

Phase I Environmental Site Assessment

3598 Beloit Avenue
Janesville, Wisconsin 53546

October 2010

MSA Professional Services, Inc.
1230 South Boulevard
Baraboo, Wisconsin 53913
(800) 362-4505

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MSA Project No. R00879019

Phase I Environmental Site Assessment

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Janesville, Wisconsin 53546

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SUMMARY

The property at 3598 Beloit Avenue in the City of Janesville is an approximately 224 acre parcel currently used for agricultural purposes. It was purchased by the City of Janesville in December 2004 from Arthur T. Donaldson, Vivid, Inc. and ELC Co. It has reportedly only been used for agricultural production, except for two former farmstead/residential areas. No buildings are currently present on the property. It is located on the southwest corner of the intersection of Beloit Avenue and Avalon Street (STH11) on the south side of Janesville. The property is in the Southeast $\frac{1}{4}$ and the Southwest $\frac{1}{4}$ of Section 13, Township 2 North, Range 12 East, and in portions of the Northwest $\frac{1}{4}$ and Northeast $\frac{1}{4}$ of Section 24, Township 2 North, Range 12 East. MSA was contracted by the City of Janesville to perform a Phase I Environmental Site Assessment of the property in conformance with the scope and limitations of ASTM Practice E 1527.

No recognized environmental conditions were identified by this assessment.

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 Janesville 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 Janesville. The City of Janesville may rely on the report subject to the terms and conditions of the proposal and agreement between MSA Professional Services and the City of Janesville, dated September 22, 2010. A copy of the proposal and contract 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 City parcel map in Appendix B. It is parcel # 0413300001 in the City of Janesville, Rock County. A legal description is also included in Appendix B. The property is approximately 224 acres, and is located in the Southeast ¼ and the Southwest ¼ of Section 13, Township 2 North, Range 12 East, and in portions of the Northwest ¼ and Northeast ¼ of Section 24, Township 2 North, Range 12 East. The street address of the parcel is 3598 South Beloit Avenue. It is on the southwest corner of the intersection of South Beloit Avenue and Avalon Street/STH 11.

Site and Vicinity General Characteristics

Appendix C contains photographs of the property. No buildings are currently present on the property. A small area with trees located along the east side of the property on Beloit Avenue (CTH G) is a former farmstead. The property is relatively flat.

Current Use of the Property

The parcel is used for agricultural crop production.

Descriptions of Structures, Roads and Other Improvements on the Site

The parcel can currently be accessed by two driveways from Beloit Avenue (CTH G). The first driveway is for the wooded area near the northeast corner of the parcel, the site of the former farmstead. The other driveway is near the southern property line, near the southeast corner of the property. No structures or roads are present on the property.

Current Uses of Adjoining Properties

Private residential properties are located to the north of this parcel along Avalon Road (STH 11). A residential subdivision is located on the southeast corner of the intersection of Beloit Avenue and Avalon Road. Agricultural land is located to the west, south and east of this parcel. A storage facility is located to the northwest along Avalon Road. A greenhouse business is located east of the property along Beloit Avenue (CTH G). The City of Janesville Industrial Park is located north of the property, north of Avalon Road, with the closest occupant being a John Deere distribution facility.

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.

Environmental Liens or Activity and Use Limitations

No information regarding use limitations was provided.

Specialized Knowledge

None provided.

Valuation Reduction for Environmental Issues

None noted.

Owner, Property Manager, and Occupant Information

The current property owner is the City of Janesville.

Reason for Performing Phase I ESA

The Phase I ESA is being performed in preparation for potential redevelopment of the property.

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 October 5, 2010. A copy of the complete report is in Appendix D. 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.

No records were identified for the subject property. The following records were identified in the report as being in the immediate vicinity of the subject property:

1. Leaking Underground Storage Tank Site, Ryan/John Deere Property, 2834 Beloit Avenue.
This property, located to the north of the subject parcel across Avalon Road (STH 11), is a closed leaking underground tank site. The notification of contamination was received in December 2001 and the project was closed by the DNR in April 2002.

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 Department of Commerce web-based database of storage tank registration information was also checked for registered underground storage tanks in the area. Two tanks were registered at the John Deere facility north of the subject property.

Physical Setting Source(s)

The current 7.5-minute USGS topographic map (1961; photorevised 1971 and 1976) of the area was reviewed and a copy is included herein as Figure 1. The site elevation was approximately 833 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: 1940, 1950, 1956, 1963, 1969, 1978, 1986, 1992, 1998, 2005, and 2008. Copies of the photos are included in Appendix E of this report.

- In the 1940 photograph, the site is largely agricultural. Two residential/farm properties are present on the property. The first is located along the east side of the property, approximately 870 feet south of the intersection of the current Beloit Avenue and Avalon Road. It appears to be a farmstead with several buildings. A second developed area is also located along the eastern side of the property on Beloit Avenue, just southwest of the circled area on the map. This property has a driveway in from Beloit Avenue and appears to have perhaps one small building.
- The parcel and surrounding area look much the same in the 1950 aerial photograph.
- The parcel and surrounding area look much the same in the 1956 aerial photograph.
- The parcel looks much the same in the 1963 photo. Both developed areas are still present. New long buildings are now present on the northwest corner of the intersection of Beloit Avenue and Avalon Road.
- The property looks much the same in the 1969 aerial photograph.
- The property looks much the same in the 1978 photo.
- By 1986, the smaller residential property near the southeast corner of the current parcel appears to have been removed. The driveway is still visible, but the buildings are gone. The tree line running east-west north of that former building is gone, and it looks like the fields to the north and south are merged into one large field. Two residential properties have been added along the northern boundary of the subject parcel (not included in the current parcel).
- In the 1992 aerial photograph, the driveway to the former residential parcel near the southeast corner of the parcel is still visible. The farmstead to the north along Beloit Avenue appears to be smaller, and some buildings may have been removed. The rest of the area looks much the same.
- In 1998, the site and surrounding area look much the same.
- By 2005, the John Deere property on the north side of Avalon Road, north of the subject property, has been added. The subject property appears to be under irrigation. The driveway to the former buildings near the southeast corner of the parcel is still visible. Due to the presence of trees at the farmstead on the east side of the parcel, it is not apparent if buildings are still present.
- The 2008 aerial photograph looks much the same, but is a little clearer. None of the former farmstead buildings appear to be present. Another development has occurred north of the John Deere facility.

Fire Insurance Maps - No historic Fire Insurance Company maps are available for this area.

Property Tax Files - Property tax files were not reviewed.

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 copy of the Rock County Plat Map for this area for the year 2005 is included in Appendix F of this report. The location of the parcel is shown with an arrow. The parcel is in the name of the former owner, Arthur Donaldson. Property to the south is owned by Vivid, Inc., which is also owned by Mr. Donaldson. Properties on the east side of Beloit Avenue, east of the subject property, consist of the Maplewood Subdivision on the southeast corner of Beloit Avenue and Avalon Road, then proceeding to the south there is Arndt Farms, Inc., the Harlan Daluge Estate Trust, and Keyword Subdivision.

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

Well Construction Records – A search of well construction records for the area surrounding this parcel was conducted using the database available from the Department of Natural Resources. Copies of the following records are in Appendix G:

- A record from 1983 listing Arthur Donaldson as owner, listed a 150 foot deep well in the Northwest ¼ of the SW ¼ of Section 13. This well appears to be in the location of the irrigation system center, and may be an irrigation well.
- A record from 1995 listing Sheila Browning, 505 W. Avalon Road as the owner, listed a 107 foot deep well, with a static water level of 67 feet. This residential property is located immediately to the west of the subject property along Avalon Road.
- Two wells are registered to Paul Broege, on Detroit Avenue in the subdivision on the southeast corner of the intersection of Avalon Road and Beloit Avenue. The wells were installed in 1989 and 1999, and the depth to water was 60 and 65 feet, respectively.

SITE RECONNAISSANCE AND INTERVIEWS

Methodology and Limiting Conditions

Information included in this section is based on a walking tour of the property performed by Jayne A. Englebert (MSA) on October 6, 2010 and the interviews identified in the next section. Photographs taken during the site tour are in Appendix C. One limiting condition was noted; during the site tour, a mature corn crop was present on approximately two thirds of the property. Due to the presence of the corn crop, these areas could not be observed, and the southern property line was planted in corn and was not walked.

Interviews

Interviews regarding this property were conducted with the following:

- Vic Grassman, City of Janesville Economic Development Director. Mr. Grassman was contacted by phone on October 12, 2010. He stated that the City of Janesville purchased the property from Arthur T. Donaldson, Vivid, Inc., and ELC Co. in 2004. To his knowledge the property has only been used for agricultural purposes. He stated that no buildings are currently present on the property. He did not know if there were buildings present when the City of Janesville purchased the property in 2004.
- Frederick Wesner, attorney for Arthur T. Donaldson. Mr. Wesner was contacted by phone on October 12, 2010. Mr. Wesner stated that Mr. Donaldson had owned the property for some time, and had rented it to local farmers for agricultural crop production. He stated that during this time the parcel containing the former Huguin homestead, the farmstead located on the eastern portion of the property, was not included in the subject parcel, and was not owned by Mr. Donaldson. At the time of the purchase by the City of Janesville, the City indicated that they wanted the entire area, including the farmstead parcel, included in the property purchase. At that time, Mr. Donaldson arranged for purchase of the farmstead parcel, and then turned around and sold the entire parcel to the City. Mr. Wesner stated that he did not think any Phase I or II assessments were performed at the time of these land purchases. He did not know if any buildings were present on the farmstead property during these negotiations.

General Site Setting

Current Use of the Property - The site tour confirmed that the property is currently agricultural.

Past Use(s) of the Property - Mr. Grassman and Mr. Wesner indicated the property was used for agricultural purposes as far as they knew.

Current Use(s) of Adjoining Properties – The John Deere facility is north across STH 11. On the north property line, two residential properties are inset into the parcel. The addresses of these properties are 107 and 123 W. Avalon Road. Northwest of the property are several residential properties, and a storage facility. The addresses of these properties are 505 and 545 W. Avalon Road. To the east along Beloit Avenue is a residential subdivision, a farmstead called Green Acres with the name Broege on the mailbox, and further to the south is Prairie Plant Farm greenhouses, followed further to the south by Daluge Farms. To the south and west is agricultural land.

Past Use(s) of Adjoining Properties – Much the same as present, except that some of the current development was preceded by agricultural uses.

Geologic, Hydrogeologic, Hydrologic, and Topographic Conditions – According to the well construction forms in Appendix G, subsurface materials in this area consist primarily of sand and sandy gravel. The depth to bedrock is unknown. The depth to groundwater is approximately 65 feet. The groundwater flow direction is likely to the southwest towards the Rock River, located approximately two miles away.

General Description of Structures - No structures are currently present on this parcel.

Roads – The property is accessed from Beloit Avenue/CTH G. It also fronts on Avalon Road, STH 11.

Potable Water Supply – There is no potable water supply currently at the site. Properties to the south of Avalon Road are generally served by private wells. However, a municipal water line, indicated by the presence of hydrants, is present along the north side of Avalon Road, just north of the subject parcel.

Wastewater and Septic Disposal Systems – No wastewater or septic disposal systems were identified on the subject property.

Interior Observations

No structures are present on the subject parcel.

Exterior Observations

Pits, Ponds or Lagoons – No ponds or lagoons were noted at this site during the site tour or interviews. One small pit was noted on the former farmstead property. This pit appears to be from a former building foundation. It is currently filled with brush and branches, and marked with a piece of caution flagging.

Stained Soil or Pavement – No stained soil or pavement were noted during the site tour.

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

Solid Waste – No areas of solid waste disposal were observed on the property or identified from the interviews. Small amounts of waste materials including tires, pails, and other garbage were present on the property in small quantities.

Wells – No wells are known to be present on the property. It is unknown if the irrigation well registered to Arthur Donaldson is on this parcel.

Storage Tanks – Neither Mr. Grassman or Mr. Wesner knew anything about the details of the contents of the former farmstead.

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

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

Drums – No drums were noted 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, other than a small quantity that appeared to be empty and discarded on the property.

Unidentified Substance Containers – No unidentified substance containers were noted.

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

None noted.

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 at 3598 Beloit Avenue, City of Janesville, Rock 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.

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 property, Arthur Donaldson, was not interviewed. However, his attorney, Frederick Wesner, was interviewed and provided details regarding Mr. Donaldson's ownership. According to Mr. Wesner, Mr. Donaldson did not use the property himself, but rented it to local farmers for agricultural use. Opinion: MSA considers the interview with the former owner's attorney to meet the requirements for an interview with the former owner in this situation.

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.”

Signature of the Environmental Professional
Performing this Assessment

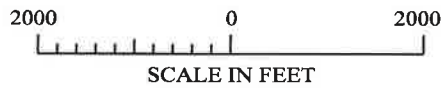
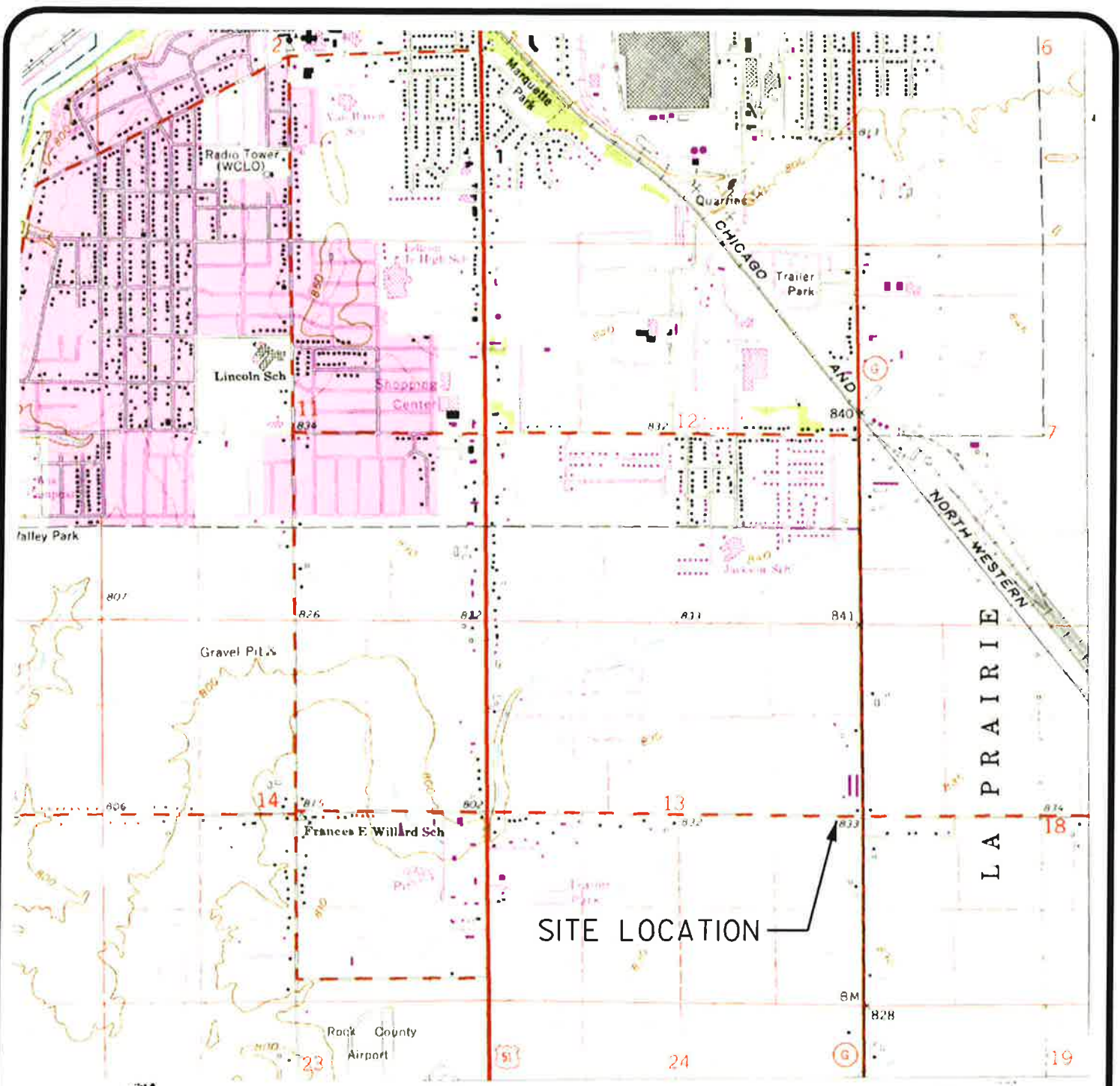
Date

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

FIGURES



Janesville West Quadrangle
 Wisconsin - Rock County
 7.5 Minute Series (Topographic)

Contour Interval 10 Feet
 1961
 Photorevised 1971 & 1976



FIGURE 1
 SITE LOCATION MAP

3598 Beloit Avenue
 Janesville, WI 53546



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APPENDIX A

Copy of Proposal Between MSA and the City of Janesville



September 22, 2010

Vic Grassman
City of Janesville
Engineering Division
P.O. Box 5005
Janesville, WI 53547-5005

Re: Phase I Environmental Site Assessment per ASTM E-1527
3598 Beloit Avenue (approximately 240 acre parcel #0413300001)
Janesville, WI

Dear Mr. Grassman:

Thank you for contacting MSA Professional Services, Inc. (MSA) to provide an environmental assessment for the property listed above. This letter and the attached agreement comprise MSA's proposal to perform a Phase I Environmental Site Assessment (ESA) for the City of Janesville. We understand that the Phase I ESA will be performed on the above referenced parcel and the City is the current owner of the property. The property is located on the southwest corner of the Beloit Avenue and Avalon Road / STH 11 intersection.

The purpose of a Phase I 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 and to permit the user to qualify for landowner liability protection in accordance with the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA). 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, groundwater, 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.

SCOPE OF MSA SERVICES

MSA Professional Services, Inc. will perform a Phase I ESA in conformance with the scope and limitations of ASTM Practice E 1527-05. ASTM Practice E 1527-05 includes four components:

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

Interviews - Interview the current and former property owner, and to the extent applicable 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 a Phase I ESA report.

Project Specific Information

We understand the property is currently owned by the City and access permission is provided to MSA personnel. MSA personnel performing the Phase I site reconnaissance will enter the property to perform the site walkover.

In addition, for this Phase I ESA project, we understand one report will be prepared for the single parcel.

Information You Must Provide

As part of this assessment, you will need to provide the following information and/or documents to MSA. Please provide explanations and/or copies of appropriate documents to MSA in the enclosed envelope along with the Agreement. Please DO NOT send original documents.

- A complete legal description of the property that is to be included in the assessment.
- A copy of any certified survey map(s) or map showing the boundaries of the property.
- Copies of other maps you have related to the property.
- Copies of documents related to any environmental liens or activity or use limitations related to the property, if any, which you are aware of or which were identified during a Title Search or review of the Title abstract. (NOTE: The ASTM standard procedure for conducting an environmental assessment, ASTM 1527-05, assumes that the User (i.e. purchaser or buyer) will conduct their own review of Title records as part of the property transaction and identify any environmental conditions which may be documented in those records. **Except for documentation or information you provide to MSA related to recorded liens or use-restrictions or other Title records, MSA's services do not include obtaining or reviewing those documents.**)
- Copies of documents or written summaries of specialized knowledge you have regarding the environmental condition of the property.
- A written explanation for a lower purchase price for the property, if you have actual knowledge that the purchase price of the property is significantly less than the purchase price of comparable properties. (The intent of this section is to determine if a lower purchase price, if the purchase price is significantly less than the market value, is due to the environmental condition or perceived environmental condition, of the property.)
- A completed Property Owner's Permission Form for access to the property.
- The name and contact information of any persons or other entities who will rely upon or receive copies of the completed Phase I Environmental Site Assessment report.

Significant Assumptions

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

Limitations and Exceptions

There may be environmental issues or conditions relevant to a particular property or property transactions that are outside the scope of the ASTM 1527 standard report. Typical non-scope considerations include, but are not limited to the following:

- evaluation of asbestos
- radon
- lead based paint
- lead in drinking water
- wetlands
- regulatory compliance
- cultural and historic resources
- industrial hygiene
- health and safety
- ecological resources
- endangered species
- indoor air quality
- and high voltage power lines

If you require any of these services as part of your future plans or use of the property, contact us immediately to arrange for these services and for cost estimates for the additional services. It may be possible for MSA to conduct these activities concurrent with the Phase I ESA, resulting in cost savings.

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 the final report will be based on the information obtained through the records review, site reconnaissance and interviews conducted during the assessment. 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 is offered. Similarly, no certification, warranty or guarantee regarding the presence or absence of recognized environmental conditions, is offered, whether or not recognized environmental conditions are identified in the final report.

Cost Estimate and Schedule

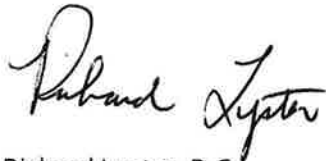
MSA's fee to complete the Phase I ESA described above is fixed fee, lump sum, not to exceed without client authorization.

The final Phase I ESA report will be completed and delivered to you within two weeks of receipt of the executed City of Madison Purchase Order, and the information/documents requested above. We understand the Phase I report is required by October 15, 2010.

We look forward to working with you to complete this Phase I Environmental Assessment. Please contact me if you have questions regarding this proposal (800-362-4505).

Sincerely,

MSA Professional Services, Inc.



Richard Lyster, P.G.
Project Manager

RL:kh

Cc: Jayne Englebert, MSA



PROFESSIONAL SERVICES
 TRANSPORTATION · MUNICIPAL
 DEVELOPMENT · ENVIRONMENTAL

Environmental Consulting Services Agreement

This AGREEMENT ("Agreement") is made on September 22, 2010, by and between CITY OF JANESVILLE (OWNER) and MSA PROFESSIONAL SERVICES, INC. (MSA), Baraboo, which agree as follows:

Scope of Services: MSA shall provide the scope of professional environmental consulting services for the OWNER, directly or indirectly, indicated in the letter proposal dated September 22, 2010 ("Services"). Any changes or additions to the Scope of Services shall be made by written amendment to this Agreement by MSA and OWNER.

Terms and Conditions: All Services performed by MSA pursuant to this Agreement shall be performed in accordance with, and MSA's and OWNER's obligations shall be governed by, the General Terms and Conditions attached hereto and incorporated herein by this reference. Any attachments or exhibits referenced in this Agreement are made part of this Agreement.

Authorization: MSA will commence performance of the Services on this project upon OWNER's written authorization. OWNER's written authorization is provided and acknowledged by the signatures of MSA's and OWNER's authorized representatives below. By signing this Agreement below, each of the undersigned parties represent and warrant that he or she has full right, power and authority to execute this Agreement and bind his or her respective party to the terms and conditions hereof. A copy of this fully-executed Agreement shall be returned for MSA's files.

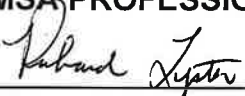
Survival: The General Terms and Conditions incorporated into this Agreement shall survive the completion of the Services performed hereunder or the termination of this Agreement for any cause.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement and intend to be bound thereby.

CITY OF JANESVILLE

MSA PROFESSIONAL SERVICES, INC.

 Vic Grassman
 Engineering Division



 Richard Lyster, P.G.
 Team Leader

Date: _____
 P.O. Box 5005
 Janesville, WI 53547
 Phone: 608-755-3160
 Fax:

Date: September 22, 2010
 1230 South Blvd
 Baraboo, WI 53913
 Phone: 608-356-2771
 Fax: 608-356-2770

MSA PROFESSIONAL SERVICES, INC. (MSA) – GENERAL TERMS AND CONDITIONS OF SERVICES (ENVIRONMENTAL)

1. The quoted fees and scope of services constitute the best estimate of the fees and tasks required to perform the services as defined. This agreement upon execution by both parties hereto, can be amended only by written instrument signed by both parties. For those projects involving conceptual or process development service, activities often cannot be fully defined during initial planning. As the project progresses, facts uncovered may reveal a change in direction which may alter the scope. MSA will promptly inform the OWNER in writing of such situations so that changes in this agreement can be made as required.

2. MSA will bill the OWNER monthly with net payment due upon receipt. Past due balances shall be subject to an interest charge at a rate of 12% per year from said thirtieth day. In addition, MSA may, after giving seven days written notice, suspend service under any agreement until the OWNER has paid in full all amounts due for services rendered and expenses incurred, including the interest charge on past due invoices.

3. Costs and schedule commitments shall be subject to change for delays caused by the OWNER's failure to provide specified facilities or information or for delays caused by unpredictable occurrences including, without limitation, fires, floods, riots, strikes, unavailability of labor or materials, delays or defaults, by suppliers of materials or services, process shutdowns, acts of God or the public enemy, or acts of regulations of any governmental agency. Temporary delays of services caused by any of the above which result in additional costs beyond those outlined may require renegotiation of this agreement.

4. MSA intends to serve as the OWNER's professional representative for those services as defined in this agreement, and to provide advice and consultation to the OWNER as a professional. Any opinions of probable project costs, reviews and observations, and other decisions made by MSA for the OWNER are rendered on the basis of experience and qualifications and represents the professional judgment of MSA. However, MSA cannot and does not guarantee that proposals, bid or actual project or construction costs will not vary from the opinion of probable cost prepared by it.

5. This agreement shall not be construed as giving MSA, the responsibility or authority to direct or supervise construction means, methods, techniques, sequence, or procedures of construction selected by the contractors or subcontractors or the safety precautions and programs incident to the work of the contractors or subcontractors.

6. In conducting the services, MSA will apply present professional, engineering and/or scientific judgment, and use a level of effort consistent with current professional standards in the same or similar locality under similar circumstances in performing the Services. The OWNER acknowledges that "current professional standards" shall mean the standard for professional services, measured as of the time those services are rendered, and not according to later standards, if such later standards purport to impose a higher degree of care upon MSA.

MSA does not make any warranty or guarantee, expressed or implied, nor have any agreement or contract for services subject to the provisions of any uniform commercial code. Similarly, MSA will not accept those terms and conditions offered by the OWNER in its purchase order, requisition, or notice of authorization to proceed, except as set forth herein or expressly agreed to in writing. Written acknowledgement of receipt, or the actual performance of services subsequent to receipt of such purchase order, requisition, or notice of authorization to proceed is specifically deemed not to constitute acceptance of any terms or conditions contrary to those set forth herein.

7. MSA shall make visits to the site at intervals appropriate to the various stages of construction as MSA deems necessary in order to observe as an experienced and qualified design professional the progress and quality of the various aspects of Contractor's work.

The purpose of MSA's visits to and representation at the site will be to enable MSA to better carry out the duties and responsibilities assigned to and undertaken by MSA during the Construction Phase, and, in addition, by the exercise of MSA's efforts as an experienced and qualified design professional, to provide for OWNER a greater degree of confidence that the completed work of Contractor will conform in general

to the Contract Documents and that the integrity of the design concept of the completed Project as a functioning whole as indicated in the Contract Documents has been implemented and preserved by Contractor. On the other hand, MSA shall not, during such visits or as a result of such observations of Contractor's work in progress, supervise, direct or have control over Contractor's work nor shall MSA have authority over or responsibility for the means, methods, techniques, sequences or procedures of construction selected by Contractor, for safety precautions and programs incident to the work of Contractor or for any failure of Contractor to comply with laws, rules, regulations, ordinances, codes or orders applicable to Contractor's furnishing and performing the work. Accordingly, MSA neither guarantees the performance of any Contractor nor assumes responsibility for any Contractor's failure to furnish and perform its work in accordance with the Contract Documents.

8. This Agreement shall commence upon execution and shall remain in effect until terminated by either party, at such party's discretion, on not less than thirty (30) days' advance written notice. The effective date of the termination is the thirtieth day after the non-terminating party's receipt of the notice of termination. If MSA terminates the Agreement, the OWNER may, at its option, extend the terms of this Agreement to the extent necessary for MSA to complete any services that were ordered prior to the effective date of termination. If OWNER terminates this Agreement, OWNER shall pay MSA for all services performed prior to MSA's receipt of the notice of termination and for all work performed and/or expenses incurred by MSA in terminating Services begun after MSA's receipt of the termination notice. Termination hereunder shall operate to discharge only those obligations which are executory by either party on and after the effective date of termination. These General Terms and Conditions shall survive the completion of the services performed hereunder or the Termination of this Agreement for any cause.

This agreement cannot be changed or terminated orally. No waiver of compliance with any provision or condition hereof should be effective unless agreed in writing and duly executed by the parties hereto.

9. The OWNER agrees to clarify and define project requirements and to provide such legal, accounting and insurance counseling services as may be required for the project.

10. If, due to MSA's error, any required or necessary item or component of the project is omitted from the construction documents, MSA's liability shall be limited to the reasonable costs of correction of the construction, less what OWNER'S cost of including the omitted item or component in the original construction would have been had the item or component not been omitted. It is intended by this provision that MSA will not be responsible for any cost or expense that provides betterment, upgrade, or enhancement of the project.

11. OWNER acknowledges and agrees that MSA has had no role in generating, treating, storing, or disposing of hazardous substances or materials which may be present at the project site, and MSA has not benefited from the processes that produced such hazardous substances or materials. Any hazardous substances or materials encountered by or associated with Services provided by MSA on the project shall at no time be or become the property of MSA. MSA shall not be deemed to possess or control any hazardous substance or material at any time; arrangements for the treatment, storage, transport, or disposal of any hazardous substances or materials, which shall be made by MSA, are made solely and exclusively on OWNER's behalf for OWNER's benefit and at OWNER's direction. Nothing contained within this Agreement shall be construed or interpreted as requiring MSA to assume the status of a generator, storer, treater, or disposal facility as defined in any federal, state, or local statute, regulation, or rule governing treatment, storage, transport, and/or disposal of hazardous substances or materials.

All samples of hazardous substances, materials or contaminants are the property and responsibility of OWNER and shall be returned to OWNER at the end of a project for proper disposal. Alternate arrangements to ship such samples directly to a licensed disposal facility may be made at OWNER's request and expense and subject to this subparagraph.

12. MSA will maintain insurance coverage for: Worker's Compensation, General Liability, and Professional Liability. MSA will

provide information as to specific limits upon written request. If the OWNER requires coverages or limits in addition to those in effect as of the date of the agreement, premiums for additional insurance shall be paid by the OWNER. The liability of MSA to the OWNER for any indemnity commitments, or for any damages arising in any way out of performance of this contract is limited to such insurance coverages and amount which MSA has in effect.

13. Reuse of any documents and/or services pertaining to this project by the OWNER or extensions of this project or on any other project shall be at the OWNER's sole risk. The OWNER agrees to defend, indemnify, and hold harmless MSA for all claims, damages, and expenses including attorneys' fees and costs arising out of such reuse of the documents and/or services by the OWNER or by others acting through the OWNER.

14. To the fullest extent permitted by law, MSA shall indemnify and hold harmless, OWNER, and OWNER's officers, directors, members, partners, agents, consultants, and employees (hereinafter "OWNER") from reasonable claims, costs, losses, and damages arising out of or relating to the PROJECT, provided that any such claim, cost, loss, or damage is attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property (other than the Work itself) including the loss of use resulting therefrom but only to the extent caused by any negligent act or omission of MSA or MSA's officers, directors, members, partners, agents, employees, or Consultants (hereinafter "MSA"). In no event shall this indemnity agreement apply to claims between the OWNER and MSA. This indemnity agreement applies solely to claims of third parties. Furthermore, in no event shall this indemnity agreement apply to claims that MSA is responsible for attorneys' fees. This agreement does not give rise to any duty on the part of MSA to defend the OWNER on any claim arising under this agreement.

To the fullest extent permitted by law, OWNER shall indemnify and hold harmless, MSA, and MSA's officers, directors, members, partners, agents, consultants, and employees (hereinafter "MSA") from reasonable claims, costs, losses, and damages arising out of or relating to the PROJECT, provided that any such claim, cost, loss, or damage is attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property (other than the Work itself) including the loss of use resulting therefrom but only to the extent caused by any negligent act or omission of the OWNER or the OWNER's officers, directors, members, partners, agents, employees, or Consultants (hereinafter "OWNER"). In no event shall this indemnity agreement apply to claims between MSA and the OWNER. This indemnity agreement applies solely to claims of third parties. Furthermore, in no event shall this indemnity agreement apply to claims that the OWNER is responsible for attorneys' fees. This agreement does not give rise to any duty on the part of the OWNER to defend MSA on any claim arising under this agreement.

To the fullest extent permitted by law, MSA's total liability to OWNER and anyone claiming by, through, or under OWNER for any cost, loss or damages caused in part or by the negligence of MSA and in part by the negligence of OWNER or any other negligent entity or individual, shall not exceed the percentage share that MSA's negligence bears to the total negligence of OWNER, MSA, and all other negligent entities and individuals.

15. OWNER and MSA desire to resolve any disputes or areas of disagreement involving the subject matter of this Agreement by a mechanism that facilitates resolution of disputes by negotiation rather than by litigation. OWNER and MSA also acknowledge that issues and problems may arise after execution of this Agreement which were not anticipated or are not resolved by specific provisions in this Agreement. Accordingly, both OWNER and MSA will endeavor to settle all controversies, claims, counterclaims, disputes, and other matters in accordance with the Construction Industry Mediation Rules of the American Arbitration Association currently in effect, unless OWNER and MSA mutually agree otherwise. Demand for mediation shall be filed in writing with the other party to this Agreement. A demand for mediation shall be made within a reasonable time after the claim, dispute or other matter in question has arisen. In no event shall the demand for mediation be made after the date when institution of legal or equitable proceedings based on such claim, dispute or other matter in question would be barred by the applicable statute of limitations. Neither demand for mediation nor any term of this Dispute Resolution clause shall prevent the filing of a legal action where failing to do so may bar the action because of the applicable statute of limitations. If despite the good faith efforts of OWNER and MSA any controversy, claim,

counterclaim, dispute, or other matter is not resolved through negotiation or mediation, OWNER and MSA agree and consent that such matter may be resolved through legal action in any state or federal court having jurisdiction.

16. This agreement shall be construed and interpreted in accordance with the laws of the State of Wisconsin.

17. OWNER hereby irrevocably submits to the jurisdiction of the state courts of the State of Wisconsin for the purpose of any suit, action or other proceeding arising out of or based upon this Agreement. OWNER further consents that the venue for any legal proceedings related to this Agreement shall be, at MSA's option, Sauk County, Wisconsin, or any county in which MSA has an office.

18. OWNER ACKNOWLEDGES AND AGREES THAT THE INFORMATION DEVELOPED OR IDENTIFIED BY MSA PURSUANT TO THIS AGREEMENT MAY TRIGGER FOR THE OWNER OBLIGATIONS UNDER LOCAL, STATE OR FEDERAL ORDINANCES, LAWS, RULES OR REGULATIONS TO REPORT THE DISCOVERY OF CONDITIONS TO LOCAL, STATE OR FEDERAL REGULATORY OR GOVERNMENTAL AUTHORITIES. OWNER ACKNOWLEDGES THAT MSA DOES NOT PROVIDE ANY ADVICE, RECOMMENDATION OR CONCLUSION REGARDING THE REPORTABLE NATURE OF ANY OF THE FINDINGS OR OBSERVATIONS RESULTING FROM THE PERFORMANCE OF SERVICES HEREUNDER. THE DETERMINATION OF THE OWNER'S REPORTING REQUIREMENTS OR OBLIGATIONS UNDER LAW IS A LEGAL CONCLUSION FOR WHICH MSA ASSUMES NO RESPONSIBILITY AND ABOUT WHICH MSA PROVIDES NO OPINION, CONCLUSION, FINDING OR CERTIFICATION. OWNER ACKNOWLEDGES AND AGREES THAT OWNER MUST SEEK THE ADVICE OF LEGAL COUNSEL TO DETERMINE OWNER'S OBLIGATIONS SHOULD ENVIRONMENTAL RELEASES OR CONDITIONS BE IDENTIFIED.

19. MSA shall perform its Services under this Agreement in accordance with laws and regulations in effect at the time of execution of this Agreement. OWNER shall retain responsibility for compliance with all laws and regulations applicable to its property, employees, and operations, including but not limited to: the reporting of any hazardous substance releases, disclosing information to protect employees and public health, applying for and obtaining required permits or licenses, submitting reports, providing a safe work place, and providing the proper management of wastes and hazardous substances and materials.

20. All data, documents, reports and other information relating directly or indirectly to the Services shall be supplied by MSA to the OWNER for the OWNER's sole and exclusive use in connection with the evaluation of property. All such data, reports, and other information shall be held in confidence for the aforementioned use only to the extent allowable by law. Data, documents and reports prepared by MSA pursuant to this Agreement are prepared for the exclusive use of the OWNER and not for use or reliance upon by any third-party. Any third-party necessarily has different interests, purposes, concerns, and motives than the OWNER with regard to such documents and reports. Therefore, use of such documents by any third-party is expressly prohibited without the joint written authorization of the OWNER and MSA, which shall necessarily include the precondition that the third-party agree to accept the terms and conditions of this Agreement, including the limitation of liability and indemnification protections. Data, documents and reports prepared by MSA pursuant to this Agreement are intended to be presented and reproduced only in their entirety, complete with all supporting data, assumptions, limitations, and, if applicable, recommendations. Such documents shall not be used by OWNER or any party in any form other than in their entirety and all abridged or altered versions are prohibited.

21. OWNER shall assist MSA in performance of the Services hereunder by placing at MSA's disposal all available documents and information pertinent to the Services, including, but not limited to, those that relate to the identity, location, quantity, nature, or characteristics of any hazardous substance or waste at, on, or under the site. In addition, OWNER shall furnish or cause to be furnished such other reports, data, studies, plans, specifications, documents, and other information on surface and subsurface site conditions required by MSA for performance of its Services.

The OWNER shall furnish information identifying utility types and locations, and other manmade objects beneath the surface. MSA shall take reasonable precautions to avoid damaging the utilities and objects

in conjunction with activities performed with its Services. OWNER shall approve the work plan and Scope of Services. OWNER agrees to waive any claim against MSA and to indemnify, defend, (by counsel of MSA's choice) and hold harmless MSA and its subcontractors, consultants, agents, officers, directors, and employees from any claim or liability for injury or loss, cost, fee or expense arising from damaged utilities or other objects that were not called to MSA's attention or which were not properly located on plans and information furnished to MSA. OWNER shall continue to supply to Consultant all material information and documents in its possession, custody or control known to OWNER and material to the Site and the Services, including the location of subterranean structures and conditions such as, but not limited to, pipes, tanks and telephone cables. OWNER will give prompt notice to Consultant whenever it becomes actually aware of any development that materially and adversely affects the scope or timing of the Services.

22. The OWNER will furnish right-of-entry and complete access for MSA, its subcontractors, consultants, agents, officers, directors and employees to such property as may be necessary for MSA to perform the Services under this Agreement. MSA will take reasonable precautions to minimize damage to the property caused by MSA's equipment, but has not included in MSA's fee the cost of restoration of damage which may result from MSA's operations. If the OWNER requires MSA to restore property to its former condition, the costs associated with restoration will be added to MSA's fee.

23. The Scope of Services may not be adequate to identify environmental hazards or problems, even if performed in accordance with "current professional standards", and, therefore, MSA cannot guarantee the accuracy of results or conclusions relating thereto.

Information provided to MSA by individuals familiar and/or associated with the property and/or facility, or adjacent land parcels and/or facilities, that is the subject of this Agreement 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. OWNER has neither requested nor paid MSA to independently verify the truthfulness, accuracy or completeness of the information provided to MSA by database search services, governmental or regulatory records or databases, or by individuals. MSA assumes no responsibility for and provides no certification, warranty or guarantee of the truthfulness, validity, accuracy or completeness of governmental or regulatory records or databases, database search services, or information provided by others to MSA.

MSA's findings, opinions, conclusions and recommendations are based on the actually observed conditions and operations at the property or facility on the specific date or dates of the site tour. OWNER acknowledges that conditions that limit visual observation, such as the presence of snow, thick vegetation, pavement, or structures may interfere with the identification of possible environmental factors or conditions. Hidden or concealed conditions, subsurface conditions, subsequent changes to those conditions actually observed, or incomplete disclosure by others to MSA of past or present activities at, upon or beneath the property or facility, may alter MSA's findings, opinions, conclusions and recommendations. MSA does not accept, and specifically disavows any responsibility or liability for environmental conditions at the property or facility which currently exist, formerly existed, or may exist in the future.

OWNER acknowledges that the OWNER has approved the scope of services and the level of effort for MSA to undertake and, therefore, has determined the corresponding degree of uncertainty as acceptable for the OWNER's purposes. The scope of any sampling or assessment performed by MSA hereunder is limited to the sampling and laboratory analysis of soil and/or groundwater only in certain selected locations. This sampling is intended to investigate the potential for the presence of contaminants in the immediate vicinity of the sampling point or location. Laboratory analysis is only performed for those parameters identified as potential contaminants prior to conducting the sampling or assessment. MSA assumes no responsibility for and expresses no opinion, finding, conclusion or recommendation regarding the presence or absence of any compounds or contaminants for which no such sampling or laboratory analysis was requested or performed. OWNER acknowledges that OWNER has neither requested nor paid MSA to sample and test for compounds or contaminants other than those identified herein.

24. Neither party shall assign this Agreement or any part hereof without the prior written consent of the other party. Any assignment not made in accordance with this Agreement shall be void.

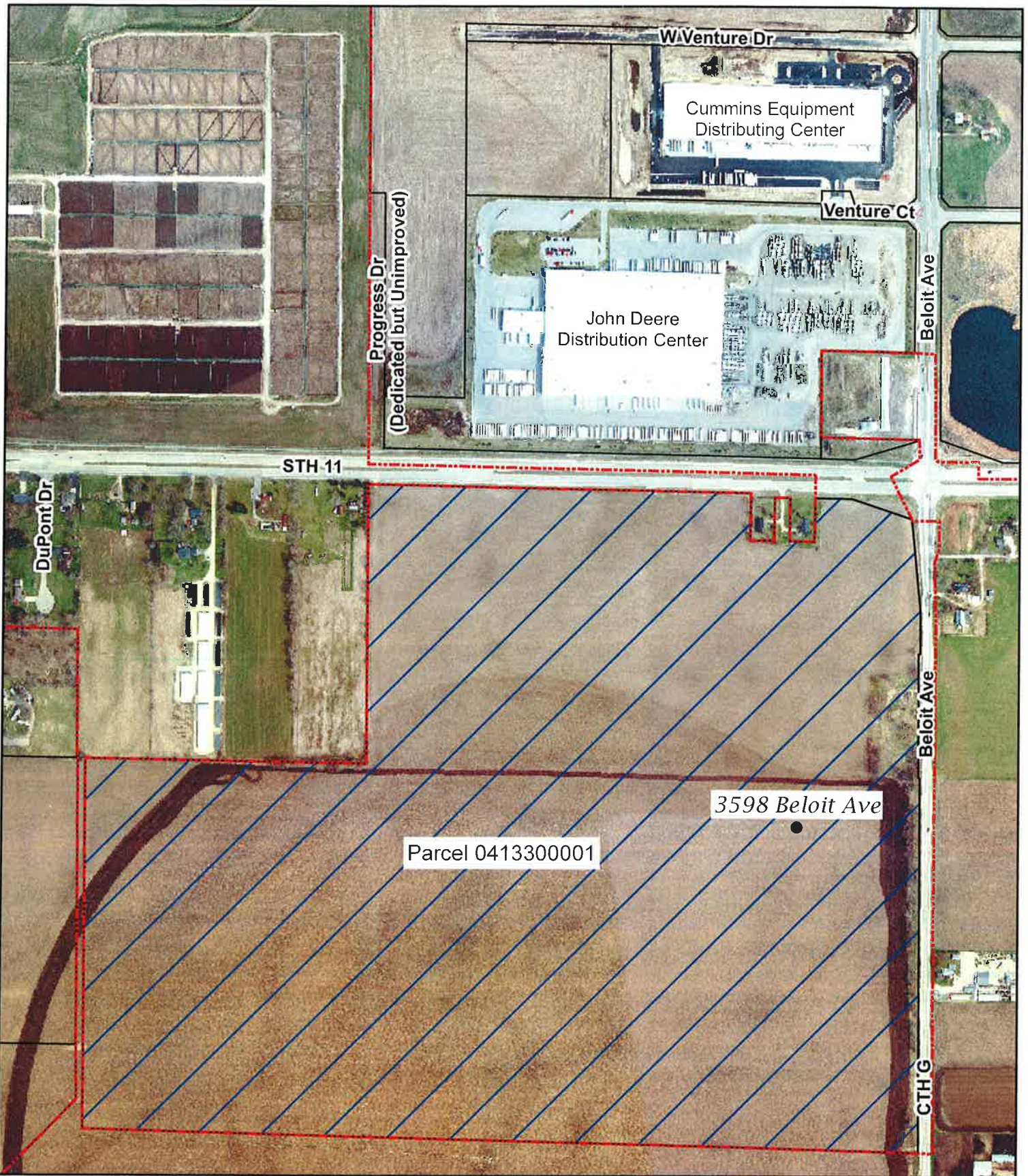
25. AS REQUIRED BY THE WISCONSIN CONSTRUCTION LIEN LAW, MSA PROFESSIONAL SERVICES, INC. HEREBY NOTIFIES OWNER THAT PERSONS OR COMPANIES FURNISHING LABOR OR MATERIALS FOR THE CONSTRUCTION ON OWNER'S LAND MAY HAVE LIEN RIGHTS ON THAT LAND AND ON THE BUILDINGS ON THAT LAND IF THEY ARE NOT PAID FOR SUCH LABOR OR MATERIALS. THOSE ENTITLED TO LIEN RIGHTS, IN ADDITION TO MSA PROFESSIONAL SERVICES, INC., ARE THOSE WHO CONTRACT DIRECTLY WITH THE OWNER OR THOSE WHO GIVE THE OWNER NOTICE WITHIN 60 DAYS AFTER THEY FIRST FURNISH LABOR OR MATERIALS FOR THE CONSTRUCTION. ACCORDINGLY, OWNER PROBABLY WILL RECEIVE NOTICES FROM THOSE WHO FURNISH LABOR OR MATERIALS FOR THE CONSTRUCTION AND SHOULD GIVE A COPY OF EACH NOTICE RECEIVED TO THE MORTGAGE LENDER, IF ANY, MSA PROFESSIONAL SERVICES, INC. AGREES TO COOPERATE WITH THE OWNER AND THE LENDER, IF ANY, TO SEE THAT ALL POTENTIAL LIEN CLAIMANTS ARE DULY PAID.



26. This agreement contains the entire understanding between the parties on the subject matter hereof and no representations, inducements, promises or agreements not embodied herein (unless agreed in writing duly executed) shall be of any force or effect, and this agreement supersedes any other prior understanding entered into between the parties on the subject matter hereto.

APPENDIX B

City Parcel Map
Legal Description of Parcel

Phase II - Property Information - Exhibit 1




 Parcel 0413300001
  City Limits

Aerial Photo Date: May 14, 2008

0 300 600
 1" = 600'



N


Wisconsin's Park Place
City of Janesville
 PLANNING SERVICES

Date: June 2010 K. Benz, Planning Services

Map Location: S:\Projects\Economic_Development\ADY\Phase II, Property Information - Exhibit 1.mxd
 DISCLAIMER: This data is provided by the City of Janesville for informational purposes only. The City does not warrant or guarantee the accuracy or reliability of this data. The recipient of this data assumes any risk of its use for any purpose.

PROPERTY INFORMATION

Information considered accurate, but not guaranteed.

IMAGE



[CLICK TO ENLARGE 22K](#)

Parcel Number 0413300001
 Property Address 3598 Beloit Av
 Parcel Type Exempt Real Estate

2007 ASSESSED VALUE

Class	Land	Improvement	Total
X4-Local Exempt	0	0	0
Totals	0	0	0

VIEW 2006 ASSESSED VALUE

LEGAL DESCRIPTION

Pt SE. ¼ and Pt SW. ¼ Sec 13-2-12 and also Pt NE. ¼ and NW. ¼ Sec 24-2-12, 4TH PM, City of Janesville, Rock Co, WI DAF: Com NE cor sd Sec 24; th S0°18'59"E alg E L NE ¼ sd Sec 24, 400.21'; th N88°27'04"W 33.02' to W L CTH G and POB; th N88°27'04"W 3859.99'; th N0°02'51"W 1704.64' to N L SE ¼ SW ¼ sd Sec 13; th S89°02'36"E alg sd N L 1291.03' to NE cor sd SE ¼ SW ¼ sd Sec 13; th N0°00'24"E alg N-S CL sd Sec 13, 1283.03' to S L STH 11; th S88°41'40"E alg sd S L 1757.16' to W L Lot 1 CSM rec in Vol 8 Pgs 114-115; th S1°18'01"W alg sd W L 217.05' to SW cor sd CSM; th S88°42'05"E alg S L sd CSM 110.0' to SE cor sd CSM; th N1°18'01"E alg E L sd CSM 200.0'; th S88°41'40"E 70.0' to NW cor Lot 1 CSM rec in Vol 9 Pgs 132-133; th S1°18'01"W alg W L sd Lot 200.0' to SW cor sd Lot; th S88°42'05"E alg S L sd Lot 115.05' to SE cor sd Lot; th N1°18'01"E alg E L sd Lot 200.0' to S L STH 11; th S.88°41'40"E 163.80' alg sd S L STH 11; th S71°01'05"E alg sd SL 293.11' to W L CTH G; th S05°31'29"E 429.43' alg sd W L; th cont S alg sd W L 187.2' m/l to pt on N L CSM rec in Vol 15 Pgs 135-136; th N88°34'17"W 7.0' m/l to NE cor Lot 1 sd CSM; th S alg E L sd Lot 1 570.00' to SE cor sd Lot; th S88°34'17"E 7.0' m/l to W L sd CTH G; th S alg sd W L 1722.62' m/l to POB. 6-17-126, 6-17-126.4, 6-17-126.6,pt 6-17-125, pt 6-17-212, & pt 6-17-214

OWNERSHIP HISTORY

Date	Amount	Conveyance	Vol.	Page	Sale Type
12/17/2004	182,250	Warranty Deed	200501281501705	0	Land
12/17/2004	130,000	Warranty Deed	200501281501703	0	Land
12/17/2004	1,855,890	Warranty Deed	200501281501706	0	Land
12/17/2004	182,250	Warranty Deed	200501281501704	0	Land
12/17/2004	1,237,300	Warranty Deed	200501281501707	0	Land

PERMITS

Date	Number	Amount	Purpose	Note
1/1/2006	TID 22 AMEND	0	Occupancy	cmplt rh
2/22/2005	ANNEXATION	0	Occupancy	3/24/05 Complete, ra

Total Hits: 1,400,321
 Hits Today: 189

APPENDIX C
Site Photographs



Photo 1 - View of property from STH 11 looking south. Note the trees in the center of the photo, located in the area of the former farmstead.



Photo 2 - View of former farmstead area, with former fire # (3234). No buildings are currently present.



Photo 3 - Some debris is present in the farmstead area, including this oil can hidden in a brush area.



Photo 4 - Several tires were noted scattered throughout brushy areas of the property.



Photo 5 - View of southern portion of parcel, planted in corn.



Photo 6 - Looking north from southeast corner of parcel.

APPENDIX D

FirstSearch Report

FirstSearch Technology Corporation

Environmental FirstSearch™ Report

Target Property:

3598 BELOIT AVE

JANESVILLE WI 53546

Job Number: 879019

PREPARED FOR:

MSA Professional Services

1230 South Boulevard

Baraboo, WI 53913



Tel: (317) 823-3500

Fax: (317) 823-3535

Environmental FirstSearch Search Summary Report

Target Site: 3598 BELOIT AVE
JANESVILLE WI 53546

FirstSearch Summary

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	08-01-10	1.00	0	0	0	0	0	0	0
NPL Delisted	Y	08-02-10	0.50	0	0	0	0	-	0	0
CERCLIS	Y	08-31-10	0.50	0	0	0	0	-	0	0
NFRAP	Y	08-31-10	0.50	0	0	0	0	-	0	0
RCRA COR ACT	Y	07-14-10	1.00	0	0	0	0	1	0	1
RCRA TSD	Y	07-14-10	0.50	0	0	0	0	-	0	0
RCRA GEN	Y	07-14-10	0.25	0	0	0	-	-	0	0
RCRA NLR	Y	07-14-10	0.25	0	0	0	-	-	0	0
Federal Brownfield	Y	10-01-10	0.50	0	0	0	0	-	0	0
ERNS	Y	07-23-10	0.15	0	0	0	-	-	0	0
Tribal Lands	Y	12-01-05	1.00	0	0	0	0	0	0	0
State/Tribal Sites	Y	09-20-00	1.00	0	0	0	0	0	0	0
State Spills 90	Y	07-13-10	0.25	0	0	0	-	-	2	2
State Spills 80	Y	03-31-03	0.25	0	0	0	-	-	0	0
State/Tribal SWL	Y	10-01-09	0.50	0	0	0	0	-	0	0
State/Tribal LUST	Y	07-13-10	0.50	0	0	0	1	-	0	1
State/Tribal UST/AST	Y	07-09-10	0.25	0	0	0	-	-	1	1
State/Tribal EC	Y	06-01-10	0.50	0	0	0	0	-	0	0
State/Tribal IC	Y	06-01-10	0.25	0	0	0	-	-	0	0
State/Tribal VCP	Y	07-13-10	0.50	0	0	0	0	-	0	0
State/Tribal Brownfields	Y	06-01-10	0.50	0	0	0	0	-	0	0
Receptors	Y	01-01-05	0.50	0	0	0	0	-	0	0
NPDES	Y	07-16-10	0.25	0	0	0	-	-	0	0
FINDS	Y	05-29-09	0.25	0	0	0	-	-	0	0
TRIS	Y	08-13-10	0.25	0	0	0	-	-	0	0
HMIRS	Y	07-29-10	0.25	0	0	0	-	-	1	1
NCDB	Y	09-20-10	0.25	0	0	0	-	-	0	0
PADS	Y	07-09-10	0.25	0	0	0	-	-	0	0
AIRS	Y	09-16-10	0.25	0	0	0	-	-	0	0

Notice of Disclaimer

Due to the limitations, constraints, inaccuracies and incompleteness of government information and computer mapping data currently available to FirstSearch Technology Corp., certain conventions have been utilized in preparing the locations of all federal, state and local agency sites residing in FirstSearch Technology Corp.'s databases. All EPA NPL and state landfill sites are depicted by a rectangle approximating their location and size. The boundaries of the rectangles represent the eastern and western most longitudes; the northern and southern most latitudes. As such, the mapped areas may exceed the actual areas and do not represent the actual boundaries of these properties. All other sites are depicted by a point representing their approximate address location and make no attempt to represent the actual areas of the associated property. Actual boundaries and locations of individual properties can be found in the files residing at the agency responsible for such information.

Waiver of Liability

Although FirstSearch Technology Corp. uses its best efforts to research the actual location of each site, FirstSearch Technology Corp. does not and can not warrant the accuracy of these sites with regard to exact location and size. All authorized users of FirstSearch Technology Corp.'s services proceeding are signifying an understanding of FirstSearch Technology Corp.'s searching and mapping conventions, and agree to waive any and all liability claims associated with search and map results showing incomplete and or inaccurate site locations.

- Continued on next page -

Environmental FirstSearch Search Summary Report

Target Site: 3598 BELOIT AVE
JANESVILLE WI 53546

FirstSearch Summary

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
DOCKET	Y	01-09-06	0.25	0	0	0	-	-	0	0
Nuclear Permits	Y	04-30-99	0.50	0	0	0	0	-	0	0
Releases	Y	07-23-10	0.25	0	0	0	-	-	0	0
Federal Other	Y	01-01-09	0.25	0	0	0	-	-	0	0
SETS PRP	Y	11-19-02	0.25	0	0	0	-	-	0	0
State Other	Y	07-13-10	0.25	0	0	0	-	-	0	0
Federal IC/EC	Y	08-26-10	0.50	0	0	0	0	-	0	0
HW Manifest	Y	NA	0.25	0	0	0	-	-	1	1
Vapor Intrusion	Y	03-06-08	0.25	0	0	0	-	-	0	0
- TOTALS -				0	0	0	1	1	5	7

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***Environmental FirstSearch
Site Information Report***

Request Date: 10-05-10
Requestor Name: Jayne Englebert
Standard: AAI

Search Type: COORD
Job Number: 879019
Filtered Report

Target Site: 3598 BELOIT AVE
 JANESVILLE WI 53546

Demographics

Sites: 7	Non-Geocoded: 5	Population: NA
Radon: NA		

Site Location

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>	<u>UTMs</u>
Longitude:	-89.013938	-89::50	Easting: 334867.675
Latitude:	42.633572	42:38:1	Northing: 4721876.515
Elevation:	833		Zone: 16

Comment

Comment:

Additional Requests/Services

Adjacent ZIP Codes: 0 Mile(s)					Services:	
ZIP Code	City Name	ST	Dist/Dir	Sel	Requested?	Date
					Fire Insurance Maps	No
					Aerial Photographs	No
					Historical Topos	No
					City Directories	No
					Title Search/Env Liens	No
					Municipal Reports	No
					Online Topos	No

***Environmental FirstSearch
Sites Summary Report***

Target Property: 3598 BELOIT AVE
JANESVILLE WI 53546

JOB: 879019

TOTAL: 7 **GEOCODED:** 2 **NON GEOCODED:** 5 **SELECTED:** 7

<u>Page No.</u>	<u>DB Type</u>	<u>Site Name/ID/Status</u>	<u>Address</u>	<u>Dist/Dir</u>	<u>Map ID</u>	<u>ElevDifl</u>
1	LUST	RYAN/JOHN DEERE PROPERTY 0354285143/CLOSED	2834 BELOIT AVE JANESVILLE WI 53546	0.38 NE	1	+3
3	RCRACOR	UNIVERSAL FOREST PRODUCTS EASTERN WID094362258/CA	305 BURBANK AVE JANESVILLE WI 53546	0.85 NW	2	+7

***Environmental FirstSearch
Sites Summary Report***

Target Property: 3598 BELOIT AVE
JANESVILLE WI 53546

JOB: 879019

TOTAL: 7 **GEOCODED:** 2 **NON GEOCODED:** 5 **SELECTED:** 7

Page No.	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID	ElevDifl
4	HWMANIFEST	BUDGET TRUCK AND AUTO BODY INC WID080513807	2027 W AVALON RD JANESVILLE WI 53546	NON GC		N/A
5	HMIRS	CON-WAY FREIGHT I-2008080002/HIGHWAY	2526 AVALON RD JANESVILLE WI 53546	NON GC		N/A
6	UST	DSI RECYCLING 738873/IN USE	1521 BELOIT AVE JANESVILLE WI 53546	NON GC		N/A
7	SPILLS	RT 7 AVALON RD [HISTORIC SPILL] 0454042349/HISTORIC SPILL	AVALON RD JANESVILLE WI 53546	NON GC		N/A
9	SPILLS	RR TRACKS CTH G [HISTORIC SPILL] 0454037515/HISTORIC SPILL	CR-G JANESVILLE WI 53546	NON GC		N/A

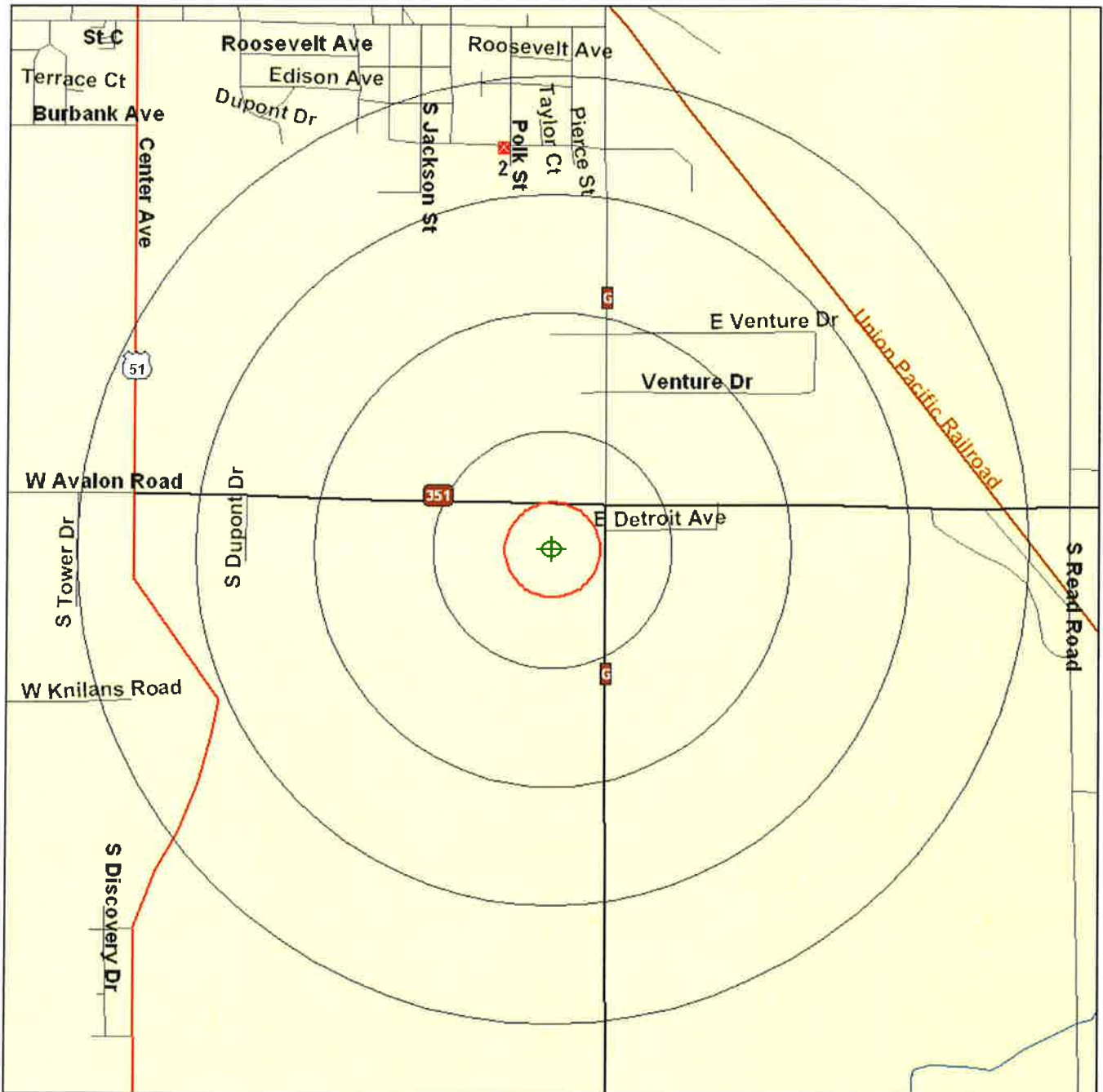


Environmental FirstSearch








1 Mile Radius
AAI: NPL, RCRA COR, STATE



3598 BELOIT AVE, JANESVILLE WI 53546



Source: 2005 U.S. Census TIGER Files

- Target Site (Latitude: 42.633572 Longitude: -89.013938) 
 - Identified Site, Multiple Sites, Receptor   
 - NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste 
 - Triballand 
 - Railroads 
- Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

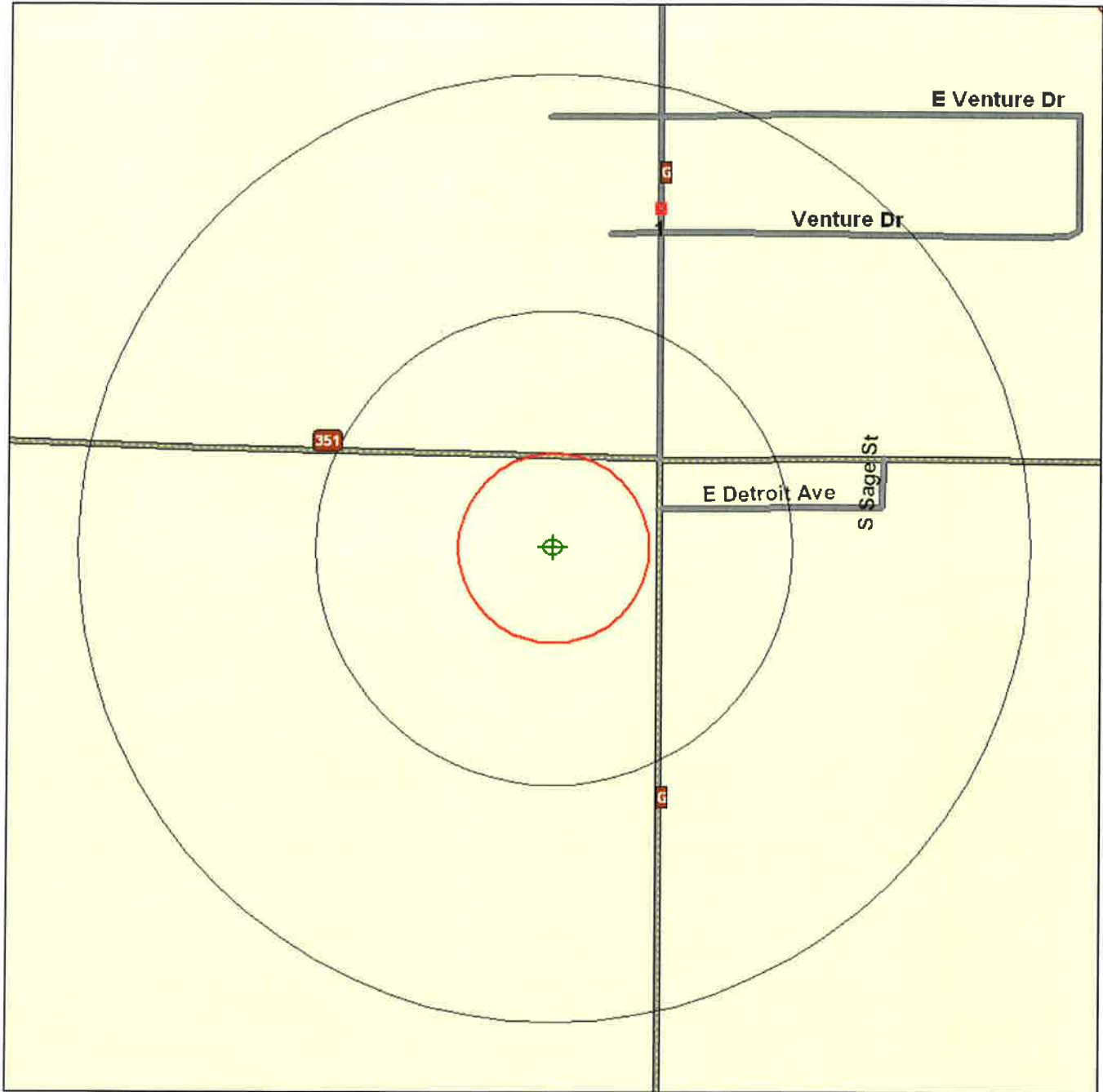


Environmental FirstSearch

.5 Mile Radius
AAI: Multiple Databases



3598 BELOIT AVE, JANESVILLE WI 53546



Source: 2005 U.S. Census TIGER Files

- Target Site (Latitude: 42.633572 Longitude: -89.013938)
 - Identified Site, Multiple Sites, Receptor
 - NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste
 - Triballand
 - Railroads
- Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

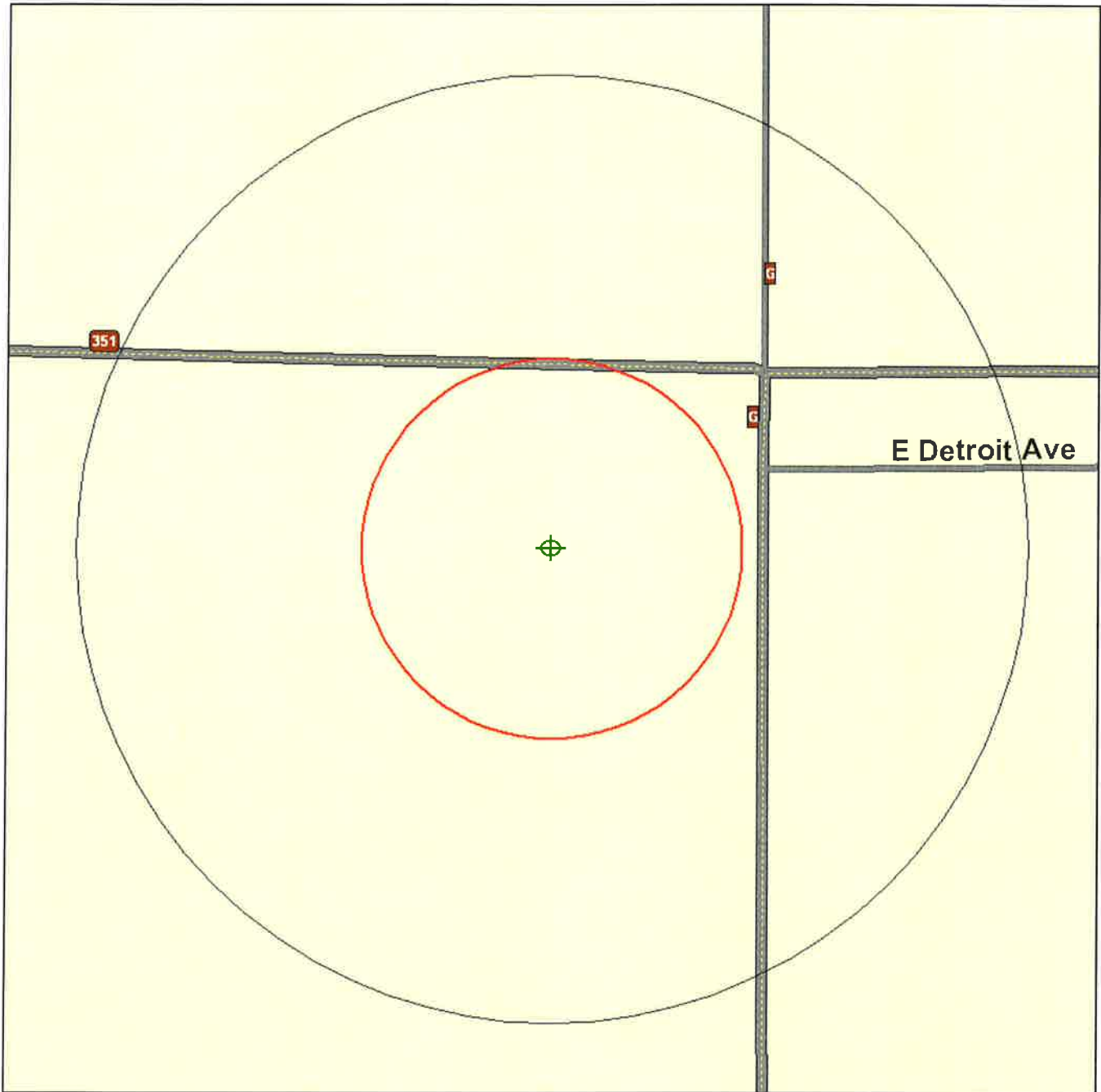


Environmental FirstSearch





.25 Mile Radius
AAI: Multiple Databases



3598 BELOIT AVE, JANESVILLE WI 53546



Source: 2005 U.S. Census TIGER Files

- Target Site (Latitude: 42.633572 Longitude: -89.013938) 
- Identified Site, Multiple Sites, Receptor   
- NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste 
- Triballand 
- Railroads 

Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

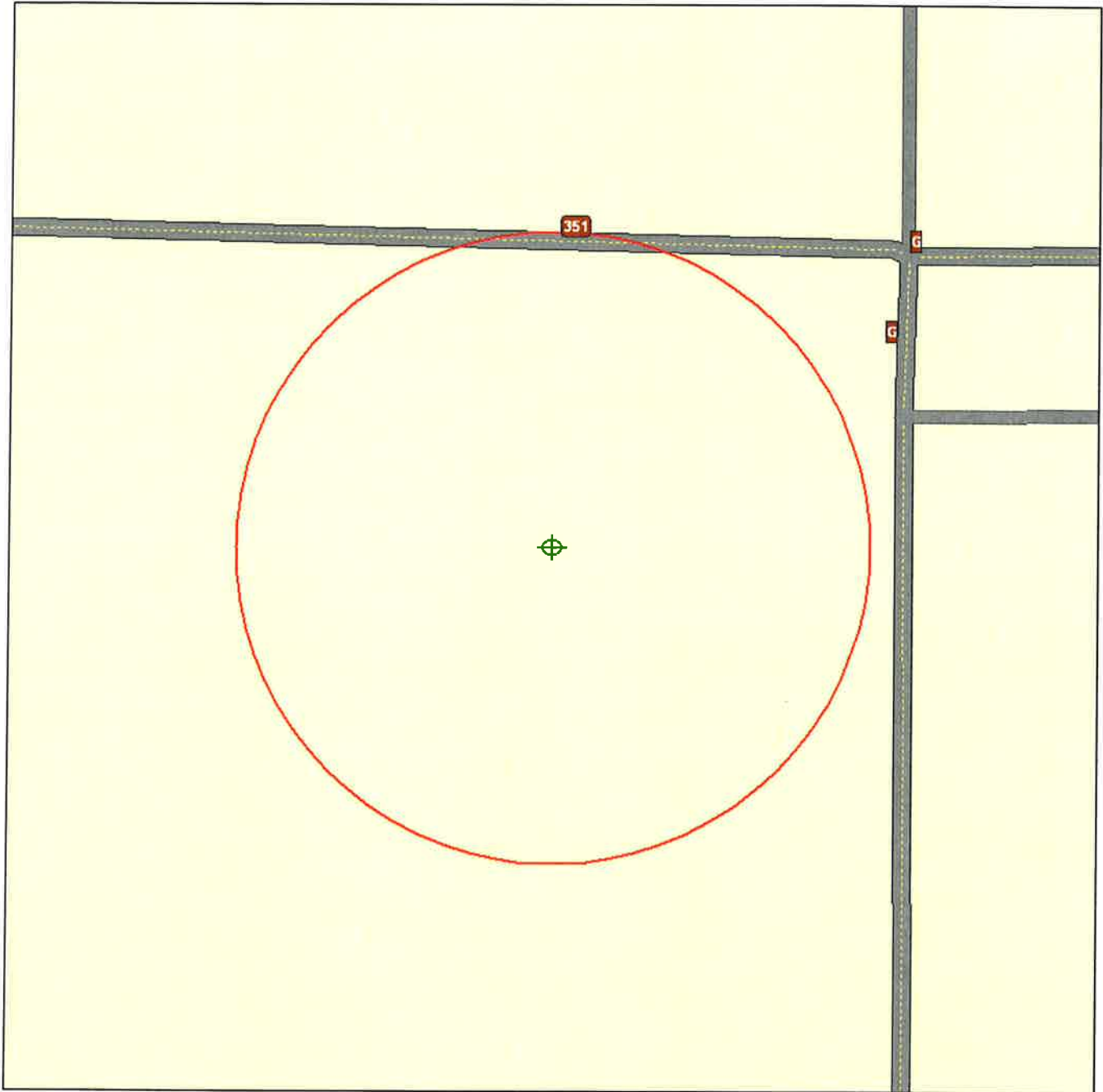


Environmental FirstSearch








.15 Mile Radius
AAI: ERNS



3598 BELOIT AVE, JANESVILLE WI 53546



Source: 2005 U.S. Census TIGER Files

- Target Site (Latitude: 42.633572 Longitude: -89.013938) 
 - Identified Site, Multiple Sites, Receptor   
 - NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste 
 - Triballand 
 - Railroads 
- Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

**Environmental FirstSearch
Site Detail Report**

Target Property: 3598 BELOIT AVE
JANESVILLE WI 53546

JOB: 879019

LUST

SEARCH ID: 2 **DIST/DIR:** 0.38 NE **ELEVATION:** 836 **MAP ID:** 1

NAME: RYAN/JOHN DEERE PROPERTY
ADDRESS: 2834 BELOIT AVE
JANESVILLE WI
ROCK
CONTACT:
SOURCE: WI DNR

REV: 7/13/10
ID1: 0354285143
ID2: 03-54-285143
STATUS: CLOSED
PHONE:

SITE INFORMATION

FID NUMBER: NONE
ACTIVITY NAME: RYAN/JOHN DEERE PROPERTY
START DATE: 12/6/2001
END DATE: 12/07/2001
LAST ACTION: 4/1/2002

JURISDICTION: DNR-RR
ELIGIBLE FOR PECFA FUNDS: NO
DRY CLEANER: NO
CO-CONTAMINATION: NO
AST AT SITE: NO
COMMERCE DATABASE TRACKED: NO

ACTIVITY COMMENTS

CONTACT INFO:

ROLE: PROJECT MANAGER
CONTACT NAME: DENISE NETTESHEIM
3911 FISH HATCHERY RD
FITCHBURG WI 53711

AGENCY ACTION

DATE: 12/6/2001
ACTION: NOTIFICATION
COMMENTS: NO FURTHER ACTION REQUEST RECEIVED WITHOUT FEE
DESCRIPTION: Date the DNR is notified of the discovery of the contamination.

DATE: 12/10/2001
ACTION: ACTIVITY CLOSED
COMMENTS: VERBAL
DESCRIPTION: Date the Closure Letter or No Further Action letter is sent. NOTE: This is the ONLY action code that will close an activity.

DATE: 12/10/2001
ACTION: CLOSE-OUT UNDER NR708.09
COMMENTS:
DESCRIPTION: No Further Action required. RP not required to conduct NR716 investigation. Not closed out under

- Continued on next page -

**Environmental FirstSearch
Site Detail Report**

Target Property: 3598 BELOIT AVE
JANESVILLE WI 53546

JOB: 879019

LUST

SEARCH ID: 2 **DIST/DIR:** 0.38 NE **ELEVATION:** 836 **MAP ID:** 1

NAME: RYAN/JOHN DEERE PROPERTY
ADDRESS: 2834 BELOIT AVE
JANESVILLE WI
ROCK

REV: 7/13/10
ID1: 0354285143
ID2: 03-54-285143
STATUS: CLOSED
PHONE:

CONTACT:
SOURCE: WI DNR

NR726.

DATE: 4/1/2002
ACTION: NO FURTHER ACTION REQUEST WITH FEE
COMMENTS: NFA LETTER REQUESTED AFTER VERBAL CLOSURE
DESCRIPTION: No Further Action letter issued by the DNR in accordance with NR708 and a fee is paid.

**Environmental FirstSearch
Site Detail Report**

Target Property: 3598 BELOIT AVE
JANESVILLE WI 53546

JOB: 879019

RCRACOR

SEARCH ID: 1 **DIST/DIR:** 0.85 NW **ELEVATION:** 840 **MAP ID:** 2

NAME: UNIVERSAL FOREST PRODUCTS EASTERN DIV IN
ADDRESS: 305 BURBANK AVE
JANESVILLE WI 53545
ROCK

REV: 7/14/10
ID1: WID094362258
ID2:
STATUS: CA
PHONE:

CONTACT:
SOURCE: EPA

GOVERNMENT PERFORMANCE AND RESULTS ACT (GPRA)

GPRA PERMIT: N - NO
GPRA POST CLOSURE: N - NO
GPRA CA: N - NO
GPRA COMPLIANCE MONITORING and ENFORCEMENT: Y

SUBJECT TO CORRECTIVE ACTION (SUBJCA)

SUBJCA: N - NO
SUBJCA TSD 3004: N - NO
SUBJCA NON TSD: Y - NON TSDFS WHERE CORRECTIVE ACTION HAS BEEN
IMPOSED

SIGNIFICANT NON-COMPLIANCE(SNC): N - NO
BEGINNING OF THE YEAR SNC: N - NO
PERMIT WORKLOAD: ----
CLOSURE WORKLOAD: ----
POST CLOSURE WORKLOAD: ----
PERMITTING /CLOSURE/POST-CLOSURE PROGRESS: ----
CORRECTIVE ACTION WORKLOAD: N - NO
GENERATOR STATUS: LQG - LARGE QUANTITY GENERATORS: GENERATES MORE
THAN 1000 KG/MONTH OF HAZARDOUS WASTE

Environmental FirstSearch Site Detail Report

Target Property: 3598 BELOIT AVE
JANESVILLE WI 53546

JOB: 879019

HWMANIFEST

SEARCH ID: 7 **DIST/DIR:** NON GC **ELEVATION:** **MAP ID:**

NAME: BUDGET TRUCK AND AUTO BODY INC	REV: 12/31/07
ADDRESS: 2027 W AVALON RD	ID1: WID080513807
JANESVILLE WI 53546	ID2: 154071170
ROCK	STATUS:
CONTACT:	PHONE:
SOURCE: WI DNR	

ACTION NAME: HW GENERATOR - SMALL

CONTACT INFORMATION

NAME: RUSSELL DAHLKE
TITLE: PRES
ADDRESS: 2027 W AVALON RD
JANESVILLE , WI 535468985

PHONE: 6087560861
EMAIL: BUDGETTRUCKANDAUTO.COM

NAME:
TITLE:

ADDRESS:

PHONE:
EMAIL:

SHIPMENT INFORMATION

000111567GBF 165G	WID080513807	1/8/2007	WIR000021451	WID023350192 F005
000111567GBF 165G	WID080513807	1/8/2007	WIR000021451	WID023350192 F005
000114852GBF 110G	WID080513807	4/13/2007	WID023350192	WID023350192 F003
000114852GBF 110G	WID080513807	4/13/2007	WID023350192	WID023350192 F003
000109459GBF 165G	WID080513807	3/21/2007	WID023350192	WID023350192 F005
000109459GBF 165G	WID080513807	3/21/2007	WID023350192	WID023350192 F005
003057126JJK 220G	WID080513807	5/22/2007	WID988580056	WID988580056 F005
003057126JJK 220G	WID080513807	5/22/2007	WID988580056	WID988580056 F005
003146398JJK 220G	WID080513807	9/25/2007	WID988580056	WID988580056 F005
003146398JJK 220G	WID080513807	9/25/2007	WID988580056	WID988580056 F005

<u>MANI DOC ID</u>	<u>GEN ID</u>	<u>DATE SHIPPED</u>	<u>TRANS ID</u>	<u>TSD ID</u>	WASTE
---------------------------	----------------------	----------------------------	------------------------	----------------------	--------------

Environmental FirstSearch Site Detail Report

Target Property: 3598 BELOIT AVE
JANESVILLE WI 53546

JOB: 879019

HMIRS

SEARCH ID: 6 **DIST/DIR:** NON GC **ELEVATION:** **MAP ID:**

NAME: CON-WAY FREIGHT	REV: 3/1/09
ADDRESS: 2526 AVALON RD JANESVILLE WI 53546	ID1: 1-2008080002
	ID2:
CONTACT:	STATUS: HIGHWAY
SOURCE: US DOT	PHONE:

SITE INFORMATION

INCIDENT DATE:	8/4/2008	INCIDENT TIME:	610
QUANTITY RELEASED:	0.75	UNIT OF MEASURE:	LIQUID - GALLON
HAZARDOUS CLASS:	FLAMMABLE - COMBUSTIBLE LIQUID		
COMMODITY:	PAINT (including Paint Lacquer Enamel Stain Shellac Solutions Varnish Polish Liquid Filler and Liquid Lacquer Base) or PAINT RELATED MATERIAL (including Paint Thinning or Reducing Compound)		

FATALITIES:	0	HOSP INJURIES:	0
NON HOSP INJURIES:	0	DAMAGES:	

SHIPPER:	GLYPTAL CORP	ORIGIN CITY:	
ORIGIN STATE:	AA	MODE OF TRANS:	HIGHWAY
ID MARKINGS:			

CONTAINER 1

CONST MATERIAL:	PAPER MULTI-WALL
PACKAGING TYPE:	BOX
PACKAGE CAPACITY:	4.50 LIQUID - GALLON
PKG NUM IN SHIPMENT:	6
PKG NUMBER FAILED:	1

CONTAINER 2

CONST MATERIAL:	METAL (ANY TYPE)
PACKAGING TYPE:	CAN
PACKAGE CAPACITY:	3 LIQUID - QUART
PKG NUM IN SHIPMENT:	6
PKG NUMBER FAILED:	1

HMIS SERIOUS

INCIDENT IND:	NO
BULK RELEASE:	NO
EVACUATIONS:	NO
FATALITY:	NO
FLIGHT PLAN:	NO
INJURY:	NO
MAJOR ARTERY:	NO
RADIOACTIVE:	NO

WHAT FAILED:	INNER PACKAGING
FAILED DESCRIPTION:	CRUSHED

FAILURE CAUSE DESCRIPTION: Dropped

DESCRIPTION OF EVENTS: PACKAGE FELL ON GROUND SHANE REPORTED IT RIGHT AWAY CALLED MANGER OF SAFTY CAL JED 800 EMERGENCY NUMBER FOR MSDS SHEETS. TOTAL TIME TO CLAEN WAS ABOUT 25 MINUTES. CAN INSIDE CARDBOARD BOX DENTED AND LEAKED. PHOTOS TAKEN. CONTENTS WERE PUT INTO SALVAGE DRUM.

**Environmental FirstSearch
Site Detail Report**

Target Property: 3598 БЕЛОIT AVE
JANESVILLE WI 53546

JOB: 879019

UST

SEARCH ID: 5 **DIST/DIR:** NON GC **ELEVATION:** **MAP ID:**

NAME: DSI RECYCLING
ADDRESS: 1521 БЕЛОIT AVE
JANESVILLE WI 53546
ROCK
CONTACT:
SOURCE: WI DC

REV: 7/9/10
ID1: 738873
ID2:
STATUS: IN USE
PHONE:

SITE INFORMATION

TOTAL NUMBER OF TANKS: 1

TANK INFORMATION:

REG OBJECT ID:	1187482	WANG OBJECT ID:	
FIRE ID:	5302	CUST ID:	953486
OBJECT TYPE:	AST	TANK STATUS:	IN USE
STATUS DATE:		CONTENT:	WASTE/USED MOTOR OIL
GALLONS:	265	OCCUPANCY:	MERCANTILE/COMMERCIAL
MARKETER:	N	FED REGULATED:	
MUNI NAME:	JANESVILLE	MUNI TYPE:	CITY
OWNER TYPE:	PRIVATE		
OWNER:	DSI RECYCLING 4008 SARATOGA DR JANESVILLE WI 53546		

Environmental FirstSearch Site Detail Report

Target Property: 3598 BELOIT AVE
JANESVILLE WI 53546

JOB: 879019

SPILLS

SEARCH ID: 4 **DIST/DIR:** NON GC **ELEVATION:** **MAP ID:**

NAME: RT 7 AVALON RD [HISTORIC SPILL]
ADDRESS: AVALON RD
JANESVILLE WI

REV: 7/13/10
ID1: 0454042349
ID2: 04-54-042349
STATUS: HISTORIC SPILL
PHONE:

CONTACT:
SOURCE: WI DNR

SITE INFORMATION

FID NUMBER: NONE
ACTIVITY NAME: RT 7 AVALON RD [HISTORIC SPILL]
START DATE: 10/27/1987
END DATE: 11/11/1987
LAST ACTION: 11/11/1987

JURISDICTION: DNR-RR
ELIGIBLE FOR PECFA FUNDS: NO
DRY CLEANER: NO
CO-CONTAMINATION: NO
AST AT SITE: NO
COMMERCE DATABASE TRACKED: NO

ACTIVITY COMMENTS

OLD SPILL ID: 871027-03 HISTORIC SPILL. FURTHER ACTION MAY NOT BE NECESSARY. PLEASE CONTACT DNR SPILL COORDINATOR IN SC REGION FOR FILE INFORMATION.

CONTACT INFO:

ROLE: RESPONSIBLE PARTY
CONTACT NAME: CONWAY CENTRAL EXPRESS
2920 TWIN TOWER DR
PLOVER WI 54467

ROLE: PROJECT MANAGER
CONTACT NAME: TED AMMAN
3911 FISH HATCHERY RD
FITCHBURG

AGENCY ACTION

DATE: 10/27/1987
ACTION: SPILL INCIDENT OCCURRED
COMMENTS: Auto populated via migration process
DESCRIPTION: Date the Spill occurred or the date reported to DNR if actual date unknown.

DATE: 10/27/1987
ACTION: SPILL REPORTED TO DNR
COMMENTS:
DESCRIPTION: Date the DNR was notified of the Spill incident.

- Continued on next page -

**Environmental FirstSearch
Site Detail Report**

Target Property: 3598 BELOIT AVE
JANESVILLE WI 53546

JOB: 879019

SPILLS

SEARCH ID: 4 **DIST/DIR:** NON GC **ELEVATION:** **MAP ID:**

NAME: RT 7 AVALON RD [HISTORIC SPILL]
ADDRESS: AVALON RD
JANESVILLE WI

REV: 7/13/10
IDI: 0454042349
ID2: 04-54-042349
STATUS: HISTORIC SPILL
PHONE:

CONTACT:
SOURCE: WI DNR

DATE: 10/27/1987
ACTION: HISTORIC SPILL

COMMENTS:
DESCRIPTION: This is a historic Spill Activity. Please contact DNR for file information.

DATE: 11/11/1987
ACTION: SPILL CLOSED

COMMENTS:
DESCRIPTION: No further action; RP is not required to conduct NR716 investigation. NOTE: This is the ONLY action code that will close an activity.

SPILLER ACTION DESC: Cleanup Method - Absorbent

SPILLER ACTION COMMENT: CONTAINED/RECOVERED

**Environmental FirstSearch
Site Detail Report**

Target Property: 3598 BELOIT AVE
JANESVILLE WI 53546

JOB: 879019

SPILLS

SEARCH ID: 3 **DIST/DIR:** NON GC **ELEVATION:** **MAP ID:**

NAME: RR TRACKS CTH G [HISTORIC SPILL]
ADDRESS: CR-G
JANESVILLE WI

REV: 7/13/10
ID1: 0454037515
ID2: 04-54-037515
STATUS: HISTORIC SPILL
PHONE:

CONTACT:
SOURCE: WI DNR

SITE INFORMATION

FID NUMBER: NONE
ACTIVITY NAME: RR TRACKS CTH G [HISTORIC SPILL]
START DATE: 1/11/1979
END DATE: 00/00/0000
LAST ACTION: 1/11/1979

JURISDICTION: DNR-RR
ELIGIBLE FOR PECFA FUNDS: NO
DRY CLEANER: NO
CO-CONTAMINATION: NO
AST AT SITE: NO
COMMERCE DATABASE TRACKED: NO

ACTIVITY COMMENTS

OLD SPILL ID: 790111-01 HISTORIC SPILL. FURTHER ACTION MAY NOT BE NECESSARY. PLEASE CONTACT DNR SPILL COORDINATOR IN SC REGION FOR FILE INFORMATION.

CONTACT INFO:

ROLE: PROJECT MANAGER
CONTACT NAME: TED AMMAN
3911 FISH HATCHERY RD
FITCHBURG

ROLE: RESPONSIBLE PARTY
CONTACT NAME: AMOCO OIL CO
BOULEVARD TOWERS N 225
CHICAGO IL 60680

AGENCY ACTION

DATE: 1/11/1979
ACTION: SPILL INCIDENT OCCURRED
COMMENTS: Auto populated via migration process
DESCRIPTION: Date the Spill occurred or the date reported to DNR if actual date unknown.

DATE: 1/11/1979
ACTION: SPILL REPORTED TO DNR
COMMENTS:
DESCRIPTION: Date the DNR was notified of the Spill incident.

- Continued on next page -

**Environmental FirstSearch
Site Detail Report**

Target Property: 3598 BELOIT AVE
JANESVILLE WI 53546

JOB: 879019

SPILLS

SEARCH ID: 3 **DIST/DIR:** NON GC **ELEVATION:** **MAP ID:**

NAME: RR TRACKS CTH G [HISTORIC SPILL]
ADDRESS: CR-G
JANESVILLE WI

REV: 7/13/10
ID1: 0454037515
ID2: 04-54-037515
STATUS: HISTORIC SPILL
PHONE:

CONTACT:
SOURCE: WI DNR

DATE: 1/11/1979

ACTION: HISTORIC SPILL

COMMENTS:

DESCRIPTION: This is a historic Spill Activity. Please contact DNR for file information.

SPILLER ACTION DESC: Cleanup Method - Absorbent

SPILLER ACTION COMMENT: SOIL

Environmental FirstSearch Descriptions

NPL: EPA NATIONAL PRIORITY LIST - The National Priorities List is a list of the worst hazardous waste sites that have been identified by Superfund. Sites are only put on the list after they have been scored using the Hazard Ranking System (HRS), and have been subjected to public comment. Any site on the NPL is eligible for cleanup using Superfund Trust money.

A Superfund site is any land in the United States that has been contaminated by hazardous waste and identified by the Environmental Protection Agency (EPA) as a candidate for cleanup because it poses a risk to human health and/or the environment.

FINAL - Currently on the Final NPL

PROPOSED - Proposed for NPL

NPL DELISTED: EPA NATIONAL PRIORITY LIST Subset - Database of delisted NPL sites. The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

DELISTED - Deleted from the Final NPL

CERCLIS: EPA COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM (CERCLIS)- CERCLIS is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL.

PART OF NPL- Site is part of NPL site

DELETED - Deleted from the Final NPL

FINAL - Currently on the Final NPL

NOT PROPOSED - Not on the NPL

NOT VALID - Not Valid Site or Incident

PROPOSED - Proposed for NPL

REMOVED - Removed from Proposed NPL

SCAN PLAN - Pre-proposal Site

WITHDRAWN - Withdrawn

NFRAP: EPA COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM ARCHIVED SITES - database of Archive designated CERCLA sites that, to the best of EPA's knowledge, assessment has been completed and has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

NFRAP – No Further Remedial Action Plan

P - Site is part of NPL site

D - Deleted from the Final NPL

F - Currently on the Final NPL

N - Not on the NPL

O - Not Valid Site or Incident

P - Proposed for NPL

R - Removed from Proposed NPL

S - Pre-proposal Site

W – Withdrawn

RCRA COR ACT: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984. RCRAInfo facilities that have reported violations and subject to corrective actions.

RCRA TSD: *EPA* RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM TREATMENT, STORAGE, and DISPOSAL FACILITIES. - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.

Facilities that treat, store, dispose, or incinerate hazardous waste.

RCRA GEN: *EPA/MA DEP/CT DEP* RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM GENERATORS - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.

Facilities that generate or transport hazardous waste or meet other RCRA requirements.

LGN - Large Quantity Generators

SGN - Small Quantity Generators

VGN – Conditionally Exempt Generator.

Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List) facilities.

CONNECTICUT HAZARDOUS WASTE MANIFEST – Database of all shipments of hazardous waste within, into or from Connecticut. The data includes date of shipment, transporter and TSD info, and material shipped and quantity. This data is appended to the details of existing generator records.

MASSACHUSETTES HAZARDOUS WASTE GENERATOR – database of generators that are regulated under the MA DEP.

VQN-MA = generates less than 220 pounds or 27 gallons per month of hazardous waste or waste oil.

SQN-MA = generates 220 to 2,200 pounds or 27 to 270 gallons per month of waste oil.

LQG-MA = generates greater than 2,200 lbs of hazardous waste or waste oil per month.

RCRA NLR: *EPA* RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.

Facilities not currently classified by the EPA but are still included in the RCRAInfo database. Reasons for non classification:

Failure to report in a timely matter.

No longer in business.

No longer in business at the listed address.

No longer generating hazardous waste materials in quantities which require reporting.

ERNS: *EPA/NRC* EMERGENCY RESPONSE NOTIFICATION SYSTEM (ERNS) - Database of incidents reported to the National Response Center. These incidents include chemical spills, accidents involving chemicals (such as fires or explosions), oil spills, transportation accidents that involve oil or chemicals, releases of radioactive materials, sightings of oil sheens on bodies of water, terrorist incidents involving chemicals, incidents where illegally dumped chemicals have been found, and drills intended to prepare responders to handle these kinds of incidents. Data since January 2001 has been received from the National Response System database as the EPA no longer maintains this data.

Tribal Lands: *DOA* WISCONSIN NATIVE AMERICAN LANDS - database of all tribal lands in the state of Wisconsin derived from the U.S. Census Bureau 2000 TIGER line files.

Tribal Lands: *DOIBIA* INDIAN LANDS OF THE UNITED STATES - Database of areas with boundaries

established by treaty, statute, and (or) executive or court order, recognized by the Federal Government as territory in which American Indian tribes have primary governmental authority. The Indian Lands of the United States map layer shows areas of 640 acres or more, administered by the Bureau of Indian Affairs. Included are Federally-administered lands within a reservation which may or may not be considered part of the reservation.
BUREAU OF INDIAN AFFIARS CONTACT - Regional contact information for the Bureau of Indian Affairs offices.

State/Tribal Sites: *WI DNR* LIST OF HAZARD RANKING SITES - database of hazardous waste sites that was last revised 11/94. The data includes geology information, physical condition, site status and ranking

State Spills 90: *WI DNR* LISTING OF ALL SPILLS - database of spills reported to the Wisconsin Department of Natural resources. The data includes actions, impact and contact information.

State/Tribal SWL: *WI DNR* ACTIVE AND HISTORIC LICENSED SOLID WASTE LANDFILLS LIST - database of active and closed permitted solid waste landfills. The data includes information regarding site location and type.

State/Tribal LUST: *WI DNR* LISTING OF ALL LEAKING UNDERGROUND STORAGE TANKS - database of all leaking underground storage tanks reported to the Wisconsin Department of Natural Resources.

State/Tribal UST/AST: *WI DC* STORAGE TANK DATABASE - database of all registered underground and above ground storage tanks

State/Tribal EC: *WI DNR* BUREAU FOR REMEDIATION AND REDEVELOPMENT TRACKING SYSTEM (BRRTS) SUBSET – Database of all sites that have land use controls (LUC) for cap over contaminated areas. The data includes location, activity name and type, jurisdiction, start data, end date and comments.

State/Tribal IC: *WI DNR* BUREAU FOR REMEDIATION AND REDEVELOPMENT TRACKING SYSTEM (BRRTS) SUBSET – Database of all sites that have deed restrictions at closeout or land use controls (LUC) required at closure. The data includes location, activity name and type, jurisdiction, start data, end date and comments.

State/Tribal VCP: *WI DNR* VOLUNTARY PARTY LIABILITY EXEMPTION - is an elective environmental cleanup program. Any individual, business or unit of government that conducts an environmental investigation and cleanup of a contaminated property – following state requirements with the oversight of Department of Natural Resources (DNR) staff – can receive an exemption from future environmental liability. This liability exemption applies to releases of hazardous substances that occurred before the exemption is granted. Properties cleaned up through the VPLE process must conduct the environmental investigation and response actions in accordance with the same cleanup standards as any environmental cleanup conducted in Wisconsin

State/Tribal Brownfields: *COM DCD/ WI DNR* MILWAUKEE BROWNFIELDS REDEVELOPMENT SITE INVENTORY - database of mothballed (sites contaminated based on present and/or historical land uses) and tax-delinquent (sites that have not paid their property taxes for one or more years) brownfields in the City of Milwaukee.

BUREAU FOR REMEDIATION AND REDEVELOPMENT TRACKING SYSTEM (BRRTS) SUBSET – Database of Green Space and Public Facility Grants and Site Assessment Grant (SAG) Large and Small award. The data includes location, activity name and type, jurisdiction, start data, end date and comments.

Receptors: *US DOC* SENSITIVE RECEPTORS - 2005 Census Bureau's TIGER (Topologically Integrated Geographic Encoding and Referencing System) database of schools and hospitals. List of schools and hospitals that may house individuals deemed sensitive to environmental discharges due to their fragile immune systems.

NPDES: *EPA* THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM - Database of permitted facilities receiving and discharging effluents to and from a natural source where treatment of the effluent is monitored.

FINDS: *EPA* FACILITY INDEX SYSTEM(FINDS)/FACILITY REGISTRY SYSTEM(FRS) - The index of identification numbers associated with a property or facility which the EPA has investigated or has been made

aware of in conjunction with various regulatory programs. Each record indicates the EPA office that may have files on the site or facility. A Facility Registry System site has an FRS in the status field.

TRIS: *EPA* TOXIC RELEASE INVENTORY SYSTEM (TRIS)– Database that contains information on toxic chemical releases and other waste management activities reported annually by certain covered industry groups as well as federal facilities. This inventory was established under the Emergency Planning and Community Right-to-Know Act of 1986 (EPCRA) and expanded by the Pollution Prevention Act of 1990.

HMIRS: *US DOT* HAZARDOUS MATERIALS INCIDENT RESPONSE SYSTEM - Database of information regarding materials, packaging, and a description of events for tracked incidents.

NCDB: *EPA* NATIONAL COMPLIANCE DATA BASE SYSTEM - Database of regional compliance and enforcement activity and manages the Pesticides and Toxic Substances Compliance and Enforcement program at a national level. The system tracks all compliance monitoring and enforcement activities from the time an inspector conducts an inspection until the time the inspector closes or the case settles the enforcement action. NCDB is the national repository of the 10 regional and Headquarters FIFRA/TSCA Tracking System (FTTS). Data collected in the regional FTTS is transferred to NCDB to support the need for monitoring national performance of regional programs.

PADS: *EPA* DATABASE OF PCB HANDLERS - Database of PolyChlorinatedBiPhenol generators, transporters, storers and/or disposers that are required to register with the EPA. This database indicates the type of handler and registration number. Also included is the PCB Transformer Registration Database.

AIRS: *EPA* AEROMETRIC INFORMATION RETRIEVAL SYSTEM (AIRS) – database of detailed information pertaining to sites which submit air emissions reports. Developed under the Clean Air Act, this database also maintains data on compliance status and enforcement actions.

RADON: *NTIS* NATIONAL RADON DATABASE - EPA radon data from 1990-1991 national radon project collected for a variety of zip codes across the United States.

DOCKET: *EPA* INTERGRATED COMPLIANCE INFORMATION SYSTEM (ICIS) - database of federal administrative and federal judicial cases under the following environmental statutes: the Clean Air Act (CAA), the Clean Water Act (CWA), the Resource Conservation and Recovery Act (RCRA), the Emergency Planning and Community Right-to-Know Act (EPCRA) Section 313, the Toxic Substances Control Act (TSCA), the Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA), the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA or Superfund), the Safe Drinking Water Act (SDWA), and the Marine Protection, Research, and Sanctuaries Act (MPRSA).

Nuclear Permits: *EPA/NRC* PERMITTED NUCLEAR FACILITIES - This database is a comprehensive listing of all facilities which have been issued permits for the handling of radioactive materials, in addition it also contains a complete listing of all licensed and active nuclear power plants located within the United States. THE RADINFO DATABASE - Database of basic information about facilities that are permitted and regulated for their use and handling of radioactive materials.

Releases: *WI DNR* LISTING OF RELEASES - database of releases to air or water that have been extracted from the database of Spill Locations.

Federal Other: *EPA* SECTION SEVEN TRACKING SYSTEM (SSTS) – database of registration and production data for facilities which manufacture pesticides.

VAPOR INTRUSION DATABASE – database that records the migration of volatile chemicals from the subsurface into overlying buildings. Volatile chemicals in contaminated soil or groundwater can emit vapors that may migrate through soil and into indoor air spaces.

SETS PRP: *EPA* POTENTIALLY RESPONSIBLE PARTIES (PRP) – database of parties identified by the EPA as being potential responsible for contamination at a CERCLIS or NPL site.

State Other: *WI DNR* LISTING OF EMERGENCY REPAIR PROGRAM (ERP) SITES - database of non-LUST cleanup sites.

State Other: *US DOJ* NATIONAL CLANDESTINE LABORATORY REGISTER - Database of addresses

of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the U.S. Department of Justice ("the Department"), and the Department has not verified the entry and does not guarantee its accuracy. All sites that are included in this data set will have an id that starts with NCLR.

HW Manifest: *WI DNR* HAZARDOUS WASTE MANIFEST DATABASE- Database of hazardous waste shipments to, from or within the state of Wisconsin. The data includes generator, transporter, TSD and waste information.

Environmental FirstSearch
Street Name Report for Streets within .5 Mile(s) of Target Property

Target Property: 3598 BELOIT AVE
JANESVILLE WI 53546

JOB: 879019

Street Name	Dist/Dir	Street Name	Dist/Dir
Beloit Ave	0.50 NE		
County Highway G	0.11 NE		
E Detroit Ave	0.12 NE		
E Venture Dr	0.48 NW		
N Venture Dr	0.48 NW		
Prairie Rd	0.15 NE		
Prairie St	0.11 NE		
S County Road G	0.11 NE		
S Sage St	0.35 NE		
State Highway 351	0.10 NE		
Venture Dr	0.34 NE		
W Avalon Rd	0.10 NE		

APPENDIX E

Historic Aerial Photographs



Summary of Historical Research

Site Location

City of Janesville
3598 Beloit Avenue
Janesville, WI

Conducted For

MSA Professional Services, Inc.
1230 South Boulevard
Baraboo, WI

HIG Project Number:

MBA-3936

Completion Date:

10/6/10

Historical Information Gatherers, Inc. (HIG) researches and obtains data from numerous sources and publishers. This Summary of Historical Research presents a summary of the services requested and a list of the data provided by HIG for the above referenced site. When a particular product or service was requested but not available, the research conducted by HIG is summarized below. Please see page 2 for HIG's Disclaimer & Waiver of Liability and Copyright Notices.

Services

Requested: **Aerial Photography:** Aerial Photographs from the years listed below are provided for the site location. The year and scale of each photograph is provided on the photograph title block.

- 1940, 1950, 1956, 1963, 1969, 1978, 1986, 1992, 1998, 2005, 2008

○ **City Directories:** HIG researched City Directory coverage for the site, with the following results:

The following City Directory(s) were located and provided for the streets and years listed:

○ **USGS Topographic Maps:**

○ **FIM+ :** HIG researched available Fire Insurance and similar maps. See attached report for complete details.

○ **Additional Maps:**

○ **Well Information:** Well Records and/or Location Maps are provided for wells that may be located on or near the site. This well information was obtained from the following source(s):

○ **Property Records Review:** HIG researched information pertaining to the site at local government offices. A summary of this research and the corresponding documents are included in the attached Summary of Local Government Records.

○ **Regulatory Database Report:** GeoSearch has prepared a Radius Report for the site. The report includes all databases and search radii required to comply with the AAI rule and ASTM Standard for Phase I Environmental Assessments. Please see full report for details on database and radii included for the site.

Disclaimer & Waiver of Liability



This Summary of Historical Research and the included documents (hereafter referred to as the "HIG Report") contain information obtained from a variety of public and other sources. Additional relevant information for the site and surrounding properties may exist. Accordingly, there can be no guaranty that the information provided is complete. No warranty expressed or implied, is made whatsoever in connection with this HIG Report. Historical Information Gatherers, Inc. (HIG) specifically disclaims the making of any such warranties, including without limitation, merchantability or fitness for a particular purpose.

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Data by

infoUSA

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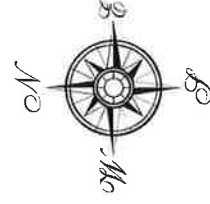
City of Janesville
3598 Beloit Avenue
Janesville, WI

1940

HIG Project Number: MBA-3936

Client Project Number: 879019

Approximate Scale 1:6000 [1"=500']





www.historicalgatherers.com



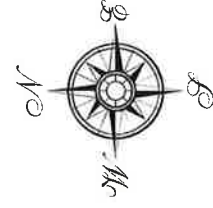
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3598 Beloit Avenue
Janesville, WI

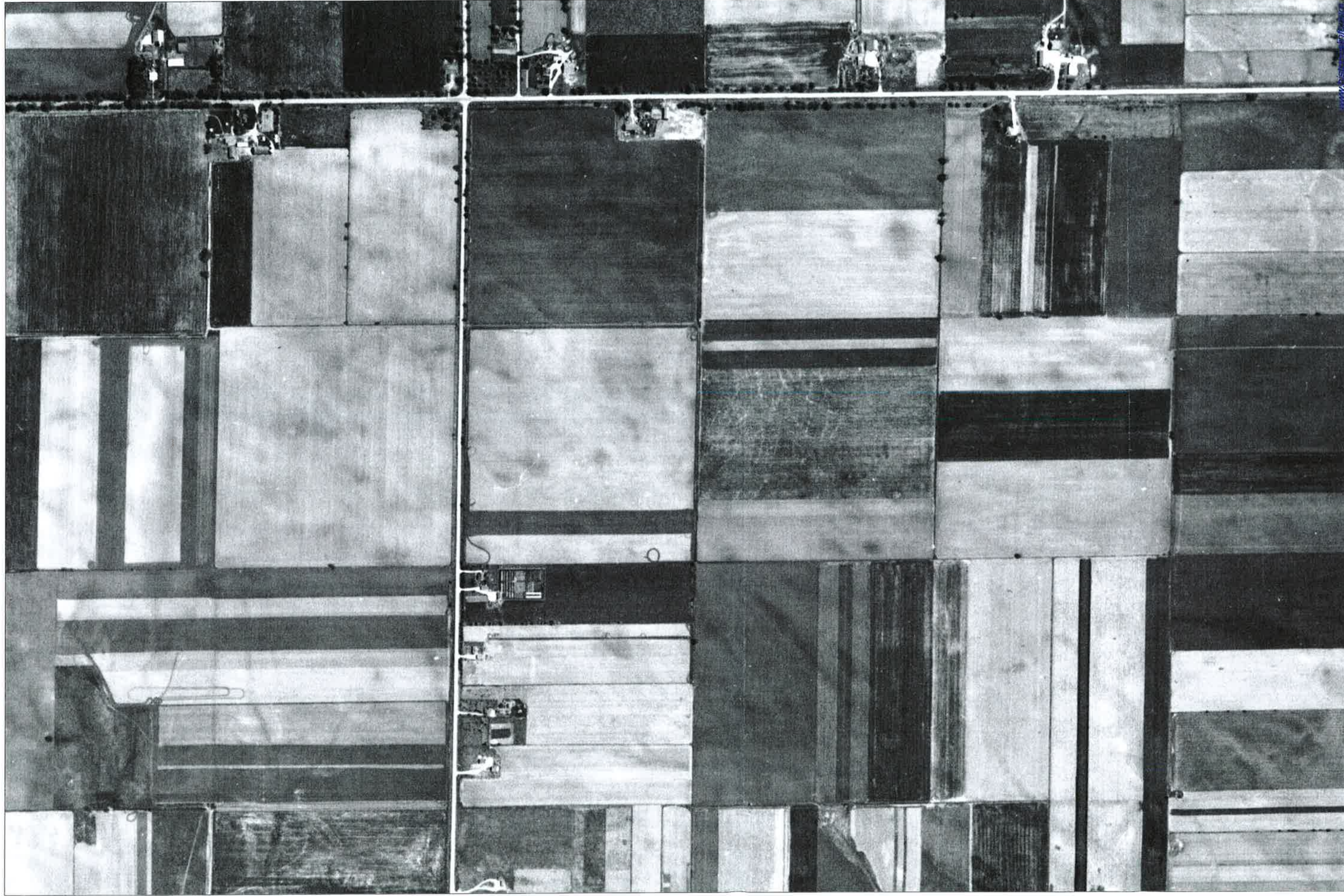
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Client Project Number: 879019

Approximate Scale 1:6000 (1"=500')





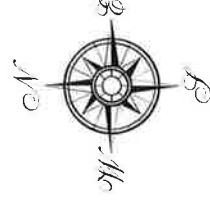
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3598 Beloit Avenue
Janesville, WI

1956

HIG Project Number: MBA-3936

Client Project Number: 879019

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www.historicalinfo.com



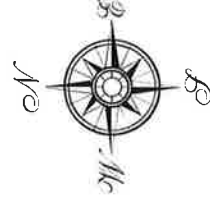
City of Janesville
3598 Beloit Avenue
Janesville, WI

1963

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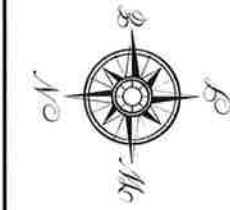
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Approximate Scale 1:6000 (1"=500')





www.historicallib.com



1969

HIG Project Number: MBA-3936

Client Project Number: 879019

Approximate Scale 1:6000 (1"=500')

City of Janesville
3598 Beloit Avenue
Janesville, WI





www.historicalgatherers.com



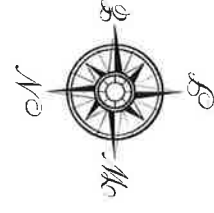
City of Janesville
3598 Beloit Avenue
Janesville, WI

1978

HIG Project Number: MBA-3936

Client Project Number: 879019

Approximate Scale 1:6000 (1"=500')





City of Janesville
3598 Beloit Avenue
Janesville, WI

1986

HIG Project Number: MBA-3936

Client Project Number: 879019

Approximate Scale 1:9600 (1"=800')





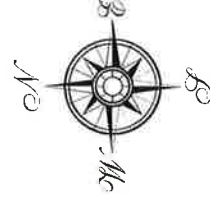
City of Janesville
3598 Beloit Avenue
Janesville, WI

1992

HIG Project Number: MBA-3936

Client Project Number: 879019

Approximate Scale 1:6000 (1"=500')





City of Janesville
3598 Beloit Avenue
Janesville, WI

1998

HIG Project Number: MBA-3936

Client Project Number: 879019

Approximate Scale 1:6000 (1"=500')





www.historicalinfo.com



City of Janesville
3598 Beloit Avenue
Janesville, WI

2005

HIG Project Number: MBA-3936

Client Project Number: 879019

Approximate Scale 1:5000 (1"=500')





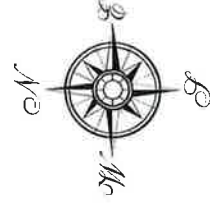
City of Janesville
3598 Beloit Avenue
Janesville, WI

2008

HIG Project Number: MBA-3936

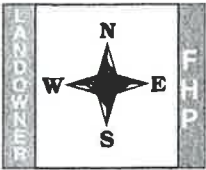
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APPENDIX F

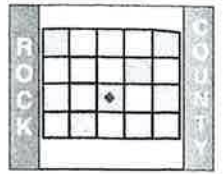
2005 Plat Map



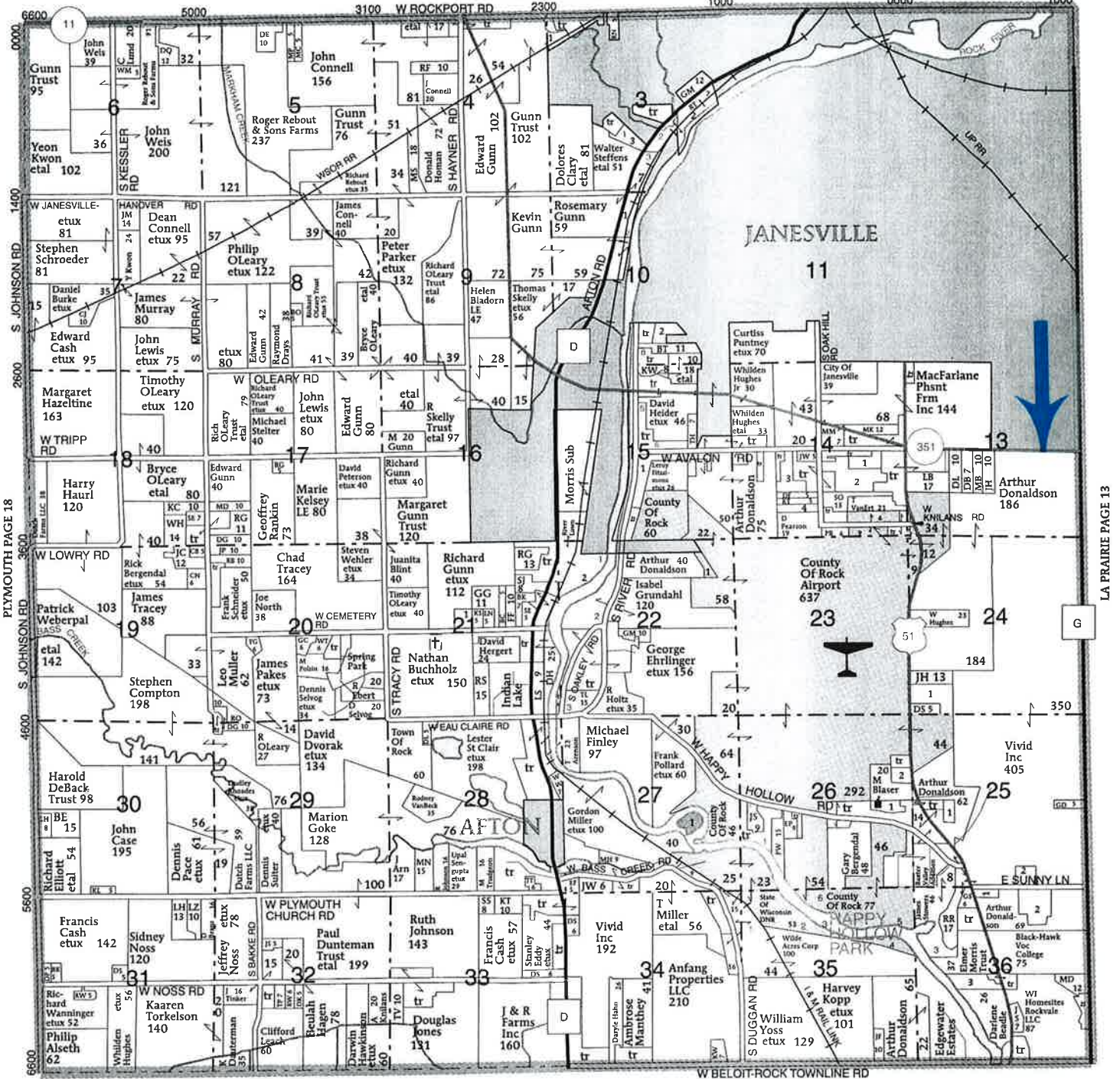
ROCK T-2-N • R-12-E

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See Page 44 For Additional Names.



JANESVILLE PAGE 11



BELOIT PAGE 5

**WELLNITZ & SAROW
BUILDERS INC.**
4700 Dresser Dr.
Janesville, Wisconsin 53546-8640
608/752-6985



APPENDIX G

Well Construction Records

WISCONSIN UNIQUE WELL NUMBER
Source: GRN - NO DETAIL

BD440

State of Wi-Private Water Systems-DG/2
 Department Of Natural Resources, Box 7921
 Madison, WI 53707

Form 3300-77A
 (Rev 02/02)bw

Property Owner **ARTHUR-C/OVI DONALDSON** Telephone Number **608 -754 -6141**

I. Well Location Depth **150** FT
 T=Town C=City V=Village of _____ Fire# _____

Mailing Address **P O BOX 307**

Street Address or Road Name and Number _____

City **JANESVILLE** State **WI** Zip Code **53547**

Subdivision Name _____ Lot# _____ Block # _____

County of Well Location **54 ROCK** Co Well Permit No **W** Well Completion Date **December 30, 1983**

Gov't Lot or **NW 1/4 of SE 1/4 of Section 13 T 2 N;R 12 E**
 Latitude Deg. **42** Min. **37**
 Longitude Deg. **89** Min. **0**

Well Constructor _____ License # _____ Facility ID (Public) _____
 Address _____ Public Well Plan Approval# _____

2. Well Type (See item 12 below) Lat/Long Method
 1=New 2=Replacement 3=Reconstruction
 of previous unique well # _____ constructed in _____

City _____ State _____ Zip Code _____ Date Of Approval _____
 Hicap Permanent Well # **28489** Common Well # _____ Specific Capacity **gpm/ft**

Reason for replaced or reconstructed Well?
 1=Drilled 2=Driven Point 3=Jetted 4=Other

3. Well Serves # of homes and or **VM** (eg: barn, restaurant, church, school, industry, etc.) High Capacity: Well? Property?
 M=Munic O=OTM N=NonCom P=Private Z=Other X=NonPot A=Anode L=Loop H=Drillhole

4. Is the well located upslope or sideslope and not downslope from any contamination sources, including those on neighboring properties?

- Well located in floodplain? Distance in feet from well to nearest: (including proposed)
- 1. Landfill
 - 2. Building Overhang
 - 3. 1=Septic 2= Holding Tank
 - 4. Sewage Absorption Unit
 - 5. Nonconforming Pit
 - 6. Buried Home Heating Oil Tank
 - 7. Buried Petroleum Tank
 - 8. 1=Shoreline 2= Swimming Pool
 - 9. Downspout/ Yard Hydrant
 - 10. Privy
 - 11. Foundation Drain to Clearwater
 - 12. Foundation Drain to Sewer
 - 13. Building Drain
1=Cast Iron or Plastic 2=Other
 - 14. Building Sewer 1=Gravity 2=Pressure
1=Cast Iron or Plastic 2=Other
 - 15. Collector Sewer: ___ units ___ in . diam.
 - 16. Clearwater Sump
 - 17. Wastewater Sump
 - 18. Paved Animal Barn Pen
 - 19. Animal Yard or Shelter
 - 20. Silo
 - 21. Barn Gutter
 - 22. Manure Pipe 1=Gravity 2=Pressure
1=Cast iron or Plastic2=Other
 - 23. Other manure Storage
 - 24. Ditch
 - 25. Other NR 812 Waste Source

5. Drillhole Dimensions and Construction Method

From	To	Upper Enlarged Drillhole	Lower Open Bedrock
Dia.(in.)	(ft)	(ft)	
surface			

Geology Codes	8. Geology Type, Caving/Noncaving, Color, Hardness, etc	From (ft.)	To (ft.)

6. Casing Liner Screen Material, Weight, Specification From To

Dia. (in.)	Manufacturer & Method of Assembly	(ft.)	(ft.)
		surface	

9. Static Water Level _____ feet ground surface A=Above B=Below
II. Well Is: _____ in. Grade A=Above B=Below
 Developed? _____
 Disinfected? _____
 Capped? _____

10. Pump Test
 Pumping level _____ ft. below surface
 Pumping at _____ GP _____ Hrs

7. Grout or Other Sealing Material

Method	From	To	# Sacks Cement
Kind of Sealing Material	(ft.)	(ft.)	
	surface		

12. Did you notify the owner of the need to permanently abandon and fill all unused wells on this property? If no, explain
13. Initials of Well Constructor or Supervisory Driller _____ Date Signed _____
Initials of Drill Rig Operator (Mandatory unless same as above) _____ Date Signed _____

WISCONSIN UNIQUE WELL NUMBER
Source: WELL CONSTRUCTION **KS529**

State of Wi-Private Water Systems-DG/2 Form 3300-77A
 Department Of Natural Resources, Box 7921 (Rev 02/02)bw
 Madison, WI 53707

Property Owner **BROWNING, SHEILA** Telephone Number **- -**
 Mailing Address **505 W AVALON RD**
 City **JANESVILLE** State **WI** Zip Code **53545**
 County of Well Location **54 ROCK** Co Well Permit No **W** Well Completion Date **December 23, 1995**

I. Well Location Depth **107** FT
 T=Town C=City V=Village Fire#
T of ROCK
 Street Address or Road Name and Number
505 W AVALON RD
 Subdivision Name Lot# Block #

Well Constructor **GOVERT BROS WELL DRILLING CO** License # **658** Facility ID (Public)
 Address **9550 HWY 81 W** Public Well Plan Approval#
 City **BELOIT** State **WI** Zip Code **53511** Date Of Approval
 Hicap Permanent Well # Common Well # Specific Capacity **1.2** gpm/ft

Gov't Lot or **NE 1/4 of SW 1/4 of Section 13 T 2 N;R 12 E**
 Latitude Deg. Min. Longitude Deg. Min.

2. Well Type 2 (See item 12 below) Lat/Long Method
 1=New 2=Replacement 3=Reconstruction
 of previous unique well # _____ constructed in **0**
 Reason for replaced or reconstructed Well?
OLD WELL PRODUCT SAND
1 1=Drilled 2=Driven Point 3=Jetted 4=Other

3. Well Serves # of homes and or **P** High Capacity: Well? **N**
 (eg: barn, restaurant, church, school, industry, etc.) Property? **N**
 M=Munic O=OTM N=NonCom P=Private Z=Other X=NonPot A=Anode L=Loop H=Drillhole

4. Is the well located upslope or sideslope and not downslope from any contamination sources, including those on neighboring properties?
 Well located in floodplain? Distance in feet from well to nearest: (including proposed)

1. Landfill	15 2. Building Overhang	40 3. 1=Septic 2= Holding Tank	80 4. Sewage Absorption Unit	5. Nonconforming Pit	6. Buried Home Heating Oil Tank	7. Buried Petroleum Tank	8. 1=Shoreline 2= Swimming Pool
15 9. Downspout/ Yard Hydrant	10. Privy	11. Foundation Drain to Clearwater	12. Foundation Drain to Sewer	13. Building Drain 1=Cast Iron or Plastic 2=Other	14. Building Sewer 1=Gravity 2=Pressure 1=Cast Iron or Plastic 2=Other	15. Collector Sewer: ___ units ___ in . diam.	16. Clearwater Sump
17. Wastewater Sump	18. Paved Animal Barn Pen	19. Animal Yard or Shelter	20. Silo	21. Barn Gutter	22. Manure Pipe 1=Gravity 2=Pressure 1=Cast iron or Plastic 2=Other	23. Other manure Storage	24. Ditch
							25. Other NR 812 Waste Source

5. Drillhole Dimensions and Construction Method

From (ft)	To (ft)	Upper Enlarged Drillhole	Lower Open Bedrock
5.0	surface	107	

-- 1. Rotary - Mud Circulation -----
 -- 2. Rotary - Air -----
 -- 3. Rotary - Air and Foam -----
 -- 4. Drill-Through Casing Hammer
 -- 5. Reverse Rotary
 -- 6. Cable-tool Bit _____ in. dia -----
 -- 7. Temp. Outer Casing _____ in. dia. _____ depth ft.
 Removed ?
 Other

8. Geology

Geology Codes	Type, Caving/Noncaving, Color, Hardness, etc	From (ft.)	To (ft.)
__I__	TOP SOIL	0	3
__Y__	SAND @ GRAVEL	3	63
__CS	SANDY CLAY	63	85
__Y__	SAND GRAVEL	85	107

6. Casing Liner Screen

Dia. (in.)	Material, Weight, Specification	From (ft.)	To (ft.)
5.0	A53 S40 PE STEEL 1467 IPSCO	surface	104
Dia. (in.)	Screen type, material & slot size	From	To
5.0	STAINLESS STEEL SCREEN	104	107

9. Static Water Level **67.0** feet **B** ground surface
 A=Above B=Below
 11. Well Is: 12 in. A Grade
 A=Above B=Below
 Developed? **Y**
 Disinfected? **Y**
 Capped? **Y**

10. Pump Test
 Pumping level **80.0** ft. below surface
 Pumping at **15.0** GP M **1.0** Hrs

7. Grout or Other Sealing Material

Method	From (ft.)	To (ft.)	# Sacks Cement
Kind of Sealing Material	surface		

12. Did you notify the owner of the need to permanently abandon and fill all unused wells on this property? **Y**
 If no, explain
 13. Initials of Well Constructor or Supervisory Driller **WG** Date Signed **12/26/95**
 Initials of Drill Rig Operator (Mandatory unless same as above) Date Signed

WISCONSIN UNIQUE WELL NUMBER
Source: WELL CONSTRUCTION **CG320**

State of Wi-Private Water Systems-DG/2 Form 3300-77A
 Department Of Natural Resources, Box 7921 (Rev 02/02)bw
 Madison, WI 53707

Property Owner **PAUL BROEGE** Telephone Number **608-756-1766**

Mailing Address **1227 DETROIT AVE**

City **JANESVILLE** State **WI** Zip Code **53545**

County of Well Location **54 ROCK** Co Well Permit No **W** Well Completion Date **March 24, 1989**

1. Well Location Depth **90** FT

T=Town C=City V=Village
T of LA PRAIRIE Fire#

Street Address or Road Name and Number
1227 DETROIT AVE

Subdivision Name **MAPLEWOOD** Lot# Block #

Well Constructor **GOVERT WALTER AND LEON** License # **658** Facility ID (Public)

Address **RT 2 BOX 98** Public Well Plan Approval#

City **BELOIT** State **WI** Zip Code **53511** Date Of Approval

Hicap Permanent Well # Common Well # Specific Capacity **gpm/ft**

Gov't Lot or **NE 1/4 of SW 1/4 of Section 18 T 2 N;R 13 E**

Latitude Deg. Min. Longitude Deg. Min.

2. Well Type 2 (See item 12 below) Lat/Long Method

1=New 2=Replacement 3=Reconstruction

of previous unique well # _____ constructed in **0**

3. Well Serves # of homes and or **P** (eg: barn, restaurant, church, school, industry, etc.) High Capacity: Well? **N** Property? **N**

M=Munic O=OTM N=NonCom P=Private Z=Other X=NonPot A=Anode L=Loop H=Drillhole

Reason for replaced or reconstructed Well?
NON COMPLYING WELL IN PIT

1 1=Drilled 2=Driven Point 3=Jetted 4=Other

4. Is the well located upslope or sideslope and not downslope from any contamination sources, including those on neighboring properties?
 Well located in floodplain? **N**
 Distance in feet from well to nearest: (including proposed)
- | | | |
|---------------------------------------|--|--------------------------------------|
| 1. Landfill | 9. Downspout/ Yard Hydrant | 17. Wastewater Sump |
| 20 2. Building Overhang | 10. Privy | 18. Paved Animal Barn Pen |
| 50 3. 1=Septic 2= Holding Tank | 11. Foundation Drain to Clearwater | 19. Animal Yard or Shelter |
| 75 4. Sewage Absorption Unit | 12. Foundation Drain to Sewer | 20. Silo |
| 5. Nonconforming Pit | 13. Building Drain | 21. Barn Gutter |
| 6. Buried Home Heating Oil Tank | 1=Cast Iron or Plastic 2=Other | 22. Manure Pipe 1=Gravity 2=Pressure |
| 7. Buried Petroleum Tank | 14. Building Sewer 1=Gravity 2=Pressure | 1=Cast iron or Plastic 2=Other |
| 8. 1=Shoreline 2= Swimming Pool | 15. Collector Sewer: ___ units ___ in. diam. | 23. Other manure Storage |
| | 16. Clearwater Sump | 24. Ditch |
| | | 25. Other NR 812 Waste Source |

5. Drillhole Dimensions and Construction Method

Dia. (in.)	From (ft)	To (ft)	Upper Enlarged Drillhole	Lower Open Bedrock
9.0	surface	87	X -- 1. Rotary - Mud Circulation	
			-- 2. Rotary - Air	
			-- 3. Rotary - Air and Foam	
6.0	87	90	-- 4. Drill-Through Casing Hammer	
			-- 5. Reverse Rotary	
			-- 6. Cable-tool Bit, ___ in. dia	
			-- 7. Temp. Outer Casing, ___ in. dia, ___ depth ft. Removed?	
			Other	

8. Geology

Geology Codes	Type, Caving/Noncaving, Color, Hardness, etc	From (ft.)	To (ft.)
__IC	TOPSOIL AND CLAY	0	5
__AG	COARSE GRAVEL	5	35
__SG	SAND AND GRAVEL	35	90

6. Casing Liner Screen

Dia. (in.)	Material, Weight, Specification	From (ft.)	To (ft.)
6.0	A53 P.E. STEEL 18.97# CHILE	surface	87
Dia. (in.)	Screen type, material & slot size	From	To
6.0	S.S. SCREEN	87	90

9. Static Water Level **60.0** feet **B** ground surface
 A=Above B=Below

11. Well Is: **12 in.** A Grade
 A=Above B=Below

Developed? **Y**
 Disinfected? **Y**
 Capped? **Y**

10. Pump Test
 Pumping level **70.0** ft. below surface
 Pumping at **15.0** GP **2.0** Hrs

7. Grout or Other Sealing Material

Method	From (ft.)	To (ft.)	# Sacks Cement
Kind of Sealing Material DRILL MUD AND CUTTINGS	surface	87.0	

12. Did you notify the owner of the need to permanently abandon and fill all unused wells on this property? **Y**
 If no, explain

13. Initials of Well Constructor or Supervisory Driller **WG** Date Signed **3/27/89**

Initials of Drill Rig Operator (Mandatory unless same as above) **MG** Date Signed **3/27/89**

WISCONSIN UNIQUE WELL NUMBER
Source: WELL CONSTRUCTION NB689

State of Wi-Private Water Systems-DG/2 Form 3300-77A
 Department Of Natural Resources, Box 7921 (Rev 02/02)bw
 Madison, WI 53707

Property Owner **BROEGE, PAUL** Telephone Number **- -**
 Mailing Address **1227 DETROIT AVE**
 City **JANESVILLE** State **WI** Zip Code **53545**
 County of Well Location **54 ROCK** Co Well Permit No **W** Well Completion Date **April 17, 1999**

1. Well Location
 T=Town C=City V=Village Fire#
T of LA PRAIRIE
 Street Address or Road Name and Number
1202 DETROIT AVE
 Subdivision Name **MAPLE WOOD** Lot# Block #

Well Constructor **GOVERT WELL & PUMP LLP** License # **658** Facility ID (Public)
 Address **5234 N CO RD F** Public Well Plan Approval#
 City **JANESVILLE** State **WI** Zip Code **53545** Date Of Approval
 Hicap Permanent Well # Common Well # Specific Capacity **gpm/ft**

Gov't Lot or **NW 1/4 of SW 1/4 of Section 18 T 2 N;R 13 E**
 Latitude Deg. Min. Longitude Deg. Min.

3. Well Serves # of homes and or HOME
P (eg: barn, restaurant, church, school, industry, etc.) High Capacity: Well? **N**
 Property? **N**
 M=Munic O=OTM N=NonCom P=Private Z=Other X=NonPot A=Anode L=Loop H=Drillhole

2. Well Type 1 (See item 12 below) Lat/Long Method
 1=New 2=Replacement 3=Reconstruction
 of previous unique well # _____ constructed in _____
 Reason for replaced or reconstructed Well?
1 1=Drilled 2=Driven Point 3=Jetted 4=Other

4. Is the well located upslope or sideslope and not downslope from any contamination sources, including those on neighboring properties?
 Well located in floodplain? **N**
 Distance in feet from well to nearest: (including proposed)

1. Landfill	9. Downspout/ Yard Hydrant	17. Wastewater Sump
11 2. Building Overhang	10. Privy	18. Paved Animal Barn Pen
75 3. 1=Septic 2= Holding Tank	11. Foundation Drain to Clearwater	19. Animal Yard or Shelter
100 4. Sewage Absorption Unit	12. Foundation Drain to Sewer	20. Silo
5. Nonconforming Pit	13. Building Drain	21. Barn Gutter
6. Buried Home Heating Oil Tank	14. Building Sewer 1=Gravity 2=Pressure	22. Manure Pipe 1=Gravity 2=Pressure
7. Buried Petroleum Tank	15. Collector Sewer: ___ units ___ in. diam.	23. Other manure Storage
8. 1=Shoreline 2= Swimming Pool	16. Clearwater Sump	24. Ditch
		25. Other NR 812 Waste Source

5. Drillhole Dimensions and Construction Method

Dia.(in.)	From (ft)	To (ft)	Construction Method
5.0	surface	98	Upper Enlarged Drillhole
			Lower Open Bedrock
			-- 1. Rotary - Mud Circulation -----
			-- 2. Rotary - Air -----
			-- 3. Rotary - Air and Foam -----
			-- 4. Drill-Through Casing Hammer
			-- 5. Reverse Rotary
			X -- 6. Cable-tool Bit, ___ in. dia -----
			-- 7. Temp. Outer Casing, ___ in. dia, ___ depth ft. Removed?
			Other

8. Geology

Geology Codes	Type, Caving/Noncaving, Color, Hardness, etc	From (ft.)	To (ft.)
T_SG	GRAVEL & BRN SAND	0	12
__Y__	SAND & GRAVEL	12	25
__AG__	COARSE GRAVEL	25	65
__Y__	SAND & GRAVEL	65	98

6. Casing Liner Screen

Dia. (in.)	Material, Weight, Specification	From (ft.)	To (ft.)
5.0	A-53, P.E. STEEL NEW, SCH 40 #14.65 IPSCO	surface	95
Dia.(in.)	Screen type, material & slot size	From	To
4.5	STAINLESS STEEL 25 SLOT	95	98

9. Static Water Level
65.0 feet **B** ground surface
 A=Above B=Below

11. Well Is: 16 in. **A** Grade
 A=Above B=Below

10. Pump Test
 Pumping level **80.0** ft. below surface
 Pumping at **20.0** GPM **1.0** Hrs
 Developed? **Y**
 Disinfected? **Y**
 Capped? **Y**

7. Grout or Other Sealing Material

Method	From (ft.)	To (ft.)	# Sacks Cement
Kind of Sealing Material			
GRANULAR BENTONITE	surface		

12. Did you notify the owner of the need to permanently abandon and fill all unused wells on this property?
 If no, explain

13. Initials of Well Constructor or Supervisory Driller **ALD** Date Signed **9/17/99**
 Initials of Drill Rig Operator (Mandatory unless same as above) **RAG** Date Signed **9/17/99**

WISCONSIN UNIQUE WELL NUMBER **BD374**
Source: GRN - NO DETAIL

Property Owner **ARNDT FARMS INC** Telephone Number **608-752-3114**

Mailing Address **RT 3-C/O WILLARD ARN**

City **JANESVILLE** State **WI** Zip Code **53545**

County of Well Location **54 ROCK** Co Well Permit No **W** Well Completion Date **May 1, 1977**

State of Wi-Private Water Systems-DG/2 Form 3300-77A
 Department Of Natural Resources, Box 7921 (Rev 02/02)bw
 Madison, WI 53707

I. Well Location Depth **125** FT
 T=Town C=City V=Village of _____ Fire# _____
 Street Address or Road Name and Number _____

Subdivision Name _____ Lot# _____ Block # _____

Well Constructor _____ License # _____ Facility ID (Public) _____

Address _____ Public Well Plan Approval# _____

City _____ State _____ Zip Code _____ Date Of Approval _____

Hicap Permanent Well # **28417** Common Well # _____ Specific Capacity _____
 gpm/ft

Gov't Lot or **SE 1/4 of SE 1/4 of Section 18 T 2 N;R 13 E**
 Latitude Deg. **42** Min. **37**
 Longitude Deg **88** Min. **59**

2. Well Type (See item 12 below) Lat/Long Method _____
 1=New 2=Replacement 3=Reconstruction
 of previous unique well # _____ constructed in _____
 Reason for replaced or reconstructed Well? _____
 1=Drilled 2=Driven Point 3=Jetted 4=Other

3. Well Serves # of homes and or **VM** (eg: barn, restaurant, church, school, industry, etc.)
 High Capacity: Well? Property? _____

M=Munic O=OTM N=NonCom P=Private Z=Other X=NonPot A=Anode L=Loop H=Drillhole

4. Is the well located upslope or sideslope and not downslope from any contamination sources, including those on neighboring properties?
 Well located in floodplain? _____
 Distance in feet from well to nearest: (including proposed)

1. Landfill	9. Downspout/ Yard Hydrant	17. Wastewater Sump
2. Building Overhang	10. Privy	18. Paved Animal Barn Pen
3. 1=Septic 2= Holding Tank	11. Foundation Drain to Clearwater	19. Animal Yard or Shelter
4. Sewage Absorption Unit	12. Foundation Drain to Sewer	20. Silo
5. Nonconforming Pit	13. Building Drain 1=Cast Iron or Plastic 2=Other	21. Barn Gutter
6. Buried Home Heating Oil Tank	14. Building Sewer 1=Gravity 2=Pressure 1=Cast Iron or Plastic 2=Other	22. Manure Pipe 1=Gravity 2=Pressure 1=Cast iron or Plastic 2=Other
7. Buried Petroleum Tank	15. Collector Sewer: ___ units ___ in. diam.	23. Other manure Storage
8. 1=Shoreline 2= Swimming Pool	16. Clearwater Sump	24. Ditch
		25. Other NR 812 Waste Source

5. Drillhole Dimensions and Construction Method

Dia.(in.)	From To		Lower Open Bedrock
	(ft)	(ft)	
surface			Upper Enlarged Drillhole
			-- 1. Rotary - Mud Circulation -----
			-- 2. Rotary - Air -----
			-- 3. Rotary - Air and Foam -----
			-- 4. Drill-Through Casing Hammer
			-- 5. Reverse Rotary
			-- 6. Cable-tool Bit, _____ in. dia -----
			-- 7. Temp. Outer Casing _____ in. dia. _____ depth ft. Removed ?
			Other _____

8. Geology

Geology Codes	8. Type, Caving/Noncaving, Color, Hardness, etc	From (ft.)	To (ft.)

6. Casing Liner Screen

Material, Weight, Specification		From (ft.)	To (ft.)
Dia. (in.)	Manufacturer & Method of Assembly		
		surface	
Dia.(in.)	Screen type, material & slot size	From	To

9. Static Water Level _____ feet ground surface A=Above B=Below

10. Pump Test

Pumping level	ft. below surface	Developed?	A=Above B=Below
Pumping at	GP Hrs	Disinfected?	
		Capped?	

7. Grout or Other Sealing Material

Method	From (ft.)	To (ft.)	# Sacks Cement
	surface		

11. Well Is: _____ in. _____ Grade A=Above B=Below

12. Did you notify the owner of the need to permanently abandon and fill all unused wells on this property? _____
 If no, explain _____

13. Initials of Well Constructor or Supervisory Driller _____ Date Signed _____

Initials of Drill Rig Operator (Mandatory unless same as above) _____ Date Signed _____

Property Owner: PRAIRIE PLANT FARM MERLIN SANDERSON Telephone Number: 608-756-5023
 Mailing Address: 3515 PRAIRIE RD
 City: JANESVILLE State: WI Zip Code: 53545
 County of Well Location: 54 ROCK Co Well Permit No: W Well Completion Date:

Depth: 101 FT
1. Well Location
 T=Town C=City V=Village of Fire#
 Street Address or Road Name and Number
 Subdivision Name Lot# Block#

Well Constructor License # Facility ID (Public): 54004940
 Address Public Well Plan Approval#
 City State Zip Code Date Of Approval
 Hicap Permanent Well # Common Well # Specific Capacity gpm/ft

Gov't Lot or SW 1/4 of SW 1/4 of Section 18 T 2 N;R 13 E
 Latitude Deg. 42 Min. 37
 Longitude Deg. 89 Min. 0

3. Well Serves # of homes and or VM (eg: barn, restaurant, church, school, industry, etc.) High Capacity: Well? Property?
 M=Munic O=OTM N=NonCom P=Private Z=Other X=NonPot A=Anode L=Loop H=Drillhole

2. Well Type (See item 12 below) Lat/Long Method
 1=New 2=Replacement 3=Reconstruction of previous unique well # constructed in Reason for replaced or reconstructed Well?
 1=Drilled 2=Driven Point 3=Jetted 4=Other

4. Is the well located upslope or sideslope and not downslope from any contamination sources, including those on neighboring properties?
 Well located in floodplain? Distance in feet from well to nearest: (including proposed)
 1. Landfill 2. Building Overhang 3. 1=Septic 2= Holding Tank 4. Sewage Absorption Unit 5. Nonconforming Pit 6. Buried Home Heating Oil Tank 7. Buried Petroleum Tank 8. 1=Shoreline 2= Swimming Pool
 9. Downspout/ Yard Hydrant 10. Privy 11. Foundation Drain to Clearwater 12. Foundation Drain to Sewer 13. Building Drain 1=Cast Iron or Plastic 2=Other 14. Building Sewer 1=Gravity 2=Pressure 1=Cast Iron or Plastic 2=Other 15. Collector Sewer: ___ units ___ in . diam. 16. Clearwater Sump
 17. Wastewater Sump 18. Paved Animal Barn Pen 19. Animal Yard or Shelter 20. Silo 21. Barn Gutter 22. Manure Pipe 1=Gravity 2=Pressure 1=Cast iron or Plastic 2=Other 23. Other manure Storage 24. Ditch 25. Other NR 812 Waste Source

5. Drillhole Dimensions and Construction Method

From To		Lower Open Bedrock
Dia.(in.)	(ft)	(ft)
surface		

Upper Enlarged Drillhole
 -- 1. Rotary - Mud Circulation -----
 -- 2. Rotary - Air -----
 -- 3. Rotary - Air and Foam -----
 -- 4. Drill-Through Casing Hammer
 -- 5. Reverse Rotary
 -- 6. Cable-tool Bit in. dia -----
 -- 7. Temp. Outer Casing in. dia. depth ft. Removed ?
 Other

8. Geology

Geology Codes	Type, Caving/Noncaving, Color, Hardness, etc	From (ft.)	To (ft.)

6. Casing Liner Screen

Material, Weight, Specification		From (ft.)	To (ft.)
Dia.(in.)	Manufacturer & Method of Assembly	(ft.)	(ft.)
		surface	

Dia.(in.) Screen type, material & slot size From To

9. Static Water Level feet ground surface A=Above B=Below
10. Pump Test Pumping level ft. below surface Pumping at GP Hrs
11. Well Is: in. Grade Developed? A=Above B=Below Disinfected? Capped?

7. Grout or Other Sealing Material

Method	From (ft.)	To (ft.)	# Sacks Cement
Kind of Sealing Material	surface		

12. Did you notify the owner of the need to permanently abandon and fill all unused wells on this property?
 If no, explain
13. Initials of Well Constructor or Supervisory Driller Date Signed
 Initials of Drill Rig Operator (Mandatory unless same as above) Date Signed

WISCONSIN UNIQUE WELL NUMBER

Source: GRN - NO DETAIL

FB142

State of Wi-Private Water Systems-DG/2
Department Of Natural Resources, Box 7921
Madison, WI 53707

Form 3300-77A
(Rev 02/02)bw

Property Owner HOUSE WELL DALE SANDERSON Telephone Number - - -
Mailing Address 3515 PRAIRIE RD.
City JANESVILLE State WI Zip Code 53546
County of Well Location 54 ROCK Co Well Permit No W Well Completion Date

1. Well Location Depth FT
T=Town C=City V=Village of Fire#
Street Address or Road Name and Number 3515 PRAIRIE RD.
Subdivision Name Lot# Block #

Well Constructor License # Facility ID (Public)
Address Public Well Plan Approval#
City State Zip Code Date Of Approval
High Capacity Well # Common Well # Specific Capacity gpm/ft

Gov't Lot or SW 1/4 of SW 1/4 of Section 18 T 2 N;R 13 E
Latitude Deg. 42 Min. 37
Longitude Deg 89 Min. 0

3. Well Serves # of homes and or VM (eg: barn, restaurant, church, school, industry, etc.)
High Capacity: Well? Property?

2. Well Type (See item 12 below) Lat/Long Method
1=New 2=Replacement 3=Reconstruction
of previous unique well # constructed in
Reason for replaced or reconstructed Well?
1=Drilled 2=Driven Point 3=Jetted 4=Other

4. Is the well located upslope or sideslope and not downslope from any contamination sources, including those on neighboring properties?
Well located in floodplain? Distance in feet from well to nearest: (including proposed)
List of potential contamination sources including Landfill, Building Overhang, Septic Tank, Sewage Absorption Unit, etc.

Table for Drillhole Dimensions and Construction Method with columns for From/To (ft), Dia. (in.), and construction methods like Rotary, Cable-tool Bit, etc.

Table for Geology with columns for Geology Codes, Type, Caving/Noncaving, Color, Hardness, etc., and From/To (ft.)

Table for Casing Liner Screen with columns for Dia. (in.), Material, Weight, Specification, Manufacturer & Method of Assembly, and From/To (ft.)

9. Static Water Level (feet, ground surface, A=Above B=Below)
11. Well Is: Developed? Disinfected? Capped?
10. Pump Test (Pumping level, ft. below surface, Pumping at GP Hrs)

Table for Grout or Other Sealing Material with columns for Method, Kind of Sealing Material, From/To (ft.), and # Sacks Cement

12. Did you notify the owner of the need to permanently abandon and fill all unused wells on this property? If no, explain
13. Initials of Well Constructor or Supervisory Driller Date Signed
Initials of Drill Rig Operator (Mandatory unless same as above) Date Signed

Additional Comments? Variance Issued?
Owner Sent Label? More Geology?

Batch

Property Owner GREENHOUSE DALE SANDERSON Telephone Number - - -
Mailing Address 3515 PRAIRIE RD.
City JANESVILLE State WI Zip Code 53546
County of Well Location 54 ROCK Co Well Permit No W Well Completion Date

Well Constructor License # Facility ID (Public)
Address Public Well Plan Approval#
City State Zip Code Date Of Approval
High Capacity Permanent Well # Common Well # Specific Capacity gpm/ft

3. Well Serves # of homes and or VM (eg: barn, restaurant, church, school, industry, etc.) High Capacity: Well? Property?
M=Munic O=OTM N=NonCom P=Private Z=Other X=NonPot A=Anode L=Loop H=Drillhole

1. Well Location T=Town C=City V=Village of Fire#
Street Address or Road Name and Number 3515 PRAIRIE RD.
Subdivision Name Lot# Block #
Gov't Lot or SW 1/4 of SW 1/4 of Section 18 T 2 N;R 13 E
Latitude Deg. 42 Min. 37 Longitude Deg. 89 Min. 0

2. Well Type (See item 12 below) Lat/Long Method
1=New 2=Replacement 3=Reconstruction
of previous unique well # _____ constructed in _____
Reason for replaced or reconstructed Well?
1=Drilled 2=Driven Point 3=Jetted 4=Other

4. Is the well located upslope or sideslope and not downslope from any contamination sources, including those on neighboring properties?
Well located in floodplain? Distance in feet from well to nearest: (including proposed)
1. Landfill 2. Building Overhang 3. 1=Septic 2= Holding Tank 4. Sewage Absorption Unit 5. Nonconforming Pit 6. Buried Home Heating Oil Tank 7. Buried Petroleum Tank 8. 1=Shoreline 2= Swimming Pool
9. Downspout/ Yard Hydrant 10. Privy 11. Foundation Drain to Clearwater 12. Foundation Drain to Sewer 13. Building Drain 14. Building Sewer 15. Collector Sewer: units in . diam. 16. Clearwater Sump
17. Wastewater Sump 18. Paved Animal Barn Pen 19. Animal Yard or Shelter 20. Silo 21. Barn Gutter 22. Manure Pipe 23. Other manure Storage 24. Ditch 25. Other NR 812 Waste Source

5. Drillhole Dimensions and Construction Method Lower Open Bedrock
From To Upper Enlarged Drillhole
Dia.(in.) (ft) (ft)
surface
1. Rotary - Mud Circulation
2. Rotary - Air
3. Rotary - Air and Foam
4. Drill-Through Casing Hammer
5. Reverse Rotary
6. Cable-tool Bit in. dia
7. Temp. Outer Casing in. dia. depth ft. Removed?
Other

8. Geology From To
Codes Type, Caving/Noncaving, Color, Hardness, etc (ft.) (ft.)

6. Casing Liner Screen Material, Weight, Specification From To
Dia. (in.) Manufacturer & Method of Assembly (ft.) (ft.)
surface
Dia.(in.) Screen type, material & slot size From To

9. Static Water Level feet ground surface A=Above B=Below
11. Well Is: in. Grade A=Above B=Below
10. Pump Test Pumping level ft. below surface Developed? Disinfected? Capped?
Pumping at GP Hrs

7. Grout or Other Sealing Material # Sacks Cement
Method From To
Kind of Sealing Material (ft.) (ft.)
surface

12. Did you notify the owner of the need to permanently abandon and fill all unused wells on this property?
If no, explain
13. Initials of Well Constructor or Supervisory Driller Date Signed
Initials of Drill Rig Operator (Mandatory unless same as above) Date Signed

APPENDIX H

Qualifications of the Environmental Professional

Jayne Englebert

ASTM E 1527-05 Phase I Environmental Site Assessment Qualifications

Environmental Professional

Education

B.S - 1984 – University of Wisconsin - Oshkosh, Major: Geology

M.S. – 1987 – University of Minnesota – Duluth, Major: Geology

State Registrations/Certifications

Professional Geologist - P.G. – Wisconsin # 54

Professional Geologist – P.G. – Minnesota # 30281

Site Assessor – Wisconsin # 45755

Certified Asbestos Inspector – Wisconsin #AII-113911

Certified Asbestos Inspector – Iowa #08-5156I

Additional Education/Training

Engineering and Professional Development – University of Wisconsin – Madison, 1991, 4-Day Course Titled: *Workshop for Superfund and RCRA Remediation Site Personnel* (Annual 8-Hour Refresher each year to date as per OSHA requirements).

Engineering and Professional Development – University of Wisconsin – Madison, 1992, 2-Day Course Titled: *Conducting Comprehensive Environmental Property Assessments*.

American Indoor Air Quality Council, Phoenix, Arizona, 2002, 2-Day Course Titled: *Strategies for Conducting Meaningful Microbial IAQ Investigations*.

ASTM International Technical and Professional Training, 2006, 3-Day Course Titled: *Phase I and Phase II Environmental Site Assessments for Commercial Real Estate*.

Experience

Ms. Englebert has been conducting Phase I Environmental Site Assessments since 1992.