Midwest Environics, INC.

7121 Spring Hill Dr. • Middleton, Wisconsin 53562 (608) 831-8838

PHASE 1 ENVIRONMENTAL SITE ASSESSMENT

of

Land Located Along Kennedy Drive in the NE ¼ of the NW ¼ of Section 22, Township 8 North, Range 9 East in the Town of Westport, Dane County, Wisconsin

Prepared for:

Madison Gas & Electric Company 133 South Blair Street Madison, Wisconsin 53703

Prepared by:

Midwest Environics, Inc. 7121 Spring Hill Drive Middleton, Wisconsin 53562

March 27, 2009

Dennis E. Strutz, REA

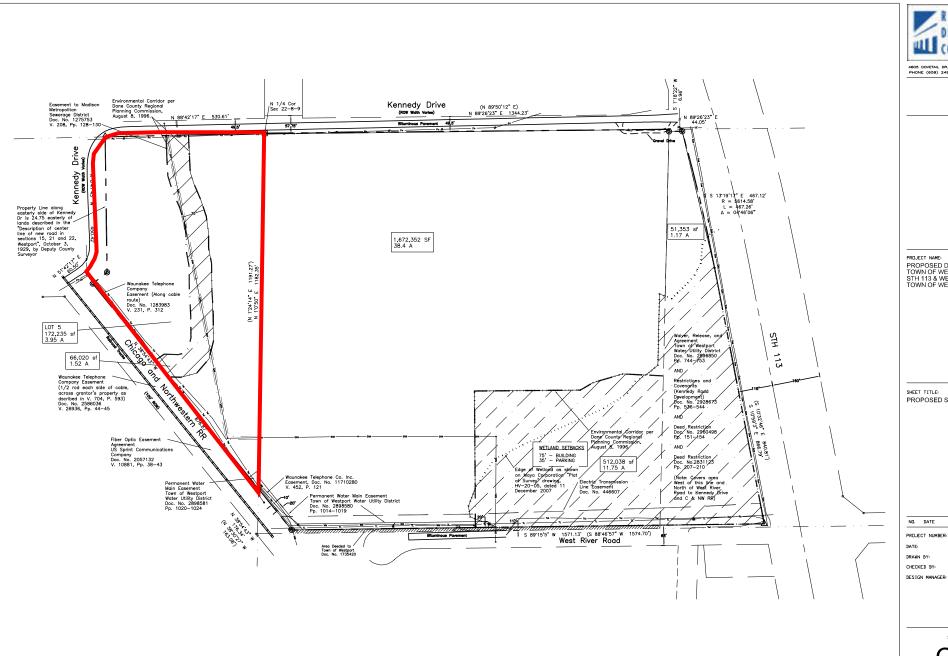
Senior Environmental Specialist
Registered Environmental Assessor (CA)
Certified Asbestos Inspector (WI)

"I, Dennis E. Strutz, hereby declare that all appropriate inquiries were carried out in accordance with the U.S. Environmental Protection Agency's All Appropriate Inquiries Final Regulation at 40 CFR Part 312 and that I am a qualified Environmental Professional as defined in 40 CFR Part 312.10."

No. REA-01295

Expires: 6/30/09

Expires: 6/30/09



IF SHEET IS 12' × 18' SCALE IS HALF OF WHAT SHOWN



4605 DOVETAIL DR. MADISON, WISCONSIN 53704 PHONE (608) 249-2012 FAX (608) 249-2032

PROCEIT NAME:
PROPOSED DEVELOPMENT
TOWN OF WESTPORT, DANE COUNTY
STH 113 & WEST RIVER ROAD
TOWN OF WESTPORT, WISCONSIN

PROPOSED SITE PLAN

REVISIONS PROJECT NUMBER: 11037

7. 20. 2011 TC

D. NELSEN DESIGN MANAGER: D. NELSEN

SHEET NUMBER

C1.1

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EXECUTIVE SUMMARY

Madison Gas and Electric Company (MG&E) is purchasing about 8.43 acres of farmland from the Kennedy Family Limited Partnership. The property is located to the east and south of Kennedy Drive and to the northeast of the Wisconsin & Southern Railroad right-of-way in the NE ¼ of the NW ¼ of Section 22, Township 8 North, Range 9 East in the Town of Westport, Dane County, Wisconsin.

Before completing the purchase of the subject property, MG&E retained Midwest Environics, Inc. to conduct a Phase 1 Environmental Site Assessment (ESA) of the property to determine whether environmental liabilities might be associated with the property. This Phase 1 ESA included 1) researching the property's land use history, 2) reviewing Dane County and Town of Westport information concerning the subject property, 3) conducting a site visit to the property, 4) interviewing persons knowledgeable of past activities conducted at the subject property, and 5) reviewing federal and state environmental records.

From these research activities, it appears that the subject property has been owned by members of the Kennedy Family for over 100 years, no structures have ever been located at the property and the subject property has been farmland since at least 1911. Based on discussions with 1) David Kennedy, a 57-year old co-owner of the subject property as part of the Kennedy Family Limited Partnership, and 2) Fred Kaltenberg, who has farmed the subject property for the past 12 to 15 years, it was determined that

- corn, alfalfa, oats, wheat and soybeans have been grown at the subject property,
- no herbicides have been applied to the subject property at application rates in excess of the manufacturer's recommended maximum application rates,
- there have been no aboveground or underground petroleum storage tanks, no private water supply wells, no manure pits, no gravel pits, no spills of materials and no disposal of wastes at the subject property, and
- farm equipment has not been fueled at the subject property.

No potential environmental concerns were identified during the site visit to the subject property and a review of historic aerial photographs of the property from 1937, 1949, 1955, 1962, 1968, 1976, 1980, 1986, 1990, 1995, 2000 and 2005 did not identify any evidence that the subject property or any adjacent property was ever a waste disposal site. Lastly, a review of federal and state environmental records determined that there are no known environmental concerns associated with the subject property or any property in the vicinity of the subject property that are considered to be an environmental threat to the subject property.

Based on the findings of this Phase 1 ESA, it is concluded that no "recognized environmental conditions" exist at the subject property and therefore, no additional investigation into the property's environmental status is warranted.

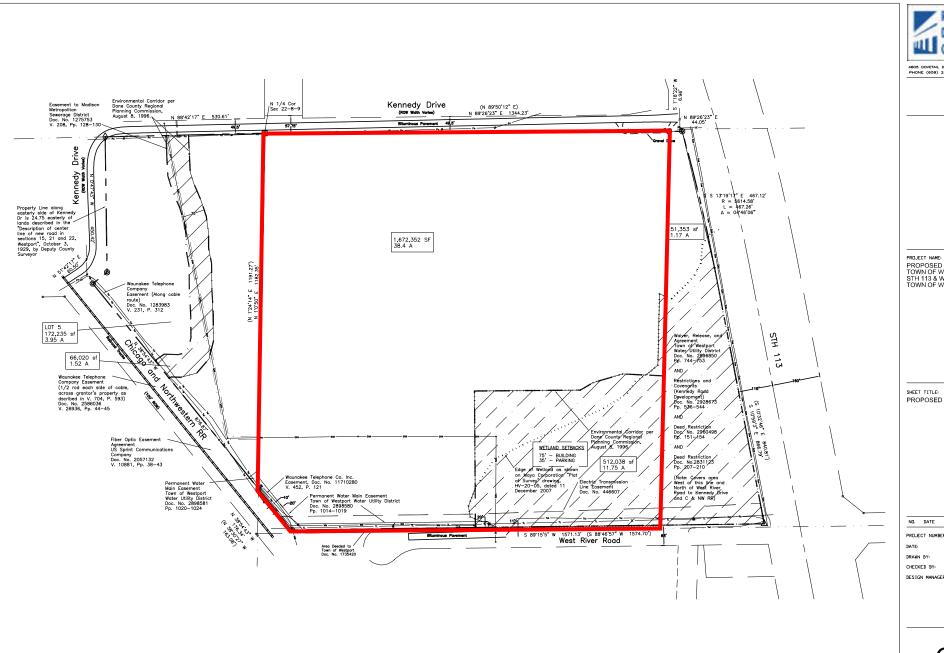


STS CONSULTANTS, LTD.

Phase I Environmental Site Assessment 40-Acre Parcel 5347 Kennedy Drive Town of Westport, Dane County, Wisconsin 53597

T. Wall Properties 2418 Crossroads Drive, Suite 3600 Madison, Wisconsin 53707-7700





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4605 DOVETAIL DR. MADISON, WISCONSIN 53704 PHONE (608) 249-2012 FAX (608) 249-2032

PROCEIT NAME:
PROPOSED DEVELOPMENT
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PROPOSED SITE PLAN

REVISIONS PROJECT NUMBER: 11037

7. 20. 2011 TC D. NELSEN

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STS CONSULTANTS, LTD.



Phase I Environmental Site Assessment 40-Acre Parcel 5347 Kennedy Drive Town of Westport, Dane County, Wisconsin 53597

T. Wall Properties 2418 Crossroads Drive, Suite 3600 Madison, Wisconsin 53707-7700

STS Project No. 200604530



2821 Dairy Drive, Suite 5 Madison, Wisconsin 53718 608-222-7231 Phone 608-222-3765 Fax

July 21, 2006

Mr. Ben Wollin T. Wall Properties 2418 Crossroads Drive. Suite 3600 Madison, WI 53707-7700

RE:

Phase I Environmental Site Assessment of a 40-Acre Parcel located at 5347 Kennedy Drive in the Town of Westport, Dane County, Wisconsin -- STS Project No. 200604530

Dear Mr. Wollin:

STS Consultants, Ltd. (STS) has completed the Phase I Environmental Site Assessment authorized for the above referenced subject property in general conformance with American Society of Testing Materials Standard E1527-00 - Environmental Site Assessments: Phase I Environmental Site Assessment Process. The purpose of this report is to present the results of the historical review, project site reconnaissance, and public records review. Our opinion with respect to recognized environmental conditions associated with the evaluated subject property is provided in this report.

We appreciate the opportunity to be of service to you. If there are any questions concerning the information contained in this report, please contact us.

Respectfully,

STS CONSULTANTS, LTD.

David & Markely / LE David L. Markelz

Assistant Project Manager

Leo B. Linnemanstons, P.G.

Senior Hydrogeologist



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Appendix D - Sanborn Map No Coverage Letter

Appendix E - Subject Property Photographs



EXECUTIVE SUMMARY

STS Consultants Ltd, (STS) was retained by T. Wall Properties (Client) to perform a Phase I Environmental Site Assessment (ESA) of a 40-Acre Parcel located at 5347 Kennedy Drive in the Town of Westport, Dane County, Wisconsin (subject property). The Phase I ESA was completed on behalf of T.Wall Properties for the purpose of evaluating existing environmental conditions, if any, at the subject property.

The purpose of the Phase I ESA is to identify, to the extent practicable, recognized environmental conditions (RECs) and historical RECs in connection with the subject property. The Phase I ESA was performed in accordance with STS Proposal No. 200604127 dated June 19, 2006 and ASTM Standard E1527-00 - Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. This report is a summary of our findings and conclusions regarding RECs and historical RECs at the subject property.

The subject property consists of an approximate 40-acre property located at 5347 Kennedy Drive in the Town of Westport, Dane County, Wisconsin. The subject property consists mostly of agricultural land with the exception of an area of former farmstead buildings located in the northeast corner of the property. Buildings or structures present include the foundation of a former house, three car detached garage and two barns. At the time of the site reconnaissance, the buildings were in the process of being razed. Historically, the subject property has consisted of agricultural land since at least 1890.

STS has performed this Phase I ESA in general conformance with the scope and limitations of ASTM Practice E1527-00 for the subject property located 5347 Kennedy Drive in the Town of Westport, Wisconsin. Any exceptions to, or deletions from, this practice are described in Section 1.0 of this report.

This assessment revealed the following RECs in connection with the subject property:

The presence of two ASTs historically present on the subject property.

This assessment revealed the following historical REC in connection with the subject property:



The former carbide UST removed from the subject property in 1994.

While not considered RECs or historical RECs the following environmental condition associated with the subject property includes:

• The potential presence of a private well on the subject property associated with a former barn building that was razed in the 1980s.



Aerial Photograph Review for the Subject Property and Surrounding Properties

Year	Scale	Subject property and Surrounding Property Features
1962	1"-800'	The subject property consists of mostly agricultural land with the exception farmstead building present in the northeast corner of the property. The adjoining properties consist of agricultural land and associated farmsteads.
1968	1"-800'	No major changes to the subject property or surrounding properties are noted.
1974	1"=800'	No major changes to the subject property or surrounding properties are noted.
1981	1"=800'	No major changes to the subject property or surrounding properties are noted with the exception of that the southeast corner of the subject property appears to be uncultivated. Grading and or excavation is noted on the adjoining property to the south.
1990	1"=800'	No major changes to the subject property or surrounding properties are noted. The development of commercial and industrial properties to the south and southwest of the subject property are noted.
1995	1"=1,200'	No major changes to the subject property or surrounding properties are noted.
2000	1"=1,200'	No major changes to the subject property or surrounding properties are noted.
2005	1"=1,200′	No major changes to the subject property or surrounding properties are noted.

Historical Sanborn Maps

STS requested that EDR search for historical Sanborn maps for the subject property. According to EDR, Sanborn maps for the subject property are not available. A copy of the EDR correspondence is included in Appendix D.

Historical Plat Maps

STS reviewed historical plat maps of Westport Township dated 1890, 1911, 1963, 1971, 1973, 1979, 1983, 1889, 1993, 1995, 2001 and 2005. Information provided by the historical maps indicates that the subject property was owned by D. O'Malley as early as 1890. Between 1911 and 1995, Obert Agerjord is listed as the subject property owner. Between 1997 and 2005, the subject property owner is listed as GJH Group, the current subject property owner.

Previous Environmental Reports

Phase I Environmental Site Assessment 5347 Kennedy Drive Town of Westport, Wisconsin – Prepared by Highland EnviroCorp (HEC) dated June 1994. At the time of the 1994 Phase I ESA report the subject property consisted of approximately 40 acres of



agricultural land. Historically, the property was owned by the Agerjord family as early as 1906 until the mid to late 1990s and used as farmland. The farmstead buildings were reportedly constructed in the 1920s and 1950s.

The 1994 Phase I ESA report indicated that three water supply wells are associated with the property including a well installed in 1940, 1970 and shallow 30 foot well associated with the on-site barn. The location of theses wells was not provided.

One UST associated with the subject property was removed in 1994. Reportedly, the UST contained carbide that was used on site. The UST, UST contents and surrounding soils were disposed of at a licensed disposal facility. Analytical testing of the tank contents and soil were considered non-hazardous.

At the time of the 1994 Phase I ESA there were two ASTs present on the subject property. One 300-gallon fuel oil and one 300-gallon gasoline AST were observed at the time of the previous Phase I ESA and presence of minor staining was noted. The staining was associated with overfilling. The location of the ASTs and stained area was not provided. HEC recommended overfill protection measures be implemented if the ASTs were to remain in use on the site.

HEC inspected the insulation of the house for asbestos containing materials. No asbestos was identified. However, it is unclear of analytical samples were collected.

Preliminary Site Exploration Study – Proposed HDC Westport Development. Prepared by Soils and Engineering Services, Inc. (SES) dated June 15, 1994. Six soil borings were advanced on the property as part of proposed development. The depth of the soil borings ranged between 15 and 20 feet below ground surface. The soil profile is generally described as topsoil over silty clay to a depth of approximately seven feet below ground surface underlain granular silt, sand and gravel. Groundwater was encountered between 3 and 7 feet below ground surface. The boring logs did not indicate the presence of stained soil or soil samples that exhibited unusual odors or indications of impacts.



5.0 SITE RECONNAISSANCE

5.1 Methodology and Limiting Conditions

David Markelz of STS conducted a visual reconnaissance of the subject property on July 11, 2006. STS was unaccompanied at the time of the site reconnaissance. Weather conditions at the time of the site visit were rain with ambient temperatures approximately 75 degrees Fahrenheit. The subject property consists of 40 acres of land primarily used for agriculture. The former farmstead buildings located in the northeast corner of the property are in the process of being razed. The ability to fully observe the ground surface of the subject property was limited by the presence of the existing soybean crop.

The purpose of the reconnaissance was to observe site conditions and features that could represent or be indicative of RECs. STS observed the subject property for items including, but not limited to, transformers, underground storage tanks (USTs), aboveground storage tanks (ASTs), chemical storage areas, spills, stains and stressed vegetation. During the site reconnaissance, photographs were taken for documentation purposes. Select photographs are included in Appendix E. The site diagram is presented in Figure 2.

5.2 Site Observations

The majority of the subject property consists of agricultural land with a current crop of soybeans. The farm field consists of gently rolling land, generally sloping from the north side of the property along Kennedy Drive towards the south-southeast side of the property. The southeast corner of the subject property consists of an undeveloped low-land area. STS observed wetland delineation flags in this area of the subject property.

The farmstead area of the subject property is located in the northeast corner of the subject property. Structures in this area included the foundation of a former house, three car garage and two wooden barns. A pile of wooden building components such as doors, siding and finishing trim is present to the southeast of the house. A soil pile is present directly west of the wood pile.

The house foundation contained some miscellaneous building materials and debris. STS observed what appeared to be a concrete vault for a water supply well located west of the house foundation. It appeared that the water supply well had been recently abandoned.



STS observed the interior of the three-car garage at the time of the site reconnaissance consisting of a concrete floor and uninsulated walls and ceiling. STS did not observe major cracks or staining on the garage floor. The garage was empty at the time of the site reconnaissance with the exception of some miscellaneous debris. The two barns consist of wooden structures with dirt floors. The barns were empty at the time of the site reconnaissance.

The site reconnaissance did not reveal evidence of stained soil, stained pavement, stressed vegetation, or herbicide or pesticide application practices on the subject property during the site reconnaissance. In addition, STS did not observe evidence of waste treatment pits, ponds, or lagoons, floor drains, or sumps on the subject property.

5.3 Storage Tanks

STS did not observe visual evidence of USTs or ASTs on the subject property at the time of the site reconnaissance.

5.4 Hazardous Substances in Connection with the Use of the Subject Property

STS did not observe hazardous substances on the subject property at the time of the site reconnaissance.

5.5 Indications of Polychlorinated Biphenyls

Polychlorinated biphenyls (PCBs) are often found in insulating or dielectric fluids in hydraulic and electrical equipment, including electrical transformers. STS did not observe hydraulic or electrical equipment on the subject property at the time of the site reconnaissance.

5.6 Indications of Solid Waste Disposal

There was no evidence of solid waste disposal on the subject property at the time of the site reconnaissance.



6.0 INTERVIEWS

6.1 Interview with the Site Owner

STS contacted Mr. Glen Hovde, current owner of the subject property, as part of the Phase I ESA. Mr. Hovde provided the following information:

Mr. Hovde has owned the subject property since 1994. Prior to purchase, a Phase I ESA was conducted on the property (reviewed as part of the current Phase I ESA).

The former water supply well associated with the house has been abandoned. The location and disposition of a water supply well referenced in the 1994 Phase I ESA as the "barn well" is unknown. Mr. Hovde indicated that the barn building was taken down in the 1980s and he was not aware of the historic location of the barn or status of the well.

The location of the two 300-galon ASTs referenced in the 1994 report is unknown. Mr. Hovde indicated that the ASTs were removed prior to his purchase of the property.

The house septic system was abandoned by a licensed contractor. The gravel stockpile on-site is for backfilling once the building foundations are removed.

The existing buildings are scheduled to be burned by the Waunakee Fire Department. Pre-demolition notifications have been submitted to WDNR by the Waunakee Fire Department.

STS was provided a previous Phase I ESA and preliminary geotechnical report conducted in 1994 for the current property owner. The results of the previous Phase I ESAs are discussed in Section 4.4 of this report.

6.2 Interview with the Current Site Occupants

See Section 6.1

6.3 Interview with Local Government Agencies

Information provided by the Town of Westport, Dane County Planning and Health departments are discussed in Section 4.2 of this report.



7.0 FINDINGS AND OPINIONS

The subject property consists of an approximate 40-acre property located at 5347 Kennedy Drive in the Town of Westport. The subject property consists of mostly of agricultural land with the exception of an area of former farmstead buildings located in the northeast corner of the property. Buildings or structures present include the foundation of a former house, three car detached garage and two barns. At the time of the site reconnaissance, the buildings were in the process of being razed. Historically, the subject property has consisted of agricultural land since at least 1890.

The 1994 Phase I ESA report referenced three water supply wells associated with the subject property including a 1940 well, 1970 well and a barn well. Two of the three wells have been abandoned. However, the status of the barn well is unknown. This well would be required to be properly abandoned if encountered during site development activities.



One UST historically present on the subject property was closed by removal in 1994. The UST reportedly contained carbide. The UST contents and surrounding soils were analyzed and determined to be non-hazardous and disposed of a licensed landfill. It appears that the former carbide UST has not affected the subject property and is considered a historical REC to the subject property.

Two 300-gallon ASTs were historically present on the subject property. The previous Phase I ESA indicated that minor staining was present on the ground surface at the time of the 1994 Phase I ESA and recommended overspill protection measures. The previous Phase I ESA did not describe the location of the former ASTs or indicate how long the ASTs were in use on the property. There is the potential for petroleum impacted soils from reported over filling and unreported releases to be encountered in the area of the former ASTs. As such the former ASTs are considered RECs to the subject property. Petroleum-impacted soil encountered, if any, would be required to be properly managed and disposed of at a licensed disposal facility.



8.0 CONCLUSIONS

STS has performed this Phase I ESA in general conformance with the scope and limitations of ASTM Practice E1527-00 for the subject property located 5347 Kennedy Drive in the Town of Westport, Wisconsin. Any exceptions to, or deletions from, this practice are described in Section 1.0 of this report.

This assessment revealed the following RECs in connection with the subject property:

The presence of two ASTs historically present on the subject property.

This assessment revealed the following historical REC in connection with the subject property:

The former carbide UST removed from the subject property in 1994.

While not considered RECs or historical RECs the following environmental condition associated with the subject property includes:

 The potential presence of a private well on the subject property associated with a former barn building that was razed in the 1980s.



9.0 AFFIRMATION

The undersigned hereby affirm that the reported analyses, opinions and conclusions are personal, unbiased, professional, and limited only by the assumptions and qualifications stated herein. Compensation is not contingent upon an action or an event resulting from the analyses, opinions, or conclusions in, or the use of, this report.

David L. Markely/82 David L. Markelz

Assistant Project Manager Leo B. Limemanstons

Leo B Linnemanstons, P.G.

Senior Hydrogeologist



Photograph # 1

View of the former farmhouse. Facing northwest. Three-car garage and barn located in the background.



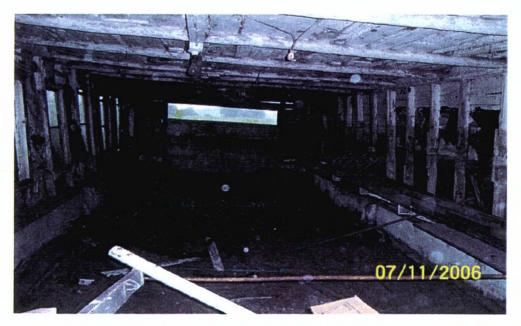
Photograph # 2

Interior view of the three-car garage.



Photograph # 3

View of the wood and soil pile areas located south of the farmhouse foundation.



Photograph # 4

Interior of the barn.



Photograph # 5

View of the south side of the property. Facing north.



Photograph # 6

North side of the subject property. Facing south.



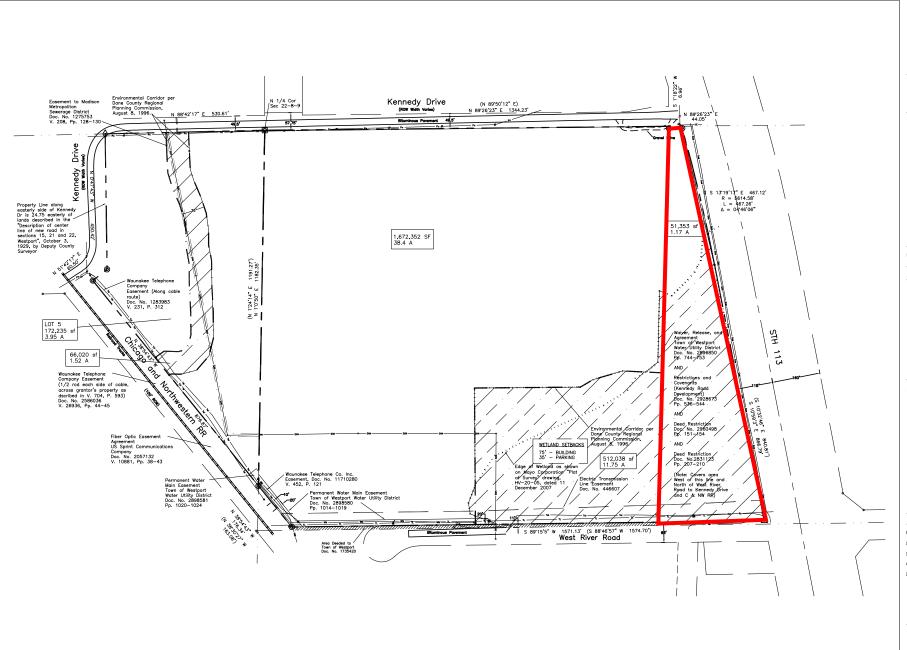
STS CONSULTANTS, LTD.

Phase I Environmental Site Assessment 6-Acre Parcel Kennedy Drive and STH 113 Town of Westport, Dane County, Wisconsin 53597

①

T. Wall Properties 2418 Crossroads Drive, Suite 3600 Madison, Wisconsin 53707-7700





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PRDJECT NAME:
PROPOSED DEVELOPMENT
TOWN OF WESTPORT, DANE COUNTY
STH 113 & WEST RIVER ROAD
TOWN OF WESTPORT, WISCONSIN

SHEET TITLE: PROPOSED SITE PLAN

NO. DATE REVISIONS I

DATE: 7. 20. 2011

DRAWN BY: TC

CHECKED BY: D. NELSEN

DESIGN MANAGER: D. NELSEN

SHEET NUMBER

C1.1



STS CONSULTANTS, LTD.

Phase I Environmental Site
Assessment
6-Acre Parcel
Kennedy Drive and STH 113
Town of Westport, Dane County,
Wisconsin 53597

T. Wall Properties 2418 Crossroads Drive, Suite 3600 Madison, Wisconsin 53707-7700

STS Project No. 200604530



2821 Dairy Drive, Suite 5 Madison, Wisconsin 53718 608-222-7231 Phone 608-222-3765 Fax

July 21, 2006

Mr. Ben Wollin T. Wall Properties 2418 Crossroads Drive, Suite 3600 Madison, WI 53707-7700

RE:

Phase I Environmental Site Assessment of a 6-acre Parcel located at Kennedy Drive and State Highway (STH) 113 in the Town of Westport, Dane County, Wisconsin STS Project No. 200604530

Dear Mr. Wollin:

STS Consultants, Ltd. (STS) has completed the Phase I Environmental Site Assessment authorized for the above referenced subject property in general conformance with American Society of Testing Materials Standard E1527-00 – Environmental Site Assessments: Phase I Environmental Site Assessment Process. The purpose of this report is to present the results of the historical review, project site reconnaissance, and public records review. Our opinion with respect to recognized environmental conditions associated with the evaluated subject property is provided in this report.

We appreciate the opportunity to be of service to you. If there are any questions concerning the information contained in this report, please contact us.

Respectfully,

STS CONSULTANTS, LTD.

David L. Markely / ge David L. Markelz Assistant Project Manager

Leo B. Linnemanstons, P.G. Senior Hydrogeologist



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Figure 1 - Subject Property Location Map

Figure 2 - Subject Property Diagram

Appendices

Appendix A - Qualifications of Environmental Professionals

Appendix B - EDR Radius Search Report

Appendix C - Aerial Photographs

Appendix D - Sanborn Map No Coverage Letter

Appendix E - Subject Property Photographs



EXECUTIVE SUMMARY

STS Consultants Ltd, (STS) was retained by T. Wall Properties (Client) to perform a Phase I Environmental Site Assessment (ESA) of a 6-acre parcel located at Kennedy Drive and State Highway (STH) 113 in the Town of Westport, Dane County, Wisconsin (subject property). The Phase I ESA was completed on behalf of T.Wall Properties for the purpose of evaluating existing environmental conditions, if any, at the subject property.

The purpose of the Phase I ESA is to identify, to the extent practicable, recognized environmental conditions (RECs) and historical RECs in connection with the subject property. The Phase I ESA was performed in accordance with STS Proposal No. 200604127, dated June 19, 2006, and ASTM Standard E1527-00 - Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. This report is a summary of our findings and conclusions regarding RECs and historical RECs at the subject property.

The subject property consists of an approximate 6-acre property located in the southwest corner of the intersection of Kennedy Drive and STH 113 in the Town of Westport, Dane County, Wisconsin. The subject property consists of wooded, undeveloped land. Historically, the subject property has been undeveloped since at least 1890.

STS has performed this Phase I ESA in general conformance with the scope and limitations of ASTM Practice E1527-00 for the subject property located at Kennedy Drive and STH 113 in the Town of Westport, Dane County, Wisconsin. Any exceptions to, or deletions from, this practice are described in Section 1.0 of this report.

This assessment did not reveal RECs or historical RECs in connection with the subject property.



7.0 FINDINGS AND OPINIONS

The subject property consists of an approximate 6 acre parcel located in the southwest corner of the intersection of Kennedy Drive and STH 113. The subject property is undeveloped and mostly wooded with the exception of a cleared area long the north side of the subject property and a lowland area along the south side of the subject property. Historically, the subject property has consisted of undeveloped land since at least 1890.



8.0 CONCLUSIONS

STS has performed this Phase I ESA in general conformance with the scope and limitations of ASTM Practice E1527-00 for the subject property located at Kennedy Drive and STH 113 in the Town of Westport, Dane County, Wisconsin. Any exceptions to, or deletions from, this practice are described in Section 1.0 of this report.

This assessment did not reveal RECs or historical RECs in connection with the subject property.



9.0 AFFIRMATION

The undersigned hereby affirm that the reported analyses, opinions and conclusions are personal, unbiased, professional, and limited only by the assumptions and qualifications stated herein. Compensation is not contingent upon an action or an event resulting from the analyses, opinions, or conclusions in, or the use of, this report.

David L. Markely/LE

Assistant Project Manager

Limemanstone

Leo B Linnemanstons, P.G. Senior Hydrogeologist

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T. Wall Properties 6-Acre Property Town of Westport STS Project No. 200604530 Photographs taken by Dave Markelz





Photograph # 1

North side of the subject property (east of the tree line). Facing southeast. Cleared area.



Photograph # 2

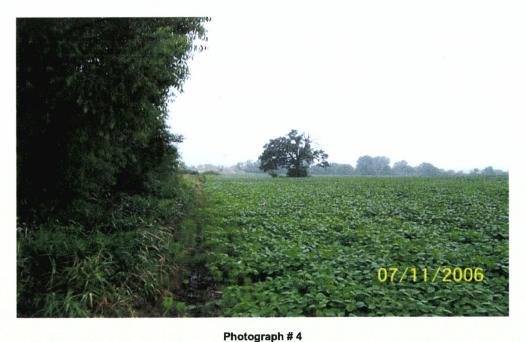
North side of the subject property. Facing north.

T. Wall Properties 6-Acre Property Town of Westport STS Project No. 200604530 Photographs taken by Dave Markelz





Photograph # 3
South side of the subject property. Facing east.



West side of the subject property. Facing south.