

GIS REGISTRY

Cover Sheet

March, 2010
(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" form)
- Soil Contamination > *RCL or **SSRCL (232)
- Contamination in ROW
- Off-Source Contamination
(note: for list of off-source properties see "Impacted Off-Source Property" form)

Land Use Controls:

- N/A (Not Applicable)
- Soil: maintain industrial zoning (220)
(note: soil contamination concentrations between non-industrial 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 unit or economic development corporation was directed to take a response action)

Monitoring Wells:

Are all monitoring wells properly abandoned per NR 141? (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 #: | 02-41-550783 | PARCEL ID #: | 173-994-110-5 |
| ACTIVITY NAME: | KUBIN-NICHOLSON FACILITY FORMER | WTM COORDINATES: | X: <input type="text"/> Y: <input type="text"/> |

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: Plat of Survey**
- 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: 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 #: 1 **Title: 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 #: 2 **Title: Soil Boring Location Map**

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ACTIVITY NAME: KUBIN-NICHOLSON FACILITY FORMER

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 #: **Title:**

- 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 #: **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 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 #: Title:

- 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 #: Title:

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).

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ACTIVITY NAME: KUBIN-NICHOLSON FACILITY FORMER

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:



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
PO Box 12436
Milwaukee, Wisconsin 53212-0436
Telephone 414-263-8500
FAX 414-263-8716
TTY 414-263-8713

July 24, 2008

Mr. Michael H. Ress
8440 N. 87th Street
Milwaukee, WI 53224

Subject: Final Closure with Land Use Limitations or conditions, Former Kubin-Nicholson Facility
5880 North 60th Street Milwaukee Wisconsin FID # 341155430, BRRTs # 02-41-550783

Dear Mr. Ress:

On July 24, 2008, your request for closure of the case described above was reviewed by the Department of Natural Resources (Department). The Department reviews environmental remediation cases for compliance with state rules and statutes to maintain consistency in the closure of these cases.

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

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 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 remains at GP-9 Benzo(a)anthracene (9,400 ug/l), Benzo(a)pyrene (8,800 ug/l), Benzo(b)fluoranthene (12,300 ug/l), Benzo (ghi)perylene (7,200 ug/l) Benzo(k)fluoranthene (4,000 ug/l), Chrysene (8,800 ug/l), Dibenzo(a,h)anthracene (1,770 ug/l), Indeno(1,2,3-cd)pyrene 97,900 ug/l) and Phenanthrene (8,100 ug/l) refer to Figure 1, Soil Boring Location Map 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.

Barrier to Prevent Direct Contact Only

Pursuant to s. 292.12(2)(a), Wis. Stats., the pavement, cover that currently exists in the location (Area of Barrier) shown on the attached **Figure 1** (Barrier Operation and Maintenance Plan Map) shall be maintained in compliance with **the attached maintenance plan EXHIBIT A** in order 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.

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 figure 1, 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.

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.

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 the environment.

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 Binyoti F. Amungwafor at 414-263-8607

Sincerely,



Francis Koonce
Remediation & Redevelopment Sub-team Supervisor

CC: Mr. Mathew Reimer, THE SIGMA GROUP
Case File

EXHIBIT A
BARRIER OPERATION AND MAINTENANCE PLAN
FORMER KUBIN-NICHOLSON FACILITY
5880 NORTH 60TH STREET, MILWAUKEE, WISCONSIN
BRRTS #02-41-550783
March 19, 2008

The Barrier Operation and Maintenance Plan (BOMP) is designed to limit direct contact with the known soil contamination, at the 5880 North 60th Street, Milwaukee, Wisconsin property, as shown in **Figure 1**.

Disturbance Management. The property owner shall take the following steps to assure that uncontrolled disturbances of the barrier do not occur:

- A copy of this BOMP will be available from the property owner to all interested parties.
- A copy of this BOMP will be provided to all contractors and repair workers during any intrusive subsurface work on this portion of the property.

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

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

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

- To the extent possible, all material excavated from beneath the barrier will be returned to the excavation prior to the restoration of the barrier. The excavation zone and any soils excavated will be secured from public access until the barrier is restored. While on-site, the excavated soil will be placed on an impervious surface (e.g., existing concrete/asphalt and/or plastic) and covered with plastic. Soil that cannot be returned to the excavation will be, if necessary due to contamination, sampled and disposed of at a licensed landfill facility in accordance with applicable solid and hazardous waste rules and regulations. All contaminated soils that are stored, treated, excavated, removed, or transported off-site shall

be managed per procedures and reporting requirements set forth in ch. NR 718, Wisconsin Administrative Code.

- The barrier will be restored to perform as originally specified. This work, including the proper disposal of excess soils, should be completed within 72 hours following the completion of any on-site work, or as soon as reasonably practical.
- Details of the barrier breach, the handling of excavated soils, individuals responsible for the work, and the restoration of the barrier shall be recorded in the barrier maintenance log.

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

Contact Information.

For responsible party information contact:

Mr. Michael H. Rees
Kubin-Nicholson Corporation
8440 N. 87th Street
Milwaukee, WI 53224
Telephone: 414-586-4300

For owner information contact:

Mr. Michael H. Rees
Kubin-Nicholson Corporation
8440 N. 87th Street
Milwaukee, WI 53224
Telephone: 414-586-4300

For environmental consultant information contact:

Mr. Timothy E. Wimmer, P.G., CHMM
Sigma Environmental Services, Inc.
1300 West Canal Street
Milwaukee, WI 53233
Telephone: (414) 643-4200
Fax: (414) 643-4210

For Wisconsin Department of Natural Resources information contact:

Ms. Victoria Stovall
Wisconsin Department of Natural Resources
Southeast Region Headquarters Remediation & Redevelopment Program
2300 N. Dr. Martin Luther King Jr. Drive
Milwaukee, WI 53212
Telephone: (414) 263-8688
Fax: (414) 263-8483

BIA2
BIB4

REEL 2362 IMAG 1409

6305811

DOCUMENT NO

STATE BAR OF WISCONSIN FORM 3 - 1988
QUIT CLAIM DEED

THIS SPACE RESERVED FOR RECORDING DATA

6305811

REGISTERED'S OFFICE
MILWAUKEE, WIS.

Jerome J. Nicholson and Genevieve M. Nicholson,
for good and valuable consideration, receipt of
which is hereby acknowledged
quit-claims to Margaret H. Rees

'89 AUG 25 8 52
1409
REEL 2362 1410
STER
ELOS

the ~~COMMONWEALTH~~ real estate in Milwaukee County,
State of Wisconsin, described on Exhibit A attached
hereto and made a part hereof.

RETURN TO F. J. Pelisek
Michael, Best & Friedrich
100 East Wisconsin Ave.
Milwaukee WI 53202

Tax Parcel No: 173-9994-110

10-8-89
SWS

TRANSFER
\$6200.00
FEE

Rock

6305811
RECORD 6.00
RTX 1200.00

AUG 25 1989

This is not homestead property.
(is) (is not)
Dated this 18th day of August, 1989
(SEAL) Jerome J. Nicholson (SEAL)
(SEAL) Genevieve M. Nicholson (SEAL)

AUTHENTICATION
Signature(s) Jerome J. Nicholson and
Genevieve M. Nicholson
authenticated this 18th day of August, 1989
DALE L. SORDEN
TITLE: MEMBER STATE BAR OF WISCONSIN
(If not authorized by § 706.04, Wis. Stats.)

ACKNOWLEDGMENT
STATE OF WISCONSIN }
County, }
Personally came before me this _____ day of
_____, 19____ the above named
to me known to be the person who executed the
foregoing instrument and acknowledge the same.

THIS INSTRUMENT WAS DRAFTED BY
Frank J. Pelisek, Attorney at Law
Michael, Best & Friedrich
100 East Wisconsin Avenue
Milwaukee, Wisconsin 53202-4108
(Signatures of witnesses are not necessary.)

Notary Public _____ County, Wis.
My Commission is permanent. (If not, state expiration
date: _____ 19____)

QUIT CLAIM DEED

STATE BAR OF WISCONSIN

Wisconsin Legal Blank Co. Inc.
Milwaukee, Wis.

REEL 2362 IMAG 1410

EXHIBIT A

Parcel 1:

That part of the North West One-quarter (1/4) of the South West One-quarter (1/4) of Section Twenty-six (26), Township Eight (8) North, Range Twenty-one (21) East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, bounded and described as follows: Commencing at the North West corner of said 1/4 Section; thence due South along the West line of said 1/4 Section 628.03 feet to the point of beginning; thence North 88° 35' 00" East 342.81 feet to a point; thence South and parallel to the West line of said 1/4 Section 301.65 feet to a point; thence South 88° 33' 00" West and parallel to the South line of said North West 1/4 Section 342.80 feet more or less to a point in the West line of said 1/4 Section; thence North along the West line of said 1/4 Section to the place of beginning excepting therefrom the West 90 feet conveyed to the City of Milwaukee via Quit Claim Deed 3351824.

Parcel 2:

That part of the North West One-quarter (1/4) of the South West One-quarter (1/4) of Section Twenty-six (26), Township Eight (8) North, Range Twenty-one (21) East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, bounded and described as follows: Commencing at the North West corner of said 1/4 Section; thence due South on the West line of said 1/4 Section 628.03 feet to a point; thence North 88° 35' 00" East 342.81 feet to the point of beginning of the land to be described; running thence North 88° 35' 00" East 292.80 feet to a point; thence South and parallel to the West line of said 1/4 Section 301.48 feet to a point; and thence South 88° 33' 00" West and parallel to the South line of said North West 1/4 of said 1/4 Section 292.80 feet to a point; thence North and parallel to the West line of said 1/4 Section 301.65 feet to the point of beginning.

BIAJ. BIB4

6511053

Margaret H. Rees, a single person
conveys to Margaret H. Rees 1991 Revocable Trust
W/S dated May 24, 1991
The following described real estate in Milwaukee County,
State of Wisconsin:

REGISTER'S OFFICE
Milwaukee County, WI } 55
RECORDED AT 3:30 PM
AUG - 9 1991
REEL 2605 IMAGE 1000-1001
With Copy REGISTER
OF DEEDS

Christian G. Steinmetz
Foley & Lardner
777 East Wisconsin Ave.
Milwaukee, WI 53202

Legal description on Exhibit A attached
hereto and made a part hereof.

Tax Parcel No: 173-994-110-5

SW-26-8-81

FEE
77.25 (1/2)
EXEMPT

over

RECORD 12.00

AUG 9 1991

This is NOT homestead property.
Dated this 27th day of May, 1991.
Margaret H. Rees (SEAL)
Margaret H. Rees (SEAL)

AUTHENTICATION
Signature: Margaret H. Rees
authenticated this 27th day of May, 1991
Christian G. Steinmetz
TITLE: MEMBER STATE BAR OF WISCONSIN
(If not authorized by § 706.03, Wis. Stat.)

ACKNOWLEDGMENT
STATE OF WISCONSIN
County, _____
Personally came before me this _____ day of _____, 19____ the above named _____
to me known to be the person who executed the foregoing instrument and acknowledge the same.

THIS INSTRUMENT WAS DRAFTED BY
Christian G. Steinmetz
Foley & Lardner
777 East Wisconsin Avenue
Milwaukee, Wisconsin 53202
(Signatures may be authenticated or acknowledged, both are not necessary.)

Nature: Public
My Commission is permanent unless notified, state expiration date: _____, 19____

REEL 2605 IMAG 1001

EXHIBIT A

Parcel 1:

That part of the North West One-quarter (1/4) of the South West One-quarter (1/4) of Section Twenty-six (26), Township Eight (8) North, Range Twenty-one (21) East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, bounded and described as follows: Commencing at the North West corner of said 1/4 Section; thence due South along the West line of said 1/4 Section 628.05 feet to the point of beginning; thence North 88° 35' 00" East 342.81 feet to a point; thence South and parallel to the West line of said 1/4 Section 301.65 feet to a point; thence South 88° 33' 00" West and parallel to the South line of said North West 1/4 Section 342.80 feet more or less to a point in the West line of said 1/4 Section; thence North along the West line of said 1/4 Section to the place of beginning excepting therefrom the West 50 feet conveyed to the City of Milwaukee via Quit Claim Deed 3351824.

Parcel 2:

That part of the North West One-quarter (1/4) of the South West One-quarter (1/4) of Section Twenty-six (26), Township Eight (8) North, Range Twenty-one (21) East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, bounded and described as follows: Commencing at the North West corner of said 1/4 Section; thence due South on the West line of said 1/4 Section 628.05 feet to a point; thence North 88° 35' 00" East 342.81 feet to the point of beginning of the land to be described; running thence North 88° 35' 00" East 292.80 feet to a point; thence South and parallel to the West line of said 1/4 Section 301.48 feet to a point; and thence South 88° 33' 00" West and parallel to the South line of said North West 1/4 of said 1/4 Section 292.80 feet to a point; thence North and parallel to the West line of said 1/4 Section 301.65 feet to the point of beginning.

PLAT OF SURVEY

PARCEL 1: THAT PART OF THE NORTH 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 8 NORTH, RANGE 11 EAST, OF THE CITY OF MILWAUKEE, COUNTY OF MILWAUKEE, AND STATE OF WISCONSIN WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID 1/4 SECTION; THENCE NORTH ALONG THE WEST LINE OF SAID 1/4 SECTION, 1728.84 FEET TO THE POINT OF BEGINNING OF THE LAND HEREIN TO BE DESCRIBED; CONTINUING THENCE NORTH ALONG THE WEST LINE OF SAID 1/4 SECTION, 288.81 FEET TO A POINT; THENCE N 68°35'00" E AND PARALLEL TO THE NORTH LINE OF SAID 1/4 SECTION, 342.81 FEET TO A POINT; THENCE SOUTH AND PARALLEL TO THE WEST LINE OF SAID 1/4 SECTION, 302.88 FEET TO A POINT; THENCE N 89°35'00" E, 138.80 FEET TO A POINT; THENCE S 89°35'00" W, 88.82 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE WEST 50.00 FEET FOR STREET PURPOSES.

PARCEL 2: THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 8 NORTH, RANGE 11 EAST, OF THE CITY OF MILWAUKEE, COUNTY OF MILWAUKEE, AND STATE OF WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID 1/4 SECTION; THENCE DUE SOUTH ON THE WEST LINE OF SAID 1/4 SECTION 282.82 FEET TO A POINT; THENCE N 89°35'00" E, 342.81 FEET TO THE POINT OF BEGINNING OF THE LAND TO BE DESCRIBED; RUNNING THENCE N 89°35'00" E 198.80 FEET TO A POINT; THENCE SOUTH AND PARALLEL TO THE WEST LINE OF SAID 1/4 SECTION 301.48 FEET TO A POINT; THENCE S 89°35'00" W, 138.80 FEET TO A POINT; THENCE N 89°35'00" E, AND PARALLEL TO THE SOUTH LINE OF SAID NORTHWEST 1/4 OF SAID 1/4 SECTION 188.80 FEET TO A POINT; THENCE NORTH AND PARALLEL TO THE WEST LINE OF SAID 1/4 SECTION 301.65 FEET TO THE POINT OF BEGINNING.

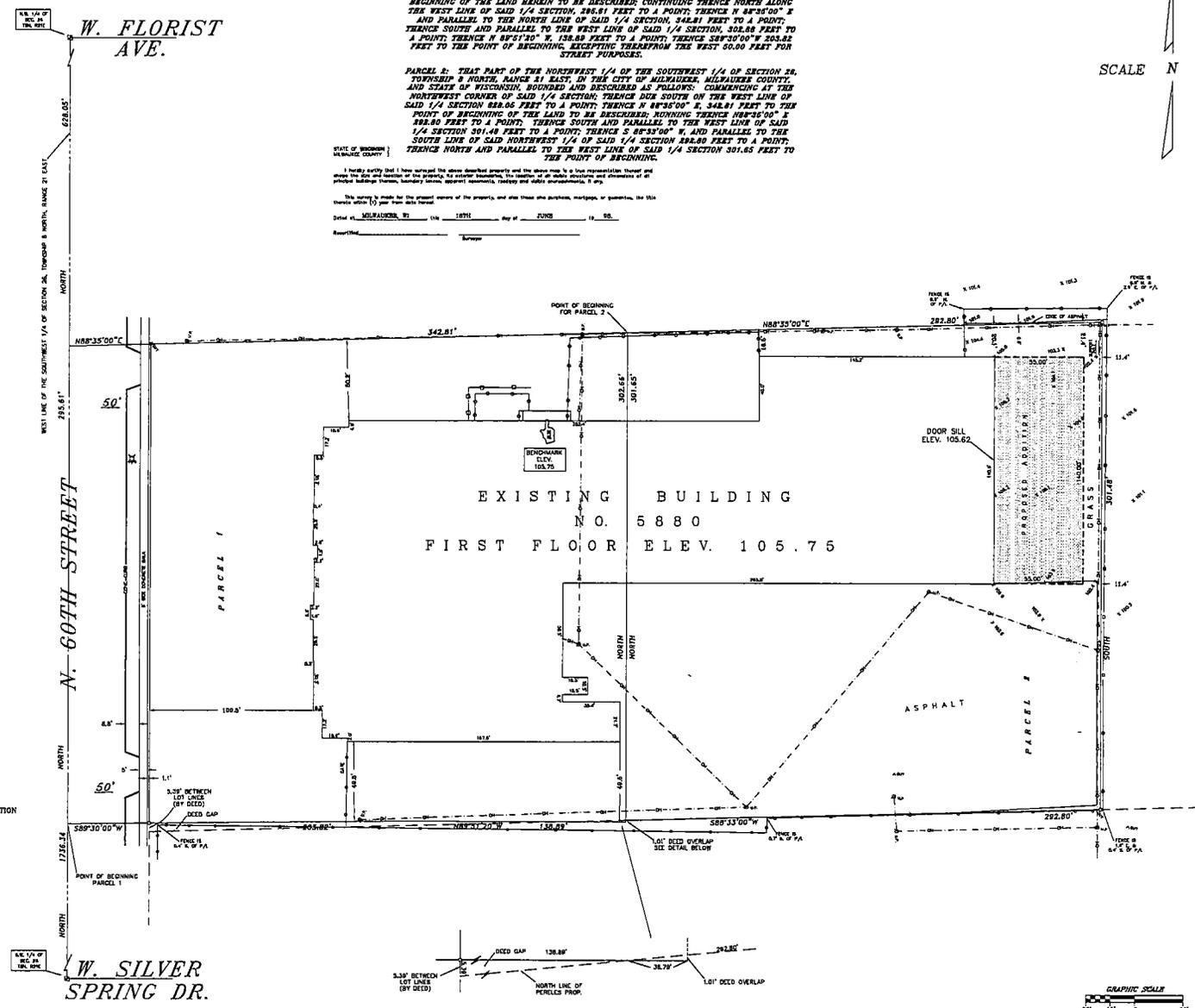
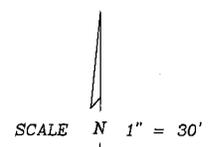
STATE OF WISCONSIN
MILWAUKEE COUNTY

I, hereby certify that I have surveyed the above described property and the above map is a true representation thereof and show the line and corners of the property, all necessary monuments, the location of all buildings and dimensions of all principal buildings thereon, boundary corners, apparent easements, fences and other improvements, if any.

This survey is made for the general purpose of the property and does show any partition, mortgage, or guarantee, the title thereto within 10 year from date hereof.

Dated at MILWAUKEE, WI this 18TH day of JUNE 19, 98.

Surveyor: _____



- ~ LEGEND ~
- - DENOTES IRON PIPE - SET
 - - DENOTES IRON PIPE - FOUND
 - - DENOTES LIGHT POLE
 - - DENOTES UTILITY POLE
 - - DENOTES CUY WIRE
 - - DENOTES WOOD FENCE
 - - DENOTES CHAIN LINK FENCE
 - - DENOTES EXISTING SPOT ELEVATION
 - - DENOTES OVERHEAD WIRES

| | |
|---------------|--|
| PROJECT | PLAT OF SURVEY OF 5880 N. 60TH ST. |
| MILWAUKEE, WI | |
| PROJECT NO. | 08-13-98-150 |
| DATE | JUNE 17, 1998 |
| REVISIONS | |

| | |
|---------------------|--|
| ENGINEER / SURVEYOR | MARK D. WESWOOD NIENOW ENGINEERING ASSOC. INC (414) 863-4022 |
| PREPARED FOR | KUBIN-NICHOLSON 5880 N. 60TH STREET MILW. WI 53218 (414) 461-8100 |
| DRAWN BY | CLW |
| CHECKED BY | |
| SCALE | 1" = 30' |
| SHEET TITLE | PLAT OF SURVEY |
| SHEET NO. | 1 OF 1 |



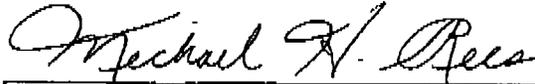
Nienow
ENGINEERING
ASSOCIATES
A DIVISION OF NIENOW ENGINEERING ASSOCIATES, INC.
4000 N. PORT WASHINGTON ROAD
MILWAUKEE, WI 53218
PHONE (414) 948-4000
FAX (414) 948-4000

| | | | |
|-----------------|--------------|--------------|--------------|
| DRAWING FILE | 8813261 | DATE PLOTTED | JUN 17, 1998 |
| DATE ORIGINATOR | CLW | DRAWN BY | CLW |
| FIELD WORK BY | CLW | SCALE | 1" = 30' |
| PROJECT NO | 08-13-98-150 | | |

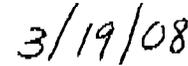
CONTRACT NO. 08-13-98-150, PROJECT NO. 08-13-98-150, SHEET NO. 1 OF 1. DRAWN BY CLW, CHECKED BY CLW, DATE PLOTTED JUN 17, 1998. SCALE 1" = 30'. PROJECT NO. 08-13-98-150.

Statement by Responsible Party
Former Kubin-Nicholson Facility
5880 North 60th Street Property
Milwaukee, Wisconsin
BRRTS# 02-41-550783

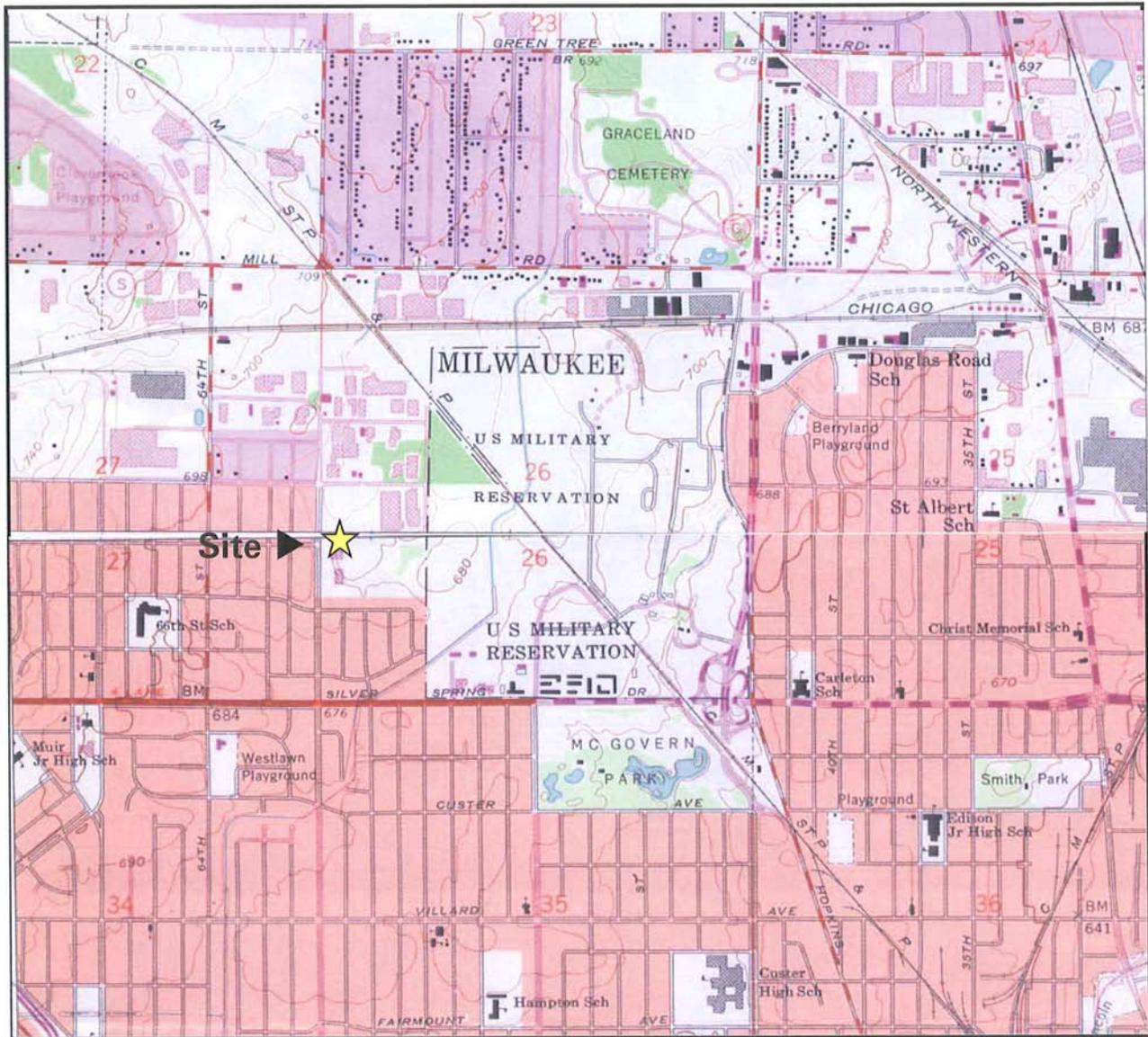
Kubin-Nicholson Corporation, the responsible party for the 5880 North 60th Street Property located in Milwaukee, Wisconsin, states that the legal description provided to the Wisconsin Department of Natural Resources (and attached to this statement) is complete and accurate to the best of our knowledge.



Signature of Representative for Responsible Party:



Date:



SW¼ of Sec. 26 T8N R21E. Adapted from U.S.G.S. 7.5 minute series, Milwaukee, dated 1958, (photorevised 1971) and Thiensville, dated 1958, (photorevised 1971 and 1976) Wisconsin, quadrangle.

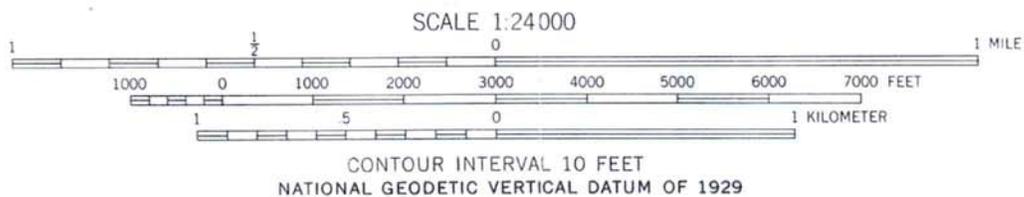


Figure 1. Site Location Map
5880 North 60th Street
Milwaukee, Wisconsin



Orthography from:
2005 SEWRPC Map Data



● SOIL BORING LOCATION

THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
414-643-4200

0 ————— 100 ft.

Site Name: Former Kubin-Nicholson Facility
Address: 5880 North 60th Street
Milwaukee, WI 53218
Project: #10479-002

FIGURE 1
SOIL BORING LOCATION MAP

TABLE 1
SOIL ANALYTICAL QUALITY RESULTS
POLYNUCLEAR AROMATIC HYDROCARBONS
KUBIN-NICHOLSON CORPORATION
5880 NORTH 60TH STREET
MILWAUKEE, WISCONSIN
Project Reference #10479

| Soil Boring Identification: | | | | | GP-9 | GP-10 | | GP-11 | | GP-12 | | GP-13 | | GP-14 | | |
|-----------------------------|-------|--|-----------------------------|-------------------------|---------------------------|--------------------------|--------------|--------------------------|-------------------------|-------------------------|--------------|--------------|----------|--------------|----------|----------|
| Sample Depth (ft): | | | | | 4-6 | 4-6 | 8-10 | 4-6 | 8-10 | 4-6 | 8-10 | 4-6 | 8-10 | 4-6 | 8-10 | |
| Parameter | Units | Suggested Generic RCLs for PAH Compounds in Soil | | | Collection Date | | | | | | | | | | | |
| | | ¹ Groundwater Pathway | ² Non-Industrial | ³ Industrial | 10/11/07 | 02/15/08 | 02/15/08 | 02/15/08 | 02/15/08 | 02/15/08 | 02/15/08 | 02/15/08 | 02/15/08 | 02/15/08 | 02/15/08 | 02/15/08 |
| | | Acenaphthene | µg/kg | 38,000 | 900,000 | 60,000,000 | 530 | 55 | <7.2 | 440 | 12.3J | 130 | <7.2 | 9.2J | <7.2 | <7.2 |
| Acenphthylene | µg/kg | 700 | 18,000 | 360,000 | 94J | 460 | 8.8J | 109 | 288 | 76 | <7.0 | 28.9 | <7.0 | 19.3J | <7.0 | |
| Anthracene | µg/kg | 3,000,000 | 5,000,000 | 300,000 | 1760 | 870 | <14 | 2100 | 178 | 420 | <14 | 33J | <14 | 23.3J | <14 | |
| Benzo(a)anthracene | µg/kg | 17,000 | 88 | 3,900 | ³ 9400 | 2,320 | 32J | ³ 4400 | 910 | 920 | <15 | 128 | <15 | 108 | <15 | |
| Benzo(a)pyrene | µg/kg | 48,000 | 8.8 | 390 | ³ 8800 | ³ 1900 | 28.6J | ³ 3900 | ³ 980 | ³ 810 | <15 | 125 | <15 | 115 | <15 | |
| Benzo(b)fluoranthene | µg/kg | 360,000 | 88 | 3,900 | ³ 12300 | 2,610 | 50 | ³ 4900 | 1,410 | 1,100 | 13.3J | 192 | <8.1 | 180 | <8.1 | |
| Benzo(ghi)perylene | µg/kg | 6,800,000 | 1,800 | 39,000 | 7200 | 1040 | 25.5J | 2,320 | 650 | 520 | <14 | 93 | <14 | 90 | <14 | |
| Benzo(k)fluoranthene | µg/kg | 870,000 | 880 | 39,000 | 4000 | 750 | 19.2J | 1,380 | 430 | 360 | <11 | 57 | <11 | 63 | <11 | |
| Chrysene | µg/kg | 37,000 | 8,800 | 390,000 | 8800 | 1900 | 32J | 3500 | 860 | 790 | <13 | 131 | <13 | 131 | <13 | |
| Dibenz(a,h)anthracene | µg/kg | 38,000 | 8.8 | 390 | ³ 1770 | 309 | <11 | ³ 560 | 162 | 132 | <11 | 16.8J | <11 | 13.8J | <11 | |
| Fluoranthene | µg/kg | 500,000 | 600,000 | 40,000,000 | 20600 | 4700 | 70 | 9400 | 1510 | 2140 | 27.4J | 242 | <13 | 241 | <13 | |
| Fluorene | µg/kg | 100,000 | 600,000 | 40,000,000 | 480 | 234 | <8.5 | 470 | 24.2J | 128 | <8.5 | 9.3J | <8.5 | <8.5 | <8.5 | |
| Indeno(1,2,3-cd)pyrene | µg/kg | 680,000 | 88 | 3,900 | ³ 7900 | 1,000 | 20.1J | 2,070 | 600 | 460 | <10 | 79 | <10 | 79 | <10 | |
| 1-Methylnaphthalene | µg/kg | 23,000 | 1,100,000 | 70,000,000 | <130 | 14.6J | <13 | 49J | <13 | 42 | <13 | <13 | <13 | <13 | <13 | |
| 2-Methylnaphthalene | µg/kg | 20,000 | 600,000 | 40,000,000 | <170 | <17 | <17 | <34 | <17 | 46J | <17 | <17 | <17 | <17 | <17 | |
| Naphthalene | µg/kg | 400 | 20,000 | 110,000 | <120 | 12.2J | <12 | 34J | <12 | 82 | <12 | <12 | <12 | <12 | <12 | |
| Phenanthrene | µg/kg | 1,800 | 18,000 | 390,000 | ¹ 8100 | ¹ 2430 | 29.3J | ¹ 6100 | 315 | 970 | <15 | 72 | <15 | 67 | <15 | |
| Pyrene | µg/kg | 8,700,000 | 500,000 | 30,000,000 | 16600 | 3600 | 57 | 7900 | 1280 | 1740 | 22.6J | 202 | <13 | 204 | <13 | |

Notes: Laboratory analyses performed by: Synergy Environmental Lab, Inc.
 J = Analyte detected between Limit of Detection and Limit of Quantitation
 µg/kg = micrograms per kilogram (equivalent to parts per billion)
 NA = Not Analyzed
 NS = No Standard

Suggested Generic = More stringent generic Residual Contaminant Level for protection of groundwater (gw) or direct contact (dc) pathway for non-industrial land use from WDNR Publication RR-519-97 "Soil Cleanup Levels for Polycyclic Aromatic Hydrocarbons (PAHs) Interim Guidance" (April 1997) Interim RCL

Exceedances: **BOLD** = detected compound

| | |
|----------|---|
| 1 | = concentration exceeds Suggested Generic RCL of for PAH Compounds in Soil - Groundwater Pathway |
| 2 | = concentration exceeds Suggested Generic RCL of for PAH Compounds in Soil - Non-Industrial |
| 3 | = concentration exceeds Suggested Generic RCL of for PAH Compounds in Soil - Industrial |