State of Wisconsin
Department of Natural Resources
P.O. Box 7921, Madison, WI 53707-7921

GIS REGISTRY (Cover Sheet)
Form 4400-280 (R 6/13)

Source Property Information

CLOSURE DATE: 07/11/2012

BRRTS #: **02-41-554961**

FID #: 241031670

ACTIVITY NAME: SBP IV (FMR AMPCO METAL)

DATCP #:

PROPERTY ADDRESS: 1745 S 38th St

PECFA#:

MUNICIPALITY: Milwaukee

PARCEL ID #: 4571373000

***WTM COORDINATES:**

X: **686109** Y: **284103**

** 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)

CONTINUING OBLIGATIONS

Contaminated Media for Residual Contamination:

- [ ] Groundwater Contamination > ES *(236)*
  - [ ] Contamination in ROW
  - [ ] Off-Source Contamination

  *(**note:** for list of off-source properties see "Impacted Off-Source Property Information, Form 4400-246")*
- [x] Soil Contamination > *RCL or **SSRCL *(232)*
  - [ ] Contamination in ROW
  - [ ] Off-Source Contamination

  *(**note:** for list of off-source properties see "Impacted Off-Source Property Information, Form 4400-246")*

Site Specific Obligations:

- [ ] Soil: maintain industrial zoning *(220)*

  *(**note:** soil contamination concentrations between non-industrial and industrial levels)*
- [ ] Structural Impediment *(224)*
- [ ] Site Specific Condition *(228)*
- [x] Cover or Barrier *(222)*
  - [x] Direct Contact
  - [x] Soil to GW Pathway
- [ ] 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*

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

PLEASE ASSEMBLE IN THIS ORDER

GIS Registry Checklist

Form 4400-245 (R 8/11)

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 #: 02-41-554961 *(No Dashes)* PARCEL ID #: 4571373000

ACTIVITY NAME: SBP IV (FMR AMPCO METAL) WTM COORDINATES: X: 686109 Y: 284103

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

- [X] **Closure Letter**
- [X] **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**
- [X] **Certificate of Completion (COC)** (for VPLE sites)

SOURCE LEGAL DOCUMENTS

- [X] **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:**
- [X] **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.

- [X] **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: Location Map**
- [X] **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: Detailed Site Map**
- [X] **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 #: 3a-3c **Title: Soil Chemical Conditions - VOCs, PAHs, Arsenic and Lead**

BRRTS #: 02-41-554961 ACTIVITY NAME: SBP IV (FMR AMPCO METAL)

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 #: 5 **Title: Cross Section B-B'**

Figure #: 4 **Title: Cross Section C-C'**

☐ **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 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 Analytical Table**

☐ **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).

BRRTS #: 02-41-554961 ACTIVITY NAME: SBP IV (FMR AMPCO METAL)

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.*

☐ **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:**

☐ **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
2300 N. Dr. Martin Luther King, Jr. Drive
Milwaukee WI 53212-3128

Scott Walker, Governor
Cathy Stepp, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711

July 11, 2012

Mr. Jeff Hall
90 S 7th Street, Suite 4500
Minneapolis, MN 55402

SUBJECT: Final Case Closure with Continuing Obligations for the SBP IV Site (Former AMPCO Metals), 1745 S 38th Street, Milwaukee, WI
WDNR BRRTS Activity #: 02-41- 554961 FID # 241031670

Dear Mr. Hall:

On March 9, 2011, the SE Region Closure Committee reviewed the above referenced case for closure. This committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases.

On May 10, 2012, the Department received information or documentation (including Well Abandonment Forms and Off-site Notification Letter(s)) indicating that you have complied with the requirements for final closure.

The Department reviewed the case closure request regarding the volatile organic compounds (VOCs), polycyclic aromatic hydrocarbons (PAHs) and metals contamination present in the soil at this site. Based on the correspondence and data provided, it appears that your case meets the closure requirements in ch. NR 726, Wisconsin Administrative Code. The Department considers this case closed and no further investigation or remediation is required at this time. However, you and future property owners must comply with certain continuing obligations as explained in this letter.

GIS Registry
This site will be listed on the Remediation and Redevelopment Program's internet accessible GIS Registry, to provide notice of residual contamination, and of any continuing obligations. The continuing obligations for this site are summarized below:

- Residual soil contamination exists that must be properly managed should it be excavated or removed
- Pavement, an engineered cover or a soil barrier must be maintained over contaminated soil and the state must approve any changes to this barrier

All site information, including the maintenance plan, is also on file at the SE Regional DNR office, at **2300 N. Dr. Martin Luther King, Jr. Drive, Milwaukee WI 53212-3128**. This letter and information that was submitted with your closure request application, including the maintenance plan, will be included on the GIS Registry, in a PDF attachment. To review the sites on the GIS Registry web page, visit the RR Sites Map page at http://dnr.wi.gov/topic/Brownfields/rrsm.html If the 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 at http://dnr.wi.gov/org/water/dwg/3300254.pdf or at the web address listed above for the GIS Registry.

Closure Conditions

Please be aware that pursuant to s. 292.12 Wisconsin Statutes, compliance with the requirements of this letter is a responsibility to which you and any subsequent property owners must adhere. You must pass on both the information about these continuing obligations and the maintenance plan to the next property owner or owners. 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. The Department intends to conduct inspections in the future to ensure that the conditions included in this letter including compliance with any **attached maintenance plans** are met.

Cover or Barrier

Pursuant to s. 292.12(2)(a), Wis. Stats., the pavement or other impervious cap that currently exists in the location shown on the **attached map** shall be maintained in compliance with the **attached maintenance plan** in order to minimize the infiltration of water and prevent additional groundwater contamination that would violate the groundwater quality standards in ch. NR 140, Wis. Adm. Code, and to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health.

Soil contamination remains at the site as shown on the **attached map** and in the information submitted to the Department of Natural Resources. If soil in the specific locations shown on the attached map 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 is considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable statutes and rules. In addition, all current and future owners and occupants of the property need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken during excavation activities to prevent a health threat to humans.

The **attached maintenance plan and inspection log** are to be kept up-to-date and on-site. Please submit the inspection log to the Department only upon request.

Prohibited Activities

The following activities are prohibited on any portion of the property where [pavement, a building foundation, soil cover, engineered cap or other barrier] is required as shown on the attached map, unless prior written approval has been obtained from the Wisconsin Department of Natural Resources: 1) removal of the existing barrier; 2) replacement with

another barrier; 3) excavating or grading of the land surface; 4) filling on capped or paved areas; 5) plowing for agricultural cultivation; 6) construction or placement of a building or other structure.

Upon Department approval to replace the existing barrier, the replacement barrier must be one of similar permeability, until contaminant levels no longer exceed the applicable standards.

Post-Closure Notification Requirements

In accordance with ss, 292.12 and 292.13, Wis. Stats., you must notify the Department before making changes that affect or relate to the conditions of closure in this letter. For this case, examples of changed conditions requiring prior notification include, but are not limited to:

- Disturbance, construction on, change or removal in whole or part of pavement, an engineered cover or a soil barrier that must be maintained over contaminated soil

Please send written notifications in accordance with the above requirements to **2300 N. Dr. Martin Luther King, Jr. Drive, Milwaukee WI 53212-3128**, to the attention of the Environmental Program Associate.

The following DNR fact sheet, RR-819, "Continuing Obligations for Environmental Protection" has been included with this letter, to help explain a property owner's responsibility for continuing obligations on their property. If the fact sheet is lost, you may obtain a copy at http://dnr.wi.gov/files/pdf/pubs/rr/rr819.pdf

Please be aware that the case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code, if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, or welfare or to the environment.

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 Andy Boettcher at (414) 263-8541.

Sincerely,

James A Schmidt
SER Remediation & Redevelopment Team Supervisor

Encl: Cap Maintenance Plan
Remaining Soil Contamination Map

cc: Michael Beck, Braun Intertec, 11001 Hampshire Avenue S, Minneapolis, MN 55438
WDNR Case File

WDNR BRRTS CASE # 02 - 41 - 554961
WDNR BRRTS CASE # 06 - 41 - 554958 WDNR SITE NAME : SBP IV (Fmr Ampco Metal)

PERMANENT SOIL COVER MAINTENANCE PLAN

October 26, 2010

Property Located at:

1745 S. 38th Street
Milwaukee, Wisconsin
FID No. 241031670, WDNR BRRTS No. 02-41-554961 & 06-41-554958

Introduction

The purpose of this document is to present a Maintenance Plan for the permanent soil cover at the above-referenced property per the requirements of NR 724.13(2) of the Wisconsin Administrative Code. The maintenance activities relate to the existing slab on grade building, paved surfaces, and top soil cover that form a permanent barrier over impacted soil and groundwater at the Site.

Description of Contamination

Soil at the Site is contaminated by polyaromatic hydrocarbons (PAHs), arsenic, and lead.

Description of Permanent Barrier

The permanent soil cover at the Site consists of the existing building, bituminous asphalt parking lots, driveways, and truck maneuvering areas, and a 6-inch topsoil cover in green space areas. The building foundation, paved surfaces, and soil cover serve as a barrier to prevent direct human contact with residual soil contamination that might otherwise pose a threat to human health. The building foundation and paved surfaces also act as a partial infiltration barrier to minimize future soil-to-groundwater contamination migration. Based on the current and future use of the property, the barrier will function as intended unless disturbed.

Annual Inspection

The building foundation, paved surfaces, and 6-inch top soil cover overlying residual soil and groundwater impacts will be inspected once a year for cracks, exposed underlying soils, and other potential problems that could cause infiltration into or exposures to underlying soils. The inspections will be performed to evaluate damage to the concrete floor, paved surfaces, and top soil cover due to settling, exposure to the weather, wear from traffic, increasing age and other factors. Any area where underlying soils have become exposed and where infiltration from the surface will not be effectively minimized will be documented. A log of the inspections will be maintained by the property owner and is included as Appendix B, *Permanent Soil Cover Maintenance and Inspection Log*. The log will include recommendations for necessary repair of any areas where underlying soils are exposed and where infiltration from the surface will not be effectively minimized. Once repairs are completed, they will be documented in the inspection log. A copy of the inspection log will be kept at the address of the property owner and available

for submittal or inspection by the Wisconsin Department of Natural Resources (WDNR) representatives upon their request.

Maintenance Activities

If problems are noted during the annual inspections or at any other time during the year, repairs will be scheduled as soon as practical. Maintenance activities can include patching and filling operations or they can include larger resurfacing or construction operations. In the event that necessary maintenance activities expose the underlying soil, the owner must inform maintenance workers of the direct contact exposure hazard and provide them with appropriate personal protection equipment (PPE). The owner must also collect samples of any soil that is excavated from the site prior to off-site disposal to identify an appropriate disposal facility. Excavated soil must be treated, stored, and disposed by the owner in accordance with applicable local, state, and federal regulations.

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

Prohibition of Activities and Notification of WDNR Prior to Actions Affecting the Barrier

The following activities are prohibited on the property unless prior written approval has been obtained from the WDNR: 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 new building or structure.

Amendment or Withdrawal of Maintenance Plan

This Maintenance Plan can be amended or withdrawn by the property owner and its successors with the written approval of WDNR.

Contact Information

Jeff Hall
RER Acquisitions, LLC
90 S. 7th St., Suite 4500
Minneapolis, MN 55402
Phone: 612-904-1513
Email: jeffthall1@aol.com

LEGAL DESCRIPTION

SBP IV
1745 South 38th Street
Milwaukee, Wisconsin

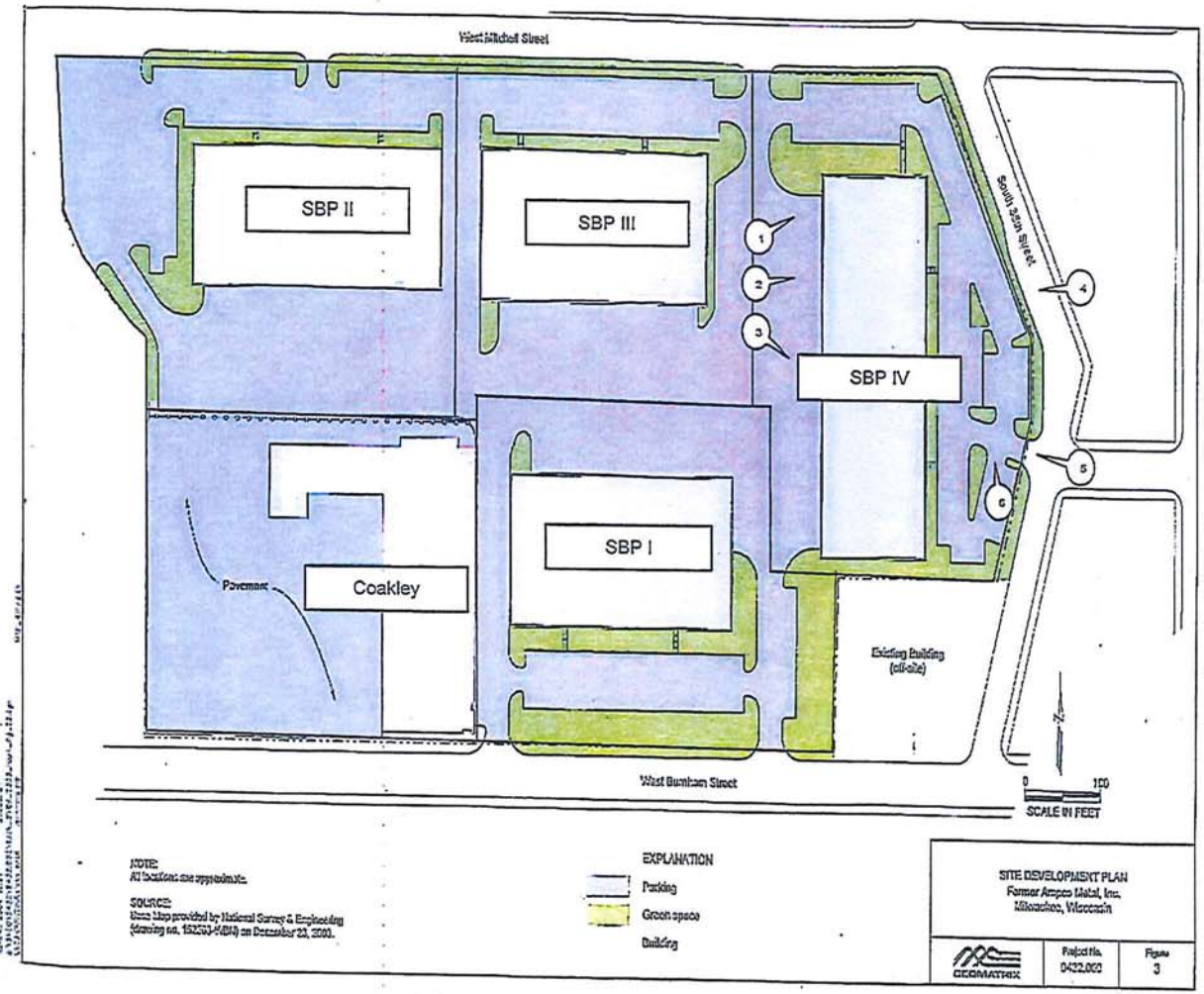
Stadium Business Park Subdivision in NW ¼ of Sec. 1-6-21, Block 1, Lot 3, TID 54

Lot 3, Block 1, of Stadium Business Park, recorded on November 9, 2006 as document No. 9336526, being a division of Parcel 1 of CSM 7551 lying in the Southeast ¼ and the Southwest ¼ of the Northwest ¼ of Section 1, Town 6 North, Range 21 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin described as follows:

Commencing at the Southwest corner of the Northwest ¼ of said Section 1; thence North 88°17'40" East along the south line of said Northwest ¼ Section 561.00 feet; thence North 01°42'20" West 366.00 feet to the Southwest corner of said Parcel 1 and Northwest corner of Parcel 2 of Certified Survey Map No. 7551; thence North 88°17'40" East along the south line of said Parcel 1 and adjoining North line of said Parcel 2 a distance of 439.52 feet to the west line of Parcel 3; thence North 01°43'46" West continuing along said south line along adjoining aid west line 24.54 feet to the northwest corner of said Parcel 3; thence North 88°17'40" East continuing along said south line and adjoining north line of said Parcel 3 a distance of 365.44 feet to the northeast corner of said parcel 3; thence South 01°42'20" East continuing along said south line of said Parcel 1 and adjoining East line of said Parcel 3 a distance of 45.54 feet; thence North 88°17'40" East continuing along said south line and adjoining said easterly line of 37.40 feet; thence South 01°42'20" East continuing along said south line and adjoining said easterly line 130.78 feet; thence North 88°17'40" East continuing along said south line and adjoining said easterly line and adjoining north line of Maple Ridge 282.14 feet to the southeast corner of said Parcel 1, lying along the westerly line of South 38th Street; thence North 13°27'54" East along the easterly line of said Parcel 1 adjoining said westerly line 168.35 feet; thence North 01°13'27" West continuing along said easterly line and adjoining said westerly line 89.68 feet; thence North 26°32'06" West continuing along said easterly and adjoining said westerly line 297.82 feet to the Northeast corner of said Parcel 1 lying along the south line of West Mitchell Street; thence South 88°17'40" West along said North line of said Parcel 1 and adjoining said south line 239.29 feet; thence South 01°42'20" East 346.13 feet to the Point of Beginning. Total area is 164,827 sq. ft. (3.784 acres).

PERMANENT SOIL COVER INSPECTION AND MAINTENANCE LOG

Inspection Date	Inspector	Condition of Barrier	Recommendations	Has recommended maintenance from previous inspection been implemented?

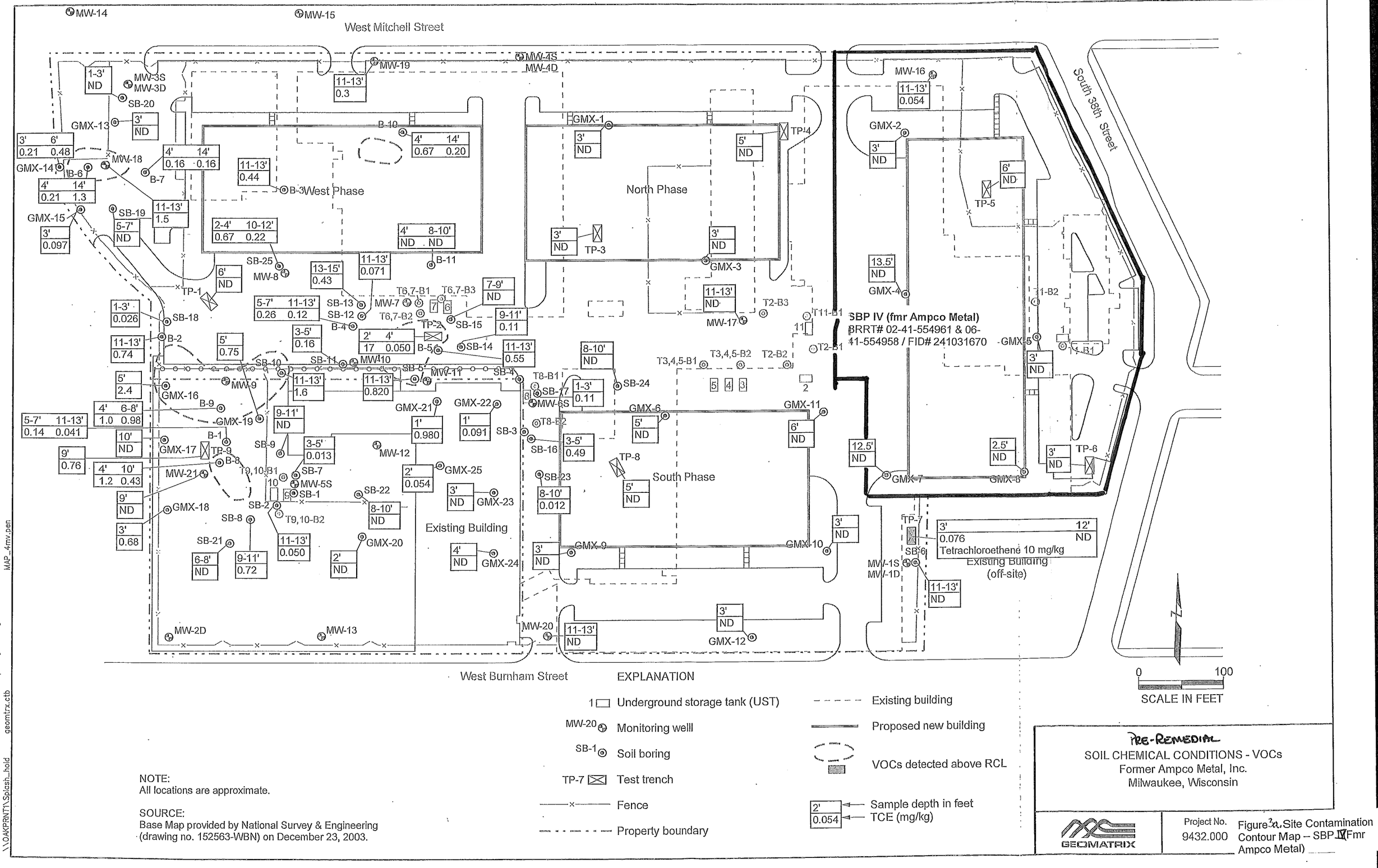


Map and Photos Documenting Buildings, Pavement, and Greenspace Areas

Photos taken 11/2/2010

DESCRIPTION OF SOIL PERFORMANCE STANDARD ELEMENTS

An office/warehouse-type building was constructed at the SBP IV property. Pavements extend out from the buildings toward the property boundaries and surrounding streets. Light-duty pavement areas were constructed east and north of the building with a 6-inch gravel base and 3.5-inches of asphalt. Heavy-duty pavement areas were constructed west of the building with a 10-inch gravel base and 4.5-inches of asphalt. Green space areas were covered with approximately 6-inches of top soil prior to planting shrubs and laying sod. The new building, associated pavements, and top soil form a permanent cover that will prevent exposure to residual soil impacts that exist at the SBP IV property.



NOTE:
All locations are approximate.

SOURCE:
Base Map provided by National Survey & Engineering (drawing no. 152563-WBN) on December 23, 2003.

EXPLANATION

- 1 Underground storage tank (UST)
- MW-20 Monitoring welll
- SB-1 Soil boring
- TP-7 Test trench
- Fence
- Property boundary
- Existing building
- Proposed new building
- VOCs detected above RCL
- 2' / 0.054 Sample depth in feet / TCE (mg/kg)

PRE-REMEDIAL

SOIL CHEMICAL CONDITIONS - VOCs
Former Ampco Metal, Inc.
Milwaukee, Wisconsin

GEOMATRIX

Project No. 9432.000

Figure 2a. Site Contamination Contour Map – SBP IV (Fmr Ampco Metal)

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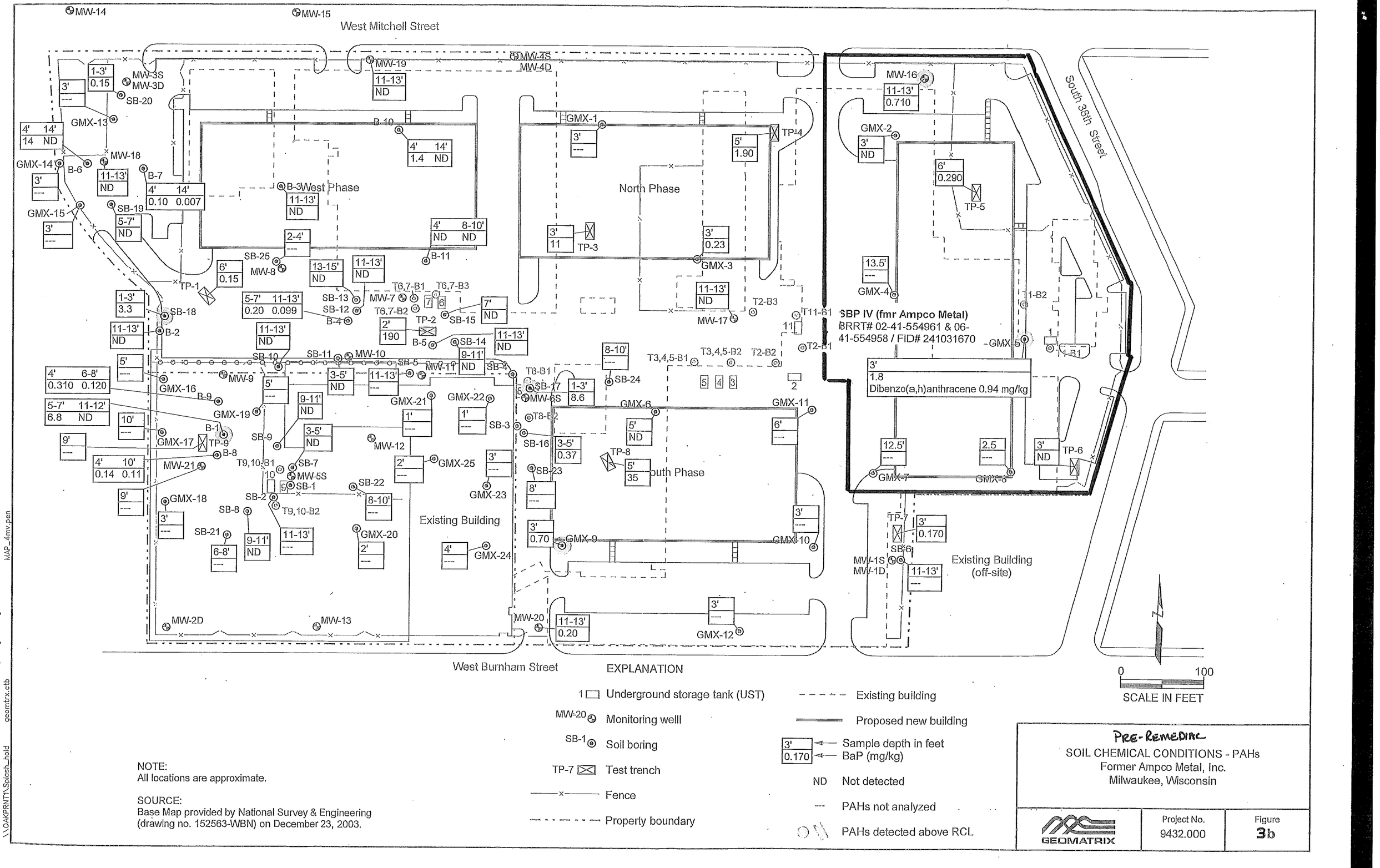

NOTE:
All locations are approximate.

SOURCE:
Base Map provided by National Survey & Engineering (drawing no. 152563-WBN) on December 23, 2003.

PRE-REMEDIAL

SOIL CHEMICAL CONDITIONS - PAHs
Former Ampco Metal, Inc.
Milwaukee, Wisconsin

GEOMATRIX | Project No. 9432.000 | Figure 3b

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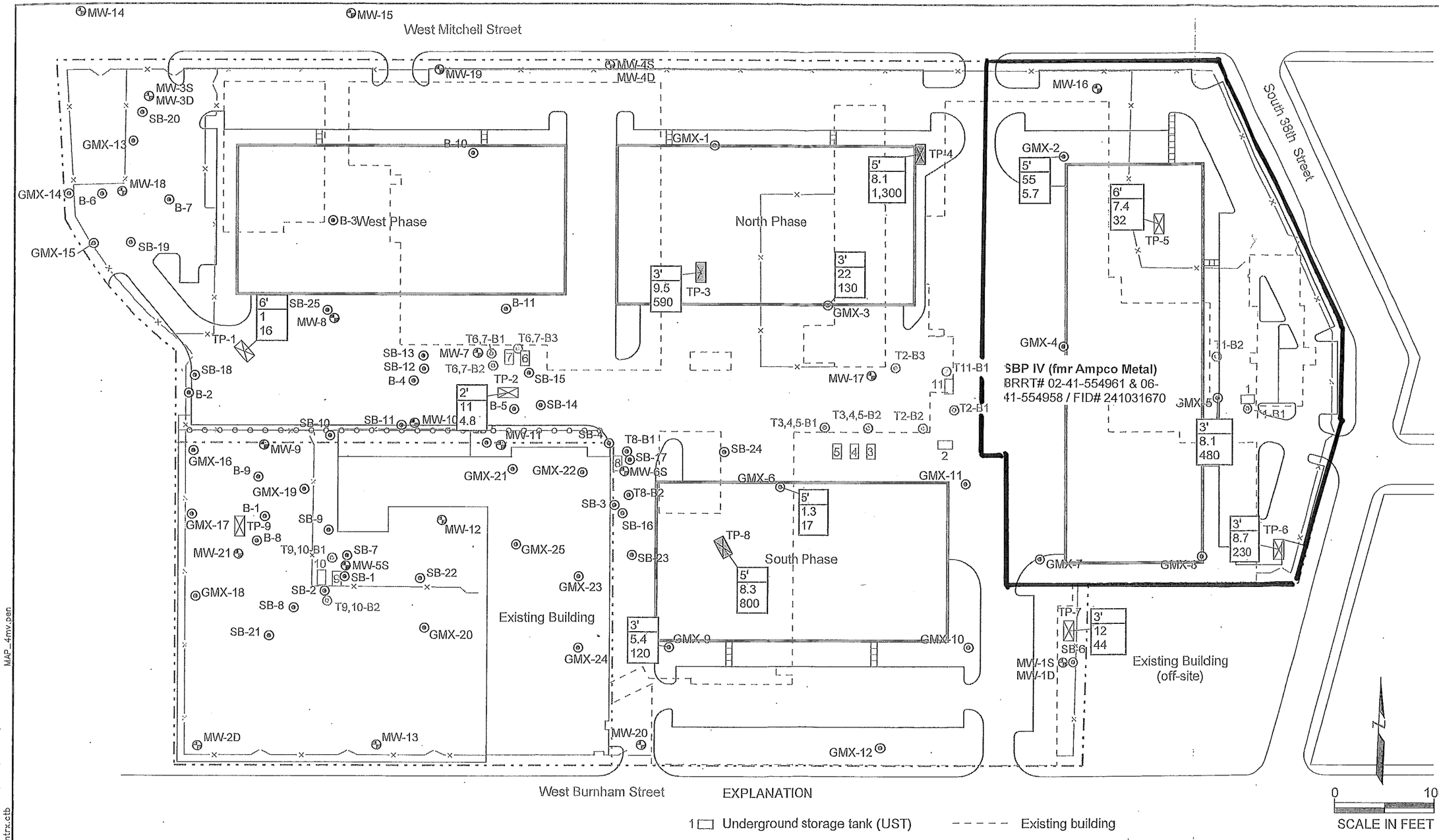

EXPLANATION

- 1 — Underground storage tank (UST)
- MW-20 — Monitoring welll
- SB-1 — Soil boring
- TP-7 — Test trench
- Fence
- Property boundary
- Existing building
- Proposed new building
- 5' / 8.3 / 800 — Sample depth in feet / Arsenic (mg/kg) / Lead (mg/kg)
- Lead ≥ 500 mg/kg

NOTE:
All locations are approximate.

SOURCE:
Base Map provided by National Survey & Engineering (drawing no. 152563-WBN) on December 23, 2003.

PRE - REMEDIAL

SOIL CHEMICAL CONDITIONS - ARSENIC AND LEAD
Former Ampco Metal, Inc.
Milwaukee, Wisconsin

GEOMATRIX | Project No. 9432.000 | Figure 3c

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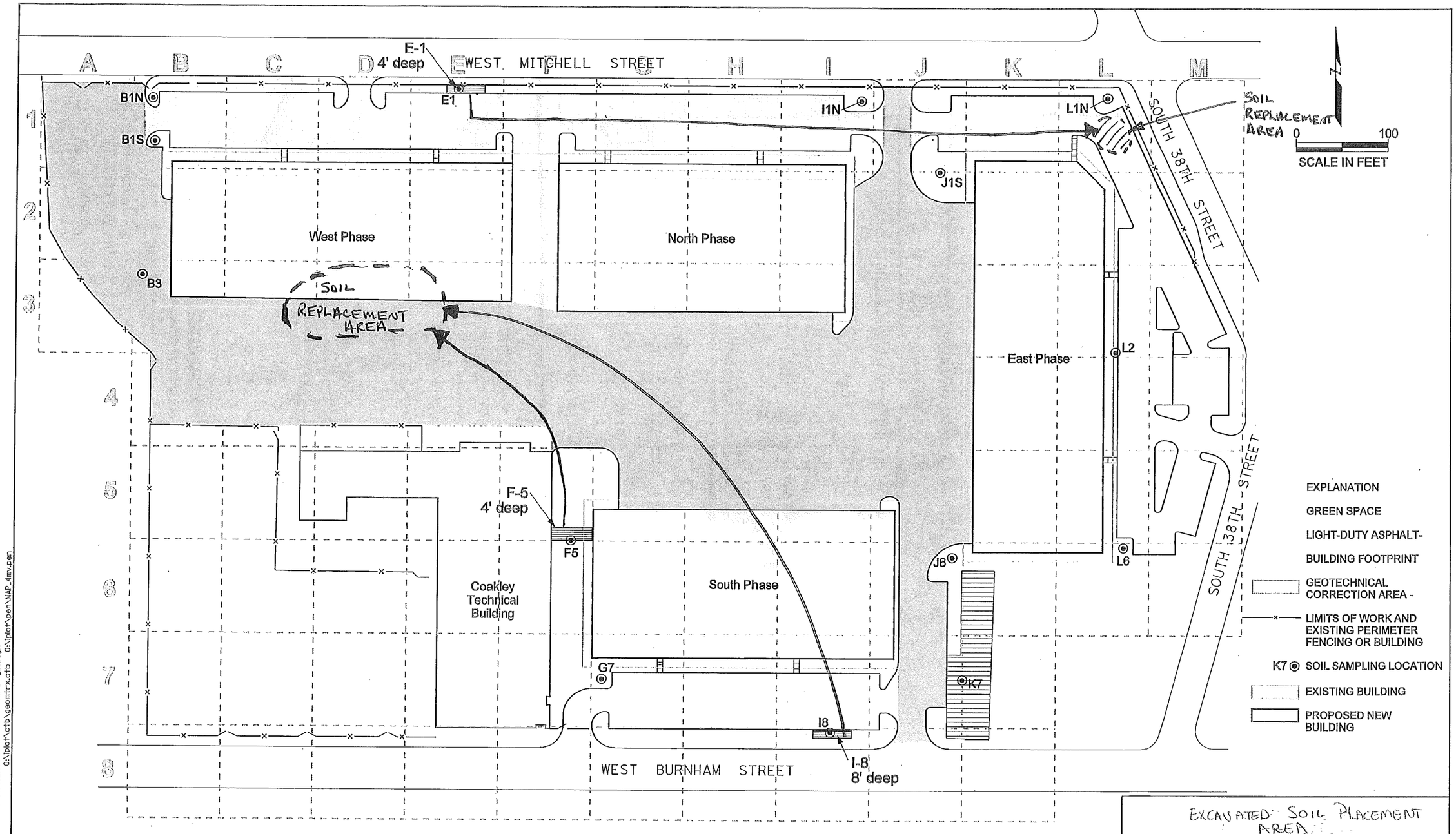

NOTES:
1. ALL LOCATIONS ARE APPROXIMATE.
2. DO NOT EXCAVATE BELOW REQUIRED SOIL CORRECTION DEPTH WEST OR SOUTH OF THE WEST PHASE BUILDING WITHOUT AUTHORIZATION BY ENGINEER.

SOURCES:
BASE MAP AND SPT ELEVATIONS PROVIDED BY NATIONAL SURVEY & ENGINEERING (DRAWING NO. 152563-WBN) ON JANUARY 23, 2004. ELEVATION CONTOURS ESTIMATED BY OPUS ARCHITECT AND ENGINNERS (DESIGN NO. M33.573, SHEET C1.2A) MARCH 31, 2004.

EXCAVATED SOIL PLACEMENT AREA

Former Ampco Metal, Inc.
1745 S. 38th Street
Milwaukee, Wisconsin

By:	Date: 1/11/2011	Project No. 9432.000
AMEC Geomatrix		Figure 3d

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BRRTS #: 02-41-554962
FID #: 341184470
SITE NAME: COAKLEY (FMR AMPCO METAL)

To view the Certificate of Completion (COC) for this site click on the link below:

BRRTS #	SITE NAME
06-41-554957	COAKLEY (FMR AMPCO METAL)

* 0 9 0 4 1 1 5 4 *

DOC.# 09041154

REGISTER'S OFFICE | SS
Milwaukee County, WI

RECORDED 07/01/2005 01:42PM

JOHN LA FAVE
REGISTER OF DEEDS

AMOUNT:11.00

Recording Area

Name and Return Address
Douglas G. French
Mallery & Zimmerman, S.C.
731 North Jackson Street
Suite 900
Milwaukee, Wisconsin 53202

State Bar of Wisconsin Form 1-2003
WARRANTY DEED

Document Number | Document Name

THIS DEED, made between SBP I LLC, a Minnesota limited liability company ("Grantor," whether one or more), and SBP II LLC, a Minnesota limited liability company ("Grantee," whether one or more).

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

Parcel 1 of Certified Survey Map No. 7551, recorded on February 11, 2005, as Document No. 8957225, a division of lands in part of the Southeast 1/4 and the Southwest 1/4 of the Northwest 1/4 of Section 1, Town 6 North, Range 21 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

TRANSFER
$ 1944.00
FEE

Part of Tax Key No. 457-9972-111-6
Parcel Identification Number (PIN)

This is not homestead property.
~~(is)~~ (is not)

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except:
Municipal and zoning ordinances and agreements entered under them, matters of record, general taxes levied in 2005, and Declaration of Covenants, Easements and Restrictions recorded contemporaneously with this Deed.

Dated June 9, 2005.

SBP I LLC

* _____ (SEAL) By: _____ (SEAL)
* Jeffrey T. Hall, President

* _____ (SEAL) _____ (SEAL)
* _____

AUTHENTICATION

Signature(s) _____
_____
authenticated on _____.

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

THIS INSTRUMENT DRAFTED BY:
Douglas G. French of
Mallery & Zimmerman, S.C.

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
MILWAUKEE COUNTY)

Personally came before me on ~~May~~ June 9, 2005,
the above-named Jeffrey T. Hall, President of SBP I LLC,
to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

* Douglas G. French
Notary Public, State of Wisconsin
My Commission (is permanent) (~~expires:~~ _____)

(Signatures may be authenticated or acknowledged. Both are not necessary.)
NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

© 2003 STATE BAR OF WISCONSIN

* Type name below signatures.

3

* 0 9 2 3 2 4 2 8 *

DOC.# 09232428

REGISTER'S OFFICE | SS
Milwaukee County, WI
RECORDED 05/10/2006 10:12AM

JOHN LA FAVE
REGISTER OF DEEDS

AMOUNT: 15.00

State Bar of Wisconsin Form 2-2003
WARRANTY DEED

Document Number | Document Name

Recording Area

Name and Return Address
Douglas G. French
Mallery & Zimmerman, S.C.
731 North Jackson Street, Suite 900
Milwaukee, Wisconsin 53202

THIS DEED, made between SBP II LLC, a Minnesota limited liability company ("Grantor," whether one or more).
and SBP III LLC, a Minnesota limited liability company ("Grantee," whether one or more).

Grantor, for a valuable consideration, conveys and warrants to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Milwaukee County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

See attached Exhibit A

TRANSFER
$1339.50
FEE

Part of 457-1351-2
Parcel Identification Number (PIN)

This is not homestead property.
(is) (is not)

Exceptions to warranties:
Municipal and zoning ordinances and agreements entered under them, matters of record, and general taxes levied in 2006.

Dated April 28, 2006.

SBP II LLC

(SEAL) (SEAL)
* * Jeffrey T. Hall, President

(SEAL) (SEAL)
* *

AUTHENTICATION

Signature(s) _____
_____
authenticated on _____.

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

THIS INSTRUMENT DRAFTED BY:
Douglas G. French of Mallery & Zimmerman, S.C.

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
MILWAUKEE COUNTY)

Personally came before me on April 28, 2006,
the above-named Jeffrey T. Hall, President of SBP II LLC
to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

* Douglas G. French
Notary Public, State of Wisconsin
My Commission (is permanent) (~~expires:~~ _____)

DOUGLAS G. FRENCH NOTARY PUBLIC STATE OF WISCONSIN

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

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

© 2003 STATE BAR OF WISCONSIN

* Type name below signatures.

EXHIBIT A

LEGAL DESCRIPTION

LOT 2 (future Block 1, Lot 2)
SBP III
3925 West Mitchell Street

April 26, 2006
Survey No. 457-107

A division of Parcel 1 of Certified Survey Map No. 7751 lying in the Southeast ¼ and the Southwest ¼ of the Northwest ¼ of Section 1, Town 6 North, Range 21 East in the City of Milwaukee, County of Milwaukee and State of Wisconsin.

Commencing at the Southwest corner of the Northwest ¼ of said Section 1;

thence North 88°17'40" East along the south line of said Northwest ¼ Section 561.00 feet;

thence North 01°42'20" West 366.00 feet to the Southwest corner of said Parcel 1 and Northwest corner of Parcel 2 of Certified Survey Map No. 7751;

thence North 88°17'40" East along the south line of said Parcel 1 and adjoining north line of said Parcel 2 a distance of 418.38 feet to the Point of Beginning;

thence continuing North 88°17'40" East along the south line of said Parcel 1 and adjoining north line of said Parcel 2 a distance of 21.14 feet to the west line of Parcel 3 of Certified Survey Map No. 7751;

thence North 01°43'46" West continuing along said south line and west line of said Parcel 3 a distance of 24.54 feet to the Northwest corner of said Parcel 3;

thence North 88°17'40" East along the south line of said Parcel 1 and adjoining north line of said Parcel 3 a distance of 365.44 feet;

thence North 01°42'20" West 346.13 feet to the north line of said Parcel 1 lying along the south line of West Mitchell Street;

thence South 88°17'40" West along said north line and adjoining said south line 386.57 feet;

thence South 01°42'20" East 370.67 feet to the Point of Beginning. Total area is 134,322 sq. ft. (3.084 acres).

EXHIBIT A CONTINUED

LOT 3 (future Block 1, Lot 3)
SBP IV
1745 South 38th Street

April 26, 2006
Survey No. 457-108

A division of Parcel 1 of Certified Survey Map No. 7751 lying in the Southeast ¼ and the Southwest ¼ of the Northwest ¼ of Section 1, Town 6 North, Range 21 East in the City of Milwaukee, County of Milwaukee and State of Wisconsin.

Commencing at the Southwest corner of the Northwest ¼ of said Section 1;

thence North 88°17'40" East along the south line of said Northwest ¼ Section 561.00 feet;

thence North 01°42'20" West 366.00 feet to the Southwest corner of said Parcel 1 and Northwest corner of Parcel 2 of Certified Survey Map No. 7751;

thence North 88°17'40" East along the south line of said Parcel 1 and adjoining north line of said Parcel 2 a distance of 439.52 feet to the west line of Parcel 3 of Certified Survey Map No. 7751

thence North 01°43'46" West along said south line and adjoining west line of said Parcel 3 a distance of 24.54 feet to the northwest corner of said Parcel 3;

thence North 88°17'40" East along said south line and adjoining said north line 365.44 feet to the Northeast corner of said Parcel 3 and Point of Beginning;

thence South 01°42'20" East continuing along the south line of said Parcel 1 and adjoining east line of said Parcel 3 a distance of 45.54 feet;

thence North 88°17'40" East continuing along said south line and adjoining said east line 37.40 feet;

thence South 01°42'20" East continuing along said south line and adjoining said east line 130.78 feet:

thence North 88°17'40" East along said south line, the adjoining said east line, the adjoining north line of a 1.50 foot wide strip of unplatted lands and the north line of adjoining Maple Ridge 282.14 feet to the Southeast corner of said Parcel 1 lying along the Westerly line of South 38th Street;

thence North 13°27'54" East along the easterly line of said Parcel 1 and adjoining said westerly line 168.35 feet;

thence North 01°13'27" West continuing along said easterly line and adjoining said westerly line 89.68 feet;

thence North 26°32'06" West continuing along said easterly line and adjoining said westerly line 297.82 feet to the Northeast corner of said Parcel 1 lying along the South line of West Mitchell Street;

thence South 88°17'40" West along said north line and adjoining south line 239.29 feet;

thence South 01°42'20" East 346.13 feet to the Point of Beginning. Total area is 164,827 sq. ft. (3.784 acres).

State Bar of Wisconsin Form 1-2003
WARRANTY DEED

Document Number | Document Name

THIS DEED, made between SBP III LLC, a Minnesota limited liability company ("Grantor," whether one or more), and SBP IV LLC, a Minnesota limited liability company ("Grantee," whether one or more). Grantor, for a valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Milwaukee County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

Lot 3, Block 1 of Stadium Business Park, recorded on November 9, 2006, as Document No. 9336526, being a division of lands in part of the Southeast 1/4 and the Southwest 1/4 of the Northwest 1/4 of Section 1, Town 6 North, Range 21 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Recording Area

Name and Return Address
Douglas G. French
Mallery & Zimmerman, S.C.
731 North Jackson Street, Suite 900
Milwaukee, Wisconsin 53202

457-1373-000 fka part of 457-1351-2
Parcel Identification Number (PIN)

This is not homestead property.
(is) (is not)

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except: Municipal and zoning ordinances and agreements entered under them, matters of record, and general taxes levied in 2007.

Dated July ___, 2007.

* _____ (SEAL)

* _____ (SEAL)

SBP III LLC
By: _____ (SEAL)
* Jeffrey T. Hall, President

* _____ (SEAL)

AUTHENTICATION

Signature(s) _____
_____
authenticated on _____.

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

THIS INSTRUMENT DRAFTED BY:
Douglas G. French of Mallery & Zimmerman, S.C.

ACKNOWLEDGMENT

STATE OF ~~WISCONSIN~~ MINNESOTA)
) ss.
Hennepin COUNTY)

Personally came before me on July 24, 2007,
the above-named Jeffrey T. Hall, President of SBP III LLC
to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

* _____
Notary Public, State of ~~Wisconsin~~ Minnesota
My Commission (is permanent) (expires: _____)

JENNIFER LYNN HANSON
NOTARY PUBLIC-MINNESOTA
My Commission Expires Jan 31, 2014

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

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

© 2003 STATE BAR OF WISCONSIN

* Type name below signatures.

Signed Statement by Responsible Party That the Following Legal Description is Complete and Accurate for the Referenced Property

As the responsible party for the property located at 1745 S. 38th St., Milwaukee, I believe the legal description provided to the Wisconsin Department of Natural Resources (DNR) and following below for the case file reference DNR BARRTS #02-41-554961 and 06-41-554958 is complete and accurate to the best of my knowledge.

Legal Description:

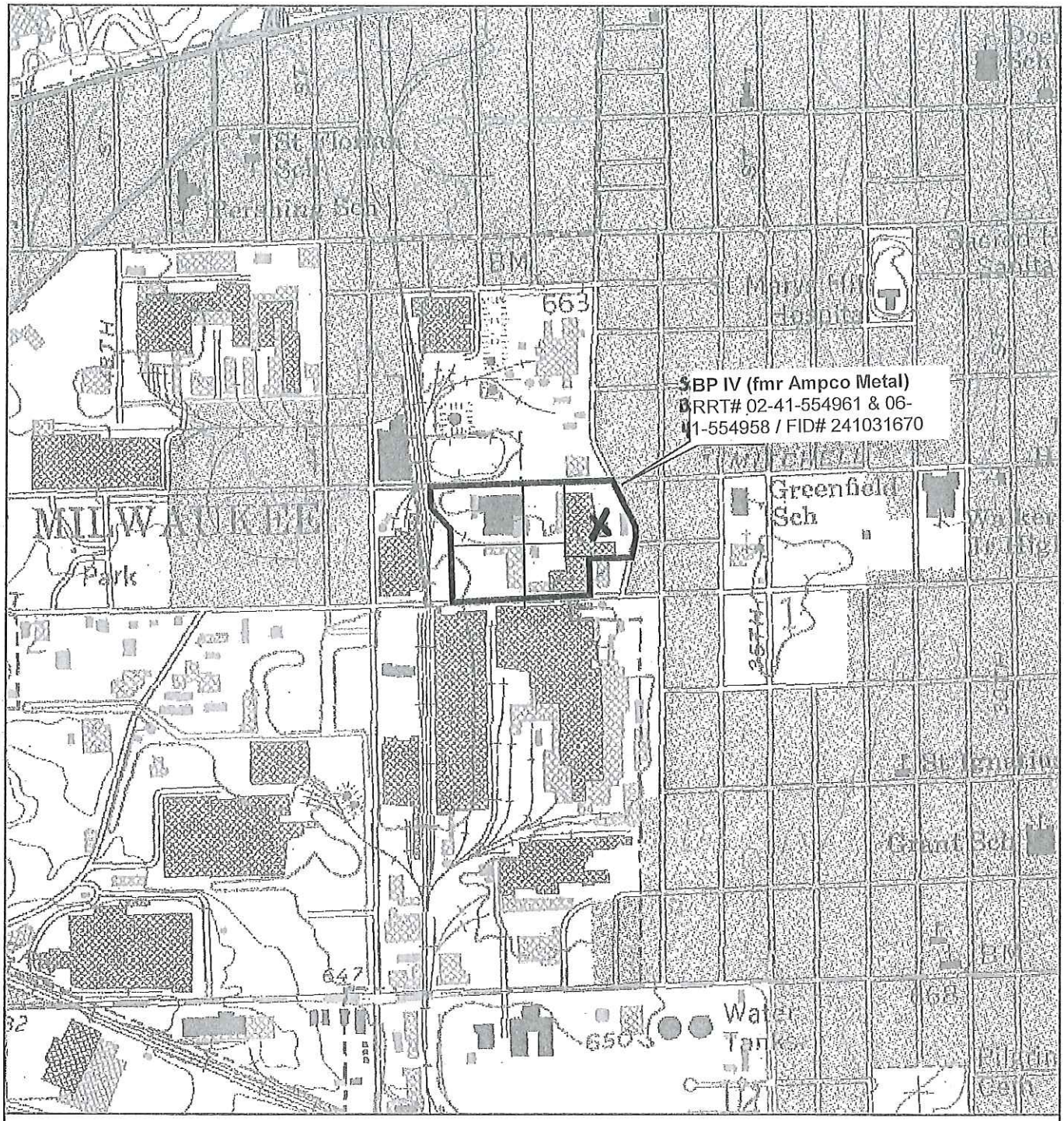
Stadium Business Park Subdivision in NW ¼ of Sec. 1-6-21, Block 1, Lot 3, TID 54

Lot 3, Block 1, of Stadium Business Park, recorded on November 9, 2006 as document No. 9336526, being a division of Parcel 1 of CSM 7551 lying in the Southeast ¼ and the Southwest ¼ of the Northwest ¼ of Section 1, Town 6 North, Range 21 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin described as follows:

Commencing at the Southwest corner of the Northwest ¼ of said Section 1; thence North 88°17'40" East along the south line of said Northwest ¼ Section 561.00 feet; thence North 01°42'20" West 366.00 feet to the Southwest corner of said Parcel 1 and Northwest corner of Parcel 2 of Certified Survey Map No. 7551; thence North 88°17'40" East along the south line of said Parcel 1 and adjoining North line of said Parcel 2 a distance of 439.52 feet to the west line of Parcel 3; thence North 01°43'46" West continuing along said south line along adjoining aid west line 24.54 feet to the northwest corner of said Parcel 3; thence North 88°17'40" East continuing along said south line and adjoining north line of said Parcel 3 a distance of 365.44 feet to the northeast corner of said parcel 3; thence South 01°42'20" East continuing along said south line of said Parcel 1 and adjoining East line of said Parcel 3 a distance of 45.54 feet; thence North 88°17'40" East continuing along said south line and adjoining said easterly line of 37.40 feet; thence South 01°42'20" East continuing along said south line and adjoining said easterly line 130.78 feet; thence North 88°17'40" East continuing along said south line and adjoining said easterly line and adjoining north line of Maple Ridge 282.14 feet to the southeast corner of said Parcel 1, lying along the westerly line of South 38th Street; thence North 13°27'54" East along the easterly line of said Parcel 1 adjoining said westerly line 168.35 feet; thence North 01°13'27" West continuing along said easterly line and adjoining said westerly line 89.68 feet; thence North 26°32'06" West continuing along said easterly and adjoining said westerly line 297.82 feet to the Northeast corner of said Parcel 1 lying along the south line of West Mitchell Street; thence South 88°17'40" West along said North line of said Parcel 1 and adjoining said south line 239.29 feet; thence South 01°42'20" East 346.13 feet to the Point of Beginning. Total area is 164,827 sq. ft. (3.784 acres).

Signed,

Jeffery Hall, *Owner*



Basemap from USGS, Milwaukee, Wisconsin (1958)
7.5' topographic Quadrangle (photorevised in 1971).

SCALE 1:12,000

0 0.1 0.2 Miles

0 750 1,500 Feet

N

GEOMATRIX

SITE LOCATION MAP
Former Ampco Metal, Inc.
Milwaukee, Wisconsin

Project No.
9432.000

Figure 1. Location Map – SBP IV (Fmr Ampco Metal)

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ALTA/ACSM LAND TITLE SURVEY

SURVEY NO. 457-1
JULY 16, 20
REVISED JULY 18, 20

LEGAL DESCRIPTION FOR SBP IV
LOT 3, BLOCK 1 OF STADIUM BUSINESS PARK, RECORDED ON NOVEMBER 9, 2006, AS DOCUMENT No. 9336526,
BEING A DIVISION OF LANDS IN PART OF THE SOUTHEAST AND THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 1, TOWN 6 NORTH,
RANGE 21 EAST, IN THE CITY OF MILWAUKEE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN.

LEGAL DESCRIPTION FOR SBP III
LOT 2, BLOCK 1 OF STADIUM BUSINESS PARK, RECORDED ON NOVEMBER 9, 2006, AS DOCUMENT No. 9336526,
BEING A DIVISION OF LANDS IN PART OF THE SOUTHEAST AND THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 1, TOWN 6 NORTH,
RANGE 21 EAST, IN THE CITY OF MILWAUKEE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN.

TABLE A REQUIREMENTS

1.) MONUMENTS HAVE BEEN PLACED AS NOTED

2.) A VICINITY MAP IS SHOWN.

3.) PROPERTY FALLS IN ZONE C (AREAS OF MINIMAL FLOODING) PER FEMA FIRM MAP NO. 550278 0022 D. MAP REVISED NOV. 19, 1987

4.) LAND AREAS ARE SHOWN.

5.) ELEVATIONS OF CONTOURS SHOWN ARE BASED ON CITY OF MILWAUKEE DATUM.

6.) SETBACK RESTRICTIONS ARE AS FOLLOWS:
ZONED: INDUSTRIAL
FRONT, SIDE, REAR - NONE

7.) N/A

8.) VISIBLE IMPROVEMENTS ARE AS SHOWN.

9.) THERE ARE NO PARKING LOTS ON LOT 3

10.) ACCESS TO PUBLIC ROAD IS AS SHOWN

11.) UTILITIES ARE AS SHOWN.

12.) N/A

13.) N/A

14.)

15.) NONE

16.) NONE

SCHEDULE B-II EXCEPTIONS FOR LOT 3 BLOCK 1
COMMITMENT NO. 1228720, DATED 5-29-2007

10.) DOES NOT AFFECT PROPERTY.
11.) DOES NOT AFFECT PROPERTY.
12.) AFFECTS PROPERTY. CANNOT BE SHOWN GRAPHICALLY.
13.) PROPOSED SEWER, STORM AND WATER UTILITY LOCATIONS ARE SHOWN.
14.) AFFECTS PROPERTY. CANNOT BE SHOWN GRAPHICALLY.
15.) AFFECTS PROPERTY AS SHOWN.

NOTES:
BEARINGS ARE REFERENCED TO THE SOUTH LINE
OF THE NORTHWEST ¼ OF SECTION 1-6-21, WHICH IS ASSUMED TO BEAR N 88°17'40" E.

● ¾" X 18" REBAR, 1.50 lb/FT FOUND

To, SBP IV LLC
FIRST NATIONAL BANK OF OMAHA
SBP III LLC
CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 'MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA / ACSM LAND TITLE SURVEYS,' JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 8, 9, 10, 11(b), 14, 15 & 16 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF WISCONSIN, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

THIS SURVEY WAS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO, WITHIN ONE YEAR FROM THE DATE THEREOF.

DATE: 07-16-2007

KEVIN A. SLOTTKE, REGISTERED LAND SURVEYOR NO. 2503

PREPARED BY:
Making The Grade, Inc.
N48 W14170 Hampton Ave
Phone: (262) 781-1686
Menomonee Falls WI 53051
Email: MAKTHEGRD@SBCGLOBAL.NET

MTG INC
SURVEYS
PAVING DESIGN
CONSTRUCTION LAYOUT

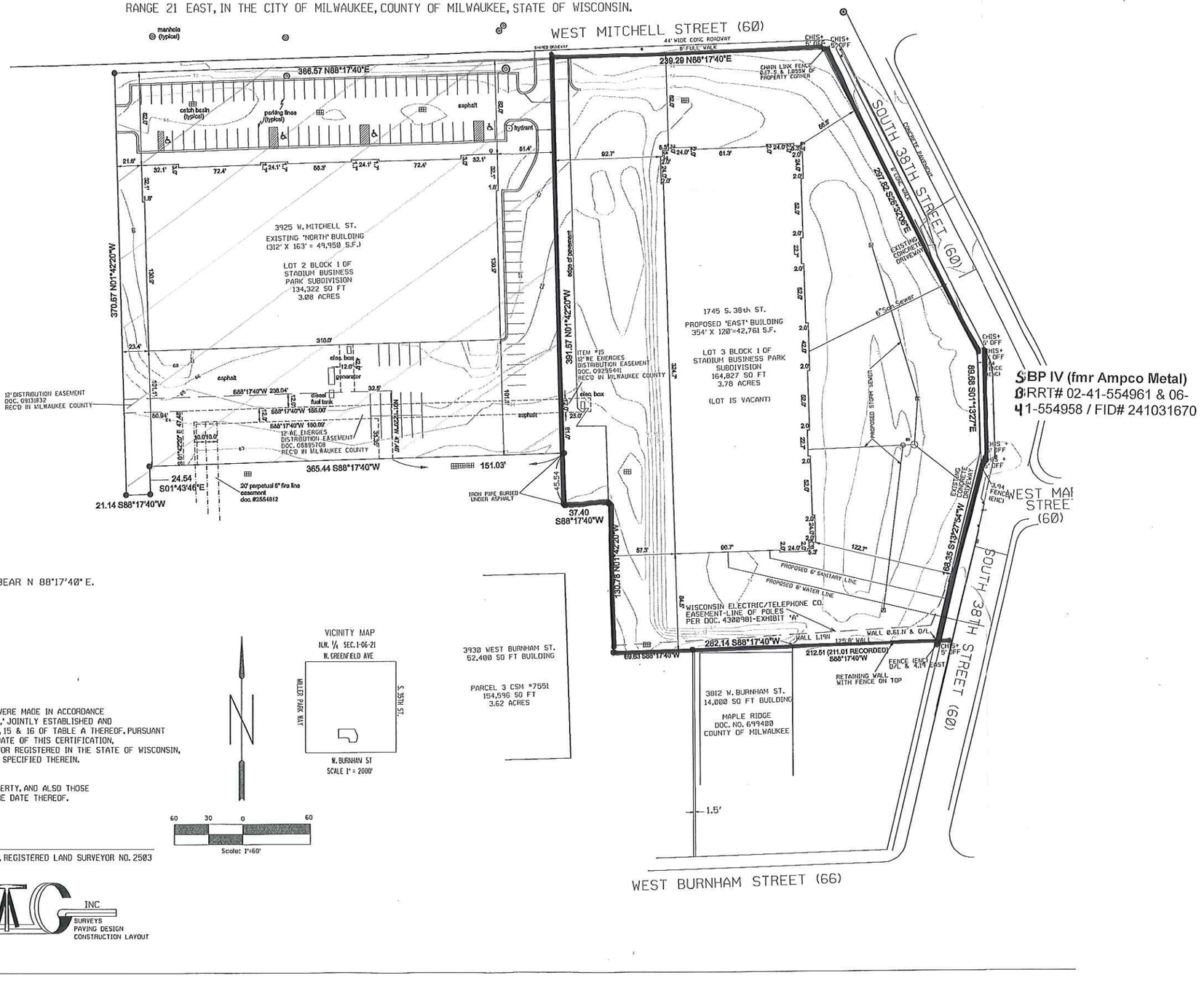
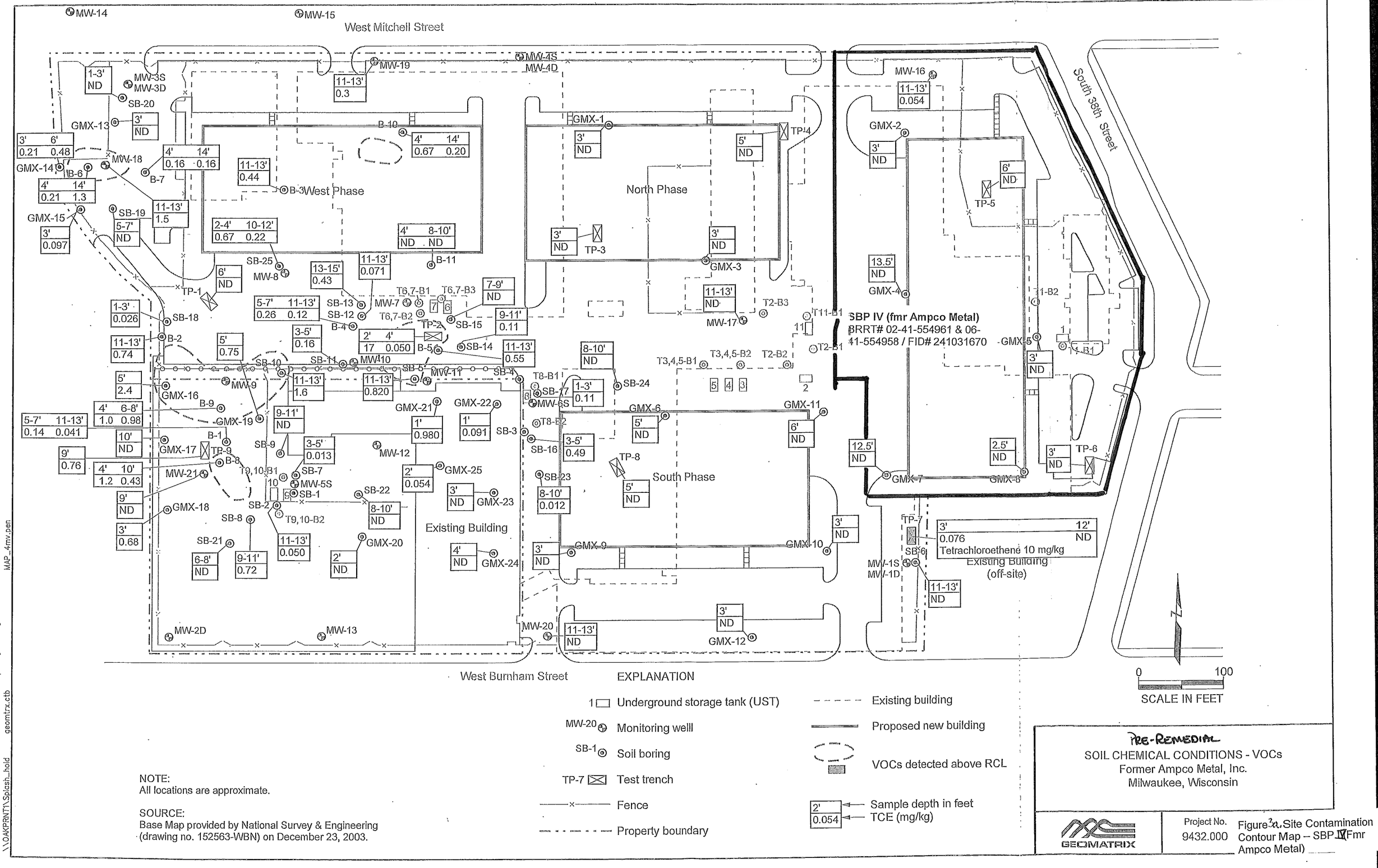


Figure 2. Detailed Site Map – SBP IV (Fmr Ampco Metal)



NOTE:
All locations are approximate.

SOURCE:
Base Map provided by National Survey & Engineering (drawing no. 152563-WBN) on December 23, 2003.

EXPLANATION

- 1 Underground storage tank (UST)
- MW-20 Monitoring welll
- SB-1 Soil boring
- TP-7 Test trench
- Fence
- Property boundary
- Existing building
- Proposed new building
- VOCs detected above RCL
- 2' / 0.054 Sample depth in feet / TCE (mg/kg)

PRE-REMEDIAL

SOIL CHEMICAL CONDITIONS - VOCs
Former Ampco Metal, Inc.
Milwaukee, Wisconsin

GEOMATRIX

Project No. 9432.000

Figure 2a. Site Contamination Contour Map – SBP IV (Fmr Ampco Metal)

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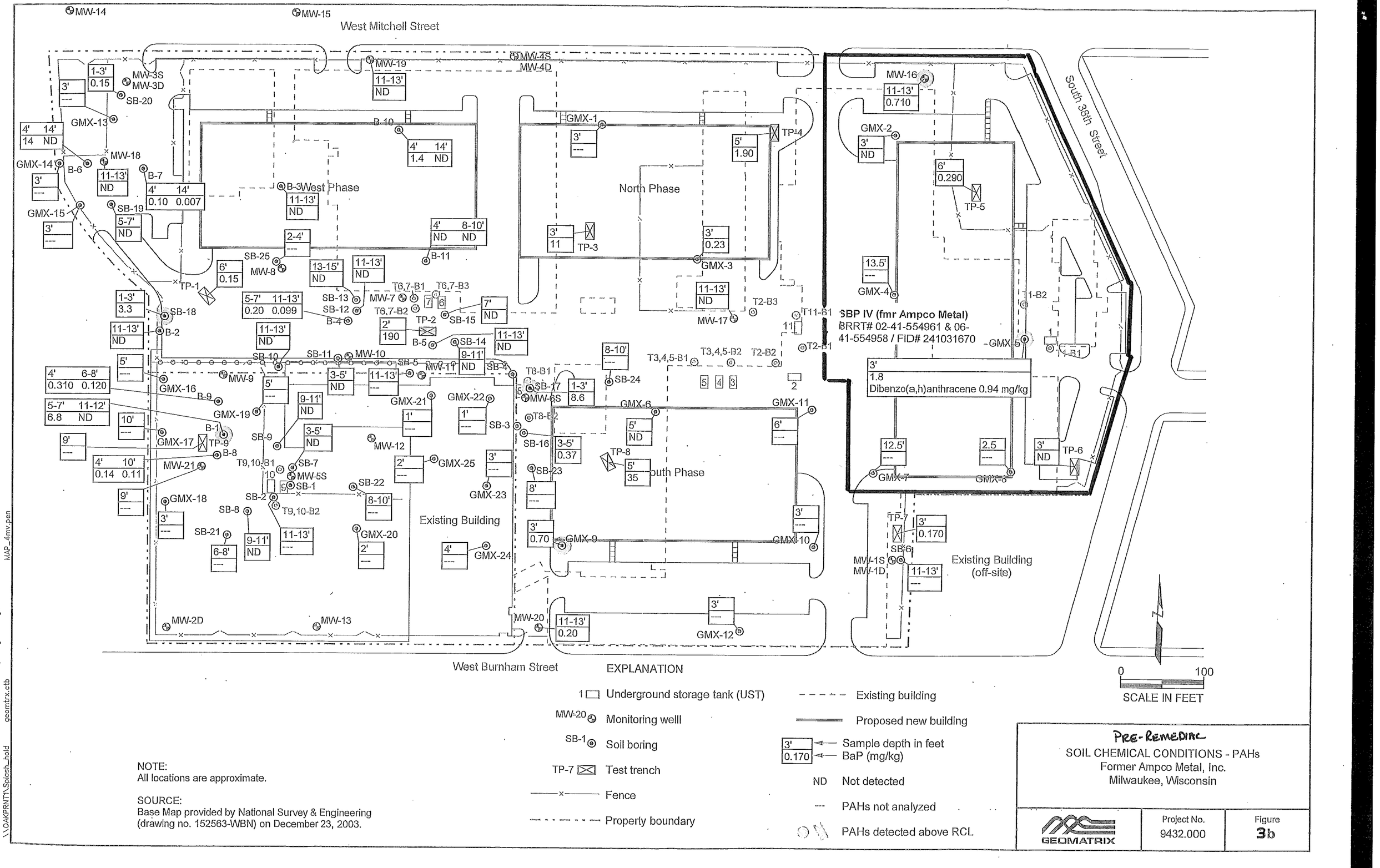

NOTE:
All locations are approximate.

SOURCE:
Base Map provided by National Survey & Engineering (drawing no. 152563-WBN) on December 23, 2003.

PRE-REMEDIAL

SOIL CHEMICAL CONDITIONS - PAHs
Former Ampco Metal, Inc.
Milwaukee, Wisconsin

GEOMATRIX | Project No. 9432.000 | Figure 3b

15-MAR-2004 10:30 swessels
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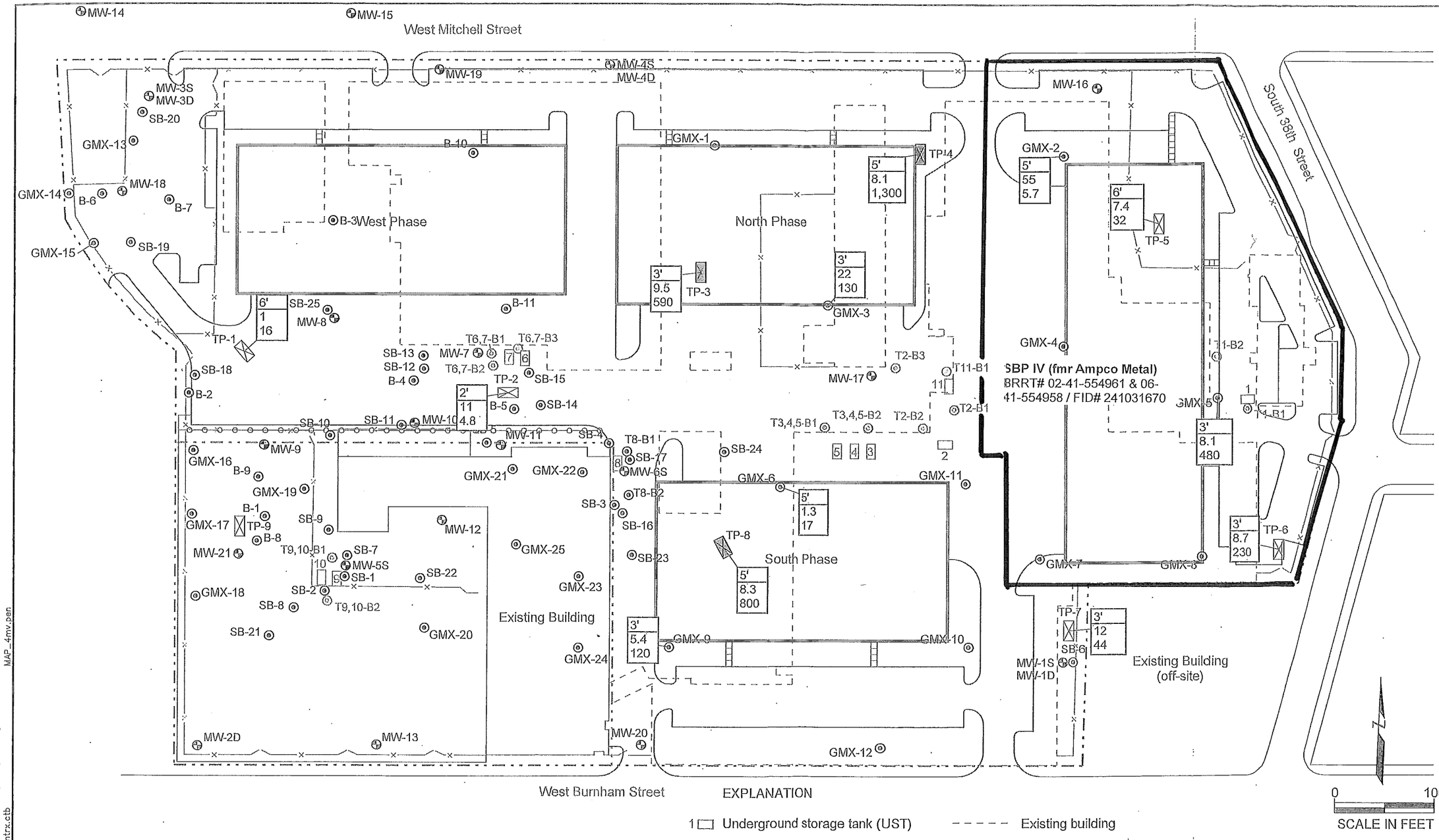

EXPLANATION

- 1 — Underground storage tank (UST)
- MW-20 — Monitoring welll
- SB-1 — Soil boring
- TP-7 — Test trench
- Fence
- Property boundary
- Existing building
- Proposed new building
- 5' / 8.3 / 800 — Sample depth in feet / Arsenic (mg/kg) / Lead (mg/kg)
- Lead ≥ 500 mg/kg

NOTE:
All locations are approximate.

SOURCE:
Base Map provided by National Survey & Engineering (drawing no. 152563-WBN) on December 23, 2003.

PRE - REMEDIAL

SOIL CHEMICAL CONDITIONS - ARSENIC AND LEAD
Former Ampco Metal, Inc.
Milwaukee, Wisconsin

GEOMATRIX | Project No. 9432.000 | Figure 3c

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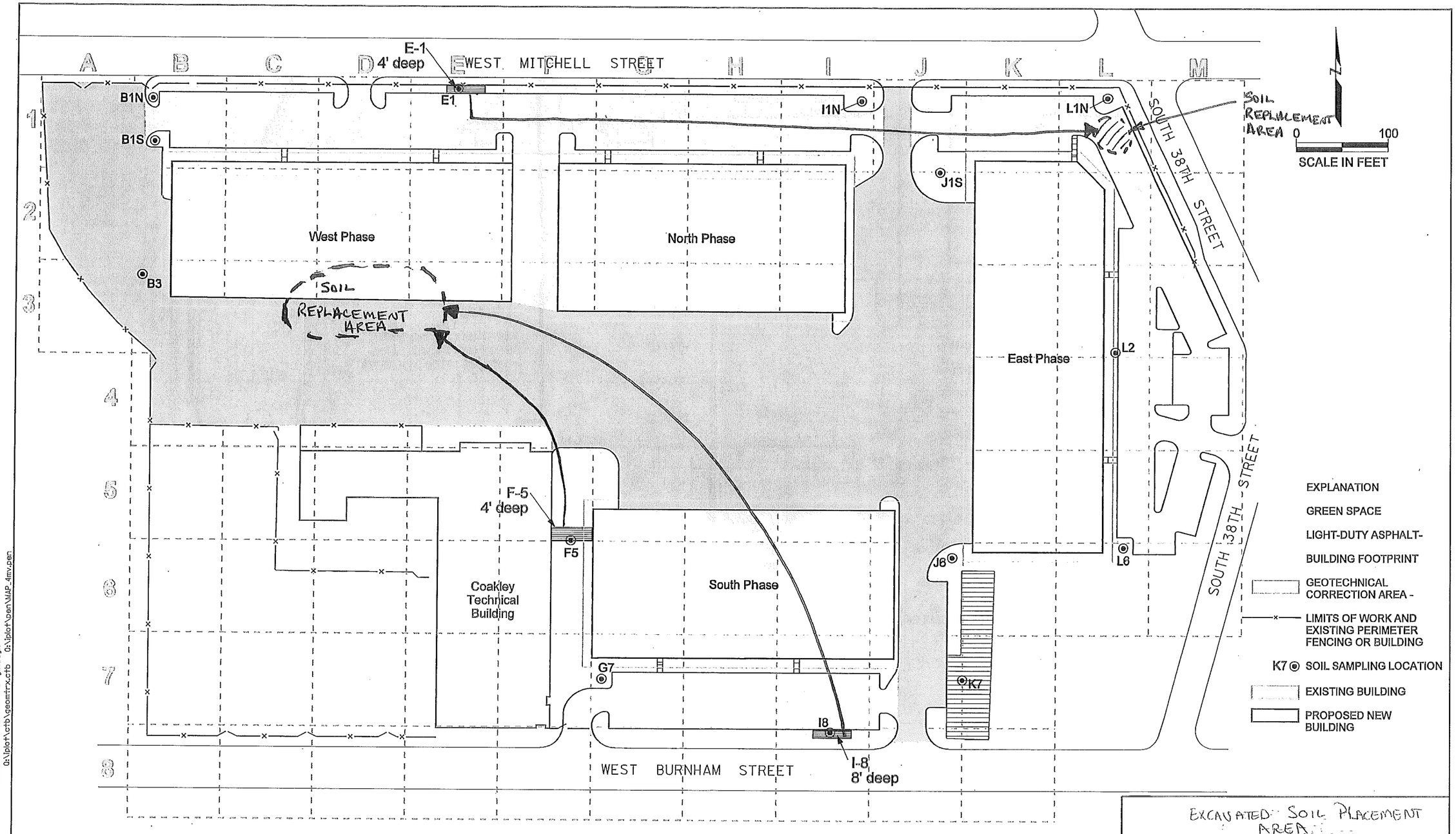

NOTES:
1. ALL LOCATIONS ARE APPROXIMATE.
2. DO NOT EXCAVATE BELOW REQUIRED SOIL CORRECTION DEPTH WEST OR SOUTH OF THE WEST PHASE BUILDING WITHOUT AUTHORIZATION BY ENGINEER.

SOURCES:
BASE MAP AND SPT ELEVATIONS PROVIDED BY NATIONAL SURVEY & ENGINEERING (DRAWING NO. 152563-WBN) ON JANUARY 23, 2004. ELEVATION CONTOURS ESTIMATED BY OPUS ARCHITECT AND ENGINNERS (DESIGN NO. M33.573, SHEET C1.2A) MARCH 31, 2004.

EXCAVATED SOIL PLACEMENT AREA

Former Ampco Metal, Inc.
1745 S. 38th Street
Milwaukee, Wisconsin

By:	Date: 1/11/2011	Project No. 9432.000
AMEC Geomatrix		Figure 3d

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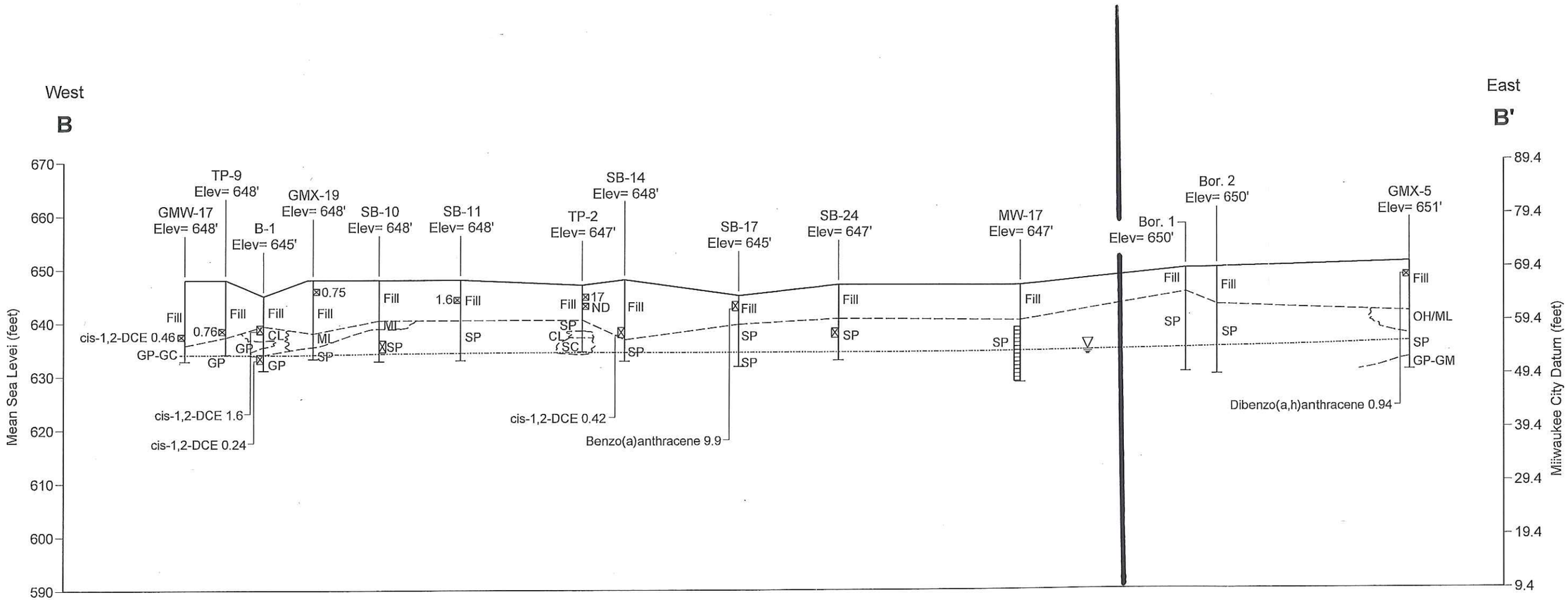
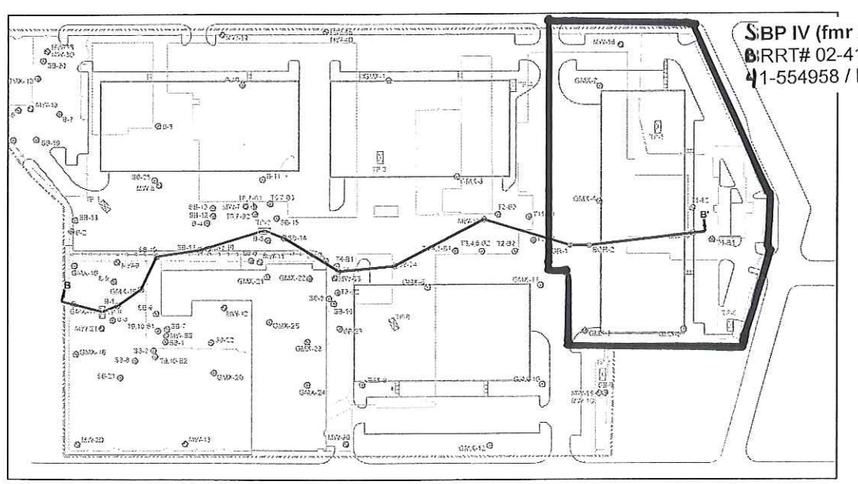


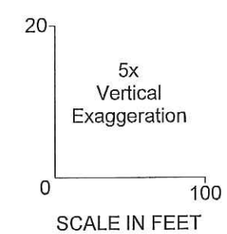


Units are milligrams per kilogram (mg/kg)

Values are TCE concentrations in soil, unless otherwise noted

⊠ Soil sample location. No value indicates there is no detection

Mean sea level = 580.6 + Milwaukee city datum



CROSS-SECTION B-B'
Former Ampco Metal, Inc.
Milwaukee, Wisconsin

GEOMATRIX

Project No.
9432.000

Figure 5. Geologic Cross-Section East-West Map – SBP IV (Fmr Ampco Metal)

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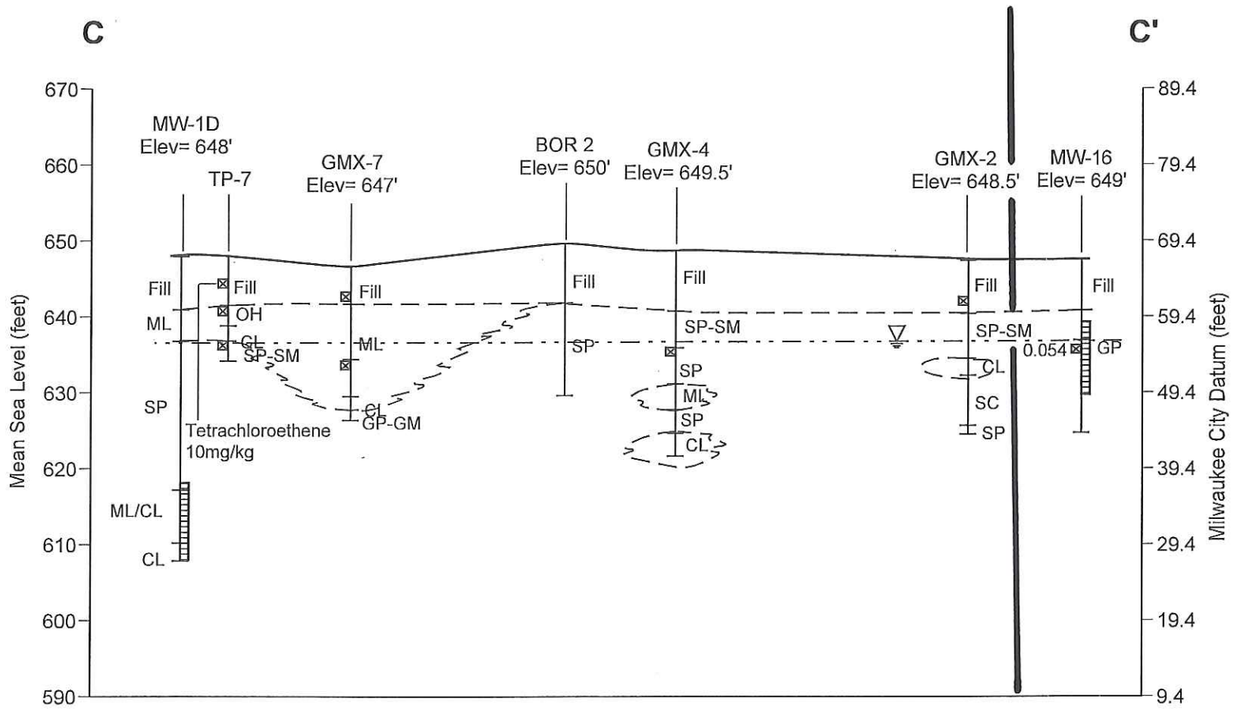
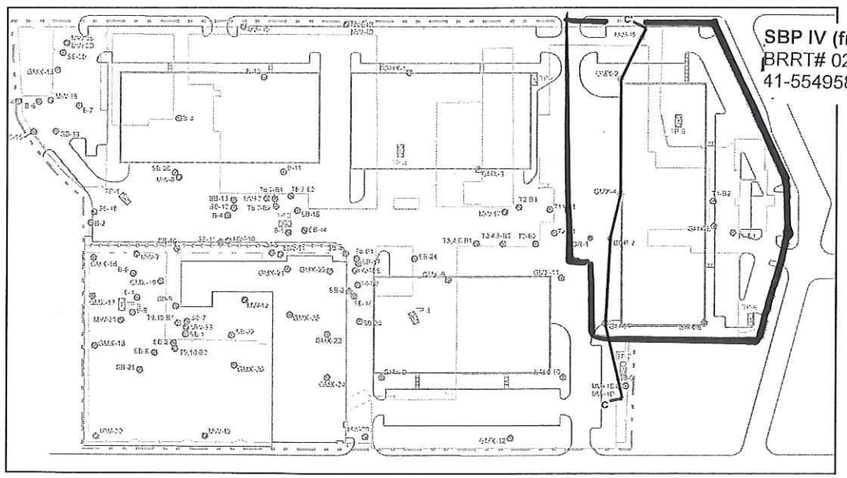
South

C

North

C'





SBP IV (fmr Ampco Metal)
BRRT# 02-41-554961 & 06-41-554958 / FID# 241031670

Units are milligrams per kilogram (mg/kg)

Values are TCE concentrations in soil, unless otherwise noted

⊠ Soil sample location. No value indicates there is no detection

Mean sea level = 580.6 + Milwaukee city datum

Water table (typical)

20
5x Vertical Exaggeration
0
100
SCALE IN FEET

CROSS-SECTION C-C'
Former Ampco Metal, Inc.
Milwaukee, Wisconsin

GEOMATRIX

Project No. 9432.000

Figure 4. Geologic Cross-Section North-South Map – SBP IV (Fmr Ampco Metal)

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Table 1. Soil Analytical
Table – SBP IV (Fmr Ampco Metal)

SUMMARY OF GREEN SPACE SAMPLE ANALYTICAL RESULTS

Former Ampco Metal, Inc.
Milwaukee, Wisconsin

Sample ID	Date Collected	Depth (feet)	Sample Description	cis-1,2-Dichloroethene	Tetrachloroethene	Trichloroethene	benzo(a)pyrene	benzo(b)fluoranthene	Chrysene	Lead	Diesel-range organics
B1N-0	10/13/2004	0-0.25	Initial green space sample	<0.015	0.032	<0.019	0.743	1.210	0.883	238	-
B1N-4	10/15/2004	4	Initial green space sample	<0.016	<0.018	<0.020	1.160	2.260	1.520	70	-
B1S-0	10/13/2004	0-0.25	Initial green space sample	<0.015	<0.017	<0.019	0.222	1.300	0.990	185	-
B1S-4	10/15/2004	4	Initial green space sample	<0.014	<0.016	<0.018	0.858	1.310	0.792	<3.39	-
B3-0	10/15/2004	0-0.25	Initial green space sample	<0.016	0.053	**0.263**	0.162	0.308	<0.082	416	-
B3-4	10/15/2004	4	Initial green space sample	<0.015	<0.017	**0.348**	0.155	0.294	<0.078	22	-
E1-0	10/13/2004	0-0.25	Initial green space sample	<0.015	<0.017	<0.019	**3.540**	4.930	4.130	136	-
E1-4	10/15/2004	4	Initial green space sample	<0.015	<0.017	<0.019	<0.032	<0.047	<0.039	25	-
E-1-E	12/1/2004	4	Sample 10 feet east of E1	-	-	-	1.590	1.750	1.470	-	-
E-1-W	12/1/2004	4	Sample 10 feet west of E1	-	-	-	1.040	1.150	1.170	-	-
E1-E2	12/20/2004	0-0.25	Sample 10 feet east of E1	-	-	-	0.752	0.948	0.772	-	-
E1-W2	12/20/2004	0-0.25	Sample 10 feet west of E1	-	-	-	**1.210**	1.320	1.220	-	-
E1-W3	12/20/2004	0-0.25	Sample 20 feet west of E1	-	-	-	0.525	0.528	0.599	-	-
F5-1	7/26/2004	0-0.25	Initial green space sample	-	-	-	0.660	1.190	0.638	**3700**	-
F5-4	7/21/2004	4	Initial green space sample	-	-	-	1.820	2.240	1.400	126	-
F5-10N	8/12/2004	0-0.25	Sample 10 feet north of F5	-	-	-	-	-	-	224	-
F5-10S	8/12/2004	0-0.25	Sample 10 feet south of F5	-	-	-	-	-	-	324	-
F5-20N	8/12/2004	0-0.25	Sample 20 feet north of F5	-	-	-	-	-	-	143	-
F5-20S	8/12/2004	0-0.25	Sample 20 feet south of F5	-	-	-	-	-	-	231	-
G7-1	7/26/2004	0-0.25	Initial green space sample	-	-	-	0.469	0.670	0.579	62	-
G7-4	7/21/2004	4	Initial green space sample	-	-	-	3.450	6.610	5.320	94	-
I1N-0 (I14-0)	11/16/2004	0-0.25	Initial green space sample	-	-	-	0.666	0.712	0.838	239	-
I1N-4	11/16/2004	4	Initial green space sample	-	-	-	<0.040	<0.058	<0.051	2	-
I8-1	7/26/2004	0-0.25	Initial green space sample	-	-	-	**3.380**	5.320	4.060	68	-
I8-4	7/21/2004	4	Initial green space sample	-	-	-	22.900	49.300	42.300	83	61
I8-20E Deep	8/13/2004	4	Sample 20 feet east of I8	-	-	-	0.590	0.800	0.850	-	-
I8-20E Sha	8/13/2004	0-0.25	Sample 20 feet east of I8	-	-	-	**1.140**	1.560	1.390	-	-
I8-20W Deep	8/13/2004	4	Sample 20 feet west of I8	-	-	-	0.692	1.130	0.737	-	-
I8-20W Sha	8/13/2004	0-0.25	Sample 20 feet west of I8	-	-	-	0.523	0.661	0.605	-	-
I8-8	9/8/2004	8	Sample at bottom of excavation	-	-	-	<0.021	<0.030	<0.026	-	-
J1S-0	11/16/2004	0-0.25	Initial green space sample	-	-	-	0.154	0.165	0.178	20	-
J1S-4	11/16/2004	4	Initial green space sample	-	-	-	<0.046	<0.067	<0.058	11	-
GS-MID (J6-0)	8/12/2004	0-0.25	Shallow sample at J6	<0.015	**0.111**	<0.019	0.229	0.333	0.266	45	-
J6-4	7/21/2004	4	Initial green space sample	<0.017	<0.019	<0.022	<0.206	<0.308	<0.255	18	-
GS-NE (K7-0)	8/12/2004	0-0.25	Shallow sample at K7	<0.015	0.025	<0.020	0.134	0.214	0.172	366	-
K6-7 borrow 1	7/27/2004	-	See note 3	-	-	-	2.420	3.460	2.470	939	-
K6-7 borrow 2 (K7-4)	7/27/2004	4	Stockpile sample used as fill >4ft at K7	-	-	-	3.420	4.940	3.910	362	-
K6-7 borrow 3 (K7-4)	7/27/2004	4	Stockpile sample used as fill >4ft at K7	-	-	-	2.020	3.240	2.540	461	-
L1N-0	11/16/2004	0-0.25	Initial green space sample	-	-	-	0.474	0.550	0.604	33	-
L1N-4	11/16/2004	4	Initial green space sample	-	-	-	0.821	0.912	0.950	67	-
L2-0	11/16/2004	0-0.25	Initial green space sample	-	-	-	0.673	0.743	0.807	82	-
L2-4	11/16/2004	4	Initial green space sample	-	-	-	0.055	0.063	0.069	21	-
L6-0	11/16/2004	0-0.25	Initial green space sample	-	-	-	0.163	0.191	0.175	273	-
L6-4	11/16/2004	4	Initial green space sample	-	-	-	<0.043	<0.063	<0.055	71	-
Green space RCL - Surface				0.19	0.06	0.06	0.923	9.17	10	500	250
Green space RCL - 4 foot depth				0.19	0.06	0.06	48	360	37	500	250

Notes:
1. "-" - Not Analyzed
2. Bold data exceed Site specific Residual Contaminant Levels for uncovered soil ($RCL_{(GU)}$)
3. Soil in tehis portion of the stockpile was rejected for usen in gree space areas. This soil was placed below on-site buildigns and pavements.

* = Soil Sample Collected at SBP IV