To: Larry Lester, SCR

From: Linda Hanefeld
Dodgeville
608-935-1948

Re: Groundwater Use Restriction
GIS Registry Data

Site Name/Address:

Beloit Transit
1304 Fourth St.
Beloit

BRRTS #:
03-54-002472

Date of Closure Decision:

84=12/15/8 6/30/99
Closure com. reviewed 12/11/98

Packet Contains:

1. Closure Letter
2. All property deeds with 140 ES exceedances
3. GPS data for each affected property needed
4. General location map
5. Detailed location map, showing all parcels affected by 140 ES exceedances, property boundaries, buildings, etc.
6. Latest map showing gw flow direction, MW, potable wells. *[optional: Isoconcentration maps of compounds =/>ES]*
7. Latest map showing extent or outline of contamination plume and gw flow direction
8. Latest table of analytical results
9. Metes/bounds legal description (certified survey)
10. Tax parcel number
11. Geologic cross section

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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

WDNR Janesville Service Center
2514 Morse St
Janesville, Wisconsin 53545
Telephone 608-743-4807
FAX 608-743-4801

File Ref: 03-54-002472

June 30, 1999

Robert Spenle
City of Beloit
1225 Willowbrook Rd
Beloit WI 53511

Subject: Closure of Former Beloit Transit Site, 1304 4th St., Beloit

Dear Mr. Spenle:

On December 11, 1998 your site was reviewed for closure by the South Central 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 December 15, 1998 your consultant was notified that the Closure Committee had granted conditional closure to this case.

On June 21, 1999, the Department received correspondence indicating that you have complied with the conditions of closure. A groundwater use restriction was filed with the Register of Deeds in Rock County, and the monitoring wells at the site have been abandoned in accordance with NR 141 requirements. 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.

However, 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 the number below.

Gordon R. Kline
Hydrogeologist – Bureau for Remediation and Redevelopment
608-743-4841
klineg@dnr.state.wi.us

cc: M. Blanchard, Montgomery Watson, Madison, WI

STATE BAR OF WISCONSIN FORM 2 — 1982

1275195

RECORDED
CARD # 804
IMAGE # 295
Oct 12 12 58 PM '95

DONNA L. BERKLEY
REGISTER OF DEEDS
ROCK CO WI 53545

City of Beloit, a Wisconsin municipal corporation, Grantor,

conveys and warrants to the School District of Beloit, Grantee,

the following described real estate in Rock County, State of Wisconsin:

RETURN TO
Richard Peterson, Asst. Suprtndt.
School District of Beloit
1633 Keeler, Beloit, WI 53511

CODE 103 EXCLUSION

FEE $2 EXEMPT

Tax Parcel No: 1263-0355

10 01

Lot 1 of Certified Survey Map of Block 2, Dow's Addition, Also part of the NW 1/4 of the SE 1/4 of Section 26, T1N., R.12E. of the 4th P.M., City of Beloit, Rock County, Wisconsin. Said Certified Survey Map having been recorded in the Office of the Register of Deeds for Rock County, Wisconsin, as Document #1180349 on November 20, 1992 in Volume 16, Pages 124 to 126, of Certified Survey Maps on Card 588, Images 28 to 30; subject to and together with an easement for ingress and egress as shown on said Certified Survey Map, said easement to permit the School District of Beloit to have access to the heating plant located on Lot 2 of said Certified Survey Map, together with an easement to permit the City of Beloit to have access to the fuel pumps located on said Lot 1.

D 82

This is not homestead property.

Exception to warranties: Municipal and zoning ordinances, recorded easements for public utilities serving the property, recorded building and use restrictions and covenants.

Dated this 2nd day of October, 1995

CITY OF BELOIT

(SEAL) By: Daniel T. Kelley (SEAL)

Daniel T. Kelley, City Manager

(SEAL) ATTEST: (SEAL)

By: Diane E. Henry

Diane E. Henry, City Clerk

AUTHENTICATION

Signature(s)

authenticated this day of, 19

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

Richard V. Holm, City Attorney
Beloit, Wisconsin

(Signatures may be authenticated or acknowledged. Both are not necessary.)

ACKNOWLEDGMENT

STATE OF WISCONSIN
ROCK County. } ss.

Personally came before me this 2nd day of October, 1995 the above named Daniel T. Kelley and Diane E. Henry

to me known to be the person S who executed the foregoing instrument and acknowledge the same.

Richard V. Holm

Richard V. Holm

Notary Public Rock County, Wis.
My Commission is permanent. (If not, state expiration date: , 19)

*Name of persons signing in any capacity should be typed or printed below their signatures.

WARRANTY DEED

STATE BAR OF WISCONSIN FORM No. 2 — 1982

Wisconsin Legal Blank Co., Inc. Milwaukee, Wisconsin

NOTE

BASE MAP DEVELOPED FROM THE BELOIT, WISCONSIN, 7.5 MINUTE U.S.G.S. TOPOGRAPHIC QUADRANGLE MAP, DATED 1962, PHOTOREVISED 1971 AND 1976.

QUADRANGLE LOCATION

north

0 2000 4000

SCALE IN FEET

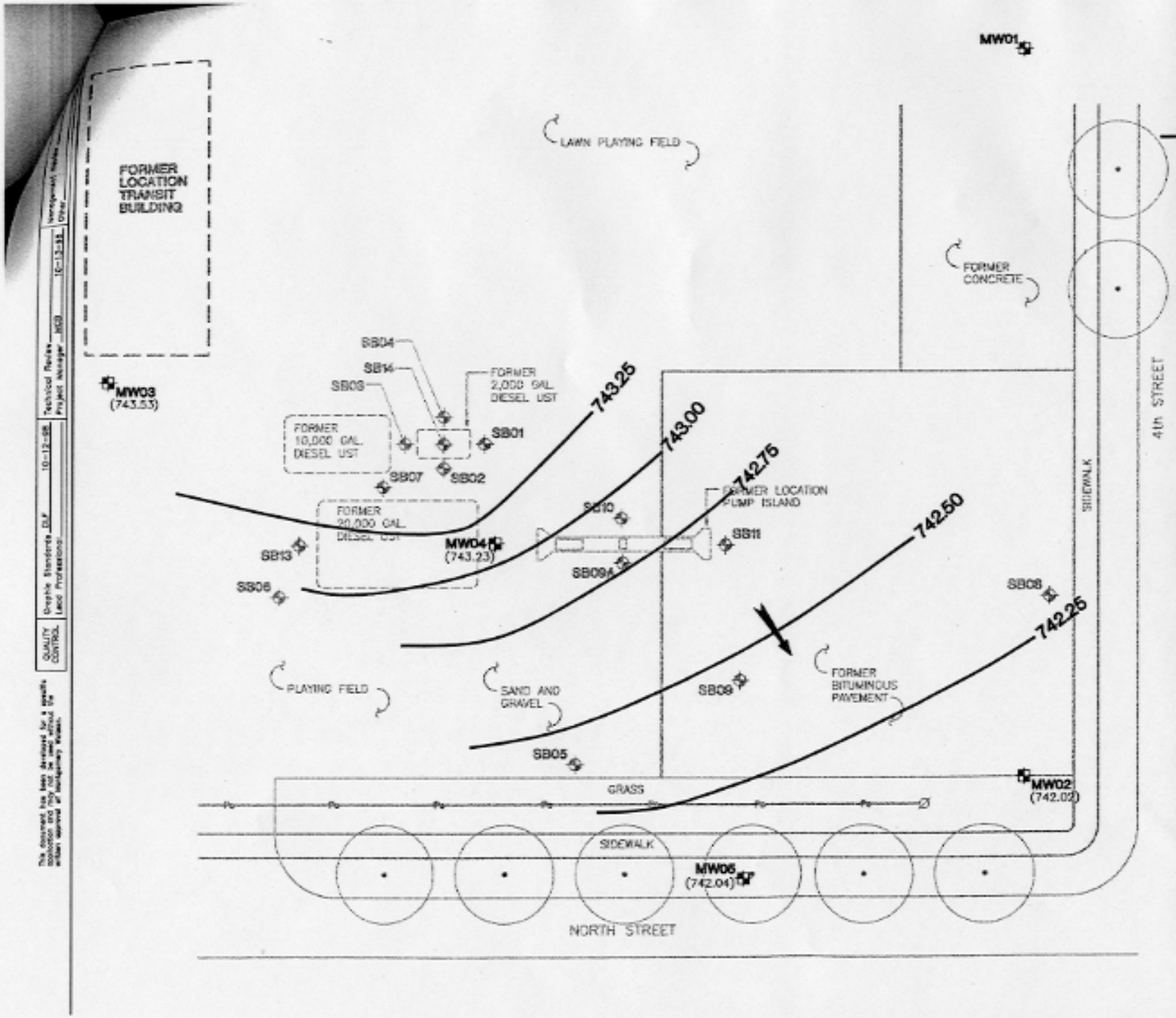
Developed By MCB	Drawn By DLF	SITE LOCATION MAP
Approved By Margaret Blanchard	Date 4.4.95	BELOIT TRANSIT 1304 FOURTH STREET BELOIT, WISCONSIN
Reference		
Revisions		

Drawing Number 3658.0070 A1

MONTGOMERY WATSON

QUALITY CONTROL: Graphic Standards ____ Lead Professional ____ Technical Review ____ Project Manager ____ Management Review ____ Other ____

This document has been developed for a specific application and may not be used without the written approval of Montgomery Watson.



LEGEND

- SB01 — SOIL BORING LOCATION AND NUMBER
- MW02 (742.02) — GROUNDWATER MONITORING WELL LOCATION, NUMBER, AND WATER TABLE ELEVATION
- —743.00— WATER TABLE CONTOUR (CONTOUR INTERVAL: 0.25 FT, DASHED WHERE INFERRED)
- GROUNDWATER FLOW DIRECTION
- UTILITY POLE
- OVERHEAD ELECTRIC LINE
- TREE
- FORMER UNDERGROUND TANK LOCATION (UST)

NOTES

1. BASE MAP DEVELOPED FROM SITE OBSERVATIONS BY MONTGOMERY WATSON ON JANUARY 5 AND APRIL 27, 1995.
2. MONITORING WELLS AND SOIL BORINGS SURVEYED BY MONTGOMERY WATSON ON SEPTEMBER 18, 1995 AND JULY 31, 1996.
3. MONITORING WELLS MW01 THROUGH MW04 AND SOIL BORINGS SB01 THROUGH SB14 INSTALLED BY ENVIRONMENTAL AND FOUNDATION DRILLING INC. UNDER THE SUPERVISION OF MONTGOMERY WATSON ON JULY 10 TO 12, 1995.
4. WELL MW05 INSTALLED BY BADGER STATE DRILLING UNDER THE SUPERVISION OF MONTGOMERY WATSON ON JULY 31, 1996.
5. WATER TABLE ELEVATIONS OBTAINED BY MONTGOMERY WATSON ON SEPTEMBER 4, 1998. GROUNDWATER ELEVATION WAS NOT MEASURED AT WELL MW01 ON SEPTEMBER 4, 1998.

north

0 20 40

APPROX. SCALE IN FEET

WATER TABLE MAP (SEPTEMBER 4, 1998)

FORMER BELOIT TRANSIT FACILITY
1304 FOURTH STREET
BELOIT, WISCONSIN

Drawing Number
1242008
08160101 B1

MONTGOMERY WATSON

Developed By MCB
Drawn By LCL
Approved
Reference 3858.0070-B4
Revisions

QUALITY CONTROL
Graphic Standards DLF 10-12-98
Lead Professional
Technical Review
Project Manager MCB 10-13-98
Management Review
Other

This document has been developed for a specific application and may not be used without the written approval of Montgomery Watson.

TABLE 2

Summary of Groundwater Analytical Results
Former Beloit Transit Facility
1304 Fourth Street
Beloit, Wisconsin

Parameter	Monitoring Wells													
	MW01				MW02				MW03				NR 140	
	7/12/95	7/31/96	1/6/97	4/17/97	7/12/95	7/31/96	1/6/97	4/17/97	7/12/95	7/31/96	1/6/97	4/17/97	PAL	ES
Volatile Organic Compounds (VOCs) (ug/L)														
Benzene	X	X	X	X	X	0.2(1)	X	X	X	X	X	X	0.5	5
Ethylbenzene	X	X	X	X	X	0.2(1)	X	X	X	0.2(1)	X	X	140	700
Toluene	X	0.2(1)	X	X	X	0.3(1)	X	X	X	0.3(1)	X	X	68.6	343
1,2,4-Trimethylbenzene	X	X	X	X	X	X	X	X	X	X	X	X	--	--
1,3,5-Trimethylbenzene	X	X	X	X	X	X	X	X	X	X	X	X	--	--
Total Xylenes:	X	X	X	X	X	0.5(1)	X	X	X	0.6(1)	X	X	124	620
m&p-Xylene	X	X	X	X	X	0.5(1)	X	X	X	0.4(1)	X	X	--	--
o-Xylene	X	X	X	X	X	X	X	X	X	0.2(1)	X	X	--	--
Inorganic Parameters (mg/L)														
bicarbonate alkalinity	NA	238	315	334	NA	242	312	323	NA	263	311	325	--	--
carbonate alkalinity	NA	X	X	X	NA	X	X	X	NA	X	X	X	--	--
sulfate	NA	28	41	38	NA	80	50	51	NA	38	30	38	125	250
nitrate	NA	3.36*	6.70*	4.26*	NA	9.84*	6.15*	5.72*	NA	7.67*	4.70*	5.23	2	10
Polynuclear Aromatic Hydrocarbons (PAH) (ug/L)														
Naphthalene	X	NA	NA	NA	X	NA	NA	NA	X	NA	NA	NA	8	40
1-Methyl Naphthalene	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	--	--
2-Methyl Naphthalene	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	--	--
Phenanthrene	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	--	--
Pyrene	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	--	--
Metals														
manganese (ug/L)	NA	X	X	X	NA	X	20	X	NA	20	X	X	25	50
ferrous iron (mg/L)	NA	X	X	X	NA	0.1	X	X	NA	0.1	0.6	X	0.15	0.3
Indicator Parameters														
pH (s.u.)	NA	7.01	7.27	6.75	NA	7.08	7.1	6.98	NA	6.68	7.38	6.92	--	--
conductivity (umhos/cm) @ 25 deg. C	NA	812	1204	935	NA	1480	1114	925	NA	1010	976	940	--	--
dissolved oxygen (mg/L)	NA	8.9	4.7	5.7	NA	6.5	4.9	4.4	NA	6.4	6.2	4.2	--	--
redox (millivolts)	NA	202	174	59	NA	236	258	112	NA	139	211	92	--	--

General Notes:

1. X = Analyzed but not detected.
2. * =Attains or exceeds Wisconsin Administrative Code, Chapter NR 140, Preventive Action Limit (PAL).
3. ** =Attains or exceeds Wisconsin Administrative Code, Chapter NR 140, Enforcement Standard (ES).
4. -- = NR 140 Standard not established.
5. Only compounds detected are included on this list. See Appendix A for complete analyte lists and detection limits.

Footnote:

(1) Estimated value, concentration was less than LOQ.

TABLE 2

Summary of Groundwater Analytical Results
Former Beloit Transit Facility
1304 Fourth Street
Beloit, Wisconsin

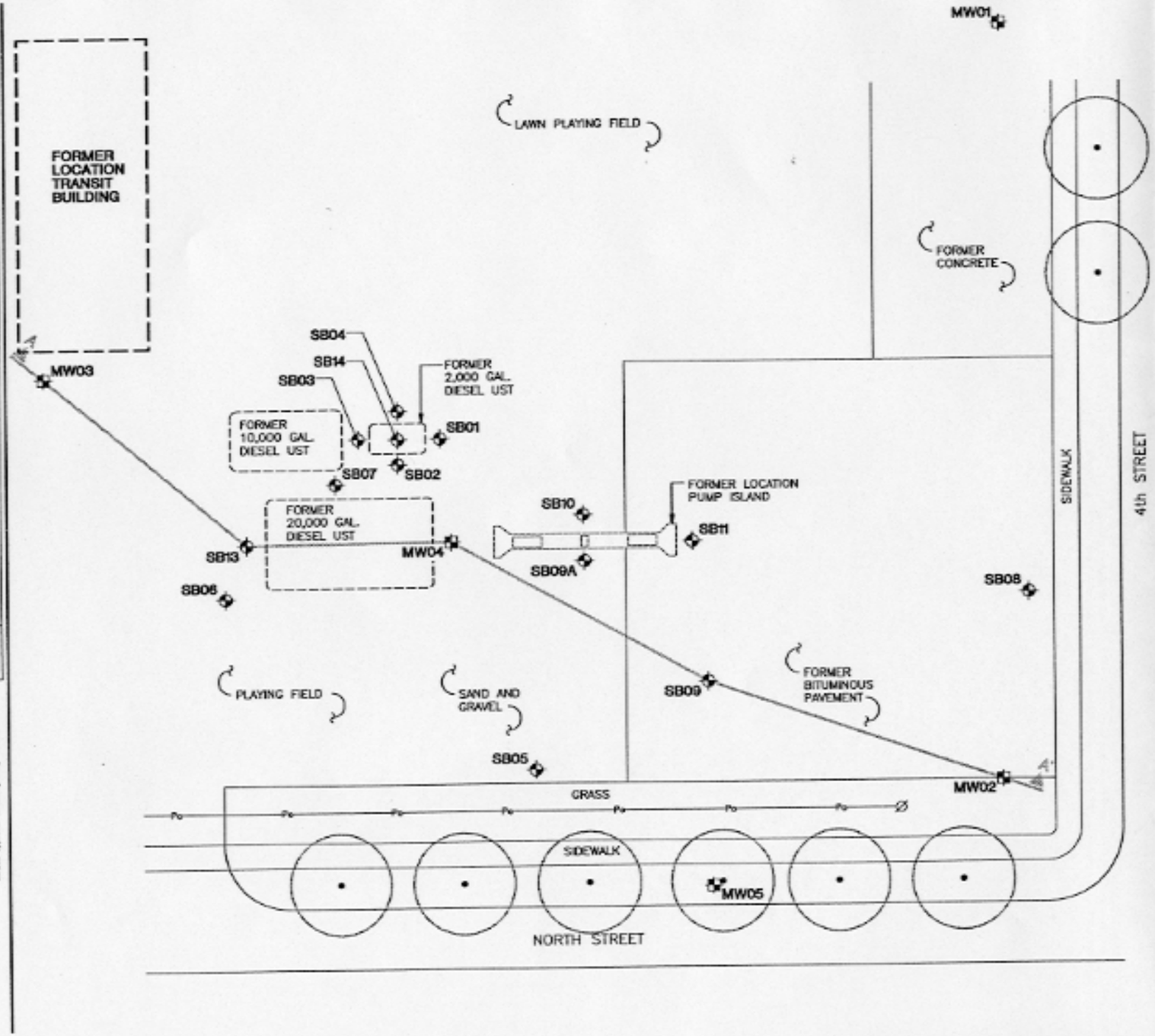
Parameter	NR 140		Monitoring Wells											NR 140 Standards	
			MW04								MW05				
	PAL	ES	7/12/95	7/31/96	1/6/97	4/17/97	1/7/98	3/19/98	6/2/98	9/4/98	7/31/96	1/6/97	4/17/97	PAL	ES
Volatile Organic Compounds (VOCs) (ug/L)															
Benzene	0.5	5	75**	71**	162**	80**	56**	150**	70**	45**	X	X	X	0.5	5
Ethylbenzene	140	700	2200**	598**	1970**	1400**	880**	3200**	1000**	1600**	X	X	X	140	700
Toluene	68.6	343	5600**	209**	4150**	1700**	190*	6500**	1000**	1300**	0.6	X	X	68.6	343
1,2,4-Trimethylbenzene	--	--	1600	310	913	570	580	1000	600	890	X	X	X	--	--
1,3,5-Trimethylbenzene	--	--	390	105	212	160	160	240	200	200	X	X	X	--	--
Total Xylenes:	124	620	8400**	1592**	5960**	3800**	2800**	10800**	3100**	5500**	X	X	X	124	620
m&p-Xylene	--	--	5600	1230	4100	2500	1800	7000	2200	3800	X	X	X	--	--
o-Xylene	--	--	2800	362	1850	1300	1000	3800	900	1700	X	X	X	--	--
Inorganic Parameters (mg/L)															
bicarbonate alkalinity	--	--	NA	576	694	702	696	690	754	613	296	321	351	--	--
carbonate alkalinity	--	--	NA	X	X	X	NA	X	NA	NA	X	X	X	--	--
sulfate	125	250	NA	79	10	27	30.8	10.3	28.6	21.1	45	46	44	125	250
nitrate	2	10	NA	1.95	X	X	X	X	0.33	0.22	5.31*	4.30*	4.73*	2	10
Polynuclear Aromatic Hydrocarbons (PAH) (ug/L)															
Naphthalene	8	40	370**	NA	NA	NA	NA	280**	NA	NA	X	NA	NA	8	40
1-Methyl Naphthalene	--	--	NA	NA	NA	NA	NA	44	NA	NA	NA	NA	NA	--	--
2-Methyl Naphthalene	--	--	NA	NA	NA	NA	NA	57	NA	NA	NA	NA	NA	--	--
Phenanthrene	--	--	NA	NA	NA	NA	NA	0.75	NA	NA	NA	NA	NA	--	--
Pyrene	--	--	NA	NA	NA	NA	NA	5.8	NA	NA	NA	NA	NA	--	--
Metals															
manganese (ug/L)	25	50	NA	540**	750**	783**	676**	738**	480**	381**	20	X	X	25	50
ferrous iron (mg/L)	0.15	0.3	NA	3	3.0	1.0	3.13	4.67	0.92	1.75	0.1	X	X	0.15	0.3
Indicator Parameters															
pH (s.u.)	--	--	NA	6.75	7.01	6.89	6.54	7.05	6.76	6.56	6.67	7.07	7.04	--	--
conductivity (umhos/cm) @ 25 deg. C	--	--	NA	2600	2880	2320	2500	4015	3578	2267	1140	1152	1040	--	--
dissolved oxygen (mg/L)	--	--	NA	4.7	2.0	1.4	0.9	5.1	2	5	3.6	6.5	4.8	--	--
redox (millivolts)	--	--	NA	61	8	-8	-200	-30	-30	-55	220	244	79	--	--

General Notes:

1. X = Analyzed but not detected.
2. * =Attains or exceeds Wisconsin Administrative Code, Chapter NR 140, Preventive Action Limit (PAL).
3. ** =Attains or exceeds Wisconsin Administrative Code, Chapter NR 140, Enforcement Standard (ES).
4. -- = NR 140 Standard not established.
5. Only compounds detected are included on this list. See Appendix A for complete analyte lists and detection limits.

Footnote:

(1) Estimated value, concentration less than the LOQ.



LEGEND

- SB01 — SOIL BORING LOCATION AND NUMBER
- MW01 — GROUNDWATER MONITORING WELL LOCATION AND NUMBER
- UTILITY POLE
- OVERHEAD ELECTRIC LINE
- TREE
- FORMER UNDERGROUND TANK LOCATION (UST)
- A A' — CROSS SECTION LOCATION

NOTES

1. BASE MAP DEVELOPED FROM SITE OBSERVATIONS BY MONTGOMERY WATSON ON JANUARY 5 AND APRIL 27, 1995.
2. MONITORING WELLS AND SOIL BORINGS SURVEYED BY MONTGOMERY WATSON ON SEPTEMBER 18, 1995 AND JULY 31, 1996.
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4. WELL MW05 INSTALLED BY BADGER STATE DRILLING UNDER THE SUPERVISION OF MONTGOMERY WATSON ON JULY 31, 1996.

north

0 20 40

APPROX. SCALE IN FEET

Developed By SGW,MCB Drawn By LCL

Approved By [signature] Date 11/7/96

Reference

Revisions

SITE FEATURES MAP

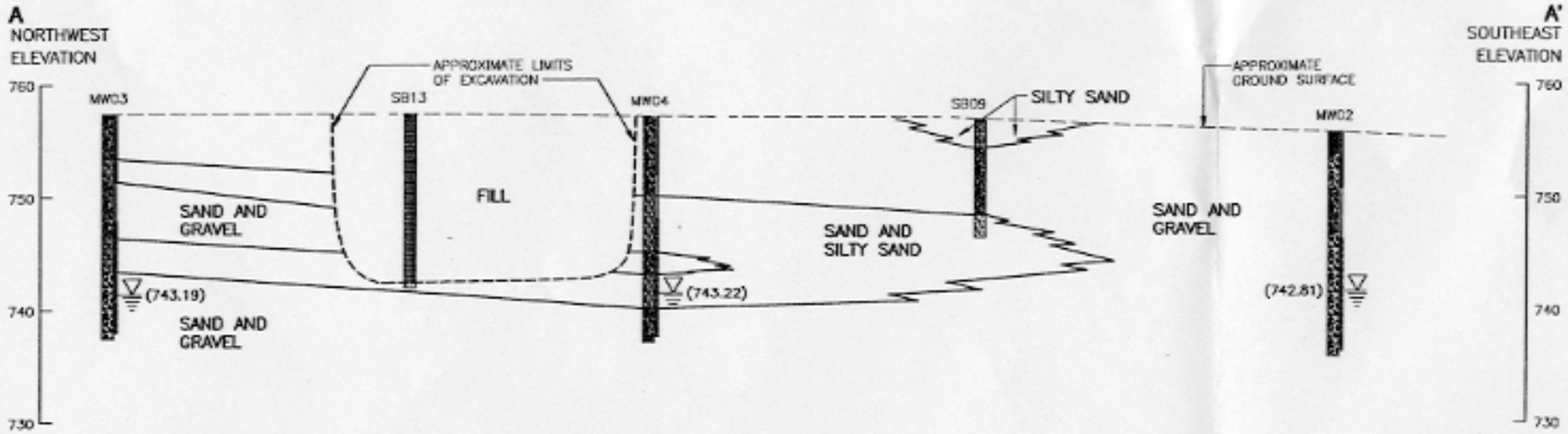
SOIL AND GROUNDWATER INVESTIGATION AND REMEDIAL ACTION PLAN
FORMER BELOIT TRANSIT FACILITY
1304 FOURTH STREET
BELOIT, WISCONSIN

Drawing Number 3858.0070 B2

MONTGOMERY WATSON

QUALITY CONTROL | Graphic Standards OLF 10-30-96 | Technical Review | Project Manager MCB 10-30-96 | Management Review | Other

This document has been developed for a specific application and may not be used without the written approval of Montgomery Watson.

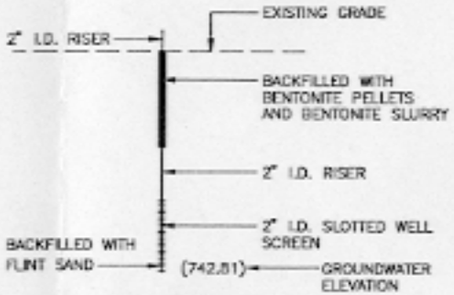


LEGEND

- SAND WITH LOW SILT AND CLAY CONTENT (SP OR SW), MAY ALSO INCLUDE SW-SM, SW-SC, SP-SM AND SP-SC
- SILTY SAND (SM), MAY ALSO INCLUDE SP-SM AND SW-SM
- SAND AND GRAVEL WITH LOW SILT AND CLAY CONTENT (SP/GP OR SW/GW), MAY ALSO INCLUDE SW-SM/GW-GM, SW-SC/GW-GC, SP-SM/GP-GM, AND SP-SC/GP-GC
- TOPSOIL

NOTES

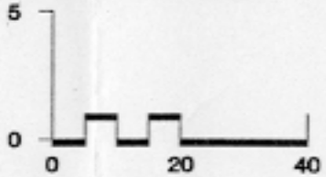
1. THE STRATUM LINES ARE BASED ON INTERPOLATION BETWEEN BORINGS AND MAY NOT REPRESENT ACTUAL SUBSURFACE CONDITIONS.
2. CROSS SECTION LOCATION IS SHOWN ON DRAWING 3858.0070-B1.
3. FOR THE PURPOSE OF ILLUSTRATING SUBSOIL CONDITIONS ON THE CROSS SECTIONS, SOME OF THE BORING LOGS HAVE BEEN SIMPLIFIED. FOR A DETAILED DESCRIPTION OF SUBSURFACE CONDITIONS AT INDIVIDUAL BORINGS, REFER TO SOIL BORING LOGS, APPENDIX A OF REPORT.
4. FOR COMPLETE MONITORING WELL INSTALLATION DETAILS REFER TO APPENDIX B OF TEXT.
5. THE WATER TABLE ELEVATIONS ARE BASED ON MEASUREMENTS OBTAINED BY MONTGOMERY WATSON IN 1996.



TYPICAL WELL INSTALLATION DETAIL

NOT TO SCALE

CROSS SECTION SCALE



SCALE IN FEET
VERTICAL EXAGGERATION: FOUR TIMES

Developed By MCB
Drawn By LCL
Approved By
Date 11/7/96
Reference
Revisions

GEOLOGIC CROSS SECTION A-A'

SOIL AND GROUNDWATER INVESTIGATION AND REMEDIAL ACTION PLAN
FORMER BELOIT TRANSIT FACILITY
1304 FOURTH STREET
BELOIT, WISCONSIN

Drawing Number
3858.0070 B3

MONTGOMERY WATSON

Technical Review
Project Manager MCB 10-30-96
Management Review
Other
Graphic Standards DLF 10-30-96
Land Professional
QUALITY CONTROL

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