

Phase I Environmental Site Assessment

North Side Business Park
USH 151 & Kellom Road Project
Beaver Dam, Dodge County, Wisconsin

August 2011

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MSA Project No. R00218043

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TABLE OF CONTENTS

	Page
SUMMARY	1
INTRODUCTION	2
Purpose.....	2
Detailed Scope of Services	2
Significant Assumptions	3
Limitations and Exceptions.....	3
Special Terms and Conditions	3
User Reliance	3
SITE DESCRIPTION	4
Location and Legal Description.....	4
Current Use of the Property	4
Descriptions of Structures, Roads and Other Improvements on the Site.....	4
Current Uses of Adjoining Properties.....	5
USER PROVIDED INFORMATION	6
Title Records.....	6
Environmental Liens or Activity and Use Limitations	6
Specialized Knowledge.....	6
Valuation Reduction for Environmental Issues	6
Owner, Property Manager, and Occupant Information	6
Reason for Performing Phase I ESA.....	6
Other User Provided Information	7
RECORDS REVIEW.....	8
Standard Environmental Record Sources	8
Additional Environmental Record Sources	9
Physical Setting Source(s)	9
Historical Use Information on the Property and on Adjoining Properties.....	9
SITE RECONNAISSANCE AND INTERVIEWS	11
Methodology and Limiting Conditions.....	11
Interviews.....	11
General Site Setting	12
Interior Observations	13
Exterior Observations	14
FINDINGS	16
Environmental Conditions	16
CONCLUSIONS.....	17
DEVIATIONS/DATA GAPS.....	18

QUALIFICATIONS	19
REFERENCES CITED.....	20

FIGURES

Figure 1 Site Location Map

LIST OF APPENDICES

- Appendix A Copy of Proposal between MSA and City of Beaver Dam
- Appendix B Site Map, County Plat Maps
- Appendix C Site Photographs
- Appendix D Title and Easement Information for Zieman property
- Appendix E FirstSearch Report
- Appendix F Historic Aerial Photographs
- Appendix G 1939 Wisconsin Land Inventory Map
- Appendix H Local Well Construction Logs
- Appendix I Well Abandonment Documentation
- Appendix J Qualifications of the Environmental Professional

SUMMARY

The Zieman and Snyder parcels located in the Town of Beaver Dam, Dodge County, Wisconsin, are currently agricultural properties located on the north side of the City of Beaver Dam. The City has proposed to purchase the properties as part of a proposed business park expansion. Three farm buildings are present on the Zieman property; no buildings are present on the Snyder property. The Zieman property includes four parcels and part of a fifth parcel, totaling approximately 112.2 acres. The Snyder property includes two parcels and part of a third parcel totaling approximately 83.6 acres. The properties are located in Sections 21 and 22, of Township 12 North, Range 14 East. MSA was contracted by the City of Beaver Dam to perform a Phase I Environmental Site Assessment of the property in conformance with the scope and limitations of ASTM Practice E 1527.

The majority of these parcels were planted with corn during this investigation. One of the Zieman parcels is wooded. There are three buildings on the Zieman property primarily used for storage. One of the Zieman buildings is rented by a local excavation contractor who uses it for storage.

This assessment has revealed no evidence of recognized environmental conditions in connection with the property except for the following:

1. Richard Zieman indicated there may have been a former underground gasoline storage tank located adjacent to the current driveway, southeast of the barn. His father Earl Zieman indicated one may have been present prior to, or at the time of his purchase of the property in 1958. It is unknown if this underground tank, if present, was ever removed from the property.

INTRODUCTION

Purpose

The purpose of this Phase I Environmental Site Assessment (ESA) is to conduct an appropriate inquiry into the ownership and use of the property with the goal of identifying recognized environmental conditions in connection with the property. The term, *recognized environmental condition*, refers to the presence, or likely presence, of a hazardous substance or petroleum product on the property under conditions that represent a release, a past release, or a material threat of a release into structures on the property or into the ground, ground water, or surface water of the property. De minimis conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action, if brought to the attention of appropriate government agencies, are not recognized environmental conditions.

Detailed Scope of Services

MSA Professional Services, Inc. was contracted by the City of Beaver Dam, Wisconsin to perform a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527. ASTM Practice E 1527 includes five components:

User Responsibilities – Review recorded land title records for information on environmental liens and activity use restrictions filed against the property, and if found, provide the information to MSA. Evaluate whether the purchase price is lower than the fair market value as a result of known or suspected contamination, and provide MSA with a written record of the evaluation. Provide MSA with any specialized knowledge of the property that could indicate the presence of a release or threat of a release of hazardous substances or petroleum products at the property.

Records Review - Check standard federal and state environmental database records; review the current USGS 7.5 minute topographic map, and reasonably ascertainable historical documents.

Site Reconnaissance - Visit the site to visually and physically observe the property and the interior and exterior of any structures located on the property, to the extent not obstructed by bodies of water, adjacent buildings, or other obstacles.

Interviews - Interview the current and former owners of the property, a key site manager, occupants of the property, and at least one local government official.

Report - Evaluate and document the findings, opinions and conclusions in the Phase I Environmental Site Assessment report (this document).

Significant Assumptions

Information provided to MSA by individuals familiar and/or associated with the property and adjacent properties has been accepted by MSA in good faith and is assumed to be accurate. Similarly, information provided to MSA by database search services or via governmental or regulatory records or databases, has been accepted by MSA in good faith and is assumed to be accurate.

Limitations and Exceptions

There may be environmental issues or conditions relevant to a particular property or property transaction that are outside the scope of assessment prescribed by ASTM 1527 (non-scope considerations). Typical non-scope considerations include, but are not limited to, evaluation of asbestos, radon, lead based paint, lead in drinking water, toxic molds, wetlands, regulatory compliance, cultural and historic resources, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality, and high voltage power lines. Unless otherwise noted in the Scope of Services section, non-scope considerations are not included in this assessment.

No environmental assessment can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property. Performance of this assessment as prescribed by ASTM 1527 is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions. The findings, opinions and conclusions presented in this report are based on the information obtained through the records review, site reconnaissance and interviews conducted during this assessment. This report offers no certification, warranty or guarantee of the truthfulness, validity, accuracy or completeness of governmental or regulatory records or databases, database search services, information provided by others, or observations made in connection with this assessment. Similarly, this report offers no certification, warranty or guarantee regarding the presence or absence of recognized environmental conditions, whether or not recognized environmental conditions are identified in this report.

Special Terms and Conditions

None.

User Reliance

This report was prepared for the exclusive use of the City of Beaver Dam. The City of Beaver Dam may rely on the report subject to the terms and conditions of the proposal between MSA Professional Services and the City of Beaver Dam, dated June 30, 2011. A copy of the proposal is included in Appendix A of this report.

SITE DESCRIPTION

Location and Legal Description

The property location is shown on Figure 1 and on the aerial photograph labeled "Sheet 1" in Appendix B. The outlined area on this sheet is the area included in this assessment. County plat maps covering the area are also included in Appendix B. Also in Appendix B is a copy of Certified Survey Map #6184 for the Power Sports property located immediately south of the Zieman farm site. It shows the approximate layout of the buildings on the Zieman property.

This assessment includes the following parcels:

Zieman Property, approximately 112.2 acres

#004-1214-2213-000

#004-1214-2111-000 (partial)

#004-1214-2213-003

#004-1214-2223-000

#004-1214-2224-000

Snyder Property, approximately 83.6 acres

#004-1214-2222-000 (partial)

#004-1214-2221-000

#004-1214-2212-000

All of the parcels are located in the Town of Beaver Dam, Dodge County, Wisconsin. They are in Sections 21 and 22 of Township 12 North, Range 14 East. They are roughly bounded on the north by Hemlock Road, on the east by U.S.H. 151, on the south by North Hills Mobile Home Park, and on the west by County Highway "W". The address for the Zieman farm site is N8331 Kellom Road, which is a frontage road located on the west side of U.S.H. 151.

Current Use of the Property

The properties are currently primarily agricultural crop land. The buildings on the Zieman property are used for storage.

Descriptions of Structures, Roads and Other Improvements on the Site

Photographs of the properties are in Appendix C of this report. There are three buildings on the Zieman property, a large red barn, a smaller Quonset-style metal shed with a dirt floor, and a metal shed currently rented by a local excavation company for storage.

Current Uses of Adjoining Properties

U.S.H. 151 is located immediately to the east of these properties. Power Sports is located to the south, along with the North Hills Mobile Home Park. Agricultural and private residential properties are located to the south, west, and north of these properties.

USER PROVIDED INFORMATION

As per the ASTM 1527 standard, the following tasks are to be performed by the User of this report. If the information was made available to MSA, it is provided below. If MSA performed some of these tasks on the User's behalf, as indicated in the Scope of Services, the information will be included below.

Title Records

Title records were not provided to or reviewed by MSA. A copy of the current title for the Zieman property is included in Appendix D.

Environmental Liens or Activity and Use Limitations

Richard Zieman indicated that an easement for a power line and telephone line are present on the Zieman property. This information is also included in Appendix D.

Specialized Knowledge

None provided.

Valuation Reduction for Environmental Issues

None noted.

Owner, Property Manager, and Occupant Information

The current property owners are Zieman Properties LLC (contact person is Richard Zieman) and Donald and Sandra Snyder.

Reason for Performing Phase I ESA

The Phase I ESA is being performed to satisfy a prospective new owner's requirement to complete a Phase I ESA.

Other User Provided Information

None provided.

RECORDS REVIEW

Standard Environmental Record Sources

A government records search was performed by FirstSearch Technology Corporation (Norwood, Massachusetts) on July 15, 2011. A copy of the complete report is in Appendix E. The report includes the standard environmental record sources listed in ASTM Practice E 1527 as well as additional environmental record sources which are reasonably available and searchable by electronic methods. The search was a radius search with the subject property as the center of the search. Search distances for each source are listed in the complete report from each service. Actual search distances equal or exceed the recommended search distances for each record.

There were no records listed in the report for the subject properties. The following records were identified in the report as being in the immediate vicinity of the subject property:

1. Registered Underground Storage Tank Site, American Mobile Homes, 8283 USH 151. This property is located south of the subject properties. One leaded gasoline 500 gallon underground storage tank is registered as in-use at this property.
2. Solid Waste Landfill, City of Beaver Dam, Section 16, Township 12 North, Range 14 East. There is a listing in the database report for a solid waste landfill site in Section 16, which is located northwest of the subject properties.
3. RCRA Generator, No Longer Regulated, Solid Waste Landfill, Blue Ribbon Tank Co., USH 151 and Hemlock Road. This site located northeast of the subject property is a small quantity generator of hazardous waste. Listed wastes include spent non-halogenated solvents, spent solvent mixtures and blends, and ignitable waste. The report indicates the site is no longer regulated. The solid waste report indicates the listing is due to hazardous waste exempt treatment activities at the site.
4. Underground Storage Tank Site, Hazardous Waste Manifest site, RCRA Generator, Countryside GM Auto Group, 8167 Kellom Road. This site is located south of the subject properties on Kellom Road. The property has one 1,500 gallon aboveground waste oil tank registered as in-use. It is also listed as a hazardous waste generator, but the National Industry Classification System Code for the site is listed as "soybean farming". No hazardous waste chemicals are listed in the report.

No other sites are identified in the immediate area of the subject property in the database search report. For the purposes of this report, the immediate area is defined as within 500 feet of the subject property boundary. The other sites listed in the database report were reviewed by MSA and determined to have no potential for an impact to the subject property based upon their location or type of listing.

Additional Environmental Record Sources

The EPA Envirofacts website was checked for additional information on the RCRA sites listed above. No additional information was located.

Physical Setting Source(s)

The current 7.5-minute USGS topographic map (1980) of the area was reviewed and a copy is included herein as Figure 1. The site elevation was approximately 950 feet above mean sea level.

No other physical setting sources were reviewed.

Historical Use Information on the Property and on Adjoining Properties

Aerial Photographs - Aerial photos were obtained from Historical Information Gatherers, Inc. of Hopkins, Minnesota, for the following years: 1937, 1940, 1952, 1956, 1964, 1971, 1981, 1986, 1992, 1999, 2005, 2010. Copies of the photos are included in Appendix F of this report.

- In the 1937 photograph, the site properties are agricultural use. The Zieman farm is located just north of the printed "22" on the map. The farm site property to the south of the "22" is where the current mobile home park is located.
- The properties appear much the same in the 1940 aerial photo.
- The properties appear much the same in the 1952 aerial photo.
- The properties appear much the same in the 1956 aerial photo. By the 1964 photo, the mobile home park is started to the south of the subject property. U.S.H. 151 is still a two lane highway, with driveways entering it.
- By 1974, the mobile home park has expanded. The subject properties look much the same.
- The properties look much the same in 1981.
- The properties look much the same in 1986.
- The properties look much the same in 1992.
- By the 1999 photo, U.S.H. 151 has been converted to a four lane highway. Access to the Zieman farm site is now available from Kellom Road, which has been constructed from C.T.H. B north along the west side of U.S.H. 151 to provide access to properties along the highway that no longer have direct highway access. Kellom Road ends in a cul-de-sac just south of the Zieman farm site. The remainder of the property looks much as it did in previous photos.
- In the 2005 photo, Countryside GM Auto Group can just be seen as a parking lot on the bottom of the photo. The remainder of the area looks much the same.
- In the 2010 photo, the Power Sports building can be seen just south of the Zieman farm site. The remainder of the properties looks much the same.

Fire Insurance Maps - Historic Fire Insurance Company maps are not available for this area.

Property Tax Files – Online property tax files were reviewed at the Dodge County website. No additional pertinent information was observed.

Recorded Land Title Records - Land title records were not reviewed.

Local Street Directories – Historic City Directories were not reviewed.

Building Department Records – Building department records were not reviewed.

Zoning and Land Use Records - Not reviewed.

Other Historical Sources – A Wisconsin Land Inventory Map produced by the Wisconsin State Planning Board in 1939 was reviewed for information on these properties. The map indicates that these parcels were classified as either C (cropland), P (pasture), D1 (oak-hickory wooded), or SP (stump pasture). A copy of this map is included in Appendix G of this report. This map was printed from the Wisconsin Historical Society Digital Collections website.

Prior Assessment Usage – No previous Phase I Environmental Assessment Reports are known to exist for these properties.

SITE RECONNAISSANCE AND INTERVIEWS

Methodology and Limiting Conditions

Information included in this section is based on a walking tour of the properties performed by Jayne A. Englebert (MSA) on July 22, 2011 and the interviews identified in the next section. Photographs taken during the site tour are in Appendix C. Limiting conditions noted during the site tour include the presence of a mature corn crop on a majority of the land, limiting observation, and the presence of a thick woodlot on the west end of the Zieman property, which also limited observation of the area. The corn crop was over 6 feet tall on the day of the site visit. In addition, the barn and metal shed west of the barn were locked on the day of the site visit and therefore inaccessible.

Interviews

Interviews regarding this property were conducted with the following:

- Richard Zieman, owner of the Zieman properties. Mr. Zieman was interviewed in person during the site visit on July 22, and provided additional information by fax on July 26, 2011. Richard Zieman stated that his father, Earl Zieman, purchased the property in 1958, and that prior to that the property was owned by his father's uncle (Ernest Zieman). Marcus and Esther Werth were originally co-owners with his parents of the property and occupied the house on the property. Approximately 30 years ago Mr. Werth sold his ownership to Earl Zieman but continued to live in the former farm house at the property until approximately 2005.
- Earl Zieman, former owner of the property, was interviewed by his son Richard Zieman for additional information regarding the property.
- Esther Werth, former owner and occupant of the property, was interviewed by Richard Zieman for additional information regarding the property.
- Donald Snyder, owner of the Snyder parcels. Mr. Snyder was interviewed by phone on June 26, 2011. He stated that he purchased the property from Martin Lauth in approximately 1990. He lived at the property for approximately 14-15 years after which time he split off the house and former farm site buildings and sold them to Dennis Frank, who is the current owner (the former Snyder farm site and buildings are not included in this assessment). He kept the crop land which he has been renting out to a local farmer.
- Cheryl Goodrich, Town of Beaver Dam Clerk. A voice mail message was left for Ms. Goodrich on July 26th. She returned the call on July 28th and stated that the Town of Beaver Dam had no knowledge of any environmental problems with these properties.

General Site Setting

Current Use of the Properties - The site tour confirmed that the properties are primarily agricultural use. One of the Zieman parcels is wooded with large mature trees and thick undergrowth. There is a circular trail through the wooded property which can be reached by walking along the fence line from the farm buildings. The Zieman property includes the farm buildings site, which contains three buildings, the former two-story wood barn and two metal sheds. The barn and smaller Quonset-style metal shed are used for storage by Richard Zieman. The other metal shed is used for storage by W&D Navis, Inc., an excavation contractor from Waupun. Richard Zieman stated that the former house on the property was torn down in 2005.

Past Use(s) of the Property – Both Richard Zieman and Donald Snyder stated that these properties have been agricultural use as far back as they know.

Current Use(s) of Adjoining Properties – To the south of Zieman parcels is Power Sports, which sells lawn and sporting equipment. Also to the south is the North Hills mobile home park. Agricultural or private residential properties surround the remainder of the parcels.

Past Use(s) of Adjoining Properties – Past use of adjoining properties was primarily agricultural.

Geologic, Hydrogeologic, Hydrologic, and Topographic Conditions – Subsurface materials in this area consist of glacial till composed primarily of clay and gravel. The depth to groundwater was 18 feet in a well at the Zieman farm site based on a well abandonment form provided by Richard Zieman. Limestone bedrock was encountered at 38 feet in the well at the Power Sports property immediately south of the Zieman farm site. The groundwater flow direction is likely to the west-southwest towards Beaver Dam Lake. Well construction forms for wells in the vicinity of this property are included in Appendix G.

General Description of Structures – There are currently no buildings on the Snyder property, and according to Mr. Snyder he did not know of any previous buildings on the portion of the property included in this assessment. At the Zieman property, there are currently three buildings, a two story red barn structure with an attached milk house, a metal shed to the west of the barn, and a Quonset-style metal shed to the east of the barn. Both of the metal sheds have dirt floors, except for a few areas in the shed west of the barn which is used by the excavation company. In that shed two areas of the floor have been paved for use as an office area and work shop. Richard Zieman stated that the Quonset style shed had formerly been used as a garage to store vehicles.

Roads – The Zieman property is accessed from Kellom Road. The property extends to the west to C.T.H. “W”, which forms the west boundary of the subject parcels. The Snyder property can be accessed from either C.T.H. “W” or Hemlock Road.

Potable Water Supply – There is no potable well on the Snyder parcels. At the Zieman farm site, there were two wells. One is an older dug and drilled well which was abandoned by Grebel Pump

Service in 2005 when the house was removed from the property. The other is a newer drilled well located near the former house, which has not been abandoned. The abandonment form for the older dug/drilled well was provided by Richard Zieman and is included in Appendix I. Based on the appearance of the older well on the day of the site tour, it appears that settling of the abandonment material in the older well has occurred, resulting in a small hole at the well location.

Wastewater and Septic Disposal Systems – There is no septic disposal system on the Snyder parcels. At the Zieman property, Richard Zieman stated that there were two septic systems for the former house on the property. One was located north-northeast of the house, north of a garden area that is still present. It had a concrete tank that discharged into a dry well. A second septic system was located south of the house and was connected only to the kitchen area. It discharged into some kind of container (type unknown) and then also likely into a dry well, although the specifics of the system are unknown. The current status of these two septic systems is unknown.

Interior Observations

This section applies only to the three buildings on the Zieman property. On the day of the site tour, the barn and the shed to the west of the barn, rented by Navis Excavating, were both locked, and therefore could not be entered. The metal Quonset-style shed was unlocked and was entered. Windows in the barn and western shed provided limited views of their interiors.

Current Use(s) of the Property – The property is used for storage. According to Richard Zieman, the barn and smaller shed are used by him for storing various materials. The larger metal shed rented by Navis is used primarily for storing equipment. Snow plow blades and other materials were present outside the western shed.

Heating/Cooling – None of the buildings are heated or cooled.

Stains or Corrosion – No floor staining was noted within the Quonset style shed.

Drains and Sumps – No drains or sumps were noted.

Storage Tanks – No storage tanks were noted during the site tour. Richard Zieman stated that the former home was heated with a fuel oil tank located in the basement of the home. The tank was removed prior to demolishing the building in 2005.

Odors - No strong, pungent, or noxious odors were observed in interior areas of the property or identified from the interviews.

Pools of Liquid - No standing pools of surface water or other liquids were observed in interior areas of the property or identified from the interviews.

Drums – No drums were noted within the Quonset style building during the site tour.

Hazardous Substance and Petroleum Products Containers – Many cans of paint and other household chemicals were stored on and below a table in the Quonset building. Richard Zieman stated that they had been removed from the house prior to demolishing it, and had since been stored in the shed.

Unidentified Substance Containers - No open or damaged containers containing unidentified substances suspected of being hazardous substances or petroleum products were observed in the buildings.

PCBs - No transformers were noted in interior areas. (Note: Fluorescent light ballast, which may contain PCBs, is not considered a recognized environmental condition under normal use. Therefore, fluorescent light ballast, if present on the property, is not noted in this report.)

Exterior Observations

Pits, Ponds or Lagoons – No pits, ponds or lagoons were noted at these properties during the site tour or interviews.

Stained Soil or Pavement – No stained soil or pavement was noted in exterior areas during the site tour.

Stressed Vegetation - No areas of stressed vegetation were observed on the properties or identified from the interviews.

Solid Waste – No areas of solid waste disposal were observed on the Snyder property or identified from the interviews. At the Zieman property, the foundation of the former silo adjacent to the barn was filled with solid waste materials, primarily household waste. No other solid waste areas were noted on the Zieman property or noted during the interviews.

Wells – Two wells are present on the Zieman property. One is an older dug/drilled well abandoned in 2005. The other well is still present, near the former house location.

Storage Tanks – Richard Zieman noted that two aboveground storage tanks (gasoline and diesel) had previously been present alongside the driveway southeast of the barn. He pointed out the approximate location of the tanks, and the area is currently a lawn area with no signs of stressed vegetation. The tanks were removed from the property many years ago. He also stated that in an interview with his father, Earl Zieman, his father stated that there may have been an underground petroleum tank in the same approximate location as the aboveground tanks, prior to or at the time of his purchase of the property in 1958. The status of this possible tank is unknown.

Odors - No strong, pungent, or noxious odors were observed on the properties or identified from the interviews.

Pools of Liquid – No pools of liquid were noted in exterior areas during the site tour.

Drums – No drums were noted in exterior areas during the site tour or identified during the interviews.

Hazardous Substance and Petroleum Products Containers - No containers were noted during the site tour or identified during the interviews.

Unidentified Substance Containers – No unidentified substance containers were noted.

PCBs – There is one transformer on a concrete pad located on the south side of the Quonset style shed on the Zieman property. It is labeled with a non-PCB oil sticker. The transformer is in good condition and appears to be relatively new. No leakage was noted in the vicinity of the transformer.

FINDINGS

This section includes a listing of potential environmental conditions identified during the course of this assessment, including known or suspect environmental conditions, and de minimis environmental conditions. It also includes the environmental professional's opinions of the impact on the property of each of the known or suspect environmental conditions. The logic and reasoning used by the environmental professional in evaluating information collected during the course of the investigation related to known or suspect environmental conditions is presented. The opinion specifically includes the environmental professional's rationale for concluding that a known or suspect environmental condition is, or is not currently a recognized environmental condition.

Environmental Conditions

1. Paint and household chemical cans are stored in the Quonset style building, which has a dirt floor.

Opinion: No spillage was noted in the vicinity of the materials. According to Richard Zieman, the materials had been moved there from inside the house prior to demolition of the house. The quantity is reasonable for average household use. Based on this information, MSA does not consider the storage of these materials a recognized environmental condition for the property.

2. Two aboveground petroleum fuel tanks were previously present on the property adjacent to the driveway. The area of the former tanks was inspected by MSA, and no soil staining or stressed vegetation was noted. An underground gasoline storage tank may have been present earlier in this same location. It is unknown if the tank is still present. If present, it hasn't been used in over 50 years.

Opinion: Based on the lack of stressed vegetation, MSA does not believe a significant release occurred from the aboveground tanks. However, the possible presence of an underground tank in the same area, which may or may not have been removed, warrants further investigation. Therefore, MSA does consider the possible former presence of an underground gasoline storage tank at the Zieman property an environmental condition for the subject property.

3. An aboveground fuel oil storage tank was formerly present in the basement of the home, used for heating the building. The house was demolished in 2005, and the tank was removed from the basement prior to the demolition.

Opinion: MSA does not consider the presence of this former fuel oil tank an environmental condition for the subject property.

CONCLUSIONS

MSA has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-05 of land in Sections 21 and 22 of Township 12 North, Range 14 East, Town of Beaver Dam, Dodge County, Wisconsin. Any exceptions to, or deletions from, this practice are described in the following section of this report.

This assessment has revealed no evidence of recognized environmental conditions in connection with the property except for the following:

1. Richard Zieman indicated there may have been a former underground gasoline storage tank located adjacent to the current driveway, southeast of the barn. His father Earl Zieman indicated one may have been present prior to or at the time of his purchase of the property in 1958. It is unknown if this tank, if present, was ever removed from the property.

DEVIATIONS/DATA GAPS

Additions, deletions and deviations to ASTM Practice E 1527-05 in connection with the Phase I Environmental Site Assessment at this property are listed below. An opinion is offered to evaluate whether a deviation or data gap exists that affects the ability of the environmental professional to identify conditions indicative of a release or threatened release on the property.

1. The previous owner of the Snyder parcels, Martin Lauth, was not interviewed. However, based on the agricultural use of the property, documented by the historic aerial photographs, MSA does not believe the omission of the interview with the previous owner affects the findings of this report.
2. The red barn and metal shed to the west of the barn on the Zieman property were not entered during the site tour, since both buildings were locked and Mr. Zieman did have a key with him. According to Mr. Zieman, both buildings are used for storage of equipment and household items. Based on this description and the limited observations of the interior of the buildings through windows and cracks in doors, MSA does not believe that not entering these two buildings affects the findings of this report.

QUALIFICATIONS

In accordance with 40 CFR 312.21(d):

“I declare that, to the best of my professional knowledge and belief, I meet the definition of *Environmental Professional* as defined in §312.10 of 40 CFR 312” and

“I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.”

Jayne A. Englebert
Signature of the Environmental Professional
Performing this Assessment

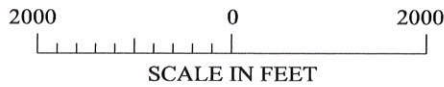
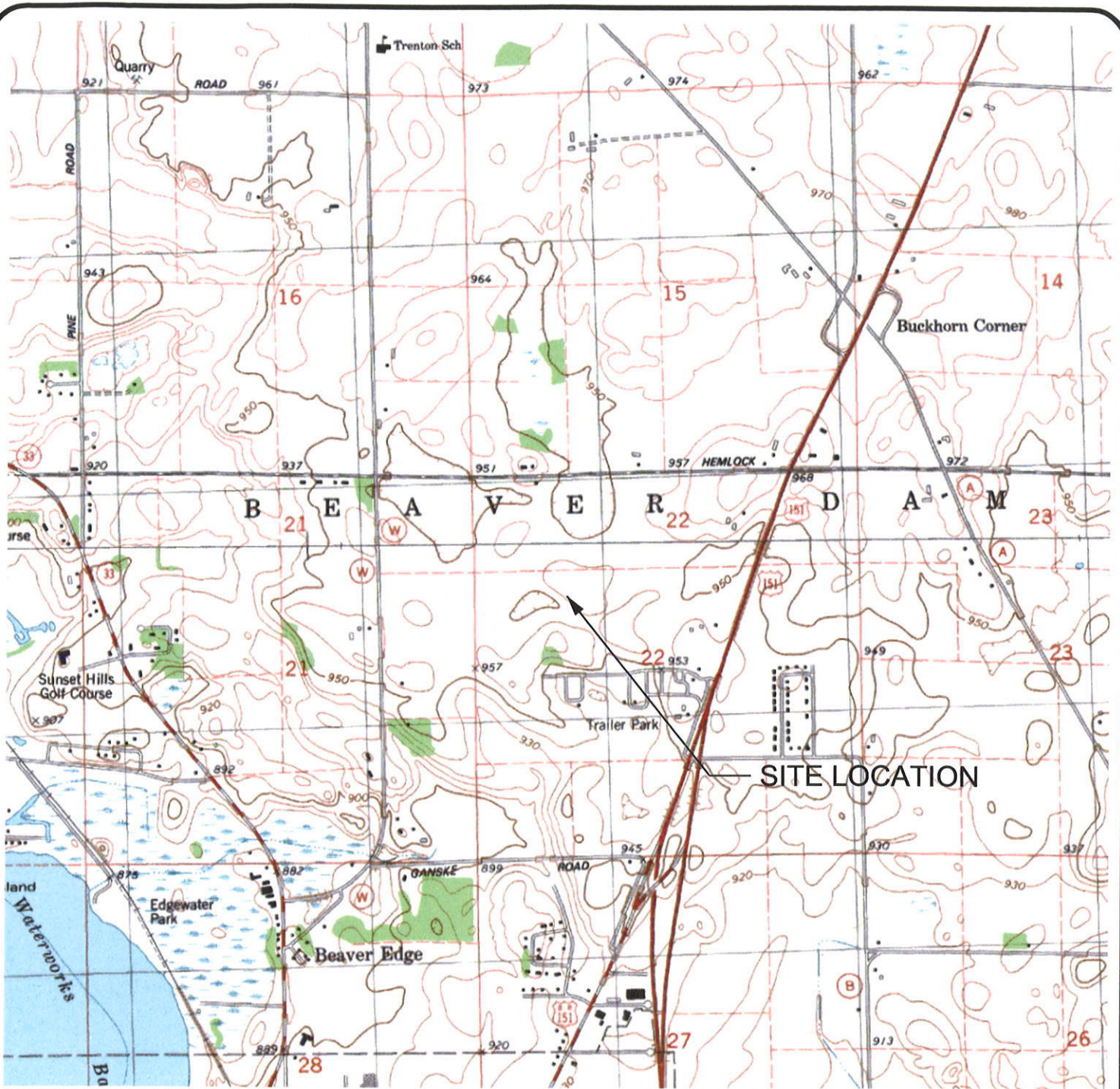
8-1-2011
Date

Supporting documentation listing the qualifications of the environmental professional who performed this site assessment are included in Appendix J of this report.

REFERENCES CITED

1. ASTM International, Standards on Environmental Site Assessments for Commercial Real Estate, Publication E 1527-05
2. Environmental Protection Agency, 40 CFR Part 312 – Standards and Practices for All Appropriate Inquiries; Final Rule, November 1, 2005
3. Wisconsin Department of Natural Resources January 2011 Well Data, available on CD-ROM.

FIGURES



Beaver Dam & Buckhorn Corner Quadrangle
 Wisconsin - Dodge County
 7.5 Minute Series (Topographic)

Contour Interval 10 Feet
 1980

FIGURE 1
 SITE LOCATION MAP
 Phase I ESA
 Zieman and Snyder Parcels
 Town of Beaver Dam



TRANSPORTATION • MUNICIPAL
 DEVELOPMENT • ENVIRONMENTAL
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