

GIS REGISTRY
Cover Sheet

July, 2008
(RR 5367)

Source Property Information

BRRTS #:

ACTIVITY NAME:

PROPERTY ADDRESS:

MUNICIPALITY:

PARCEL ID #:

CLOSURE DATE:

FID #:

DATCP #:

COMM #:

***WTM COORDINATES:**

X: Y:

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

WTM COORDINATES REPRESENT:

- Approximate Center Of Contaminant Source
- Approximate Source Parcel Center

Please check as appropriate: (BRRTS Action Code)

Contaminated Media:

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

Land Use Controls:

- Soil: maintain industrial zoning (220)
(note: soil contamination concentrations between residential and industrial levels)
- Structural Impediment (224)
- Site Specific Condition (228)
- Cover or Barrier (222)
(note: maintenance plan for groundwater or direct contact)
- Vapor Mitigation (226)
- Maintain Liability Exemption (230)
(note: local government or economic development corporation)

Monitoring wells properly abandoned? (234)

- Yes No N/A

** Residual Contaminant Level*

***Site Specific Residual Contaminant Level*

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

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

BRRTS #: 02-41-548904

PARCEL ID #: 269-0434-5

ACTIVITY NAME: Former Tower Automotive West Plant - Bldg No. 101

WTM COORDINATES: X: 686535 Y: 291889

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

- Closure Letter**
- Maintenance Plan** (if activity is closed with a land use limitation or condition (land use control) under s. 292.12, Wis. Stats.)
- Conditional Closure Letter**
- Certificate of Completion (COC)** for VPLE sites

SOURCE LEGAL DOCUMENTS

- Deed:** The most recent deed as well as legal descriptions, for the **Source Property** (where the contamination originated). Deeds for other, off-source (off-site) properties are located in the **Notification** section.
Note: If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.
- Certified Survey Map:** A copy of the certified survey map or the relevant section of the recorded plat map for those properties where the legal description in the most recent deed refers to a certified survey map or a recorded plat map. (lots on subdivided or platted property (e.g. lot 2 of xyz subdivision)).
Figure #: **Title:**
- Signed Statement:** A statement signed by the Responsible Party (RP), which states that he or she believes that the attached legal description accurately describes the correct contaminated property.

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

Maps must be no larger than 8.5 x 14 inches unless the map is submitted electronically.

- Location Map:** A map outlining all properties within the contaminated site boundaries on a U.S.G.S. topographic map or plat map in sufficient detail to permit easy location of all parcels. If groundwater standards are exceeded, include the location of all potable wells within 1200 feet of the site.
Note: Due to security reasons municipal wells are not identified on GIS Packet maps. However, the locations of these municipal wells must be identified on Case Closure Request maps.
Figure #: 1 Title: Site Location Map
- Detailed Site Map:** A map that shows all relevant features (buildings, roads, individual property boundaries, contaminant sources, utility lines, monitoring wells and potable wells) within the contaminated area. This map is to show the location of all contaminated public streets, and highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding a ch. NR 140 Enforcement Standard (ES), and/or in relation to the boundaries of soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Levels (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.
Figure #: 2 Title: Site Plan View and Soil Boring Location Map
- Soil Contamination Contour Map:** For sites closing with residual soil contamination, this map is to show the location of all contaminated soil and a single contour showing the horizontal extent of each area of contiguous residual soil contamination that exceeds a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.
Figure #: 8 Title: Estimated Extent of Soil Impacts

BRRTS #: 02-41-548904

ACTIVITY NAME: Former Tower Automotive West Plant - Bldg No. 101

MAPS (continued)

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

Figure #: 4 Title: Geologic Cross-Section A-A'

Figure #: 5 Title: Geologic Cross-Section B-B'

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

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

Figure #: 9 Title: Estimated Extent of Groundwater Impacts

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

Figure #: 7 Title: Groundwater Contour Map (February 29, 2008)

Figure #: Title:

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

Tables must be no larger than 8.5 x 14 inches unless the table is submitted electronically. Tables must not contain shading and/or cross-hatching. The use of **BOLD** or *ITALICS* is acceptable.

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

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

Table #: 2 Title: Summary of Soil VOC & PAH Results

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

Table #: 6 Title: Summary of Groundwater VOC Results

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

Table #: 1 Title: Summary of Groundwater Elevations

IMPROPERLY ABANDONED MONITORING WELLS

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

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

Not Applicable

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

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

Figure #: Title:

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

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

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

BRRTS #: 02-41-548904

ACTIVITY NAME: Former Tower Automotive West Plant - Bldg No. 101

NOTIFICATIONS

Source Property N/A

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

Off-Source Property N/A

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

- Letter To "Off-Source" Property Owners:** Copies of all letters sent by the Responsible Party (RP) to owners of properties with groundwater exceeding an Enforcement Standard (ES), and to owners of properties that will be affected by a land use control under s. 292.12, Wis. Stats.
Note: Letters sent to off-source properties regarding residual contamination must contain standard provisions in Appendix A of ch. NR 726.
Number of "Off-Source" Letters:
- Return Receipt/Signature Confirmation:** Written proof of date on which confirmation was received for notifying any off-source property owner.
- Deed of "Off-Source" Property:** The most recent deed(s) as well as legal descriptions, for all affected deeded **off-source property(ies)**. This does not apply to right-of-ways.
Note: If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.
- Letter To "Governmental Unit/Right-Of-Way" Owners:** Copies of all letters sent by the Responsible Party (RP) to a city, village, municipality, state agency or any other entity responsible for maintenance of a public street, highway, or railroad right-of-way, within or partially within the contaminated area, for contamination exceeding a groundwater Enforcement Standard (ES) and/or soil exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL).
Number of "Governmental Unit/Right-Of-Way Owner" Letters:



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
Matthew J. Frank, Secretary
Gloria L. McCutcheon, Regional Director

Southeast Region Headquarters
2300 N. Dr. Martin Luther King, Jr. Drive
Milwaukee, Wisconsin 53212-0436
Telephone 414-263-8500
FAX 414-263-8716
TTY 414-263-8713

March 24, 2009

Mr. James C. Avgeris
3420 Milwaukee LLC
2500 South Highland Avenue, Suite 103
Lombard, IL 60148

SUBJECT: Final Case Closure with Land Use Limitations or Conditions
Tower Automotive West Plant - Bldg. 101, 3420 N. 35th Street, Milwaukee, WI
WDNR BRRTS Activity #: 02-41-548904, FID#341143880

Dear Mr. Avgeris:

On January 8, 2009, the WDNR Southeast Region Closure Committee reviewed the above referenced case for closure. This committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. On January 12, 2009, the Department provided a Conditional Closure letter, requiring documentation of monitor well abandonment, disposal of any purge water or soil waste, and a revised Barrier map. Based on the report submitted by your consultant, Shaw Environmental & Infrastructure, titled "Site Investigation Report and Request for Case Closure", two areas of petroleum compound soil contamination and one area of trichloroethylene and petroleum compound soil contamination were identified in the southeastern corner of the site. Groundwater in the same area, specifically at GP-8, had trichloroethylene above the enforcement standard, and groundwater at MW-3 (also southeast area) had benzene above the enforcement standard. Based on the apparently limited degree and extent of soil and groundwater contamination and the proposed long-term maintenance of the building and pavement as direct contact and infiltration barriers, the site appeared ready for closure, once the final barrier map was received.

On February 5, 2009, the Department received correspondence indicating that you have complied with the requirements of closure. Specifically, a revised barrier map was received for attachment to the barrier maintenance plan, and the well abandonment forms were received. 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.

GIS Registry

The conditions of case closure set out below in this letter require that your site be listed on the Remediation and Redevelopment Program's GIS Registry. The specific reasons are summarized below:

- Residual soil contamination exists that must be properly managed should it be excavated or removed
- Pavement, an engineered cover or a soil barrier must be maintained over contaminated soil and the state must approve any changes to this barrier
- Groundwater contamination is present above Chapter NR 140 enforcement standards

Information that was submitted with your closure request application will be included on the GIS Registry. To review the sites on the GIS Registry web page, visit the RR Sites Map page at

<http://dnr.wi.gov/org/aw/rr/gis/index.htm>. If your property is listed on the GIS Registry because of remaining contamination and you intend to construct or reconstruct a well, you will need prior Department approval in accordance with s. NR 812.09(4)(w), Wis. Adm. Code. To obtain approval, Form 3300-254 needs to be completed and submitted to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line <http://dnr.wi.gov/org/water/dwg/3300254.pdf> or at the web address listed above for the GIS Registry.

Closure Conditions

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.

Cover or Barrier

Pursuant to s. 292.12(2)(a), Wis. Stats., the pavement or other impervious cap that currently exists in the location shown on the attached map shall be maintained in compliance with the **attached maintenance plan** in order to minimize the infiltration of water and prevent additional groundwater contamination that would violate the groundwater quality standards in ch. NR 140, Wis. Adm. Code, and to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health. If soil in the specific locations described above is excavated in the future, the property owner at the time of excavation must sample and analyze the excavated soil to determine if residual contamination remains. If sampling confirms that contamination is present the property owner at the time of excavation will need to determine whether the material would be considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable statutes and rules. In addition, all current and future owners and occupants of the property need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken during excavation activities to prevent a health threat to humans.

The attached 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.

Prohibited Activities

The following activities are prohibited on any portion of the property where pavement, a building foundation, soil cover, engineered cap or other barrier is required as shown on the attached map, unless prior written approval has been obtained from the Wisconsin Department of Natural Resources: 1) removal of the existing barrier; 2) replacement with another barrier; 3) excavating or grading of the land surface; 4) filling on capped or paved areas; 5) plowing for agricultural cultivation; or 6) construction or placement of a building or other structure.

Remaining Residual Groundwater Contamination

Groundwater impacted by benzene, naphthalene and trichloroethylene contamination greater than enforcement standards set forth in ch. NR140, Wis. Adm. Code, is present on the contaminated property. For more detailed information regarding the locations where groundwater samples have been collected (i.e., monitoring well locations) and the associated contaminant concentrations, refer to the Remediation and Redevelopment Program's GIS Registry at the RR Sites Map page at <http://dnr.wi.gov/org/aw/rr/gis/index.htm>.

Vapor Migration

In addition, depending on site-specific conditions, construction over contaminated materials may result in vapor migration into enclosed structures or migration along newly placed underground utility lines. The potential for vapor inhalation and mitigation should be evaluated when planning any future redevelopment, and measures should be taken to ensure the continued protection of public health, safety, welfare and the environment at the site.

The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this closure decision or anything outlined in this letter, please contact **Pam Mylotta** at **(414) 263-8758**.

Sincerely,



James A. Schmidt
Southeast Region Remediation & Redevelopment Team Supervisor

Enclosure: Barrier Maintenance Plan

EC: Chuck Zimney – Shaw Environmental, Inc. w/o enclosure



**Building and Pavement Barrier Maintenance Plan
Former Tower Automotive West Plant – Building No. 101
September 3, 2008**

PROPERTY LOCATION: 3420 North 35th Street, Milwaukee, Wisconsin
WDNR FID No.: 341143880
WDNR BRRTS No.: 02-41-548904

This document represents the Barrier Maintenance Plan prepared by Shaw Environmental, Inc. (Shaw) for pavement and building barriers at the above-referenced property in accordance with the closure requirements of Chapter NR 726 of the Wisconsin Administrative Code. The maintenance activities relate to the existing slab on grade building and paved surfaces covering the areas over hydrocarbon-affected soil and groundwater on the property.

The paved surfaces and building foundation covering the affected soil and groundwater serve as a barrier to prevent direct contact with residual soil contamination that could pose a threat to human health, and to act as an infiltration barrier to minimize leaching of contaminants from soil to groundwater that could exceed the groundwater standards in Chapter NR 140 of the Wisconsin Administrative Code.

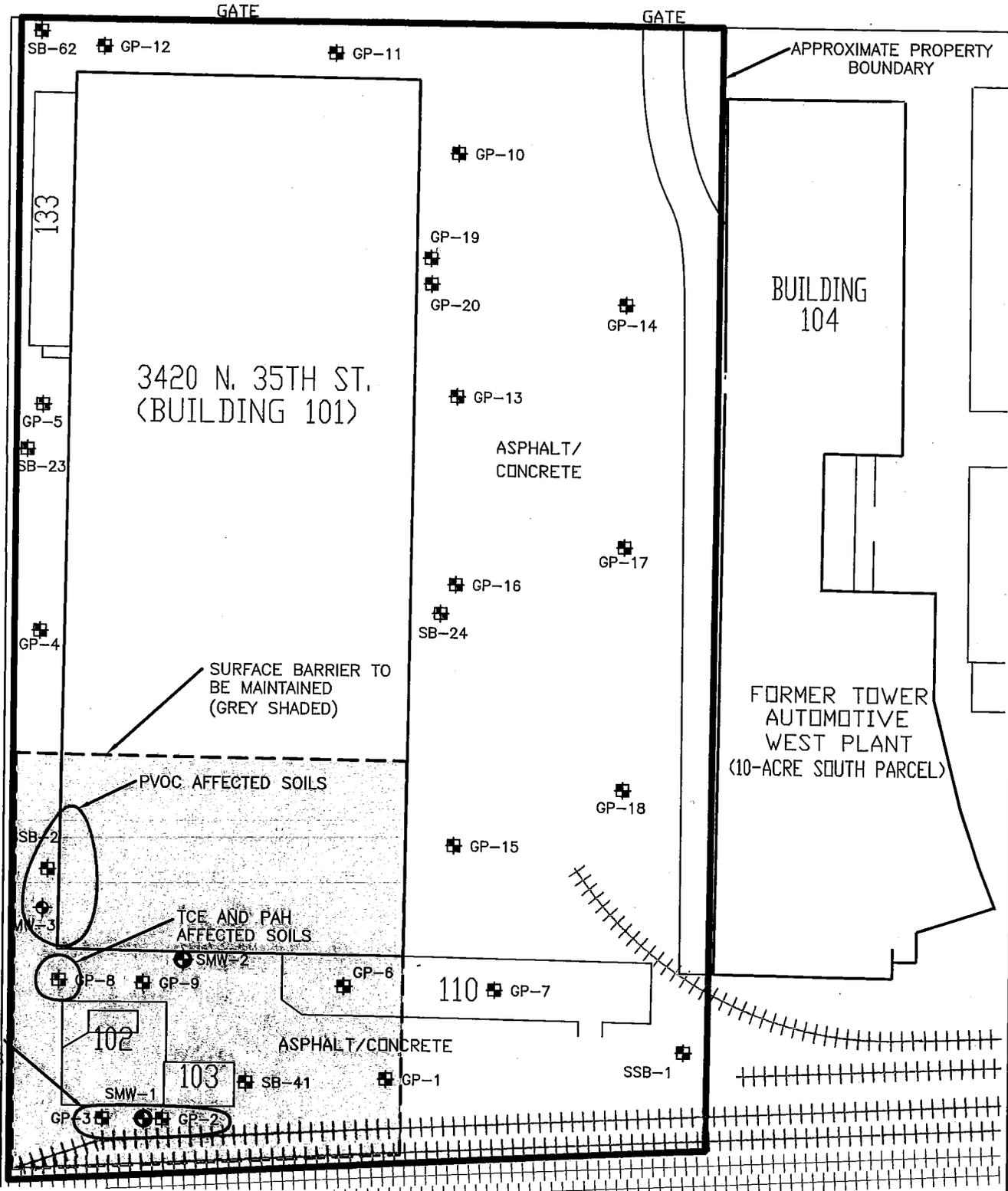
The property is zoned industrial and, will continue to be used only for industrial purposes. The paved areas and building will remain in-place and be maintained. The paved surfaces and building foundation covering the affected soil will be inspected annually for deterioration, cracks, and other potential problems that could cause exposure to the underlying soils or infiltration of surface water through the barrier. Inspection records will be maintained by the site owner.

If problems are noted during the annual inspections or at any other time during the year, appropriate repairs will be scheduled as soon as practical. Repairs can include, but are not limited to, patching and filling operations, sealing, or larger resurfacing or construction operations. In the event that necessary maintenance activities expose the underlying soils, the owner must inform maintenance workers of the direct contact exposure hazard and provide them with the appropriate personal protective equipment (PPE). The owner must also sample any soil that is excavated from the site prior to disposal to ascertain the appropriate soil management practices. The soil must be treated, stored and disposed of by the owner in accordance with applicable local, state, and federal laws.

In the event the paved surfaces and/or the building overlying the affected soils are replaced, the replacement barrier must be equally impervious. Any replacement barrier will be subject to the same maintenance and inspection guidelines as outlined in this Maintenance Plan unless indicated otherwise by the WDNR or its successor.

N. 35 TH STREET

W. TOWNSEND STREET



- Legend**
- ◆ Monitoring Well (Shaw)
 - ◆ Monitoring Well (Environmental Strategies Consulting)
 - ⊕ Geoprobe Boring (Shaw)
 - ⊕ Geoprobe Boring/ Temp Well (Shaw)
 - ⊕ Soil Boring (Environmental Strategies Consulting)
 - () Constituents in soil exceed residual contaminant level (RCL)
- PVOC=Petroleum Volatile Organic Compound
 PAH=Polycyclic Aromatic Hydrocarbon
 TCE=Trichloroethene



Shaw
Shaw Electric, Inc.

3420 MILWAUKEE LLC
 3420 NORTH 35TH STREET
 MILWAUKEE, WI

**FIGURE 10
 BARRIER MAINTENANCE PLAN MAP**

DESIGNED BY	KMH	03/02/06	CHECKED BY	
DRAWN BY	BEB	02/02/09	APPROVED BY	
SIZE:	SCALE:	DRAWING NO.	SHEET NO.	REVISION NO.
A	AS SHOWN	128848_1		



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
Matthew J. Frank, Secretary
Gloria L. McCutcheon, Regional Director

Southeast Region Headquarters
2300 N. Dr. Martin Luther King, Jr. Drive
Milwaukee, Wisconsin 53212-0436
Telephone 414-263-8500
FAX 414-263-8716
TTY 414-263-8713

January 12, 2009

Mr. James C. Avgeris
3420 Milwaukee LLC
2500 South Highland Avenue, Suite 103
Lombard, IL 60148

Subject: Conditional Closure Decision,
With Requirements to Achieve Final Closure
Tower Automotive West Plant – Bldg No. 101 Site,
3420 N 35th St., Milwaukee, Wisconsin
WDNR BRRTS Activity # 02-41-548904, FID#341143880

Dear Mr. Avgeris:

On January 8, 2009, the Department of Natural Resources Southeast Region Closure Committee reviewed your request for closure of the case described above. 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 petroleum hydrocarbon and chlorinated volatile organic compound contamination on the site from the apparent historic spills 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:

Monitoring Well Abandonment

The monitoring wells at the site must be properly abandoned in compliance with ch. NR 141, Wis. Adm. Code. Documentation of well abandonment must be submitted to Pam Mylotta on Form 3300-005 found at <http://dnr.wi.gov/org/water/dwg/gw/> or provided by the Department of Natural Resources.

Purge Water and Soil Waste Disposal

Any remaining purge water, 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 of Natural Resources' rules. Once that work is completed, please send appropriate documentation regarding the treatment or disposal of the remaining purge water, waste and/or soil piles.

Revised Barrier Maintenance Map

Revise the map titled "Estimated Extent of Soil Impacts" to include an outline of the Barrier area to be maintained.

When the above conditions have been satisfied, please submit the appropriate documentation (for example, well abandonment forms, disposal receipts, copies of correspondence, etc.) to verify that applicable conditions have been met, and your case will be closed. Your site will be listed on the DNR Remediation and Redevelopment GIS Registry. Information that was submitted with your closure request application will be included on the GIS Registry. To review the site on the GIS Registry web page, visit the RR Sites Map page at: <http://dnr.wi.gov/org/aw/rr/gis/index.htm>.

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 regarding this letter, please contact me at (414) 263-8758.

Sincerely,

A handwritten signature in black ink, appearing to read 'Pamela A. Mylotta', with a long horizontal line extending to the right.

Pamela A. Mylotta, Hydrogeologist
Remediation & Redevelopment Program
Southeast Region, Milwaukee Service Center

cc: Charles Zimney – Shaw Environmental

State Bar of Wisconsin Form 6 - 2003
SPECIAL WARRANTY DEED



DOC.# 09473817

Document Number

Document Name

THIS DEED, made between Murphy Real Estate II, LLC, a Wisconsin limited liability company
("Grantor," whether one or more),
and 3420 Milwaukee LLC, a Delaware limited liability company

REGISTER'S OFFICE | SS
Milwaukee County, WI

RECORDED 08/03/2007 09:30AM

JOHN LA FAVE
REGISTER OF DEEDS

AMOUNT: 17.00

Grantor for a valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Milwaukee County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):
See legal description attached hereto as Exhibit A and incorporated herein

Recording Area

Name and Return Address

ANGERIS AND ASSOCIATES
STEWART MILLS
2500 S. HIGHLAND AVE, STE 103
LOMBARD IL 60148

TRANSFER
\$116,970.00
FEE

See Attached

Parcel Identification Number (PIN)

This is not homestead property.

(is) (is not)

Grantor warrants that the title to the Property is good, indefeasible, in fee simple and free and clear of encumbrances arising by, through, or under Grantor, except: municipal and zoning ordinances and agreements entered under them, recorded building and use restrictions, recorded easements, general taxes for the 2007 and permitted exceptions listed on Exhibit B incorporated herein.

Dated July 30, 2007

Murphy Real Estate II, LLC

(SEAL)

(SEAL)

* By: Samuel D. Dickman

Its: Manager

(SEAL)

(SEAL)

* By: Samuel M. Dickman

Its: Manager ACKNOWLEDGMENT

AUTHENTICATION

Signature(s) _____

authenticated on _____

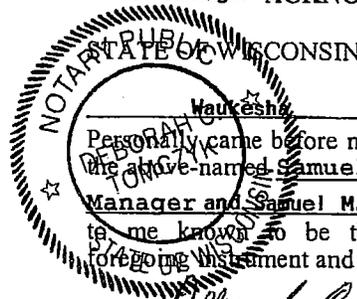
TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, _____
authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:

Deborah C. Tomczyk, Esq.

Reinhart Boerner Van Deuren s.c.



Personally, came before me on July 30, 2007,
the above-named Samuel D. Dickman
Manager and Samuel M. Dickman, Manager
to me known to be the person(s) who executed the
forgoing instrument and acknowledged the same.

* Deborah C. Tomczyk
Notary Public, State of Wisconsin
My Commission (is permanent) (expires: is permanent)

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

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

SPECIAL WARRANTY DEED

STATE BAR OF WISCONSIN

FORM No. 6-2003

*Type name below signatures.

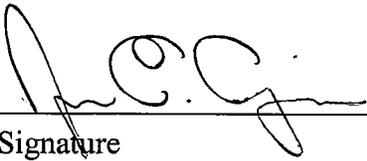
EXHIBIT A

Lot 4 of Certified Survey Map No. 7524, recorded on December 28, 2004, as Document No. 8923067, being a division of lands and all of Blocks 1 and 2 in Theodore Zillmer's Subdivision and vacated streets and alleys in and adjacent to said Blocks, in the Northwest $\frac{1}{4}$ and the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ and the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, all being in Section 12, Town 7 north, Range 21 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Tax Key No. 269-0434-5

CERTIFICATION

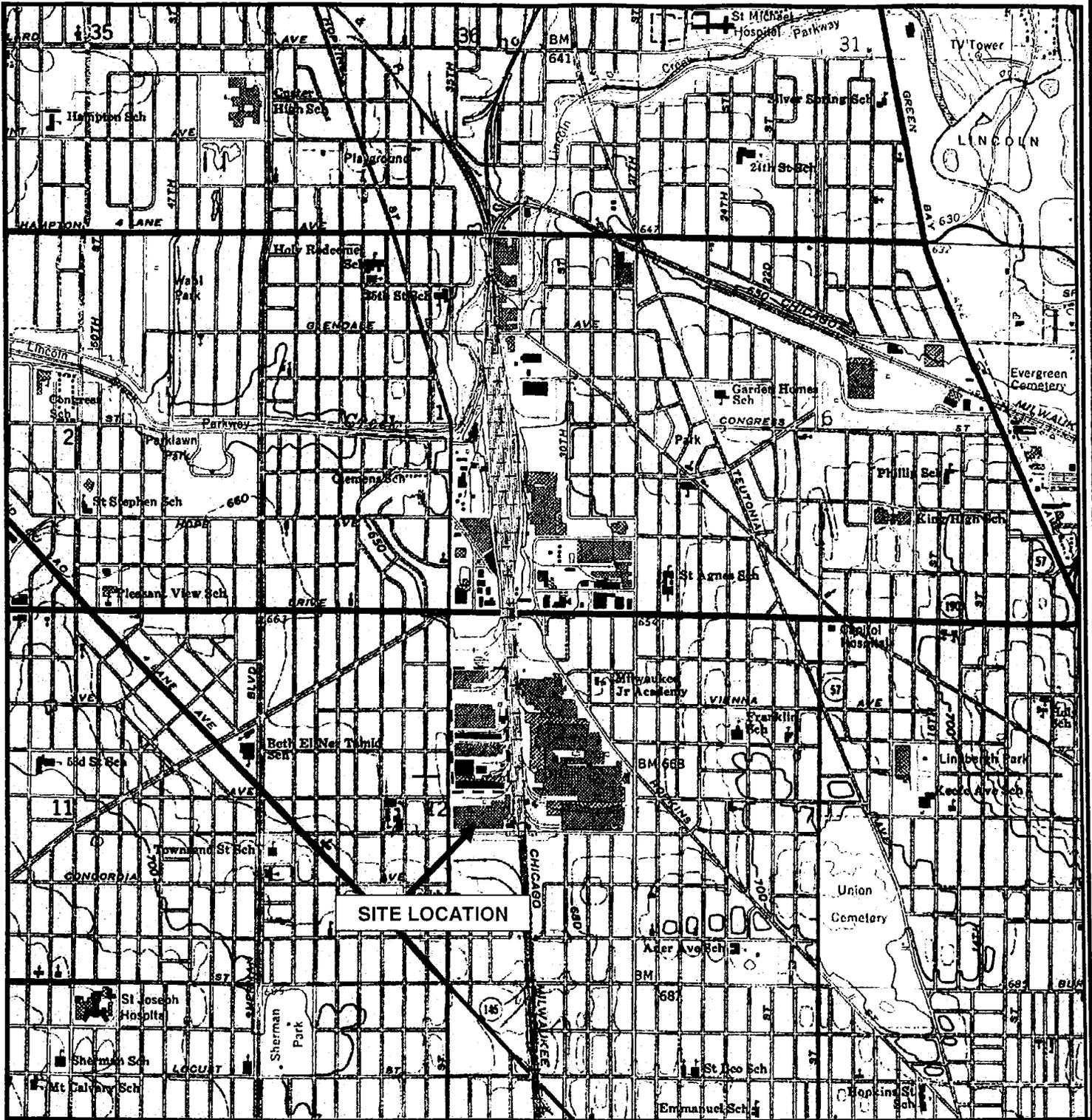
I James C. Avgeris, Responsible Party (RP) for performing soil and groundwater investigation activities on the Former Tower Automotive West Plant – Building No. 101 property located at 3420 North 35th Street in Milwaukee, Wisconsin, do hereby certify that to the best of my knowledge the legal descriptions included are complete and accurate.



Signature

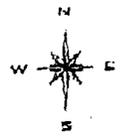
6/13/08

Date



Source: USGS Milwaukee, Wisconsin 7.5-minute series (topographic) quadrangle map
 Scale: 1:24,000

SITE LOCATION MAP



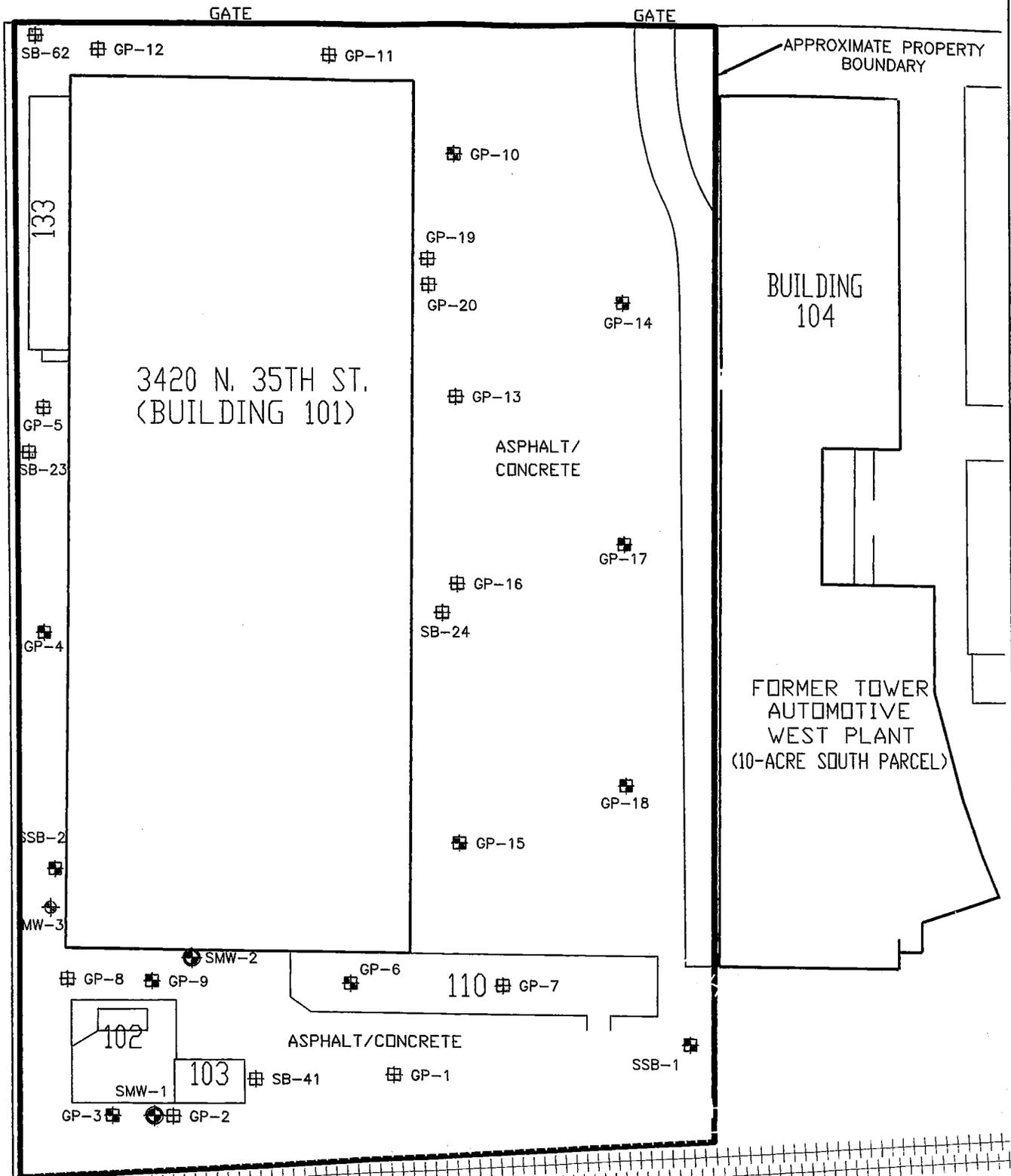
3420 Milwaukee, LLC
 Milwaukee, Wisconsin
 Project No. 128848



Figure No.
1

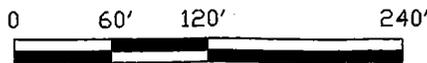
N. 35 TH STREET

W. TOWNSEND STREET



Legend

- ⊕ Monitoring Well (Shaw)
- ⊕ Monitoring Well (Environmental Strategies Consulting)
- ⊕ Geoprobe Boring (Shaw)
- ⊕ Geoprobe Boring/ Temp Well (Shaw)
- ⊕ Soil Boring (Environmental Strategies Consulting)



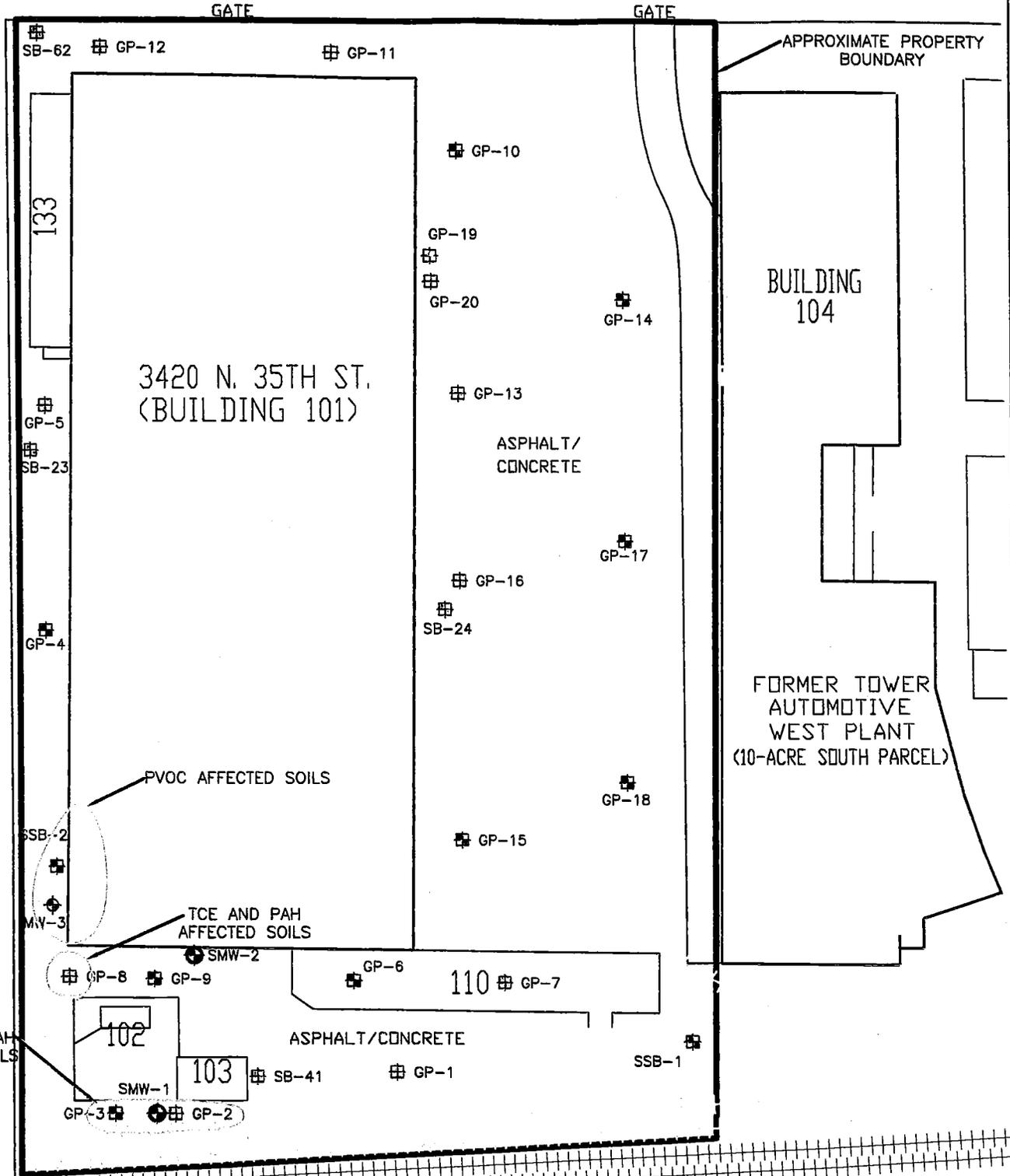
3420 MILWAUKEE LLC
3420 NORTH 35TH STREET
MILWAUKEE, WI

FIGURE 2
SITE PLAN VIEW AND
SOIL BORING LOCATION MAP

DESIGNED BY	KMH	03/02/08	CHECKED BY		
DRAWN BY	JRD	08/23/08	APPROVED BY		
SIZE:	SCALE:	DRAWING NO.	SHEET NO.	REVISION NO.	
A	AS SHOWN	128848_1			

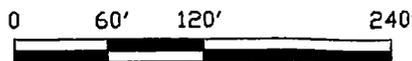
N. 35 TH STREET

W. TOWNSEND STREET

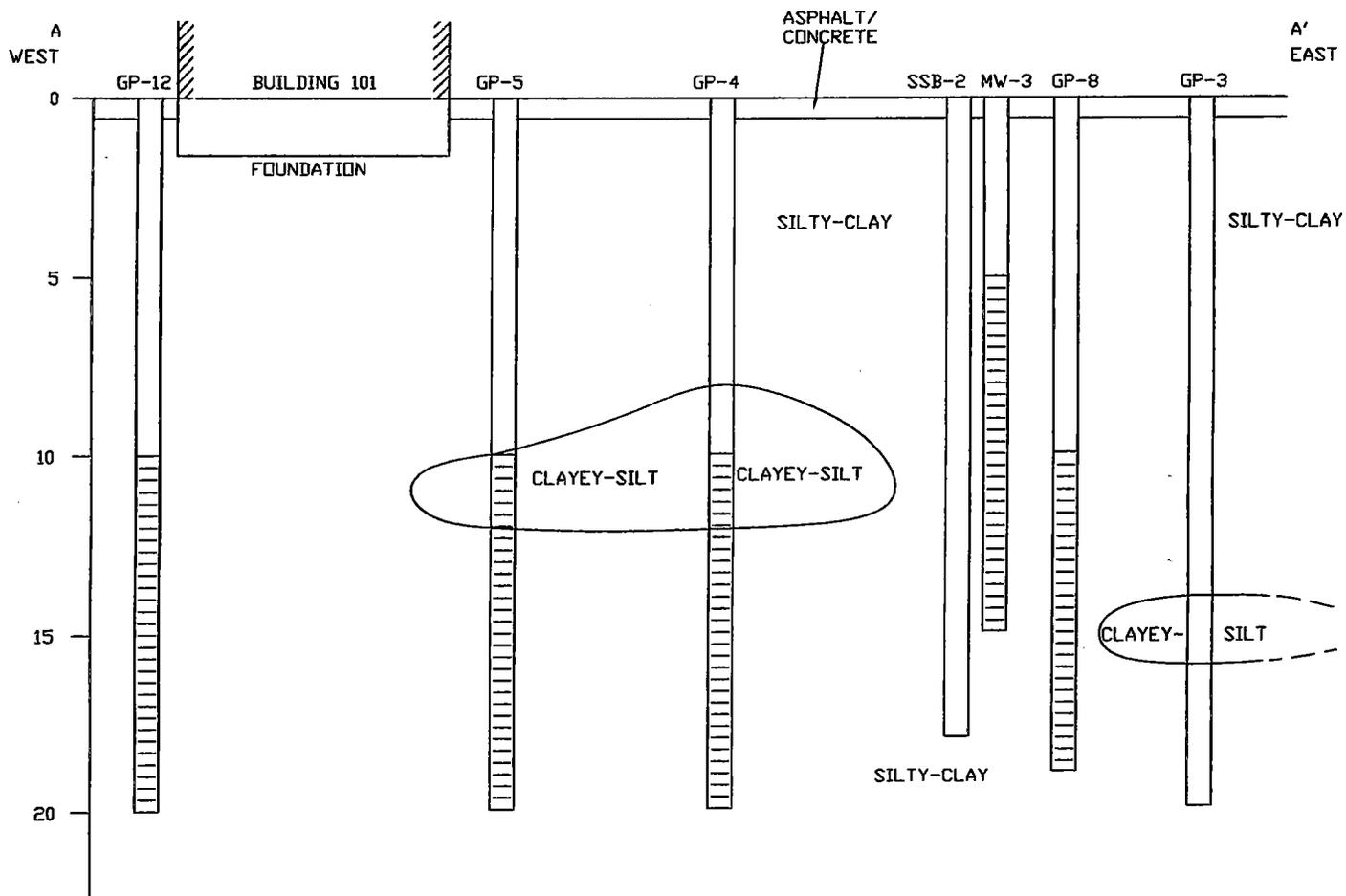


Legend

- Monitoring Well (Shaw)
 - ⊕ Monitoring Well (Environmental Strategies Consulting)
 - ⊕ Geoprobe Boring (Shaw)
 - ⊕ Geoprobe Boring/ Temp Well (Shaw)
 - ⊕ Soil Boring (Environmental Strategies Consulting)
 - Constituents in soil exceed residual contaminant level (RCL)
- PVOC=Petroleum Volatile Organic Compound
 PAH=Polycyclic Aromatic Hydrocarbon
 TCE=Trichloroethene



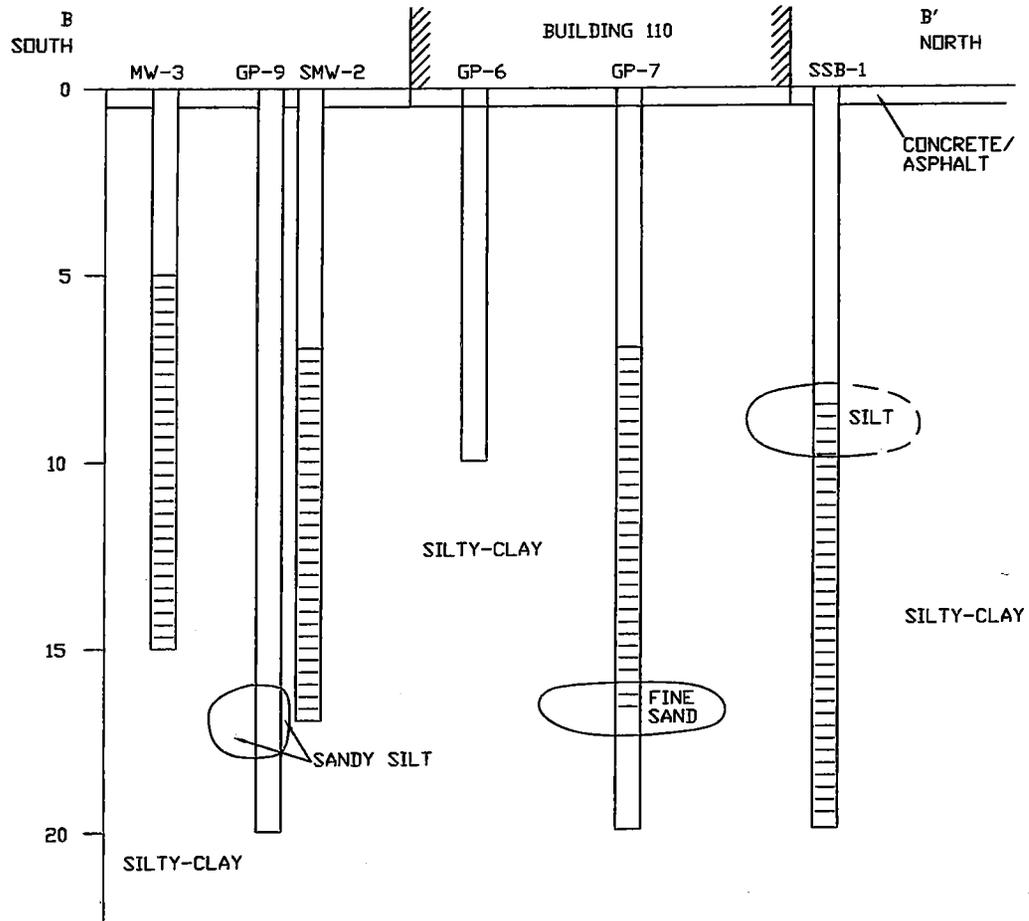
		3420 MILWAUKEE LLC 3420 NORTH 35TH STREET MILWAUKEE, WI			
		FIGURE 8 ESTIMATED EXTENT OF SOIL IMPACTS			
DESIGNED BY	KMH	03/02/08	CHECKED BY		
DRAWN BY	JRD	08/23/08	APPROVED BY		
SIZE:	SCALE:	DRAWING NO.	SHEET NO.	REVISION NO.	
A	AS SHOWN	126848_1			



HORIZONTAL SCALE: 1"=150'
 VERTICAL SCALE: 1"=5'
 SCREEN: 



 Shaw		3420 MILWAUKEE LLC 3420 NORTH 35TH STREET MILWAUKEE, WI			
		FIGURE 4 GEOLOGIC CROSS-SECTION A - A'			
DESIGNED BY	KMH	03/02/06	CHECKED BY		
DRAWN BY	JRD	06/23/08	APPROVED BY		
SIZE:	SCALE:	DRAWING NO.	SHEET NO.	REVISION NO.	
A	AS SHOWN	128848_1			



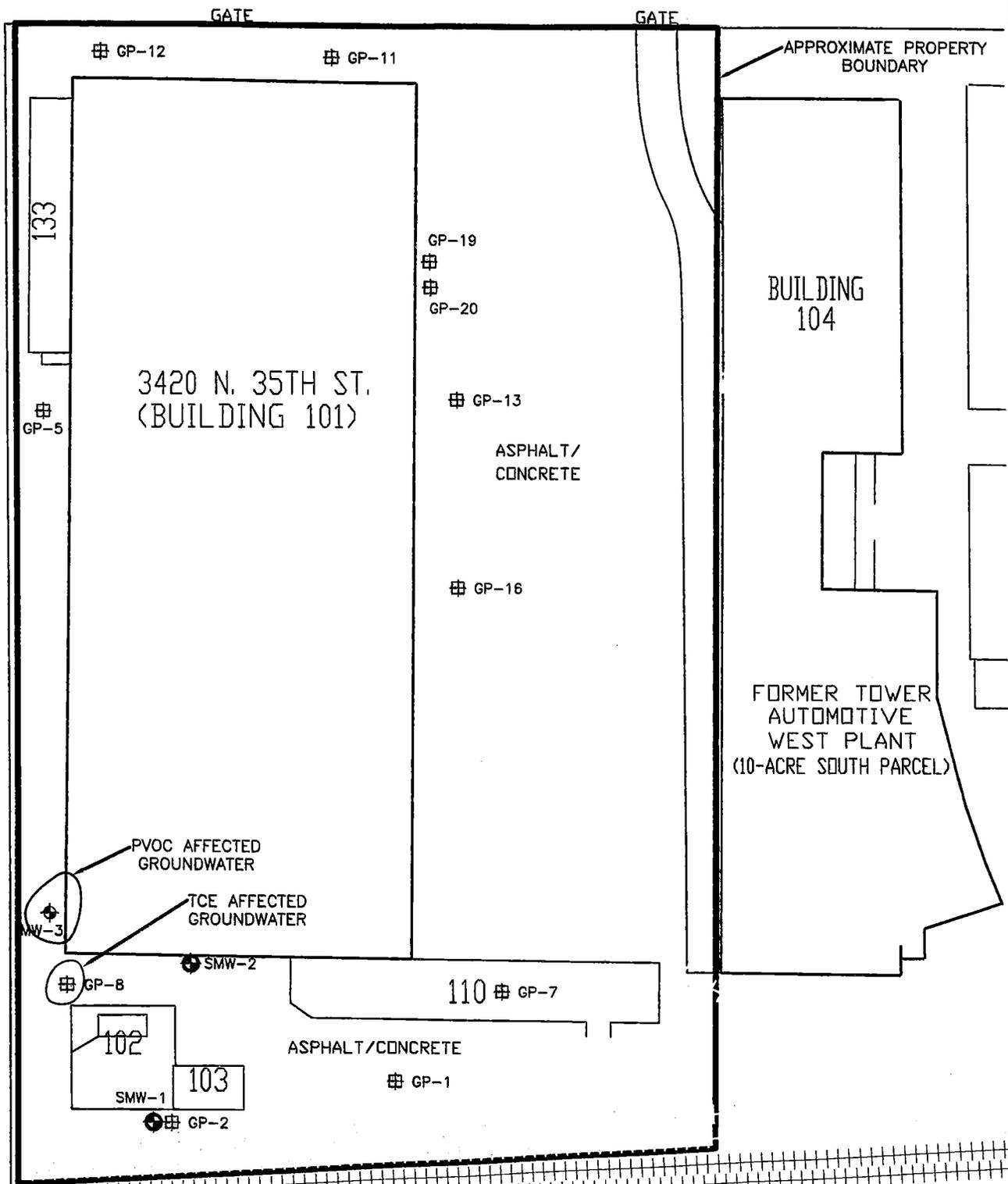
HORIZONTAL SCALE: 1"=150'
 VERTICAL SCALE: 1"=5'
 SCREEN: 



	3420 MILWAUKEE LLC 3420 NORTH 35TH STREET MILWAUKEE, WI			
	FIGURE 5 GEOLOGIC CROSS-SECTION B - B'			
DESIGNED BY	KMH	03/02/06	CHECKED BY	
DRAWN BY	JRD	06/23/08	APPROVED BY	
SIZE:	SCALE:	DRAWING NO.	SHEET NO.	REVISION NO.
A	AS SHOWN	128848_1		

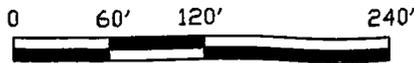
N. 35 TH STREET

W. TOWNSEND STREET



Legend

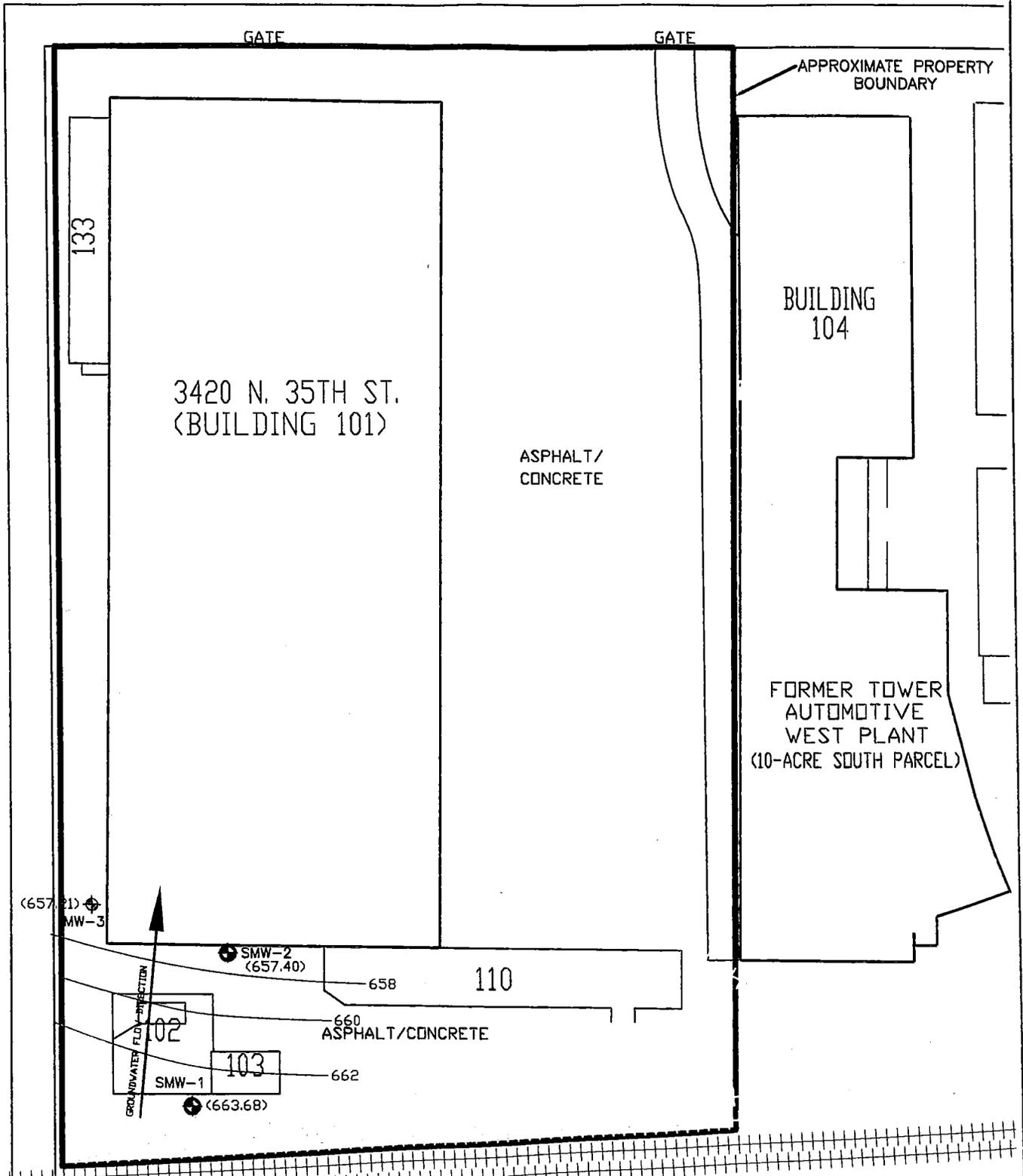
- Monitoring Well (Shaw)
- ⊕ Monitoring Well (Environmental Strategies Consulting)
- ⊕ Geoprobe Boring/ Temp Well (Shaw)
- Constituents in groundwater exceed Chapter NR 140 Enforcement Standards
- PVOC=Petroleum Volatile Organic Compound
- TCE=Trichloroethene



		3420 MILWAUKEE LLC 3420 NORTH 35TH STREET MILWAUKEE, WI			
		FIGURE 9 ESTIMATED EXTENT OF GROUNDWATER IMPACTS			
DESIGNED BY	KMH	03/02/08	CHECKED BY		
DRAWN BY	JRD	06/23/08	APPROVED BY		
SIZE:	SCALE:	DRAWING NO.	SHEET NO.	REVISION NO.	
A	AS SHOWN	128848_1			

N. 35 TH STREET

W. TOWNSEND STREET



Legend

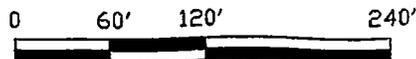
- ◆ Monitoring Well (Shaw)
- ◆ Monitoring Well (Environmental Strategies Consulting)
- (662.83) Groundwater Elevation, Mean Sea Level
- ~ Isoelevation Contour



3420 MILWAUKEE LLC
3420 NORTH 35TH STREET
MILWAUKEE, WI

FIGURE 7
GROUNDWATER CONTOUR MAP
(FEBRUARY 29, 2008)

DESIGNED BY	KMH	9/12/06	CHECKED BY	
DRAWN BY	JRD	08/24/08	APPROVED BY	
SIZE:	SCALE:	DRAWING NO.	SHEET NO.	REVISION NO.
A	AS SHOWN	128848_1		



Summary of Soil VOC and PAH Results
3420 Milwaukee LLC
3420 North 35th Street
Milwaukee, Wisconsin

Boring/Well Number	NR 720.09	NR 746.06		RR-519-97 Table 1		GP-2	GP-3	GP-3	GP-8	GP-8	SSB-2	SSB-2	
Sample Date	Generic	Table 1	Table 2	Groundwater	Direct Contact	3/9/2006	3/9/2006	3/9/2006	3/10/2006	3/10/2006	6/28/2006	6/28/2006	
Sample Depth	Units	RCLs	(Product)	(Contact)	Pathway	(Industrial)	6-8'	2-4'	8-10'	2-4'	8-10'	2-4'	8-10'
PID	ppm/v						10	2	10	0	0	1	124
1,2,4-Trimethylbenzene	µg/kg	NES	[83000]	NES	NES	NES	1100	< 25	310	< 25	< 25	97	2500
1,3,5-Trimethylbenzene	µg/kg	NES	[11000]	NES	NES	NES	320	< 25	51	Q < 25	< 25	64	1100
Benzene	µg/kg	5.5	[8500]	1100	NES	NES	< 25	< 25	< 25	< 25	< 25	< 25	3800
Benzo(a)pyrene	µg/kg	NES	NES	NES	48000	390	4.1	27	260	580	< 3.3	25	NA
Ethylbenzene	µg/kg	2900	[4600]	NES	NES	NES	1600	< 25	35	Q < 25	< 25	< 25	21000
Isopropylbenzene	µg/kg	NES	NES	NES	NES	NES	89	< 25	< 25	< 25	< 25	< 25	510
Naphthalene	µg/kg	NES	[2700]	NES	NES	NES	640	< 25	< 25	49	Q < 25	79	5900
n-Propylbenzene	µg/kg	NES	NES	NES	NES	NES	110	< 25	33	Q < 25	< 25	< 25	180
Phenanthrene	µg/kg	NES	NES	NES	1800	390000	25	4.2	8100	720	< 3.4	31	NA
p-Isopropyltoluene	µg/kg	NES	NES	NES	NES	NES	170	< 25	59	Q < 25	< 25	< 25	< 62
sec-Butylbenzene	µg/kg	NES	NES	NES	NES	NES	90	< 25	< 25	< 25	< 25	< 25	< 62
Toluene	µg/kg	1500	[38000]	NES	NES	NES	53	Q < 25	< 25	< 25	< 25	< 25	500
Trichloroethene (TCE)	µg/kg	NES	NES	NES	NES	NES	< 25	< 25	< 25	510	180	< 25	< 62
Xylene, o	µg/kg	4100*	[42000]	NES	NES	NES	1700	< 25	39	Q < 25	< 25	43	6700
Xylenes, m + p	µg/kg	4100*	[42000]	NES	NES	NES	3000	< 50	< 50	< 50	< 50	300	23000

NOTES:

- PID = photoionization detector
- VOC = Volatile Organic Compounds
- PAH = Polycyclic Aromatic Hydrocarbons
- Q = analyte detected between the limit of detection (LOD) and limit of quantitation (LOQ)
- ppm/v = parts per million per volume
- µg/kg = micrograms per kilogram
- NES = no established standard
- NA = not analyzed
- Red/Bold** = Wisconsin Administrative Code NR 720.09 Generic Residual Contaminant Level (RCL) exceedence
- Blue/Italic* = Wisconsin Administrative Code NR 746.06 Table 2 (Direct Contact) exceedence
- [Violet/Bold]** = Wisconsin Administrative Code NR 746.06 Table 1 (Product Indicator) exceedence
- Green/Bold** = RR-519-97 Table 1 Groundwater Pathway RCL exceedence
- Green/Italic* = RR-519-97 Table Direct Contact (Industrial) exceedence

Summary of Groundwater VOC Results
3420 Milwaukee LLC
3420 North 35th Street
Milwaukee, Wisconsin

Well Number Sample Date	Unit	NR 140.10 Table 1		GP-1 3/15/2006	GP-2 3/15/2006	GP-5 3/15/2006	GP-7 3/15/2006	GP-8 3/15/2006	GP-11 3/15/2006
		PAL	ES						
1,1,1,2-Tetrachloroethane	µg/l	7	70	< 0.92	< 0.92	< 0.92	< 0.92	< 0.92	< 0.92
1,1,1-Trichloroethane	µg/l	40	200	< 0.90	< 0.90	< 0.90	< 0.90	< 0.90	< 0.90
1,1,2,2-Tetrachloroethane	µg/l	0.02	0.2	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20
1,1,2-Trichloroethane	µg/l	0.5	5	< 0.42	< 0.42	< 0.42	< 0.42	< 0.42	< 0.42
1,1-Dichloroethane	µg/l	85	850	< 0.75	< 0.75	< 0.75	< 0.75	0.75 Q	< 0.75
1,1-Dichloroethene	µg/l	0.7	7	< 0.76	< 0.57	< 0.57	< 0.57	< 0.57	< 0.57
1,1-Dichloropropene	µg/l	NES	NES	< 0.77	< 0.75	< 0.75	< 0.75	< 0.75	< 0.75
1,2,3-Trichlorobenzene	µg/l	NES	NES	< 0.78	< 0.74	< 0.74	< 0.74	< 0.74	< 0.74
1,2,3-Trichloropropane	µg/l	12	60	< 0.79	< 0.99	< 0.99	< 0.99	< 0.99	< 0.99
1,2,4-Trichlorobenzene	µg/l	14	70	< 0.80	< 0.97	< 0.97	< 0.97	< 0.97	< 0.97
1,2,4-Trimethylbenzene	µg/l	96*	480*	< 0.81	1.2	< 0.97	< 0.97	< 0.97	< 0.97
1,2-Dibromo-3-chloropropane	µg/l	0.02	0.2	< 0.82	< 0.87	< 0.87	< 0.87	< 0.87	< 0.87
1,2-Dibromoethane	µg/l	0.005	0.05	< 0.83	< 0.56	< 0.56	< 0.56	< 0.56	< 0.56
1,2-Dichlorobenzene	µg/l	60	600	< 0.84	< 0.83	< 0.83	< 0.83	< 0.83	< 0.83
1,2-Dichloroethane (1,2-DCA)	µg/l	0.5	5	< 0.85	< 0.36	< 0.36	< 0.36	< 0.36	< 0.36
1,2-Dichloropropane	µg/l	0.5	5	< 0.86	< 0.46	< 0.46	< 0.46	< 0.46	< 0.46
1,3,5-Trimethylbenzene	µg/l	96*	480*	< 0.87	< 0.83	< 0.83	< 0.83	< 0.83	< 0.83
1,3-Dichlorobenzene	µg/l	125	1250	< 0.88	< 0.87	< 0.87	< 0.87	< 0.87	< 0.87
1,3-Dichloropropane	µg/l	NES	NES	< 0.89	< 0.61	< 0.61	< 0.61	< 0.61	< 0.61
1,4-Dichlorobenzene	µg/l	15	75	< 0.90	< 0.95	< 0.95	< 0.95	< 0.95	< 0.95
2,2-Dichloropropane	µg/l	NES	NES	< 0.91	< 0.62	< 0.62	< 0.62	< 0.62	< 0.62
2-Chlorotoluene	µg/l	NES	NES	< 0.92	< 0.85	< 0.85	< 0.85	< 0.85	< 0.85
4-Chlorotoluene	µg/l	NES	NES	< 0.93	< 0.74	< 0.74	< 0.74	< 0.74	< 0.74
Benzene	µg/l	0.5	5	< 0.94	< 0.41	< 0.41	< 0.41	< 0.41	< 0.41
Bromobenzene	µg/l	NES	NES	< 0.95	< 0.82	< 0.82	< 0.82	< 0.82	< 0.82
Bromochloromethane	µg/l	NES	NES	< 0.96	< 0.97	< 0.97	< 0.97	< 0.97	< 0.97
Bromodichloromethane	µg/l	0.06	0.6	< 0.97	< 0.56	< 0.56	< 0.56	< 0.56	< 0.56
Bromotorm	µg/l	0.44	4.4	< 0.98	< 0.94	< 0.94	< 0.94	< 0.94	< 0.94
Bromomethane	µg/l	1	10	< 0.99	< 0.91	< 0.91	< 0.91	< 0.91	< 0.91
Carbon Tetrachloride	µg/l	0.5	5	< 0.100	< 0.49	< 0.49	< 0.49	< 0.49	< 0.49
Chlorobenzene	µg/l	NES	NES	< 0.101	< 0.41	< 0.41	< 0.41	< 0.41	< 0.41
Chlorodibromomethane	µg/l	NES	NES	< 0.102	< 0.81	< 0.81	< 0.81	< 0.81	< 0.81
Chloroethane	µg/l	400	80	< 0.103	< 0.97	< 0.97	< 0.97	< 0.97	< 0.97
Chloroform	µg/l	0.6	6	< 0.104	< 0.37	< 0.37	< 0.37	< 0.37	< 0.37
Chloromethane	µg/l	0.3	3	0.105	< 0.24	< 0.24	< 0.24	< 0.24	0.29
cis-1,2-Dichloroethene (DCE)	µg/l	7	70	< 0.106	< 0.83	< 0.83	< 0.83	< 0.83	< 0.83
cis-1,3-Dichloropropene	µg/l	0.02	0.2	< 0.107	< 0.19	< 0.19	< 0.19	< 0.19	< 0.19
Dibromomethane	µg/l	NES	NES	< 0.108	< 0.60	< 0.60	< 0.60	< 0.60	< 0.60
Dichlorodifluoromethane	µg/l	200	1000	< 0.109	< 0.99	< 0.99	< 0.99	< 0.99	< 0.99
Diisopropyl Ether	µg/l	NES	NES	< 0.110	< 0.76	< 0.76	< 0.76	< 0.76	< 0.76
Ethylbenzene	µg/l	140	700	< 0.111	1.8	< 0.54	< 0.54	< 0.54	< 0.54
Fluorotrichloromethane	µg/l	698	3490	< 0.112	< 0.79	< 0.79	< 0.79	< 0.79	< 0.79
Hexachlorobutadiene	µg/l	NES	NES	< 0.113	< 0.67	< 0.67	< 0.67	< 0.67	< 0.67
Isopropylbenzene	µg/l	NES	NES	< 0.114	< 0.59	< 0.59	< 0.59	< 0.59	< 0.59
Methylene Chloride	µg/l	0.5	5	< 0.115	< 0.43	< 0.43	< 0.43	< 0.43	< 0.43
Methyl-tert-butyl-ether (MTBE)	µg/l	12	60	< 0.116	< 0.61	< 0.61	< 0.61	< 0.61	< 0.61
Naphthalene	µg/l	8	40	< 0.117	< 0.74	< 0.74	< 0.74	< 0.74	< 0.74
n-Butylbenzene	µg/l	NES	NES	< 0.118	< 0.93	< 0.93	< 0.93	< 0.93	< 0.93
n-Propylbenzene	µg/l	NES	NES	< 0.119	< 0.81	< 0.81	< 0.81	< 0.81	< 0.81
p-Isopropyltoluene	µg/l	NES	NES	< 0.120	< 0.67	< 0.67	< 0.67	< 0.67	< 0.67
sec-Butylbenzene	µg/l	NES	NES	< 0.121	< 0.89	< 0.89	< 0.89	< 0.89	< 0.89
Styrene	µg/l	10	100	< 0.122	< 0.86	< 0.86	< 0.86	< 0.86	< 0.86
tert-Butylbenzene	µg/l	NES	NES	< 0.123	< 0.97	< 0.97	< 0.97	< 0.97	< 0.97
Tetrachloroethene (PCE)	µg/l	0.5	5	< 0.124	< 0.45	< 0.45	< 0.45	< 0.45	< 0.45
Toluene	µg/l	200	1000	0.125	< 0.67	< 0.67	< 0.67	< 0.67	< 0.67
trans-1,2-Dichloroethene (DCE)	µg/l	20	100	< 0.126	< 0.89	< 0.89	< 0.89	< 0.89	< 0.89
trans-1,3-Dichloropropene	µg/l	0.02	0.2	< 0.127	< 0.19	< 0.19	< 0.19	< 0.19	< 0.19
Trichloroethene (TCE)	µg/l	0.5	5	< 0.128	< 0.48	< 0.48	< 0.48	7.6	< 0.48
Vinyl Chloride	µg/l	0.02	0.2	< 0.129	< 0.18	< 0.18	< 0.18	< 0.18	< 0.18
Xylene, o	µg/l	1000*	10000*	< 0.130	2.5	< 0.83	< 0.83	< 0.83	< 0.83
Xylenes, m + p	µg/l	1000*	10000*	< 0.131	3.3	< 1.8	< 1.8	< 1.8	< 1.8

NOTES:
VOC = volatile organic compound
NES = no established standard
NA = not analyzed
µg/l = micrograms per liter
Q = analyte detected between the limit of detection (LOD) and limit of quantitation (LOQ)
Red/Bold = Wisconsin Administrative Code NR 140 Enforcement Standard (ES) exceedence
Blue/Italic = Wisconsin Administrative Code NR 140 Preventive Action Limit (PAL) exceedence

Summary of Groundwater VOC Results
3420 Milwaukee LLC
3420 North 35th Street
Milwaukee, Wisconsin

Well Number Sample Date	NR 140.10 Table 1		GP-12 3/15/2006	GP-13 3/15/2006	GP-16 3/15/2006	GP-19 6/8/2007	GP-20 6/8/2007	SSB-1 6/29/2006
	Unit:	PAL ES						
1,1,1,2-Tetrachloroethane	µg/l	7 70	< 0.92	< 0.92	< 0.92	< 0.92	< 0.92	< 0.92
1,1,1-Trichloroethane	µg/l	40 200	< 0.90	< 0.90	< 0.90	< 0.90	< 0.90	< 0.90
1,1,2,2-Tetrachloroethane	µg/l	0.02 0.2	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20
1,1,2-Trichloroethane	µg/l	0.5 5	< 0.42	< 0.42	< 0.42	< 0.42	< 0.42	< 0.42
1,1-Dichloroethane	µg/l	85 850	< 0.75	< 0.75	< 0.75	< 0.75	< 0.75	< 0.75
1,1-Dichloroethene	µg/l	0.7 7	< 0.57	< 0.57	< 0.57	< 0.57	< 0.57	< 0.57
1,1-Dichloropropene	µg/l	NES NES	< 0.75	< 0.75	< 0.75	< 0.75	< 0.75	< 0.75
1,2,3-Trichlorobenzene	µg/l	NES NES	< 0.74	< 0.74	< 0.74	< 0.74	< 0.74	< 0.74
1,2,3-Trichloropropane	µg/l	12 60	< 0.99	< 0.99	< 0.99	< 0.99	< 0.99	< 0.99
1,2,4-Trichlorobenzene	µg/l	14 70	< 0.97	< 0.97	< 0.97	< 0.97	< 0.97	< 0.97
1,2,4-Trimethylbenzene	µg/l	96* 480*	< 0.97	< 0.97	< 0.97	< 0.97	< 0.97	< 0.97
1,2-Dibromo-3-chloropropane	µg/l	0.02 0.2	< 0.87	< 0.87	< 0.87	< 0.87	< 0.87	< 0.87
1,2-Dibromoethane	µg/l	0.005 0.05	< 0.56	< 0.56	< 0.56	< 0.56	< 0.56	< 0.56
1,2-Dichlorobenzene	µg/l	60 600	< 0.83	< 0.83	< 0.83	< 0.83	< 0.83	< 0.83
1,2-Dichloroethane (1,2-DCA)	µg/l	0.5 5	< 0.36	< 0.36	< 0.36	< 0.36	< 0.36	< 0.36
1,2-Dichloropropane	µg/l	0.5 5	< 0.46	< 0.46	< 0.46	< 0.46	< 0.46	< 0.46
1,3,5-Trimethylbenzene	µg/l	96* 480*	< 0.83	< 0.83	< 0.83	< 0.83	< 0.83	< 0.83
1,3-Dichlorobenzene	µg/l	125 1250	< 0.87	< 0.87	< 0.87	< 0.87	< 0.87	< 0.87
1,3-Dichloropropane	µg/l	NES NES	< 0.61	< 0.61	< 0.61	< 0.61	< 0.61	< 0.61
1,4-Dichlorobenzene	µg/l	15 75	< 0.95	< 0.95	< 0.95	< 0.95	< 0.95	< 0.95
2,2-Dichloropropane	µg/l	NES NES	< 0.62	< 0.62	< 0.62	< 0.62	< 0.62	< 0.62
2-Chlorotoluene	µg/l	NES NES	< 0.85	< 0.85	< 0.85	< 0.85	< 0.85	< 0.85
4-Chlorotoluene	µg/l	NES NES	< 0.74	< 0.74	< 0.74	< 0.74	< 0.74	< 0.74
Benzene	µg/l	0.5 5	< 0.41	< 0.41	< 0.41	< 0.41	< 0.41	< 0.41
Bromobenzene	µg/l	NES NES	< 0.82	< 0.82	< 0.82	< 0.82	< 0.82	< 0.82
Bromochloromethane	µg/l	NES NES	< 0.97	< 0.97	< 0.97	< 0.97	< 0.97	< 0.97
Bromodichloromethane	µg/l	0.06 0.6	< 0.56	< 0.56	< 0.56	< 0.56	< 0.56	< 0.56
Bromoform	µg/l	0.44 4.4	< 0.94	< 0.94	< 0.94	< 0.94	< 0.94	< 0.94
Bromomethane	µg/l	1 10	< 0.91	< 0.91	< 0.91	< 0.91	< 0.91	< 0.91
Carbon Tetrachloride	µg/l	0.5 5	< 0.49	< 0.49	< 0.49	< 0.49	< 0.49	< 0.49
Chlorobenzene	µg/l	NES NES	< 0.41	< 0.41	< 0.41	< 0.41	< 0.41	< 0.41
Chlorodibromomethane	µg/l	NES NES	< 0.81	< 0.81	< 0.81	< 0.81	< 0.81	< 0.81
Chloroethane	µg/l	400 80	< 0.97	< 0.97	< 0.97	< 0.97	< 0.97	< 0.97
Chloroform	µg/l	0.6 6	< 0.37	< 0.37	< 0.37	< 0.37	< 0.37	< 0.37
Chloromethane	µg/l	0.3 3	< 0.24	< 0.24	0.43 Q	0.46	0.39	< 0.24
cis-1,2-Dichloroethene (DCE)	µg/l	7 70	< 0.83	< 0.83	< 0.83	< 0.83	< 0.83	< 0.83
cis-1,3-Dichloropropene	µg/l	0.02 0.2	< 0.19	< 0.19	< 0.19	< 0.19	< 0.19	< 0.19
Dibromomethane	µg/l	NES NES	< 0.60	< 0.60	< 0.60	< 0.60	< 0.60	< 0.60
Dichlorodifluoromethane	µg/l	200 1000	< 0.99	< 0.99	< 0.99	< 0.99	< 0.99	< 0.99
Diisopropyl Ether	µg/l	NES NES	< 0.76	< 0.76	< 0.76	< 0.76	< 0.76	< 0.76
Ethylbenzene	µg/l	140 700	< 0.54	< 0.54	< 0.54	< 0.54	< 0.54	< 0.54
Fluorotrichloromethane	µg/l	698 3490	< 0.79	< 0.79	< 0.79	< 0.79	< 0.79	< 0.79
Hexachlorobutadiene	µg/l	NES NES	< 0.67	< 0.67	< 0.67	< 0.67	< 0.67	< 0.67
Isopropylbenzene	µg/l	NES NES	< 0.59	< 0.59	< 0.59	< 0.59	< 0.59	< 0.59
Methylene Chloride	µg/l	0.5 5	< 0.43	< 0.43	< 0.43	< 0.43	< 0.43	< 0.43
Methyl-tert-butyl-ether (MTBE)	µg/l	12 60	< 0.61	< 0.61	< 0.61	< 0.61	< 0.61	< 0.61
Naphthalene	µg/l	8 40	< 0.74	< 0.74	< 0.74	< 0.74	< 0.74	< 0.74
n-Butylbenzene	µg/l	NES NES	< 0.93	< 0.93	< 0.93	< 0.93	< 0.93	< 0.93
n-Propylbenzene	µg/l	NES NES	< 0.81	< 0.81	< 0.81	< 0.81	< 0.81	< 0.81
p-Isopropyltoluene	µg/l	NES NES	< 0.67	< 0.67	< 0.67	< 0.67	< 0.67	< 0.67
sec-Butylbenzene	µg/l	NES NES	< 0.89	< 0.89	< 0.89	< 0.89	< 0.89	< 0.89
Styrene	µg/l	10 100	< 0.86	< 0.86	< 0.86	< 0.86	< 0.86	< 0.86
tert-Butylbenzene	µg/l	NES NES	< 0.97	< 0.97	< 0.97	< 0.97	< 0.97	< 0.97
Tetrachloroethene (PCE)	µg/l	0.5 5	< 0.45	< 0.45	< 0.45	< 0.45	< 0.45	< 0.45
Toluene	µg/l	200 1000	< 0.67	< 0.67	< 0.67	< 0.67	< 0.67	< 0.67
trans-1,2-Dichloroethene (DCE)	µg/l	20 100	< 0.89	< 0.89	< 0.89	< 0.89	< 0.89	< 0.89
trans-1,3-Dichloropropene	µg/l	0.02 0.2	< 0.19	< 0.19	< 0.19	< 0.19	< 0.19	< 0.19
Trichloroethene (TCE)	µg/l	0.5 5	< 0.48	< 0.48	< 0.48	< 0.48	< 0.48	< 0.48
Vinyl Chloride	µg/l	0.02 0.2	< 0.18	< 0.18	< 0.18	< 0.18	< 0.18	< 0.18
Xylene, o	µg/l	1000* 10000*	< 0.83	< 0.83	< 0.83	< 1.8	< 1.8	< 0.83
Xylenes, m + p	µg/l	1000* 10000*	< 1.8	< 1.8	< 1.8	< 0.83	< 0.83	< 1.8

NOTES:

VOC = volatile organic compound

NES = no established standard

NA = not analyzed

µg/l = micrograms per liter

Q = analyte detected between the limit of detection (LOD) and limit of quantitation (LOQ)

Red/Bold = Wisconsin Administrative Code NR 140 Enforcement Standard (ES) exceedence

Blue/Italic = Wisconsin Administrative Code NR 140 Preventive Action Limit (PAL) exceedence

Summary of Groundwater VOC Results
3420 Milwaukee LLC
3420 North 35th Street
Milwaukee, Wisconsin

Well Number	NR 140.10 Table 1			SMW-1				SMW-2				
	Sample Date	Unit:	PAL	ES	6/29/2006	5/24/2007	11/26/2007	2/29/2008	6/29/2006	5/24/2007	11/26/2007	2/29/2008
1,1,1,2-Tetrachloroethane	µg/l	7	70	< 0.92	NA	NA	NA	< 0.92	NA	NA	NA	NA
1,1,1-Trichloroethane	µg/l	40	200	< 0.90	NA	NA	NA	< 0.90	NA	NA	NA	NA
1,1,2,2-Tetrachloroethane	µg/l	0.02	0.2	< 0.20	NA	NA	NA	< 0.20	NA	NA	NA	NA
1,1,2-Trichloroethane	µg/l	0.5	5	< 0.42	NA	NA	NA	< 0.42	NA	NA	NA	NA
1,1-Dichloroethane	µg/l	85	850	< 0.75	NA	NA	NA	< 0.75	NA	NA	NA	NA
1,1-Dichloroethene	µg/l	0.7	7	< 0.57	NA	NA	NA	< 0.57	NA	NA	NA	NA
1,1-Dichloropropene	µg/l	NES	NES	< 0.75	NA	NA	NA	< 0.75	NA	NA	NA	NA
1,2,3-Trichlorobenzene	µg/l	NES	NES	< 0.74	NA	NA	NA	< 0.74	NA	NA	NA	NA
1,2,3-Trichloropropane	µg/l	12	60	< 0.99	NA	NA	NA	< 0.99	NA	NA	NA	NA
1,2,4-Trichlorobenzene	µg/l	14	70	< 0.97	NA	NA	NA	< 0.97	NA	NA	NA	NA
1,2,4-Trimethylbenzene	µg/l	96*	480*	< 0.97	< 0.39	< 0.39	< 0.39	< 0.97	< 0.39	< 0.39	< 0.39	< 0.39
1,2-Dibromo-3-chloropropane	µg/l	0.02	0.2	< 0.87	NA	NA	NA	< 0.87	NA	NA	NA	NA
1,2-Dibromoethane	µg/l	0.005	0.05	< 0.56	NA	NA	NA	< 0.56	NA	NA	NA	NA
1,2-Dichlorobenzene	µg/l	60	600	< 0.83	NA	NA	NA	< 0.83	NA	NA	NA	NA
1,2-Dichloroethane (1,2-DCA)	µg/l	0.5	5	< 0.36	NA	NA	NA	< 0.36	NA	NA	NA	NA
1,2-Dichloropropane	µg/l	0.5	5	< 0.46	NA	NA	NA	< 0.46	NA	NA	NA	NA
1,3,5-Trimethylbenzene	µg/l	96*	480*	< 0.83	< 0.40	< 0.40	< 0.40	< 0.83	< 0.40	< 0.40	< 0.40	< 0.40
1,3-Dichlorobenzene	µg/l	125	1250	< 0.87	NA	NA	NA	< 0.87	NA	NA	NA	NA
1,3-Dichloropropane	µg/l	NES	NES	< 0.61	NA	NA	NA	< 0.61	NA	NA	NA	NA
1,4-Dichlorobenzene	µg/l	15	75	< 0.95	NA	NA	NA	< 0.95	NA	NA	NA	NA
2,2-Dichloropropane	µg/l	NES	NES	< 0.62	NA	NA	NA	< 0.62	NA	NA	NA	NA
2-Chlorotoluene	µg/l	NES	NES	< 0.85	NA	NA	NA	< 0.85	NA	NA	NA	NA
4-Chlorotoluene	µg/l	NES	NES	< 0.74	NA	NA	NA	< 0.74	NA	NA	NA	NA
Benzene	µg/l	0.5	5	< 0.41	2.3	< 0.14	< 0.14	< 0.41	8.6	< 0.14	< 0.14	< 0.14
Bromobenzene	µg/l	NES	NES	< 0.82	NA	NA	NA	< 0.82	NA	NA	NA	NA
Bromochloromethane	µg/l	NES	NES	< 0.97	NA	NA	NA	< 0.97	NA	NA	NA	NA
Bromodichloromethane	µg/l	0.06	0.6	< 0.56	NA	NA	NA	< 0.56	NA	NA	NA	NA
Bromoform	µg/l	0.44	4.4	< 0.94	NA	NA	NA	< 0.94	NA	NA	NA	NA
Bromomethane	µg/l	1	10	< 0.91	NA	NA	NA	< 0.91	NA	NA	NA	NA
Carbon Tetrachloride	µg/l	0.5	5	< 0.49	NA	NA	NA	< 0.49	NA	NA	NA	NA
Chlorobenzene	µg/l	NES	NES	< 0.41	NA	NA	NA	< 0.41	NA	NA	NA	NA
Chlorodibromomethane	µg/l	NES	NES	< 0.81	NA	NA	NA	< 0.81	NA	NA	NA	NA
Chloroethane	µg/l	400	80	< 0.97	NA	NA	NA	< 0.97	NA	NA	NA	NA
Chloroform	µg/l	0.6	6	< 0.37	NA	NA	NA	< 0.37	NA	NA	NA	NA
Chloromethane	µg/l	0.3	3	< 0.24	NA	NA	NA	< 0.24	NA	NA	NA	NA
cis-1,2-Dichloroethene (DCE)	µg/l	7	70	< 0.83	NA	NA	NA	< 0.83	NA	NA	NA	NA
cis-1,3-Dichloropropene	µg/l	0.02	0.2	< 0.19	NA	NA	NA	< 0.19	NA	NA	NA	NA
Dibromomethane	µg/l	NES	NES	< 0.60	NA	NA	NA	< 0.60	NA	NA	NA	NA
Dichlorodifluoromethane	µg/l	200	1000	< 0.99	NA	NA	NA	< 0.99	NA	NA	NA	NA
Diisopropyl Ether	µg/l	NES	NES	< 0.76	NA	NA	NA	< 0.76	NA	NA	NA	NA
Ethylbenzene	µg/l	140	700	< 0.54	< 0.40	< 0.40	< 0.40	< 0.54	< 0.40	< 0.40	< 0.40	< 0.40
Fluorotrichloromethane	µg/l	698	3490	< 0.79	NA	NA	NA	< 0.79	NA	NA	NA	NA
Hexachlorobutadiene	µg/l	NES	NES	< 0.67	NA	NA	NA	< 0.67	NA	NA	NA	NA
Isopropylbenzene	µg/l	NES	NES	< 0.59	NA	NA	NA	< 0.59	NA	NA	NA	NA
Methylene Chloride	µg/l	0.5	5	< 0.43	NA	NA	NA	< 0.43	NA	NA	NA	NA
Methyl-tert-butyl-ether (MTBE)	µg/l	12	60	< 0.61	< 0.36	< 0.36	< 0.36	< 0.61	< 0.36	< 0.36	< 0.36	< 0.36
Naphthalene	µg/l	8	40	< 0.74	< 0.47	< 0.47	< 0.47	< 0.74	< 0.47	< 0.47	< 0.47	< 0.47
n-Butylbenzene	µg/l	NES	NES	< 0.93	NA	NA	NA	< 0.93	NA	NA	NA	NA
n-Propylbenzene	µg/l	NES	NES	< 0.81	NA	NA	NA	< 0.81	NA	NA	NA	NA
p-Isopropyltoluene	µg/l	NES	NES	< 0.67	NA	NA	NA	< 0.67	NA	NA	NA	NA
sec-Butylbenzene	µg/l	NES	NES	< 0.89	NA	NA	NA	< 0.89	NA	NA	NA	NA
Styrene	µg/l	10	100	< 0.86	NA	NA	NA	< 0.86	NA	NA	NA	NA
tert-Butylbenzene	µg/l	NES	NES	< 0.97	NA	NA	NA	< 0.97	NA	NA	NA	NA
Tetrachloroethene (PCE)	µg/l	0.5	5	< 0.45	NA	NA	NA	< 0.45	NA	NA	NA	NA
Toluene	µg/l	200	1000	< 0.67	< 0.36	< 0.36	< 0.36	< 0.67	0.68	< 0.36	< 0.36	< 0.36
trans-1,2-Dichloroethene (DCE)	µg/l	20	100	< 0.89	NA	NA	NA	< 0.89	NA	NA	NA	NA
trans-1,3-Dichloropropene	µg/l	0.02	0.2	< 0.19	NA	NA	NA	< 0.19	NA	NA	NA	NA
Trichloroethene (TCE)	µg/l	0.5	5	< 0.48	NA	NA	NA	< 0.48	NA	NA	NA	NA
Vinyl Chloride	µg/l	0.02	0.2	< 0.18	NA	NA	NA	< 0.18	NA	NA	NA	NA
Xylene, o	µg/l	1000*	10000*	< 0.83	< 0.36	< 0.36	< 0.36	< 0.83	< 0.36	< 0.36	< 0.36	< 0.36
Xylenes, m + p	µg/l	1000*	10000*	< 1.8	< 0.74	< 0.74	< 0.74	< 1.8	< 0.74	< 0.74	< 0.74	< 0.74

NOTES:
VOC = volatile organic compound
NES = no established standard
NA = not analyzed
µg/l = micrograms per liter
Q = analyte detected between the limit of detection (LOD) and limit of quantitation (LOQ)
Red/Bold = Wisconsin Administrative Code NR 140 Enforcement Standard (ES) exceedence
Blue/Italic = Wisconsin Administrative Code NR 140 Preventive Action Limit (PAL) exceedence

Summary of Groundwater VOC Results
3420 Milwaukee LLC
3420 North 35th Street
Milwaukee, Wisconsin

Well Number Sample Date	NR 140.10 Table 1			MW-3			
	Unit:	PAL	ES	6/29/2006	5/24/2007	11/26/2007	2/29/2008
1,1,1,2-Tetrachloroethane	µg/l	7	70	< 2.3	NA	NA	NA
1,1,1-Trichloroethane	µg/l	40	200	< 2.2	NA	NA	NA
1,1,2,2-Tetrachloroethane	µg/l	0.02	0.2	< 0.50	NA	NA	NA
1,1,2-Trichloroethane	µg/l	0.5	5	< 1.0	NA	NA	NA
1,1-Dichloroethane	µg/l	85	850	< 1.9	NA	NA	NA
1,1-Dichloroethene	µg/l	0.7	7	< 1.4	NA	NA	NA
1,1-Dichloropropene	µg/l	NES	NES	< 1.9	NA	NA	NA
1,2,3-Trichlorobenzene	µg/l	NES	NES	< 1.8	NA	NA	NA
1,2,3-Trichloropropane	µg/l	12	60	< 2.5	NA	NA	NA
1,2,4-Trichlorobenzene	µg/l	14	70	< 2.4	NA	NA	NA
1,2,4-Trimethylbenzene	µg/l	96*	480*	17	83	250	25.4
1,2-Dibromo-3-chloropropane	µg/l	0.02	0.2	< 2.2	NA	NA	NA
1,2-Dibromoethane	µg/l	0.005	0.05	< 1.4	NA	NA	NA
1,2-Dichlorobenzene	µg/l	60	600	< 2.1	NA	NA	NA
1,2-Dichloroethane (1,2-DCA)	µg/l	0.5	5	< 0.90	NA	NA	NA
1,2-Dichloropropane	µg/l	0.5	5	< 1.2	NA	NA	NA
1,3,5-Trimethylbenzene	µg/l	96*	480*	< 2.1	8.1	10	1.3
1,3-Dichlorobenzene	µg/l	125	1250	< 2.2	NA	NA	NA
1,3-Dichloropropane	µg/l	NES	NES	< 1.5	NA	NA	NA
1,4-Dichlorobenzene	µg/l	15	75	< 2.4	NA	NA	NA
2,2-Dichloropropane	µg/l	NES	NES	< 1.6	NA	NA	NA
2-Chlorotoluene	µg/l	NES	NES	< 2.1	NA	NA	NA
4-Chlorotoluene	µg/l	NES	NES	< 1.8	NA	NA	NA
Benzene	µg/l	0.5	5	9.0	17	39	16.1
Bromobenzene	µg/l	NES	NES	< 2.0	NA	NA	NA
Bromochloromethane	µg/l	NES	NES	< 2.4	NA	NA	NA
Bromodichloromethane	µg/l	0.06	0.6	< 1.4	NA	NA	NA
Bromoform	µg/l	0.44	4.4	< 2.3	NA	NA	NA
Bromomethane	µg/l	1	10	< 2.3	NA	NA	NA
Carbon Tetrachloride	µg/l	0.5	5	< 1.2	NA	NA	NA
Chlorobenzene	µg/l	NES	NES	< 1.0	NA	NA	NA
Chlorodibromomethane	µg/l	NES	NES	< 2.0	NA	NA	NA
Chloroethane	µg/l	400	80	< 2.4	NA	NA	NA
Chloroform	µg/l	0.6	6	< 0.92	NA	NA	NA
Chloromethane	µg/l	0.3	3	< 0.60	NA	NA	NA
cis-1,2-Dichloroethene (DCE)	µg/l	7	70	< 2.1	NA	NA	NA
cis-1,3-Dichloropropene	µg/l	0.02	0.2	< 0.48	NA	NA	NA
Dibromomethane	µg/l	NES	NES	< 1.5	NA	NA	NA
Dichlorodifluoromethane	µg/l	200	1000	< 2.5	NA	NA	NA
Diisopropyl Ether	µg/l	NES	NES	< 1.9	NA	NA	NA
Ethylbenzene	µg/l	140	700	170	350	1000	318
Fluorotrichloromethane	µg/l	698	3490	< 2.0	NA	NA	NA
Hexachlorobutadiene	µg/l	NES	NES	< 1.7	NA	NA	NA
Isopropylbenzene	µg/l	NES	NES	8.9	NA	NA	NA
Methylene Chloride	µg/l	0.5	5	< 1.1	NA	NA	NA
Methyl-tert-butyl-ether (MTBE)	µg/l	12	60	< 1.5	< 0.72	< 3.6	< 0.36
Naphthalene	µg/l	8	40	75	300	860	66.9
n-Butylbenzene	µg/l	NES	NES	< 2.3	NA	NA	NA
n-Propylbenzene	µg/l	NES	NES	2.2	NA	NA	NA
p-Isopropyltoluene	µg/l	NES	NES	< 1.7	NA	NA	NA
sec-Butylbenzene	µg/l	NES	NES	< 2.2	NA	NA	NA
Styrene	µg/l	10	100	< 2.2	NA	NA	NA
tert-Butylbenzene	µg/l	NES	NES	< 2.4	NA	NA	NA
Tetrachloroethene (PCE)	µg/l	0.5	5	< 1.1	NA	NA	NA
Toluene	µg/l	200	1000	3.2	2.7	21	1.9
trans-1,2-Dichloroethene (DCE)	µg/l	20	100	< 2.2	NA	NA	NA
trans-1,3-Dichloropropene	µg/l	0.02	0.2	< 0.48	NA	NA	NA
Trichloroethene (TCE)	µg/l	0.5	5	< 1.2	NA	NA	NA
Vinyl Chloride	µg/l	0.02	0.2	< 0.45	NA	NA	NA
Xylene, o	µg/l	1000*	10000*	39	120	41	58.9
Xylenes, m + p	µg/l	1000*	10000*	9.1	13	380	10.7

NOTES:

VOC = volatile organic compound

NES = no established standard

NA = not analyzed

µg/l = micrograms per liter

Q = analyte detected between the limit of detection (LOD) and limit of quantitation (LOQ)

Red/Bold = Wisconsin Administrative Code NR 140 Enforcement Standard (ES) exceedence*Blue/Italic* = Wisconsin Administrative Code NR 140 Preventive Action Limit (PAL) exceedence

Table 1

**Summary of Groundwater Elevations
 3420 Milwaukee LLC
 3420 North 35th Street
 Milwaukee, Wisconsin**

Period: From 7/13/06 to 2/29/08

Well Number	Measurement Date	Top of Casing Elevation (ft msl)	Depth to Water (ft btoc)	Water Elevation (ft msl)
SSB-1 ^T	7/13/2006	667.18	6.45	660.73
SMW-1	7/13/2006	666.81	3.98	662.83
	5/24/2007	666.81	2.78	664.03
	11/26/2007	666.81	4.23	662.58
	2/29/2008	666.81	3.13	663.68
SMW-2	7/13/2006	666.01	8.35	657.66
	5/24/2007	666.01	8.07	657.94
	11/26/2007	666.01	8.92	657.09
	2/29/2008	666.01	8.61	657.40
MW-3	7/13/2006	666.38	10.03	656.35
	5/24/2007	666.38	9.32	657.06
	11/26/2007	666.38	10.04	656.34
	2/29/2008	666.38	9.17	657.21

NOTES:

ft btoc = feet below top of casing

ft msl = feet relative to mean sea level

T = 1-inch temporary well