

REVISED

4:27 pm, Jan 24, 2013

Department of Natural Resources
P.O. Box 7921, Madison, WI 53707-7921

GIS REGISTRY (Cover Sheet)
Form 4400-280 (R 7/12)

Source Property Information

BRRTS #: (No Dashes)

ACTIVITY NAME:

PROPERTY ADDRESS:

MUNICIPALITY:

PARCEL ID #:

CLOSURE DATE:

FID #:

DATCP #:

PECFA#:

***WTM COORDINATES:**

X: Y:

**Coordinates are in
WTM83, NAD83 (1991)*

WTM COORDINATES REPRESENT:

- Approximate Center Of Contaminant Source
- Approximate Source Parcel Center

Please check as appropriate: (BRRTS Action Code)

Contaminated Media:

- Groundwater Contamination > ES (236)
 - Contamination in ROW
 - Off-Source Contamination
(note: for list of off-source properties see "Impacted Off-Source Property" form)
- Soil Contamination > *RCL or **SSRCL (232)
 - Contamination in ROW
 - Off-Source Contamination
(note: for list of off-source properties see "Impacted Off-Source Property" form)

Continuing Obligations:

- N/A (Not Applicable)
- Soil: maintain industrial zoning (220)
(note: soil contamination concentrations between non-industrial and industrial levels)
- Structural Impediment (224)
- Site Specific Condition (228)
- Cover or Barrier (222)
(note: maintenance plan for groundwater or direct contact)
- Vapor Mitigation (226)
- Maintain Liability Exemption (230)
(note: local government unit or economic development corporation was directed to take a response action)

Note: Comments will not print out.

Monitoring Wells:

Are all monitoring wells properly abandoned per NR 141? (234)

- Yes
- No
- N/A

**Residual Contaminant Level
**Site Specific Residual Contaminant Level*

This Adobe Fillable form is intended to provide a list of information that is required for evaluation for case closure. It is to be used in conjunction with Form 4400-202, Case Closure Request. The closure of a case means that the Department has determined that no further response is required at that time based on the information that has been submitted to the Department.

NOTICE: Completion of this form is mandatory for applications for case closure pursuant to ch. 292, Wis. Stats. and ch. NR 726, Wis. Adm. Code, including cases closed under ch. NR 746 and ch. NR 726. The Department will not consider, or act upon your application, unless all applicable sections are completed on this form and the closure fee and any other applicable fees, required under ch. NR 749, Wis. Adm. Code, Table 1 are included. It is not the Department's intention to use any personally identifiable information from this form for any purpose other than reviewing closure requests and determining the need for additional response action. The Department may provide this information to requesters as required by Wisconsin's Open Records law [ss. 19.31 - 19.39, Wis. Stats.].

BRRTS #: (No Dashes) PARCEL ID #: (Milwaukee County Tax Key #)

ACTIVITY NAME: WTM COORDINATES: X: Y:

CLOSURE DOCUMENTS (the Department adds these items to the final GIS packet for posting on the Registry)

- Closure Letter**
- Maintenance Plan** (if activity is closed with a land use limitation or condition (land use control) under s. 292.12, Wis. Stats.)
- Continuing Obligation Cover Letter** (for property owners affected by residual contamination and/or continuing obligations)
- Conditional Closure Letter**
- Certificate of Completion (COC)** (for VPLE sites)

SOURCE LEGAL DOCUMENTS

- Deed:** The most recent deed as well as legal descriptions, for the **Source Property** (where the contamination originated). Deeds for other, off-source (off-site) properties are located in the **Notification** section.
Note: If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.
- Certified Survey Map:** A copy of the certified survey map or the relevant section of the recorded plat map for those properties where the legal description in the most recent deed refers to a certified survey map or a recorded plat map. (lots on subdivided or platted property (e.g. lot 2 of xyz subdivision)).
Figure #: None Title: Plat Map - WPSC Sheboygan Operations Site & MGP Site
- Signed Statement:** A statement signed by the Responsible Party (RP), which states that he or she believes that the attached legal description accurately describes the correct contaminated property.

MAPS (meeting the visual aid requirements of s. NR 716.15(2)(h))

Maps must be no larger than 11 x 17 inches unless the map is submitted electronically.

- Location Map:** A map outlining all properties within the contaminated site boundaries on a U.S.G.S. topographic map or plat map in sufficient detail to permit easy location of all parcels. If groundwater standards are exceeded, include the location of all potable wells within 1200 feet of the site.
Note: Due to security reasons municipal wells are not identified on GIS Packet maps. However, the locations of these municipal wells must be identified on Case Closure Request maps.
Figure #: 1 Title: Site Location Map
- Detailed Site Map:** A map that shows all relevant features (buildings, roads, individual property boundaries, contaminant sources, utility lines, monitoring wells and potable wells) within the contaminated area. This map is to show the location of all contaminated public streets, and highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding a ch. NR 140 Enforcement Standard (ES), and/or in relation to the boundaries of soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Levels (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.
Figure #: 2 & 3 Title: Site Vicinity and Area Capped June 2012
- Soil Contamination Contour Map:** For sites closing with residual soil contamination, this map is to show the location of all contaminated soil and a single contour showing the horizontal extent of each area of contiguous residual soil contamination that exceeds a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.
Figure #: **Title:**

BRRTS #: 02-41-489670

ACTIVITY NAME: We Energies Florida Substation-Milwaukee

MAPS (continued)

Geologic Cross-Section Map: A map showing the source location and vertical extent of residual soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL). If groundwater contamination exceeds a ch. NR 140 Enforcement Standard (ES) when closure is requested, show the source location and vertical extent, water table and piezometric elevations, and locations and elevations of geologic units, bedrock and confining units, if any.

Figure #: Title:

Figure #: Title:

Groundwater Isoconcentration Map: For sites closing with residual groundwater contamination, this map shows the horizontal extent of all groundwater contamination exceeding a ch. NR140 Preventive Action Limit (PAL) and an Enforcement Standard (ES). Indicate the direction and date of groundwater flow, based on the most recent sampling data.

Note: This is intended to show the total area of contaminated groundwater.

Figure #: Title:

Groundwater Flow Direction Map: A map that represents groundwater movement at the site. If the flow direction varies by more than 20° over the history of the site, submit 2 groundwater flow maps showing the maximum variation in flow direction.

Figure #: Title:

Figure #: Title:

TABLES (meeting the requirements of s. NR 716.15(2)(h)(3))

Tables must be no larger than 11 x 17 inches unless the table is submitted electronically. Tables must not contain shading and/or cross-hatching. The use of **BOLD** or *ITALICS* is acceptable.

Soil Analytical Table: A table showing remaining soil contamination with analytical results and collection dates.

Note: This is one table of results for the contaminants of concern. Contaminants of concern are those that were found during the site investigation, that remain after remediation. It may be necessary to create a new table to meet this requirement.

Table #: 1-3 Title: **Soil Analytical Results - VOCs, Arsenic, PCBs, and PAHs**

Groundwater Analytical Table: Table(s) that show the most recent analytical results and collection dates, for all monitoring wells and any potable wells for which samples have been collected.

Table #: Title:

Water Level Elevations: Table(s) that show the previous four (at minimum) water level elevation measurements/dates from all monitoring wells. If present, free product is to be noted on the table.

Table #: Title:

IMPROPERLY ABANDONED MONITORING WELLS

For each monitoring well not properly abandoned according to requirements of s. NR 141.25 include the following documents.

Note: If the site is being listed on the GIS Registry for only an improperly abandoned monitoring well you will only need to submit the documents in this section for the GIS Registry Packet.

Not Applicable

Site Location Map: A map showing all surveyed monitoring wells with specific identification of the monitoring wells which have not been properly abandoned.

Note: If the applicable monitoring wells are distinctly identified on the Detailed Site Map this Site Location Map is not needed.

Figure #: Title:

Well Construction Report: Form 4440-113A for the applicable monitoring wells.

Deed: The most recent deed as well as legal descriptions for each property where a monitoring well was not properly abandoned.

Notification Letter: Copy of the notification letter to the affected property owner(s).

BRRTS #: 02-41-489670

ACTIVITY NAME: We Energies Florida Substation-Milwaukee

NOTIFICATIONS

Source Property

Not Applicable

- Letter To Current Source Property Owner:** If the source property is owned by someone other than the person who is applying for case closure, include a copy of the letter notifying the current owner of the source property that case closure has been requested.
- Return Receipt/Signature Confirmation:** Written proof of date on which confirmation was received for notifying current source property owner.

Off-Source Property

Group the following information per individual property and label each group according to alphabetic listing on the "Impacted Off-Source Property" attachment.

Not Applicable

- Letter To "Off-Source" Property Owners:** Copies of all letters sent by the Responsible Party (RP) to owners of properties with groundwater exceeding an Enforcement Standard (ES), and to owners of properties that will be affected by a land use control under s. 292.12, Wis. Stats.
Note: Letters sent to off-source properties regarding residual contamination must contain standard provisions in Appendix A of ch. NR 726.
- Number of "Off-Source" Letters:**
- Return Receipt/Signature Confirmation:** Written proof of date on which confirmation was received for notifying any off-source property owner.
- Deed of "Off-Source" Property:** The most recent deed(s) as well as legal descriptions, for all affected deeded **off-source** property(ies). This does not apply to right-of-ways.
Note: If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.
- Certified Survey Map:** A copy of the certified survey map or the relevant section of the recorded plat map *for those properties where the legal description in the most recent deed refers to a certified survey map or a recorded plat map.* (lots on subdivided or platted property (e.g. lot 2 of xyz subdivision)).

Figure #: **Title:**

- Letter To "Governmental Unit/Right-Of-Way" Owners:** Copies of all letters sent by the Responsible Party (RP) to a city, village, municipality, state agency or any other entity responsible for maintenance of a public street, highway, or railroad right-of-way, within or partially within the contaminated area, for contamination exceeding a groundwater Enforcement Standard (ES) and/or soil exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL).

Number of "Governmental Unit/Right-Of-Way Owner" Letters:



September 14, 2012

Attention: Mr. Frank Dombrowski
WE Energies
333 W Everett St., Room A231
Milwaukee, WI 53203

KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS

SUBJECT: Final Case Closure with Continuing Obligations
WE Energies Florida Substation Site, 212 W Florida St, Milwaukee, WI
WDNR BRRTS Activity #: 02-41-489670 FID #: 341080190

Dear Mr. Dombrowski:

The Department of Natural Resources (DNR) considers the WE Energies Florida Substation Site, located at 212 W Florida St. in Milwaukee, WI, closed with continuing obligations. No further investigation or remediation is required at this time. However, you and future property owners must comply with the continuing obligations as explained in the conditions of closure in this letter. Please read over this letter closely to ensure that you comply with all conditions and other on-going requirements. Provide this letter and any attached maintenance plan to anyone who purchases this property from you.

This final closure decision is based on the correspondence and data provided, and is issued under ch. NR 726, Wisconsin Administrative Code. The Project Manager reviewed the request for closure on August 30, 2012. The DNR reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases.

This property has residual soil contaminated with polycyclic aromatic hydrocarbons (PAHs) and arsenic. The conditions of closure and continuing obligations required were based on the property being used for commercial or industrial purposes.

A portion of this site was previously closed with a deed restriction and a cap maintenance plan on May 5, 2006 and a copy of that letter is attached. This letter extends the cap maintenance plan area to include Lot 1 of Certified Survey Map No. 7547.

Continuing Obligations

The continuing obligations for this site are summarized below. Further details on actions required are found in the section Closure Conditions.

- Residual soil contamination exists that must be properly managed should it be excavated or removed.
- Pavement, an engineered cover or a soil barrier must be maintained over contaminated soil and the DNR must approve any changes to this barrier.

GIS Registry

This site will be listed on the Remediation and Redevelopment Program's internet accessible Geographic Information System (GIS) Registry, to provide notice of residual contamination and of any continuing obligations. DNR approval prior to well construction or reconstruction is required for all sites shown on the GIS Registry, in accordance with s. NR 812.09(4) (w), Wis. Adm. Code. To obtain approval, complete and submit Form 3300-254 to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line at <http://dnr.wi.gov/org/water/dwg/3300254.pdf> or at the web address listed below for the GIS Registry.

All site information is also on file at the Southeast Regional DNR office, at 2300 N Martin Luther King Jr. Drive, Milwaukee, WI 53212. This letter and information that was submitted with your closure request application, including the maintenance plan, will be included on the GIS Registry in a PDF attachment. To review the site on the GIS Registry web page, visit the RR Sites Map page at <http://dnr.wi.gov/org/aw/rr/gis/index.htm>.

Prohibited Activities

Certain activities are prohibited at closed sites because maintenance of a barrier is intended to prevent contact with any remaining contamination. When a barrier is required, the condition of closure requires notification of the DNR before making a change, in order to determine if further action is needed to maintain the protectiveness of the remedy employed. The following activities are prohibited on any portion of the property where a building foundation is required, as shown on the **attached map**, unless prior written approval has been obtained from the DNR:

- removal of the existing barrier;
- replacement with another barrier;
- excavating or grading of the land surface;
- filling on covered or paved areas;
- plowing for agricultural cultivation;
- construction or placement of a building or other structure;

Closure Conditions

Compliance with the requirements of this letter is a responsibility to which you and any subsequent property owners must adhere. DNR staff will conduct periodic prearranged inspections to ensure that the conditions included in this letter and the attached maintenance plans are met. If these requirements are not followed, the DNR 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.

Residual Soil Contamination (ch. NR 718, chs. 500 to 536, Wis. Adm. Code or ch. 289, Wis. Stats.)

Soil contamination remains on-site as indicated on the **attached map**. 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 contamination remains. If sampling confirms that contamination is present, the property owner at the time of excavation will need to determine whether the material is considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable standards 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 to prevent a direct contact health threat to humans.

Cover or Barrier (s. 292.12 (2) (a), Wis. Stats.)

The pavement, building or other impervious cover that 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.

A request may be made to modify or replace a cover or barrier. The replacement or modified cover or barrier must be protective of the revised use of the property, and must be approved in writing by the DNR prior to implementation.

The **attached maintenance plan and inspection log** are to be kept up-to-date and on-site. Submit the inspection log to the DNR only upon request.

Please send written notifications in accordance with the above requirements to SE Region Remediation Program, Wisconsin Department of Natural Resources, 2300 N Martin Luther King Jr. Drive, Milwaukee, WI 53212, to the attention of the Environmental Program Associate

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 DNR 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 Andrew Boettcher at (414) 263-8541.

Sincerely,



Mark Gordon, Acting Team Supervisor
SE Remediation & Redevelopment Program

Attachments:

- maintenance plan
- extent of cap map / extent of impacted soil map
- site location maps

cc: Eric Kovatch, Natural Resource Technology (via email to ekovatch@naturalrt.com)

Cover Maintenance Plan

For Lot #1 of Certified survey map number 7547 (Tax Key #428-0752-000-2),
being a part of the East 1/2 of the Northeast ¼ of Section 32, Township 7 North, Range 22 East,
City of Milwaukee, County of Milwaukee
(BRRTS#02-41-489670)

A cover maintenance plan is required for this property in accordance with NR 724.13, Wis. Adm. Code. The cover includes a layer of non-woven fabric and a minimum of nine-inches of traffic bond on top of the fabric.

The cover maintenance plan includes the following:

- The cover over the impacted soil/groundwater will be inspected annually for surface water drainage concerns which may cause erosion of the cover.
- The cover will be inspected for any major cracks or fissures. If any cracks or fissures develop, they would be filled as appropriate.
- Any work beneath the cover which disturbs or damages the integrity of the cover requires that the cover be restored to a sound condition (i.e. replacement section or crack/hole filling). Soils beneath the cover, if required to be removed, shall be disposed of in accordance with applicable solid and hazardous waste rules and regulations.

Inspection results will be documented in a written log, which will be kept with the current property owner at all times. Photographs may be taken, as necessary. A blank inspection/maintenance log is attached for this use. This log will be kept as long as the deed restriction requires maintenance of the cover.

RECORDED
CERTIFIED SURVEY MAP

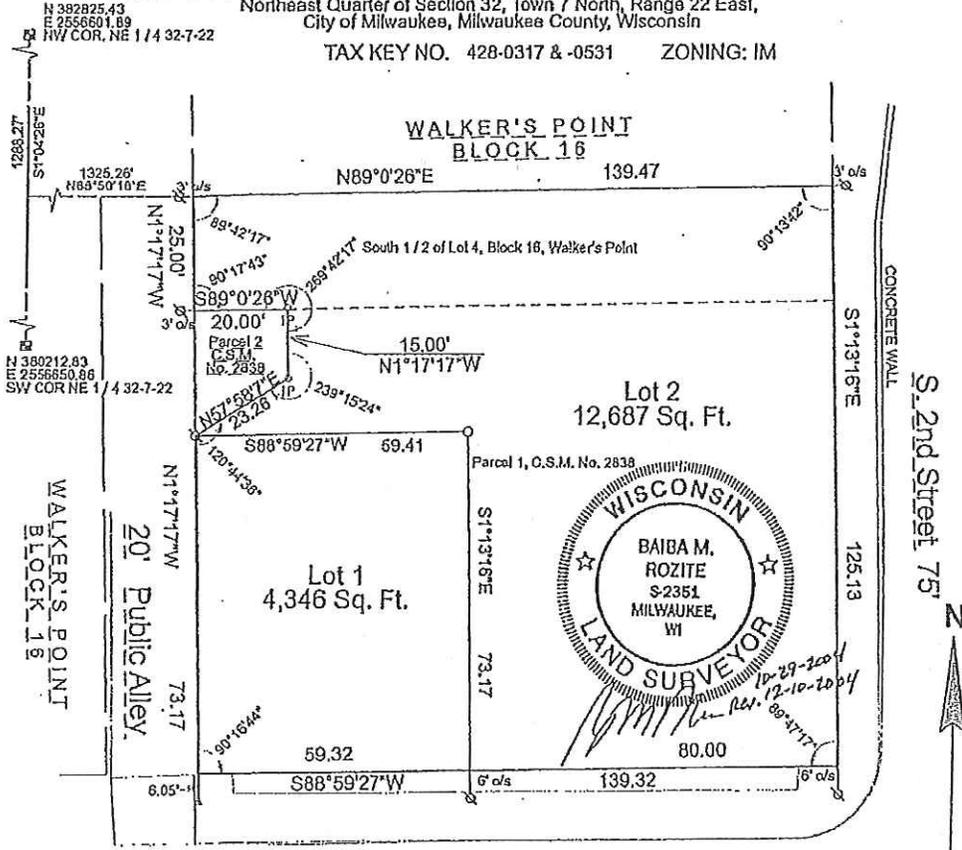
DCO # 2430

CERTIFIED SURVEY MAP NO. 7547

1 OF 4

The South Half of Lot 4, Block 16 of Walker's Point and Parcel 1 of Certified Survey Map No. 2838, recorded on June 4, 1976, all being a part of the Northeast and Southeast Quarters of the Northeast Quarter of Section 32, Town 7 North, Range 22 East, City of Milwaukee, Milwaukee County, Wisconsin

TAX KEY NO. 428-0317 & -0531 ZONING: IM

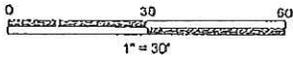


W. Florida Street 75'

LEGEND:

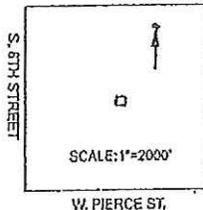
- SET 1" DIAM. 24" LONG IRON PIPE, MIN. WT. 1.13 LBS/L.F.
- ⊠ SET CHISELED CROSS IN CONCRETE
- FOUND 1" IRON PIPE
- ⊠ FOUND CHISELED CROSS
- ⊠ CONCRETE MONUMENT WITH SEWRPC BRASS CAP

ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. BEARINGS ARE BASED ON THE WEST LINE OF THE NE 1/4 32-7-22 ASSUMED TO BEAR N1°04'26"W AS PUBLISHED BY SEWRPC (MAD 1927). (JUNE 2003 DATUM)



BLOOM CONSULTANTS, LLC
ENGINEERS PLANNERS SCIENTISTS
16291 Innovation Drive • Suite 203 • Milwaukee, WI 53226
Phone: (414) 771-3399 Fax: (414) 771-4190

VICINITY MAP
NE 1/4 SEC. 32, T7N, R22E



INFRASTRUCTURE SERVICES DIVISION
Marcia Lindholm 12/20/04
CENTRAL DRAFTING & RECORDS MANAGER
M. Martin 12/16/04
ENGR. IN CHARGE ENVIRON. ENGR.
CORRECT
[Signature] 12/21/04
CITY ENGINEER
GRN APPROVED

DEPARTMENT OF CITY DEVELOPMENT
CITY OF MILWAUKEE
JAN 10 2005
[Signature]
STAFF APPROVED

RECORDED
CERTIFIED SURVEY MAP
DATE RECORDED FEB 11 2005
MAP NO. 7547
DOCUMENT NO. 08.957 207
CITY OF MILWAUKEE
DEPARTMENT OF CITY DEVELOPMENT
809 N. BROADWAY ST.
MILWAUKEE, WIS. 53202
PHONE 223-5716

CERTIFIED SURVEY MAP NO. _____

Being the South Half of Lot 4, Block 16 of Walker's Point, and Parcel 1 of Certified Survey Map No. 2838, recorded on June 4, 1976, all being a part of the Northeast and Southeast Quarters of the Northeast Quarter of Section 32, Town 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin.

SURVEYOR'S AFFIDAVIT
STATE OF WISCONSIN)

);SS
MILWAUKEE COUNTY)

I, BAIBA M. ROZITE, a registered surveyor certify:

That I have surveyed, divided and mapped the South Half of Lot 4, Block 16 of WALKER'S POINT, and Parcel 1 of Certified Survey Map No. 2838, recorded on June 4, 1976, all being a part of the Northeast and Southeast Quarters of the Northeast Quarter of Section 32, Town 7 North, Range 22 East, City of Milwaukee, Milwaukee County, Wisconsin, which is bounded and described as follows:

Commencing at the North Quarter corner of said Section 32; thence South 1°04'26" East, 1288.27 feet along the West line of the Northeast 1/4 of said Section 32; thence North 88°50'18" East, 1325.26 feet to the Northwest corner of aforesaid South Half of Lot 4, Block 16 of WALKER'S POINT and to the Point of Beginning;

Thence North 89°00'26" East, 139.47 feet along the North line of said South Half of Lot 4 to the Westerly line of South Second Street; thence South 1°13'16" East, 125.13 feet along said Westerly line to the Northerly line of West Florida Street; thence South 88°59'27" West, 139.32 feet along said Northerly line to the Easterly line of a 20' Public Alley; thence North 1°17'17" West, 73.17 feet along said Easterly line to the Southwest corner of Parcel 2 of Certified Survey Map No. 2838; thence North 57°58'07" East, 23.26 feet along the Southerly line of said Parcel 2; thence North 01°17'17" West, 15.00 feet along the Easterly line of said Parcel 2; thence South 89°00'26" West, 20.00 feet along the Northerly line of said Parcel 2 to the aforesaid Easterly line of a 20' Public Alley; thence North 1°17'17" West, 25.00 feet along said Easterly line to the Point of Beginning.

Said parcel contains 17,033 square feet, more or less.

THAT I have made the survey, land division, and map by the direction of We Energies, owner of said land.

THAT the map is a correct representation of all exterior boundaries of the land surveyed and the land division thereof made.

THAT I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and Chapter 119 of the Milwaukee Code of Ordinances in surveying, dividing and mapping the same.



Baiba M. Rozite 10-29-2004 (SEAL)
Baiba M. Rozite, Registered Wisconsin
Land Surveyor S-2351

CERTIFIED SURVEY MAP NO. _____

Being the South Half of Lot 4, Block 16 of Walker's Point, and Parcel 1 of Certified Survey Map No. 2838, recorded on June 4, 1976, all being a part of the Northeast and Southeast Quarters of the Northeast Quarter of Section 32, Town 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin.

CORPORATE OWNER'S CERTIFICATE

WISCONSIN ELECTRIC POWER COMPANY, a corporation duly organized and existing under and by virtue of the laws of the state of Wisconsin, doing business as We Energies, as owner, certifies that said corporation caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map in accordance with the requirements of Chapter 119 of the City of Milwaukee Code of Ordinances.

In Consideration of the approval of the map by the Common Council, and in accordance with Chapter 119 of the Milwaukee Code, the undersigned agrees:

That all utility lines to provide electric power and telephone services and cable television or communication systems lines or cables to all lots in the certified survey map shall be installed underground in easements provided therefore, where feasible.

This agreement shall be binding on the undersigned and assigns.

IN WITNESS WHEREOF, the said WISCONSIN ELECTRIC POWER COMPANY has caused these presents to be signed by James T. Raabe its Manager of Property Management at Milwaukee, Wisconsin, and its corporate seal to be hereunto affixed this 13TH day of DECEMBER, 2004.

In The Presence of:

WISCONSIN ELECTRIC POWER COMPANY

James T. Raabe
JAMES T. RAABE,
MANAGER OF PROPERTY MANAGEMENT

STATE OF WISCONSIN)
:SS
MILWAUKEE COUNTY)

PERSONALLY came before me this 13TH day of DECEMBER, 2004, James T. Raabe of the above named Corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such Manager of Property Management of said Corporation, and acknowledged that he executed the foregoing instrument as such officer as the deed of said Corporation, by its authority.

Douglas J. Fabio (SEAL)
Douglas J. Fabio Milwaukee Co.
Notary Public, State of Wisconsin
My Commission Expires February 6, 2005



CERTIFIED SURVEY MAP NO. _____

Being the South Half of Lot 4, Block 16 of Walker's Point, and Parcel 1 of Certified Survey Map No. 2838, recorded on June 4, 1976, all being a part of the Northeast and Southeast Quarters of the Northeast Quarter of Section 32, Town 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin.

CERTIFICATE OF CITY TREASURER

STATE OF WISCONSIN)

);SS

MILWAUKEE COUNTY)

I, WAYNE F. WHITTOW, being the duly elected, qualified and acting City Treasurer of the City of Milwaukee, do hereby certify that in accordance with the records in the office of the City Treasurer of the City of Milwaukee there are no unpaid taxes or unpaid special assessments on the land included in this Certified Survey Map.

2-1-05
Date

Wayne F. Whittow (SEAL)
Wayne F. Whittow, City Treasurer

COMMON COUNCIL CERTIFICATE OF APPROVAL

I certify that this Certified Survey Map was approved under Resolution File No. 041321, adopted by the Common Council of the City of Milwaukee on February 1, 2005.

Ronald D. Leonhardt
Ronald D. Leonhardt, City Clerk, City of Milwaukee

Tom Barrett
Tom Barrett, Mayor

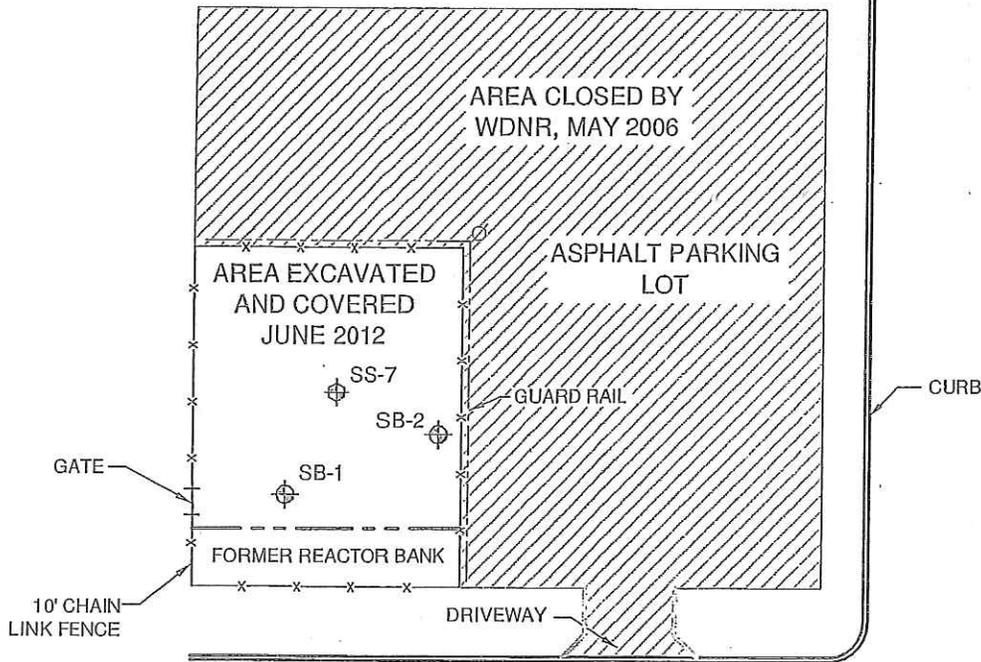


[Signature]
10-29-2004
Rev. 12-10-2004

Exhibit B
Barrier INSPECTION and MAINTENANCE LOG

Inspection Date	Inspector	Condition of Cap	Recommendations	Has recommended maintenance from previous inspection been implemented?

RAILROAD RIGHT-OF-WAY

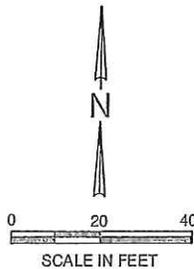


S. 2ND ST.

CURB

W. FLORIDA ST.

	SB-1 SOIL BORING, 10/18/04
	SS-2 SURFACE SOIL SAMPLE, 06/14/04
	FENCE
	GUARD RAIL
	SUB-STATION
	LIGHT POLE



SOURCE NOTES:

1. THIS DRAWING WAS DEVELOPED FROM DIGITAL FILE "C PLAN 1A", DRAWING NUMBER BM1-1531, BY BLOOM CONSULTANTS, LLC., MILWAUKEE, WI DATED 10-25-04. SAMPLE LOCATIONS FIELD MEASURED BY NATURAL RESOURCE TECHNOLOGY, NOVEMBER 2004.

AREA CAPPED JUNE 2012

PROJECT NO.
2089/1.2



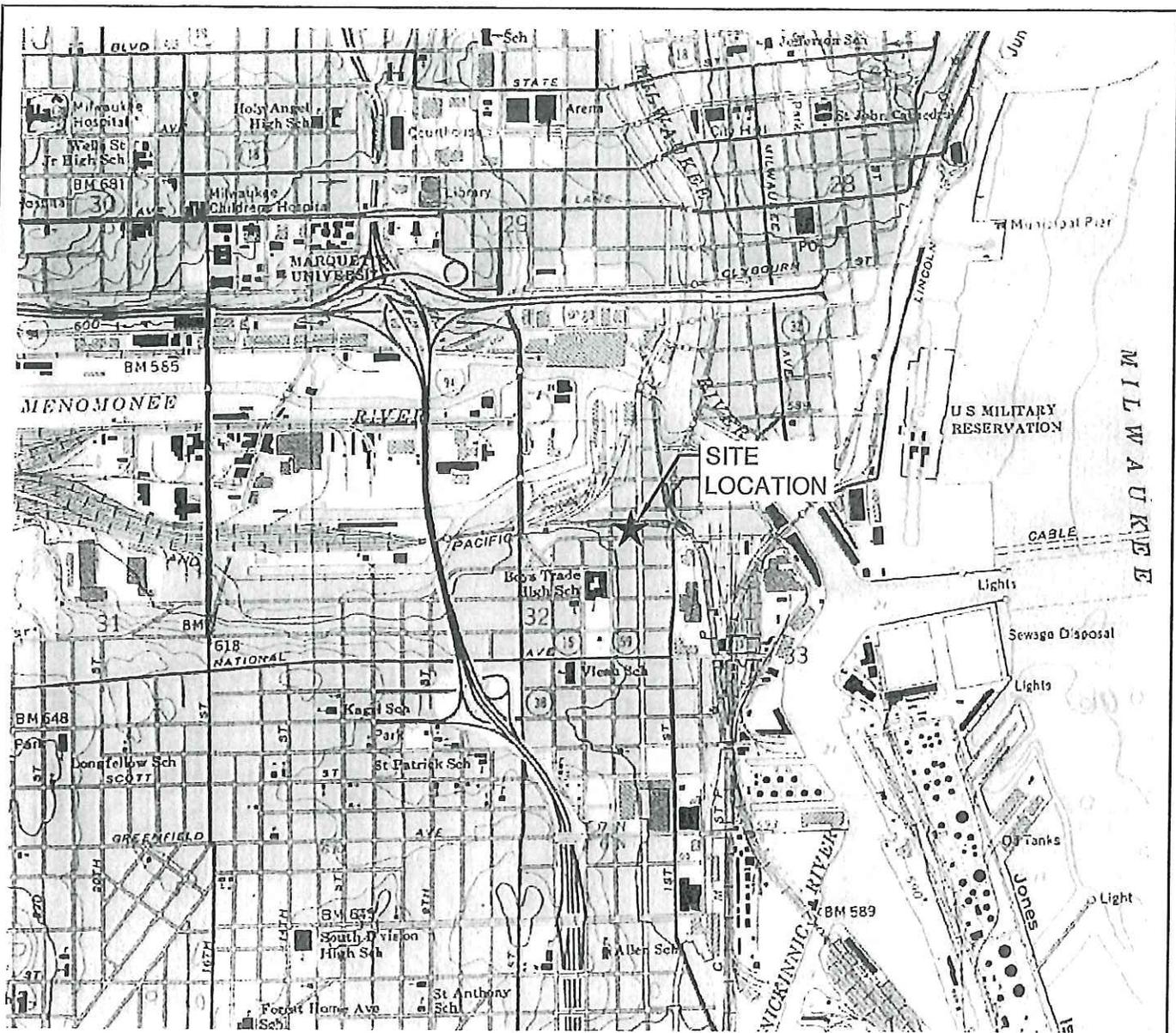
CONSTRUCTION DOCUMENTATION REPORT
WE ENERGIES
FORMER FLORIDA SUBSTATION
MILWAUKEE, WISCONSIN

DRAWING NO.
2089-12-A03

FIGURE NO.

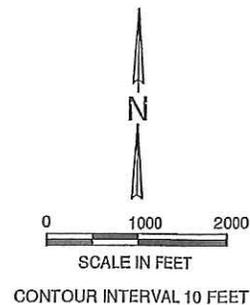
DRAWN: NWD DATE: 06/28/12 CHK'D: EPK DATE: 06/28/12 APP'D: EPK DATE: 07/13/12

M:\Projects\2089\2089-12-A03\2089-12-A03.dwg



SOURCE NOTES:

1. NATIONAL GEOGRAPHIC TOPO. 1:24,000-SCALE MAPS FOR THE UNITED STATES. THE TOPOI MAPS ARE SEAMLESS, SCANNED IMAGES OF UNITED STATES GEOLOGICAL SURVEY (USGS) PAPER TOPOGRAPHIC MAPS. FOR MORE INFORMATION ON THIS MAP, VISIT US ONLINE AT [HTTP://GOTO.ARCGISONLINE.COM/MAPS/USA_TOPO_MAPS](http://gto.arcgis.com/maps/usa_topo_maps) COPYRIGHT: © 2011 NATIONAL GEOGRAPHIC SOCIETY, I-CUBED
2. COORDINATE SYSTEM IS NAD83 WISCONSIN STATE PLANE, SOUTH ZONE, US FOOT.



SITE LOCATION MAP

PROJECT NO.
2089/1.2

DRAWING NO.
2089-12-A01C

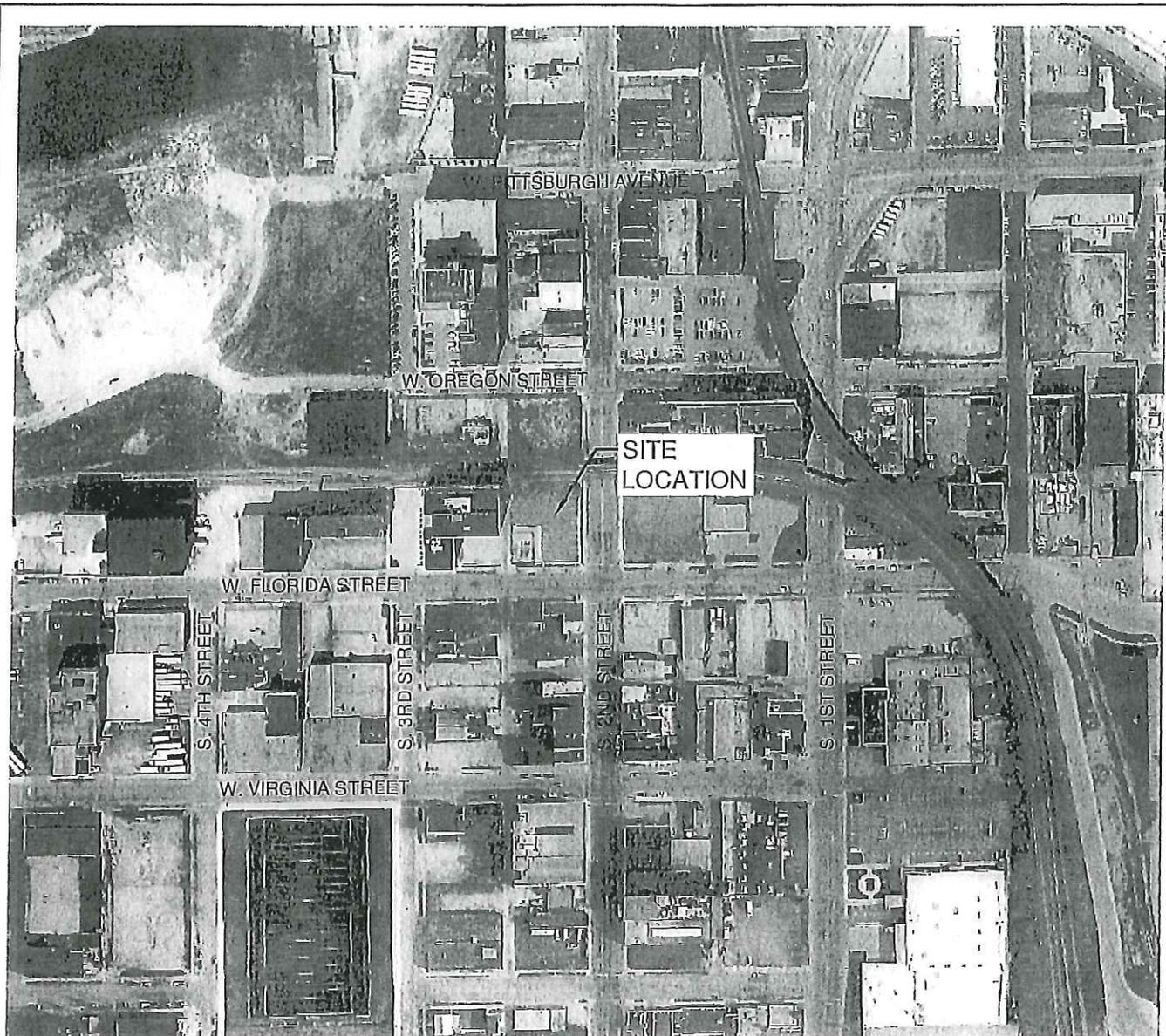
FIGURE NO.
1



CONSTRUCTION DOCUMENTATION REPORT
WE ENERGIES
FORMER FLORIDA SUBSTATION
MILWAUKEE, WISCONSIN

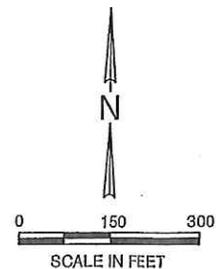
DRAWN: NWD DATE: 06/28/12 CHK'D: EPK DATE: 06/28/12 APP'D: EPK DATE: 07/13/12

Jul 13, 2012 4:29pm PLOTTED BY: rhpelham SAVED BY: chpplina
 X:\CAD\Drawn\Projects\20\2089\1-2\2089-12-A01C.dwg Layer1
 IMAGE: W:\MapData\Projects\20\2089\Source\USGS_topo.tif
 SHEET:



SOURCE NOTES:

1. MILWAUKEE COUNTY ARCGIS MAP SERVICE
([HTTP://MAPS.MILWAUKEECOUNTY.ORG/ARCGIS/SERVICES/](http://maps.milwaukeecounty.org/arcgis/services/)),
"AERIAL PHOTO 2010 HIGH RES_ACU_PLUS"
2. COORDINATE SYSTEM IS NAD83 WISCONSIN STATE PLANE,
SOUTH ZONE, US FOOT.



SITE VICINITY MAP

PROJECT NO.
2089/1.2

DRAWING NO.
2089-12-A02C

FIGURE NO.
2



CONSTRUCTION DOCUMENTATION REPORT
WE ENERGIES
FORMER FLORIDA SUBSTATION
MILWAUKEE, WISCONSIN

DRAWN: NWD DATE: 06/28/12 CHK'D: EPK DATE: 06/28/12 APP'D: EPK DATE: 07/13/12

Y:\AcadData\Projects\20\2089\1-2\2089-12-A02C.dwg Layout1
 Access: Y:\AcadData\Projects\20\2089\Source\Aerial_zoomed_out.tif
 ARCS



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

May 5, 2006

In Reply, Refer to: FID# 341080190
BRRTS# 02-41-489670
BRR/ERP

Mr. Trent Kohl
WE Energies
333 W Everett Street
Milwaukee, WI 53203

Subject: Final Case Closure for Florida Street Substation, NW Corner of Florida Street and Second Street, Milwaukee, WI

Dear Mr. Kohl:

On September 8, 2005, your site as described above was reviewed for closure by the Department of Natural Resources. The Department reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. On September 13, 2005, you were notified that additional steps were required to achieve case closure for this site.

On April 4, 2006, the Department received correspondence indicating that you have complied with the additional case closure requirements. The requirements included documentation that the Department approved deed restriction and cap maintenance plan were recorded, that the proposed geotextile fabric was installed and that any remaining waste at the site was properly disposed. Based on the correspondence and data provided, it appears that your case has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code. The Department considers this case closed and no further investigation, remediation or other action is required at this time.

FUTURE EXCAVATION OF RESIDUAL CONTAMINATED SOIL

Residual soil contamination remains at the site, as indicated in the information submitted to the Department of Natural Resources. 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 at the time of excavation. **Special precautions may need to be taken during excavation activities to prevent a direct contact health threat to humans.** Based upon the results of sample analysis, the current owner will also have to properly store, treat, or dispose of any excavated materials, in accordance with state and federal laws.

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

Your site was closed with the requirement that a deed restriction, requiring maintenance and inspection of the exposure barrier, be recorded at the county Register of Deeds office, and that maintenance of the cap be conducted as described in the maintenance and inspection plan, attached to the deed restriction. The maintenance plan and inspection log are to be kept up-to-

date and on-site, and the inspection log need only be submitted to the Department upon request. A copy of the deed restriction and the referenced maintenance plan can be found in the Department's regional files, or they can be viewed on the GIS Registry for this site, at <http://dnr.wi.gov/org/aw/rr/gis/index.htm>.

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.

Please be aware that this case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code, if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety or welfare, or the environment.

We appreciate your efforts to restore the environment at this site. If you have any questions or concerns regarding this letter, please contact me at (414) 263- 8541.

Sincerely,


Andrew F Boettcher
Hydrogeologist – RR/SER

CC: Stacy Schmoldt, NRT, 23713 W Paul Road, Suite D, Pewaukee, WI 53072

RECORDED
CERTIFIED SURVEY MAP

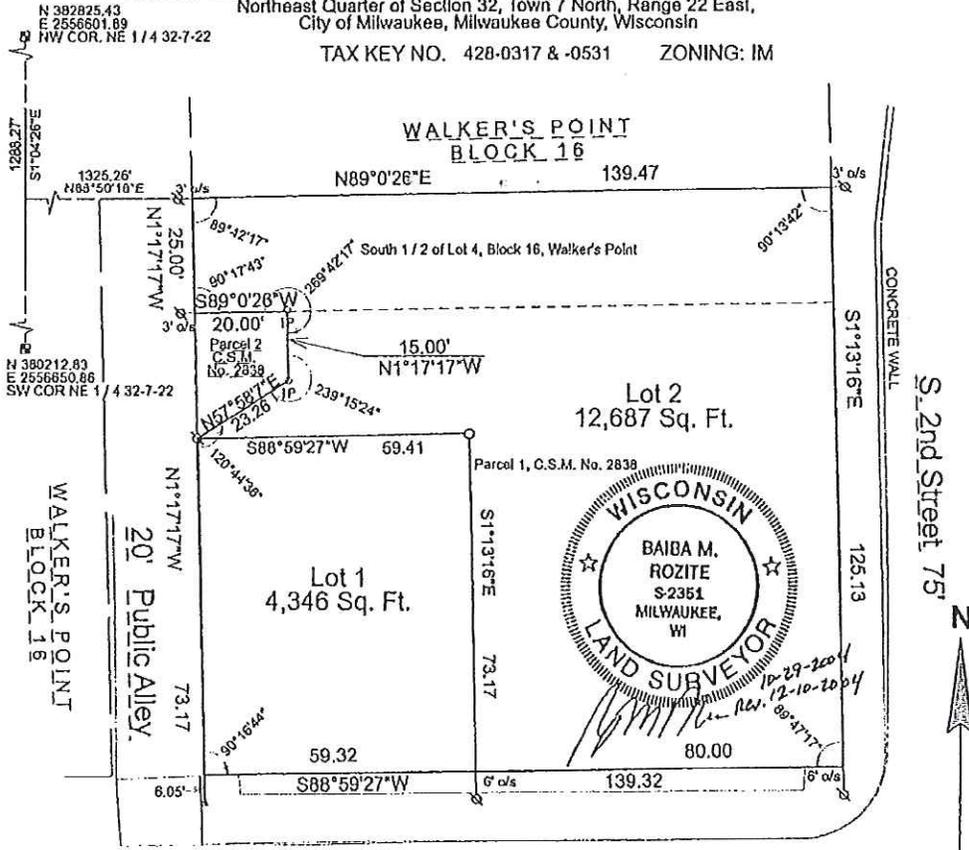
DCD # 2430

1 OF 4

CERTIFIED SURVEY MAP NO. 7547

The South Half of Lot 4, Block 16 of Walker's Point and Parcel 1 of Certified Survey Map No. 2838, recorded on June 4, 1976, all being a part of the Northeast and Southeast Quarters of the Northeast Quarter of Section 32, Town 7 North, Range 22 East, City of Milwaukee, Milwaukee County, Wisconsin

TAX KEY NO. 428-0317 & -0531 ZONING: IM

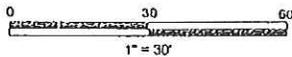


W. Florida Street 75'

LEGEND:

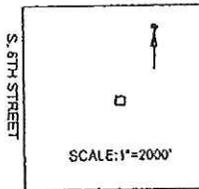
- SET 1" DIAM. 24" LONG IRON PIPE, MIN. WT. 1.13 LBS/L.F.
- ⊗ SET CHISELED CROSS IN CONCRETE
- FOUND 1" IRON PIPE
- ▲ FOUND CHISELED CROSS
- ⊠ CONCRETE MONUMENT WITH SEWRPC BRASS CAP

ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. BEARINGS ARE BASED ON THE WEST LINE OF THE NE 1/4 32-7-22 ASSUMED TO BEAR N1°04'26"W AS PUBLISHED BY SEWRPC (NAD 1927). (JUNE 2003 DATUM)



BLOOM CONSULTANTS, LLC
ENGINEERS PLANNERS SCIENTISTS
10991 Innovation Drive • Suite 203 • Milwaukee, WI 53226
Phone: (414) 771-3399 Fax: (414) 771-4190

VICINITY MAP
NE 1/4 SEC. 32, T7N, R22E



INFRASTRUCTURE
SERVICES DIVISION
Marcia Lindholm 12/20/04
CENTRAL DRAFTING & RECORDS MANAGER
Markus Agnew 12/16/04
ENGR. IN CHARGE ENVIRON. ENGR.
CORRECT
[Signature] 12/21/04
CITY ENGINEER
CRW APPROVED

DEPARTMENT OF CITY
DEVELOPMENT
CITY OF MILWAUKEE
JAN 11 2005
[Signature]
STAFF APPROVED

RECORDED
CERTIFIED SURVEY MAP
DATE RECORDED FEB 11 2005
MAP NO. 7547
DOCUMENT NO. 08.957207
CITY OF MILWAUKEE
DEPARTMENT OF
CITY DEVELOPMENT
869 N. BROADWAY ST.
MILWAUKEE, WIS. 53202
PHONE 223-5716

CERTIFIED SURVEY MAP NO. _____

Being the South Half of Lot 4, Block 16 of Walker's Point, and Parcel 1 of Certified Survey Map No. 2838, recorded on June 4, 1976, all being a part of the Northeast and Southeast Quarters of the Northeast Quarter of Section 32, Town 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin.

SURVEYOR'S AFFIDAVIT
STATE OF WISCONSIN)

) :SS
MILWAUKEE COUNTY)

I, BAIBA M. ROZITE, a registered surveyor certify:

That I have surveyed, divided and mapped the South Half of Lot 4, Block 16 of WALKER'S POINT, and Parcel 1 of Certified Survey Map No. 2838, recorded on June 4, 1976, all being a part of the Northeast and Southeast Quarters of the Northeast Quarter of Section 32, Town 7 North, Range 22 East, City of Milwaukee, Milwaukee County, Wisconsin, which is bounded and described as follows:

Commencing at the North Quarter corner of said Section 32; thence South 1°04'26" East, 1288.27 feet along the West line of the Northeast 1/4 of said Section 32; thence North 88°50'18" East, 1325.26 feet to the Northwest corner of aforesaid South Half of Lot 4, Block 16 of WALKER'S POINT and to the Point of Beginning;

Thence North 89°00'26" East, 139.47 feet along the North line of said South Half of Lot 4 to the Westerly line of South Second Street; thence South 1°13'16" East, 125.13 feet along said Westerly line to the Northerly line of West Florida Street; thence South 88°59'27" West, 139.32 feet along said Northerly line to the Easterly line of a 20' Public Alley; thence North 1°17'17" West, 73.17 feet along said Easterly line to the Southwest corner of Parcel 2 of Certified Survey Map No. 2838; thence North 57°58'07" East, 23.26 feet along the Southerly line of said Parcel 2; thence North 01°17'17" West, 15.00 feet along the Easterly line of said Parcel 2; thence South 89°00'26" West, 20.00 feet along the Northerly line of said Parcel 2 to the aforesaid Easterly line of a 20' Public Alley; thence North 1°17'17" West, 25.00 feet along said Easterly line to the Point of Beginning.

Said parcel contains 17,033 square feet, more or less.

THAT I have made the survey, land division, and map by the direction of We Energies, owner of said land.

THAT the map is a correct representation of all exterior boundaries of the land surveyed and the land division thereof made.

THAT I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and Chapter 119 of the Milwaukee Code of Ordinances in surveying, dividing and mapping the same.



Baiba M. Rozite 10-29-2004 (SEAL)
Baiba M. Rozite, Registered Wisconsin
Land Surveyor S-2351

CERTIFIED SURVEY MAP NO. _____

Being the South Half of Lot 4, Block 16 of Walker's Point, and Parcel 1 of Certified Survey Map No. 2838, recorded on June 4, 1976, all being a part of the Northeast and Southeast Quarters of the Northeast Quarter of Section 32, Town 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin.

CORPORATE OWNER'S CERTIFICATE

WISCONSIN ELECTRIC POWER COMPANY, a corporation duly organized and existing under and by virtue of the laws of the state of Wisconsin, doing business as We Energies, as owner, certifies that said corporation caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map in accordance with the requirements of Chapter 119 of the City of Milwaukee Code of Ordinances.

In Consideration of the approval of the map by the Common Council, and in accordance with Chapter 119 of the Milwaukee Code, the undersigned agrees:

That all utility lines to provide electric power and telephone services and cable television or communication systems lines or cables to all lots in the certified survey map shall be installed underground in easements provided therefore, where feasible.

This agreement shall be binding on the undersigned and assigns.

IN WITNESS WHEREOF, the said WISCONSIN ELECTRIC POWER COMPANY has caused these presents to be signed by James T. Raabe its Manager of Property Management at Milwaukee, Wisconsin, and its corporate seal to be hereunto affixed this 13th day of DECEMBER, 2004.

In The Presence of:

WISCONSIN ELECTRIC POWER COMPANY

James T. Raabe
JAMES T. RAABE,
MANAGER OF PROPERTY MANAGEMENT

STATE OF WISCONSIN)
:SS
MILWAUKEE COUNTY)

PERSONALLY came before me this 13th day of DECEMBER, 2004, James T. Raabe of the above named Corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such Manager of Property Management of said Corporation, and acknowledged that he executed the foregoing instrument as such officer as the deed of said Corporation, by its authority.

Douglas J. Fabio (SEAL)
Douglas J. Fabio Milwaukee Co.
Notary Public, State of Wisconsin
My Commission Expires February 6, 2005



CERTIFIED SURVEY MAP NO. _____

Being the South Half of Lot 4, Block 16 of Walker's Point, and Parcel 1 of Certified Survey Map No. 2838, recorded on June 4, 1976, all being a part of the Northeast and Southeast Quarters of the Northeast Quarter of Section 32, Town 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin.

CERTIFICATE OF CITY TREASURER
STATE OF WISCONSIN)
);SS
MILWAUKEE COUNTY)

I, WAYNE F. WHITTOW, being the duly elected, qualified and acting City Treasurer of the City of Milwaukee, do hereby certify that in accordance with the records in the office of the City Treasurer of the City of Milwaukee there are no unpaid taxes or unpaid special assessments on the land included in this Certified Survey Map.

2-1-05
Date

Wayne F. Whittow (SEAL)
Wayne F. Whittow, City Treasurer

COMMON COUNCIL CERTIFICATE OF APPROVAL

I certify that this Certified Survey Map was approved under Resolution File No. 041331, adopted by the Common Council of the City of Milwaukee on February 1, 2005.

Ronald D. Leonhardt
Ronald D. Leonhardt, City Clerk, City of Milwaukee

Tom Barrett
Tom Barrett, Mayor



The following activities are prohibited on the entire property, where the cap or cover is placed, refer to Exhibit D, attached and made part of this restriction, unless prior written approval has been obtained from the Wisconsin Department of Natural Resources or its successor or assign: (1) Excavating or grading of the land surface; (2) Filling on the capped area, with the exception of making improvements to the cap with like materials, asphalt or concrete; (3) Plowing for agricultural cultivation; and (4) Construction or installation of a building or other structure with a foundation that would sit on or be placed within the cap or cover.

This restriction is hereby declared to be a covenant running with the land and shall be fully binding upon all persons acquiring the above-described property whether by descent, devise, purchase or otherwise. This restriction inures to the benefit of and is enforceable by the Wisconsin Department of Natural Resources, its successors or assigns. The Department, its successors or assigns, may initiate proceedings at law or in equity against any person or persons who violate or are proposing to violate this covenant, to prevent the proposed violation or to recover damages for such violation.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Natural Resources or its successor issue a determination that one or more of the restrictions set forth in this covenant is no longer required. Upon the receipt of such a request, the Wisconsin Department of Natural Resources shall determine whether or not the restrictions contained herein can be extinguished. If the Department determines that the restrictions can be extinguished, an affidavit, attached to a copy of the Department's written determination, may be recorded by the property owner or other interested party to give notice that this deed restriction, or portions of this deed restriction, are no longer binding.

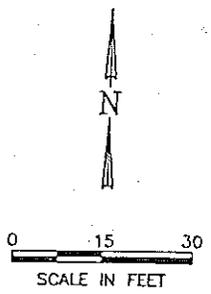
By signing this document, James T. Raabe, Manager of Property Management, asserts that he is duly authorized to sign this document on behalf of Wisconsin Electric Power Company [the property owner].

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 15TH day of MARCH, 2006.

Signature: *James T. Raabe*
Printed Name: James T. Raabe

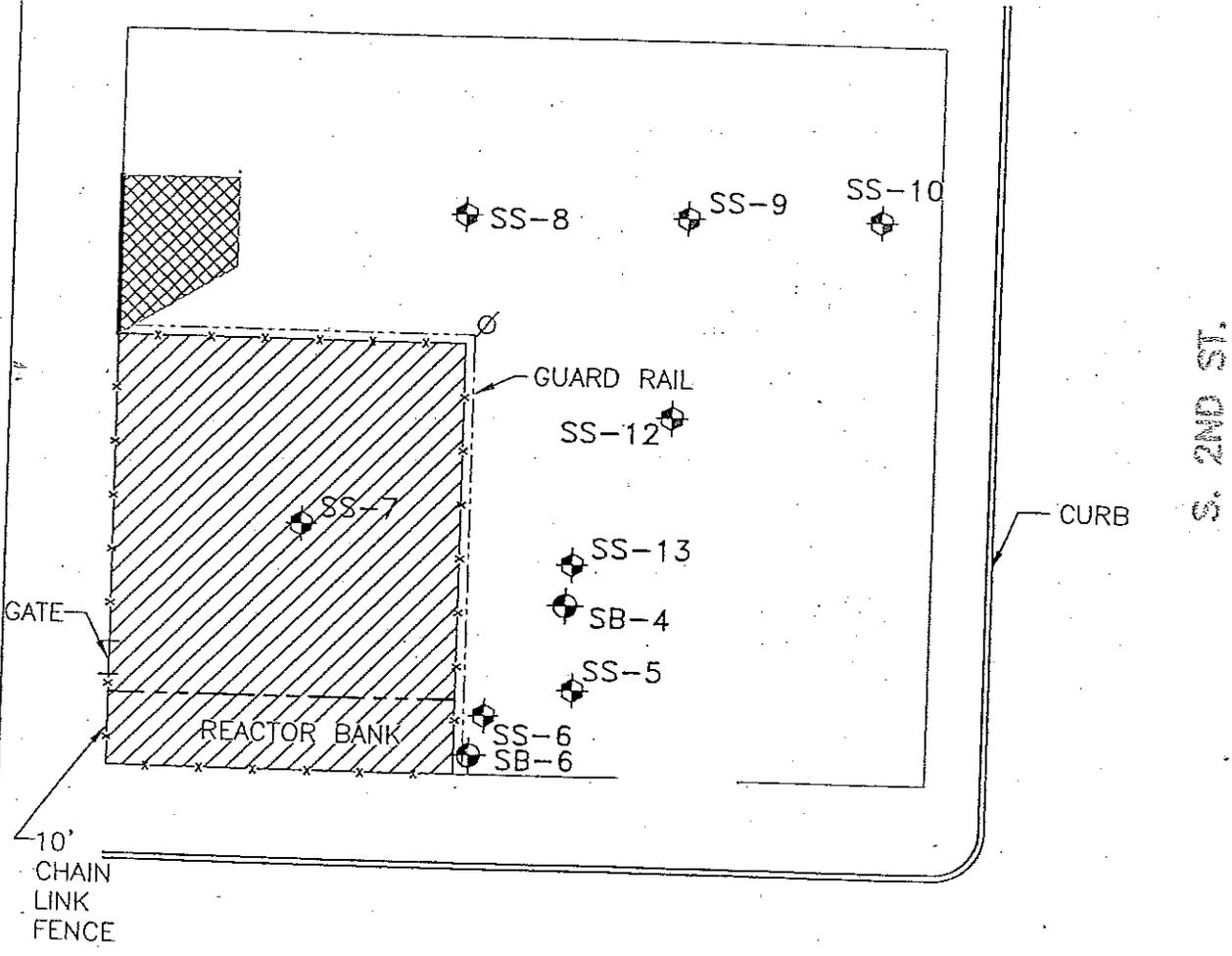
Subscribed and sworn to before me
this 15TH day of MARCH, 2006.

Douglas J. Fabio
Douglas J. Fabio
Notary Public, State of Wisconsin
My commission expires : FEBRUARY 1, 2009



LEGEND	
	SB-1 SOIL BORING
	SS-2 SURFACE SOIL SAMPLE
	FENCE
	GUARD RAIL
	OUT LOT AREA
	SUB-STATION
	LIGHT POLE

RAILROAD
RIGHT-OF-WAY



W. FLORIDA ST.

EXHIBIT A



NORTHWEST CORNER OF FLORIDA AND 2ND STREETS
MILWAUKEE, WISCONSIN

1566-24A-EXA.DWG

EXHIBIT B - Soil Analytical Results - Arsenic & Polychlorinated Biphenyls (PCBs)

Sample	Date	Sample Elevation (ft)	Arsenic (mg/Kg)
Wisconsin Generic Residual Contamination Levels (RCLs) NR 720 (mg/Kg)			
Non-Industrial RCLs			0.039
Industrial RCLs			1.6
SB-1	12/16/2002	-1.0	8.3
SB-2	12/16/2002	-1.0	5.7
SB-3	12/16/2002	-1.0	1.6
SB-4	12/16/2002	-1.0	16.
SB-5	12/16/2002	-1.0	2.1
SB-6	12/16/2002	-1.0	8.8
SE #3 SS-1 0.5	6/2/2004	-1.5	3.1
SE #2 SS-2 0.5	6/2/2004	-1.5	3.1
SE #4 SS-3 0.5	6/2/2004	-1.5	3.9
SE #1 SS-4 0.5	6/2/2004	-1.5	3.8
SW #3 SS-5 0.5	6/2/2004	-1.5	13
SW #3 SS-6 0.5	6/2/2004	-1.5	5.6
SW #2 SS-7 0.5	6/2/2004	-1.5	6.6
NW #2 SS-8 0.5	6/2/2004	-1.5	5.7
NE #1 SS-9 0.5	6/2/2004	-1.5	9.6
NE #2 SS-10 0.5	6/2/2004	-1.5	11
NE #3 SS-11 0.5	6/2/2004	-1.5	3.4
NE #4 SS-12 0.5	6/2/2004	-1.5	2.8
SE #1 SS-13	6/2/2004	-1.5	3.8
SE#1 SS-14	6/2/2004	-1.5	2.8

- 1) Constituent concentrations that exceed one or more regulatory levels are bold.
- 2) Sample elevation relative to proposed finished grade

mg/Kg: milligrams per kilogram
 µg/Kg: micrograms per kilogram

EXHIBIT C - Soil Analytical Results - Semi-Volatile Organic Compounds (SVOCs)

Sample	Date	Sample Elevation (ft)	SVOCs (µg/Kg)												
			Anthracene	Benzo (a) anthracene	Benzo (a) pyrene	Benzo (b) fluoranthene	Benzo (g,h,i) perylene	Benzo (k) fluoranthene	Chrysene	Dibenzo (a,h) anthracene	bis (2-Ethylhexyl) phthalate	Fluoranthene	Indeno (1,2,3-cd) pyrene	Phenanthrene	Pyrene
			Wisconsin Suggested Generic Soil Cleanup Levels For PAH's (µg/Kg)												
Groundwater Pathway			3,000,000	17,000	48,000	360,000	6,800,000	870,000	37,000	37,000	ne	500,000	660,000	1,800	8,700,000
Direct Contact (non-industrial)			5,000,000	28	8.8	88	1,800	880	8,800	8,800	ne	600,000	88	18,000	500,000
Direct Contact (industrial)			360,000,000	3,900	390	3,800	39,000	39,000	390,000	390,000	ne	40,000,000	3,900	390,000	30,000,000
SB-1	12/16/2002	-1.0	240 Q	900	1,300	1,200	1,500	1,200	1,100	250	180 Q	1,800	1,400	750	2,400
SB-2	12/16/2002	-1.0	<170	390	510	600	340 Q	500	480	120 Q	<160	950	340 Q	420 Q	990
SB-3	12/16/2002	-1.0	270 Q	230 Q	260	250 Q	170 Q	280 Q	280 Q	<63	<160	560	<210	270 Q	470
SB-4	12/16/2002	-1.0	<980	1,800 Q	1,800	1,500 Q	1,400 Q	1,900 Q	2000 Q	<350	<920	4,200	1,400 Q	4,400	7,200
SB-5	12/16/2002	-1.0	660	660	810	860	680	770	800	160 Q	160 Q	1,600	770	660	1,900
SB-6	12/16/2002	-1.0	<980	1,700 Q	2,600	1,600 Q	2,400 Q	1900 Q	1,900 Q	<360	<920	2,800	1,800 Q	1,500 Q	8,000
SE #3 SS-1 0.5	6/2/2004	-1.5	<240	<160	<74	<210	<210	<170	<160	<89	<230	200 Q, &	<300	<230	<200
SE #2 SS-2 0.5	6/2/2004	-1.5	<190	290 Q	280	480 Q	260 Q	170 Q	330 Q	95 Q	<170	410 Q, &	<230	230 Q	300 Q
SE #4 SS-3 0.5	6/2/2004	-1.5	<180	200 Q	190	290 Q	170 Q	<130	220 Q	<66	<170	360 Q, &	<230	220 Q	350 Q
SE #1 SS-4 0.5	6/2/2004	-1.5	<360	770 Q	650	940 Q	480 Q	380 Q	870	150 Q	<340	1600 &	480 Q	970 Q	<240
SW #3 SS-5 0.5	6/2/2004	-1.5	<180	280 Q	230	370 Q	160 Q	140 Q	290 Q	<66	<170	610 &	<220	350 Q	620
SW #3 SS-6 0.5	6/2/2004	-1.5	<370	800 Q	920	1,100 Q	820 Q	400 Q	790 Q	210 Q	<350	1,300 &	720 Q	430 Q	1,600
SW #2 SS-7 0.5	6/2/2004	-1.5	<180	760	860	1,300	590	490	860	150 Q	<170	970 &	590 Q	410 Q	1,600
NW #2 SS-8 0.5	6/2/2004	-1.5	<190	320 Q	310	460 Q	240 Q	180 Q	360 Q	<69	<180	700 &	250 Q	350 Q	630
NE #1 SS-9 0.5	6/2/2004	-1.5	<190	670	710	970	550	420 Q	770	150 Q	<180	1400 &	570 Q	810	1,600
NE #2 SS-10 0.5	6/2/2004	-1.5	<190	510	520	730	460 Q	270 Q	560	<70	<180	950 &	450 Q	580 Q	1,300
NE #3 SS-11 0.5	6/2/2004	-1.5	<180	370 Q	280	460 Q	<160	160 Q	390 Q	<67	<170	680 &	<230	230 Q	500 Q
NE #4 SS-12 0.5	6/2/2004	-1.5	810	1,800	1,200	1,600	630	680	1,800	200 Q	<180	3300 &	670 Q	2,400	2,300
SE #1 SS-13	6/2/2004	-1.5	<380	590 Q	400	640 Q	<320	290 Q	600 Q	<140	<360	1,300 &	<470	830 Q	1,100
SE #1 SS-14	6/2/2004	-1.5	<190	230 Q	180 Q	280 Q	<160	<130	240 Q	<69	<180	430 Q, &	<240	240 Q	340 Q

Notes:

- 1) Constituent concentrations that exceed one or more regulatory levels are bold.
- 2) Suggested ISCLs for polynuclear aromatic hydrocarbons (PAHs) from Interim Guidance, WDNR Pub. RR-519-97, April 1997.
- 3) Sample Elevation relative to proposed finished grade

Q: The analyte has been detected between the limit of detection (LOD) and the limit of quantification (LOQ).

The results are qualified due to uncertainty of analyte concentrations within this range.

µg/Kg: micrograms per kilogram

ne: An ISCL has not been established for this analyte.

&: Laboratory control spike not within control limits.

The following compounds were detected during the 6/02/04 sampling event: SW #3 SS-5 0.5 (2-methylnaphthalene 120 Q µg/Kg), NE #4 SS-12 0.5 (Butylbenzphthalate 150 Q, Carbazole 510 Q, Fluorene 250 Q µg/Kg)

Exhibit D

Cover Maintenance Plan

Certified survey map number 7547, being a part of the East 1/2 of the Northeast ¼ of Section 32,
Township 7 North, Range 22 East, City of Milwaukee, County of Milwaukee

A cover maintenance plan is required for this property in accordance with NR 724.13, Wis. Adm. Code. The cover includes a layer of non-woven fabric and a minimum of nine-inches of traffic bond on top of the fabric.

The cover maintenance plan includes the following:

- The cover over the impacted soil/groundwater will be inspected annually for surface water drainage concerns which may cause erosion of the cover.
- The cover will be inspected for any major cracks or fissures. If any cracks or fissures develop, they would be filled as appropriate.
- Any work beneath the cover which disturbs or damages the integrity of the cover requires that the cover be restored to a sound condition (i.e. replacement section or crack/hole filling). Soils beneath the cover, if required to be removed, shall be disposed of in accordance with applicable solid and hazardous waste rules and regulations.
- The fence surrounding the live reactor bank will be inspected and maintained annually. Any damage to the fence will be repaired. In addition, the gravel ground surface will be inspected and maintained.

Inspection results will be documented in a written log, which will be kept with the current property owner at all times. Photographs may be taken, as necessary. A blank inspection/maintenance log is attached for this use. This log will be kept as long as the deed restriction requires maintenance of the cover.

LEGAL DESCRIPTION CERTIFICATION

Legal Description Provided as Part of a WDNR GIS Registry Packet for:

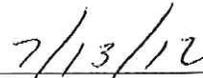
We Energies
Florida Substation
Milwaukee, WI
BRRTS # 02-41-489670
FID # 341080190

For Lot #1 of certified survey map (CSM) number 7547
(Tax Key #428-0752-000-2)

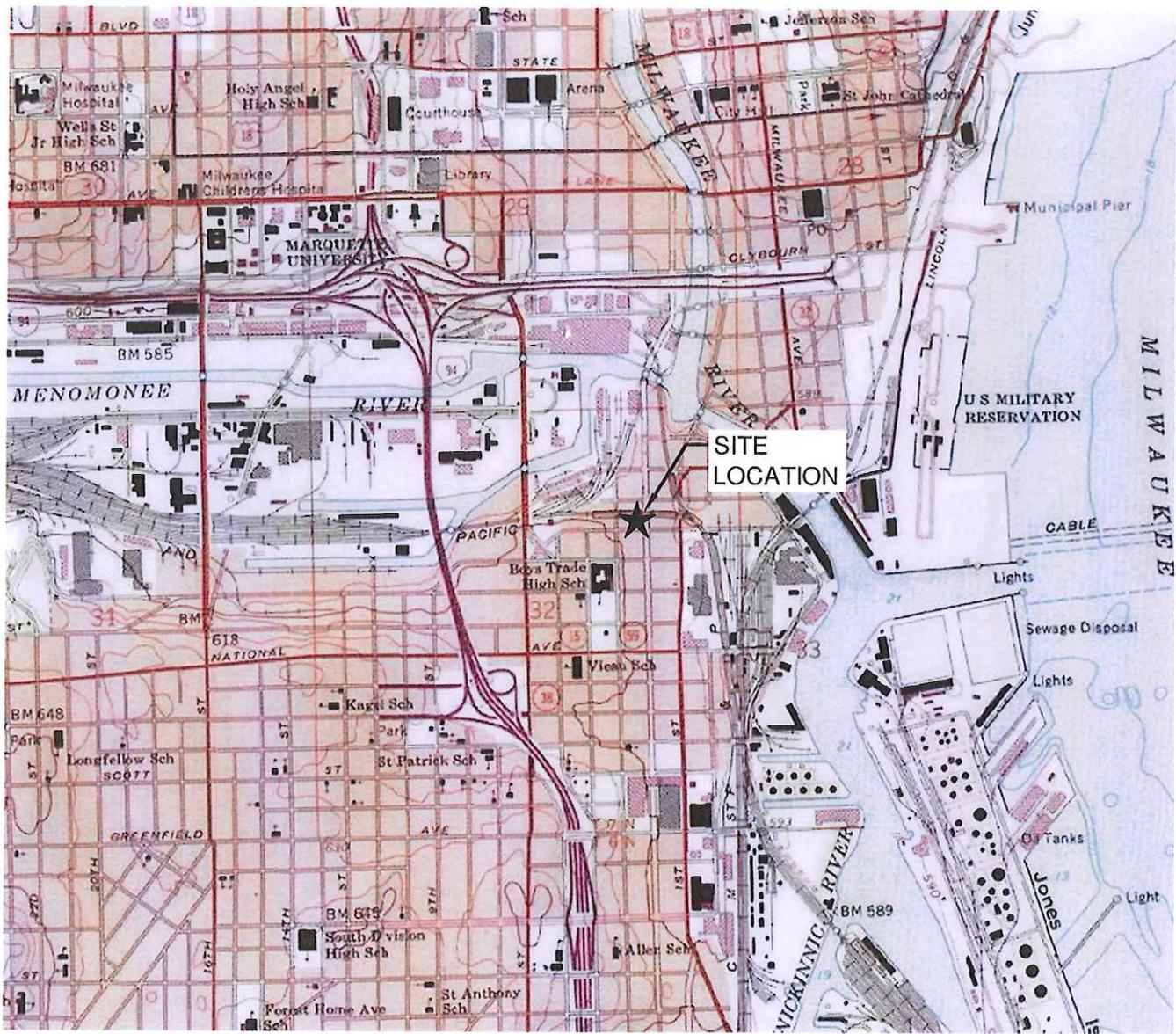
"I certify that the attached legal description is, to the best of my knowledge, complete and accurate."



Mr. James T. Raabe
Manager of Property Management
We Energies



Date

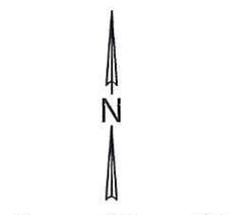


SOURCE NOTES:

1. NATIONAL GEOGRAPHIC TOPO. 1:24,000-SCALE MAPS FOR THE UNITED STATES. THE TOPOI MAPS ARE SEAMLESS, SCANNED IMAGES OF UNITED STATES GEOLOGICAL SURVEY (USGS) PAPER TOPOGRAPHIC MAPS. FOR MORE INFORMATION ON THIS MAP, VISIT US ONLINE AT [HTTP://GOTO.ARCGISONLINE.COM/MAPS/USA_TOPO_MAPS](http://gto.arcgisonline.com/maps/usa_topo_maps) COPYRIGHT:© 2011 NATIONAL GEOGRAPHIC SOCIETY, I-CUBED
2. COORDINATE SYSTEM IS NAD83 WISCONSIN STATE PLANE, SOUTH ZONE, US FOOT.



WISCONSIN



SCALE IN FEET
CONTOUR INTERVAL 10 FEET

SITE LOCATION MAP



NATURAL
RESOURCE
TECHNOLOGY

CONSTRUCTION DOCUMENTATION REPORT
WE ENERGIES
FORMER FLORIDA SUBSTATION
MILWAUKEE, WISCONSIN

PROJECT NO.
2089/1.2

DRAWING NO.
2089-12-A01C

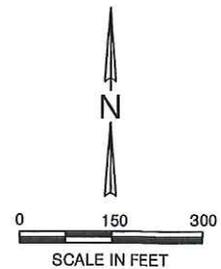
FIGURE NO.
1

DRAWN: NWD DATE: 06/28/12 CHK'D: EPK DATE: 06/28/12 APP'D: EPK DATE: 07/13/12



SOURCE NOTES:

1. MILWAUKEE COUNTY ARCGIS MAP SERVICE
([HTTP://MAPS.MILWAUKEECOUNTY.ORG/ARCGIS/SERVICES](http://maps.milwaukeecounty.org/arcgis/services/)),
"AERIAL PHOTO 2010 HIGH RES_ACU_PLUS"
2. COORDINATE SYSTEM IS NAD83 WISCONSIN STATE PLANE,
SOUTH ZONE, US FOOT.



SITE VICINITY MAP



**CONSTRUCTION DOCUMENTATION REPORT
WE ENERGIES
FORMER FLORIDA SUBSTATION
MILWAUKEE, WISCONSIN**

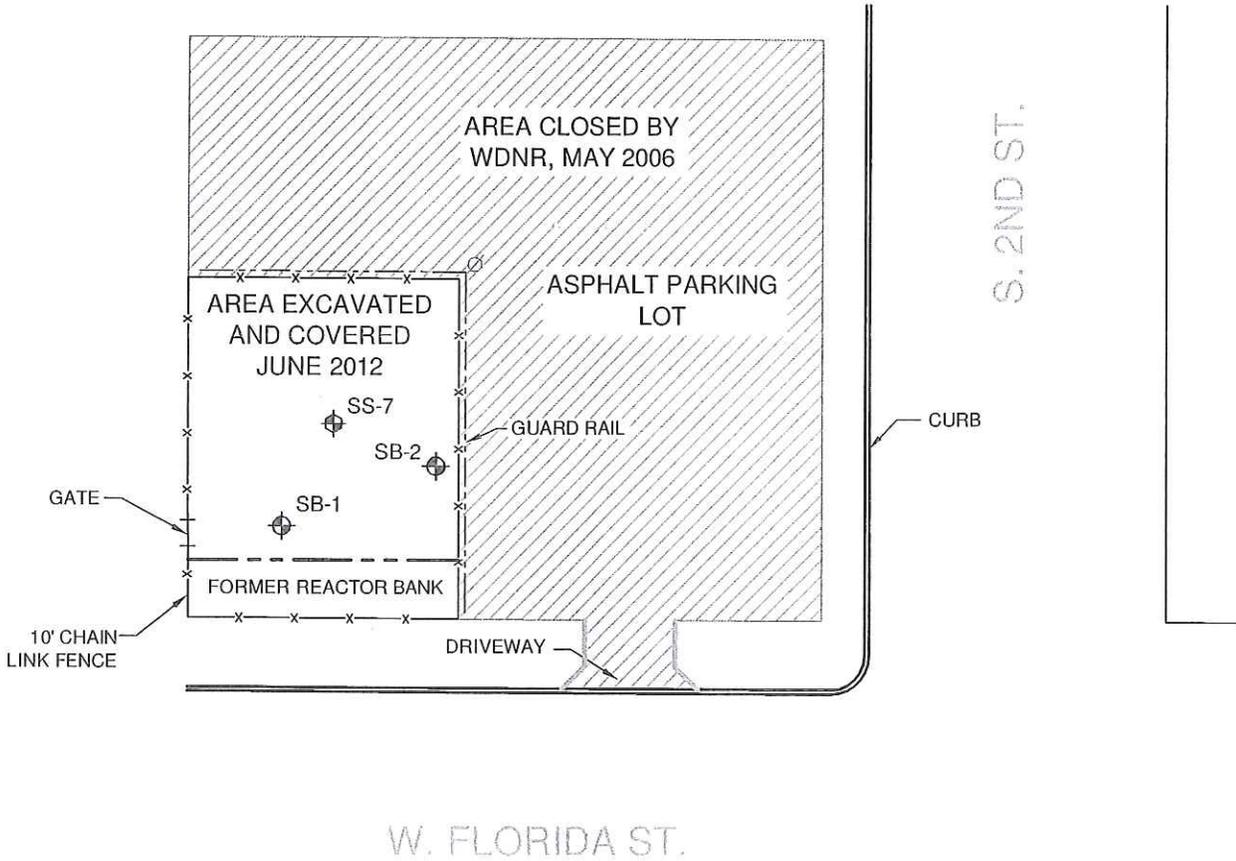
PROJECT NO.
2089/1.2

DRAWING NO.
2089-12-A02C

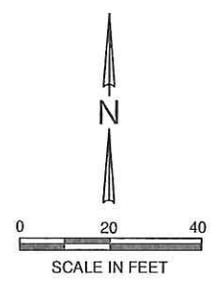
FIGURE NO.
2

DRAWN: NWD DATE: 06/28/12 CHK'D: EPK DATE: 06/28/12 APP'D: EPK DATE: 07/13/12

RAILROAD RIGHT-OF-WAY



	SB-1	SOIL BORING, 10/18/04
	SS-2	SURFACE SOIL SAMPLE, 06/14/04
		FENCE
		GUARD RAIL
		SUB-STATION
		LIGHT POLE



SOURCE NOTES:

1. THIS DRAWING WAS DEVELOPED FROM DIGITAL FILE "C PLAN 1A", DRAWING NUMBER BM1-1531, BY BLOOM CONSULTANTS, LLC., MILWAUKEE, WI DATED 10-25-04. SAMPLE LOCATIONS FIELD MEASURED BY NATURAL RESOURCE TECHNOLOGY, NOVEMBER 2004.

Jul 13, 2012 1:40pm PLOTTED BY: rhpopping SAVED BY: nrdmzkoivch
 Y:\AClient\Projects\2012\2009-12-A03.dwg Layout1

AREA CAPPED JUNE 2012

CONSTRUCTION DOCUMENTATION REPORT
WE ENERGIES
FORMER FLORIDA SUBSTATION
MILWAUKEE, WISCONSIN

PROJECT NO.
2089/1.2

DRAWING NO.
2089-12-A03

FIGURE NO.
3



DRAWN: NWD DATE: 06/28/12 CHK'D: EPK DATE: 06/28/12 APP'D: EPK DATE: 07/13/12

Table 1. Soil Analytical Results - Volatile Organic Compounds (VOCs)
We Energies, Florida Substation

Sample	Date	Sample Depth (ft)	VOCs (µg/Kg)			
			Naphthalene	Toluene	1,2,4-Trimethylbenzene	Xylenes, -m, -p
Wisconsin Generic Residual Contamination Levels (RCLs) NR 720 (µg/Kg)						
Protection of Groundwater RCLs			ne	1,500	ne	4,100
SB-1	12/16/2002	1.0	<25	<25	<25	<25
SB-2	12/16/2002	1.0	<25	<25	<25	<25

[O-JTB/EPK 03/01][KMJ 12/04]

Notes:

- 1) Trip blank contains 41 µg/L of tetrachloroethene.
 - 2) The RCL for xylene is for total xylenes (M, P, and O).
 - 3) Sample depth relative to finished grade
- ne: A NR 720 RCL has not been established for this analyte.
- Q: The analyte has been detected between the limit of detection (LOD) and the limit of quantification (LOQ). The results are qualified due to uncertainty of analyte concentrations within this range.
- µg/kg: micrograms per kilogram

Table 2. Soil Analytical Results - Arsenic & Polychlorinated Biphenyls (PCBs)
We Energies, Florida Substation

Sample	Date	Sample Depth (ft bgs)	Arsenic (mg/Kg)	PCBs						
				Aroclor 1016 (µg/Kg)	Aroclor 1221 (µg/Kg)	Aroclor 1232 (µg/Kg)	Aroclor 1242 (µg/Kg)	Aroclor 1248 (µg/Kg)	Aroclor 1254 (µg/Kg)	Aroclor 1260 (µg/Kg)
Wisconsin Generic Residual Contamination Levels (RCLs) NR 720 (mg/Kg)										
Non-Industrial RCLs			0.039	ne						
Industrial RCLs			1.6	ne						
SB-1	12/16/2002	1.0	8.3	<15	<15	<15	<15	<15	38 Q	<15
SB-2	12/16/2002	1.0	5.7	<14	<14	<14	<14	<14	<14	<14
SW #2 SS-7 0.5	6/2/2004	1.5	6.6	<24	<24	<24	<24	<24	120	<24

[O:]TB/LJH 06/04][KMJ 12/04]

- 1) Constituent concentrations that exceed one or more regulatory levels are bold.
 - 2) Sample Elevation relative to proposed finished grade
- ne: No RCL has been established for this analyte.
 Q: The analyte has been detected between the limit of detection (LOD) and the limit of quantification (LOQ).
 The results are qualified due to uncertainty of analyte concentrations within this range.
- mg/Kg: milligrams per kilogram
 µg/Kg: micrograms per kilogram

Table 3. Soil Analytical Results - Polynuclear Aromatic Hydrocarbons (PAHs)
We Energies, Florida Substation

Sample	Date	Sample Depth (ft bgs)	PAHs (µg/Kg)																	
			1-Methylnaphthalene	2-Methylnaphthalene	Acenaphthene	Acenaphthylene	Anthracene	Benzo (a) anthracene	Benzo (a) pyrene	Benzo (b) fluoranthene	Benzo (g,h,i) perylene	Benzo (k) fluoranthene	Chrysene	Dibenzo (a,h) anthracene	Fluoranthene	Fluorene	Indeno (1,2,3-cd) pyrene	Naphthalene	Phenanthrene	Pyrene
Wisconsin Suggested Generic Soil Cleanup Levels For PAH's (µg/Kg)																				
Groundwater Pathway			23,000	20,000	38,000	700	3,000,000	17,000	48,000	360,000	6,800,000	870,000	37,000	37,000	500,000	100,000	680,000	400	1,800	8,700,000
Direct Contact (non-industrial)			1,100,000	600,000	700	18,000	5,000,000	88	8.8	88	1,800	880	8,800	8,800	600,000	600,000	88	20,000	18,000	500,000
Direct Contact (industrial)			70,000,000	40,000,000	3,000,000	360,000	300,000,000	3,900	390	3,900	39,000	39,000	390,000	390,000	40,000,000	40,000,000,000	3,900	110,000	390,000	30,000,000
SB-1	10/18/2004	-3 to -5	<2.6	<3.7	<1.8	<6.3	<2.4	<14	<11	<9.3	<6.3	<13	<13	<3.8	<11	<1.5	<6.0	<2.8	<6.4	<14
SB-1	10/18/2004	-5 to -7	<2.5	<3.5	<1.7	<6.1	<2.3	<14	<11	<9.0	<6.1	<12	<12	<3.6	<10	<1.4	<5.8	<2.7	<6.2	<14
SB-2	10/18/2004	-3 to -5	11	13	12	7.9 Q	49	230	200	180	87	190	240	25	400	11	86	13	170	350
SB-2	10/18/2004	-5 to -7	<2.6	<3.6	<1.8	<6.2	<2.4	<14	<11	<9.2	<6.2	<12	<13	<3.7	<11	<1.5	<5.9	<2.7	<6.3	<14
SS-7 0.5	6/2/2004	-0.5	53	70	35 Q	60 Q	150	570	640	700	170	710	650	66	1,000	31	170	55	450	1,100

10-JTB/CA-LM 06/04/Am-041209

Notes:

- 1) Constituent concentrations that exceed one or more regulatory levels are bold.
- 2) Suggested GSCLs for polynuclear aromatic hydrocarbons (PAHs) from Interim Guidance, WDNR Pub. RR-519-97, April 1997.
- 3) Sample Elevation relative to proposed finished grade

Q: The analyte has been detected between the limit of detection (LOD) and the limit of quantification (LOQ).
The results are qualified due to uncertainty of analyte concentrations within this range.

µg/Kg: micrograms per kilogram