GIS REGISTRY INFORMATION

SITE NAME: 10 NORTH CHARTER ST

BRRTS #: 02-13-543170 **FID # (if appropriate):**

COMMERCE # (if appropriate):

CLOSURE DATE: 11/14/07

STREET ADDRESS: 10 N CHARTER ST

CITY: MADISON

SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection): X= 568339 Y= 288574

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 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 ☒

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. ☒

MADISON PROPERTY MANAGEMENT, INC.

10 North Charter Street - Madison, WI 53715
Direct Line (608) 268-4912 - Office (608) 251-8777 - Fax (608) 255-9656
jim@madisonproperty.com - www.madisonproperty.com

GIS REGISTRATION STATEMENT

For
Property Located At:

10 North Charter Street
and
16 North Charter Street
Madison, Wisconsin

WDNR BRRTS/Activity # 02-13-543170

WDNR Activity Name: 10 North Charter Associates

Parcel ID: 0709-2211-6037

To the best of my knowledge, I believe that the attached legal description(s) and deed(s) provided to the Wisconsin Department of Natural Resources for the Geographic Information System (GIS) registration of properties at 10 North Charter Street and 16 North Charter Street, City of Madison, Dane County, Wisconsin, (is/are) complete and accurate for the property associated with the 10 North Charter Associates release site (BRRTS 02-13-543170) in the City of Madison, Dane County, Wisconsin. This/these legal description(s) represent(s) all properties known to be within, or partially within, the contaminated site boundary.

Signed:

Madison Property Management
By: James A. Stopple

Date 1-30-07

WISCONSIN
DEPT. OF NATURAL RESOURCES

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
Matthew J. Frank, 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 14, 2007

File Ref: 02-13-543170
Dane County

Mr. James Stopple
10 North Charter Associates
10 North Charter Street
Madison, WI 53715

Subject: Final Site Closure: 10 North Charter Street, Madison

Dear Mr. Stopple:

On October 23, 2007, 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 24, 2007, you were notified that the Closure Committee had granted conditional closure to this case.

On November 9, 2007, the Department received correspondence indicating that you have complied with the requirements of closure. Based on the correspondence and data provided, it appears that your case meets the requirements of ch. NR 726, Wisconsin Administrative Code. The Department considers this case closed and no further investigation or remediation is required at this time.

GIS Registry

The conditions of case closure set out below in this letter require that your site be listed on the Remediation and Redevelopment Program's GIS Registry. The specific reasons are summarized below:

- Residual soil contamination exists that must be properly managed should it be excavated or removed
- Pavement, an engineered cover or a soil barrier must be maintained over contaminated soil and the state must approve any changes to this barrier
- Residual groundwater contamination exceeding enforcement standards

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.

Closure Conditions

Please be aware that pursuant to s. 292.12 Wisconsin Statutes, compliance with the requirements of this letter is a responsibility to which you and any subsequent property owners must adhere. If these requirements are not

followed or if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, welfare, or the environment, the Department may take enforcement action under s. 292.11 Wisconsin Statutes to ensure compliance with the specified requirements, limitations or other conditions related to the property or this case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code. It is the Department's intent to conduct inspections in the future to ensure that the conditions included in this letter including compliance with referenced maintenance plans are met.

Cover or Barrier

Pursuant to s. 292.12(2)(a), Wis. Stats., the pavement that currently exists in the location shown on Exhibit A 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.

Prohibited Activities

The following activities are prohibited on any portion of the property where pavement is required as shown on the attached exhibit, 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.

Remaining Residual Groundwater Contamination

Groundwater impacted by contamination greater than enforcement standards set forth in ch. NR140, Wis. Adm. Code, is present on the contaminated property. For more detailed information regarding the locations where groundwater samples have been collected (i.e., monitoring well locations) and the associated contaminant concentrations, refer to the Remediation and Redevelopment Program's GIS Registry at http://dnr.wi.gov/org/aw/rr/gis/index.htm.

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 Michael Schmoller at 608-275-3303.

Sincerely,

Patrick McCutcheon
Remediation & Redevelopment Team Supervisor

cc: Matthew Miller, Gannett Fleming, 8025 Excelsior Drive, Madison, WI 53717

DOCUMENT NO.

2580228

STATE BAR OF WISCONSIN—FORM 2
WARRANTY DEED
THIS SPACE RESERVED FOR RECORDING DATA

REGISTER OF DEEDS
DANE COUNTY WI
94 MAR -4 AM 9:25

V26740P 55

Gerald M. Welch

conveys and warrants to 10 North Charter Associates, a Wisconsin general partnership

RETURN TO Jim Stopple
10 North Charter
MADISON, WI 53715

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

Tax Key No. _____

Lots 13, 14, 15 and the West 1/2 of Lot 16; Lot 20, except the West 5 feet; Lots 21, 22, 23, 24, and 25, Coyne Replat, in the City of Madison, Dane County, Wisconsin.

The South 5 feet of Lots 11, 12 and 13, Morhoff Replat, in the City of Madison.

Together with a right of way over the West 5 feet of Lot 20 created in Vol. 231 of Misc., page 269, #800803 and a right of way over the North 10 feet of Lot 19, created in Vol. 336 of Deeds, page 197, #486185.

Given in fulfillment of Land Contract recorded in Vol. 7488 of Records, page 22, #1909204.

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

Exception to warranties: Easements and restrictions of record, zoning and other governmental regulations. Further except real estate taxes for 1994.

Dated this 22nd day of February 1994

TRANSFER $ 2265.00 FEE PAID

_____ (SEAL)

_____ (SEAL)

Gerald M. Welch (SEAL)

Gerald M. Welch

_____ (SEAL)

AUTHENTICATION

Signatures authenticated this _____ day of _____, 19____

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

THIS INSTRUMENT WAS DRAFTED BY

Attorney Perry J. Armstrong

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

The use of witnesses is optional.

ACKNOWLEDGMENT

STATE OF WISCONSIN } ss.
Dane County.

Personally came before me, this _____ day of _____, 19____ the above named

Gerald M. Welch

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

Notary Public Dane County, Wis.
My Commission is permanent. (If not, state expiration date: _____, 19__)

Furnished by: TICOR TITLE INSURANCE
1818 WEST BELTLINE HWY.
MADISON, WISCONSIN 53713

10

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

SCALE: 1 INCH = 2000 FEET
CONTOUR INTERVAL = 10 FEET

7.5 MIN TOPOGRAPHIC MAP
MADISON WEST, WISCONSIN
1983

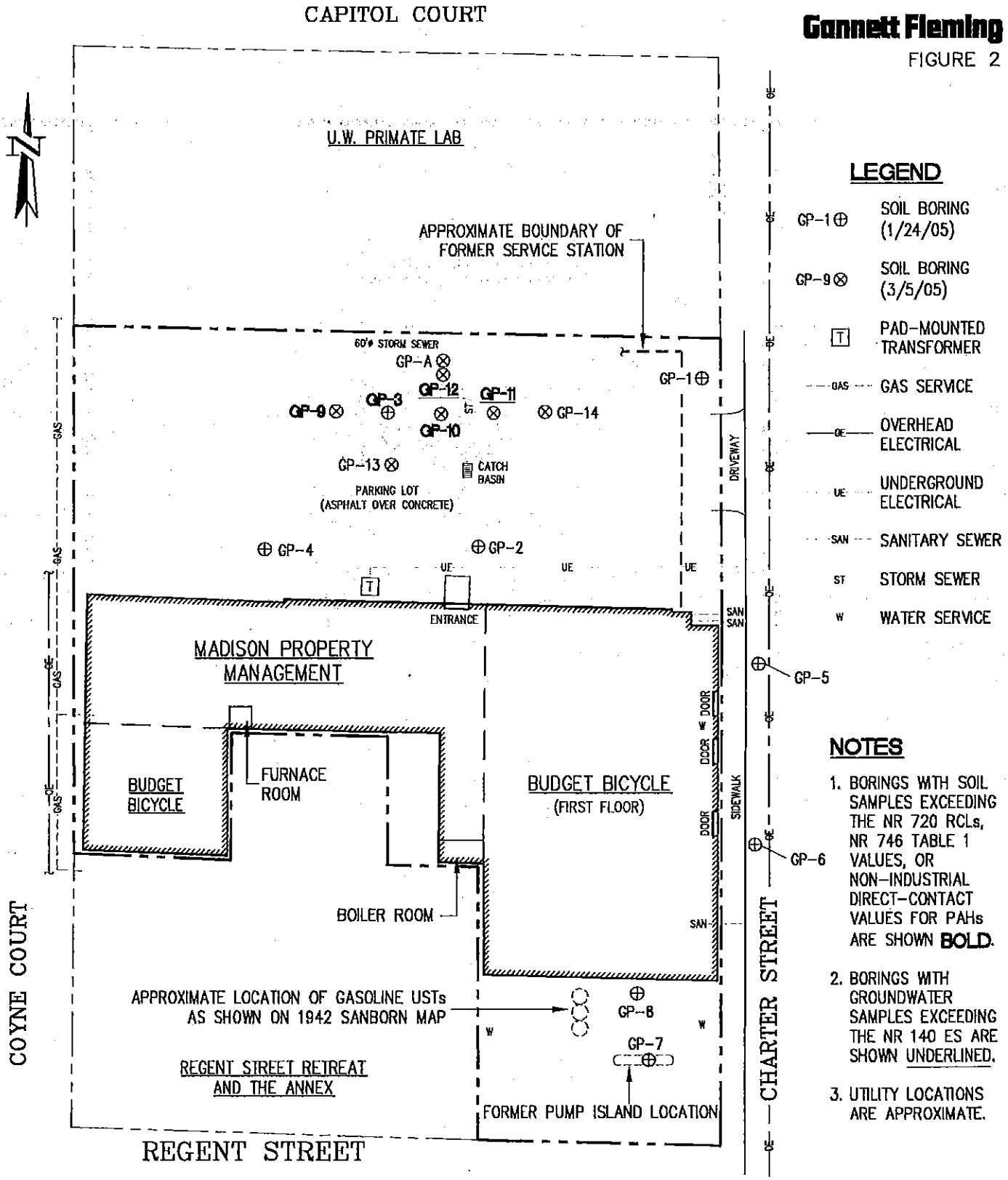
LOCATION MAP

MADISON PROPERTY MANAGEMENT
16 NORTH CHARTER STREET
MADISON, WISCONSIN

032707
44770.003_18

Gannett Fleming

FIGURE 2



LEGEND

- GP-1⊕ SOIL BORING (1/24/05)
- GP-9⊗ SOIL BORING (3/5/05)
- T PAD-MOUNTED TRANSFORMER
- GAS GAS SERVICE
- OE OVERHEAD ELECTRICAL
- UE UNDERGROUND ELECTRICAL
- SAN SANITARY SEWER
- ST STORM SEWER
- W WATER SERVICE

NOTES

1. BORINGS WITH SOIL SAMPLES EXCEEDING THE NR 720 RCLs, NR 746 TABLE 1 VALUES, OR NON-INDUSTRIAL DIRECT-CONTACT VALUES FOR PAHs ARE SHOWN **BOLD**.
2. BORINGS WITH GROUNDWATER SAMPLES EXCEEDING THE NR 140 ES ARE SHOWN UNDERLINED.
3. UTILITY LOCATIONS ARE APPROXIMATE.

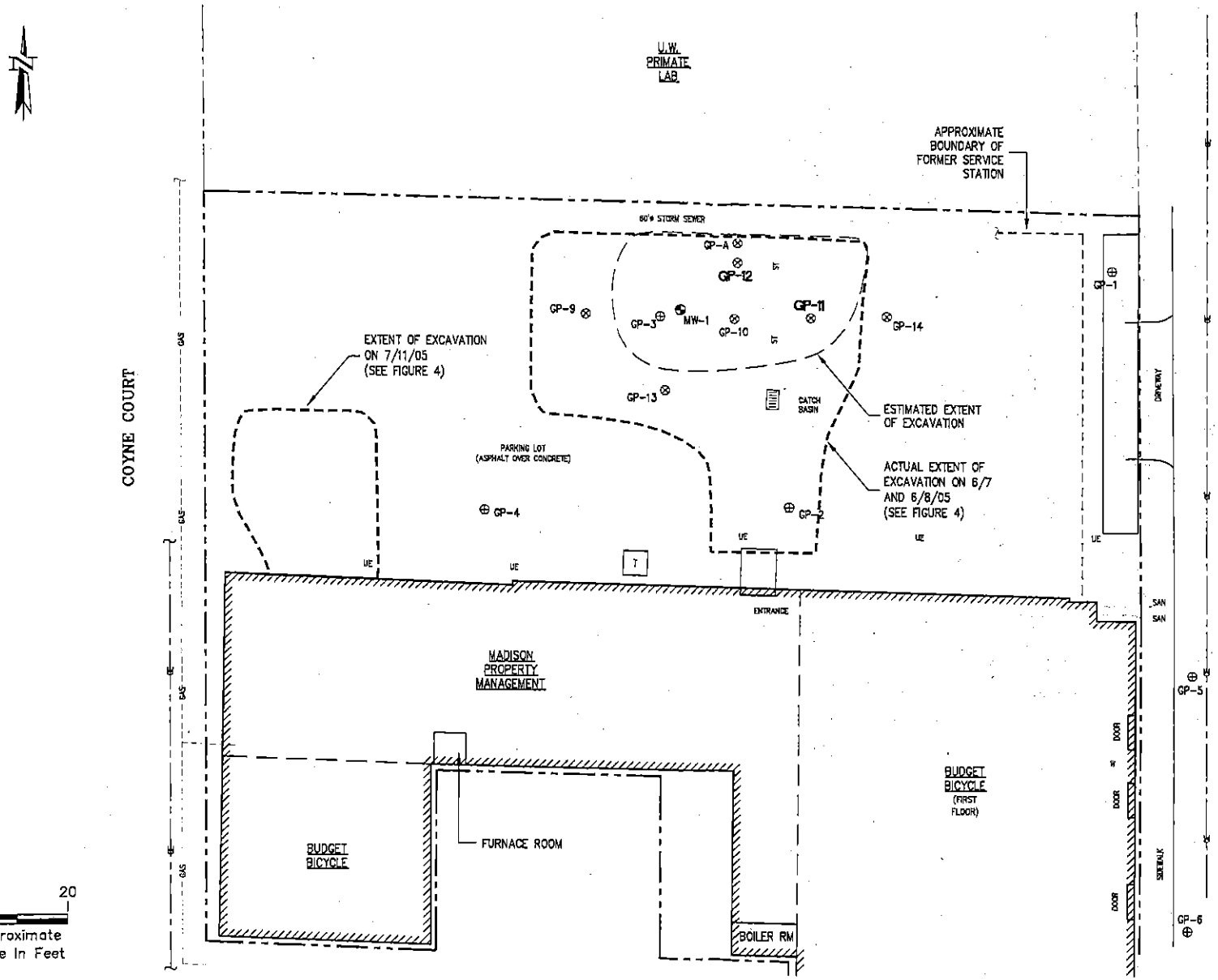
0 40

Approximate Scale In Feet

LOCATIONS OF PHASE II SUBSURFACE INVESTIGATION BOREHOLES AND SOIL AND GROUNDWATER EXCEEDANCES

MADISON PROPERTY MANAGEMENT
16 NORTH CHARTER STREET
MADISON, WISCONSIN

032707
44770WH



LEGEND

- MW-1 ⊗ MONITORING WELL
- GP-1 ⊕ SOIL BORING (1/24/05)
- GP-9 ⊗ SOIL BORING (3/5/05)
- T PAD-MOUNTED TRANSFORMER
- GAS GAS SERVICE
- OE OVERHEAD ELECTRICAL
- UE UNDERGROUND ELECTRICAL
- SAN SANITARY SEWER
- ST STORM SEWER
- W WATER SERVICE

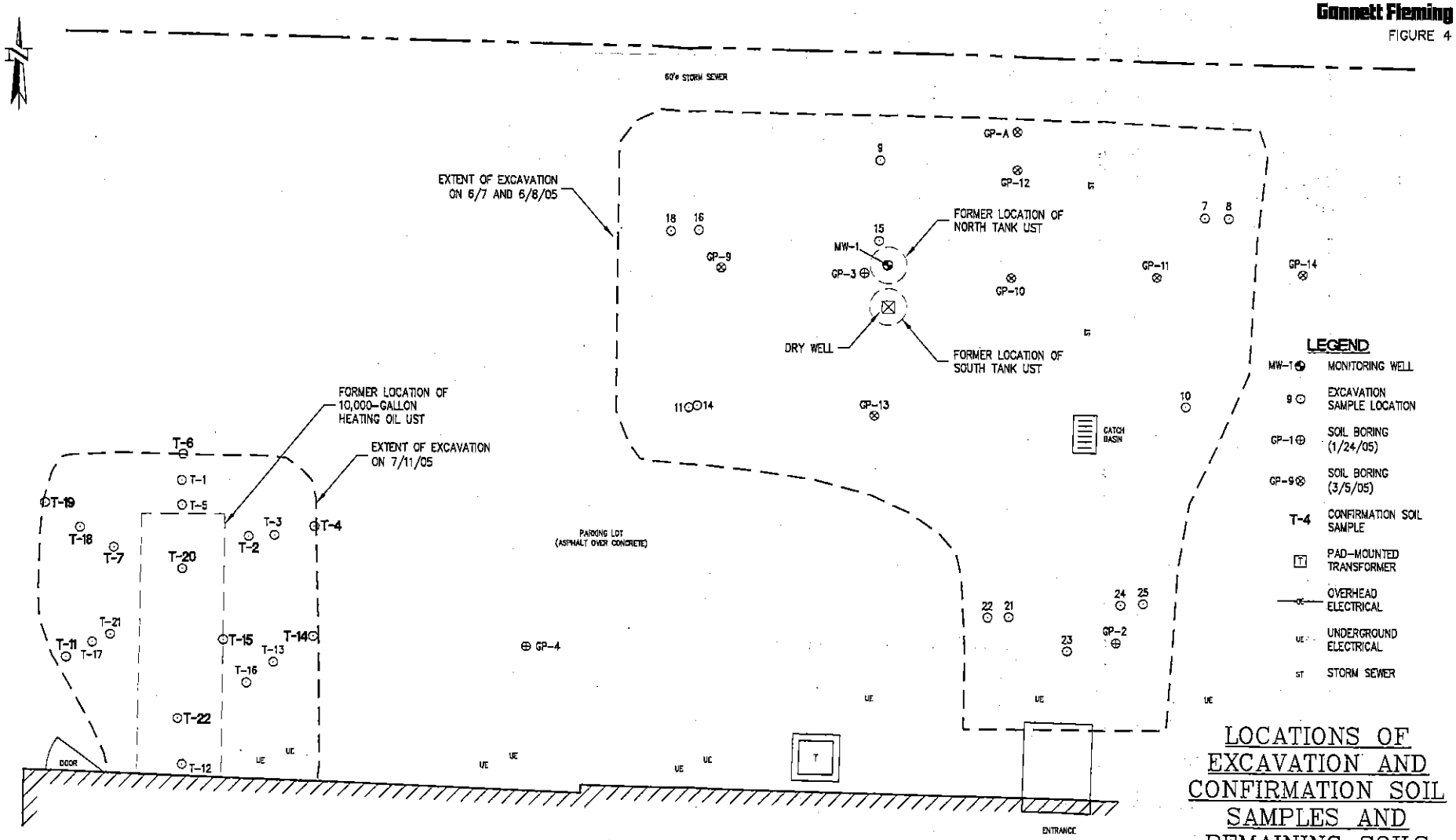
NOTES

1. BORINGS WITH GROUNDWATER SAMPLES EXCEEDING NR 140 ENFORCEMENT STANDARDS ARE SHOWN IN **BOLD**.
2. UTILITY LOCATIONS ARE APPROXIMATE.

LOCATIONS OF GROUNDWATER SAMPLES AND NR 140 ES EXCEEDANCES

MADISON PROPERTY MANAGEMENT
16 NORTH CHARTER STREET
MADISON, WISCONSIN

032707
44770WE



0 10
Approximate Scale In Feet

NOTES

1. CONFIRMATION SOIL SAMPLES EXCEEDING NR 746 TABLE 1 VALUES, PAH GROUNDWATER PATHWAY VALUES, OR PAH NON-INDUSTRIAL DIRECT CONTACT VALUES ARE SHOWN IN **BOLD**.
2. UTILITY LOCATIONS ARE APPROXIMATE.

LOCATIONS OF EXCAVATION AND CONFIRMATION SOIL SAMPLES AND REMAINING SOILS EXCEEDING CLEAN UP LEVELS

MADISON PROPERTY MANAGEMENT
16 NORTH CHARTER STREET
MADISON, WISCONSIN

032707
44770MG

MADISON PROPERTY MANAGEMENT
10 N. CHARTER ASSOCIATES
MADISON, WISCONSIN

TABLE 1

ANALYTICAL RESULTS FOR SOIL SAMPLES (mg/kg)
PHASE II SUBSURFACE INVESTIGATION
JANUARY 24, 2005

Boring I.D.	GP-1	GP-2	GP-3	GP-4	GP-5	GP-6	GP-7	GP-8	NR 720		NR 746
Sample Interval (ft bgs)	8-12	8-12	8-12	8-12	8-10	8-10	4-8	4-8	RCLs	Direct Contact	
Compound											
Total Lead	5.51	NA	16.3	NA	NA	NA	3.36	4.63	NS	50	NS
PVOCs by EPA 8021											
Gasoline Range Organics	<5.73	<5.70	**1,900** (1)	<5.95	<5.81	<6.50	<7.56	<9.52	100	NS	NS
Diesel Range Organics	NA	NA	**2,370**	NA	NA	NA	NA	NA	100	NS	NS
Benzene	<0.025	<0.025	<5.00	<0.025	<0.025	<0.025	<0.025	<0.025	0.0055	NS	8.5
Ethylbenzene	<0.025	<0.025	<5.00	<0.025	<0.025	<0.025	<0.025	<0.025	2.9	NS	4.6
Methyl t-Butyl Ether	<0.025	<0.025	<5.00	<0.025	<0.025	<0.025	<0.025	<0.025	NS	NS	NS
Toluene	<0.025	<0.025	<5.00	<0.025	<0.025	<0.025	<0.025	<0.025	1.5	NS	38
1,2,4-Trimethylbenzene	<0.025	<0.025	56.5	<0.025	<0.025	<0.025	<0.025	<0.025	NS	NS	83
1,3,5-Trimethylbenzene	<0.025	<0.025	**36.3**	<0.025	<0.025	<0.025	<0.025	<0.025	NS	NS	11
Xylenes	<0.025	<0.025	<5.00	<0.025	<0.025	<0.025	<0.025	<0.025	4.1	NS	42

NOTES:

All concentrations are in mg/kg (ppm) in soil.
Results calculated on a dry-weight basis.
ft bgs = feet below ground surface.
J = Estimated concentration below laboratory quantitation.
NA = Not analyzed.
NS = No standard.
NR 720 RCLs = NR 720 Residual Contaminant Levels for protection of Groundwater (Table 1, NR 720.09)
NR 720 Direct Contact = Non-industrial RCLs based on health risk from direct contact, upper 4 feet of soil (Table 2, NR 720.11 (5)).
NR 746 = Indicators of residual petroleum product in soil pores, (Table 1, NR 746.06 (2)(b)).
Concentrations exceeding either a NR 720 or 746 standard are shown in bold.

FOOTNOTE:

(1) The chromatogram is not characteristic for either gas or aged gas. It has a reportable concentration of peaks/area within the GRO window. The chromatogram also contains a significant number of peaks outside the GRO window.

MADISON PROPERTY MANAGEMENT
10 N. CHARTER ASSOCIATES
MADISON, WISCONSIN

TABLE 2

ANALYTICAL RESULTS FOR SOIL SAMPLE GP-8 (mg/kg)
PHASE II SUBSURFACE INVESTIGATION
RCRA METALS
JANUARY 24, 2005

Boring I.D.	**GP-8**	**NR 720 RCLs Non-**
Sample Interval (ft bgs)	**3-4**	**Industrial Direct Contact**
Compounds		
Total Arsenic	**8.79**	0.039
Total Barium	115	NS
Total Cadmium	0.343	8.0
Total Chromium (1)	**19.8** (1)	14.0/16,000 (1)
Total Lead	**85.9**	50
Total Selenium	<0.756	NS
Total Silver	0.851	NS
Total Mercury	0.271	NS

NOTES:

All concentrations are in mg/kg (ppm) in soil.
Results calculated on a dry-weight basis.
ft bgs = feet below ground surface.
NS = No standard.
Concentrations exceeding the NR 720 RCLs are shown in bold.
NR 720 RCLs = NR 720 Residual Contaminant Levels
NR 720 Direct Contact = Non-industrial RCLs based on health risk from direct contact, upper 4 feet of soil [Table 2, NR 720.11 (5)].

FOOTNOTE:

(1) NR 720 Non-industrial RCLs for chromium are 14 mg/kg for hexavalent chromium and 16,000 mg/kg for trivalent chromium.

Gannett Fleming

MADISON PROPERTY MANAGEMENT
10 N. CHARTER ASSOCIATES
MADISON, WISCONSIN

TABLE 4

ANALYTICAL RESULTS FOR SOIL SAMPLES (mg/kg)
SUPPLEMENTAL PHASE II SUBSURFACE INVESTIGATION
JANUARY 24 AND MARCH 5, 2005

Boring I.D.	GP-3	GP-9	GP-10	GP-11	GP-12	GP-13	GP-14	NR 720	NR 746
Date	1/24/2005	3/5/2005	3/5/2005	3/5/2005	3/5/2005	3/5/2005	3/5/2005	RCLs	Table 1
Sample Interval (ft bgs)	8-12	8-11	8-11	8-12	8-12	8-12	8-12		
Compound	**PVOCs by EPA 8021**								
PID Screening, ppm	810	10	1410	6	1685	10	0	NS	NS
Gasoline Range Organics	1,900 (1)	<0.91	1,100	<1.0	1,300	1.2 J	<0.91	100	NS
Diesel Range Organics	2,370	<2.6	2,000	<2.6	720	<2.6	<2.6	100	NS
Benzene	<5.00	0.0065 J	<0.0091	<0.0050	<0.045	<0.0044	<0.0045	0.0055	8.5
Ethylbenzene	<5.00	<0.0045	30	0.010 J	36	0.011 J	<0.0045	2.9	4.6
Methyl t-Butyl Ether	<5.00	0.011 J	<0.018	0.013 J	<0.091	<0.0087	<0.0091	NS	NS
Naphthalene	NA	<0.045	0.24 J	<0.050	0.69 J	<0.044	<0.045	NS	2.7
Toluene	<5.00	<0.045	<0.091	<0.050	<0.45	<0.044	<0.045	1.5	38
1,2,4-Trimethylbenzene (2)	56.5	0.014 J	47	0.036	37	0.034	0.021 J	NS	83
1,3,5-Trimethylbenzene	36.3	<0.0091	<0.018	0.013 J	<0.091	<0.0087	<0.0091	NS	11
Xylenes	<5.00	<0.0136	<0.0271	0.021 J	<0.1001	0.012 J	<0.0136	4.1	42

Compound	PAHs by EPA 8270 (Summary of Detected Compounds)							Suggested RCLS for PAHs	
								Groundwater Pathway	Non-Industrial Direct Contact
Anthracene	NA	<0.008	<0.008	0.016 J	0.074	0.077	<0.008	38	900
Benzo(a)pyrene	NA	<0.0092	<0.0092	**0.065**	<0.0092	<0.0092	<0.0092	48	0.0088
Fluoranthene	NA	<0.0076	<0.0076	0.057	0.066	0.071	<0.0076	500	600
Fluorene	NA	<0.011	<0.011	0.014 J	<0.011	<0.011	<0.011	100	600
Naphthalene	NA	0.022 J	<0.0081	0.081	<0.0081	<0.0081	<0.0081	0.4	20
Phenanthrene	NA	0.022 J	<0.0087	0.075	0.064	0.068	<0.0087	1.8	18
Pyrene	NA	<0.01	<0.01	0.18	0.044	0.044	<0.01	8700	500

NOTES:
All concentrations are in mg/kg (ppm).
Results calculated on a dry-weight basis.
ft bgs = Feet below ground surface.
J = Estimated concentration below laboratory limit of quantitation.
NA = Not analyzed.
NS = No standard.
Samples arrived at the laboratory at greater than 4.0 degrees centigrade.
FOR GRO/DRO/PVOC:
NR 720 RCLs = NR 720 Residual Contaminant Levels (RCLs) for protection of Groundwater (Table 1, NR 720.09)
NR 746 = Indicators of residual petroleum product in soil pores, (Table 1, NR 746.06 (2)(b)).
Concentrations exceeding either a NR 720 or 746 standard are shown in bold.
FOR PAHs:
Suggested generic RCLs for PAH compounds from Table 1, Soil Cleanup Levels for Polycyclic Aromatic Hydrocarbons (PAHs) Interim Guidance, Wisconsin Department of Natural Resources, RR-519-97.
Concentrations exceeding either the suggested RCL for groundwater pathway or non-industrial direct contact are shown in bold.

FOOTNOTES:

(1) The chromatogram is not characteristic for either gas or aged gas. It has a reportable concentration of peaks/area within the GRO window. The chromatogram also contains a significant number of peaks outside the GRO window.

(2) The methanol trip blank for the 3/5/05 sampling date contained 0.017 mg/kg 1,2,4-trimethylbenzene. The laboratory attributes this to residual contamination in the instrument column.

Gannett Fleming

MADISON PROPERTY MANAGEMENT
10 N. CHARTER ASSOCIATES
MADISON, WISCONSIN

TABLE 5

ANALYTICAL RESULTS FOR
EXCAVATION CONFIRMATION SOIL SAMPLES (mg/kg)
JUNE 7 & 8, 2005

Sample I.D.	Dry Well	7	8	9	10	NR 720 RCLs	NR 746 Table 1
Location		East Wall	East Wall	North Wall	SE Corner		
Soil Excavated?	Yes	No	No	No	No		
Sample depth (ft bgs)	3-4	11	8	9	11		
Compound							
VOCs by EPA 8021 (Summary of Compounds of Concern*)							
PID Screening, ppm	72	8	29	2270	6	NS	NS
Benzene	<0.025	<0.025	<0.025	<0.4	<0.025	0.0055	8.5
n-Butylbenzene	0.504	<0.025	<0.025	5.00	<0.025	NS	NS
sec-Butylbenzene	0.311	<0.025	<0.025	<0.4	<0.025	NS	NS
p-Isopropyltoluene	0.41	<0.025	<0.025	17.7	<0.025	NS	NS
n-Propylbenzene	0.071	<0.025	<0.025	9.29	<0.025	NS	NS
cis-1,2-Dichloroethylene	0.519	<0.025	<0.025	<0.4	<0.025	NS	NS
trans-1,2-Dichloroethylene	0.0422	<0.025	<0.025	<0.4	<0.025	NS	NS
Tetrachloroethylene (PCE)	<0.025	<0.025	<0.025	<0.4	<0.025	NS	NS
Trichloroethylene (TCE)	<0.025	<0.025	<0.025	<0.4	<0.025	NS	NS
Ethylbenzene	0.0593	<0.025	<0.025	0.831	<0.025	2.9	4.6
Methyl t-Butyl Ether	<0.025	<0.025	<0.025	<0.4	<0.025	NS	NS
Naphthalene	1.42	<0.025	<0.025	<0.4	<0.025	NS	2.7
Toluene	0.0399	<0.025	<0.025	<0.4	<0.025	1.5	38
1,2,4-Trimethylbenzene	0.138	<0.025	<0.025	8.89	<0.025	NS	83
1,3,5-Trimethylbenzene	<0.025	<0.025	<0.025	<0.4	<0.025	NS	11
Xylenes	0.1626	<0.025	<0.025	1.23	<0.025	4.1	42
PAHs by EPA 8310 (Summary of Detected Compounds)						**Groundwater Pathway**	
Anthracene	<0.71	<0.00237	<0.00292	0.0362	<0.0024	3000	
Benzo(a)anthracene	7.24	<0.00462	<0.0057	0.0557	0.0162	17	
Benzo(a)pyrene	9.43	<0.00259	<0.0032	0.0712	0.0308	48	
Benzo(b)fluoranthene	14.6	<0.00237	<0.00292	0.059	0.017	360	
Benzo(k)fluoranthene	5.98	<0.00327	<0.00403	<0.00356	0.0125	870	
Benzo(g,h,i)perylene	7.35	<0.00237	<0.00292	0.0556	0.0314	6800	
Chrysene	5.62	<0.00259	<0.0032	0.0606	0.0118	37	
Dibenzo(a,h)anthracene	<0.474	<0.00158	<0.00195	0.0353	<0.0016	38	
Fluoranthene	7.37	<0.00248	<0.00306	0.227	0.0305	500	
Indeno(1,2,3-cd) Pyrene	5.37	<0.0018	<0.00223	0.0434	0.0143	680	
Phenanthrene	**2.38**	<0.00259	<0.0032	0.124	0.00684 J	1.8	
Pyrene	14.1	<0.00237	<0.00292	0.231	0.036	8700	

TABLE 5

ANALYTICAL RESULTS FOR
EXCAVATION CONFIRMATION SOIL SAMPLES (mg/kg)
JUNE 7 & 8, 2005

Sample I.D.	11	14	15	16	18	NR 720	NR 746
Location	SW Wall	SW Wall	Under N Tank	W Wall	W Wall	RCLs	Table 1
Soil Excavated?	No	No	No	No	No		
Sample depth (ft bgs)	11	8-11	12	11	8		
Compound							
VOCs by EPA 8021 (Summary of Compounds of Concern)							
PID Screening, ppm	6	27	2270	14	0	NS	NS
Benzene	<0.025	<0.025	<0.4	<0.025	<0.025	0.0055	8.5
n-Butylbenzene	<0.025	<0.025	<0.4	<0.025	<0.025	NS	NS
sec-Butylbenzene	<0.025	0.154	<0.4	<0.025	<0.025	NS	NS
p-Isopropyltoluene	<0.025	<0.025	4.51	<0.025	<0.025	NS	NS
n-Propylbenzene	<0.025	0.0509	<0.4	<0.025	<0.025	NS	NS
cis-1,2-Dichloroethylene	<0.025	<0.025	<0.4	<0.025	<0.025	NS	NS
trans-1,2-Dichloroethylene	<0.025	<0.025	<0.4	<0.025	<0.025	NS	NS
Tetrachloroethylene (PCE)	<0.025	<0.025	<0.4	<0.025	<0.025	NS	NS
Trichloroethylene (TCE)	<0.025	<0.025	<0.4	<0.025	<0.025	NS	NS
Ethylbenzene	<0.025	<0.025	<0.4	<0.025	<0.025	2.9	4.6
Methyl t-Butyl Ether	<0.025	<0.025	<0.4	<0.025	<0.025	NS	NS
Naphthalene	<0.025	<0.025	<0.4	<0.025	<0.025	NS	2.7
Toluene	<0.025	<0.025	<0.4	<0.025	<0.025	1.5	38
1,2,4-Trimethylbenzene	<0.025	0.0458	2.24	<0.025	<0.025	NS	83
1,3,5-Trimethylbenzene	<0.025	<0.025	<0.4	<0.025	<0.025	NS	11
Xylenes	<0.025	0.0381	<0.4	<0.025	<0.025	4.1	42
PAHs by EPA 8310 (Summary of Detected Compounds)						**Groundwater Pathway**	
Anthracene	<0.00244	<0.00289	<0.00257	<0.00237	<0.0036		3000
Benzo(a)anthracene	<0.00476	<0.00564	<0.00502	<0.00463	<0.00703		17
Benzo(a)pyrene	<0.00267	<0.00316	<0.00282	<0.0026	<0.00395		48
Benzo(b)fluoranthene	<0.00244	<0.00289	<0.00257	<0.00237	<0.0036		360
Benzo(k)fluoranthene	<0.00337	<0.00399	<0.00355	<0.00327	<0.00497		870
Benzo(g,h,i)perylene	<0.00244	<0.00289	<0.00257	<0.00237	<0.0036		6800
Chrysene	<0.00267	<0.00316	<0.00282	<0.0026	<0.00395		37
Dibenzo(a,h)anthracene	<0.00163	<0.00193	<0.00171	<0.00158	<0.0024		38
Fluoranthene	<0.00256	<0.00303	0.00475 J	<0.00248	<0.00377		500
Indeno(1,2,3-cd) Pyrene	<0.00186	<0.0022	<0.00196	<0.00181	<0.00274		680
Phenanthrene	<0.00267	<0.00316	<0.00282	<0.0026	<0.00395		1.8
Pyrene	<0.00244	<0.00289	<0.00257	<0.00237	<0.0036		8700

TABLE 5

ANALYTICAL RESULTS FOR
EXCAVATION CONFIRMATION SOIL SAMPLES (mg/kg)
JUNE 7 & 8, 2005

Sample I.D.	21	22	23	24	25	NR 720 RCLs	NR 746 Table 1
Location	W Basin	W Basin	Basin Bottom	E Basin	E Basin		
Soil Excavated?	No	No	No	No	No		
Sample depth (ft bgs)	11	8	12	11	8		
Compound							
VOCs by EPA 8021 (Summary of Compounds of Concern)							
PID Screening, ppm	1050	138	1591	4	85	NS	NS
Benzene	<0.2	<0.4	<0.4	<0.025	<0.025	0.0055	8.5
n-Butylbenzene	0.92	1.37	<0.025	<0.025	<0.025	NS	NS
sec-Butylbenzene	1.21	2.53	<0.025	<0.025	<0.025	NS	NS
p-Isopropyltoluene	1.37	1.57	17.9	<0.025	0.771	NS	NS
n-Propylbenzene	0.383	0.744	8.87	<0.025	<0.025	NS	NS
cis-1,2-Dichloroethylene	<0.2	<0.4	<0.025	<0.025	<0.025	NS	NS
trans-1,2-Dichloroethylene	<0.2	<0.4	<0.025	<0.025	<0.025	NS	NS
Tetrachloroethylene (PCE)	<0.2	<0.4	<0.025	<0.025	<0.025	NS	NS
Trichloroethylene (TCE)	<0.2	<0.4	<0.025	<0.025	<0.025	NS	NS
Ethylbenzene	<0.2	<0.4	0.774	<0.025	0.0532	2.9	4.6
Methyl t-Butyl Ether	<0.2	<0.4	<0.025	<0.025	<0.025	NS	NS
Naphthalene	<0.2	<0.4	<0.025	<0.025	<0.025	NS	2.7
Toluene	<0.2	<0.4	<0.025	<0.025	<0.025	1.5	38
1,2,4-Trimethylbenzene	1.91	1.9	6.76	<0.025	0.281	NS	83
1,3,5-Trimethylbenzene	1.05	<0.4	<0.025	<0.025	0.314	NS	11
Xylenes	<0.2	<0.4	0.866	<0.025	0.0615	4.1	42
PAHs by EPA 8310 (Summary of Detected Compounds)						**Groundwater Pathway**	
Anthracene	<0.00239	<0.00308	0.052	<0.00246	<0.00331	3000	
Benzo(a)anthracene	0.0172	<0.00602	0.059	0.00563 J	<0.00647	17	
Benzo(a)pyrene	0.0437	<0.00338	0.0655	0.0761 J	<0.00363	48	
Benzo(b)fluoranthene	0.0203	<0.00308	0.0613	0.0117	<0.00331	360	
Benzo(k)fluoranthene	0.0131	<0.00426	0.028	0.00808 J	<0.00457	870	
Benzo(g,h,i)perylene	0.0417	<0.00308	0.065	0.019	<0.00331	6800	
Chrysene	0.0255	<0.00338	0.058	<0.0027	<0.00363	37	
Dibenzo(a,h)anthracene	<0.00159	<0.00206	<0.00163	<0.00164	<0.00221	38	
Fluoranthene	0.0289	<0.00323	0.27	0.00512 J	<0.00347	500	
Indeno(1,2,3-cd) Pyrene	0.0243	<0.00235	0.0461	0.0118	<0.00252	680	
Phenanthrene	0.0111	<0.00338	0.16	<0.0027	<0.00363	1.8	
Pyrene	0.0287	<0.00308	0.3	<0.00246	<0.00331	8700	

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MADISON, WISCONSIN

TABLE 7

ANALYTICAL RESULTS FOR
EXCAVATION CONFIRMATION SAMPLES (mg/kg)
FOR 10,000 GALLON HEATING OIL TANK
JULY 11, 2005

Sample I.D.	T1	T2	T3	T4	T5	NR 720 RCLs	NR 746 Table 1
Location	North	NE	NE	NE	N		
Soil Excavated?	No	No	No	No	No		
Sample depth (ft bgs)	8	11	8	0-4	11		
Compound							
VOCs by EPA 8021 (Summary of Compounds of Concern*)							
PID Screening, ppm	30	520	135	17	584	NS	NS
Benzene	<0.025	<0.4	<0.025	<0.025	<0.2	0.0055	8.5
n-Butylbenzene	<0.025	4.19	<0.025	<0.025	1.02	NS	NS
sec-Butylbenzene	<0.025	<0.4	<0.025	<0.025	<0.2	NS	NS
p-Isopropyltoluene	<0.025	2.71	<0.025	<0.025	0.505	NS	NS
n-Propylbenzene	<0.025	<0.4	<0.025	<0.025	<0.2	NS	NS
cis-1,2-Dichloroethylene	<0.025	<0.4	<0.025	<0.025	<0.2	NS	NS
trans-1,2-Dichloroethylene	<0.025	<0.4	<0.025	<0.025	<0.2	NS	NS
Tetrachloroethylene (PCE)	<0.025	<0.4	<0.025	0.0597	<0.2	NS	NS
Trichloroethylene (TCE)	<0.025	<0.4	<0.025	<0.025	<0.2	NS	NS
Ethylbenzene	<0.025	<0.4	<0.025	<0.025	<0.2	2.9	4.6
Methyl t-Butyl Ether	<0.025	<0.4	<0.025	<0.025	<0.2	NS	NS
Naphthalene	<0.025	**10.3**	0.202	<0.025	2.34	NS	2.7
Toluene	<0.025	<0.4	<0.025	<0.025	<0.2	1.5	38
1,2,4-Trimethylbenzene	<0.025	2.23	0.406	<0.025	0.54	NS	83
1,3,5-Trimethylbenzene	<0.025	<0.4	<0.025	<0.025	<0.2	NS	11
Xylenes	<0.05	<0.8	<0.05	<0.05	<0.4	4.1	42
PAHs by EPA 8310 (Summary of Detected Compounds)						**Groundwater Pathway**	**Non-Industrial Direct Contact**
Acenaphthene	<0.00836	0.846	<0.00709	<0.0572	0.217	38	900
Anthracene	<0.00374	<0.0241	<0.00317	0.495	<0.00236	3,000	5,000
Benzo(a)anthracene	<0.0073	<0.047	<0.00618	0.917	<0.00462	17	0.0880
Benzo(a)pyrene	<0.00409	<0.0264	<0.00347	0.706	<0.00259	48	0.0088
Benzo(b)fluoranthene	<0.00374	<0.0241	<0.00317	0.765	<0.00236	360	0.0880
Benzo(k)fluoranthene	<0.00516	<0.0033	<0.00437	0.316	<0.00327	870	0.8800
Benzo(g,h,i)perylene	<0.00374	<0.0241	<0.00317	0.662	<0.00236	6,800	1.8000
Chrysene	<0.00409	<0.0264	<0.00347	0.633	<0.00259	37	8.8000
Dibenzo(a,h)anthracene	<0.00249	<0.0161	<0.00211	0.434	<0.00158	38	0.0088
Fluoranthene	<0.00391	<0.0253	<0.00332	3.52	<0.00248	500	600
Fluorene	<0.00356	<0.0229	<0.00302	<0.0243	<0.00225	100	600
Indeno(1,2,3-cd) Pyrene	<0.00285	<0.0183	<0.00241	0.524	<0.0018	680	0.0880
1-Methyl Naphthalene	<0.00623	5.32	0.169	<0.0426	0.679	23	1,100
2-Methyl Naphthalene	<0.0073	5.55	0.198	<0.0499	0.693	20	600
Naphthalene	<0.00285	0.306	0.0271	<0.0195	<0.0018	0.4	20
Phenanthrene	<0.00409	<0.0264	<0.00347	**2.09**	<0.00259	1.8	18
Pyrene	<0.00374	<0.0241	<0.00317	3.41	<0.00236	8,700	500

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TABLE 8

ANALYTICAL RESULTS FOR GROUNDWATER SAMPLES
PHASE II SUBSURFACE INVESTIGATION
SUMMARY OF DETECTED COMPOUNDS (ug/l), JANUARY 24, 2005

Boring I.D.	GP-1	GP-2	GP-3 (1)	GP-4	GP-5	GP-6	GP-7	GP-8	NR 140	
Screened Interval (ft bgs)	12-16	12-16	12-16	12-16	8-12	8-12	8-12	8-12	PAL	ES
Compound										
Dissolved Lead	<0.6	NA	0.9 J	NA	NA	NA	0.6 J	<0.6	1.5	15
VOCs by EPA 8021										
n-Butylbenzene	<0.36	17	13.3	<0.36	<0.36	<0.36	<0.36	<0.36	NS	NS
sec-Butylbenzene	<0.4	9.15	<8.00	<0.4	<0.4	<0.4	<0.4	<0.4	NS	NS
Ethylbenzene	<0.5	0.653 J	<10.0	<0.5	<0.5	<0.5	<0.5	<0.5	140	700
Isopropylbenzene	<0.31	2.09	<6.20	<0.31	<0.31	<0.31	<0.31	<0.31	NS	NS
n-Propylbenzene	<0.3	3.74	<6.00	<0.3	<0.3	<0.3	<0.3	<0.3	NS	NS
Toluene	0.433 J	<0.3	<6.00	<0.3	<0.3	<0.3	<0.3	<0.3	200	1000
1,2,4-Trimethylbenzene	<0.4	36.2	<8.00	<0.4	<0.4	<0.4	<0.4	<0.4	96	480
1,3,5-Trimethylbenzene	<0.31	5.47	<6.20	<0.31	<0.31	<0.31	<0.31	<0.31		

NOTES:

All concentrations are in µg/ℓ (ppb) in groundwater.
ft bgs = feet below ground surface.
J = Estimated concentration below laboratory quantitation.
NR 140 PAL = NR 140 preventive action level.
NR 140 ES = NR 140 enforcement standards.
NA = Not analyzed.
NS = No standard.

FOOTNOTE:

(1) The groundwater sample collected from GP-3 had high concentrations of interfering non-target compounds. A larger sample size would result in the non-target analytes masking over the target analytes. The physical nature (color, odor, phase separation, etc.) of the sample indicated a potential problem, and a dilution was taken to protect the instrument.

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TABLE 9

ANALYTICAL RESULTS FOR GROUNDWATER SAMPLES
SUPPLEMENTAL PHASE II SUBSURFACE INVESTIGATION
SUMMARY OF DETECTED COMPOUNDS (ug/l)
JANUARY 24 AND MARCH 5, 2005

Boring I.D.	GP-3 [1]	GP-9	GP-10	GP-11	GP-12	GP-13	GP-14	NR 140	
Date	01/24/05	03/05/05	03/05/05	03/05/05	03/05/05	03/05/05	03/05/05	PAL	ES
Screened Interval (ft bgs)	12-16	12-16	12-16	12-16	12-16	12-16	12-16		
Compound									
PVOCs by EPA 8021									
Gasoline Range Organics	NA	<33	>4700	1,100	620,000	370	<33	NS	NS
Benzene	<6.2	<0.16	0.22 J	<0.16	<4.1	<0.16	<0.16	0.5	5
Toluene	<6.0	<1.6	2.1 J	<1.6	<41	<1.6	<1.6	200	1,000
Ethylbenzene	<10	<0.23 J	98	22	16,000	13	0.31 J	140	700
Total Xylenes	<18.4	<0.49	56	13	<12.3	2.2	0.46 J	1,000	10,000
Methyl-tert-butyl-ether	<6.0	<0.33	<0.33	<0.33	<8.2	<0.33	<0.33	12	60
Naphthalene	<16	<1.6	6.6	1.7 J	<41	<1.6	<1.6	8	40
1,2,4-Trimethylbenzene [2]	<8.0	<0.33	96	11	<8.2	2.7	0.33	96	480
1,3,5-Trimethylbenzene	<6.2	0.90 J	210	11	<8.2	4	0.7 J		
PAHs by EPA 8270									
Anthracene	NA	<0.35	1.6	1.7	1.6	<0.35	<0.35	600	3000
Acenaphthene	NA	<0.36	0.81 J	0.88 J	0.86 J	<0.36	<0.36	NS	NS
Acenaphthylene	NA	<0.29	1.2	1	<0.29	0.45 J	<0.29	NS	NS
Benzo(a)anthracene	NA	<0.30	0.82 J	1.3	<0.30	<0.30	<0.30	NS	NS
Benzo(a)pyrene	NA	<0.29	<0.29	**2.1**	<0.29	<0.29	<0.29	0.02	0.2
Benzo(b)fluoranthene	NA	<0.36	<0.36	**2**	<0.36	<0.36	<0.36	0.02	0.2
Benzo(g,h,i)perylene	NA	<0.28	<0.28	0.64	<0.28	<0.28	<0.28	NS	NS
Benzo(k)fluoranthene	NA	<0.46	<0.46	2	<0.46	<0.46	<0.46	NS	NS
Chrysene	NA	<0.34	<0.34	**1.2**	<0.34	<0.34	<0.34	0.02	0.2
Dibenz(a.h)anthracene	NA	<0.29	<0.29	2	<0.29	<0.29	<0.29	NS	NS
Fluoranthene	NA	<0.25	1.3	2.2	1.6	0.33 J	<0.25	80	400
Fluorene	NA	<0.30	1.4	1.5	1.5	<0.30	<0.30	80	400
Naphthalene	NA	<0.25	3.3	0.67 J	4	<0.25	<0.25	8	40
Phenanthrene	NA	<0.20	1.4	2.2	1.7	0.54 J	<0.20	NS	NS
Pyrene	NA	0.73 J	0.82 J	2.2	1.2	0.32 J	<0.29	50	250

NOTES:
PVOCs = Petroleum volatile organic compounds.
PAHs = Polynuclear aromatic hydrocarbons
All concentrations are in µg/L (ppb) in groundwater.
ft bgs = Feet below ground surface.
J = Estimated concentration below laboratory quantitation.
NR 140 PAL = NR 140 preventive action level, concentrations exceeding the NR 140 PAL are shaded.
NR 140 ES = NR 140 enforcement standards, concnetrations exceeding the NR 140 Ess are in bold.
NA = Not analyzed.
NS = No standard.
Samples arrived at the laboratory at greater than 4.0 degrees centigrade.

FOOTNOTES:
(1) The groundwater sample collected from GP-3 had high concentrations of interfering non-target compounds. A larger sample size would result in the non-target analytes masking over the target analytes. The physical nature (color, odor, phase separation, etc.) of the sample indicated a potential problem, and a dilution was taken to protect the instrument.

(2) The trip blank for the 3/5/05 sampling date contained 0.57 µg/L of 1,2,4-trimethylbenzene. The laboratory attributes this to residual contamination in the instrument column.

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TABLE 10

ANALYTICAL RESULTS FOR GROUNDWATER SAMPLES
FROM MONITORING WELL MW-1
SUMMARY OF DETECTED COMPOUNDS (µg/ℓ)

Date	06/30/05	5/17/06*	NR 140	
			PAL	ES
Compound				
VOCs by EPA 8021				
Benzene	0.54 J	<15.5	0.5	5
n-Butylbenzene	20.8	<18.0	NS	NS
sec-Butylbenzene	26.1	94.5	NS	NS
cis-1,2-Dichloroethylene	5.68	<20.0	7	70
Ethylbenzene	2.18	<25.0	140	700
Naphthalene	2.06 J	<40.0	8	40
n-Propylbenzene	41.9	<15.0	NS	NS
Toluene	3.16	<15.0	200	1,000
1,2,4-Trimethylbenzene	7.49	<20.0	96	480
1,3,5-Trimethylbenzene	4.34	<15.5		
Vinyl Chloride	**0.267**	<10.0	0.02	0.2
Total Xylenes	3.43	<46.0	1,000	10,000
PAHs by EPA 8310				
Benzo(a)anthracene	0.242	<0.10	NS	NS
Benzo(b)fluoranthene	0.141	0.108	0.02	0.2
Benzo(g,h,i)perylene	0.148 J	0.139 J	NS	NS
Chrysene	<0.02	0.131	0.02	0.2
Fluoranthene	0.705	<0.12	80	400
Indeno(1,2,3-cd)Pyrene	0.05 J	<0.12	NS	NS
Naphthalene	1.27	0.434	8	40
Phenanthrene	0.428	<0.11	NS	NS
Pyrene	2.21	<0.10	50	250

NOTES:

* This sample was diluted to the presence of high levels of non-target analytes, resulting in elevated reporting limits.

VOCs = Volatile organic compounds.

PAHs = Polynuclear aromatic hydrocarbons.

All concentrations are in µg/ℓ (ppb) in groundwater.

J = Estimated concentration below laboratory quantitation.

NR 140 PAL = NR 140 preventive action level; exceedances are shaded.

NR 140 ES = NR 140 enforcement standards; exceedances are in bold.

NS = No standard.

MADISON PROPERTY MANAGEMENT
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TABLE 11

PRODUCT MEASUREMENTS IN
MONITORING WELL MW-1

Date	Elapsed Time Since Last Purge	Product Thickness	Product Color	Odor	Comments
06/30/05	Well developed 6/15/06 (15 days)	none	--	yes, moderate	Sampled well, purged 4.6 gallons
11/30/05	5 months (~150 days)	0.04 foot	yellow	yes, strong	Purged 3.5 gallons
03/29/06	4 months (~120 days)	0.17 foot	yellow	yes, strong	Purged about 2.5 liters, about 500 ml product
03/30/06	24 hours	none	--	yes, moderate	Measured only, no purge
04/05/06	One week	0.003 foot	yellow	yes, moderate	Measured only, no purge
04/27/06	One month	none	--	yes, moderate	Measured only, no purge
05/17/06	Seven weeks	0.003 foot	yellow	yes, moderate	Sampled well, purged 5.0 gallons

NOTE:

Product thickness was measured using a clear bailer.

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MADISON, WISCONSIN

TABLE 12

GROUNDWATER ELEVATION INFORMATION
MONITORING WELL MW-1

Date	Feet Below Ground Surface	Comments
Top of Screen	7	
Bottom of Screen	17	
06/15/05	9.37	Groundwater elevation before development.
06/30/05	9.68	First sample collection from MW-1
11/30/05	11.6	Product first noticed.

MADISON PROPERTY MANAGEMENT
MADISON, WISCONSIN
WDNR Site Name: 10 N. Charter Associates
BRRTS # 02-13-543170

APPENDIX A

MAINTENANCE PLAN

EXHIBIT A

ESTIMATED AREA OF SOIL WITHIN 4 FOUR FEET OF GROUND SURFACE THAT EXCEEDS SUGGESTED RCLS FOR NON-INDUSTRIAL DIRECT CONTACT - JULY 2005

AND

EXHIBIT B

BARRIER INSPECTION LOG

Gannett Fleming

PAVEMENT COVER MAINTENANCE PLAN
For 16 N. Charter Street, Madison, Wisconsin

March 27, 2007

Property Located at: 16 North Charter Street, Madison, WI, 53715

WDNR BRRTS #: 02-13-543170

In Re:

LOTS THIRTEEN (13), FOURTEEN (14), FIFTEEN (15), AND THE WEST 1/2 OF LOT SIXTEEN (16); LOT TWENTY (20), EXCEPT THE WEST 5 FEET; LOTS TWENTY-ONE (21), TWENTY-TWO (22), TWENTY-THREE (23), TWENTY-FOUR (24) AND TWENTY-FIVE (25), ALL IN COYNE REPLAT, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

THE SOUTH 5 FEET OF LOTS ELEVEN (11), TWELVE (12) AND THIRTEEN (13), MORHOFF REPLAT, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

TOGETHER WITH A RIGHT OF WAY OVER THE WEST 5 FEET OF LOT 20 CREATED IN VOLUME 231 OF MISCELLANEOUS, PAGE 269 AS DOCUMENT NUMBER 800803 AND A RIGHT OF WAY OVER THE NORTH 10 FEET OF LOT 19 CREATED IN VOLUME 336 OF DEEDS, PAGE 197 AS DOCUMENT NUMBER 486185.

Parcel Identification Number (PIN): 251 / 0709-2211-6037

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 occupying the area over the residual contaminated soil on site. The contaminated soil is impacted by benzo[a]anthracene, benzo[a]pyrene, benzo[b]fluoranthene, dibenzo[a,h]anthracene, and indeno[1,2,3-c,d]pyrene.

The locations of the paved surface area to be maintained in accordance with this Maintenance Plan, as well as the locations of impacted soil, are shown on the attached Exhibit A site map labeled "Estimated Area of Soil Within 4 Feet of Ground Surface That Exceeds Suggested RCLs for Non-Industrial Direct Contact (July 2005)." For the sake of simplicity, the area of the barrier includes the entire excavated area, although all contaminated soils in the upper 4 feet of the excavated were removed.

Pavement 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. It will also act to limit infiltration, and thus migration, of the residual contamination to the groundwater. 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 depicted on Exhibit A as "Estimated Area of Soil Within 4 Feet of Ground Surface That Exceeds Suggested RCLs for Non-Industrial Direct Contact (July 2005)" will be inspected once a year, normally in the spring after all snow and ice are gone, for deterioration, cracks, and other potential problems that can cause exposure to the 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 and/or the building 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.

In order to maintain the integrity of the paved surfaces, the property owner will maintain a copy of this Maintenance Plan on site and make it available to all interested parties (i.e., on-site employees, contractors, 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 the WDNR. If the underlying contaminated soils are removed or if further testing indicates that the residual contaminant levels are found to be protective of human health and welfare, a subsequent report can be filed with the WDNR and, if approved, this Maintenance Plan shall be nullified.

Contact Information (March 2007)

Property Owner:	James A. Stopple Madison Property Management/ 10 North Charter Associates 10 North Charter Street Madison, Wisconsin 53715 Phone: 608-255-3976
Consultant:	Gannett Fleming, Inc. 8025 Excelsior Drive Madison, Wisconsin 53717 Phone: 608-836-1500
WDNR:	Michael Schmoller, Hydrogeologist Wisconsin Department of Natural Resources 3911 Fish Hatchery Rd. Fitchburg, Wisconsin 53711-5397 Phone: 608-275-3303

PAVEMENT COVER MAINTENANCE PLAN
For 16 N. Charter Street, Madison, Wisconsin

This agreement shall be binding on heirs and successors in title to the property

Dated this _____day of March, 2007.

JAMES STOPPLE, 10 NORTH CHARTER ASSOCIATES, Owner

By: _____

Printed Name: _____

Title: _____