

GIS REGISTRY INFORMATION

SITE NAME: Former Milwaukee Scrap Metal Property

BRRTS #: 02-41-118356 **FID # (if appropriate):** 241915190

COMMERCE # (if appropriate): _____

CLOSURE DATE: 08/11/2006

STREET ADDRESS: 1236 W Pierce St

CITY: Milwaukee

SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection): X= 688822 Y= 285637

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

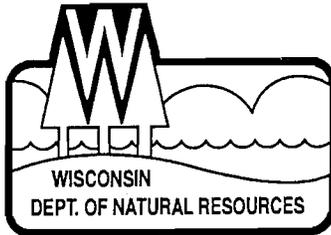
IF YES, STREET ADDRESS 1: _____

GPS COORDINATES (meters in WTM91 projection): X= _____ Y= _____

CONTAMINATION IN RIGHT OF WAY: Yes No

DOCUMENTS NEEDED:

- Closure Letter, and any conditional closure letter 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
- 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.



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
PO Box 12436
Milwaukee, Wisconsin 53212-0436
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FAX 414-263-8483
TTY 414-263-8713

August 11, 2006

In Reply Refer To: FID# 241915190
BRRTS# 02-41-118356
County of Milwaukee

Mr. Jim Dieter
1236 W Pierce Street
Milwaukee, WI 53204

Subject: Final Case Closure, Former Milwaukee Scrap Property, 1236 W Pierce Street,
Milwaukee, WI

Dear Mr. Dieter:

On August 11, 2006, the Wisconsin Department of Natural Resources (WDNR) reviewed the above referenced case for closure. The WDNR reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. Based on the correspondence and data provided, it appears that your case meets the requirements of ch. NR 726, Wisconsin Administrative Code. The WDNR 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 you and any subsequent property owners must adhere. If these requirements are not followed or if 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 may be 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.

Pursuant to s. 292.12(2)(a), Wis. Stats., the pavement, 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 following activities are prohibited on any portion of the property where pavement is required as shown on the attached map, unless prior written approval has been obtained from the Wisconsin Department of Natural Resources: 1) removal of the existing barrier; 2) replacement

with another barrier; 3) excavating or grading of the land surface; 4) filling on capped or paved areas; 5) plowing for agricultural cultivation; or 6) construction or placement of a building or other structure.

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 GIS Registry. To review the sites on the GIS Registry web page, visit <http://dnr.wi.gov/org/aw/rr/gis/index.htm>. If your property is listed on the GIS Registry because of remaining contamination and you intend to construct or reconstruct a well, you will need prior Department approval in accordance with s. NR 812.09(4)(w), Wis. Adm. Code. To obtain approval, Form 3300-254 needs to be completed and submitted to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line <http://www.dnr.state.wi.us/org/water/dwg/3300254.pdf> or at the web address listed above for the GIS Registry.

Recent groundwater monitoring data at this site indicates exceedances of the NR 140 preventive action limit (PAL) for trichloroethene at MW-3R, MW-5, MW-6, MW-13R and cis-1,2-dichloroethene at MW-6, 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 trichloroethene at MW-3R, MW-5, MW-6, MW-13R and cis-1,2-dichloroethene at MW-6. 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 your efforts to restore the environment at this site. If you have any questions regarding this closure decision or anything outlined in this letter, please contact Andy Boettcher at (414) 263-8541.

Sincerely,

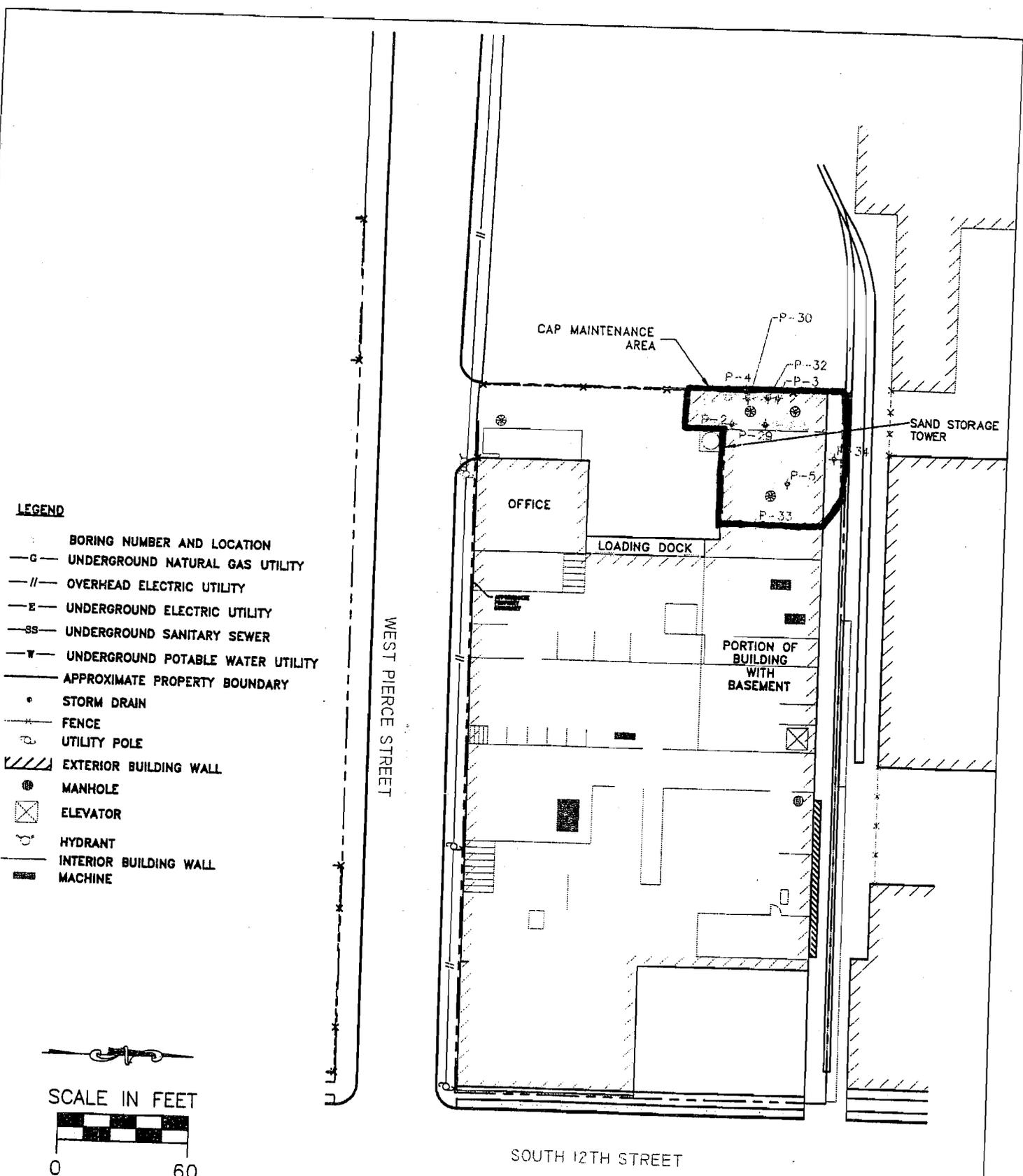


James A Schmidt

Southeast Region Remediation & Redevelopment Team Supervisor

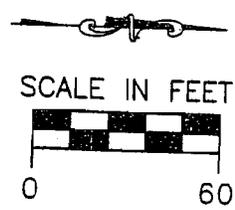
Enclosures: Cap Maintenance Plan
Barrier Inspection Log Sheet
Map of Cap Maintenance Area

cc: Key Engineering, 735 N Water Street, Suite 1000, Milwaukee, WI 53202



LEGEND

- BORING NUMBER AND LOCATION
- UNDERGROUND NATURAL GAS UTILITY
- OVERHEAD ELECTRIC UTILITY
- UNDERGROUND ELECTRIC UTILITY
- UNDERGROUND SANITARY SEWER
- UNDERGROUND POTABLE WATER UTILITY
- APPROXIMATE PROPERTY BOUNDARY
- STORM DRAIN
- FENCE
- UTILITY POLE
- EXTERIOR BUILDING WALL
- MANHOLE
- ELEVATOR
- HYDRANT
- INTERIOR BUILDING WALL
- MACHINE



DESIGNED BY ZB	DATE 02/20/04
DRAWN BY CTM	PROJECT 0607011
APPROVED BY DJG	SHEET NO. EX-B
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XREF LHAN	

EXHIBIT

FORMER MILWAUKEE SCRAP METAL COMPANY
1236 WEST PIERCE STREET
MILWAUKEE, WISCONSIN

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EXHIBIT C

CAP MAINTENANCE PLAN

This *Cap Maintenance Plan* shall be applicable to the parcel of Property depicted on the Figure included as Exhibit D, and a copy of this *Cap Maintenance Plan* shall be maintained on file in the offices of the owner of the Property, 1236 West Pierce Street, LLC or its successor(s) in interest (the "Owner"), and any company that is retained to manage the Property on behalf of the Owner (the "Property Manager").

The Cap on the Property includes the following: (1) buildings, (2) a minimum of 4-inches of asphalt or concrete pavement (3) a minimum of 6-inches of clean soil or gravel (soil cover).

ANNUAL INSPECTION

Inspect paved and unpaved areas of the Property to ensure that the integrity of the soil cover in the unpaved areas is maintained and that no significant fissures or cracks develop in the paved areas.

Prepare a brief inspection report that documents the date of the inspection, the individual(s) conducting the inspection, any observed disturbance of the soil cover in the unpaved areas, and any significant cracking observed in the paved areas. Maintain a copy of the inspection report, with a copy of this *Cap Maintenance Plan*, to be made available to representatives of the Wisconsin Department of Natural Resources (WDNR), upon reasonable request.

REPAIR CAPPED AREAS

If, during the annual inspection, the soil cover in unpaved areas is observed to have been disturbed or significant cracking is observed in paved areas, the Owner shall arrange to have repairs made to such areas, in a manner consistent with this *Cap Maintenance Plan*. Such repairs shall be carried out within a reasonable period of time.

MODIFICATION TO CAPPED AREAS

The following steps shall be taken if Owner plans to remove, replace or repair pavement or perform activities that would penetrate below the Cap into the contaminated soils below the Cap (i.e., install or replace trees, shrubs, fencing, retaining walls or buildings):

- The contractor performing the work shall be provided with a copy of this *Cap Maintenance Plan* and shall prepare a *Health and Safety Plan (HASP)*, to protect workers from exposure to contaminated soils.
- Separate excavated clean soils (or granular layer materials where they exist beneath the paved area) so that they may be replaced upon completion of the work. Excavation into the contaminated soils beneath the Cap shall be conducted in accordance with the *HASP*, and any excavated contaminated soils shall be segregated and kept on site, in conformance with the requirements of Chapter NR 718, Wisconsin Administrative Code, until completion of the work.

- Upon completion of the work, place previously excavated contaminated soils back into the excavation, but only to the extent such replacement does not interfere with the replacement and maintenance of the Cap, and does not constitute a violation of Wisconsin hazardous waste management law (Chapter 291, Wisconsin Statutes).
- Any remaining contaminated soils that cannot be replaced in the excavation shall be properly characterized and disposed of at an appropriately licensed facility.
- Prepare a brief report documenting the work performed, identifying the person(s) performing the work, and verifying that this *Cap Maintenance Plan* was adhered to. Maintain report on file (to be made available to WDNR, upon reasonable request).

UTILITY REPAIRS

No underground utility repairs or installation of new or replacement utilities shall be conducted on the Property until after the utility and any contractor(s) for the utility have acknowledged receipt of a copy of this *Cap Maintenance Plan*.

- The underground utility repairs or installation(s) shall be conducted in accordance with the methods above with respect to excavations into unpaved and paved areas.
- If the underground utility repairs or installation(s) involve any disturbance of the seals used to seal the entrance of utility lines into structures on the property, such seals shall be replaced with new seals of like or superior quality.
- Prepare a brief report documenting the work performed, identifying the person(s) performing the work, and verifying that this *Cap Maintenance Plan* was adhered to. Maintain report on file (to be made available to WDNR, upon reasonable request).

STATE BAR OF WISCONSIN FORM 1 - 1998
WARRANTY DEED

Document Number

This Deed, made between North Property, LLC

and 1236 West Pierce Street, LLC, Grantor,

Grantee.

Grantor, for a valuable consideration, conveys to Grantee the following described real estate in Milwaukee County, State of Wisconsin (the "Property"):

See attached legal description.

Recording Area

Name and Return Address

427-0170-111-3

Parcel Identification Number (PIN)

This is not homestead property.
(is) (is not)

Together with all appurtenant rights, title and interests.

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except liens or encumbrances created by the act or default of purchaser and unpaid real estate taxes and special assessments.

Dated this _____ day of August, 2001.

NORTH PROPERTY, LLC

By: _____ (SEAL)

* Richard H. Meyer, Executive Vice President

By: _____ (SEAL)

* Allen Samson, President

AUTHENTICATION

Signature(s) Richard H. Meyer

and Allen Samson

authenticated this _____ day of August, 2001

* Martin R. Stein

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, _____
authorized by §706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

Attorney Martin R. Stein

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

ACKNOWLEDGMENT

State of Wisconsin,

} ss.

Personally came before me this _____ day of _____, the above named

to me known to be the person _____ who executed the foregoing instrument and acknowledge the same.

* _____
Notary Public, State of Wisconsin
My commission is permanent. (If not, state expiration date: _____)

* Names of persons signing in any capacity must be typed or printed below their signature.

PARCEL 1:

That part of Lots 9, 10, 11 and 12 of Block 172 of Peter McMartin's Subdivision of a part of Lot 5 and the whole of Lot 6 in the Northwest 1/4 of Section 32, in Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, bounded and described as follows:

Commencing at the Southeast corner of said Lot 12, running thence North along the East line of said Lot 12, 79.93 feet to a point in the center line of a wall of an existing building; thence West along the center line of said wall 60.0 feet to a point which is 79.98 feet North of the South line of said Block 172; thence North and parallel to the East line of said Lot 12, 0.6 of a foot to a point in the outside face of a wall of an existing building; thence West along the face of said wall and extension to the West 95.0 feet to a point which is 80.66 feet North of the South line of said Block 172; thence South along a line which is 5.0 feet West of and parallel to the West line of said Lot 10, 80.66 feet to a point in the South line of said Block 172; thence East along the South line of said Block 172, 155.0 feet to the place of commencement.

PARCEL 2:

That part of Block 172 in Peter McMartin's Subdivision into Lots of a part of Lot 5, and the whole Lot 6 in the Northwest 1/4 of Section 32, in Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, bounded and described as follows:

Commencing at a point in the North line of West Pierce Street (as platted) said point being 155.00 feet West of the Southeast corner of said Block 172; said point also being 5.00 feet West of the East line of Lot 9 in Block 172 of Peter McMartin's Subdivision; running thence North 5.00 feet West of and parallel to the East line of said Lot 9, 97.43 feet to a point; thence East and parallel to the North line of said West Pierce Street, 3.96 feet to a point which is 1.04 feet West of the East line of said Lot 9; thence North along a line 1.04 feet West of and parallel to the East line of said Lot 9, 72.07 feet to a point in the center of a vacated East and West alley in said block 172; thence West along the center line of said vacated alley, 139.36 feet to the West line of said Block 172; thence South along the West line of said Block 172, 169.50 feet to the Southwest corner of said Block 172; thence East along the North line of said West Pierce Street, 135.35 feet to the place of commencement. Also the vacated part of South 13th Street adjoining said Lot 7 on the West, bounded and described as follows:

Commencing at the Southwest corner of Lot 7 in Block 172, in Peter McMartin's Subdivision into lots of a part of Lot 5 and the whole of Lot 6 in the Northwest 1/4 of Section 32, in Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin; running thence North along the West line of said Lot 7 and the extension thereof into a vacated alley lying North of said Lot 7, 169 feet to a point; thence West along a line parallel to the North line of West Pierce Street, 37 feet 9 inches to a point; thence South and parallel to the West line of said Lot 7, 169 feet to a point in the North line of West Pierce Street; thence East along the North line of West Pierce Street, 37 feet 9 inches to the point of commencement.

PARCEL 3:

That part of Block 172 of Peter McMartin's Subdivision of a part of Lot 5 and the whole of Lot 6, in the Northwest 1/4 of Section 32, in Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, bounded and described as follows:

Commencing at a point which is 60.0 feet West of the East line and 80.58 feet North of the South line of said Block 172; thence West 95.0 feet to a point which is 80.66 feet North of the South line of said Block 172; thence North and parallel to the East line of said Block 172, 16.77 feet to a point; thence East and parallel to the South line of said Block 172, 3.96 feet to a point; thence North and parallel to the East line of said Block 172, 72.07 feet to a point in the center line of a vacated East and West alley in said Block 172; thence East along the center line of said vacated alley 91.04 feet to a point, which is 60.0 feet West of the East line of said Block 172; thence South and parallel to the East line of said Block 172, 88.92 feet to the place of commencement.

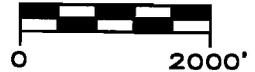
Tax Key No. 427-0170-111-3

ADDRESS: 1236 W. Pierce Street



SOURCE: USGS Milwaukee, Wisconsin Quadrangle Map
 Topographic Map 1958
 Photorevised 1971

SCALE IN FEET



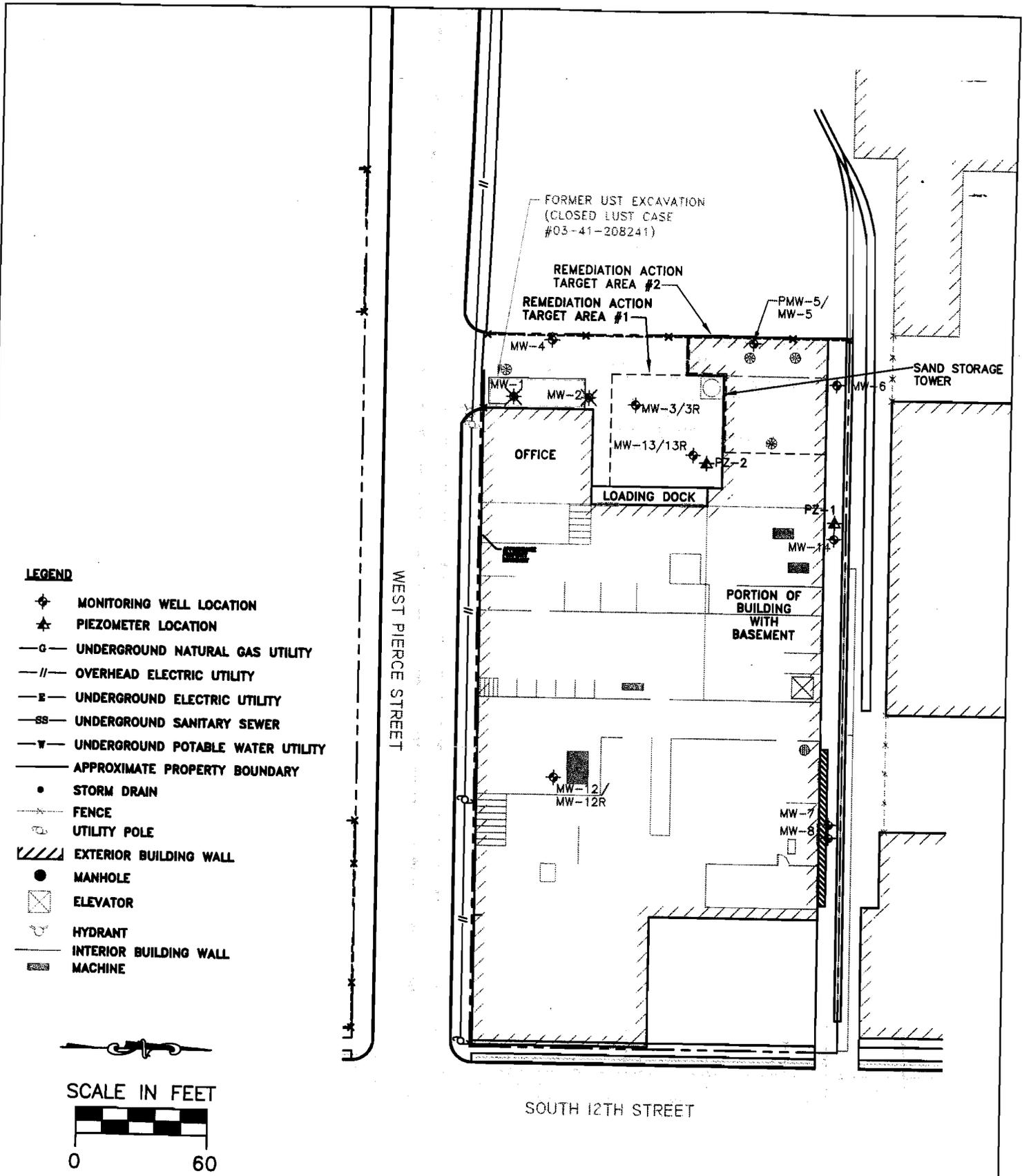
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FIGURE 1
 SITE LOCATION MAP

FORMER MILWAUKEE SCRAP METAL COMPANY
 1236 WEST PIERCE STREET
 MILWAUKEE, WISCONSIN





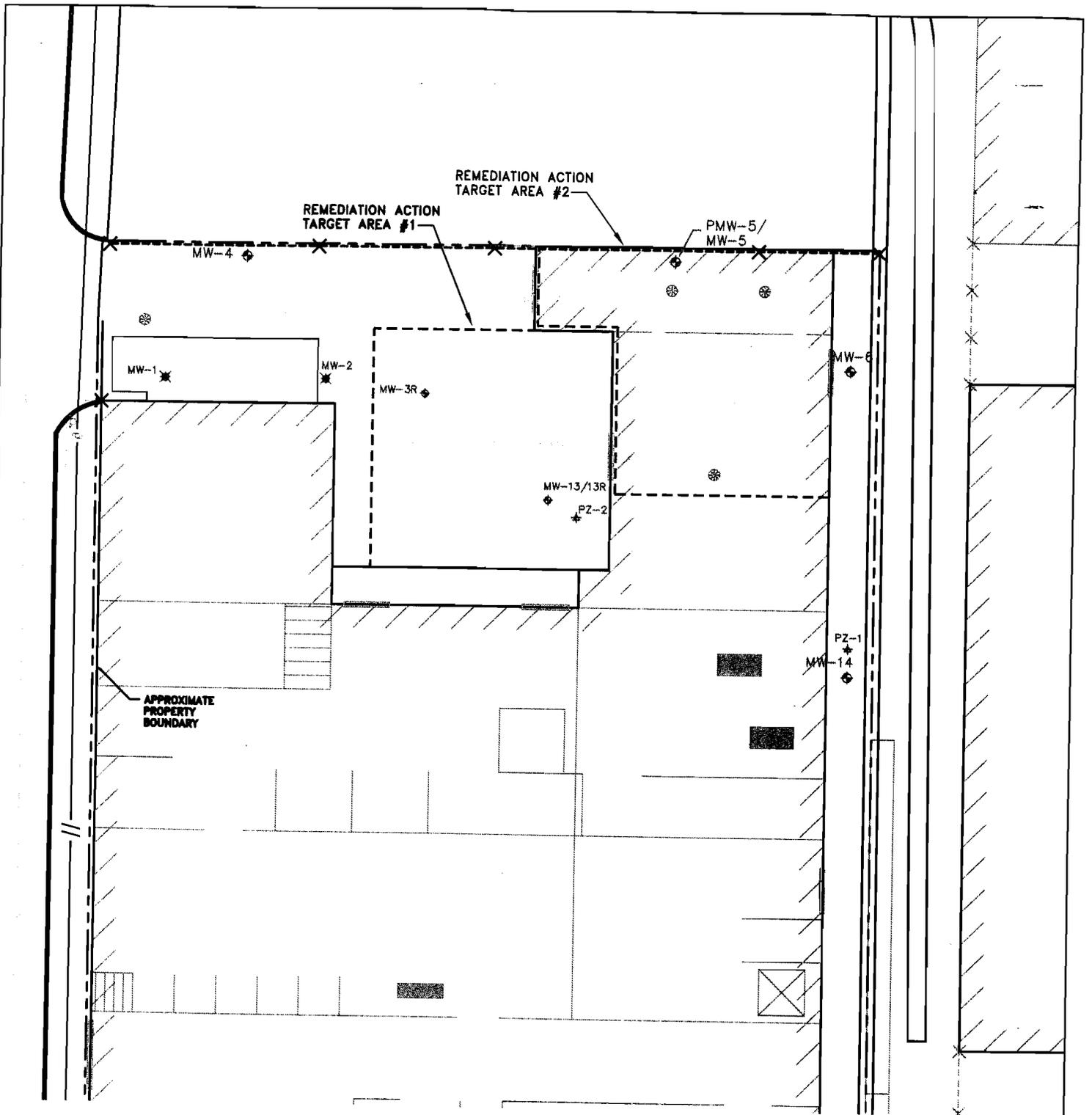
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FIGURE 2
SITE LAYOUT

FORMER MILWAUKEE SCRAP METAL COMPANY
1236 WEST PIERCE STREET
MILWAUKEE, WISCONSIN





LEGEND

- ◆ MONITORING WELL LOCATION
- ★ PIEZOMETER LOCATION
- ✱ ABANDONED MONITORING WELL LOCATION



SCALE IN FEET



0 30

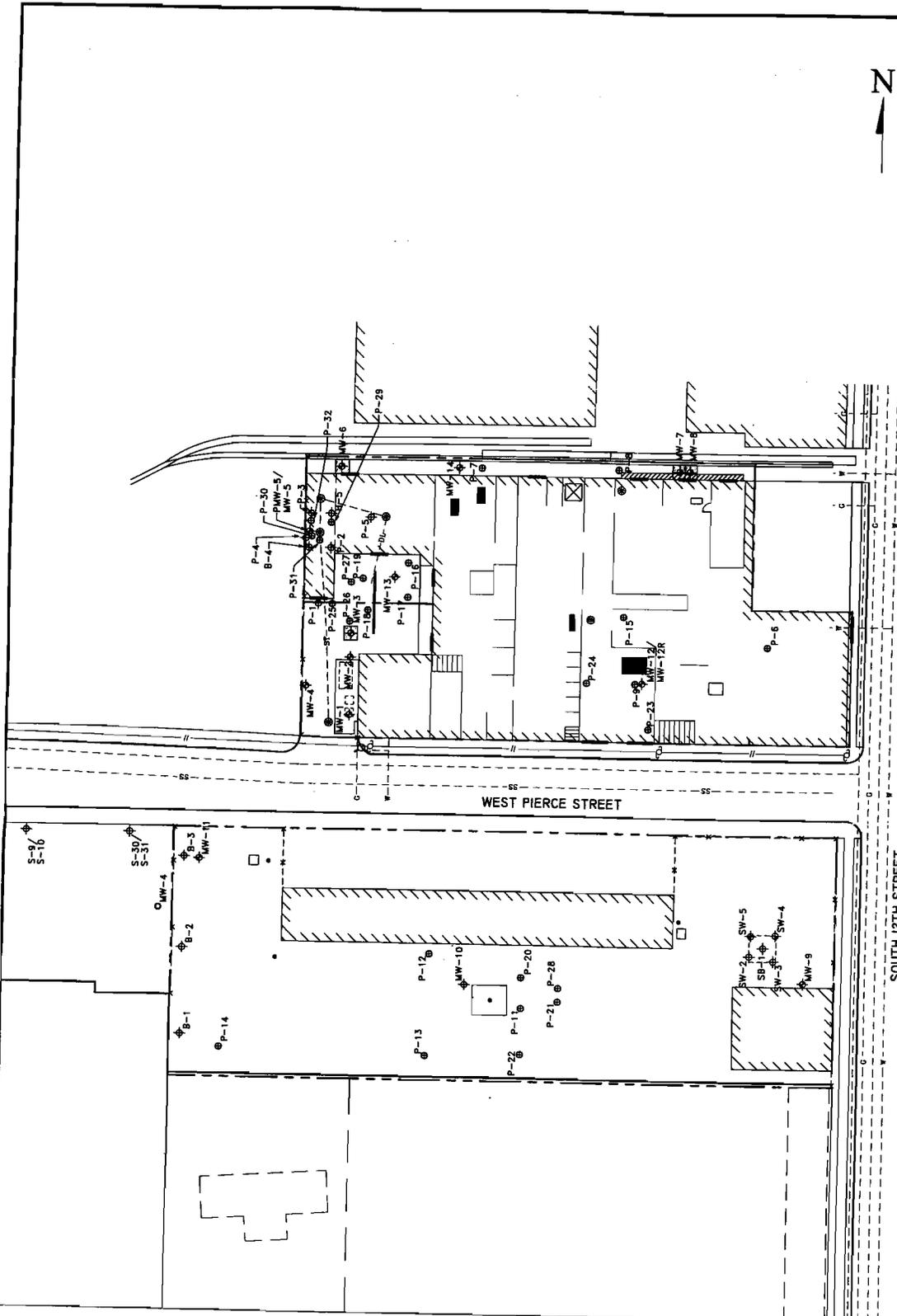
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**FIGURE 3
SITE DETAIL MAP**

FORMER MILWAUKEE SCRAP METAL COMPANY
1236 WEST PIERCE STREET
MILWAUKEE, WISCONSIN





WEST NATIONAL AVENUE

WEST PIERCE STREET

SOUTH 12TH STREET

- LEGEND**
- ◆ MONITORING WELL LOCATION
 - ⊕ EXISTING MONITORING WELL SAMPLED DURING SITE INVESTIGATION
 - ⊙ SOIL PROBE LOCATION
 - EXISTING MONITORING WELL LOCATION (TRY CHEM CORPORATION PROPERTY)
 - ◆ PREVIOUS SOIL BORING LOCATION
 - UNDERGROUND NATURAL GAS LINE
 - DU- APPROXIMATE LOCATION OF UNDERGROUND DRAIN LINE CONNECTS TO STORM SEWER OVERHEAD ELECTRIC LINE
 - E- UNDERGROUND ELECTRIC LINE
 - ST- APPROXIMATE LOCATION OF STORM SEWER LINE
 - SS- UNDERGROUND SANITARY SEWER LINE
 - P- UNDERGROUND POTABLE WATER LINE
 - /// EXTERIOR BUILDING WALL
 - - - APPROXIMATE PROPERTY BOUNDARY
 - MANHOLE
 - ⊕ STORM DRAIN
 - ⊕ ELEVATOR
 - - - FENCE
 - ⊕ HYDRANT
 - ▭ INTERIOR BUILDING WALL
 - ⊕ MACHINE
 - ⊕ UTILITY POLE
 - ⊕ UNDERGROUND STORAGE TANK

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**FIGURE 3
SOIL BORING AND
MONITORING WELL LOCATIONS**

SITE INVESTIGATION/
REMEDIAL ACTION OPTIONS REPORT
FORMER MILWAUKEE SCRAP METAL COMPANY
1236 & 1238 W. PIERCE STREET
MILWAUKEE, WISCONSIN



DRN. BY: J.J.J.	DATE: 09/06/00
DSN. BY: M.L.B.	FILE NO.: 0607011
CHK. BY: L.J.W.	DWG. NO.: 670112
REV. BY: C.L.J.	SHEET NO.: 3

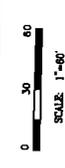


TABLE 1
SUMMARY OF SOIL SAMPLE ANALYTICAL RESULTS

FORMER MILWAUKEE SCRAP PROPERTY
1236 West Pierce Street
Milwaukee, Wisconsin

PARAMETERS	SAMPLE IDENTIFICATION																GRCL		USEPA													
	B-4		B-5		P-1		P-2		P-3		P-4		P-5		P-6		P-7		P-8		P-9		DIRECT CONTACT PATHWAY		GROUNDWATER PATHWAY		PRG		SSL			
	7/31/96	7/31/96	7/31/96	7/31/96	9/10/99	9/10/99	9/10/99	9/10/99	9/10/99	9/10/99	9/10/99	9/10/99	9/10/99	11/5/99	11/17/99	11/17/99	11/5/99	11/5/99	11/5/99	11/5/99	11/5/99	11/5/99	Non-Industrial	Industrial	PATHWAY		PATHWAY		PRG	SSL		
Date Collected	7/31/96	7/31/96	7/31/96	7/31/96	9/10/99	9/10/99	9/10/99	9/10/99	9/10/99	9/10/99	9/10/99	9/10/99	9/10/99	11/5/99	11/17/99	11/17/99	11/5/99	11/5/99	11/5/99	11/5/99	11/5/99											
Depth (feet bgs)	1-3	5-7	1-3	7-9	2-4	10-12	2-4	8-10	2-3	8-10	2-4	8-10	0-2	4-6	9-10	2-4	4-6	2-4	2-4	2-4	8-10			100/250								
DRO (mg/kg)																	2,180	58														
Detected PVOs or VOCs (ug/kg)																																
1,2-Dichlorobenzene														<25	<25	<25			101	56												
1,1-Dichloroethene														<25	<25	<25	<25	<25	<25	<25	<25							3.7E+05	1.7E+04			
1,1,1-Trichloroethene														<25	<25	<25	<25	<25	<25	<25	<25							7.1E+05	2.3E+04			
Carbon Tetrachloride														<25	<25	<25	<25	<25	<25	<25	<25							1.4E+08	2,000			
Chloroform														<25	<25	<25	<25	<25	<25	<25	<25							530	70			
cis-1,2-Dichloroethene														39	<25	<25			365	337								520	600			
Ethylbenzene														<25	<25	<25	<25	<25	<25	<25	<25							1.5E+05	400			
Tetrachloroethene														<25	<25	<25	139		<25	<25	<25							2,900	2.3E+05	1.3E+04		
Toluene														<25	<25	<25			39	44								1.9E+04	60			
trans-1,2-Dichloroethene														<25	<25	<25	<25	<25	<25	<25	<25						1,500	5.2E+05	1.9E+04			
Trichloroethene														115	143	81			1,120	958								6,100	60			
Triethylbenzene														<50	<50	<50	335	<50	<50	<50								7.0E+04				
Xylenes														<50	<50	<50	98	<58	<50	<50								4,100	2.1E+05	2.1E+05		
Methylene Chloride														<25	<25	<25			<25	<25								2.1E+04	20			
Naphthalene														39	<25	<25			<25	<25								2.0E+04	1.1E+05	400	1.9E+05	8.4E+04
PAHs (ug/kg)																																
1-Methyl naphthalene														<501	<55	<54	<540	<572	<238	<238	1,10E+08	7.0E+07						2.3E+04	NL	NL		
2-Methyl naphthalene														<489	<51	<51	<506	<535	<224	<223	6.0E+05	4.0E+07						2.0E+04	NL	NL		
Acenaphthene														1,100 Q	<70	<69	<690	<730	<305	<304	9.0E+05	6.0E+07						3.8E+04	NL	NL		
Acenaphthylene														<564	<61	<60	<596	<633	<263	<263	1.8E+04	3.8E+05						700	NL	NL		
Anthracene														<104	<11	<11	<113	127 Q	<10.0	<50	5.0E+08	3.0E+08						3.0E+06	NL	NL		
Benzo(a)anthracene														927	<1.4	1.5 Q	136	224	191	68	88	3,900	1.7E+04					1.7E+04	NL	NL		
Benzo(a)pyrene														1,600	<3.1	4.7 Q	<82	352	275	135	8.8	390	4.8E+04					4.8E+04	NL	NL		
Benzo(b)fluoranthene														1,620	<2.2	3.1 Q	209	320	199	92	88	3,900	3.8E+05					3.8E+05	NL	NL		
Benzo(ghi)perylene														<277	<3.0	<3.0	129 Q	84 Q	366	34 Q	1,800	3.9E+04						6.8E+05	NL	NL		
Benzo(k)fluoranthene														554	<0.58	1.3 Q	69	100	<13	35	890	3.9E+05						3.7E+04	NL	NL		
Chrysene														873 Q	<6.9	<6.8	<136	336	<150	82 Q	6,800	3.9E+05						3.8E+04	NL	NL		
Dibenz(a,h)anthracene														383	<1.0	1.1 Q	92	73	33 Q	23	8.8	390	3.7E+04					3.7E+04	NL	NL		
Fluoranthene														554 Q	<28	<28	<276	<292	58 Q	<122	6.0E+05	4.0E+07						5.0E+05	NL	NL		
Fluorene														905	<7.8	<7.5	<75	<79	<33	<33	6.0E+06	4.0E+07						1.0E+05	NL	NL		
Indeno(1,2,3-cd)pyrene														990	<9.1	<8.0	<90	296 Q	36	187	88	3,900	6.8E+05					6.8E+05	NL	NL		
Naphthalene														2,550 Q	<96	<95	<943	<998	<418	<416	2.0E+04	1.1E+05						400	NL	NL		
Phenanthrene														<90	<6.5	<6.5	180 Q	296	<29	92	1.8E+04	3.9E+05						1,800	NL	NL		
Pyrene														<895	<9.8	<9.7	506 Q	868	853	379	5.0E+05	3.0E+07						6.7E+06	NL	NL		
Metals (mg/kg)																																
Arsenic																																
Barium																																
Cadmium																																
Chromium																																
Lead	590	120	710	60	24	22	690	28	93	330	1,100	91	1,000	7.8	15	13			2.8	3.1	14/16,000											
Mercury																																
Selenium																																
Silver																																
TCLP Lead (mg/l)			71							0.061	0.24			0.14 Q																		
SPLP Lead (mg/l)						0.0019	0.0016				<0.0015	<0.0015	<0.0015																			

Notes:

- Bold concentrations exceed industrial direct contact GRCL or PRG
- Boxed concentrations exceed groundwater pathway GRCL or SSL
- - not analyzed or no standard established
- # - laboratory note - exceeds laboratory calibration curve
- B - laboratory note - detected in blank
- bgs - below ground surface
- DRO - diesel range organics
- GRCL - Wisconsin Department of Natural Resources Interim guidance or NR 720 generic residual contaminant level
- Q - concentration detected between limit of detection and limit of quantitation
- ND - not detected
- mg/kg - milligrams per kilogram
- mg/l - milligrams per liter
- NL - not listed
- PAHs - polynuclear aromatic hydrocarbons
- PRG - USEPA Region 9 industrial direct contact preliminary remediation goal
- PVOs - petroleum volatile organic compounds
- SPLP - synthetic precipitation leaching procedure
- SSL - USEPA Region 9 soil screening level for the protection of groundwater (with dilution)
- TCLP - toxicity characteristic leaching procedure
- ug/kg - micrograms per kilogram
- USEPA - United States Environmental Protection Agency
- VOCs - volatile organic compounds

TABLE 1
SUMMARY OF EXCAVATION CONFIRMATION SOIL SAMPLE ANALYTICAL RESULTS

REMEDIAL ACTION REPORT
FORMER MILWAUKEE SCRAP PROPERTY
1236 West Pierce Street
Milwaukee, Wisconsin

PARAMETERS	SAMPLE IDENTIFICATION																NR 720 GENERIC RCLs PROTECTION OF GROUNDWATER	USEPA REGION 9 PRGs						
	CS-1	CS-2	CS-3	CS-4	CS-5	CS-6	CS-7	CS-8	CS-9	CS-10	CS-11	CS-12	CS-13	CS-14	CS-15	CS-16		RESIDENTIAL	INDUSTRIAL					
Date Collected	9/26/02	9/26/02	9/26/02	9/26/02	9/26/02	9/26/02	9/26/02	9/27/02	9/27/02	9/27/02	9/27/02	9/27/02	9/27/02	9/27/02	9/27/02	9/27/02								
Depth (feet bgs)	4	5	6	2	12	7	3	6	7	4	8	5	9	5	6	6								
PID (i.u.)	3	3	<1	<1	<1	6	<1	5	<1	<1	<1	3	<1	<1	<1	<1								
Detected VOCs (µg/kg)																								
Benzene	<25.0	<25.0	<25.0	50.2	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	5.5	600	1,300					
n-Butylbenzene	<25.0	74.5	38.6	214	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0		240,000	240,000					
sec-Butylbenzene	<25.0	<25.0	<25.0	60.8	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	94.4	<25.0	<25.0	<25.0		220,000	220,000				
tert-butylbenzene	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0								
Carbon Tetrachloride	<25.0	<25.0	1,230	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	29.4	<25.0	<25.0	<25.0		390,000	390,000				
Chloroform	26.3	<25.0	286	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0			250	550				
1,1-Dichloroethane	<25.0	<25.0	<25.0	34.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0			3,600	12,000				
cis-1,2-Dichloroethene	<25.0	<25.0	<25.0	604	<25.0	654	<25.0	94.2	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0			510,000	1,700,000				
trans-1,2-Dichloroethene	<25.0	<25.0	<25.0	<25.0	<25.0	131	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0				43,000				
Ethylbenzene	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0				69,000	150,000			
p-Isopropyltoluene	<25.0	37.8	<25.0	37.7	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	39.2	<25.0	<25.0	<25.0	<25.0				8,900	230,000			
n-propylbenzene	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	84.0	<25.0	<25.0	<25.0	<25.0					20,000			
Naphthalene	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	44.2	<25.0	<25.0	<25.0	<25.0								
Tetrachloroethene	<25.0	<25.0	<25.0	87.8	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	138	<25.0	<25.0	<25.0	<25.0								
Toluene	<25.0	<25.0	<25.0	48.1	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	53.5	<25.0	<25.0	<25.0	<25.0				400 (1)	56,000	190,000		
1,1,1-Trichloroethane	<25.0	<25.0	62.1	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	34.1	<25.0	<25.0	<25.0	<25.0				1,500	520,000	520,000		
Trichloroethene	445	4,120	<25.0	427	<25.0	1,600	<25.0	621	<25.0	1,960	<25.0	<25.0	<25.0	1,690	<25.0	<25.0					1,200,000	1,200,000		
1,2,4 Trimethylbenzene	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	74.3	<25.0	<25.0	<25.0	<25.0					53	110		
1,3,5 - Trimethylbenzene	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	85.3	<25.0	<25.0	<25.0	<25.0					52,000	170,000		
Xylenes	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	201	<25.0	<25.0	<25.0	<25.0						21,000	70,000	
																						4,100	270,000	420,000

Notes:

- Bold concentrations exceed USEPA Region 9 PRGs
- not analyzed or no standard established
- (f) - Soil Cleanup Levels for PAHS Interim Guidance (WDNR), Publication RR-519-97, April 1997 corrected).
- bgs - below ground surface
- i.u. - instrument units
- PID - Photoionization Detector
- PRGs - Preliminary Remediation Goals
- RCL - NR 720 residual contaminant level
- µg/kg - micrograms per kilogram
- USEPA - United States Environmental Protection Agency
- VOCs - volatile organic compounds

TABLE 2
SUMMARY OF SOIL SAMPLE ANALYTICAL RESULTS - DETECTED VOLATILE ORGANIC COMPOUNDS

SITE INVESTIGATION/REMEDIAL ACTION OPTION REPORT

FORMER MILWAUKEE SCRAP METAL COMPANY
 1236 West Pierce Street
 Milwaukee, Wisconsin

PARAMETERS	SAMPLE IDENTIFICATION												NR 720 GENERIC RCLs		USEPA REGION 9 PRGs			
	P-5		P-6		P-7*	P-8*	P-9		P-15		P-16		P-17		PROTECTION OF GROUNDWATER	DIRECT CONTACT (INDUSTRIAL)	RESIDENTIAL	INDUSTRIAL
	11/5/99	11/17/99	11/17/99	11/5/99	11/5/99	11/5/99	11/5/99	11/17/99	11/17/99	11/17/99	11/17/99	11/17/99	1/21/00	1/21/00				
Date Collected																		
Depth (feet bgs)	0-2	4-6	8-10	2-4	4-6	2-4	8-10	2-4	8-10	3-5	7-9	4-5	8-10					
Detected PVOCs or VOCs (µg/kg)																		
1,2-Dichlorobenzene	<25	<25	<25	---	---	101	56	<25	<25	<25	<25	<25	<25					
1,1-Dichloroethane	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25			370,000	370,000	
1,1,1-Trichloroethane	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25			590,000	2,100,000	
Carbon Tetrachloride	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	103	<25			770,000	1,400,000	
Chloroform	39	<25	<25	---	---	395	337	<25	<25	<25	<25	154	<25			240	530	
cis-1,2-Dichloroethene	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	91	<25			2,400	5,200	
Ethylbenzene	<25	<25	<25	139	<25	<25	<25	<25	<25	<25	<25	<25	<25			43,000	150,000	
Tetrachloroethene	<25	<25	<25	---	---	39	44	<25	<25	<25	<25	<25	<25	2,900		230,000	230,000	
Toluene	<25	<25	<25	58 Q	<25	<25	44	<25	<25	<25	168	<25	<25			5,700	19,000	
trans-1,2-Dichloroethene	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	1,500		520,000	520,000	
Trichloroethene	115	143	81	---	---	1,120	958	52	<25	287	7,020	<25	<25			83,000	210,000	
Trimethylbenzenes	<50	<50	<50	335	<50	<50	<50	<50	<50	<50	<50	<50	<50			2,800	6,100	
Xylenes	<50	<50	<50	98	<58	<50	30	<50	<50	<50	<50	<50	<50			[26,700]	[75,700]	
Methylene Chloride	<25	<25	<25	---	---	<25	<25	<25	<25	<25	<25	<25	<25	4,100		210,000	210,000	
Naphthalene	39	<25	<25	---	---	<25	<25	<25	<25	<25	325	<25	<25	400 ⁽¹⁾	110,000 ⁽¹⁾	8,900	21,000	

Notes:

- Bold values exceed USEPA Region 9 PRGs for Industrial sites
- Shaded values exceeds NR 720 RCL for the protection of groundwater
- * - analyzed for PVOCs only
- not analyzed for or no reference
- [] - USEPA PRGs listed for trimethylbenzenes are specific for each trimethylbenzene compound and were added.
- ⁽¹⁾ - soil cleanup level for polycyclic aromatic hydrocarbons (PAHs) interim guidance; April 1997 (corrected)
- bgs - below ground surface
- PRGs - preliminary remediation goals
- PVOCs - petroleum volatile organic compounds
- Q - result between the limit of detection and limit of quantitation
- RCLs - residual contaminant levels
- VOCs - volatile organic compounds
- µg/kg - micrograms per kilogram
- USEPA - United States Environmental Protection Agency

TABLE 2 (CONTINUED)

SUMMARY OF SOIL SAMPLE ANALYTICAL RESULTS - DETECTED VOLATILE ORGANIC COMPOUNDS

SITE INVESTIGATION/REMEDIAL ACTION OPTION REPORT

FORMER MILWAUKEE SCRAP METAL COMPANY

1236 West Pierce Street
Milwaukee, Wisconsin

PARAMETERS	SAMPLE IDENTIFICATION											NR 720 GENERIC RCLs		USEPA REGION 9 PRGs		
	P-18		P-19		P-23		P-24	PMW-5		MW-14		MW-12R	PROTECTION OF GROUNDWATER	DIRECT CONTACT (INDUSTRIAL)	RESIDENTIAL	INDUSTRIAL
Date Collected	1/21/2000	1/21/2000	1/21/2000	1/21/2000	1/21/2000	1/21/2000	1/21/2000	#####	#####	1/21/2000	1/21/2000	5/22/2000				
Depth (feet bgs)	2-4	8-10	2-4	8-10	2-4	8-10	2-4	2-4	8-10	4-6	24-26	33-35				
Detected PVOCs or VOCs (µg/kg)																
1,2-Dichlorobenzene	<25	<25	<25	<100	<25	<25	<25	<25	<25	<25	<25	<25	---	---	370,000	370,000
1,1-Dichloroethane	<25	<25	<25	<100	<25	<25	<25	<25	<25	178	<25	<25	---	---	590,000	2,100,000
1,1,1-Trichloroethane	<25	<25	<25	<100	<25	<25	<25	<25	<25	296	<25	<25	---	---	770,000	1,400,000
Carbon Tetrachloride	<25	<25	<25	<100	<25	<25	<25	<25	<25	<25	<25	<25	---	---	240	530
Chloroform	<25	<25	<25	<100	699	<25	<25	<25	<25	<25	<25	<25	---	---	2,400	5,200
cis-1,2-Dichloroethene	<25	<25	67	4,070	<25	<25	<25	<25	<25	101	<25	<25	---	---	43,000	150,000
Ethylbenzene	<25	<25	31	<100	<25	<25	<25	<25	<25	<25	<25	<25	2,900	---	230,000	230,000
Tetrachloroethene	<25	<25	<25	<100	<25	<25	<25	<25	<25	42	<25	<25	---	---	5,700	19,000
Toluene	<25	<25	<25	<100	<25	<25	<25	<25	<25	<25	<25	<25	1,500	---	520,000	520,000
trans-1,2-Dichloroethene	<25	<25	44	979	<25	<25	<25	<25	<25	<25	<25	<25	---	---	63,000	210,000
Trichloroethene	539	<25	3,160	16,700	<25	<25	<25	<25	<25	<25	<25	<25	---	---	2,800	6,100
Trimethylbenzenes	<50	<50	<50	<200	<50	<50	<50	<50	<50	<50	<50	<50	---	---	[26,700]	[75,700]
Xylenes	<50	<50	97	<200	<50	<50	<50	295	<50	<50	<50	<52	4,100	---	210,000	210,000
Methylene Chloride	<25	<25	<25	<100	115	<25	<25	<25	<25	<25	128	<25	---	---	8,900	21,000
Naphthalene	<25	<25	<25	<100	<25	<25	<25	1,110	38 Q	44 Q	<25	<38	400 ⁽¹⁾	110,000 ⁽¹⁾	56,000	190,000

Notes:

Bold values exceed USEPA Region 9 PRGs for industrial sites

Boxed values exceeds NR 720 RCL for the protection of groundwater

--- not analyzed for or no reference

[] - USEPA PRGs listed for trimethylbenzenes are specific for each trimethylbenzene compound and were added.

⁽¹⁾ - soil cleanup level for polycyclic aromatic hydrocarbons (PAHs) interim guidance; April 1997 (corrected)

bgs - below ground surface

PRGs - preliminary remediation goals

PVOCs - petroleum volatile organic compounds

Q - result between the limit of detection and limit of quantitation

RCLs - residual contaminant levels

VOCs - volatile organic compounds

µg/kg - micrograms per kilogram

USEPA - United States Environmental Protection Agency

TABLE 4

SUMMARY OF SOIL SAMPLE ANALYTICAL RESULTS - DETECTED DIESEL RANGE ORGANICS AND POLYCYCLIC AROMATIC HYDROCARBONS

SITE INVESTIGATION/REMEDIAL ACTION OPTION REPORT

FORMER MILWAUKEE SCRAP METAL COMPANY

1236 West Pierce Street
Milwaukee, Wisconsin

PARAMETERS	SAMPLE IDENTIFICATION									NR 720 GENERIC RCLs	
	P-5	P-6		P-7	P-8	P-9		P-15		PROTECTION OF GROUNDWATER	DIRECT CONTACT (INDUSTRIAL)
Date Collected	11/5/99	11/17/99	11/17/99	11/5/99	11/5/99	11/5/99	11/5/99	11/17/99	11/17/99	---	---
Depth (feet bgs)	0-2	4-6	8-10	2-4	4-6	2-4	8-10	2-4	8-10	---	---
Moisture (%)	6	14	13	13	18	2	1	16	16	---	---
DRO (mg/kg)	---	---	---	2,180	58	---	---	---	---	100/250	---
PAHs (µg/kg)											
1-Methyl Naphthalene	<501	<55	<54	<540	<572	<239	<238	<56	<56	23,000	70,000,000
2-Methyl Naphthalene	<469	<51	<51	<506	<535	<224	<223	<53	<53	20,000	40,000,000
Acenaphthene	1,100 Q	<70	<69	<690	<730	<305	<304	<72	<72	38,000	60,000,000
Acenaphthylene	<554	<61	<60	<598	<633	<265	<263	<62	<62	700	360,000
Anthracene	<104	<11	<11	<113	127 Q	<10.0	<50	<12	<12	3,000,000	300,000,000
Benzo(a)anthracene	927	<1.4	1.5 Q	136	224	191	68	<1.4	1.5 Q	17,000	3,900
Benzo(a)pyrene	1,600	<3.1	4.7 Q	<62	352	275	135	<3.2	<3.2	48,000	390
Benzo(b)fluoranthene	1,620	<2.2	3.1 Q	209	320	199	92	<2.3	<2.3	360,000	3,900
Benzo(ghi)perylene	<277	<3.0	<3.0	129 Q	84 Q	356	34 Q	<3.1	<3.1	6,800,000	39,000
Benzo(k)fluoranthene	554	<0.58	1.3 Q	69	100	<13	35	<0.60	<0.60	870,000	39,000
Chrysene	873 Q	<6.9	<6.8	<136	336	<150	82 Q	<7.1	<7.1	37,000	390,000
Dibenzo(a,h)anthracene	383	<1.0	1.1 Q	92	73	33 Q	23	<1.1	<1.1	38,000	390
Fluoranthene	554 Q	<28	<28	<276	<292	58 Q	<122	<29	<29	500,000	40,000,000
Fluorene	805	<7.6	<7.5	<75	<79	<33	<33	<7.8	<7.8	100,000	40,000,000
Indeno(1,2,3-cd)pyrene	990	<9.1	<9.0	<90	296 Q	36	187	<9.3	<9.3	680,000	3,900
Naphthalene	2,550 Q	<96	<95	<943	<998	<418	<415	<98	<98	400	110,000
Phenanthrene	<60	<6.5	<6.5	160 Q	296	<29	92	<6.7	<6.7	1,800	390,000
Pyrene	<895	<9.8	<9.7	566 Q	866	853	379	<10	<10	8,700,000	30,000,000

Notes:

Bold values exceed RCLs for direct contact of industrial site:

Boxed values exceed RCLs for the protection of groundwater

--- - not analyzed or not applicable

< - less than

bgs - below ground surface

DRO - diesel range organics

mg/kg - milligrams per kilogram

PAHs - polycyclic aromatic hydrocarbons

Q - result between the limit of detection and limit of quantitation

RCLs - residual contaminant levels

µg/kg - micrograms per kilogram

TABLE 4 (CONTINUED)

SUMMARY OF SOIL SAMPLE ANALYTICAL RESULTS - DETECTED DIESEL RANGE ORGANICS AND POLYCYCLIC AROMATIC HYDROCARBONS

SITE INVESTIGATION/REMEDIAL ACTION OPTION REPORT

FORMER MILWAUKEE SCRAP METAL COMPANY

1236 West Pierce Street
Milwaukee, Wisconsin

PARAMETERS	SAMPLE IDENTIFICATION											NR 720 GENERIC RCLs	
	P-16		P-17		P-18		P-19		PMW-5		MW-12R	PROTECTION OF GROUNDWATER	DIRECT CONTACT (INDUSTRIAL)
Date Collected	11/17/99	11/17/99	1/21/00	1/21/00	1/21/00	1/21/00	1/21/00	1/21/00	11/17/99	11/17/99	5/22/00	---	---
Depth (feet bgs)	3-5	7-9	4-5	8-10	2-4	8-10	2-4	8-10	2-4	8-10	33-35	---	---
Moisture (%)	15	16	5	3	17	8	7	4	12	12	14.6	---	---
DRO (mg/kg)	---	---	---	---	---	---	---	---	---	---	1.7	100/250	---
PAHs (µg/kg)													
1-Methyl Naphthalene	<5,560	<2,800	<50	<49	<566	<51	<508	<49	<5,320	<535	<55	23,000	70,000,000
2-Methyl Naphthalene	8,570 # Q	<2,620	<46	<46	<529	<48	<476	<46	<4,980	1,070 Q	<52	20,000	40,000,000
Acenaphthene	<7,090	<3,580	134 Q	<62	<722	<65	<649	<63	18,100 # Q	<683	<70	38,000	60,000,000
Acenaphthylene	<6,150	<3,100	<55	<54	<626	<56	<562	<54	<5,890	<592	<61	700	360,000
Anthracene	3,720	632 Q	11 Q	<10	176 Q	15 Q	184 Q	<10	5,520 #	322 Q	<11	3,000,000	300,000,000
Benzo(a)anthracene	12,600 #	614	15 Q	<1.2	295	10	238	<1.3	5,530 #	399 Q	<1.4	17,000	3,900
Benzo(a)pyrene	1,830 Q	888	<14	<2.8	566	15	438 Q	<2.8	6,500 #	<308	<3.2	48,000	390
Benzo(b)fluoranthene	9,570 #	268 Q	41	<2.0	331 Q	8.4	286 Q	<2.0	6,360 #	524 Q	<2.2	360,000	3,900
Benzo(ghi)perylene	17,000 #	1,290	<14	<2.7	626	15	627	<2.7	7,790 #	1,460	<3.0	6,800,000	39,000
Benzo(k)fluoranthene	4,080	268	4.8 Q	<0.52	179	4.3	157	<0.52	1,860	<57	<0.59	870,000	39,000
Chrysene	10,500 # Q	435 Q	1,950	<6.1	6560 #	9.1 Q	1,370	<6.2	4,800	<672	<6.9	37,000	390,000
Dibenzo(a,h)anthracene	2,300	137 Q	16	<0.93	132 Q	<0.97	70 Q	<0.94	883	194 Q	<1.1	38,000	390
Fluoranthene	22,200 #	2,040 Q	231	<25	<289	38 Q	616 Q	<25	7,850 # Q	1,370	<28	500,000	40,000,000
Fluorene	<768	459 Q	11 Q	<6.7	<78	9.4 Q	<70	<6.8	1,110 Q	96 Q	<7.6	100,000	40,000,000
Indeno(1,2,3-cd)pyrene	6,420 #	<465	<8.2	<8.1	573	<8.4	170 Q	<8.1	3,390	478	<9.1	680,000	3,900
Naphthalene	11,700 # Q	<4,890	<87	<85	<987	<89	<886	<86	<9,290	<934	<96	400	110,000
Phenanthrene	<662	<334	<5.9	<5.8	<67	9.6 Q	<61	<5.8	<634	<64	<6.6	1,800	390,000
Pyrene	<4,960	<501	45 Q	<8.7	2,220	16 Q	<454	<8.8	3,560 Q	<957	<9.8	8,700,000	30,000,000

Notes:

- Bold values exceed RCLs for direct contact of industrial sites
- Boxed values exceed RCLs for the protection of groundwater
- # - laboratory note - exceeds laboratory calibration curve
- - not analyzed or not applicable
- < - less than
- bgs - below ground surface
- DRO - diesel range organics
- mg/kg - milligrams per kilogram
- PAHs - polycyclic aromatic hydrocarbons
- Q - result between the limit of detection and limit of quantitation
- RCLs - residual contaminant levels
- µg/kg - micrograms per kilogram

TABLE 6
SUMMARY OF SOIL SAMPLE ANALYTICAL RESULTS - DETECTED METALS

SITE INVESTIGATION/REMEDIAL ACTION OPTION REPORT

FORMER MILWAUKEE SCRAP METAL COMPANY
1236 West Pierce Street
Milwaukee, Wisconsin

PARAMETERS	SAMPLE IDENTIFICATION										NR 605 TCLP REGULATORY LEVEL (mg/l)	NR 720 GENERIC RCLS DIRECT CONTACT (INDUSTRIAL)	BACKGROUND SOIL CONCENTRATION RANGE					USEPA REGION 9 PRGs		
	P-5		P-6		P-8		P-15		P-16				(1)		(4)			RESIDENTIAL	INDUSTRIAL	
	11/5/99	11/17/99	11/17/99	11/5/99	11/5/99	11/17/99	11/17/99	11/17/99	11/17/99	11/17/99			TYPICAL	MAXIMUM	(2)	(3)	AVERAGE			MAXIMUM
Date Collected	11/5/99	11/17/99	11/17/99	11/5/99	11/5/99	11/17/99	11/17/99	11/17/99	11/17/99	11/17/99										
Depth (feet bgs)	0-2	4-6	8-10	2-4	8-10	2-4	8-10	3-5	7-9											
Total Metals (mg/kg)																				
Arsenic	<5.0	<5.6	<5.6	<5.1	<4.7	<5.6	<5.6	<5.7	<5.6	5.0	1.6	1-40	0.1-500	2-5	1-50	7.2	<0.1-97	5.0	22	4,400
Barium	41	45	39	8.7	6.5	46	52	174	55	100	—	100-3,500	10-10,000	—	100-3,000	580	10-5,000	100	5,400	100,000
Cadmium	<0.4	<0.4	<0.4	<0.4	<0.4	<0.4	<0.4	<0.4	<0.4	1	510	0.01-7	0.01-45	0.01-7	0.01-0.7	—	—	<1.0	37	810
Chromium	7.8	15	13	2.8	3.1	15	15	17	20	5	200(6)	5-3,000	0.5-10,000	5-200	1-1,000	54	1-2,000	<100.0	50	64
Lead	1,000	13	12	18	<2.9	8.3	11	215	11	5	500	2-200	0.1-3,000	15-25	2-200	19	<10-700	2-200	40	1,000
Mercury	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	0.2	—	0.01-0.08	—	0.01-0.5	0.01-0.3	0.09	<0.01-4.6	0.03	23	610
Selenium	<4.8	<5.4	<5.4	<4.9	7.8	<5.4	<5.4	<5.5	<5.3	1	—	0.1-2.0	0.01-400	—	0.01-2	0.39	<0.1-4.3	0.1-2	390	10,000
Silver	<0.6	<0.6	<0.6	<0.6	<0.5	<0.6	<0.6	<0.6	<0.6	5	—	0.1-5	0.1-50	—	0.01-5	—	—	<0.1	390	10,000
Cyanide	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
TCLP Lead (mg/l)	0.14 Q	—	—	—	—	—	—	—	—	5.0	—	—	—	—	—	—	—	—	—	—
SPLP Lead (mg/l)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Notes:

Boxed values exceed NR 720 RCLs for direct contact at an industrial site

— - not analyzed for, no reference or not applicable

< - less than

bgs - below ground surface

ES - NR 140 enforcement standard

mg/kg - milligrams per kilogram

mg/l - milligrams per liter

P-7 and P-8 were not sampled for total metals

PAL - preventive action limit

Q - result between the limit of detection and limit of quantitation

RCLs - residual contaminant levels

SPLP - synthetic precipitation leaching procedure

TCLP - toxicity characteristic leaching procedure

(1) Table 3.1, Native Soil Concentrations of Various Elements, Dragun, James, The Soil Chemistry of Hazardous Materials, Hazardous Material Control Research Institute, 1988

(2) Wisconsin Department of Natural Resources Correspondence, File Reference 3420, Heavy Metals in Soils, June 20, 1980

(3) United States Environmental Protection Agency, Hazardous Waste Land Treatment, publication SW-874, April 1983, Table 6.46, page 273.

(4) United States Geological Survey, Professional Paper 1270, Element Concentrations in Soils and Other Surficial Materials of the Conterminous United States, Shacklette, H.T., Boermgen, J.G., 1984

(5) The Handbook of Trace Elements, Paris, I & Jones, J.B. Sr., Table 1.2, Abundance of Trace Elements in the Lithosphere and Soils, CRC Press LLC, 1997

(6) for hexavalent chromium

TABLE 6 (CONTINUED)
SUMMARY OF SOIL SAMPLE ANALYTICAL RESULTS - DETECTED METALS

SITE INVESTIGATION/REMEDIAL ACTION OPTION REPORT

FORMER MILWAUKEE SCRAP METAL COMPANY
1236 West Pierce Street
Milwaukee, Wisconsin

PARAMETERS	SAMPLE IDENTIFICATION											NR 605 TCLP REGULATORY LEVEL (mg/l)	NR 720 GENERIC RCLS DIRECT CONTACT (INDUSTRIAL)	BACKGROUND SOIL CONCENTRATION RANGE							USEPA REGION 9 PRGs		
	P-17		P-18		P-19		PMW-5*		MW-14		MW-12R			(1)		(4)			RESIDENTIAL	INDUSTRIAL			
	1/21/00	1/21/00	1/21/00	1/21/00	1/21/00	1/21/00	11/17/99	11/17/99	1/21/00	1/21/00	5/22/00			TYPICAL	MAXIMUM	(2)	(3)	AVERAGE			MAXIMUM	(5)	
Date Collected	1/21/00	1/21/00	1/21/00	1/21/00	1/21/00	1/21/00	11/17/99	11/17/99	1/21/00	1/21/00	5/22/00												
Depth (feet bgs)	4-5	8-10	2-4	8-10	2-4	8-10	2-4	8-10	4-6	24-26	33-35												
Total Metals (mg/kg)																							
Arsenic	—	—	—	—	—	—	<5.0	<5.0	—	—	—	5.0	1.6	1-40	0.1-500	2-5	1-50	7.2	<0.1-97	5.0	22	4,400	
Barium	—	—	—	—	—	—	138	87	—	—	—	100	—	100-3,500	10-10,000	—	100-3,000	580	10-5,000	100	5,400	100,000	
Cadmium	—	—	—	—	—	—	1 Q	<0.4	—	—	—	1	—	0.01-7	0.01-45	0.01-7	0.01-0.7	—	—	<1.0	37	810	
Chromium	—	—	—	—	—	—	17	19	—	—	—	5	200 (6)	5-3,000	0.5-10,000	5-200	1-1,000	54	<1-2,000	<100.0	50	64	
Lead	11	15	121	18	271	16	5,300	243	149	12	9.4	5	500	2-200	0.1-3,000	15-25	2-200	19	<10-700	2-200	40	1,000	
Mercury	—	—	—	—	—	—	<0.1	<0.1	—	—	—	0.2	—	0.01-0.08	—	0.01-0.5	0.01-0.3	0.09	<0.01-4.6	0.03	23	610	
Selenium	—	—	—	—	—	—	<4.8	<4.8	—	—	—	1	—	0.1-2.0	0.01-400	—	0.01-2	0.39	<0.1-4.3	0.1-2	390	10,000	
Silver	—	—	—	—	—	—	<0.6	<0.6	—	—	—	5	—	0.1-5	0.1-50	—	0.01-5	—	—	<0.1	390	10,000	
Cyanide	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
TCLP Lead (mg/l)	—	—	—	—	—	—	1.1	16	—	—	—	5.0	—	—	—	—	—	—	—	—	—	—	—
SPLP Lead (mg/l)	—	—	—	—	—	—	—	0.48	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Notes:

Boxed values exceed NR 720 RCLs for direct contact at an industrial site

— - not analyzed for, no reference or not applicable

< - less than

bgs - below ground surface

ES - NR 140 enforcement standard

mg/kg - milligrams per kilogram

mg/l - milligrams per liter

P-7 and P-8 were not sampled for total metals

PAL - preventive action limit

Q - result between the limit of detection and limit of quantitation

RCLs - residual contaminant levels

SPLP - synthetic precipitation leaching procedure

TCLP - toxicity characteristic leaching procedure

(1) Table 3.1, Native Soil Concentrations of Various Elements, Dragun, James,

The Soil Chemistry of Hazardous Materials, Hazardous Material Control

Research Institute, 1988

(2) Wisconsin Department of Natural Resources Correspondence,

File Reference 3420, Heavy Metals in Soils, June 20, 1980

(3) United States Environmental Protection Agency, Hazardous Waste

Land Treatment, publication SW-874, April 1983, Table 6.46, page 273.

(4) United States Geological Survey, Professional Paper 1270, Element

Concentrations in Soils and Other Surficial Materials of the

Conterminous United States, Shacklette, H.T., Boerngen, J.C., 1984

(5) The Handbook of Trace Elements, Paris, I & Jones, J.B. Sr.,

Table 1.2, Abundance of Trace Elements in the Lithosphere and Soils,

CRC Press LLC, 1997

(6) for hexavalent chromium

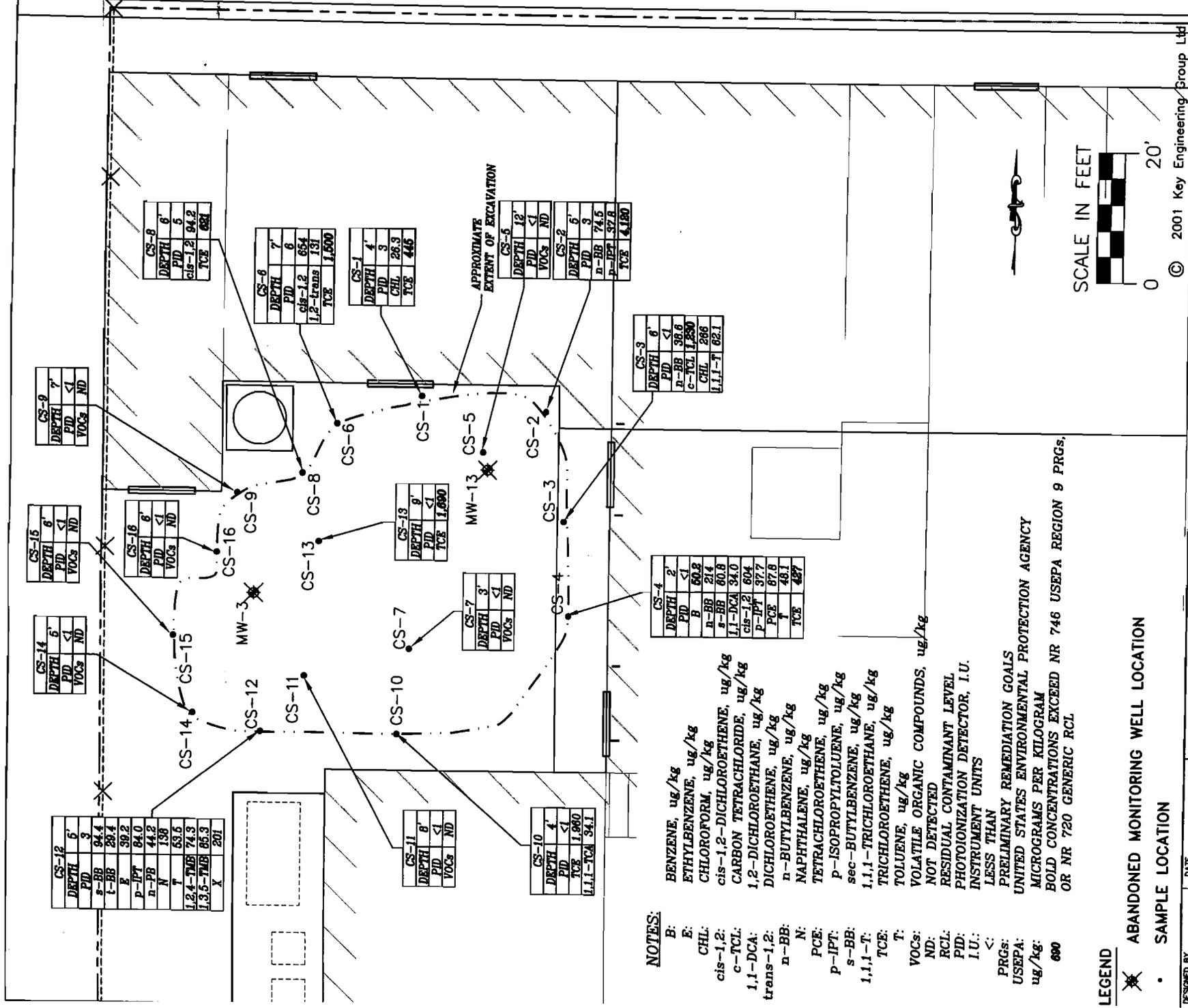
* - Lead data also presented in Table 8 - Summary of Lead Battery Storage Area Soil Sample Analytical Results

TABLE 8
SUMMARY OF SOIL SAMPLE ANALYTICAL RESULTS - LEAD BATTERY STORAGE AREA
SITE INVESTIGATION/REMEDIAL ACTION OPTION REPORT
FORMER MILWAUKEE SCRAP METAL COMPANY
1238 West Pierce Street
Milwaukee, Wisconsin

PARAMETERS	SAMPLE IDENTIFICATION																		NR 720 RCLs DIRECT CONTACT (INDUSTRIAL)	NR 605 TCLP REGULATORY LEVEL (mg/l)											
	B-4		B-5		P-1		P-2		P-3		P-4		P-5		P-16		PMW-5				P-17		P-18		P-19		P-29		P-30		
Date Collected	7/31/96	7/31/96	7/31/96	7/31/96	9/10/99	9/10/99	9/10/99	9/10/99	9/10/99	9/10/99	9/10/99	9/10/99	9/10/99	11/5/99	11/17/99	11/17/99	11/17/99	11/17/99	11/17/99	1/21/00	1/21/00	1/21/00	1/21/00	1/21/00	1/21/00	1/21/00	1/21/00	5/22/00	5/22/00	---	---
Depth (feet bgs)	1-3	5-7	1-3	7-9	2-4	10-12	2-4	8-10	2-3	8-10	2-4	8-10	0-2	3-5	7-9	2-4	8-10	4-5	8-10	2-4	8-10	2-4	8-10	2-4	8-10	3-5	1-3	---	---		
pH (s.u.)	7.5	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---		
Total Lead (mg/kg)	590	120	710	60	24	22	690	28	93	330	1,100	91	1,000	215	11	5,300	243	11	15	121	18	271	16	655	2,110	500	---				
TCLP Lead (mg/l)	---	---	71	---	---	---	---	---	---	0.061	0.24	---	0.14 Q	---	---	1.1	16	---	---	---	---	---	---	---	---	0.32	5.4	---	5.0		
SPLP Lead (mg/l)	---	---	---	---	0.0019	0.0016	---	---	---	<0.0015	<0.0015	<0.0015	---	---	---	0.48	---	---	---	---	---	---	---	---	---	---	---	---			

Notes:

- Boxed values exceed established NR 720 generic RCLs for Direct Contact at industrial sites
- < - less than
- - not analyzed for or not applicable
- B-4, B-5 and P-1 through P-4 were installed prior to the Phase II ESA
- bgs - below ground surface
- ES - NR 140 enforcement standard
- ESA - environmental site assessment
- mg/kg - milligrams per kilogram
- mg/l - milligrams per liter
- PAL - NR 140 preventive action limit
- Q - result between the limit of detection and limit of quantitation
- RCLs - residual contaminant levels
- SPLP - synthetic precipitation leaching procedure
- s.u. - standard units
- TCLP - toxicity characteristic leaching procedure



NOTES:

- B: BENZENE, ug/kg
- E: ETHYLBENZENE, ug/kg
- CHL: CHLOROFORM, ug/kg
- cis-1,2: cis-1,2-DICHLOROETHENE, ug/kg
- c-TCL: CARBON TETRACHLORIDE, ug/kg
- 1,1-DCA: 1,2-DICHLOROETHANE, ug/kg
- trans-1,2: DICHLOROETHENE, ug/kg
- n-BB: n-BUTYLBENZENE, ug/kg
- N: NAPHTHALENE, ug/kg
- PCE: TETRACHLOROETHENE, ug/kg
- p-IPT: p-ISOPROPYLTOLUENE, ug/kg
- s-BB: sec-BUTYLBENZENE, ug/kg
- 1,1,1-T: 1,1,1-TRICHLOROETHANE, ug/kg
- TCE: TRICHLOROETHENE, ug/kg
- T: TOLUENE, ug/kg
- VOCs: VOLATILE ORGANIC COMPOUNDS, ug/kg
- ND: NOT DETECTED
- RCL: RESIDUAL CONTAMINANT LEVEL
- PID: PHOTOIONIZATION DETECTOR, I.U.
- I.U.: INSTRUMENT UNITS
- <: LESS THAN
- PRGs: PRELIMINARY REMEDIATION GOALS
- USEPA: UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
- ug/kg: MICROGRAMS PER KILOGRAM
- 690: BOLD CONCENTRATIONS EXCEED NR 746 USEPA REGION 9 PRGs, OR NR 720 GENERIC RCL

LEGEND

- ABANDONED MONITORING WELL LOCATION
- SAMPLE LOCATION

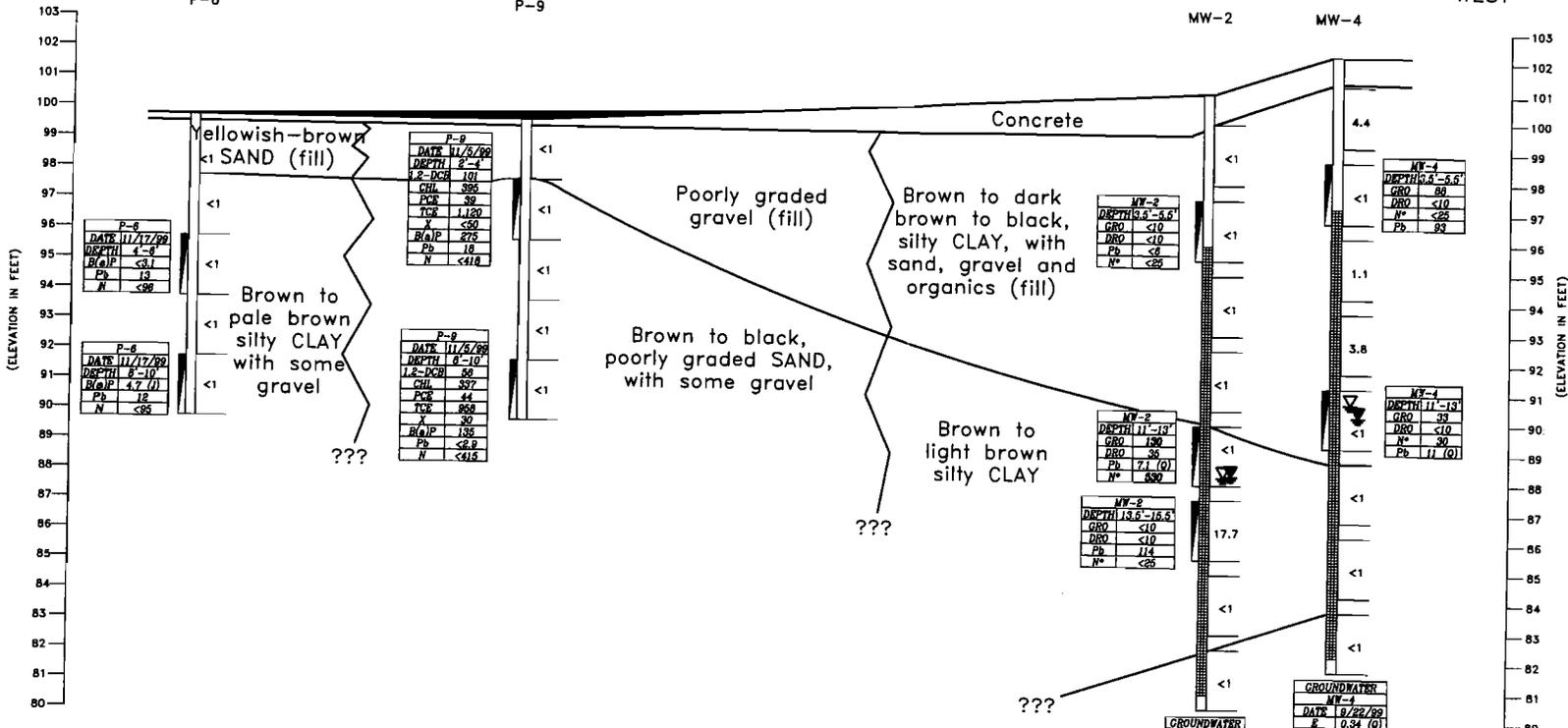
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DESIGNED BY	MRM	DATE	2/21/03	<p>FIGURE 3 SUMMARY OF EXCAVATION CONFIRMATION SOIL SAMPLE ANALYTICAL RESULTS FORMER MILWAUKEE SCRAP PROPERTY 1236 WEST PIERCE STREET MILWAUKEE, WISCONSIN</p>
DRAWN BY	CTM	PROJECT	0607011	
APPROVED BY	D.J.G	SHEET NO.	3	
<small>CAUTION: VACAD\0607011\3.3\06070113302.dwg JMAN</small>				

A EAST

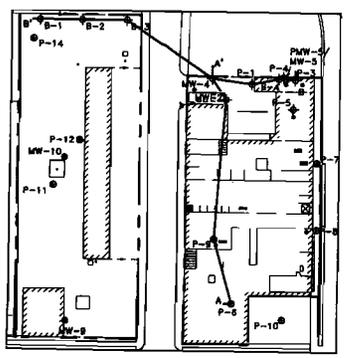
SCHEMATIC CROSS SECTION A-A'

A' WEST



- SOIL NOTES**
- GR: GASOLINE RANGE ORGANICS, mg/kg
 - DR: DIESEL RANGE ORGANICS, mg/kg
 - N: NAPHTHALENE, ug/kg
 - 1,2-DCA: 1,2-DICHLOROETHANE, ug/kg
 - CHL: CHLOROFORM, ug/kg
 - PCE: TETRACHLOROETHENE, ug/kg
 - TCF: TRICHLOROETHENE, ug/kg
 - X: TOTAL XYLENES, ug/kg
 - B(a)P: BENZO(A)PYRENE, ug/kg
 - Pb: LEAD, mg/kg
 - mg/kg: MILLIGRAMS PER KILOGRAM
 - ug/kg: MICROGRAMS PER KILOGRAM
 - <: LESS THAN
 - (1): CONCENTRATION BETWEEN LIMIT OF DETECTION AND LIMIT OF QUANTIFICATION

- GROUNDWATER NOTES**
- VOCs: VOLATILE ORGANIC COMPOUNDS, ug/l
 - 1,1-DCA: 1,1-DICHLOROETHANE, mg/l
 - 1,2-DCE: 1,2-DICHLOROETHENE, ug/l
 - cis-1,2: cis-1,2-DICHLOROETHENE, ug/l
 - T: TOLUENE, ug/kg
 - Ac: ACETIC, mg/l
 - Cy: CYANIDE, mg/l
 - Cr: CHROMIUM, mg/l
 - Cu: COPPER, mg/l
 - Pb: DISSOLVED LEAD, mg/l
 - H: NAPHTHALENE, ug/l
 - M: NAPHTHALENE FROM VOC SCAN, ug/l
 - M: MERCURY, mg/l
 - mg/l: MILLIGRAMS PER LITER
 - ug/l: MICROGRAMS PER LITER
 - <: LESS THAN
 - ND: NOT DETECTED ABOVE LABORATORY METHOD DETECTION LIMITS
 - (1): ESTIMATED QUANTITY



- LEGEND**
- GROUNDWATER LEVEL (9/22/99)
 - GROUNDWATER LEVEL (11/24/99) (VALUE TAKEN FROM SOIL BORING LOG)
 - GROUNDWATER MONITORING WELL SCREEN INTERVAL
 - SOIL SAMPLE INTERVAL
- (450)** CONCENTRATION EXCEEDS NR 720 GENERIC RESIDUAL CONTAMINANT LEVEL FOR DIRECT CONTACT AT INDUSTRIAL SITES

0 15 30 (HORIZONTAL)
0 2 4 (VERTICAL)

HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=4'

DRN. BY:	J.J.J.	DATE:	09/06/00
DSN. BY:	M.L.B.	FILE NO.:	0607011
CHK. BY:	L.J.W.	DWG. NO.:	0607011C
REV. BY:	G.L.J.	SHEET NO.:	4A



FIGURE 4A
SCHEMATIC CROSS-SECTION A-A'

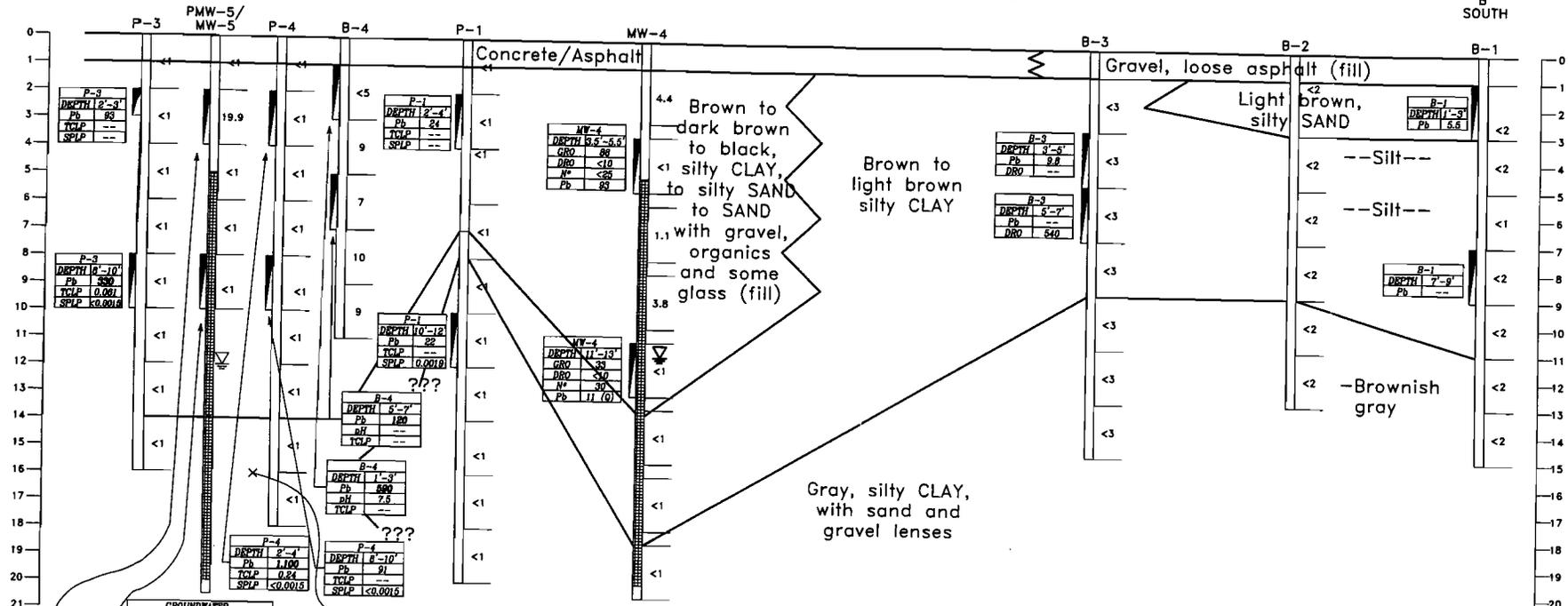
SITE INVESTIGATION/
REMEDIAL ACTION OPTIONS REPORT
FORMER MILWAUKEE SCRAP METAL COMPANY
1236 & 1239 W. PIERCE STREET
MILWAUKEE, WISCONSIN

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B NORTH

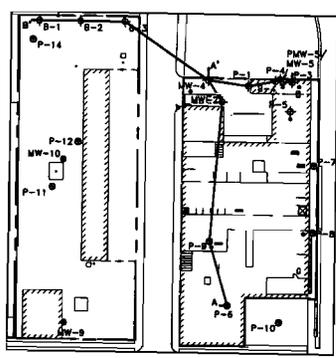
SCHEMATIC CROSS SECTION B-B'

B' SOUTH



GROUNDWATER	
MW-5	
DATE	ANALYSES
11/19/99	11/19/99
11-18-DCE	0.67
T	0.43
Pb	8.7
1,1-DCA	0.55
TCE	0.34
0.39	

Dark gray, silty SAND, sand and gravel



CROSS-SECTION LOCATION MAP

GROUNDWATER NOTES
 1,1-DCA: 1,1-DICHLOROETHANE, ug/l
 1,1-DCE: 1,1-DICHLOROETHENE, ug/l
 T: TOLUENE, ug/l
 E: ETHYLENEGLYCOL, ug/l
 TCE: TRICHLOROETHENE, ug/l
 Pb: DISSOLVED LEAD, ug/l
 ug/l: MICROGRAMS PER LITER
 <: LESS THAN
 -: NOT ANALYZED
 (Q): CONCENTRATION BETWEEN LIMIT OF DETECTION AND LIMIT OF QUANTITATION

SOIL NOTES
 GRO: GASOLINE RANGE ORGANICS, mg/kg
 DRO: DIESEL RANGE ORGANICS, mg/kg
 Pb: TOTAL LEAD, mg/kg
 T: TOTAL TOLUENE, mg/kg
 1,1-DCA: 1,1-DICHLOROETHANE, ug/kg
 N(A)P: NAPHTHALENE, ug/kg
 pH: ACIDITY, pH UNITS
 TCLP: TOXICITY CHARACTERISTIC LEACHING PROCEDURE LEAD, mg/l
 SPLP: SYNTHETIC PRECIPITATION LEACHING PROCEDURE LEAD, mg/l
 N: NAPHTHALENE, ug/kg
 N(M)P: NAPHTHALENE FROM VOC SCAN, ug/kg
 mg/kg: MILLIGRAMS PER KILOGRAM
 ug/kg: MICROGRAMS PER KILOGRAM
 ug/l: MICROGRAMS PER LITER
 <: LESS THAN
 -: NOT ANALYZED
 (Q): CONCENTRATION BETWEEN LIMIT OF DETECTION AND LIMIT OF QUANTITATION
 (I): ESTIMATED QUANTITY

- LEGEND**
- GROUNDWATER LEVEL
 - SOIL SAMPLE INTERVAL
 - GROUNDWATER MONITORING WELL SCREEN INTERVAL
 - CONCENTRATION EXCEEDS NR 720 GENERIC RESIDUAL CONTAMINANT LEVEL FOR DIRECT CONTACT AT INDUSTRIAL SITE

0 15 30 (HORIZONTAL)	
0 4 8 (VERTICAL)	
HORIZONTAL SCALE: 1"=30'	
VERTICAL SCALE: 1"=5'	
DRN. BY: J.J.J.	DATE: 09/06/00
DSN. BY: M.L.B.	FILE NO.: 0607011
CHK. BY: L.J.W.	DWG. NO.: 0607011D
REV. BY: G.L.J.	SHEET NO.: 4B



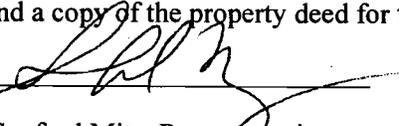
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FIGURE 4B
SCHEMATIC CROSS-SECTION B-B'
 SITE INVESTIGATION/
 REMEDIAL ACTION OPTIONS REPORT
 FORMER MILWAUKEE SCRAP METAL COMPANY
 1236 & 1239 W. PIERCE STREET
 MILWAUKEE, WISCONSIN

Reference: *Geographic Information System Registry*
Former Milwaukee Scrap Metal Company
1236 West Pierce Street
Milwaukee, Wisconsin 53204
BRRTS #: 02-41-118356
FID #: 241915190

To Whom it May Concern:

I, Sanford Mitz, representative for the responsible party, L & M Holdings, do hereby declare to the best of my knowledge that the attached legal property description represents completely and accurately the above referenced property for which I am requesting listing on the Wisconsin Department of Natural Resources Geographic Information System Registry of Closed Remediation Sites.

Please find a copy of the property deed for the above referenced property.

Signed: 

Date: 1/28/04

Sanford Mitz, Representative
L & M Holdings