

GIS REGISTRY INFORMATION

SITE NAME:
BRRTS #:
COMMERCE # (if appropriate):
CLOSURE DATE:

WH Brady Coated Products
02-41-000094 FID # (if appropriate): 241029030

STREET ADDRESS:

2230 W Florist Ave

CITY:

Milwaukee

SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):

X= 687598 Y= 297046

CONTAMINATED MEDIA:

Groundwater

checkbox

Soil

checkbox with X

Both

checkbox

OFF-SOURCE GW CONTAMINATION >ES:

checkbox Yes

checkbox with X No

IF YES, STREET ADDRESS 1:

GPS COORDINATES (meters in WTM91 projection):

X= Y=

OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL):

checkbox Yes

checkbox with X No

IF YES, STREET ADDRESS 1:

GPS COORDINATES (meters in WTM91 projection):

X= Y=

CONTAMINATION IN RIGHT OF WAY:

checkbox Yes

checkbox with X No

DOCUMENTS NEEDED:

Closure Letter, and any conditional closure letter or denial 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 16090004003

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

Copy of any maintenance plan referenced in the deed restriction.

Vertical table with 12 rows and 1 column, containing 'X' marks and checkmarks.

Handwritten 'NA' and 'NA' with arrows pointing to the table.



## State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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

Southeast Region Headquarters  
2300 N. Dr. Martin Luther King, Jr. Drive  
Milwaukee, Wisconsin 53212-3128  
FAX 414-263-8606  
Telephone 414-263-8500  
TTY Access via relay - 711

October 10, 2006

WH Brady Coated Products  
C/O Ms Jenelle Reick  
2230 West Florist Avenue  
Glendale, WI 53201

Subject: Final Case Closure for WH Brady Coated Products, 2230 West Florist Avenue, Glendale, WI

FID: 241029030  
BRRTS: 02-41-000094

Dear Ms Reick:

On March 28, 2006, the Wisconsin Department of Natural Resources ("the Department") reviewed the above referenced case for closure. The Department reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. Based on the correspondence (receipt of the well abandonment forms) and data provided, your case has been remediated to Department standards in accordance with s. NR 726.05 Wisconsin Administrative Code. The Department considers this case closed and no further investigation or remediation is required at this time.

Please be aware that pursuant to s. 292.12, Wisconsin Statutes, compliance with the requirements of this letter is a responsibility to which the current property owner and any subsequent property owners must adhere. If these requirements are not followed or additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, welfare, or the environment, the Department may take enforcement action under s.292.11, Wisconsin Statutes, to ensure compliance with the specified requirements, limitations, or other conditions related to the property or this case maybe reopened pursuant to s. NR 726.09, Wis. Adm. Code. It is the Department's intent to conduct inspections in the future to ensure that the conditions included in this letter including compliance with referenced maintenance plans are met.

### **Residual Soil Contamination**

Structural impediments existing at the time of cleanup, buildings, underground utilities, and roadway, made complete investigation of the soil contamination on this area impracticable (see enclosed sampling location Figure 4-3). 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 soil contaminants listed in Table 2 (enclosed). 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

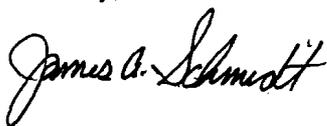
contamination remains. If sampling confirms that contamination is present the property owner at the time of excavation will need to determine whether the material would be considered solid or hazardous waste and ensure that any storage, treatment, or disposal is in compliance with applicable statutes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

### **Barrier to Prevent Direct Contact**

Pursuant to s. 292.12(2)(a), Wis. Statutes, the soil cover, pavement, and building foundation that currently exists in the location shown on the attached map shall be maintained in compliance with the attached maintenance plan in order to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health. If soil in the specific locations described above is excavated in the future, 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.

The Department appreciates the actions you have taken to investigate and remediate the contamination at this site. If you have any questions or comments, please feel free to contact me at the above address or at (414) 263-8644. Please refer to the FID number at the top of this letter in any future correspondence. Future correspondence should be sent directly to the Remediation and Redevelopment Program Assistant Vicky Stovall (414-263-8688) at the above address.

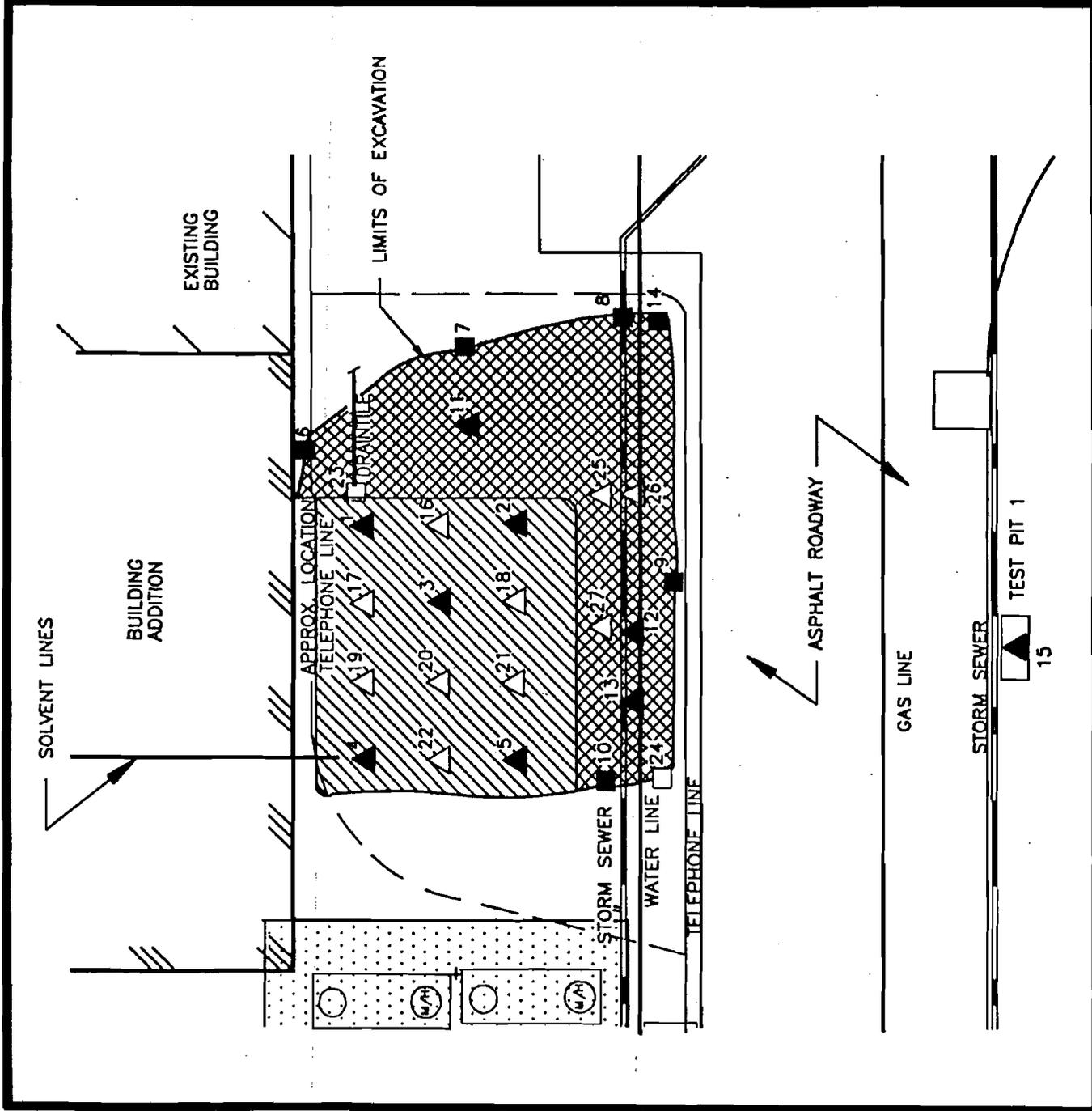
Sincerely,



James A. Schmidt  
SER Remediation & Redevelopment Team Supervisor

Enclosures: RMT Tank Abandonment Sampling Locations Figure 4-3  
Table 2, Tank Abandonment Soil Analytical Data  
Pavement and Soil Cover and Building Barrier Maintenance Plan

C: Paul Sklar, URS  
WDNR SER Files



**LEGEND**

- △ 4 BOTTOM SAMPLE; FIELD SCREENING ONLY
- △ 19 BOTTOM SAMPLE; FIELD SCREENING AND LABORATORY ANALYSIS
- ▨ EXCAVATION BENEATH TANKS (APPROX. 11 - 13 FT. DEEP)
- ▤ NEW TANK FARM
- 24 SIDEWALL SAMPLE; FIELD SCREENING ONLY
- 10 SIDEWALL SAMPLE; FIELD SCREENING AND LABORATORY ANALYSIS
- ▩ EXCAVATION IN FILL AND VENT AREAS (APPROX. 6 FT. DEEP)

- ▭ EXISTING BUILDING
- ▭ BUILDING ADDITION

SCALE: 1"=20'

BASE MAP SOURCE: W.H. BRADY DRAWING NUMBER B-19 DATED 3/18/91.

**COATED PRODUCTS DIVISION**

**TANK ABANDONMENT SAMPLING LOCATIONS**



DWN. BY: TWM
DATE: APRIL, 1991
PROJ. # 1640.02
FILE # 16400208

**TABLE 2  
TANK ABANDONMENT SOIL ANALYTICAL DATA  
WH BRADY CORPORATION - FLORIST AVENUE TANK FARM**

Sample Description	Sample ID Number	Sample Location	units	TPH as Textile Spirits	Methylene Chloride	Acetone	Carbon Disulfide	1,2 DCA	MEK	1,1,1 TCA	Bromo dichloro methane	Benzene	2-Hexanone	Toluene	Ethyl benzene	Xylenes	Cellosolve Acetate	Heptane
R1C1	1	Exc Bottom	ug/kg		28	11			220	12						3J		
R1C3	2	Exc Bottom	ug/kg		56	49												
R2C2	3	Exc Bottom	ug/kg		39	35												
R4C1	4	Exc Bottom	ug/kg		44	110												
R4C3	5	Exc Bottom	ug/kg		45	76												
W Edge-South	6	Exc Sidewall	ug/kg	5,000	10B	42											89J	74
N Edge-West	7	Exc Sidewall	ug/kg	15,000	16B	28		12									77J	1,400
N Edge-East	8	Exc Sidewall	ug/kg		15B	7								28		4J	38J	460
E Wall Fill	9	Exc Sidewall	ug/kg	420,000	25	230						44	14	6	19	38		
S Edge-West	10	Exc Sidewall	ug/kg	43,000		65												51
Bottom-NW	11	Exc Bottom	ug/kg		15B	30												4J
SE Fill	12	Exc Bottom	ug/kg	20,000	25	48		9				65		54	25	110		
Bottom-SE	13	Exc Bottom	ug/kg	24,000	6B	10						6				5	33J	180
Storm Sewer	14	Exc Sidewall	ug/kg	396,000	12B	15	10	8			2,600E					4J		26
TP-1	15	Exc Bottom	ug/kg		27	57										7		
NR720 RCLs			ug/kg					4.9				5.5		1,500	2,900	4,100		
Region 9 PRG									1.10E+08									

Notes:

Data from RMT, Inc. 1991 "Documentation Report Solvent Storage Tanks Abandonment and Toluene Releases"

ug/kg = micrograms per kilogram

Sample ID numbers used on RMT Figure 4-3

TPH = Total petroleum hydrocarbons

1,2 DCA = 1,2-Dichloroethane

1,1,1TCA = 1,1,1-Trichloroethane

MEK = Methyl Ethyl Ketone

J = Estimated value

E - Exceeded calibration limit

B = Compound also detected in blank samples

Parameter with no value shown was reported as below detection limit

Values in **BOLD** exceed NR 720 RCL

Methylene chloride and acetone likely laboratory artifacts

Region 9 PRG = USEPA Region 9 Preliminary Remediation Goal; Direct Contact - Industrial Land Usage

PAVEMENT AND SOIL COVER AND  
BUILDING BARRIER MAINTENANCE PLAN

July 6, 2006

Property Located at::

2230 West Florest Avenue, Milwaukee / Milwaukee County

FID # 241029030 , WDNR BRRTS/Activity 02-41-000094

LEGAL DESCRIPTION: Lot Three (3), excepting the South Four Hundred Twenty-Two (422.00) feet of the West Two Hundred Eighty-nine and Sixty Hundreths (289.60) feet thereof, of Certified Survey Map No. 931 being part of the North West One-quarter (1/4) of Section Thirty (30), in Township Eight (8) North, Range Twenty-two (22) East, in the City of Glendale, as recorded on Nvember 7, 1968, Reel 449, Images 980 and 981, as Document No. 4428335. (Part of Tax Key No. 3302-6).

TAX # 1609004003

#### Introduction

This document is the Maintenance Plan for a pavement and soil cover and building barrier at the above-referenced property in accordance with the requirements of s. NR 724.13(2), Wisconsin Administrative Code. The maintenance activities relate to the existing slab on grade building, paved surfaces and soil cover occupying the area over the contaminated soil on-site. The contaminated soil impacted by petroleum hydrocarbons (textile spirits). The location of the soil cover, paved surfaces and building to be maintained in accordance with this Maintenance Plan, as well as the impacted soil are identified in the attached map (Exhibit A).

#### Cover and Building Barrier Purpose

The soil cover, paved surfaces and the building foundation over the contaminated soil as a barrier to prevent direct human contact with residual soil contamination that might otherwise pose a threat to human health. Based on the current and future use of the property, the barrier should function as intended unless disturbed.

#### Annual Inspection

The soil cover, paved surfaces and building foundation overlying the contaminated groundwater plume and or soil and as depicted in Exhibit A will be inspected once a year, normally in the spring after all snow and ice is gone, for deterioration, cracks and other potential problems that can cause exposure to underlying soils.

The inspections will be performed to evaluate damage due to settling, exposure to the weather, wear from traffic, increasing age and other factors. Any area where soils have become or are likely to become exposed will be documented. A log of the inspections and any repairs will be maintained by the property owner and is included as Exhibit B, Cap Inspection Log. The log will include recommendations for necessary repair of any areas where underlying soils are exposed. Once repairs are completed, they will be documented in the inspection log. The Responsible Party will maintain a log recording the date of the initial and subsequent inspections.

### Maintenance Activities

If problems are noted during the annual inspections or at any other time during the year, repairs will be scheduled as soon as practical. Repairs can include patching and filling operations or they can include larger resurfacing or construction operations. In the event that necessary maintenance activities expose the underlying soil, the owner must inform maintenance workers of the direct contact exposure hazard and provide them with appropriate personal protection equipment ("PPE"). The owner must also sample any soil that is excavated from the site prior to disposal to ascertain if contamination remains. The soil must be treated, stored and disposed of by the owner in accordance with applicable local, state and federal law.

In the event the soil cover, paved surfaces and/or the building overlying the contaminated soil are removed or replaced, the replacement barrier must be equally effective at preventing direct contact with residual contaminants. Any replacement barrier will be subject to the same maintenance and inspection guidelines as outlined in this Maintenance Plan unless indicated otherwise by the WDNR or its successor. The property owner, in order to maintain the integrity of the soil cover, paved surfaces and/or the building, will maintain a copy of this Maintenance Plan on-site and make it available to all interested parties (i.e. on-site employees, contractors, future property owners, etc.) for viewing.

### Amendment or Withdrawal of Maintenance Plan

This Maintenance Plan can be amended or withdrawn by the property owner and its successors with the written approval of WDNR.

### Contact Information

June 2006

Site Owner and Operator: Brady Coated Products  
Address: 2330 W. Florist Avenue  
Glendale, WI 53201  
Phone#: 414-540-5444

Consultant: URS Corporation  
Address: 10200 Innovation Drive, Suite 500  
Milwaukee, WI 53226  
Phone #: 414-831-4100

WDNR: John J. Hnat  
Southeast Region Headquarters  
2300 N. Dr. Martin Luther King Jr., Drive  
Milwaukee, WI 53212-3128  
Phone #: 414-263-8644

**EXHIBIT A**

**AREA SUBJECT TO BARRIER MAINTENANCE PLAN**



0 30  
SCALE IN FEET

LEGEND

LIMIT OF RESIDUAL VOCs IN SOIL  
AND AREA SUBJECT TO BARRIER  
MAINTENANCE PLAN

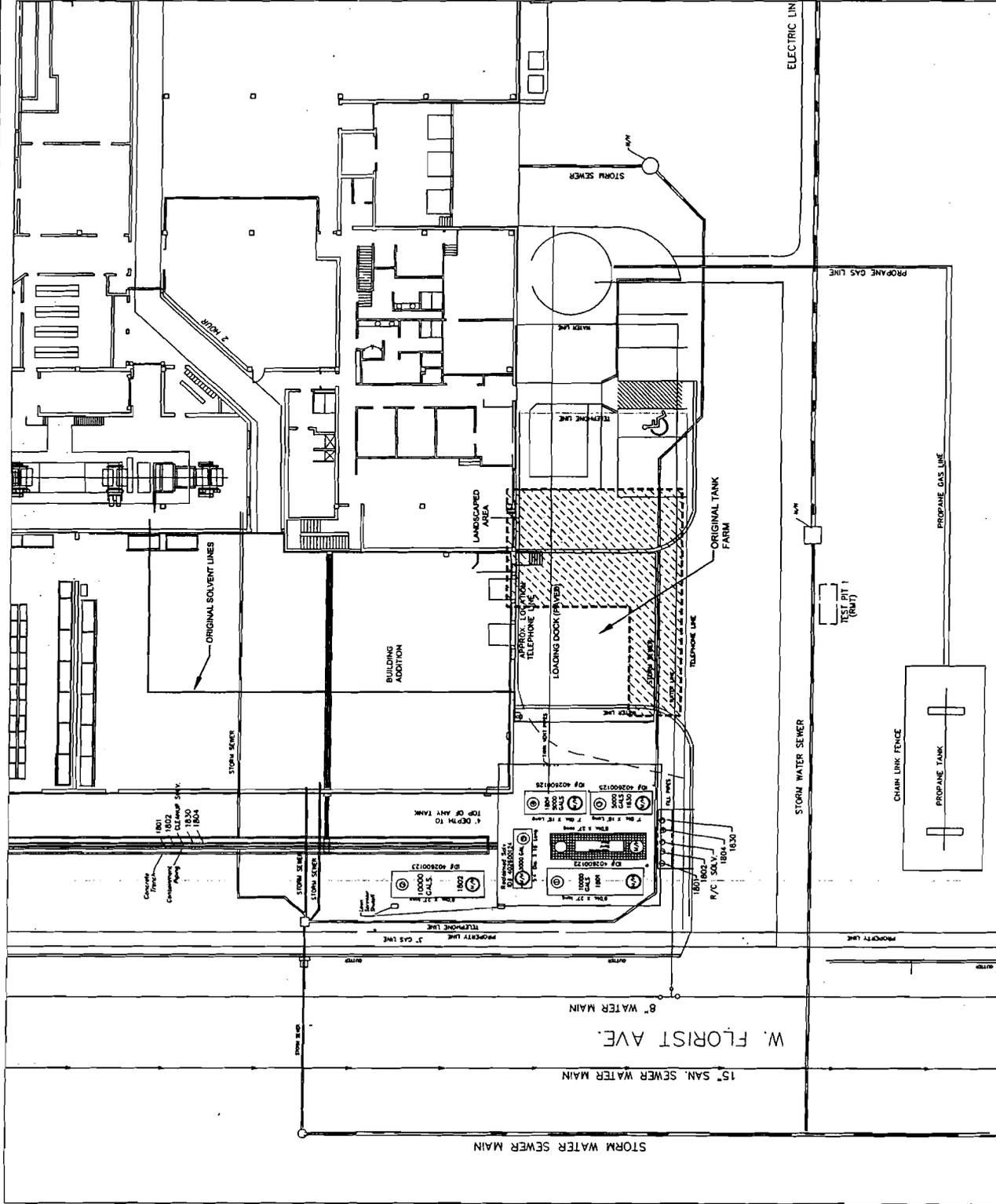
NOTES:

- 1. BASEMAP PROVIDED BY BRADY CORP.

BRADY COATED PRODUCTS  
FLORIST AVE. PLANT  
GLENDALE, WISCONSIN

FIGURE 2  
LOCATION OF AREA SUBJECT TO BARRIER  
MAINTENANCE PLAN

DESIGNED BY PJS  
DRN BY RF  
PROJ. NO. 25688203







State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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

Southeast Region Headquarters  
2300 N. Dr. Martin Luther King, Jr. Drive  
Milwaukee, Wisconsin 53212-3128  
FAX 414-263-8606  
Telephone 414-263-8500  
TTY Access via relay - 711

August 4, 2006

Ms Jenelle Reick  
WH Brady Coated Products  
2230 West Florist Avenue  
Glendale, WI 53201

Subject: Cap maintenance Plan Approval for WH Brady Coated Products, 2230 West Florist Avenue, Glendale, WI

FID: 241029030  
BRRTS: 02-41-000094

Dear Ms Reick:

The Wisconsin Department of Natural Resources ("the Department") has reviewed the Cap Maintenance Plan submitted by URS Dated July 6, 2006. The Department approves the plan.

**Deed Restriction**

As of June 3, 2006, the Department no longer requires deed restrictions as a requirement for sites with residual soil contamination. This information will be included in the Department's GIS Registry of Closed remediation Sites. The Department has replaced deed restrictions with detailed closure letters at the time of closure.

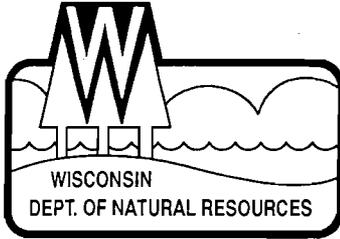
The only requirement that has not been completed for closure of the site is the receipt of the well and system abandonment forms.

If you have any questions or comments, please feel free to contact me at the above address or at (414) 263-8644. Please refer to the FID number at the top of this letter in any future correspondence. Future correspondence should be sent directly to the Remediation and Redevelopment Program Assistant Vicky Stovall (414-263-8688) at the above address.

Sincerely,

John J. Hnat, P. G.  
Project Manager/Senior Hydrogeologist  
Southeast Region  
Remediation and Redevelopment

C: Paul Sklar, URS  
WDNR SER Files



## State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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

Southeast Region Headquarters  
2300 N. Dr. Martin Luther King, Jr. Drive  
Milwaukee, Wisconsin 53212-3128  
FAX 414-263-8606  
Telephone 414-263-8500  
TTY Access via relay - 711

March 29, 2006

Ms Jenelle Reick  
WH Brady Coated Products  
2230 West Florist Avenue  
Glendale, WI 53201

Subject: Conditional Closure Letter for WH Brady Coated Products, 2230 West Florist Avenue, Glendale, WI

FID: 241029030  
BRRTS: 02-41-000094

Dear Ms Reick:

On March 28, 2006, the Wisconsin Department of Natural Resources ("the Department") reviewed your request for closure of the case described above. The Department reviews environmental remediation cases for compliance with state rules and statutes to maintain consistency in the closure of these cases. After careful review of the closure request, the Department has determined that the soil contaminated from MEK and toluene from the underground storage tanks 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:

1. The monitoring wells, any soil vapor extraction system wells, air sparging wells, and other remediation system wells must be properly abandoned in compliance with ch. NR 141, Wis. Admin. Code. Documentation of well abandonment must be submitted to this office on Form 3300-5B found at [www.dnr.state.wi.us/org/water/dgw/gw](http://www.dnr.state.wi.us/org/water/dgw/gw) within 60-days on receipt of this letter as required in s. NR 726.05(8)(a)1 and s. NR 141.25 Wis. Admin. Code. The Department requires the abandonment of these wells before issuing a final closure letter.
2. The closure request included a "Deed Notice Draft". Because the site is an industrial site, s. NR 726.05(8)(b)1, Wisconsin Administrative Code, requires the filing of a Deed Restriction for the remaining soil contamination associated with the site. You can find a model deed restriction on our web site at <http://www.dnr.state.wi.us/org/aw/rr/technical/index.htm>. This section of our web site includes a link labeled "Institutional Controls Guidance," which leads to an electronic copy of PUB-RR-606, "Guidance on Case Close Out and the Requirements for Institutional Controls and VPLE Environmental Insurance." This guidance document includes a model deed restriction that you should use to satisfy this closure requirement. Other helpful information on deed restrictions may also be accessed on this web page. However, if you are unable to obtain this from our web site, please contact me and I will

send you a copy of an applicable model deed restriction. The purpose of a deed restriction at this site is to:

- a) Require that the property owner investigate the degree and extent of residual contamination that is currently inaccessible, if and when structural impediments that currently exist on the property are removed (See Option 1 in the model deed restriction in the appendix of PUB-RR-606).
- b) Limit the use of the contaminated property to industrial land uses (See Option 2 in the model deed restriction in the appendix of PUB-RR-606).
- c) Maintain a surface barrier over the remaining soil contamination to prevent contamination from impacting human health through direct contact and prevent contamination from impacting groundwater due to the infiltration of precipitation (See Option 3 in the model deed restriction in the appendix of PUB-RR-606).

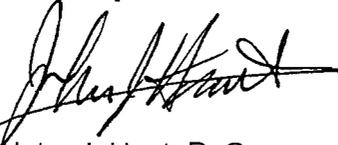
You will need to resubmit a draft Deed Restriction to me for review and Department approval, before the deed document is signed and recorded. After the Department has reviewed and approved the draft document for completeness, you will need to sign it if you own the property, or have the appropriate property owner sign it, and have it recorded by the Milwaukee County Register of Deeds. Then you must submit a copy of the recorded document, with the recording information stamped on it, to me within 90-days of receiving the final, approved deed document from the Department. Please be aware that if a deed restriction is recorded for the wrong property because of an inaccurate legal description or parcel identification number that you have provided, you will be responsible for recording corrected documents at the Register of Deeds Office.

3. Make sure that when you reference the warranty deed as "Exhibit A" in the Deed Restriction, that you mark the warranty deed as "Exhibit A" on each page and include this with the draft Deed Restriction.
4. Include and mark RMT's Figure 4-3, Tank Abandonment Sampling Locations, as "Exhibit B" and include this with the draft Deed Restriction.
5. Include and mark RMT's Table 3, Tank Abandonment Soil Screening Results, as "Exhibit C" and include this with the draft Deed Restriction.
6. **Maintenance Plan:** To close this site, the Department requires that the asphalt and/or building cover at the site must be maintained to minimize direct contact concerns and for groundwater protection. The cover is to be maintained in accordance with a plan prepared and submitted to the Department pursuant to s. NR 724.13(2), Wis. Adm. Code. The maintenance plan should be submitted to me at the same time as the draft deed restriction for Department review and approval.

Case closure will be approved only if all the above requirements have been satisfied, including submitting the required documentation to the Department. Please satisfy these requirements within 90-days of the date of this letter. If these requirements have not been met your site will remain "open" and additional remedial actions may be necessary by you to eliminate the need for these requirements.

If you have any questions or comments, please feel free to contact me at the above address or at (414) 263-8644. Please refer to the FID number at the top of this letter in any future correspondence. Future correspondence should be sent directly to the Remediation and Redevelopment Program Assistant Vicky Stovall (414-263-8688) at the above address.

Sincerely,

A handwritten signature in black ink, appearing to read "John J. Hnat". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

John J. Hnat, P. G.  
Project Manager/Senior Hydrogeologist  
Southeast Region  
Remediation and Redevelopment

C: Paul Sklar, URS  
WDNR SER Files

735 1135  
JUL-24-73 4:15 PM '73

4779973 WISCONSIN DEED FORM 888

680.0

THIS SPACE RESERVED FOR RECORDING DAY

5/160  
FEE

4779973

THIS INDENTURE, Made this 24th day of July, A. D. 1973, between Wilhebra Corporation

Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, located at Milwaukee Wisconsin, party of the first part, and W. H. Brady Co.

Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, located at Milwaukee Wisconsin, party of the second part.

Witnesseth, That the said party of the first part, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration

it paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, has given, granted, bargained, sold, remised, released, aliened, conveyed and confirmed, and by these presents does give, grant, bargain, sell, remise, release, alien, convey and confirm unto the said party of the second part, its successors and assigns forever, the following described real estate situated in the County of Milwaukee and State of Wisconsin, to-wit:

Lot Three (3), excepting the South Four Hundred Twenty-Two (422.00) feet of the West Two Hundred Eighty-nine and Sixty Hundredths (289.60) feet thereof, of Certified Survey Map No. 931 being part of the North West One-quarter (1/4) of Section Thirty (30), in Township Eight (8) North, Range Twenty-two (22) East, in the City of Glendale, as recorded on November 7, 1968, Reel 449, Images 980 and 981, as Document No. 4428335. (Part of Tax Key No. 3302-6).

Subject to mortgage dated November 27, 1972, recorded November 27, 1972, Reel 690, Images 2090/2092, Document No. 4723959, rerecorded December 18, 1972, Reel 693, Image 388, Document No. 4726651, which the party of the second part hereby assumes.

(IF NECESSARY, CONTINUE DESCRIPTION ON REVERSE SIDE)

Together with all and singular the hereditaments and appurtenances thereunto belonging or in any wise appertaining, and all the estate, right, title, interest, claim or demand whatsoever, of the said party of the first part, either in law or equity, either in possession or expectancy of, in and to the above bargained premises, and their hereditaments and appurtenances.

To Have and to Hold the said premises as above described with the hereditaments and appurtenances, unto the said party of the second part, and to its successors and assigns FOREVER.

And the said Wilhebra Corporation party of the first part, for itself and its successors, does covenant, grant, bargain and agree to and with the said party of the second part, its successors and assigns, that at the time of the encasing and delivery of these presents it is well seized of the premises above described, as of a good, sure, perfect, absolute and indefeasible estate of inheritance in the law, in fee simple, and that the same are free and clear from all incumbrances whatever, excepting easements recorded as Document Nos. 4428335 and 4488445 and restrictions recorded with Document No. 4429251 in Register of Deeds Office, Milwaukee County, Wisconsin and the full amount of taxes for 1973.

and that the above bargained premises in the quiet and peaceable possession of the said party of the second part, its successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, it will forever WARRANT and DEFEND.

In Witness Whereof, the said Wilhebra Corporation

party of the first part, has caused these presents to be signed by Lester S. Clemons, its President, and countersigned by James E. Larson, its Secretary, at Milwaukee Wisconsin, and its corporate seal to be hereunto affixed, this 24th day of July, 1973.

SIGNED AND SEALED IN PRESENCE OF

Sandra R. Pichette  
Sandra R. Pichette

Isabelle L. Stott  
Isabelle L. Stott  
State of Wisconsin,

Milwaukee County, ss.

Personally came before me, this 24th day of July, A. D. 1973, Lester S. Clemons, President, and James E. Larson, Secretary of the above named Corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary of said Corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said Corporation, by its authority.

THIS INSTRUMENT WAS DRAFTED BY

Lester S. Clemons

WILHEBRA CORPORATION

Lester S. Clemons  
Lester S. Clemons  
Corporate Name  
President

COUNTERSIGNED:

James E. Larson  
James E. Larson



Notary Public, Isabelle L. Stott, Milwaukee County, Wis.

My commission (expires) (it) July 2, 1977

(Section 59.31 (1) of the Wisconsin Statutes provides that all instruments to be recorded shall have plainly printed or typewritten thereon the names of the grantor, grantee, witness and notary. Section 59.32 similarly requires that the name of the person who, as governmental agency which drafted such instrument, shall be printed, typewritten, stamped or written thereon in a legible manner.)



CERTIFIED SURVEY MAP NO. \_\_\_\_\_

being part of the  
NORTHWEST 1/4 OF SECTION 30, TOWN 8 NORTH, RANGE 22  
CITY OF GLENDALE  
MILWAUKEE COUNTY, WISCONSIN



**SURVEYOR'S CERTIFICATE**

STATE OF WISCONSIN {SS  
COUNTY OF MILWAUKEE

I, GEORGE J. HENKEL, Surveyor, hereby certify: That I have surveyed, divided and mapped a parcel of land in the Northwest 1/4 of Section 30, Town 8 North, Range 22 East, in the City of Glendale, Milwaukee County, Wisconsin, bounded and described as follows:

Commencing at the 1/8th corner in the West line of said 1/4 Section, said point being 1332.65 feet SOUTH of the Northwest corner of said 1/4 Section; thence S 89° 27' 06" E along the North line of the South 1/2 of said 1/4 Section 1576.56 feet to the point of beginning; thence S 0° 03' 06" E and parallel to the East line of said 1/4 Section 1329.37 feet to a point in the South line of said 1/4 Section; thence S 89° 34' 16" E along said South line 289.60 feet to a point; thence N 0° 03' 06" W and parallel to the East line of said 1/4 Section 455.00 feet to a point; thence S 89° 34' 16" E, 110.00 feet to a point; thence N 0° 03' 06" W, 873.54 feet to a point in the North line of the South 1/2 of said 1/4 Section; thence N 89° 27' 06" W along the North line of the South 1/2 of said 1/4 Section 399.61 feet to the point of beginning.

That I have made such survey, land division and map by the direction of C.G. SCHMIDT INC., owner of said land.

That I have complied with the provisions of Chapter 236 of the Wisconsin State Statutes and the Subdivision regulations of the City of Glendale in surveying and mapping the same.

Date: November 5, 1968

George J. Henkel  
George J. Henkel, Surveyor

**CORPORATE OWNER'S CERTIFICATE**

C.G. SCHMIDT INC., a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the lands described above to be surveyed, divided and mapped as represented on this map in accordance with the requirements of the City of Glendale, Milwaukee County, Wisconsin.

In Witness Whereof, the said C.G. Schmidt Inc., has caused these presents to be signed by Osborne Johnson, President, and countersigned by Richard L. Schmidt, Secretary, and its corporate seal to be hereunto affixed on this 5th day of November, 1968.

IN THE PRESENCE OF:

Osborne Johnson  
Richard L. Schmidt

Osborne Johnson (SEAL)  
President  
Richard L. Schmidt (SEAL)  
Secretary

STATE OF WISCONSIN {SS  
COUNTY OF MILWAUKEE

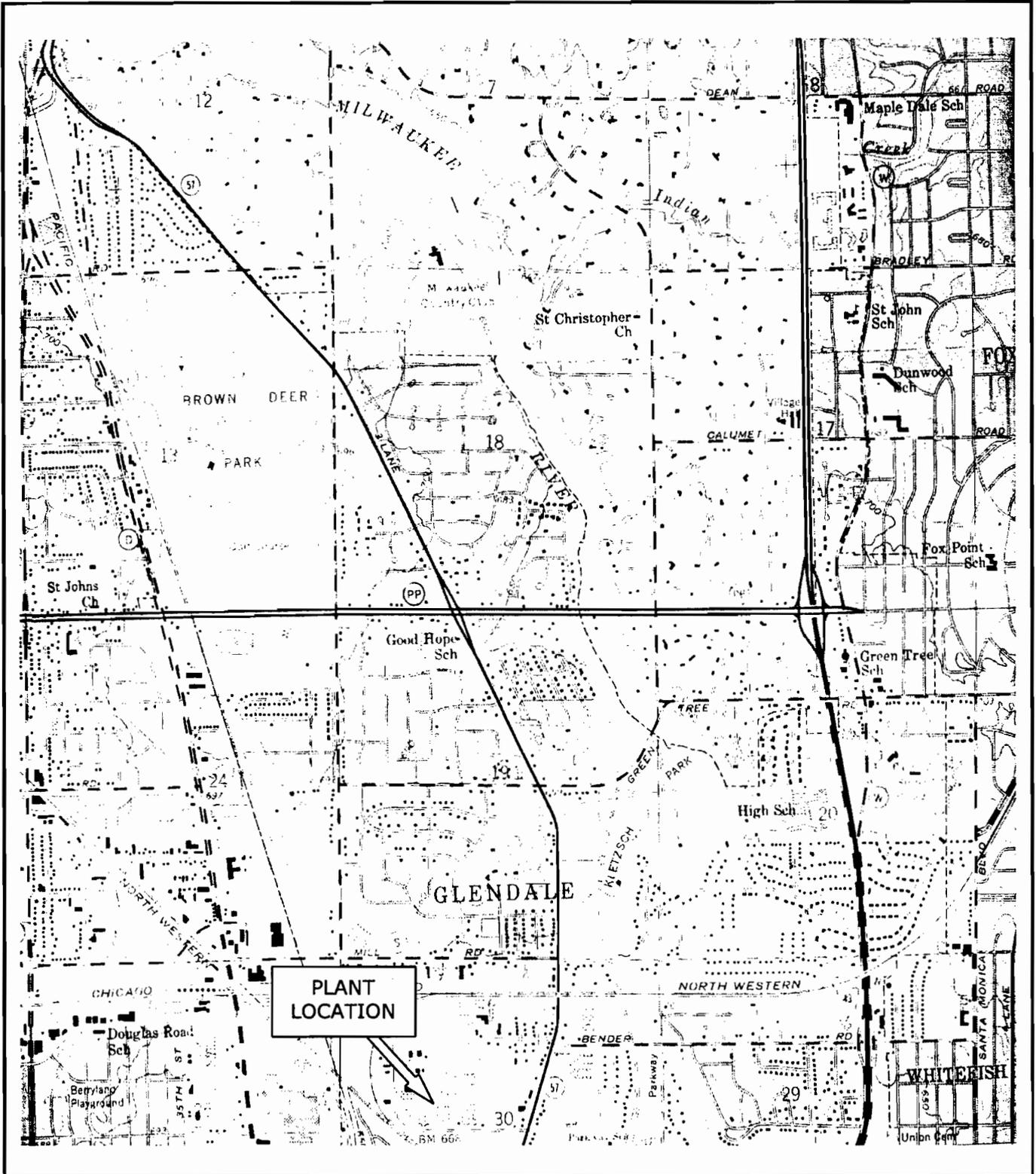
Personally came before me this 5th day of November, 1968, Osborne Johnson, President and Richard L. Schmidt, Secretary of said Corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said Corporation, by its authority.

My Commission expires June 29, 1969

Frank J. Lomaski  
Notary Public, Milwaukee County, Wis.

Approved by the Common Council of the City of Glendale in accordance with a resolution adopted November 5, 1968.

William S. Lewis  
City Clerk

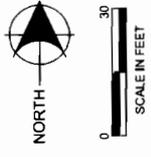
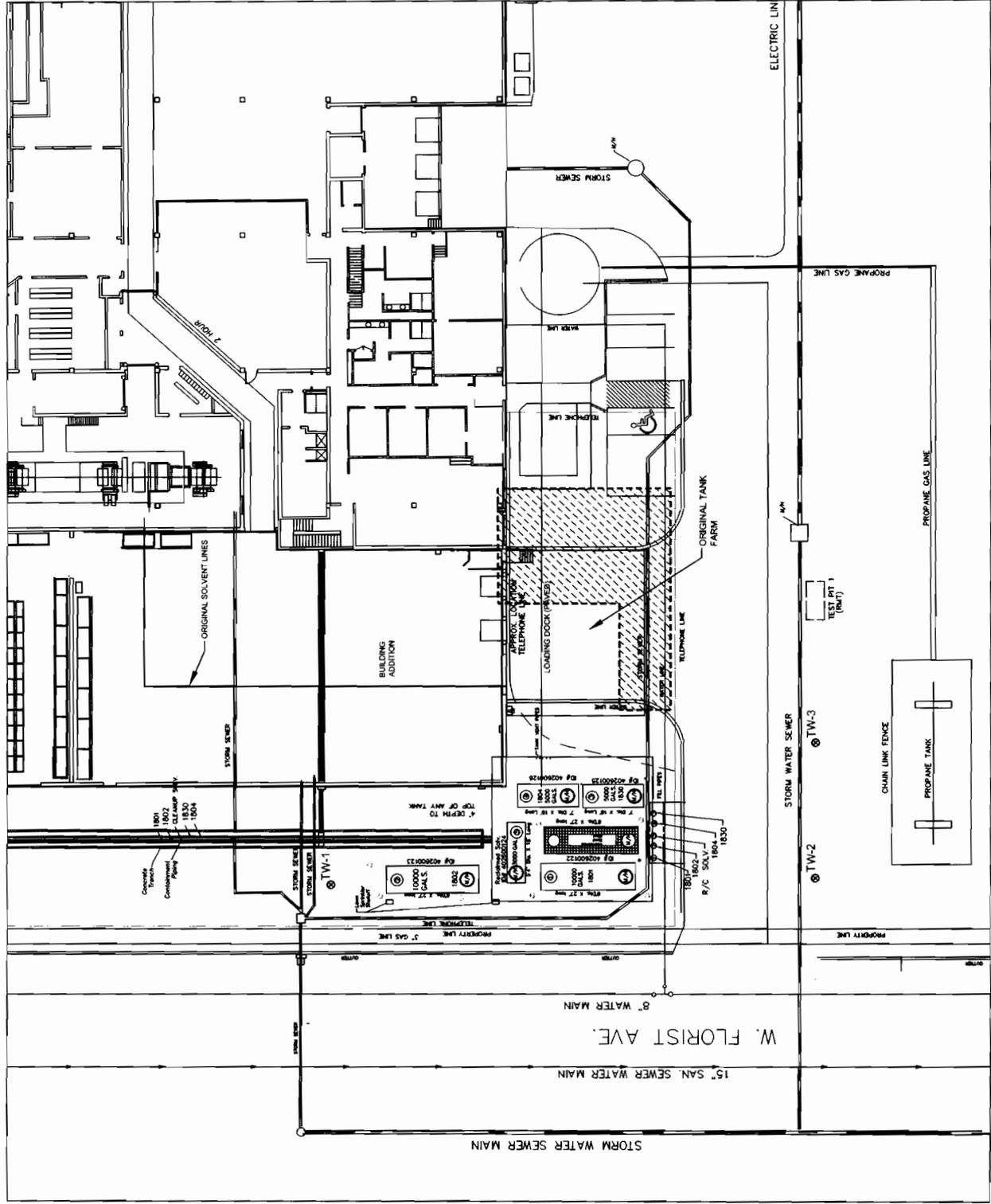


**Source:** U.S.G.S. 7.5' QUADRANGLE SERIES  
 THIENSVILLE  
**Project:** BRADY COATED PRODUCTS  
**Location:** FLORIST AVENUE PLANT  
**Job No:** 25688203

Site Location

**URS**

Figure 1



**LEGEND**

- TW-1 ⊗ GROUNDWATER SAMPLING POINT
- SUMP LOCATION
- ////// LIMIT OF RESIDUAL VOCs IN SOIL AFTER TANK FARM CLOSURE

**NOTES:**

1. BASEMAP PROVIDED BY BRADY CORP.

BRADY COATED PRODUCTS  
 FLORIST AVE. PLANT  
 GLENDALE, WISCONSIN

**FIGURE 3**  
 LOCATION OF RESIDUAL  
 SOIL IMPACTS

DESIGNED BY	PJS
DRN. BY	RF
PROJ. NO.	25688203
DATE	2/14/06



**TABLE 3**  
**TANK ABANDONMENT SOIL SCREENING RESULTS**  
**WH BRADY CORPORATION - FLORIST AVENUE TANK FARM**

Sample Description	Sample ID Number	Screening Result IU as Isobutylene
R1C1	1	<2
R1C3	2	<2
R2C2	3	<2
R4C1	4	<2
R4C3	5	<2
W Edge-South	6	35
N Edge-West	7	6
N Edge-East	8	28
E Wall Fill	9	80
S Edge-West	10	30
Bottom-NW	11	2
SE Fill	12	150
Bottom-SE	13	30
Storm Sewer	14	300
TP-1	15	<2
R1C2	16	<2
R2C1	17	<2
R2C3	18	<2
R3C1	19	<2
R3C2	20	<2
R3C3	21	<2
R4C2	22	<2
Drain Tile	23	<2
RMT-11	24	11
NW Fill	25	45
NE Fill	26	80
SW Fill	27	40

**Notes:**

Data from RMT, Inc. 1991 "Documentation Report

Solvent Storage Tanks Abandonment and Toluene Releases"

All samples from excavation limits

IU = Instrument Units

**TABLE 4**  
**PIPING ABANDONMENT SOIL ANALYTICAL DATA**  
**WH BRADY CORPORATION - FLORIST AVENUE TANK FARM**

Sample Description	units	TPH as				
		Textile Spirits	Cellosolve Acetate	Heptane	MEK	Toluene
P-5	ug/kg	<10,000	<50	<10	<10	<5
P-8	ug/kg	<10,000	<50	<10	<10	4 J
P-11	ug/kg	20,000	<50	<10	<10	12
P-13	ug/kg	<10,000	<50	<10	<10	<5
S-2	ug/kg	NA	NA	NA	NA	<50
S-3	ug/kg	NA	NA	NA	NA	<50
S-4 (1)	ug/kg	NA	NA	NA	NA	<1.1
S-5 (2)	ug/kg	NA	NA	NA	NA	36
NR720 RCLs	ug/kg					1,500

**Notes:**

Data from RMT, Inc. 1991 "Documentation Report Solvent Storage Tanks  
Abandonment and Toluene Releases"

ug/kg = micrograms per kilogram

(1) = Referenced in lab data sheet as S-1

(2) = Referenced in lab data sheet as S-2

TPH = Total petroleum hydrocarbons

MEK = Methyl Ethyl Ketone

J = Estimated value

Values in **BOLD** exceed NR 720 RCL

**TABLE 2  
TANK ABANDONMENT SOIL ANALYTICAL DATA  
WH BRADY CORPORATION - FLORIST AVENUE TANK FARM**

Sample	Sample ID	Sample	TPH as															
Description	Number	Location	units	Textile Spirits	Methylene Chloride	Acetone	Carbon Disulfide	1,2 DCA	MEK	1,1,1 TCA	Bromo dichloro methane	Benzene	2-Hexanone	Toluene	Ethyl benzene	Xylenes	Cellosolve Acetate	Heptane
																3J		
R1C1	1	Exc Bottom	ug/kg		28	11			220	12								
R1C3	2	Exc Bottom	ug/kg		56	49												
R2C2	3	Exc Bottom	ug/kg		39	35												
R4C1	4	Exc Bottom	ug/kg		44	110												
R4C3	5	Exc Bottom	ug/kg		45	76												
W Edge-South	6	Exc Sidewall	ug/kg	5,000	10B	42											89J	74
N Edge-West	7	Exc Sidewall	ug/kg	15,000	16B	28		12									77J	1,400
N Edge-East	8	Exc Sidewall	ug/kg		15B	7						28				4J	38J	460
E Wall Fill	9	Exc Sidewall	ug/kg	420,000	25	230						44	14	6	19	38		
S Edge-West	10	Exc Sidewall	ug/kg	43,000		65												51
Bottom-NW	11	Exc Bottom	ug/kg		15B	30												4J
SE Fill	12	Exc Bottom	ug/kg	20,000	25	48		9				65		54	25	110		
Bottom-SE	13	Exc Bottom	ug/kg	24,000	6B	10								6		5	33J	180
Storm Sewer	14	Exc Sidewall	ug/kg	396,000	12B	15	10	8			2,600E						4J	26
TP-1	15	Exc Bottom	ug/kg		27	57												7
NR720 RCLs			ug/kg					4.9				5.5	1,500	2,900	4,100			
Region 9 PRG								1.10E+08										

Notes:

Data from RMT, Inc. 1991 "Documentation Report Solvent Storage Tanks Abandonment and Toluene Releases"

ug/kg = micrograms per kilogram

Sample ID numbers used on RMT Figure 4-3

TPH = Total petroleum hydrocarbons

1,2 DCA = 1,2-Dichloroethane

1,1,1TCA = 1,1,1-Trichloroethane

MEK = Methyl Ethyl Ketone

J = Estimated value

E - Exceeded calibration limit

B= Compound also detected in blank samples

Parameter with no value shown was reported as below detection limit

Values in **BOLD** exceed NR 720 RCL

Methylene chloride and acetone likely laboratory artifacts

Region 9 PRG = USEPA Region 9 Preliminary Remediation Goal; Direct Contact - Industrial Land Usage

**TABLE 5**  
**PIPING ABANDONMENT SOIL SCREENING RESULTS**  
**WH BRADY CORPORATION - FLORIST AVENUE TANK FARM**

Sample Description	Sample ID Number	Screening Result IU as Isobutylene
P-1	1	<2
P-2	2	<2
P-3	3	<2
P-4	4	<2
P-5	5	<2
P-6	6	<2
P-7	7	<2
P-8	8	<2
P-9	9	<2
P-10	10	<2
P-11	11	>20
P-12	12	NS
P-13	13	NS
S-1	14	<2
S-2	15	<2
S-3	16	NS
S-4	17	<2
S-5	18	<2

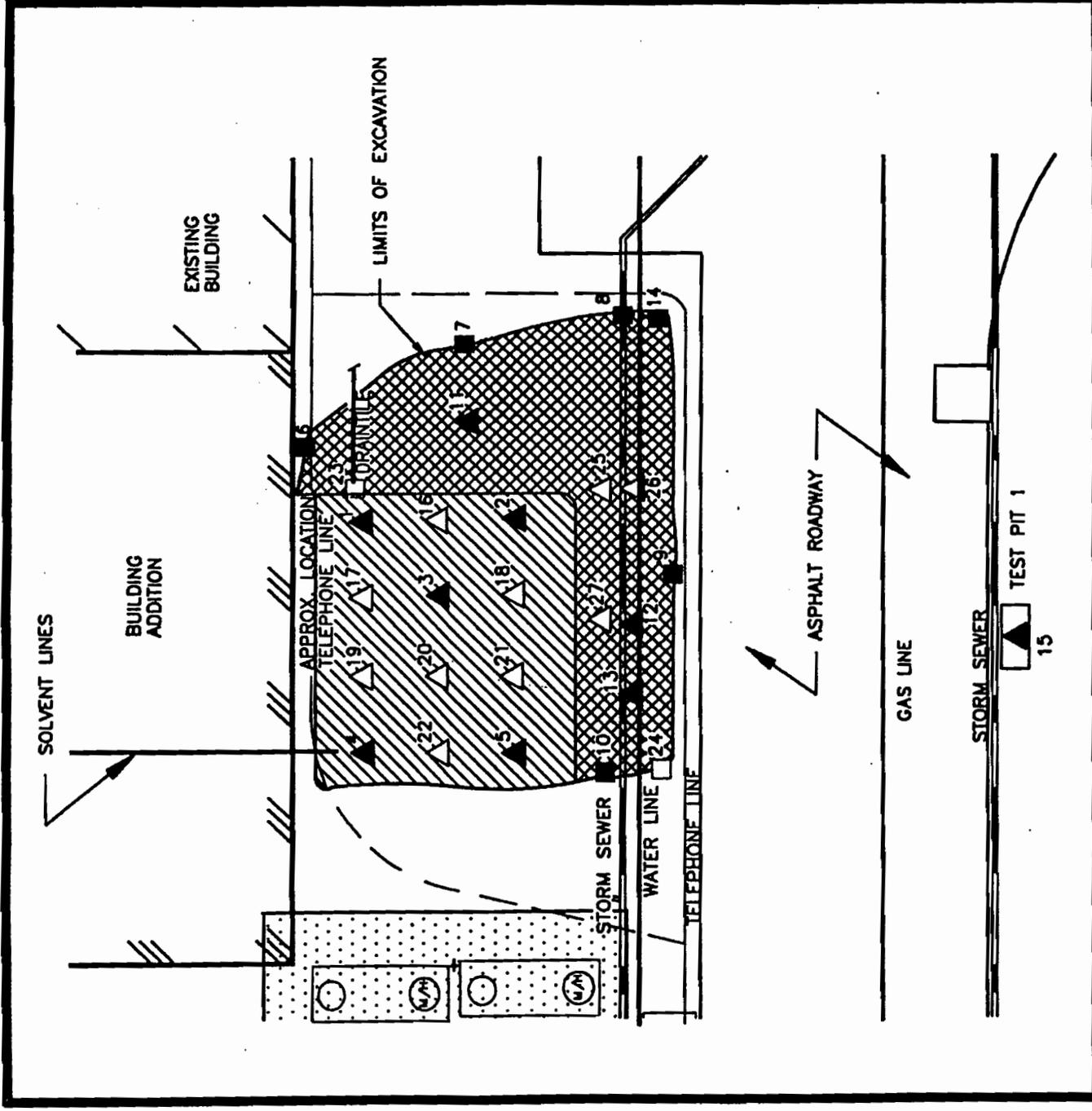
**Notes:**

Data from RMT, Inc. 1991 "Documentation Report  
 Solvent Storage Tanks Abandonment and Toluene Releases"

IU = Instrument Units

NS = Not screened due to PID malfunction. No staining or odor was evident in these samples.

Samples S-3, S-4 and S-5 collected following overexcavation.



**LEGEND**

- △<sup>4</sup> BOTTOM SAMPLE; FIELD SCREENING ONLY
- ▲<sup>19</sup> BOTTOM SAMPLE; FIELD SCREENING AND LABORATORY ANALYSIS
- ▨ EXCAVATION BENEATH TANKS (APPROX. 11 - 13 FT. DEEP)
- ▤ NEW TANK FARM

- <sup>24</sup> SIDEWALL SAMPLE; FIELD SCREENING ONLY
- <sup>10</sup> SIDEWALL SAMPLE; FIELD SCREENING AND LABORATORY ANALYSIS
- ▩ EXCAVATION IN FILL AND VENT AREAS (APPROX. 6 FT. DEEP)

- ▧ EXISTING BUILDING
- ▨ BUILDING ADDITION



SCALE: 1"=20'

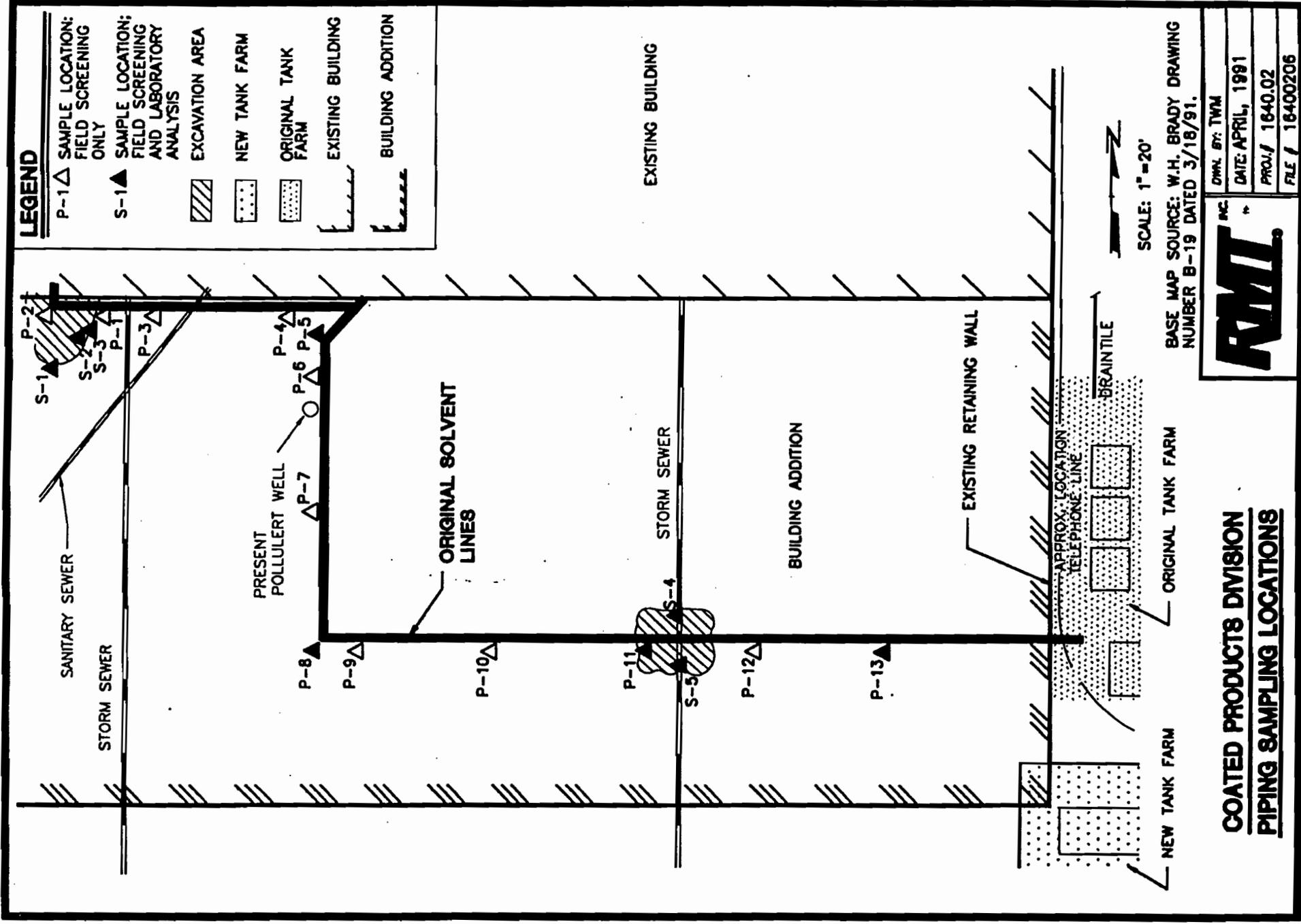
BASE MAP SOURCE: W.H. BRADY DRAWING NUMBER B-19 DATED 3/18/91.

**COATED PRODUCTS DIVISION**

**TANK ABANDONMENT SAMPLING LOCATIONS**



DWN. BY: TWM  
 DATE: APRIL, 1991  
 PROJ.# 1640.02  
 FILE # 16400208



BASE MAP SOURCE: W.H. BRADY DRAWING NUMBER B-19 DATED 3/18/91.

**APL INC.**

**COATED PRODUCTS DIVISION**

**PIPING SAMPLING LOCATIONS**

DRAWN BY: TWM

DATE: APRIL, 1991

PROJ: 1840.02

FILE: 18400206

MAY 14 1991

FIGURE 4-4



Brady Corporation

2230 W. Florist Ave.  
P.O. Box 298  
Milwaukee, WI USA  
53201-0571

February 13, 2006

Tel: 414 358 6600  
Fax: 414 438 6910  
[www.bradycorp.com](http://www.bradycorp.com)

Wisconsin Department of Natural Resources  
Southeast Region  
2300 N. MLK Drive  
Milwaukee, WI 53212

Subject: Verification of Accuracy – Legal Description of Property  
WH Brady Coated Products  
2230 W. Florist Avenue, Glendale, WI 54130  
BRRTS # 02-41-000094

This letter is to verify that the legal description of the above referenced property, which is contained in the package of information prepared by URS Corporation for listing this site in the GIS Registry of Closed Remediation Sites, is complete and accurate to the best of my knowledge.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Jenelle E. Reick'.

Jenelle E. Reick, CHMM  
Environmental & Safety Engineer  
Brady Worldwide