

GIS REGISTRY INFORMATION

SITE NAME:	Luckys Auto Repair			FID #	
BRRTS #:	03-39-101225			(if appropriate):	
COMMERCE # (if appropriate):	53964-9160-26				
CLOSURE DATE:	November 07, 2005				
STREET ADDRESS:	526 S Main St				
CITY:	Westfield				
SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):	X =	560711	Y =	378832	
CONTAMINATED MEDIA:	Groundwater	<input type="checkbox"/>	Soil	<input checked="" type="checkbox"/>	Both <input type="checkbox"/>
OFF-SOURCE GW CONTAMINATION >ES:	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
• IF YES, STREET ADDRESS:					
• GPS COORDINATES (meters in WTM91 projection):					
	X =		Y =		
OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL):	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
• IF YES, STREET ADDRESS 1:					
• GPS COORDINATES (meters in WTM91 projection):					
	X =		Y =		
CONTAMINATION IN RIGHT OF WAY:	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
<u>DOCUMENTS NEEDED</u>					
Closure Letter, and any conditional closure letter issued or denial letter issued.					X
Copy of most recent deed, including legal description, for all affected properties					NA
Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties					
County Parcel ID number, if used for county, for all affected properties					
Location Map which outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy). If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site.					X
Detailed Site Map(s) for all affected properties , showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy) This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or SSRCLs.					X
Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)					
Tables of Latest Soil Analytical Results (no shading or cross-hatching)					X
Isoconcentration map(s), if required for site investigation (SI) (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of groundwater contamination defined. If not available, include the latest extent of contaminant plume map.					
GW: Table of water level elevations, with sampling dates, and free product noted if present					
GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)					
SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour					X
Geologic cross-sections, if required for SI. (8.5x14' if paper copy)					X
RP certified statement that legal descriptions are complete and accurate.					NA
Copies of off-source notification letters (if applicable)					
Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)					
Copy of (soil or land use) deed restriction (s) or deed notice if any required as a condition of closure					X
Copy of any maintenance plan referenced in the deed restriction					



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
P.O. Box 8044
Madison, Wisconsin 53708-8044
TDD #: (608) 264-8777
Fax #: (608) 267-1381
Jim Doyle, Governor
Mary P. Burke, Secretary

November 7, 2005

Mr. Otto Neulreich
Lucky's Auto Repair Inc
526 S Main St
Westfield, WI 53964

RE: **Final Closure**

Commerce # 53964-9160-26 WDNR BRRTS # 03-39-101225
Luckys Auto Repair, 526 S Main St, Westfield

Dear Mr. Neulreich:

The Wisconsin Department of Commerce (Commerce) has received all items required as conditions for closure of the site referenced above. This case is now listed as "closed" on the Commerce database. It is in your best interest to keep all documentation related to the environmental activities that were conducted.

If residual contamination is encountered in the future, it must be managed in accordance with all applicable state and federal regulations. If it is determined that any remaining contamination poses a threat, the case may be reopened and further investigation or remediation may be required.

Thank you for your efforts to bring this case to closure. If you have any questions, please contact me in writing at the letterhead address or by telephone at (608) 266-0593.

Sincerely,

A handwritten signature in black ink, appearing to read "Brian F. Taylor". The signature is written in a cursive style with a large, looping initial "B".

Brian F. Taylor
Hydrogeologist
Site Review Section

cc: Case File



ENVIRONMENTAL & REGULATORY SERVICES
BUREAU OF PECFA
P.O. Box 8044
Madison, Wisconsin 53708-8044
TDD #: (608) 264-8777
Fax #: (608) 267-1381
<http://www.commerce.state.wi.us>
<http://www.wisconsin.gov>
Scott McCallum, Governor
Philip Edw. Albert, Secretary

June 3, 2002

Mr. Otto Nuelreich
520 S Main St
Westfield, WI 53964

RE: **Conditional Case Closure**

Commerce # 53964-9160-26 **WDNR BRRTS # 03-39-101225**
Luckys Auto, 526 S Main St, Westfield

6,000- and 10,000-gallon unleaded gasoline USTs removed during May 1996

Dear Mr. Nuelreich:

The Wisconsin Department of Commerce (Commerce) PECFA Site Review Section appreciates the additional information provided by your consultant, Envirogen, in the April 8, 2002 correspondence. As indicated in the September 18, 2001 request from Commerce, this information was needed for the closure review to proceed. It is understood that residual soil contamination remains on-site. Using the standards established in the NR 700 series, Wisconsin Administrative Code, Commerce has determined that this site does not pose a significant threat to the environment and human health. No further investigation or remedial action is necessary.

As indicated above, this conditional closure is only for the confirmed release from the USTs listed above. Envirogen indicates the site address had been 511 S. Main Street. Currently the Commerce tank registration database indicates two additional USTs still registered to the 511 S. Main Street address (see enclosure). Appropriate forms should be submitted to the UST/AST Permit and Registration Section of Commerce to provided both the street address change and updated status for the two USTs currently registered to the 511 S. Main Street address. Theresa Quamme (608-267-1383) is the Registration Section contact for Marquette County.

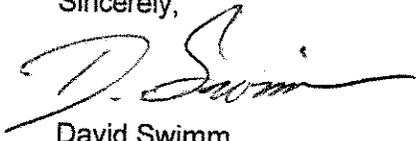
The following conditions must be satisfied to obtain final closure:

- Provide abandonment documentation for the monitoring wells MW-1 through MW-4.
- Provide an executed, recorded deed affidavit in the format provided to address the on-property residual soil contamination. For case closure, Commerce will need a copy of the deed restriction containing the County Register of Deeds' recording information. Commerce requires that a figure showing soil boring locations and tables of soil analytical results be recorded with the deed notice (Figure 4, Table 2 and Table 4 from the July 2001 Site Investigation/Closure Assessment Report). Enclosed is a draft "Notice of Contamination to Property" for your use. If you wish to modify the language, submit a copy to this office for approval prior to recording. If an electronic copy of the "Notice of Contamination to Property" is desired, you may contact Commerce and a copy will be forwarded to you.

As of August 31, 2001, State Statute 101.143 requires PECFA claimants seeking reimbursement of interest costs to submit a final reimbursement claim within 120 days after they receive written notification that no further action is required with respect to the discharge at their site. This letter serves as your written notice of "no further action". If your claim is not received within 120 days of the date of this letter, interest costs incurred after 60 days of the date of this letter will not be eligible for PECFA reimbursement. Costs associated with recording deed notices or other restrictions are not eligible for PECFA reimbursement, and the recording of these notices should not delay the claim submittal process.

Thank you for your efforts to protect Wisconsin's environment. If you have any questions, please contact me in writing at the letterhead address or by telephone at (608) 264-8766.

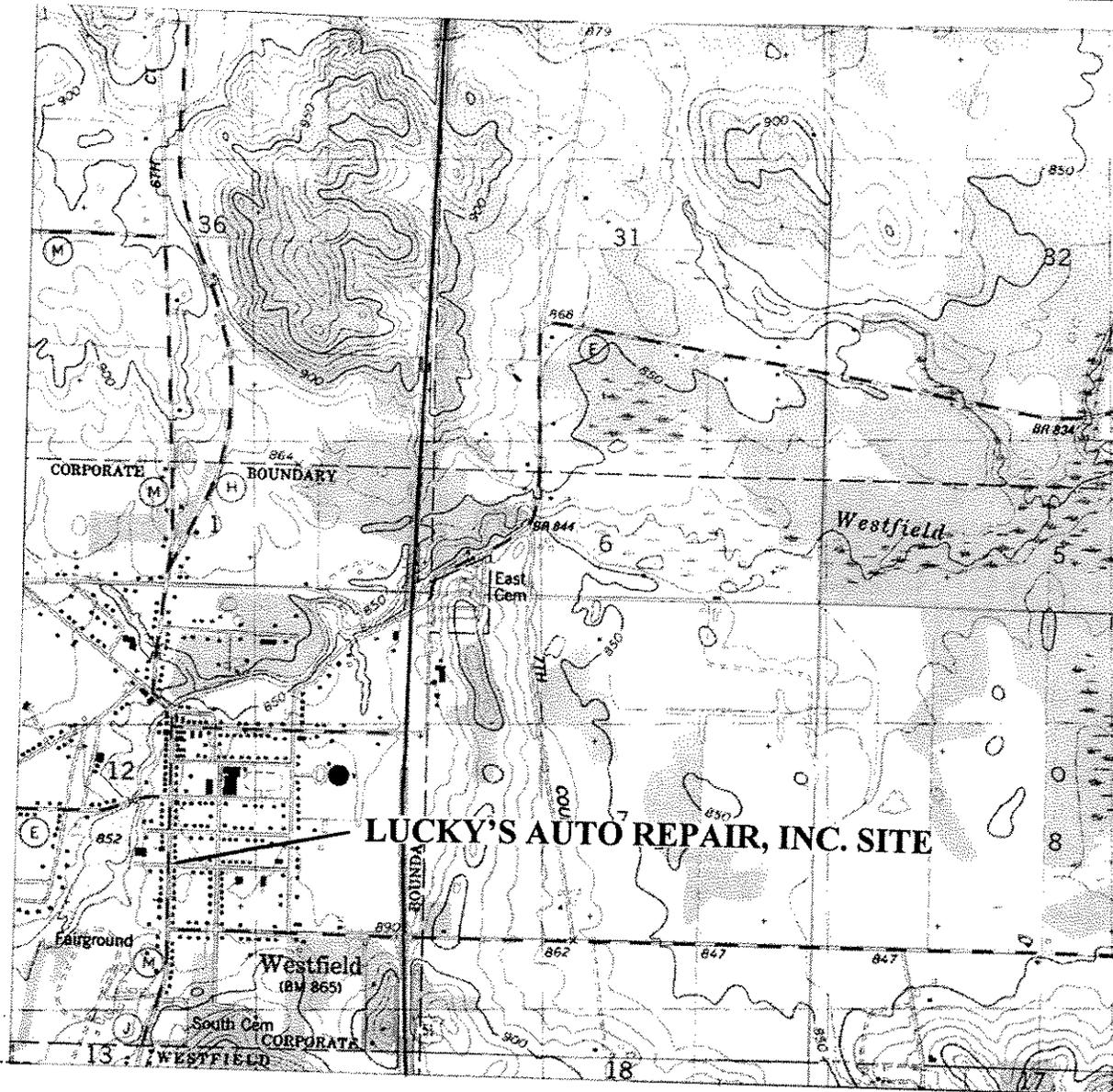
Sincerely,



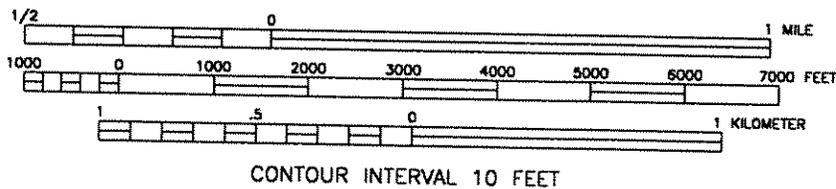
David Swimm
Hydrogeologist
Site Review Section

Encl. Notice of Contamination to Property
Registration Tank List for 511 S. Main Street

cc: John Zajakowski, Envirogen (with encl.)
Frances Demke, Village of Westfield (without encl.)



(USGS 1984)
 WESTFIELD EAST QUADRANGLE SCALE 1:24000



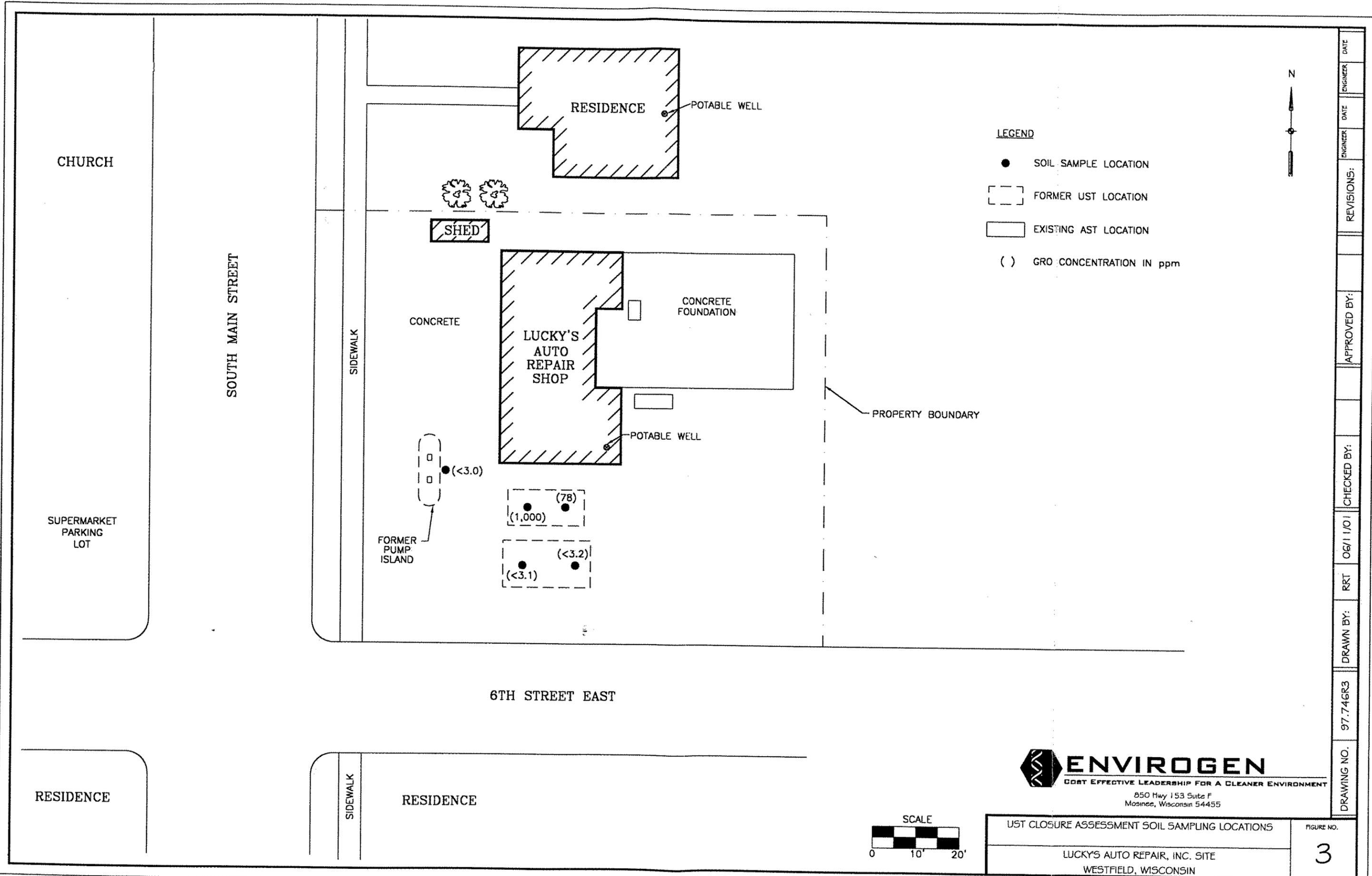
ENVIROGEN

COST EFFECTIVE LEADERSHIP FOR A CLEANER ENVIRONMENT

850 Hwy 153 Suite F
 Mosinee, Wisconsin 54455

SITE LOCATION MAP		FIGURE NO. 1
LUCKY'S AUTO REPAIR, INC. SITE WESTFIELD, WISCONSIN		

DRAWING NO.	97.746R1
DRAWN BY:	RRT
OG/I/O/I	
CHECKED BY:	
APPROVED BY:	
REVISIONS:	
ENGINEER	DATE
ENGINEER	DATE

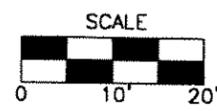


- LEGEND**
- SOIL SAMPLE LOCATION
 - FORMER UST LOCATION
 - EXISTING AST LOCATION
 - () GRO CONCENTRATION IN ppm



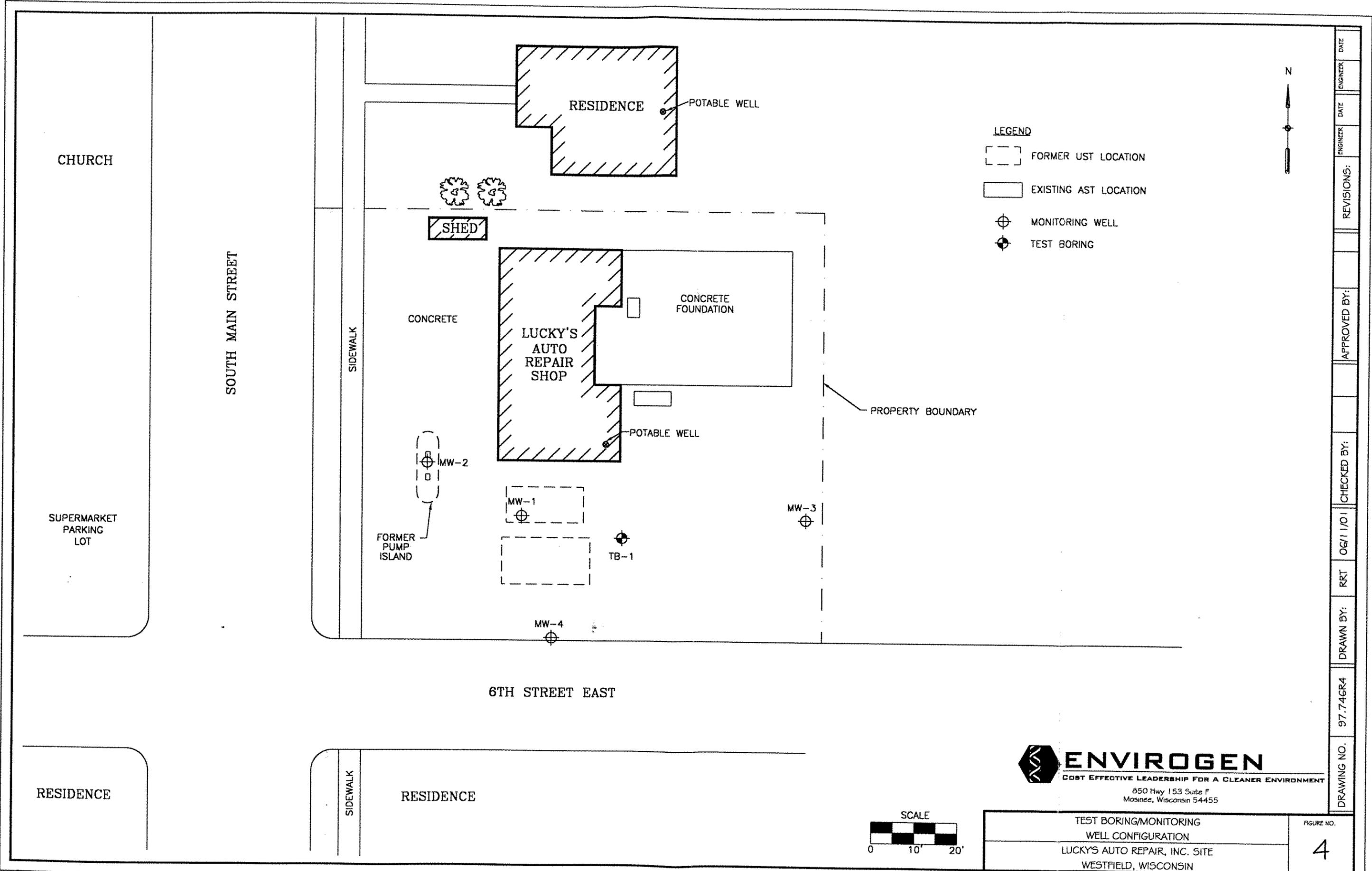
DATE	ENGINEER
DATE	ENGINEER
REVISIONS:	
APPROVED BY:	
CHECKED BY:	
06/11/01	RRT
DRAWN BY:	
97.746R3	
DRAWING NO.	

ENVIROGEN
 MOST EFFECTIVE LEADERSHIP FOR A CLEANER ENVIRONMENT
 850 Hwy 153 Suite F
 Mosinee, Wisconsin 54455



UST CLOSURE ASSESSMENT SOIL SAMPLING LOCATIONS
 LUCKY'S AUTO REPAIR, INC. SITE
 WESTFIELD, WISCONSIN

FIGURE NO.
3



- LEGEND**
- FORMER UST LOCATION
 - EXISTING AST LOCATION
 - + MONITORING WELL
 - + TEST BORING



DRAWING NO.	97.746R4	DRAWN BY:	RRT
CHECKED BY:	06/11/01	APPROVED BY:	
REVISIONS:		ENGINEER:	DATE:
		ENGINEER:	DATE:

ENVIROGEN
 COST EFFECTIVE LEADERSHIP FOR A CLEANER ENVIRONMENT
 850 Hwy 153 Suite F
 Mosinee, Wisconsin 54455



TEST BORING/MONITORING WELL CONFIGURATION	FIGURE NO.
LUCKY'S AUTO REPAIR, INC. SITE WESTFIELD, WISCONSIN	4

TABLE 2

**UST Closure Assessment Soil Sample Laboratory Analytical Results
Luck's Auto Repair, Inc. Site
Westfield, Wisconsin
May 1, 1996**

Sampling Location	Sample Depth (feet bls)	GRO
East End 10,000-gallon UST	13	<3.2
West End 10,000-gallon UST	13	<3.1
East End 6,000-gallon UST	11	78
West End 6,000-gallon UST	11	1,000
Dispenser Island	2	<3.0
NR 720 Generic Soil Standard		100

Notes:

All results are reported in ppm

 Shading indicates the value equals or exceeds WAC NR 720 generic soil standards

bls: Below land surface

GRO: Gasoline range organics

UST: Underground storage tank

Checked by: _____

Approved by: _____

TABLE 4

Soil Sample Laboratory Analytical Results
 Luck's Auto Repair, Inc. Site
 Westfield, Wisconsin
 October 16, 2000

Sample	Depth (feet bls)	Parameter								
		Benzene	Ethylbenzene	Toluene	Xylenes	TMBs	MTBE	1,2-DCA	GRO (ppm)	Lead (ppm)
MW-1	10-12	<25	<25	<25	<25	<50	<25	<25	<5.49	1.10
	16-18	<25	43.1	31.5	45.5	129	<25	<25	<5.95	3.35
	20-22	<25	<25	<25	<25	<50	<25	<25	<5.73	2.92
MW-2	2-4	<25	<25	<25	<25	<50	<25	<25	<6.18	27.7
	18-20	<25	<25	<25	<25	<50	<25	<25	<5.73	3.65
TB-1	2-4	<25	<25	<25	<25	<50	<25	<25	<5.58	2.17
	10-12	373	1,340	1,900	1,980	4,360	<25	<25	1,280	2.49
	14-16	<25	<25	<25	<25	<50	<25	<25	<6.16	2.97
	18-20	<25	<25	<25	<25	<50	<25	<25	<5.86	3.05
NR 720 Generic Soil Standards		5.5	2,900	1,500	4,100	NS	NS	4.9	100	50

(Continued)

Notes:

All results are reported in ppb unless noted otherwise.

Shading indicates value equals or exceeds NR 720 generic soil standards

bls: Below land surface NS: No standard TMB: Trimethylbenzene MTBE: Methyl t-butyl ether
 GRO: Gasoline range organics DCA: Dichloroethane

Checked by: _____

Approved by: _____

TABLE 4 (Continued)

**Soil Sample Laboratory Analytical Results
Lucky's Auto Repair, Inc. Site
Westfield, Wisconsin
October 16, 2000**

Sample	Depth (feet bls)	Parameter								
		Benzene	Ethylbenzene	Toluene	Xylenes	TMBs	MTBE	1,2-DCA	GRO (ppm)	Lead (ppm)
MW-3	2-4	<25	<25	<25	<25	<50	<25	<25	<6.01	5.00
	18-20	<25	<25	<25	<25	<50	<25	<25	<5.98	1.92
MW-4	2-4	<25	<25	<25	<25	<50	<25	<25	<5.99	4.77
	18-20	<25	<25	<25	<25	<50	<25	<25	<5.62	2.28
NR 720 Generic Soil Standards		5.5	2,900	1,500	4,100	NS	NS	4.9	100	50

Notes:

All results are reported in ppb unless noted otherwise.

bls: Below land surface

NS: No standard

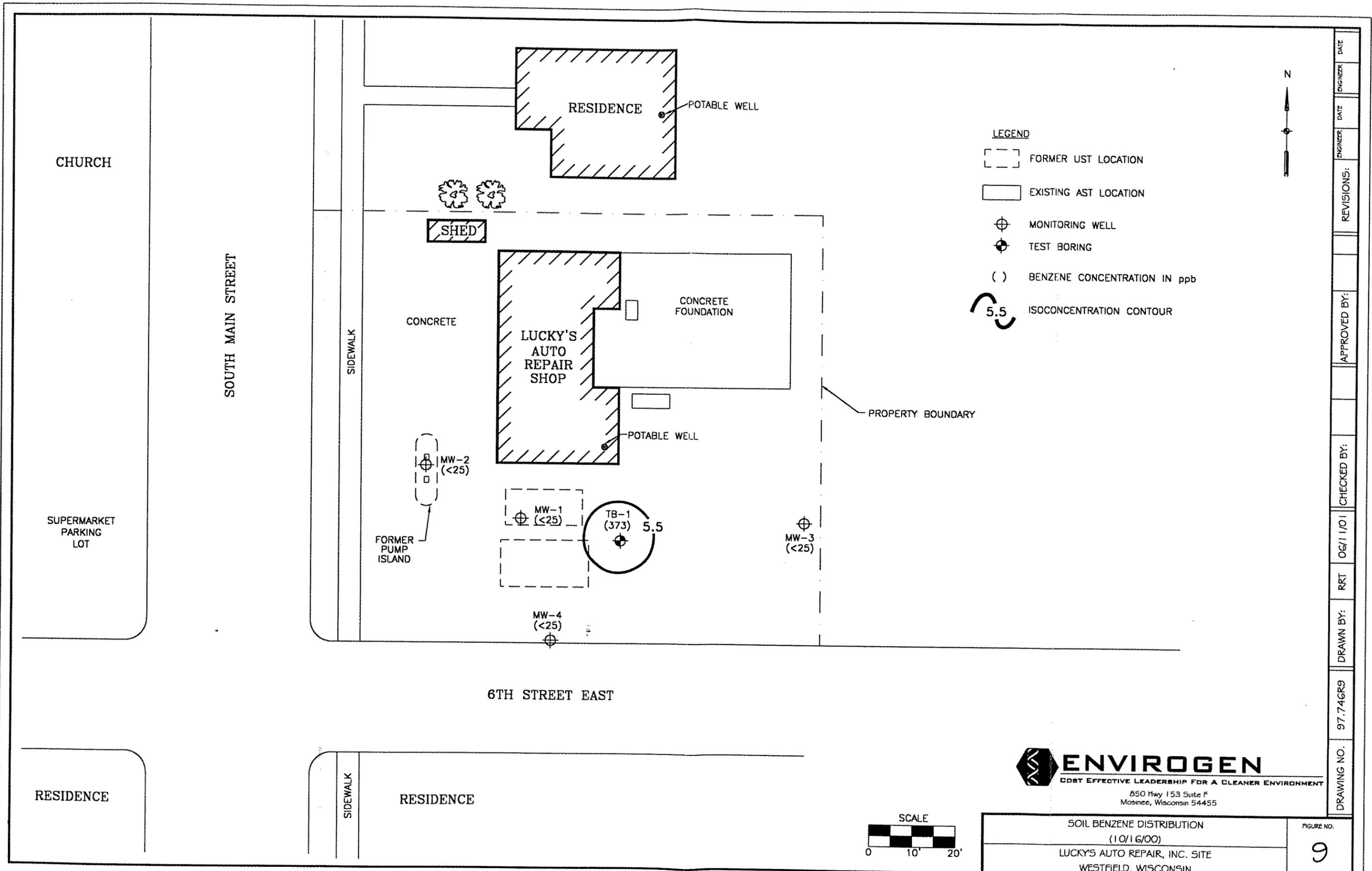
TMB: Trimethylbenzene

MTBE: Methyl t-butyl ether

GRO: Gasoline range organics DCA: Dichloroethane

Checked by: _____

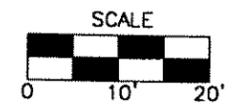
Approved by: _____



- LEGEND**
- FORMER UST LOCATION
 - EXISTING AST LOCATION
 - ⊕ MONITORING WELL
 - ⊙ TEST BORING
 - () BENZENE CONCENTRATION IN ppb
 - 5.5 ISOCONCENTRATION CONTOUR

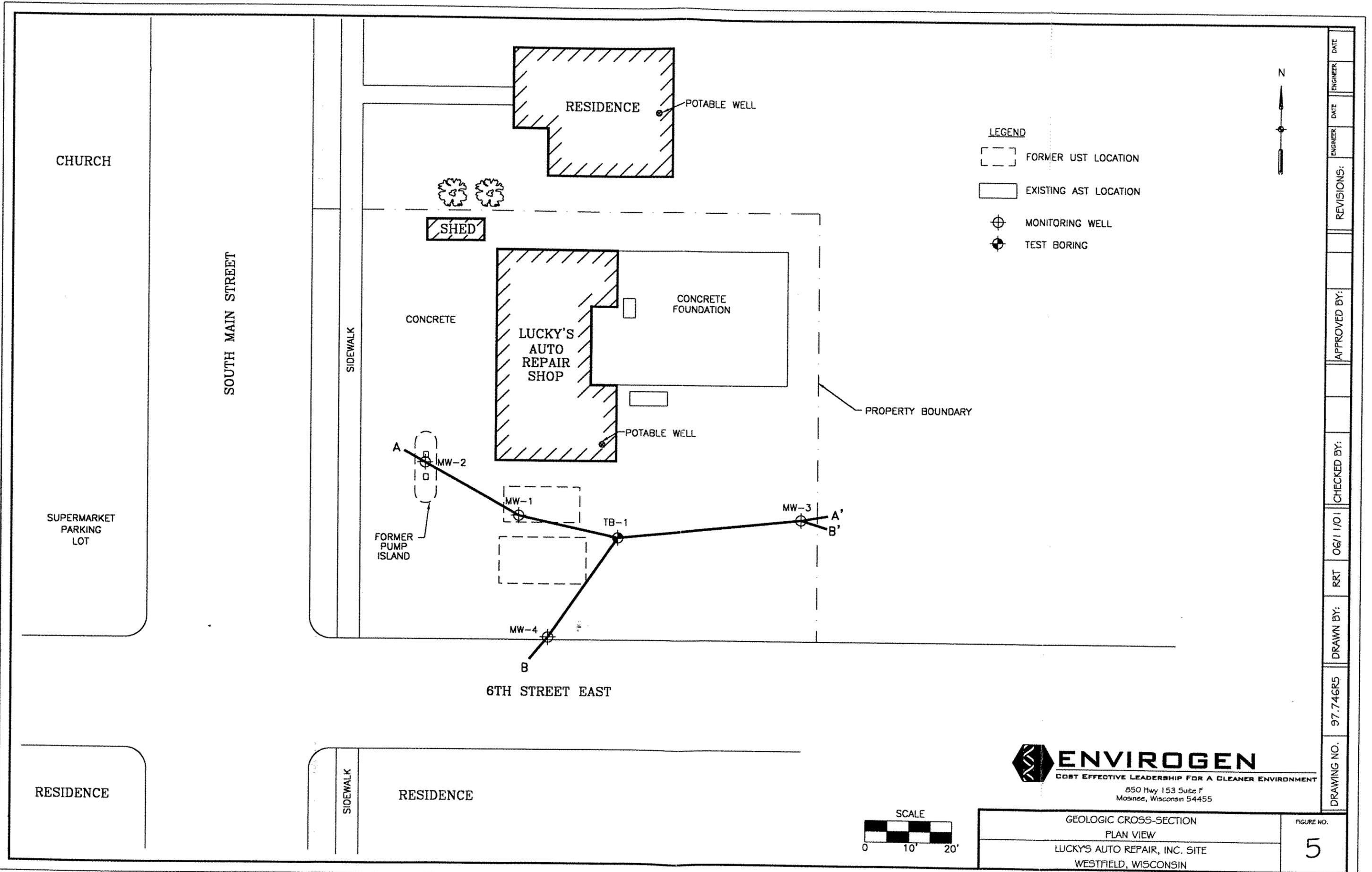
ENGINEER	DATE
ENGINEER	DATE
REVISIONS:	
APPROVED BY:	
CHECKED BY:	
DRAWN BY:	06/11/01
DRAWING NO. 97.746R9	RRT

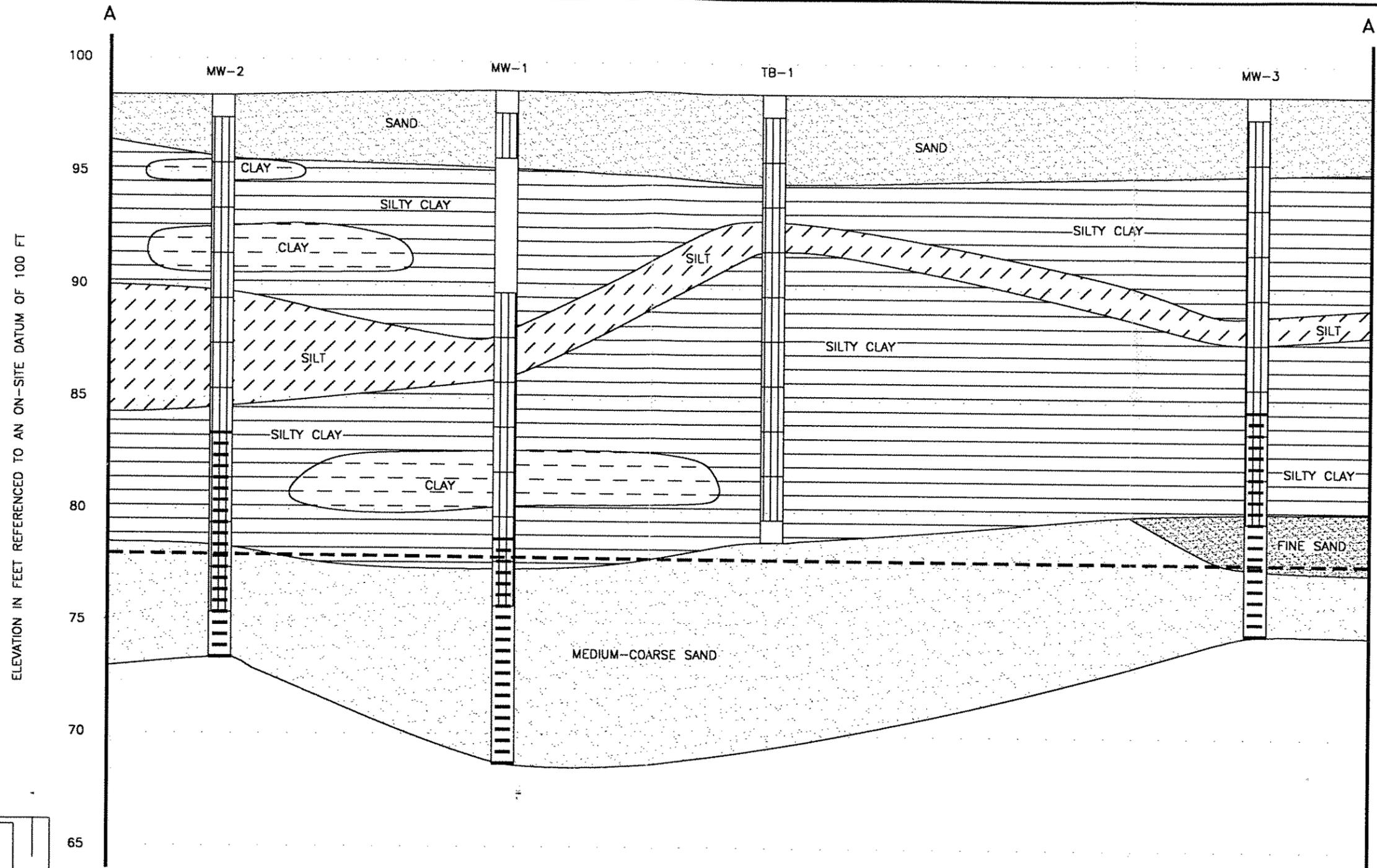
ENVIROGEN
 COST EFFECTIVE LEADERSHIP FOR A CLEANER ENVIRONMENT
 850 Hwy 153 Suite F
 Mosinee, Wisconsin 54455



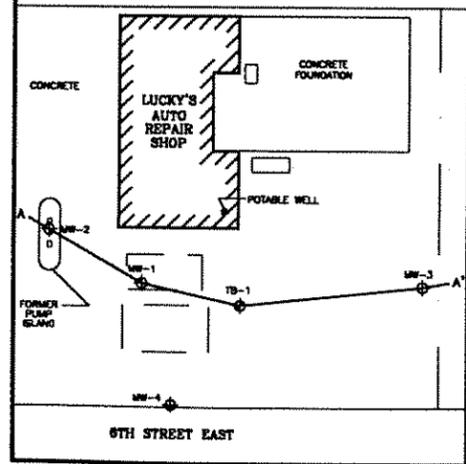
SOIL BENZENE DISTRIBUTION
 (10/16/00)
 LUCKY'S AUTO REPAIR, INC. SITE
 WESTFIELD, WISCONSIN

FIGURE NO.
 9





PLAN VIEW



- LEGEND
- SAMPLE INTERVAL
 - SCREENED INTERVAL
 - GROUNDWATER TABLE (03/05/01)

SCALE
HORIZONTAL: 1" = 10'
VERTICAL: 1" = 5'

ENVIROGEN
 MOST EFFECTIVE LEADERSHIP FOR A CLEANER ENVIRONMENT
 850 Hwy 153 Suite F
 Mosinee, Wisconsin 54455

GEOLOGIC CROSS-SECTION A-A'
 LUCKY'S AUTO REPAIR, INC. SITE
 WESTFIELD, WISCONSIN

FIGURE NO.
6

DRAWING NO.	97.74686
RRT	06/1/01
CHECKED BY:	
APPROVED BY:	
REVISIONS:	
ENGINEER	DATE
ENGINEER	DATE

Document Number

NOTICE OF CONTAMINATION TO PROPERTY

Legal Description of the Property: In re:

(as it appears on the most recent deed)

Lot Four Block "K" Village Plat of the village of Westfield, Marquette County, Wisconsin

Recording Area

Name and Return Address

STATE OF WISCONSIN)
COUNTY OF) ss

Parcel Identification Number (PIN)

Section 1. Lucky's Auto Repair Inc is the owner of the above-described property.

Section 2. One or more petroleum discharges have occurred at this property. Petroleum contaminated soils above NR 720 residual contaminant levels of the Wisconsin Administrative Code exist on this property in the area of the former underground storage tanks (USTs).

Section 3. The owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitations and/or restrictions:

Residual petroleum contaminated soil with benzene concentrations as high as 0.373 mg/kg and gasoline range organic (GRO) compounds as high as 1,280 mg/kg remain beneath (UST closure soil samples) and east (soil boring TB-1) of the former USTs [attach Figure 4, Table 2 and Table 4 from the July 2001 Site Investigation/Closure Assessment Report]. It has been shown that these levels are protective of health and the environment. If this contaminated soil is excavated in the future, it may be considered a solid waste and will need to be disposed in accordance with all applicable laws. (File reference: Commerce #53964-9160-26, BRRTs #03-39-101225)

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Commerce, or its successor, issue a determination that the restrictions set forth in this covenant are no longer required. That property owner shall provide any and all necessary information to the Department in order for the Department to be able to make a determination. Upon receipt of such a request, the Department shall determine whether or not the restrictions contained herein can be extinguished. Conditions under which a restriction may be extinguished will be determined in accordance with the site specific standards, rules and laws for this property. If the Department determines

that the restrictions can be extinguished, an affidavit, with a copy of the Department's written determination, may be recorded to give notice that this restriction, or portions of this restriction are no longer binding. Any restriction placed upon this property shall not be extinguished without the Department's written determination.

IN WITNESS WHEREOF, the owner of the property has executed this document, this 28 day of SEP, 2005.

[When appropriate use the following clause]:

By signing this document, [he/she] acknowledges that [he/she] is duly authorized to sign this document on behalf of Lucky's Auto Repair Inc

Signature: Otto Neulrecher

Printed Name: Otto Neulrecher

Title: President of Lucky's Auto Repair Inc

Subscribed and sworn to before me
this 28 day of September, 2005.

Debra Kermutz
Notary Public, State of Wisconsin
My commission expires 10-21-07

This document was drafted by the Wisconsin Department of Commerce.