

GIS REGISTRY INFORMATION

SITE NAME: 919-925 West Pierce Str
 BRRTS #: 02-41-531288 FID # (if appropriate): 341101310
 COMMERCE # (if appropriate): _____
 CLOSURE DATE: March 15, 2007
 STREET ADDRESS: 919-925 West Pierce Str.
 CITY: Milwaukee
 SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):
 X= 689246 Y= 285585

CONTAMINATED MEDIA: Groundwater Soil Both
 OFF-SOURCE GW CONTAMINATION >ES: Yes No

IF YES, STREET ADDRESS 1: _____
 GPS COORDINATES (meters in WTM91 projection): X= _____ Y= _____

OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL): Yes No
 IF YES, STREET ADDRESS 1: _____

GPS COORDINATES (meters in WTM91 projection): X= _____ Y= _____
 CONTAMINATION IN RIGHT OF WAY: Yes No

DOCUMENTS NEEDED:

- Closure Letter, and any conditional closure letter or denial letter issued
- Copy of any maintenance plan referenced in the final closure letter.
- Copy of (soil or land use) deed notice *if any required as a condition of closure*
- 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)



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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

Southeast Region Headquarters
2300 N. Dr. Martin Luther King, Jr.
Drive
PO Box 12436
Milwaukee, Wisconsin 53212-0436
FAX 414-263-8606
Telephone 414-263-8500
TTY Access via relay - 711

March 15, 2007

Eagle Metal Finishing, LLC
C/o Michael L. Hanson
2033 Ludington Ave.
Wauwautosa, WI 53226

SUBJECT: Final Case Closure
919 W. Pierce, 919 W. Pierce, Milwaukee, WI
WDNR FID # 341101310, WDNR BRRTS Activity #: 02-41-531288

Dear Mr. Hanson:

On January 11, 2005, the Wisconsin Department of Natural Resources (WDNR) reviewed the above referenced case for closure. This WDNR reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. On January 11, 2005, you were notified that a conditional closure to this case was granted.

On March 12, 2007 the Department received correspondence indicating that you have complied with the requirements of closure. A Deed restriction recorded on March 25, 2005 was submitted meeting the condition of closure. 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.

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.

The most recent soil samples that were collected on this property, which were collected on August 24, 2004 contained Lead and Benz (a) anthracene, Benzo (a) pyrene, Benzo (b) flourenthene, Dibenz (a,h) anthracene, and Indeno (1,2,3-cd) pyrene in concentrations that exceeded NR 720.11, Table 2, Wis. Adm. Code, soil standards. Therefore, pursuant to s. 292.12(2)(c), Wis. Stats., the property described above

may not be used or developed for a residential, commercial, agricultural or other non-industrial use, unless (at the time that the non-industrial use is proposed) an investigation is conducted, to determine the degree and extent of Lead and PAH contamination that remains on the property, and remedial action is taken as necessary to meet all applicable non-industrial soil cleanup standards. 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.

Your site was closed with the requirement that a deed restriction for polycyclic aromatic hydrocarbons and lead that remain on the property be recorded at the county Register of Deeds office.

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.

The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at 414-263-8541.

Sincerely,



Andrew Boettcher

Hydrogeologist

Bureau for Remediation & Redevelopment

cc: Scott Prill – Reinhart, Boerner, Van Deuren
WDNR Case File



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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

Southeast Region Headquarters
2300 N. Dr. Martin Luther King, Jr. Drive
PO Box 12436
Milwaukee, Wisconsin 53212-0436
Telephone 414-263-8500
FAX 414-263-8483
TTY 414-263-8713

January 11, 2005

In Reply Refer To: FID# 341101310
BRRTS# 02-41-531288
County of Milwaukee

Eagle Metal Finishing
c/o Mr. James Radish
3834 East Puetz Road
Oak Creek, WI 53154

Subject: Approval of Pathway to Case Closure, 919-925 W Pierce Street, Milwaukee, WI

Dear Mr. Radish:

On December 30, 2004, your request for closure of the case described above was reviewed by the Department of Natural Resources ("the Department"). The Department reviews environmental remediation cases for compliance with state rules and statutes to maintain consistency in the closure of these cases.

After careful review of the closure request, the Department has determined that the Polycyclic Aromatic Hydrocarbon (PAH) and lead contamination on the site 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:

WASTE AND SOIL PILE REMOVAL

Any remaining waste and/or soil piles generated as part of site investigation or remediation activities must be removed from the site and disposed of or treated in accordance with Department rules. Please send a letter advising me that any remaining waste and/or soil piles have been removed once that work is completed.

DEED RESTRICTION - INDUSTRIAL LAND-USE

To close this site, the Department requires a deed restriction be signed and recorded to require that the land use of the property remain "industrial", as defined in NR 700.03 (28m). The reason for this restriction is that soil contamination levels exist at the site above the "non-industrial" residual contaminant levels (RCLs) listed in Table 2 of NR 720.11. In the future, you may request that the Department approve modification of the restriction, if appropriate.

You have submitted a draft deed restriction to me, which must be reviewed and approved by a Department attorney, before the document can be signed and recorded. After the Department has reviewed the draft document for completeness, you will be notified that it has been approved. You must then sign it if you own the property, or have the appropriate property owner sign it, and have it recorded by the Milwaukee County Register of Deeds. Then submit a copy of the recorded document, with the recording information stamped on it, to me. Please be aware that if a deed restriction is recorded for the wrong property because of an inaccurate legal description that you have provided, you will be responsible for recording corrected documents at the Register of Deeds Office to correct the problem.

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.

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.

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
Project Manager

cc: Scott Prill - Reinhart, Boerner, Van Deuren, PO Box 2965, Milwaukee, WI 53201-2965
SER Case File

Table 2 Wis. Adm. Code and PAHs (benzo (a) anthracene, benzo (a) pyrene, benzo (b) fluoranthene, dibenzo (a,h) anthracene and indeno (1, 2, 3-cd) pyrene) in concentrations that exceeded non-industrial site specific RCLs calculated per NR720.19; these concentrations were less than their corresponding industrial RCLs.

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.

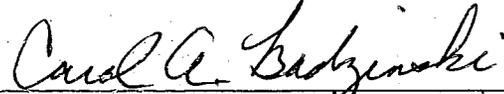
By signing this document, JAMES P. RADISH asserts that he or she is duly authorized to sign this document on behalf of Eagle Metal Finishing, LLC.

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 21ST day of MARCH, 2005.

Signature: 

Printed Name: JAMES P. RADISH

Subscribed and sworn to before me
this 21 day of March, 2005.


Notary Public, State of Wisconsin
My commission 2/18/07

This document was drafted by Scott D. Prill based on a model deed restriction provided by the Wisconsin Department of Natural Resources.

EXHIBIT A

PARCEL 1:

THE EAST 10 FEET OF LOT 4 AND ALL OF LOTS 6 AND 8 AND THE NORTH 56 FEET OF LOTS 10 AND 12 IN BLOCK 45, WALKER'S POINT ADDITION, BEING THE SOUTHWEST 1/4 OF SECTION 32, TOWN 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

PARCEL 2:

THE SOUTH 32 FEET OF LOT 2 AND THE SOUTH 32 FEET OF THE WEST 40 FEET OF LOT 4, BLOCK 45, WALKER'S POINT ADDITION, BEING THE SOUTHWEST 1/4 OF SECTION 32, TOWN 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

PARCEL 3:

THE NORTH 28 FEET OF THE SOUTH 56 FEET OF LOTS 10 AND 12, BLOCK 45, WALKER'S POINT ADDITION, BEING THE SOUTHWEST 1/4 OF SECTION 32, TOWN 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

PARCEL 4:

THE SOUTH 28 FEET OF LOTS 10 AND 12, IN BLOCK 45, WALKER'S POINT ADDITION, BEING THE SOUTHWEST 1/4 OF SECTION 32, TOWN 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

PARCEL 5:

THE SOUTH 28 FEET OF THE NORTH 84 FEET OF LOTS 10 AND 12, BLOCK 45, IN WALKER'S POINT ADDITION, IN THE SOUTHWEST 1/4 OF SECTION 32, TOWN 7 NORTH, RANGE 22 EAST IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

FOR INFORMATION PURPOSES ONLY:

TAX KEY NO. 432-0974-100-9 (Parcel 1) and
432-0968 (Parcel 2) and
432-0979-000 (Parcel 3) and
432-0978-4 (Parcel 4) and
432-0980-5 (Parcel 5)

919-25 W. PIERCE ST. (PARCEL 1), 716 S. 10TH ST. (PARCEL 2), 713 S. 9TH ST. (PARCEL 3), 717 S. 9TH ST. (PARCEL 4), 709 S. 9TH ST. (PARCEL 5).

EXHIBIT B

LIST OF NON-INDUSTRIAL RCL EXCEEDANCES

Date: August 6, 2004
Consultant: Midwest Engineering Services, Inc.
Location: Boring B-1
Depth of Sample: 0-2 feet

Results-Metals:

Lead 174 mg/kg

PAHs:

Benz (a) anthracene	302 ug/kg
Benzo (a) pyrene	86.6 ug/kg
Benzo (b) flourenthene	322 ug/kg
Dibenz (a, h) anthracene	202 ug/kg
Indeno (1, 2, 3-cd) pyrene	318 ug/kg

West Pierce Street

935-937

919-927

S. 10th Street

S. 9th Street

700-706

701

710

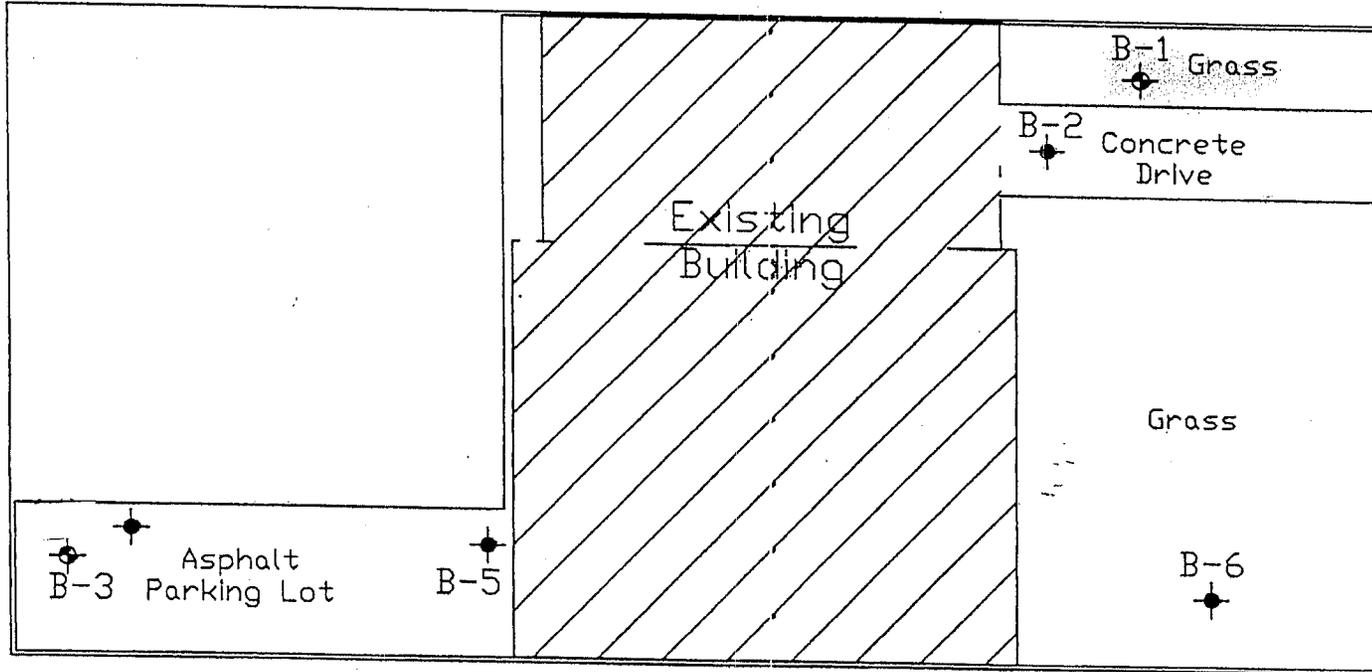
705

716

709

713

717



Alley

Existing Building

B-1 Grass

B-2 Concrete Drive

Grass

B-3 Asphalt Parking Lot

B-5

B-6



- ◆ Soil Boring Location
- ◆ Soil Boring/Temporary Groundwater Monitoring Well Location



Soil Boring and Temporary Groundwater Monitoring Well Location Diagram

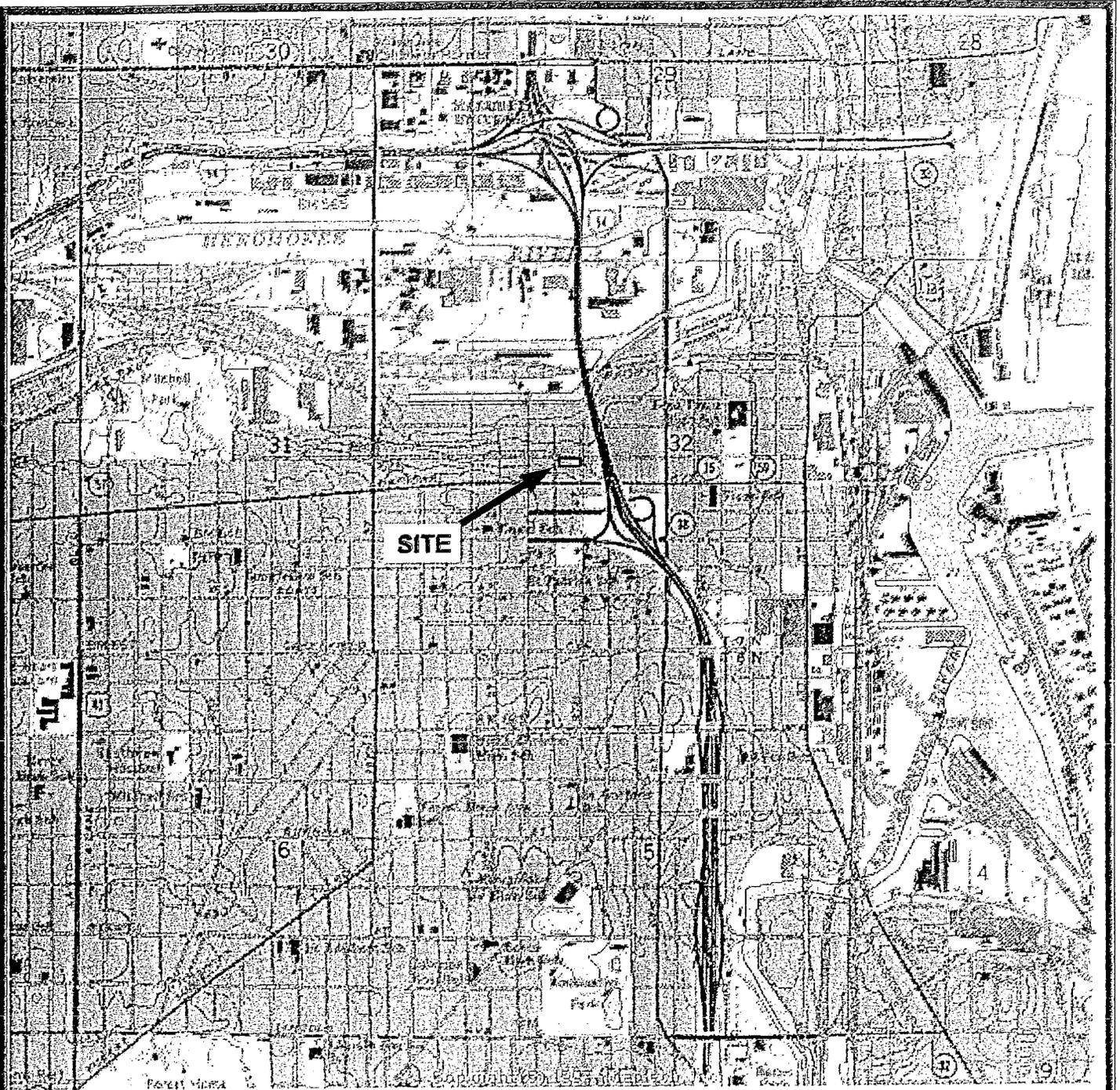
Existing Commercial Property
919 W. Pierce Street
Milwaukee, Wisconsin

Scale: 1" = 40' +/-

Project Number: 7-41079

Date: 8/9/04

Drawn By: slh



Source: USGS MILWAUKEE QUADRANGLE MAP, 1971

North 1/2 of the Southwest 1/4, Section 32, Township 7 North, Range 22 East, Milwaukee County



midwest engineering services, inc.

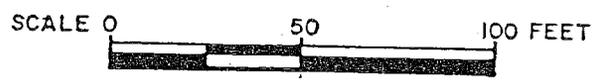
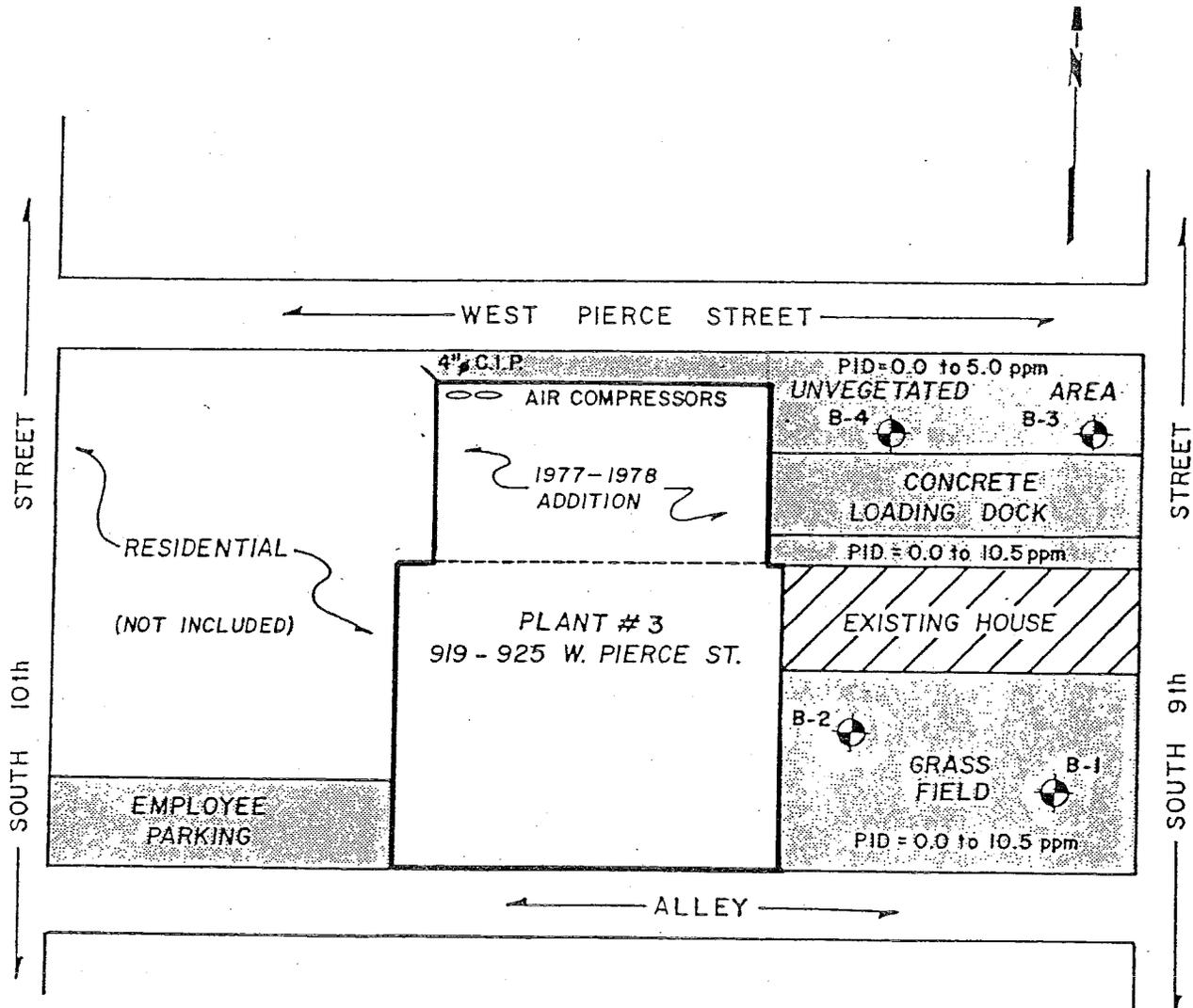
Existing Commercial Property
919 West Pierce Street
Milwaukee, Wisconsin

SITE LOCATION MAP

Project No.: 7-41079

Date:

Figure 1



LEGEND

B-1 SOIL BORING LOCATION AND NUMBER

PROJECT: SQUARE D COMPANY PLANT #3 MILWAUKEE, WISCONSIN	
PROJECT NO. 411B1	SCALE: 1" = 50'
SHEET TITLE: SOIL BORING LOCATIONS	
PATRICK ENGINEERING INC. Engineers • Architects • Hydrologists Geologists • Surveyors Glen Ellyn, Illinois	

TABLE 1
Existing Commercial Property
MES Project Number 7-41079
Summary of Soil Sample Analysis Results

Sample	Depth (ft)	Date Collected	PID Value	GRO (mg/kg)	Volatile Organic Compounds (ug/kg)						
					Benzene	n-Butylbenzene	Naphthalene	n-Propylbenzene	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	Total Xylenes
B-1	0-2	8/6/04	ND	na	<25	<25	<25	<25	<25	<25	<25
B-2	9-11	8/6/04	ND	na	<25	<25	<25	<25	<25	<25	<25
B-3	1-3	8/6/04	ND	40.1	<25	163	2280	63	1730	483	180
B-4	7-9	8/6/04	ND	<5.94	<25	<25	<25	<25	<25	<25	<25
B-5	13-15	8/6/04	ND	na	<25	<25	<25	<25	<25	<25	<25
B-6	8-10	8/6/04	ND	na	<25	<25	<25	<25	<25	<25	<25
DNR Generic RCL (NR 720)				100	5.5	--	--	--	--	--	4,100

NOTES:

DNR Generic RCL = DNR Generic Residual Contaminant Levels
 -- = no standard established
 Bold numbers indicate concentrations above WDNR GRCLs
 na = Not Analyzed

mg/kg = milligrams per kilogram = parts per million (ppm)
 ug/kg = micrograms per kilogram = parts per billion (ppb)
 ND = Not Detected.

TABLE 2
Existing Commercial Property
MES Project Number 7-41079
Summary of Soil Sample Analysis Results

		Polynuclear Aromatic Hydrocarbons (ug/kg)										
Boring	Depth	Benz (a) anthracene	Benzo (a) pyrene	Benzo(b) fluoranthene	Benzo (ghi) perylene	Benzo (k) fluoranthene	Chrysene	Dibenz (ah) anthracene	Fluoranthene	Indeno (123-cd) pyrene	Phenanthrene	Pyrene
B-1	0-2	302	86.6	322	113	312	237	202	639	318	343	309
B-2	9-11	<57.9	<5.79	<57.9	<116	<116	<116	<5.79	<116	<57.9	<116	<116
B-5	13-15	<57.7	<5.77	<57.7	<115	<115	<115	<5.77	<115	<57.7	<115	<115
RCL-Groundwater Pathway		17,000	48,000	360,000	6,800,000	870,000	37,000	38,000	500,000	680,000	1,800	8,700,000
RCL - Direct Contact (Industrial)		3,900	390	3,900	39,000	39,000	390,000	390	40,000,000	3,900	390,000	30,000,000
RCL-Direct Contact (Non-Industrial)		88	8.8	88	1,800	880	8,800	8.8	600,000	88	18,000	500,000

Notes:

ug/kg = micrograms per kilogram = parts per billion
 NA = compound not tested
 RCL = DNR Suggested Generic Residual Contaminant Levels

Bolded #s = concentrations above RCL-Direct Contact Non-Industrial Pathway Standards

TABLE 3
Existing Commercial Property
MES Project Number 7-41079
SOIL SAMPLE LABORATORY ANALYSIS RESULTS

Location	Depth (feet)	Date	Total RCRA Metals (mg/kg)							
			Barium	Cadmium	Chromium	Lead	Silver	Arsenic	Mercury	Selenium
B-1	0-2	8/6/04	86.0	1.93	14.2	174	<2.78	4.32	0.155	<2.78
B-2	9-11	8/6/04	40.4	<0.58	11.2	6.05	<2.9	<2.9	<0.046	<2.9
B-5	13-15	8/6/04	39.2	<0.58	12.3	12.0	<2.9	<2.9	<0.046	<2.9
NR 720 Industrial GRCLs			-	510	200	500	-	1.6	-	-
NR 720 Non-Industrial GRCLs			-	8	14 ¹ / 16,000 ²	50	-	0.039		

Notes:
mg/kg=milligrams per kilogram=ppm=parts per million
GRCL's=Generic Residual Contaminant Levels
- = No Standard Established
Bold #s indicate concentration above Non-Industrial GRCLs

¹ Hexavalent Chromium
² Trivalent Chromium