

02-41-409506

OAKRIDGE SQUARE

Shopping Center

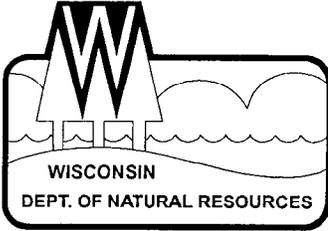
Checklist of Documents for GIS Registry Packet

WI DNR, Bureau for Remediation and Redevelopment, PUB-RR-688

(Include with closure request – please assemble in this order. *This checklist applies to closure requests for sites with groundwater exceeding ch. NR 140 standards and/or soil contamination exceeding ch. NR 720 generic or site specific residual contaminant levels (RCLs).*)

Complete
mud
2/12/07

- One-time fee of \$250.00 for groundwater, and/or
- \$200 for soil, for each case closed, for maintenance of the registry.
- Copies of the most recent deed including legal descriptions, for all properties within or partially within the contaminated site boundaries. (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.)
- A copy of the certified surveyed map or the relevant section of the recorded plat map for those properties where the legal property (e.g. lot2 of xyz subdivision)
- Parcel identification number for each property, if the county in which the property is located uses parcel identification numbers.
- Geographic position of all properties within or partially within the contaminated site boundaries. The coordinates need to be for a spot located at least 40 feet inside the property boundary. Refer to NR 716.15(2)(d)7, and (k). The coordinates must be in WTM91 projection. See the following WDNR website address for assistance: www.dnr.state.wi.us/org/at/et/geo/gwur/index.htm.
- A location map which outlines all properties within the contaminated site boundaries on a U.S.G.S. topographic map or plat map in sufficient detail to permit the easy location of all parcels. If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200 feet of the site. (If only one parcel, combine with next item.)
- A map of all contaminated properties within site boundaries, showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. This map shall also 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 ch. NR 140 enforcement standards, and/or in relation to the boundaries of soil contamination exceeding generic or site-specific residual contaminant levels as determined under s.. NR 720.09, 720.11 and 720.19.
- A table of the most recent analytical results, with sample collection dates: from all monitoring wells, and any potable wells for which samples have been collected for groundwater, and/or showing results for all contaminants found in pre-remedial sampling and in the most recent soil sampling event, for soils (without shading/crosshatching).
- An isoconcentration map, if required as part of the site investigation (SI), of the contaminated properties within the site boundaries. The map should include the areal extent of groundwater contamination exceeding PALs and ESs, groundwater flow directions based on the most recent data, and sample collection dates. If an isoconcentration map was not required as part of the SI, substitute a map showing the horizontal extent of contamination, based on the most recent data.
- A table of the previous 4 water level elevation measurements from all monitoring wells, at a minimum, with the date measurements were made, is to be included. If present, free product is to be noted on the table. In addition, a groundwater flow direction map, representative of groundwater movement at the site. If the flow direction varies by more than 20° over the history of the site, 2 groundwater flow maps showing the maximum variation in flow direction are to be submitted
- For sites closing with residual soil contamination, include a map showing the location of all soil samples and a single contour showing the horizontal extent of each area of contiguous residual soil contamination that exceeds generic or site specific residual contaminant levels.
- A geologic cross section, if required as part of the SI, showing vertical extent and location of residual soil contamination exceeding generic or site specific RCLs and residual groundwater contamination, source extent and location; isoconcentrations for all groundwater contaminants that exceed PALs that remain when closure is requested; water table and piezometric elevations, and the location and elevation of geologic units, bedrock, and confining units, if any.
- A statement signed by the responsible party, which states that he or she believes that the legal descriptions attached to the statement are complete and accurate. (The point here is that the legal descriptions are describing the correct (i.e. contaminated) properties.)
- A copy of the letters sent by the RP to all owners of properties with groundwater exceeding ESs (including the current source-property owner, if the RP is not the current source-property owner.) (Off source properties are listed separately with a link to the source property.)
- A copy of all written notifications provided (to City/village/municipality/state agency or other responsible for maintenance) of a public street or highway or railroad right-of-way, within or partially within the boundaries of the contaminated site, for contamination exceeding groundwater ESs and/or soil exceeding generic or site specific RCLs.



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
Scott Hassett, Secretary
Gloria L. McCutcheon, Regional Director

Southeast Region
Milwaukee Service Center
2300 N. Dr. ML King Drive, PO Box 12436
Milwaukee, Wisconsin 53212-0436
Telephone 414-263-8500
FAX 414-263-8716
TDD 414-263-8713

March 13, 2003

Redmond Commercial Development Corporation
W228 N745 West Mound Drive
Waukesha, Wisconsin 53186

SUBJECT: Request for closure for PCB contaminated soils, Oakridge Square Shopping Center,
10700-10724 West Oklahoma Avenue, West Allis, Wisconsin. BRRTS#04-41-039468;
FID#341071610.

To Whom It May Concern:

We have reviewed the letter report entitled, "Request for Closure and Report of Limited Investigation", which was prepared and submitted on your behalf by Sigma Environmental on January 22, 2003. In this report, events associated with the investigation and remediation of a polychlorinated biphenyl (PCB) release from a former underground storage tanks are described. The original release and remediation occurred in 1983. The investigation confirming the remediation of the release occurred in 1998.

Based on the results of the 1998 subsurface investigation, your case has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code. The Department considers this case closed and no further investigation, remediation or other action is required at this time. Your site will be listed on the DNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites for the soil contamination found to be present at the site. 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>

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 (414) 263-8589.

Sincerely,

Gina Keenan
Hydrogeologist
Bureau for Remediation & Redevelopment

cc: Sigma Environmental
SER case file

ATTACHMENT I

**DRAFT DEED DOCUMENT
WITH MAP AND
PROPOSED CAP MAINTENANCE PLAN**

Document Number

DEED RESTRICTION

Declaration of Restrictions

In Re: That part of the southwest One-quarter (¼) of Section Eight (8), in Township Six (6) North, Range Twenty-one (21) East, in the City of West Allis, Milwaukee County, Wisconsin, bounded and described as follows, to wit: Commencing at the Southwest corner of said ¼ Section; thence North 89° 15' 40" East along the South line of said ¼ Section, 460 feet to a point; thence North 0° 44' 20" West 280 feet to a point; which point is 100.00 feet West of the Westerly line of Greenfield Land Subdivision No. 1; thence South 89° 15' 40" West and parallel to the South line of said ¼ Section, 457.03 feet to the West line of said ¼ Section; thence South along said West line 279.98 feet to the point of commencement; excepting therefrom the South 60 feet and the West 60 feet; and further excepting therefrom the following:

A parcel of land located in the Southwest ¼ of Section 8, Township 6 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin, bounded and described as follows, to wit: Commencing at the southwest corner of said ¼ of Section; thence North 89° 15' 40" East on and along the South line of said ¼ Section 60.00 feet to a point; thence North and parallel with the West line of said ¼ Section 60.00 feet to the point of beginning; thence continuing North 5.00 feet to a point; thence South 45° 20' 40" East 7.03 feet to a point; thence South 09° 15' 40" West and parallel with the South line of said ¼ Section 5.00 feet to the point of beginning.

Recording Area

Name and Return Address

Steven Rolfe
 Redmond Commercial Development Corp.
 W228 N745 Westmound Drive
 Waukesha, WI 53186

Parcel Identification Number (PIN)

519-9994-000

STATE OF WISCONSIN)
) ss
 COUNTY OF MILWAUKEE)

WHEREAS, Oklahoma Associates is the owner of the above-described property.

WHEREAS, one or more discharges of oil containing polychlorinated biphenyl (PCB) have occurred on this property, and as of February 26, 1998 when soil samples were collected on this property, PCB contaminated soil remained on this property at the following location: soil borings GP-1, GP-5 and GP-6 [see Exhibit A].

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 soil remediation activities on the property at the present time.

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:

The engineered cap that existed on the above-described property in the location shown on the attached map, labeled "Exhibit A" on the date that this restriction was signed shall be maintained in compliance with the "Cap Maintenance Plan" dated January 16, 2003 that was submitted to the Wisconsin Department of Natural Resources by Oklahoma Associates, as required by section NR 724.13(2), Wis. Adm. Code (1997), unless another barrier, with an infiltration rate of 10⁻⁷ cm/sec or less, is installed and maintained in its place.

In addition, the following activities are prohibited on any portion of the above-described property where an impervious cap has been placed or where impervious surfaces exist [see Exhibit A], unless prior written approval has been obtained from the Wisconsin Department of Natural Resources or its successor or assign: (1) Excavating or grading of the land surface; (2) Filling on capped areas and areas with impervious surfaces; (3) Plowing for agricultural cultivation; and (4)

Construction or installation of a building or other structure with a foundation that would sit on or be placed within the cap or impervious surface.

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

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

By signing this document, _____ asserts that he or she is duly authorized to sign this document on behalf of Oklahoma Associates.

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this _____ day of _____, 20__.

Signature: _____

Printed Name: _____

Subscribed and sworn to before me this _____ day of _____, 20__.

Notary Public, State of _____

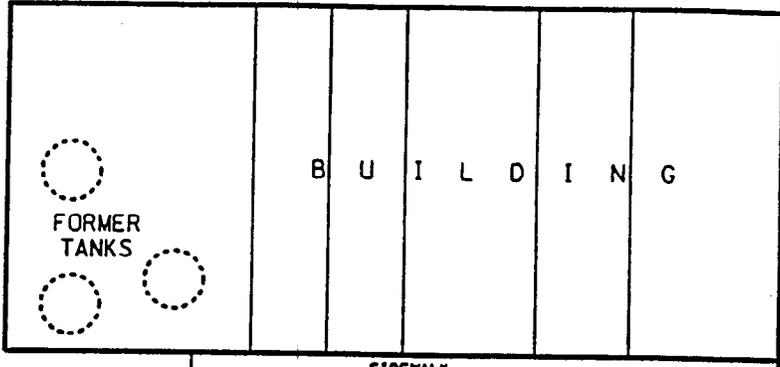
My commission _____

This document was drafted by _____.



SOUTH 108TH STREET

SERVICE DRIVE



B U I L D I N G

GP-7

GP-8

GP-9

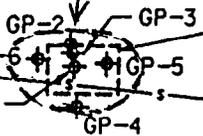
SIDEWALK

PARKING AREA

ESTIMATED EXTENT OF PCB-IMPACTED SOIL

ASPHALT PARKING

FORMER PCB-BEARING OIL UNDERGROUND STORAGE TANK / SPILL LOCATION



PARKING AREA

SIDEWALK

WEST OKLAHOMA AVENUE

LEGEND

- ◆ = GEOPROBE LOCATION
- s- = UNDERGROUND STORM SEWER LINE
- ⊗ = CATCH BASIN
- - - = FORMER PCB-BEARING OIL UNDERGROUND STORAGE TANK / SPILL LOCATION

NOTE:
DIMENSIONS DEPICTED ON MAP ARE FOR REFERENCE ONLY - SITE HAS NOT BEEN SURVEYED.

OAKRIDGE SQUARE SHOPPING CENTER 10700-10724 W. OKLAHOMA AVE., WEST ALLIS, WI			
DATE: 3-5-98	DR. BY: BEB	DR.# 4603-002	
SITE PLAN AND GEOPROBE LOCATION MAP			EXHIBIT A

Oakridge Square Shopping Center
BRRTS# 04-41-039468
January 16, 2003

CAP MAINTENANCE PLAN

The portion of the site beneath which there is soil impacted with polychlorinated biphenyls (PCBs) is an asphalt-paved parking lot. The asphalt surface is being utilized as the engineered cap to prevent direct contact with PCB-impacted soil.

The asphalt consists of a layer with a minimum thickness of three and one half inches. The asphalt surface will be maintained in a manner designed to act as a reasonably impermeable barrier to prevent spill migration to the subsurface and prevent direct contact with soil impacted with PCBs.

Cap maintenance will consist of performing periodic visual inspections to ensure its integrity as a reasonably impermeable barrier. Should visual inspection indicate that the reasonably impermeable barrier is no longer present (cracks are identified or portions of the asphalt are missing) steps will be taken to mitigate the issue and prevent direct contact with soil impacted with PCBs.

That part of the Southwest One-quarter (1/4) of Section Eight (8), in Township Six (6) North, Range Twenty-one (21) East, in the City of West Allis, Milwaukee County, Wisconsin, bounded and described as follows, to-wit:

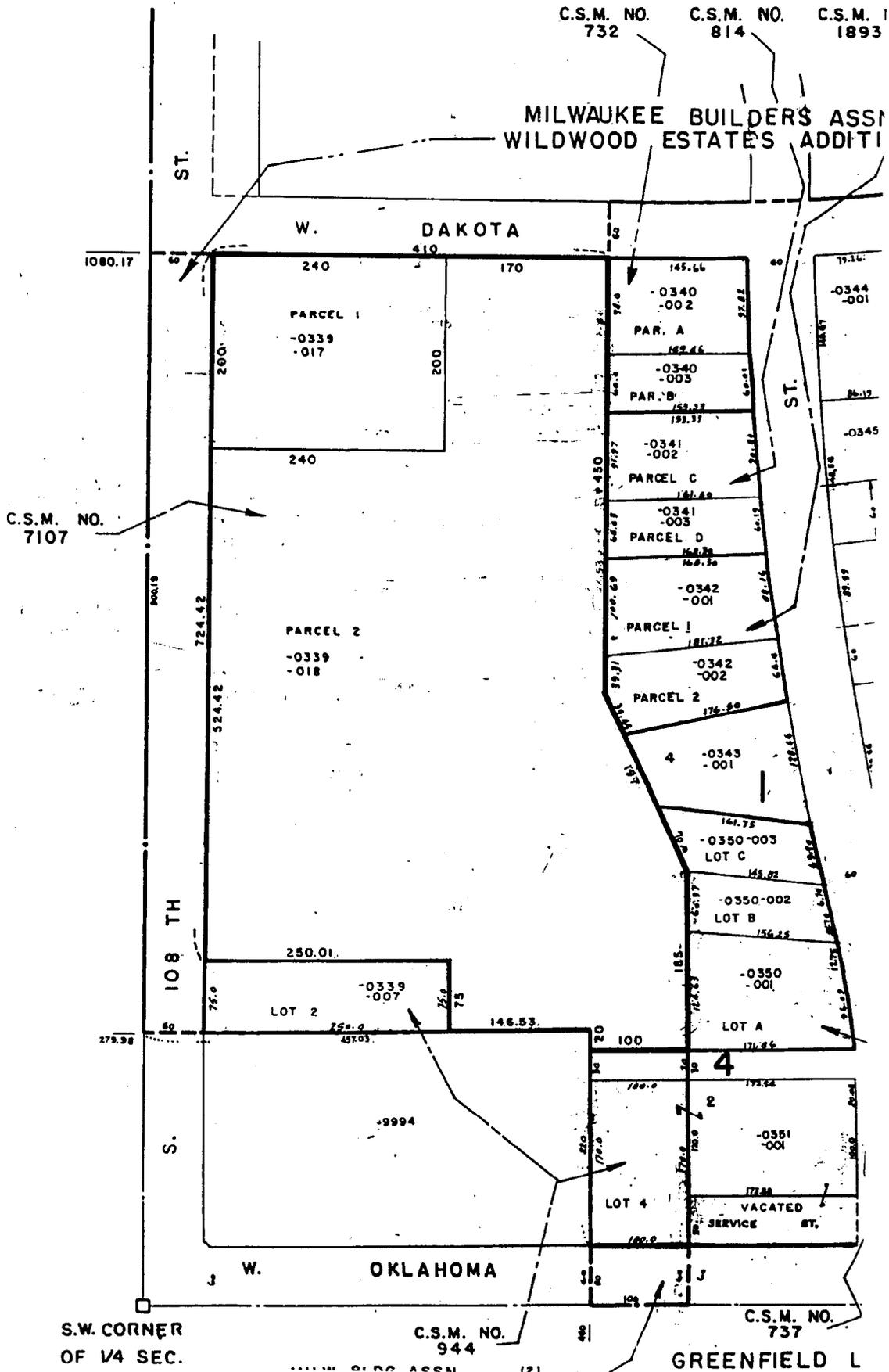
Commencing at the Southwest corner of said 1/4 Section; thence North $89^{\circ} 15' 40''$ East along the South line of said 1/4 Section, 460 feet to a point; thence North $0^{\circ} 44' 20''$ West 280 feet to a point; which point is 100.00 feet West of the Westarly line of Greenfield Land Subdivision No. 1; thence South $89^{\circ} 15' 40''$ West and parallel to the South line of said 1/4 Section, 457.03 feet to the West line of said 1/4 Section; thence South along said West line 279.98 feet to the point of commencement; excepting therefrom the South 60 feet and the West 60 feet; and further excepting therefrom the following:

A parcel of land located in the Southwest 1/4 of Section 8, Township 6 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin, bounded and described as follows, to-wit: Commencing at the southwest corner of said 1/4 Section; thence North $89^{\circ} 15' 40''$ East on and along the South line of said 1/4 Section 60.00 feet to a point; thence North and parallel with the West line of said 1/4 Section 60.00 feet to the point of beginning; thence continuing North 5.00 feet to a point; thence South $45^{\circ} 20' 40''$ East 7.03 feet to a point; thence South $89^{\circ} 15' 40''$ West and parallel with the South line of said 1/4 Section 5.00 feet to the point of beginning.

EXHIBIT A

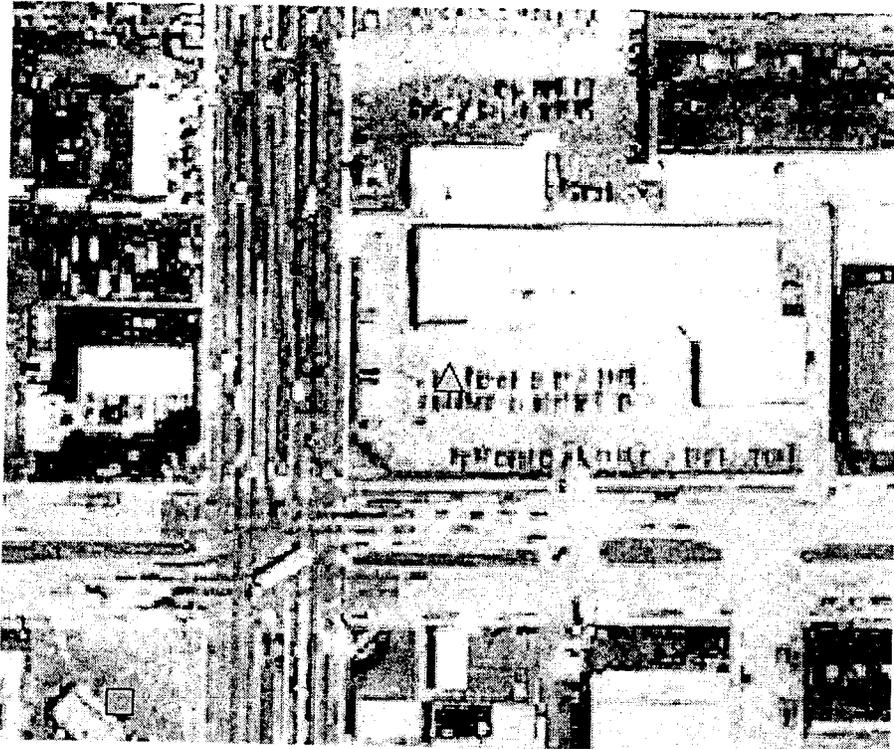
S. W. 1/4 SEC. 8

CITY OF WEST ALLIS



Revised on 09-07-2002 DH

Scale 1 : 1,439



information.

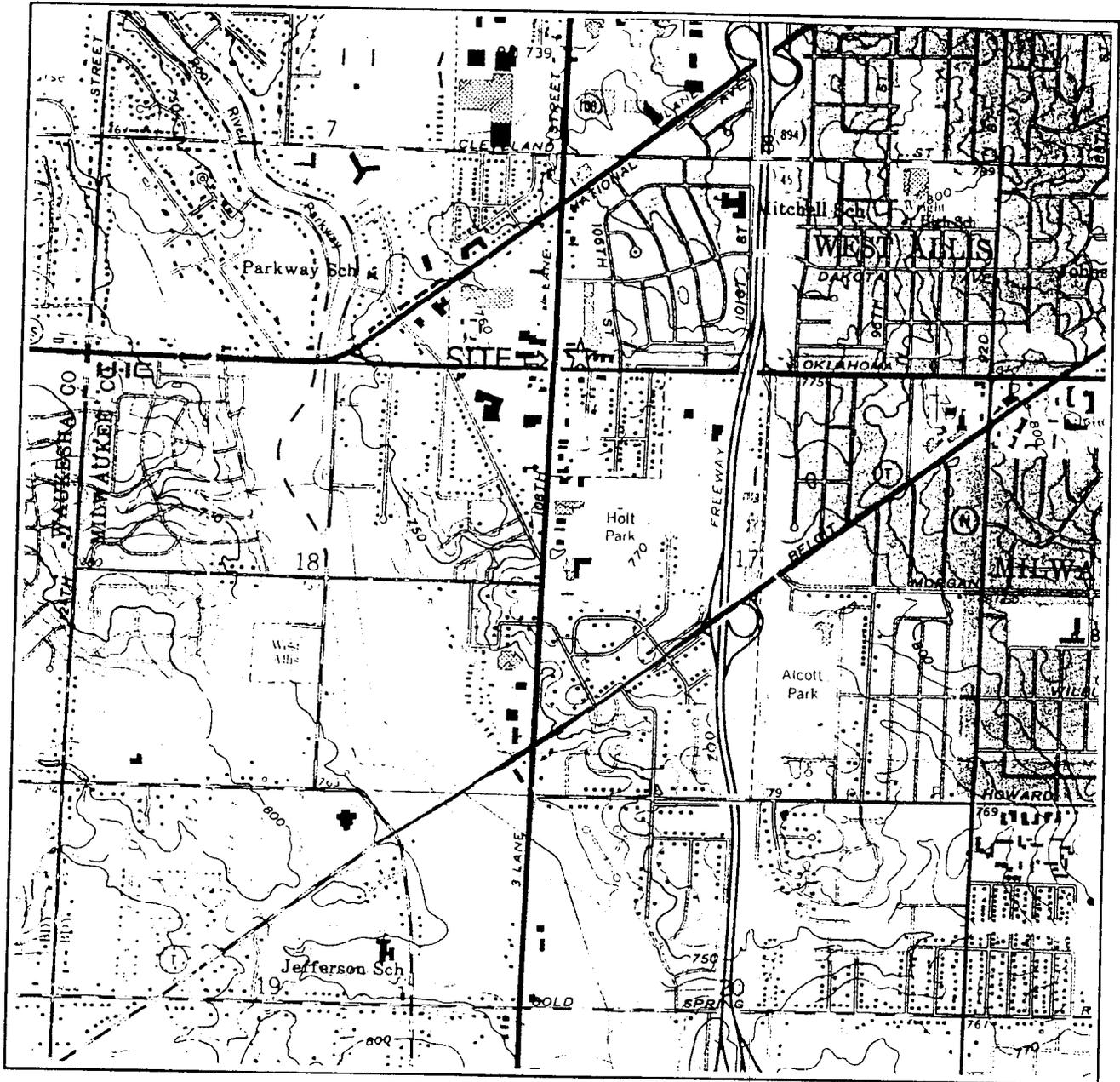
Please read the documentation for more

△WTM coordinates: 679256, 281388

OAK RIDGE SHOPPING CENTER 10,700-724 W. OKLAHOMA AVE.
 Redmond #7788 WEST ALLIS, WI

APPROXIMATE WTM COORDINATES FOR PROPERTY CORNERS (FROM GIS SITE)

- SW 679232, 281364
- NW 679232, 281428
- SE 679349, 281364
- NE 679349, 281428



SW ¼ of the SW ¼ of Sec. 8, T6N, R21E. Adapted from U.S.G.S. 7.5 minute series, Hales Corners, Wisconsin, quadrangle (dated 1959, revised 1994).

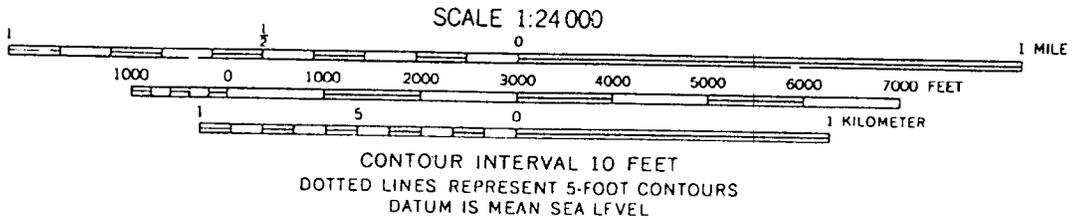


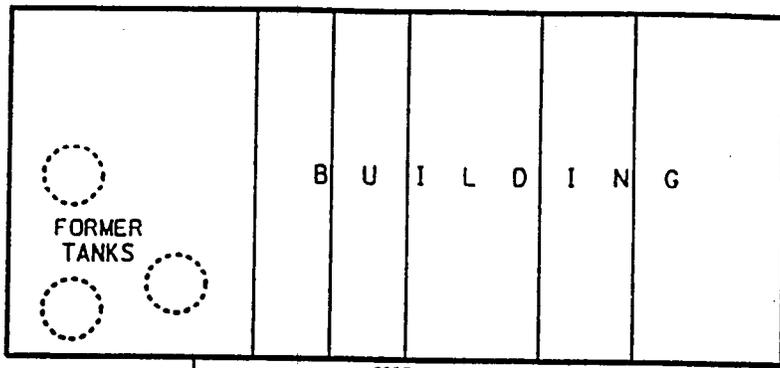
Figure 1. Site Location Map
 Oak Ridge Shopping Center
 10700-24 W. Oklahoma Ave., West Allis, Wisconsin

SIGMA
 ENVIRONMENTAL SERVICES INC.



SOUTH 108TH STREET

SERVICE DRIVE



GP-7

FORMER TANKS

B U I L D I N G

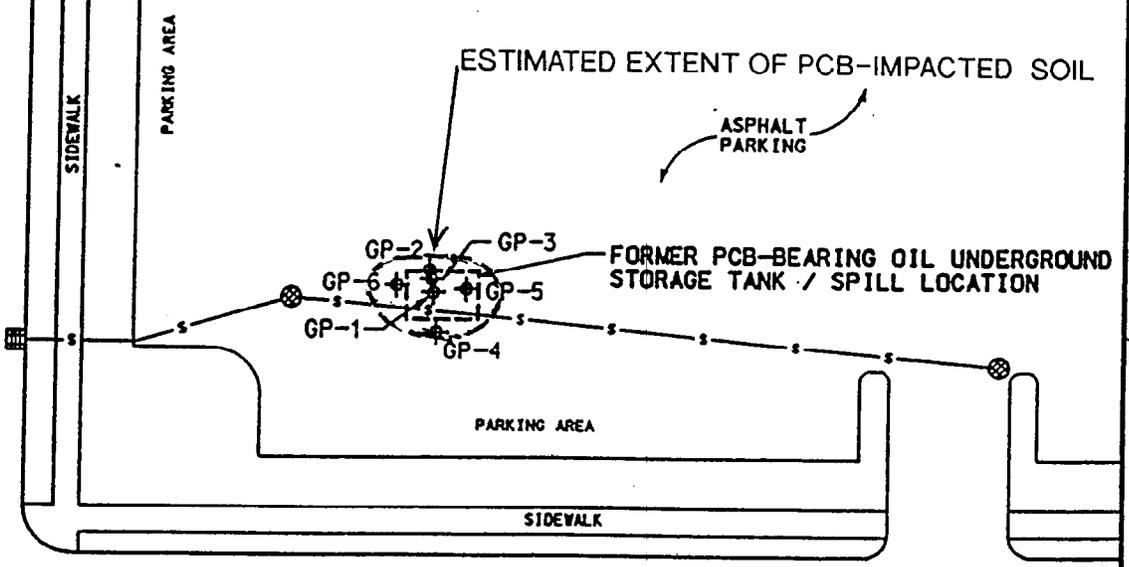
GP-8

SIDEWALK

GP-9

ESTIMATED EXTENT OF PCB-IMPACTED SOIL

ASPHALT PARKING



FORMER PCB-BEARING OIL UNDERGROUND STORAGE TANK / SPILL LOCATION

PARKING AREA

SIDEWALK

WEST OKLAHOMA AVENUE

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NOTE:
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OAKRIDGE SQUARE SHOPPING CENTER 10700-10724 W. OKLAHOMA AVE., WEST ALLIS, WI			
DATE: 3-5-98	DR. BY: BEB	DR.# 4603-002	
SITE PLAN AND GEOPROBE LOCATION MAP			FIGURE 2

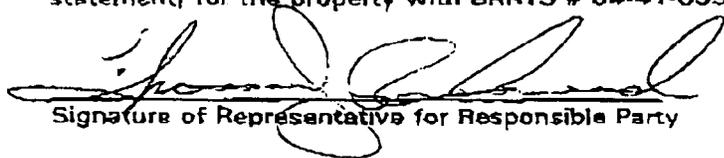
TABLE 1
1998 PCB SOIL ANALYTICAL RESULTS
OAKRIDGE SQUARE SHOPPING CENTER
10700-10724 WEST OKLAHOMA AVENUE
WEST ALLIS, WI 1998 PCB SOIL ANALYTICAL RESULTS

Geoprobe® Boring	Depth	PCB Results (mg/kg)
GP-1	3' - 5'	0.44 (PCB 1242) *
GP-5	5' - 7'	1.3 (PCB 1242)
GP-6	3' - 5'	0.73 (PCB 1242) *
GP-6	5' - 7'	<0.33 (Each Arochlor)

Notes: All samples collected February 26 1998
 Analyzed for PCB Arochlors 1016, 1221, 1232, 1242, 1248, 1254 and 1260
 * Estimated below the Level of Quantification
 All other results reported below the Detection Limit (<0.31 to <0.34 mg/kg)

STATEMENT BY RESPONSIBLE PARTY

Oklahoma Associates, the responsible party for the property located at 10700 - 10724 West Oklahoma Avenue West Allis, Wisconsin, states that the legal description for each property that is within, or partially within, the contaminated site boundary is being provided to the Wisconsin Department of Natural Resources (and attached to this statement) for the property with BRTS # 04-41-039468.


Signature of Representative for Responsible Party

1/21/03
Date