Department approval of this form is required prior to site remediation, except for soils to be buried in landfills.

DIRECTIONS: 1) Complete part I. 2) Select the treatment option in part II. Pretreatment approval is required for any treatment other than landfill burial. Submit this form to the DNR project manager for approval. 3) If your treatment option is landfill burial, complete part III before submitting the ORIGINAL form to the project manager. 4) If soil will be used as cover at a landfill, first submit this form for approval and then, after part III has been completed, resubmit the ORIGINAL to the project manager.

4.91:2.2P

ALL SITES MUST COMPLETE PART I

Part I. Source of Soil

Site/Facility Name

Site I.D. # (for DNR use only)

The Finishing Touch Laundry

Site Address

Contact Name

501 S. Park Street

Jon Heller - 608-575-4304

City, State, Zip Code

1/4, 1/4, Section, Township, and Range

Madison WI 53713

The information on this form is accurate to the best of my knowledge.

NOTE: Soil generators responsible for waste disposed of in landfills may incur future liability.

Signature of Soil Generator

Telephone Number (include area code)

Heller's Petroleum

608-274-8816

Consulting Firm

Contact

Telephone Number

Heller's Petroleum Service

Jon Heller

608-274-4881

Estimated Volume Contaminated Soil

Soil Type (USCS)

20 Tons (cubic yards) (circle one)

sand (SP, SW)

silty/clayey sands (SM, SC)

silt (ML, MH, OL)

clay (Cl, CH, OH)

gravel (GC, GM, GP, GW)

peat (PT)

Type of Petroleum Contamination (Circle):

Gasoline Diesel Fuel #2 Fuel Oil

Other _____

Distance to Nearest Residence/Business 100 feet

Contaminant concentration:

One screened sample for each 15 yds³ and one laboratory analysis for each 300 yds³ of contaminated soil when the field instrument registers contamination OR one laboratory analysis for each 100 yds³ when the field instrument does not register contamination on soil shown to be contaminated during the site investigation/excavation or stockpiling. PLEASE ATTACH A TABLE LISTING RESULTS OF BOTH FIELD SCREENING AND LAB ANALYSES, AND INCLUDE SUPPORTING LAB REPORTS, IN ADDITION TO THE TPH AND BENZENE INFORMATION REQUESTED BELOW. NOTE: DILHR requires a minimum of 3 laboratory samples on excavated soil for PECFA claims.

Total Benzene in soil to be remediated (attach calculations)

0.0003248 MR
0.0003248 lbs

Total Petroleum Hydrocarbons (TPH) in soil to be remediated (attach calculations) 228 lbs

Total TPH as 1300 mg/kg DEC

72.8 MR

Facility/Project Name Amato Realty, Inc 501 S. Park			License/Permit/Monitoring Number		Boring Number HA1
Boring Drilled By (Firm name and name of crew chief) Keil Environmental Engineering William Kness			Drilling Started 04/14/94	Drilling Completed 04/14/94	Drilling Method hand auger
DNR Facility Well No.	WI Unique Well No.	Common Well Name	Static Water Level Feet MSI	Surface Elevation Feet MSI	Borehole Diam. 5 Inches
Boring Location State Plane _____ N, _____ E SW 1/4 of SW 1/4 of Section 9, T 7 N., R. 9 E.			Lat. _____ Long. _____	Local Grid Location (If applicable) Feet S <input type="checkbox"/> Feet E <input type="checkbox"/>	
County Dane		DNR County Code 13	Civil Town/City/or Village Madison		

Sample Number	Length Recovered	Blow Counts	Depth in Feet	Soil/Rock Description And Geologic Origin For Each Major Unit	USCS	Graphic Log	Well Diagram	Max. PID	Soil Properties			RQD Comments
									Standard Penetration	Moisture Content	P 200	
				tan sand fill	SW						M	
S1			5	gray/tan silty medium to coarse sand	SM			8			M	
S2				gray sandy silt with trace clay	ML			467			M	
S3				black organic silt; marl	OL			366			M	
S4								> 1000			S	
S5			10	gray/tan clay	CL			981			S	
S6								631			S	
S7								326			S	

I hereby certify that the information on this form is true and correct to the best of my knowledge.

Signature William Kness Firm BT², Inc.

This form is authorized by Chapters 144.147 and 162, Wis. Stats. Completion of this report is mandatory. Penalties: Forfeit not less than \$10 nor more than \$5,000 for each violation. Fined not less than \$10 or more than \$100 or imprisoned not less than 30 days, or both for each violation. Each day of continued violation is a separate offense, pursuant to ss 144.99 and 162.06, Wis.



Laboratory Services
1230 Lange Ct.
Baraboo, WI 53913
608-356-2760

ANALYTICAL REPORT

KEIL ENVIROMENTAL ENGINEERING
WILLIAM KNESS
5620 S. WOODLAND DRIVE
WAUNAKEE, WI 53597

Client I.D. No.:0015
Work Order No.:9404000343
Project Name:AMATO REALTY
Project Number:#1558
Arrival Temperature:ON ICE
Date Recieved: 04/15/94
Report Date: 05/18/94

Sample I.D. #:59894 Sample Description:HA1 @8'-9'

Date Sampled:04/14/94

Analyte	Result	Units
Diesel Range Organics-WDNR Modified DRO Sample contains one peak before the diesel range organic hydrocarbon window.	74	mg/Kg
Extraction Date DRO	04-15-94	
Analysis Date DRO	04-27-94	
Benzene Estimated value, below Practical Quantitation Limit (PQL).	0.011	mg/Kg
Bromochloromethane	<1.4	mg/Kg
Bromobenzene	<1.4	mg/Kg
Bromodichloromethane	<1.4	mg/Kg
Bromoform	<1.4	mg/Kg
Bromomethane	<1.4	mg/Kg
n-Butylbenzene	<1.4	mg/Kg
sec-Butylbenzene	<1.4	mg/Kg
tert-Butylbenzene	<1.4	mg/Kg
Carbon tetrachloride	<1.4	mg/Kg
Chlorobenzene	0.027	mg/Kg
Chlorodibromomethane	<1.4	mg/Kg
Chloroethane	<1.4	mg/Kg
Chloroform	<1.4	mg/Kg
Chloromethane	<1.4	mg/Kg
2-Chlorotoluene	<1.4	mg/Kg
4-Chlorotoluene	<1.4	mg/Kg
1,2-Dibromo-3-chloropropane	<1.4	mg/Kg
1,2-Dibromoethane (EDB)	<1.4	mg/Kg
Dibromomethane	<1.4	mg/Kg
1,2-Dichlorobenzene	<1.4	mg/Kg
1,3-Dichlorobenzene	<1.4	mg/Kg
1,4-Dichlorobenzene	<1.4	mg/Kg
Dichlorodifluoromethane	<1.4	mg/Kg
1,1-Dichloroethane	<1.4	mg/Kg
1,2-Dichloroethane	<1.4	mg/Kg
1,1-Dichloroethene Estimated value, below Practical Quantitation Limit (PQL).	0.011	mg/Kg
cis-1,2-Dichloroethene Exceeds instrument calibration range.	0.70	mg/Kg
trans-1,2-Dichloroethene Exceeds instrument calibration range. Analyzed on 04/28/94.	60	mg/Kg
1,2-Dichloropropane	<1.4	mg/Kg
1,3-Dichloropropane	<1.4	mg/Kg
2,2-Dichloropropane	<1.4	mg/Kg
1,1-Dichloropropene	<1.4	mg/Kg
cis-1,3-Dichloropropene	<1.4	mg/Kg

Submitted By:



Laboratory Services
1230 Lange Ct.
Baraboo, WI 53913
608-356-2760

ANALYTICAL REPORT

KEIL ENVIROMENTAL ENGINEERING
WILLIAM KNESS
5620 S. WOODLAND DRIVE
WAUNAKEE, WI 53597

Client I.D. No.:0015
Work Order No.:9404000343
Project Name:AMATO REALTY
Project Number:#1558
Arrival Temperature:ON ICE
Date Recieved: 04/15/94
Report Date: 05/18/94

Sample
I.D. #:59894

Sample
Description:HA1 @8'-9'

Date Sampled:04/14/94

Analyte	Result	Units
trans-1,3-Dichloropropane	< 1.4	mg/Kg
Ethylbenzene	0.007	mg/Kg
Estimated value, below Practical Quantitation Limit (PQL).		
Hexachlorobutadiene	< 1.4	mg/Kg
Isopropylbenzene	0.008	mg/Kg
Estimated value, below Practical Quantitation Limit (PQL).		
p-Isopropyltoluene	< 1.4	mg/Kg
Methylene chloride (Dichloromethane)	0.018	mg/Kg
Present in Methol Blank at 0.003 mg/kgs.		
Naphthalene	0.008	mg/Kg
Estimated value, below Practical Quantitation Limit (PQL).		
n-Propylbenzene	0.006	mg/Kg
Estimated value, below Practical Quantitation Limit (PQL).		
Styrene	< 1.4	mg/Kg
1,1,1,2-Tetrachloroethane	< 1.4	mg/Kg
1,1,2,2-Tetrachloroethane	< 1.4	mg/Kg
Tetrachloroethene (PCE)	1900	mg/Kg
Toluene	0.024	mg/Kg
1,2,3-Trichlorobenzene	< 1.4	mg/Kg
1,2,4-Trichlorobenzene	< 1.4	mg/Kg
1,1,1-Trichloroethane	< 1.4	mg/Kg
1,1,2-Trichloroethane	< 1.4	mg/Kg
Trichloroethene	19	mg/Kg
Analyzed on 04/28/94.		
Trichlorofluoromethane	< 1.4	mg/Kg
1,2,3-Trichloropropane	< 1.4	mg/Kg
1,2,4-Trimethylbenzene	0.017	mg/Kg
1,3,5-Trimethylbenzene	0.013	mg/Kg
Vinyl chloride	0.009	mg/Kg
Estimated value, below Practical Quantitation Limit (PQL).		
m&p-Xylene	0.008	mg/Kg
Estimated value, below Practical Quantitation Limit (PQL).		
o-Xylene	0.007	mg/Kg
Estimated value, below Practical Quantitation Limit (PQL).		
Extraction Date VOC's	4/25,26/94	
Analysis Date VOC's	4/25,29/94	
Gasoline Range Organics- WDNR Modified GRO	230	mg/Kg
Extraction Date GRO	04/18/94	
Analysis Date GRO	04/18/94	

Submitted By:

Wisconsin DNR Laboratory Certification Number: 157066030
DHSS Certification Number: MW0289



Laboratory Services
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Baraboo, WI 53913
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ANALYTICAL REPORT

KEIL ENVIROMENTAL ENGINEERING
WILLIAM KNESS
5620 S.WOODLAND DRIVE
WAUNAKEE, WI 53597

Client I.D. No.:0015
Work Order No.:9404000343
Project Name:AMATO REALTY
Project Number:#1558
Arrival Temperature:ON ICE
Date Recieved: 04/15/94
Report Date: 05/18/94

Sample I.D. #:59894 Sample Description:HA1 @8'-9'

Date Sampled:04/14/94

<u>Analyte</u>	<u>Result</u>	<u>Units</u>
LUST Total Percent Solids	43.9	%

Sample I.D. #:59895 Sample Description:HA1 @10'-11'

Date Sampled:04/14/94

<u>Analyte</u>	<u>Result</u>	<u>Units</u>
Diesel Range Organics-WDNR Modified DRO	< 5.9	mg/Kg
Extraction Date DRO	04/15/94	
Analysis Date DRO	04/26/94	
LUST Total Percent Solids	85.4	%

Submitted By: [Signature]

KEIL ENVIRONMENTAL ENGINEERING, INC.

Client Name: AMATO REALTY, INC.
 Address: 3201 KINGSTON DRIVE
 City, State: MADISON, WI Zip: 53713

KEE # 1558 - AMATO REALTY, INC.

Sample Collector(s) <u>WILLIAM KNESS / TOM CULP</u>	Title/Work Station/Company <u>SEND REPORT TO: KEIL ENVIRONMENTAL ENGR, INC.</u>	Telephone Number (include area code) <u>(608) 849-4998</u>
Property Owner <u>AMATO REALTY, INC.</u>	Property Address <u>501 S. PARK STREET, MADISON, WI</u>	Telephone Number (include area code) <u>CLIENT: (608) 274-8816</u>

I hereby certify that I received, properly handled, and disposed of these samples as noted below:

Relinquished By (Signature) <u>William Kness</u>	Date/Time <u>4/15/94 (12:10)</u>	Received By (Signature) <u>[Signature]</u>
Relinquished By (Signature)	Date/Time	Received By (Signature)
Relinquished By (Signature)	Date/Time	Received for Laboratory By (Signature) <u>[Signature]</u>

Sample Condition on Receipt by Laboratory:
LABORATORY USE ONLY
 Temperature of temperature blank: (60) (50)
 If samples were received on ice and there was ice remaining, you may report the temperature as "received on ice". If all of the ice was melted, the temperature of the melt may be substituted for a temperature blank.

Field ID Number ¹	Date Collected	Time Collected	Sample		Preserv. Type	Field Screening	Description	Containers/ Analysis Type	Lab ID Number	No./Type of Containers	Cracked/Broken	Improperly Sealed	Good Condition	Other Comments
			Type ²	Device ³										
11A1@8'-9'	4/14/94	4:15 PM	SOIL	HAND Auger	4°C	PID = > 6000		DRO (2 60 ml) VOC (1 4 oz)	548524					
11A1@10'-11'	4/14/94	4:30 PM	"	"	4°C	PID = 631		DRO (2 60 ml)	548525					
11A1@8'-9'	4/14/94		"	"	4°C / Melt	SAME SAMPLE AS ABOVE		GRO (2 60 ml)	548524					

¹ Sample description must clearly correlate the sample ID to the sampling location shown on a map.
² Specify groundwater, surface water, soil, leachate, sludge, etc.

³ Type of sampling device; split spoon, hand auger, metal spatula, soil syringe, etc.

<p>DEPARTMENT USE/OPTIONAL FOR SOIL SAMPLERS</p> <p>Disposition of unused portion of sample</p> <p>Laboratory should: <input type="checkbox"/> Dispose <input type="checkbox"/> Retain for ___ days <input type="checkbox"/> Return <input type="checkbox"/> Other</p>	<p>DEPARTMENT USE ONLY</p> <p>Split samples: Offered? <input type="checkbox"/> Yes <input type="checkbox"/> No (Check one)</p> <p>Accepted? <input type="checkbox"/> Yes <input type="checkbox"/> No (Check one)</p> <p>Accepted By: _____ Signature</p>
--	--

ONE
B

VIEW NORTH

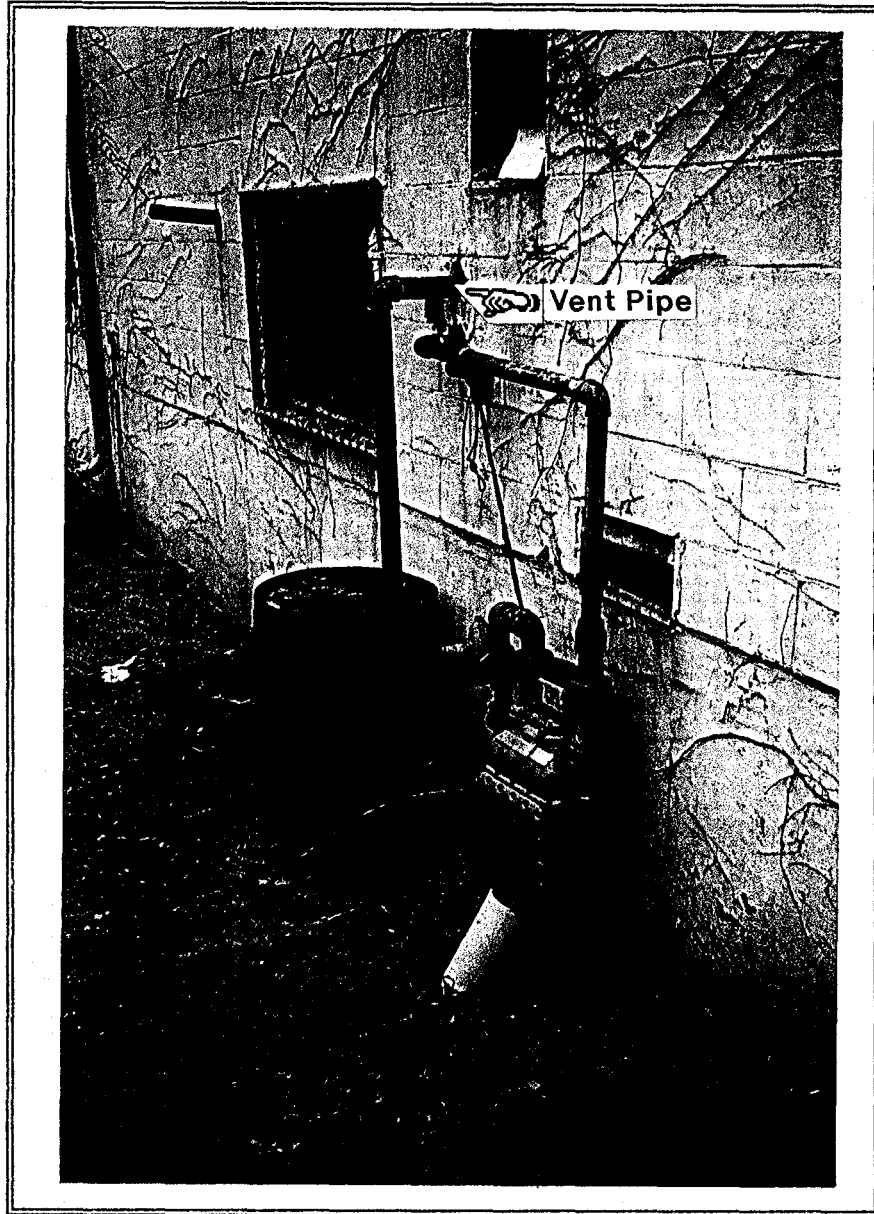


SELECT SITE PHOTOGRAPHS OF
501 SOUTH PARK STREET, MADISON, WI
FORMER FUEL OIL UNDERGROUND STORAGE TANK AREA



VIEW SOUTH

SELECT SITE PHOTOGRAPH OF
501 SOUTH PARK STREET, MADISON, WI
FORMER FUEL OIL UNDERGROUND STORAGE TANK AREA



VIEW SOUTHWEST