

**GIS REGISTRY INFORMATION**

**SITE NAME:** Moreland Plaza  
**BRRTS #:** 02-68-513586 **FID # (if appropriate):** 268344230  
**COMMERCE # (if appropriate):** \_\_\_\_\_  
**CLOSURE DATE:** 7-18-07  
**STREET ADDRESS:** 811-831 W. Moreland Blvd.  
**CITY:** Waukesha

**SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):**  
**X=** 663241 **Y=** 284957

**CONTAMINATED MEDIA:** Groundwater  Soil  Both

**OFF-SOURCE GW CONTAMINATION >ES:**  Yes  No

**IF YES, STREET ADDRESS 1:** \_\_\_\_\_

**GPS COORDINATES (meters in WTM91 projection):** **X=** \_\_\_\_\_ **Y=** \_\_\_\_\_

**OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL):**  Yes  No

**IF YES, STREET ADDRESS 1:** \_\_\_\_\_

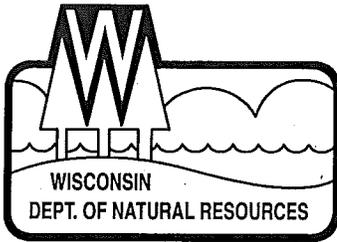
**GPS COORDINATES (meters in WTM91 projection):** **X=** \_\_\_\_\_ **Y=** \_\_\_\_\_

**CONTAMINATION IN RIGHT OF WAY:**  Yes  No

**DOCUMENTS NEEDED:**

- Closure Letter, and any conditional closure letter issued
- Copy of most recent deed, including legal description, for all affected properties
- Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties
- County Parcel ID number, if used for county, for all affected properties
- Location Map which outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy). If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site.
- Detailed Site Map(s) for all affected properties, showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy) This map shall also show the location of all contaminated public streets, 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 ESs and soil contamination exceeding ch. NR 720 generic or SSRCLs.
- Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)
- Tables of Latest Soil Analytical Results (no shading or cross-hatching)
- Isoconcentration map(s), if required for site investigation (SI) (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of groundwater contamination defined. If not available, include the latest extent of contaminant plume map.
- GW: Table of water level elevations, with sampling dates, and free product noted if present
- GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)
- SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour
- Geologic cross-sections, if required for SI. (8.5x14" if paper copy)
- RP certified statement that legal descriptions are complete and accurate
- Copies of off-source notification letters (if applicable)
- Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)
- Copy of (soil or land use) deed restriction(s) or deed notice if any required as a condition of closure

<input checked="" type="checkbox"/>
NA
<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>
NA
NA
<input checked="" type="checkbox"/>
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<input checked="" type="checkbox"/>
NA
NA
NA



## State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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

Waukesha Service Center  
141 NW Barstow St.  
Room 180  
Waukesha, Wisconsin 53188  
Telephone 262-574-2100  
FAX 262-574-2117

July 24, 2007

Mr. David Jorgensen  
Metropolitan Moreland Plaza  
W233 N2847 Roundy Circle West  
Pewaukee, WI 53072

FID# 268344230  
BRRTS# 02-68-513586

Subject: Final Case Closure for Moreland Plaza, 811-831 W. Moreland Blvd., Waukesha

Dear Mr. Jorgensen:

On December 9, 2004, the Wisconsin Department of Natural Resources (Department) notified Mr. Bill Spatz, the owner of the above-referenced property at the time that conditional closure was granted to this case. These conditions were the abandonment of monitoring wells, disposal of investigative waste and the recording of a deed restriction. On June 25, 2007, the Department received correspondence indicating that the conditions of closure have been met. Based on the correspondence and data provided, it appears that your case meets the requirements of ch. NR 726, Wis. Adm. Code. The Department considers this case closed and no further investigation, remediation or other action is required at this time.

Structural impediments existing at the time of the investigation, specifically the building in the area of GP-1, made complete investigation of the soil contamination on this property impracticable. Pursuant to s. 292.12(2)(b), Wis. Stats., if the structural impediments on this property that are described above are removed, the property owner shall conduct an investigation of the degree and extent of chlorinated solvent contamination. If contamination is found at that time, the Department shall be immediately notified and the contamination shall be properly remediated in accordance with applicable statutes and rules. If soil in the specific locations described above 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 will need to determine whether the material would be considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable statutes and rules. In addition, all current and future owners and occupants of the property need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken during excavation activities to prevent a health threat to humans.

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

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.

Moreland Plaza  
July 24, 2007  
Page 2 of 2

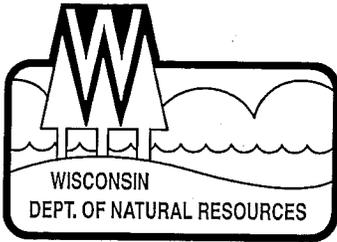
The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at (262) 574-2140.

Sincerely,

A handwritten signature in cursive script, reading "Brenda H. Boyce". The signature is written in black ink and includes a long horizontal flourish at the end.

Brenda H. Boyce, PG  
Hydrogeologist  
Bureau for Remediation & Redevelopment

c: Ms. Meggin O'Mailia – Aires Consulting Group, Inc.



## State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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

Waukesha Service Center  
141 NW Barstow St.  
Room 180  
Waukesha, Wisconsin 53188  
Telephone 262-574-2100  
FAX 262-574-2117

December 9, 2004

Mr. Bill Spatz  
Spatz Centers, Inc.  
14 N. Peoria Street  
Chicago, IL 60606

FID# 268344230  
BRRTS# 02-68-513586

Subject: Conditional Case Closure for Moreland Plaza, 811-831 W. Moreland Blvd., Waukesha

Dear Mr. Spatz:

The Wisconsin Department of Natural Resources (Department) received your third request for closure of the above-referenced site on November 15, 2004. The Department has determined that the chlorinated solvent, specifically, tetrachloroethylene (PCE) contamination on the site from the former dry cleaner facility appears to have been investigated and remediated to the extent practicable under site conditions. Your case has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code and will be closed if the following conditions are satisfied:

- The monitoring wells at the site must be properly abandoned in compliance with ch. NR 141, Wis. Adm. Code. Documentation of well abandonment must be submitted to Ms. Victoria Stovall on Form 3300-5B found at [www.dnr.state.wi.us/org/water/dwg/gw/](http://www.dnr.state.wi.us/org/water/dwg/gw/) or provided by the Department of Natural Resources.
- Any remaining waste (purge water and/or drilling spoil) generated as part of site investigation or remediation activities must be removed from the site and disposed of or treated in accordance with Department of Natural Resources' rules. Please send a letter advising me that any remaining waste and/or soil piles have been removed once that work is completed.
- To close this site, the Department requires a deed restriction be signed and recorded to address the issue of the remaining soil contamination associated with the site. The purpose of the restriction is to maintain a surface barrier over the remaining soil contamination to prevent it from impacting human health and the environment, and require that the owner of the property investigate the degree and extent of residual contamination that is currently inaccessible, if structural impediments that currently exist on the property are removed. In addition, since residual soil contamination remains at GP-1 and potentially underneath the building, as indicated in the information submitted to the Department, if soil in this location is excavated in the future, the property owner at that time will be required to sample and analyze the excavated soil in order to determine whether the contamination still remains. The owner will also have to properly store, treat, or dispose of any excavated materials, based upon the results of that characterization, and take special precautions during excavation activities to prevent a direct contact threat to humans. The purpose of the notice is to notify all future owners that excavation of the contaminated soil may pose an inhalation or other direct contact hazard at the time of excavation.

You will need to submit a draft deed restriction to me before the document is signed and recorded. You may find a model deed restriction enclosed for your use or visit our web site at [www.dnr.state.wi.us/org/rr](http://www.dnr.state.wi.us/org/rr). To assist us in our review of the deed restriction, you should submit a copy of the property deed to me along with the draft document. After the Department of Natural Resources has reviewed the draft document for completeness, you should sign it if you own the property, or have the appropriate property owner sign it, and have it recorded by the Waukesha County Register of Deeds. Then submit a copy of the recorded document, with the recording information stamped on it, to me. Please be aware that if a deed restriction is recorded for the wrong property because of an inaccurate legal description that you have provided, you will be responsible for recording corrected documents at the Register of Deeds Office to correct the problem.

When the above conditions have been satisfied, please submit a letter to let me know that applicable conditions have been met, and your case will be closed. Your site will be listed on the DNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites. Information that was submitted with your closure request application will be included on the registry. To review the sites on the GIS Registry web page, visit <http://gomapout.dnr.state.wi.us/org/at/et/geo/gwur/index.htm>

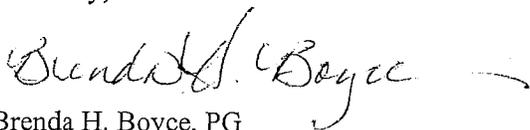
Recent groundwater monitoring data at this site indicates exceedances of the NR 140 preventive action limit (PAL) for PCE at MW-4, but compliance with the NR 140 enforcement standard. The Department may grant an exemption to a PAL for a substance of public health concern, other than nitrate, pursuant to s. NR 140.28(2)(b), Wis. Adm. Code, if all of the following criteria are met:

1. The measured or anticipated increase in the concentration of the substance will be minimized to the extent technically and economically feasible.
2. Compliance with the PAL is either not technically or economically feasible.
3. The enforcement standard for the substance will not be attained or exceeded at the point of standards application.
4. Any existing or projected increase in the concentration of the substance above the background concentration does not present a threat to public health or welfare.

Based on the information you provided, the Department believes that the above criteria have been or will be met. Therefore, pursuant to s. NR 140.28(2)(b), Wis. Adm. Code, an exemption to the PAL is granted for PCE at MW-4. This letter serves as your exemption.

Please be aware that the case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code, if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, or welfare or to the environment. The Department appreciates the actions you have taken to investigate the chemical release to the environment at this site. If you have any questions regarding this letter, you may contact me at (262) 574-2140.

Sincerely,



Brenda H. Boyce, PG  
Hydrogeologist  
Remediation and Redevelopment Program

C: Kurt Kantorek – Aires Consulting Group, Inc.,

Bill Phelps, DG/2

WARRANTY DEED

This Deed, made between

WAUKESHA ASSOCIATES LIMITED PARTNERSHIP, AN ILLINOIS LIMITED PARTNERSHIP

Grantor, and

METROPOLITAN-MORELAND PLAZA, LLC, a Wisconsin limited liability company and T&G Associates, LLC, a Wisconsin limited liability company, as tenants in common  
Grantee,

THIS SPACE RESERVED FOR RECORDING DATA

Return Document to:

Dan Benzel  
2000 Bluemound Rd  
Waukesha WI 53186

Witnesseth That the said Grantor, for a valuable consideration conveys to

Grantee the following described real estate in WAUKESHA County: Tax Parcel No: WAKC 999.146

Parcel 1:

All that part of the Southwest 1/4 of Section 34, Town 7 North, Range 19 East, City of Waukesha, County of Waukesha, State of Wisconsin, including Lot 2, Lot 3 and part of Lot 1, Block 6 Hawthorn Grove 1st Addition, being part of the Northwest 1/4 of the Southwest 1/4 of Section 34, Town 7 North, Range 19 East, City of Waukesha, County of Waukesha, State of Wisconsin, more particularly described as follows:  
Beginning at the Northwest corner of Lot 6, Block 3, Hawthorn Grove Subdivision, a

continued

This is not homestead property.

Together with all and singular the hereditaments and appurtenances thereunto belonging;

And GRANTOR

warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, and general taxes levied in the year of closing.

and will warrant and defend the same.

Dated this 30 day of May 2003

WAUKESHA ASSOCIATES LIMITED PARTNERSHIP

*[Signature]* (SEAL)

\* WILLIAM SPATZ, GENERAL PARTNER

*[Signature]* (SEAL)

\* WENDY SPATZ, PARTNER

AUTHENTICATION

Signature(s) of \_\_\_\_\_

authenticated this \_\_\_\_\_ day of \_\_\_\_\_

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, \_\_\_\_\_)

authorized by § 706.06, Wis. Stats.

THIS INSTRUMENT WAS DRAFTED BY

JEFFREY P. PATTERSON

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

ACKNOWLEDGEMENT

STATE OF WISCONSIN IL } ss.

Cook County.

Personally came before me this 27 day of May, 2003 the above named

WILLIAM SPATZ AND WENDY SPATZ

to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

*[Signature]*

Notary Public

My Commission is permanent. (If not, expiration date: \_\_\_\_\_)

OFFICIAL COUNTY WIS. IL  
MARY SPENCER  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 2-27-2007

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

Legal Description (continued)

recorded Plat in the City of Waukesha; thence South 89° 07' East along the North line of said Lot 6, 140.00 feet; thence North 86° 37' 23" East, 20.01 feet; thence North 86° 15' East, 236.08 feet; thence North 71° 26' East, 167.00 feet to the West line of Delafield Street; thence North 18° 34' West along the West line of Delafield Street, 201.83 feet; thence South 89° 22' West along the South line of Standard Oil Co. property, 150.00 feet; thence North 18° 34' West along the West line of the Standard Oil Co. property, 150.00 feet to the South line of Moreland Boulevard; thence South 89° 22' West along the South line of Moreland Boulevard, 287.58 feet to the East line of Hawthorne Drive; thence South 0° 37' West along the East line of Hawthorne Drive, 396.34 feet to the point of beginning.

Parcel 2:

Lot 1, Block 4, Hawthorn Grove 2nd Addition, part of the S.W. 1/4 of Section 34, Town 7 North, Range 19 East, City of Waukesha, County of Waukesha, State of Wisconsin.

Parcel 3:

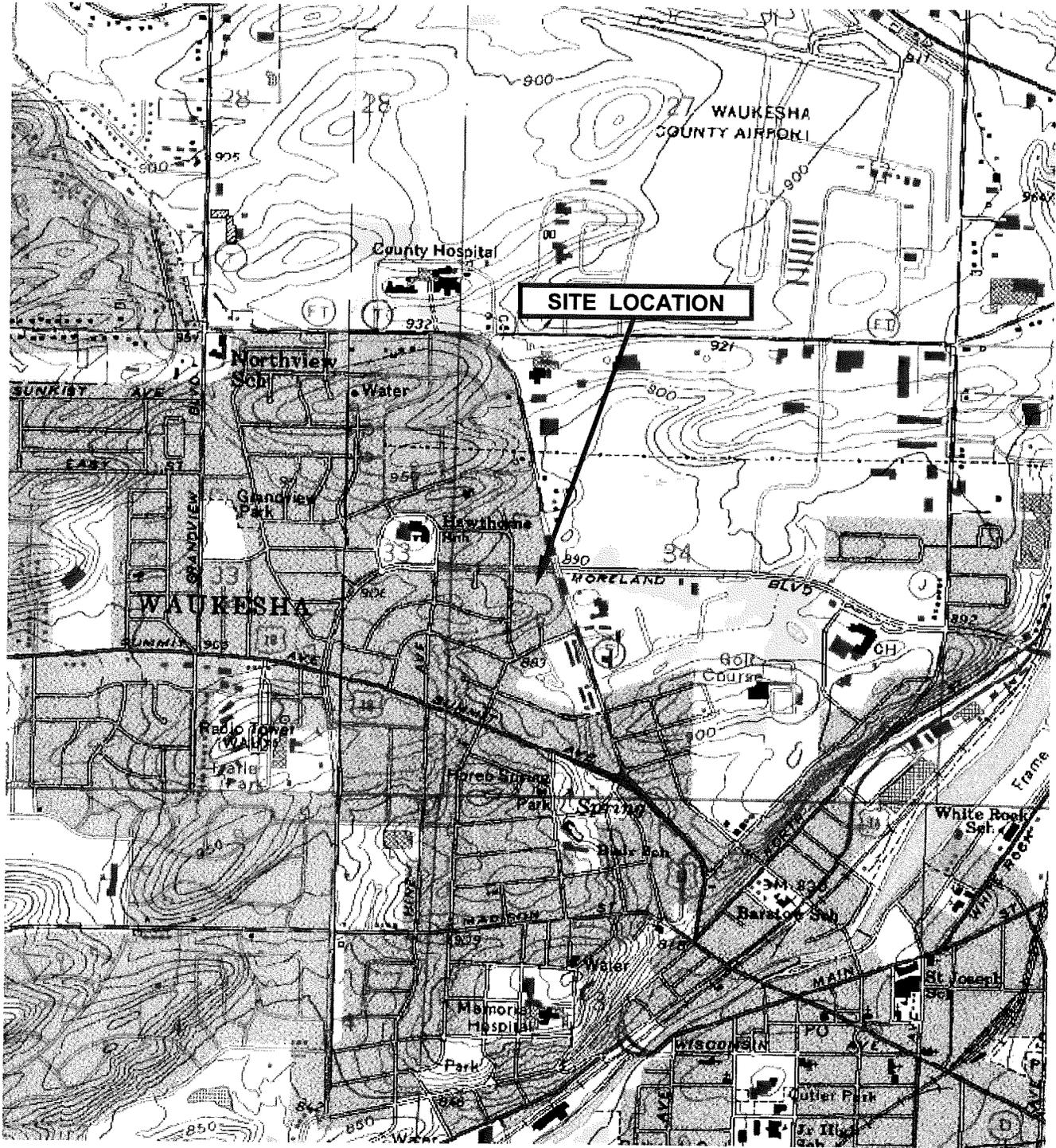
All that part of Lot 6, Block 3, Hawthorn Grove Subdivision, Lot 9, Block 4, Hawthorn Grove 2nd Addition, and that part of vacated Hawthorn Grove Subdivision lying between said Lots, City of Waukesha, County of Waukesha, State of Wisconsin, bounded and described as follows:

Beginning at the Northwest corner of Lot 6, Block 3, Hawthorn Grove Subdivision; thence South 00° 37' West along the West line of said Lot, 15.00 feet; thence South 89° 09' 5" East parallel to the North line of said Lot 140.27 feet to the East line of said Lot 6, Block 3; thence Northeast to a point 8.00 feet South 3° 43' 30" West of the Northwest corner of Lot 9, Block 4, Hawthorn Grove 2nd Addition; thence North 64° 40' 20" East 21.55 feet to the North line of said Lot 9; thence South 86° 15' West along said North line 19.00 feet to the Northwest corner of said Lot 9; thence Westerly to the Northeast corner of aforesaid Lot 6, Block 3, Hawthorn Grove Subdivision; thence North 89° 09' 5" West along the North line of said Lot 140.00 feet to the place of beginning.

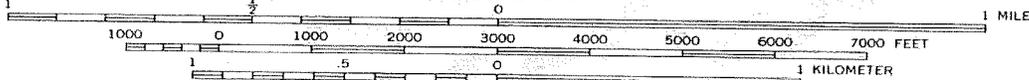
Tax Key No. 999.146

ADDRESS: 811-831 W. Moreland Blvd.





SCALE 1:24,000



CONTOUR INTERVAL 5 FEET  
DATUM IS MEAN SEA LEVEL

DEPARTMENT OF THE INTERIOR/GEOLOGIC SURVEY  
1975

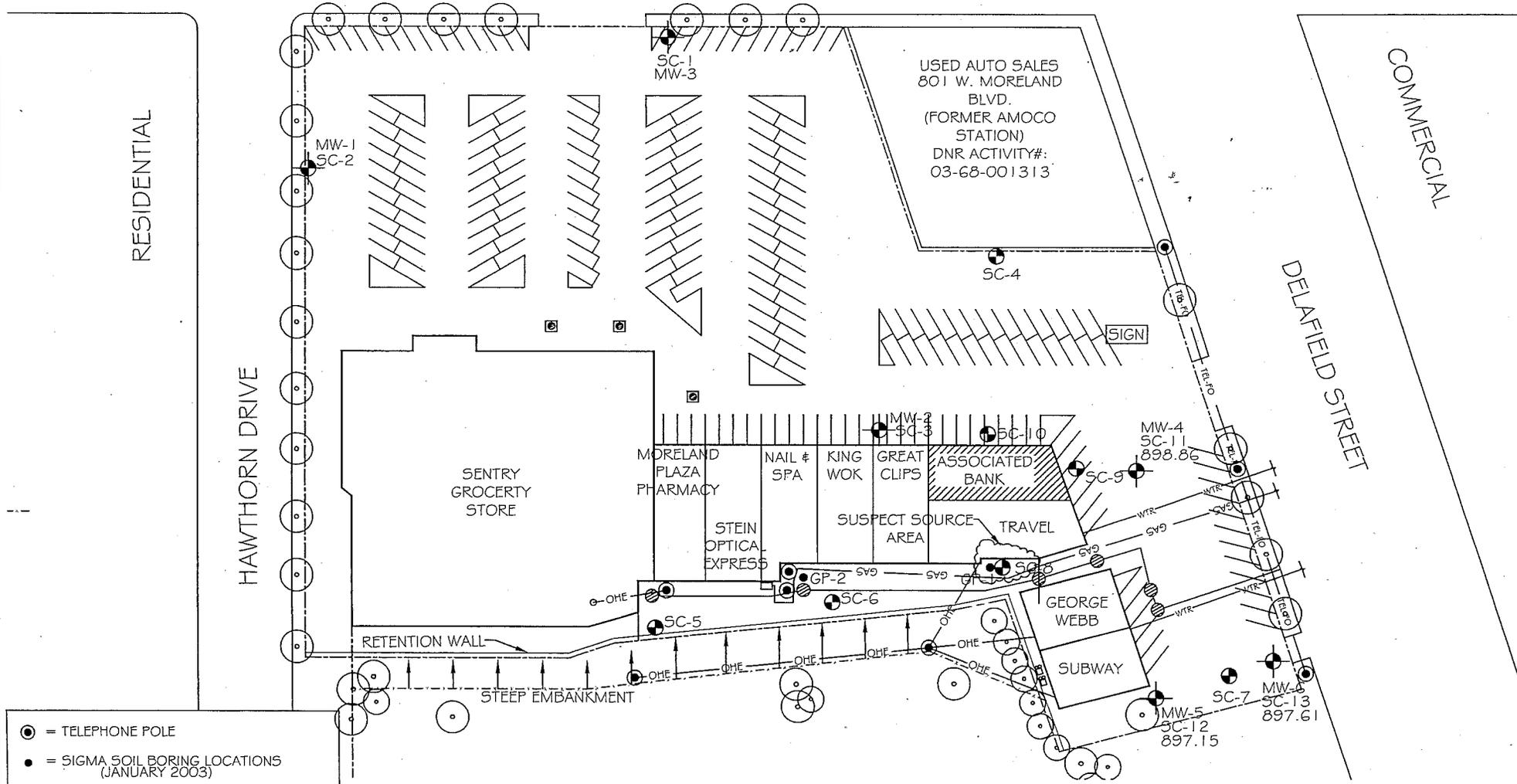


<b>Moreland Plaza - Waukesha, WI</b>	
<b>FIGURE 1</b>	
<b>GENERAL SITE LOCATION MAP</b>	
SCALE: 1:24,000	BY: AAH
PROJECT: 07-17296	DATE: 11/7/2003

### Parcel Identification Number/Geographical Position

<b>Parcel ID# or Tax Key Number</b>	<b>Property Address</b>	<b>Geographic Position</b>
0999145	801 W. Moreland Blvd	663240, 285044
0999146	811 W. Moreland Blvd	663161, 284983

MORELAND BOULEVARD



- ⊙ = TELEPHONE POLE
- = SIGMA SOIL BORING LOCATIONS (JANUARY 2003)
- ⊕ = SOIL BORING AND TEMPORARY MONITORING WELL LOCATION
- ⊗ = EXISTING SOIL BORING LOCATION
- ⊙ = EXISTING MONITORING WELL LOCATION
- ⊗ = STORM SEWER (MANHOLE)
- ⊠ = CATCH BASIN
- = PROPERTY BOUNDARY
- ▨ = FORMER DRY CLEANERS



1550 HUBBARD AVENUE  
 BATAVIA, ILLINOIS 60510  
 (630) 879-3006  
 (630) 879-3014 (FAX)



SPATZ CENTERS, INC. MORELAND PLAZA

FIGURE-1

MONITORING WELL & SOIL BORING LOCATIONS MAP  
 WITHIN THE SITE PROPERTY

SCALE: 1"=100'-0"	DRAWN BY: JMO
PROJECT: 04-14819	DATE: 11/1/04

Sigma Environmental Services, Inc.  
 220 E. Ryan Road  
 Oak Creek WI, 53154

 Project: METROPOLITAN GROUP  
 Project Number: 7762  
 Project Manager: Tim Wimmer

 Reported:  
 01/09/03 11:34

**WDNR Volatile Organic Compounds by Method 8021**  
**Great Lakes Analytical—Oak Creek**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
GP-1 4-6' (W301036-01) Soil	Sampled: 01/08/03 00:00	Received: 01/08/03 12:05							A-01
Benzene	ND	25.0	ug/kg dry	50	3010044	01/08/03	01/08/03	EPA 8021B	
Bromobenzene	ND	25.0	"	"	"	"	"	"	
Bromodichloromethane	ND	25.0	"	"	"	"	"	"	
n-Butylbenzene	ND	25.0	"	"	"	"	"	"	
sec-Butylbenzene	ND	25.0	"	"	"	"	"	"	
tert-Butylbenzene	ND	25.0	"	"	"	"	"	"	
Carbon tetrachloride	ND	25.0	"	"	"	"	"	"	
Chlorobenzene	ND	25.0	"	"	"	"	"	"	
Chloroethane	ND	25.0	"	"	"	"	"	"	
Chloroform	ND	25.0	"	"	"	"	"	"	
Chloromethane	ND	25.0	"	"	"	"	"	"	
2-Chlorotoluene	ND	25.0	"	"	"	"	"	"	
4-Chlorotoluene	ND	25.0	"	"	"	"	"	"	
Dibromochloromethane	ND	25.0	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	25.0	"	"	"	"	"	"	
1,2-Dibromoethane	ND	25.0	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	25.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	25.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	25.0	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	25.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	25.0	"	"	"	"	"	"	
1,2-Dichloroethane	ND	25.0	"	"	"	"	"	"	
1,1-Dichloroethene	ND	25.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	25.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	25.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	25.0	"	"	"	"	"	"	
1,3-Dichloropropane	ND	25.0	"	"	"	"	"	"	
2,2-Dichloropropane	ND	25.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	25.0	"	"	"	"	"	"	
Ethylbenzene	ND	25.0	"	"	"	"	"	"	
Hexachlorobutadiene	ND	25.0	"	"	"	"	"	"	
Isopropylbenzene	ND	25.0	"	"	"	"	"	"	
p-Isopropyltoluene	ND	25.0	"	"	"	"	"	"	
Methylene chloride	ND	25.0	"	"	"	"	"	"	
Methyl tert-butyl ether	ND	25.0	"	"	"	"	"	"	
Naphthalene	28.5	25.0	"	"	"	"	"	"	
n-Propylbenzene	ND	25.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	25.0	"	"	"	"	"	"	
<u>Tetrachloroethene</u>	<u>200</u>	25.0	"	"	"	"	"	"	
Toluene	ND	25.0	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	25.0	"	"	"	"	"	"	

Great Lakes Analytical—Oak Creek

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.



 Deborah L. Lowe For Andrea Stathas, Project Manager  
 P.S. 630-879-3014

FIRES GROUP

 Page 2 of 9  
 Oct 01 03 10:37a

Sigma Environmental Services, Inc.  
220 E. Ryan Road  
Oak Creek WI, 53154

Project: METROPOLITAN GROUP  
Project Number: 7762  
Project Manager: Tim Wimmer

Reported:  
01/09/03 11:34

**WDNR Volatile Organic Compounds by Method 8021**  
**Great Lakes Analytical--Oak Creek**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Not
GP-1 4-6' (W301036-01) Soil Sampled: 01/08/03 00:00 Received: 01/08/03 12:05									
1,2,4-Trichlorobenzene	ND	25.0	ug/kg dry	50	3010044	01/08/03	01/08/03	EPA 8021B	A-
1,1,1-Trichloroethane	ND	25.0	"	"	"	"	"	"	"
1,1,2-Trichloroethane	ND	25.0	"	"	"	"	"	"	"
Trichloroethene	ND	25.0	"	"	"	"	"	"	"
Trichlorofluoromethane	ND	25.0	"	"	"	"	"	"	"
1,2,4-Trimethylbenzene	ND	25.0	"	"	"	"	"	"	"
1,3,5-Trimethylbenzene	ND	25.0	"	"	"	"	"	"	"
Vinyl chloride	ND	25.0	"	"	"	"	"	"	"
Total Xylenes	ND	25.0	"	"	"	"	"	"	"
Surrogate: 1-Cl-4-FB (ELCD)		74.0 %	80-120	"	"	"	"	"	L
Surrogate: 1-Cl-4-FB (PID)		77.6 %	80-120	"	"	"	"	"	L
GP-1 8-10' (W301036-02) Soil Sampled: 01/08/03 00:00 Received: 01/08/03 12:05									
Benzene	ND	25.0	ug/kg dry	50	3010044	01/08/03	01/08/03	EPA 8021B	A-I
Bromobenzene	ND	25.0	"	"	"	"	"	"	"
Bromodichloromethane	ND	25.0	"	"	"	"	"	"	"
n-Butylbenzene	ND	25.0	"	"	"	"	"	"	"
sec-Butylbenzene	ND	25.0	"	"	"	"	"	"	"
tert-Butylbenzene	ND	25.0	"	"	"	"	"	"	"
Carbon tetrachloride	ND	25.0	"	"	"	"	"	"	"
Chlorobenzene	ND	25.0	"	"	"	"	"	"	"
Chloroethane	ND	25.0	"	"	"	"	"	"	"
Chloroform	ND	25.0	"	"	"	"	"	"	"
Chloromethane	ND	25.0	"	"	"	"	"	"	"
2-Chlorotoluene	ND	25.0	"	"	"	"	"	"	"
4-Chlorotoluene	ND	25.0	"	"	"	"	"	"	"
Dibromochloromethane	ND	25.0	"	"	"	"	"	"	"
1,2-Dibromo-3-chloropropane	ND	25.0	"	"	"	"	"	"	"
1,2-Dibromoethane	ND	25.0	"	"	"	"	"	"	"
1,2-Dichlorobenzene	ND	25.0	"	"	"	"	"	"	"
1,3-Dichlorobenzene	ND	25.0	"	"	"	"	"	"	"
1,4-Dichlorobenzene	ND	25.0	"	"	"	"	"	"	"
Dichlorodifluoromethane	ND	25.0	"	"	"	"	"	"	"
1,1-Dichloroethane	ND	25.0	"	"	"	"	"	"	"
1,2-Dichloroethane	ND	25.0	"	"	"	"	"	"	"
1,1-Dichloroethene	ND	25.0	"	"	"	"	"	"	"
cis-1,2-Dichloroethene	27.6	25.0	"	"	"	"	"	"	"
trans-1,2-Dichloroethene	ND	25.0	"	"	"	"	"	"	"
1,2-Dichloropropane	ND	25.0	"	"	"	"	"	"	"
1,3-Dichloropropane	ND	25.0	"	"	"	"	"	"	"
2,2-Dichloropropane	ND	25.0	"	"	"	"	"	"	"

Great Lakes Analytical--Oak Creek

The results in this report apply to the samples analyzed in accordance with the chain custody document. This analytical report must be reproduced in its entirety.



Deborah L. Lowe For Andrea Stathas, Project Manager

Sigma Environmental Services, Inc.  
 220 E. Ryan Road  
 Oak Creek WI, 53154

 Project: METROPOLITAN GROUP  
 Project Number: 7762  
 Project Manager: Tim Wimmer

 Reported:  
 01/09/03 11:34

**WDNR Volatile Organic Compounds by Method 8021**  
**Great Lakes Analytical--Oak Creek**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Note
GP-1 8-10' (W301036-02) Soil Sampled: 01/08/03 00:00 Received: 01/08/03 12:05									
Di-isopropyl ether	ND	25.0	ug/kg dry	50	3010044	01/08/03	01/08/03	EPA 8021B	A-0
Ethylbenzene	ND	25.0	"	"	"	"	"	"	
Hexachlorobutadiene	ND	25.0	"	"	"	"	"	"	
Isopropylbenzene	ND	25.0	"	"	"	"	"	"	
p-Isopropyltoluene	ND	25.0	"	"	"	"	"	"	
Methylene chloride	ND	25.0	"	"	"	"	"	"	
Methyl tert-butyl ether	ND	25.0	"	"	"	"	"	"	
Naphthalene	ND	25.0	"	"	"	"	"	"	
n-Propylbenzene	ND	25.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	25.0	"	"	"	"	"	"	
<u>Tetrachloroethene</u>	41.5	25.0	"	"	"	"	"	"	
Toluene	ND	25.0	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	25.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	25.0	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	25.0	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	25.0	"	"	"	"	"	"	
Trichloroethene	ND	25.0	"	"	"	"	"	"	
Trichlorofluoromethane	ND	25.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	25.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	25.0	"	"	"	"	"	"	
Vinyl chloride	ND	25.0	"	"	"	"	"	"	
Total Xylenes	ND	25.0	"	"	"	"	"	"	
Surrogate: 1-Cl-4-FB (ELCD)		85.5 %	80-120		"	"	"	"	
Surrogate: 1-Cl-4-FB (PID)		84.1 %	80-120		"	"	"	"	

Great Lakes Analytical--Oak Creek

*The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.*


Deborah L. Lowe For Andrea Stathas, Project Manager

Table 1

## Volatile Organic Compounds - Soil

ANALYTE WDNR Volatile Organic Compounds by Method 6260	SC-1 Date 11/26/03	SC-2 Date 11/25/03	SC-3 Date 11/25/03	SC-4 Date 11/26/03	SC-5 Date 11/26/03	SC-6 Date 11/25/03	SC-7 Date 11/26/03	DL	RL	ES	UNITS
Benzene	ND	ND	ND	<b>46.9</b>	ND	ND	ND	11.8	25.0	-	ug/kg
Bromobenzene	ND	18.4	25.0	-	ug/kg						
Bromodichloromethane	ND	10.4	25.0	-	ug/kg						
n-Butylbenzene	ND	ND	ND	<b>4870</b>	ND	ND	ND	11.4	25.0	-	ug/kg
sec-Butylbenzene	ND	ND	ND	<b>1330</b>	ND	ND	ND	10.2	25.0	-	ug/kg
tert-Butylbenzene	ND	12.0	25.0	-	ug/kg						
Carbon tetrachloride	ND	12.6	25.0	-	ug/kg						
Chlorobenzene	ND	10.1	25.0	-	ug/kg						
Chloroethane	ND	22.2	25.0	-	ug/kg						
Chloroform	ND	10.2	25.0	-	ug/kg						
Chloromethane	ND	15.9	25.0	-	ug/kg						
2-Chlorotoluene	ND	12.0	25.0	-	ug/kg						
4-Chlorotoluene	ND	13.0	25.0	-	ug/kg						
Dibromochloromethane	ND	23.0	25.0	-	ug/kg						
1,2-Dibromo-3-chloropropane	ND	22.8	25.0	-	ug/kg						
1,2-Dibromoethane	ND	14.8	25.0	-	ug/kg						
1,2-Dichlorobenzene	ND	10.2	25.0	-	ug/kg						
1,3-Dichlorobenzene	ND	12.5	25.0	-	ug/kg						
1,4-Dichlorobenzene	ND	13.2	25.0	-	ug/kg						
Dichlorodifluoromethane	ND	11.8	25.0	-	ug/kg						
1,1-Dichloroethane	ND	13.4	25.0	-	ug/kg						
1,2-Dichloroethane	ND	17.2	25.0	-	ug/kg						
1,1-Dichloroethene	ND	17.7	25.0	-	ug/kg						
cis-1,2-dichloroethene	ND	19.1	25.0	-	ug/kg						
trans-1,2-Dichloroethene	ND	19.1	25.0	-	ug/kg						
1,2-Dichloropropane	ND	20.6	25.0	-	ug/kg						
1,3-Dichloropropane	ND	10.0	25.0	-	ug/kg						
2,2-Dichloropropane	ND	15.2	25.0	-	ug/kg						
Di-isopropyl ether	ND	12.4	25.0	-	ug/kg						
Ethylbenzene	ND	ND	ND	<b>14100</b>	ND	ND	ND	11.3	25.0	-	ug/kg
Hexachlorobutadiene	ND	11.5	25.0	-	ug/kg						
Isopropylbenzene	ND	ND	ND	<b>2330</b>	ND	ND	ND	10.7	25.0	-	ug/kg
p-Isopropyltoluene	ND	ND	ND	<b>707</b>	ND	ND	ND	11.2	25.0	-	ug/kg
Methylene chloride	ND	11.4	100.0	-	ug/kg						
Methyl tert-butyl ether	ND	14.4	25.0	-	ug/kg						
Naphthalene	ND	ND	ND	<b>9230</b>	ND	ND	ND	10.3	25.0	-	ug/kg
n-Propylbenzene	ND	ND	ND	<b>7270</b>	ND	ND	ND	10.6	25.0	-	ug/kg
1,1,2,2-Tetrachloroethane	ND	11.4	25.0	-	ug/kg						
Tetrachloroethene	ND	17.2	25.0	-	ug/kg						
Toluene	ND	ND	ND	<b>568</b>	ND	ND	ND	11.6	25.0	-	ug/kg
1,2,3-Trichlorobenzene	ND	15.5	25.0	-	ug/kg						
1,2,4-Trichlorobenzene	ND	16.4	25.0	-	ug/kg						
1,1,1-Trichloroethane	ND	20.4	25.0	-	ug/kg						
1,1,2-Trichloroethane	ND	16.4	25.0	-	ug/kg						
Trichloroethene	ND	10.4	25.0	-	ug/kg						
Trichlorofluoromethane	ND	10.8	25.0	-	ug/kg						
1,2,4-Trimethylbenzene	ND	ND	ND	<b>74000</b>	ND	ND	ND	10.6	25.0	-	ug/kg
1,3,5-Trimethylbenzene	ND	ND	ND	<b>21100</b>	ND	ND	ND	10.2	25.0	-	ug/kg
Vinyl Chloride	ND	20.3	25.0	-	ug/kg						
Total Xylenes	ND	ND	ND	<b>67700</b>	ND	ND	ND	10.4	25.0	-	ug/kg

**BOLD** Indicates analyte detected

DL = Detection Limit

RL = Reporting Limit

ES = Enforcement Standard

Table 1

## Volatile Organic Compounds - Soil

<b>ANALYTE</b> WDNR Volatile Organic Compounds by Method 8260 Sample Collection Date	<b>SC-8</b> 11/26/03	<b>DL</b>	<b>RL</b>	<b>ES</b>	<b>UNITS</b>
Benzene	ND	11.8	25.0	-	ug/kg
Bromobenzene	ND	18.4	25.0	-	ug/kg
Bromodichloromethane	ND	10.4	25.0	-	ug/kg
n-Butylbenzene	ND	11.4	25.0	-	ug/kg
sec-Butylbenzene	ND	10.2	25.0	-	ug/kg
tert-Butylbenzene	ND	12.0	25.0	-	ug/kg
Carbon tetrachloride	ND	12.6	25.0	-	ug/kg
Chlorobenzene	ND	10.1	25.0	-	ug/kg
Chloroethane	ND	22.2	25.0	-	ug/kg
Chloroform	ND	10.2	25.0	-	ug/kg
Chloromethane	ND	15.9	25.0	-	ug/kg
2-Chlorotoluene	ND	12.0	25.0	-	ug/kg
4-Chlorotoluene	ND	13.0	25.0	-	ug/kg
Dibromochloromethane	ND	23.0	25.0	-	ug/kg
1,2-Dibromo-3-chloropropane	ND	22.8	25.0	-	ug/kg
1,2-Dibromoethane	ND	14.8	25.0	-	ug/kg
1,2-Dichlorobenzene	ND	10.2	25.0	-	ug/kg
1,3-Dichlorobenzene	ND	12.5	25.0	-	ug/kg
1,4-Dichlorobenzene	ND	13.2	25.0	-	ug/kg
Dichlorodifluoromethane	ND	11.8	25.0	-	ug/kg
1,1-Dichloroethane	ND	13.4	25.0	-	ug/kg
1,2-Dichloroethane	ND	17.2	25.0	-	ug/kg
1,1-Dichloroethene	ND	17.7	25.0	-	ug/kg
cis-1,2-dichloroethene	ND	19.1	25.0	-	ug/kg
trans-1,2-Dichloroethene	ND	19.1	25.0	-	ug/kg
1,2-Dichloropropane	ND	20.6	25.0	-	ug/kg
1,3-Dichloropropane	ND	10.0	25.0	-	ug/kg
2,2-Dichloropropane	ND	15.2	25.0	-	ug/kg
Di-isopropyl ether	ND	12.4	25.0	-	ug/kg
Ethylbenzene	ND	11.3	25.0	-	ug/kg
Hexachlorobutadiene	ND	11.5	25.0	-	ug/kg
Isopropylbenzene	ND	10.7	25.0	-	ug/kg
p-Isopropyltoluene	ND	11.2	25.0	-	ug/kg
Methylene chloride	ND	11.4	100.0	-	ug/kg
Methyl tert-butyl ether	ND	14.4	25.0	-	ug/kg
Naphthalene	ND	10.3	25.0	-	ug/kg
n-Propylbenzene	ND	10.6	25.0	-	ug/kg
1,1,2,2-Tetrachloroethane	ND	11.4	25.0	-	ug/kg
Tetrachloroethene	ND	17.2	25.0	-	ug/kg
Toluene	ND	11.6	25.0	-	ug/kg
1,2,3-Trichlorobenzene	ND	15.5	25.0	-	ug/kg
1,2,4-Trichlorobenzene	ND	16.4	25.0	-	ug/kg
1,1,1-Trichloroethane	ND	20.4	25.0	-	ug/kg
1,1,2-Trichloroethane	ND	16.4	25.0	-	ug/kg
Trichloroethene	ND	10.4	25.0	-	ug/kg
Trichlorofluoromethane	ND	10.8	25.0	-	ug/kg
1,2,4-Trimethylbenzene	ND	10.6	25.0	-	ug/kg
1,3,5-Trimethylbenzene	ND	10.2	25.0	-	ug/kg
Vinyl Chloride	ND	20.3	25.0	-	ug/kg
Total Xylenes	ND	10.4	25.0	-	ug/kg

**BOLD** Indicates analyte detected

DL = Detection Limit

RL = Reporting Limit

ES = Enforcement Standard

Table 1

## Volatile Organic Compounds - Soil

ANALYTE WDNR Volatile Organic Compounds by Method 8260 Sample Collection Date	SC-SB-11 10/22/04	SC-SB-12 10/22/04	SC-SB-13 10/22/04	DL	RL	ES	UNITS
Benzene	ND	ND	ND	11.8	25.0	-	ug/kg
Bromobenzene	ND	ND	ND	18.4	25.0	-	ug/kg
Bromodichloromethane	ND	ND	ND	10.4	25.0	-	ug/kg
n-Butylbenzene	ND	ND	ND	11.4	25.0	-	ug/kg
sec-Butylbenzene	ND	ND	ND	10.2	25.0	-	ug/kg
tert-Butylbenzene	ND	ND	ND	12.0	25.0	-	ug/kg
Carbon tetrachloride	ND	ND	ND	12.6	25.0	-	ug/kg
Chlorobenzene	ND	ND	ND	10.1	25.0	-	ug/kg
Chloroethane	ND	ND	ND	22.2	25.0	-	ug/kg
Chloroform	ND	ND	ND	10.2	25.0	-	ug/kg
Chloromethane	ND	ND	ND	15.9	25.0	-	ug/kg
2-Chlorotoluene	ND	ND	ND	12.0	25.0	-	ug/kg
4-Chlorotoluene	ND	ND	ND	13.0	25.0	-	ug/kg
Dibromochloromethane	ND	ND	ND	23.0	25.0	-	ug/kg
1,2-Dibromo-3-chloropropane	ND	ND	ND	22.8	25.0	-	ug/kg
1,2-Dibromoethane	ND	ND	ND	14.8	25.0	-	ug/kg
1,2-Dichlorobenzene	ND	ND	ND	10.2	25.0	-	ug/kg
1,3-Dichlorobenzene	ND	ND	ND	12.5	25.0	-	ug/kg
1,4-Dichlorobenzene	ND	ND	ND	13.2	25.0	-	ug/kg
Dichlorodifluoromethane	ND	ND	ND	11.8	25.0	-	ug/kg
1,1-Dichloroethane	ND	ND	ND	13.4	25.0	-	ug/kg
1,2-Dichloroethane	ND	ND	ND	17.2	25.0	-	ug/kg
1,1-Dichloroethene	ND	ND	ND	17.7	25.0	-	ug/kg
cis-1,2-dichloroethene	ND	ND	ND	19.1	25.0	-	ug/kg
trans-1,2-Dichloroethene	ND	ND	ND	19.1	25.0	-	ug/kg
1,2-Dichloropropane	ND	ND	ND	20.6	25.0	-	ug/kg
1,3-Dichloropropane	ND	ND	ND	10.0	25.0	-	ug/kg
2,2-Dichloropropane	ND	ND	ND	15.2	25.0	-	ug/kg
Di-isopropyl ether	ND	ND	ND	12.4	25.0	-	ug/kg
Ethylbenzene	ND	ND	ND	11.3	25.0	-	ug/kg
Hexachlorobutadiene	ND	ND	ND	11.5	25.0	-	ug/kg
Isopropylbenzene	ND	ND	ND	10.7	25.0	-	ug/kg
p-Isopropyltoluene	ND	ND	ND	11.2	25.0	-	ug/kg
Methylene chloride	ND	ND	ND	11.4	100.0	-	ug/kg
Methyl tert-butyl ether	ND	ND	ND	14.4	25.0	-	ug/kg
Naphthalene	ND	ND	ND	10.3	25.0	-	ug/kg
n-Propylbenzene	ND	ND	ND	10.6	25.0	-	ug/kg
1,1,2,2-Tetrachloroethane	ND	ND	ND	11.4	25.0	-	ug/kg
Tetrachloroethene	ND	ND	ND	17.2	25.0	-	ug/kg
Toluene	ND	ND	ND	11.6	25.0	-	ug/kg
1,2,3-Trichlorobenzene	ND	ND	ND	15.5	25.0	-	ug/kg
1,2,4-Trichlorobenzene	ND	ND	ND	16.4	25.0	-	ug/kg
1,1,1-Trichloroethane	ND	ND	ND	20.4	25.0	-	ug/kg
1,1,2-Trichloroethane	ND	ND	ND	16.4	25.0	-	ug/kg
Trichloroethene	ND	ND	ND	10.4	25.0	-	ug/kg
Trichlorofluoromethane	ND	ND	ND	10.8	25.0	-	ug/kg
1,2,4-Trimethylbenzene	ND	ND	ND	10.6	25.0	-	ug/kg
1,3,5-Trimethylbenzene	ND	ND	ND	10.2	25.0	-	ug/kg
Vinyl Chloride	ND	ND	ND	20.3	25.0	-	ug/kg
Total Xylenes	ND	ND	ND	10.4	25.0	-	ug/kg

**BOLD** Indicates analyte detected

DL = Detection Limit

RL = Reporting Limit

ES = Enforcement Standard

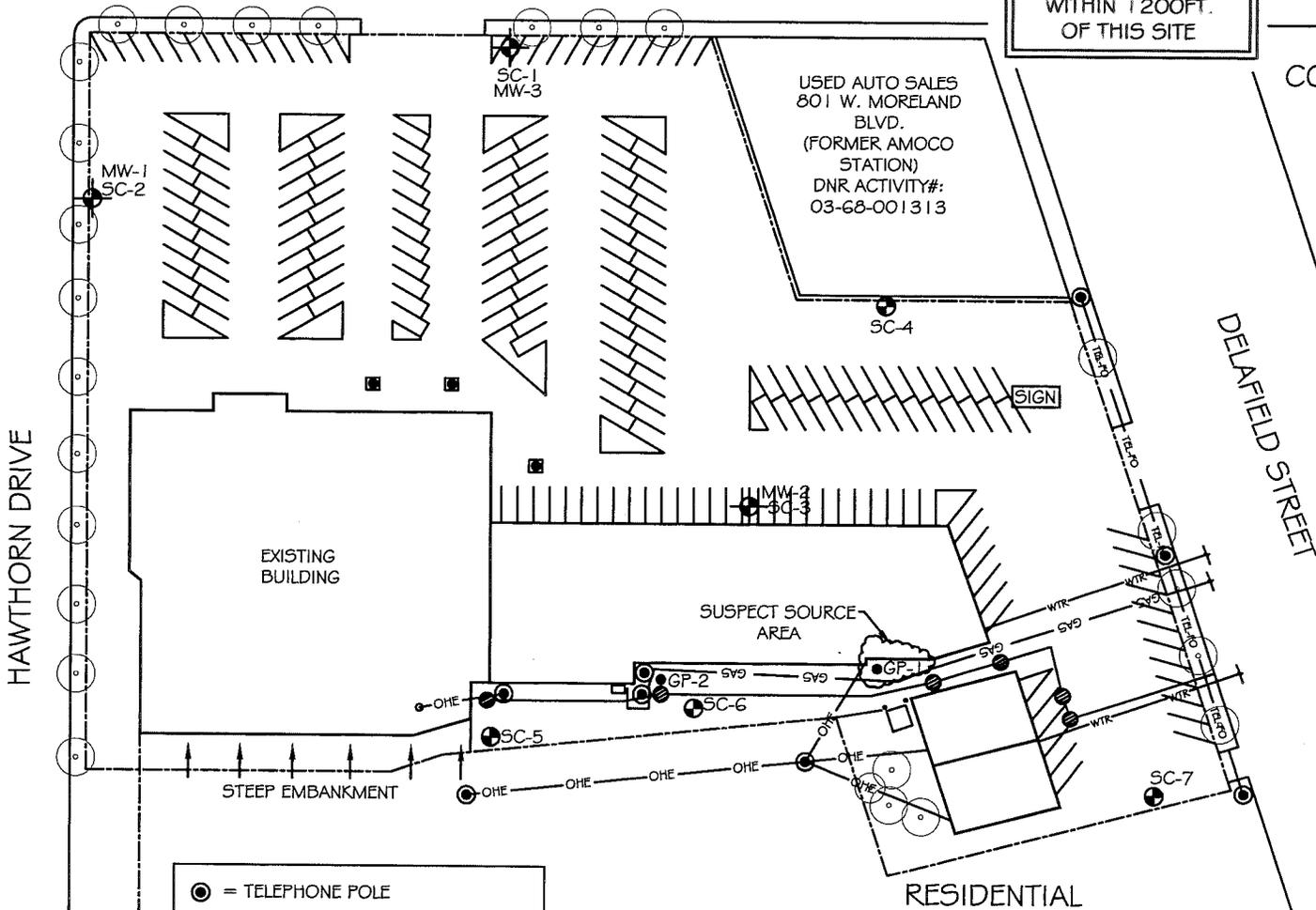
RESIDENTIAL

MORELAND BOULEVARD

NO REMEDIATION ACTION TAKEN. NO CONTAMINATION FOUND ON SITE, AND NO PUBLIC DRINKING WELLS WITHIN 1200FT. OF THIS SITE

COMMERCIAL

USED AUTO SALES  
801 W. MORELAND  
BLVD.  
(FORMER AMOCO  
STATION)  
DNR ACTIVITY#:  
03-68-001313



RESIDENTIAL

HAWTHORN DRIVE

EXISTING BUILDING

SUSPECT SOURCE AREA

DELAFIELD STREET

RESIDENTIAL

- ⊙ = TELEPHONE POLE
- = SIGMA SOIL BORING LOCATIONS (JANUARY 2003)
- ⊕ = SOIL BORING LOCATION
- ⊙ = MONITORING WELL LOCATION
- ⊗ = STORM SEWER (MANHOLE)
- = CATCH BASIN
- = PROPERTY BOUNDARY

**AIRES**  
Consulting Group, Inc.

1550 HUBBARD AVENUE  
BATAVIA, ILLINOIS 60510  
(630) 879-3006  
(630) 879-3014 (FAX)

SPATZ CENTERS, INC. MORELAND PLAZA

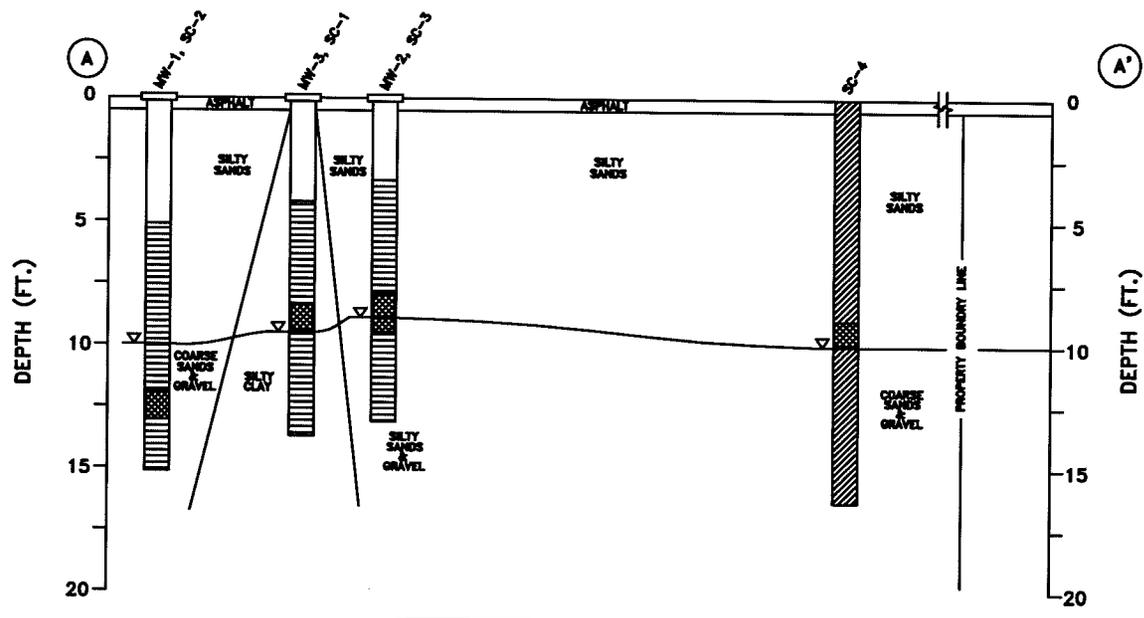
**FIGURE**

POST REMEDIAL SOIL LOCATION MAP

SCALE: 1"=100'-0"      DRAWN BY: JMO

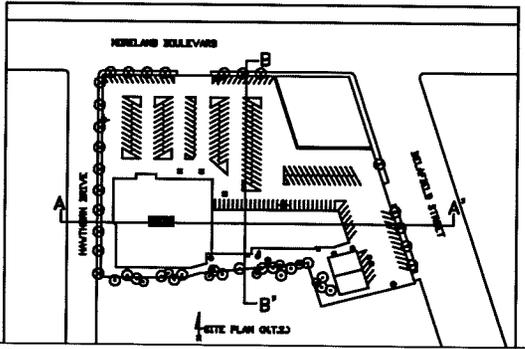
PROJECT: 03-14150      DATE: 01/27/04



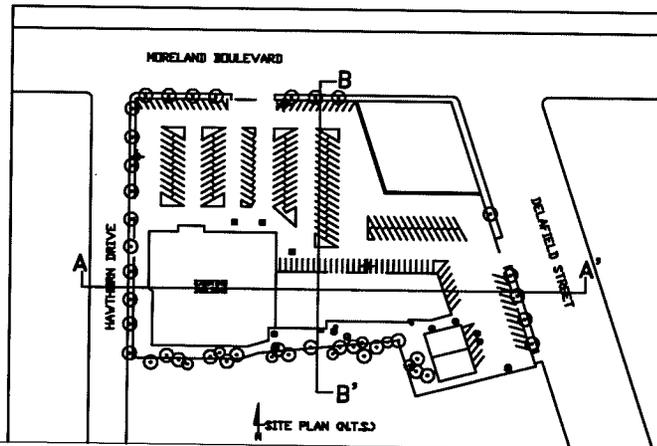
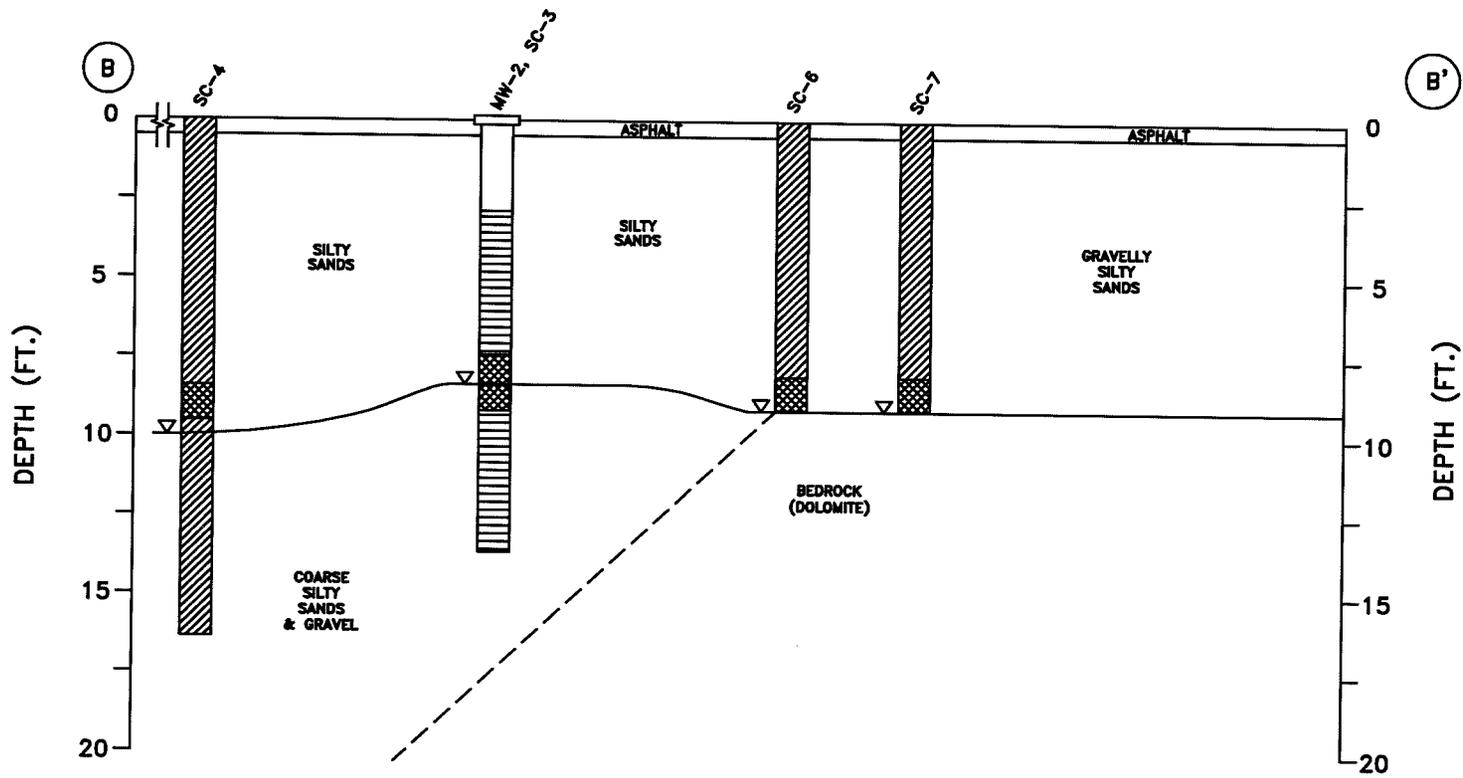


THIS SITE HAS NO RESIDUAL SOIL OR GROUNDWATER CONTAMINATION EXCEEDING GENERIC OR SITE SPECIFIC RCL'S, AND THERE ARE NO PUBLIC DRINKING WELLS WITHIN 1200FT. OF THIS SITE.

LEGEND	
	SOIL BORING AND PID READING
	SAMPLE LOCATION
	MONITORING WELL SCREENED INTERVAL
	STATIC WATER TABLE



 <small>AMES ENGINEERING ARCHITECTURE</small> <small>1000 WEST 10TH AVENUE</small> <small>DENVER, COLORADO 80202</small> <small>(303) 733-0000</small> <small>(303) 733-0004 (fax)</small>	SPATZ CENTERS, INC. MORELAND PLAZA	
	<b>FIGURE</b> GEOLOGIC CROSS SECTION	
SCALE: V=1/4"=1' / H=5"=1'	DRAWN BY: JMO	
PROJECT: 03-14150	DATE: 01/27/04	



THIS SITE HAS NO RESIDUAL SOIL OR GROUNDWATER CONTAMINATION EXCEEDING GENERIC OR SITE SPECIFIC RCL'S.

**LEGEND**

-  SOIL BORING AND PID READING
-  SAMPLE LOCATION
-  MONITORING WELL SCREENED INTERVAL
-  STATIC WATER TABLE



1850 HUBBARD AVENUE  
 BATAVIA, ILLINOIS 60210  
 (630) 678-3000  
 (630) 678-3014 (FAX)

SPATZ CENTERS INC., MORELAND PLAZA

**FIGURE**  
 GEOLOGIC CROSS SECTION

SCALE: V=1/4"=1'/H=1"=1' DRAWN BY: JMO  
 PROJECT: 03-14150 DATE: 01/27/04



BATAVIA (CHICAGO), IL · PEORIA, IL · FORT PIERCE, FL

*Corporate Office and Laboratories*

1550 HUBBARD AVE.  
BATAVIA, ILLINOIS 60510  
PHONE: 630.879.3006  
FAX: 630.879.3014  
WWW.AIRESCONSULTING.COM

June 15, 2007

Ms. Brenda Boyce  
Remediation and Redevelopment Program  
Wisconsin Department of Natural Resources – Waukesha Service Center  
141 NW Barstow Street, Room 180  
Waukesha, WI 53188

**RE: Case Closure  
Moreland Plaza  
811-831 W. Moreland Blvd, Waukesha, Wisconsin  
FID: 268344230  
BRRTS: 02-68-513586**

Dear Ms. Boyce:

To the best of my knowledge the legal description for each property that has been identified as being within, or partially within, the contaminated site boundary of Moreland Plaza and attached in this GIS Registry Packet are complete and accurate.

Sincerely,

Bailey Collier  
Development Assistant  
VJS Development Group

MTO:ra

07-17296.ENV

---

ASBESTOS SERVICES	SAFETY & HEALTH CONSULTING	ACCREDITED LABORATORIES AIHA #101152 NVLAP #101014	ARCHITECTURAL DESIGN/ ENGINEERING	ENVIRONMENTAL ENGINEERING	COMPUTER BASED TRAINING
	OSHA COMPLIANCE		CONSTRUCTION MANAGEMENT	EPA COMPLIANCE	