GIS REGISTRY
Cover Sheet

July 2008

Source Property Information

BRRTS #:	03-41-250323	Closure Date:	February 16, 2011
ACTIVITY NAME:	Vilter Mfg Corp (former)	FID#:	241025840
PROPERTY ADDRESS:	2217 South 1st Street	DATCP#:	
MUNICIPALITY:	Milwaukee	COMM#:	53207-1105-17-A
PARCEL ID#:	4670203000		

***WTM Coordinates:**

X: 690213 Y: 283422

**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)*
  - ☐ Groundwater Contamination in ROW
  - ☐ Off-Source Contamination

  *(**note:** for list of impacted off-source properties see attached list of "Impacted Off-Source Property")*
- ☑ Soil Contamination > *RCLs or **SSRCL *(232)*
  - ☐ Soil Contamination in ROW
  - ☐ Off-Source Contamination

  *(**note:** for list of impacted off-source properties see attached list of "Impacted Off-Source Property")*

Land Use Controls:

- ☐ Soil: maintain industrial zoning *(220)*

  *(**note:** soil contaminant concentrations between residential end industrial levels)*
- ☐ Structural Impediment *(224)*
- ☐ Site-Specific Condition *(228)*
- ☑ Cover or Barrier *(222)*

  *(**note:** maintenance plan for groundwater or direct contact)*
- ☐ Vapor Mitigation *(226)*
- ☐ Maintain Liability Exemption *(230)*

  *(**note:** local government or economic development corporation)*

Monitoring wells properly abandoned? *(234)*

◉ Yes ○ No ○ N/A

**Residual Contaminant Level*
***Site Specific Residual Contaminant Level*

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

GIS Registry Checklist

Form 4400-245 (R 3/10)

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

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

BRRTS #: 03-41-250323 PARCEL ID #: 4670203000

ACTIVITY NAME: Vilter MFG Corp. (former) WTM COORDINATES: X: 690213 Y: 283422

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 #: 1A/A **Title: ALTA/ACSM Land Title 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: USGS 7.5' Topographic Map**

☒ **Detailed Site Map:** A map that shows all relevant features (buildings, roads, individual property boundaries, contaminant sources, utility lines, monitoring wells and potable wells) within the contaminated area. This map is to show the location of all contaminated public streets, and highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding a ch. NR 140 Enforcement Standard (ES), and/or in relation to the boundaries of soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Levels (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.

Figure #: 2 **Title: Boring Location Plan (UST/AST Area 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 #: 1A, 2A & 3A **Title: Former UST-2 Area, Former UST-4 Area & Former AST Area**

BRRTS #: 03-41-250323 ACTIVITY NAME: Vilter MFG Corp. (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 #: N/A **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 #: N/A **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, 2 **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 #: N/A **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 #: N/A **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 #: 03-41-250323 ACTIVITY NAME: Vilter MFG Corp. (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:

ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
9316 North 107th Street
Milwaukee, Wisconsin 53224-1121
TTY: Contact Through Relay
Fax: (414) 357-4700
Scott Walker, Governor
Paul F. Jadin, Secretary

commerce.wi.gov
Wisconsin
Department of Commerce

February 16, 2011

Mr. Frank Giuffre
Asset Acquisitions, Inc.
455 West Oklahoma Avenue
Milwaukee, WI 53207

RE: **Final Closure with Land Use Limitation to Address Direct Contact Risk**

Commerce # 53207-1105-17-A DNR BRRTS # 03-41-250323
Vilter Mfg. Corporation (former), 2217 South 1st Street, Milwaukee

Six underground storage tanks (USTs) removed between 1987 and 1991 and one aboveground storage tank (AST) removed sometime after 2004

Dear Mr. Giuffre:

The Wisconsin Department of Commerce (Commerce) has reviewed the additional information prepared by your consultant, Dakota Intertek Corporation, for the site referenced above. The additional information was submitted in response to Commerce's letter, dated September 29, 2008, requesting information to move this case toward closure. Commerce has determined that this site does not pose a significant threat to human health and the environment as long as current and subsequent property owners adhere to the following land use limitation required to address direct contact risk:

The barrier cap must be maintained in accordance with the enclosed maintenance plan.

Commerce has the authority per section 292.12(2), Wis. Stats., to require the maintenance of a barrier cap at this property. Acceptance of the limitation to be imposed on the property makes it unnecessary to conduct additional soil remediation activities on the property at this time. Failure to adhere to this limitation may result in financial penalties from $10 to $5,000 per day in accordance with section 292.99(1), Wis. Stats.

Residual petroleum concentrations in soil exceeding standards for the protection of human health from direct contact with contaminated soil remain in the vicinity of the former AST. Therefore, the existing barrier cap must be maintained in accordance with the maintenance plan provided to prevent direct contact exposure to shallow contaminated soil. Site figures (figures 2 and 3A) that indicate the approximate area with shallow residual petroleum contamination in soil and the barrier cap maintenance plan are enclosed. Commerce may conduct inspections to ensure compliance with the maintenance plan. In the future, you may request that Commerce review *new* information to determine if the cap requirement can be changed or removed.

The following activities are prohibited on any portion of the property where asphalt or concrete pavement is required, as identified on the attached map (figure 3A), unless prior written approval has been obtained from Commerce: 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.

This site is now listed as "closed" on the Commerce database and will be included on the Department of Natural Resources (DNR) Geographic Information System (GIS) Registry of Closed Remediation Sites to address residual soil contamination. To review all sites on the GIS Registry web page, visit http://dnr.wi.gov/org/aw/rr/gis/index.htm. It is in your best interest to keep all documentation related to the environmental activities at your site.

If you intend to construct or reconstruct a potable well on this property, you must get prior DNR approval. To obtain approval, complete Form 3300-254, GIS Registry Site Well Approval Application, and submit it to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line at http://www.dnr.state.wi.us/org/water/dwg/3300254.pdf or through the GIS Registry web address listed above.

All current and future owners and occupants of the property need to be aware that excavation of contaminated soil may pose a hazard. Special precautions may be needed to prevent inhalation, ingestion or dermal contact with the residual contamination when it is removed. If soil is excavated, the property owner at the time of excavation must have the soil sampled and analyzed to determine if residual contamination remains. If sampling confirms that contamination is present, the property owner at the time of excavation must determine whether the material would be considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable State regulations and standards.

Depending on site-specific conditions, construction over contaminated materials may result in vapor migration into enclosed structures or 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.

Costs for sampling and excavation activities conducted after case closure are not eligible for PECFA reimbursement. However, if it is determined that any undisturbed remaining petroleum contamination poses a threat, the case may be reopened and further investigation or remediation may be required. If this case is reopened, any original claim under the PECFA fund would also reopen and you may apply for assistance to the extent of remaining eligibility.

Thank you for your efforts to protect Wisconsin's environment. If you have any questions, please contact me in writing at the letterhead address or by telephone at (414) 357-4705.

Sincerely,

Monica Weis

Monica L. Weis
Senior Hydrogeologist
Site Review Section

Enclosures

cc: Mr. Richard Kormanik, Dakota Intertek Corporation

PAVEMENT COVER MAINTENANCE PLAN
DECEMBER,2010

PROPERTY LOCATED AT:
2217 S. 1st Street
Milwaukee, WI

DNR BRRTS #03-41-250323

LEGAL DESCRIPTION:

See Attachment A – Legal description

The area where the pavement cover is located is in Parcel "A" in the legal description on the east side of South First Street.

INTRODUCTION

This document is the Maintenance Plan for a pavement cover at the above-referenced property in accordance with the requirements of s. NR724.13 (2), Wisconsin Administrative Code. The maintenance activities relate to the existing paved surfaces occupying the area over the contaminated soil on site. The location of the paved surfaces to be maintained in accordance with this Maintenance Plan, as well as the impacted soil are identified in the attached map (Exhibit A)

COVER BARRIER PURPOSE

The paved surfaces over the contaminated soil serve as a barrier to prevent direct human contact with residual soil contamination that might otherwise pose a threat to human health. Based on the current and future use of the property, the barriers should function as intended unless disturbed.

ANNUAL INSPECTION

The paved surfaces overlying the contaminated soil as depicted on the attached map (Exhibit A) will be inspected once a year, normally in the spring after all snow and ice is

gone, for deterioration, cracks and other potential that can cause additional exposure to underlying soils. The inspections will be performed to evaluate damage due to settling, exposure to the weather, wear from traffic, increasing age and other factors. Any area where the soils have become or likely to be come exposed will be documented. A log of the inspections and any repairs will be maintained by the property owner and is included as Exhibit B, Cap Inspection Log. The log will include recommendations for necessary repair of any areas where underlying soils are exposed. Once repairs are completed, they will be documented in the inspection log. A copy of the inspection log will be sent to the Wisconsin Department Natural Resources (WDNR) at least annually after every inspection, unless otherwise directed in the case closure letter.

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. Repairs 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 sample any soil that is excavated from the site prior to disposal to ascertain if contamination remains. The soil must be treated, stored, and disposed of by the owner in accordance with applicable local, state, and federal law.

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

The property owner, in order to maintain the integrity of the paved surfaces, will maintain a copy of this Maintenance Plan on-site and make it available to all interested parties (i.e. on-site employees, contractors, future property owners, etc.) for viewing.

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 the WDNR.

CONTACT INFORMATION

December 2010

Site Owner and Operator: Asset Acquisitions, Inc.
455 W. Oklahoma Ave.
Milwaukee, WI 53207
414-747-7400

Consultant: Dakota Intertek Corp.
16600 W. National Ave.
New Berlin, WI 53151
262-784-8844

WDNR: Jim Schmidt
2300 N. Martin Luther King Dr.
Milwaukee, WI 53212
414-263-8716

ATTACHMENT A - LEGAL DESCRIPTION

Parcel "A"
(LEGAL DESCRIPTION OF LANDS ON EAST SIDE OF SOUTH FIRST STREET)

That part of Lot Five (5) in Re-platting of Blocks 3, 4, 5 and 6 in J.A. Becker's Subdivision, being a part of the East one-half (E 1/2) of the Southeast quarter (SE 1/4) of Section Five (5), Township Six (6) North, Range Twenty-two (22) East, in the City of Milwaukee, Milwaukee County, Wisconsin, which is bounded and described as follows: Beginning at the intersection of the North side of East Lincoln Avenue with the West line of the Chicago and Northwestern Transportation Company Right-of-Way; thence South 88° 16' 05" West along the North line of East Lincoln Avenue 117.95 feet to a point on the East line of South First Street; thence North 00° 25' 05" West along the East line of South First Street 1259.85 feet to a point on the South line of East Becher Street; thence North 88° 31' 10" East along the South line of East Becher Street 177.95 feet to a point on the West line of said Chicago and Northwestern Transportation Company Right-of-Way; thence South 00° 25' 02" East 1259.07 feet to the point of beginning.

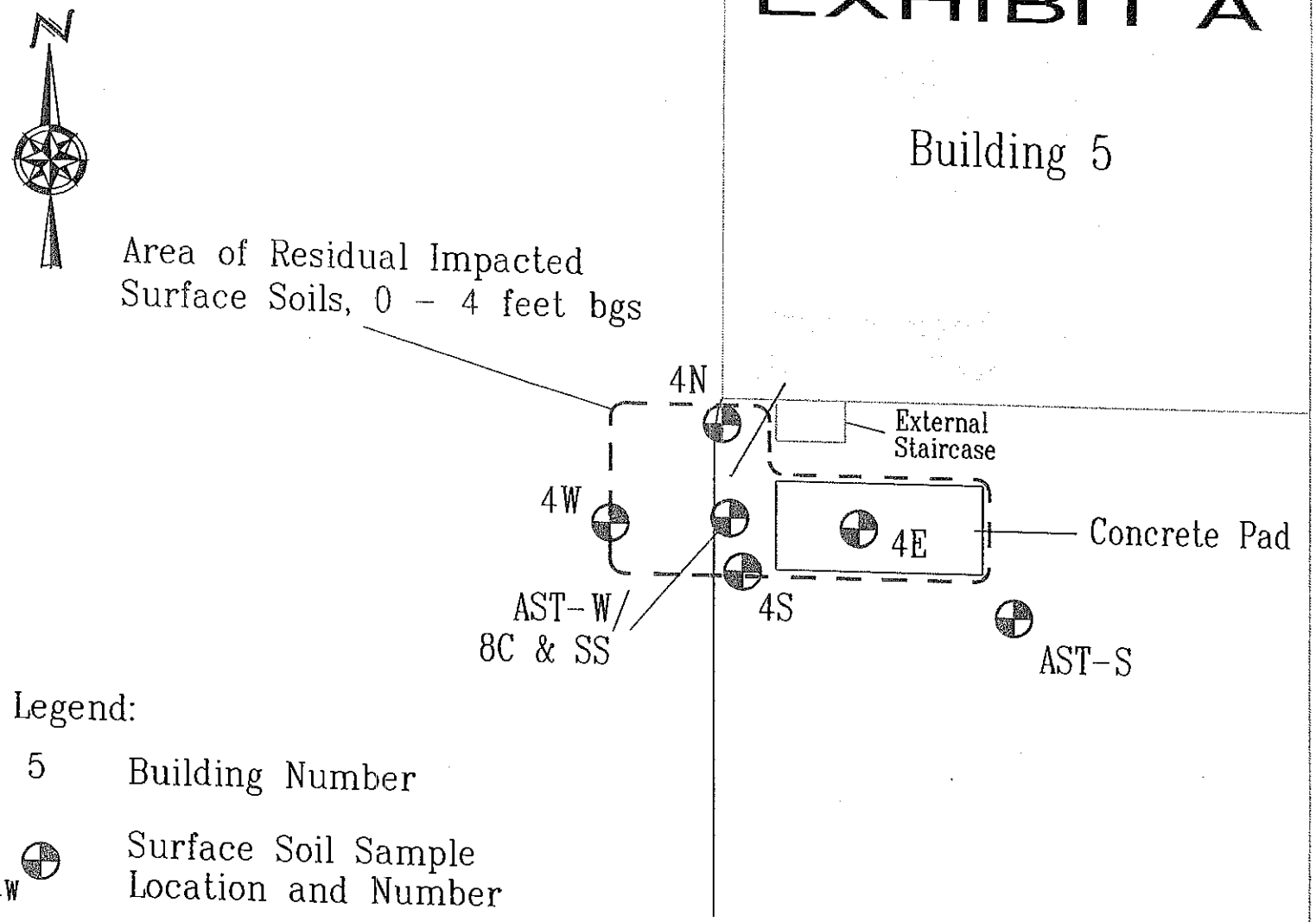
Parcel "B"
(LEGAL DESCRIPTION OF LANDS ON WEST SIDE OF SOUTH FIRST STREET)

That part of the Southeast quarter (SE 1/4) of Section Five (5), Township Six (6) North, Range Twenty-two (22) East, in the City of Milwaukee, Milwaukee County, Wisconsin, which is bounded and described as follows: Commencing at the intersection of the East line of South First Street with the North line of East Lincoln Avenue; thence South 88° 16' 05" West 76.40 feet to a point on the West line of South First Street being the point of beginning of the lands to be described: thence North 00° 25' 05" West along the West line of South First Street 296.99 feet to a point; thence North 88° 16' 05" East and parallel to the South line of said quarter Section 0.38 feet to a point; thence North 00° 25' 05" West along the West line of South First Street 962.89 feet to a point on the South line of West Becher Street; thence South 88° 17' 34" West along the South line of West Becher Street 589.78 feet to the dock line of the Kinnickinnic River; thence South 00° 21' 57" East along said dock line 397.42 feet to a point; thence South 34° 31' 12" East along said dock line 668.62 feet to an angle point; thence South 33° 26' 36" East along said dock line 353.12 feet to a point on the North line of West Lincoln Avenue; thence North 88° 16' 05" East along the North line of West Lincoln Avenue 22.29 feet to the point of beginning.

Tax Key Nos. 467-0203-5 (Parcel A) and 467-9994-111-2, 467-9997-100-3, 467-9998-111-4 and 467-9996-100-8 (Parcel B)

2115 - 2252 South First Street, Milwaukee, Wisconsin

EXHIBIT A



Site: FORMER VILTER MANUFACTURING	Designed by: rsk	Drawn by: doc
Figure: FORMER AST AREA – Residual Impacted Surficial Soils	Project: Vilter.dwg	File: Vilter
Fig No.: 3A Date Drawn: 3/9/98 Revised: 6/24/10 Notes:	DAKOTA INTERTEK CORP 10600 W. NATIONAL AVE. NEW BERLIN, WI 53151	

Exhibit B

Barrier INSPECTION LOG

Inspection Date	Inspector	Condition of Cap	Recommendations	Have Recommendations from previous inspection been implemented?

DOCUMENT NO.	STATE BAR OF WISCONSIN FORM 1 - 1982 WARRANTY DEED	THIS SPACE RESERVED FOR RECORDING DATA

This Deed, made between VILTER MANUFACTURING CORPORATION, Grantor, and ASSET ACQUISITIONS, INC., Grantee,

Witnesseth, That the said Grantor, for a valuable consideration, the receipt and sufficiency of which are hereby acknowledged, conveys to Grantee the following described real estate in Milwaukee County, State of Wisconsin:

RETURN TO Gordon F. Purlington
224 North 79 Street
Wauwatosa, WI 53213

Tax Parcel No.: 467-0203-5; 467-9994-111-2; 467-9997-100-3; 467-9998-111-4; and 467-9996-100-8

SEE ATTACHMENT A FOR LEGAL DESCRIPTION

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

Together with all and singular the hereditaments and appurtenances thereunto belonging;
And Grantor warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, general taxes levied in the year of closing, and other exceptions to title as listed on Attachment B to Warranty Deed, and will warrant and defend the same.

Dated this 9th day of February, 19 96.

VILTER MANUFACTURING CORPORATION

By: Paul Szymaszek (SEAL)
Paul Szymaszek, President

(SEAL)

AUTHENTICATION

Signature(s) _____

authenticated this _____ day of _____, 19____

* _____

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

THIS INSTRUMENT WAS DRAFTED BY

Charles A. Benner of Foley & Lardner, Milwaukee, Wisconsin.

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

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
MILWAUKEE County.)

Personally came before me this 9th day of February, 19 96 the above named

Paul Szymaszek

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

Eve K Baum

* Eve K. Baum
Notary Public, Milwaukee County, Wis.
My Commission is permanent. (If not, state expiration date: January 12, 1997.)

* Names of persons signing in any capacity should be typed or printed below their signatures.

ALTA/ACSM LAND TITLE SURVEY

BEING ALL OF LOT 5 OF THE RE-PLATTING OF BLOCKS 3, 4, 5 AND 6 IN J.A. BECKER'S SUBDIVISION, AND A PART OF THE SE. 1/4 OF SECTION 5, ALL IN T.8N., R.22E., CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN

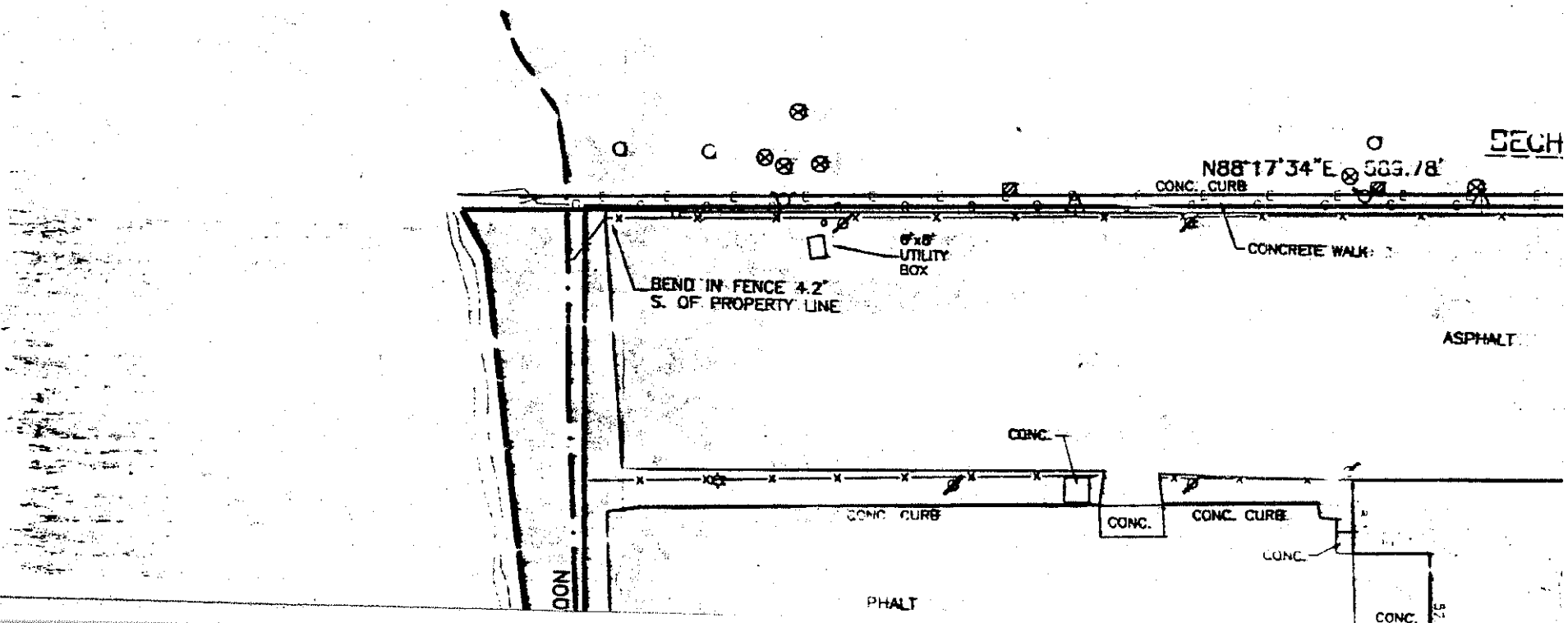
SURVEY BY
JAMES G. REICHHOFF, R.L.S. 2262
WELCH, HANSON AND ASSOC., INC.
355 AUSTIN CIRCLE, SUITE 100
DELAFIELD, WI 53018
(414) 646-6855

SURVEY FOR
ST. FRANCIS BANK
13400 BISHOPS LANE, SUITE 190
BROOKFIELD, WI 53005-6203

LEGEND
- PVC PIPE MON. W/ BRASS CAP
- CHISELED "X" FOUND
- UTILITY BOX
- POWER POLE
- MANHOLE
- STORM INLET
- GAS VALVE
- UTILITY METER
- WATER VALVE
- HYDRANT
- FENCE
- LIGHT POLE
- TRAFFIC LIGHT
- POST
- UNDERGROUND GAS LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND FIBER-OPTIC LINE
- CENTERLINE OF RAILROAD TRACKS

FIGURE 1A/A

* Complete map available at Department of Commerce for review



ATTACHMENT A - LEGAL DESCRIPTION

Parcel "A"
(LEGAL DESCRIPTION OF LANDS ON EAST SIDE OF SOUTH FIRST STREET)

That part of Lot Five (5) in Re-platting of Blocks 3, 4, 5 and 6 in J.A. Becker's Subdivision, being a part of the East one-half (E 1/2) of the Southeast quarter (SE 1/4) of Section Five (5), Township Six (6) North, Range Twenty-two (22) East, in the City of Milwaukee, Milwaukee County, Wisconsin, which is bounded and described as follows: Beginning at the intersection of the North side of East Lincoln Avenue with the West line of the Chicago and Northwestern Transportation Company Right-of-Way; thence South 88° 16' 05" West along the North line of East Lincoln Avenue 117.95 feet to a point on the East line of South First Street; thence North 00° 25' 05" West along the East line of South First Street 1259.85 feet to a point on the South line of East Becher Street; thence North 88° 31' 10" East along the South line of East Becher Street 177.95 feet to a point on the West line of said Chicago and Northwestern Transportation Company Right-of-Way; thence South 00° 25' 02" East 1259.07 feet to the point of beginning.

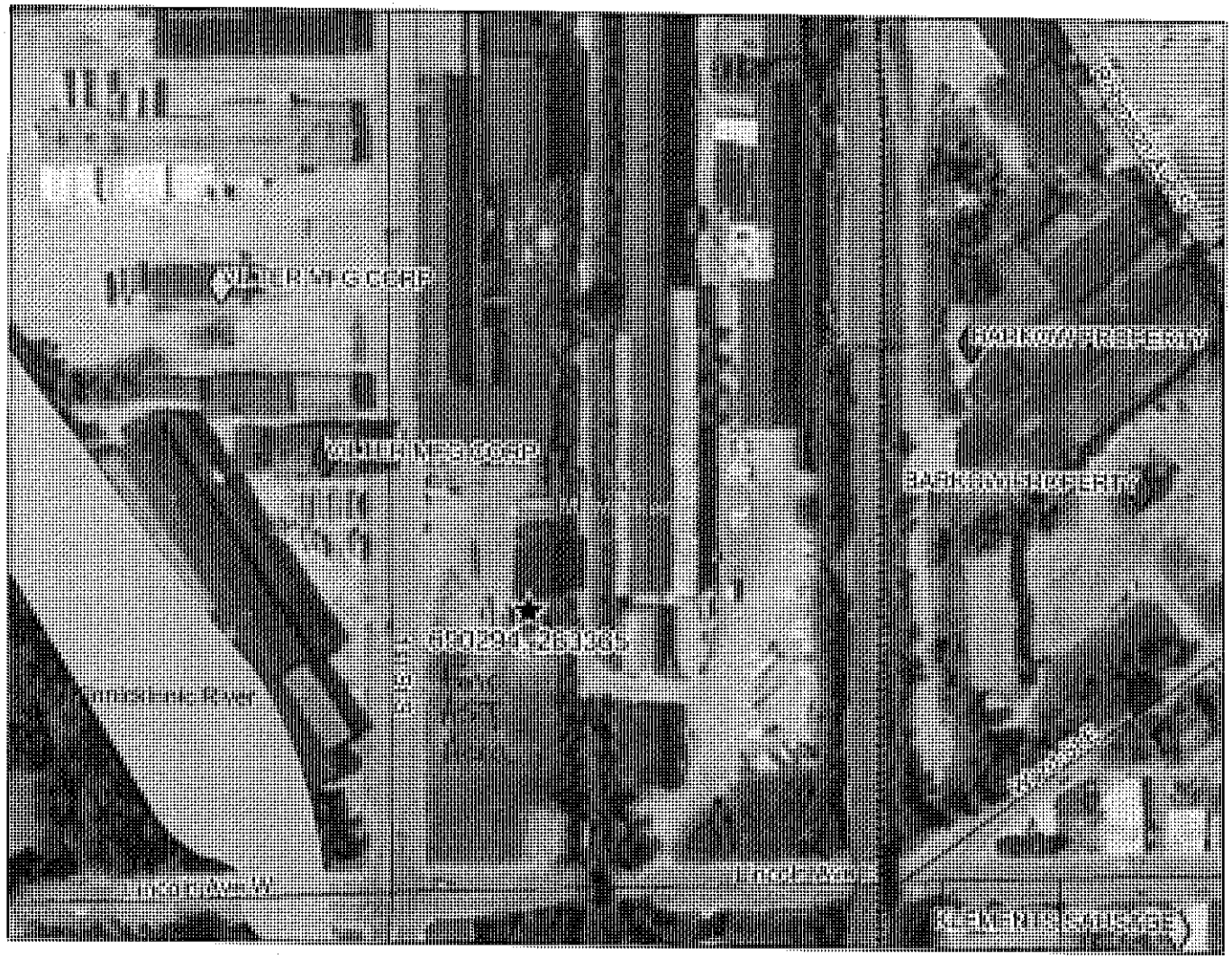
Parcel "B"
(LEGAL DESCRIPTION OF LANDS ON WEST SIDE OF SOUTH FIRST STREET)

That part of the Southeast quarter (SE 1/4) of Section Five (5), Township Six (6) North, Range Twenty-two (22) East, in the City of Milwaukee, Milwaukee County, Wisconsin, which is bounded and described as follows: Commencing at the intersection of the East line of South First Street with the North line of East Lincoln Avenue; thence South 88° 16' 05" West 76.40 feet to a point on the West line of South First Street being the point of beginning of the lands to be described: thence North 00° 25' 05" West along the West line of South First Street 296.99 feet to a point; thence North 88° 16' 05" East and parallel to the South line of said quarter Section 0.38 feet to a point; thence North 00° 25' 05" West along the West line of South First Street 962.89 feet to a point on the South line of West Becher Street; thence South 88° 17' 34" West along the South line of West Becher Street 589.78 feet to the dock line of the Kinnickinnic River; thence South 00° 21' 57" East along said dock line 397.42 feet to a point; thence South 34° 31' 12" East along said dock line 668.62 feet to an angle point; thence South 33° 26' 36" East along said dock line 353.12 feet to a point on the North line of West Lincoln Avenue; thence North 88° 16' 05" East along the North line of West Lincoln Avenue 22.29 feet to the point of beginning.

Tax Key Nos. 467-0203-5 (Parcel A) and 467-9994-111-2, 467-9997-100-3, 467-9998-111-4 and 467-9996-100-8 (Parcel B)

2115 - 2252 South First Street, Milwaukee, Wisconsin

Map Created on Feb 14, 2011



Legend

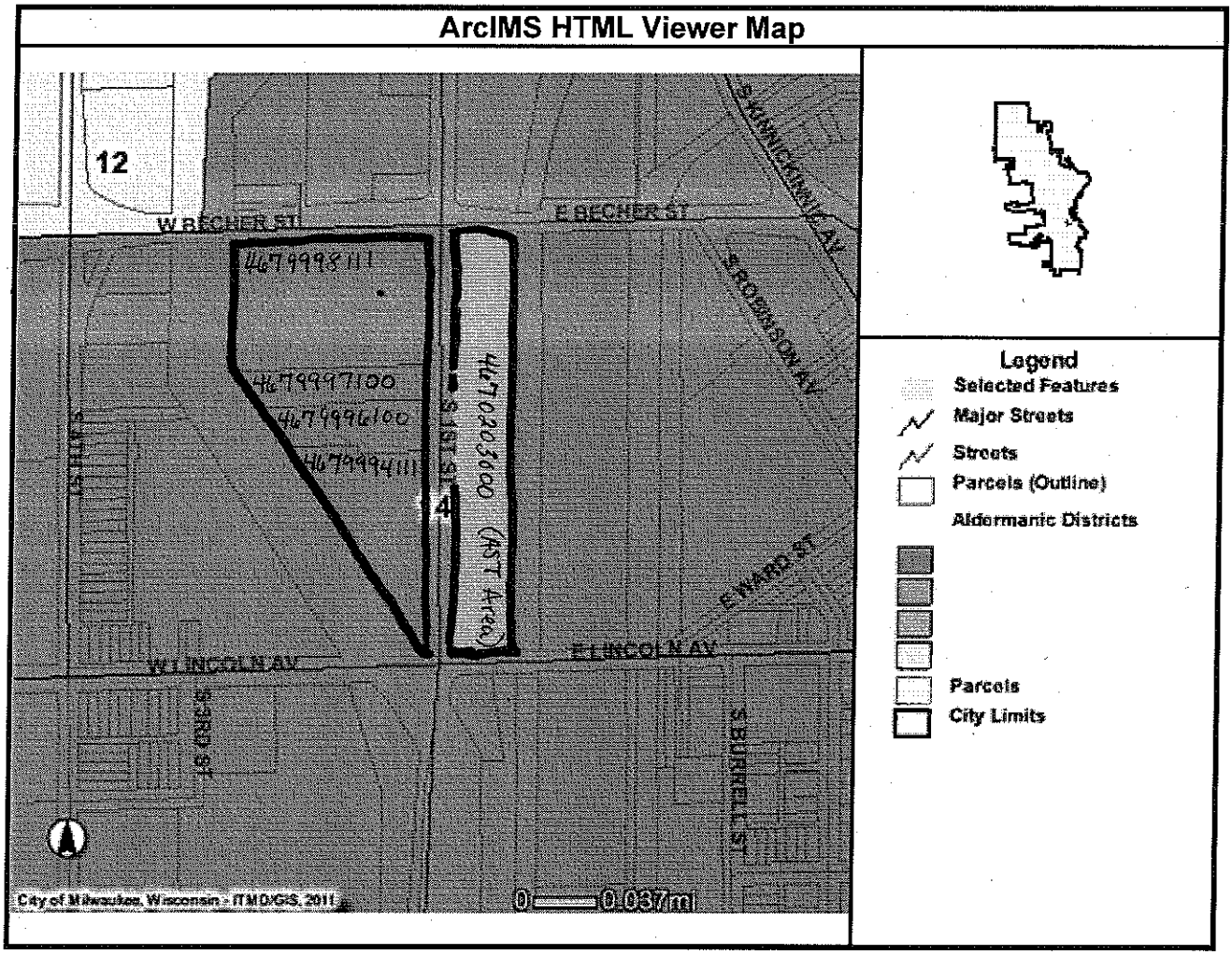
- Open Sites (ongoing cleanups)
- Open Sites (ongoing cleanups) - site boundaries shown
- Closed Sites (completed cleanups)
- Closed Sites (completed cleanups) - site boundaries shown
- County Boundary
- Railroads
- County Roads (WDOT)
- County Trunk Highway
- State and U.S. Highways (WDOT)
- State Trunk Highway
- US Highway
- Interstate Highways (WDOT)
- Interstate Highway
- Local Roads (WDOT)
- Civil Towns
- Civil Town
- 24K Open Water
- 24K Rivers and Shorelines
- Municipalities

0 250 500 750 ft.

Map created on Feb 14, 2011
Note: Not all RR Sites have been geo-located yet.

Scale: 1:2,631

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.



Former Vilter Manufacturing Property
Tax ID numbers

PROJECT: FORMER VILTER MFG. SITE
LOCATION: 2217 S. 1ST STREET, MILWAUKEE, WI

AFFIDAVIT OF ACCURACY

STATE OF WISCONSIN)

MILWAUKEE COUNTY)

Nicholette A. Reinhardt, being sworn, states:

1. I am an attorney for Asset Acquisitions in this matter and make this affidavit on personal knowledge.

2. I make this affidavit in support of Asset Acquisition's request for closure for the above site.

3. The attached survey, deed and legal description are true and accurate to the best of my knowledge.

Dated at Milwaukee, Wisconsin, the 22nd day of December 2010.

By: _____
Nicholette A. Reinhardt
State Bar No. 1022141

Signed and sworn to before me
on December 22, 2010, by

_____
Ernest G. Schultz
Notary Public, State of Wisconsin
My commission expires November 2, 2014

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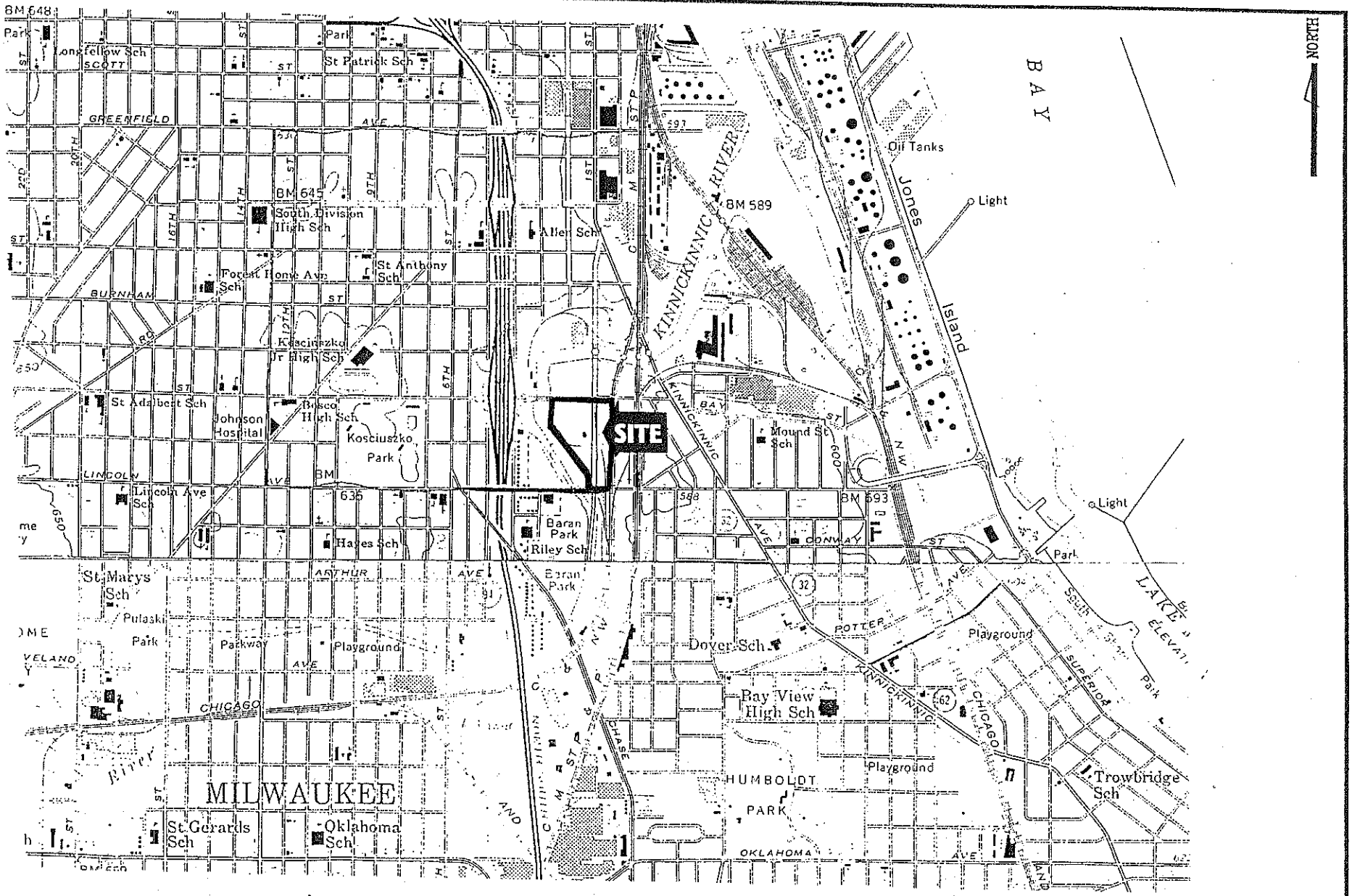


FIG NO.: 1 DATE DRWN: 3/1/1999 REVISED:

FIG NAME: USGS 7.5' Topographic Map

SITE: 2225 South 1st Street, Milwaukee, WI

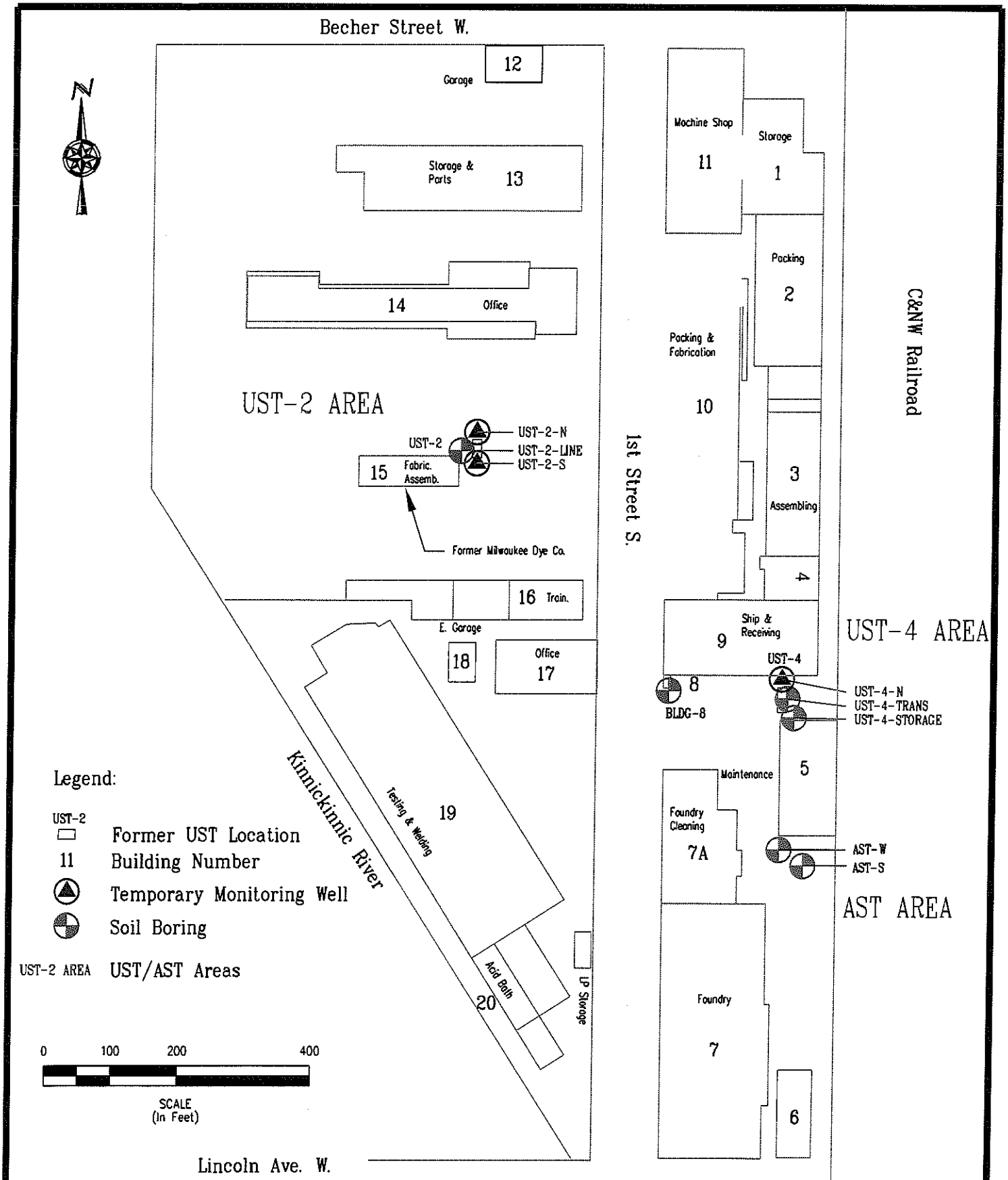
LENGTH OF BAR IS 1"

IF BAR IS NOT 1" ON THIS DRAWING, ADJUST SCALE(S) ACCORDINGLY

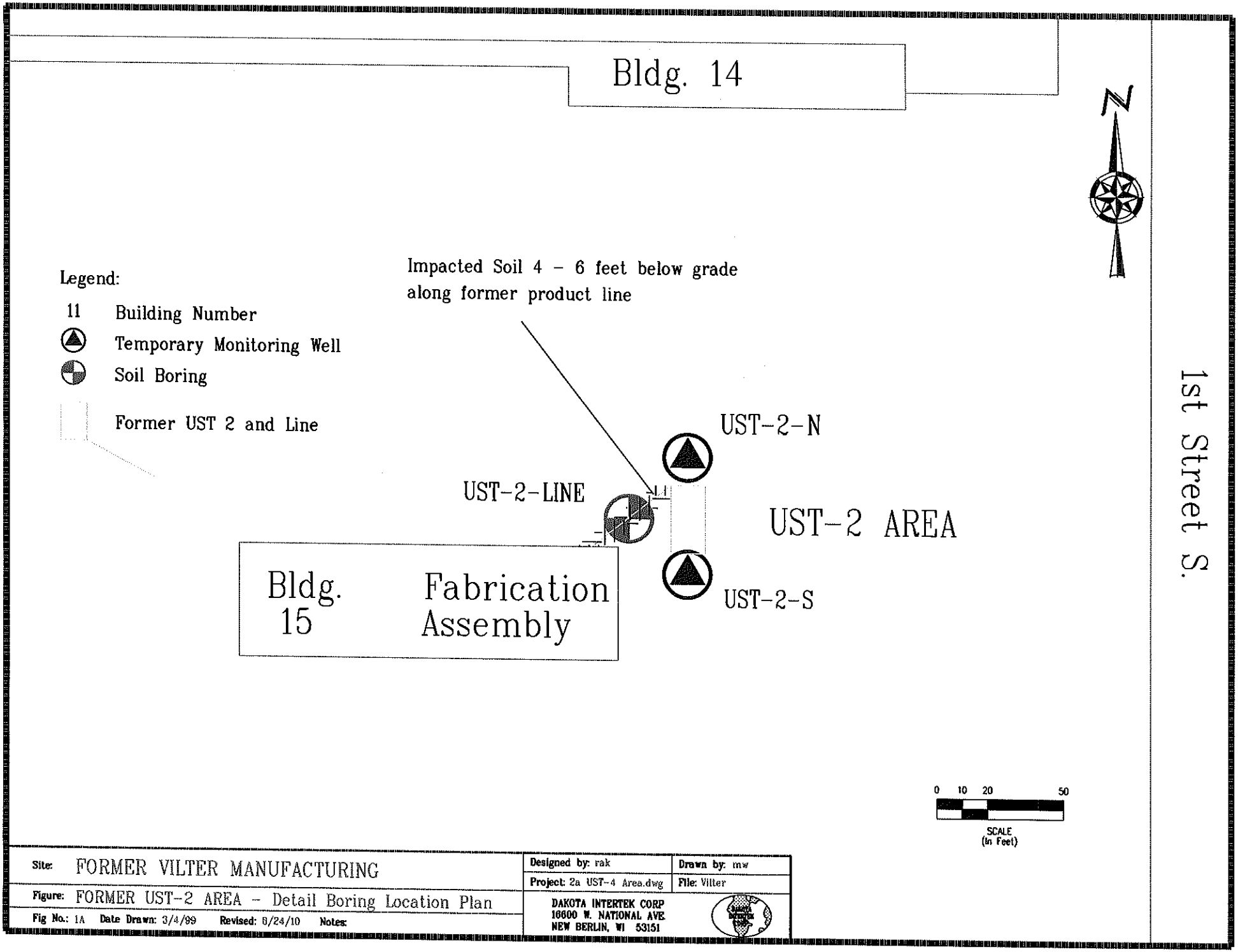
DESIGNED BY: DRWN BY:

REVIEWED BY: APPROVED BY:

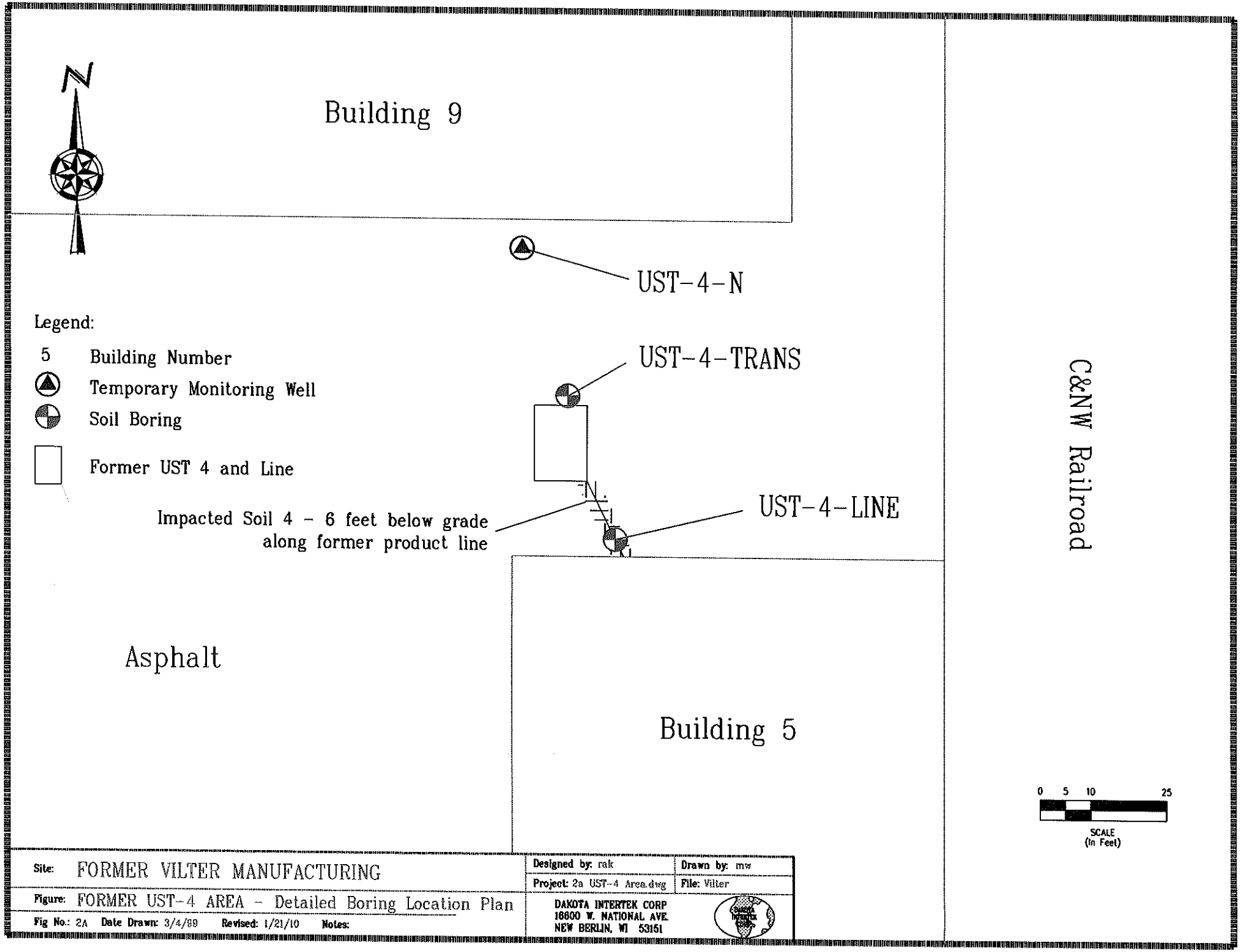
Dakota Intertek Corp.
16600 W. National Ave.
New Berlin, WI 53151



Site: VILTER MANUFACTURING	Designed by: mw	Drawn by: mw
	Project: Vilter.dwg	File: Vilter
Figure: BORING LOCATION PLAN	DAKOTA INTERTEK CORP 16600 W. NATIONAL AVE. NEW BERLIN, WI 53151	
Fig No.: 2 Date Drawn: 3/4/99 Revised: 5/18/10 Notes:		



Site: FORMER VILTER MANUFACTURING	Designed by: rak	Drawn by: mw
Figure: FORMER UST-2 AREA – Detail Boring Location Plan	Project: 2a UST-4 Area.dwg	File: Vilter
Fig No.: 1A Date Drawn: 3/4/99 Revised: 8/24/10 Notes:	DAKOTA INTERTEK CORP 16600 W. NATIONAL AVE. NEW BERLIN, WI 53151	



Site: FORMER VILTER MANUFACTURING	Designed by: rak	Drawn by: mw
Figure: FORMER UST-4 AREA - Detailed Boring Location Plan	Project: 2a UST-4 Area.dwg	File: Vilter
Fig No.: 2A Date Drawn: 3/4/89 Revised: 1/21/10 Notes:	DAKOTA INTERTEK CORP 16600 W. NATIONAL AVE. NEW BERLIN, WI 53151	

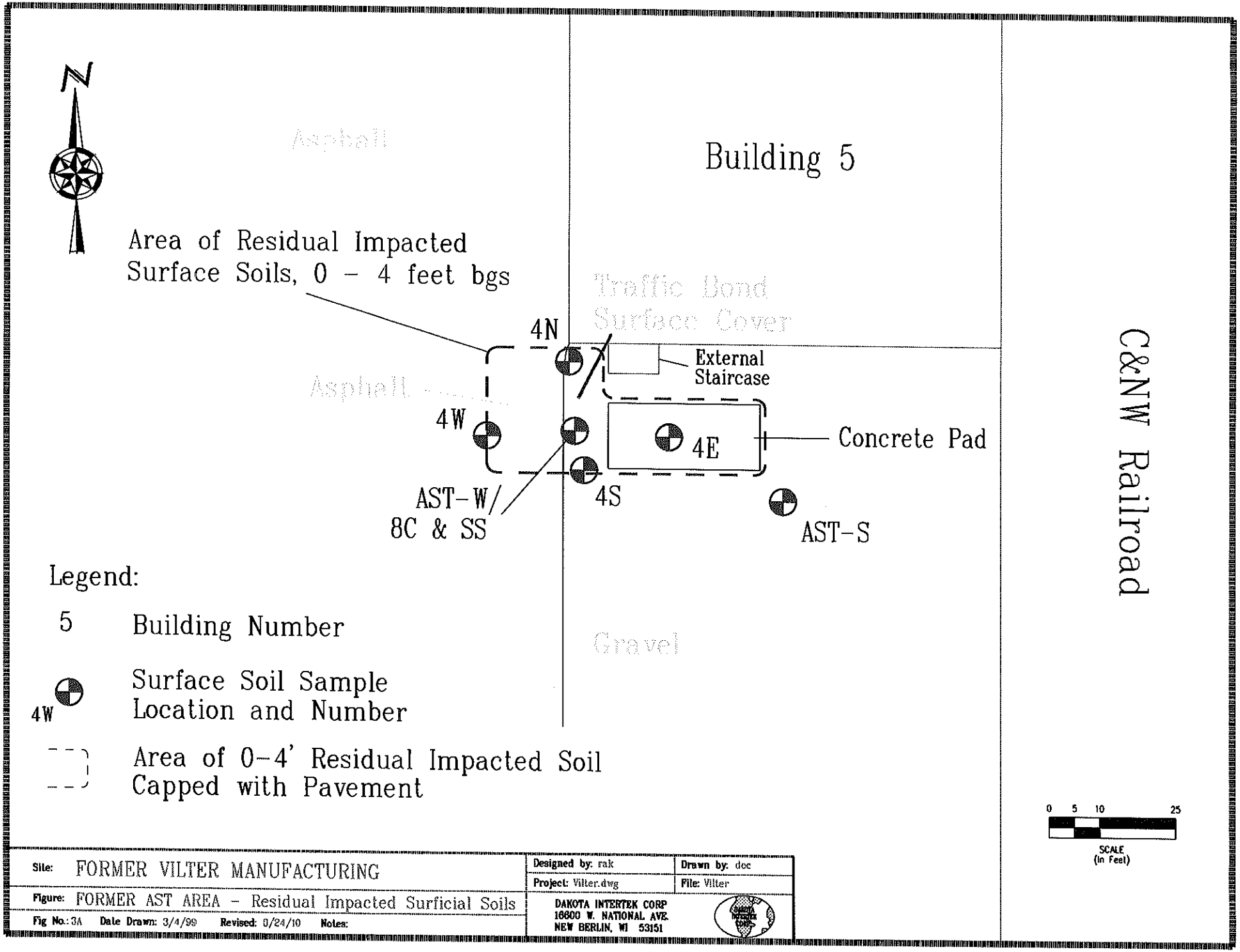

N
Asphalt
Building 5
Area of Residual Impacted
Surface Soils, 0 - 4 feet bgs
Traffic Bond
Surface Cover
4N
External
Staircase
Asphalt
4W
4E
Concrete Pad
AST-W/
8C & SS
4S
AST-S
C&NW Railroad
Legend:
5
Building Number
4W
Surface Soil Sample
Location and Number
Area of 0-4' Residual Impacted Soil
Capped with Pavement
Gravel
0 5 10 25
SCALE
(In Feet)
Site: FORMER VILTER MANUFACTURING
Figure: FORMER AST AREA - Residual Impacted Surficial Soils
Fig No.: 3A
Date Drawn: 3/4/99
Revised: 8/24/10
Notes:
Designed by: rak
Drawn by: doc
Project: Vilter.dwg
File: Vilter
DAKOTA INTERTEK CORP
16600 W. NATIONAL AVE.
NEW BERLIN, WI 53151

TABLE 1
SOIL ANALYTICAL RESULTS
REMAINING CONTAMINATED SOIL
Former Vilter Manufacturing
2217 South 1st Street, Milwaukee, WI

COLLECTION DATES:		3/5/2010	3/8/2010	3/8/2010	3/8/2010	3/8/2010	3/8/2010	3/8/2010	3/8/2010	3/8/2010
ANALYTE	Direct Contact Pathway Industrial PAHs(ug/kg)	4N 2-4 Feet	4E 2-4 Feet	4W 2-4 Feet	4S 2-4 Feet	8C 8 Feet	UST2L-ine 4-6 Feet	UST4-Line 4-6 Feet	AST-W 2-4 Feet	SS 0-8 inch
		Soil Sample ID & Depth					2-17-99	2-17-99	2-17-99	
		Detected PAHs (ug/kg)								
Acenaphthene	60,000,000	80	1,200	<51	<110	<59	540	3300	1600	<53
Acenaphthylene	360,000	<95	<190	<87	<180	<100	<240	<480	<24	<90
Anthracene	300,000,000	120	1,600	7	48	<5.9	2,100	14,000	4,100	11
Benzo (a) anthracene	3,900	460	**5900**	39	160	7.7	2,000	**18000**	**28,000**	110
Benzo (b) fluoranthene	3,900	670	**7,200**	96	300	13	2,300	**8,900**	**83,000**	260
Benzo (k) fluoranthene	39,000	210	2,500	35	170	<5.9	1,100	13,000	33,000	87
Benzo (a) pyrene	390	**520**	**6,800**	94	**400**	11	**2,200**	**15,000**	**43,000**	210
Benzo (g,h,i) perylene	39,000	520	5,800	120	340	<5.9	1,500	8,700	**51,000**	240
Chrysene	390,000	620	7,400	55	240	8	3,300	18,000	38,000	140
Dibenzo (a,h) anthracene	390	72	**780**	17	39	<8.8	**460**	**4,800**	**21,000**	28
Fluoranthene	40,000,000	1,200	16,000	60	<22	<12	6,800	46,000	33,000	230
Fluorene	40,000,000	<11	310	<10	<22	<12	520	5,200	1,600	<11
Indeno (1,2,3-cd) pyrene	3,900	360	**4,200**	75	250	<5.9	1,400	**8,600**	**21,000**	190
1-Methylnaphthalene	70,000,000	58	620	<31	<65	<35	550	1,500	190	<32
2-Methylnaphthalene	40,000,000	520	4,400	<31	<65	<35	<210	<420	320	<32
Naphthalene	110,000	120	1,600	<31	<65	<35	940	1000	490	<32
Phenanthrene	390,000	620	7,100	41	380	<5.9	7,700	33,000	15,000	64
Pyrene	30,000,000	970	14,000	120	<11	<5.9	6,300	33,000	25,000	240

Note:Results in Bold indicate excedence of suggested Generic soil clean up levels for PAHs.

Table 2
Soil Analytical Results

Vilter Manufacturing
2217 South 1st Street
Milwaukee, Wisconsin

Analyte	WDNR REGULATORY STANDARD	Soil Sample Location and Depth (feet below grade)																
		UST2-S	UST2-N	UST2-Line	UST4-Stor	UST4-Trans	UST4-Line	UST4-N	UST5-E	UST5-W	UST5-S	UST6-Line	AST-S	AST-W	Bldg-3	Bldg-19	Bldg-20
		12-14	8-10	4-6	2-4	2-4	4-6	8-10	6-8	6-7	8	5-6	4	2-4	2-4	2-3	2-3
DRO (mg/kg)	100	<10	<10	11	36	--	<60	<10	--	--	--	--	<10	40	<10	--	--
GRO (mg/kg)	100	--	--	--	--	--	--	--	14	<10	<10	<10	--	--	--	--	--
Detected PVOCs (ug/kg)																	
1,2,4-TMB	NS	--	--	--	--	--	--	--	<25	<25	<25	<25	--	--	--	--	--
1,3,5-TMB	NS	--	--	--	--	--	--	--	<25	<25	<25	<25	--	--	--	--	--
Benzene	5.5	--	--	--	--	--	--	--	<25	<25	<25	<25	--	--	--	--	--
Ethylbenzene	2,900	--	--	--	--	--	--	--	<25	<25	<25	<25	--	--	--	--	--
MTBE	NS	--	--	--	--	--	--	--	<25	<25	<25	<25	--	--	--	--	--
Toluene	1,500	--	--	--	--	--	--	--	<25	<25	<25	<25	--	--	--	--	--
Total Xylenes	4,100	--	--	--	--	--	--	--	<25	<25	<25	<25	--	--	--	--	--
Detected PAHs (ug/kg)									<50	<50	<50	<50	--	--	--	--	--
1-methyl-Naphthalene	23,000	<21	<21	**550 J**	**140**	--	**1500 J**	<21	--	--	--	--	--	**190**	<21	--	--
2-methyl-Naphthalene	20,000	<31	<31	<210	**140**	--	<420	<31	--	--	--	--	--	**320**	<31	--	--
Acenaphthene	38,000	<21	<21	**540 J**	<21	--	**3,300**	<21	--	--	--	--	--	**1,600**	<21	--	--
Acenaphthylene	700	<24	<24	<240	<24	--	<480	<24	--	--	--	--	--	<24	<24	--	--
Anthracene	3,000,000	<36	<36	**2,100**	<36	--	**14,000**	<36	--	--	--	--	--	**4,100**	<36	--	--
Benzo (a) anthracene	3,900	<23	<23	**2,000**	**25 J**	--	**18,000**	<23	--	--	--	--	--	**28,000**	**38 J**	--	--
Benzo (a) pyrene	390	<34	<34	2,200	<34	--	15000	<34	--	--	--	--	--	**43,000**	<34	--	--
Benzo (b) fluoranthene	3,900	<46	<46	**2,300**	<46	--	8,900	<46	--	--	--	--	--	**63,000**	<46	--	--
Benzo (g,h,i) perylene	39,000	<29	<29	**1,500**	**33 J**	--	**8,700**	<29	--	--	--	--	--	**51,000**	<29	--	--
Benzo (k) fluoranthene	39,000	<48	<48	**1100 J**	<48	--	**13,000**	<48	--	--	--	--	--	**33,000**	<48	--	--
Chrysene	37,000	<42	<42	**3,300**	**51 J**	--	**18,000**	<42	--	--	--	--	--	**38,000**	**45 J**	--	--
Dibenz (a,h) anthracene	390	<18	<18	**460 J**	<18	--	**4,800**	<18	--	--	--	--	--	**21,000**	<18	--	--
Fluoranthene	500,000	<38	<38	**6,800**	**48 J**	--	**46,000**	<38	--	--	--	--	--	**33,000**	**79 J**	--	--
Fluorene	100,000	<47	<47	**520 J**	<47	--	**5,200**	<47	--	--	--	--	--	**1,600**	<47	--	--
Indeno(1,2,3-cd)pyrene	3,900	<18	<18	**1,400**	**29 J**	--	**8,800**	<18	--	--	--	--	--	**21,000**	<18	--	--
Naphthalene	400	<30	<30	**940 J**	**120**	--	**1000 J**	<30	--	--	--	--	--	**490**	<30	--	--
Phenanthrene	1,800	<35	<35	**7,700**	**160**	--	**33,000**	<35	--	--	--	--	--	**15,000**	**48 J**	--	--
Pyrene	8,700,000	<45	<45	**6,300**	<45	--	**33,000**	<45	--	--	--	--	--	**25,000**	**72 J**	--	--
PCB																	
PCB Group 1016 - 1260	NS	--	--	--	<5	<5	--	--	--	--	--	--	--	--	--	--	--
RCRA-8 METALS (mg/kg)																	
Arsenic	1.6	--	--	--	--	--	--	--	--	--	--	--	--	**17**	--	--	--
Barium	NS	--	--	--	--	--	--	--	--	--	--	--	--	**230**	--	--	--
Cadmium	510	--	--	--	--	--	--	--	--	--	--	--	--	**<12**	**2.8 J**	--	--
Chromium, Total	NS	--	--	--	--	--	--	--	--	--	--	--	--	**74**	--	--	--
Lead	500	--	--	--	--	--	--	--	**7.5 J**	**19.5 J**	**11 J**	**755**	--	**952**	--	--	--
Mercury	NS	--	--	--	--	--	--	--	--	--	--	--	--	**0.055**	--	--	--
Selenium	NS	--	--	--	--	--	--	--	--	--	--	--	--	**<49**	--	--	--
Silver	NS	--	--	--	--	--	--	--	--	--	--	--	--	**<3**	--	--	--
Soil Quality (mg/kg & pH units)																	
pH	NS	--	--	--	--	--	--	--	--	--	--	--	--	--	--	6.9	7
Total Nitrogen	NS	--	--	--	--	--	--	--	--	--	--	--	--	--	--	14.4	--

BDL	Below Laboratory Method Detection Limits	PVOC	Petroleum Volatile Organic Compound
DRO	Diesel Range Organics	RCRA	Resource Conservation and Recovery Act
GRO	Gasoline Range Organics	RCL	Residual Contaminant Level
J	Between the limit of detection and the limit of quantifiction	VOC	Volatile Organic Compound
NS	No RCL Standard Established in Code	WDNR	Wisconsin Department of Natural Resources
PAH	Polycyclic Aromatic Hydrocarbons	mg/kg	Milligrams per kilogram; equivalent to parts per million (ppm)
PCB	Polychlorinated Biphynls	ug/kg	Micrograms per kilogram; equivalent to parts per billion (ppb)
pH	Hardness		

Results in red exceed the WDNR generic NR 720.09 RCLs.
Note: Depicted PAH Minimum Soil Cleanup Levels reference the lowest applicable standard.
Results in blue exceed the WDNR generic Groundwater Pathway Soil Cleanup Levels.
Results in green exceed the WDNR generic Direct Contact Soil Cleanup Levels for an Industrial Site.