

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

This is a:	New Submittal
BRRTS ID (no dashes):	0341004758
Comm # (no dashes):	53214409551
County:	Milwaukee
Region:	Commerce
Site name:	Seven Up Bottling Co
Street Address:	1650 S 108th St
City:	West Allis
Closure Date	2001-06-28
Closure Conditions:	met
Offsite contamination?	No
Right-of-way contamination?	No
Contaminated media:	Groundwater
GPS Coordinates (meters in the WTM91 projection)	
Easting (X):	679194.953982514
Northing (Y):	284081.438855622
Submitted by:	Cheryl Nelson

Checklist

- Final Closure Letter
- Copy of recorded deed Instrument for any property with GW >NR140 ES
- General Location Map
- Detailed Location Map showing property boundaries, buildings, etc for properties with GW >NR140 ES
- Latest Map(s) showing extent or outline of current GW plume
- GW flow direction
- MW(s) and/or potable wells
- Latest Table of GW results



June 29, 2001

Mr. Steve Kerr
All American Bottling Company
15 North Robinson, Suite 1201
Oklahoma City, OK 73102

RE: **Final Closure**

Commerce #53214-4095-51 **WDNR BRRTS #03-41-004758**
Seven Up Bottling Co, 1650 S 108th St, West Allis

Dear Mr. Kerr:

This letter acknowledges receipt of the information requested in the Wisconsin Department of Commerce's (Commerce) February 19, 2001, *Conditional Case Closure* letter. On May 15, 2001, Commerce received the monitoring well abandonment forms for monitoring wells W-3 through W-8. On June 21, 2001, Commerce received a filed copy of the soil deed affidavit and groundwater use restriction. This case is now considered "closed," as described in the *Conditional Case Closure* letter.

Thank you for your efforts in protection of the environment and for fulfilling the conditions required for site closure. If you have any questions, please contact me in writing at the letterhead address or call me at (414) 220-5403.

Sincerely,

A handwritten signature in cursive script that reads 'Lee R. Delcore'.

Lee R. Delcore
Hydrogeologist
Site Review Section

cc: Drake Environmental
Case file

8059052

REGISTER'S OFFICE | SS
Milwaukee County, WI

RECORDED AT 9:42 AM

05-03-2001

WALTER R. BARCZAK
REGISTER OF DEEDS

AMOUNT 16.00

**NOTICE OF CONTAMINATION TO
PROPERTY**

DOCUMENT NUMBER

In re: Property located in Milwaukee County, Wisconsin
described on Exhibit A attached hereto.

R

Name and Return Address

John P. Miller
Miller, McGinn & Clark S.C.
788 North Jefferson St., #900
Milwaukee, WI 53202

449-9981-009

Parcel Identification Number (PIN)

STATE OF WISCONSIN)
) ss
COUNTY OF WAUKESHA)

Section 1. Wolter Investment Company LLC is the owner of the property described on Exhibit A which is attached hereto and made a part hereof.

Section 2. Petroleum discharges have occurred at this property. Petroleum contaminated groundwater above NR 140 enforcement standards and petroleum contaminated soil above NR 720 residual contaminant levels of the Wisconsin Administrative Code exist on this property.

Section 3. The owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitations and/or restrictions:

Residual petroleum contaminated soil remains on this site. According to the *Remedial Investigation Report*, dated June 7, 1995, submitted by DRAKE Environmental, Inc., residual soil contamination above NR 720 RCL standards are located on-site near the former 1,500-gallon and 10,000-gallon gasoline underground storage tanks (USTs). These USTs were formerly located beneath the center of the east wall of the middle

REEL 5065
IMAGE 1273

warehouse located along West Mitchell Street. It has been shown that these levels are not harmful to health and the environment. If this contaminated soil is excavated in the future, it may be considered a solid waste and will need to be disposed of in accordance with all applicable laws. (File references: PECFA Claim # 53214-4095-51 and BRRTS # 03-41-004758).

According to the *Groundwater and Natural Attenuation Monitoring Report/Closure Request* report dated November 2000, submitted by DRAKE Environmental, Inc., residual groundwater contamination is also present on-site located near the former 1,500-gallon and 10,000-gallon gasoline USTs. These USTs were formerly located beneath the center of the wall separating the middle warehouse and the warehouse addition. Natural attenuation is the approved remedial alternative for this site. Anyone who proposes to construct or reconstruct a well on this property is required to contact the Department of Natural Resources' Bureau of Drinking Water and Groundwater, or its successor agency, to determine what specific prohibitions or requirements are applicable, prior to constructing or reconstructing a well on this property. No well may be constructed on this property unless applicable requirements are met.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Commerce, or its successor, issue a determination that the restrictions set forth in this covenant are no longer required. That property owner shall provide any and all necessary information to the Department in order for the Department to be able to make a determination. Upon receipt of such a request, the Department shall determine whether or not the restrictions contained herein can be extinguished. Conditions under which a restriction may be extinguished will be determined in accordance with the site specific standards, rules and laws for this property. If the Department determines that the restrictions can be extinguished, an affidavit, with a copy of the Department's written determination, may be recorded to give notice that this restriction, or portions of this restriction are no longer binding. Any restriction placed upon this property shall not be extinguished without the Department's written determination.

IN WITNESS WHEREOF, the owner of the property has executed this document, this 12th day of April, 2001.

By signing this document the undersigned acknowledges that he is duly authorized to sign this document on behalf of Wolter Investment Company LLC.



Steven L. Kletzien
Chief Financial Officer

AUTHENTICATION

Signature of Steven L. Kletzien authenticated this 12~~th~~ day of April, 2001



John P. Miller
MEMBER STATE BAR OF WISCONSIN

This document was drafted by the Wisconsin Department of Commerce.

00009396.DOC

1214

**EXHIBIT A
TO
NOTICE OF CONTAMINATION OF PROPERTY**

The North 197.12 feet of the West 660.00 feet, excepting the West 60 feet thereof as measured at right angles to the West line of said 1/4 Section, of that part of the Northwest 1/4 of Section 5, Township 6 North, Range 21 East, in the City of West Allis, County of Milwaukee and State of Wisconsin, which is bounded and described as follows: Commencing at a point in the West line of said 1/4 Section 1361.12 feet South of the Northwest corner of said 1/4 Section; running thence South along the West line of said 1/4 Section, 217.12 feet to a point which is 599.24 feet North of the Northerly right-of-way line of the Wisconsin Electric Power Company as measured along the West line of said 1/4 Section; thence East at right angles to the West line of said 1/4 Section, 1177.10 feet to a point on a curve, the radius of which bears North 83°19'11" West 758.57 feet to a point; thence Northerly 151.67 feet along the arc of a curve whose chord bears North 00°57'08" East 151.42 feet to a point; thence North 09°45'00" West 66.70 feet to a point; thence due West at right angles to the West line of said 1/4 Section 1168.36 feet to the point of beginning. ALSO EXCEPTING that part of the Northwest 1/4 of Section 5, Township 6 North, Range 21 East, in the City of West Allis, County of Milwaukee and State of Wisconsin bounded and described as follows: Commencing at a point in the West line of said 1/4 Section 1538.24 feet South of the Northwest corner of said 1/4 Section; running thence due East at right angle to the West line of said Section 60.00 feet to the place of beginning of the land to be described; continuing thence due East 572.34 feet to a point; running thence Northeast on a curve to the right (radius 65.00 feet, chord distance 39.12 feet and chord bearing North 45°00'00" East) 39.74 feet to a point, said point being 660.00 feet East of aforesaid West 1/4 Section line; running thence South parallel to the West line of said 1/4 Section 47.66 feet to a point; running thence due West 600.00 feet to a point; running thence North parallel to the West line of the 1/4 Section 20.00 feet to the place of beginning.

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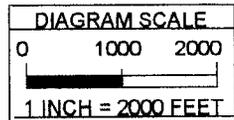
TRADE

1
2
/



CREATED FROM FROM TOPOSCOUT (DIGITAL TOPOGRAPHIC DATA ON CD)

WAUWATOSA - WISCONSIN
SW 1/4 NW 1/4 SEC 5 T6N R21E

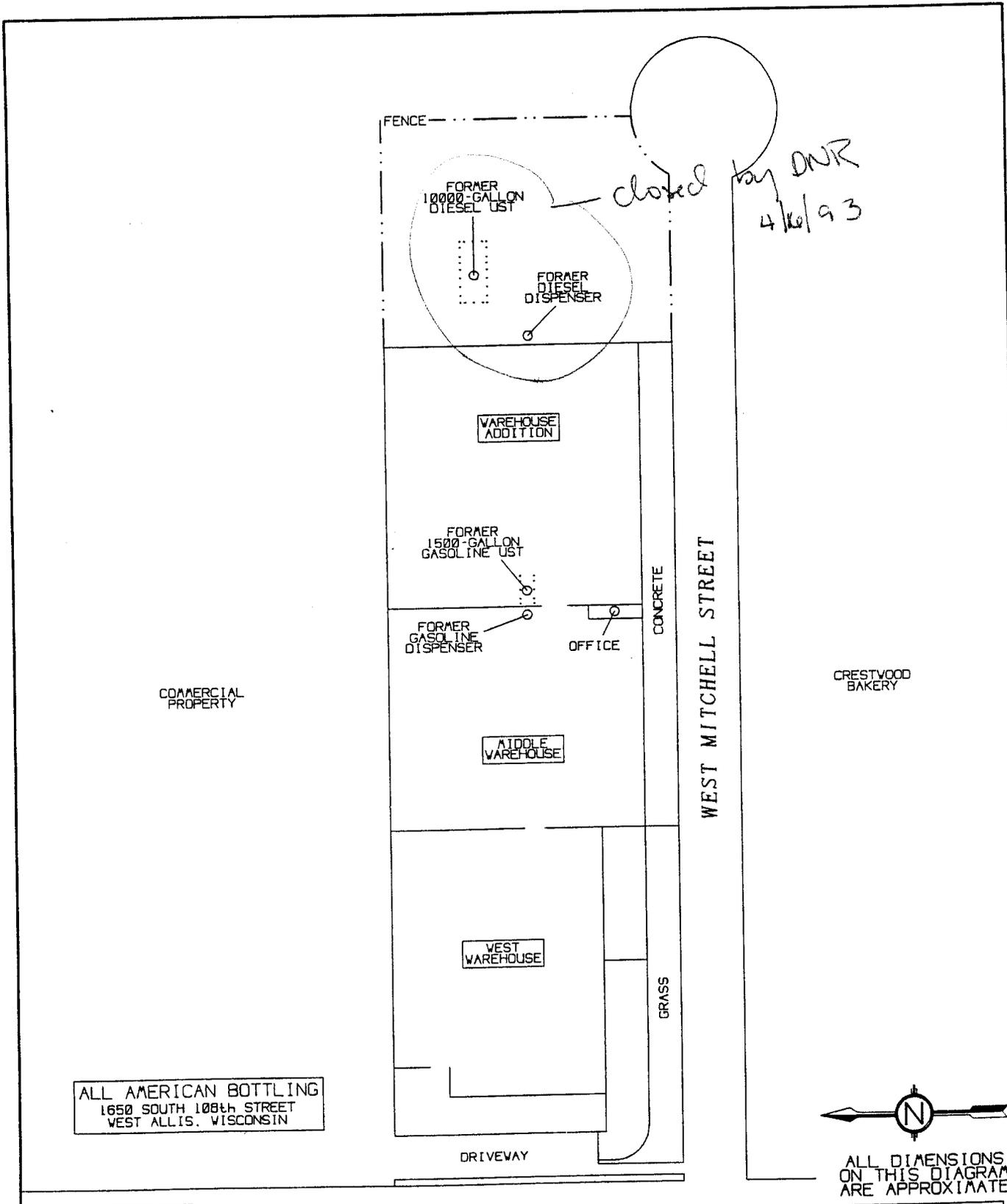


FORMER ALL-AMERICAN BOTTLING—GROUNDWATER MONITORING

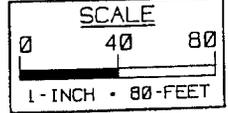
PROJECT NO. J95008	FM: TJO
TOPO COPIED DATE: 11/10/00	
CHKD BY: DATE:	
APRVD BY: DATE:	

VICINITY DIAGRAM

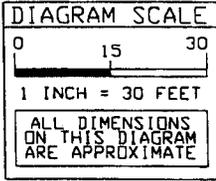
FIGURE
1



ALL DIMENSIONS ON THIS DIAGRAM ARE APPROXIMATE



ALL AMERICAN BOTTLING REMEDIAL INVESTIGATION	PROJECT NUMBER J95008	SITE DIAGRAM	FIGURE 2
	DRAWN BY AGR		
	DATE: 02/17/95		



▲ = DRAKE ENVIRONMENTAL MONITORING WELL LOCATION

ALL AMERICAN BOTTLING
1550 SOUTH 108th STREET
WEST ALLIS, WISCONSIN

MIDDLE WAREHOUSE

WAREHOUSE ADDITION

W-8
▲
(88.56)

W-7
▲
(88.50)

V-3
▲
(88.59)

V-5
▲
(88.81)

W-6
▲
(88.60)

W-4
▲
(88.73)

88.55

88.65

88.75

88.75

88.65

88.88

CONCRETE

WEST MITCHELL STREET



FORMER ALL-AMERICAN BOTTLING
GROUNDWATER MONITORING

PROJECT NO	J95008	PM	TJD
DRAWN BY	JMM	DATE	10/09/97
CHECKED BY	DATE		
APPRVD BY	DATE		
FILE	J95008B	REV	RV 06/07/00

GROUNDWATER ELEVATION AND
CONTOURS DIAGRAM
(DECEMBER 1999)

FIGURE
6

G = GASOLINE RANGE ORGANICS (GRD)
 B = BENZENE
 E = ETHYLBENZENE
 MTBE = METHYL TERT-BUTYL ETHER
 T = TOLUENE
 TMB = 1,2,4- AND 1,3,5-TRIMETHYLBENZENES
 X = TOTAL XYLENES
 DO = DISSOLVED OXYGEN
 ND = NO DETECTION

NOTE: DO GIVEN IN PARTS PER MILLION
 ALL OTHER RESULTS IN PARTS PER BILLION

DIAGRAM SCALE

0 15 30

1 INCH = 30 FEET

ALL DIMENSIONS
 ON THIS DIAGRAM
 ARE APPROXIMATE



▲ = DRAKE ENVIRONMENTAL
 MONITORING WELL LOCATION

	3/99	6/99	9/99	12/99
G	ND	ND	ND	ND
B	ND	ND	ND	ND
E	ND	ND	ND	ND
MTBE	ND	ND	ND	ND
T	ND	ND	ND	0.53
TMB	ND	ND	ND	ND
X	ND	ND	ND	ND
DO	2.34	1.02	0.95	1.09

	3/99	6/99	9/99	12/99
G	190	540	1,000	110
B	110	130	230	50
E	2.7	6.1	11	1.1
MTBE	1.5	1.4	ND	3.0
T	0.45	1.9	1.3	0.49
TMB	ND	9.7	14.4	ND
X	15	191	342	4.5
DO	2.05	0.94	0.87	1.15

	3/99	6/99	9/99	12/99
G	ND	ND	ND	ND
B	ND	ND	ND	ND
E	ND	ND	ND	ND
MTBE	4.5	6.5	4.9	4.7
T	ND	0.28	0.25	0.53
TMB	ND	ND	ND	ND
X	ND	ND	ND	ND
DO	2.18	0.98	0.43	0.87

	3/99	6/99	9/99	12/99
G	210	290	960	150
B	130	180	680	110
E	ND	ND	ND	0.29
MTBE	17	13	15	17
T	ND	0.59	1.1	1.1
TMB	ND	ND	ND	ND
X	ND	ND	ND	ND
DO	2.06	1.05	0.75	2.17

	3/99	6/99	9/99	12/99
G	ND	ND	ND	ND
B	ND	ND	ND	0.29
E	ND	ND	ND	ND
MTBE	12	9.6	9	13
T	ND	0.36	0.23	0.46
TMB	ND	ND	ND	ND
X	ND	ND	ND	ND
DO	2.48	1.35	1.62	1.26

	3/99	6/99	9/99	12/99
G	ND	ND	ND	ND
B	ND	ND	ND	ND
E	ND	ND	ND	ND
MTBE	0.44	0.53	0.64	0.59
T	ND	0.29	ND	0.51
TMB	ND	ND	ND	ND
X	ND	ND	ND	ND
DO	2.56	1.76	1.18	1.34

CONCRETE

WEST MITCHELL STREET



FORMER ALL-AMERICAN BOTTLING
 GROUNDWATER MONITORING

PROJECT NO J95008 PM TJD
 DRAWN BY JMM DATE 10/09/97
 CHECKED BY DATE
 APPRVD BY DATE
 FILE J95008B REV RV 06/07/00

ANALYTICAL AND DO RESULTS
 DIAGRAM

FIGURE
 7

TABLE 2
Contaminant Analytical Results — Groundwater Samples
Former All-American Bottling Property
West Allis, Wisconsin

<u>Well</u>	<u>Date</u>	<u>GRO</u>	<u>Benzene</u>	<u>Ethylbenzene</u>	<u>MTBE</u>	<u>Toluene</u>	<u>TMBs</u>	<u>Total Xylenes</u>	<u>Dissolved Lead</u>
W-3	08/21/1997	<50	<u>6.5</u>	<1.0	<4.0	12	<2.0	3.9	<u>245</u>
	03/17/1999	<50	<0.26	<0.24	<0.21	<0.21	<1.40	<1.34	NA
	06/16/1999	<50	<0.26	<0.24	<0.21	<0.21	<1.40	<1.34	<2.8
	09/27/1999	<50	<0.26	<0.24	<0.21	<0.21	<1.40	<1.34	<2.8
	12/21/1999	<50	<0.26	<0.24	<0.21	0.53	<1.40	<1.34	<2.8
W-4	08/21/1997	<50	1.2	<1.0	<4.0	4.6	<2.0	3.4	<55
	03/17/1999	<50	<0.26	<0.24	0.44	<0.21	<1.40	<1.34	NA
	06/16/1999	<50	<0.26	<0.24	0.53	0.29	<1.40	<1.34	<2.8
	09/27/1999	<50	<0.26	<0.24	0.64	<0.21	<1.40	<1.34	<2.8
	12/21/1999	<50	<0.26	<0.24	0.59	0.51	<1.40	<1.34	<2.8
W-5	08/21/1997	160	<u>74</u>	4.3	11	6.7	9.4	29	<55
	03/17/1999	190	<u>110</u>	2.7	1.5	0.45	<1.40	15	NA
	06/16/1999	540	<u>130</u>	6.1	1.4	1.9	9.7	190.84	<2.8
	09/27/1999	1000	<u>230</u>	11	<0.55	1.3	14.4	341.8	<2.8
	12/21/1999	110	<u>50</u>	1.1	3.0	0.49	<1.40	4.5	3.3
W-6	08/21/1997	<50	2.0	<1.0	15	4.1	<2.0	3.0	<55
	03/17/1999	<50	<0.26	<0.24	12	<0.21	<1.40	<1.34	NA
	06/16/1999	<50	<0.26	<0.24	9.6	0.36	<1.40	<1.34	<2.8
	09/27/1999	<50	<0.26	<0.24	9	0.23	<1.40	<1.34	<2.8
	12/21/1999	<50	0.29	<0.24	13	0.46	<1.40	<1.34	<2.8
W-7	08/21/1997	220	<u>120</u>	1.5	24	6.3	<2.0	8.0	<55
	03/17/1999	210	<u>130</u>	<0.24	17	<0.21	<1.40	<1.34	NA
	06/16/1999	290	<u>180</u>	<0.24	13	0.59	<1.40	<1.34	<2.8
	09/27/1999	960	<u>680</u>	<1.2	15	1.1	<7.0	<6.6	<2.8
	12/21/1999	150	<u>110</u>	0.29	17	1.1	<1.40	<1.34	4.9
W-8	08/21/1997	<50	1.8	<1.0	11	<1.0	<2.0	<2.0	<55
	03/17/1999	<50	<0.26	<0.24	4.5	<0.21	<1.40	<1.34	NA
	06/16/1999	<50	<0.26	<0.24	6.5	0.28	<1.40	<1.34	<2.8
	09/27/1999	<50	<0.26	<0.24	4.9	0.25	<1.40	<1.34	<2.8
	12/21/1999	<50	<0.26	<0.24	4.7	0.53	<1.40	<1.34	<2.8
PAL		NS	0.5	140	12	200	96	1,000	1.5
ES		NS	5.0	700	60	1,000	480	10,000	15

GRO = gasoline range organics

MTBE = methyl tert-butyl ether

TMBs = combined 1,2,4- and 1,3,5-trimethylbenzenes

NA = not analyzed for this parameter

NS = no standard has been established

Notes: All concentrations are presented in parts per billion (ppb).

Bold type indicates contaminant concentrations exceeding their respective NR 140 Preventive Action Limits (PALs).

Underlined type indicates contaminant concentrations exceeding their respective NR 140 Enforcement Standards (ESs).