

**PHASE I ENVIRONMENTAL SITE ASSESSMENT
FOR ELEVEN PARCELS OF LAND
ADJACENT TO THE
GM TRUCK AND BUS PLANT
JANESVILLE, ROCK COUNTY, WISCONSIN**
(including 1405 Jackson St.)

PREPARED FOR:

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PROJECT NUMBER: 0901057A080

Note:

References to the
former UAW-GM
Training Center at
1405 Jackson St.,
corner of Elliott St.,
have been underlined.


Dejan Smaic
Staff Geologist

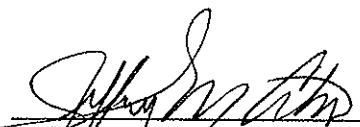

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1.0 EXECUTIVE SUMMARY

General Motors Corporation (GM) of Detroit, Michigan, retained the services of EnecoTech Inc. (EnecoTech) to conduct a Phase I Environmental Site Assessment (ESA) at each of the following properties: 631 West Delevan Drive (#48), 475 West Delevan Drive (#50), 423 West Delevan Drive, (#51), vacant lots located on South Jackson Street (#53, #54, #54A and #54B), 1029 South Jackson Street (#57), 1222 South Jackson Street (#61), 1232 South Jackson Street (#62) and 1405 South Jackson Street (#66), adjacent to the GM Truck and Bus Plant, located at 1000 Industrial Avenue, Rock County, Janesville, Wisconsin. Please refer to Figure 1 for site location map. The subject properties consist of over 252,000 square feet. The purpose of this Phase I ESA is to identify potential areas of environmental concern (PAOCs) based on existing site records, observable site conditions, and knowledge by plant personnel of past or present site processes. PAOCs are areas where there may have been a release of contaminants into the environment at levels that could adversely impact human health or the environment. This report presents the evaluation procedures, assessment findings and conclusions of the Phase I ESA. EnecoTech has conducted this ESA consistent with the scope and limitations of ASTM Practice E1527-94, as well as in conformance with GM specifications and standards presented in the request for proposal (RFP).

This ESA has provided evidence suggesting that PAOCs may exist at the following subject properties: 631 West Delevan Drive (#48), 423 West Delevan Drive (#51), and 1029 South Jackson Street (#57).

- **631 West Delevan Drive (#48):**

PAOC #48-1: The subject property was a former gas station. No further information was available from the Wisconsin Department of Natural Resources (WDNR).

PAOC #48-2: Suspected asbestos-containing building materials (ACBMs) were observed in the former gas station building. Floor tiles were observed to be in poor condition and therefore considered friable.

- **423 West Delevan Drive (#51):**

PAOC #51-1: One former heating oil underground storage tank (UST) is located in the south end of the basement of the subject facility.

PAOC #51-2: According to the ENTRAC report, the address was appeared on the state LUST list, as Bobo's Tavern. Bobo's Tavern is considered an open site by the WDNR.

PAOC #51-3: According to the ENTRAC report, the adjacent property to the east appeared on the state LUST list, as Olde 95 Tavern and is currently a Citgo gas station, appearing on the state UST list. Olde 95 Tavern is considered an open site by the WDNR.

PAOC #51-4: Suspected ACBMs were observed in the subject facility, including floor and ceiling tile in the basement and first floor areas. Floor and ceiling tiles were observed to be in poor condition in the basement, and therefore considered friable.

- **1029 South Jackson Street (#57):** The property currently houses a plastic molding facility with hydraulic machinery.

PAOC #57-1: Staining was observed on a cracked floor around the machinery located on the first floor. The potential for releases to the subsurface represents a PAOC.

PAOC #57-2: According to the ENTRAC report, the subject property appears on the state UST list, with two (2) registered USTs. The contents are unknown of the 1000-gallon capacity tank. The 250-gallon capacity tank contained leaded gasoline. Both are steel construction and of unknown age. No further information was received regarding these tanks. In addition, three (3) tanks were identified on or adjacent to the subject property on the Sanborn Maps, containing a variety of hydrocarbon products from at least 1915 through 1970. The potential for releases to the subsurface represents a PAOC.

PAOC #57-3: According to the Sanborn Map review, Standard Oil Company, apparently a bulk storage facility with large gas and oil tanks, Northern Manufacturing Company (Northern), and a canning facility were located adjacent to or near the subject property from at least 1926 to 1970. No information was available from the ENTRAC report regarding these properties. It is unlikely that state or federal agencies have records for these facilities. Therefore, past usage of these properties may have resulted in potential environmental impact to the subject property.

PAOC #57-4: Suspected ACBMs were observed on the first and second floors of the subject facility. Floor and ceiling tiles were observed to be in poor condition on both floors and therefore considered friable.

Housekeeping concerns include ASTs without secondary containment and miscellaneous debris observed at several of the subject properties.

2.0 SCOPE-OF-WORK

The scope-of-work conducted was consistent with tasks specified by GM in the RFP. The Phase I ESA included the following tasks:

Task 1 A site reconnaissance to visually and physically observe the site in an effort to obtain information suggesting recognized environmental conditions of potential concern, including:

- Observing and recording the physical setting of the property.
- Observing and documenting the property and land use, including abutting and surrounding properties.
- Interviewing current property owner/tenants/maintenance chief to obtain information on current and past operations that may have led to a release of oil, gasoline, solvents or hazardous material(s) to the soil or ground water and information regarding the presence of USTs, asbestos, polychlorinated biphenyls (PCBs), etc., onsite.
- Observing and documenting the property interior and exterior conditions which may be indicative of past and present releases and practices, including color photographs showing the general property, buildings onsite and surrounding areas.
- Observing and documenting the condition and apparent regulatory compliance status of prior and current aboveground storage tanks (ASTs), USTs, chemical storage areas, hydraulic lifts, septic fields, drainage systems, oil/water separators, central vehicle fluid (i.e., oil, grease, transmission fluid, etc.), and dispensing systems, etc., including color photographs showing the location and condition of these observed areas.
- Observing and recording an inventory of chemical substances and/or debris onsite, including the number of drums/containers, size, estimated quantity, and a description/identification of the contents where possible.

Task 2 A site history review to evaluate previous ownership and land use including:

- Chain-of-ownership search for the past 50 years;
- Local geology/hydrogeology;
- Ground water flow direction;
- Ground water well inventory;
- Ground water use;

Additional historical review may include:

- Interviews with local officials from the fire marshal's office, town or city engineer's and assessor's office, etc.;
- Review of information from town or city historical societies, libraries, etc.; and
- Review of historic aerial photographs, Sanborn Fire Insurance Maps, etc.

Task 3

A federal, state and local agency file review to obtain and review reasonably ascertainable records from standard sources in an effort to evaluate current and historic activities which suggest possible environmental and public health concerns at or in the vicinity of the property, including the following sources:

- Hazardous waste files;
- Files documenting spills of oil or hazardous materials;
- Toxic Substance Control Act (TSCA) files, which may include information on PCBs and asbestos;
- Surface water discharge (NPDES) permits;
- Municipal sewer discharge permits;
- Air emission files;
- UST files;
- NPL and CERCLIS lists;
- United States Environmental Protection Agency (USEPA) Facility Index System (FINDS) database;
- Emergency Response Notification System (ERNS);
- Location of area landfills and disposal sites;
- Location of area wetlands; and
- Any permits/registrations/notifications issued for the site.

Task 4

A preliminary asbestos, PCB and radon review, based on observations of the site reconnaissance, property location, age of the buildings, building materials and discussions with the owner/tenant/operator and the local utility company.

Task 5

Documentation of the findings of the ESA in a concise Site Assessment Report, and a professional opinion as to the environmental disposition of the site with regard to the presence of recognized environmental conditions of potential concerns.

3.0 EVALUATION PROCEDURES

A Phase I ESA for the subject properties was initiated at the direction of GM on September 19, 1995. Field activities were completed on September 28, 1995. During the performance of the ESA, various record sources and physical activities were utilized to provide information regarding the site's environmental disposition. These are presented below.

3.1 Reconnaissance/Asbestos, PCB and Radon Review

EnecoTech conducted an onsite survey and evaluation of the subject properties on September 25 and September 28, 1995 to observe surface indications of past or present activities which may be deemed a potential source of environmental impact to soil, ground water and/or surface water. The onsite evaluation included a survey for suspect potential ACBMs. A vehicular reconnaissance of the surrounding area was performed to aid in the assessment of adjacent land uses and their potential to impact the subject properties. An attempt was made to assess general property conditions and evidence of hazardous materials activity.

3.2 Site History Review

A 50-year property ownership search was conducted for the subject properties to evaluate historical property use. Available aerial photographs and Sanborn Fire maps were reviewed to determine historical land use of the area.

Available documents, maps and papers from the United States Geological Survey (USGS) and the United States Department of Agriculture Soil Conservation Service (USDA SCS) were reviewed for information concerning the geography, geology and hydrogeology of the subject property area. A list of references used is provided in Section 8.0.

3.3 Federal, State and Local Agency File Review

EnecoTech utilized the services of ENTRAC for an environmental records search. ENTRAC is a specialized firm with enhanced data search capabilities. The record search utilized a minimum of 20 federal and state databases and was conducted in accordance with ASTM Phase I guidelines. Minimum ASTM-specified search distances were met as indicated below. The databases included but were not limited to the following:

- The USEPA National Priorities List (NPL): contaminated sites under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) or Superfund sites;
- USEPA Resource Conservation Recovery Act (RCRA) Treatment, Storage and Disposal (TSD) Notifiers List: for hazardous waste treatment, storage, or disposal facilities with permits under RCRA;

- USEPA Comprehensive Environmental Response, Compensation and Liability Act Information System (CERCLIS): also known as Superfund, a compilation of abandoned sites with past, present, or potential releases of hazardous substances;
- USEPA ERNS: reported estimated quantities of suspected hazardous material spills;
- USEPA FINDS: inventory of all facilities regulated or tracked by the USEPA, serving as a cross reference for other USEPA data bases;
- USEPA Toxic Release Inventory System (TRIS);
- USEPA RCRA Waste Generators List;
- State Solid Waste Landfills (SWLF) list;
- State Registered UST list;
- State Hazardous Waste Sites (SHWS); and
- State LUST Program.

Refer to the ENTRAC report provided in Appendix A for an inventory of environmental records reviewed. In addition to the extensive database review, EnecoTech contacted the following agencies regarding environmental concerns associated with the subject property:

- City of Janesville Water Utility Department
- AmeriTech Environmental Health and Safety Office Phone Company (AmeriTech)
- WDNR
- Wisconsin Department of Health (WDH)
- Wisconsin Power and Light (WPL)
- Wisconsin Geological Survey (WGS)

4.0 ASSESSMENT FINDINGS

Information obtained from the sources and activities described in Section 3.0 is presented in the following section. The ENTRAC report is included as Appendix A. A list of contacts used to prepare this Phase I ESA is included as Appendix B. Communication records from telephone interviews and/or visits, and any resultant data collected are located in Appendix C. Photographic documentation is provided in Appendix D.

4.1 Site Reconnaissance

EnecoTech conducted an onsite reconnaissance and evaluation of the subject properties on September 25 and September 28, 1995. Reconnaissance consisted of traversing the subject properties on foot to observe surficial features and conditions of potential environmental concern, conducting a limited visual inspection for suspect potential ACBMs, and performing a vehicle reconnaissance of the surrounding area to identify potential environmental concerns. Additionally, interviews with Rollin Durin, property owner of 631 West Delevan Drive (#48), Bill Jacobson property owner of 475 West Delevan Drive (#50), Mark Hemming property owner of 423 West Delevan (#51), Don Marklein property owner of 1222 South Jackson (#61), and Paul Burkholder property owner of 1232 South Jackson (#62) were conducted in order to obtain background information and a history of the subject properties.

4.1.1 Site Location and Description

The subject properties are located in Section 1 in Township 3 North, Range 12 East. More specifically, the subject properties are located along West Delevan Drive and South Jackson Street, Janesville, Rock County, Wisconsin (Figures 1, 2 and 3, Table 1). The subject properties consists of approximately 252,000 square feet along West Delevan Drive and South Jackson Street.

631 West Delevan Drive (#48) consists of 40,722 square feet with one single story cinder block building, one former pump island, and one canopy adjacent to the north side of the site building. Two aluminum-sided trailers are located along the south edge of the property line and appear to be vacant. A concrete parking lot covers most of the subject property and appears to be in fair condition with surface drainage offsite along West Delevan Drive. One water well appears to be located east of the site building. No information regarding purpose, total depth, well construction, etc., was available for review. Currently, the property is being used as storage area by a gardening nursery. No bulk chemical storage was observed. Utility service to the subject site includes electric, sanitary sewer and telephone. The property is considered to be a PAOC (PAOC #48-1) based on the potential for past subsurface spills and leaks associated with the USTs and pump island.

475 West Delevan Drive (#50) consists of 19,890 square feet of property with two buildings. A two-story with basement, wood and brick apartment building is located in the center of the property. Living spaces are located on the first and second floors. The basement consists of a central heating unit, storage space and one 275-gallon capacity heating oil AST. A wood framed garage with a concrete floor is located southwest of the subject apartment building. The garage is used for storage and appears to be in good condition. A gravel parking lot is

TABLE 1**PROPERTY INFORMATION**

Eleven Parcels of Land Adjacent to the
GM Truck and Bus Site
1000 Industrial Avenue
Janesville, Wisconsin

ID Number	Parcel Number	Description	Address
48	4011.00325	Toddle Inn Nursery	631 West Delevan Drive
50	4012.00412	Apartments	475 West Delevan Drive
51	4012.00001	Old 95/Bobo's	423 West Delevan Drive
53	4012.00407	Vacant Lot	South Jackson Street
54	4012.00408	Vacant Lot	South Jackson Street
54A	Unknown	Vacant Lot	South Jackson Street
54B	Unknown	Parking Lot	South Jackson Street
57	4012.00413	Commercial Building	1029 South Jackson Street
61	4013.00104	Residential	1222 South Jackson Street
62	4013.00105	Residential	1232 South Jackson Street
66	4013.00114	Formerly Gates Lumber	<u>1405 South Jackson Street</u>

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located along the west side of the apartment building and appeared to be in good condition. One entrance to the subject property is along West Delevan Drive. There were no water or monitoring wells observed at the subject site. Utility services to the subject property include electric, gas, telephone, water, sewer and cable. No PAOCs were observed during the site reconnaissance of this property.

423 West Delevan Drive (#51) consists of approximately 18,665 square feet with one story and a basement structure along the south side of West Delevan Drive. The former tavern was originally used as a schoolhouse in the early 1900s and later converted to a meeting hall and later a restaurant/tavern, which included an addition to the building in the 1950s. The subject facility is constructed of brick and wood and includes a asphalt parking lot along the south side of the property with one entrance along Industrial Avenue and a second entrance along the adjacent property to the east. A heating oil AST of unknown capacity is located in the basement. Surface drainage is offsite along Industrial Avenue and West Delevan Drive. The subject building and asphalt parking lot appears to be in fair and good condition, respectively. Utility services to the subject property include electric, gas, telephone, water and sewer. There were no water or monitoring wells observed at the subject site. One former heating oil UST was located at the south end of the subject parcel (outside the building). The former heating oil UST is considered to be a PAOC (PAOC #51-1) due to the potential of subsurface spills and leaks during past and present operations.

Vacant lots, located on South Jackson (#53 and #54), are gravel lots located along the west side of South Jackson Street, with one entrance along South Jackson Street. The lots are used for parking. A chain link fence is present along the apparent northern and western property boundary of #53 and along the apparent western property boundary of #54. Partial building foundations were observed on the eastern half of both lots. Three (3) pole-mounted transformers were observed in the right-of-way of lot #53. No staining or stressed vegetation was observed in the vicinity of the transformers. In addition, according to Jim Weins of WPL, it is unlikely that the transformers contain PCBs. Some minor debris was observed along the west property line. Ponded water was observed in the lots. There were no water or monitoring wells observed at the subject site. Utility service was not provided to the subject property. No PAOCs were identified on either lot during the reconnaissance of these parcels.

Lot #54A, located on South Jackson Street, consists of a one-story cinder block garage and a surrounding gravel lot. The garage has two bay doors, a concrete floor surface. Minor debris (wood, gravel piles, wire, concrete, engine block) and a trailer were observed in the gravel lot west of the garage. The garage appears to be serviced by electric, gas, telephone and water utilities. It is unknown if the property is connected to the public sanitary sewer system. However, no evidence of a septic system was observed onsite. There were no water or monitoring wells observed at the subject site. No PAOCs were identified during the site reconnaissance of this property.

Vacant lot #54B consists of an asphalt parking lot along the west side of South Jackson Street. The subject parking lot appeared to be in good condition with minor cracks in the lot surface. Surface drainage is to storm sewers located within the subject lot. The subject parking lot is enclosed by a chain-link fence with one entrance along South Jackson Street. Parking lot lights illuminate the subject site at night. Utility service to the subject site includes electric and storm sewer. There were no water or monitoring wells observed at the subject site. No PAOCs were identified during the site reconnaissance of this property.

1029 South Jackson Street (#57) consists of one three-story brick building with a sheet metal constructed warehouse annex and one small building of sheet metal construction. The subject site is bounded by railroad tracks to the south and east, and an asphalt parking lot is located at the south end of the subject site. The original building was built in the early 1900s and is presently occupied by a plastics molding firm, Injection Technologies. According to ENTRAC, two abandoned USTs of 250-gallon capacity and 1000-gallon capacity are located at the subject facility. These tanks were not observed during the site walkthrough. The USTs are considered to be a PAOC (PAOC #57-2) because of the potential of subsurface spills or leaks associated with past operations. The basement is empty and runs the length of the facility and appears to be in good condition. The first floor is used for manufacturing and warehouse space. The manufacturing area contained injection molding machinery. Heavy floor staining was observed within the vicinity of the machinery. The concrete floor surface appears worn with minor cracks. The floor staining and associated cracks in the concrete are considered to be a PAOC (PAOC #57-1). Heavy floor staining is indicative of hydraulic fluid spillage. Spilled fluid may have potentially entered the subsurface via the floor cracks. The office space is located at the north end of the building and appears to be in good condition. Several vacant rooms occupy the first floor of the subject facility and appeared to be in poor condition. The warehouse space contains plastic molds and molding polymers. Several 55-gallon drums labeled hydraulic fluid were observed adjacent to the manufacturing area. No visible staining was observed. The second floor of the subject facility contained vacant office space and appeared to be in poor condition missing ceiling tiles, friable floor tiles and exposed fiberglass insulation. There were no water or monitoring wells observed at the subject site. Utility services to the subject facility includes electric, gas, telephone, water and sewer.

1222 South Jackson Street (#61) consists of approximately 12,870 square feet. One two-story house with a basement and one single-story garage of wood and cinder block construction are located on this property. The basement contains one furnace with associated piping and appears to be in good condition. The basement floor surface appears to be in good condition. The first and second floor living quarters appear to be in fair condition. The garage is located west of the house and appears to be in poor condition. The driveway consists of gravel and is in fair condition. There were no water or monitoring wells observed at the subject site. The subject property is bounded by a chain-link fence to the north and west. Utility services include electric, gas, telephone, water and sewer. No PAOCs were observed during the site reconnaissance of this property.

1232 South Jackson Street (#62) consists of approximately 11,056 square feet. One two-story house with basement, one single-story garage and one shed are located on the subject property and are all constructed of wood. The house basement contains one furnace with associated piping and appears to be in good condition. The basement floor surface appears to be in good condition. The first and second floor living quarters appear to be in good condition. The garage and shed are single-story structures with a concrete floor surface and both appear to be in good condition. The driveway is of concrete construction and appears to be in excellent condition. The garage and shed are located west of the house. The subject property is bounded by a chain-link fence to the south and east. There were no water or monitoring wells observed at the subject site. Utility services include electric, gas, telephone, water and sewer. No PAOCs were observed during the site reconnaissance of this property.

1405 South Jackson Street (#66) consists of approximately 57,400 square feet and was a former lumber retail shop. There are two entrances to the subject, one located along Elliott

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Street and one located along South Jackson Street. One vacant single-story building (built in approximately 1968) and one supply shed (built in approximately 1978) are located on the subject property. The subject building is constructed of wood and concrete and appears to be in good condition. The interior consists of a concrete floor, ceiling tile and several offices, which all appeared to be in good condition. The shed, located south of the subject building and is used for storage, is constructed of sheet metal and appeared to be in good condition. An asphalt parking lot is located along the west side of the building and appeared to be in poor condition with a cracked surface. An asphalt patch in the parking lot is located along the south side of the building. According to Dick Gates (property owner of 1405 South Jackson), there were never any ASTs, USTs, monitoring wells and water wells at the subject site. ACBM floor tiles were removed by the previous tenant, a wooden furniture manufacturer. Utility services include electric, gas, telephone, water and sewer. No PAOCs were observed during the site reconnaissance of this property. X

4.1.2 Adjacent Properties

The subject properties are located in an area of residential, commercial/retail and manufacturing developments. Land use adjacent to the subject properties consists of a manufacturing plant, residential neighborhood and commercial/retail facilities. Surrounding properties are shown in Figures 2 and 3, and are presented in Table 2.

More specifically, the site reconnaissance identified the following sites near the subject properties:

- A bulk paint storage area was observed along West Delevan Drive, between 631 West Delevan (#48) and 475 West Delevan Drive (#50).
- A Citgo retail gasoline station is located along the eastern property boundary of 423 West Delevan (#51).
- A Mobil service station, located adjacent to the northern property boundary of 1029 South Jackson Street (#57), was observed to maintain a remediation system at that location.
- Ground water monitoring wells were observed at the property south of 1029 South Jackson Street (#57).

4.1.3 Hazardous Substances and Petroleum Products

During the site reconnaissance, the following substances and processes of environmental concern were observed:

- 631 West Delevan Drive (#48): One 275-gallon steel AST was observed behind the south side of the former gas station building at the subject site. The AST appeared to be empty and in good condition. There was no secondary containment system and no unusual staining observed on or around the AST. The subject AST may have been used for heating oil storage. The subject site was a former gas station, however, no evidence of USTs were observed.

TABLE 2

SURROUNDING PROPERTIES TABLE

GM Truck and Bus
Janesville, Wisconsin

Surrounding Properties				
Parcel	North	South	East	West
48	Residential (houses)	Manufacturing: GM Facility	Parking lot (GM)	Residential and manufacturing (GM property)
50	Residential (houses) and electrical switching station	Manufacturing: GM Facility	Parking lot (GM)	Residential (Parcel 49); AST facility approximately 300 feet west
51	Residential (houses) and light commercial/retail	Parking lot (GM)	Citigo Gas Station; Mobil service station 300 feet east	Parking lot (GM)
53	Parking lot (GM)	Vacant lot (Parcel 54)	Manufacturing (Parcel 57)	Parking lot
54	Vacant lot (Parcel 53)	Commercial lot with cinderblock building (Parcel 54A)	Manufacturing (Parcel 57)	Parking lot
54A	Vacant lot (Parcel 54)	Parking lot (Parcel 54B)	Manufacturing (Parcel 57)	Parking lot
54B	Commercial lot with building (Parcel 54A)	Parking lot and railroad track	Manufacturing (Parcel 57)	Parking lot
57	Commercial: Mobil gas station and acoustical laboratory	Commercial with monitoring wells (Parcel 58)	Commercial and light industrial	Parking lot and Parcels 53, 54, 54A and 54B
61	Parking lot (GM)	Residential (Parcel 62)	Commercial	Parking lot (GM)
62	Residential (Parcel 61)	Parking lot (GM)	Commercial and residential (Parcel 63)	Parking lot (GM)
66	Warehouse; formerly machine shop (Parcel 64B)	Field and commercial; some manufacturing	Residential (houses)	Parking lot (GM)

- 475 West Delevan Drive (#50): One 275-gallon steel heating oil AST was observed in the south end of the basement at the subject facility. Minor surface rust was observed on the AST, but appeared to be in good condition. No unusual staining or secondary containment system was observed on or around the AST and the concrete floor appeared to be in fair condition.
- 423 West Delevan Drive (#51): One 275-gallon steel heating oil AST was observed in the basement of the subject facility and appeared to be in good condition. There was no secondary containment system or unusual staining observed on or around the AST. One former heating oil UST (PAOC #51-1) was located at the south end of the subject parcel (outside of the building); reportedly, this UST has been removed.
- Lot #54B, South Jackson Street: One engine block was observed on the west side of the building at the subject site. No unusual staining was observed in the vicinity of the engine block.
- 1029 South Jackson Street (#57): Floor staining was observed around the machinery located on the first floor. The floor surface appeared to be in poor condition, with minor cracks. Several 55-gallon drums, labeled hydraulic fluid, were observed in good condition on the first floor adjacent to the machine shop. No staining was observed on or around these drums.

4.1.4 Suspect Potential Asbestos-Containing Building Materials

During the site walkthrough, EnecoTech observed suspect potential ACBMs. Building materials such as floor tiles, mastics, insulation, acoustic ceiling tiles, drywall and joint compound are considered suspect ACBMs due to a similar appearance to materials that have been previously identified as containing asbestos. ACBMs are common in buildings constructed prior to 1980. Suspect ACBMs observed during the site walkthrough include, but may not be limited to, the following:

- 631 West Delevan Drive (#48) - floor tiles;
- 423 West Delevan Drive (#51) - floor and ceiling tiles;
- 1029 South Jackson Street (#57) - floor and ceiling tiles;
- 1222 South Jackson Street (#61) - ceiling tiles; and
- 1405 South Jackson Street (#66) - ceiling tiles

The suspect ACBMs were observed in poor condition at 631 West Delevan Drive, 423 West Delevan Drive, and 1029 South Jackson Street, and therefore considered friable. Friable ACBMs are considered PAOCs (PAOC #48-2, PAOC #51-4 and PAOC #57-4). The suspect ACBMs identified in 1222 South Jackson Street and 1405 South Jackson Street were in good condition and therefore, not considered PAOCs. An asbestos survey to include sampling and analysis of ACBMs was beyond the scope-of-work for this Phase I ESA. The limited visual assessment for asbestos was conducted in order to render a professional opinion as to the

potential presence of ACBMs and was not intended to satisfy Asbestos Hazardous Emergency Response Act (AHERA), USEPA National Emission Standards for Hazardous Air Pollutants (NESHAPS), or local regulations.

The NESHAPS regulations (40 CFR Part 61) mandate the renovation, demolition and disposal of friable ACBMs. Any of the suspect potential ACBMs have the capacity to become friable during renovation or demolition activities. Proper inspection, sampling and notification protocol would be necessary prior to any renovation, demolition or disposal, if the potential suspect materials are found to contain asbestos. If the suspect potential ACBMs become damaged or worn to a degree that they become friable, or if the materials are to be demolished or renovated, an AHERA-style asbestos survey may be warranted, and the ACBMs may need to be removed by a certified asbestos removal contractor, following all applicable federal, state and local regulations.

4.1.5 Polychlorinated Biphenyls

During the reconnaissance of the subject properties, EnecoTech observed several pole-mounted and pad-mounted transformers located on or near the several of the subject properties. The transformers were observed at the following locations:

- Vacant lot #53, South Jackson Street: three pole-mounted transformers were observed in the right-of-way in front of the subject property. No staining or stressed vegetation was observed in the area around the transformers. The transformers appeared to be in good condition.
- 1029 South Jackson Street (#57): one pad-mounted transformer was observed along the west side of the building. No staining or stressed vegetation was observed on and around the transformer. The transformer appeared to be in good condition.
- An electrical transformer substation is located on the north side of West Delevan Drive, across from parcel 485 West Delevan (#50). No unusual staining was observed around the facility.

EnecoTech contacted AmeriTech regarding PCB content of transformers adjacent to the subject properties. A response was not obtained. WPL was also contacted regarding the PCB content of the transformers. Jim Weins of WPL indicated that the transformers located in the right-of-way of vacant lot #53 probably did not contain PCBs; it is likely that the PCBs were replaced in 1960s. He did not know the likelihood of the PCB content of the pad-mounted transformer observed at 1029 South Jackson Street (#57). In addition, Mr. Weins indicated that the electric transformer substation on the north side of West Delevan Drive is owned by WPL and that none of the transformers contain PCBs. Based on this information, no PAOCs concerning PCBs were identified for the subject properties.

4.1.6 Radon Gas

According to John Lorenz of the WDH, the subject site is located in an USEPA Zone 1. USEPA Zone 1 is a zone that has the highest potential for elevated radon levels above the USEPA action level of 4.0 picoCuries per liter (pCi/l). Mr. Lorenz indicated of the

approximately 203 radon test reported for the Janesville, Wisconsin area, 13% were above the USEPA action level of 4 pCi/l. Mr. Lorenz also stated that well ventilated commercial properties are not at high risk for excessive radon levels. Observations made during the recent Phase I walkthrough indicated moderately ventilated commercial facilities. There were no records on file with the WDH regarding radon levels of the subject properties. However, due to the proposed scope-of-work indicated for the subject properties, radon does not appear to be a PAOC.

4.1.7 Underground and Aboveground Storage Tanks

- 631 West Delevan Drive (#48): one 275-gallon steel AST was observed on the south side of the former gas station building. The AST was empty and appeared to be in good condition. A secondary containment system was not observed around the subject AST. No staining was observed on or around the AST. The AST observed at the subject property is not considered a PAOC. No USTs were observed at the subject site. One abandoned concrete pump island was observed on the north side of the former gas station building. According to Rollin Durst, property owner, the USTs were removed before he bought the property. However, he was unsure of an exact date, but did indicate that he believed that the removal was prior to any UST regulations. The presence of a former UST is considered a PAOC (PAOC #48-1).
- 475 West Delevan Drive (#50): one 275-gallon steel heating oil AST was observed in the south end of the basement at the subject site. Minor surface rust was observed on the subject AST, however, the AST appeared to be in fair condition. No secondary containment system or staining was observed around the subject AST. The concrete floor surface appeared to be in fair condition. According to Mr. Jacobson, the property owner, the AST has not been in use for sometime. The AST observed at the subject property is not considered a PAOC.
- 423 West Delevan Drive (#51): one 275-gallon steel heating oil AST was observed in the basement of the subject facility. The AST and the concrete floor appeared to be in good condition and did not have a secondary containment system. No staining was observed on or around the AST. The AST observed at the subject property is not considered a concern. A former heating oil UST was located along the south end of the subject building (outside the building); reportedly, the UST has been removed. The presence of a former heating oil UST is considered a PAOC (PAOC #51-1). In addition, the ENTRAC report indicated that the subject address appeared on the state LUST list, under the property name of Bobo's Tavern. According to the ENTRAC report, the subsurface soil has been affected by hydrocarbons. According to the subsequent file review, the site is considered open. Based on this information, this listing is considered a PAOC (PAOC #51-2).
- 1029 South Jackson (#57): the ENTRAC report indicated that the site appeared on the state UST list. According to the ENTRAC report, there are two abandoned USTs located at the subject site. One 250-gallon tank contained leaded gas. The contents of the 1000-gallon UST are unknown. These tanks were not

observed during the site walkthrough. According to the Sanborn Map review, three (3) 30,000-gallon capacity tanks containing linseed oil and naphtha were identified east of the property buildings on the 1915 map. It is unknown if these tanks are aboveground or underground. In addition, it is unclear whether they are part of the subject property. The 1926 map does not show the tanks. Three (3) 20,000-gallon capacity tanks containing oil were observed on the 1948 map in the approximate area as the three (3) 30,000-gallon tanks identified in the 1915 map. It is unknown if these tanks are aboveground or underground. Three (3) 20,000-gallon capacity tanks containing thinner, naphtha and gasoline were observed on the 1970 map in the approximate area as the tanks in the 1948. It is unknown if these tanks are aboveground or underground. The presence of USTs is considered to be a PAOC (PAOC #57-2).

4.2 Site History Review

4.2.1 Property Ownership

EnecoTech contracted Milliken and Michaels to conduct a 50-year chain-of-ownership search for the following properties; 631 West Delevan Drive (#48), 475 West Delevan Drive (#50), and 1029 South Jackson (#57). GM provided title searches for the remaining properties.

Reviewing the title search for 631 West Delevan Drive (#48) indicates that the property was sold to the current property owner in 1982. Prior to the current owner, it was owned by Bulk Petroleum Corporation.

Reviewing the title search for 423 West Delevan Drive (#51) indicates that the property was previously owned by Francois Oil Company. In addition, the property was most recently owned by Paul E. Payne and Janice M. Payne, apparently the owners of the neighboring property (1002 South Jackson Street), listed as Payne Enterprises.

Reviewing the title search for vacant lot #53, along South Jackson Street and 1029 South Jackson Street (#57) indicates that the properties are and have been owned by the same owners. Prior owners for these properties are the Hough Shade Company and several mill companies. A title search was neither requested nor received for vacant lot #54 and lots #54A and #54B, along South Jackson Street, as these properties are part of vacant lot #53.

Reviewing the title search for 1405 South Jackson Street (#66) indicates that the property has been owned by Gates Lumber since 1968. *

Review of all other properties indicates that there are no past or present PAOCs related to property usage. A copy of the title reports are included in Appendix E.

4.2.2 Aerial Photograph Review

EnecoTech reviewed historical aerial photographs of the site and surrounding properties from the County Building, 18 North Jackson Street, Janesville, Rock County, Wisconsin. Photographs taken from 1990 through 1956 were available for review.

The aerial photograph from 1990 indicated the following:

- 631 West Delevan Drive (#48): one structure was identified. No apparent activity observed. The subject property appeared to have been used for commercial purposes and appeared to be in good condition. No PAOCs were identified.
- 475 West Delevan Drive (#50): two structures were identified in the photograph, and both appeared to be residential. No PAOCs were identified.
- 423 West Delevan Drive (#51): one structure was identified with a parking lot. The subject property appeared to be used for commercial purposes and appeared to be in good condition. A retail gas station was identified on the adjacent property to the east. This neighboring property is considered to be a PAOC (PAOC #51-3).
- Vacant lots #53 and #54, South Jackson Street: lots appear to be vacant. No PAOCs were identified.
- Lot #54A, South Jackson Street: one structure on a parking lot was identified. The subject property appears to be used for commercial purposes and in good condition. No PAOCs were identified.
- Lot #54B, South Jackson Street: the subject property appears to be a parking lot with vehicles. A railroad track is located to the south of the subject property. The subject property appeared to be in good condition. No PAOCs were identified.
- 1029 South Jackson Street (#57): one structure was visible in the aerial photograph. It appears to be used for commercial purposes. Railroad tracks are located along the southern and eastern property boundary. No PAOCs were identified.
- 1222 South Jackson and 1232 South Jackson (#61 and #62): two residential structures were identified on the aerial photograph at the respective properties. Each property appeared to be in good condition. No PAOCs were identified.
- 1405 South Jackson Street (#66): two commercial structures were identified in the aerial photograph. A railroad track appeared to be along the east property line of the subject site. No PAOCs were identified. *

The aerial photograph from 1985 indicated the following:

- 423 West Delevan Drive (#51): retail gas station adjacent to subject property not observed. No PAOCs were identified.
- Remaining subject properties: no significant changes to the subject property or surrounding areas were identified from 1985 to 1990. No PAOCs were identified.

The aerial photograph from 1980 indicated the following changes:

- 631 West Delevan Drive (#48): three structures were identified on the adjacent lot to east of subject property. The subject site appeared to be in good condition. One structure identified on subject property and appeared to be in good condition. No PAOCs were identified.
- Vacant Lots #53 and #54, South Jackson Street: one small structure identified on each parcel and appeared to be commercial. Subject properties appeared to be in good condition. No PAOCs were identified.
- Lot #54A, South Jackson Street: one small structure observed in aerial photograph. The subject site appeared to be in good condition. Property appears to be used for commercial purposes. No PAOCs were identified.
- Remaining subject properties: no significant changes to subject properties or surrounding areas were identified from 1980 to 1985. No PAOCs were identified.

The aerial photograph from 1975 indicated the following changes:

- 631 West Delevan Drive (#48): one building with four smaller structures along the south property line were observed in the photograph. Several vehicles were observed on the subject property in the photograph. The subject property appeared to be used for retail purposes. The subject site appeared to be in good condition. Suspected ASTs were located along south property line of the subject site. No PAOCs were identified.
- 475 West Delevan Drive (#50), 423 West Delevan Drive (#51), vacant lots #53 and #54, lots #54A and 54B, located on South Jackson Street, 1029 South Jackson Street (#57), 1222 South Jackson Street (#61) and 1232 South Jackson Street (#62): no changes were identified in photographs from 1975 to 1980. No PAOCs were identified.
- 1405 South Jackson (#66): one building was observed on the subject property and appeared to be used for commercial purposes. The subject site appeared to be in good condition. No PAOCs were identified. *
- The property north of vacant lot #53 on South Jackson Street, appears to be a field and in good condition. No PAOCs were identified.

The aerial photograph taken in 1970 indicated the following changes:

- No significant changes from previous photographs for properties along West Delevan Drive. No photographs were observed of South Jackson Street properties. Surrounding properties included manufacturing, commercial and residential. No PAOCs were identified.

The aerial photograph taken in 1963 indicated the following changes:

- Undeveloped land between 475 West Delevan Drive (#50) and 475 West Delevan Drive (#50). Several house-like structures and vehicles in lot east of 475 West Delevan Drive (#50). No PAOCs were identified.
- The remaining subject properties: no significant changes to subject property or surrounding areas were identified from the 1956 to 1963. No PAOCs were identified.

The aerial photograph taken in 1956 indicated the following changes:

- 631 West Delevan Drive (#48): several structures were observed on the subject site. The subject property does not appear to be a retail gas station. No PAOCs were identified.
- 475 West Delevan Drive (#50): structure and vehicles present on subject property. Property appears to be in good condition. Large lot surrounding property. No PAOCs were identified.
- 423 West Delevan Drive (#51): structure present and does not include building annex. The subject property appears to be in good condition. No PAOCs were identified.
- Remaining subject properties: no aerial photograph of the South Jackson Street properties were on file. The surrounding area appeared to have been suburban to the south and west, and rural to the east. No PAOCs were identified.

4.2.3 Sanborn Map Review

EnecoTech reviewed the Sanborn Maps provided by ENTRAC to research historical usage of the subject properties. These maps were reviewed for the years 1895, 1901, 1909, 1915, 1926, 1948 and 1970. However, the subject property areas were not shown prior to the 1926 map. The relevant findings, to the extent identified, were:

- 631 West Delevan Drive (#48): A gas station was identified on this property on the 1970 map. The gas station is considered a PAOC (PAOC #48-1). No buildings were identified on this property in 1926 and 1948.
- 475 West Delevan Drive (#50): Two gas stations were identified in the vicinity of this property on the 1948 map. One was located at 505 West Delevan Drive, immediately west of the subject site, with three gas tanks shown just south of Delevan Drive (previously named West Eastern). Based on a LUST file review for 505 West Delevan, the site has been closed and is not considered to be a PAOC. Another was located at 433 West Delevan Drive, approximately 1/2 block to the east of the subject site. Considering the distance and apparent cross-gradient location of 433 West Delevan, it is not considered to be a PAOC. The subject site itself appeared to be a residence in 1926, 1948 and 1970.
- 423 West Delevan Drive (#51): This site was identified as a public school building in 1926 and as a "Labor Hall" in 1948 and 1970. A gas station was

located immediately west of the subject site, at 433 West Delevan Drive across Industrial Avenue. Another gas station was located approximately 1/2 block east of the subject site at 339 West Delevan Drive. Based on the distance and apparent cross-gradient location of the two former gas stations, they are not considered to be PAOCs.

- Vacant Lots #53 and #54, South Jackson Street: These areas appeared to be vacant or residences from at least 1926 through 1970. A large factory building, at 1031 South Jackson (with a print shop and dryer) was located east-southeast of these parcels, east of South Jackson (previously named McKey Boulevard) on the 1926, 1948 and 1970 maps. Because of the distance and apparent cross-gradient location of the former factory building, it is not considered to be a PAOC.
- 1029 South Jackson Street (#57): The subject parcel appeared to be Hough Shade Corporation from at least 1909 through 1970. Three (3) 30,000-gallon capacity tanks containing linseed oil and naphtha were identified east of the property buildings on the 1915 map. It is unknown if these tanks were aboveground or underground. In addition, it is unclear whether they were located on the subject property. The 1926 map does not show the tanks. Three (3) 20,000-gallon capacity tanks containing oil were observed on the 1948 map in the approximate area as the three (3) 30,000-gallon tanks identified in the 1915 map. It is unknown if these tanks are aboveground or underground. Three (3) 20,000-gallon capacity tanks containing thinner, naphtha and gasoline were observed on the 1970 map in the approximate area as the tanks in the 1948. It is unknown if these tanks are aboveground or underground. In addition, it is unclear whether they are located on the subject property. The property adjacent due south appeared as W.R. Arthur Inc. auto storage (with an oil and tire warehouse) in the 1948 and 1976 maps. On the 1970 map, the Giddings and Lewis Company (manufacturer of machine tools and machine shop) was located due east of the subject parcel; this area was not shown on the earlier maps. From at least 1926 through 1970, adjacent to the southeast corner of the subject parcel, many large gas and oil tanks associated with a Standard Oil Company (Indiana) facility were observed at 320 West State Street. From at least 1926 through 1970, the Northern Conveyor and Manufacturing Company at 327/341 West State Street was located approximately 0.5 block south of the subject site. Additionally, from at least 1926 through 1970, a canning factory was located to the southeast of the subject parcel. The presence of a onsite manufacturing company and the identification of tanks on or adjacent to the site is considered a PAOC (PAOC #57-2). In addition, the presence of at least two (2) potential hazardous waste facilities, Standard Oil Company and Northern Conveyor and Manufacturing Company, located in the apparent upgradient direction are considered PAOCs (PAOC #57-3).
- 1222 and 1232 South Jackson Street, (#61 and #62, respectively): These subject parcels appeared as residences from at least 1926 through 1970. These subject parcels were located due west (west of Jackson) from the Northern Conveyor and Manufacturing Company (potential hazardous waste generator). Because of the distance and apparent cross-gradient direction of the former

Northern facility in relation to Parcels # 61 and 62, the Northern facility is not considered to be a PAOC.

- 1405 South Jackson Street (#66): The area of the subject parcel was not covered by the Sanborn maps provided. X

Further information has been requested regarding the gasoline stations located at 505 West Delevan Drive and 339 West Delevan Drive. Please refer to Section 4.3.1. for further detail. No information was provided in the ENTRAC report for the gasoline station at 433 West Delevan Drive, the Standard Oil Company facility (320 West State Street), the Northern facility (327/341 West State Street) or the canning facility. Therefore, it is likely that state and federal agencies do not have records for these facilities or their subsequent operations.

4.2.4 Previous Environmental Investigation Activities

According to Trish Sidesky, of Collier International Real Estate, there have not been any previous environmental investigation activities completed for the subject properties. However, several previous environmental investigations have been performed for the adjacent GM Truck and Bus Plant. Copies of these investigations are included in Appendix F.

A site investigation was conducted in May 1991 by Bruce A. Liesh Associates, Inc. The investigation was performed on two properties, located on the northeast and northwest corners of the intersection of State Street and South Jackson Street. The investigation included an electromagnetic survey and the advancement of five (5) soil borings. The soil borings were installed on the northeast corner property. Soil samples collected from four borings were submitted for laboratory analysis of total petroleum hydrocarbons (TPH) using USEPA Method 601/602. One grab ground water sample was collected from the most downgradient boring and submitted for analysis of TPH for USEPA Method 601/602. Results of the magnetic survey indicated that USTs may still exist on these properties. In addition, soil analytical results indicate that the soil was impacted in excess of 20 parts per million (ppm), greater than WDNR target levels for industrial sites. However, the ground water analytical results indicated that no TPH compounds were detected above method detection limits. Therefore, the impact appears to be limited to the investigated property.

A Motor Oil UST Closure Assessment was conducted in October 1991 by Warzyn Inc. of Madison, Wisconsin. Warzyn documented the removal of a 500-gallon motor oil UST in July 1991, on the property located at the northeast corner of the intersection of State Street and South Jackson Street. Three (3) soil samples were collected from beneath the former tank, one at each end and one in the center. Soil samples were analyzed for benzene, toluene, ethylbenzene and xylenes (BTEX) using USEPA Method 8020 and for TPH using Method ASTM-LD3328 with modifications. In addition, the soil sample from the north end was analyzed for TCLP metals and TCLP organics. Laboratory analysis of the soils indicate that the soil sample collected from underneath the center of the tank had 1410 ppm TPH as No. 6 fuel oil. Total BTEX concentration was 0.078 ppm. No TPH or BTEX compounds were detected in the samples collected from the north or south end of the tank. No TCLP analytes were above regulatory levels. In addition, no TCLP organics were detected. However, Warzyn indicated that the ground water may have potentially been impacted, because the water table is approximately one (1) foot below the former UST bottom.

Further investigation conducted by Warzyn Inc. included the installation of four (4) monitoring wells and the subsequent sampling of these wells. The report, Summary of Remedial Activities, in September 1992, indicated that the ground water did not appear impacted based on the first round of ground water sampling. Quarterly sampling was recommended for four quarters. No further reports were available. However, based on this information, this property is not considered a PAOC.

4.2.5 Regional Geography, Population, Climate and Topography

The subject property is located in Rock County in southern Wisconsin. According to Soil Survey of Rock County, the total area of Rock County is approximately 721 square miles. The population of Janesville was 51,071 according to the 1980 Census.

The climate in Rock County is primary continental with large seasonal changes. Winters tend to be snowy and cold; summers tend to be warm with hot and humid periods. The average daily high temperature is 59°F. The average daily low temperature is 39°F. The record high temperature is 110°F. The record low temperature is -27°F. The average annual precipitation is approximately 32.7 inches.

4.2.6 Regional Geology

The geological setting in the vicinity of the subject sites consists of a relatively permeable glacial outwash sand and gravel. The thickness of this unconsolidated outwash varies from 0 feet to 350 feet. Fluvial deposits within the current Rock River flood-plain varies from silty clays to silty sand and gravel.

Bedrock in the vicinity of Janesville consists of Ordovician aged Platteville-Galena Dolomite. This unit can be described as a light grey to yellowish-grey dolomite having an increasing sand content with depth. Regional conjugate fracture systems are oriented vertically and trend from northeast to southwest and southeast to northwest. The dolomite is separated from the underlying St. Peter Sandstone by a thin green shale unit.

The Ordovician Age St. Peter Sandstone is in contact with the outwash in narrow bands along the margins of the pre-glacial Rock River Valley. The sandstone has an eroded surface with variable thickness and is characterized by chert or chert conglomerate.

The Upper Cambrian sandstones are present at elevations below 600 feet (USGS datum).

4.2.7 Regional Hydrogeology

The four major aquifers in Rock County are:

- the unconsolidated Quaternary sediments and sand and gravel deposits;
- the Platteville-Galena unit;
- the St. Peter Formation; and
- the Upper Cambrian sandstones.

The Quaternary outwash sand and gravel deposits are surficial in the City of Janesville and vicinity. This aquifer is composed of sorted and stratified medium to very coarse sand and gravel. The thickness of these deposits varies between 0 feet and 350 feet and probably reaches its maximum in the pre-glacial bedrock valley occupied by the Rock River.

The Rock River is the major ground water discharge area in the vicinity. The underlying bedrock units discharge into the sand and gravel aquifer in the vicinity of the pre-glacial Rock River Valley. The bedrock units in the vicinity of the subject properties are generally saturated.

Ground water flow patterns in the vicinity of the site are generally to the north, in the direction of the Rock River. Based on file reviews of offsite potential PAOCs, the reported ground water flows generally appeared to be to the northeast on the west side of the GM plant and to the northwest on the east side of the GM plant.

According to the City of Janesville, the ground water depth is approximately 8 feet to 10 feet below ground surface (bgs) in the vicinity of the subject properties; however, based on file reviews of offsite potential PAOCs, it is apparent that the shallow ground water is not always present and there may be discontinuous saturated zones.

4.3 Federal, State and Local Agency File Review

4.3.1 ENTRAC Record Search

ENTRAC assisted in conducting the environmental agency record search for the subject properties and the surrounding area. Each identified site was evaluated for likely impacts to the subject property. Sites located hydraulically downgradient of the subject property appear to present little environmental risk.

According the ASTM standards, the following minimum search distances were met in the record review performed by ENTRAC:

- USEPA NPL, 1.0 mile radius;
- CERCLIS, 0.5 mile radius;
- RCRA Treatment, TSD facilities, 1.0 mile radius;
- RCRA generators list, site and adjoining properties;
- USEPA ERNS spills, site only; and
- USEPA UST Division, UST and LUST Active Sites Lists, SHWS, SWLF, 0.5 mile radius.

Refer to the radius profile map included in the ENTRAC report in Appendix A. In all cases, the ENTRAC search distance met or exceeded the ASTM standard.

The ENTRAC report listed twelve (12) LUST facilities and four (4) ERNS facilities within a half mile radius, thirteen (13) LUST facilities within a mile radius, and one (1) CERCLIS facility within a mile radius of the subject properties. In addition, thirty-four (34) UST facilities, twenty (20) SQG facilities, and two (2) LQG facilities are located within a mile radius of the subject properties. The following properties are situated in an apparent upgradient locations relative to the subject properties.

The RCRA violations site information was provided from the ENTRAC report.

- GM NAO Janesville Assembly, 1000 Industrial Avenue, located upgradient of the subject properties located along West Delevan Drive. Four (4) TSD-other requirements (oversight level) violations were issued in August 1989. The facility came into compliance in November 1990, March 1991, July 1991 and March 1993 for these issues. A Generator-Land Ban Requirements violation was issued in March 1989. A final compliance order was issued in February 1993 with a penalty settlement. Due to the absence of outstanding or present violations, the property is not considered a PAOC.
- ABITEC Corp., 1530 South Jackson Street, located upgradient of 1405 South Jackson Street. Six generator-other requirements violations were issued in March 1993. The facility came into compliance with these issues in April 1993, with a penalty settlement. Due to the absence of outstanding or present violations, the property is not considered a PAOC.

The ERNS site information was provided from the ENTRAC report.

- General Motors, 1000 Industrial Drive, located on the corner of Industrial Drive and West Delevan, apparently across Industrial Drive from 423 West Delevan Drive (#51). The media affected was listed as soil, impacted by ethyl glycol and a byproduct of the facility. However, because of the affected media, this property is not considered a PAOC.
- Karl Shamm USA, 1530 South Jackson Street, located upgradient of 1405 South Jackson Street (#66). In February 1994, ethylene oxide was discharged into the sewer system and the atmosphere. However, due to the affected waterway, this property is not considered a PAOC. *

The following LUST sites were identified in the ENTRAC report as either one of the subject properties, adjacent to the subject properties or in the apparent upgradient direction of the subject properties. Files from the WDNr LUST Division were reviewed for the identified sites. Copies of these files are included as Appendix H.

- Condon Rentals, 505 West Delevan Drive, located adjacent to 475 West Delevan Drive (#50), to the west. According to the file review, no further action is necessary. The site has been closed and therefore, not considered a PAOC.
- Bobo's Tavern, 423 West Delevan Drive, currently occupied by Olde 95 Tavern (#51). According to the file review, the site is considered open. Therefore, this property is considered a PAOC (PAOC #51-2).

- Olde 95 Tavern, 1002 South Jackson, located adjacent to 423 West Delevan Drive (#51), to the east. According to the file review, the site is considered open. Therefore, this property is considered a PAOC (PAOC #51-3).
- Steve and Shorty's, 339 West Delevan Drive, located approximately 0.1 mile east of 423 West Delevan Drive (#51). According to the file review for Steve and Shorty's indicated that remedial activities are in progress. In addition, the most current ground water sampling event indicated that the ground water did not have detectable concentrations of petroleum hydrocarbons above enforcement or preventive action limits. Therefore, this property is not considered a PAOC.
- OMS #8 Maintenance Shop, 1120 South Academy Street, located approximately 0.2 miles west of 631 West Delevan Drive (#48). According to the file review, the soil only was affected and therefore, not considered a PAOC.
- Karl Shamm USA, 1530 South Jackson Street, located approximately 0.1 mile south of 1405 South Jackson Street (#66). According to the file review, the site has been closed and therefore, not considered a PAOC.
- AJR Accessories, 1001 Beloit Avenue, located approximately 0.4 miles east of 1029 South Jackson Street (#57). According to the file review, the property is located in the apparent cross-gradient location to the subject properties and therefore, not considered a concern.
- Center Self Serve, 1445 Center Avenue, located approximately 0.5 miles south of 631 West Delevan Drive (#48). The file review indicated that ground water was not impacted and therefore, not considered a PAOC.
- Lukas True Value Hardware, 1516 Center Avenue, located approximately 0.5 miles south of 631 West Delevan Drive (#48). According to the file review, no further action necessary. The site has been closed and therefore, not considered a PAOC.
- Clark Oil Station 73, 1545 Center Avenue, located approximately 0.5 miles south of 631 West Delevan Drive (#48). According to the file review, this property has remedial activities in progress and therefore, is not considered a PAOC.

The CERCLIS site information was provided from the ENTRAC report only. Therefore, information may be vague or specifics unknown:

- Chevron Chemical Company, 951 Todd Avenue, located cross-gradient to the subject properties. According to the ENTRAC report, no further remedial action is planned. Therefore, this facility is not considered a PAOC.

Thirteen (13) SWLF facilities, three (3) LUST facilities, and one CERCLIS facility were unmapable due to incomplete or inadequate address information. No further information has been received for the SWLF facilities. According to a field check, the CERCLIS facility is located at least 4 miles to the north of the facility. The LUST facilities had identified street

names, which do not appear on the ENTRAC map area. Therefore, these properties are not considered PAOCs.

4.3.2 Regulatory Agency Contacts

EnecoTech contacted the following agencies regarding environmental issues at the site:

- EnecoTech contacted Doris Thiele of the WDNR Bureau of Waste Water Management regarding waste water discharge permits. Ms. Thiele indicated that none of the commercial properties (631 West Delevan Drive, presently Toddle Inn Nursery and 1029 South Jackson Street, presently Injection Technologies) require waste water discharge permits.
- EnecoTech contacted Jim Bertolacini of the WDNR regarding storm water discharge permits. Mr. Bertolacini indicated that storm water permits are required for manufacturing firms if they introduce materials into storm water system. In addition, he indicated that 1029 South Jackson Street (#66), presently Injection Technologies would not need a permit if there is no discharge into the storm sewer system. At the time of this report, it is not known whether Injection Technologies is discharging into the sanitary sewer.
- EnecoTech contacted Mr. Lorenz of the WDH in regards to radon in the GM plant location. Mr. Lorenz indicated that the state of Wisconsin is generally under the 4.0 pCi/l action level. Please refer to Section 4.1.6 for further discussion.
- EnecoTech contacted the WDNR regarding information on LUST and SWLF facilities discussed in the ENTRAC report. Please refer to Section 4.3.1 for further discussion.
- EnecoTech contacted the USEPA regarding information on the CERCLIS facility discussed in the ENTRAC report. Please refer to Section 4.3.1 for further discussion.

4.3.3 Water Well Survey

Water well records were obtained for Section 1 of Township 2 North, Range 12 East and for Section 6 Township 2 North, Range 13 East, the sections where the subject properties are located. Thirty-seven (37) records were reviewed. The closest registered well is located at 2020 Delevan Drive. Depth to ground water was reported at 190 feet bgs.

Records obtained from the WDNR LUST Division indicated that depth to water in the vicinity of the subject properties is ranges from approximately 3 feet to 8 feet bgs. In addition, the ground water flow varies from northeast to northwest.

4.3.4 Utility Services

According to Mr. Burkholder, residents within the vicinity of the GM facility are provided with the following utility services: electric and gas services are provided by WPL, water, sanitary

and storm sewer services are provided by the City of Janesville, telephone service is provided by AmeriTech and cable services are provided by Marcus Cable.

5.0 CONCLUSIONS

EnecoTech has performed a Phase I ESA of the properties located on West Delevan Drive and South Jackson Street (Table 1). EnecoTech has conducted this ESA consistent with the scope and limitations of ASTM Practice E1527-94 as well as in conformance with GM specifications and standards presented in the RFP.

This ESA has provided evidence suggesting that PAOCs may exist at the following subject properties: 631 West Delevan Drive (#48), 423 West Delevan Drive (#51), and 1029 South Jackson Street (#57).

- **631 West Delevan Drive (#48):**

PAOC #48-1: The subject property was a former gas station. No further information was available from the WDNR.

PAOC #48-2: Suspected ACBMs were observed in the former gas station building. Floor tiles were observed to be in poor condition and therefore considered friable.

- **423 West Delevan Drive (#51):**

PAOC #51-1: One former heating oil UST is located in the south end of the basement of the subject facility.

PAOC #51-2: According to the ENTRAC report, the address was appeared on the state LUST list, as Bobo's Tavern. Bobo's Tavern is considered an open site by the WDNR.

PAOC #51-3: According to the ENTRAC report, the adjacent property to the east appeared on the state LUST list, as Olde 95 Tavern and is currently a Citgo gas station, appearing on the state UST list. Olde 95 Tavern is considered an open site by the WDNR.

PAOC #51-4: Suspected ACBMs were observed in the subject facility, including floor and ceiling tile in the basement and first floor areas. Floor and ceiling tiles were observed to be in poor condition in the basement, and therefore considered friable.

- **1029 South Jackson Street (#57):** The property currently houses a plastic molding facility with hydraulic machinery.

PAOC #57-1: Staining was observed on a cracked floor around the machinery located on the first floor. The potential for releases to the subsurface represents a PAOC.

PAOC #57-2: According to the ENTRAC report, the subject property appears on the state UST list, with two (2) registered USTs. The contents are unknown

of the 1000-gallon capacity tank. The 250-gallon capacity tank contained leaded gasoline. Both are steel construction and of unknown age. No further information was received regarding these tanks. In addition, three (3) tanks were identified on or adjacent to the subject property on the Sanborn Maps, containing a variety of hydrocarbon products from at least 1915 through 1970. The potential for releases to the subsurface represents a PAOC.

PAOC #57-3: According to the Sanborn Map review, Standard Oil Company, apparently a bulk storage facility with large gas and oil tanks, Northern and a canning facility were located adjacent to or near the subject property from at least 1926 to 1970. No information was available from the ENTRAC report regarding these properties. It is unlikely that state or federal agencies have records for these facilities. Therefore, past usage of these properties may have resulted in potential environmental impact to the subject property.

PAOC #57-4: Suspected ACBMs were observed on the first and second floors of the subject facility. Floor and ceiling tiles were observed to be in poor condition on both floors and therefore considered friable.

Housekeeping concerns include ASTs without secondary containment and miscellaneous debris observed at several of the subject properties.

6.0 SUMMARY RECOMMENDATIONS

The results of the Phase I ESA of parcels 48, 51, and 57 located on Delevan Drive and South Jackson Street, Janesville, Rock County, Wisconsin, suggest conditions of potential environmental concern may exist at the subject properties. If sufficient concern exists, EnecoTech would suggest addressing the environmental concerns as follows:

- In an effort to assess the impact to the subsurface on those properties with current or removed USTs, and assess the potential of identified offsite UST properties impacting subject properties, further investigation is suggested. A file review indicated that several of the subject properties may have been impacted by onsite USTs or offsite concerns. Therefore, a subsurface investigation involving the installation of testholes and the collection of soil and grab ground water samples, if encountered, may be warranted.
- In order to identify the potential impact to 1029 South Jackson Street (#57), from past property usage (onsite or offsite), further investigation is recommended. As no further information is available, a subsurface investigation along the perimeters of the subject properties and the collection of soil and grab ground water samples may be warranted.
- In order to evaluate the presence or absence of asbestos in the suspected ACBMs of identified properties, a limited asbestos survey may be warranted at each of the aforementioned parcels.

7.0 QUALIFICATIONS AND LIMITATIONS

EnecoTech is pleased to have performed a Phase I ESA of the following parcels: 631 West Delevan Drive (#48), 475 West Delevan Drive (#50), 423 West Delevan Drive, (#51), vacant lots located on South Jackson Street (#53, #54, #54A and #54B), 1029 South Jackson Street (#57), 1222 South Jackson Street (#61), 1232 South Jackson Street (#62) and 1405 South Jackson Street (#66). GM may release this document to other interested or appropriate parties. These services were performed in accordance with and are limited by the scope-of-work described in this report. EnecoTech assumes no responsibility for detection or assessment of any conditions affecting the property which are beyond the scope-of-work requested by GM. *

EnecoTech has conducted the tasks outlined in the scope-of-work in a manner consistent with the level of care ordinarily exercised by members of the profession currently practicing under similar conditions. In performing these tasks, EnecoTech has relied on documents, statements, and other information from public officials and parties outside EnecoTech's control. The sources of such information are located in the appendices of this report. EnecoTech cannot and does not warrant the accuracy of this information.

No environmental assessment is infallible. Some uncertainty will always exist concerning the presence or absence of potentially adverse conditions at a particular property, irrespective of the rigor of the investigation. Accordingly, EnecoTech offers no warranty that adverse environmental conditions, other than those identified in this report, do not exist at the subject property or may not exist there in the future.

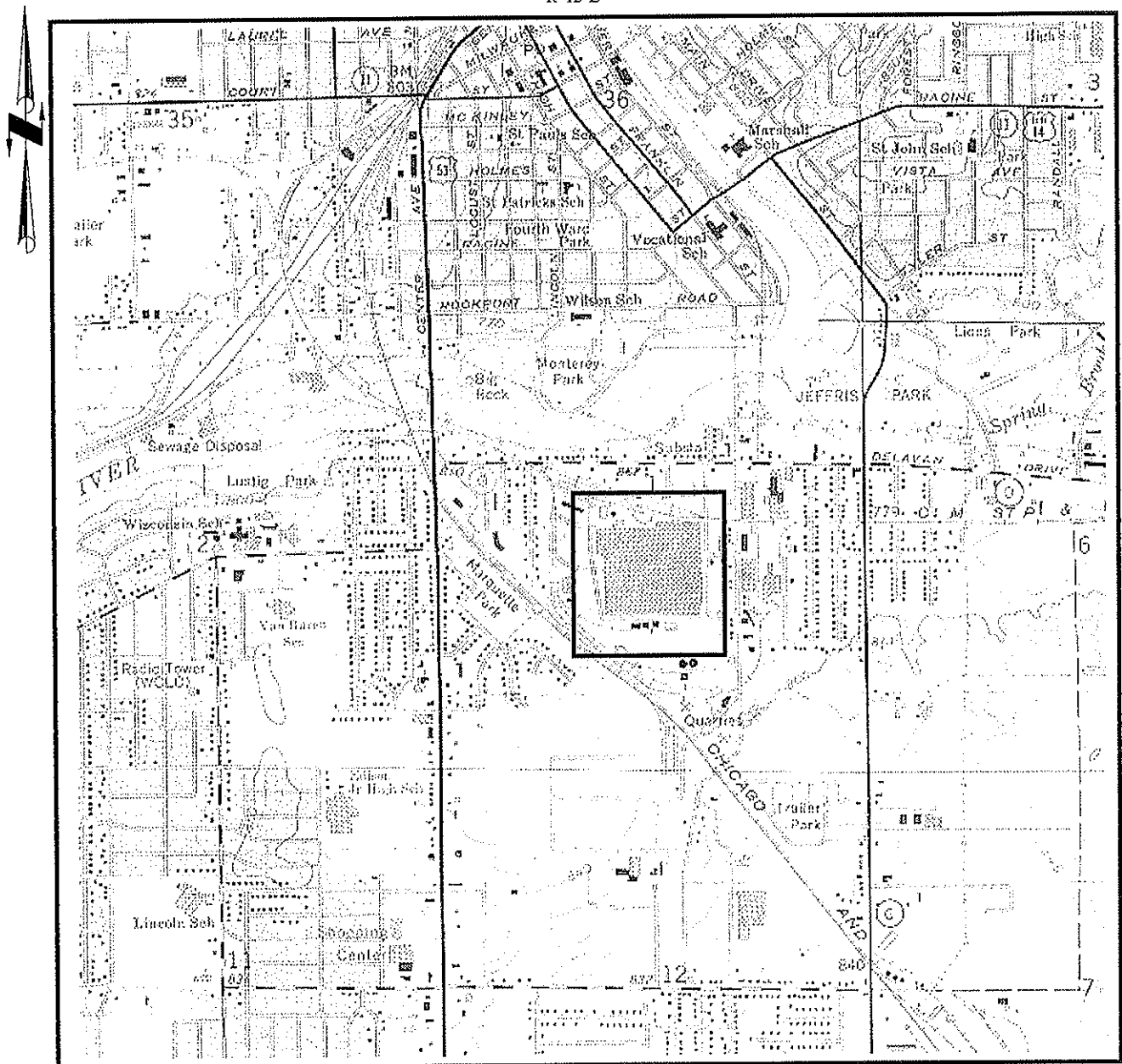
Copies of EnecoTech personnel resumes involved in this Phase I ESA are provided in Appendix I.

R:\DOCS\JOBSAM\GM\1057A080\PHASEI.RPT

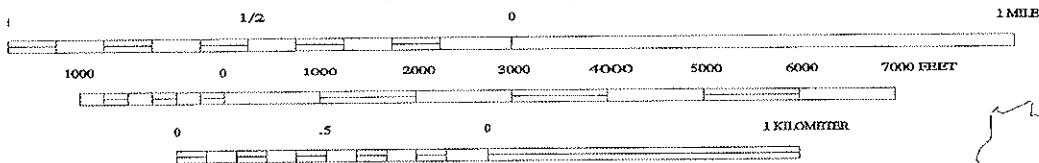
8.0 REFERENCES

- Bruce A. Liesh Associates Inc. 1991. Site Investigation - General Motors Truck and Bus Group, Janesville, Wisconsin.
- County Building. 1956, 1963, 1970, 1975, 1980, 1985 and 1990. Aerial Photographs of Janesville, Wisconsin.
- ENTRAC. 1995. GM Truck and Bus Site, South Jackson Street, West Delevan Drive, Janesville, Wisconsin.
- United States Geological Survey. United States Department of the Interior, Geological Survey Topographic Map of the Janesville, Wisconsin.
- Warzyn Inc. 1991. Motor Oil UST Closure Assessment, South Jackson Street Site, Janesville, Wisconsin, Report 15383.50.
- Warzyn Inc. 1992. Summary of Remedial Activities.





SCALE 1: 24,000



CONTOUR INTERVAL: 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929



SITE

EnecoTech
ENVIRONMENTAL CONSULTANTS

JANESVILLE WEST, WIS.
NE/4 JANESVILLE 15' QUADRANGLE
N 4237.5 -W 8900/7.5
1961
PHOTOREVISED 1971 AND 1976
AMS 3169 II NE-SERIES V861



QUADRANGLE LOCATION

Project: GM- JANESVILLE

WEST DELEVAN DRIVE AND SOUTH JACKSON STREET
JANESVILLE, WISCONSIN

SITE LOCATION MAP

File No.: 1057A080	ACAD File No.: 1057080F1.CDR	Date: 10/5/95	REV.: 1
Drawn By: W J F	Design By: D S	Checked By:	Approved By:



NOT TO SCALE

COMMERCIAL

WEST DELEVAN DRIVE

RESIDENTIAL

ELECTRICAL TRANSFORMERS

RESIDENTIAL

RESIDENTIAL/COMMERCIAL

CANOPY
BUILDING
PARKING LOT
48
AST
BULK TERMINAL

50
GARAGE
APARTMENTS
PARKING LOT

INDUSTRIAL AVENUE

51
FORMER UST
PARKING LOT
CITGO GAS STATION

SOUTH JACKSON STREET

WEST DELEVAN DRIVE

MOBIL GAS STATION
REMEDICATION BUILDING

COMMERCIAL

LEGEND

--- BUILDING FOUNDATION

--- BUILDING OR STRUCTURE

--- RAILROAD TRACKS

o --- MONITORING WELL LOCATION

□ --- WATER WELL LOCATION

--- PROPERTY BOUNDARY

AST---ABOVEGROUND STORAGE TANK

UST---UNDERGROUND STORAGE TANK

EnecoTech
ENVIRONMENTAL CONSULTANTS

Project: GM - JANESVILLE

WEST DELEVAN DRIVE
JANESVILLE, WISCONSIN

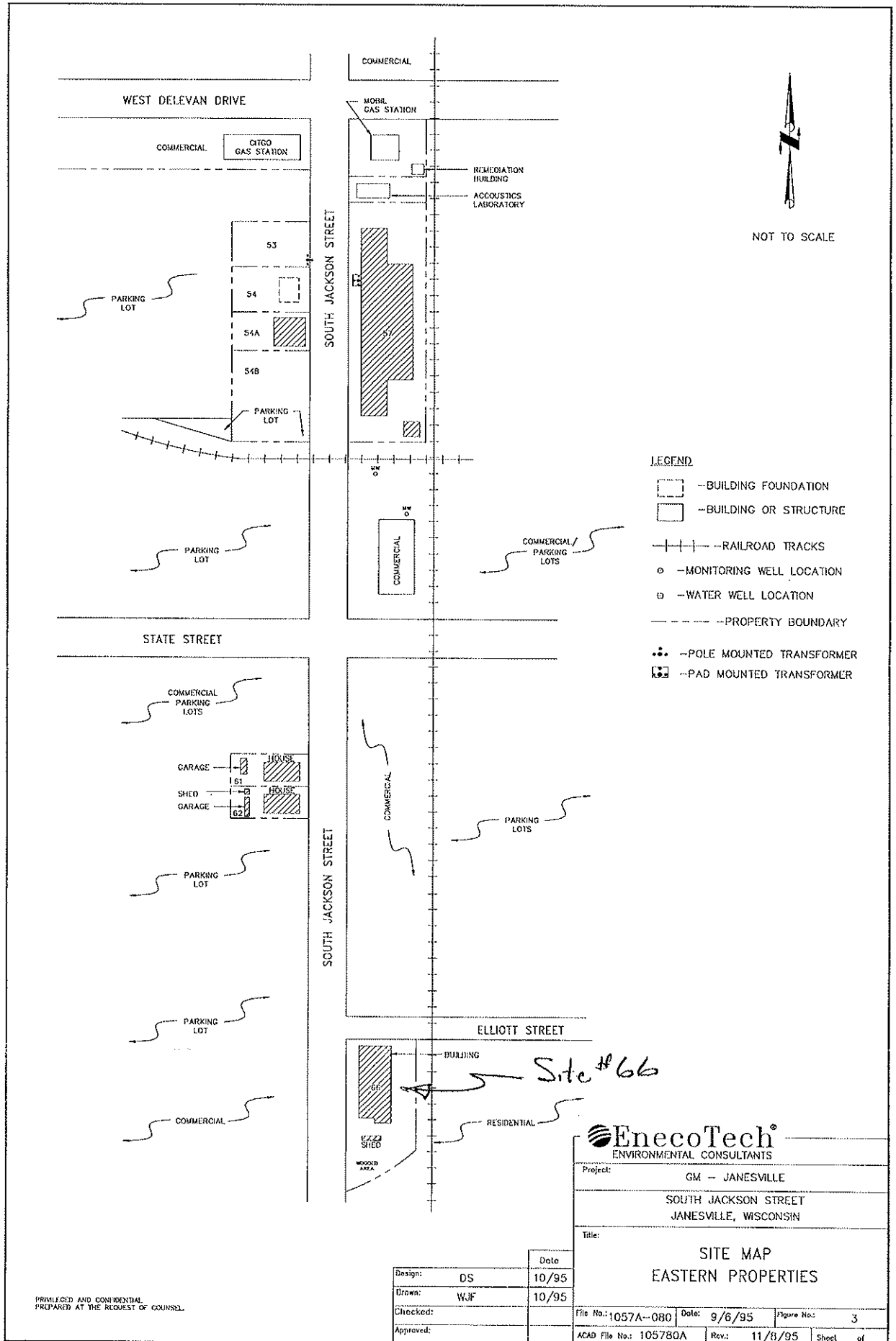
Title:

SITE MAP
WESTERN PROPERTIES

Design:	DS	Date:	10/95
Drawn:	WJF	Date:	10/95
Checked:		Date:	10/95
Approved:		Date:	10/95

PREPARED AND CONFIDENTIAL
PREPARED AT THE REQUEST OF: COGNOL

File No:	1057A-080	Date:	10/6/95	Figure No:	2
ADAD File No:	105780B	Rev:	11/7/95	Sheet	of



APPENDIX A
ENTRAC REPORT
(SUMMARY)

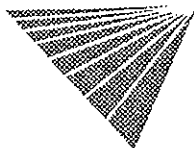
Note: NO ENTRIES FOR
140 S So. JACKSON



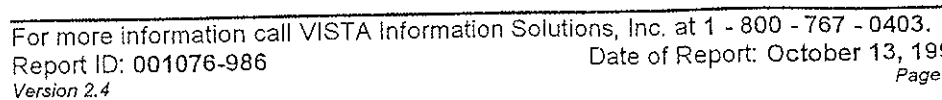
SITE ASSESSMENT PLUS REPORT (EXTENDED BY 1/2 MILE)

PROPERTY INFORMATION	CLIENT INFORMATION
Project Name/Ref #: 0002 GM TRUCK BUS SITE S JACKSON ST DELAVAN DR W JANESVILLE, WI 53545 Latitude/Longitude: (42.664103, 89.020703)	ENTRAC CORP-ENGLEWOOD 7400 E ARAPAHOE RD STE 210 ENGLEWOOD, CO 80112

Site Distribution Summary			within 5/8 mile	5/8 to 3/4 mile	3/4 to 1 mile	1 to 1 1/2 miles
Agency / Database - Type of Records						
A) Databases searched to 1 1/2 miles:						
US EPA	NPL	National Priority List	0	0	0	0
US EPA	CORRACTS	RCRA Corrective Actions	0	0	0	2
US EPA	TSD	RCRA permitted treatment, storage, disposal facilities	0	0	0	1
STATE	SPL	State equivalent priority list	0	0	0	0
STATE	SCL	State equivalent CERCLIS list	0	0	0	0
B) Databases searched to 1 mile:						
US EPA	CERCLIS	Sites under review by US EPA	0	0	1	-
STATE REG	LUST	Leaking Underground Storage Tanks	12	2	11	-
CO						
STATE/REG/CO	SWLF	Permitted as solid waste landfills, incinerators, or transfer stations	0	0	0	-
C) Databases searched to 3/4 mile:						
US EPA	RCRA Viol	RCRA violations/enforcement actions	2	0	-	-
US EPA	TRIS	Toxic Release Inventory database	3	0	-	-
STATE	UST/AST	Registered underground or aboveground storage tanks	24	5	-	-
D) Databases searched to 5/8 mile:						
US EPA	ERNS	Emergency Response Notification System of spills	4	-	-	-
US EPA	GNRTR	RCRA registered small or large generators of hazardous waste	18	-	-	-



LIMITATION OF LIABILITY:
Customer proceeds at its own risk in choosing to rely on VISTA services, in whole or in part, prior to proceeding with any transaction. VISTA cannot be an insurer of the accuracy of the information, errors occurring in conversion of data, or for customer's use of data. VISTA and its affiliated companies, officers, agents, employees and independent contractors cannot be held liable for accuracy, storage, delivery, loss or expense suffered by customer resulting directly or indirectly from any information provided by VISTA.

[illegible]

4013.00114
 1405 S. Jackson St.
 Commercial
 M-2
 57,400 SF
 \$154,300
 Gates Lumber Co.
 Richard Gates
 615 S. Main St.
 Janesville, WI 53545

4013.00114
1405 S. Jackson St.
Commercial
M-2
57,400 SF
\$154,300
Gates Lumber Co.
Richard Gates
615 S. Main St.
Janesville, WI 53545

Subject Site



Category:
Databases Searched to:
Single Sites
Multiple Sites

A
1 1/2 mi.



NPL, SPL,
SCL, TSD,
CORRACTS

B
1 mi.



CERCLIS,
LUST,
SWLF

C
3/4 mi.



RCRA VIOL,
TRIS, UST

D
5/8 mi.

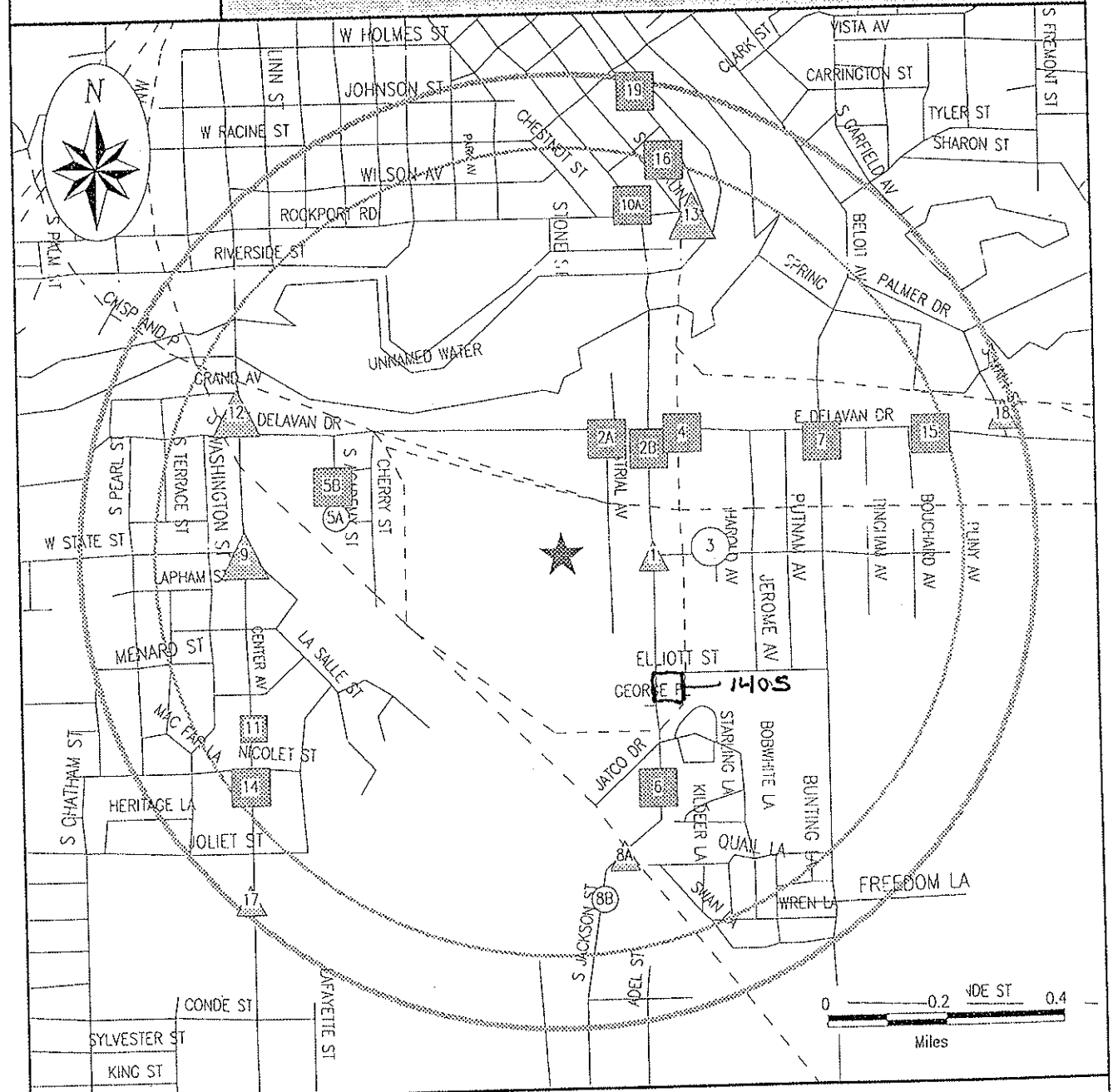


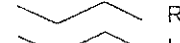
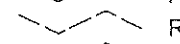
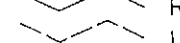
ERNS,
GENERATORS

- Roads
- Highways
- Railroads
- Rivers or Water Bodies
- Utilities

SITE ASSESSMENT PLUS REPORT (EXTENDED BY 1/2 MILE)

Map of Sites within Three-Quarter Miles



Subject Site	Category:	A 1 1/2 mi.	B 1 mi.	C 3/4 mi.	D 5/8 mi.
	Databases Searched to:	 	 	 	 
  	Single Sites Multiple Sites	NPL, SPL, SCL, TSD, CORRACTS	CERCLIS, LUST, SWLF	RCRA VIOL, TRIS, UST	ERNS, GENERATORS
	Roads Highways Railroads Rivers or Water Bodies Utilities				

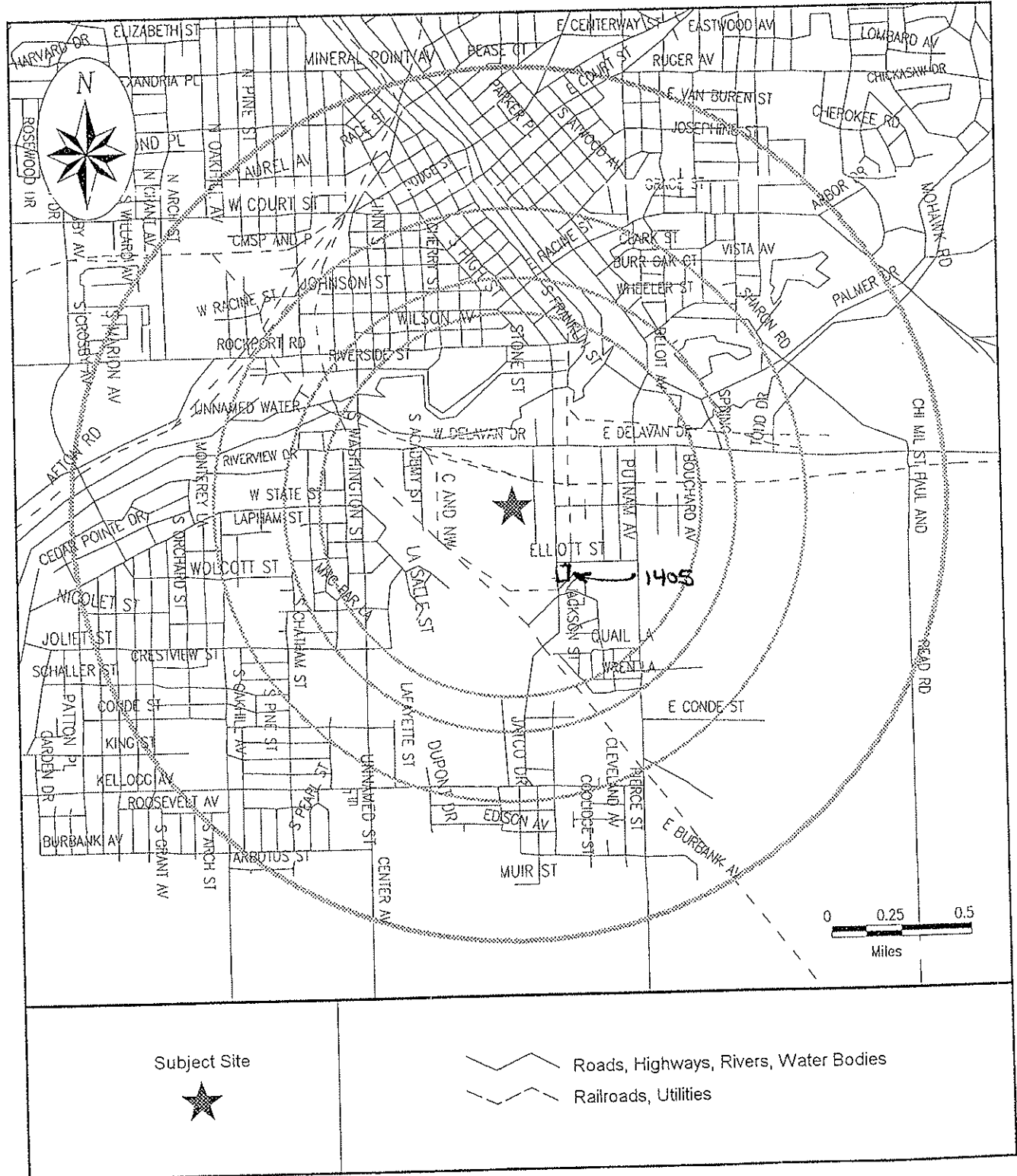
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Report ID: 001076-986

Date of Report: October 13, 1995
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SITE ASSESSMENT PLUS REPORT (EXTENDED BY 1/2 MILE)

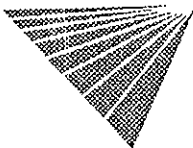
Street Map



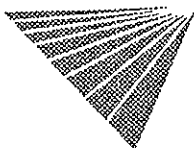
SITE ASSESSMENT PLUS REPORT (EXTENDED BY 1/2 MILE)

SITE INVENTORY

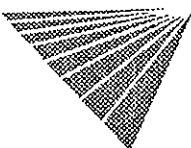
MAP ID	PROPERTY AND THE ADJACENT AREA (within 5/8 mile)	VISTA ID DISTANCE DIRECTION	A				B		C		D			
			NPL	CORRACTS	TSD	SPL	SCL	CERCLIS	LUST	SWLF	RCRA VIOL	TRIS	UST/AST	ERNS
1	GEN'L MTRS - JANESVILLE TRUCK STATE ST S JACKSON ST JANESVILLE, WI 53546	3590055 0.10 MI E										X		
2A	GENERAL MOTORS 1000 INDUSTRIAL AVE JANESVILLE, WI 53546	200290314 0.14 MI NE											X	
2A	GENERAL MOTORS 1000 INDUSTRIAL AVE JANESVILLE, WI 53546	200273551 0.14 MI NE											X	
2A	GM NAO JANESVILLE ASSEMBLY 1000 INDUSTRIAL AVENUE JANESVILLE, WI 53546	4162509 0.14 MI NE								X				X
2A	BOC-JANESVILLE 1000 INDUSTRIAL AVE JANESVILLE, WI 53545	173291 0.14 MI NE									X	X		
2A	CONDON RENTALS 505 W DELAVAN DR JANESVILLE, WI 53546	3274918 0.16 MI NE						X						X
2A	BOBO'S TAVERN 423 WEST DELAVAN JANESVILLE, WI 53546	1927461 0.16 MI NE						X						
2B	INJECTION TECHNOLOGIST INC 1029 JACKSON ST JANESVILLE, WI 53546	5348111 0.16 MI NE												X
2B	HOUGH SHADE BUILDING 1029 S JACKSON ST JANESVILLE, WI 53546	586726 0.16 MI NE										X		
2B	OLD 95 TAVERN 1002 SOUTH JACKSON JANESVILLE, WI 53546	4821518 0.18 MI NE						X						
2B	PAYNE ENTERPRISES 1002 S JACKSON ST JANESVILLE, WI 53546	5336701 0.18 MI NE											X	
3	NORTHLAND EQUIPMENT CO INC 306 W STATE ST JANESVILLE, WI 53546	300819 0.19 MI E												X
3	SCHOONOVER AUTO REPAIR 1111 HAROLD AVE JANESVILLE, WI 53546	370503 0.20 MI E												X
4	STEVE SHORTY'S 339 WEST DELAVAN DRIVE JANESVILLE, WI 53546	615466 0.21 MI NE							X				X	



MAP ID	PROPERTY AND THE ADJACENT AREA (within 5/8 mile)	VISTA ID DISTANCE DIRECTION	A			B			C			D			
			NPL	CORR	TSD	SPL	SCL	CERCLIS	LUST	SWLF	RCRA VIOL	TRIS	UST/AST	ERNS	GNRTR
4	GILMAN ENGINEERING AND MANUFACTURING 305 W DELAVAN DRIVE JANESVILLE, WI 53546	171611 0.25 MI NE													X
5A	GMC BOC JANESVILLE WASTEWATER S ACADEMY AT CEDAR ST JANESVILLE, WI 53545	173289 0.32 MI W													X
5B	OMS #8 MAINTENANCE SHOP 1120 SOUTH ACADEMY STREET JANESVILLE, WI 53546	4553263 0.34 MI W						X							
5B	WIS ARMY NATL GUARD OMS 8 1120 S ACADEMY ST JANESVILLE, WI 53546	472972 0.34 MI W										X			X
6	ABITEC CORP 1530 S JACKSON ST JANESVILLE, WI 53545	5242900 0.37 MI SE								X					X
6	KARL SHAMN USA 1530 SOUTH JACKSON STREET JANESVILLE, WI 53546	401738 0.37 MI SE						X			X				
6	CAPITAL CITY PRODUCTS COMPANY 1530 S JACKSON ST JANESVILLE, WI 53546	1944672 0.37 MI SE										X			
6	KARLSHAMNS USA INC. 1530 SOUTH JACKSON STREET JANESVILLE, WI 53546	200288612 0.37 MI SE												X	
6	KARLSHAMNS USA 1530 S JACKSON ST JANESVILLE, WI 53546	200304765 0.37 MI SE												X	
7	SPECIALTY COVE CUSTOM CABINETS 1002 BELOIT AVE JANESVILLE, WI 53546	393248 0.42 MI E													X
7	AJR ACCESSORIES 1001 BELOIT AVENUE JANESVILLE, WI 53546	3989298 0.43 MI E							X				X		
7	AJR CUSTOM ACCESSORIES 1001 BELOIT AV JANESVILLE, WI 53546	5336181 0.43 MI E											X		
8A	CENTRAL TRANSPORT 1601 JACKSON ST JANESVILLE, WI 53546	570000 0.46 MI S											X		
8B	DALES AND SON AUTO BODY 1711 S JACKSON JANESVILLE, WI 53546	3275295 0.53 MI S													X
9	PARKSIDE MOTORS 1215 CENTER AVE JANESVILLE, WI 53546	3274792 0.47 MI W											X		X
9	WELCHS MOBIL 1200 CENTER AVE JANESVILLE, WI 53546	1926931 0.48 MI W											X		
10A	MARIOS PIZZA HERITAGE BANK 708 S JACKSON ST JANESVILLE, WI 53545	4871387 0.51 MI N													X

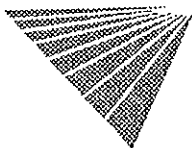


MAP ID	PROPERTY AND THE ADJACENT AREA (within 5/8 mile)	VISTA ID DISTANCE DIRECTION	A				B		C		D			
			NPL	CORR/CTS	TSD	SPL	SCL	CERCLIS	LUST	SWLF	RCRA VIOL	TRIS	UST/AST	ERNS
10A	MARIO'S PIZZA 637 SOUTH JACKSON JANESVILLE, WI 53545	1928949 0.57 MI N						X				X		
10B	MCGRATH ELECTRIC INC 645 S FRANKLIN ST JANESVILLE, WI 53545	599381 0.60 MI N										X		
11	CENTER SELF SERVICE 1445 CENTER AVENUE JANESVILLE, WI 53546	3589426 0.53 MI W						X				X		
12	JACOBUS PETROLEUM PRODUCTS 966 CENTER AVE JANESVILLE, WI 53546	2202666 0.54 MI W										X		
12	JACOBUS CO THE 966 CENTER AVE JANESVILLE, WI 53546	4870633 0.54 MI W										X		X
12	JOHNSON PROPERTIES 966 CENTER AV JANESVILLE, WI 53546	4870634 0.54 MI W										X		
13	ALLIANT TECHSYSTEMS ACCUDYNE OPS. 101 ROCKPORT RD. JANESVILLE, WI 53545	5486183 0.55 MI NE										X		
13	ACCUDYNE CORP 101 ROCKPORT RD JANESVILLE, WI 53545	561316 0.55 MI NE											X	X
14	S S OIL CO CENTER NICOLET STS JANESVILLE, WI 53545	1930423 0.57 MI SW										X		
14	KVAPIL AUTO 1508 CENTER AVE JANESVILLE, WI 53546	3274793 0.59 MI SW												X
14	LUKAS TRUE VALUE HARDWARE 1516 CENTER AVENUE JANESVILLE, WI 53546	2765023 0.60 MI SW						X						
14	CLARK OIL STATION 73 1545 CENTER ST JANESVILLE, WI 53546	3274794 0.61 MI SW						X				X		X
15	JP CULLEN AND SONS INC 330 E DELARAN DR JANESVILLE, WI 53546	592051 0.60 MI E										X		X
15	J P CULLEN CONSTRUCTION 330 E DELAVAN DR JANESVILLE, WI 53546	4241798 0.60 MI E										X		
15	BUILDERS SUPPLY CORPORATION 330 EAST DELAVAN DRIVE JANESVILLE, WI 53546	3989404 0.60 MI E						X				X		



MAP ID	SITES IN THE SURROUNDING AREA (within 5/8 - 3/4 mile)	VISTA ID DISTANCE DIRECTION	A				B		C		D			
			NPL	CORRACTS	TSD	SPL	SCL	CERCLIS	LUST	SWLF	RCRA VIOL	TRIS	UST/AST	ERNS
16	MARLING LUMBER 634 SOUTH RIVER STREET JANESVILLE, WI 53545	598584 0.65 MI N						X				X		
17	BOBS GARAGE 1640 CENTER AVE JANESVILLE, WI 53546	566208 0.72 MI SW										X		
18	ROADWAY EXPRESS INC 983 S MAIN ST JANESVILLE, WI 53546	2205008 0.72 MI E										X		
19	JANESVILLE PUBLIC WORKS DEPT 541 SOUTH RIVER STREET JANESVILLE, WI 53545	570960 0.73 MI N						X				X		
19	PUBLIC WORKS FACILITY 541 S RIVER ST JANESVILLE, WI 53545	3591653 0.73 MI N										X		

MAP ID	SITES IN THE SURROUNDING AREA (within 3/4 - 1 mile)	VISTA ID DISTANCE DIRECTION	A				B		C			D		
			NPL	CORRACTS	TSD	SPL	SCL	CERCLIS	LUST	SWLF	RCRA VIOL	TRIS	UST/AST	ERNS
20	VIVID SIGN COMPANY 1106 ROCKPORT ROAD JANESVILLE, WI 53545	2771664 0.78 MI NW						X						
20	VAN GALDER BUS INC 715 S PEARL ST JANESVILLE, WI 53545	613048 0.85 MI NW						X				.	.	
21	DAVIS CITGO SVC INC 45 E RACINE ST JANESVILLE, WI 53545	572798 0.85 MI N						X				.	.	
21	LIONS QUICK MART 104 E RACINE ST JANESVILLE, WI 53545	596696 0.88 MI N						X				.	.	
21	JOHNSON PROPERTY 433 SOUTH MAIN STREET JANESVILLE, WI	4821625 0.92 MI N						X				.	.	
22	CHEVRON CHEM CO 951 TODD AVE JANESVILLE, WI 53546	81013 0.91 MI E					X							
22	MONTEREY MILLS INC 1725 E DELAVAN DR JANESVILLE, WI 53546	282459 0.96 MI E						X				.	.	
23	WI SCHOOL FOR VISUALLY HANDICAPPED 1700 WEST STATE STREET JANESVILLE, WI 53546	473186 0.92 MI W						X				.	.	
24	COMPLETE AUTO TRANSIT INC 544 KELLOGG AVE JANESVILLE, WI 53546	214928 0.93 MI S						X				.	.	



An 'X' meets search criteria; a dot exceeds search criteria.

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Report ID: 001076-986

Date of Report: October 13, 1995

Version 2.4

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MAP ID	SITES IN THE SURROUNDING AREA (within 3/4 - 1 mile)	VISTA ID DISTANCE DIRECTION	A				B			C			D	
			NPL	CORRACTS	TSD	SPL	SCL	CERCLIS	LUST	SWLF	RCRA VIOL	TRIS	UST/AST	ERNS
25	FRANKLIN PLACE 158 SOUTH FRANKLIN JANESVILLE, WI 53545	5108049 0.99 MI N							X					
25	OVERTON PROPERTY 158 SOUTH FRANKLIN JANESVILLE, WI 53545	5340056 0.99 MI N							X					
25	CULLEN PROPERTY 170 SOUTH RIVER STREET JANESVILLE, WI 53545	1933238 1.00 MI N							X					

MAP ID	SITES IN THE SURROUNDING AREA (within 1 - 1 1/2 miles)	VISTA ID DISTANCE DIRECTION	A				B			C		D		
			NPL	CORRACTS	TSD	SPL	SCL	CERCLIS	LUST	SWLF	RCRA VIOL	TRIS	UST/AST	ERNS
26	SHEREX CHEMICAL CO INC 2001 AFTON ROAD JANESVILLE, WI 53545	378131 1.09 MI W		X	X					•	•			•
27	QUALITY WOOD TREATING COMPANY INC 305 BURBANK AVENUE JANESVILLE, WI 53545	344199 1.22 MI S		X				•		•		•		•

