

From:

Re: Groundwater Use Restriction
GIS Registry Data

Site Name/Address:

Dewey's Wrecker Service
2212 Prairie Avenue
Beloit, WI

BRRTS #:

03-54-000630

Date of Closure Decision:

January 3, 2003

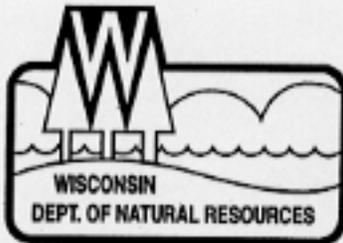
GPS data:

Off-site Contamination

Right-of-way Contamination

Packet Contains:

- Closure Letter
- Conditional closure letter
- All property deeds with 140 ES exceedances
- Groundwater Use Restriction
- Metes/bounds legal description (certified survey)
- Tax parcel number
- GPS data for each affected property
- General location map
- Detailed location map, showing all parcels affected by 140 ES exceedances, property boundaries, buildings, etc.
- Latest map showing gw flow direction, MW, potable wells. [optional: Isoconcentration maps of compounds =>ES]
- Latest map showing extent or outline of contamination plume and gw flow direction
- Latest table of analytical results
- Geologic cross section



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Scott McCallum, Governor
Darrell Bazzell, Secretary
Ruthe E. Badger, Regional Director

Janesville Service Center
2514 Morse Street
Janesville, Wisconsin 53545
Telephone 608-743-4800
FAX 608-743-4801
TTY 608-743-4808

January 3, 2003

Duane Rogers
Marilyn Rogers
2212 Prairie Avenue
Beloit, WI 53511

Subject: Final Case Closure
Dewey's Wrecker Service, 2212 Prairie Ave., Beloit, WI
WDNR BRRTS # 03-54-000630

Dear Duane & Marilyn Rogers:

On April 10, 2000, your site as described above was reviewed for closure by the South Central Region Closure Committee. The committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. On May 2, 2000, you were notified that the Closure Committee had granted conditional closure to this case.

On June 6, 2002 and November 25, 2002 the Department received correspondence indicating that you have complied with the conditions of closure. The conditions of closure were proper abandonment of monitoring wells and recording of a groundwater use restriction on the property deed. Based on the correspondence and data provided, it appears that your site 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.

Your site will be listed on the DNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites. Information that was submitted with your closure request application will be included on the registry. To review the sites on the GIS Registry web page, visit <http://gomapout.dnr.state.wi.us/org/at/et/geo/gwur/index.htm>

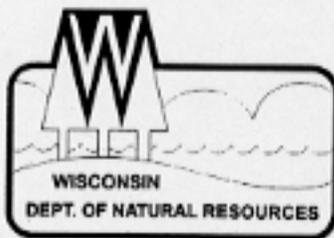
If this is a PECFA site, section 101.143, Wis. Stats., requires that PECFA claimants seeking reimbursement of interest costs, for sites with petroleum contamination, submit a final reimbursement claim within 120 days after they receive a conditional closure letter on their site. For claims not received 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 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 (608) 743-4841.

Sincerely,

Denise Nettlesheim
Hydrogeologist
Bureau for Remediation & Redevelopment



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Tommy G. Thompson, Governor
George E. Meyer, Secretary
Ruthe E. Badger, Regional Director

Janesville Service Center
2514 Morse Street
Janesville, Wisconsin 53545
Telephone 608-743-4841
FAX 608-743-4801

May 2, 2000

File Ref: BRRTS #03-54-000630

Mr. Duane Rogers
2212 Prairie Avenue
Beloit WI 53511

Subject: Conditional Case Closure: Dewey's Wrecker Service, 2212 Priarie Ave., Beloit

Dear Mr. Rogers:

On April 10, 2000 your request for closure of the case described above was reviewed by the South Central Region Closure Committee. This 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 system appears to have been investigated and actively remediated to the extent practicable under site conditions. Your case will be closed under s. NR 726.05, Wis. Adm. Code, if the following conditions are satisfied:

1. **MONITORING WELL ABANDONMENT** The monitoring and soil vapor extraction system wells, air sparging wells and any other remediation system wells at the site must be properly abandoned in compliance with ch. NR 141, Wis. Adm. Code, unless long term groundwater monitoring is going to be conducted. If monitoring wells will not be immediately abandoned because future groundwater monitoring is planned, you will need to notify me of your monitoring plans in order to qualify for case closure. Documentation of well abandonment must be submitted to me at the address above, on Department of Natural Resources forms.
2. **GROUNDWATER USE RESTRICTION** Section NR 726.05(2)(b), Wis. Adm. Code, provides that if groundwater contamination still exceeds NR 140 enforcement standards when a closure request is submitted, a case may only be closed if a groundwater use restriction is recorded for each property where enforcement standards are exceeded (including street or highway rights-of-way). Therefore, recording the required groundwater use restriction is an option that the Department can offer to you in order to close this case. If you choose not to accept this option, you may be required to conduct additional groundwater monitoring and may choose to perform additional investigation and cleanup of the remaining contamination in order to qualify for unconditional closure. However, you should note that additional investigation or cleanup work may not be eligible for reimbursement from the Petroleum Environmental Cleanup Fund Award (PECFA) Program. You should contact the Department of Commerce to determine if the additional work will be eligible for reimbursement.

If you choose to pursue closure with a groundwater use restriction, you will need to submit a copy of the property deed (or deeds) to me. After I receive a copy of the property deed, I will prepare a groundwater use restriction which will be sent to you for your approval. If you approve, you should sign it if you own the property, or have the appropriate property owner sign it, and have it recorded at the Rock County Register of Deeds Office, and then submit a copy of the recorded document, with the recording information stamped on it, back to me. Please be aware that if a groundwater use

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.

When the above conditions have been satisfied your case will be closed.

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 the address or telephone number above.

Sincerely,

A handwritten signature in black ink, appearing to read 'G. R. Kline', written over a horizontal line.

Gordon R. Kline
Hydrogeologist
Bureau for Remediation and Redevelopment

Document Number

GROUNDWATER USE RESTRICTION

1526339

Declaration of Restrictions

In Re: The property described in Attachment A, hereby attached and made a part of this restriction.

RECORDED

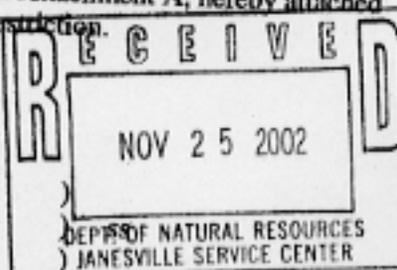
31 DEC 26 AM 8 17

RANDAL LEYES
REGISTER OF DEEDS
ROCK CO. WI 53545

NR
206
4

STATE OF WISCONSIN

COUNTY OF ROCK



Recording Area

Name and Return Address

Duane F Rogers Jr
2001 Riverside A
Deloit, WI 53511

17.00

WHEREAS, Duane F. Rogers and Marilyn J. Rogers are the owners of the above-described property.

WHEREAS, one or more petroleum discharges have occurred on this property. Petroleum-contaminated groundwater above ch. NR 140, Wis. Adm. Code, enforcement standards existed on this property at the following location on the following date: on April 3, 1999, xylenes were detected at a concentration of 6,890 parts per billion (ppb), and trimethylbenzenes were detected at a concentration of 1,526 ppb in monitoring well MW-1, located on the southeast portion of the property. The well location for MW-1 is shown on Attachment 2 (Figure 1), attached and made part of this restriction.

Parcel Identification Number (PIN)

25

WHEREAS, it is the desire and intention of the property owner to impose on the property restrictions which will make it unnecessary to conduct further groundwater or soil remediation activities on the property at the present time.

WHEREAS, natural attenuation has been approved by the Department of Natural Resources to remediate groundwater contamination exceeding ch. NR 140 Wis. Adm. Code groundwater standards within the boundaries of this property.

WHEREAS, construction of wells where the water quality does not comply with drinking water standards in ch. NR 809 is restricted by chs. NR 811 and NR 812, Wis. Adm. Code. Special well construction standards or water treatment requirements, or both, or well construction prohibitions may apply.

NOW THEREFORE, 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 limitation and 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 requirements are applicable, prior to constructing or reconstructing a well on this property. No well may be constructed on this property unless applicable requirements are met.

If construction is proposed on this property that will require dewatering, or if groundwater is to be otherwise extracted from this property, while this groundwater use restriction is in effect, the groundwater shall be sampled and analyzed for contaminants that were previously detected on the property and any extracted groundwater shall be managed in compliance with applicable statutes and rules.

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 benefits 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 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 16 day of Oct, 2001.

Signature: Duane F. Rogers Sr.
Printed Name: Duane F. Rogers Sr.

Subscribed and sworn to before me
this 16th day of October, 2001.

John W. L. Smith
Notary Public, State of Wis.
My commission expires 03-23-03

This document was drafted by the Wisconsin Department of Natural Resources based on information provided by Kenneth Forbeck, Jean Rogers-Wedel, and Eder Associates.

LOAN POLICY

AGENT CASE NO.-16437 POLICY NO. 135-02-863-071
DATE OF POLICY- 9/15/98 9:37:00 AM
AMOUNT OF INSURANCE - \$200,000.00

SCHEDULE A

- 1. Name of Insured:
The First National Bank and Trust Company of Beloitits successors and/ or assigns
- 2. The estate or interest referred to herein is at Date of Policy of record in:
Duane F. Rogers and Marilyn J. Rogers
- 3. The estate or interest in the land described in this Schedule and which is encumbered by the insured mortgage is:
Fee Simple

Attachment A

5. The land referred to in the policy is situated in the County of Rock, State of WI and described as follows:

A91

All that part of the N.E. ¼ of Section 24, T.1N., R12E. of the 4th P.M.; and also being part of Out Lot 24-1, of the Assessor's Plat of Beloit Township, now City of Beloit, Rock County, Wisconsin, described as follows: Commencing at a point 50.00 feet N89°35'50"W. from the East ¼ corner of said Section 24; said point being also on the East and West centerline of said Section and on the centerline of Cranston Road; thence N.0°28'40"E., parallel with the East line of said Section 24, 40.00 feet to a drill hole in concrete walk; thence N.89°35'50"W.; parallel with the East and West centerline of said Section 24, a distance of 5.00 feet to an iron pin at place of beginning of this description; thence continuing N.89°35'50"W. parallel with the East and West centerline of said Section 24, a distance of 125.00 feet to an iron pin; thence N.0°28'40"E., parallel with the East line of said Section 24, a distance of 150.00 feet to an iron pin; thence S.89°35'50"E., parallel with the East and West center line of said Section 24, a distance of 125.00 feet to an iron pin; thence S.0°28'40"W.; parallel with the East line of said Section 24, a distance of 150.00 feet to the place of beginning, situated in the County of Rock and State of Wisconsin.

Authorized Officer or Agent for Lawyers Title Insurance Corp.
71998/dah

This Policy is invalid unless the cover sheet and schedule B are attached.

NOTE: For information purposes, the address is 2212 Prairie Ave.

file
P. 02

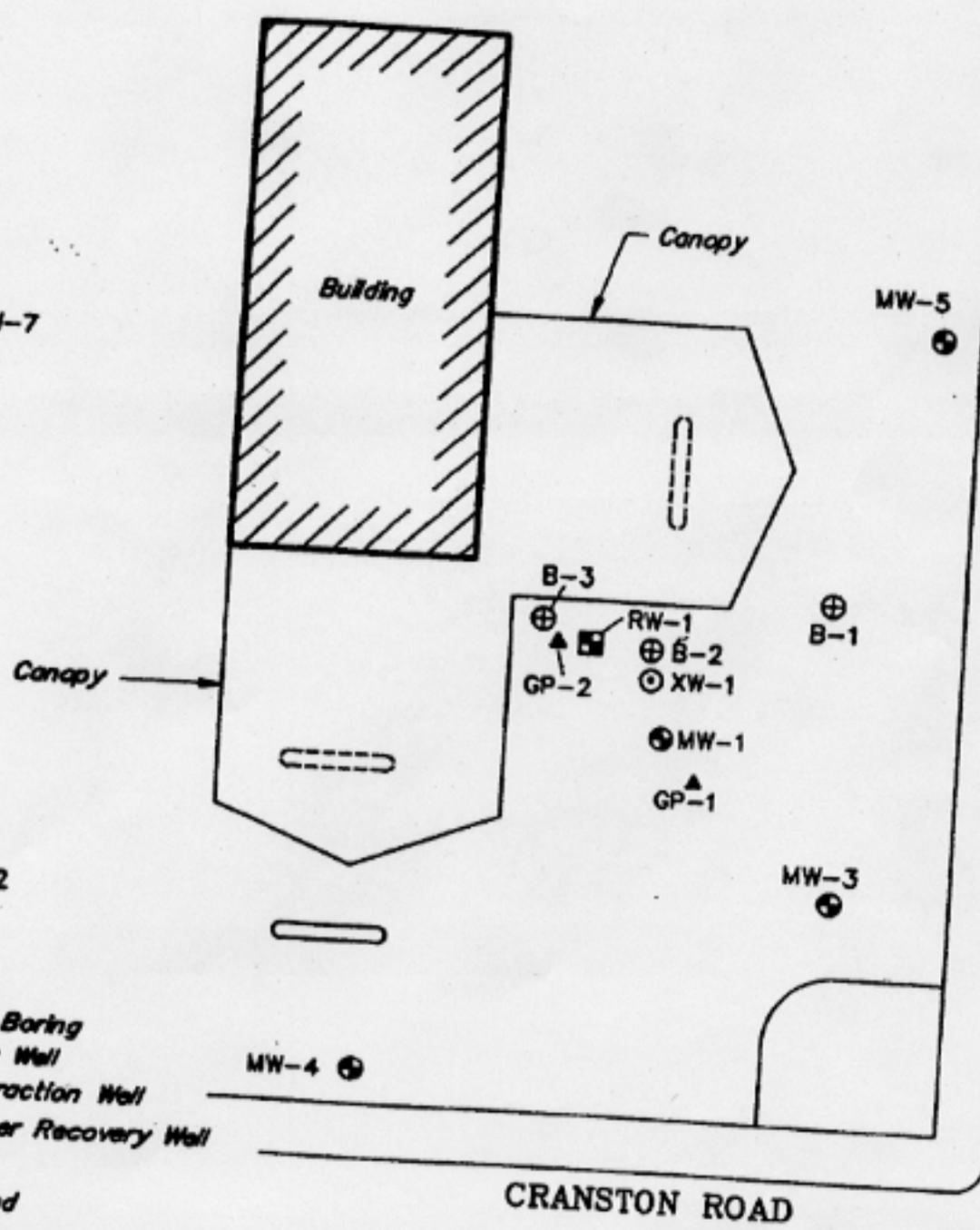


MW-6

MW-7

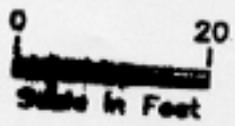
MW-5

Attachment 2
(Figure 1)

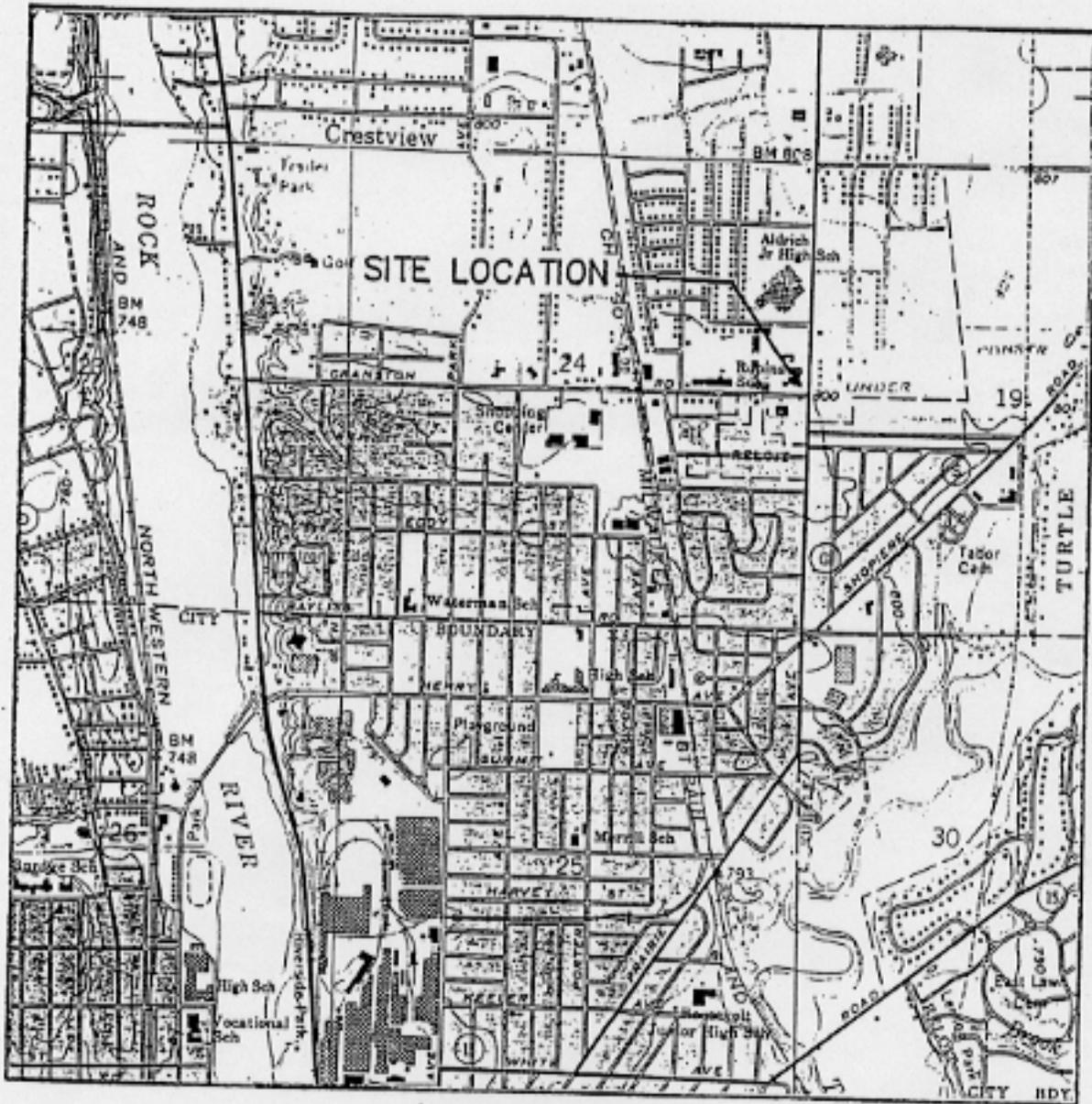


LEGEND

- ▲ Gasprobe Boring
- ⊕ Monitoring Well
- ⊙ Vapor Extraction Well
- Groundwater Recovery Well
- ⊕ Borehole
- Pump Island



WELL LOCATION MAP
 DEWEY'S EAST SIDE MOBIL
 BELoit, WISCONSIN



SCALE: 1 INCH = 2000 FEET



USGS TOPOGRAPHIC MAP
BELOIT, WISCONSIN 1962

LOCATION MAP

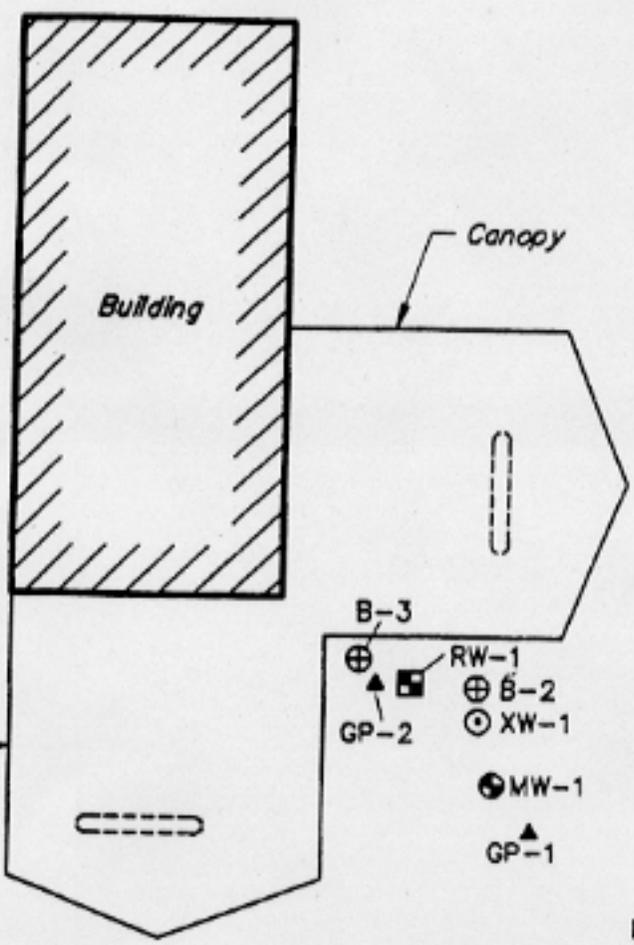
DEWEY'S WRECKER SERVICE
BELOIT, WISCONSIN



MW-6

MW-7

MW-5



Canopy

Canopy

Building

B-3

RW-1

GP-2

B-2

XW-1

MW-1

GP-1

B-1

MW-3

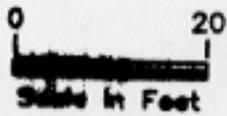
MW-4

CRANSTON ROAD

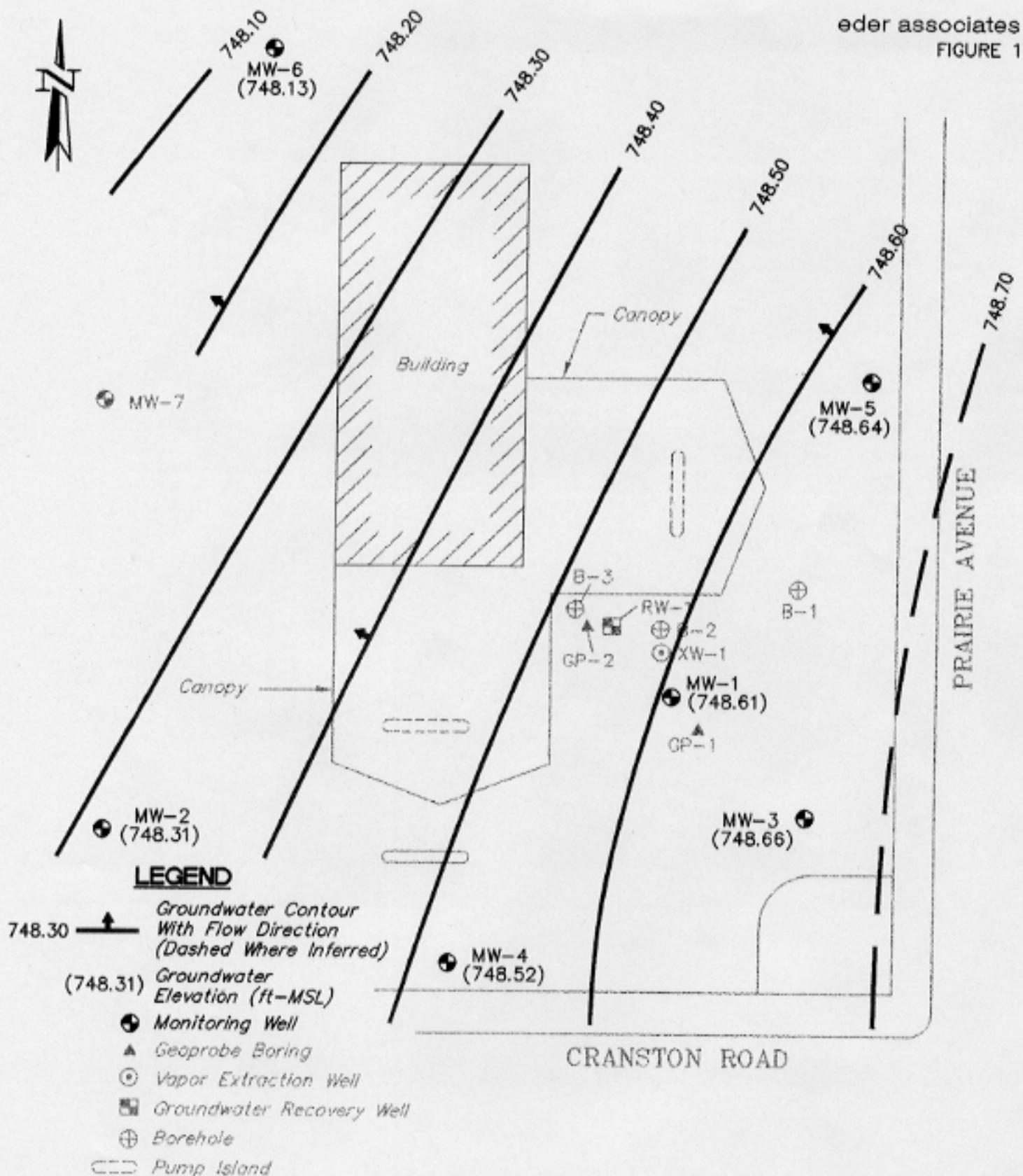
PRAIRIE AVENUE

LEGEND

- ▲ Gasprobe Boring
- ⊕ Monitoring Well
- ⊙ Vapor Extraction Well
- Groundwater Recovery Well
- ⊕ Borehole
- Pump Island



WELL LOCATION MAP
 DEWEY'S EAST SIDE MOBIL
 BELOIT, WISCONSIN



GROUNDWATER FLOW MAP
(FEBRUARY 4, 1998)
 DEWEY'S EAST SIDE MOBIL
 BELOIT, WISCONSIN

TABLE 1
GROUND-WATER DATA
DEWEYS EAST SIDE MOBIL
2212 PRAIRIE AVENUE, BELOIT, WISCONSIN

Sample I.D.	Date Collected	GRO	Benzene	Ethylbenzene	Methyl-tert-butyl ether	Toluene	Total Trimethylbenzene	Total xylenes
RW-1	2/4/99	<30	<0.20	<0.20	<0.20	<0.20	<0.30	<0.60
MW-1	2/4/99	8200	<5.0	300	<5.0	520	690	6000
MW-2	2/4/99	140	<0.20	21	<0.20	<0.20	21.5	2.0
MW-3	2/4/99	<30	<0.20	<0.30	<0.20	<0.20	<0.30	<0.60
MW-6	2/4/99	<30	<0.20	<0.30	<0.20	<0.20	<0.30	<0.60
MW-1	4/3/99	NA	<10.0	167	<15.0	31.5	1526	6890
			0.6	140	12	6875	89	124
			1	700	561	343	490	830

All values reported in micrograms per liter (approximately parts per billion).
 Values in italics exceed the PAL
 Values in bold exceed the ES

- Notes:
 WDNR = Wisconsin Department of Natural Resources.
 ES = Enforcement Standard.
 PAL = Preventive Action Limit.
 NS = No standard.
 1 = Wis. Adm. Code NR 140.10 Table 1
 2 = Estimated value, concentration was less than LOQ.

EAST SIDE MOBIL
BELOIT, WISCONSIN

TABLE 1

SUMMARY OF ANALYTICAL RESULTS FOR GROUNDWATER MONITORING
DURING REPORTING PERIOD 9-11-98

Standards/ Well Location	Parameters					
	Benzene	Ethylbenzene	Methyl tert butyl ether	Toluene	Xylenes	GRO
NR 140 ES	5	700	60	343	620	NS
MW-1	<5.0	300	<5.0	520	6,000	8,200
MW-2	<0.20	21	<0.20	<0.20	<2.3	140
MW-3	<0.20	<0.30	<0.20	<0.20	<0.90	<30
MW-6	<0.20	<0.30	<0.20	<0.20	<0.90	<30
RW-1	<0.20	<0.30	<0.20	<0.20	<0.90	<30

NOTES:

Analytical results are in micrograms per liter ($\mu\text{g}/\text{l}$). Concentrations exceeding the NR 140 ES are shown in bold text and shaded.

NR 140 ES = NR 140 enforcement standard ($\mu\text{g}/\text{l}$).

GRO = Gasoline range organics.

NS = No standard.

EAST SIDE MOBIL
BELOIT, WISCONSIN

TABLE 2

SUMMARY OF ANALYTICAL RESULTS FOR MW-1

Standards	Parameters					
	Benzene	Ethylbenzene	Methyl tert butyl ether	Toluene	Xylenes	GRO
NR 140 ES	5	700	60	343	620	NS
MW-1 Sample Date						
07/18/94	<500	<1,000	<2,000	3,610	15,920	42,100
10/21/94	<500	1,600	<2,000	3,070	25,920	45,800
02/10/95	<500	2,060	<2,000	3,990	29,810	56,800
04/25/95	<500	14,20	<2,000	5,700	23,190	54,900
07/31/95	<25,000	1,960,000	<100,000	2,125,000	31,795,000	397,000,000
02/19/96	<250	<500	<1,000	<1,000	8,860	53,300
05/09/96	<0.5	3.9	<1.0	3.3	152.6	612
06/05/96	0.715	108	<1.0	621	1,923	3,750
08/20/96	<0.5	16.3	<10.0	195	452	1,340
11/20/96	<0.5	91.1	<5.0	324	4,240	NA
02/19/97	<0.5	1.2	<1.0	21.7	15.8	69.8
04/30/97	<0.5	3.02	<1.0	101	1,591	3,330
05/29/97	<2.5	39.5	<5.0	91.2	2,060	4,960
08/04/97	<2.5	13.8	<5	176	681	NA
02/04/98	<5.0	300	<5.0	520	6,000	8,200

NOTES:

Analytical results are in micrograms per liter ($\mu\text{g}/\text{l}$). Concentrations exceeding the NR 140 ES are shown in bold text and shaded.

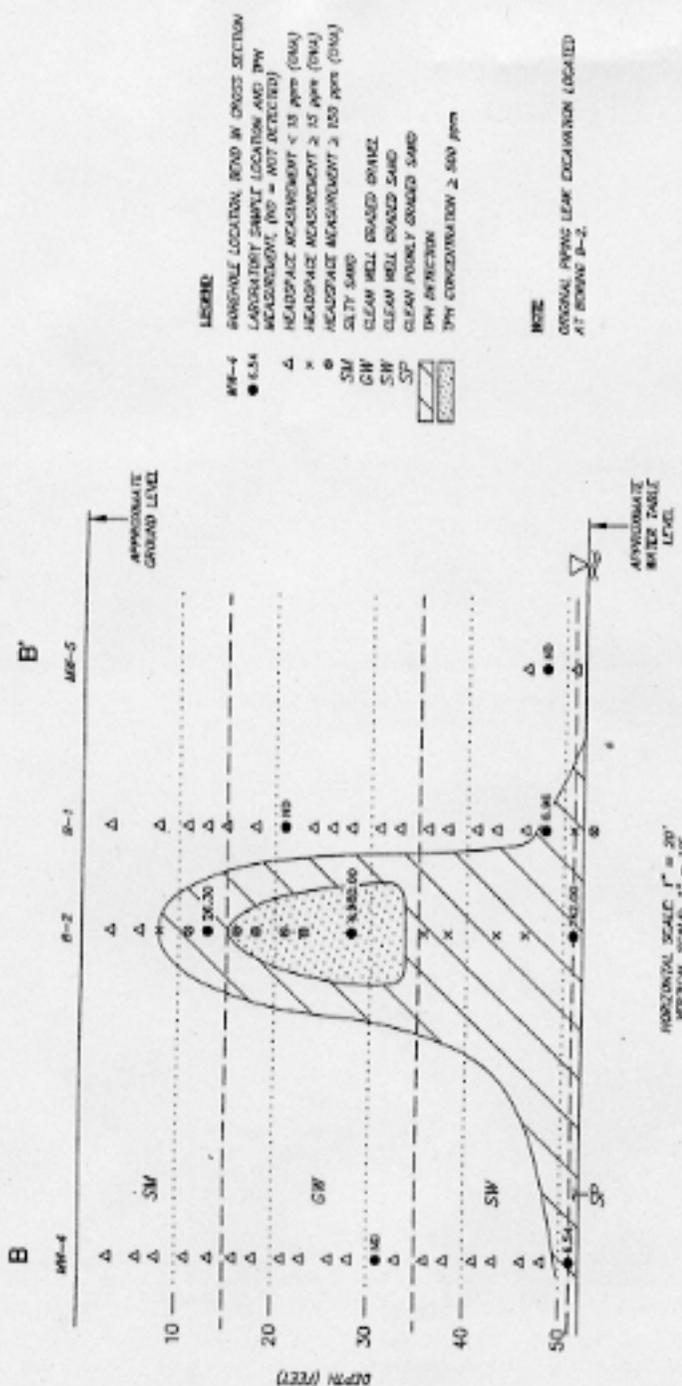
NR 140 ES = NR 140 enforcement standard ($\mu\text{g}/\text{l}$).

GRO = Gasoline range organics.

NS = No standard.

NA = Not analyzed.

FIGURE 3.4



- LEGEND**
- MW-4
 - MW-5
 - LABORATORY SAMPLE LOCATION AND TPH MEASUREMENT, (ND = NOT DETECTED)
 - △ HEADSPACE MEASUREMENT < 15 ppm (DMA)
 - × HEADSPACE MEASUREMENT ≥ 15 ppm (DMA)
 - HEADSPACE MEASUREMENT ≥ 100 ppm (DMA)
 - SM SILTY SAND
 - GW CLEAN WELL GRADED GRNVL
 - SW CLEAN WELL BLENDED SAND
 - SIW CLEAN FINELY GRADED SAND
 - SP IMPACT
 - ▨ TPH INFLECTION
 - TPH CONCENTRATION ≥ 500 ppm

NOTE
ORIGINAL SPRING LEAK EXCAVATION LOCATED AT BORING B-2.

CROSS SECTION
B-B'
EAST SIDE MOBEL
MILITARY WAREHOUSE

HORIZONTAL SCALE 1" = 20'
VERTICAL SCALE 1" = 10'

DATE: 10/15/1984