

**Source Property Information**

BRRTS #:	03-54-178502	Closure Date:	November 18, 2008
ACTIVITY NAME:	Family Video Movie Club	FID#:	
PROPERTY ADDRESS:	1418 Liberty Avenue	DATCP#:	
MUNICIPALITY:	Beloit	COMM#:	53511-5016-18
PARCEL ID#:	1341-1515		

**\*WTM Coordinates:**

X:	597548	Y:	226879
----	--------	----	--------

*\*Coordinates are in WTM83, NAD83  
(1991)*

**WTM Coordinates Represent:**

- Approximate Center of Contaminant Source
- Approximate Source Parcel Center

**Please check as appropriate:** (BRRTS Action Code)

**Contaminated Media:**

- |  |  |
|--|--|
| <input type="checkbox"/> <u>Groundwater</u> Contamination > ES (236) | <input checked="" type="checkbox"/> <u>Soil</u> Contamination > *RCLs or **SSRCL (232) |
| <input type="checkbox"/> Groundwater Contamination in ROW            | <input type="checkbox"/> Soil Contamination in ROW                                     |
| <input type="checkbox"/> Off-Source Contamination                    | <input type="checkbox"/> Off-Source Contamination                                      |

*(note: for list of impacted off-source properties see attached list of "Impacted Off-Source Property")*

*(note: for list of impacted off-source properties see attached list of "Impacted Off-Source Property")*

**Land Use Controls:**

- |   |   |
|---|---|
| <input type="checkbox"/> Soil: maintain industrial zoning (220) | <input checked="" type="checkbox"/> Cover or Barrier (222)  |
| <input type="checkbox"/> Structural Impediment (224)            | <input type="checkbox"/> Vapor Mitigation (226)             |
| <input type="checkbox"/> Site-Specific Condition (228)          | <input type="checkbox"/> Maintain Liability Exemption (230) |

*(note: soil contaminant concentrations between residential and industrial levels)*

*(note: maintenance plan for groundwater or direct contact)*

*(note: local government or economic development corporation)*

**Monitoring well properly abandoned? (234)**

- Yes     
  No     
  N/A

This Adobe Fillable form is intended to provide a list of information that is required for evaluation for case closure. It is to be used in conjunction with Form 4400-202, Case Closure Request. The closure of a case means that the Department has determined that no further response is required at that time based on the information that has been submitted to the Department.

**NOTICE: Completion of this form is mandatory** for applications for case closure pursuant to ch. 292, Wis. Stats. and ch. NR 726, Wis. Adm. Code, including cases closed under ch. NR 746 and ch. NR 726. The Department will not consider, or act upon your application, unless all applicable sections are completed on this form and the closure fee and any other applicable fees, required under ch. NR 749, Wis. Adm. Code, Table 1 are included. It is not the Department's intention to use any personally identifiable information from this form for any purpose other than reviewing closure requests and determining the need for additional response action. The Department may provide this information to requesters as required by Wisconsin's Open Records law [ss. 19.31 - 19.39, Wis. Stats.].

BRRTS #: 03-54-178502

PARCEL ID #: 1341-1515

ACTIVITY NAME: Family Video Movie Club

WTM COORDINATES: X: 597548 Y: 226879

**CLOSURE DOCUMENTS** (the Department adds these items to the final GIS packet for posting on the Registry)

- Closure Letter**
- Maintenance Plan** (if activity is closed with a land use limitation or condition (land use control) under s. 292.12, Wis. Stats.)
- Conditional Closure Letter**
- Certificate of Completion (COC)** for VPLE sites

**SOURCE LEGAL DOCUMENTS**

- Deed:** The most recent deed as well as legal descriptions, for the **Source Property** (where the contamination originated). Deeds for other, off-source (off-site) properties are located in the **Notification** section.  
**Note:** If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.
- Certified Survey Map:** A copy of the certified survey map or the relevant section of the recorded plat map for those properties where the legal description in the most recent deed refers to a certified survey map or a recorded plat map. (lots on subdivided or platted property (e.g. lot 2 of xyz subdivision)).  
**Figure #:**                      **Title: Survey Map**
- Signed Statement:** A statement signed by the Responsible Party (RP), which states that he or she believes that the attached legal description accurately describes the correct contaminated property.

**MAPS** (meeting the visual aid requirements of s. NR 716.15(2)(h))

Maps must be no larger than 8.5 x 14 inches unless the map is submitted electronically.

- Location Map:** A map outlining all properties within the contaminated site boundaries on a U.S.G.S. topographic map or plat map in sufficient detail to permit easy location of all parcels. If groundwater standards are exceeded, include the location of all potable wells within 1200 feet of the site.  
**Note:** Due to security reasons municipal wells are not identified on GIS Packet maps. However, the locations of these municipal wells must be identified on Case Closure Request maps.  
**Figure #: 1**                      **Title: Site Location Map**
- Detailed Site Map:** A map that shows all relevant features (buildings, roads, individual property boundaries, contaminant sources, utility lines, monitoring wells and potable wells) within the contaminated area. This map is to show the location of all contaminated public streets, and highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding a ch. NR 140 Enforcement Standard (ES), and/or in relation to the boundaries of soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Levels (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.  
**Figure #: 2**                      **Title: Preremediation Soil Sample Locations**
- Soil Contamination Contour Map:** For sites closing with residual soil contamination, this map is to show the location of all contaminated soil and a single contour showing the horizontal extent of each area of contiguous residual soil contamination that exceeds a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.  
**Figure #: 2**                      **Title: Preremediation Soil Sample Locations**

BRRTS #: 03-54-178502

ACTIVITY NAME: Family Video Movie Club

**MAPS (continued)**

- Geologic Cross-Section Map:** A map showing the source location and vertical extent of residual soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL). If groundwater contamination exceeds a ch. NR 140 Enforcement Standard (ES) when closure is requested, show the source location and vertical extent, water table and piezometric elevations, and locations and elevations of geologic units, bedrock and confining units, if any.

**Figure #:**                      **Title:**

**Figure #:**                      **Title:**

- Groundwater Isoconcentration Map:** For sites closing with residual groundwater contamination, this map shows the horizontal extent of all groundwater contamination exceeding a ch. NR140 Preventive Action Limit (PAL) and an Enforcement Standard (ES). Indicate the direction and date of groundwater flow, based on the most recent sampling data.

**Note:** This is intended to show the total area of contaminated groundwater.

**Figure #:**                      **Title:**

- Groundwater Flow Direction Map:** A map that represents groundwater movement at the site. If the flow direction varies by more than 20° over the history of the site, submit 2 groundwater flow maps showing the maximum variation in flow direction.

**Figure #:**                      **Title:**

**Figure #:**                      **Title:**

**TABLES (meeting the requirements of s. NR 716.15(2)(h)(3))**

Tables must be no larger than 8.5 x 14 inches unless the table is submitted electronically. Tables must not contain shading and/or cross-hatching. The use of **BOLD** or *ITALICS* is acceptable.

- Soil Analytical Table:** A table showing remaining soil contamination with analytical results and collection dates.  
**Note:** This is one table of results for the contaminants of concern. Contaminants of concern are those that were found during the site investigation, that remain after remediation. It may be necessary to create a new table to meet this requirement.

**Table #:** 1                      **Title:** Summary of Soil Sample Analytical Results

- Groundwater Analytical Table:** Table(s) that show the most recent analytical results and collection dates, for all monitoring wells and any potable wells for which samples have been collected.

**Table #:** 2                      **Title:** Summary of Groundwater Sample Analytical Results

- Water Level Elevations:** Table(s) that show the previous four (at minimum) water level elevation measurements/dates from all monitoring wells. If present, free product is to be noted on the table.

**Table #:**                      **Title:**

**IMPROPERLY ABANDONED MONITORING WELLS**

For each monitoring well not properly abandoned according to requirements of s. NR 141.25 include the following documents.

**Note:** If the site is being listed on the GIS Registry for only an improperly abandoned monitoring well you will only need to submit the documents in this section for the GIS Registry Packet.

- Not Applicable**

- Site Location Map:** A map showing all surveyed monitoring wells with specific identification of the monitoring wells which have not been properly abandoned.

**Note:** If the applicable monitoring wells are distinctly identified on the Detailed Site Map this Site Location Map is not needed.

**Figure #:**                      **Title:**

- Well Construction Report:** Form 4440-113A for the applicable monitoring wells.

- Deed:** The most recent deed as well as legal descriptions for each property where a monitoring well was not properly abandoned.

- Notification Letter:** Copy of the notification letter to the affected property owner(s).

BRRTS #: 03-54-178502

ACTIVITY NAME: Family Video Movie Club

**NOTIFICATIONS**

**Source Property**

- Letter To Current Source Property Owner:** If the source property is owned by someone other than the person who is applying for case closure, include a copy of the letter notifying the current owner of the source property that case closure has been requested.
- Return Receipt/Signature Confirmation:** Written proof of date on which confirmation was received for notifying current source property owner.

**Off-Source Property**

Group the following information per individual property and label each group according to alphabetic listing on the "Impacted Off-Source Property" attachment.

- Letter To "Off-Source" Property Owners:** Copies of all letters sent by the Responsible Party (RP) to owners of properties with groundwater exceeding an Enforcement Standard (ES), and to owners of properties that will be affected by a land use control under s. 292.12, Wis. Stats.  
**Note:** Letters sent to off-source properties regarding residual contamination must contain standard provisions in Appendix A of ch. NR 726.  
**Number of "Off-Source" Letters:**
- Return Receipt/Signature Confirmation:** Written proof of date on which confirmation was received for notifying any off-source property owner.
- Deed of "Off-Source" Property:** The most recent deed(s) as well as legal descriptions, for all affected deeded **off-source property(ies)**. This does not apply to right-of-ways.  
**Note:** If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.
- Letter To "Governmental Unit/Right-Of-Way" Owners:** Copies of all letters sent by the Responsible Party (RP) to a city, village, municipality, state agency or any other entity responsible for maintenance of a public street, highway, or railroad right-of-way, within or partially within the contaminated area, for contamination exceeding a groundwater Enforcement Standard (ES) and/or soil exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL).  
**Number of "Governmental Unit/Right-Of-Way Owner" Letters:**



ENVIRONMENTAL & REGULATORY SERVICES DIVISION  
BUREAU OF PECFA  
P.O. Box 8044  
Madison, Wisconsin 53708-8044  
TTY: Contact Through Relay  
Fax: (608) 267-1381  
Jim Doyle, Governor  
Richard J. Leinenkugel, Secretary

March 6, 2009

Keith Hoogland  
Family Video Movie Club  
9810 Capitol Drive  
Wheeling, IL 60090

**RE: Final Closure with Land Use Limitation to Address Direct Contact Risk**

**Commerce # 53511-5016-18-A DNR BRRTS # 03-54-178502**  
Family Video Movie Club, 1418 Liberty Avenue, Beloit

Dear Mr. Hoogland:

The Wisconsin Department of Commerce (Commerce) has determined that this site does not pose a significant threat to human health and the environment as long as current and subsequent property owners adhere to the following limitation:

The barrier cap must be maintained in accordance with the enclosed maintenance plan.

Commerce has the authority per section 292.12(2), Wis. Stats., to require the maintenance of a barrier cap at this property. Failure to adhere to this limitation may result in financial penalties from \$10 to \$5,000 per day in accordance with section 292.99(1), Wis. Stats. Commerce may conduct inspections to ensure compliance with the maintenance plan. In the future, you may request that Commerce review *new* information to determine if the cap requirement can be changed or removed.

The following activities are prohibited on any portion of the property where asphalt is required, as identified on the attached map, unless prior written approval has been obtained from Commerce: 1) removal of the existing barrier; 2) replacement with another barrier; 3) excavating or grading of the land surface; 4) filling on capped or paved areas; 5) plowing for agricultural cultivation; or 6) construction or placement of a building or other structure.

This site is now listed as "closed" on the Commerce database and will be included on the Department of Natural Resources (DNR) Geographic Information System (GIS) Registry of Closed Remediation Sites to address residual soil contamination. To review all sites on the GIS Registry web page, visit <http://dnr.wi.gov/org/aw/rr/gis/index.htm>. It is in your best interest to keep all documentation related to the environmental activities at your site.

If you intend to construct or reconstruct a potable well on this property, you must get prior DNR approval. To obtain approval, complete Form 3300-254, GIS Registry Site Well Approval Application, and submit it to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line at <http://www.dnr.state.wi.us/org/water/dwg/3300254.pdf> or through the GIS Registry web address listed above.

All current and future owners and occupants of the property need to be aware that excavation of contaminated soil may pose a hazard. Special precautions may be needed to prevent inhalation, ingestion or dermal contact with the residual contamination when it is removed. If soil is excavated, the property owner at the time of excavation must have the soil sampled and analyzed to determine if residual

contamination remains. If sampling confirms that contamination is present, the property owner at the time of excavation must determine whether the material would be considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable State regulations and standards.

Depending on site-specific conditions, construction over contaminated materials may result in vapor migration into enclosed structures or along newly placed underground utility lines. The potential for vapor inhalation and mitigation should be evaluated when planning any future redevelopment, and measures should be taken to ensure the continued protection of public health, safety, welfare and the environment at the site.

Costs for sampling and excavation activities conducted after case closure are not eligible for PECFA reimbursement. However, if it is determined that any undisturbed remaining petroleum contamination poses a threat, the case may be reopened and further investigation or remediation may be required. If this case is reopened, any original claim under the PECFA fund would also reopen and you may apply for assistance to the extent of remaining eligibility.

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) 261-6543.

Sincerely,



Ralph N. Smith  
Senior Hydrogeologist  
Site Review Section

Enclosure: Cap Maintenance Plan for Family Video Movie Club, 1418 Liberty Avenue, Beloit

cc: Jason Kruchko - Key Engineering Group, Ltd.  
Dave Buscke - Rockford Construction Company, Inc., 5540 Glenwood Hills Parkway SE, Grand Rapids, MI 49512  
Case File



ENVIRONMENTAL & REGULATORY SERVICES DIVISION  
BUREAU OF PECFA  
P.O. Box 8044  
Madison, Wisconsin 53708-8044  
TTY: Contact Through Relay  
Fax: (608) 267-1381  
Jim Doyle, Governor  
Richard J. Leinenkugel, Secretary

January 15, 2009

Keith Hoogland  
Family Video Movie Club  
9810 Capitol Drive  
Wheeling, IL 60090

RE: **Case Closure Consideration with Proposed Land Use Limitation for Direct Contact Risk**  
**Commerce # 53511-5016-18-A DNR BRRTS # 03-54-178502**  
Family Video Movie Club, 1418 Liberty Avenue, Beloit

Dear Mr. Hoogland:

The Wisconsin Department of Commerce (Commerce) has reviewed the request for case closure prepared by your consultant, Key Engineering Group Ltd, for the site referenced above. It is understood that residual soil contamination remains on site. This letter serves as written notice that no further investigation or remedial action is necessary.

Please be aware that compliance with the requirements of this letter is a responsibility to which you, the current property owner, and any subsequent property owners must adhere, pursuant to section 292.12, Wisconsin Stats. If these requirements are not followed, Commerce may take enforcement action under section 292.11, Wis. Stats., to ensure compliance with the specified requirements, limitations or other conditions related to the property, or this case may be reopened pursuant to section NR 726.09, Wis. Administrative Code. It is Commerce's intent to conduct inspections in the future to ensure that the conditions included in this letter, including compliance with the referenced maintenance plan, are met.

#### **Well Abandonment Requirements**

- The monitoring well MW-1 must be properly abandoned, and any remedial wastes (if applicable) shall be properly disposed within 60 days and the appropriate documentation forwarded to Commerce at the letterhead address within 120 days of the date of this letter. Noncompliance with the well abandonment, modified cap maintenance plan, and waste disposal requirement and deadline can result in enforcement action and financial penalties.

#### **Land Use Limitation Requirement to Address Direct Contact Risk**

- The Cap Maintenance Plan shall be updated to reference the proper street address of 1418 Liberty Avenue, Beloit, WI, and an updated Figure 2 (current) with the site-building footprint and asphalt pavement being used as the cap indicated, and submitted to Commerce for final case closure review.

Commerce has determined that this site does not pose a significant threat to the environment and human health as long as the barrier cap at this property is maintained. Residual petroleum concentrations in soil exceeding standards for the protection of human health from direct contact with contaminated soil remain in the vicinity of the existing asphalt parking lot covering the contaminated areas of the site. Therefore, the

existing barrier cap must be maintained in accordance with the maintenance plan provided to prevent direct contact exposure to shallow contaminated soil.

This limitation must be adhered to by the current property owner and any subsequent owner. Failure to adhere to this restriction may result in financial penalties from \$10 to \$5,000 per day in accordance with section 292.99(1), Wis. Stats.

The following activities are prohibited on any portion of the property where pavement is required, as identified on the updated map to be provided, unless prior written approval has been obtained from Commerce: 1) removal of the existing barrier; 2) replacement with another barrier; 3) excavating or grading of the land surface; 4) filling on capped or paved areas; 5) plowing for agricultural cultivation; or 6) construction or placement of a building or other structure.

Acceptance of the limitation to be imposed on the property makes it unnecessary to conduct additional soil remediation activities on the property at this time. In the future, you may request that Commerce review any *new* information to determine if the barrier requirement or maintenance plan can be changed or removed. If you do not want this limitation on your property, you must contact the undersigned to determine what remedial activities will be required, at your own expense, to close this case without the cap maintenance requirement.

A final closure letter will be sent after the requirements of this letter have been met.

### **GIS Registry of Closed Remediation Sites**

Information submitted with your closure request will be included on the Department of Natural Resources (DNR) GIS Registry of Closed Remediation Sites. All sites on the Registry can be viewed via the Remediation and Redevelopment (RR) Sites Map at <http://dnr.wi.gov/org/aw/rr/gis/index.htm>. Because residual contamination remains at the time of case closure, if you intend to construct or reconstruct a potable well on this property, you must get prior DNR approval.

### **Residual Soil Contamination**

All current and future owners and occupants of the property need to be aware that excavation of contaminated soil may pose a hazard. Special precautions may be needed to prevent inhalation, ingestion or dermal contact with the residual contamination when it is removed. If soil is excavated, the property owner at the time of excavation must sample and analyze the excavated soil to determine if residual contamination remains. If sampling confirms that contamination is present, the property owner at the time of excavation must determine whether the material would be considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable standards and rules. Costs for sampling and excavation activities conducted after the date of this letter are not eligible for PECFA reimbursement.

### **Potential Vapor Migration**

Depending on site-specific conditions, construction over contaminated materials may result in vapor migration into enclosed structures or along newly placed underground utility lines. The potential for vapor inhalation and mitigation should be evaluated when planning any future redevelopment, and measures should be taken to ensure the continued protection of public health, safety, welfare and the environment at the site.

### **Claim Submittal Requirement**

Timely filing of your final PECFA claim (if applicable) is encouraged. 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.

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) 261-6543.

Sincerely,



Ralph N. Smith  
Senior Hydrogeologist  
Site Review Section

cc: Jason Kruchko - Key Engineering Group Ltd  
Dave Buscke – Rockford Construction Company, Inc., 5540 Glenwood Hills Parkway SE, Grand  
Rapids, MI 49512  
Case File

## CAP MAINTENANCE PLAN

Family Video Movie Club  
1418 Liberty Avenue  
Beloit, Wisconsin  
BRRTS# 03-54-178502

This *Cap Maintenance Plan* shall be applicable to the parcel of property depicted on the site location map included as Figure 1, and depicted on the site layout map included as Figure 2, and a copy of this *Cap Maintenance Plan* shall be maintained on file in the offices of the owner of the property, Family Video Movie Club or its successor(s) in interest (the "Owner"), and any company that is retained to manage the Property on behalf of the Owner (the "Property Manager").

The Cap on the Property includes the following: Asphalt with concrete sidewalk areas.

### INSPECTION

Inspect paved and unpaved areas of the property to ensure that the integrity of the cover in the unpaved areas is maintained and that no significant fissures or cracks develop in the paved areas. Inspections shall be annual.

Prepare a brief inspection report that documents the date of the inspection, the individual(s) conducting the inspection, any observed disturbance of the cover in the unpaved areas, and any significant cracking observed in the paved areas. A cap inspection form is included as Attachment 1. Maintain a copy of the inspection report, with a copy of this *Cap Maintenance Plan*, to be made available to representatives of the Wisconsin Department of Natural Resources (WDNR), upon reasonable request.

### REPAIR CAPPED AREAS

If, during the annual inspection, the soil cover in unpaved areas is observed to have been disturbed or significant cracking is observed in paved areas, the Owner shall arrange to have repairs made to such areas, in a manner consistent with this *Cap Maintenance Plan*. Such repairs shall be carried out within six months. A cap maintenance log is included as Attachment 2 to document any maintenance or repairs of the paved and capped areas.

### MODIFICATION TO CAPPED AREAS

The following steps shall be taken if Owner plans to remove, replace or repair pavement or perform activities that would penetrate below the Cap into the contaminated soils below the Cap (i.e., install or replace trees, shrubs, fencing, retaining walls or buildings):

- The contractor performing the work shall be provided with a copy of this *Cap Maintenance Plan* and shall prepare a *Health and Safety Plan (HASP)*, to protect workers from exposure to contaminated soils.
- Separate excavated material (or granular layer materials where they exist) so that they may be replaced upon completion of the work. Excavation into the contaminated soils beneath the Cap shall be conducted in accordance with the *HASP*, and any excavated contaminated soils shall be segregated and kept on site, in conformance with the requirements of Chapter NR 718, Wisconsin Administrative Code, until completion of the work.

- Upon completion of the work, place previously excavated contaminated soils back into the excavation, but only to the extent that such replacement does not interfere with the replacement and maintenance of the Cap, and does not constitute a violation of Wisconsin hazardous waste management law (Chapter 291, Wisconsin Statutes).
- Any remaining contaminated soils that cannot be replaced in the excavation shall be properly characterized and disposed of at an appropriately licensed facility.
- Prepare a brief report documenting the work performed, identifying the person(s) performing the work, and verifying that this *Cap Maintenance Plan* was adhered to. Maintain report on file (to be made available to WDNR, upon reasonable request).

#### UTILITY REPAIRS

No underground utility repairs or installation of new or replacement utilities shall be conducted on the Property until after the utility and any contractor(s) for the utility have acknowledged receipt of a copy of this *Cap Maintenance Plan*.

- The underground utility repairs or installation(s) shall be conducted in accordance with the methods above with respect to excavations into unpaved and paved areas.
- If the underground utility repairs or installation(s) involve any disturbance of the material used to seal the soils on the property, such Material shall be replaced with new seals of like or superior quality.
- Prepare a brief report documenting the work performed, identifying the person(s) performing the work, and verifying that this *Cap Maintenance Plan* was adhered to. Maintain report on file (to be made available to WDNR, upon reasonable request).

**ATTACHMENT 1**  
**CAP INSPECTION FORM**  
 Family Video Movie Club  
 1418 Liberty Avenue  
 Beloit, Wisconsin  
 BRRTS# 03-54-178502

**ASPHALT COVER:**

INSPECTION CRITERIA	COMMENTS	MAINTENANCE ACTION REQUIRED
Significant Cracking		
Evidence of Ponding (standing water, discoloration, sedimentation)		
Storm Water Drainage		

**LANDSCAPED AREA COVER:**

INSPECTION CRITERIA	COMMENTS	MAINTENANCE ACTION REQUIRED
Evidence of Erosion		
Evidence of Ponding		
Vegetation Loss		

Limitations to Observation: \_\_\_\_\_

Completed by: \_\_\_\_\_

Date: \_\_\_\_\_

LIBERTY AVE.

GRASS

GRASS

GRASS

GRASS

ASPHALT

ASPHALT

FAMILY VIDEO

ASPHALT

ASPHALT

⊕ RED8 (S.A.G.)

⊕ RED10 (S.A.G.)

⊕ RED9 (S.A.G.)

FORMER 1,000 GALLON  
FUEL OIL TST

© 2005 Key Engineering Group Ltd.

DESIGNED BY JMK	DATE 09/14/07
DRAWN BY AMD	PROJECT 1706005
APPROVED BY MRT	SHEET NO. 1

FIGURE 2  
MONITORING WELL AND GEOPROBE LOCATIONS  
FAMILY VIDEO  
1418 LIBERTY AVE  
BELOIT, WISCONSIN



735 NORTH WATER STREET, SUITE 1000  
MILWAUKEE, WI 53202  
414.224.8300 (tel) - 414.224.8383 (fax)

CADFILE F:\DMO\Projects\1706005 Family Video\Figure 1.dwg  
XREF G:\ACAD\1706005\DWG\FIGURE 1.dwg  
LMAN



WARRANTY DEED

1341358

RECORDED

DOCUMENT NO.

This deed, made between Roberta G. Arndt, Grantor, and Family Video Movie Club, Inc., Grantee,

Witnesseth: That the said Grantor, for a valuable consideration conveys to Grantee the following described real estate in Rock County, State of Wisconsin:

Lot Nineteen (19), Block Four (4), Mechanic's Second Addition to the City of Beloit, Rock County, Wisconsin, and that portion of vacated alley adjoining said property, situated in the County of Rock and State of Wisconsin.

97 SEP 5 AM 10 31

K. RANDAL LEYES REGISTER OF DEEDS ROCK CO WI 53545

THIS SPACE RESERVED FOR RECORDING DATA

Return to: Attorney Robert G. Blakely 416 College Street Beloit, WI 53511

M163

10.00

Parcel Identification Number : 1341-1510 Computer Real Estate Number: 206-13411510

79

This is not homestead property.

Together with all and singular the hereditaments and appurtenances thereunto belonging; and Roberta G. Arndt warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except municipal and zoning ordinances, recorded easements for public utilities serving the property, recorded building and use restrictions and covenants, and will warrant and defend the same.

Dated this 4th day of Sept. August, 1997.

TRANSFER

CODE W-7 EXCLUSION

\$ 195.00 FEE

Signature of Roberta G. Arndt (SEAL) Robert G. Arndt

AUTHENTICATION

ACKNOWLEDGMENT

Signature of Roberta G. Arndt authenticated this 4th day of August, 1997.

State of Wisconsin } } ss Rock County }

Signature of Robert G. Blakely Robert G. Blakely, Member State Bar of Wisconsin

Personally came before me this \_\_\_ day of August, 1997, the above named Roberta G. Arndt to me known to be the person who executed the foregoing instrument and acknowledge the same.

THIS INSTRUMENT WAS DRAFTED BY Robert G. Blakely, Attorney 416 College Street Beloit, WI 53511

Notary Public, Rock County, Wis. My commission is permanent./ expires on \_\_\_\_\_

STATE BAR OF WISCONSIN FORM 2 - 1982  
WARRANTY DEED

1341359  
1341359  
RECORDED

DOCUMENT NO.

The City of Beloit, a Wisconsin municipal corporation

conveys and warrants to Family Video Movie Club, Inc.

'97 SEP 5 AM 10 32

K. RANDAL LEYES  
REGISTER OF DEEDS  
ROCK CO WI 53545

THIS SPACE RESERVED FOR RECORDING DATA

NAME AND RETURN ADDRESS  
Land Title and Closing Service  
1970 Cranston Road  
Beloit, WI 53511

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

206-13411515  
PARCEL IDENTIFICATION NUMBER

Lots 20 & 21, Block 4 of Mechanic's Second Addition to the City of Beloit, Rock County, Wisconsin and that part of vacated alley adjoining said premises, according to the recorded plat thereof, situated in the County of Rock and State of Wisconsin.

M 163

This is not homestead property.  
(is not)

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

Dated this 3rd day of September, A.D., 19 97.

By: Daniel T. Kelley (SEAL) CITY OF BELOIT  
\* Daniel T. Kelley, City Manager  
By: Carol S. Alexander (SEAL)  
\* Carol S. Alexander, City Clerk

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s) \_\_\_\_\_  
authenticated this \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_

State of Wisconsin, }  
Rock County, } ss.  
Personally came before me this 3rd day of September, 19 97, the above named Daniel T. Kelley, City Manager and Carol S. Alexander, City Clerk

TITLE: MEMBER STATE BAR OF WISCONSIN  
(If not, \_\_\_\_\_  
authorized by §706.06, Wis. Stats.)

to me known to be the person<sup>s</sup> who executed the foregoing instrument and acknowledge the same,

Judith A. Woodard  
\* Judith A. Woodard  
Notary Public, Rock County, Wis.  
My commission is permanent. (If not, state expiration date: 7-1-2001.)

THIS INSTRUMENT WAS DRAFTED BY  
Thomas J. Alisankus  
Attorney at Law.

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

\* Names of persons signing in any capacity should be typed or printed below their signatures

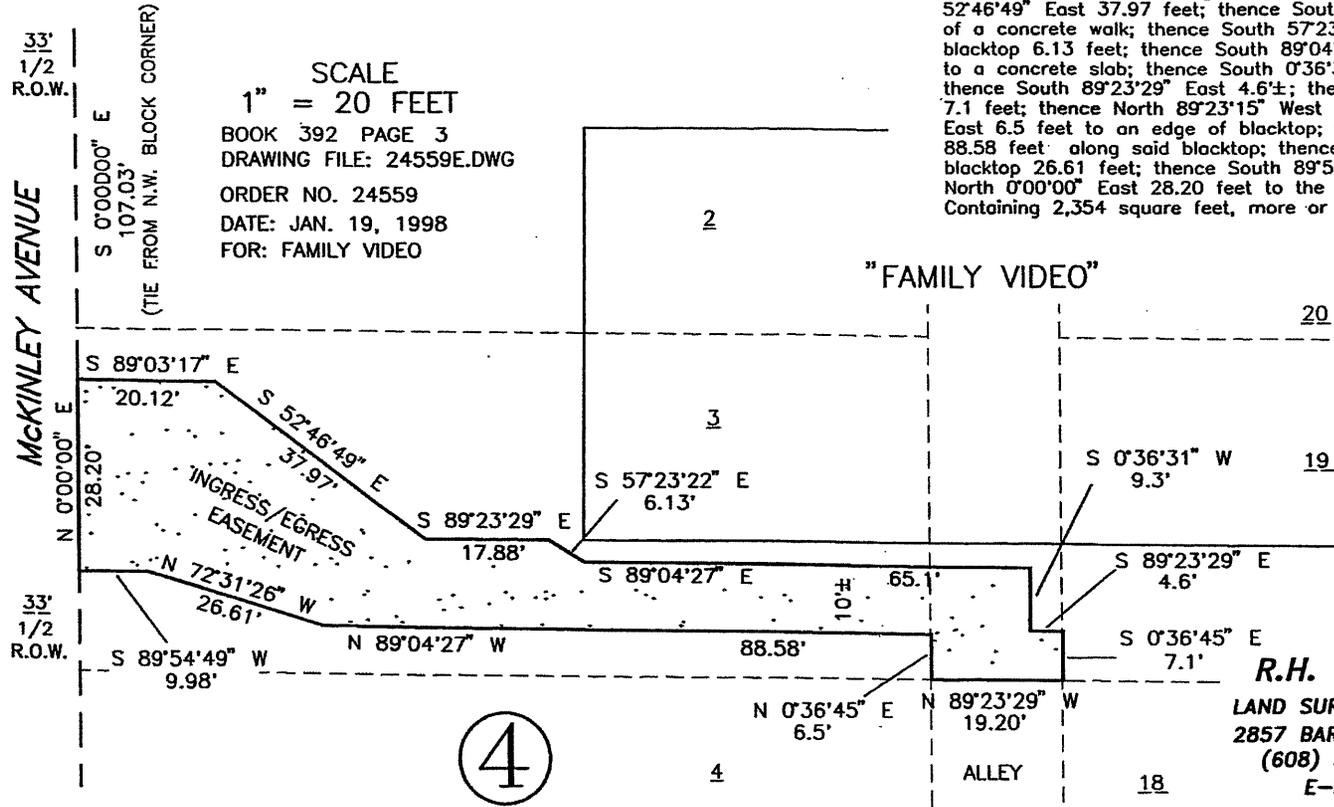
# EASEMENT LOCATION FOR

INGRESS/EGRESS OVER PART OF BLOCK 4 OF MECHANICS SECOND ADD. TO THE CITY OF BELOIT, SITUATED IN THE N.E. 1/4 OF SECTION 34, T. 1 N., R. 12 E. OF THE FOURTH P.M., CITY OF BELOIT, ROCK COUNTY, WISCONSIN

## DESCRIBED AS FOLLOWS:

PART OF BLOCK 4 OF MECHANICS SECOND ADD. TO THE CITY OF BELOIT, SITUATED IN THE N.E. 1/4 OF SECTION 34, T. 1 N., R. 12 E. OF THE FOURTH P.M., CITY OF BELOIT, ROCK

Commencing at the Northwest corner of Block Four, aforesaid; thence South 0°00'00" East 107.03 feet to the Point of Beginning; thence South 89°03'17" East along a flag of curb 20.12 feet; thence South 52°46'49" East 37.97 feet; thence South 89°23'29" East to a corner of a concrete walk; thence South 57°23'22" East along an edge of blacktop 6.13 feet; thence South 89°04'27" East along said edge 65.1 feet to a concrete slab; thence South 0°36'31" West 9.3 feet along said slab; thence South 89°23'29" East 4.6±; thence South 0°36'45" East 7.1 feet; thence North 89°23'15" West 19.20 feet; thence North 0°36'45" East 6.5 feet to an edge of blacktop; thence North 89°04'27" West 88.58 feet along said blacktop; thence North 72°31'26" West along said blacktop 26.61 feet; thence South 89°54'49" West 9.98 feet; thence North 0°00'00" East 28.20 feet to the Point of Beginning. Containing 2,354 square feet, more or less.



**R.H. BATTERMAN & CO. INC.**  
LAND SURVEYORS - ENGINEERS - PLANNERS  
2857 BARTELLS DR, BELOIT, WISCONSIN 53511  
(608) 365-4464 FAX (608) 365-1850  
E-MAIL: SURVEYOR@INWAVE.COM

Family Video Movie Club, the responsible party for the property located at 1418 Liberty Avenue, Beloit, Wisconsin, states that the legal description provided to the Wisconsin Department of Commerce for the case file # 53511-5016-18-A is complete and accurate to the best of our knowledge.

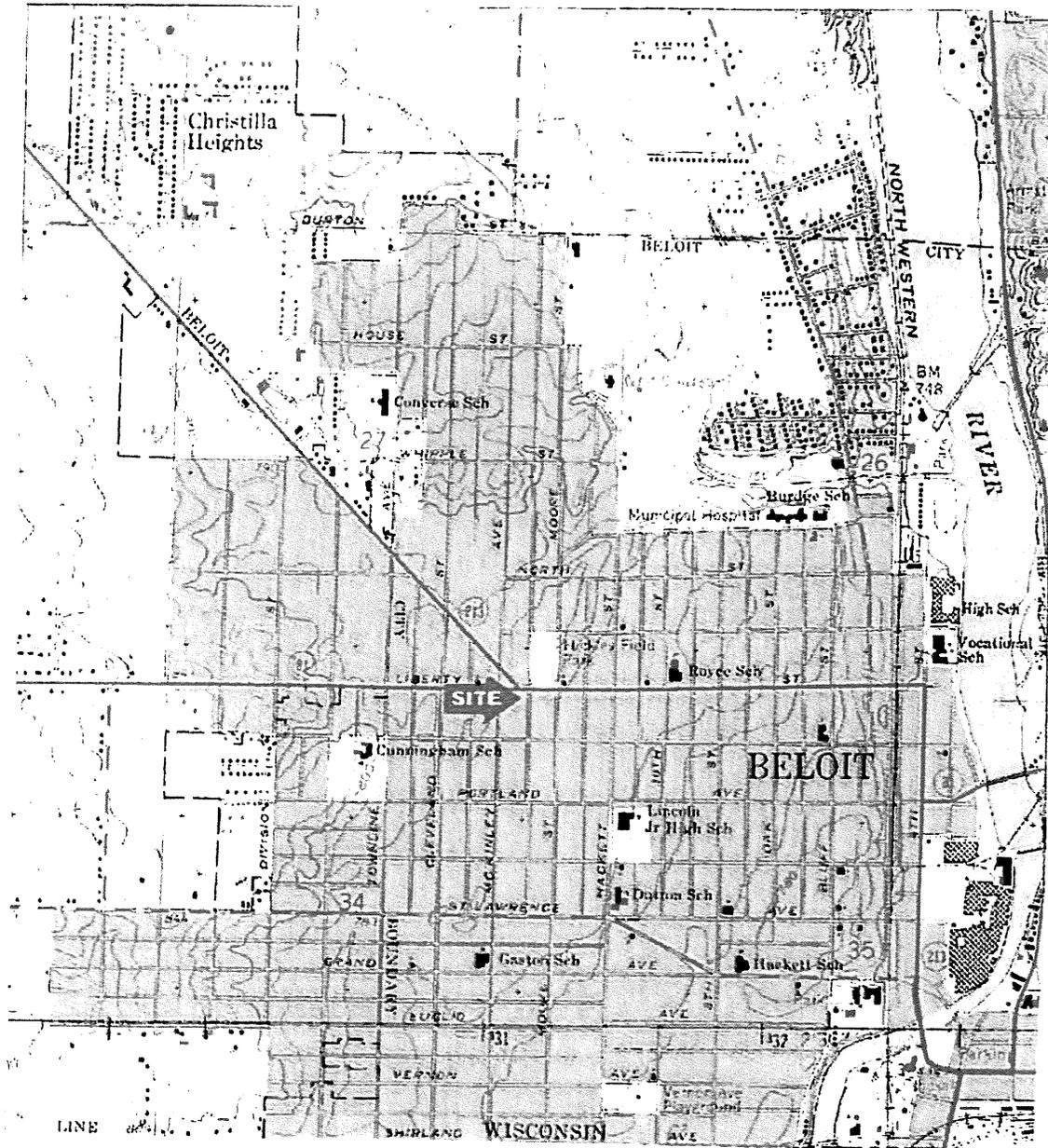
Signature of Representative for the Responsible Party:

Date:

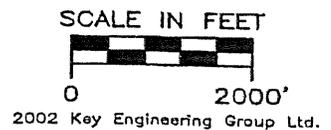
T.R.C.

5/28/08

V. P. Legal  
Family Video Movie Club, Inc.



SOURCE:  
 USGS  
 Beloit, Wisconsin 7.5 Minute Series  
 Quadrangle Map 1962, Photorevised 1971 and 1976



DESIGNED BY: JMK	DATE 08/13/07
DRAWN BY	PROJECT 170805
APPROVED BY JMK	SHEET NO. 1
H:\PROJECTS\2007\EN\170805\170805 Figure 1.doc	

FIGURE 1  
 SITE LOCATION MAP  
 PHASE I ENVIRONMENTAL SITE ASSESSMENT  
 FAMILY VIDEO  
 1418 LIBERTY AVENUE  
 BELOIT, WISCONSIN



GRASS

SIDEWALK

ASPHALT PAVING

FORMER TAVERN BUILDING

FORMER 1,000 GALLON  
FUEL OIL UST

⊕ RED8 (S.A.G.)

⊕ RED10 (S.A.G.)

MW-1

⊕ RED9 (S.A.G.)

LEGEND

- ⊕ RED GEOPROBE
- ⊕ MW MONITORING WELL
- ▣ RESIDUAL SOIL CONTAMINATION

© 2005 Key Engineering Group Ltd.

DESIGNED BY JMK	DATE 09/14/07
DRAWN BY AMD	PROJECT 1706005
APPROVED BY MRT	SHEET NO. 1
CADFILE G:\ACAD\1706005\DWG\FIGURE 1.dwg XREF G:\ACAD\1706005\DWG\FIGURE 1.dwg LMAN	

FIGURE 2  
 PREREMEDIATION SOIL SAMPLE LOCATIONS  
 MONITORING WELL AND GEOPROBE LOCATIONS  
 1418 LIBERTY AVE  
 BELOIT, WISCONSIN



735 NORTH WATER STREET, SUITE 1000  
 MILWAUKEE, WI 53203  
 414.324.8300 (tel) - 414.324.8383 (fax)

**TABLE 1**  
**SUMMARY OF SOIL SAMPLE ANALYTICAL RESULTS**

FAMILY VIDEO  
1418 Liberty Avenue  
Beloit, Wisconsin

PARAMETERS	SAMPLE IDENTIFICATION					GENERIC RCLs			NR 746	
	MW-1	RED8-2*	RED9-2*	RED10-1*	RED10-4*	PROTECTION OF GROUNDWATER	DIRECT CONTACT		TABLE 1	TABLE 2
							(INDUSTRIAL)	(NON-INDUSTRIAL)		
Date Collected	6/26/07	10/14/97	10/14/97	10/14/97	10/14/97					
Depth (bgs)	16 - 18	9 - 11	9 - 11	5 - 7	11 - 13					
DRO (mg/kg)	17.8	<3.9	<4.0	9,700	8,400	100 / 250 (1)				
Detected VOCs (µg/kg)										
Benzene	<25	<33	<34	<420	<330					
Ethyl Benzene	<25	<33	<34	4,000	2,300	5.5 (1)			8,500	1,100
Methyl-tert-butyl-ether	<25	<33	<34	<420	<330	2,900 (1)			4,600	
Toluene	<25	<33	<34	1,600	830					
1,3,5-Trimethylbenzene	<25	<33	<34	10,000	7,000	1,500 (1)				
1,2,4-Trimethylbenzene	33 J	<33	<34	22,000	15,000				38,000	
Xylenes-m,p,o	<75	<66	<68	14,800	9,200				11,000	
Detected PAHs (µg/kg)						4,100 (1)			83,000	
Acenaphthene	11.3 J								42,000	
Anthracene	25.2 J					38,000 (2)	60,000,000 (2)	900,000 (2)		
Benzo(a)anthracene	96					3,000,000 (2)	300,000,000 (2)	5,000,000 (2)		
Benzo(a)pyrene	79					17,000 (2)	3,900 (2)	88 (2)		
Benzo(b)fluoranthene	110					48,000 (2)	390 (2)	8.8 (2)		
Benzo(g,h,i)perylene	58					360,000 (2)	3,900 (2)	88 (2)		
Benzo(k)fluoranthene	41					6,800,000 (2)	39,000 (2)	1,800 (2)		
Chrysene	110					870,000 (2)	39,000 (2)	880 (2)		
Fluoranthene	311					37,000 (2)	390,000 (2)	8,800 (2)		
Fluorene	17.2 J					500,000 (2)	40,000,000 (2)	600,000 (2)		
Indeno(1,2,3-cd)pyrene	61					100,000 (2)	40,000,000 (2)	600,000 (2)		
Phenanthrene	209					680,000 (2)	3,900 (2)	88 (2)		
Pyrene	238					1,800 (2)	390,000 (2)	18,000 (2)		
						8,700,000 (2)	30,000,000 (2)	500,000 (2)		

Notes:

Bold concentrations exceed NR 746 Table 1 values

Boxed concentrations exceed NR 746 Table 2 values

--- not analyzed or no standard established

(1) - NR 720 generic RCLs

(2) - Suggested generic RCLs PAHs Interim Guidance (WDNR), Publication RR-519-97, April 1997 corrected).

bgs - below ground surface

DRO - diesel range organics

mg/kg - milligrams per kilogram

PAHs - polynuclear aromatic hydrocarbons

RCL - residual contaminant level

µg/kg - micrograms per kilogram

VOCs - volatile organic compounds

\* - 1997 SAG data

TABLE 2

## SUMMARY OF GROUNDWATER SAMPLE ANALYTICAL RESULTS

FAMILY VIDEO  
1418 Liberty Avenue  
Beloit, Wisconsin

PARAMETERS	SAMPLE IDENTIFICATION	NR 140	
	MW-1	ES	PAL
Date Collected	7/26/07	---	---
Detected VOCs ( $\mu\text{g/l}$ )	ND	---	---
PAHs ( $\mu\text{g/l}$ )			
Acenaphthene	<0.015	---	---
Acenaphthylene	<0.016	---	---
Anthracene	<0.013	3,000	600
Benzo(a)anthracene	<0.015	---	---
Benzo(a)pyrene	<0.015	0.2	0.02
Benzo(b)fluoranthene	<0.014	0.2	0.02
Benzo(g,h,i)perylene	<0.015	---	---
Benzo(k)fluoranthene	<0.023	---	---
Chrysene	<0.016	0.2	0.02
Dibenzo(a,h)anthracene	<0.015	---	---
Fluoranthrene	0.023 J	400	80
Fluorene	<0.019	400	80
Indeno(1,2,3-cd)pyrene	<0.014	---	---
1-Methyl Naphthalene	0.049	---	---
2-Methyl Naphthalene	0.087	---	---
Naphthalene	0.025 J	100	10
Phenanthrene	0.019 J	---	---
Pyrene	0.024 J	250	50

## Notes:

Bold concentrations exceed NR 140 PAL

Boxed concentrations exceed NR 140 ES

--- - not analyzed, not applicable or no standard established

ES - enforcement standard

ND - none detected

PAHs - polynuclear aromatic hydrocarbons

PAL - preventive action limit

$\mu\text{g/l}$  - micrograms per liter

VOCs - volatile organic compounds