

GIS REGISTRY INFORMATION

SITE NAME:

St. Luke's Medical Center

BRRTS #:

02-41-524386 FID # (if appropriate): 241024300

COMMERCE # (if appropriate):

—

CLOSURE DATE:

STREET ADDRESS:

2900 W Oklahoma

CITY:

Milwaukee

SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):

x= 687118 y= 281736

CONTAMINATED MEDIA:

Groundwater Soil Both

OFF-SOURCE GW CONTAMINATION >ES:

Yes No

IF YES, STREET ADDRESS 1:

GPS COORDINATES (meters in WTM91 projection):

X= _____ Y= _____

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

Yes No

IF YES, STREET ADDRESS 1:

GPS COORDINATES (meters in WTM91 projection):

X= _____ Y= _____

CONTAMINATION IN RIGHT OF WAY:

Yes No

DOCUMENTS NEEDED:

Closure Letter, and any conditional closure letter issued

Copy of most recent deed, including legal description, for all affected properties

Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties
County Parcel ID number, if used for county, for all affected properties

Location Map which outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy). If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site.

Detailed Site Map(s) for all affected properties, showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy) This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or SSRCLs.

Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)

Tables of Latest Soil Analytical Results (no shading or cross-hatching)

Isoconcentration map(s), if required for site investigation (SI) (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of groundwater contamination defined. If not available, include the latest extent of contaminant plume map.

GW: Table of water level elevations, with sampling dates, and free product noted if present!

GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)

SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour

Geologic cross-sections, if required for SI. (8.5x14" if paper copy)

RP certified statement that legal descriptions are complete and accurate

Copies of off-source notification letters (if applicable)

Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)

Copy of (soil or land use) deed restriction(s) or deed notice if any required as a condition of closure

<input type="checkbox"/>
<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>
<input type="checkbox"/>
<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>
NA
X
NA
NA
NA
X
X
X
NA
NA
<input type="checkbox"/>

All on disk.



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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

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

August 18, 2005

In Reply, Refer to: FID# 241024300
BRRTS# 02-41-524386
BRR/ERP

Mr. Mike Connor
Aurora Health Care Metro
2900 W Oklahoma Ave
Milwaukee, WI 53215

SUBJECT: Final Case Closure By Project Manager St. Luke's Medical Center, 2900 W Oklahoma Ave, Milwaukee, WI

Dear Mr. Connor:

On August 17, 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 May 10, 2005, the Department received correspondence indicating that you have complied with the conditions of closure. Based on the correspondence and data provided, it appears that your case meets the screening criteria of s. NR 746.07 or s. NR 746.08, Wis. Adm. Code, and the requirements of ch. NR 726, 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 beneath the concrete kitchen floor in the basement of the hospital, as indicated in the information submitted to the Department of Natural Resources. If soil in these specific locations is excavated in the future, the property owner at the time of excavation will be required to sample and analyze the excavated soil to determine whether the contamination still remains. 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>

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,

A handwritten signature in black ink, appearing to read "Andrew F Boettcher". The signature is written in a cursive, somewhat stylized font.

Andrew F Boettcher
Hydrogeologist – RR/SER

CC: Mylan Koski – Terracon Consultants, 2277 W Spencer St, Appleton, WI 54914

WARRANTY OF L.C. Corporation

STATE OF WISCONSIN
FORM No. 4

Wisconsin Legal Blank Company
Milwaukee, Wisconsin 53201
2733 PAGE 131

This indenture, Made this 24th day of APRIL, A. D., 1950,
between Ignatz L. Glatter, Single of Milwaukee, Wisconsin

part Y of the first part, and
St. Luke's Hospital Association, Inc.
a Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, located
at Milwaukee, Wisconsin, party of the second part.

Witnesseth. That the said part Y of the first part, for and in consideration of the sum of
One Dollar and other valuable consideration

to him 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 those presents do give, grant, bargain, sell, remise, release, alien, convey and confirm unto the said party
of the second part, its successors and assigns forever, the following described real estate, situated in the
County of Milwaukee and State of Wisconsin, to-wit:

That part of the Southeast 1/4 Section 12, Town 6 North, Range 21
East, in the City of Milwaukee, Wis., bounded and described as follows,
to-wit:-

Commencing at the intersection of the North line of West Oklahoma
Avenue and the West line of South 29th Street, said point being, 676 feet
West of the East line and 33 feet North 1°17' East of the South line of
the said 1/4 Section; thence West and parallel to the South line of the
said 1/4 Section, 293 feet to a point; thence North 1°17' East and paral-
lel to the East line of the 1/4 Section, 170 feet to a point; thence West,
5 feet to a point; thence North 1°17' East and parallel to the East line
of the 1/4 Section, 325 feet to a point; thence East 10 feet to a point;
thence North 1°17' East and parallel to the said East line of the 1/4 Sec-
tion, 170.05 feet to the P. C. of a Curve; thence Northeasterly along the
arc of said Curve, (whose Radius is 293.85 feet and bears South 88°43' East
and whose long Chord is 130.78 feet and bears North 14°08'30" East), 131.89
feet; thence Northeasterly along the Arc of a curve (whose Radius is 363.51
feet and bears North 27°55'30" West and whose Long Chord is 91.33 feet and
bears North 54°51'33" East) 91.56 Feet; thence Northeasterly along the Arc
of a curve (whose Radius is 263.85 feet and bears South 45°10'54" East and
whose long Chord is 202.70 feet and bears North 67°24'34" East) 208.05
feet to a point in the West line of South 29th Street; thence South 1°17'
West on and along the said West line of South 29th Street and parallel to
the East line of the said 1/4 Section, 922.38 feet to the place of begin-
ning.

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 part Y 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.

Do have and to hold the said premises as above described with the hereditaments and appurtenances,
unto the said party of the second part, and to its successors and assigns FOREVER.

And the said Ignatz L. Glatter, Single of Milwaukee, Wisconsin

for himself, his heirs, executors and administrators, do covenant, grant, bargain and agree
to and with the said party of the second part, its successors and assigns, that at the time of the sealing and
delivery of these presents that he is well seized of the premises above described, as of a good, sure,
perfect, absolute and indefeasible estate of inheritance in the law, in fee simple, and that the same are free and
clear from all incumbrances whatever.

part, its successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, he will forever WARRANT AND DEFEND.

In Witness Whereof, the said party of the first part has hereunto set his hand and seal this 24th day of April, A. D., 1950

WITNESSED AND SEALED IN PRESENCE OF

Ignatz L. Glatter (SEAL)
Ignatz L. Glatter, Single

Marya Koester
Marya Koester
Adolph Schwefel
Adolph Schwefel

(SEAL)

(SEAL)

(SEAL)

State of Wisconsin, }
Milwaukee County. }

Personally came before me, this 24th day of April, A. D., 1950

the above named Ignatz L. Glatter, Single, of Milwaukee, Wisconsin

to me known to be the person, who executed the foregoing instrument and acknowledged the same

Adolph G. Schwefel
Adolph G. Schwefel

Notary Public, Milwaukee County, Wis.

My commission expires, January 14, A. D., 1951



No. 2933269

1/3

Warranty Deed

REGISTER'S OFFICE
State of Wisconsin,
MILWAUKEE County.

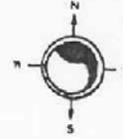
Received for Record this day of
APR 24 1950 A. D., 19
at 2:15 o'clock P. M., and recorded in
Vol. 2733 of Deeds
on page 131

Andrzej W. Jankowski
Register of Deeds

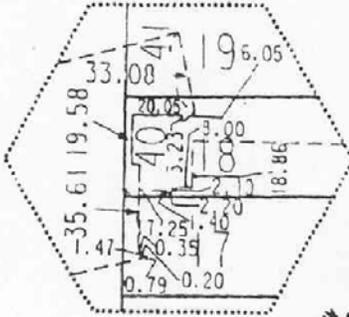
Deputy

165 Box 213

CD-165-213 m. Milwaukee's Sub #213

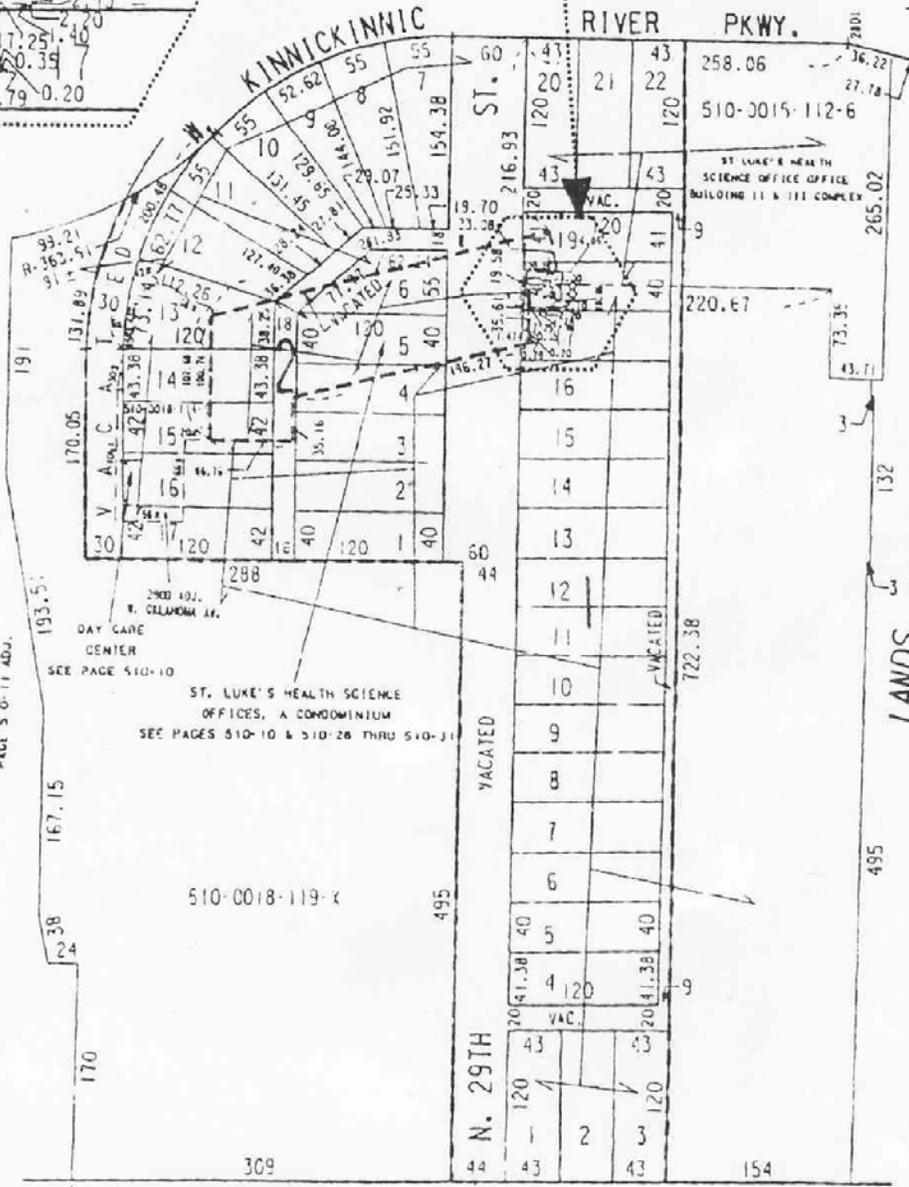


J.M. SCHNEIDER'S SUBDIVISION NO. 2



LANDS

PAGE 5 0-11 ADJ.



LANDS

PAGE 510-08 ADJ.

97-384

SECTION LINE

W. OKLAHOMA AV.

09-24-97
ASSESSOR'S OFFICE

ST. LUKE'S MEDICAL CENTER
2900 OKLAHOMA AVENUE
GLENDALE, WISCONSIN

Project Mngr:	MAK
Designed By:	AJP
Checked By:	MAK
Approved By:	MAK



2277 West Spencer Street
Appleton, WI 54914

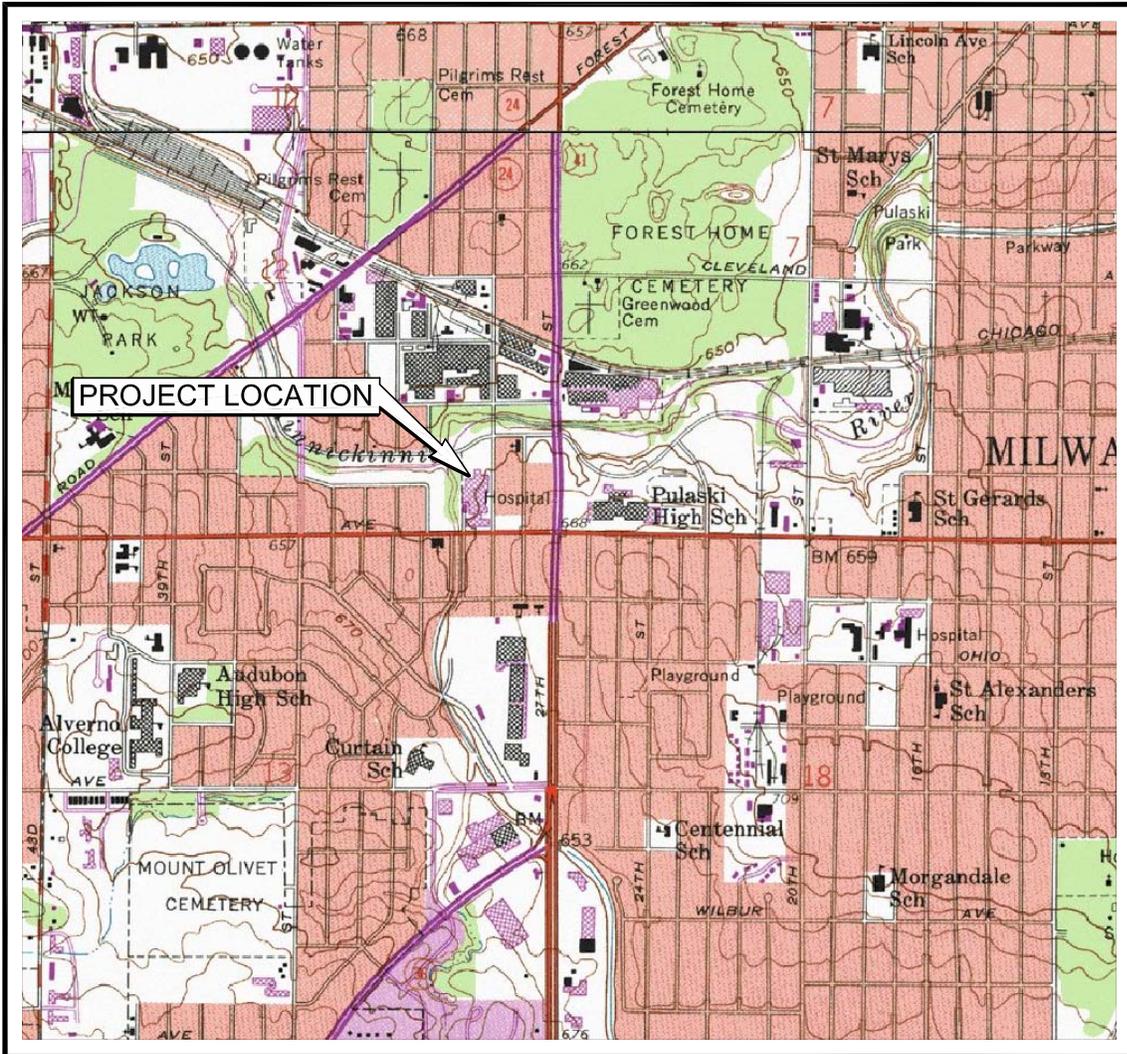
Project No.	58021019
Scale:	NO SCALE
Date:	5/4/05
Drawn By:	AJP (38)

File Name: 58021019ap.dwg

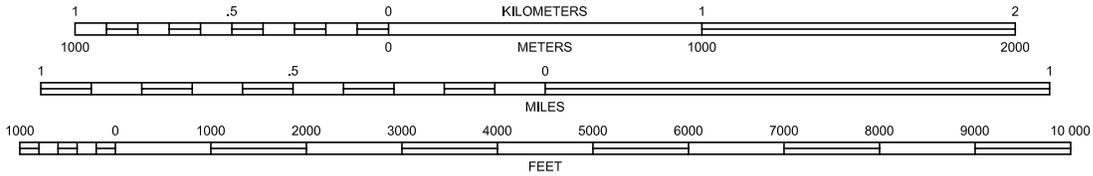
Layout3

Figure No.

UNITED STATES - DEPARTMENT OF THE INTERIOR - GEOLOGICAL SURVEY



SCALE 1:24 000



GREENDALE QUADRANGLE
WISCONSIN - MILWAUKEE
7.5 MINUTE SERIES (TOPOGRAPHIC)



DIAGRAM IS FOR GENERAL LOCATION ONLY,
AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES

<p>SITE MAP ST. LUKE'S MEDICAL CENTER 2900 OKLAHOMA AVENUE GLENDALE, WISCONSIN</p>		
Project Mngr:	MAK	Project No. 58021019
Designed By:	BAL	Scale: AS SHOWN
Checked By:	BAL	Date: 5/18/04
Approved By:	MAK	Drawn By: AJP (38)
File Name:	Figure1.dwg	Figure No. 1



2277 West Spencer Street
Appleton, WI 54914

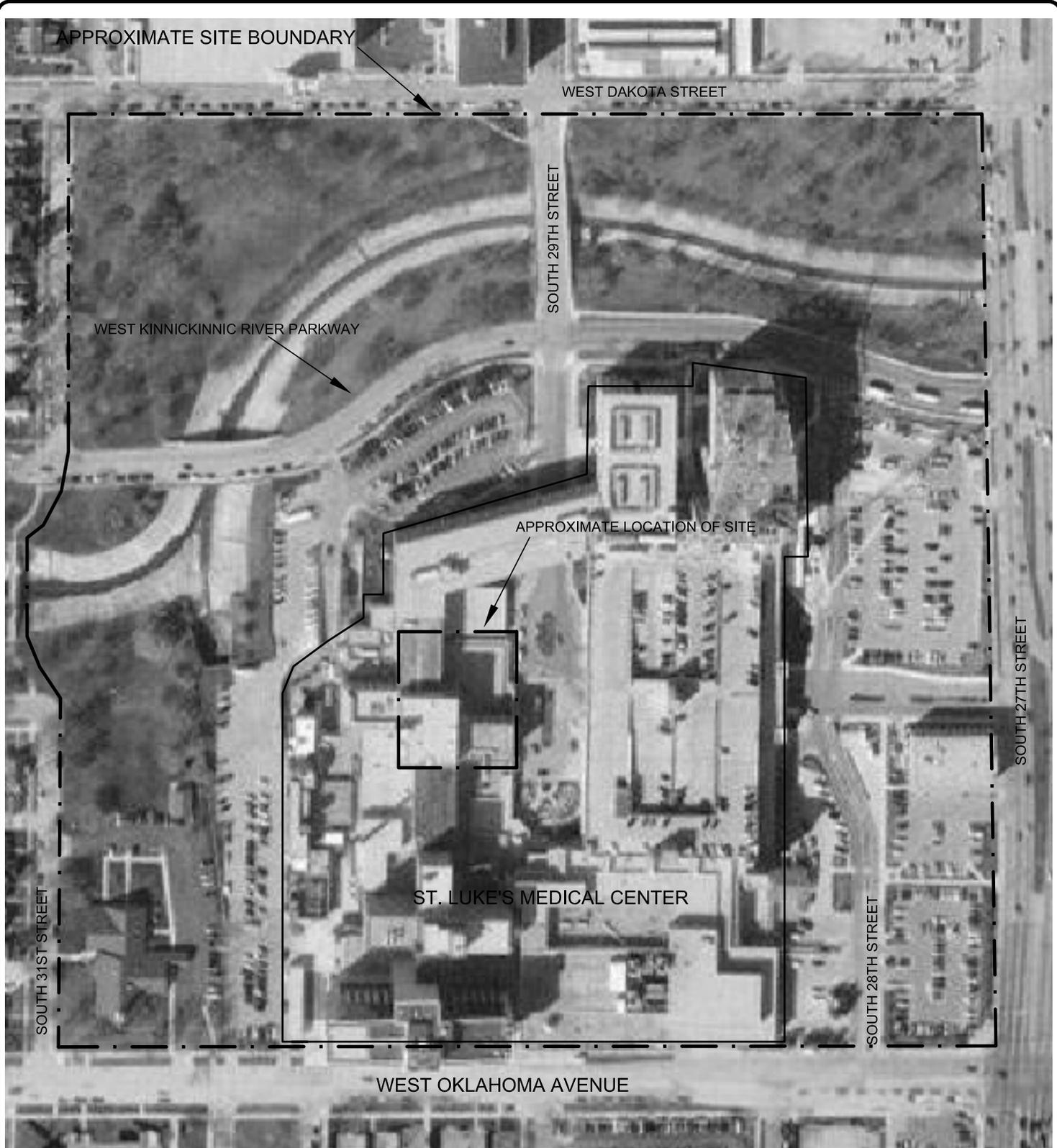


PHOTO COURTESY OF THE USGS.



AERIAL PHOTOGRAPH
ST. LUKE'S MEDICAL CENTER
2900 OKLAHOMA AVENUE
GLENDALE, WISCONSIN

Project Mngr:	MAK	 2277 West Spencer Street Appleton, WI 54914	Project No.	58021019
Designed By:	BAL		Scale:	NO SCALE
Checked By:	BAL		Date:	1/10/05
Approved By:	MAK		Drawn By:	AJP (38)
File Name:	58021019ap.dwg	Layout1	Figure No.	2

DIAGRAM IS FOR GENERAL LOCATION ONLY,
AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES

HALLWAY

KITCHEN AREA UNDER CONSTRUCTION

SINK

GP-4

GP-5

GP-2

OVERHEAD VENT HOOD

FORMER GREASE TRAP CAVITY

EXCAVATED AREA

GP-1

GP-6

COLUMN

COLUMN

GP-3

OVERHEAD VENT HOOD

GP-8

COLUMN



LEGEND

- ESTIMATED EXTENT OF VOC IMPACTS
- EXISTING STRUCTURE (WALLS, DOORS, ETC.)
- TEMPORARY PARTITION WALL
- WATER SUPPLY HOUSING

GP-2 PROBING LOCATION

HA-1 HAND AUGER LOCATION

DIAGRAM IS FOR GENERAL LOCATION ONLY, AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES



BORING LOCATION MAP
ST. LUKE'S MEDICAL CENTER
2900 W. OKLAHOMA AVE.
MILWAUKEE, WISCONSIN

Project Mngr:	MAK
Designed By:	MAK
Checked By:	BAL
Approved By:	MAK
File Name:	58021019.dwg

Terracon
2277 W. Spencer Street
Appleton, WI 54914

Project No.	58021019
Scale:	1:10
Date:	4/15/05
Drawn By:	AJP (38)
Figure No.	3

TABLE 1

**ST. LUKE'S MEDICAL CENTER
MILWAUKEE, WISCONSIN
TERRACON PROJECT NO. 58021019**

SOIL ANALYTICAL SUMMARY

Sample Identification (Depth in Feet)	Sample Date	Volatile Organic Compounds (VOCs)						PAH	TCLP		PID ⁵ Screening Results (ppm)
		Chlorobenzene	1,2-Dichlorobenzene	1,4-Dichlorobenzene	1,3-Dichlorobenzene	1,2,3-Trichlorobenzene	1,2,4-Trichlorobenzene	2-Methylnaphthalene	Inorganics	Semivolatiles	
Units		µg/kg						mg/L			
NR 720.19, WAC, Non-Industrial Direct Contact SSRCL ¹		313,000	1,410,000	2,660	NE	NE	156,000	600,000 ³	NE	NE	
NR 720.19, WAC, Soil to Groundwater, SSRCL ²		75	910	110	NE	NE	270	20,000 ⁴	NE	NE	
Basement	3/8/2004	10,000	79,000	15,000	13,000	560	2,200	18	1	0.051	140
HA-1 (7-7.5)	4/7/2004	<25	44	<25	<25	<25	<25	-	-	-	-
HA-1 (8.5-9)	4/7/2004	<25	<25	<25	<25	<25	<25	-	-	-	-
GP-1 (7.5)	4/24/2004	28,000	91,000	24,000	24,000	<25	<25	-	-	-	18
GP-1 (11.5)	4/24/2004	<25	<25	<25	<25	<25	<25	-	-	-	ND
GP-2 (7.5)	4/24/2004	<25	<25	<25	<25	<25	<25	-	-	-	ND
GP-3 (7.5)	4/24/2004	<25	<25	<25	<25	<25	<25	-	-	-	ND
GP-4 (7.5)	4/24/2004	<25	<25	<25	<25	<25	<25	-	-	-	ND
GP-4 (11.5)	4/24/2004	<25	<25	<25	<25	<25	<25	-	-	-	ND
GP-5 (7)	6/10/2004	<25	<25	<25	<25	<25	<25	-	-	-	ND
GP-5 (11)	6/10/2004	<25	<25	<25	<25	<25	<25	-	-	-	ND
GP-6 (7)	6/10/2004	<25	<25	<25	<25	<25	<25	-	-	-	ND
GP-6 (11)	6/10/2004	<25	<25	<25	<25	<25	<25	-	-	-	ND
GP-7 (7)	8/6/2004	<25	<25	<25	<25	<25	<25	-	-	-	ND
GP-7 (12)	8/6/2004	<25	<25	<25	<25	<25	<25	-	-	-	ND
GP-8 (7.5)	8/6/2004	<25	<25	<25	<25	<25	<25	-	-	-	ND
GP-8 (12)	8/6/2004	<25	<25	<25	<25	<25	<25	-	-	-	ND

NOTES:

¹ Calculated NR 720.19, WAC, Site-Specific Residual Contaminant Level for Non-Industrial Ingestion Pathway per USEPA Soil Screening Guidance for Chemicals.

² Calculated NR 720.19, WAC, Site-Specific Residual Contaminant Level for Soil to Groundwater Pathway per USEPA Soil Screening Guidance for Chemicals.

³ Suggested Non-Industrial Direct Contact Pathway Soil Cleanup Levels for Polycyclic Aromatic Hydrocarbons (PAHs) Interim Guidance, RR-519-97, April 1997.

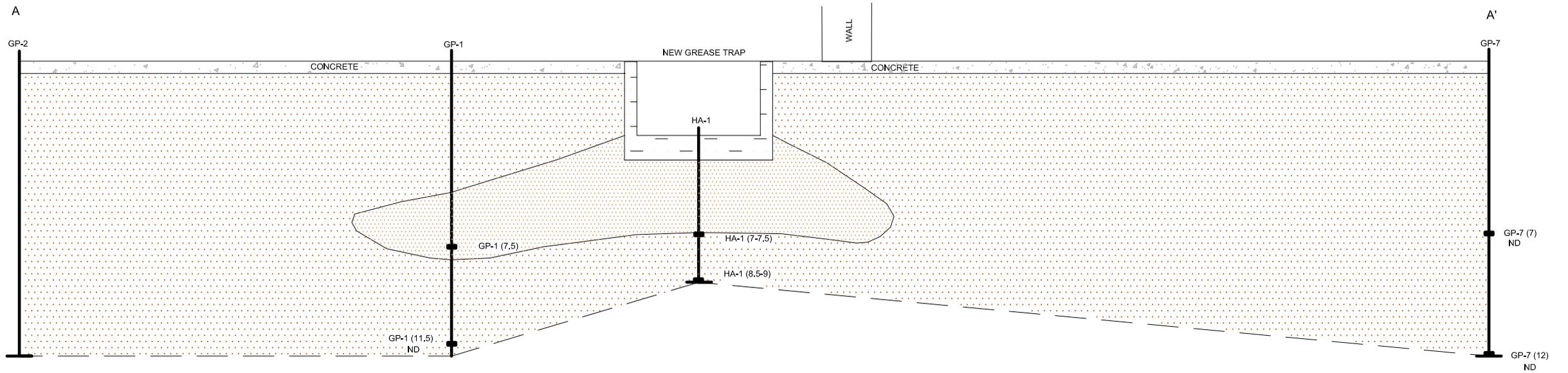
⁴ Suggested Groundwater Pathway Soil Cleanup Levels for Polycyclic Aromatic Hydrocarbons (PAHs) Interim Guidance, RR-519-97, April, 1997.

⁵ PID refers to photoionization detector, "ppm" refers to parts per million, ND indicates not detected above background level of 1.0 ppm, "-" indicates sample not screened.

Bold values indicate compound was detected above stated criteria.

"µg/kg" Indicates micrograms per kilogram, "mg/L" Indicates milligram per liter, "NE" indicates regulatory standard not established.

"<" Indicates compound not detected above listed method detection limit, "-" indicates compound not analyzed.



LEGEND

	IMPACTED SOIL
	CLEAN FILL MATERIAL
	CONCRETE

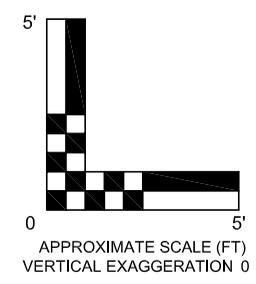


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CROSS SECTION A - A' ST. LUKE'S MEDICAL CENTER ADDRESS CITY, STATE CLIENT			
Project Mngr:	MAK	 2277 West Spencer Street Appleton, WI 54914	Project No. 58021019
Designed By:	AJP		Scale: AS SHOWN
Checked By:	MAK		Date: 1/13/04
Approved By:	BRS		Drawn By: AJP (38)
File Name:	CrossSection.dwg	Layout1	Figure No. 3



Aurora
HealthCare®

METRO REGION

2900 West Oklahoma Avenue
P.O. Box 2901
Milwaukee, WI 53201-2901

April 4, 2005

Ms. Victoria Stovall, Program Assistant
Remediation and Redevelopment Program
Wisconsin Department of Natural Resources
2300 North Martin Luther King Drive
Milwaukee, WI 53212

RE: Statement of Responsible Party
St. Luke's Medical Center, FID # 241024300, BRRTS # 02-41-524386

Dear Ms. Stovall:

As required for site closure under the Wisconsin Department of Natural Resources Geographic Information System Registry of Closed Remediation Sites, Aurora Health Care Metro, the responsible party for the above-referenced site, believes that the legal description for the property being submitted to the Wisconsin Department of Natural Resources is complete and accurately includes the affected property.

Sincerely,

Donald J. Nestor
Executive Vice President/CFO