



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

January 23, 2007

In Reply, Refer to: FID# 241243310
BRRTS# 03-41-005073
BRR/LUST

Elite Finishing, LLC
Attn: Mr. Jaimie Maliszewski
3270 S 3rd Street
Milwaukee, WI 53207

Subject: Final Case Closure – Elite Finishing (Former Zecol Inc.), 3270 S 3rd Street,
Milwaukee, WI

Dear Mr. Maliszewski:

On January 16, 2007, the Wisconsin Department of Natural Resources (WDNR) sent you a letter indicating that BRRTS# 02-41-543604 has achieved final case closure. The purpose of this letter is to notify you that BRRTS# 03-41-005073 has also achieved final case closure.

On October 13, 2005, the WDNR notified your consultant (Sigma Environmental) by telephone that conditional closure was granted for the site listed above. The Department reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases.

On November 8, 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. 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: Stephen Meer, Sigma Environmental, 1300 W Canal Street, Milwaukee, WI 53233



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
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TTY 711

January 16, 2007

In Reply, Refer to: FID# 241243310
BRRTS# 02-41-543604
BRR/ERP

Elite Finishing, LLC
Attn: Mr. Jaimie Maliszewski
3270 S 3rd Street
Milwaukee, WI 53207

Subject: Final Case Closure – Elite Finishing (Former Zecol Inc.), 3270 S 3rd Street,
Milwaukee, WI

Dear Mr. Maliszewski:

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On November 8, 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. 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.

* 0 9 1 2 4 5 2 2 *

DOC.# 09124522

Document Number

DEED RESTRICTION

REGISTER'S OFFICE | SS
Milwaukee County, WI

RECORDED 11/04/2005 11:38AM

JOHN LA FAVE
REGISTER OF DEEDS

AMOUNT: 27.00

Declaration of Restrictions

In Re: Described on Exhibit A hereto attached.

STATE OF WISCONSIN)
) ss
COUNTY OF MILWAUKEE)

WHEREAS, Elite Finishing, LLC is the owner of the above described property.

WHEREAS, soil material contaminated with petroleum hydrocarbons is present on this property. Soil contaminated with petroleum and chlorinated hydrocarbons may remain on this property across the southern half of the property as shown in Figure 1.

WHEREAS, it is the desire and intention of the property owner to impose on the property restrictions which will make it unnecessary to conduct further soil remediation activities on the property at the present time.

NOW THEREFORE, the owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitation and restrictions:

The pavement or other impervious cap that existed on the above-described property on the date that this restriction was signed shall be maintained in compliance with the "Barrier Operation and Maintenance Plan" dated June 28, 2005 that was submitted to the Wisconsin Department of Natural Resources by Elite Finishing, LLC, as required by section NR 724.13 (2), Wis. Adm. Code (October 1999). This pavement or other impervious cap must be maintained in order to minimize the infiltration of water and prevent additional groundwater contamination that would violate the groundwater quality standards in ch. NR 140, Wis. Adm. Code, and to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health. If soil that remains on the property in the location or locations described above where there is residual contamination is excavated in the future, the soil must be sampled and analyzed, may be considered solid or hazardous waste if residual contamination remains and must be stored, treated and disposed in compliance with applicable statutes and rules.

Recording Area

Name and Return Address

Mr. Jaime Maliszewski
Elite Finishing, LLC
3270 S. 3rd Street
Milwaukee, WI 53207

537-9985-100-4
Tax Key Number

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.

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 24th day of October, 2005.

Signature: *Jaime T. Maliszewski*

Printed Name: Jaime T. Maliszewski

Subscribed and sworn to before me
this 24 day of October, 2005.

A. W. Debraun King
Notary Public, State of Wisconsin
My commission expires 8/02/2009

This document was drafted by Sigma Environmental Services, Inc. based on comments from the Wisconsin Department of Natural Resources.

Exhibit A

(a) That part of the North East $\frac{1}{4}$ of Section 17, Township 6 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin, bounded and described as follows, to-wit: commencing at a point in the center line of South Third Street as now laid out, 700 feet North of the center line of West Holt Avenue as now laid out; running thence North on and along the center line of South Third Street, 345.86 feet more or less, to a point in the center line of the spur track which runs to the property deeded to the Geo. H. Smith Steel Casting Co.; thence Southeasterly on and along the center line of said spur track with an arc 195 feet and a chord South $44^{\circ} 58' 40''$ East, 193.17 feet; continuing thence Southeasterly on and along the center line of an easement as recorded in Volume 1376, Page 51, as Document NO. 1880190, Milwaukee County Records, with an arc 194.14 feet, more or less and a chord South $16^{\circ} 58' 14''$ East, 192.11 feet more or less to the North line of property deeded to the Geo. H. Smith Steel Casting Co., thence South $82^{\circ} 06'$ West on and along the North line of property deeded to Geo. H. Smith Steel Casting Co., 194.4 feet more or less to the place of commencement.

Excepting the Westerly 30 feet of the above described tract for South Third Street as now laid out and described in the Deed to the City of Milwaukee recorded in Volume 1363, Page 536, Milwaukee County Records.

(b) That part of the North East $\frac{1}{4}$ of Section 17, in Township 6 North, Range 22 East, in the City of Milwaukee, County of Milwaukee and State of Wisconsin, Bounded and Described as Follows, to-wit: Commencing at a point in the North line of property described in the deed to Geo. H. Smith Steel Casting Co., dated March 18, 1930, recorded April 1, 1930, Volume 1319, page 362, as Document No. 1770713, Milwaukee County Records, (said point being 194.4 feet North $82^{\circ} 06'$ East from the center line of South Third Street, as a point 1214.88 feet North of the South line of said $\frac{1}{4}$ Section) running thence Northwesterly on and along the Easterly line of property described in the deed to Leo J. Sauerborn and Vanda Sauerborn, his wife, dated September 13, 1949, 195 feet, more or less to a point; thence Southeasterly on and along the South line land described in the deed to National Ice & Coal Co., dated December 9, 1936, 340 feet to a point, (said point being in the North line of land described in the deed to Geo. H. Smith Steel Casting Co., dated March 18, 1930, recorded April 1, 1930, in volume 1319, page 362, as Document No. 1770713); thence South $82^{\circ} 06'$ West, 240.5 feet to the place of commencement. Reserving the Northerly and Westerly nine and one-half ($9\frac{1}{2}$) feet of the above described tract for track purposes. Also subject to the easement given to Geo. H. Smith Steel Casting Co., dated May 12, 1930, recorded November 17, 1931 in Volume 1376 of Deeds, page 51, Document No. 1880190.

Excepting therefrom that part conveyed in Warranty Deed recorded November 14, 1975 in Reel 891, Image 331, as Document No. 4960638.

(c) That part of Parcels 1 and 2 in Certified Survey Map No. 1483, being a part of the North East $\frac{1}{4}$ of Section 17, in Township 6 North, Range 22 East, in the City of

Milwaukee, Milwaukee County, Wisconsin, which is bounded and described as follows: commencing at the South East corner of said Parcel 2; thence South $82^{\circ} 06' 00''$ West, along the Southerly line of Parcel 2 aforesaid 165.10 feet to a point; thence Northwesterly 129.06 feet along the arc of a curve whose center lies to the North whose radius is 410.28 feet and whose chord bears North $77^{\circ} 47' 58''$ West, 128.53 feet to the point of beginning of land to be described; thence Northwesterly 210.77 feet along the Southwesterly lines of Parcels 1 and 2 aforesaid; being the arc of a curve whose center lies to the North East, whose radius is 410.28 feet and whose chord bears North $54^{\circ} 04' 14''$ West, 208.46 feet to a point; thence Northwesterly along the Southwesterly line of Parcel 1 aforesaid, 77.05 feet, being the arc of a curve whose center lies to the South West whose radius is 410.28 feet and whose chord bears North $36^{\circ} 37' 11''$ West, 76.94 feet to a point; thence South $60^{\circ} 21' 20''$ East, 124.94 feet to a point; thence South $40^{\circ} 57' 00''$ East, 161.90 feet to the point of beginning.



(C) SOIL BORINGS TAKEN BY KEY ENVIRONMENTAL SERVICES, INC. AND HATCHER, INC. LOCATIONS OF BORINGS PLACED VISUALLY TO SCALE AND ACTUAL LOCATION INFORMATION NOT AVAILABLE.

- ETHYL B
- DISESEL RANGE ORGANICS
- GASOLINE RANGE ORGANICS
- NAPHTH
- 1,2-DICHLOR

- ETHYLENE
- DISESEL RANGE ORGANICS
- GASOLINE RANGE ORGANICS
- NAPHTH
- 1,2-DICHLOR

LEGEND

- B-1 ● KEY BORING (C)
- ⊕ MONITORING WELL
- ZH-1 ○ HATCHER BORING (C)
- SB-1 ● TENCU BORING

ESTIMATED
EXTENT OF SOIL
IMPACTS ABOVE
NR 720 RCLs

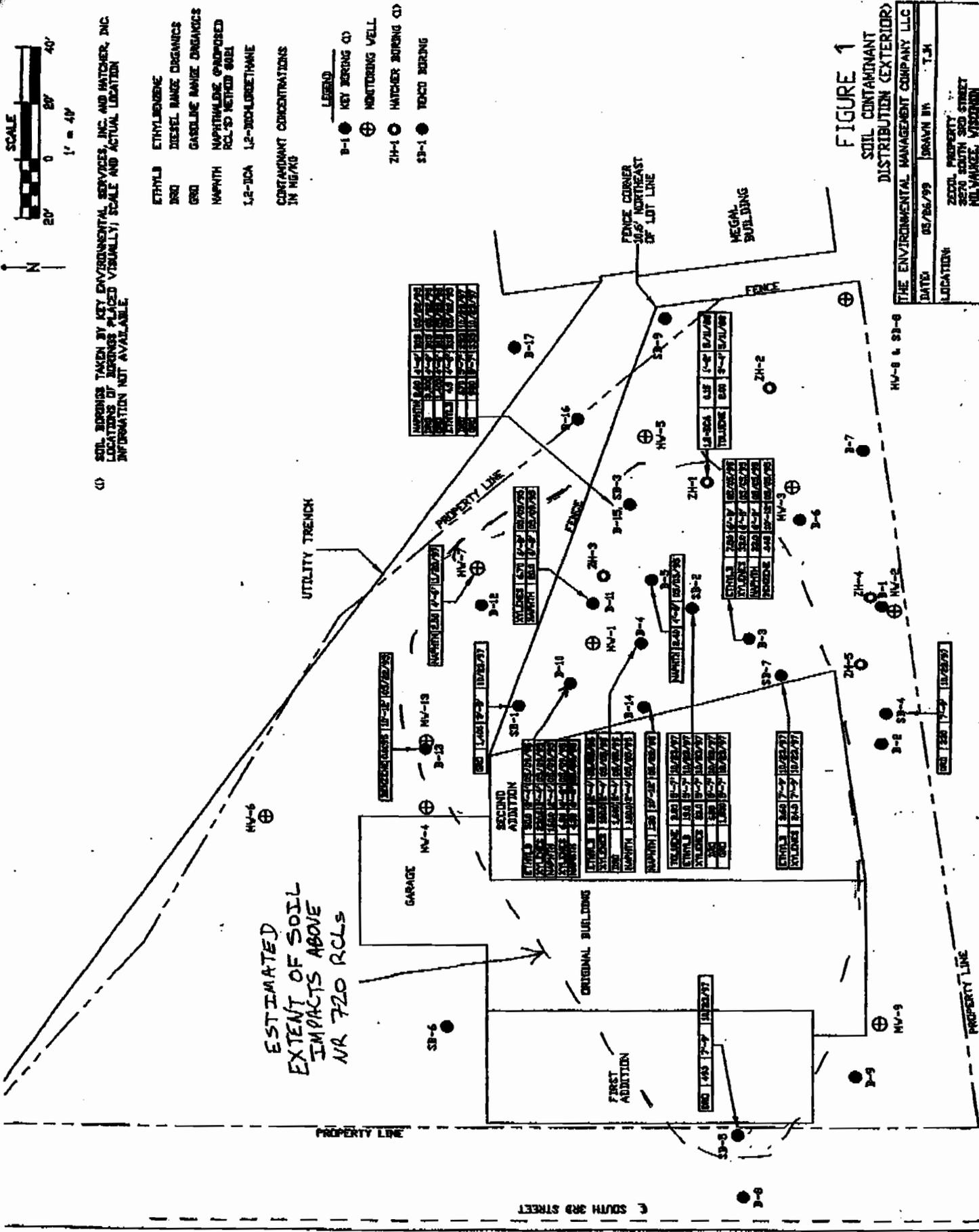


FIGURE 1
SOIL CONTAMINANT
DISTRIBUTION (EXTERIOR)

THE ENVIRONMENTAL MANAGEMENT COMPANY LLC
DATE: 05/06/99 DRAWN BY: TJK
LOCATION: 2070 SOUTH 3RD STREET MILWAUKEE, WISCONSIN

**BARRIER OPERATION AND MAINTENANCE PLAN
FORMER ZECOL PROPERTY
3270 SOUTH 3rd STREET, MILWAUKEE, WISCONSIN
JUNE 28, 2005**

The Barrier Operation and Maintenance Plan (BOMP) is designed to limit infiltration of water at the site, and thereby, limit migration of known soil contamination that exists beneath the paved surface at the former Zecol property, as shown in Figure 1. The asphalt surface, or any replacement barrier, will function as intended unless disturbed.

Disturbance Management. Elite Finishing, LLC (site owner) shall take the following steps to assure that uncontrolled disturbances of the barrier do not occur:

- A deed restriction will be recorded for this portion of the former Zecol property which limits future use, development, and management of the property. This BOMP is incorporated into the deed restriction.
- A copy of this BOMP will be available on-site from the property owner to all interested parties.
- A copy of this BOMP will be provided to all contractors and repair workers during any intrusive subsurface work on this portion of the property.

Inspections of Barrier. Inspections will be required to assure that the barrier is functioning as intended:

- Annual inspections of the paved surface will be performed by authorized personnel from Elite Finishing, LLC, and will include observations about the integrity of the paved surface in the vicinity of the residual soil impacts. Inspections will be compared to the previous inspection notes to monitor the relative condition of the paved surface.
- As necessary, the engineered barriers will be repaired to maintain integrity. Repairs may include, but are not limited to, patching or replacing the paved surface where it has cracked or otherwise broken and would allow water to infiltrate to the underlying soil.
- An inspection log will be maintained on-site to record any disturbances of the barrier and the steps that have been taken to maintain the integrity of the barrier. The inspection log will be made available for inspection by representatives of the Wisconsin Department of Natural Resources upon reasonable prior request. The on-site inspection log will be maintained as long as inspection and maintenance of the barrier is required. A copy of the log is included as Exhibit B, *Cap Inspection Log*.

Planned Breaches of Barrier. In the event that a planned breach of the barrier is required, the following precautions shall be taken:

- Elite Finishing, LLC. shall be given 48-hour notice of any planned breach.
- To the extent possible, all material excavated from beneath the barrier will be returned to the excavation prior to the restoration of the barrier. The excavation zone and any soils excavated will be secured from public access until the barrier is restored. While on-site, the excavated soil will be placed on an impervious surface (e.g., existing concrete and/or plastic) and covered with plastic. Soil that cannot be returned to the excavation will be sampled and disposed of at a licensed landfill facility in accordance with applicable solid and hazardous waste rules and regulations. All contaminated soils that are stored, treated, excavated, removed, or transported off-site shall be managed per procedures and reporting requirements set forth in ch. NR 718, Wisconsin Administrative Code.
- The barrier will be restored to meet original conditions. This work, including the proper disposal of excess soils, should be completed within 72 hours following the completion of any on-site work, or as soon as reasonably practical.
- Details of the barrier breach, the handling of excavated soils, individuals responsible for the work, and the restoration of the barrier shall be recorded in the barrier maintenance log.

Amendments. The BOMP may be amended or withdrawn upon written approval from the Wisconsin Department of Natural Resources or its successor agency.

Contact Information.

For responsible party and owner information contact:

Mr. David Scherzer
Elite Finishing, LLC.
1300 West Canal Street
Milwaukee, WI 53233
Telephone: (414) 643-4200
Fax: (414) 643-4210

For environmental consultant information contact:

Mr. Joshua Neudorfer, CHMM
Sigma Environmental Services, Inc.
1300 West Canal Street
Milwaukee, WI 53233
Telephone: (414) 643-4200
Fax: (414) 643-4210

For Wisconsin Department of Natural Resources information contact:

**Mr. Andrew Boettcher
Wisconsin Department of Natural Resources
Southeast Region Headquarters Remediation & Redevelopment Program
2300 N. Dr. Martin Luther King Jr. Drive
Milwaukee, WI 53212
Telephone: (414) 263-8500
Fax: (414) 263-8483**

STATE BAR OF WISCONSIN FORM 2 - 1998
WARRANTY DEED

Document Number

8028216

REGISTER'S OFFICE | SS
Milwaukee County, WI

RECORDED AT 10:28 AM

02-26-2001

WALTER R. BARCZAK
REGISTER OF DEEDS

AMOUNT 14.00

This Deed, made between

MARY G. SAUERBORN TRAINOR

Grantor,
and

ELITE FINISHING, LLC

Grantee.

Grantor, for a valuable consideration, conveys and warrants to Grantee the following described real estate in MILWAUKEE County, State of Wisconsin:

TRANSFER

\$ 945.00
FEE

(Continued)

Recording Area

Name and Return Address

Mark D. Grieperting, Esq.
Reinhart Bourge et al.
1000 N. Water St.
Suite 2000
Milwaukee, WI 53202

537-9985-100-4

Parcel Identification Number (PIN)

This is not homestead property.

(Is) (Is not)

Exceptions to warranties:

Real Estate Taxes for the year 2000

municipal and zoning ordinances and agreements entered under them, recorded easements for distribution or utility & municipal services, recorded building and use restrictions and covenants, general taxes levied in year of closing.

Dated this 14th day of February 2001

(SEAL)

Mary G. Sauerborn Trainor (SEAL)

* MARY G. SAUERBORN TRAINOR

(SEAL)

(SEAL)

AUTHENTICATION

ACKNOWLEDGMENT

Signature of

MARY G. SAUERBORN TRAINOR

authenticated this 14th day of February 2001

* ATTY. HENRY G. PIANO

TITLE: MEMBER STATE BAR OF WISCONSIN

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

THIS INSTRUMENT WAS DRAFTED BY

Atty. Henry G. Piano

State Bar No.: 1008073

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

State of Wisconsin,

County, } ss.

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

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

* Notary Public, State of Wisconsin

My commission is permanent. (If not, state expiration date: _____)

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

3

SCHEDULE A
LEGAL DESCRIPTION CONTINUED

CASE NO. 184608

Parcel I:

THAT PART OF THE NORTH EAST 1/4 OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT A POINT IN THE CENTER LINE OF SOUTH THIRD STREET AS NOW LAID OUT, 700 FEET NORTH OF THE CENTER LINE OF WEST HOLT AVENUE AS NOW LAID OUT; RUNNING THENCE NORTH ON AND ALONG THE CENTER LINE OF SOUTH THIRD STREET, 345.86 FEET MORE OR LESS, TO A POINT IN THE CENTER LINE OF THE SPUR TRACK WHICH RUNS TO THE PROPERTY DEEDED TO THE GEO. H. SMITH STEEL CASTING CO.; THENCE SOUTHEASTERLY ON AND ALONG THE CENTER LINE OF SAID SPUR TRACK WITH AN ARC 195 FEET AND A CHORD SOUTH 44° 58' 40" EAST, 193.17 FEET; CONTINUING THENCE SOUTHEASTERLY ON AND ALONG THE CENTER LINE OF AN EASEMENT AS RECORDED IN VOLUME 1376, PAGE 51, AS DOCUMENT NO. 1880190, MILWAUKEE COUNTY RECORDS, WITH AN ARC 194.14 FEET, MORE OR LESS AND A CHORD SOUTH 16° 58' 14" EAST, 192.11 FEET MORE OR LESS TO THE NORTH LINE OF PROPERTY DEEDED TO THE GEO. H. SMITH STEEL CASTING CO., THENCE SOUTH 82° 06' WEST ON AND ALONG THE NORTH LINE OF PROPERTY DEEDED TO GEO. H. SMITH STEEL CASTING CO., 194.4 FEET MORE OR LESS TO THE PLACE OF COMMENCEMENT.

EXCEPTING THE WESTERLY 30 FEET OF THE ABOVE DESCRIBED TRACT FOR SOUTH THIRD STREET AS NOW LAID OUT AND DESCRIBED IN THE DEED TO THE CITY OF MILWAUKEE RECORDED IN VOLUME 1363, PAGE 536, MILWAUKEE COUNTY RECORDS.

PARCEL II:

THAT PART OF THE NORTH EAST 1/4 OF SECTION 17, IN TOWNSHIP 6 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, COUNTY OF MILWAUKEE AND STATE OF WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT A POINT IN THE NORTH LINE OF PROPERTY DESCRIBED IN THE DEED TO GEO. H. SMITH STEEL CASTING CO., DATED MARCH 18, 1930, RECORDED APRIL 1, 1930, VOLUME 1319, PAGE 362, AS DOCUMENT NO. 1770713, MILWAUKEE COUNTY RECORDS, (SAID POINT BEING 194.4 FEET NORTH 82° 06' EAST FROM THE CENTER LINE OF SOUTH THIRD STREET, AT A POINT 1214.88 FEET NORTH OF THE SOUTH LINE OF SAID 1/4 SECTION) RUNNING THENCE NORTHWESTERLY ON AND ALONG THE EASTERLY LINE OF PROPERTY DESCRIBED IN THE DEED TO LEO J. SAUERBORN AND VANDA SAUERBORN, HIS WIFE, DATED SEPTEMBER 13, 1949, 195 FEET, MORE OR LESS TO A POINT; THENCE SOUTHEASTERLY ON AN ALONG THE SOUTH LINE OF LAND DESCRIBED IN THE DEED TO NATIONAL ICE & COAL CO., DATED DECEMBER 9, 1936, 340 FEET TO A POINT, (SAID POINT BEING IN THE NORTH LINE OF LAND DESCRIBED IN THE DEED TO GEO. H. SMITH STEEL CASTING CO., DATED MARCH 18, 1930, RECORDED APRIL 1, 1930, IN VOLUME 1319, PAGE 362, AS DOCUMENT NO. 1770713); THENCE SOUTH 82° 06' WEST, 240.5 FEET TO THE PLACE OF COMMENCEMENT. RESERVING

(Continued)

SCHEDULE A
LEGAL DESCRIPTION CONTINUED

CASE NO. 184608

THE NORTHERLY AND WESTERLY NINE AND ONE-HALF (9 1/2) FEET OF THE ABOVE DESCRIBED TRACT FOR TRACK PURPOSES. ALSO SUBJECT TO THE EASEMENT GIVEN TO GEO. H. SMITH STEEL CASTING CO., DATED MAY 12, 1930, RECORDED NOVEMBER 17, 1931 IN VOLUME 1376 OF DEEDS, PAGE 51, DOCUMENT NO. 1880190.

EXCEPTING THEREFROM THAT PART CONVEYED IN WARRANTY DEED RECORDED NOVEMBER 14, 1975, IN REEL 891, IMAGE 331, AS DOCUMENT NO. 4960638.

PARCEL III:

THAT PART OF PARCELS 1 AND 2 IN CERTIFIED SURVEY MAP NO. 1483, BEING A PART OF THE NORTH EAST 1/4 OF SECTION 17, IN TOWNSHIP 6 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH EAST CORNER OF SAID PARCEL 2; THENCE SOUTH 82° 06' 00" WEST, ALONG THE SOUTHERLY LINE OF PARCEL 2 AFORESAID 165.10 FEET TO A POINT; THENCE NORTHWESTERLY 129.06 FEET ALONG THE ARC OF A CURVE WHOSE CENTER LIES TO THE NORTH WHOSE RADIUS IS 410.28 FEET AND WHOSE CHORD BEARS NORTH 77° 47' 58" WEST, 128.53 FEET TO THE POINT OF BEGINNING OF LAND TO BE DESCRIBED; THENCE NORTHWESTERLY 210.77 FEET ALONG THE SOUTHWESTERLY LINES OF PARCELS 1 & 2 AFORESAID; BEING THE ARC OF A CURVE WHOSE CENTER LIES TO THE NORTH EAST, WHOSE RADIUS IS 410.28 FEET AND WHOSE CHORD BEARS NORTH 54° 04' 14" WEST, 208.46 FEET TO A POINT; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF PARCEL 1 AFORESAID, 77.05 FEET, BEING THE ARC OF A CURVE WHOSE CENTER LIES TO THE SOUTH WEST WHOSE RADIUS IS 410.28 FEET AND WHOSE CHORD BEARS NORTH 36° 37' 11" WEST, 76.94 FEET TO A POINT; THENCE SOUTH 60° 21' 20" EAST, 124.94 FEET TO A POINT; THENCE SOUTH 40° 57' 00" EAST, 161.90 FEET TO THE POINT OF BEGINNING.

Tax Key No. 537-9985-100-4

Plat of Purthey

Known as 32.70 South 3rd Street, in the City of Milwaukee, Milwaukee County, Wisconsin
That part of the NE 1/4 of Section 17, T 6 N, R 22 E, in the City of Milwaukee, Milwaukee County, Wisconsin, bounded and described as follows:

Commencing at a point in the center line of South 3rd Street, as now laid out, 700.90 ft. North of the center line of West Holt Avenue as now laid out running thence North on and along the center line of South 3rd Street 345.86 ft., more or less, to a point in the center line of the spur track which runs to the property deeded to the Geo H Smith Steel Casting Co; thence Southeasterly on and along the center line of said spur track with an arc of 195.00 ft and a chord South 44° 58' 40" East 193.17 ft. to a point; thence continuing Southeasterly on and along the center line of an easement as recorded in Volume 1376, Page 51, Document No. 1890190, Milwaukee County Records, with an arc 194.14 ft., more or less and a chord South 16° 58' 14" East, 192.11 ft. more or less, to the North line of the property deeded to the Geo H Smith Steel Casting Co; thence South 82° 06' 00" West on and along the North line of the property deeded to the Geo H Smith Steel Casting Co., 194.40 ft. more or less, to the place of commencement.

Excepting the West only 30.00 ft. of the above described tract for South 3rd Street as now laid out and described in the deed to the City of Milwaukee recorded in Volume 1363 of Deeds, Page 536, Milwaukee County Records.

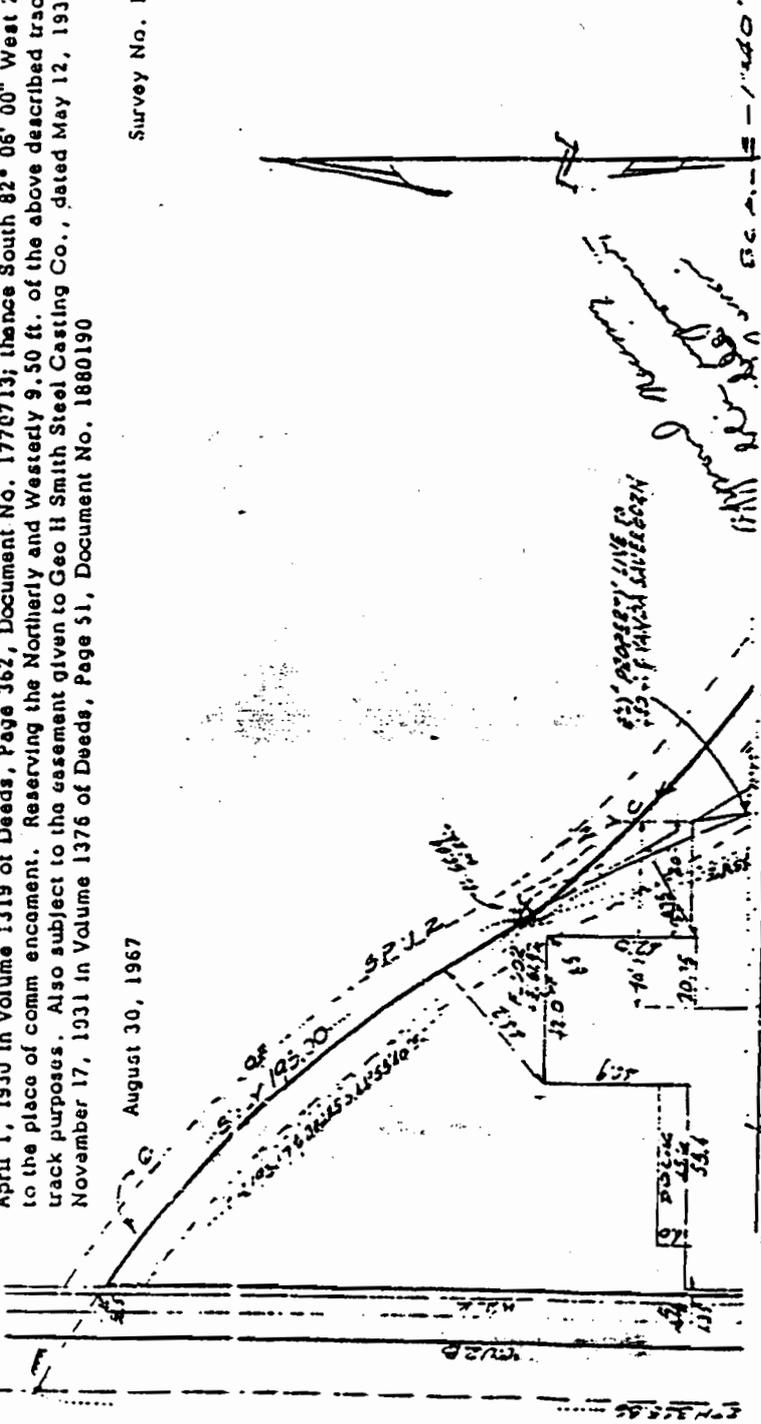
Together with that real estate more particularly bounded and described as follows: That part of the NE 1/4 of Section 17, T 6 N, R 22 E, in the City of Milwaukee, Milwaukee County, Wisconsin, bounded and described as follows:

Commencing at a point in the North line of property described in the deed to Geo H. Smith Steel Casting Co., dated March 18th, 1930, recorded on April 1, 1930 in Volume 1319 of Deeds, Page 263 as Document No. 1770713, Milwaukee County Records (said point being 194.40 ft. North 82° 06' 00" East from the center line of South 3rd Street) at a point 1214.88 ft. North of the South line of said 1/4 Section; running thence Northwesterly on and along the easterly line of property described in the deed to Leo J Sauerborn and Vanda Sauerborn, his wife, dated September 13, 1949, 195.00 ft., more or less, to a point; thence Southeasterly on and along the South line of land described in the deed to National Ice and Coal Company, dated December 9th, 1936, 340.00 ft. to a point (said point being in the North line of land described in the deed to Geo H Smith Steel Casting Co., dated March 18, 1930, recorded April 1, 1930 in Volume 1319 of Deeds, Page 362, Document No. 1770713; thence South 82° 06' 00" West 240.5 ft.

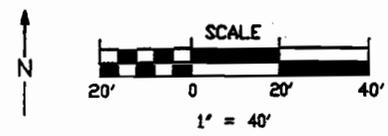
to the place of commencement. Reserving the Northerly and Westerly 9.50 ft. of the above described tract for track purposes. Also subject to the easement given to Geo H Smith Steel Casting Co., dated May 12, 1930 recorded November 17, 1931 in Volume 1376 of Deeds, Page 51, Document No. 1880190

August 30, 1967

Survey No. 119720-S



Building Inspection and Safety Engineering. Premises Record
Operator
Photographed 4-15-67 (#73-0101). Photo of Milwaukee



- (1) SOIL BORINGS TAKEN BY KEY ENVIRONMENTAL SERVICES, INC. AND HATCHER, INC. LOCATIONS OF BORINGS PLACED VISUALLY; SCALE AND ACTUAL LOCATION INFORMATION NOT AVAILABLE.
- (2) FORMER 6,000 GALLON KEROSENE UST
- (3) FORMER 10,000 GALLON AST (MULTIPLE PRODUCTS)
- (4) FORMER 5,000 GALLON BRAKE FLUID AST
- (5) FORMER 10,000 GALLON # 10 OIL AST
- (6) FORMER OLEIC ACID AST; SIZE UNKNOWN
- (7) 1,000 GALLON FUEL OIL UST
- (8) FORMER 4,000 GALLON GASOLINE UST
- (9) FORMER 6,000 GALLON WATER SOLUBLE/DROMUS OIL UST

LEGEND

- B-1 ● KEY BORING (1)
- ⊕ MONITORING WELL
- ZH-1 ● HATCHER BORING (1)
- SB-1 ● TEMCO BORING

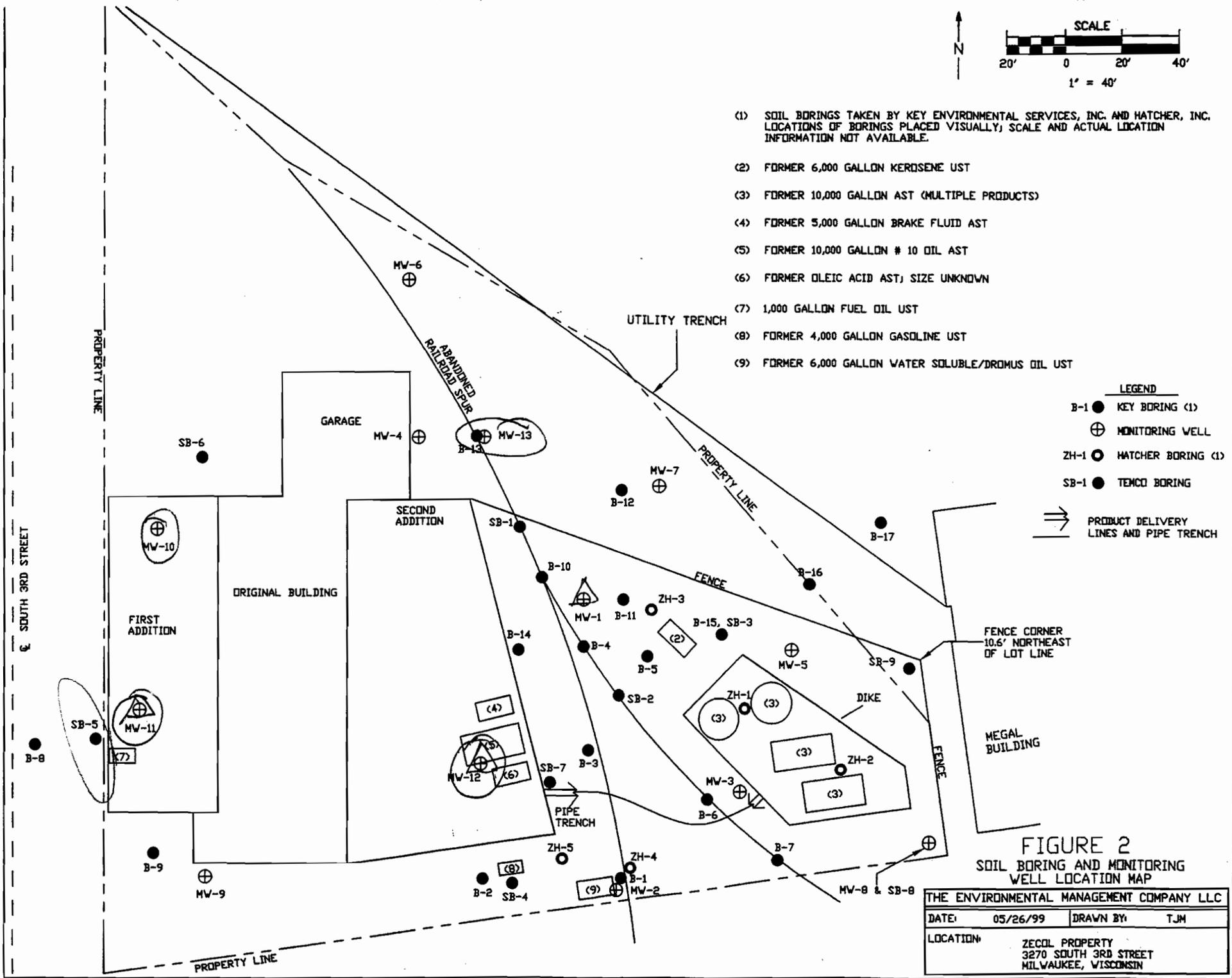
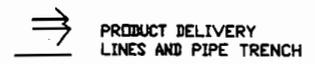


FIGURE 2
SOIL BORING AND MONITORING WELL LOCATION MAP

THE ENVIRONMENTAL MANAGEMENT COMPANY LLC		
DATE:	05/26/99	DRAWN BY: T.JM
LOCATION:	ZECOL PROPERTY 3270 SOUTH 3RD STREET MILWAUKEE, WISCONSIN	

Table I
Soil Analytical Results - GRO and DRO

3270 South 3rd Street Property

(mg/kg)

Sample ID	Date Sampled	Depth in feet	TPH as DRO	TPH as GRO	DRO	GRO
*B1	05/05/95	9-11	--	--	--	<5.80
*B2	05/05/95	9-11	--	--	<5	--
*B3	05/05/95	6-8	37	480	120	--
		10-12	ND	1.60	--	--
*B4	05/05/95	2-4	1,300	3,400	1,600	--
*B5	05/05/95	4-6	11	130	70	--
*B6	05/09/95	4-6	13	3.70	--	--
*B7	05/05/95	6-8	--	--	<5	--
*B8	05/05/95	6-8	--	--	12	--
*B9	05/05/95	4-6	--	--	<4.90	--
*B10	05/09/95	2-4	360	2,800	--	--
		6-8	ND	21	--	--
*B11	05/09/95	6-8	11	120	--	--
*B12	05/09/95	8-10	ND	ND	--	--
*B13	05/22/95	10-12	--	--	11	1.3
*B14	05/22/95	10-12	--	--	7.80	28
*B15	05/22/95	4-6	--	--	3,300	1,400
		12-14	--	--	12	ND
*B16	05/22/95	4-6	--	--	9.90	12
*B17	05/22/95	6-8	--	--	ND	--
MW1	03/24/97	4-6	--	--	ND	ND
MW2	03/24/97	6-8	--	--	ND	ND
MW3	03/24/97	2-4	--	--	ND	ND
MW4	03/24/97	4-6	--	--	27.20	ND
Residual Contaminant Levels					250	250
* = Environmental Assessment Data 5/95 -- = Not Analyzed ND = No Detect						

Table I (cont'd)
Soil Analytical Results - GRO and DRO

3270 South 3rd Street Property

(mg/kg)

Sample ID	Date Sampled	Depth in feet	DRO	GRO
SB1	10/23/97	3-5	86	1,400
SB2	10/23/97	5-7	680	1,800
SB3	10/23/97	5-7	670	980
SB4	10/23/97	7-9	330	ND
SB5	10/23/97	7-9	490	--
SB6	10/23/97	7-9	ND	--
SB7	10/23/97	7-9	44	240
SB8	10/23/97	7-9	ND	--
SB9	10/23/97	7-9	ND	--
ISB1	11/05/97	3-5	1,100	1,300
ISB2	11/05/97	5-7	ND	ND
ISB3	11/05/97	7-9	ND	ND
ISB4	11/05/97	5-7	1,300	6.40
ISB5	11/05/97	11-13	660	290
ISB6	11/05/97	7-9	890	220
ISB7	11/05/97	5-7	9.80	ND
ISB8	11/05/97	7-9	9.30	21
ISB9	11/05/97	5-7	6.50	ND
MW6	11/20/97	4-6	9.30	34
MW7	11/20/97	4-6	130	--
		6-8	ND	ND
MW9	11/20/97	6-8	ND	ND
MW10	12/07/98	9.5-11.5	1,600	64
		12-14	110	30
MW11	12/07/98	4-6	7,400	1,400
		6.5-8.5	1,200	470
MW12	12/07/98	6.5-8.5	30	200
MW13	12/08/98	4-6	ND	ND
		8-10	ND	ND
Residual Contaminant Levels			250	250
* = Environmental Assessment Data 5/95			-- = Not Analyzed	ND = No Detect

Table II
SOIL SAMPLE ANALYTICAL RESULTS - PETROLEUM RELATED PRODUCTS

3270 SOUTH 3RD STREET PROPERTY
MILWAUKEE, WI

Sample ID	Sample Date	Depth (feet bgs)	PID Value (i.u)	Benzene (mg/kg)	Ethyl-benzene (mg/kg)	Toluene (mg/kg)	Xylenes (mg/kg)	1,2-DCA (mg/kg)	1,2,4-Tri-methylbenzene (mg/kg)	1,3,5-Trimethylbenzene (mg/kg)	n-Butylbenzene (mg/kg)	sec-Butylbenzene (mg/kg)	tert-Butylbenzene (mg/kg)	Isopropylbenzene (mg/kg)	p-Isopropyltoluene (mg/kg)	n-Propylbenzene (mg/kg)	Naphthalene (mg/kg)	Lead (mg/kg)
**ZH-1	05/11/88	3-4		-	-	2	4	-	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
**ZH-2	05/11/88	comp		-	-	-	-	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
**ZH-1	05/11/88	1-2		-	0.19	-	1.2	0.15	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
*B3	05/05/95	6-8	142	-	7.5	-	33	-	7.3	-	54	-	-	-	-	-	33	NA
		10-12	1	0.048	0.55	0.15	1.2	-	-	-	-	-	-	-	-	-	-	NA
*B4	05/05/95	2-4	345	-	38	-	180	-	36	-	260	-	-	-	-	-	160***	NA
*B5	05/05/95	4-6	47	-	0.38	-	-	-	1.5	0.54	1.5	0.38	0.43	-	0.43	0.8	2.4	NA
*B6	05/09/95	4-6	1	-	0.01	-	-	-	-	-	0.038	0.01	-	3.01	0.01***	0.02	0.06	NA
*B10	05/09/95	2-4	394	-	50	-	230	-	44	-	260	-	-	-	-	-	160	NA
		6-8	5	-	0.11	-	6.5	-	1	0.11	2.3	-	-	-	-	-	4.3	NA
*B11	05/09/95	6-8	145	-	1.8	-	6.7	-	3.3	-	10	-	-	-	-	-	20	NA
*B12	05/09/95	8-10	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	NA
*B13	05/22/95	10-12	3	0.0095	-	-	-	-	-	-	-	-	-	-	-	-	-	NA
*B14	05/22/95	10-12	15	-	0.04	-	3.20	-	1.7	0.16	1.13	0.0098	-	0.04	0.02	0.07	1.3	NA
*B15	05/22/95	4-6	559	-	4.9	-	2.50	-	19	7.3***	13	3.5	2.5	2	3.1	7.1	2.6	NA
		12-14	3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	NA
*B16	05/22/95	4-6	5	-	-	-	-	-	-	0.13	-	-	0.21	0.22	0.08	0.13	-	NA
MW1	03/24/97	4-6	NA	<0.031	-	-	-	<0.03	-	-	-	-	-	-	-	-	-	6.38
MW2	03/24/97	6-8	NA	<0.031	-	-	-	<0.03	-	-	-	-	-	-	-	-	-	3.22
MW3	03/24/97	2-4	NA	<0.03	-	-	0.04	<0.03	-	-	-	-	-	-	-	-	-	6.03
MW4	03/24/97	4-6	NA	<0.03	-	-	0.03	<0.03	-	-	-	-	-	-	-	-	-	4.82
Residual Contaminant Levels				0.0055	2.90	1.50	4.10	0.0049	--	--	--	--	--	--	--	--	0.70 (proposed)	500

KEY: PID = Photoionization Detector
i.u. = Instrument Unit (as isobutylene)
*** = Corrected Value From Key July 28, 1995 Report
dark shade = Concentration Above Residual Contaminant Level

bgs = Below Ground Surface
*B = Environmental Assessment data 5/95
mg/kg = Milligrams per Kilogram (parts per million)
NA = Not Analyzed

** = Hatcher, Inc. Data 5/88
- = Not Detected
--- = Not Established

Comp = Composite Sample
note: if reporting limit-RCL, - listed, as appropriate
note: Naphthalene RCL is proposed

**Table II (cont'd)
SOIL SAMPLE ANALYTICAL RESULTS - PETROLEUM RE**

**3270 SOUTH 3RD STREET PROPERTY
MILWAUKEE, WI**

Sample ID	Sample Date	Depth (feet bgs)	PID Value (i.u.)	Benzene (mg/kg)	Ethyl-benzene (mg/kg)	Toluene (mg/kg)	Xylenes (mg/kg)	1,2-DCA (mg/kg)	1,2,4-Tri-methylbenzene (mg/kg)	1,3,5-Trimethylbenzene (mg/kg)	n-Butylbenzene (mg/kg)	propylbenzene (mg/kg)	p-Isopropyl-toluene (mg/kg)	n-Propylbenzene (mg/kg)	Naphthalene (mg/kg)	Lead (mg/kg)	
SB1	10/23/97	3-5	NA	<0.50	2.5	-	2.2	<0.50	8.4	1.30	61	-	0.72	-	-	11	
SB2	10/23/97	5-7	NA	<0.50	19	2.8	83	<0.50	16	2.70	65	-	0.77	0.78	-	2.8	
SB3	10/23/97	5-7	NA	<0.50	1.9	-	2.6	<0.50	23	7.80	25	4.6	2.5	6.2	-	12	
SB4	10/23/97	7-9	NA	<0.025	-	-	-	<0.025	0.07	-	0.05	-	-	-	-	9.1	
SB5	10/23/97	7-9	NA	<0.50	0.67	-	-	<0.50	1	-	1.3	-	-	0.61	-	7.3	
SB6	10/23/97	7-9	NA	<0.025	-	-	-	<0.025	-	-	-	-	-	-	-	7.9	
SB7	10/23/97	7-9	NA	<0.50	3.6	-	24	<0.50	2.5	-	16	-	-	-	-	6.3	
SB8	10/23/97	7-9	NA	<0.025	-	-	0.03	<0.025	-	-	-	-	-	-	-	8.8	
SB9	10/23/97	7-9	NA	<0.025	-	-	-	<0.025	-	-	-	-	-	-	-	7.1	
ISB1	11/05/97	3-5	NA	<1.25	8.3	20	26	<1.25	17	-	29	1.4	-	5.2	-	NA	
ISB2	11/05/97	5-7	NA	<0.025	-	-	-	<0.025	-	-	-	-	-	-	-	NA	
ISB3	11/05/97	7-9	NA	<0.025	-	-	-	<0.025	-	-	-	-	-	-	-	NA	
ISB4	11/05/97	5-7	NA	<0.025	0.14	0.04	0.58	<0.025	0.78	0.27	0.26	0.08	-	0.1	0.38	NA	
ISB5	11/05/97	11-13	NA	<0.13	0.47	-	0.94	<0.13	2.2	0.26	4.4	0.23	-	0.52	1.1	NA	
ISB6	11/05/97	7-9	NA	<0.025	1.1	-	1.4	<0.025	3.2	0.74	-	0.39	0.48	0.93	1.6	NA	
ISB7	11/05/97	5-7	NA	<0.025	-	0.07	0.04	<0.025	0.06	-	-	-	-	-	-	NA	
ISB8	11/05/97	7-9	NA	<0.025	-	-	-	<0.025	-	-	-	-	-	-	-	NA	
ISB9	11/05/97	5-7	NA	<0.025	-	-	-	<0.025	0.03	-	-	-	-	-	0.1	NA	
MW6	11/20/97	4-6	NA	<0.025	-	-	0.15	NA	-	-	NA	NA	NA	NA	NA	97	
MW7	11/20/97	4-6	NA	<0.025	0.36	-	0.43	<0.025	0.41	1.2	-	1.6	-	0.48	2.5	12	
		6-8	NA	<0.025	-	-	-	NA	-	-	NA	NA	NA	NA	NA	6.9	
MW9	11/20/97	6-8	NA	<0.025	-	-	-	NA	-	-	NA	NA	NA	NA	NA	11	
Residual Contaminant Levels				0.0055	2.90	1.50	4.10	0.0049	--	--	--	--	--	--	--	0.70 (proposed)	500

KEY: PID = Photoionization Detector bgs = Below Ground Surface note: if report
i.u. = Instrument Unit (as isobutylene) --- = Not Established note: Naphtha
mg/kg = Milligrams per Kilogram (parts per million) - = Not Detected
dark shade = Concentration Above Residual Contaminant Level NA = Not Analyzed

Table II (cont'd)
SOIL SAMPLE ANALYTICAL RESULTS - PETROLEUM RELATED PRODUCTS

3270 SOUTH 3RD STREET PROPERTY
MILWAUKEE, WI

Sample ID	Sample Date	Depth (feet bgs)	PID Value (i.u.)	Benzene (mg/kg)	Ethylbenzene (mg/kg)	Toluene (mg/kg)	Xylenes (mg/kg)	1,2-DCA (mg/kg)	1,2,4-Tri-methylbenzene (mg/kg)	1,3,5-Trimethylbenzene (mg/kg)	n-Butylbenzene (mg/kg)	sec-Butylbenzene (mg/kg)	tert-Butylbenzene (mg/kg)	Isopropylbenzene (mg/kg)	p-Isopropyltoluene (mg/kg)	n-Propylbenzene (mg/kg)	Naphthalene (mg/kg)	Lead (mg/kg)
MW10	12/07/98	9.5-11.5	NA	<0.025	-	-	-	<0.025	0.1	0.09	0.24	0.2	-	-	-	0.23	-	NA
		12-14	NA	<0.025	0.08	-	0.09	<0.025	0.09	0.24	0.83	0.26	0.09	-	0.11	0.15	0.49	NA
MW11	12/07/98	4-6	NA	<0.25	1.9	-	7.8	<0.25	11	14	55	10	-	0.81	4.8	6.1	15	NA
		6.5-8.5	NA	<0.25	2.5	-	7.5	<0.25	12	7	29	7.9	-	1.8	3.6	2.9	11	NA
MW12	12/07/98	6.5-8.5	NA	<0.25	0.63	-	1	<0.25	2.4	-	13	3.2	-	0.56	-	1.1	3.3	NA
MW13	12/08/98	4-6	NA	<0.025	-	-	-	<0.025	-	-	0.09	0.03	-	-	-	-	-	NA
		8-10	NA	<0.025	-	-	-	<0.025	-	-	-	-	-	-	-	-	-	NA
Residual Contaminant Levels				0.0055	2.90	1.50	4.10	0.0049	---	---	---	---	---	---	---	---	0.70 (proposed)	500

KEY: PID = Photoionization Detector
i.u. = Instrument Unit (as isobutylene)
mg/kg = Milligrams per Kilogram (parts per million)
dark shade = Concentration Above Residual Contaminant Level

bgs = Below Ground Surface
--- = Not Established
- = Not Detected
NA = Not Analyzed

note: if reporting limit < RCL, - listed, as appropriate
note: Naphthalene RCL is proposed

**Table III
SOIL SAMPLE ANALYTICAL RESULTS - SOLVENT RELATED PRODUCTS**

**3270 SOUTH 3RD STREET PROPERTY
MILWAUKEE, WI**

Land Property
3270 South 3rd Street
Milwaukee, WI 53207

Sample ID	Sample Date	Depth (feet bgs)	PID Value (i.u.)	Chlorobenzene (mg/kg)	Chloroethane (mg/kg)	2-Chlorotoluene (mg/kg)	4-Chlorotoluene (mg/kg)	1,2-Dichlorobenzene (mg/kg)	1,1-DCA (mg/kg)	Methylene Chloride (mg/kg)	1,2-Dichloropropane (mg/kg)	1,1-DCE (mg/kg)	Trans 1,2-Dichloroethene (mg/kg)	TCE (mg/kg)	1,1,1-TCA (mg/kg)
**ZH-1	05/11/88	3-4		-	-	NA	NA	-	-	-	-	0.45	0.08	0.05	-
**ZH-2	05/11/88	Comp		-	-	NA	NA	-	-	-	-	-	-	-	-
**ZH-1	05/11/88	1-2		-	-	-	-	-	0.82	0.11	0.09	2.1	-	0.13	-
*B3	05/05/95	6-8	142	-	-	0.7	-	-	-	-	-	-	-	-	-
	05/05/95	10-12	1	-	-	-	-	-	2.2	-	-	-	-	-	0.61
*B4	05/05/95	2-4	345	-	-	5.9	-	-	-	-	-	-	-	-	-
*B5	05/05/95	4-6	47	-	-	-	-	-	-	-	-	-	-	-	-
*B6	05/09/95	4-6	1	-	-	-	-	0.02	-	-	-	-	-	-	-
*B10	05/09/95	2-4	394	-	-	-	-	-	-	-	-	-	-	-	-
	05/09/95	6-8	5	-	-	-	-	-	-	-	-	-	-	-	-
*B11	05/09/95	6-8	145	-	-	-	-	-	-	-	-	-	-	-	-
*B12	05/09/95	8-10	1	-	-	-	-	-	-	-	-	-	-	-	-
*B13	05/22/95	10-12	3	-	0.01	-	-	-	1.6	-	-	0.01	-	-	3.1
*B14	05/22/95	10-12	15	0.02	-	0.1	0.03	0.05	-	-	-	-	-	-	-
*B15	05/22/95	4-6	559	-	-	-	-	-	-	-	-	-	-	-	-
	05/22/95	12-14	3	-	-	-	-	-	-	-	-	-	-	-	-
*B16	05/22/95	4-6	5	-	-	-	-	-	-	-	-	-	-	-	-
MW1	03/24/97	4-6	NA	-	-	-	-	-	-	-	-	-	-	-	-
MW2	03/24/97	6-8	NA	-	-	-	-	-	-	-	-	-	-	-	-
MW3	03/24/97	2-4	NA	-	-	-	-	-	-	-	-	-	-	-	-
MW4	03/24/97	4-6	NA	0.03	-	-	-	0.09	-	-	-	-	-	-	-

KEY: PID = Photoionization Detector
i.u. = Instrument Unit (as isobutylene)
mg/kg = Milligrams per Kilogram (parts per million)
NA = Not Analyzed

bgs = Below Ground Surface
*B = Key Environmental Assessment data-May 1995
- = Not Detected
- - - = Not Established

DCE = Dichloroethene
DCA = Dichloroethane
TCE = Trichloroethene
TCA = Trichloroethane

** = Data reported by Hatcher, Inc.-May 1988
Comp. = Composite Sample

Table III (cont'd)
SOIL SAMPLE ANALYTICAL RESULTS - SOLVENT RELATED PRODUCTS

3270 SOUTH 3RD STREET PROPERTY
MILWAUKEE, WI

Sample ID	Sample Date	Depth (feet bgs)	PID Value (i.u.)	1,3-Dichlorobenzene (mg/kg)	1,4-Dichlorobenzene (mg/kg)	2-Chlorotoluene (mg/kg)	4-Chlorotoluene (mg/kg)	1,2-Dichlorobenzene (mg/kg)	1,1-DCA (mg/kg)	Methylene Chloride (mg/kg)	1,2-Dichloropropane (mg/kg)	1,1-(m) Chloroethane (mg/kg)	1,1,1-TCA (mg/kg)
SB1	10/23/97	3-5	NA	-	-	-	-	-	-	-	-	-	-
SB2	10/23/97	5-7	NA	-	-	-	-	-	-	-	-	-	-
SB3	10/23/97	5-7	NA	-	-	-	-	-	-	-	-	-	-
SB4	10/23/97	7-9	NA	-	-	-	-	-	-	-	-	-	-
SB5	10/23/97	7-9	NA	-	-	-	-	-	-	-	-	-	-
SB6	10/23/97	7-9	NA	-	-	-	-	-	-	-	-	-	0.17
SB7	10/23/97	7-9	NA	-	-	-	-	-	-	-	-	-	-
SB8	10/23/97	7-9	NA	-	-	-	-	-	-	-	-	-	-
SB9	10/23/97	7-9	NA	-	-	-	-	-	-	-	-	-	-
ISB1	11/05/97	3-5	NA	-	-	310	-	-	-	-	-	-	-
ISB2	11/05/97	5-7	NA	-	-	0.04	-	-	-	-	-	-	-
ISB3	11/05/97	7-9	NA	-	-	-	-	-	-	-	-	-	-
ISB4	11/05/97	5-7	NA	-	-	-	-	-	-	-	-	-	-
ISB5	11/05/97	11-13	NA	-	-	10	-	-	-	-	-	-	-
ISB6	11/05/97	7-9	NA	1.5	0.09	0.15	-	-	-	-	-	-	0.22
ISB7	11/05/97	5-7	NA	-	-	0.17	-	-	-	-	-	-	0.07
ISB8	11/05/97	7-9	NA	-	-	-	-	-	-	-	-	-	-
ISB9	11/05/97	5-7	NA	-	-	-	-	0.03	-	-	-	-	-
MW7	11/20/97	4-6	NA	-	-	-	-	-	-	-	-	-	-
MW10	12/07/98	9.5-11.5	NA	-	-	-	-	-	-	-	-	-	-
		12-14	NA	-	-	-	-	0.11	-	-	-	-	-
MW11	12/07/98	4-6	NA	-	0.8	-	-	9.3	-	-	-	-	-
		6.5-8.5	NA	-	-	-	-	2.4	-	-	-	-	-
MW12	12/07/98	6.5-8.5	NA	-	-	16	-	-	-	-	-	-	-
MW13	12/08/98	4-6	NA	-	-	-	-	-	-	-	-	-	-
		8-10	NA	-	-	-	-	-	0.49	-	-	0.04	2.7

KEY: PID = Photoionization Detector
i.u. = Instrument Unit (as isobutylene)
mg/kg = Milligrams per Kilogram (parts per million)
NA = Not Analyzed

bgs = Below Ground Surface
DCA = Dichloroethane
- = Not Detected
- - = Not Established

DCE = Dichloroethene
TCE = Trichloroethene
TCA = Trichloroethane

Table VI
GROUNDWATER SAMPLE ANALYTICAL RESULTS - VOLATILE ORGANIC COMPOUNDS (VOC) - PETROLEUM RELATED

3270 SOUTH 3RD STREET PROPERTY
MILWAUKEE, WI

Sample ID	Sample Date	GRO (µg/l)	DRO (µg/l)	Benzene (µg/l)	Ethylbenzene (µg/l)	Toluene (µg/l)	Xylenes (µg/l)	1,2,4 - Trimethylbenzene (µg/l)	1,3,5 - Trimethylbenzene (µg/l)	MTBE (µg/l)	n-Butylbenzene (µg/l)	Naphthalene (µg/l)	sec-Butylbenzene (µg/l)	Isopropylbenzene (µg/l)	p-Isopropyltoluene (µg/l)	n-Propylbenzene (µg/l)	1,2 DCA (µg/l)
MW1	04/14/97	102	672	ND	1.93	ND	5.15	1.76	ND	ND	7.81	4.24	ND	ND	ND	ND	ND
	12/02/97	81	140	ND	3.50	1.90	3.80	1.70	ND	ND	4.30	ND	ND	ND	ND	ND	ND
	12/21/98	ND	110	0.38 ^f	ND	ND	ND	ND	ND	1.70	0.94	ND	ND	ND	ND	ND	ND
MW2	04/14/97	ND	111	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	12/02/97	NA	ND	ND	2.60	7.10	11	2.90	1.20	ND	ND	ND	ND	ND	ND	ND	ND
	12/21/98	ND	ND	ND	ND	ND	ND	ND	ND	2.60	ND	ND	ND	ND	ND	ND	ND
MW3	04/14/97	ND	199	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	12/02/97	NA	ND	0.95	2	4.90	8.60	2.50	ND	ND	ND	ND	ND	ND	ND	ND	ND
	12/21/98	ND	ND	ND	ND	ND	ND	ND	ND	2.60	ND	ND	ND	ND	ND	ND	ND
MW4	04/14/97	ND	359	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	12/02/97	NA	ND	ND	0.91	2.50	3.90	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	12/21/98	ND	ND	ND	ND	ND	ND	ND	ND	3.20	ND	ND	ND	ND	ND	ND	ND
MW5	05/17/88	NA	NA	ND	ND	ND	1.80	NA	NA	NA	NA	NA	ND	ND	ND	ND	ND
	04/14/97	ND	1,410	ND	ND	ND	ND	ND	ND	8.10	ND	ND	ND	ND	ND	ND	ND
	12/02/97	NA	330	ND	ND	ND	0.82	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	12/21/98	ND	700	ND	ND	ND	ND	ND	ND	13	ND	ND	ND	ND	ND	ND	ND
PAL		---	---	0.50	140	68.60	124	96	12	---	8	---	---	---	---	---	0.50
ES		---	---	5	700	343	620	480	60	---	40	---	---	---	---	---	5

KEY: GRO = Gasoline Range Organics
DRO = Diesel Range Organics
Bold & Outlined = Concentration above PAL only
Shaded = Concentration above ES

J = Analyte detected between LOD and LOQ
MTBE = Methyl Tert-Butyl Ether
µg/l = Micrograms per liter (parts per billion)
NA = Not Analyzed

PAL = Preventive Action Limit
ES = Enforcement Standard
ND = Not Detected
--- = Not Established

DCA = Dichloroethane
5/17/88 Sample Event By Hatcher, Inc.

#:MLWY0608E02TOTVTABLE.VOC

Table VI (cont'd)
GROUNDWATER SAMPLE ANALYTICAL RESULTS - VOLATILE ORGANIC COMPOUNDS (VOC) - PETROLEUM RELATED

3270 SOUTH 3RD STREET PROPERTY
MILWAUKEE, WI

Sample ID	Sample Date	GRO (µg/l)	DRO (µg/l)	Benzene (µg/l)	Ethylbenzene (µg/l)	Toluene (µg/l)	Xylenes (µg/l)	1,2,4 - Trimethylbenzene (µg/l)	1,3,5 - Trimethylbenzene (µg/l)	MTBE (µg/l)	n-Butylbenzene (µg/l)	Naphthalene (µg/l)	sec-Butylbenzene (µg/l)	Isopropylbenzene (µg/l)	p-Isopropyltoluene (µg/l)	n-Propylbenzene (µg/l)	1,2 DCA (µg/l)
MW6	12/02/97	ND	150	ND	1.30	3.90	4.40	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
MW7	12/02/97	ND	160	ND	3	9.40	13	ND	2.70	ND	0.52	ND	ND	ND	ND	ND	ND
	12/21/98	ND	110	ND	ND	ND	ND	ND	ND	1.90	ND	ND	ND	ND	ND	ND	ND
MW8	12/02/97	ND	ND	ND	1.10	2.90	4.80	1.20	ND	ND	ND	ND	ND	ND	ND	ND	ND
	12/21/98	ND	ND	ND	ND	ND	ND	ND	ND	3.40	ND	ND	ND	ND	ND	ND	ND
MW9	12/02/97	ND	ND	0.50	ND	1.10	0.59	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	12/21/98	ND	ND	ND	ND	ND	ND	ND	ND	2.30	ND	ND	ND	ND	ND	ND	ND
PAL		---	---	0.50	140	68.60	124	96	12	---	8	---	---	---	---	---	0.50
ES		---	---	5	700	343	620	480	60	---	40	---	---	---	---	---	5

KEY: GRO = Gasoline Range Organics
DRO = Diesel Range Organics
Bold & Outlined = Concentration above PAL only
Shaded = Concentration above ES

J = Analyte detected between LOD and LOQ
MTBE = Methyl Tert-Butyl Ether
µg/l = Micrograms per liter (parts per billion)
NA = Not Analyzed

PAL = Preventive Action Limit
ES = Enforcement Standard
ND = Not Detected
--- = Not Established

DCA = Dichloroethane
5/17/88 Sample Event By Hatcher, Inc.

ENVIRONMENTAL REPORT TABLE VOC

Table VI (cont'd)
GROUNDWATER SAMPLE ANALYTICAL RESULTS - VOLATILE ORGANIC COMPOUNDS (VOC) - PETROLEUM RELATED

3270 SOUTH 3RD STREET PROPERTY
MILWAUKEE, WI

Sample ID	Sample Date	GRO (µg/l)	DRO (µg/l)	Benzene (µg/l)	Ethylbenzene (µg/l)	Toluene (µg/l)	Xylenes (µg/l)	1,2,4 - Trimethylbenzene (µg/l)	1,3,5 - Trimethylbenzene (µg/l)	MTBE (µg/l)	n-Butylbenzene (µg/l)	Naphthalene (µg/l)	sec Butylbenzene (µg/l)	tert Butylbenzene (µg/l)	Isopropyl benzene (µg/l)	P-Isopropyl toluene (µg/l)	n-Propyl benzene (µg/l)	1,2 DCA (µg/l)	
MW10	12/21/98	ND	110	ND	ND	ND	ND	ND	ND	2.6	ND	ND	ND	ND	ND	ND	ND	ND	ND
	04/08/99	ND	<100	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
MW11	12/21/98	420	5,700	1.1	6.1	0.58'	17.9	22	9.4	2.1	14	26	3.5	ND	2.2	3.2	3.1	ND	
	04/08/99	720	20,000	1.1	12	ND	40	31	24	ND	33	59	7.1	ND	4.5	5.8	5.6	0.53'	
MW12	12/21/98	160	370	ND	ND	ND	1.6	ND	13	2.5	0.42'	ND	ND	ND	ND	ND	ND	ND	1.7
	04/08/99	210	310	ND	ND	ND	13	0.37'	ND	ND	0.93	ND	1.2	0.38'	ND	ND	ND	ND	ND
MW13	12/21/98	170	120	0.35'	ND	ND	ND	ND	ND	2.8	ND	ND	ND	ND	ND	ND	ND	ND	1.4
	04/08/99	180	<100	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	0.83'
PAL		---	---	0.50	140	68.60	124	96		12	---	8	---	---	---	---	---	---	0.50
ES		---	---	5	700	343	620	480		60		40							5

KEY: GRO = Gasoline Range Organics J = Analyte detected between LOD and LOQ PAL = Preventive Action Limit DCA = Dichloroethane
DRO = Diesel Range Organics MTBE = Methyl Tert-Butyl Ether ES = Enforcement Standard 5/17/88 Sample Event By Hatcher, Inc.
Bold & Outlined = Concentration above PAL only µg/l = Micrograms per liter (parts per billion) ND = Not Detected
Shaded = Concentration above ES NA = Not Analyzed --- = Not Established

BAEMLWVOC08RPT04TABLE.VOC

Table VII
GROUNDWATER SAMPLE ANALYTICAL RESULTS - VOLATILE ORGANIC COMPOUNDS (VOC) - SOLVENTS RELATED
3270 SOUTH 3RD STREET PROPERTY
MILWAUKEE, WI

Sample ID	Sample Date	1,1 DCA (µg/l)	Chlorobenzene (µg/l)	Chloroethane (µg/l)	1,1,2,2-Tetrachloroethane (µg/l)	Vinyl Chloride (µg/l)	1,1 DCE (µg/l)	2-Chlorotoluene (µg/l)	cis 1,2-Dichloroethene (µg/l)	1,1,1 TCA (µg/l)	1,2-Dichlorobenzene (µg/l)	1,4-Dichlorobenzene (µg/l)	Methylene Chloride (µg/l)
MW1	04/14/97	5.72	1.10	38.80	1.09	0.35	ND	ND	ND	ND	ND	ND	ND
	12/02/97	ND	ND	ND	<0.35	<0.17	ND	ND	ND	ND	ND	ND	ND
	12/21/98	6.10	2.90	27	<0.35	1	ND	0.49 ^J	1 ^J	ND	ND	ND	ND
MW2	04/14/97	ND	ND	ND	<1	<0.20	ND	ND	ND	ND	ND	ND	ND
	12/02/97	ND	ND	ND	<0.35	<0.17	ND	ND	ND	ND	ND	ND	ND
	12/21/98	ND	ND	ND	<0.35	<0.15	ND	ND	0.91 ^J	ND	ND	ND	ND
MW3	04/14/97	ND	ND	ND	<1	<0.20	ND	ND	ND	ND	ND	ND	ND
	12/02/97	ND	ND	ND	<0.35	<0.17	ND	ND	ND	ND	ND	ND	ND
	12/21/98	ND	ND	ND	<0.35	<0.15	ND	ND	ND	ND	ND	ND	ND
MW4	04/14/97	1.32	ND	32.50	<1	<0.20	ND	ND	ND	ND	ND	ND	ND
	12/02/97	ND	ND	ND	<0.35	<0.17	ND	ND	ND	ND	ND	ND	ND
	12/21/97	2.30	ND	28	<0.35	<0.15	ND	ND	ND	ND	ND	ND	ND
MW5	05/17/88	ND	ND	ND	<1	<1	ND	ND	ND	ND	ND	ND	ND
	04/14/97	ND	ND	ND	<1	<0.20	ND	ND	ND	ND	ND	ND	ND
	12/02/97	ND	ND	ND	<0.35	<0.17	ND	ND	ND	ND	ND	ND	ND
	12/21/98	0.44 ^J	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
PAL		85	---	80	0.02	0.02	0.70	---	7	40	60	15	0.50
	ES	850	---	400	0.20	0.20	7		70	200	600	75	5

KEY: J = Analyte detected between LOD and LOQ
ES = Enforcement Standard
Bold & Outlined = Concentration above PAL only
Shaded = Concentration above ES
PAL = Preventive Action Limit
5/17/88 Sample Event By Hatcher, Inc.
µg/l = Micrograms per liter (parts per billion)
NA = Not Analyzed
DCE = Dichloroethene
DCA = Dichloroethane
ND = Not Detected
--- = Not Established
TCA = Trichloroethane

ENVIRONMENTAL REPORT TABLE.D01

Table VII (cont'd)
GROUNDWATER SAMPLE ANALYTICAL RESULTS - VOLATILE ORGANIC COMPOUNDS (VOC) - SOLVENTS RELATED

3270 SOUTH 3RD STREET PROPERTY
MILWAUKEE, WI

Sample ID	Sample Date	1,1 DCA (µg/l)	Chlorobenzene (µg/l)	Chloroethane (µg/l)	1,1,2,2-Tetrachloroethane (µg/l)	Vinyl Chloride (µg/l)	1,1 DCE (µg/l)	2-Chlorotoluene (µg/l)	cis 1,2-Dichloroethene (µg/l)	1,1,1 TCA (µg/l)	1,2-Dichlorobenzene (µg/l)	1,4-Dichlorobenzene (µg/l)	Methylene Chloride (µg/l)
MW6	12/02/97	ND	ND	ND	<0.35	<0.17	ND	ND	ND	ND	ND	ND	ND
MW7	12/02/97	ND	ND	ND	<0.35	1	ND	ND	ND	ND	ND	ND	ND
	12/21/98	ND	ND	ND	<0.35	<0.15	ND	ND	ND	ND	ND	ND	ND
MW8	12/02/97	ND	ND	ND	<0.35	<0.17	ND	ND	ND	ND	ND	ND	ND
	12/21/98	ND	ND	ND	<0.35	<0.15	ND	ND	ND	ND	ND	ND	ND
MW9	12/02/97	ND	ND	ND	<0.35	<0.17	ND	ND	ND	ND	ND	ND	ND
	12/21/98	ND	ND	ND	<0.35	<0.17	ND	ND	ND	0.51'	ND	ND	ND
MW10	12/21/98	ND	ND	ND	<0.35	<0.15	ND	ND	ND	ND	ND	ND	ND
	04/08/99	ND	ND	ND	<0.35	<0.15	ND	ND	ND	ND	ND	ND	ND
PAL		85	---	80	0.02	0.02	0.70	---	7	40	60	15	0.50
ES		850	---	400	0.20	0.20	7		70	200	600	75	5

KEY: J = Analyte detected between LOD and LOQ
 ES = Enforcement Standard
 Bold & Outlined = Concentration above PAL only
 Shaded = Concentration above ES
 PAL = Preventive Action Limit
 5/17/88 Sample Event By Hatcher, Inc.
 µg/l = Micrograms per liter (parts per billion)
 NA = Not Analyzed
 DCE = Dichloroethene
 DCA = Dichloroethane
 ND = Not Detected
 --- = Not Established
 TCA = Trichloroethane
 ENGLWFO04R2PORTGWTABLE.SCL

Table VII (cont'd)
GROUNDWATER SAMPLE ANALYTICAL RESULTS - VOLATILE ORGANIC COMPOUNDS (VOC) - SOLVENTS RELATED

3270 SOUTH 3RD STREET PROPERTY
MILWAUKEE, WI

Sample ID	Sample Date	1,1 DCA (µg/l)	Chlorobenzene (µg/l)	trans-1,2 Dichloroethene (µg/l)	Chloroethane (µg/l)	1,1,2,2-Tetrachloroethane (µg/l)	Vinyl Chloride (µg/l)	1,1 DCE (µg/l)	2-Chlorotoluene (µg/l)	cis 1,2-Dichloroethene (µg/l)	1,1,1 TCA (µg/l)	1,2-Dichlorobenzene (µg/l)	1,4-Dichlorobenzene (µg/l)	1,2-Dichloropropane (µg/l)	1,3-Dichloropropane (µg/l)	Methylene Chloride (µg/l)
MW11	12/21/98	ND	ND	ND	ND	<0.35	<0.15	ND	ND	ND	ND	18	1.50	ND	ND	ND
	04/08/99	ND	ND	ND	ND	<0.35	<0.15	ND	ND	ND	ND	37	3.1	ND	0.34'	ND
MW12	12/21/98	390	ND	ND	290	<0.35	6.9	ND	20	1.90	2.80	ND	0.38'	ND	ND	0.32'
	04/08/99	140	0.68'	0.52'	73	<0.35	1.7	ND	190	3.5	5.2	0.46'	ND	0.5'	ND	ND
MW13	12/21/98	450	ND	ND	98	<0.35	<0.15	2.7	ND	0.57'	230	ND	ND	ND	ND	0.62'
	04/08/99	520	ND	ND	12	<0.35	<0.15	2.1	ND	ND	190	ND	ND	ND	ND	ND
PAL		85	---	20	80	0.02	0.02	0.70	---	7	40	60	15	0.5	---	0.50
ES		850	---	100	400	0.20	0.20	7	---	70	200	600	75	5	---	5

KEY: J = Analyte detected between LOD and LOQ
 ES = Enforcement Standard
 Bold & Outlined = Concentration above PAL only
 Shaded = Concentration above ES

PAL = Preventive Action Limit
 5/17/88 Sample Event By Hatcher, Inc.
 µg/l = Micrograms per liter (parts per billion)
 NA = Not Analyzed

DCE = Dichloroethene
 DCA = Dichloroethane
 ND = Not Detected
 --- = Not Established

TCA = Trichloroethane

ENVIRONMENTAL REPORTING TABLE 001

Table VIII
GROUNDWATER SAMPLE ANALYTICAL RESULTS - POLYNUCLEAR AROMATIC HYDROCARBONS (PAH)

3270 SOUTH 3RD STREET PROPERTY
MILWAUKEE, WI

Sample ID	Sample Date	Naphthalene (µg/l)	Benzo (a) anthracene (µg/l)	Benzo (a) pyrene (µg/l)	Benzo (b) fluoranthene (µg/l)	Benzo (ghi) Perylene (µg/l)	Chrysene (µg/l)	Pyrene (µg/l)	Benzo (k) fluoranthene (µg/l)	Acenaphthene (µg/l)	Anthracene (µg/l)	Fluoranthene (µg/l)	Indeno(1,2,3-cd)pyrene (µg/l)	1-Methylnaphthalene (µg/l)	2-Methylnaphthalene (µg/l)	Phenanthrene (µg/l)	Fluorene (µg/l)
MW1	04/14/97	0.16	ND	<0.07	<0.04	ND	<0.03	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	12/02/97	ND	ND	ND	ND	ND	<0.05	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
MW2	04/14/97	ND	ND	<0.07	<0.04	ND	<0.03	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	12/02/97	ND	ND	ND	ND	ND	<0.05	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
MW3	04/14/97	ND	ND	<0.07	<0.04	ND	<0.03	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	12/02/97	ND	ND	ND	ND	ND	<0.05	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
MW4	04/14/97	ND	0.11	0.22	0.15	0.09	0.04	0.27	ND	ND	ND	ND	ND	ND	ND	ND	ND
	12/02/97	ND	ND	ND	ND	ND	<0.05	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	12/21/97	ND	ND	<0.07	<0.1	ND	<0.14	ND	0.09 ^J	ND	ND	ND	ND	ND	ND	ND	ND
MW5	04/14/97	ND	ND	<0.07	<0.04	ND	<0.03	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	12/02/97	ND	ND	ND	ND	ND	<0.05	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
PAL		8	---	0.02	0.02	---	0.02	50	---	---	600	80	---	---	---	---	80
ES		40	---	0.2	0.2		0.2	250			3,000	400					400

KEY: J = Analyte detected between LOD and LOQ
 ES = Enforcement Standard
 Bold & Outlined = Concentration above PAL only
 Shaded = Concentration above ES
 PAL = Preventive Action Limit
 µg/l = Micrograms per liter (parts per billion)
 ND = Not Detected
 NA = Not Analyzed
 --- = Not Established

EWGLVFOR06RSP070TABLE.PAN

Table VIII (cont'd)
GROUNDWATER SAMPLE ANALYTICAL RESULTS - POLYNUCLEAR AROMATIC HYDROCARBONS (PAH)

3270 SOUTH 3RD STREET PROPERTY
MILWAUKEE, WI

Sample ID	Sample Date	Naphthalene (µg/l)	Benzo (a) anthracene (µg/l)	Benzo (a) pyrene (µg/l)	Benzo (b) fluoranthene (µg/l)	Benzo (ghi) Perylene (µg/l)	Chrysene (µg/l)	Pyrene (µg/l)	Benzo (k) fluoranthene (µg/l)	Acenaphthene (µg/l)	Anthracene (µg/l)	Fluoranthene (µg/l)	Indeno(1,2,3-cd)pyrene (µg/l)	1-Methylnaphthalene (µg/l)	2-Methylnaphthalene (µg/l)	Phenanthrene (µg/l)	Fluorene (µg/l)
MW6																	
MW7	12/21/98	ND	0.19	<0.07	<0.1	ND	<0.14	1.4	0.11'	ND	ND	ND	ND	ND	ND	ND	ND
MW8	12/21/98	ND	ND	<0.07	<0.1	ND	<0.14	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
MW9	12/21/98	ND	ND	<0.07	<0.1	ND	<0.14	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
MW10	12/21/98	ND	ND	<0.07	<0.1	ND	<0.14	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	04/08/99	ND	ND	<0.07	<0.1	ND	<0.14	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
PAL		8	---	0.02	0.02	---	0.02	50	---	---	600	80	---	---	---	---	80
ES		40	---	0.2	0.2		0.2	250			3,000	400					400

KEY: J = Analyte detected between LOD and LOQ PAL = Preventive Action Limit
 ES = Enforcement Standard ND = Not Detected
 Bold & Outlined = Concentration above PAL only µg/l = Micrograms per liter (parts per billion)
 Shaded = Concentration above ES NA = Not Analyzed --- = Not Established

TABLE NUMBER FOR TABLE PAH

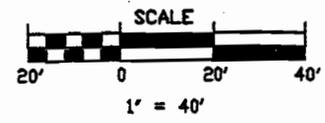
Table VIII (cont'd)
GROUNDWATER SAMPLE ANALYTICAL RESULTS - POLYNUCLEAR AROMATIC HYDROCARBONS (PAH)

3270 SOUTH 3RD STREET PROPERTY
MILWAUKEE, WI

Sample ID	Sample Date	Naphthalene (µg/l)	Benzo (a) anthracene (µg/l)	Benzo (a) pyrene (µg/l)	Benzo (b) fluoranthene (µg/l)	Benzo (ghi) Perylene (µg/l)	Chrysene (µg/l)	Pyrene (µg/l)	Benzo (k) fluoranthene (µg/l)	Acenaphthene (µg/l)	Anthracene (µg/l)	Fluoranthene (µg/l)	Indeno(1,2,3-cd)pyrene (µg/l)	1-Methylnaphthalene (µg/l)	2-Methylnaphthalene (µg/l)	Phenanthrene (µg/l)	Fluorene (µg/l)
MW11	12/21/98	11	0.33	<0.07	<0.1	ND	<0.14	1.4	ND	3.1	0.18	11	0.2 ^J	24	24	5.5	1.6
	04/08/99	13	ND	0.94	0.13^J	ND	<0.14	1.5	0.09 ^J	6.4	0.42	26	ND	31	13	3.1	2.9
MW12	12/21/98	ND	ND	<0.07	<0.1	ND	<0.14	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	04/08/99	ND	ND	<0.07	<0.1	ND	<0.14	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
MW13	12/21/98	ND	ND	<0.07	<0.1	ND	<0.14	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	04/08/99	ND	ND	<0.07	<0.1	ND	<0.14	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
PAL		8	---	0.02	0.02	---	0.02	50	---	---	600	80	---	---	---	---	80
ES		40	---	0.20	0.20		0.20	250			3,000	400					400

KEY: J = Analyte detected between LOD and LOQ
 ES = Enforcement Standard
 Bold & Outlined = Concentration above PAL only
 Shaded = Concentration above ES
 PAL = Preventive Action Limit
 ND = Not Detected
 µg/l = Micrograms per liter (parts per billion)
 NA = Not Analyzed
 --- = Not Established

IN MILWAUKEE REPORT ON TABLE PAH



- 12DCA 1,2 DICHLOROETHANE
- 11DCA 1,1 DICHLOROETHANE
- CHL CHLOROETHANE
- 11DCE 1,1 DICHLOROETHENE
- TCA 1,1,1 TRICHLOROETHANE
- MCHL METHYLENE CHLORIDE
- DO DISSOLVED OXYGEN
- BaP BENZ(a)PYRENE
- BaF BENZ(b)FLUORANTHENE
- CHR CHRYSENE
- VINC VINYL CHLORIDE
- 1122T 1,1,2,2 TETRACHLOROETHANE
- MTBE METHYL TERT BUTYL ETHER
- BEN BENZENE

- PAL PREVENTIVE ACTION LIMIT EXCEEDANCE
- ES ENFORCEMENT STANDARD EXCEEDANCE

ALL CONCENTRATIONS IN ug/l, EXCEPT DO IN mg/l

LEGEND

⊕ MONITORING WELL

12DCA	1.40	PAL	12/21/98
12DCA	0.83	PAL	04/08/99
11DCA	480	PAL	12/21/98
11DCA	580	PAL	04/08/99
CHL	98.0	PAL	12/21/98
11DCE	2.70	PAL	12/21/98
11DCE	2.10	PAL	04/08/99
TCA	230.0	ES	12/21/98
TCA	190.0	PAL	04/08/99
MCHL	0.82	PAL	12/21/98
DO	5.50		02/10/99

ESTIMATED EXTENT OF IMPACTS ABOVE NR 140 ESS (PAH)

ESTIMATED EXTENT OF IMPACTS ABOVE NR 140 ESS (SOLVENT RELATED)

BaP	0.22	ES	04/14/97
BaF	0.15	PAL	04/14/97
CHR	0.04	PAL	04/14/97
DO	4.31		12/02/97
DO	0.93		02/10/99

VINC	1.0	ES	12/02/97
DO	4.38		12/02/97
DO	1.94		02/10/99

1122T	1.09	ES	04/14/97
VINC	0.33	ES	04/14/97
VINC	1.0	ES	12/21/98
DO	4.11		12/02/97
DO	0.24		02/10/99

MTBE	13.0	PAL	12/21/98
DO	2.53		12/02/97
DO	0.32		02/10/99

BEN	0.95	PAL	12/02/97
DO	3.52		12/02/97
DO	2.44		02/10/99

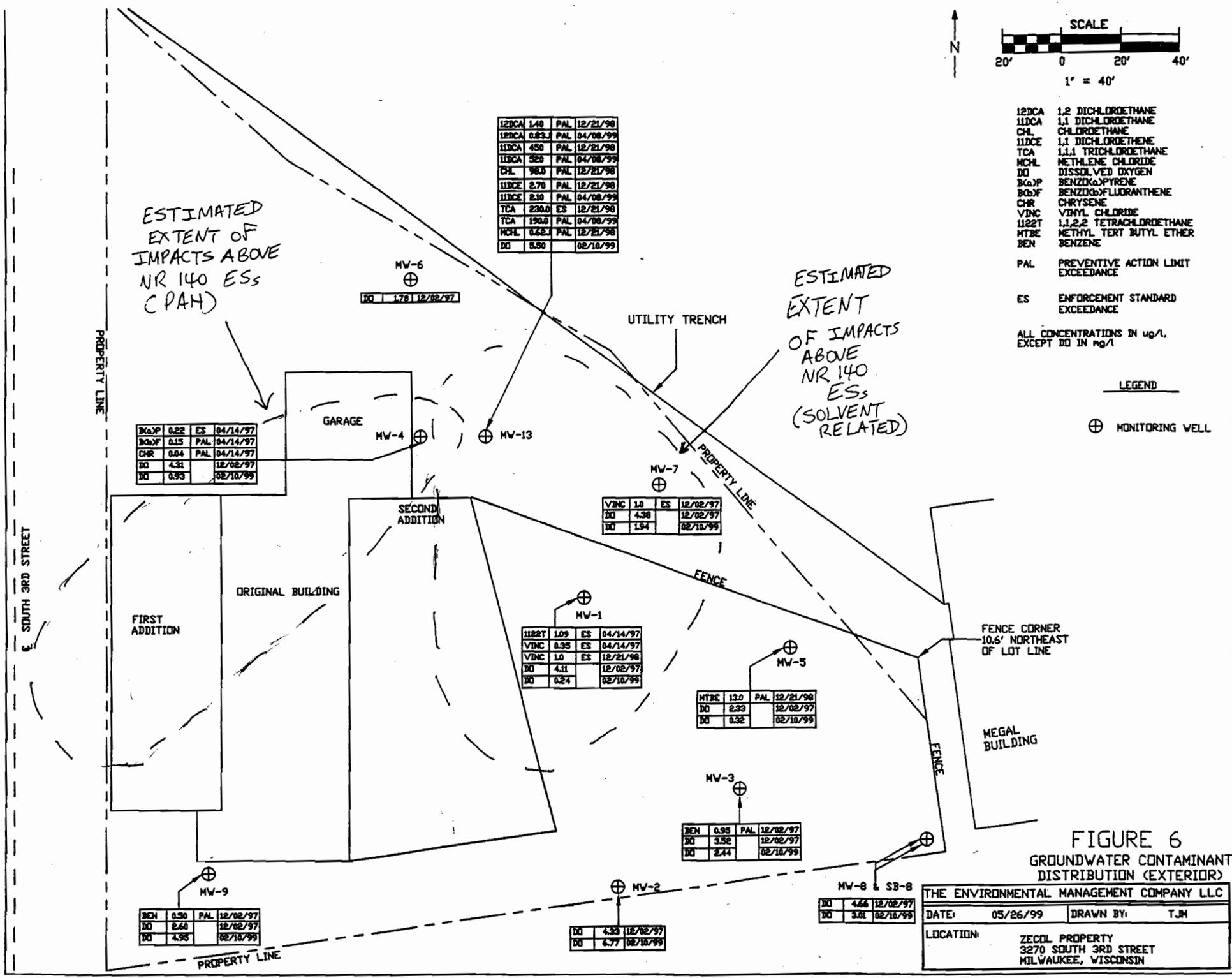
BEN	0.50	PAL	12/02/97
DO	2.60		12/02/97
DO	4.95		02/10/99

DO	4.53		12/02/97
DO	6.77		02/10/99

DO	4.66		12/02/97
DO	3.01		02/10/99

FIGURE 6
GROUNDWATER CONTAMINANT DISTRIBUTION (EXTERIOR)

THE ENVIRONMENTAL MANAGEMENT COMPANY LLC	
DATE: 05/26/99	DRAWN BY: TJM
LOCATION: ZECOL PROPERTY 3270 SOUTH 3RD STREET MILWAUKEE, WISCONSIN	



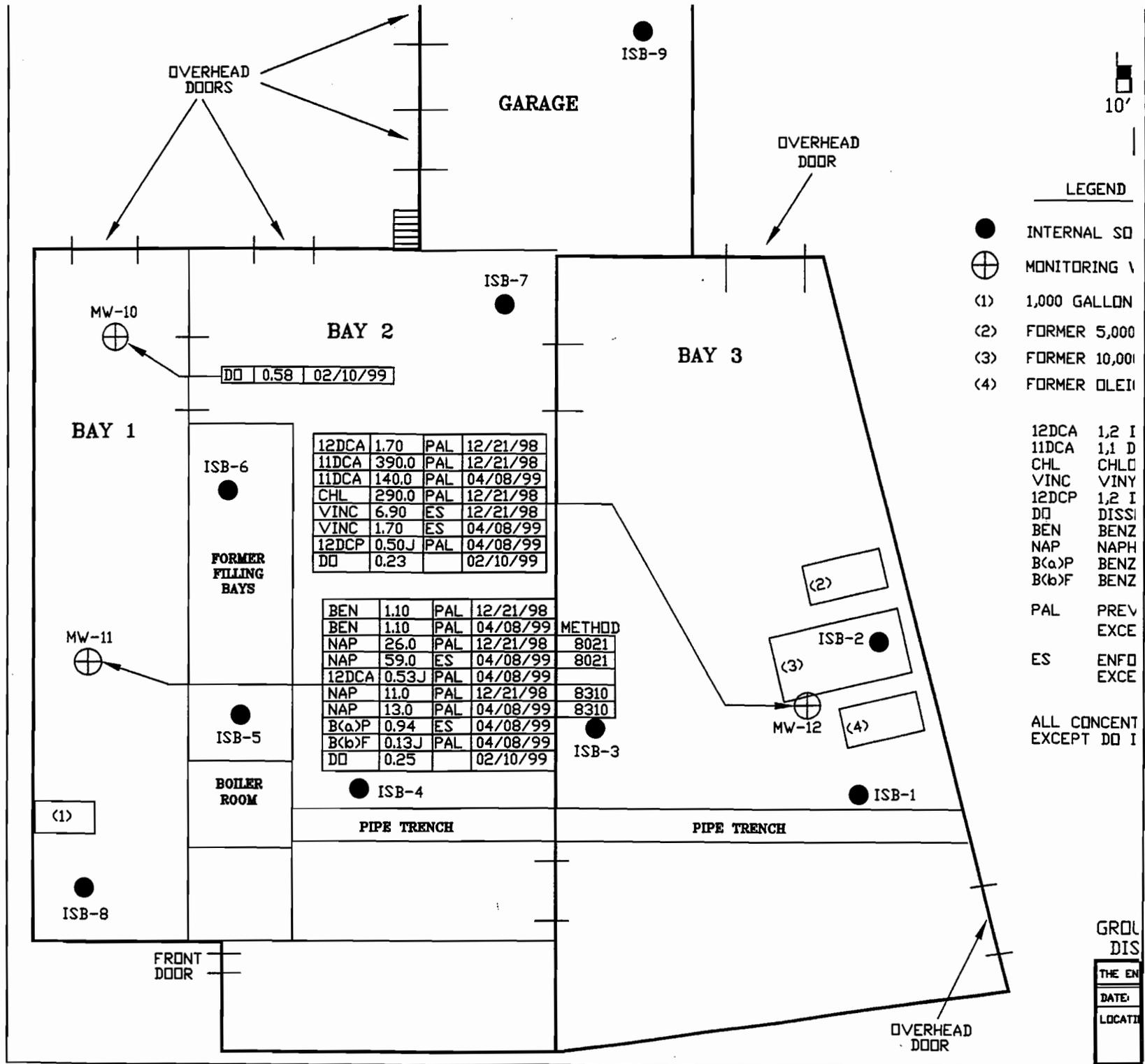


Table V
GROUNDWATER ELEVATION AND MONITORING WELL
ELEVATION MEASUREMENTS (Recorded in Feet)

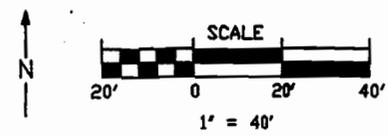
Zecol Property
3270 South 3rd Street
Milwaukee, WI 53207

MW5	05/17/88	645.54	5.71	639.83
	04/14/97		4.05	641.49
	05/09/97		4.45	641.09
	05/28/97		5.85	639.69
	06/06/97		5.89	639.65
	06/17/97		5.29	640.25
	09/08/97		6.77	638.77
	11/25/97		8.05	637.49
	12/02/97		7.92	637.62
	12/21/98		6.78	638.76
	02/10/99		4.59	640.95
04/08/99	6.46	639.08		
MW6	11/25/97	643.81	9.44	634.37
	12/02/97		9.50	634.31
	02/10/99		9.40	634.41
	04/08/99		9.82	633.99
MW7	11/25/97	644.32	9.17	635.15
	12/02/97		9.10	635.22
	12/21/98		8.62	635.70
	02/10/99		7.09	637.23
	04/08/99		8.49	635.83
MW8	11/25/97	647.17	9.51	637.66
	12/02/97		8.40	638.77
	12/21/98		6.73	640.44
	02/10/99		5.17	642.00
	04/08/99		5.90	641.27
MW9	11/25/97	649.06	13.56	635.50
	12/02/97		13.13	635.93
	12/21/98		12.32	636.74
	02/10/99		10.16	638.90
	04/08/99		11.10	637.96
MW10	12/21/98	645.76	11.89	633.87
	02/10/99		9.89	635.87
	04/08/99		9.73	636.03
MW11	12/21/98	645.92	8.80	637.12
	02/10/99		7.34	638.58
	04/08/99		7.43	638.49
MW12	12/21/98	645.82	7.98	637.84
	02/10/99		5.97	639.85
	04/08/99		7.14	638.68
MW13	12/21/98	643.23	8.18	635.05
	02/10/99		6.21	637.02
	04/08/99		7.65	635.58

Table VII
GROUNDWATER ELEVATION AND MONITORING WELL
ELEVATION MEASUREMENTS (Recorded in Feet)

Zecol Property
3270 South 3rd Street
Milwaukee, WI 53207

	12/02/97		14.31	630.85 631.10
MW2	04/14/97 05/09/97 05/28/97 06/06/97 06/17/97 09/08/97 11/25/97 12/02/97	648.90	5.84 5.81 7.50 7.63 7.63 8.45 11.27 10.95	643.06 643.09 641.40 641.27 641.27 640.45 637.63 637.95
MW3	04/14/97 05/09/97 05/28/97 06/06/97 06/17/97 09/08/97 11/25/97 12/02/97	645.52	3.80 3.93 5.34 5.12 4.24 5.54 7.02 6.35	641.72 641.59 640.18 640.40 641.28 639.98 638.50 639.17
MW4	04/14/97 05/09/97 05/28/97 06/06/97 06/17/97 09/08/97 11/25/97 12/02/97	644.06	5.57 5.57 7.13 7.27 6.23 7.27 9.44 9.48	638.49 638.49 636.93 636.79 637.83 636.79 634.62 634.58
MW5	05/17/88 04/14/97 05/09/97 05/28/97 06/06/97 06/17/97 09/08/97 11/25/97 12/02/97	645.54	5.71 4.05 4.45 5.85 5.89 5.29 6.77 8.05 7.92	639.83 641.49 641.09 639.69 639.65 640.25 638.77 637.49 637.62
MW6	11/25/97 12/02/97	643.81	9.44 9.50	634.37 634.31
MW7	11/25/97 12/02/97	644.32	9.17 9.10	635.15 635.22
MW8	11/25/97 12/02/97	647.17	9.51 8.40	637.66 638.77
MW9	11/25/97 12/02/97	649.06	13.56 13.13	635.50 635.93



(1) SOIL BORINGS TAKEN BY KEY ENVIRONMENTAL SERVICES, INC. AND HATCHER, INC. LOCATIONS OF BORINGS PLACED VISUALLY; SCALE AND ACTUAL LOCATION INFORMATION NOT AVAILABLE.

- ETHYLB ETHYLBENZENE
- DRD DIESEL RANGE ORGANICS
- GRD GASOLINE RANGE ORGANICS
- NAPHTH NAPHTHALENE (PROPOSED RCL'S) METHOD 8021
- 1,2-DCA 1,2-DICHLOROETHANE

CONTAMINANT CONCENTRATIONS IN MG/KG

- LEGEND**
- B-1 ● KEY BORING (1)
 - ⊕ MONITORING WELL
 - ZH-1 ● HATCHER BORING (1)
 - SB-1 ● TEMCO BORING

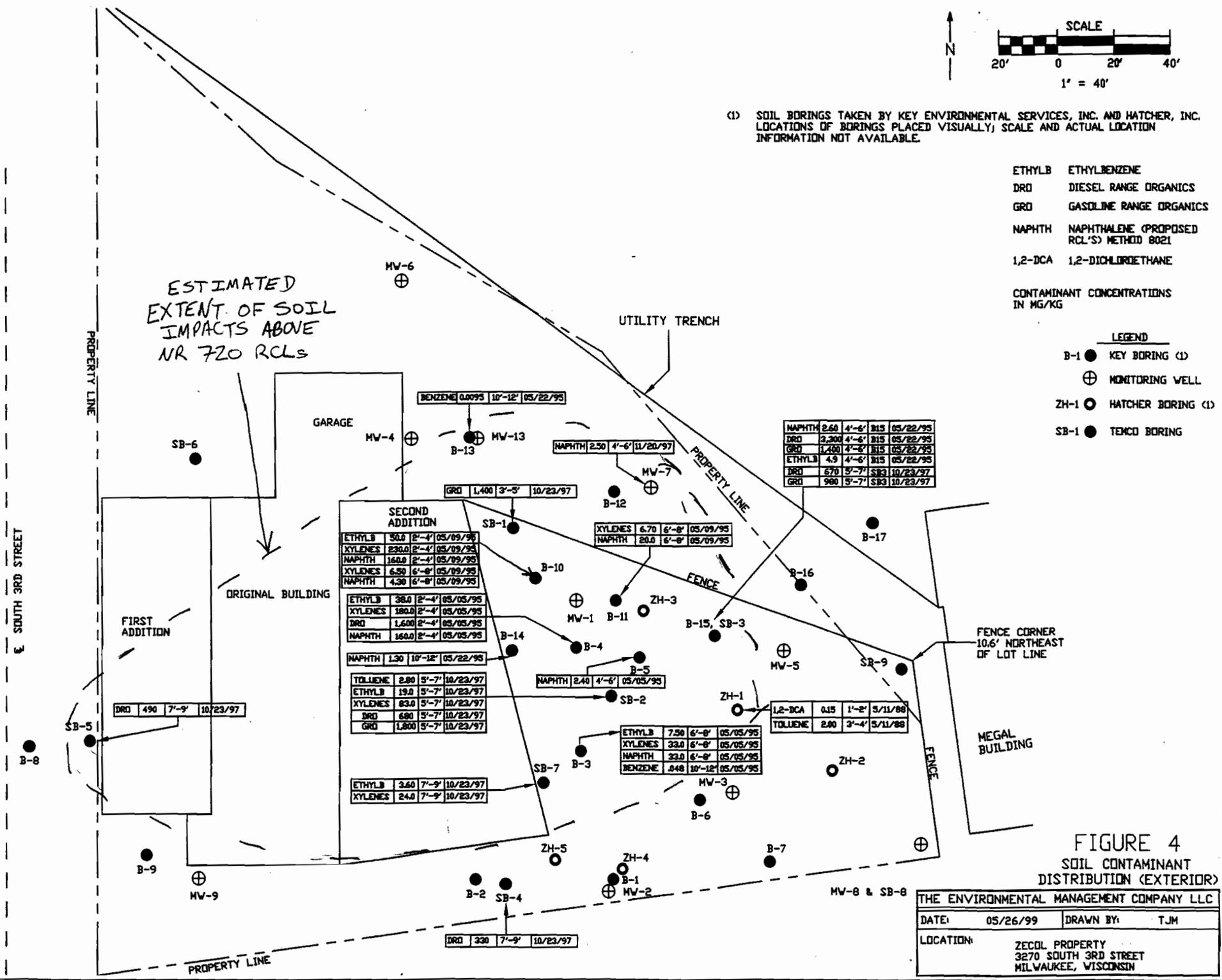
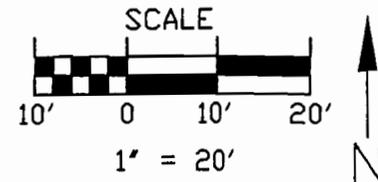


FIGURE 4
SOIL CONTAMINANT DISTRIBUTION (EXTERIOR)

THE ENVIRONMENTAL MANAGEMENT COMPANY LLC	
DATE: 05/26/99	DRAWN BY: TJM
LOCATION: ZECOL PROPERTY 3270 SOUTH 3RD STREET MILWAUKEE, WISCONSIN	



LEGEND

- INTERNAL SOIL BORING
 - ⊕ MONITORING WELL
 - (1) 1,000 GALLON FUEL OIL UST
 - (2) FORMER 5,000 GALLON BRAKE FLUID AST
 - (3) FORMER 10,000 GALLON #10 OIL AST
 - (4) FORMER OLEIC ACID AST; SIZE UNKNOWN
 - DRD DIESEL RANGE ORGANICS
 - GRD GASOLINE RANGE ORGANICS
 - ETH ETHYLBENZENE
 - NAP NAPHTHALENE (PROPOSED STANDARDS)
 - TOL TOLUENE
 - XYL XYLENES
 - PHE PHENANTHRENE
- CONCENTRATIONS IN mg/kg

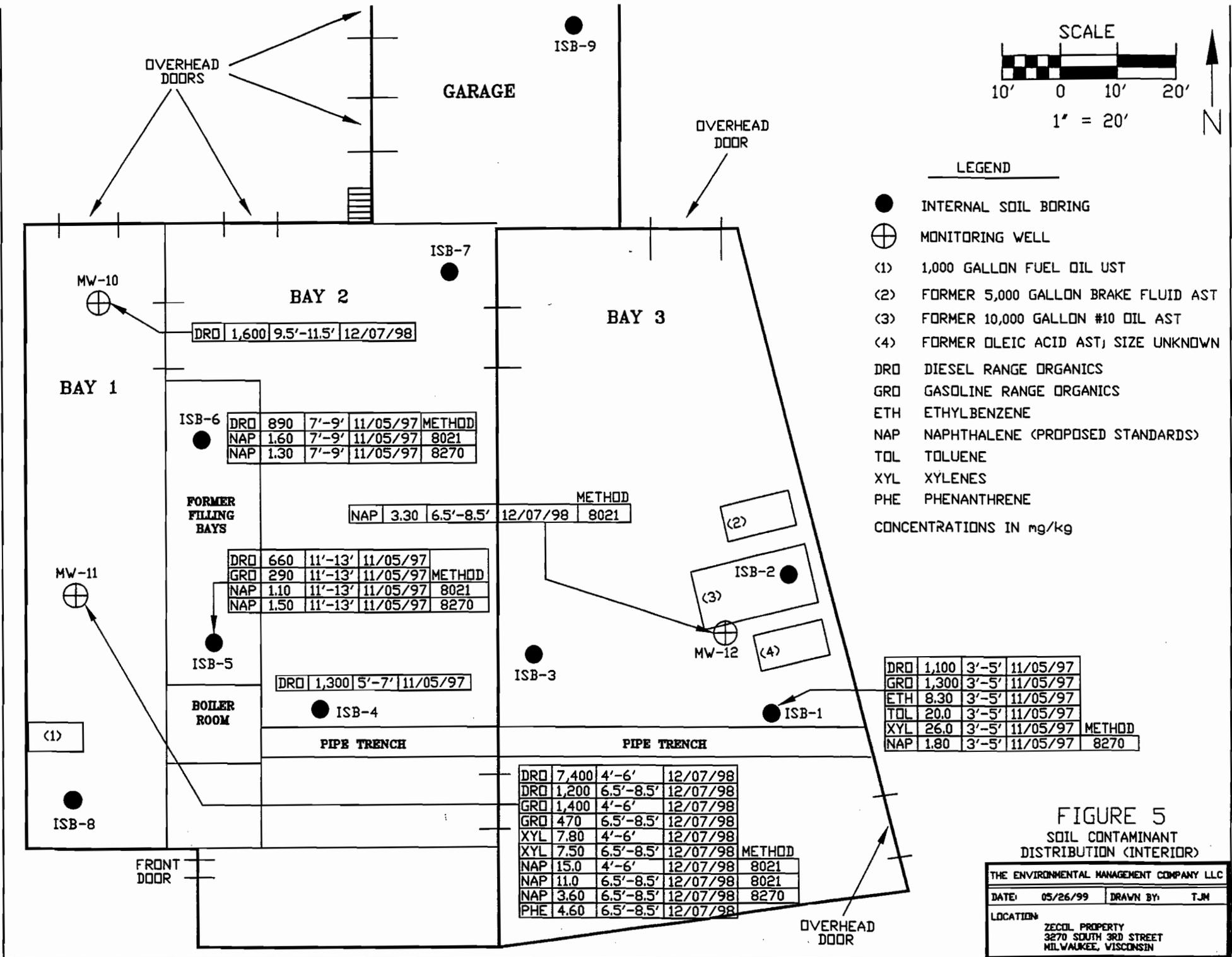


FIGURE 5
SOIL CONTAMINANT
DISTRIBUTION (INTERIOR)

THE ENVIRONMENTAL MANAGEMENT COMPANY LLC	
DATE: 05/26/99	DRAWN BY: TJM
LOCATION: ZECOL PROPERTY 3270 SOUTH 3RD STREET MILWAUKEE, WISCONSIN	

STATEMENT BY RESPONSIBLE PARTY

Elite Finishing, LLC, the responsible party for the property located at 3270 South 3rd Street, Milwaukee, Wisconsin, states that the legal description provided to the Wisconsin Department of Natural Resources (and attached to this statement) for case file reference 06-41-197751 is complete and accurate to the best of our knowledge.



Signature of Representative for Responsible Party

3-4-05

Date

March 4, 2005

Project Reference #9227

Mr. Jeffrey S. Polenske
City Engineer
Department of Public Works
Zeidler Municipal Building, Room 701
841 N. Broadway
Milwaukee, WI 53202

Certified Mail

Mr. Ronald D. Leonhardt
Milwaukee City Clerk
City Hall, Room 205
200 E. Wells Street
Milwaukee, WI 53202

Subject: Notification of Contamination Within South 3rd Street Right-of-Way in Milwaukee

Dear Mr. Polenske and Mr. Leonhardt:

On behalf of Elite Finishing, LLC (Elite), Sigma Environmental Services, Inc. (Sigma) is notifying the City of Milwaukee of the presence of residual petroleum hydrocarbon impacts within soil and groundwater located beneath South 3rd Street west of the Elite property located at 3270 S. 3rd Street. Wisconsin Administrative Code (WAC) Chapter NR 726.05 (2)(b)4 requires the Municipal Clerk and Municipal Department responsible for maintaining the street or highway be given written notification of the presence of petroleum impacts within the right-of-way. This letter serves as that notification.

Following is a summary of information that must be disclosed according to the Wisconsin Department of Natural Resources (WDNR):

County: Milwaukee
Roadway: S. 3rd Street
Site name: Former Zecol Property
Site address: 3270 S. 3rd Street, Milwaukee, WI 53207
WDNR FID #: 241243310

Owner's name: Elite Finishing, LLC (contact: David Scherzer)
Owner's address: 1300 West Canal Street, WI 53233
Consulting firm: Sigma Environmental Services, Inc.
Consultant contact: Joshua Neudorfer, CHMM
Consultant address: 1300 West Canal Street, Milwaukee, WI 53233
Phone and fax: (414) 643-4200 / (414) 643-4210



Email: jneudorfer@thesigmagroup.com

Soil contamination: Yes

Depth to contaminated soil: Approximately 7 feet below ground surface

Vertical extent of contaminated soil: Approximately 7 to 9 feet below ground surface

Groundwater contamination: Yes (eastern portion of right of way)

Depth to water table: Approximately 7 feet below ground surface

Description of contamination: Diesel range organics, xylene, naphthalene and phenanthrene (petroleum hydrocarbons)

Summary of cleanup activities: Various contaminants are present in soil and groundwater underlying the site based on analysis of samples collected from soil borings and monitoring wells. The site is capped with concrete and asphalt to prevent direct contact with on-site impacts and limit infiltration of rainwater. Natural attenuation of existing groundwater contamination has been approved as an acceptable remedial strategy for the site.

Groundwater quality maps: Attached, see "Groundwater Quality Map"

Soil quality maps: Attached, see "Soil Quality Map"

The Wisconsin Department of Natural Resources (WDNR) has preliminarily agreed that case closure is appropriate and will be making a final case closure determination shortly. As part of the closure process, the Elite property and adjacent properties with soil and groundwater contamination above WAC Chapter NR 140 Enforcement Standards will be listed in the WDNR's Geographic Information System (GIS) database for properties with residual soil and groundwater contamination at the time of case closure.

If future construction activities disturb soil or groundwater within the S. 3rd Street right-of-way as described above, if future construction activities require dewatering, or if soil or groundwater is to be otherwise extracted in the vicinity of this area, the soil or groundwater should be sampled and managed in compliance with applicable statutes and rules.

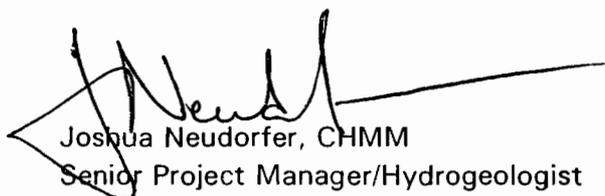
If you have any questions or comments, please contact Sigma at (414) 643-4200.

Sincerely,

SIGMA ENVIRONMENTAL SERVICES, INC.



Stephen Meer
Staff Engineer



Joshua Neudorfer, CHMM
Senior Project Manager/Hydrogeologist

Enclosures: Groundwater Quality Map (2) & Soil Quality Map (2)

cc: David Scherzer – Elite Finishing, LLC