The following site is being submitted for inclusion into the GIS registry:

- For DNR County and Region list go to:
  g:\pf\pecfa\site\gis\BRRTS County and Region Codes.xls
- To begin, click on field to the right of *BRRTS ID (no dashes)*:.
- Use Tab, ↓ or Pg Down to navigate form. Print & include with file when completed.

This is a:	New Submittal
BRRTS ID (no dashes):	**0314002354**
Comm # (no dashes):	53091999905
County:	Dodge
Region:	South Central
Site name:	Beck Motor Sales Inc
Street Address:	405 S Milwaukee St
City:	Theresa
Final Closure Date	2001-02-23
Closure Conditions:	met
Off-source property contamination?	No
(If yes, attach locational data and deed information on pg. 2)	
Right-of-way contamination?	Yes
Contaminated media:	Groundwater
GPS Coordinates (meters in the **WTM91** projection)	
Easting (X):	645172.000000000
Northing (Y):	339092.000000000
Collection Method:	
Scale or Resolution:	1:08,000
(1:24,000 scale or finer)	("**1:**" and comma is default)
Prepared by:	
Submitted by:	Cheryl Nelson

Source Property Checklist

- ☒ Final Closure Letter
- ☒ Copy of the most recent deed, which includes legal description for all properties w/ GW > NR 140 ES
- ☐ Where the legal description in the deed(s) refers to a certified survey map or recorded plat map, include those documents
- ☐ Parcel ID for all properties w/ GW > NR 140 ES
- ☒ General Location Map
- ☒ Detailed Location Map showing property boundaries, buildings, MW(s) and/or potable wells etc for properties with GW >NR140 ES
- ☒ Latest Map(s) showing extent or outline of current GW plume (isoconcentrations)
- ☒ Map showing GW flow direction
- ☒ Latest Table of GW results
- ☐ Geologic cross section (if generated as part of the site investigation)
- ☐ Statement signed by RP certifying correctness of legal descriptions
- ☐ Updated Database

ENVIRONMENTAL & REGULATORY SERVICES
101 West Pleasant Street
Suite 100A
Milwaukee, Wisconsin 53212
Fax: (414) 220-5374
TDD #: (608) 264-8777
www.commerce.state.wi.us
Scott McCallum, Governor
Brenda J. Blanchard, Secretary

Wisconsin
Department of Commerce

February 23, 2001

Mr. Gerald Beck
405 S. Milwaukee St.
Theresa, WI 53091

Subject: **Commerce # 53091-9999-05**
BRRTS # 03-14-002354
405 South Milwaukee Street, Theresa, Wisconsin

Case Closure

Dear Mr. Beck:

As of February 20, 2001, the Department of Commerce has received all of the information required in the conditional closure letter dated January 25, 2001. Therefore, no further action is required at the above-referenced site. As of the date of this letter, the above-referenced site is now listed as "closed" in our tracking system.

Thank you for your efforts in the protection of the environment. If you have any additional questions, please do not hesitate to contact me. I can be reached at 414-220-5373 or jskinner@commerce.state.wi.us.

Sincerely,

Jennifer Skinner
Hydrogeologist
PECFA Site Review Section

cc: Ronald Engle, Engle & Associates, Inc.
Electronic case file

923212
Document Number

VOL 1111 PAGE 440

12

NOTICE OF CONTAMINATION TO PROPERTY

Recording Area

RECEIVED
FEB 20 2001
ERS DIVISION

received
2-12-01

Office of Register of Deeds
Dodge County, WI
RECEIVED FOR RECORD
FEB - 6 2001
at 10:14 o'clock a M.
Chris Planasch
CHRIS PLANASCH - Registrar

Legal Description of the Property: In re:

Commencing at a point on the East line of the Milwaukee-Fond du Lac Road forty (40) feet South of the Northwest corner of Lot No. Eight (8), Section No. Fifteen (15), Township No. Twelve (12) North, Range No. Seventeen (17) East; thence running East directly one hundred twenty (120) feet; thence South one hundred eighty (180) feet parallel with the Milwaukee-Fond du Lac Road; thence West one hundred twenty (120) feet to the East line of the Milwaukee-Fond du Lac Road; thence North along said East line of Milwaukee-Fond du Lac Road one hundred eighty (180) feet to the place of beginning, excepting the North fifty (50) feet thereof.

Name and Return Address
Engel & Associates, Inc.
N4737 Hwy 175 South
Fond du Lac, WI 54937-9210

PIN:
186-1217-1521-002

STATE OF WISCONSIN)
) ss
COUNTY OF DODGE)

Section 1. Gerald W. Beck is the owner of the above-described property.

Section 2. One or more petroleum discharges have occurred at this property. Petroleum contaminated groundwater above NR 140 enforcement standards and soils above NR 720 residual contaminant levels of the Wisconsin Administrative Code exist(s) on this property.

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:

Anyone who proposes to construct or reconstruct a well on this property is required to contact the Department of Natural Resources' Bureau of Drinking Water and Groundwater, or its successor agency, to determine what specific prohibitions or requirements are applicable, prior to constructing or reconstructing a well on this property. No well may be constructed or reconstructed on this property unless applicable requirements are met.

Residual petroleum contaminated soil with benzene levels as high as 2870 parts per billion remains on this site in the area west of the building, between the building and STH 175. 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.

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 01 day of February, 2001.

Signature: Gerald W. Beck

Printed Name: Gerald W. Beck

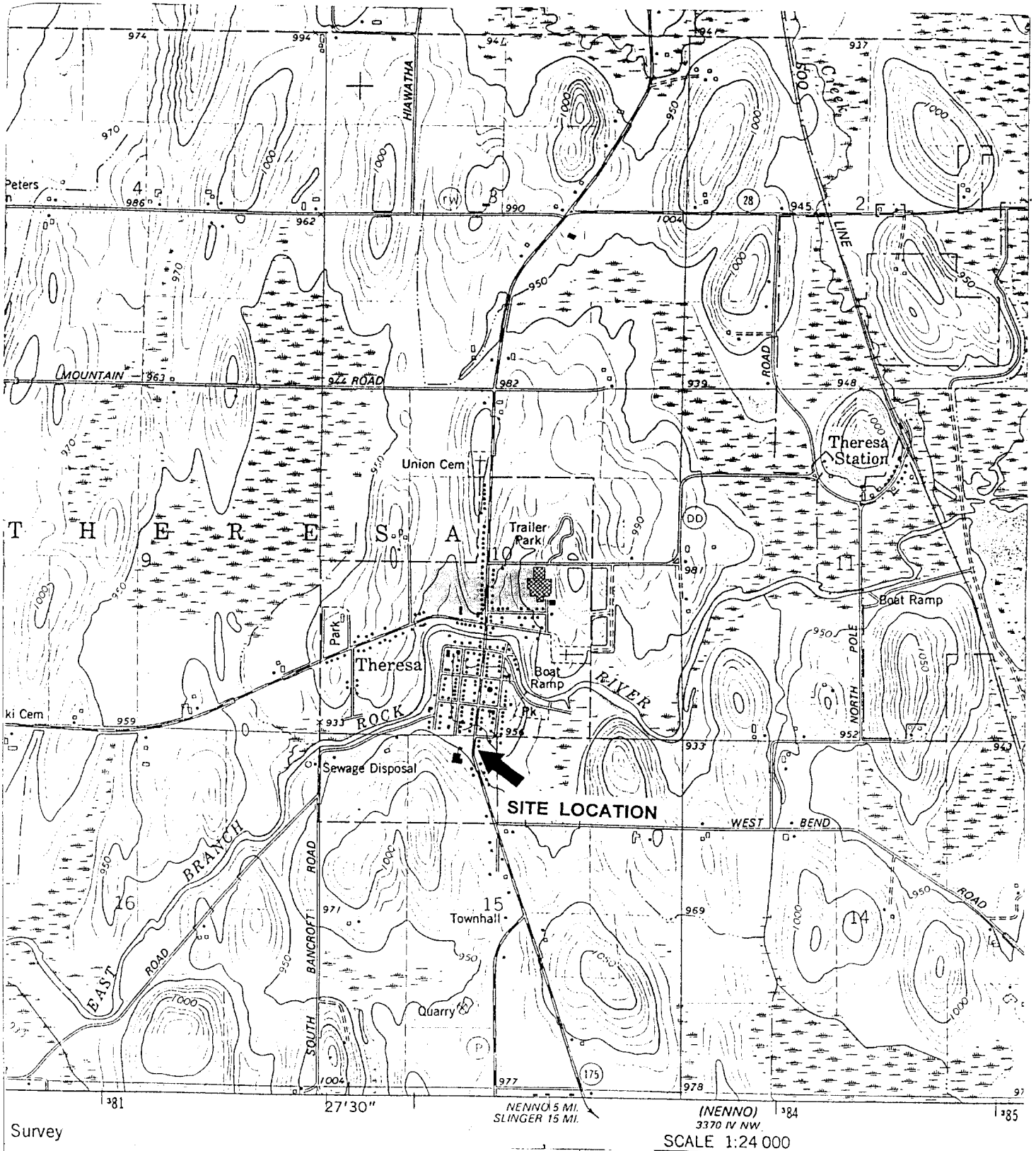
Title: Property Owner

Subscribed and sworn to before me
this 01 day of FEB, 2001.

Ronald J. Engel
Notary Public, State of WISCONSIN
My commission 07-27-03

RONALD J. ENGEL
NOTARY
PUBLIC
STATE OF WISCONSIN

This document was drafted by the Wisconsin Department of Commerce.



Survey

SCALE 1:24 000

CADASTRAL LOCATION :

NE1/4, NW1/4, SEC15, T12N, R17E,
DODGE COUNTY, THERESA, WISCONSIN

RESOURCE :

U.S. GEOLOGICAL SURVEY
RESOURCED BY ENGEL & ASSOCIATES, INC.

N

DRAWING TITLE

SITE LOCATION MAP

PROJECT NAME

BECK MOTORS, INC.

PROJECT NUMBER	DRAWING COMPANY	
114-02	*ENGEL & ASSOCIATES, INC.*	
SCALE	DATE	
1 : 24,000	11-08-94	FIGURE 1

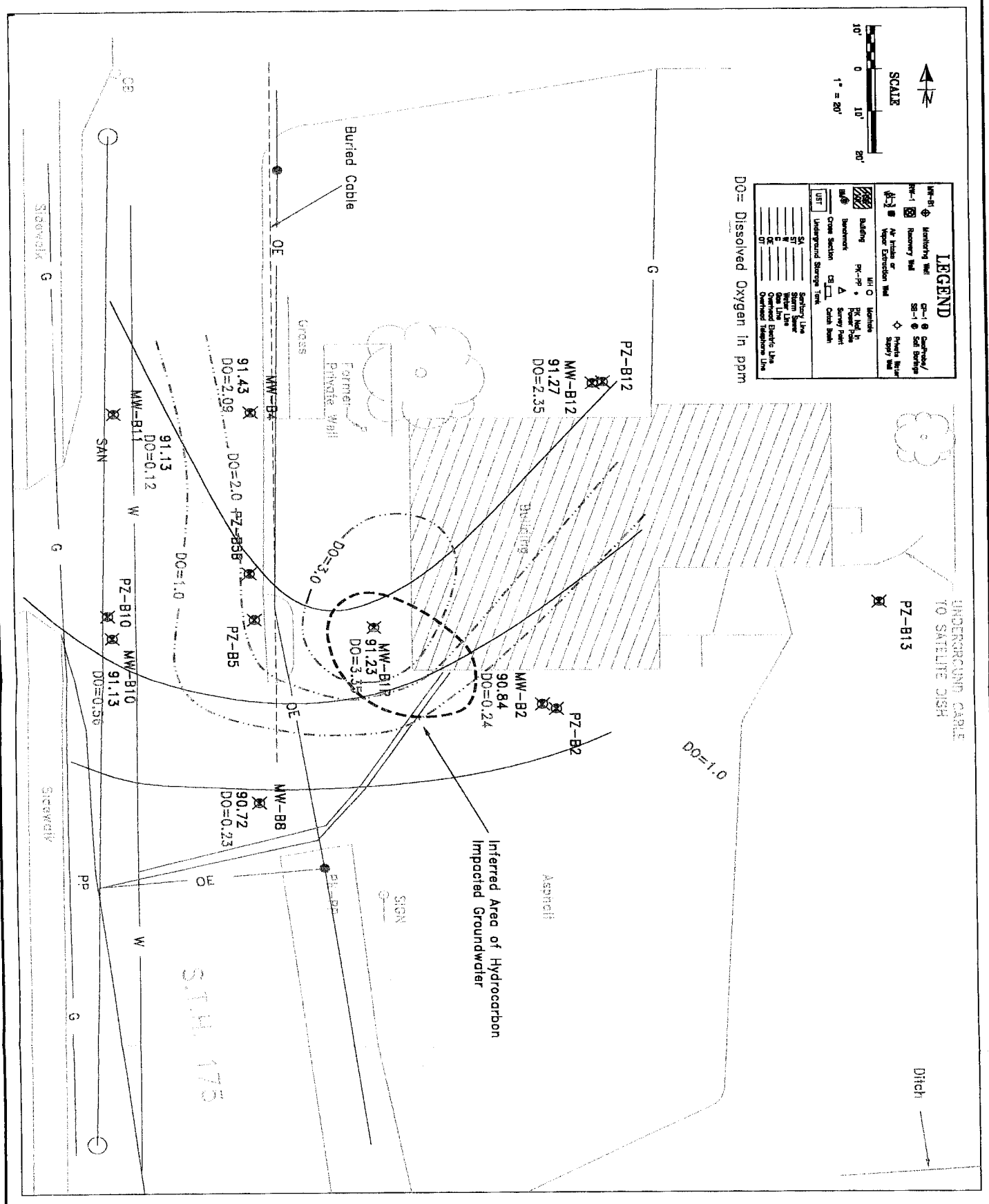


FIGURE K-3	114-03	Groundwater Contour Map April 6, 2000 Upper Aquifer Beck Motors, Inc. Theresa, Wisconsin	ENGEL & ASSOCIATES, INC. N4737 HIGHWAY 175 S. FOND DU LAC, WI 54937 920-929-9279 FAX: 920-929-8754

FILE REFERENCE: beck-plot1.dwg

PREPARED: DDS 3/98

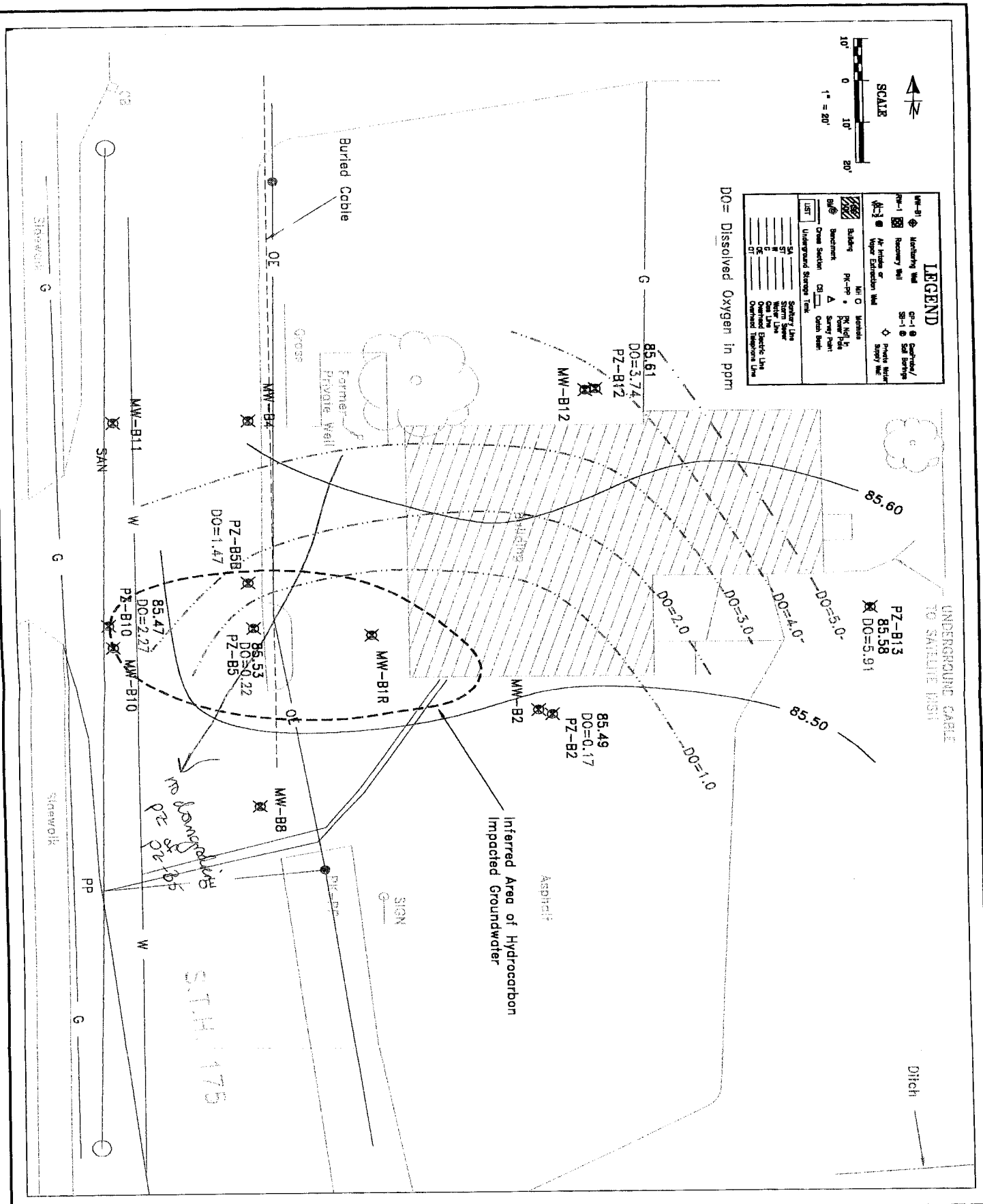


FIGURE K-4	114-03	Groundwater Contour Map April 6, 2000 Lower Aquifer Beck Motors, Inc. Theresa, Wisconsin	ENGEL & ASSOCIATES, INC. N4737 HIGHWAY 175 S. FOND DU LAC, WI 54937 920-929-9279 FAX: 920-929-8754

FILE REFERENCE: beck-plot1.dwg

PRINTED: DDS 3/98

TABLE I

Groundwater Quality Data - Petroleum Parameters
Beck Motor Sales

Well ID	Date	Water Level	Benzene	Ethylbenzene	Toluene	Xylenes	MTBE	TMB	Naphthalene	1,2 DCA
MW-B1	8/10/95	90.67	**3000**	**720**	**2000**	*2060*	**450**	**1020**	**570**	**24**
MW-B1	11/5/96	89.88	**1200**	**4000**	**2200**	*9480*	<160	**4900**	**1200**	<240
MW-B1	07/18/97	92.75	**12000**	**2500**	**24000**	**15600**	<110	**3120**	**630**	<48
MW-B1	02/11/98	91.61	**13000**	**2200**	**18000**	**18000**	**250**	**4500**	**1600**	**220**
Post remediation										
MW-B1R	03/11/99	91.50	**2800**	*510*	**3900**	*3800*	**100**	**1140**	**190**	**78**
MW-B1R	07/01/99	92.98	**49**	41	110	340	<0.32	*199*	*30*	<0.37
MW-B1R	09/30/99	91.86	**31**	14	5.5	111	0.51	*102*	*8.8*	<0.37
MW-B1R	12/21/99	90.24	**490**	56	17	67.3	11	*96*	*32*	<0.92
MW-B1R	04/06/00	91.23	**32**	7.4	6.8	32.4	<0.22	58	*8.3*	NS
MW-B1R	06/21/00	93.90	**5**	1.6	0.78	<0.97	<0.22	2.02	<0.89	NS
MW-B2	8/10/95	89.07	*1.7*	<1	<1	<1	<1	<1.0	<3	<1
MW-B2	11/5/96	89.15	<1.6	<1.9	<1.7	<3.9	<1.6	<2.0	NS	NS
MW-B2	07/18/97	92.09	*2.1*	<0.23	<0.28	<0.51	0.91	0.48	<0.66	<0.24
MW-B2	02/11/98	88.83	*4.6*	<0.22	<0.20	0.26	<0.16	<0.29	<0.46	NS
Post remediation										
MW-B2	03/11/99	91.43	*1.2*	<0.24	0.56	<0.97	0.55	<0.86	NS	NS
MW-B2	12/21/99	89.59	*2.4*	1.0	0.6	2.69	<0.22	<0.86	NS	NS
MW-B2	04/06/00	90.84	*1.1*	<0.24	0.33	1.6	0.36	<0.86	NS	NS
MW-B2	06/21/00	92.78	*0.52*	<0.24	<0.21	<0.97	<0.22	<0.86	NS	NS
MW-B4	8/10/95	89.64	<1	<1	<1	1.5	<1	1.6	3.8	<1
MW-B4	11/5/96	89.62	<1.6	<1.9	<1.7	<3.9	<1.6	<2.0	NS	NS
MW-B4	07/18/97	92.13	<0.41	<0.23	<0.28	<0.51	<0.53	<0.30	<0.66	<0.24
Post remediation										
MW-B4	03/11/99	91.78	0.42	<0.24	0.69	<0.97	<0.22	<0.86	<0.89	NS
MW-B4	12/21/99	90.87	<0.26	<0.24	0.22	<0.97	<0.22	<0.86	NS	NS
MW-B4	06/21/00	93.24	<0.26	<0.24	<0.21	<0.97	<0.22	<0.86	NS	NS
MW-B8	8/10/95	88.99	<1	<1	<1	1.7	<1	2.2	5.3	<1
MW-B8	11/6/96	89.20	<1.6	<1.9	<1.7	<3.9	<1.6	<2.0	NS	NS
MW-B8	07/18/97	92.11	*0.75*	<0.23	<0.28	<0.51	<0.53	<0.30	<0.66	<0.24
MW-B8	02/11/98	90.83	<0.13	<0.22	<0.20	<0.23	<0.16	<0.29	<0.46	NS
Post remediation										
MW-B8	03/11/99	91.04	*0.59*	<0.24	0.43	<0.97	<0.22	<0.86	<0.89	NS
MW-B8	07/01/99	92.43	*2.4*	0.24	0.83	<0.97	<0.22	<0.86	NS	NS
MW-B8	09/30/99	90.85	0.48	<0.24	0.26	<0.97	<0.22	<0.86	NS	NS
MW-B8	12/21/99	90.52	*1.6*	1.1	1.1	3.14	<0.22	0.87	NS	NS
MW-B8	04/06/00	90.72	0.35	<0.24	0.65	<0.97	0.27	<0.86	NS	NS
MW-B8	06/21/00	93.21	2.6	<0.24	<0.21	<0.97	0.32	<0.86	NS	NS
MW-B10	10/26/95	92.99	<1	<1	<1	<1	<1	<1.0	<3	<1
MW-B10	11/6/96	89.87	<1.6	<1.9	<1.7	<3.9	<1.6	<2.0	NS	NS
MW-B10	07/18/97	93.51	<0.41	<0.23	<0.28	<0.51	<0.53	<0.30	<0.66	<0.24
Post remediation										
MW-B10	03/11/99	92.08	<0.26	<0.24	<0.21	<0.97	<0.22	<0.86	NS	NS
MW-B10	12/21/99	90.44	0.36	0.3	<0.21	<0.97	<0.22	<0.86	NS	NS
MW-B10	06/21/00	93.46	<0.26	<0.24	<0.21	<0.97	<0.22	<0.86	NS	NS

TABLE I, Continued

Groundwater Quality Data - Petroleum Parameters
Beck Motor Sales

Well ID	Date	Water Level	Benzene	Ethylbenzene	Toluene	Xylenes	MTBE	TMB	Naphthalene	1,2 DCA
MW-B11	10/26/95	92.69	<1	<1	<1	<1	<1	<1.0	<3	<1
MW-B11	11/6/96	89.99	<1.6	<1.9	<1.7	<3.9	<1.6	<2.0	NS	NS
MW-B11	07/18/97	92.40	<0.41	<0.23	<0.28	<0.51	<0.53	<0.30	<0.66	<0.24
Post remediation										
MW-B11	03/11/99	91.64	<0.26	<0.24	<0.21	<0.97	<0.22	<0.86	NS	NS
MW-B12	4/25/96	93.05	<1.6	<1.9	<1.7	<3.9	<1.5	<2.0	<3.8	<2.4
MW-B12	11/5/96	89.42	<1.6	<1.9	<1.7	<3.9	<1.6	<2.0	NS	NS
MW-B12	07/18/97	92.17	<0.41	<0.23	<0.28	<0.51	<0.53	<0.30	<0.66	<0.24
Post remediation										
MW-B12	03/11/99	91.73	<0.26	<0.24	<0.21	<0.97	<0.22	<0.86	NS	NS
PZ-B2	4/25/96	87.28	*2.9*	<1.9	<1.7	<3.9	*28*	<2.0	<3.8	<2.4
PZ-B2	11/5/96	83.98	<1.6	<1.9	<1.7	<3.9	6.6	<2.0	NS	NS
PZ-B2	07/18/97	85.85	*2.4*	<0.23	0.39	<0.51	*21*	<0.30	<0.66	<0.24
PZ-B2	02/11/98	85.62	*0.52*	0.28	0.63	2.7	*17*	1.97	<0.46	NS
Post remediation										
PZ-B2	03/11/99	85.89	*3.2*	0.35	2	1.76	*17*	<0.86	NS	NS
PZ-B2	07/01/99	85.68	<0.26	<0.24	0.52	<0.97	2.3	<0.86	NS	NS
PZ-B2	09/30/99	84.51	*2.5*	<0.24	<0.21	<0.97	*25*	<0.86	NS	NS
PZ-B2	12/21/99	85.85	*1.6*	<0.24	<0.21	<0.97	*13*	<0.86	NS	NS
PZ-B2	04/06/00	85.49	*0.77*	<0.24	0.24	0.53	9.7	<0.86	NS	NS
PZ-B2	06/21/00	86.69	0.29	<0.24	<0.21	<0.97	5.1	<0.86	NS	NS
PZ-B5	10/26/95	86.59	**4900**	*240*	**1700**	900	**280**	*206*	**46**	<10
PZ-B5	11/5/96	84.25	**5600**	*230*	**2800**	900	**88**	88	*29*	**290**
PZ-B5	07/18/97	86.00	**5500**	*200*	**3500**	*1060*	**100**	*170*	**52**	**320**
PZ-B5	02/11/98	85.74	**4200**	74	**2400**	800	**60**	*148*	*16*	**160**
Post remediation										
PZ-B5	03/11/99	86.04	**3400**	*280*	**2500**	990	*51*	*160*	**51**	<7.4
PZ-B5	07/01/99	0.00	**3600**	*320*	**2600**	**1110**	*59*	*195*	**53**	**180**
PZ-B5	09/30/99	84.64	**3400**	*300*	**2400**	**1130**	*54*	*169*	*25*	**180**
PZ-B5	12/21/99	84.96	**3200**	*270*	**2300**	960	*45*	*117*	*32*	**150**
PZ-B5	04/06/00	85.53	**2600**	*230*	**1800**	800	*47*	*126*	*38*	**150**
PZ-B5	06/21/00	86.88	**1900**	51	**1500**	610	25	117	22	**93**
PZ-B5B	4/25/96	87.13	**20**	4.1	6.3	17	<1.5	9.4	<3.8	*3*
PZ-B5B	11/6/96	83.92	**5.8**	<1.9	<1.7	<3.9	<1.6	<2.0	<3.8	*4.6*
PZ-B5B	07/18/97	85.68	*2*	<0.23	<0.67	<0.51	<0.53	<0.30	<0.66	2.7
PZ-B5B	02/11/98	85.39	*3.5*	<0.25	2.4	0.75	<0.25	0.10	<0.10	*3.7*
Post remediation										
PZ-B5B	03/11/99	85.69	*1.2*	0.36	0.7	0.95	<0.32	<0.27	NS	**5.8**
PZ-B5B	07/01/99	85.80	*0.60*	<0.32	0.56	0.31	<0.32	<0.27	NS	**5.4**
PZ-B5B	09/30/99	84.33	*0.65*	<0.32	<0.27	<0.43	<0.32	<0.27	NS	*4.6*
PZ-B5B	12/21/99	84.26	*2.1*	<0.32	0.43	0.96	<0.32	0.26	NS	*4.2*
PZ-B5B	04/06/00	85.19	*2.1*	<0.32	0.49	0.30	<0.32	<0.27	NS	*2.8*
PZ-B5B	06/21/00	86.58	<0.27	<0.32	<0.27	<0.43	<0.32	<0.27	NS	2.3

TABLE I, Continued

Groundwater Quality Data - Petroleum Parameters
Beck Motor Sales

Well ID	Date	Water Level	Benzene	Ethylbenzene	Toluene	Xylenes	MTBE	TMB	Naphthalene	1,2 DCA
PZ-B10	3/18/97	89.08	*4.6*	<0.2	0.4	<0.5	<0.5	<0.30	<0.8	**28**
PZ-B10	07/18/97	85.74	**180**	6.9	1.5	3.66	<1.1	<0.60	<1.3	**45**
PZ-B10	02/11/98	85.49	*0.57*	<0.25	0.4	<0.25	<0.25	0.16	<0.10	*3.3*
Post remediation										
PZ-B10	03/11/99	85.82	*1.3*	<0.32	0.51	0.59	<0.32	<0.27	NS	*1.9*
PZ-B10	07/01/99	85.67	<0.27	<0.32	<0.27	<0.43	<0.32	<0.27	NS	*1.7*
PZ-B10	09/30/99	84.40	<0.27	<0.32	0.34	<0.43	<0.32	<0.27	NS	*1.7*
PZ-B10	12/21/99	84.78	*1.3*	<0.32	0.47	0.75	<0.32	0.36	NS	*4.3*
PZ-B10	04/06/00	85.47	*2.1*	<0.32	<0.27	<0.43	<0.32	<0.27	NS	**6.6**
PZ-B10	06/21/00	86.63	0.47	<0.32	<0.27	<0.43	<0.32	<0.27	NS	**9.3**
PZ-B12	4/25/96	87.29	<1.6	<1.9	<1.7	<3.9	<1.5	<2.0	<3.8	<2.4
PZ-B12	11/6/96	84.03	<1.6	<1.9	<1.7	<3.9	<1.6	<2.0	NS	NS
PZ-B12	07/18/97	85.85	<0.41	<0.23	0.28	0.52	<0.53	0.30	2.4	<0.24
Post remediation										
PZ-B12	03/11/99	85.05	<0.26	<0.24	<0.21	<0.97	<0.22	<0.86	<0.89	NS
PZ-B12	06/21/00	86.58	<0.26	<0.24	<0.21	<0.97	<0.22	<0.86	<0.89	NS
PZ-B13	3/18/97	89.17	*0.8*	0.3	1.5	1.1	1.3	0.5	<0.8	<0.2
PZ-B13	07/18/97	80.87	*1.9*	<0.23	1.2	<0.51	<0.53	<0.30	<0.66	<0.24
PZ-B13	02/11/98	85.92	<0.13	<0.22	<0.20	<0.23	<0.16	<0.29	<0.46	NS
Post remediation										
PZ-B13	03/11/99	86.07	*0.81*	0.31	0.47	<0.97	0.42	<0.86	NS	NS
PZ-B13	07/01/99	85.90	0.29	<0.24	0.55	<0.97	<0.22	<0.86	NS	NS
PZ-B13	09/30/99	84.54	0.39	<0.24	0.37	<0.97	<0.22	<0.86	NS	NS
PZ-B13	12/21/99	85.01	**11**	1.3	11	5.3	<0.22	<0.86	NS	NS
PZ-B13	04/06/00	85.58	<0.26	<0.24	<0.21	<0.97	<0.22	<0.86	NS	NS
PZ-B13	06/21/00	86.80	<0.26	<0.24	<0.21	<0.97	<0.22	<0.86	NS	NS
NR 140.10 Preventive Action Limit (PAL)			0.5	140	200	1000	12	96	8	0.5
NR 140.10 Enforcement Standard (ES)			5	700	1000	10000	60	480	40	5

Explanation:

NA: Not Applicable, no current standard exists
Xylenes reported as total of o-, p-, and m-xylenes
Bold indicates exceedance of NR 140.10 ES

NS: Not sampled for this parameter
results reported in micrograms-per-liter
Italics indicates exceedance of NR 140.10 PAL