

**GIS REGISTRY INFORMATION**

**SITE NAME:** EGS Electrical Group - Appleton  
**BRRS #:** 02-41-373410 **FID # (if appropriate):** 241015390  
**COMMERCE # (if appropriate):** \_\_\_\_\_  
**CLOSURE DATE:** 7-16-07  
**STREET ADDRESS:** 2105 5<sup>th</sup> Avenue  
**CITY:** Milwaukee

**SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):** X= 695453 Y= 272956

**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:** \_\_\_\_\_

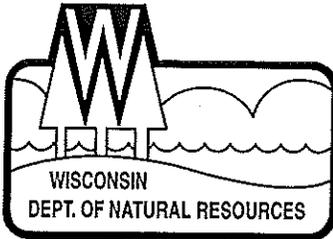
**GPS COORDINATES (meters in WTM91 projection):** X= \_\_\_\_\_ Y= \_\_\_\_\_

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

**DOCUMENTS NEEDED:** CD plus hard copy of deed

- Closure Letter, and any conditional closure letter issued
- Copy of most recent deed, including legal description, for all affected properties hard copy
- Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties NA
- County Parcel ID number, if used for county, for all affected properties 772-9976
- 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) NA
- Copy of (soil or land use) deed restriction(s) or deed notice if any required as a condition of closure NA

cap maintenance plan



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 53212-0436  
Telephone 414-263-8500  
FAX 414-263-8606  
TTY 711

July 16, 2007

Mr. Clarence W. Myers  
Emerson Electric Company  
8000 W. Florissant  
St. Louis, MO 63136

FID# 241015390  
BRRTS# 02-41-373410

Subject: Final Closure for the Appleton EGS Facility, 2105 Fifth Avenue, South Milwaukee

Dear Mr. Myers:

The Wisconsin Department of Natural Resources (Department) notified you on November 24, 2006 that conditional closure was issued to this case. On June 18, 2007, the Department received correspondence indicating that you have complied with the requirements of closure. These conditions were the abandonment of monitoring wells and the disposal of any residual waste. Based on the correspondence and data provided, it appears that your case meets the requirements of ch. NR 726, 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 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.

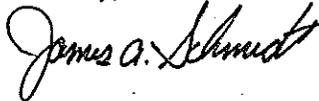
Pursuant to s. 292.12(2)(a), Wis. Stats., the building, pavement, gravel and soil cover that currently exists in the location shown on the attached map shall be maintained in compliance with the attached maintenance plan in order to minimize the infiltration of water and prevent additional groundwater contamination that would violate the groundwater quality standards in ch. NR 140, Wis. Adm. Code, and 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, building foundation, soil or gravel cover 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.

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 Brenda Boyce at (414) 263-8366.

Sincerely,



James A. Schmidt  
Southeast Remediation & Redevelopment Team Supervisor

Enclosure

c: Paula Berger -- WSP Environmental Strategies



ENVIRONMENTAL STRATEGIES

123 North Third Street, #706 • Minneapolis, Minnesota 55401 • (612) 343-0510 • Fax (612) 343-0506

**PAVEMENT, SURFACE COVER, AND BUILDING BARRIER MAINTENANCE PLAN**

**APPLETON EGS FACILITY**

**2105 5<sup>TH</sup> AVENUE**

**SOUTH MILWAUKEE, WISCONSIN**

**FID 241-015-390, BRRTS 04-41-263587,**

**BRRTS 04-41-256312**

**PREPARED**

**BY**

**WSP ENVIRONMENTAL STRATEGIES LLC**

**NOVEMBER 9, 2006**

**PAVEMENT, SURFACE COVER, AND BUILDING BARRIER MAINTENANCE PLAN**  
**APPLETON EGS FACILITY**  
**2105 5<sup>TH</sup> AVENUE**  
**SOUTH MILWAUKEE, WISCONSIN**

**PROPERTY LEGAL DESCRIPTION**

That part of the North West ¼ of Section 12, Township 5 North, Range 22 East, in the City of South Milwaukee, County of Milwaukee, State of Wisconsin, bounded and described as follows: Commencing at the intersection of the center line of 5<sup>th</sup> Avenue and Michigan Avenue, as the same appears on plat of Addition No. 3 of the Townsite of South Milwaukee; running thence Northerly along the center line of 5<sup>th</sup> Avenue to the South line of the right-of-way of the Chicago and Northwestern Railway Company; thence following the South Westerly line of said right-of-way to its intersection with the center line of Third Avenue, as it appears on said plat; thence South along the center line of Third Avenue to the intersection of said center line with the center line of Michigan Avenue aforesaid; thence Westerly along the center line of Michigan Avenue to the place of beginning. ALSO all that part of the North East ¼ of Section 11, Township 5 North, Range 22 East in the City of South Milwaukee, County of Milwaukee, State of Wisconsin, which is bounded and described as follows, to-wit: Commencing at a stone monument at the North side of Milwaukee Avenue and the East line of Section 11, in Township 5 North, Range 22 East, in the City of South Milwaukee, County of Milwaukee, State of Wisconsin, thence South 89°42' West along the North side of Milwaukee Avenue 199.90 feet to a stone monument; thence North 13°8'30" West along the Easterly line of said Lake Road 160 feet to a stone monument; thence North 6°8'30" West along the East line of said Lake Road, 80.25 feet to a stone monument in the Southerly right-of-way line of the Chicago & Northwestern Railway Company spur; thence South 64°33'30" East along said right-of-way line 277.15 feet to the East line of Section 11; thence South along the Section line 117.60 feet to the place of beginning, together with the East ½ of vacated Lake Road adjoining said premises on the West.

Property Tax I.D. Number: 772-9976



## Pavement, Surface Cover, and Building Maintenance Plan

### **Introduction**

This document is the Maintenance Plan for a pavement, surface cover, and building barrier at the Appleton EGS facility located at 2105 Fifth Avenue, in South Milwaukee, Milwaukee County, Wisconsin. It was prepared in accordance with the requirements of s. NR 724.13(2), Wisconsin Administrative Code. The maintenance activities relate to the existing building and other surfaces occupying the area over a contaminated soil and groundwater plume on the property. The contaminated soil and groundwater is impacted by diesel range organic (DRO) compounds and polycyclic aromatic hydrocarbons. DRO and benzo(a)pyrene are in soil at concentrations above recommended residual contaminant levels (RCLs) for the industrial direct contact exposure pathway; DRO, acenaphthylene, naphthalene, and phenanthrene are in soil at concentrations above recommended RCLs for the migration to groundwater pathway; and benzo(a)pyrene, benzo(b)fluoranthene, and pyrene are in groundwater above ch. NR 140, Wisconsin Administrative Code Enforcement Standards. The location of the paved, gravel, and grass-covered surfaces and building to be maintained in accordance with the Maintenance Plan, as well as the impacted groundwater and soil are identified in the attached map (Exhibit A).

### **Pavement, Surface Cover, and Building Barrier Purpose**

The paved surfaces, gravel and vegetated surface cover, and the building foundation over the contaminated soil and groundwater plume serve as a barrier to prevent direct human contact with residual soil contamination that might otherwise pose a threat to human health. The paved surfaces and building foundation also act as a partial infiltration barrier to minimize future soil-to-groundwater contamination migration that may violate the groundwater standards in ch. NR140, Wisconsin Administrative Code. Based on the current and future use of the property, the barrier should function as intended unless disturbed.

### **Annual Inspection**

The paved surfaces and building foundation overlying the contaminated soil and groundwater plume 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 additional exposure or infiltration into underlying soils. Gravel and grass-covered surfaces will be inspected for open or bare spots where underlying soil may be exposed. 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 inspection and any repairs will be maintained by the property owner and is included as Exhibit B, Cover Inspection Log. The log will include recommendations for necessary repair of any areas where underlying soils are exposed. After repairs are completed, they will be documented in the inspection log. A copy of the inspection log will be sent to the Wisconsin Department of Natural Resources (WDNR) at least annually after every inspection, unless otherwise directed in the case closure letter.

### **Maintenance Activities**

If problems are noted during the annual inspection or at any other time during the year, repairs will be scheduled as soon as practical. Repairs can include patching and filling operations, re-seeding or sodding grass-covered areas, 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 paved, gravel, or grass-covered surfaces and/or the building overlying the contaminated soil or groundwater plume are removed or replaced, the replacement barrier must be equally or more impervious. 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 surfaces and 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.

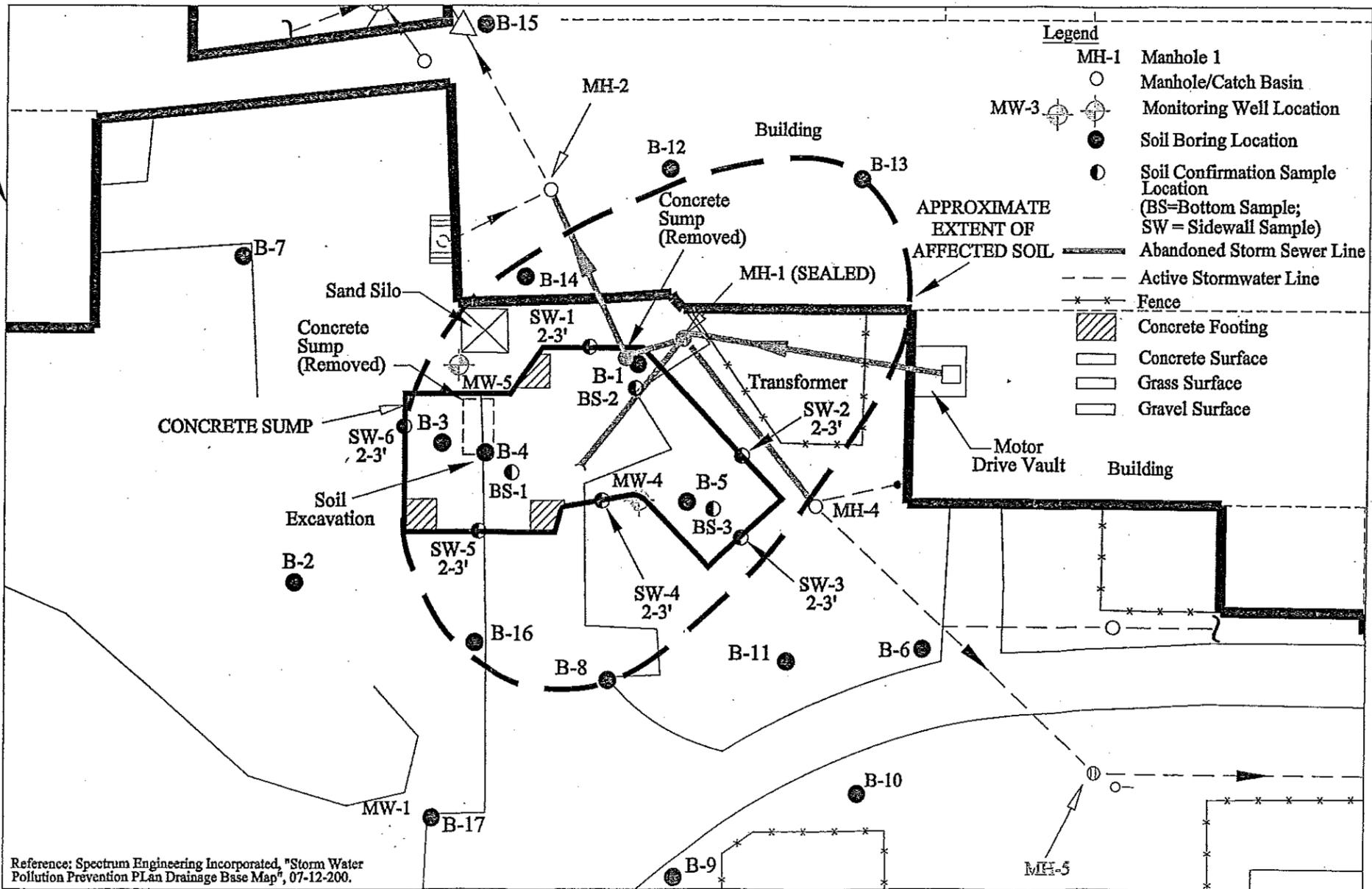
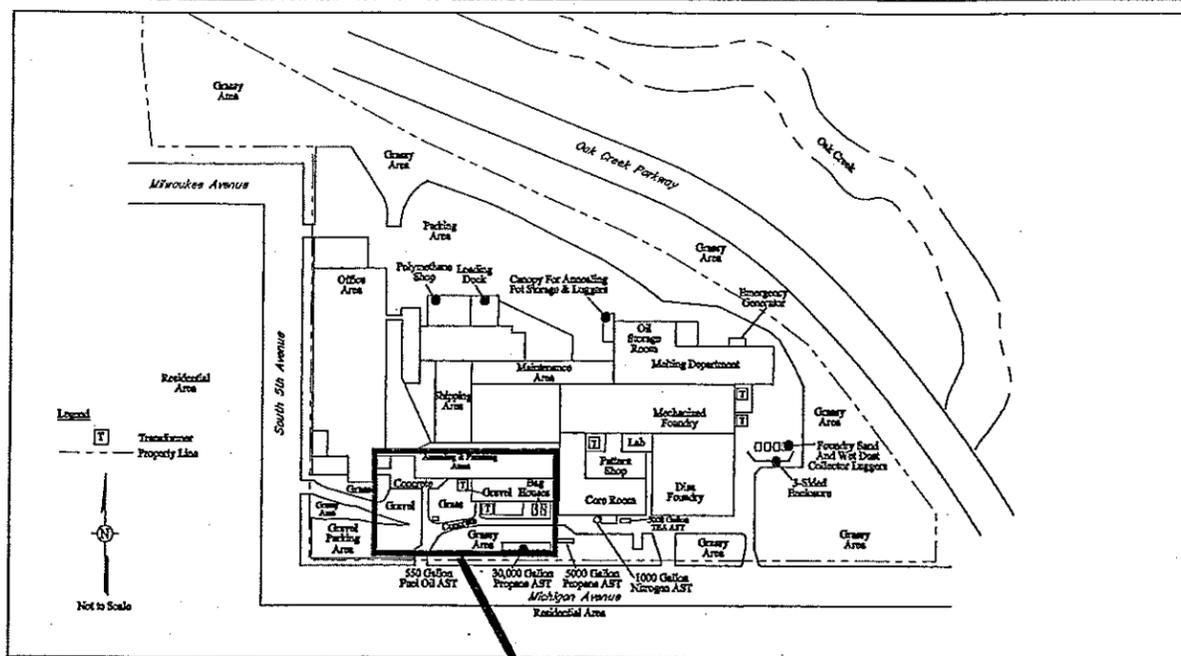
#### **Contact Information**

As of November 2006

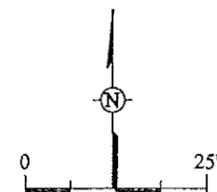
Site Owner and Operator: Clarence Myers  
Emerson  
8000 W. Florissant  
St. Louis, MO 63136-8505  
(314) 553-1007

Consultant: Paula Berger  
WSP Environmental Strategies  
123 North 3<sup>rd</sup> Street, Suite 706  
Minneapolis, MN 55401  
(612) 343-05610

WDNR: Brenda Boyce  
Bureau for Remediation & Redevelopment  
Southeast Region Headquarters  
2300 N. Dr. Martin Luther King Jr. Drive  
Milwaukee, WI 53212-0436  
(414) 263-8366



- Legend**
- MH-1 Manhole 1
  - Manhole/Catch Basin
  - MW-3 Monitoring Well Location
  - Soil Boring Location
  - Soil Confirmation Sample Location (BS=Bottom Sample; SW = Sidewall Sample)
  - Abandoned Storm Sewer Line
  - - - Active Stormwater Line
  - \* \* \* Fence
  - ▨ Concrete Footing
  - ▭ Concrete Surface
  - ▭ Grass Surface
  - ▭ Gravel Surface



Reference: Spectrum Engineering Incorporated, "Storm Water Pollution Prevention Plan Drainage Base Map", 07-12-200.

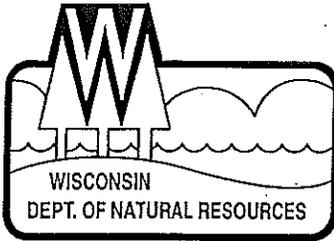
Drawn By: 11/9/06  
 Checked:  
 Approved:  
 DWG Name: 1390036-01-F1

APPLETON - EGS  
 SOUTH MILWAUKEE, WISCONSIN  
 PREPARED FOR  
 EMERSON  
 SOUTH MILWAUKEE, WISCONSIN

EXHIBIT A  
 APPROXIMATE AREA OF SOIL AND GROUNDWATER  
 EXCEEDING STATE CLEANUP CRITERIA

**WSP**  
 ENVIRONMENTAL STRATEGIES  
 123 NORTH THIRD STREET SUITE 706  
 MINNEAPOLIS, MINNESOTA 55401  
 (612) 343-0510





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 53212-0436  
Telephone 414-263-8500  
FAX 414-263-8606  
TTY 711

November 24, 2006

Mr. Clarence W. Myers  
Emerson Electric Company  
8000 W. Florissant  
St. Louis, MO 63136

FID# 241015390  
BRRTS# 02-41-373410

Subject: Conditional Closure for the Appleton EGS Facility, 2105 Fifth Avenue, South Milwaukee

Dear Mr. Myers:

The Wisconsin Department of Natural Resources (Department) received additional information on October 18, 2005 pertaining to your request for closure and a cap maintenance plan on November 20, 2006 for the above-referenced site. 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 your closure request, the Department has determined that the petroleum contamination on the site from a former fuel oil AST system appears to have been investigated and remediated to the extent practicable under site conditions. Your case has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code and will be closed if the following conditions are satisfied:

- The monitoring wells at the site must be properly abandoned in compliance with ch. NR 141, Wis. Adm. Code. Documentation of well abandonment must be submitted to Ms. Victoria Stovall on Form 3300-5B found at [www.dnr.state.wi.us/org/water/dwg/gw/](http://www.dnr.state.wi.us/org/water/dwg/gw/) or provided by the Department of Natural Resources.
- Any remaining waste (soil piles, drilling spoil, and/or purge water) generated as part of site investigation or remediation activities must be removed from the site and disposed of or treated in accordance with Department of Natural Resources' rules. Please send a letter advising me that any remaining waste has been removed once that work is completed.

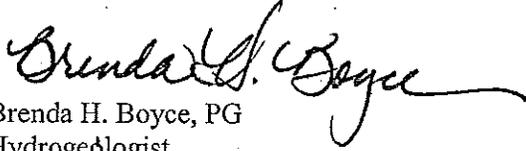
When the above conditions have been satisfied, please submit a letter to let me know that applicable conditions have been met, and your case will be closed.

If this is a PECFA site, section 101.143, Wis. Stats., requires that PECFA claimants seeking reimbursement of interest costs, for sites with petroleum contamination, submit a final reimbursement claim within 120 days after they receive a closure letter on their site. For claims not received by the PECFA Program within 120 days of the date of this letter, interest costs after 60 days of the date of this letter will not be eligible for PECFA reimbursement.

Appleton EGS Facility  
November 24, 2006  
Page 2 of 2

We appreciate your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at (414) 263-8366.

Sincerely,

A handwritten signature in cursive script that reads "Brenda H. Boyce". The signature is written in black ink and is positioned above the typed name.

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

c: Paula Berger – WSP Environmental Strategies

REEL 4139 IMAG 2260

EXHIBIT B

PERMITTED EXCEPTIONS

1. Covenants, conditions, limitations, restrictions, rights, rights-of-way, encumbrances, encroachments, reservations, easements, agreements and other matters of fact or record.
2. Present and future zoning, subdivision, building, land use, and environmental laws, ordinances, restrictions, resolutions, orders and regulations and all present and future ordinances, laws, regulations and orders of all federal, state, county, municipal or other governments, agencies, boards, bureaus, commissions, authorities and bodies now or hereafter having or acquiring jurisdiction of the Property and the use and improvement thereof.
3. Any state of facts or exception which an accurate survey or an inspection of the Property would show.
4. Special assessments now or hereafter becoming a lien.
5. General property taxes for the current tax fiscal year and subsequent tax fiscal years.

REEL 4139 IMAG 2259

EXHIBIT A

That part of the North West  $\frac{1}{4}$  of Section 12, Township 5 North, Range 22 East, in the City of South Milwaukee, County of Milwaukee, State of Wisconsin, bounded and described as follows: Commencing at the intersection of the center line of 5th Avenue and Michigan Avenue, as the same appears on plat of Addition No. 3 to the Townsite of South Milwaukee; running thence Northerly along the center line of 5th Avenue to the South line of the right-of-way of the Chicago and Northwestern Railway Company; thence following the South Westerly line of said right-of-way to its intersection with the center line of Third Avenue, as it appears on said plat; thence South along the center line of Third Avenue to the intersection of said center line with the center line of Michigan Avenue aforesaid; thence Westerly along the center line of Michigan Avenue to the place of beginning. ALSO all that part of the North East  $\frac{1}{4}$  of Section 11, Township 5 North, Range 22 East, in the City of South Milwaukee, County of Milwaukee, State of Wisconsin, which is bounded and described as follows, to-wit: Commencing at a stone monument at the North side of Milwaukee Avenue and the East line of Section 11, in Township 5 North, Range 22 East, in the City of South Milwaukee, County of Milwaukee, State of Wisconsin, thence South  $89^{\circ}42'$  West along the North side of Milwaukee Avenue 199.90 feet to a stone monument; thence North  $13^{\circ}8'30''$  West along the Easterly line of said Lake Road 160 feet to a stone monument; thence North  $6^{\circ}8'30''$  West along the East line of said Lake Road, 80.25 feet to a stone monument in the Southerly right-of-way line of the Chicago & Northwestern Railway Company spur; thence South  $64^{\circ}33'30''$  East along said right-of-way line 277.15 feet to the East line of Section 11; thence South along the Section line 117.60 feet to the place of beginning, together with the East  $\frac{1}{2}$  of vacated Lake Road adjoining said premises on the West.

In Witness Whereof, the said party of the first part has hereunto set its hand and seal this 11 day of September, A.D., 1997.

[SEAL]

APPLETON ELECTRIC CO. 51172 Emerson N.W. MO., Inc.

By: Frank J. Dellaguida  
Name: Frank J. Dellaguida  
Title: Assistant Treasurer

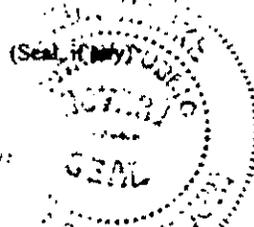
SIGNED AND SEALED IN PRESENCE OF

[Signature]  
Name:

[Signature]  
Name:

STATE OF MISSOURI }  
ST. LOUIS COUNTY, } ss.

Signed or attested before me on September 11, 1997 date Frank J. Dellaguida (name(s) of person(s)).  
Sept 11, 1997 by



Linda Hanke  
(Signature of notarial officer) Linda Hanke  
Title Notary Public  
[My commission expires: \_\_\_\_\_]

THIS INSTRUMENT WAS DRAFTED BY

Eric C. Chung, Esq.  
Bryan Cave LLP  
One Metropolitan Square  
211 N. Broadway, Suite 3600  
St. Louis, Missouri 63102-2750

LINDA HANKE  
NOTARY PUBLIC - STATE OF MISSOURI  
ST. LOUIS COUNTY  
MY COMMISSION EXPIRES AUG. 8, 1998

REEL 4139 IMAG 2258

DOCUMENT NO.

WARRANTY DEED  
STATE OF WISCONSIN

THIS SPACE RESERVED FOR  
RECORDING DATA

This Indenture, Made this 11<sup>th</sup> day of September  
A. D., 1997, between Appleton Electric Co., a Delaware corporation f/k/a Emerson  
Newco, Inc., party of the first part, and Appleton Electric LLC, a Delaware limited  
liability company, party of the second part.

Witnesseth, That the said party of the first part, for and in consideration of  
the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand 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 and assigns forever, the real estate, situated in the County of  
Milwaukee and State of Wisconsin described in Exhibit A attached hereto and incorporated by reference, to-wit (the "Property").

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 subject only  
to those matters and encumbrances listed on Exhibit B attached hereto and incorporated by reference.

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 the party of the second part's successors and assigns FOREVER.

And the said party of the first part for its successors and assigns, does covenant, grant, bargain and agree to and with  
the said party of the second part, and its successors and assigns, that the above bargained premises, in the quiet and peaceable  
possession of the said party of the second part's successors and assigns, against all and every person or persons lawfully  
claiming the whole or any part thereof, by, through or under said party of the first part, and none other, and said party of the first  
part will forever WARRANT and DEFEND, subject to those matters and encumbrances listed on Exhibit B attached hereto.

In Witness Whereof, the said party of the first part has hereunto set its hand and seal this 11<sup>th</sup> day of September, A. D.  
1997

7421147

Document Number

REEL 4139 IMAG 2257

Warranty Deed

Document Title

REGISTERS OFFICE  
Milwaukee County, Wis. } SE  
RECORDED AT 3 25 PM

SEP 16 1987 22 57 to  
REEL 4139 IMAGE 226 Over

*Walter C. Buehl* REGISTER  
OF DEEDS

Recording Area

Name and Return Address  
Mr. Eric C Chung *EDV*  
Bryan Cave LLP  
One Metropolitan Square  
211 N. Broadway, Ste. 3600  
St. Louis, MO 63102-2750

TRANSFER  
\$ 2563.20  
FEE

772-9976

7421147 #

RECORD

16.00

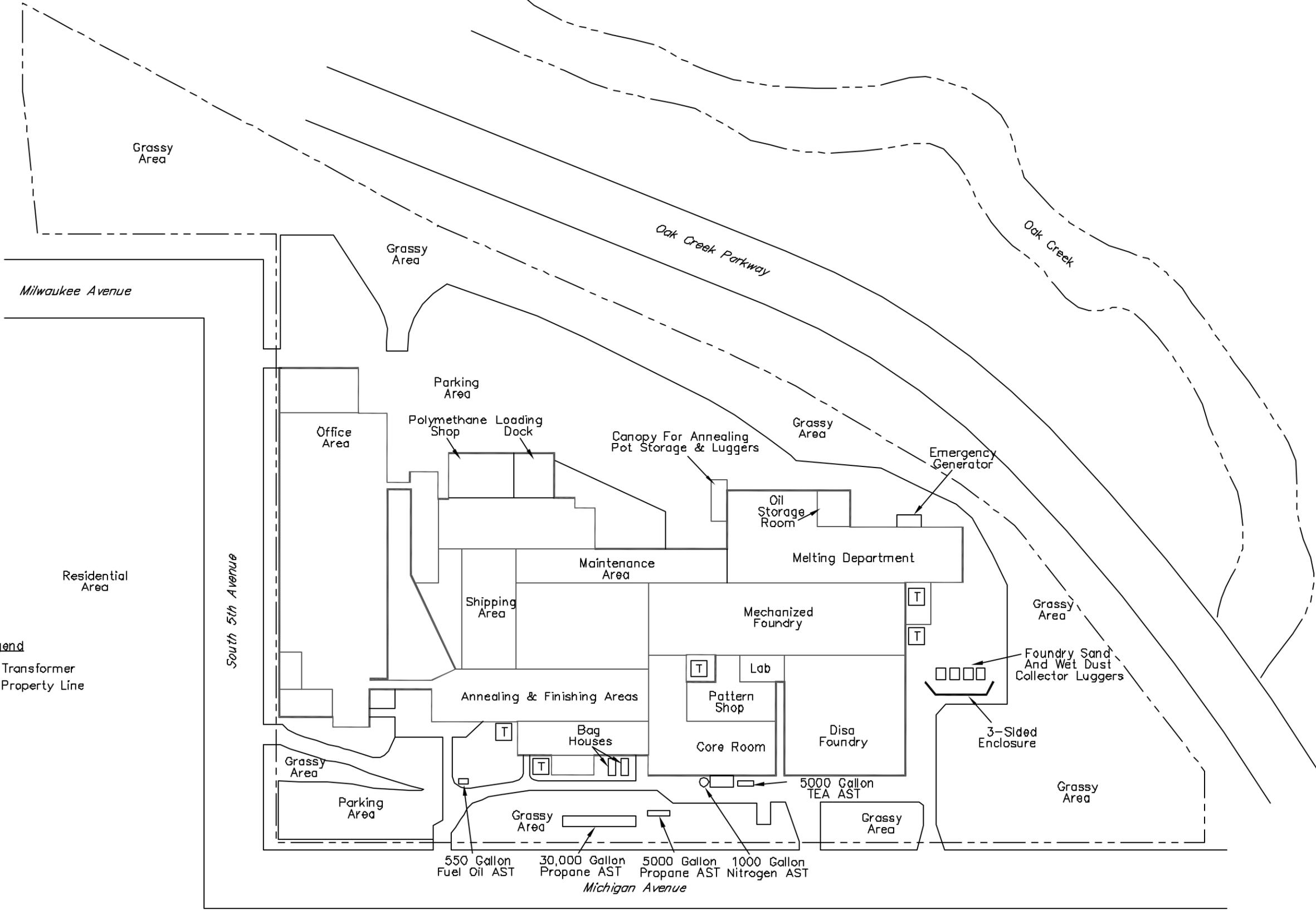
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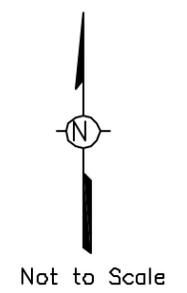
This information must be completed by whomever: document title, name & return address, and PIN (if required). Other information such as the granting clause, legal description, etc. may be placed on this first page of the document or may be placed on additional pages of the document. Note: Use of this cover page adds one page to your document and \$2.00 to the recording fee. Wisconsin Statutes, 59.317. WRDA 2/96

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RECORDING DIVISION



**Legend**  
 [T] Transformer  
 - - - Property Line

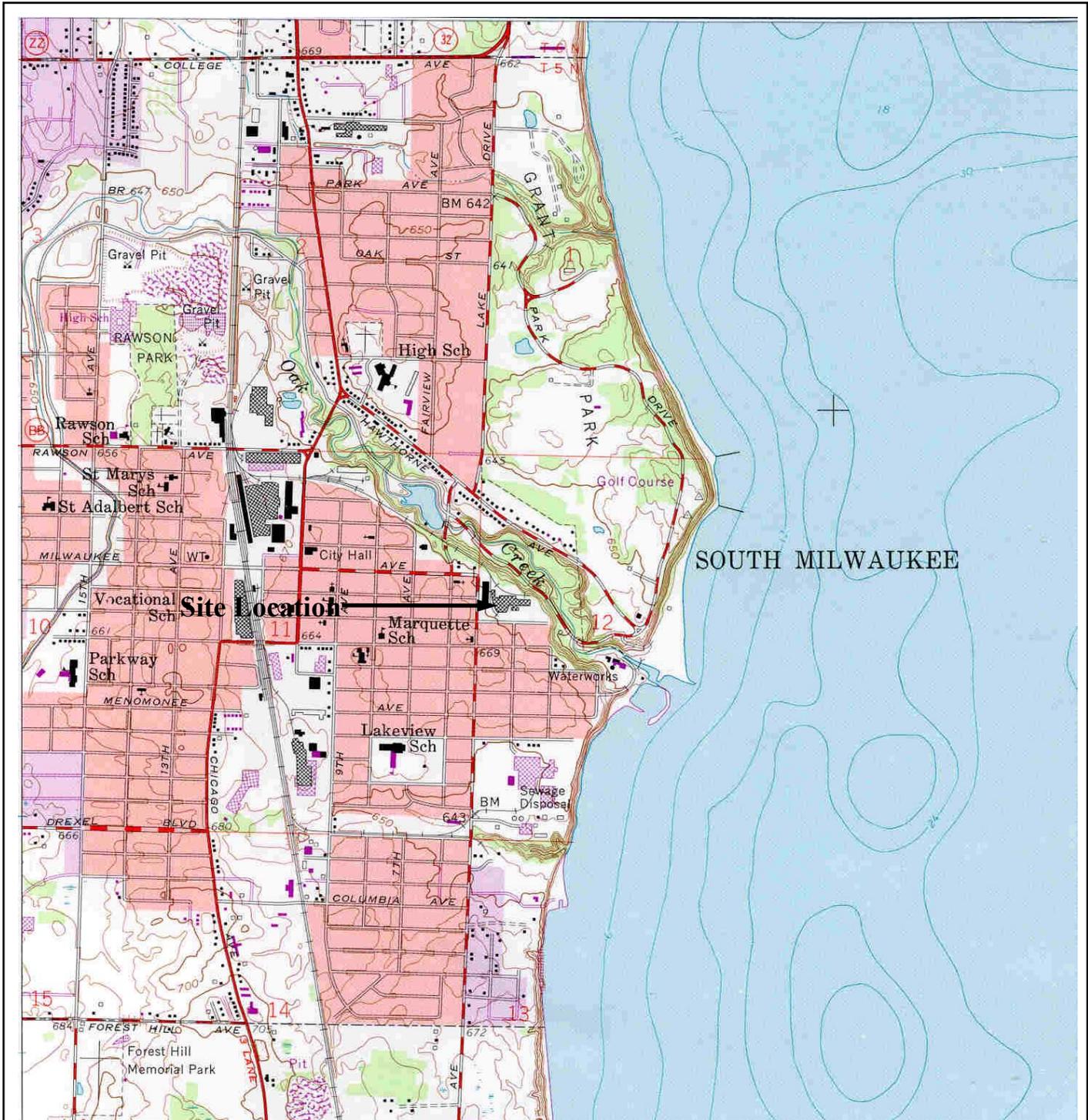


Drawn By: JS 10/16/03  
 Checked:  
 Approved:  
 DWG Name: 13903607-02

APPLETON - EGS  
 SOUTH MILWAUKEE, WISCONSIN  
 PREPARED FOR  
 EMERSON  
 SOUTH MILWAUKEE, WISCONSIN

ITEM 2  
 SITE  
 LAYOUT

**ENVIRONMENTAL STRATEGIES**  
 123 NORTH THIRD STREET, SUITE 706  
 MINNEAPOLIS, MINNESOTA 55401  
 (612) 343-0510



**Reference**

7.5 Minute Series Topographic Quadrangle  
 South Milwaukee, Wisconsin, US  
 Photo revised 1971. Scale 1:24,000

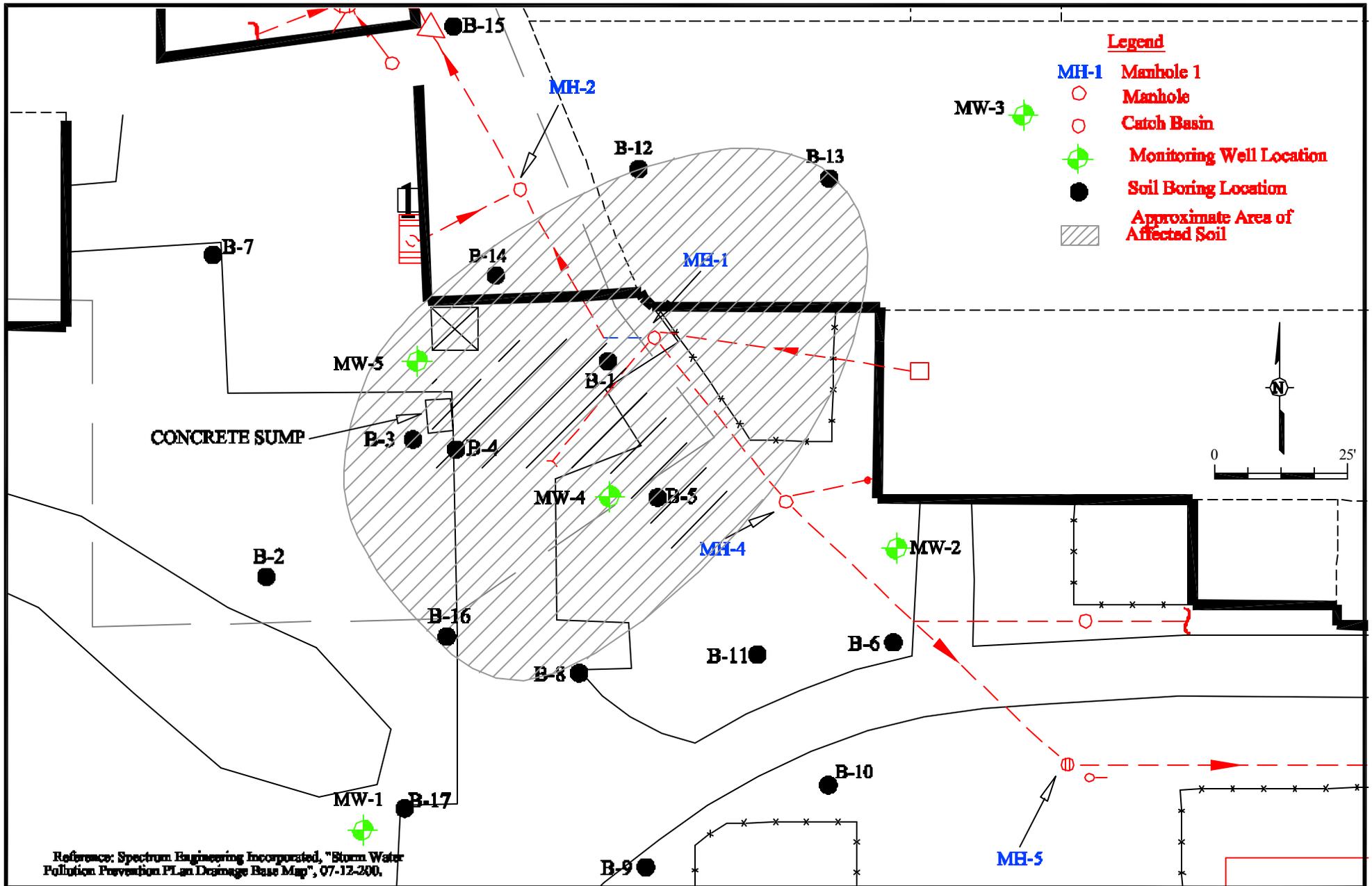


Quadrangle Location



ENVIRONMENTAL STRATEGIES CONSULTING LLC  
 123 NORTH THIRD STREET, SUITE 706  
 MINNEAPOLIS, MINNESOTA 55401  
 (612) 343-0510

**Item 4**  
**Site Location**  
**Appleton - EGS**  
**South Milwaukee, Wisconsin**



**ENVIRONMENTAL STRATEGIES**

123 NORTH THIRD STREET SITE 706  
 MINNEAPOLIS, MINNESOTA 55401  
 (612) 343-0510

ITEM 5A

SOIL SAMPLING LOCATIONS &  
 EXTENT OF SOIL CONTAMINATION

APPLETON — EGS  
 SOUTH MILWAUKEE, WISCONSIN

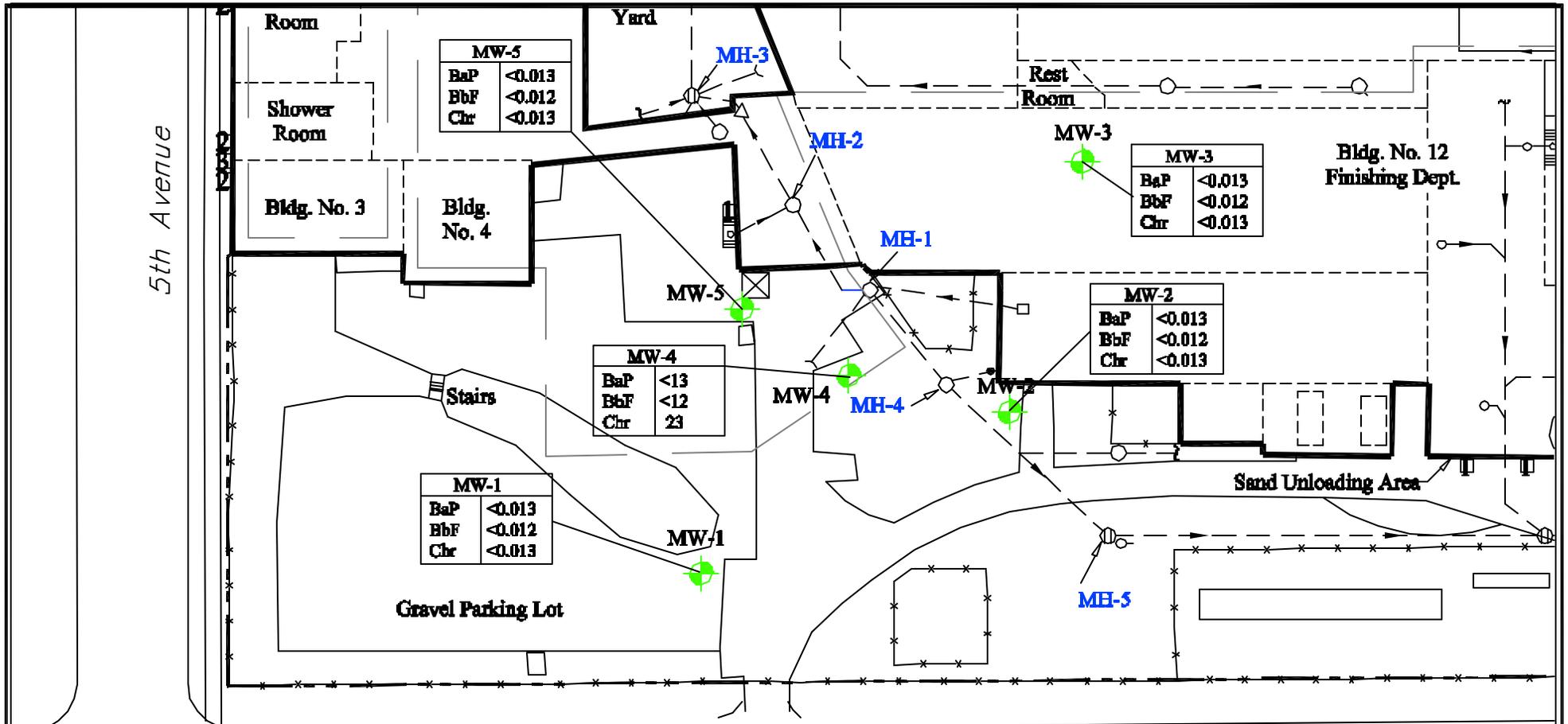
PREPARED FOR  
 EMERSON  
 SOUTH MILWAUKEE, WISCONSIN

Drawn By: JS 7/14/04

Checked:

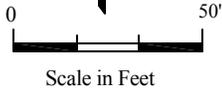
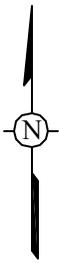
Approved:

DWG Name: 13903607-12



**Legend**

- MH-1 Manhole 1
- Catch Basin
- ⊕ Monitoring Well Location
- B(a)P Benzo (a) pyrene
- B(b)F Benzo (b) flouranthene
- Chr Chrysene



**NOTE: ONLY CONCENTRATIONS OF DATA THAT EXCEEDED THE ENFORCED STANDARD DURING THIS ROUND ARE SHOWN.**

Reference: Spectrum Engineering Incorporated, "Storm Water Pollution Prevention Plan Drainage Base Map", 07-12-2000



**ENVIRONMENTAL STRATEGIES**

123 NORTH THIRD STREET SUITE 706  
MINNEAPOLIS, MINNESOTA 55401  
(612) 343-0510

ITEM 5B

PAH CONCENTRATIONS IN GROUNDWATER  
February 12, 2004

APPLETON - EGS  
SOUTH MILWAUKEE, WISCONSIN  
PREPARED FOR  
EMERSON  
SOUTH MILWAUKEE, WISCONSIN

Drawn By: JS 7/14/04

Checked:

Approved:

DWG Name: 13903606.dwg

Item 6

Soil Sample Analytical Results  
Appleton EGS Facility  
South Milwaukee, Wisconsin  
August 9, 2000 (a)

Sample ID Depth (ft-bgs)	B-1	B-2	B-4	B-5	B-6	B-7	B-8	B-9	RCLs Groundwater Pathway (b)	RCLs Direct-Contact Pathway (b)
	6-8	6-7	6-7	5.5-6.5	5.5-6.5	5.5-6.5	6-7	6-7		
Free Oil Thickness (ft)	2.8	NO	0.25	1.25	NO	NO	Sheen	NO		
<b>Analyte</b>										
<b>PAHs (mg/kg)</b>										
Acenaphthene	1.9	<0.016	9.3	<0.085	<0.017	0.25	0.25	<0.017	38	60,000
Acenaphthylene	<0.44	<0.022	<b>&lt;3.6</b>	<0.12	<0.023	<0.022	<0.094	<0.023	0.7	360
Anthracene	2.1	<0.013	9.8	0.43	<0.013	<0.013	<0.054	<0.013	3,000	300,000
Benzo(a)anthracene	1.5	<0.016	3.5 Q	0.23 Q	<0.017	0.15	2.9	<0.017	17	3.9
Benzo(a)pyrene	<b>0.71</b> Q	<0.018	<b>&lt;3.0</b>	0.11 Q	<0.02	0.087	<b>1.4</b>	<0.019	48	0.39
Benzo(b)fluoranthene	0.35 Q	<0.015	<2.5	<0.079	<0.016	0.051	0.41	<0.015	360	3.9
Benzo(g,h,i)perylene	0.68 Q	<0.019	<3.2	<0.10	<0.021	0.091	0.69	<0.020	6,800	39
Benzo(k)fluoranthene	<0.30	<0.015	<2.5	<0.079	<0.016	0.031 Q	0.40	<0.015	870	39
Chrysene	2.6	<0.016	5.3 Q	0.30	<0.017	0.45	2.9	<0.017	37	390
Dibenzo(a,h)anthracene	<0.37	<0.018	<b>&lt;3.0</b>	<0.097	<0.020	<0.019	0.36	<0.019	38	0.39
Fluoranthene	1.3	<0.017	<2.8	0.14 Q	<0.018	0.065	0.20 Q	<0.018	500	40,000
Fluorene	4.6	<0.011	18	0.85	<0.012	0.39	0.17	<0.012	100	40,000
Indeno(1,2,3-cd)pyrene	<0.37	<0.018	<3.0	<0.097	<0.020	<0.019	0.40	<0.019	680	3.9
1-Methylnaphthalene	23	<0.016	<b>120</b>	5.3	<0.017	0.047 Q	0.29	<0.017	23	70,000
2-Methylnaphthalene	9.3	<0.015	<b>62</b>	0.94	<0.016	0.051	<0.064	<0.015	20	40,000
Naphthalene	<b>3.0</b>	<0.016	<b>17</b>	<0.085	<0.017	<0.017	0.081 Q	<0.017	0.4	110
Phenanthrene	<b>16</b>	<0.016	<b>59</b>	<b>2.8</b>	<0.017	<0.017	<0.069	<0.017	1.8	390
Pyrene	8.8	<0.015	19	0.83	<0.016	0.46	3.2	<0.015	8,700	30,000

a) mg/kg = milligrams per kilogram.

ft = feet.

NA = parameter not analyzed.

NO = parameter not observed.

NE = not established.

Q = The parameter has been detected below the level of quantitation. This indicates the results are qualified due to the uncertainty of the parameter concentration between the level of detection and the level of quantitation.

b) WDNR Suggested Generic Residual Contaminant Levels for Polycyclic Aromatic Hydrocarbons (PAHs) in soil.

Direct contact pathway is for industrial properties.

Value in boldface denotes an exceedance of WDNR RCL Groundwater Pathway Guidance.

Value in outline denotes an exceedance of WDNR RCL Direct Contact Guidance.

Item 6

Soil Sample Analytical Results  
 Appleton EGS Facility  
 South Milwaukee, Wisconsin  
 December 20-21, 2000 (a)

Sample ID <u>Depth (ft-bgs)</u> <u>Analyte</u>	MW-1	MW-2	MW-3	Duplicate MW-3	B-10	B-11	RCLs Groundwater Pathway (b)	RCLs Direct-Contact Pathway (b)
	7-8	3.5-4.5	5-7	5-7	4-6	6-8		
<b>PAHs (mg/kg)</b>								
Acenaphthene	0.140	0.022	Q 0.059	0.110	<0.017	<0.017	38	60,000
Acenaphthylene	<0.022	<0.022	<0.021	<0.021	<0.023	<0.023	0.7	360
Anthracene	0.350	0.019	Q <0.012	0.014	Q <0.013	<0.013	3,000	300,000
Benzo(a)anthracene	0.690	0.061	0.045	Q 0.120	<0.017	<0.017	17	3.9
Benzo(a)pyrene	0.290	0.054	Q <0.018	<0.018	<0.019	<0.019	48	0.39
Benzo(b)fluoranthene	0.120	0.045	Q <0.015	<0.015	<0.015	<0.015	360	3.9
Benzo(g,h,i)perylene	0.140	0.042	Q <0.019	<0.019	<0.020	<0.020	6,800	39
Benzo(k)fluoranthene	0.090	0.045	Q <0.015	<0.015	<0.015	<0.015	870	39
Chrysene	0.690	0.061	0.074	0.200	<0.017	<0.017	37	390
Dibenzo(a,h)anthracene	0.110	<0.018	<0.018	<0.018	<0.019	<0.019	38	0.39
Fluoranthene	0.100	0.140	0.038	Q 0.140	<0.018	<0.018	500	40,000
Fluorene	0.110	0.018	Q 0.015	Q 0.042	<0.012	<0.012	100	40,000
Indeno(1,2,3-cd)pyrene	0.061	0.029	Q <0.018	<0.018	<0.019	<0.019	680	3.9
1-Methylnaphthalene	0.330	0.046	Q <0.016	<0.016	<0.017	<0.017	23	70,000
2-Methylnaphthalene	0.020	Q 0.089	<0.015	<0.015	<0.015	<0.015	20	40,000
Naphthalene	0.021	Q 0.048	Q <0.016	<0.016	<0.017	<0.017	0.4	110
Phenanthrene	0.960	0.160	0.056	0.120	<0.017	<0.017	1.8	390
Pyrene	0.690	0.130	0.410	1.400	<0.015	<0.015	8,700	30,000
<b>DRO (mg/kg)</b>	<b>1300</b>	11	87	81	<4.2	5.3	100	100
<b>VOCs (mg/kg)</b>								
Acetone	NA	NA	NA	NA	NA	NA	NE	NE
2-Hexanone	NA	NA	NA	NA	NA	NA	NE	NE

- a) mg/kg = milligrams per kilogram.  
 ft-bgs = feet below ground surface.  
 DRO = diesel range organic compounds.  
 VOCs = volatile organic compounds.  
 NA = parameter not analyzed.  
 NO = parameter not observed.  
 NE = not established.  
 Q = The parameter has been detected below the level of quantitation. This indicates the results are qualified due to the uncertainty of the parameter concentration between the level of detection and the level of quantitation.
- b) WDNR Suggested Generic Residual Contaminant Levels for Polycyclic Aromatic Hydrocarbons (PAHs) in soil.  
 Direct contact pathway is for industrial properties.  
 Value in boldface denotes an exceedance of WDNR RCL Groundwater Pathway Guidance.  
 Value in outline denotes an exceedance of WDNR RCL Direct Contact Guidance.

Item 6

Soil Sample Analytical Results  
 Appleton EGS Facility  
 South Milwaukee, Wisconsin  
 December 20-21, 2000 (a)

<u>Sample ID</u>	<u>B-12</u>	<u>B-13</u>	<u>B-14</u>	<u>B-15</u>	<u>RCLs</u> <u>Groundwater</u> <u>Pathway (c)</u>	<u>RCLs</u> <u>Direct-Contact</u> <u>Pathway (c)</u>
<u>Depth (ft-bgs)</u>	4-6	5-7	4-6	2.5-4		
<u>Analyte</u>						
<b>PAHs (mg/kg)</b>						
Acenaphthene	<0.017	3.7	0.370	<0.018	38	60,000
Acenaphthylene	<0.023	<b>0.8</b> Q	<0.092	<0.024	0.7	360
Anthracene	<0.013	6.2	0.610	<0.014	3,000	300,000
Benzo(a)anthracene	<0.017	0.48 Q	0.330	<0.018	17	3.9
Benzo(a)pyrene	<0.019	<b>0.480</b> Q	0.140 Q	<0.021	48	0.39
Benzo(b)fluoranthene	<0.016	<0.360	<0.063	<0.017	360	3.9
Benzo(g,h,i)perylene	<0.020	<0.470	0.097 Q	<0.022	6,800	39
Benzo(k)fluoranthene	<0.016	<0.360	<0.063	<0.017	870	39
Chrysene	<0.017	1.3	0.430	<0.018	37	390
Dibenzo(a,h)anthracene	<0.019	<0.440	<0.077	<0.021	38	0.39
Fluoranthene	<0.018	0.410 Q	0.230	<0.019	500	40,000
Fluorene	<0.012	5.4	0.700	<0.013	100	40,000
Indeno(1,2,3-cd)pyrene	<0.019	<0.440	<0.077	<0.021	680	3.9
1-Methylnaphthalene	<0.017	5.8	3.4	0.019 Q	23	70,000
2-Methylnaphthalene	<0.016	3.8	3.3	0.024 Q	20	40,000
Naphthalene	<0.017	<0.390	<b>0.990</b>	0.042 Q	0.4	110
Phenanthrene	<0.017	<b>6.3</b>	<b>2.8</b>	<0.018	1.8	390
Pyrene	<0.016	24.0	1.7	<0.017	8,700	30,000
<b>DRO (mg/kg)</b>	<4.1	<b>5400</b>	<b>380</b>	<5.5	100	100
<b>VOCs (mg/kg)</b>						
Acetone	NA	0.32 Q	0.23 Q	NA	NE	NE
2-Hexanone	NA	<0.130	0.37	NA	NE	NE

- a) mg/kg = milligrams per kilogram.  
 ft-bgs = feet below ground surface.  
 DRO = diesel range organic compounds.  
 VOCs = volatile organic compounds.  
 NA = parameter not analyzed.  
 NO = parameter not observed.  
 NE = not established.  
 Q = The parameter has been detected below the level of quantitation. This indicates the results are qualified due to the uncertainty of the parameter concentration between the level of detection and the level of quantitation.
- b) WDNR Suggested Generic Residual Contaminant Levels for Polycyclic Aromatic Hydrocarbons (PAHs) in soil.  
 Direct contact pathway is for industrial properties.  
 Value in boldface denotes an exceedance of WDNR RCL Groundwater Pathway Guidance.  
 Value in outline denotes an exceedance of WDNR RCL Direct Contact Guidance.

Item 6

Soil Sample Analytical Results  
 Appleton EGS Facility  
 South Milwaukee, Wisconsin  
 April 22, 2003 (a)

<u>Sample ID</u> <u>Depth (ft-bgs)</u>	<u>MW-4</u>	<u>B-16</u>	<u>B-17</u>	<u>RCLs</u> <u>Groundwater</u> <u>Pathway (c)</u>	<u>RCLs</u> <u>Direct-Contact</u> <u>Pathway (c)</u>
<b>Analyte</b>					
<b>PAHs (mg/kg)</b>					
Acenaphthene	<0.014	<0.013	<0.013	38	60,000
Acenaphthylene	<0.023	<0.021	<0.022	0.7	360
Anthracene	<0.014	<0.013	<0.013	3,000	300,000
Benzo(a)anthracene	<0.0075	<0.0069	<0.0072	17	3.9
Benzo(a)pyrene	<0.0075	<0.0069	<0.0072	48	0.39
Benzo(b)fluoranthene	<0.0081	<0.0075	<0.0078	360	3.9
Benzo(g,h,i)perylene	<0.015	<0.014	<0.014	6,800	39
Benzo(k)fluoranthene	<0.011	<0.010	<0.011	870	39
Chrysene	<0.0086	<0.0080	<0.0083	37	390
Dibenzo(a,h)anthracene	<0.0093	<0.0086	<0.0089	38	0.39
Fluoranthene	<0.010	<0.0092	<0.0096	500	40,000
Fluorene	<0.0075	<0.0069	<0.0072	100	40,000
Indeno(1,2,3-cd)pyrene	<0.014	<0.013	<0.013	680	3.9
1-Methylnaphthalene	0.010	Q	<0.0081	23	70,000
2-Methylnaphthalene	<0.0094	<0.0087	<0.0090	20	40,000
Naphthalene	<0.0094	<0.0087	<0.0090	0.4	110
Phenanthrene	<0.010	<0.0092	<0.0096	1.8	390
Pyrene	<0.016	<0.015	<0.016	8,700	30,000
<b>DRO (mg/kg)</b>	10	<b>2600</b>	<4.8	100	100
<b>VOCs (mg/kg)</b>					
1,3,5-Trimethylbenzene	<0.025	0.031	<0.025	NE	NE

- a) mg/kg = milligrams per kilogram.  
 ft-bgs = feet below grc    ft-bgs = feet below ground surface.  
 DRO = diesel range organic compounds.  
 VOCs = volatile organic compounds.  
 NA = parameter not analyzed.  
 NO = parameter not observed.  
 NE = not established.  
 Q = The parameter has been detected below the level of quantitation. This indicates the results are qualified due to the uncertainty of the parameter concentration between the level of detection and the level of quantitation.
- b) WDNR Suggested Generic Residual Contaminant Levels for Polycyclic Aromatic Hydrocarbons (PAHs) in soil.  
 Direct contact pathway is for industrial properties.  
 Value in boldface denotes an exceedance of WDNR RCL Groundwater Pathway Guidance.  
 Value in outline denotes an exceedance of WDNR RCL Direct Contact Guidance.

Item 6

Soil Sample Analytical Results - Summary of Detected Compounds in Excavation Perimeter Samples  
 Appleton EGS Facility  
 South Milwaukee, Wisconsin  
 November 12, 2003 (a)

Analyte Depth (fbgs)	SW-1	SW-2	SW-3	SW-4	SW-5	SW-6	Duplicate SW-6	BS-1	BS-2	BS-3	RCLs (b)
	2-3	2-3	2-3	2-3	2-3	2-3	2-3				
<b>PAH/PNAs (µg/kg)</b>											
1-Methylnaphthalene	110	160	110	90	65	90	93	51	14 Q	8.7 U	70,000,000
2-Methylnaphthalene	130	230	170	99	98	100	110	69	12 Q	9.3 U	40,000,000
Acenaphthene	44	96 Q	37 Q	57	13 U	13 U	13 U	17 U	13 U	14 U	60,000,000
Acenaphthylene	45 Q&	71 Q&	99 &	23 Q&	22 Q&	45 Q&	41 Q	28 U	22 &	22 U&	360,000
Anthracene	140	280	210	160	54	48	29 Q	17 U	13 U	14 U	300,000,000
Benzo(a)anthracene	340	890	320	390	47	230	140	9.2 U	7.3 U	7.4 U	3,900
Benzo(a)pyrene	550	970	410	510	54	240	200	9.2 U	7.3 U	7.4 U	390
Benzo(b)fluoranthene	640	930	500	450	66	210	210	10 U	7.9 U	8.0 U	3,900
Benzo(ghi)perylene	210	600	250	220	270	110	210	18 U	15 U	15 U	39,000
Benzo(k)fluoranthene	530	760	460	430	50	220	150	14 U	11 U	11 U	39,000
Chrysene	460	1,000	460	520	73	260	170	11 U	8.4 U	8.5 U	390,000
Dibenzo(a,h)anthracene	56	200	83	27 Q	8.7 U	43	49	11 U	9.0 U	9.1 U	390
Fluoranthene	730	2,100	830	1,100	70	390	240	12 U	9.7 U	9.9 U	40,000,000
Fluorene	44	100	43	50	14 Q	7.2 U	7.2 U	9.2 U	7.3 U	7.4 U	40,000,000
Indeno(1,2,3-cd)pyrene	170	490	160	220	28 Q	110	120	17 U	13 U	14 U	3,900
Naphthalene	93	190	200	81	37	66	69	12 Q	9.1 U	9.3 U	110,000
Phenanthrene	600 &	1,500 &	700 &	780 &	110 &	170 &	140	18 Q	11 Q&	9.9 U&	390,000
Pyrene	850	1,700	960	970	200	350	220	20 U	16 U	16 U	30,000,000
<b>DRO (mg/kg)</b>	<b>96</b>	<b>17</b>	<b>31</b>	<b>19</b>	<b>910</b>	<b>14</b>	<b>8.6</b>	3.4 U	<b>56</b>	5.2 U	250

a) SW = sidewall sample.

BS = base of excavation sample.

fbgs = feet below the ground surface.

U = Analyte not detected above level of detection.

Q = analyte detected between limit of detection and limit of quantitation.

& = laboratory control spike recovery not within control limits.

ug/kg = micrograms per kilogram.

mg/kg = milligrams per kilogram.

PAH/PNA = polycyclic aromatic hydrocarbons/polynuclear aromatic hydrocarbons.

DRO = diesel range organic compounds.

b) RCL = residual contaminant level.

PAH RCLs from WDNR Soil Cleanup Levels for Polycyclic Aromatic Hydrocarbons (PAHs) Interim Guidance, Publication RR-519-97, April 1997.

DRO RCL from WDNR NR 720 Soil Cleanup Criteria; Residual Contaminant Levels (RCLs).

Values in boldface indicate a detection above the level of quantitation.

Boxed values indicate an exceedance above the Wisconsin Department of Natural Resources (WDNR) soil cleanup criteria.

Item 6

Groundwater Sample DRO and VOC Analytical Results  
Appleton EGS Facility  
South Milwaukee, Wisconsin (a)

<u>Well</u>	<u>DRO</u>	<u>Isopropyl- benzene</u>	<u>Napthalene</u>	<u>n-Butyl- benzene</u>	<u>n-Propyl- benzene</u>	<u>sec-Butyl- benzene</u>	<u>Methylene Chloride</u>	<u>Toluene</u>
<b><u>MW-1</u></b>								
9-Jan-01	<100	<0.19	<0.27	<0.28	<0.17	<0.20	<b>0.69 Q</b>	<1.1
22-Apr-03	NA	<0.59	<0.74	<0.93	<0.81	<0.89	<0.43	<0.67
24-Nov-03	NA	<0.59	<0.74	<0.93	<0.81	<0.89	<0.43	<0.67
12-Feb-04	NA	<0.59	<0.74	<0.93	<0.81	<0.89	<0.43	<0.67
<b><u>MW-2</u></b>								
9-Jan-01	<100	<0.19	<0.27	<0.28	<0.17	<0.20	<0.36	<1.1
09-Jan-01(d)	NA	<0.19	<0.27	<0.28	<0.17	<0.20	<b>0.71</b>	<1.1
22-Apr-03	NA	<0.59	<0.74	<0.93	<0.81	<0.89	<0.43	<0.67
24-Nov-03	NA	<0.59	<0.74	<0.93	<0.81	<0.89	<0.43	<0.67
12-Feb-04	NA	<0.59	<0.74	<0.93	<0.81	<0.89	<0.43	<0.67
<b><u>MW-3</u></b>								
9-Jan-01	<100	<0.19	<0.27	<0.28	<0.17	<0.20	<b>0.77</b>	<1.1
22-Apr-03	NA	<0.59	<0.74	<0.93	<0.81	<0.89	<0.43	<0.67
24-Nov-03	NA	<0.59	<0.74	<0.93	<0.81	<0.89	<0.43	<0.67
12-Feb-04	NA	<0.59	<0.74	<0.93	<0.81	<0.89	<0.43	<0.67
<b><u>MW-4</u></b>								
22-Apr-03	NA	<0.59	<0.74	<0.93	<0.81	<0.89	<b>0.51 Q</b>	<0.67
24-Nov-03	NA	<b>2.2</b>	<b>6.2</b>	<b>4.1</b>	<b>3.5</b>	<b>2.4 Q</b>	<0.43	<0.67
12-Feb-04	NA	<b>1.8</b>	<b>3.5</b>	<b>3.7</b>	<b>2.8</b>	<b>2.1 Q</b>	<0.86	<0.13
<b><u>MW-5</u></b>								
24-Nov-03	NA	<0.59	<0.74	<0.93	<0.81	<0.89	<0.43	<0.67
24-Nov-03(d)	NA	<0.59	<0.74	<0.93	<0.81	<0.89	<0.43	<0.67
12-Feb-04	NA	<0.59	<0.74	<0.93	<0.81	<0.89	<0.43	<0.67
<b><u>Field Blank</u></b>								
22-Apr-03	NA	<0.59	<0.74	<0.93	<0.81	<0.89	<b>1.2 Q</b>	<b>0.89 Q</b>
24-Nov-03	NA	<0.59	<0.74	<0.93	<0.81	<0.89	<0.43	<0.67
12-Feb-04	NA	<0.59	<0.74	<0.93	<0.81	<0.89	<0.43	<0.67
<b><u>Trip Blank</u></b>								
9-Jan-01	NA	<0.19	<0.27	<0.28	<0.17	<0.20	<b>1.2 B</b>	<0.13
22-Apr-03	NA	<0.59	<0.74	<0.93	<0.81	<0.89	<b>1.3</b>	<0.67
19-Nov-03	NA	<0.59	<0.74	<0.93	<0.81	<0.89	<0.43	<0.67
12-Feb-04	NA	<0.59	<0.74	<0.93	<0.81	<0.89	<0.43	<0.67
<b><u>ES (b)</u></b>	NE	NE	40	NE	NE	NE	5	1,000
<b><u>PAL (b)</u></b>	NE	NE	8	NE	NE	NE	0.5	200

a) VOC = volatile organic compound.

DRO = diesel range organic compounds.

ug/l = micrograms per liter.

NA = parameter not analyzed.

NE = groundwater quality standard not established.

Q = Lab qualifier, the parameter was detected below the limit of quantification and was detected in the control blank.

B = Lab qualifier, methylene chloride is present in laboratory environment. Detections should be considered suspect.

D = Lab qualifier, parameter value from diluted analysis, or surrogate result not applicable due to sample dilution.

b) Wisconsin Department of Natural Resources (WDNR) Enforcement Standard (ES) and Preventative Action Limit (PAL).

Values in boldface denote an exceedance of the detection limit.

Values in boxes denote an exceedance of the WDNR ES.

Item 6

Groundwater Sample PAH Analytical Results  
Appleton EGS Facility  
South Milwaukee, Wisconsin (a)

Well	Acenaph-thene	Acenaph-thylene	Anthracene	Benzo(a)-anthracene	Benzo(a)-pyrene	Benzo(b)-fluoranthene	Benzo(g,h,i)-perylene	Benzo(k)-fluoranthene	Chrysene	Dibenzo(a,h)-anthracene	Fluor-anthene	Fluorene	Indeno(1,2,3-cd)pyrene	1-Methyl-naphthalene	2-Methyl-naphthalene	Naph-thalene	Phen-anthrene	Pyrene
<b>MW-1</b>																		
9-Jan-01	<0.027	<0.032	<0.027	<0.026	<0.014	<0.030	<0.015	<0.019	<0.017	<0.020	<0.021	<0.029	<0.022	<0.030	<0.033	<0.031	<0.028	<0.024
22-Apr-03	<0.018	<0.019	<0.020	<0.012	<0.014	<0.013	<0.016	<0.019	<0.014	<0.016	<0.013	<0.017	<0.021	<0.018	<0.017	<0.024	<0.016	<0.017
24-Nov-03	<0.018	<0.019	<0.020	<0.012	<0.014	<0.013	<0.016	<0.019	<0.014	<0.016	<0.013	<0.017	<0.021	<b>0.021 Q</b>	<0.017	<0.024	<0.016	<0.017
12-Feb-04	<0.017	<0.018	<0.019	<0.011	<0.013	<0.012	<0.015	<0.018	<0.013	<0.015	<0.012	<0.016	<0.020	<b>0.059</b>	<b>0.032 Q</b>	<b>0.18</b>	<b>0.019</b>	<0.017
<b>MW-2</b>																		
9-Jan-01	<0.027	<0.032	<0.027	<0.026	<0.014	<0.030	<0.015	<0.019	<0.017	<0.020	<0.021	<0.029	<0.022	<0.030	<0.033	<0.031	<0.028	<0.024
09-Jan-01(d)	<0.027	<0.032	<0.027	<0.026	<0.014	<0.030	<0.015	<0.019	<0.017	<0.020	<0.021	<0.029	<0.022	<0.030	<0.033	<0.031	<0.028	NA
22-Apr-03	<0.018	<0.019	<0.020	<0.012	<0.014	<0.013	<0.016	<0.019	<0.014	<0.016	<0.013	<0.017	<0.021	<0.018	<0.017	<0.024	<0.016	<0.017
24-Nov-03	<0.018	<0.019	<0.020	<0.012	<0.014	<0.013	<0.016	<0.019	<0.014	<0.016	<0.013	<0.017	<0.021	<b>0.023 Q</b>	<b>0.017 Q</b>	<0.024	<0.016	<0.017
12-Feb-04	<0.017	<0.018	<0.019	<0.011	<0.013	<0.012	<0.015	<0.018	<0.013	<0.015	<0.012	<0.016	<0.020	<0.017	<b>0.018 Q</b>	<0.023	<0.015	<0.016
<b>MW-3</b>																		
9-Jan-01	<0.027	<0.032	<0.027	<0.026	<0.014	<0.030	<0.015	<0.019	<0.017	<0.020	<0.021	<0.029	<0.022	<0.030	<0.033	<0.031	<0.028	<b>0.036</b>
22-Apr-03	<0.018	<0.019	<0.020	<0.012	<0.014	<0.013	<0.016	<0.019	<0.014	<0.016	<0.013	<0.017	<0.021	<b>0.058</b>	<b>0.020 Q</b>	<0.024	<0.016	<b>0.020 Q</b>
24-Nov-03	<0.018	<0.019	<b>0.021 Q</b>	<0.012	<0.014	<0.013	<0.016	<0.019	<0.014	<0.016	<0.013	<0.017	<0.021	<0.018	<0.017	<0.024	<0.016	<b>0.052 Q</b>
12-Feb-04	<0.017	<0.018	<0.019	<0.011	<0.013	<0.012	<0.015	<0.018	<0.013	<0.015	<0.012	<0.016	<0.020	<0.017	<0.016	<0.023	<0.015	<b>0.019</b>
<b>MW-4</b>																		
22-Apr-03	<b>0.47 Q</b>	<0.38	<0.40	<0.24	<0.28	<0.26	<0.32	<0.38	<0.28	<0.32	<0.26	<b>0.70 Q</b>	<0.42	<b>5.40</b>	<b>2.60</b>	<b>0.61 Q</b>	<b>1.20</b>	<0.34
24-Nov-03	<b>40</b>	<b>13</b>	<b>24</b>	<b>11</b>	<b>5.9</b>	<b>2.4 Q</b>	<b>2.7 Q</b>	<1.9	<b>14</b>	<1.6	<b>7.8</b>	<b>56</b>	<2.1	<b>320 D</b>	<b>76 D</b>	<b>12</b>	<b>200 D</b>	<b>45</b>
12-Feb-04	<b>39</b>	<18	<b>50</b>	<b>17</b>	<13	<12	<15	<18	<b>23</b>	<15	<b>12</b>	<b>87</b>	<20	<b>290</b>	<b>30</b>	<23	<b>250</b>	<b>65</b>
<b>MW-5</b>																		
24-Nov-03	<0.018	<0.019	<0.020	<0.012	<0.014	<0.013	<0.016	<0.019	<0.014	<0.016	<0.013	<0.017	<0.021	<b>0.075</b>	<b>0.14</b>	<b>0.28</b>	<0.016	<0.017
24-Nov-03(d)	<0.018	<0.019	<0.020	<0.012	<0.014	<0.013	<0.016	<0.019	<0.014	<0.016	<0.013	<0.017	<0.021	<0.018	<0.017	<0.024	<0.016	<0.017
12-Feb-04	<0.017	<0.018	<0.019	<0.011	<0.013	<0.012	<0.015	<0.018	<0.013	<0.015	<0.012	<0.016	<0.020	<0.017	<0.016	<0.023	<0.015	<0.01
<b>Field Blank</b>																		
24-Nov-03	<0.018	<0.019	<0.020	<b>0.022 Q</b>	<0.014	<b>0.042 Q</b>	<b>0.041 Q</b>	<b>0.039 Q</b>	<b>0.022 Q</b>	<b>0.045 Q</b>	<0.013	<0.017	<b>0.042 Q</b>	<b>0.027 Q</b>	<b>0.043 Q</b>	<b>0.088</b>	<0.016	<0.017
12-Feb-04	<0.017	<0.018	<0.019	<0.011	<0.013	<0.012	<0.015	<0.018	<0.013	<0.015	<0.012	<0.016	<0.020	<0.017	<0.016	<0.023	<0.015	<0.01
<b>Trip Blank</b>																		
9-Jan-01	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
22-Apr-03	<0.018	<0.019	<0.020	<0.012	<0.014	<0.013	<0.016	<0.019	<0.014	<0.016	<0.013	<0.017	<0.021	<0.018	<0.017	<0.024	<0.016	<0.017
19-Nov-03	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
12-Feb-04	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
<b>ES (b)</b>	NE	NE	3,000	NE	0.20	0.20	NE	NE	0.20	NE	400	400	NE	NE	NE	40	NE	250
<b>PAL (b)</b>	NE	NE	600	NE	0.02	0.02	NE	NE	0.02	NE	80	80	NE	NE	NE	8	NE	50

a) PAH = polycyclic aromatic hydrocarbon.

ug/l = micrograms per liter.

NA = parameter not analyzed.

Q = Lab qualifier, the parameter was detected below the limit of quantification and was detected in the control blank.

B = Lab qualifier, methylene chloride is present in laboratory environment. Detections should be considered suspect.

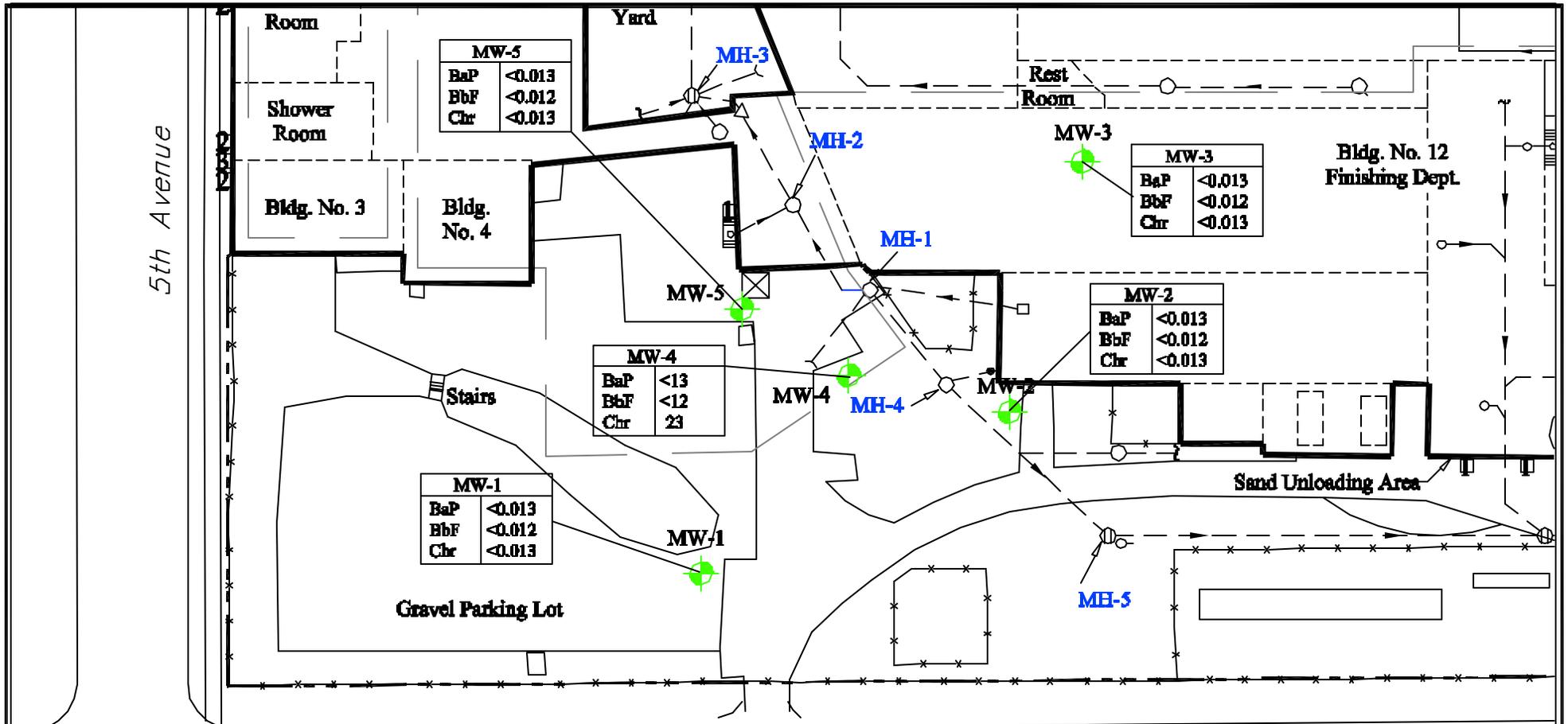
D = Lab qualifier, parameter value from diluted analysis, or surrogate result not applicable due to sample dilution.

b) Wisconsin Department of Natural Resources Groundwater Enforcement Standard (ES) and Preventative Action Limit (PAL).

Values in boldface denote an exceedance of the detection limit.

Values in boxes denote an exceedance of the WDNR ES.

d) duplicate sample.



**Legend**

- MH-1 Manhole 1
- Catch Basin
- ⊕ Monitoring Well Location
- B(a)P Benzo (a) pyrene
- B(b)F Benzo (b) flouranthene
- Chr Chrysene



**NOTE: ONLY CONCENTRATIONS OF DATA THAT EXCEEDED THE ENFORCED STANDARD DURING THIS ROUND ARE SHOWN.**

Reference: Spectrum Engineering Incorporated, "Storm Water Pollution Prevention Plan Drainage Base Map", 07-12-2000



**ENVIRONMENTAL STRATEGIES**

123 NORTH THIRD STREET SUITE 706  
MINNEAPOLIS, MINNESOTA 55401  
(612) 343-0510

**ITEM 7**

**PAH CONCENTRATIONS IN GROUNDWATER**

February 12, 2004

**APPLETON - EGS**  
**SOUTH MILWAUKEE, WISCONSIN**

PREPARED FOR  
EMERSON  
SOUTH MILWAUKEE, WISCONSIN

Drawn By: JS 7/14/04

Checked:

Approved:

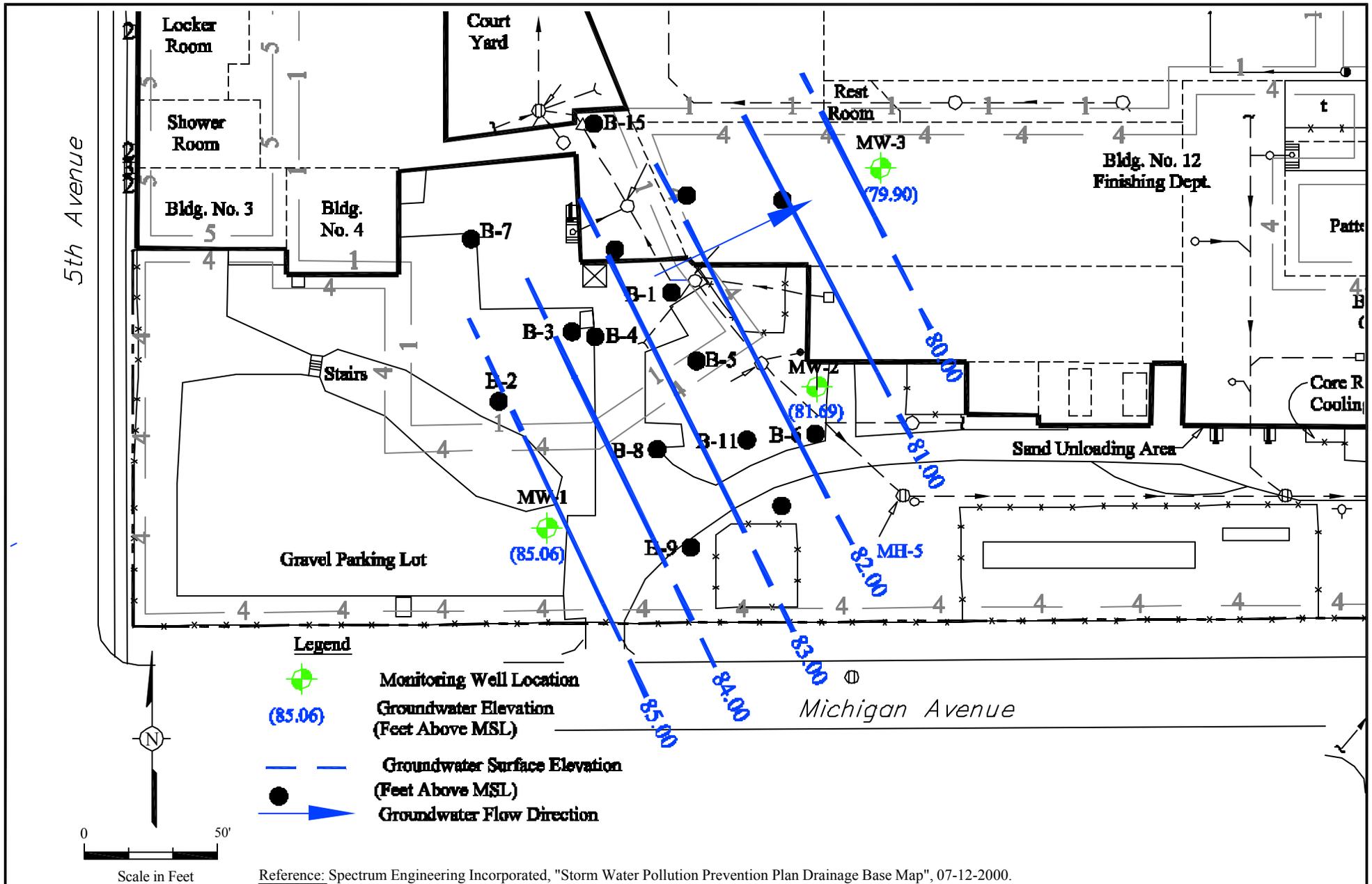
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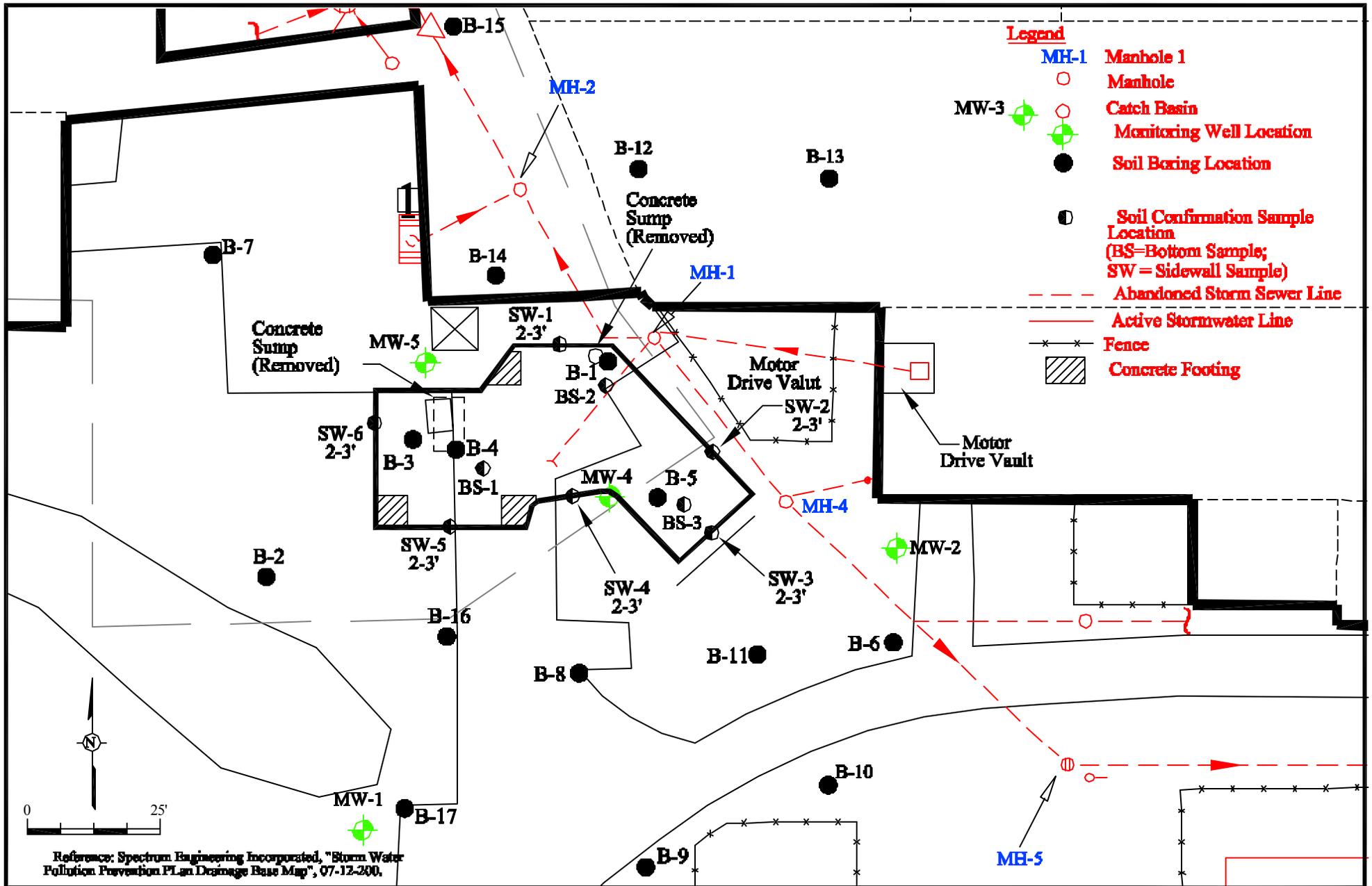
Item 8

Well Construction and Water Table Elevation Data  
 Appleton EGS Facility  
 South Milwaukee, Wisconsin (a)

Well Number	Date Installed	Ground Surface Elevation (ft)	Top of Riser Elevation (ft)	Bottom of Well Elevation (fbg)	Well Screen Elevation (ft)	Screen Length (ft)	January 9, 2001		January 19, 2001		April 22, 2003		November 24, 2003		February 12, 2004	
							Depth to Groundwater	Groundwater Elevation								
MW-1	December 20, 2000	92.55	92.19	77.39	87.39-77.39	10	7.46	84.73	7.13	85.06	7.45	84.74	7.63	84.56	8.01	84.18
MW-2	December 20, 2000	87.95	87.68	74.40	84.40-74.40	10	6.42	81.26	5.99	81.69	6.10	81.58	6.23	81.45	6.60	81.08
MW-3	December 20, 2000	87.12	86.97	72.52	82.52-72.52	10	7.34	79.63	7.07	79.90	7.08	79.89	7.17	79.80	7.69	79.28
MW-4	April 22, 2003	NS	NS	NS	NS	10	NA	NA	NA	NA	5.64	NA	5.89	NA	6.41	NA
MW-5	November 18, 2003	NS	NS	NS	NS	10	NA	NA	NA	NA	NA	NA	5.66	NA	6.02	NA
Hydraulic Gradient from MW-1 to MW-3							0.027	feet per foot	0.028	feet per foot	0.026	feet per foot	0.025	feet per foot	0.026	feet per foot

a) Elevations surveyed on January 9, 2001 by National Surveying and Engineering.  
 Elevations were surveyed to a temporary benchmark located at the corner of Michigan Avenue and 5th Avenue with an assumed elevation of 100.00 feet.  
 fbg = feet below grade.  
 ft = feet.  
 NS = Not Surveyed.  
 NA = Not Applicable.





**ENVIRONMENTAL STRATEGIES**

123 NORTH THIRD STREET SITE 706  
MINNEAPOLIS, MINNESOTA 55401  
(612) 343-0510

ITEM 10

AREA OF EXCAVATION AND  
CONFIRMATION SAMPLE LOCATIONS

APPLETON — EGS  
SOUTH MILWAUKEE, WISCONSIN

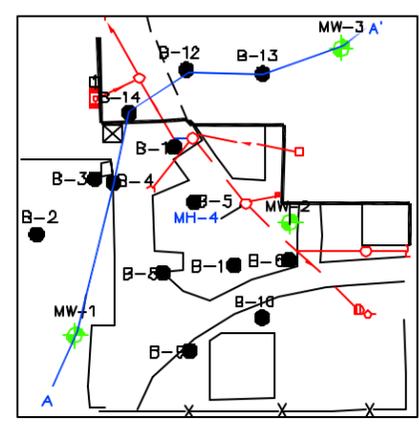
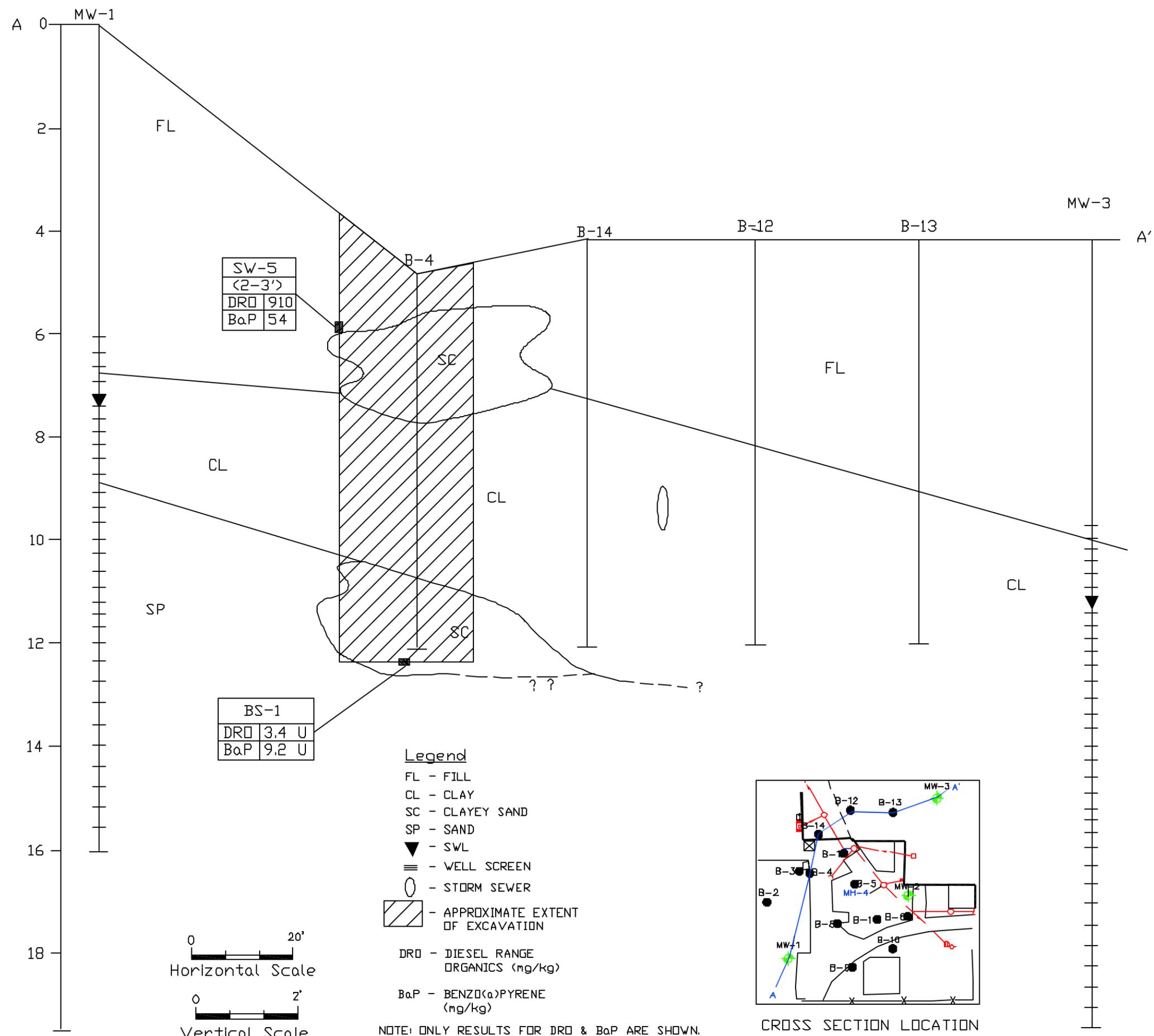
PREPARED FOR  
EMERSON  
SOUTH MILWAUKEE, WISCONSIN

Drawn By: 7/14/04

Checked:

Approved:

DWG Name: 13903602-A



Drawn By: JU 7/14/04  
 Checked:  
 Approved:  
 DWG Name:

APPLETON - EGS  
 SOUTH MILWAUKEE, WISCONSIN  
 PREPARED FOR  
 EMERSON  
 SOUTH MILWAUKEE, WISCONSIN

ITEM 11  
 POST REMEDIAL CROSS SECTION

ENVIRONMENTAL STRATEGIES CONSULTING LLC  
 123 N ORTH THIRD STREET URB 706  
 MINNEAPOLIS, MINNESOTA 55401  
 (612) 343-0510

I, Clarence Myers, Environmental Manager, with Emerson Electric Co., believe that the legal description provided in the attached property deed is complete and accurate for the Appleton EGS Facility located at 2105 South Fifth Avenue, South Milwaukee, Wisconsin.

*Clarence W. Myers*

Clarence Myers  
Environmental Manager

6/21/05

Date