



December 21, 2015

Mr. Orlando Garcia  
HPH Fund I D20, LLC  
2600 Douglas Road, Suite 901  
Coral Gables, FL 33134

Subject: Case Closure Denial for Incomplete Site Investigation  
Sunrise Shopping Center  
2410-2424 10<sup>th</sup> Ave. & 1009 Marquette Ave., South Milwaukee, WI  
DNR BRRTS #: 02-41-576336 FID #: 241828620

Dear Mr. Garcia:

On December 3, 2015, the Wisconsin Department of Natural Resources (DNR) Southeast Regional Closure Committee reviewed your request for closure of the case described above. The Closure Committee reviews environmental remediation cases for compliance with state and federal laws to maintain consistency in the closure of these cases. After careful review of your closure request, the closure committee has denied closure because additional requirements must be met. The purpose of this letter is to inform you of the remaining requirements for obtaining closure. We request that within 60 days of this letter, you provide us with your written response regarding the necessary work and a schedule for completion of this work.

As noted above, additional site work is necessary to meet the requirements for site closure because a vapor investigation was not conducted, and the degree and extent of the groundwater and soil contamination is not defined. In addition, the submitted GIS Registry packet needs revisions; however, we are deferring the request of those revisions at this time, until the site investigation work is completed.

#### **Need to Complete a Vapor Investigation**

Additional site investigation is needed to determine if vapor intrusion is a completed pathway at this site, or if there is a risk of future exposure due to residual contamination. Sub-slab soil vapor samples must be collected from beneath the building, as residual soil contamination is within five feet of the foundation. If vapor intrusion is an issue at this site, document all source control actions taken.

#### **Need to Conduct Additional Groundwater Monitoring**

Additional groundwater monitoring is needed to establish compliance with the closure criteria of ch. NR 726. If monitored natural attenuation is to be used as a remedial action, you need to determine whether there is a stable or receding plume. Concentrations above DNR Preventive Action Limits (PALs) were identified from one round of groundwater monitoring from the permanent wells. Additional monitoring from the permanent wells is needed to confirm these results.

#### **Need to Define the Degree and Extent of Contamination**

Additional soil sampling is needed to define the degree and extent of contamination. The benzene soil contamination that extends off the southern edge of the property needs to be defined. In addition, the trichloroethylene and tetrachloroethylene soil contamination that extends beyond the western property boundary needs to be defined.

A complete closure request should be re-submitted once all the above requirements have been satisfied, together with any required documentation, to inform the Department that applicable requirements have been met. Case closure can be considered once all the above requirements have been satisfied. The review fee submitted with this request was applied to the site investigation review. A closure review fee will be required with submittal of the next closure packet.

**Within 60 days of the date of this letter, please respond in writing with a schedule of your plans to meet these requirements. Until requirements have been met, your site will remain "open" and you will also need to continue to submit the semi-annual progress reports, as required by s. NR 700.11, Wis. Adm. Code.** You will also be responsible for any operation and maintenance activities required under s. NR 724.13, Wis. Adm. Code.

We appreciate your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact the DNR Project Manager, Riley Neumann, at (414) 263-8589 or riley.neumann@wisconsin.gov.

Sincerely,



Michele R. Norman  
Team Supervisor, Southeast Region  
Remediation & Redevelopment Program

cc: Christopher Cailles, DAI Environmental, Inc., 27834 North Irma Lee Circle, Lake Forest, IL 60045

SER Case File