

GIS REGISTRY INFORMATION

SITE NAME: BECK'S PIZZA

BRRTS #: 03-71-272841 **FID # (if appropriate):** _____

COMMERCE # (if appropriate): _____

CLOSURE DATE: 05/15/2002

STREET ADDRESS: 223 WEST MAIN ST.

CITY: OMRO

SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection): X= 620422 Y= 397036

CONTAMINATED MEDIA: Groundwater Soil Both

OFF-SOURCE GW CONTAMINATION >ES: Yes No

IF YES, STREET ADDRESS 1: _____

GPS COORDINATES (meters in WTM91 projection): X= _____ Y= _____

OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL): Yes No

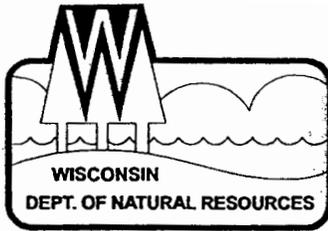
IF YES, STREET ADDRESS 1: _____

GPS COORDINATES (meters in WTM91 projection): X= _____ Y= _____

CONTAMINATION IN RIGHT OF WAY: Yes No

DOCUMENTS NEEDED:

- Closure Letter, and any conditional closure letter or denial letter issued x
- Copy of any maintenance plan referenced in the final closure letter. x
- Copy of (soil or land use) deed notice *if any required as a condition of closure* x
- Copy of most recent deed, including legal description, for all affected properties x
- Certified survey map or relevant portion of the recorded plat map (*if referenced in the legal description*) for all affected properties na
- County Parcel ID number, *if used for county*, for all affected properties # 2650468 x
- 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) na
- 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. na
- GW: Table of water level elevations, with sampling dates, and free product noted if present na
- GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees) x
- 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) na
- Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW) na



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Scott McCallum, Governor
Darrell Bazzell, Secretary
Ronald W. Kazmierczak, Regional Director

Oshkosh Service Center
625 E. County Rd Y, Suite 700
Oshkosh, Wisconsin 54901-9731
Telephone 920-424-3050
FAX 920-424-4404

May 15, 2002

Beverly Beck
223 West Main St.
Omro WI 54963

SUBJECT: Final Case Closure By Closure Committee with conditions met
Becks Pizza, 223 W. Main St., Omro, WI
WDNR BRRTS #: 03-71-272841

Dear Ms. Beck:

On May 1, 2002 your site as described above was reviewed for closure by the Northeast Region Closure Committee. This committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. On May 9, 2002, you were notified that the Closure Committee had granted conditional closure to this case.

On May 14, 2002 the Department received correspondence indicating that you have complied with the conditions of closure which were the filing of a Deed Restriction requiring maintenance of the existing impermeable cap at the former tank location, publication of a Class 1 Public Notice, submittal of a cap maintenance plan and the abandonment of all monitoring wells. Based on the correspondence and data provided, it appears that your case has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code. **The Department considers this case closed and no further investigation, remediation or other action is required at this time.**

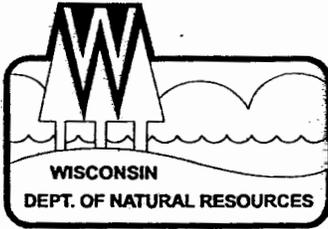
Please be aware that this case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code, if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety or welfare, or the environment.

The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at 920-424-7890.

Sincerely,

Kevin D. McKnight
Hydrogeologist
Bureau for Remediation & Redevelopment

cc: file
Herb Berger, MES, 104 West Jackson, Ripon WI54971



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Scott McCallum, Governor
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Oshkosh Service Center
625 E. County Rd Y, Suite 700
Oshkosh, Wisconsin 54901-9731
Telephone 920-424-3050
FAX 920-424-4404

May 9, 2002

Beverly Beck
223 West Main St.
Omro WI 54963

Subject: Conditional Case Closure
Becks Pizza, 223 W. Main St., Omro, Wisconsin
WDNR BRRTS # 03-71-272841

Dear Ms. Beck:

On May 1, 2002, your request for closure of the case described above was reviewed by the Northeast Region Closure Committee. The committee reviews environmental remediation cases for compliance with state rules and statutes to maintain consistency in the closure of these cases. After careful review of the closure request, the Closure Committee has determined that the petroleum contamination on the site from the former underground storage tank appears to have been investigated and remediated to the extent practicable under site conditions. Your case has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code and will be closed if the following conditions are satisfied:

MONITORING WELL ABANDONMENT

The monitoring wells at the site must be properly abandoned in compliance with ch. NR 141, Wis. Adm.. Documentation of well abandonment must be submitted to Kevin McKnight on Form 3300-5B found at www.dnr.state.wi.us/org/water/dgw/gw/ or provided by the Department of Natural Resources

WASTE AND SOIL PILE REMOVAL

Any remaining waste and/or soil piles generated as part of site investigation or remediation activities must be removed from the site and disposed of or treated in accordance with Department of Natural Resources' rules. Please send a letter advising me that any remaining waste and/or soil piles have been removed once that work is completed.

DEED RESTRICTION FOR CONTAMINATED SOIL

To close this site, the Department requires that a deed restriction be signed and recorded to address the issue of the remaining soil contamination associated with the site. The purpose of the restriction is to maintain a surface barrier over the remaining soil contamination to prevent it from impacting human health and the environment, and require that the owner of the property investigate the degree and extent of residual contamination that is currently inaccessible, if structural impediments that currently exist on the property are removed.

A Restriction has been drafted and is attached to this letter. Please review the draft document for completeness, and if you do not have any questions or concerns with it, you should sign it and have it recorded by the Winnebago County Register of Deeds. Then you must submit a copy of the recorded document, with the recording information stamped on it, to me. Please be aware that if a deed restriction is recorded for the wrong property because of an inaccurate legal description that you have provided, you will be responsible for recording corrected documents at the Register of Deeds Office to correct the problem.

Public Notice and Cap Maintenance Plan

A Class 1 Public Notice is required to be published prior to closure of this site due to the use of a cap restriction being placed on the property. The Department has been informed by your consultant that a public notice and maintenance plan has been forwarded to you. Proof of publishing the Class 1 Public Notice and a copy of the Cap Maintenance plan should be provided to the Department.

When the above conditions have been satisfied, please submit a letter to let me know that applicable conditions have been met, and your case will be closed and a final closure letter provided.

If this is a PECFA site, section 101.143, Wis. Stats., requires that PECFA claimants seeking reimbursement of interest costs, for sites with petroleum contamination, submit a final reimbursement claim within 120 days after they receive a closure letter on their site. For claims not received by the PECFA Program within 120 days of the date of this letter, interest costs after 60 days of the date of this letter will not be eligible for PECFA reimbursement.

Please be aware that the case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code, if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, or welfare or to the environment.

We appreciate your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at 920-424-7890.

Sincerely,



Kevin D. McKnight
Hydrogeologist
Bureau for Remediation & Redevelopment

Enclosure

cc: file
Herb Berger, MES, 104 W. Jackson, Ripon WI 54971

May 10, 2002

Kevin McKnight
Hydrogeologist
Wisconsin Department of Natural Resources
625 E. County Road Y, Suite 700
Oshkosh, WI 54901

RE: CAP MAINTAINENCE PLAN
Beck's Pizza
223 W. Main Street
Omro, WI 54963
MES Project No. 12-11078
WDNR ID No. 03-71-272841
PECFA Claim No. 54963-1335-23

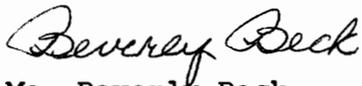
Dear Mr. McKnight:

Midwest Engineering Services, Inc., (MES) has prepared this Cap Maintenance Plan for the referenced site on behalf of Beverly Beck. Specific monitoring of the cap will preformed as described below.

- The concrete cap in the area of monitoring well MW-3 will be inspected annually. The integrity of the cap will be photo-documented, and a log documenting the cap maintainence will be kept on site.
- Imperfections in the cap will be repaired as necessary.

If you have any questions, please contact me (920) 685-2970 or MES at (920) 745-2200.

Sincerely Yours,



Ms. Beverly Beck

C: Herbert E. Berger, Jr. (Midwest Engineering Services Inc.)

assign: (1) Excavating or grading of the land surface; (2) Filling on the capped area; (3) Plowing for agricultural cultivation; and (4) Construction or installation of a building or other structure with a foundation that would sit on or be placed within the cap or cover. In addition, the cap or cover shall be maintained in compliance with a plan prepared and submitted to the Wisconsin Department of Natural Resources by a responsible party, as required by section NR 724.13(2), Wis. Adm. Code (1999).

This restriction is hereby declared to be a covenant running with the land and shall be fully binding upon all persons acquiring the above-described property whether by descent, devise, purchase or otherwise. This restriction inures to the benefit of and is enforceable by the Wisconsin Department of Natural Resources, its successors or assigns. The Department, its successors or assigns, may initiate proceedings at law or in equity against any person or persons who violate or are proposing to violate this covenant, to prevent the proposed violation or to recover damages for such violation.

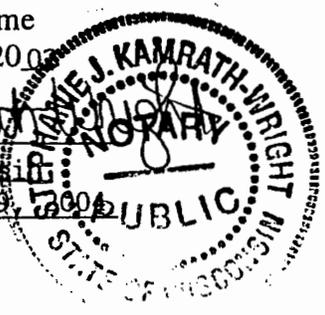
Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Natural Resources or its successor issue a determination that one or more of the restrictions set forth in this covenant is no longer required. Upon the receipt of such a request, the Wisconsin Department of Natural Resources shall determine whether or not the restrictions contained herein can be extinguished. If the Department determines that the restrictions can be extinguished, an affidavit, attached to a copy of the Department's written determination, may be recorded by the property owner or other interested party to give notice that this deed restriction, or portions of this deed restriction, are no longer binding.

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 12th day of May, 2002.

Signature: Beverly Beck
Printed Name: BEVERLY BECK

Subscribed and sworn to before me
this 12th day of May, 2002

Stephanie Kamath
Notary Public, State of Wisconsin
My commission expires May 9, 2004



This document was drafted by the Wisconsin Department of Natural Resources based on information provided by Beverly Beck and MES, Inc.

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 28th day of May, 2002.

Signature: Beverly J. Beck
Printed Name: Beverly J. Beck

Subscribed and sworn to before me
this 28th day of May, 2002

Stephanie J. Kamrath
Notary Public, State of _____
My commission expires: Nov 9, 2004



This document was drafted by the Wisconsin Department of Natural Resources based on information provided by Beverly Beck and MES, Inc.

DOCUMENT NO.

WARRANTY INSTRUMENT
STATE OF WISCONSIN FORM 9
THIS SPACE RESERVED FOR RECORDING DATA

370721

THIS INDENTURE, Made by Louis J. Kubasta and Anna E. Kubasta, s/k/a Ann E. Kubasta, his wife

Register's Office
Winnebago County, Wis.
Received for record this 2nd
day of May, 1968
at 1:30 o'clock P.M. and
recorded in Vol. 1207 of
RECORDS on page 133
Richard E. Finckel
Register of Deeds

grantor of Winnebago County, Wisconsin, hereby conveys and warrants to Jerome W. Beck and Beverly J. Beck, his wife and the survivor of either of them

RETURN TO
Jerson Wallace
Chg 24

grantee of Winnebago County, Wisconsin, for the sum of One dollar (\$1.00) and other good and valuable consideration

the following tract of land in Winnebago County, State of Wisconsin:

The West 1/2 of Lot 7 and all of Lot 8 in WEST^N ADDITION to Town Plat of Omro, in the Village of Omro and now in the City of Omro.

In Witness Whereof, the said grantor has hereunto set their hand and seal this 2nd day of May, A. D. 19 68

SIGNED AND SEALED IN PRESENCE OF
Sara Beck
Sara Beck
Dorothy M. Claudrens
Dorothy M. Claudrens

Louis J. Kubasta (SEAL)
Louis J. Kubasta
Ann E. Kubasta (SEAL)
Ann E. Kubasta s/k/a Ann E. Kubasta
(SEAL)
(SEAL)

State of Wisconsin, Winnebago County. Personally came before me, this 2nd day of May, A. D. 19 68 the above named Louis J. Kubasta and Ann E. Kubasta, s/k/a Ann E. Kubasta, his wife to me known to be the person who executed the foregoing instrument and acknowledged the same.

Vol 1207 PAGE 133
THIS INSTRUMENT WAS DRAFTED BY
Robert F. Jansen



Irving F. Mentzer
Notary Public, Winnebago County, Wis.
Commission Expires May 17, 1970

Section 90.11 (1) of the Wisconsin Statutes provides that any instrument which purports to be a conveyance of real property and which is not a mortgage or deed, and which is not a deed, shall be void unless it is recorded in the office of the Register of Deeds within the time specified in this section.

864981

THIS INDENTURE, Made by City of Omro
Municipal
a Corporation duly organized and existing under and by virtue of the laws of
the State of Wisconsin, grantor, of Winneshago
County, Wisconsin, better known and with intent to
Beverly J. Beck, a widow
grantee
of Winneshago County, Wisconsin, for the
sum of One Thousand and no/100 (\$1,000.00)
Dollars
the following tract of land in Winneshago County,
State of Wisconsin:

Register's Office
Winneshago County, Wis.
Received for record
this 20th Day of
January
A. D. 1993 at
11:30 o'clock A.M.
Marjorie Delaney
REGISTER OF DEEDS

The East Ten (10) feet, front and rear, of
Lot Nine (9) in Western Addition to the Town Plat
of Omro, and now in the City of Omro.

RETURN TO
228 W. Main St
Omro 54963

FEE

2
EXEMPT

ENERGY
CODE
7

(IF NECESSARY, CONTINUE DESCRIPTION ON REVERSE SIDE)

In Witness Whereof, the said grantor has caused these presents to be signed by Ray Hoeft, Mayor
Ray Hoeft, and countersigned by Janet Schettl, City Clerk
Omro, Wisconsin, and its corporate seal to be hereunto affixed this
21 day of October, A. D. 1993.

SIGNED AND SEALED IN PRESENCE OF

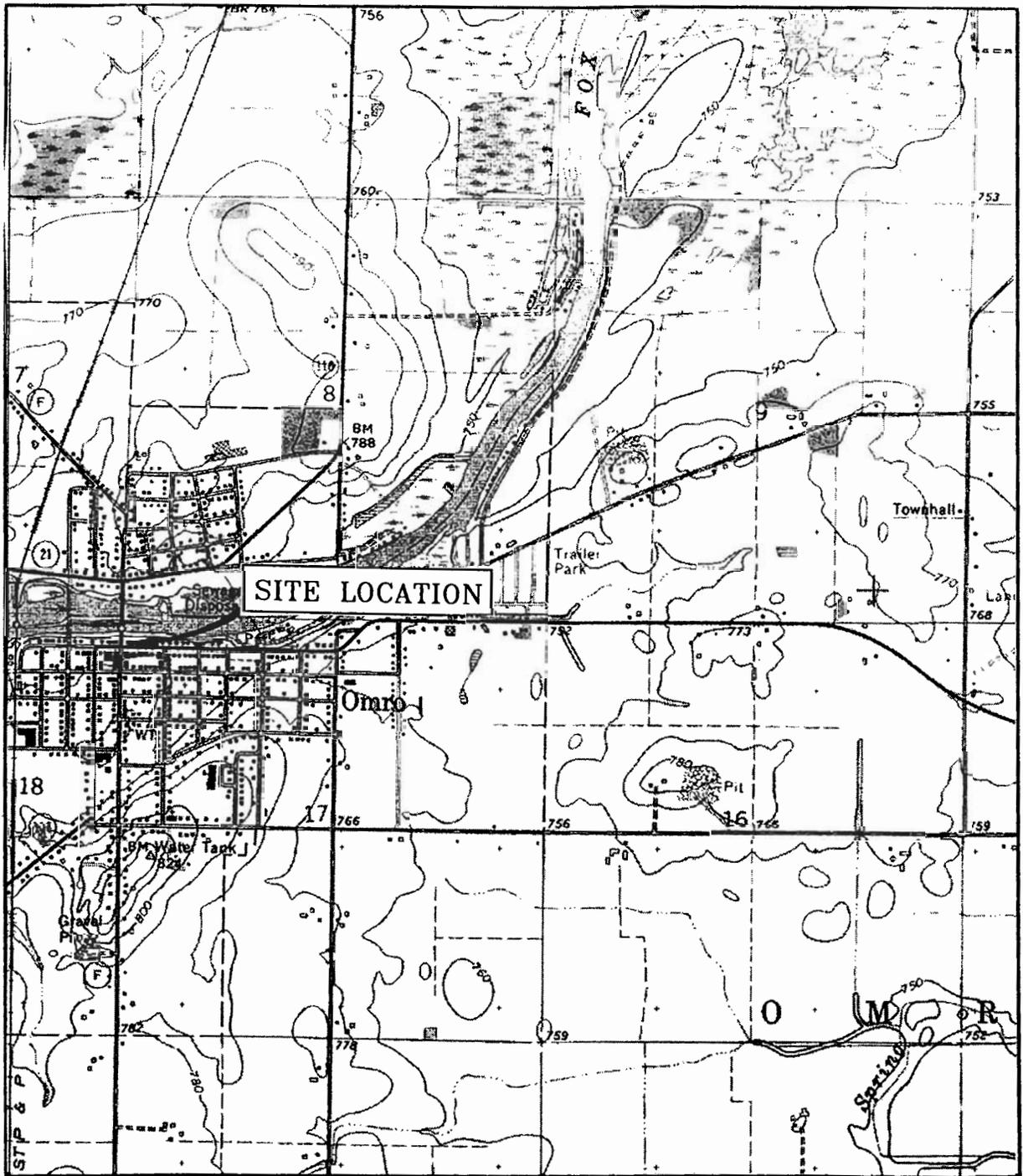
CITY OF OMRO
By: Ray Hoeft Mayor
COUNTERSIGNED BY: Janet Schettl City Clerk

STATE OF WISCONSIN
Winneshago County

Personally came before me, this 21 day of October, A. D. 1993
Ray Hoeft, Mayor and Janet Schettl, City Clerk
of the above named Corporation, to me known to be the persons who executed the foregoing instrument, and to me
known to be such officers of said Corporation, and acknowledged that they executed the foregoing
instrument as such officers of said Corporation, by its authority.

THIS INSTRUMENT WAS DEPOSED BY
John H. Wallace, Jr.

Notary Public, Winneshago County, Wis.
My Commission Expires permanent



OMRO QUADRANGLE
 U.S.G.S. 7.5 MINUTE SERIES
 (TOPOGRAPHIC) WINNEBAGO COUNTY
 WISCONSIN



SCALE: 1:24,000

FIGURE 1: SITE LOCATION MAP

MES
 MIDWEST ENGINEERING SERVICES

104 W. JACKSON ST.,
 RIPON, WI 54971
 TEL: (920) 745-2200
 FAX: (920) 745-2222

12-11078
DATE: 7/5/01
ID#: FIG1

BECK'S PIZZA
 OMRO, WISCONSIN
 SITE INVESTIGATION / CLOSURE REQUEST

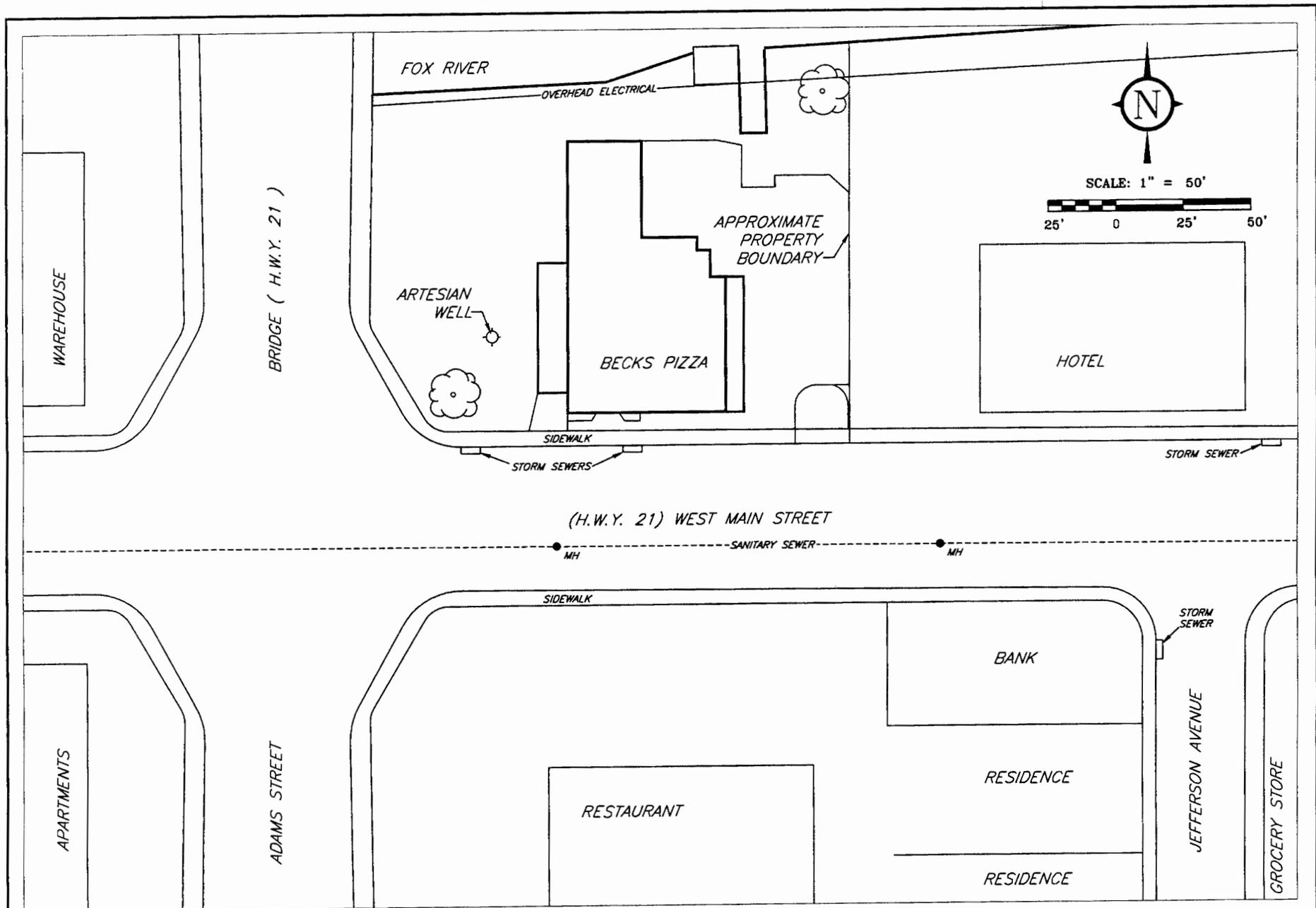


FIGURE 3: LAND USE MAP

MES

MIDWEST ENGINEERING SERVICES
 104 W. JACKSON ST., RIPON, WI
 TEL: (920) 745-2200
 FAX: (920) 745-2222

12-11078	
DRAWN BY: KP	REVIEWED BY:
DATE: 2/12/02	APPROVED BY:
ID#: PLOT	

BECK'S PIZZA
 OMRO, WISCONSIN
 SITE INVESTIGATION / CLOSURE REQUEST

TABLE 1
SUMMARY OF LSA SOIL ANALYTICAL RESULTS
BECK'S PIZZA
OMRO, WISCONSIN
MES PROJECT No. 12-11078

Sample No.	NR 720 RCL	LSA-1	LSA-2	LSA-3
Sampling Date		05/10/01	05/10/01	05/10/01
Sample Depth (feet)		2-4'	3-5'	3-5'
GASOLINE RANGE ORGANICS (GRO), DIESEL RANGE ORGANICS (DRO) (mg/kg)				
GRO	250	<9.9	<16	423
DRO	250	22	100	199
PETROLEUM VOLATILE ORGANIC COMPOUNDS (PVOC) (µg/kg)				
Benzene	5.5	<50	<82	2110
Ethylbenzene	2900	<50	<82	7710
Methyl tert-butyl ether	NE	<50	<82	<149
Naphthalene	NE	NA	NA	NA
Toluene	1500	<50	<82	4730
1,2,4-Trimethylbenzene	NE	<50	<82	14900
1,3,5-Trimethylbenzene	NE	<50	<82	4600
Xylenes, -m, -p & -o	4100	<150	<250	37300

µg/kg = micrograms per kilogram

mg/kg=Milligrams per kilograms

RCL = Residual Contaminant Level

NA = Parameter not analyzed

NE = NR 720 RCL not established

Q = Analyte detected above laboratory limit of detection but below limit of quantitation.

Bold entries indicate analytical results exceed the NR 720 RCL

TABLE 3
SUMMARY OF SOIL ANALYTICAL RESULTS
BECK'S PIZZA
OMRO, WISCONSIN
MES PROJECT No. 12-11078

Sample No.	NR 720 RCL	B-1	B-2	B-3	GP-1
Sampling Date		08/15/01	08/15/01	08/15/01	01/11/02
Sample Depth (feet)		3-5'	3-5'	3-5'	2-4'
GASOLINE RANGE ORGANICS (GRO), DIESEL RANGE ORGANICS (DRO) (mg/kg)					
GRO	250	NA	NA	NA	<3.1
DRO	250	NA	NA	NA	NA
PETROLEUM VOLATILE ORGANIC COMPOUNDS (PVOC) (µg/kg)					
Benzene	5.5	<32	<31	<31	<25
Ethylbenzene	2900	<32	<31	<31	<25
Methyl tert-butyl ether	NE	<32	<31	<31	<25
Naphthalene	NE	<32	<31	100	NA
Toluene	1500	<32	<31	<31	<25
1,2,4-Trimethylbenzene	NE	<32	<31	251	<25
1,3,5-Trimethylbenzene	NE	<32	<31	<31	<25
Xylenes, -m, -p & -o	4100	<45	<44	743	<25
					<25
LEAD (mg/kg)					
Lead	NE	19	1300	13	5.3

µg/kg = micrograms per kilogram

RCL = Residual Contaminant Level

NA = Parameter not analyzed

NE = NR 720 RCL not established

Q = Analyte detected above laboratory limit of detection but below limit of quantitation.

Bold entries indicate analytical results exceed the NR 720 RCL

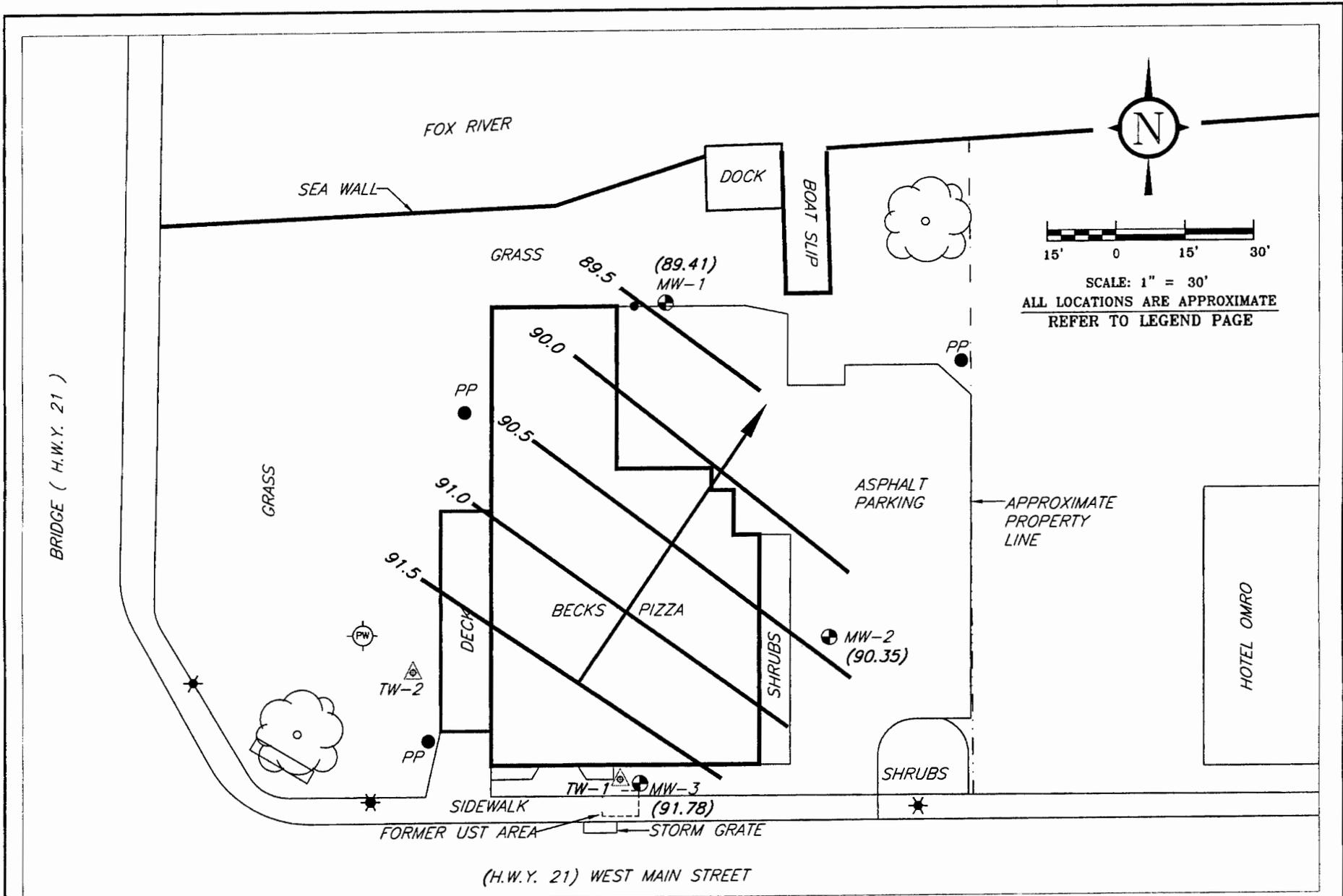


FIGURE 5: GROUNDWATER ELEVATION CONTOUR AND FLOW DIRECTION MAP - JANUARY 16, 2002

MES

MIDWEST ENGINEERING SERVICES
 104 W. JACKSON ST., RIPON, WI
 TEL: (920) 745-2200
 FAX: (920) 745-2222

12-11078	
DRAWN BY: KP	REVIEWED BY:
DATE: 2/12/02	APPROVED BY:
ID#: PLOT	

BECK'S PIZZA
 OMRO, WISCONSIN
 SITE INVESTIGATION / CLOSURE REQUEST

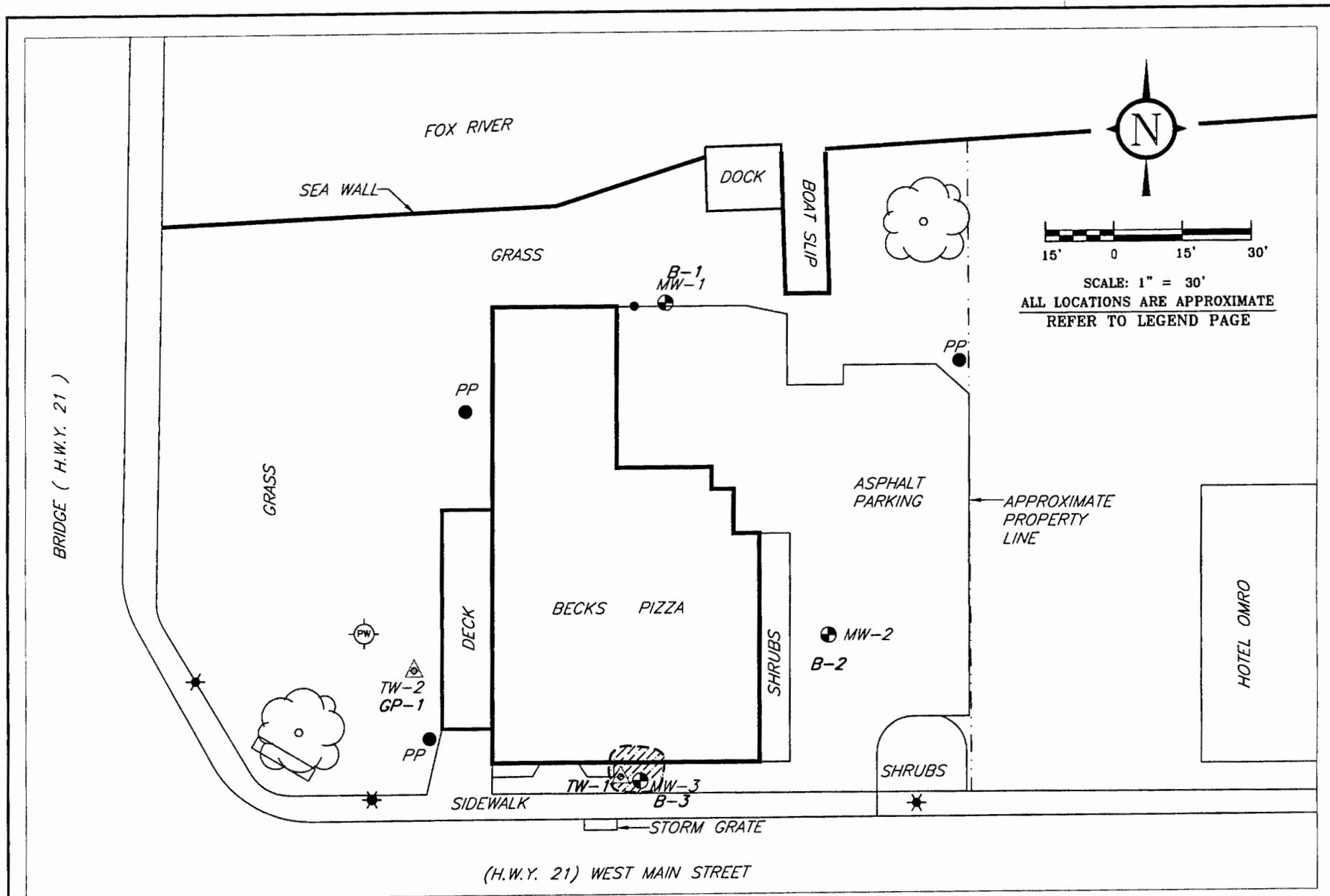


FIGURE 6: ESTIMATED EXTENT OF CONTAMINATED SOIL EXCEEDING THE RCL

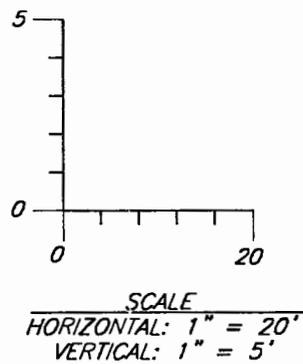
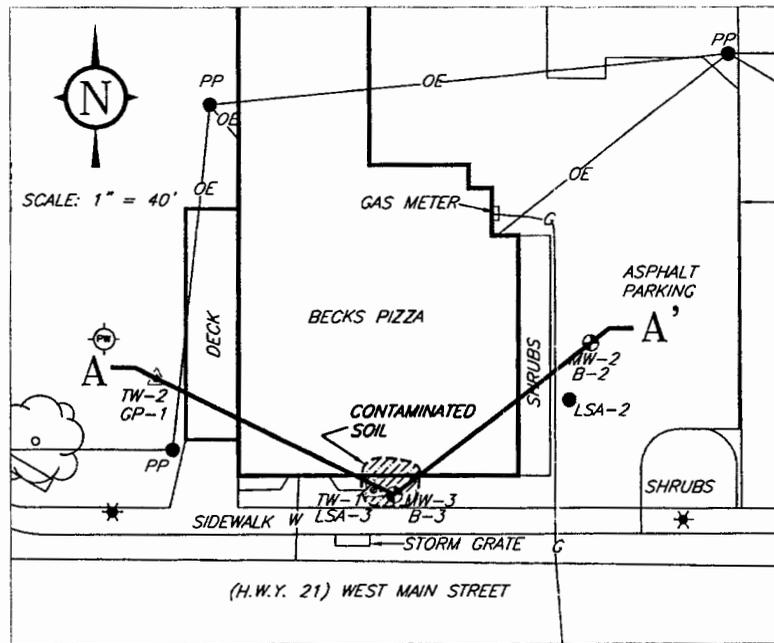
MES

MIDWEST ENGINEERING SERVICES
104 W. JACKSON ST., RIPON, WI
TEL: (920) 745-2200
FAX: (920) 745-2222

12-11078

DRAWN BY: KP	REVIEWED BY:
DATE: 2/12/02	APPROVED BY:
ID#: PLOT	

BECK'S PIZZA
OMRO, WISCONSIN
SITE INVESTIGATION / CLOSURE REQUEST



EXPLANATION	
SOILS CLASSIFICATION	MONITORING WELL
TOPSOIL Organic clays of medium to high plasticity, organic silty clays, organic silts.	
ASPHALT See bore logs Not observed	
FILL See bore logs	
CL Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays.	

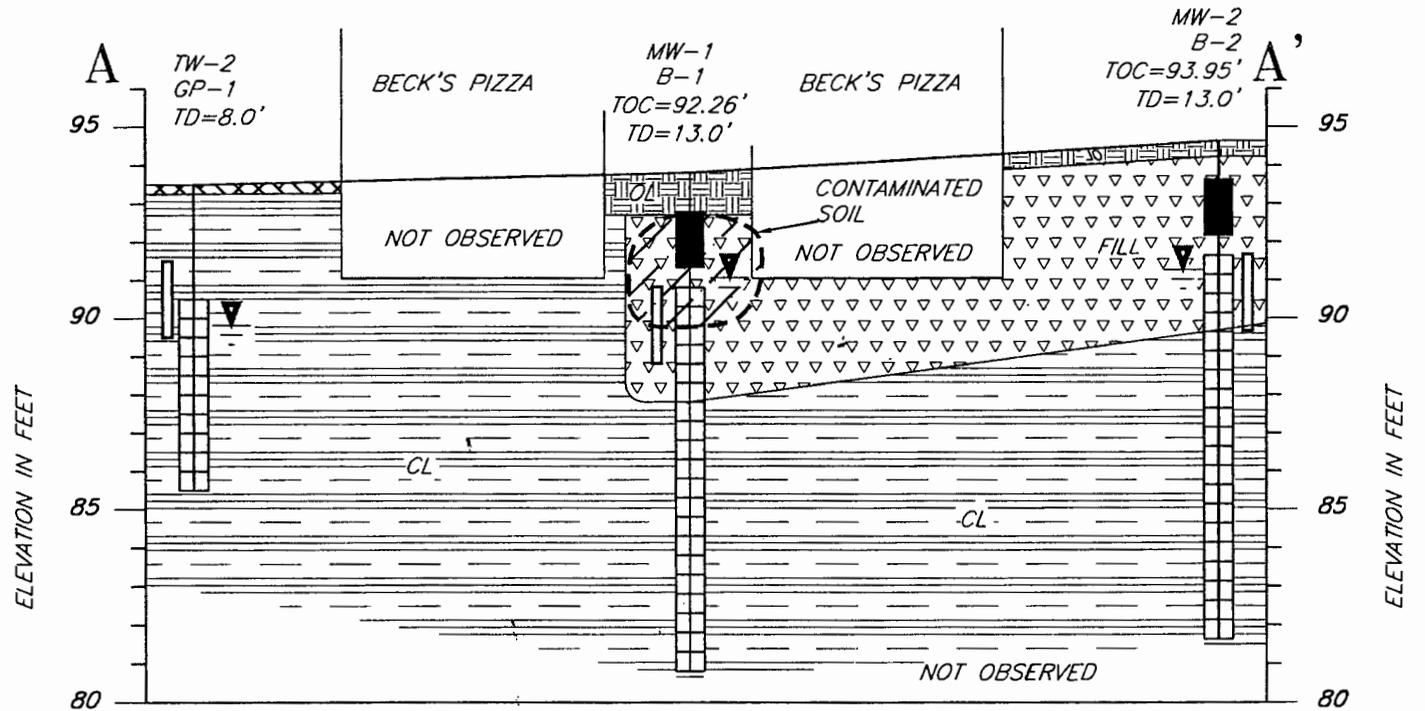


FIGURE 4: GEOLOGIC CROSS SECTION A-A'

MES

MIDWEST ENGINEERING SERVICES
104 W. JACKSON ST., RIPON, WI 54971
TEL: (920) 745-2200 FAX: (920) 745-2222

12-11078
DRAWN BY: KP
DATE: 2/12/02
ID#: CROSS

BECK'S PIZZA
OMRO, WISCONSIN
SITE INVESTIGATION / CLOSURE REQUEST