JUN 23 2010

GIS REGISTRY
Cover Sheet

July, 2008
(RR 5367)

Source Property Information

CLOSURE DATE: Jun 23, 2010

BRRTS #: 02-41-549203

FID #: 341077330

ACTIVITY NAME: Former Wisconsin Magneto Property

DATCP #:

PROPERTY ADDRESS: 4727 North Teutonia avenue

COMM #:

MUNICIPALITY: Milwaukee

PARCEL ID #: 131-9987-110-2

***WTM COORDINATES:**

X: 294298 Y: 687121

** 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")*

[X] Soil Contamination > *RCL or **SSRCL *(232)*

- [X] 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)*

[X] 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*

State of Wisconsin
Department of Natural Resources
http://dnr.wi.gov

GIS Registry Checklist

Form 4400-245 (R 3/10)

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 #: 03-41-549203 PARCEL ID #: 231-9987-110-2

ACTIVITY NAME: Former Wisconsin Magnetics Property WTM COORDINATES: X: 294298 Y: 687121

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

☒ **Closure Letter**

☐ **Maintenance Plan** *(if activity is closed with a land use limitation or condition (land use control) under s. 292.12, Wis. Stats.)*

☐ **Continuing Obligation Cover Letter** (for property owners affected by residual contamination and/or continuing obligations)

☐ **Conditional Closure Letter**

☐ **Certificate of Completion (COC)** (for VPLE sites)

SOURCE LEGAL DOCUMENTS

☒ **Deed:** The most recent deed as well as legal descriptions, for the **Source Property** (where the contamination originated). Deeds for other, off-source (off-site) properties are located in the **Notification** section.
Note: *If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.*

☐ **Certified Survey Map:** A copy of the certified survey map or the relevant section of the recorded plat map *for those properties where the legal description in the most recent deed refers to a certified survey map or a recorded plat map.* (lots on subdivided or platted property (e.g. lot 2 of xyz subdivision)).

Figure #: **Title: Deed does not refer to a CSM or Plat Map**

☒ **Signed Statement:** A statement signed by the Responsible Party (RP), which states that he or she believes that the attached legal description accurately describes the correct contaminated property.

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

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

☒ **Location Map:** A map outlining all properties within the contaminated site boundaries on a U.S.G.S. topographic map or plat map in sufficient detail to permit easy location of all parcels. If groundwater standards are exceeded, include the location of all potable wells within 1200 feet of the site.
Note: *Due to security reasons municipal wells are not identified on GIS Packet maps. However, the locations of these municipal wells must be identified on Case Closure Request maps.*

Figure #: 1 **Title: Vicinity Diagram**

☒ **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: Sample Locations Diagram**

☒ **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 #: 3 **Title: Soil Investigation Data**

BRRTS #: 03-41-549203 ACTIVITY NAME: Former Wisconsin Magnetos Property

MAPS (continued)

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

Figure #: **Title:**

Figure #: **Title:**

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

Figure #: 4 **Title: Groundwater Diagram**

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

Figure #: **Title:**

Figure #: **Title:**

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

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

☒ **Soil Analytical Table:** A table showing remaining soil contamination with analytical results and collection dates.
Note: This is one table of results for the contaminants of concern. Contaminants of concern are those that were found during the site investigation, that remain after remediation. It may be necessary to create a new table to meet this requirement.

Table #: 1 **Title: "Soil Sample analytical Results" and Soil analytical 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 #: 3 **Title: Groundwater Sample analytical 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 #: 2 **Title: Groundwater elevation Measurements**

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 #: 03-41-549203 ACTIVITY NAME: Former Wisconsin Magnetos Property

NOTIFICATIONS

Source Property

☒ **Not Applicable**

☐ **Letter To Current Source Property Owner:** If the source property is owned by someone other than the person who is applying for case closure, include a copy of the letter notifying the current owner of the source property that case closure has been requested.

☐ **Return Receipt/Signature Confirmation:** Written proof of date on which confirmation was received for notifying current source property owner.

Off-Source Property

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

☐ **Not Applicable**

☐ **Letter To "Off-Source" Property Owners:** Copies of all letters sent by the Responsible Party (RP) to owners of properties with groundwater exceeding an Enforcement Standard (ES), and to owners of properties that will be affected by a land use control under s. 292.12, Wis. Stats.
Note: *Letters sent to off-source properties regarding residual contamination must contain standard provisions in Appendix A of ch. NR 726.*

Number of "Off-Source" Letters:

☐ **Return Receipt/Signature Confirmation:** Written proof of date on which confirmation was received for notifying any off-source property owner.

☐ **Deed of "Off-Source" Property:** The most recent deed(s) as well as legal descriptions, for all affected deeded **off-source property(ies).** This does not apply to right-of-ways.
Note: *If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.*

☒ **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: 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 53212-3128
FAX 414-263-8606
Telephone 414-263-8500
TTY Access via relay - 711

June 23, 2010

Wisconsin Magneto, Inc.
Attn: Jonco Industries, Mr. Thomas Ryan
2501 West Hampton Avenue
Milwaukee, WI 53209

Subject: Final Case Closure with Land Use limitations or Conditions for the Former Wisconsin Magneto Property Located at 4727 North Teutonia Avenue Milwaukee, WI

FID: 341077330
BRRTS: 02-41-549203

Dear Mr. Ryan:

On Jun 9, 2010, the Wisconsin Department of Natural Resources ("the Department") reviewed the above referenced case for closure. The Department reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. On June 9, 2010, you were notified that additional documentation would be required before case closure was granted. On June 21, 2010, the Department received the revised, "Non-Abandoned Temporary Well Locations Map", Figure 5, and the temporary Monitoring Well Construction Form 4400-113A.

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
- If a structural impediment that obstructs a complete site investigation or cleanup is removed or modified, additional environmental work must be completed

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 the current property owner 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.

Remaining Residual Soil Contamination

Residual soil contamination (DRO) remains at soil boring location P-8 (see enclosed map Figure 3), as indicated in the information submitted to the Department of Natural Resources. If soil in the specific locations described above is excavated in the future, then pursuant to ch. NR 718 or, if applicable, ch. 289, Stats., and chs. 500 to 536, 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 standards and rules. In addition, all current and future owners and occupants of the property need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken to prevent a direct contact health threat to humans.

Monitoring Wells that could not be properly abandoned

On May 27, 2010, The Sigma Group (consultant) notified the Department that temporary monitoring well(s) P-I, P-2, P-7, and P-8, located on the subject property (see enclosed map Figure 5) could not be properly abandoned because they had been lost due to being paved over, covered or removed during site development activities. Your consultant has made a reasonable effort to locate the lost wells to determine whether they were properly abandoned but has been unsuccessful in those efforts. You need to understand that in the future you may be held liable for any problems associated with temporary monitoring wells P-1, P-2, P-7, and P-8, if they create a conduit for contaminants to enter groundwater. If in the future any of the lost groundwater temporary monitoring wells are found, the then current owner of the subject property will be required to notify the Department and to properly abandon the wells in compliance with the requirements in ch. NR 141, Wis. Adm. Code, and to submit the required documentation of that abandonment to the Department. Because these lost temporary monitoring wells were not properly abandoned, your site will be listed on the DNR Remediation and Redevelopment GIS Registry.

Please be aware that the case maybe reopened pursuant to s. NR 726.09, Wis. Admin. 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. Failure to submit the above documentation may result in enforcement actions.

The Department appreciates the actions you have taken to investigate and remediate the contamination at this site. If you have any questions or comments, please feel free to contact me at the above address or at (414) 263-8644. Please refer to the FID number at the top of this letter in any future correspondence. Future correspondence should be sent directly to the Remediation and Redevelopment Program Assistant Vicky Stovall (414-263-8688) at the above address.

Sincerely,

James A. Schmidt
Southeast Region Team Supervisor
Remediation and Redevelopment

Enclosures: Soil Investigation Data, Figure 3
Non-abandoned Temporary Well Locations, Figure 5

C: Monica Weis, Dept of Commerce, Milwaukee
Eric Sikora, Sigma
WDNR SER Files

DOC. # 8720985

REGISTER'S OFFICE | SS
Milwaukee County, WI
RECORDED AT 11:39 AM

01-22-2004

JOHN LA FAVE
REGISTER OF DEEDS

AMOUNT 15.00

REEL 5757 IMAGE 2103

STATE BAR OF WISCONSIN FORM 1 – 2000
WARRANTY DEED

Document Number

This Deed, made between Magneto Real Estate, Inc., a Wisconsin corporation formerly known as Wisconsin Magneto, Inc., Grantor, and T. Ryan Enterprises, Inc., Grantee.

Grantor, for a valuable consideration, conveys to Grantee the following described real estate in Milwaukee County, State of Wisconsin (the "Property"):

See Exhibit A attached hereto.

TRANSFER
$375.00
FEE

Recording Area

Name and Return Address
Mr. Michael P. Stupar
Stupar, Schuster & Cooper, S.C.
633 West Wisconsin Avenue
Milwaukee, Wisconsin 53203-1955

Together with all appurtenant rights, title and interests.

231-9987-110-2
Parcel Identification Number (PIN)
This is not homestead property.

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restricitons and covenants and general taxes levied in the year 2003. Notwithstanding the foregoing, Grantee acknowledges that it is purchasing the Property "as is" without any representations or warranties from Grantor concerning the condition, liability or any other express or implied warranty or representation whatsoever.

Dated this 30 day of December, 2003.

MAGNETO REAL ESTATE, INC.

By: _____
*Mark A. Polzin, President

AUTHENTICATION

Signature(s) _____ authenticated this _____ day of _____,

_____
*
TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____ authorized by §706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY
Mark E. O'Neill
Godfrey & Kahn, S.C.
(Signatures may be authenticated or acknowledged. Both are not necessary.)

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
Waukesha County)

Personally came before me this [illegible] day of December, 2003, the above named Mark A. Polzin, as President of Magneto Real Estate, Inc. to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____
* Mark E. O'Neill
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.

EXHIBIT A

Legal Description

REEL 5757 IMAGE 2104

PARCEL I:

All, except the North One Hundred Five (105) feet and the West Twenty (20) feet of the following described premises:

That part of the North West One-quarter (1/4) of Section Six (6), in Township Seven (7) North, Range Twenty-two (22) East, bounded and described as follows: Commencing at a point in the West line of said 1/4 Section which is 381 feet South of the North West corner of said 1/4 Section; running thence South along said West line 236.26 feet to a point; running thence East and parallel to the North line of said 1/4 Section, 257.98 feet to a point on the center of North Teutonia Avenue; running thence North Westerly along the center line of said Avenue to a point which is 381 feet South of the North line of said 1/4 Section; running thence West and parallel to the North line 164.88 feet to the place of beginning. Said land being in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

PARCEL II:

The North Forty-seven (47) feet of the South One Hundred Twenty (120) feet of the West One Hundred Thirty-three (133) feet of a piece of land in the North West One-quarter (1/4) of Section Six (6), in Township Seven (7) North, Range Twenty-two (22) East, between the Chicago, Milwaukee, St. Paul and Pacific Railroad Right-of-Way, North Teutonia Avenue; center line of West Courtland Avenue, extended East and the West Section line, excepting therefrom that part described as follows: Commencing at a point in the West line of the North West 1/4 of Section 6, Township 7 North, Range 22 East, said point lying 617.26 feet South of the North West corner of said 1/4 Section; running thence South 89° 54' East and parallel to the North line of said 1/4 Section, 20 feet to a point; thence South Easterly along a line 47.19 feet to a point which is 664.26 feet South of the North line and 23.78 feet East of the West line of said 1/4 Section; thence North 89° 54' West and parallel to the North line of said 1/4 Section, 23.78 feet to a point in the West line of said 1/4 Section; thence North along the West line of 1/4 Section, 47 feet to the point of commencement. Said land being in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

PARCEL III:

That certain parcel of land in the North West One-quarter (1/4) of Section Six (6), in Township Seven (7) North, Range Twenty-two (22) East, which is bounded and described as follows; to wit: Beginning at a point 617.26 feet South of the North line and 133 feet East of the West line of said 1/4 Section; thence South and parallel to the West line of said 1/4 Section 70 feet to a point; thence East and parallel to the North line of said 1/4 Section 115.70 feet to a point in the Westerly line of North Teutonia Avenue; thence North 22° 12' West along the Westerly line of North Teutonia Avenue 75.10 feet to a point, 70 feet North of and measured at right angles to the South line of this parcel; thence West parallel to the North line of said 1/4 Section 88.40 feet to

the point of beginning. Said land being in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

PARCEL IV:

That part of the North West 1/4 of Section 6, in Township 7 North, Range 22 East, more particularly described as follows: Commencing at a point which is 23.78 feet East of measured at right angles to the West line and 664.26 feet South of the North line of said 1/4 Section; running thence South 4° 36' East and along the East line of North 27th Street, 40.16 feet to a point which is 27.00 feet East of measured at right angles to the West line and 704.26 feet South of the North Line of said 1/4 Section; thence South along the East line of North 27th Street and parallel to the West line of said 1/4 Section, 33.00 feet to a point; thence South 89° 54' East, 237.78 feet to a point; thence Northwesterly on a curve, the radius of which lying to the Southwest is 85.00 feet and whose long chord is 23.39 feet and bears North 13° 16' 42" West, distance of 23.46 feet to a point of tangency in the Westerly line of North Teutonia Avenue; thence North 21° 11' 12" West, 29.23 feet to a point; thence North 89° 54' West, 115.70 feet to a point; thence North 23.00 feet to a point; thence North 89° 54' West, 109.22 feet to the point of commencement. Said land being in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

PARCEL V:

That part of the North West 1/4 of Section 6, Township 7 North, Range 22 East, bounded and described as follows: Commencing at the point of intersection of the West line of said 1/4 Section with the center line of West Courtland Avenue (formerly known as Highland Avenue); thence North 89°51'30" East along the center line, extended East, of West Courtland Avenue 27.00 feet to the point of beginning of the land herein described, said point being in the East line of North 27th Street; thence due South along the East line of North 27th Street 153.30 feet to a point; thence South 57°43'02" East 21.36 feet to a point in the North line of West Cornell Street; thence North 64°33'57" East along the North line of West Cornell Street 190.17 feet to the point of beginning of a curve; thence Northeasterly 102.65 feet along the arc of a curve whose center lies to the Northwest, whose radius is 85.00 feet and whose chord bears North 29°58'04" East 96.53 feet to a point in the Center line, extended East of West Courtland Avenue; thence South 89°51'30" West along the centerline extended East, of the West Courtland Avenue 238.02 feet to the point of beginning. Said land being in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

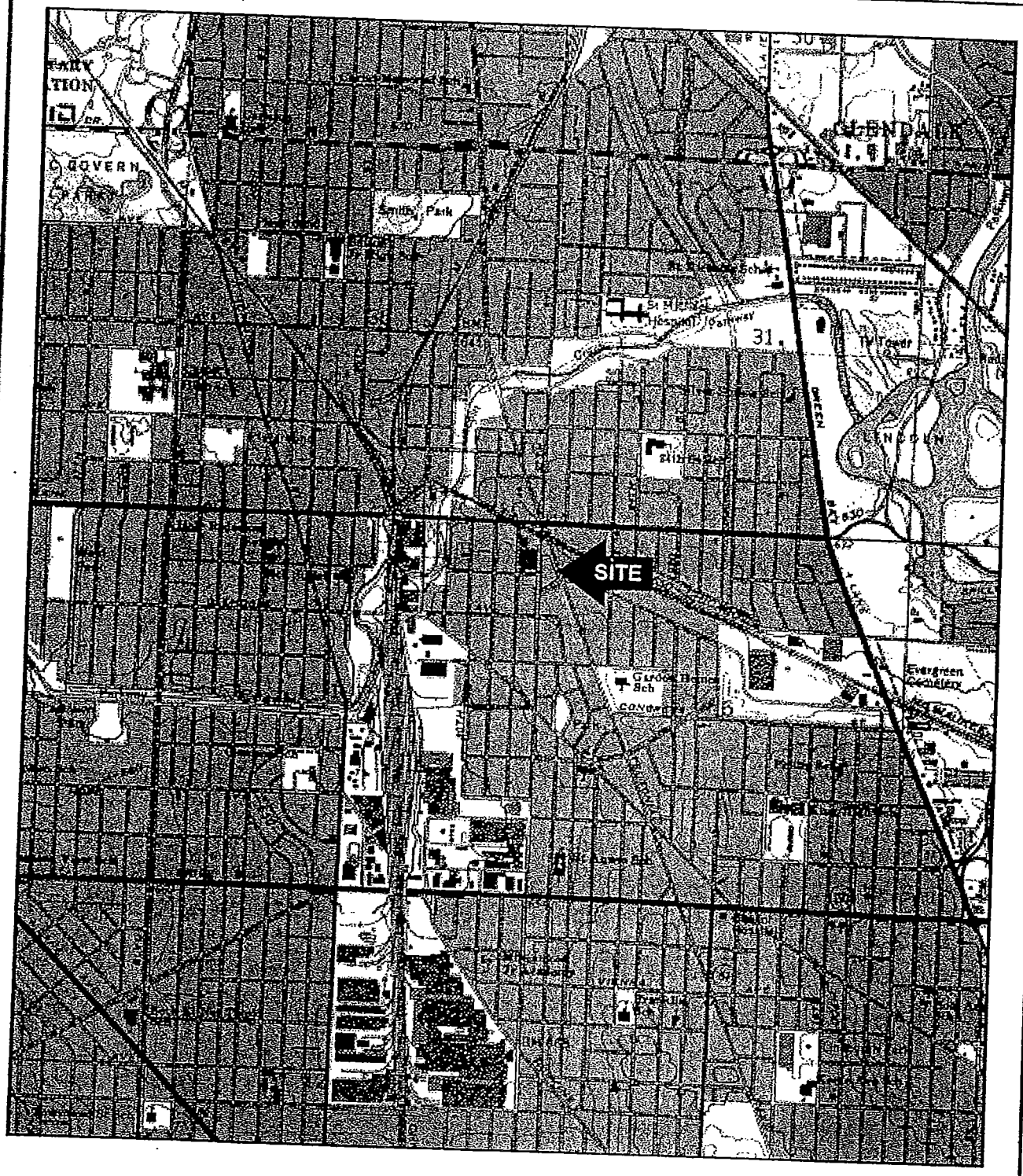
MW775127_1.DOC

STATEMENT BY RESPONSIBLE PARTY

T. Ryan Enterprises, Inc., the owner of the property located at 4727 North Teutonia Avenue in Milwaukee, Wisconsin, states that the legal description provided to the Wisconsin Department of Natural Resources (and attached to this statement) for case file reference 03-41-433005 is complete and accurate to the best of our knowledge.

Signature of Representative for Property Owner

4/30/2010
Date



MILWAUKEE - WISCONSIN
USGS 7.5 MINUTE QUADRANGLE MAP
CREATED 1958, PHOTOREVISED 1971
NW 1/4 NW 1/4 SEC 6 T7N R22E

NORTH

DIAGRAM SCALE
0 1000 2000
1 INCH = 2000 FEET

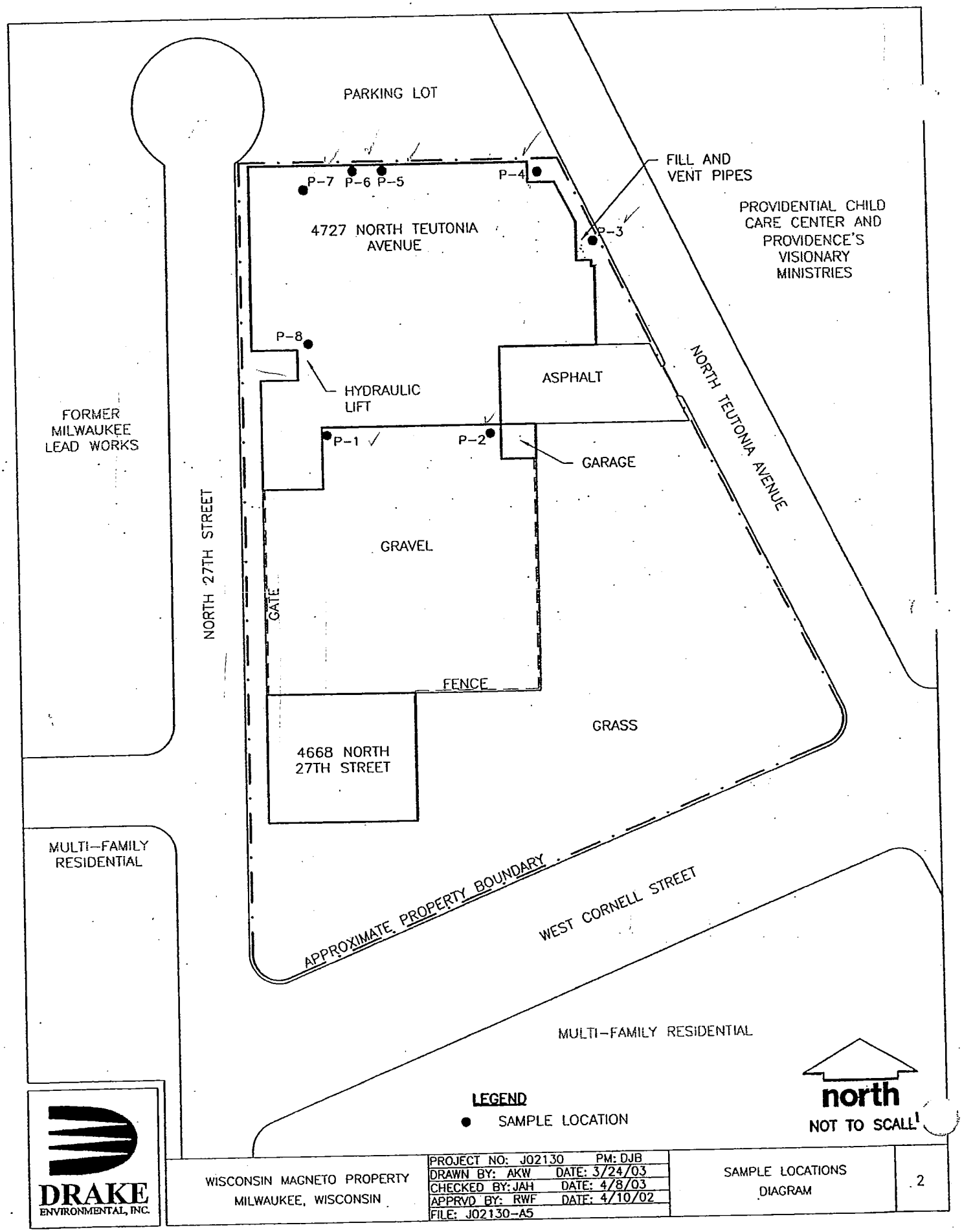
DRAKE ENVIRONMENTAL, INC.

WISCONSIN MAGNETO PROPERY
MILWAUKEE, WISCONSIN

PROJECT NO: J02130	PM: KQ	
DRAWN BY: AKW	DATE: 12/2/02	
CHKED BY: KQ	DATE: 12/6/02	
APRVD BY: JH	DATE: 12/13/02	

VICINITY DIAGRAM

FIGURE 1



DRAKE ENVIRONMENTAL, INC.

WISCONSIN MAGNETO PROPERTY
MILWAUKEE, WISCONSIN

PROJECT NO: J02130	PM: DJB
DRAWN BY: AKW	DATE: 3/24/03
CHECKED BY: JAH	DATE: 4/8/03
APPRVD BY: RWF	DATE: 4/10/02
FILE: J02130-A5	

SAMPLE LOCATIONS DIAGRAM

2

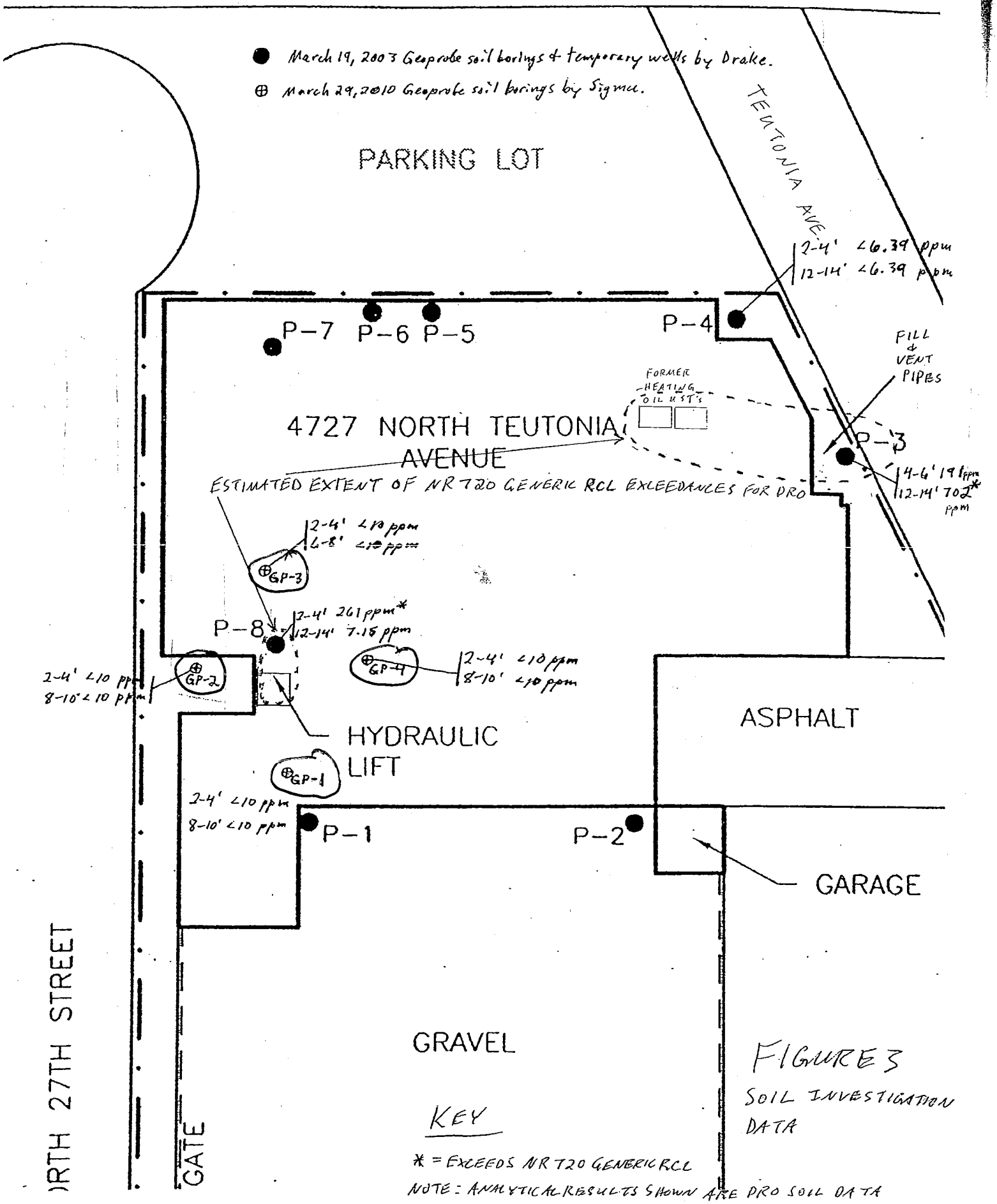


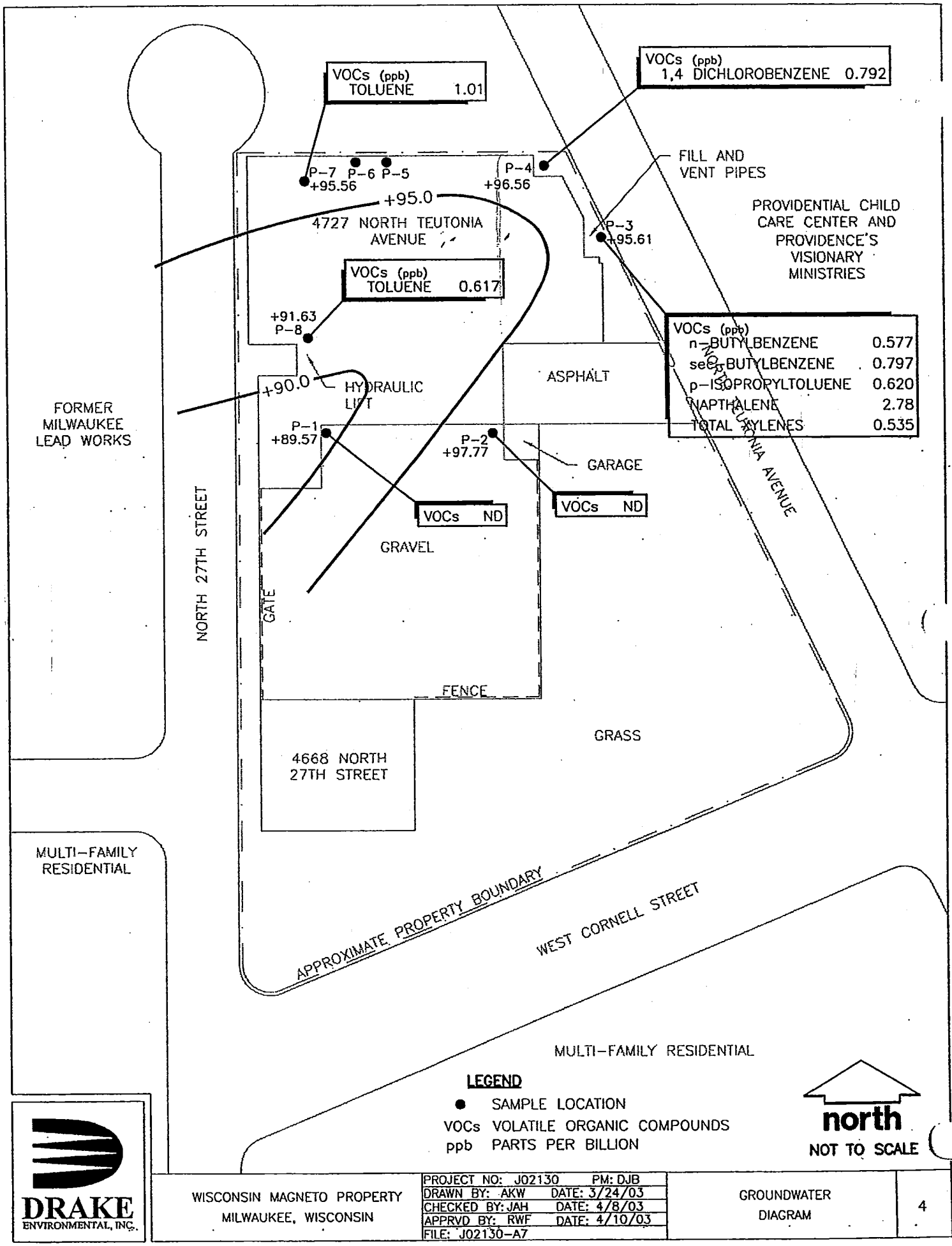
FIGURE 3

SOIL INVESTIGATION DATA

KEY

* = EXCEEDS NR 720 GENERIC RCL

NOTE: ANALYTICAL RESULTS SHOWN ARE PRO SOIL DATA



DRAKE ENVIRONMENTAL, INC.

WISCONSIN MAGNETO PROPERTY
MILWAUKEE, WISCONSIN

PROJECT NO: J02130	PM: DJB
DRAWN BY: AKW	DATE: 3/24/03
CHECKED BY: JAH	DATE: 4/8/03
APPRVD BY: RWF	DATE: 4/10/03
FILE: J02130-A7	

GROUNDWATER
DIAGRAM

4

TABLE 1 (Page 1 of 2)
Soil Sample Analytical Results
Wisconsin Magneto Property
Milwaukee, Wisconsin

Analytical Parameter	P-1 2'-4' bgs	P-1 10'-12' bgs	P-2 2'-4' bgs	P-2 12'-14' bgs	P-3 4'-6' bgs	P-3 12'-14' bgs	P-4 2'-4' bgs	P-4 12'-14' bgs	NR 720 Generic RCL
GRO (ppm)	<6.02	<5.79	<6.11	<5.63	78.5	60.8	<6.39	<5.86	250
DRO (ppm)	<6.02	<5.79	<6.11	<5.63	191	702	<6.39	<5.86	250
VOCs (ppb)									
Benzene	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	5.5
Bromobenzene	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	NS
Bromodichloromethane	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	NS
n-Butylbenzene	<25.0	33.1	<25.0	<25.0	546	584	<25.0	<25.0	NS
sec-Butylbenzene	<25.0	31.3	<25.0	<25.0	565	578	<25.0	<25.0	NS
tert-Butylbenzene	<25.0	<25.0	<25.0	<25.0	193	196	<25.0	<25.0	NS
Carbon tetrachloride	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	NS
Chlorobenzene	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	NS
Chloroethane	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	NS
Chloroform	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	NS
Chloromethane	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	NS
2-Chlorotoluene	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	NS
4-Chlorotoluene	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	NS
Dibromochloromethane	<250	<250	<250	<250	<250	<250	<250	<250	NS
1,2-Dibromo-3-chloropropane	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	NS
1,2-Dibromoethane	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	NS
1,2-Dichlorobenzene	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	NS
1,3-Dichlorobenzene	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	NS
1,4-Dichlorobenzene	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	NS
Dichlorodifluoromethane	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	NS
1,1-Dichloroethane	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	NS
1,2-Dichloroethane	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	4.9
1,1-Dichloroethene	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	NS
cis-1,2-Dichloroethene	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	NS
trans-1,2-Dichloroethene	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	NS
1,2-Dichloropropane	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	NS
1,3-Dichloropropane	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	NS
2,2-Dichloropropane	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	NS
Di-isopropyl ether	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	NS
Ethylbenzene	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	2,900
Hexachlorobutadiene	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	NS
Isopropylbenzene	<25.0	<25.0	<25.0	<25.0	<25.0	104	<25.0	<25.0	NS
p-Isopropyltoluene	<25.0	37.8	<25.0	<25.0	496	520	<25.0	<25.0	NS
Methylene chloride	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	NS
Methyl tert-butyl ether	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	NS
Naphthalene	<25.0	<25.0	<25.0	<25.0	801	575	<25.0	<25.0	NS
n-Propylbenzene	<25.0	<25.0	<25.0	<25.0	69.0	87.0	<25.0	<25.0	NS
1,1,2,2-Tetrachloroethane	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	NS
Tetrachloroethene	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	NS
Toluene	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	1,500
1,2,3-Trichlorobenzene	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	NS
1,2,4-Trichlorobenzene	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	NS
1,1,1-Trichloroethane	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	NS
1,1,2-Trichloroethane	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	NS
Trichloroethene	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	NS
Trichlorofluoromethane	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	NS
Trimethylbenzenes	<25.0	<25.0	<25.0	<25.0	352.4	346	<25.0	<25.0	NS
Vinyl chloride	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	NS
Total xylenes	<25.0	<25.0	<25.0	<25.0	70.7	62.2	<25.0	<25.0	4,100

TABLE 1 (Page 2 of 2)
Soil Sample Analytical Results
Wisconsin Magneto Property
Milwaukee, Wisconsin

Analytical Parameter	P-5 2'-4' bgs	P-5 6'-8' bgs	P-6 2'-4' bgs	P-6 6'-8' bgs	P-7 2'-4' bgs	P-7 6'-8' bgs	P-8 2'-4' bgs	P-8 12-14' bgs	NR 720 Generic RCL
GRO (ppm)	<6.55	<5.84	<5.79	<5.81	<5.95	<5.83	<5.80	<5.81	250
DRO (ppm)	<6.55	<5.84	<5.79	7.78	<5.95	<5.83	261	7.15	250
VOCs (ppb)									
Benzene	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	5.5
Bromobenzene	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	NS
Bromodichloromethane	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	NS
n-Butylbenzene	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	69.3	NS
sec-Butylbenzene	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	NS
tert-Butylbenzene	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	NS
Carbon tetrachloride	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	NS
Chlorobenzene	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	NS
Chloroethane	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	NS
Chloroform	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	NS
Chloromethane	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	NS
2-Chlorotoluene	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	NS
4-Chlorotoluene	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	NS
Dibromochloromethane	<250	<250	<250	<250	<250	<250	<250	<250	NS
1,2-Dibromo-3-chloropropane	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	NS
1,2-Dibromoethane	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	NS
1,2-Dichlorobenzene	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	NS
1,3-Dichlorobenzene	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	NS
1,4-Dichlorobenzene	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	NS
Dichlorodifluoromethane	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	NS
1,1-Dichloroethane	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	NS
1,2-Dichloroethane	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	4.9
1,1-Dichloroethene	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	NS
cis-1,2-Dichloroethene	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	NS
trans-1,2-Dichloroethene	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	NS
1,2-Dichloropropane	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	NS
1,3-Dichloropropane	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	NS
2,2-Dichloropropane	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	NS
Di-isopropyl ether	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	NS
Ethylbenzene	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	2,900
Hexachlorobutadiene	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	NS
Isopropylbenzene	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	NS
p-Isopropyltoluene	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	55.3	NS
Methylene chloride	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	NS
Methyl tert-butyl ether	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	NS
Naphthalene	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	NS
n-Propylbenzene	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	NS
1,1,2,2-Tetrachloroethane	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	NS
Tetrachloroethene	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	NS
Toluene	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	1,500
1,2,3-Trichlorobenzene	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	NS
1,2,4-Trichlorobenzene	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	NS
1,1,1-Trichloroethane	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	NS
1,1,2-Trichloroethane	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	NS
Trichloroethene	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	NS
Trichlorofluoromethane	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	NS
Trimethylbenzenes	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	40.5	NS
Vinyl chloride	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	NS
Total xylenes	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	4,100

TABLE 1
Soil Analytical Results
Former Wisconsin Magneto Hydraulic Lift
4727 North Teutonia Ave., Milwaukee, Wisconsin
Project Reference #7621

		GP-1		GP-2		GP-3		GP-4		NR 720 RCL	NR 746 Table 1	NR 746 Table 2
Date		3/29/10		3/29/2010		3/29/2010		3/29/2010				
Sample Depth (feet bgs)		2 - 4	8 - 10	2 - 4	8 - 10	2 - 4	6 - 8	2 - 4	8 - 10			
PID	ppmv	0	0	0	0	0	0	0	0	**	**	**
DRO	mg/kg	<10	<10	<10	<10	<10	<10	<10	<10	100/250	**	**

Notes:

NR 720 RCL = Chapter NR 720 Residual Conataminant Level
NR 746 Table 1 = Chapter NR 746.06 Table 1 Soil Screening Level
NR 746 Table 2 = Chapter NR 746.06 Table 2 Direct Contact Value
mg/kg = Milligram per Kilogram
** = No Standard Established
BOLD = Detected above laboratory method detection limits
[ ] = Exceeds NR 720 RCL

TABLE 3
Groundwater Sample Analytical Results
Wisconsin Magneto Property
Milwaukee, Wisconsin

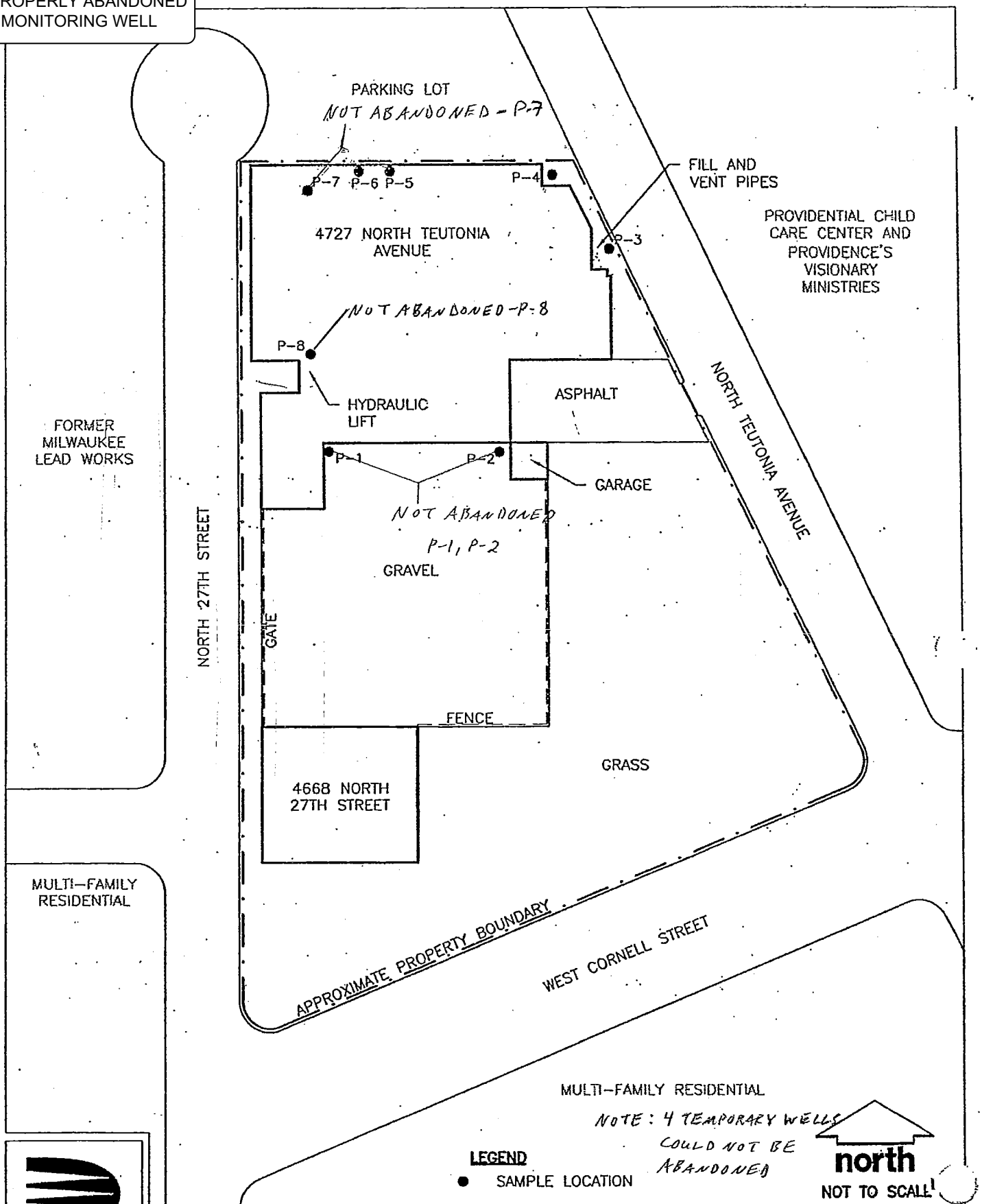
Analytical Parameter	P-1	P-2	P-3	P-4	P-7	P-8	NR 140 PAL	NR 140 ES
VOCs (ppb)								
Benzene	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	0.5	5
Bromobenzene	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	NS	NS
Bromodichloromethane	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	0.06	0.6
n-Butylbenzene	<0.500	<0.500	0.577	<0.500	<0.500	<0.500	NS	NS
sec-Butylbenzene	<0.500	<0.500	0.797	<0.500	<0.500	<0.500	NS	NS
tert-Butylbenzene	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	NS	NS
Carbon tetrachloride	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	0.5	5
Chlorobenzene	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	NS	NS
Chloroethane	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	80	400
Chloroform	<0.140	<0.140	<0.140	<0.140	<0.140	<0.140	0.6	6
Chloromethane	<0.600	<0.600	<0.600	<0.600	<0.600	<0.600	0.3	3
2-Chlorotoluene	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	NS	NS
4-Chlorotoluene	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	NS	NS
Dibromochloromethane	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	6	60
1,2-Dibromo-3-chloropropane	<0.390	<0.390	<0.390	<0.390	<0.390	<0.390	0.02	0.2
1,2-Dibromoethane	<0.380	<0.380	<0.380	<0.380	<0.380	<0.380	0.005	0.05
1,2-Dichlorobenzene	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	60	600
1,3-Dichlorobenzene	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	125	1,250
1,4-Dichlorobenzene	<0.500	<0.500	<0.500	0.792	<0.500	<0.500	15	75
Dichlorodifluoromethane	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	200	1,000
1,1-Dichloroethane	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	85	850
1,2-Dichloroethane	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	0.5	5
1,1-Dichloroethene	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	0.7	7
cis-1,2-Dichloroethene	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	7	70
trans-1,2-Dichloroethene	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	20	100
1,2-Dichloropropane	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	0.5	5
1,3-Dichloropropane	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	NS	NS
2,2-Dichloropropane	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	NS	NS
Di-isopropyl ether	<5.00	<5.00	<5.00	<5.00	<5.00	<5.00	NS	NS
Ethylbenzene	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	140	700
Hexachlorobutadiene	<5.00	<5.00	<5.00	<5.00	<5.00	<5.00	NS	NS
Isopropylbenzene	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	NS	NS
p-Isopropyltoluene	<0.500	<0.500	0.620	<0.500	<0.500	<0.500	NS	NS
Methylene chloride	<0.530	<0.530	<0.530	<0.530	<0.530	<0.530	0.5	5
Methyl tert-butyl ether	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	12	60
Naphthalene	<2.00	<2.00	2.78	<2.00	<2.00	<2.00	8	40
n-Propylbenzene	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	NS	NS
1,1,2,2-Tetrachloroethane	<0.350	<0.350	<0.350	<0.350	<0.350	<0.350	0.02	0.2
Tetrachloroethene	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	0.5	5
Toluene	<0.500	<0.500	<0.500	<0.500	1.01	0.617	200	1,000
1,2,3-Trichlorobenzene	<2.00	<2.00	<2.00	<2.00	<2.00	<2.00	NS	NS
1,2,4-Trichlorobenzene	<2.00	<2.00	<2.00	<2.00	<2.00	<2.00	14	70
1,1,1-Trichloroethane	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	40	200
1,1,2-Trichloroethane	<0.160	<0.160	<0.160	<0.160	<0.160	<0.160	0.5	5
Trichloroethene	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	0.5	5
Trichlorofluoromethane	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	NS	NS
Trimethylbenzenes	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	96	480
Vinyl chloride	<0.170	<0.170	<0.170	<0.170	<0.170	<0.170	0.02	0.2
Total xylenes	<0.500	<0.500	0.535	<0.500	<0.500	<0.500	1,000	10,000

TABLE 2
Groundwater Elevation Measurements
Wisconsin Magneto Property
Milwaukee, Wisconsin

Well Number	Casing Elevation	Groundwater Depth	Groundwater Elevation
P-1	106.10	16.53	89.57
P-2	104.69	6.92	97.77
P-3	100.00	4.39	95.61
P-4	100.32	3.76	96.56
P-7	101.26	5.70	95.56
P-8	101.13	9.50	91.63

Elevations referenced to benchmark elevation of 100.00 feet.

IMPROPERLY ABANDONED MONITORING WELL



DRAKE ENVIRONMENTAL, INC.

WISCONSIN MAGNETO PROPERTY
MILWAUKEE, WISCONSIN

PROJECT NO: J02130	PM: DJB
DRAWN BY: AKW	DATE: 3/24/03
CHECKED BY: JAH	DATE: 4/8/03
APPRVD BY: RWF	DATE: 4/10/02
FILE: J02130-A5	

NON-ABANDONED TEMPORARY WELL LOCATIONS

5

IMPROPERLY ABANDONED MONITORING WELL

Route To: Watershed/Wastewater ☐ Waste Management ☐ Remediation/Redevelopment ☒ Other ☐

MONITORING WELL CONSTRUCTION

Form 4400-113A Rev. 7-98

Facility/Project Name: JonCo - Magneto Hydraulic Lift

Facility License, Permit or Monitoring No.: -

Facility ID:

Type of Well: Well Code 11/mw

Distance from Waste/Source: ft. Enf. Stds. Apply ☐

Local Grid Location of Well: ____ ft. ☐ N. ☐ S. ____ ft. ☐ E. ☐ W.

Local Grid Origin ☐ (estimated: ☐) or Well Location ☒

Lat. ° ' " Long. ° ' " or

St. Plane ____ ft. N, ____ ft. E. S/C/N

Section Location of Waste/Source: ____ 1/4 of ____ 1/4 of Sec. ____, T. ____ N, R. ____ ☐ E ☐ W

Location of Well Relative to Waste/Source: u ☐ Upgradient s ☐ Sidegradient d ☐ Downgradient n ☐ Not Known

Gov. Lot Number:

Well Name: P-1

Wis. Unique Well No.: DNR Well Number:

Date Well Installed: 03/19/2003

Well Installed By: (Person's Name and Firm): Drake Environmental

03/19/2003

A. Protective pipe, top elevation ____ ft. Site

B. Well casing, top elevation ____ ft. Site

C. Land surface elevation ____ ft. Site

D. Surface seal, bottom ____ ft. Site or 5.0 ft.

12. USCS classification of soil near screen:
GP ☐ GM ☐ GC ☐ GW ☐ SW ☐ SP ☐
SM ☐ SC ☐ ML ☐ MH ☐ CL ☒ CH ☐
Bedrock ☐

13. Sieve analysis attached? ☐ Yes ☒ No

14. Drilling method used: Rotary ☐ 50
Hollow Stem Auger ☐ 41
Geoprobe Other ☒ __

15. Drilling fluid used: Water ☐ 02 Air ☐ 01
Drilling Mud ☐ 03 None ☒ 99

16. Drilling additives used? ☒ Yes ☐ No
Describe None

17. Source of water (attach analysis, if required):

E. Bentonite seal, top ____ ft. Site or 0.0 ft.

F. Fine sand, top ____ ft. Site or ____ ft.

G. Filter pack, top ____ ft. Site or 5.0 ft.

H. Screen joint, top ____ ft. Site or 6.0 ft.

I. Well bottom ____ ft. Site or 16.0 ft.

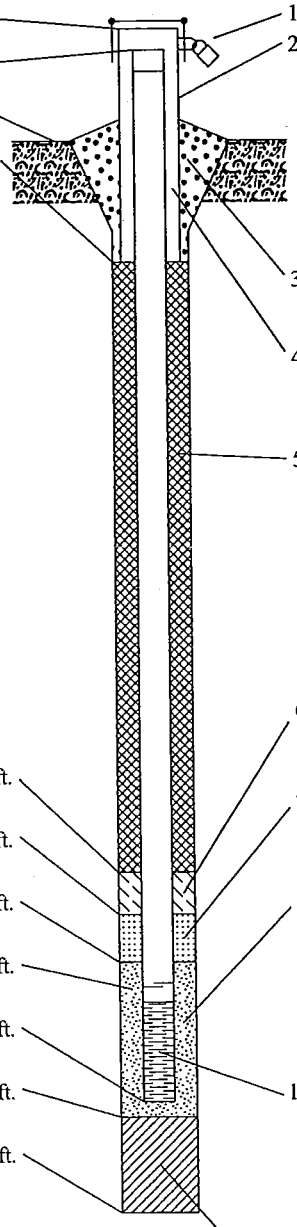
J. Filter pack, bottom ____ ft. Site or 16.0 ft.

K. Borehole, bottom ____ ft. Site or 16.0 ft.

L. Borehole, diameter 2.0 in.

M. O.D. well casing 1.00 in.

N. I.D. well casing 0.90 in.



1. Cap and lock? ☒ Yes ☐ No

2. Protective cover pipe:
a. Inside diameter: ____ in.
b. Length: ____ ft.
c. Material: Steel ☐ 04
None Other ☒ __
d. Additional protection? ☐ Yes ☒ No
If yes, describe: ____

3. Surface seal: Bentonite ☒ 30
Concrete ☐ 01
____ Other ☐ __

4. Material between well casing and protective pipe:
Bentonite ☐ 30
____ Other ☒ __

5. Annular space seal: a. Granular/Chipped Bentonite ☐ 33
b. ____ Lbs/gal mud weight . . . Bentonite-sand slurry ☐ 35
c. ____ Lbs/gal mud weight . . . Bentonite slurry ☐ 31
d. ____ % Bentonite . . . Bentonite-cement grout ☐ 50
e. ____ Ft^3 volume added for any of the above
f. How installed: Tremie ☐ 01
Tremie pumped ☐ 02
Gravity ☐ 08

6. Bentonite seal: a. Bentonite granules ☐ 33
b. ☐ 1/4 in. ☒ 3/8 in. ☐ 1/2 in. Bentonite chips ☒ 32
c. ____ Other ☐ __

7. Fine sand material: Manufacturer, product name & mesh size
a. ____ __
b. Volume added ____ ft^3

8. Filter pack material: Manufacturer, product name & mesh size
a. NA __
b. Volume added ____ ft^3

9. Well casing: Flush threaded PVC schedule 40 ☒ 23
Flush threaded PVC schedule 80 ☐ 24
____ Other ☐ __

10. Screen material: NA __
a. Screen Type: Factory cut ☐ 11
Continuous slot ☒ 01
____ Other ☐ __
b. Manufacturer NA
c. Slot size: 0.010 in.
d. Slotted length: 10.0 ft.

11. Backfill material (below filter pack): None ☒ 14
____ Other ☐ __

I hereby certify that the information on this form is true and correct to the best of my knowledge.

Signature | Firm: Sigma Environmental Services, Inc., 1300 W. Canal Street Milwaukee, WI 53233 | Tel: 414-643-4200 Fax: 414-643-4210

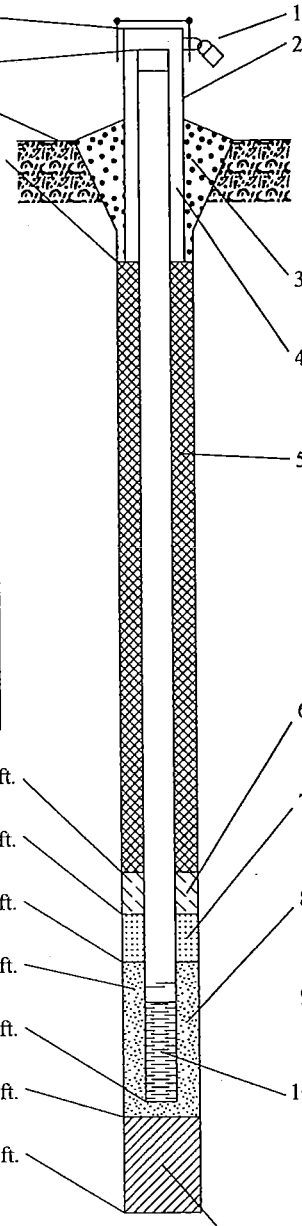
Please complete both Forms 4400-113A and 4400-113B and return them to the appropriate DNR office and bureau. Completion of these reports is required by chs. 160, 281, 283, 289, 291, 292, 293, 295, and 299, Wis. Stats., and ch. NR 141, Wis. Adm. Code. In accordance with chs. 281, 289, 291, 292, 293, 295, and 299, Wis. Stats., failure to file these forms may result in a forfeiture of between $10 and $25,000, or imprisonment for up to one year, depending on the program and conduct involved. Personally identifiable information on these forms is not intended to be used for any other purpose. NOTE: See the instructions for more information, including where the completed forms should be sent.

IMPROPERLY ABANDONED MONITORING WELL

Route To: Watershed/Wastewater ☐ Waste Management ☐ Remediation/Redevelopment ☐ Other ☐

MONITORING WELL CONSTRUCTION
Form 4400-113A Rev. 7-98

Facility/Project Name: JonCo - Magneto Hydraulic Lift	Local Grid Location of Well: ____ ft. ☐ N. ☐ S. ____ ft. ☐ E. ☐ W.	Well Name: P-2
Facility License, Permit or Monitoring No.: -	Local Grid Origin ☐ (estimated: ☐) or Well Location ☒ Lat. ° ' " Long. ° ' " or	Wis. Unique Well No. / DNR Well Number
Facility ID	St. Plane ____ ft. N, ____ ft. E. S/C/N	Date Well Installed: 03/19/2003
Type of Well	Section Location of Waste/Source: ____ 1/4 of ____ 1/4 of Sec. ____, T. ____ N, R. ____ ☐ E ☐ W	Well Installed By: (Person's Name and Firm)
Distance from Waste/Source ____ ft. / Enf. Stds. Apply ☐	Location of Well Relative to Waste/Source: u ☐ Upgradient s ☐ Sidegradient d ☐ Downgradient n ☐ Not Known	Gov. Lot Number: ____ / 03/19/2003



A. Protective pipe, top elevation ____ ft. Site

B. Well casing, top elevation ____ ft. Site

C. Land surface elevation ____ ft. Site

D. Surface seal, bottom ____ ft. Site or ____ ft.

12. USCS classification of soil near screen:
GP ☐ GM ☐ GC ☐ GW ☐ SW ☐ SP ☐
SM ☐ SC ☐ ML ☐ MH ☐ CL ☐ CH ☐
Bedrock ☐

13. Sieve analysis attached? ☐ Yes ☐ No

14. Drilling method used: Rotary ☐ 5 0 / Hollow Stem Auger ☐ 4 1 / ____ Other ☐ __

15. Drilling fluid used: Water ☐ 0 2 Air ☐ 0 1 Drilling Mud ☐ 0 3 None ☐ 9 9

16. Drilling additives used? ☐ Yes ☒ No

Describe ____

17. Source of water (attach analysis, if required):

E. Bentonite seal, top ____ ft. Site or ____ ft.

F. Fine sand, top ____ ft. Site or ____ ft.

G. Filter pack, top ____ ft. Site or ____ ft.

H. Screen joint, top ____ ft. Site or ____ ft.

I. Well bottom ____ ft. Site or 16.0 ft.

J. Filter pack, bottom ____ ft. Site or ____ ft.

K. Borehole, bottom ____ ft. Site or 16.0 ft.

L. Borehole, diameter 2.0 in.

M. O.D. well casing ____ in.

N. I.D. well casing 0.90 in.

1. Cap and lock? ☐ Yes ☐ No

2. Protective cover pipe:
a. Inside diameter: ____ in.
b. Length: ____ ft.
c. Material: Steel ☐ 0 4 / ____ Other ☒ __
d. Additional protection? ☐ Yes ☒ No
If yes, describe: ____

3. Surface seal: Bentonite ☐ 3 0 / Concrete ☐ 0 1 / ____ Other ☐ __

4. Material between well casing and protective pipe: Bentonite ☐ 3 0 / ____ Other ☒ __

5. Annular space seal: a. Granular/Chipped Bentonite ☐ 3 3
b. ____ Lbs/gal mud weight . . . Bentonite-sand slurry ☐ 3 5
c. ____ Lbs/gal mud weight . . . Bentonite slurry ☐ 3 1
d. ____ % Bentonite . . . Bentonite-cement grout ☐ 5 0
e. ____ Ft^3 volume added for any of the above
f. How installed: Tremie ☐ 0 1 / Tremie pumped ☐ 0 2 / Gravity ☐ 0 8

6. Bentonite seal: a. Bentonite granules ☐ 3 3
b. ☐ 1/4 in. ☐ 3/8 in. ☐ 1/2 in. Bentonite chips ☐ 3 2
c. ____ Other ☐ __

7. Fine sand material: Manufacturer, product name & mesh size
a. ____ __
b. Volume added ____ ft^3

8. Filter pack material: Manufacturer, product name & mesh size
a. ____ __
b. Volume added ____ ft^3

9. Well casing: Flush threaded PVC schedule 40 ☐ 2 3 / Flush threaded PVC schedule 80 ☐ 2 4 / ____ Other ☐ __

10. Screen material: ____ __
a. Screen Type: Factory cut ☐ 1 1 / Continuous slot ☐ 0 1 / ____ Other ☐ __
b. Manufacturer ____
c. Slot size: ____ in.
d. Slotted length: ____ ft.

11. Backfill material (below filter pack): None ☐ 1 4 / ____ Other ☒ __

I hereby certify that the information on this form is true and correct to the best of my knowledge.

Signature	Firm	
	Sigma Environmental Services, Inc. 1300 W. Canal Street Milwaukee, WI 53233	Tel: 414-643-4200 Fax: 414-643-4210

Please complete both Forms 4400-113A and 4400-113B and return them to the appropriate DNR office and bureau. Completion of these reports is required by chs. 160, 281, 283, 289, 291, 292, 293, 295, and 299, Wis. Stats., and ch. NR 141, Wis. Adm. Code. In accordance with chs. 281, 289, 291, 292, 293, 295, and 299, Wis. Stats., failure to file these forms may result in a forfeiture of between $10 and $25,000, or imprisonment for up to one year, depending on the program and conduct involved. Personally identifiable information on these forms is not intended to be used for any other purpose. NOTE: See the instructions for more information, including where the completed forms should be sent.

IMPROPERLY ABANDONED MONITORING WELL

Route To: Watershed/Wastewater ☐ Waste Management ☐ Remediation/Redevelopment ☒ Other ☐

MONITORING WELL CONSTRUCTION

Form 4400-113A Rev. 7-98

Facility/Project Name: JonCo - Magneto Hydraulic Lift	Local Grid Location of Well: ____ ft. ☐ N. ☐ S. ____ ft. ☐ E. ☐ W.	Well Name: P-7
Facility License, Permit or Monitoring No.: -	Local Grid Origin ☐ (estimated: ☐) or Well Location ☒ Lat. ° ' " Long. ° ' " or	Wis. Unique Well No. / DNR Well Number
Facility ID	St. Plane ____ ft. N, ____ ft. E. S/C/N	Date Well Installed: 03/19/2003
Type of Well: Well Code 11/mw	Section Location of Waste/Source: ____ 1/4 of ____ 1/4 of Sec. ____, T. ____ N, R. ____ ☐ E ☐ W	Well Installed By: (Person's Name and Firm) Drake Environmental
Distance from Waste/Source ____ ft. / Enf. Stds. Apply ☐	Location of Well Relative to Waste/Source: u ☐ Upgradient s ☐ Sidegradient d ☐ Downgradient n ☐ Not Known / Gov. Lot Number	03/19/2003

A. Protective pipe, top elevation ____ ft. Site

B. Well casing, top elevation ____ ft. Site

C. Land surface elevation ____ ft. Site

D. Surface seal, bottom ____ ft. Site or 1.0 ft.

12. USCS classification of soil near screen:
GP ☐ GM ☐ GC ☐ GW ☐ SW ☐ SP ☐
SM ☐ SC ☐ ML ☐ MH ☐ CL ☒ CH ☐
Bedrock ☐

13. Sieve analysis attached? ☐ Yes ☒ No

14. Drilling method used: Rotary ☐ 5 0
Hollow Stem Auger ☐ 4 1
Geoprobe Other ☒

15. Drilling fluid used: Water ☐ 0 2 Air ☐ 0 1
Drilling Mud ☐ 0 3 None ☒ 9 9

16. Drilling additives used? ☒ Yes ☐ No

Describe None

17. Source of water (attach analysis, if required):

E. Bentonite seal, top ____ ft. Site or 0.0 ft.

F. Fine sand, top ____ ft. Site or ____ ft.

G. Filter pack, top ____ ft. Site or 1.0 ft.

H. Screen joint, top ____ ft. Site or 2.0 ft.

I. Well bottom ____ ft. Site or 12.0 ft.

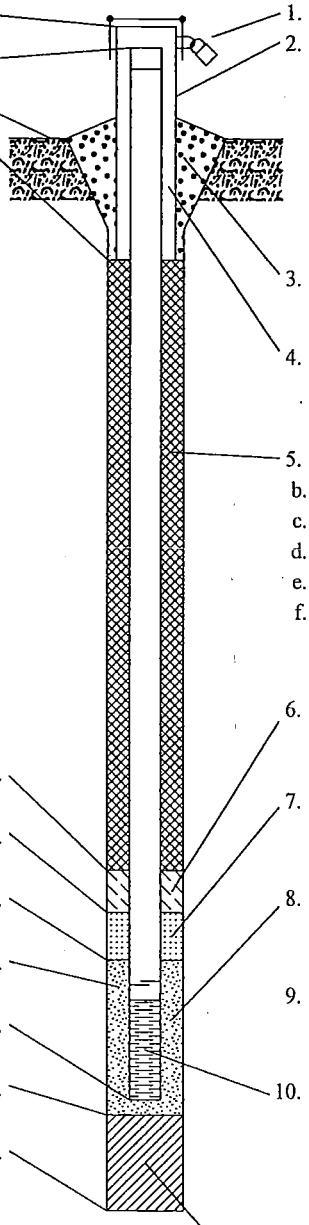
J. Filter pack, bottom ____ ft. Site or 12.0 ft.

K. Borehole, bottom ____ ft. Site or 12.0 ft.

L. Borehole, diameter 2.0 in.

M. O.D. well casing 1.00 in.

N. I.D. well casing 0.90 in.



1. Cap and lock? ☒ Yes ☐ No

2. Protective cover pipe:
a. Inside diameter: ____ in.
b. Length: ____ ft.
c. Material: Steel ☐ 0 4
None Other ☒
d. Additional protection? ☐ Yes ☒ No
If yes, describe: ____

3. Surface seal: Bentonite ☒ 3 0
Concrete ☐ 0 1
____ Other ☐

4. Material between well casing and protective pipe:
Bentonite ☐ 3 0
____ Other ☒

5. Annular space seal: a. Granular/Chipped Bentonite ☐ 3 3
b. ____ Lbs/gal mud weight . . . Bentonite-sand slurry ☐ 3 5
c. ____ Lbs/gal mud weight . . . Bentonite slurry ☐ 3 1
d. ____ % Bentonite . . . Bentonite-cement grout ☐ 5 0
e. ____ Ft^3 volume added for any of the above
f. How installed: Tremie ☐ 0 1
Tremie pumped ☐ 0 2
Gravity ☐ 0 8

6. Bentonite seal: a. Bentonite granules ☐ 3 3
b. ☐ 1/4 in. ☒ 3/8 in. ☐ 1/2 in. Bentonite chips ☒ 3 2
c. ____ Other ☐

7. Fine sand material: Manufacturer, product name & mesh size
a. ____
b. Volume added ____ ft^3

8. Filter pack material: Manufacturer, product name & mesh size
a. NA
b. Volume added ____ ft^3

9. Well casing: Flush threaded PVC schedule 40 ☒ 2 3
Flush threaded PVC schedule 80 ☐ 2 4
____ Other ☐

10. Screen material: NA
a. Screen Type: Factory cut ☐ 1 1
Continuous slot ☒ 0 1
____ Other ☐
b. Manufacturer NA
c. Slot size: 0.010 in.
d. Slotted length: 10.0 ft.

11. Backfill material (below filter pack): None ☒ 1 4
____ Other ☐

I hereby certify that the information on this form is true and correct to the best of my knowledge.

Signature	Firm	
	Sigma Environmental Services, Inc. 1300 W. Canal Street Milwaukee, WI 53233	Tel: 414-643-4200 Fax: 414-643-4210

Please complete both Forms 4400-113A and 4400-113B and return them to the appropriate DNR office and bureau. Completion of these reports is required by chs. 160, 281, 283, 289, 291, 292, 293, 295, and 299, Wis. Stats., and ch. NR 141, Wis. Adm. Code. In accordance with chs. 281, 289, 291, 292, 293, 295, and 299, Wis. Stats., failure to file these forms may result in a forfeiture of between $10 and $25,000, or imprisonment for up to one year, depending on the program and conduct involved. Personally identifiable information on these forms is not intended to be used for any other purpose. NOTE: See the instructions for more information, including where the completed forms should be sent.

IMPROPERLY ABANDONED MONITORING WELL

Route To: Watershed/Wastewater ☐ Waste Management ☐ Remediation/Redevelopment ☒ Other ☐

MONITORING WELL CONSTRUCTION
Form 4400-113A Rev. 7-98

Facility/Project Name: JonCo - Magneto Hydraulic Lift	Local Grid Location of Well: ____ ft. ☐N. ☐S. ____ ft. ☐E. ☐W.	Well Name: P-8
Facility License, Permit or Monitoring No.: -	Local Grid Origin ☐ (estimated: ☐) or Well Location ☒ Lat. ° ' " Long. ° ' " or	Wis. Unique Well No. / DNR Well Number
Facility ID	St. Plane ____ ft. N, ____ ft. E. S/C/N	Date Well Installed: 03/19/2003
Type of Well: Well Code 11/mw	Section Location of Waste/Source: ____ 1/4 of ____ 1/4 of Sec. ____ T. ____ N, R. ____ ☐E ☐W	Well Installed By: (Person's Name and Firm): Drake Environmental 03/19/2003
Distance from Waste/Source ____ ft. / Enf. Stds. Apply ☐	Location of Well Relative to Waste/Source: u ☐ Upgradient s ☐ Sidegradient d ☐ Downgradient n ☐ Not Known	Gov. Lot Number

A. Protective pipe, top elevation ____ ft. Site

B. Well casing, top elevation ____ ft. Site

C. Land surface elevation ____ ft. Site

D. Surface seal, bottom ____ ft. Site or 5.0 ft.

12. USCS classification of soil near screen:
GP ☐ GM ☐ GC ☐ GW ☐ SW ☐ SP ☐
SM ☐ SC ☐ ML ☐ MH ☐ CL ☒ CH ☐
Bedrock ☐

13. Sieve analysis attached? ☐ Yes ☒ No

14. Drilling method used: Rotary ☐ 5 0
Hollow Stem Auger ☐ 4 1
Geoprobe Other ☒ __

15. Drilling fluid used: Water ☐ 0 2 Air ☐ 0 1
Drilling Mud ☐ 0 3 None ☒ 9 9

16. Drilling additives used? ☒ Yes ☐ No

Describe None

17. Source of water (attach analysis, if required):

E. Bentonite seal, top ____ ft. Site or 0.0 ft.

F. Fine sand, top ____ ft. Site or ____ ft.

G. Filter pack, top ____ ft. Site or 5.0 ft.

H. Screen joint, top ____ ft. Site or 6.0 ft.

I. Well bottom ____ ft. Site or 16.0 ft.

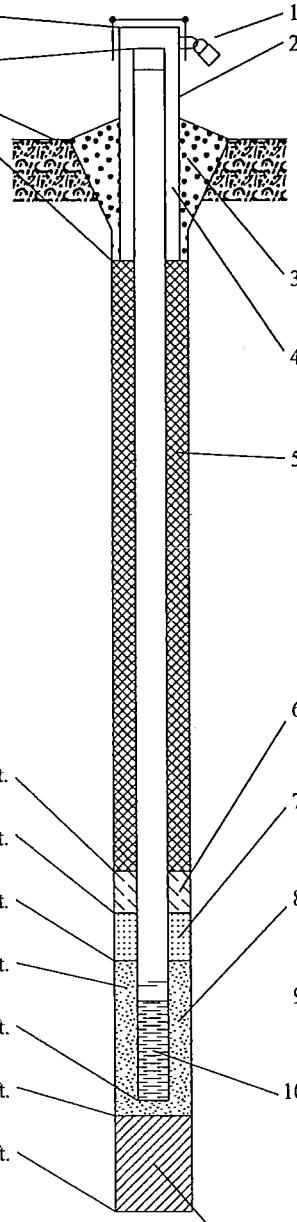
J. Filter pack, bottom ____ ft. Site or 16.0 ft.

K. Borehole, bottom ____ ft. Site or 16.0 ft.

L. Borehole, diameter 2.0 in.

M. O.D. well casing 1.00 in.

N. I.D. well casing 0.90 in.



1. Cap and lock? ☒ Yes ☐ No
2. Protective cover pipe:
a. Inside diameter: ____ in.
b. Length: ____ ft.
c. Material: Steel ☐ 0 4
None Other ☒ __
d. Additional protection? ☐ Yes ☒ No
If yes, describe: ____
3. Surface seal: Bentonite ☒ 3 0
Concrete ☐ 0 1
____ Other ☐ __
4. Material between well casing and protective pipe:
Bentonite ☐ 3 0
____ Other ☒ __
5. Annular space seal: a. Granular/Chipped Bentonite ☐ 3 3
b. ____ Lbs/gal mud weight . . . Bentonite-sand slurry ☐ 3 5
c. ____ Lbs/gal mud weight . . . Bentonite slurry ☐ 3 1
d. ____ % Bentonite . . . Bentonite-cement grout ☐ 5 0
e. ____ Ft^3 volume added for any of the above
f. How installed: Tremie ☐ 0 1
Tremie pumped ☐ 0 2
Gravity ☐ 0 8
6. Bentonite seal: a. Bentonite granules ☐ 3 3
b. ☐ 1/4 in. ☒ 3/8 in. ☐ 1/2 in. Bentonite chips ☒ 3 2
c. ____ Other ☐ __
7. Fine sand material: Manufacturer, product name & mesh size
a. ____ __
b. Volume added ____ ft^3
8. Filter pack material: Manufacturer, product name & mesh size
a. NA __
b. Volume added ____ ft^3
9. Well casing: Flush threaded PVC schedule 40 ☒ 2 3
Flush threaded PVC schedule 80 ☐ 2 4
____ Other ☐ __
10. Screen material: NA __
a. Screen Type: Factory cut ☐ 1 1
Continuous slot ☒ 0 1
____ Other ☐ __
b. Manufacturer NA
c. Slot size: 0.010 in.
d. Slotted length: 10.0 ft.
11. Backfill material (below filter pack): None ☒ 1 4
____ Other ☐ __

I hereby certify that the information on this form is true and correct to the best of my knowledge.

Signature	Firm	
	Sigma Environmental Services, Inc. 1300 W. Canal Street Milwaukee, WI 53233	Tel: 414-643-4200 Fax: 414-643-4210

Please complete both Forms 4400-113A and 4400-113B and return them to the appropriate DNR office and bureau. Completion of these reports is required by chs. 160, 281, 283, 289, 291, 292, 293, 295, and 299, Wis. Stats., and ch. NR 141, Wis. Adm. Code. In accordance with chs. 281, 289, 291, 292, 293, 295, and 299, Wis. Stats., failure to file these forms may result in a forfeiture of between $10 and $25,000, or imprisonment for up to one year, depending on the program and conduct involved. Personally identifiable information on these forms is not intended to be used for any other purpose. NOTE: See the instructions for more information, including where the completed forms should be sent.

RIGHT-OF-WAY

SIGMA GROUP
Single Source. Sound Solutions.

MAILED 5/10

May 7, 2010

Project Reference #7621

Certified Mail

Mr. Jeffrey Mantes
Commissioner, Department of Public Works
Municipal Building, Room 516
841 N. Broadway
Milwaukee, WI 53202

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

RE: Notification of Contamination Within North Teutonia Avenue Right-of-Way in Milwaukee, Wisconsin

Dear Mr. Mantes and Mr. Leonhardt:

On behalf of T. Ryan Enterprises, Inc., Sigma Environmental Services, Inc. (Sigma) is notifying the City of Milwaukee of the presence of presumed residual petroleum impacts within soil located beneath North Teutonia Avenue adjacent to a property located at 4727 North Teutonia Avenue. When closure for a hazardous substance release case file is being requested by the source property owner, Wisconsin Administrative Code, Chapter NR 726.05 (2)(a)4 requires written notification to be given to the municipal clerk and the official in charge of right-of-way maintenance in the municipality where the impacted right-of-way is located. This letter serves as that notification.

Following is a summary of information that must be disclosed:

County:	Milwaukee
Roadways:	North Teutonia Avenue
Source property site name:	Former Wisconsin Magneto property
Source property site address:	4727 North Teutonia Avenue, Milwaukee, Wisconsin
WDNR BRRTS tracking #'s:	#02-41-549203
Owner's name:	T. Ryan Enterprises, Inc. c/o Jonco Industries, Inc.
Owner's address:	2501 W. Hampton Ave., Milwaukee, WI 53209
Consulting firm:	Sigma Environmental Services, Inc.
Consultant contact:	Mr. Ross Creighton, P.G., CHMM
Consultant address:	1300 West Canal Street, Milwaukee, WI 53233
Phone and fax:	(414) 643-4200 / (414) 643-4210
Email:	rcreighton@thesigmagroup.com
Soil contamination:	Yes
Depth to contamination:	Approximately 2 feet below street level (estimated)
Description of contamination:	Diesel Range Organics (petroleum constituents)
Groundwater contamination:	None identified

RIGHT-OF-WAY

The estimated horizontal extent of these residual soil impacts in the cited rights-of-way is shown on the attached ***Figure***.

Summary of cleanup activities: The suspected source of the soil contamination, an underground storage tank system inside the former Wisconsin Magneto facility, was removed in March of 2010.

The Wisconsin Department of Natural Resources will be evaluating the site for case closure in the coming months. As part of the closure process, the former Wisconsin Magneto property will be listed in the Wisconsin Department of Natural Resources' GIS Registry, a public database for properties with residual soil and/or groundwater contamination at the time of case closure.

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

If you have any questions or comments, please contact Sigma using the above consultant contact information.

Sincerely,

SIGMA ENVIRONMENTAL SERVICES, INC.

Eric Sikora
Staff Hydrogeologist

kal

Enclosure

cc: Thomas L. Ryan – T. Ryan Enterprises, Inc.