

GIS REGISTRY INFORMATION

SITE NAME:	Dorothy Pratt Estate		
BRRTS # and FID #:	341032340, 03-41-270070		
CLOSURE DATE:	13-May-03		
STREET ADDRESS:	7912 North Beach Drive		
CITY:	Fox Point, WI		
SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):	X=	691798	Y= 300859

OFF-SOURCE CONTAMINATION (>ES): <small>(if there are more than 2 off-source properties, make a note and attach additional sheet(s))</small>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
--	------------------------------	--

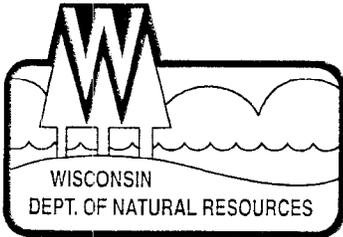
IF YES, STREET ADDRESS 1:		
GPS COORDINATES (meters in WTM91 projection):	X=	Y=

IF YES, STREET ADDRESS 2:		
GPS COORDINATES (meters in WTM91 projection):	X=	Y=

CONTAMINATION IN RIGHT OF WAY:	<input type="checkbox"/> Yes	<input type="checkbox"/> No
--------------------------------	------------------------------	-----------------------------

CONTAMINATED MEDIA: (Groundwater, Soil or Both?)	SOIL
--	------

DOCUMENTS NEEDED:	
Closure Letter, and any conditional closure letter issued	X
Copy of most recent deed, including legal description, for all affected properties	X
Certified survey map or relevant portion of the recorded plat map <i>(if referenced in the legal description)</i> for all affected properties	N/A
County Parcel ID number, <i>if used for county</i> , for all affected properties	X
Location Map which outlines all properties within contaminated site boundaries in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy)	X
Detailed Site Map(s) for all affected properties, showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy)	X
Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)	N/A
Isoconcentration map(s), <i>if available from site investigation (SI)</i> (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of contamination defined. If not available, include the following 2 types of maps:	X
Latest groundwater flow/monitoring well location map	N/A
Latest extent of contaminant plume map	X
Geologic cross-sections, <i>if available from SI</i> . (8.5x14" if paper copy)	X
RP certified statement that legal descriptions are complete and accurate	X
Copies of off-source notification letters (if applicable)	N/A
Letter informing ROW owner of residual contamination (if applicable)	N/A
Copy of (soil or land use) deed restriction(s) or deed notice <i>if any required as a condition of closure.</i>	N/A



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
Scott Hassett, Secretary
Gloria L. McCutcheon, Regional Director

Southeast Region Headquarters
2300 N. Dr. Martin Luther King, Jr. Drive
P O Box 12436
Milwaukee, Wisconsin 53212-0436
Telephone 414-263-8500
FAX 414-263-8483
TTY 414-263-8713

May 13, 2003

Mrs. Debbie Hillman
7912 North Beach Drive
Fox Point, WI 53217-2932

Subject: Final Closure Letter for Dorothy H. Pratt Estate, 7912 North Beach Drive, Fox Point, WI

FID: 341032340
BRRTS: 03-41-270070

Dear Mrs. Hillman:

On April 11, 2003 your site, as described above, was reviewed for closure by the Department of Natural Resources ("the Department"). The Department reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. On April 11, 2003, you were notified that conditional closure was granted to this case.

On May 13, 2003, the Department received correspondence indicating that you have complied with the conditions of closure. Moraine Environmental provided to the Department the monitoring well and borehole abandonment forms for the site. Based on the correspondence and data provided, it appears that your case has been remediated to Department standards in accordance with s. NR 726.05, Wis. Admin. Code. The Department considers this case closed and no further investigation, remediation, or other action is required at this time.

Your site will be listed on the DNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites. Information that was submitted with your closure request application will be included on the registry. To review the sites on the GIS Registry web page, visit:

<http://aomapout.dnr.state.wi.us/org/at/et/geo/gwur/index.htm>

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

The Department appreciates the actions you have taken to investigate and remediate the contamination at this site. If you have any questions or comments, please feel free to contact me at the above address or at (414) 263-8644. Please refer to the FID number at the top of this letter in any future correspondence. Future correspondence should be sent directly to the Remediation and Redevelopment Program Assistant Vicky Stovall (414-263-8680) at the above address.

Sincerely,

John J. Hnat
Hydrogeologist
Remediation and Redevelopment

C: Mike Bozikowski, Moraine Environmental
WDNR SER Files



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
Scott Hassett, Secretary
Gloria L. McCutcheon, Regional Director

Southeast Region Headquarters
2300 N. Dr. Martin Luther King, Jr. Drive
P O Box 12436
Milwaukee, Wisconsin 53212-0436
Telephone 414-263-8500
FAX 414-263-8483
TTY 414-263-8713

April 11, 2003

Mrs. Debbie Hillman
7912 North Beach Drive
Fox Point, WI 53217-2932

Subject: Conditional Closure for Dorothy H. Pratt Estate, 7912 N. Beach Dr., Fox Point, WI

FID: 341032340
BRRTS: 03-41-270070

Dear Mrs. Hillman:

The Department has received from Moraine Environmental (April 8, 2003) the groundwater monitoring results and information outlined in my letter dated January 7, 2003. Based on the information provided to the Department, the Department considers the case "conditionally closed" having determined that no further action is necessary at the site at this time. Since the site is "conditionally closed", the following requirement must be completed before the site can be officially closed and recorded as such on the Department's tracking system:

1. The completion of requirements in ch. NR 726.05(8)(c) Wis. Admin. Code, regarding monitoring well abandonment documentation, is received at this office within 60 days.
2. The submittal of borehole abandonment forms for B3 and B6 as required in s. NR 716.15(2)(l) Wis. Admin. Code.

If you have any questions or comments, please feel free to contact me at the above address or at (414) 263-8644. Please refer to the FID number at the top of this letter in any future correspondence. Future correspondence should be sent directly to the Remediation and Redevelopment Program Assistant Vicky Stovall (414-263-8680) at the above address.

Sincerely,

John J. Hnat
Hydrogeologist
Remediation and Redevelopment

C: Mike Bozikowski, Moraine Environmental
WDNR SER Files

WARRANTY DEED

Document Number

This Deed, made between JOANNE P SIESENNOP AS TO AN UNDIVIDED 1/100TH INTEREST AND JANET P MONTGOMERY AS TO AN UNDIVIDED 1/100TH INTEREST

Grantor, and DEBORAH T HALL AND ALLAN T YOUNG OR THEIR SUCCESSORS AS TRUSTEES OF THE DEBORAH T HALL REVOCABLE TRUST DATED THE 5TH DAY OF OCTOBER 1999, AS IT MAY BE AMENDED OR RESTATED

Grantee, Grantor, for a valuable consideration, conveys & warrants to Grantee the following described real estate in MILWAUKEE County, State of Wisconsin:

All that part of Lot 1 in Northeast One-quarter (1/4) Section 16, Township 8 North, Range 22 East, bounded and described as follows: Commencing at a point in the center line of the public highway running Northeasterly and Southwesterly across said Lot 1 which 638.64 feet South 89° 48' West of and 600.38 feet South 0° 09' East of the Northeasterly corner of said Section 16, thence South 54° 53' West along the center line of said public highway, 146.65 feet to a point; thence South 27° 53' West along the center line of said public highway 83.29 feet to a point; thence South 71° 38' East 428.12 feet to a point on the shore line of Lake Michigan at low water mark; thence North 31° 45' East along said shore line of Lake Michigan at low water mark 205.59 feet to a point; thence North 71° 38' West 374.69 feet to the point of beginning. Subject, however, to the public easement in and to all that portion of said public highway, 50 feet wide, which is included within the boundaries of premises hereby conveyed.

Recording Area

Name & Return Address

ALLAN T YOUNG
622 N WATER ST #500
MILWAUKEE WI 53202

093-9993

Parcel Identification Number (PIN)

This IS NOT homestead property. (is not)

Exceptions to warranties: 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.

Dated this 18 day of APRIL, 2001.

* _____

Joanne P Siesennop
*JOANNE P SIESENNOP

* _____

Janet P Montgomery
*JANET P MONTGOMERY

AUTHENTICATION

Signature(s) _____

Authenticated this _____ day of _____, 2001

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by § 706.6, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

JEFFREY T WERTZ

Coldwell Banker Residential Brokerage

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

ACKNOWLEDGMENT

STATE OF WISCONSIN

Milwaukee County,) ss.

Personally came before this 18th day of APRIL, 2001 the above named

JOANNE P SIESENNOP AND JANET P MONTGOMERY

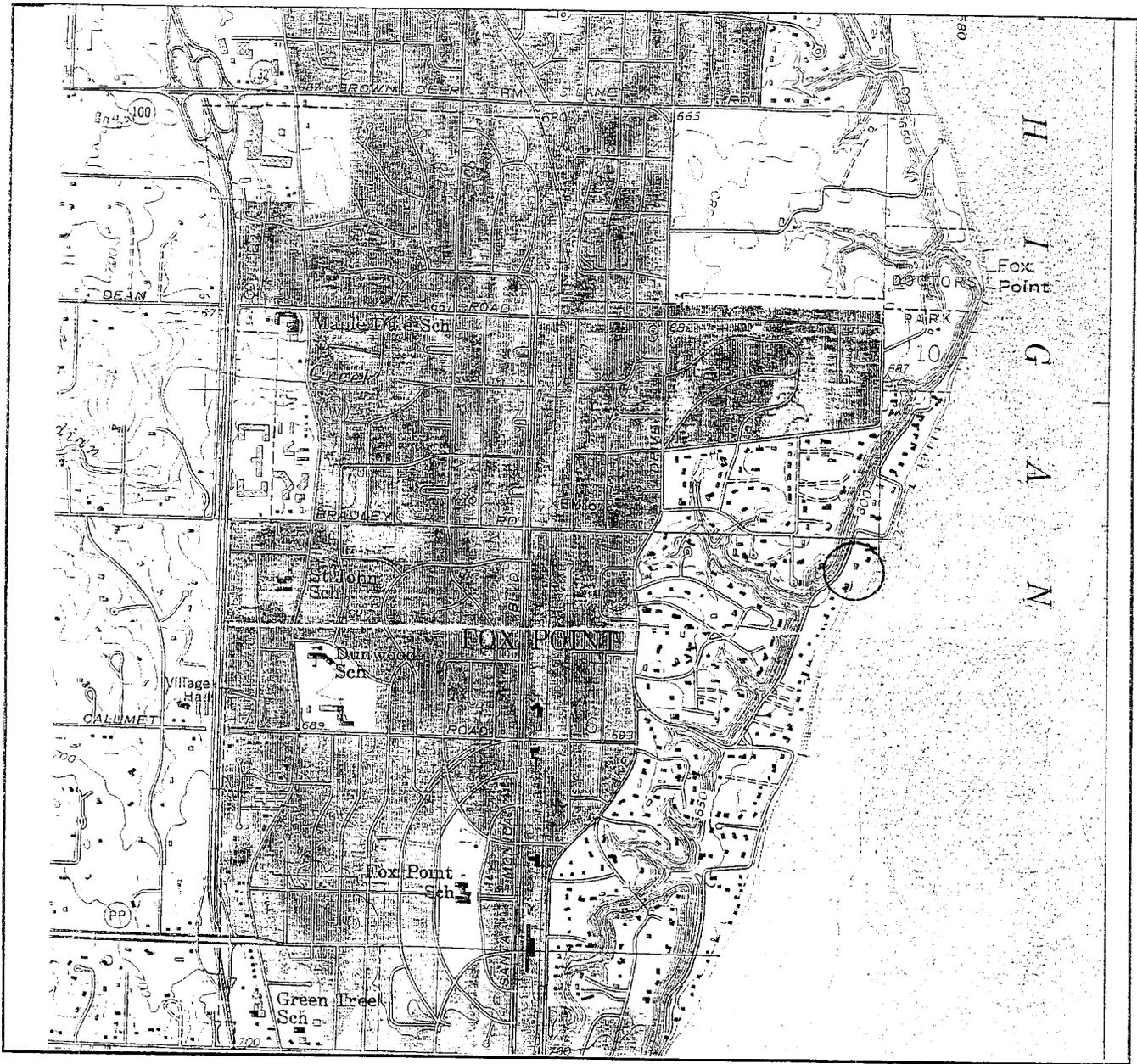
To me known to be the person S _____ who executed the foregoing instrument and acknowledged the same.

Susan L. Hanning

* SUSAN L. HANNING
Notary Public, State of Wisconsin

My Commission is Permanent. (if not, state expiration date: November 25, 2001)

*Names of persons signing in any capacity must be typed or printed below their signature.



Adapted from USGS 7.5 minute
 Quadrangle 1958
 (Photorevised 1971 and 1976)
 Thiensville Quadrangle

○ — SITE LOCATION
 Site Located at:
 Southwest 1/4 of Northeast 1/4
 Section 16, Township 8 North
 Range 22 East
 Village of Fox Point
 Milwaukee County, Wisconsin

Drawing Title		
<h2>Site Location Map</h2>		
Project Name		
Debbie Hall Residence 7912 N. Beach Drive Village of Fox Point, WI		
Project Number		Drawing Company
2075		Moraine Environmental, Inc.
Scale	Date	Page
1:24,000	11-8-01	Figure 1



Asphalt
Driveway

Potable
Well

Garage

1000 Gallon Fuel Oil UST

House

Beach head

Beach

Lake
Michigan



DRAWING TITLE		Site Map	
PROJECT NAME			
7912 N. Beach Drive Property			
DRAWING COMPANY			
Moraine Environmental, Inc.			
PROJECT NUMBER		2075	FIGURE 2

TABLE 1
SOIL INVESTIGATION RESULTS

7912 N. Beach Drive
Fox Point, WI
Moraine Project No. 1984

		SOIL RESULTS																		
Bore Hole Number:	WI DNR	WI DNR	B-1		B-2		B-3		B-4		B-5		B-6		B-7		HD-1	HD-2	HD-3	
Sample Depth:	NR 746	NR 720	(4-8')	(8-12')	(8-12')	(12-16')	(0-4')	(8-12')	(8-12')	(12-16')	(8-12')	(12-16')	(8-12')	(12-16')	(4-8')	(12-16')				
Collection Date:	SSLs	RCLs	4/3/01	4/3/01	4/3/01	4/3/01	4/3/01	4/3/01	4/3/01	4/3/01	4/3/01	4/3/01	4/4/01	4/4/01	4/4/01	4/4/01	7/31/01	7/31/01	7/31/01	
Indicator Parameters																				
DRD (mg/kg)	NSE	250	1,400	8,300	180	980	35	<4.1	<3.6	<3.9	<6.0	<4.1	37	1,300	<5.6	<4.3	640	<4.0	<3.9	
Petroleum Organic Chemicals (ug/kg)																				
Benzene	8,500	5.5	<62ED	<130ED	78	<50ED	<25	<25	<25	<25	<25	<25	<25	<62ED	<25	<25	<50	<25	<25	
Ethylbenzene	4,600	2,900	1,200	2,400	810	860	<25	<25	<25	<25	<25	<25	<25	370	<25	<25	390	<25	<25	
Methyl-tert-butyl-ether	NSE	NSE	<62ED	<130ED	<25	<50ED	<25	<25	<25	<25	<25	<25	<25	<62ED	<25	<25	<50	<25	<25	
Naphthalene	2,700	NSE	8,100	16,000	4,300	5,900	59Q	<25	<25	<25	<25	<25	<25	160	3,900	<25	<25	5,200	<25	<25
Toluene	38,000	1,500	<62ED	<130ED	31Q	<50	<25	<25	<25	<25	<25	<25	<25	<62ED	<25	<25	<50	<25	<25	
1,3,5-Trimethylbenzene	11,000	NSE	2,300	5,000	1,400	1,900	<25	<25	<25	<25	<25	<25	<25	44Q	1,300	<25	<25	1,400	<25	<25
1,2,4-Trimethylbenzene	83,000	NSE	5,600	13,000	3,900	5,000	<25	<25	<25	<25	<25	<25	<25	74	2,900	<25	<25	3,800	<25	<25
Total Xylenes (m,p,o)	42,000	4,100	3,800	7,600	2,990	3,400	<50	<50	<50	<50	<50	<50	<50	1,090	<50	<50	1,160	<25	<25	
Laboratory Notes:			Regulatory Notes:																	
mg/kg = milligrams per kilogram = parts per million (ppm)			SSL - Site Screening Level (NR 746.06)																	
ug/kg = micrograms per kilogram = parts per billion (ppb)			RCL - Residual Contaminant Level (NR 720.09)																	
NA - Not Analyzed ; Q - parameter detected below quantitative limit (qualified results)			NSE - No Standard Established																	
ED - Elevated detection limit due to late eluting peaks			Bold results exceed NR 720 RCLs																	
			Bold and Boxed results exceed NR 746 SSLs																	

**TABLE 3
CLEARANCE SAMPLING RESULTS, SOIL**

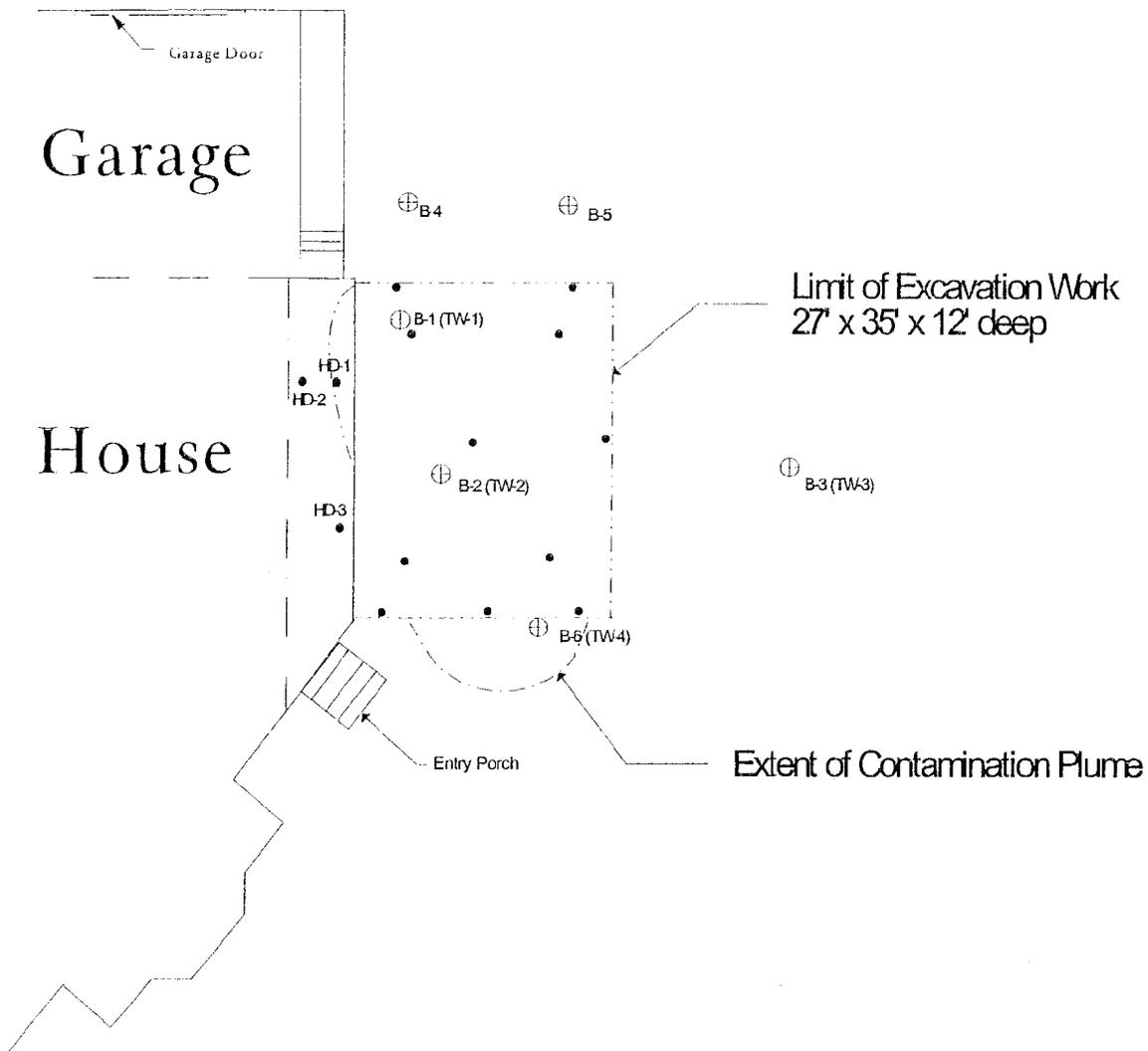
7912 N. Beach Drive
Fox Point, WI
Moraine Project No. 2075

		CLOSURE RESULTS										
Sample Location:	WI DNR	Under Tank	South Wall, East	South Wall, West	East Wall, Center	North Wall, East	North Wall, West	Bottom, NW	Bottom, NE	Bottom, Center	Bottom, SE	Bottom, SW
Approx. Depth:	NR 720	6	9	10	10	8	9	12	12	12	12	12
Collection Date:	RCLs	10/9/01	10/9/01	10/9/01	10/9/01	10/10/01	10/9/01	10/9/01	10/10/01	10/9/01	10/9/01	10/9/01
Indicator Parameters												
DRO (mg/kg)	250	3,000	<3.8	<3.4	<3.7	<4.4	<4.1	<3.4	<3.6	<3.8	<3.9	<3.6
Petroleum Organic Chemicals (ug/kg)												
Benzene	5.5	<200	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25
Ethylbenzene	2,900	1,600	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25
Methyl-tert-butyl-ether	NSE	<200	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25
Naphthalene	NSE	14,000	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25
Toluene	1,500	280 Q	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25
1,3,5-Trimethylbenzene	NSE	4,400	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25
1,2,4-Trimethylbenzene	NSE	11,000	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25
Total Xylenes (m,p,o)	4,100	6,400	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25
Laboratory Notes:						Regulatory Notes:						
mg/kg = milligrams per kilogram = parts per million (ppm)						RCL - Residual Contaminant Level (NR 720.09)						
ug/kg = micrograms per kilogram = parts per billion (ppb)						NSE - No Standard Established						
NA - Not Analyzed ; Q - parameter detected below quantitative limit (qualified results)						Bold results exceed NR 720 RCLs						
ED - Elevated detection limit due to late eluting peaks												

TABLE 4 PAH RESULTS of SOIL

7912 N. Beach Drive
Fox Point, WI
Moraine Project No. 2075

PAH RESULTS of SOIL TESTS (mg/kg)				
Sample I.D.:	WDNR Interim RCLs*		B-2 (12-16)	South Wall Center
Depth/Location:	Soil Pathway	Groundwater	04/03/2001	10/09/2001
Collection Date:				
Polynuclear Aromatic Hydrocarbons (mg/kg)				
Acenaphthene	900	38	0.16	1.10 Q
Acenaphthylene	18	0.7000	0.059 Q	0.40 Q
Anthracene	5,000	3,000	0.058	0.52 Q
Benzo (a) anthracene	0.0880	17	<0.018	<0.43
Benzo (a) pyrene	0.0088	48	<0.021	<0.31
Benzo (b) fluoranthene	0.0880	360	<0.017	<0.27
Benzo (ghi) perylene	1.8000	6,800	<0.022	<0.29
Benzo (k) fluoranthene	0.8800	870	<0.017	<0.32
Chrysene	8.8000	37	<0.018	<0.34
Dibenzo(a,h)anthracene	0.0088	38	<0.021	<0.27
Fluoranthene	600	500	<0.020	<0.26
Flourene	600	100	0.270	2
Indeno (1,2,3-cd) pyrene	0.0880	680	<0.021	<0.29
1-Methylnaphthalene	1,100	23	1.4	14
2-Methylnaphthalene	600	20	1.7	18
Naphthalene	20	0.4000	0.36	2.8
Phenanthrene	18	1.8000	0.65	4.7
Pyrene	500	8,700	0.065	0.76 Q
<p>Notes: mg/kg = milligrams per kilogram = parts per million Q = Indicates the result is below the limit of quantification and is an estimated value Interim RCLs = WDNR Publication # RR-519-97. <i>Soil Cleanup Levels for PAHs, Interim Guidance, April 1997</i> Boxed results exceed WDNR Generic Groundwater Pathway RCLs Bold results exceed WDNR Non-Industrial Direct Contact Generic RCLs</p>				

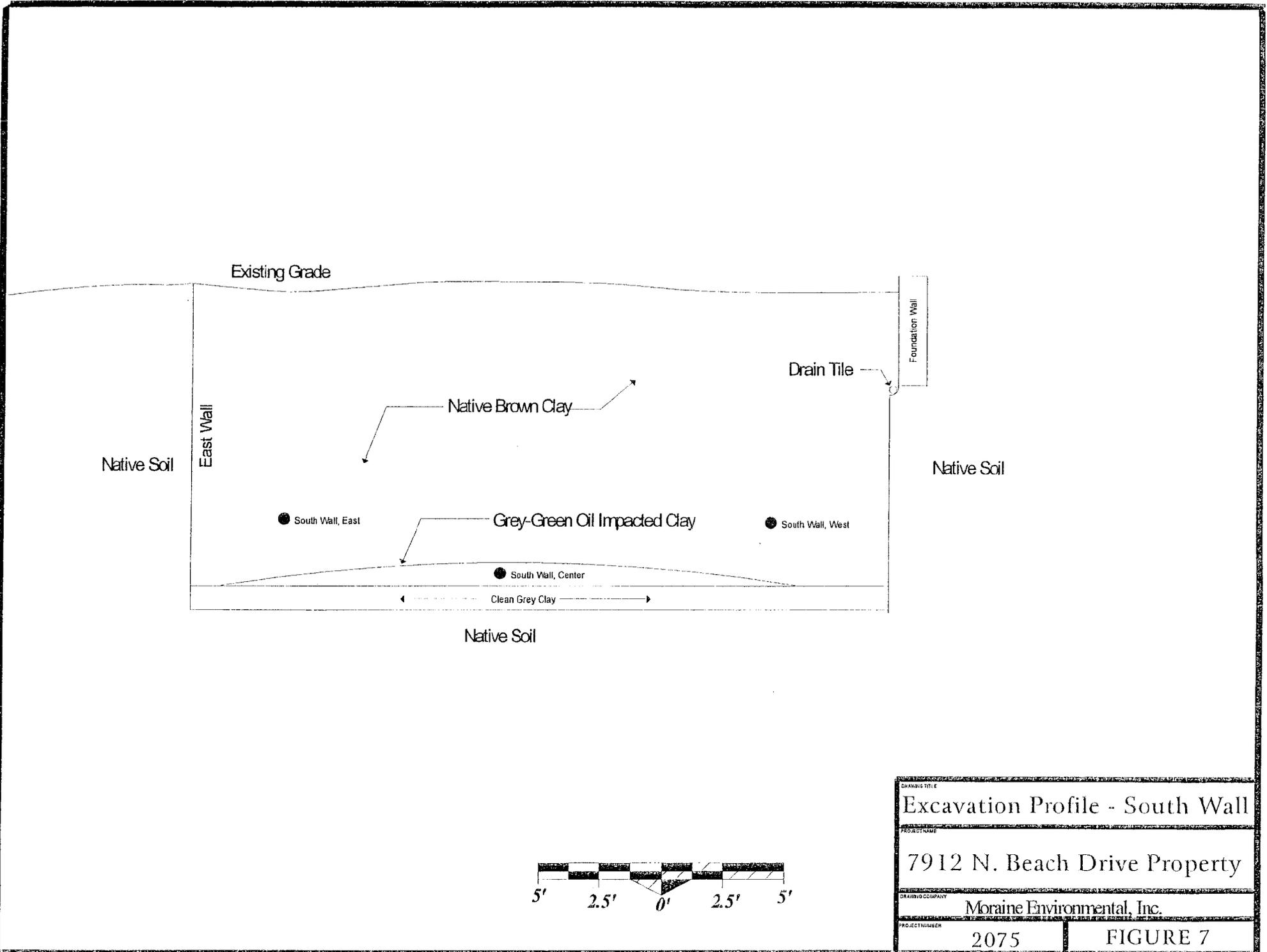


* Note:

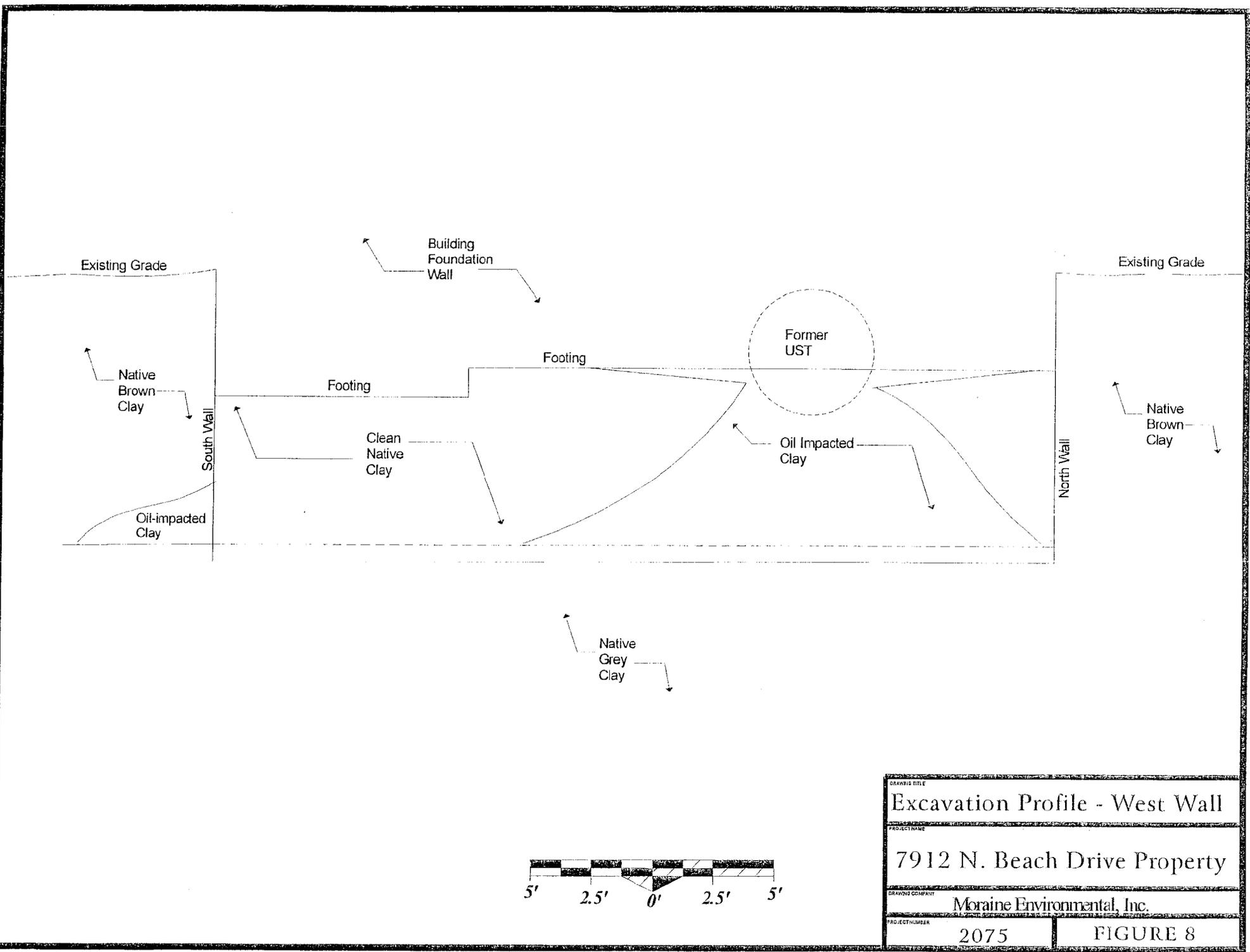
- - Clearance Sampling Point
- - HD-1 = Hand Dig 1

⊕ B-7

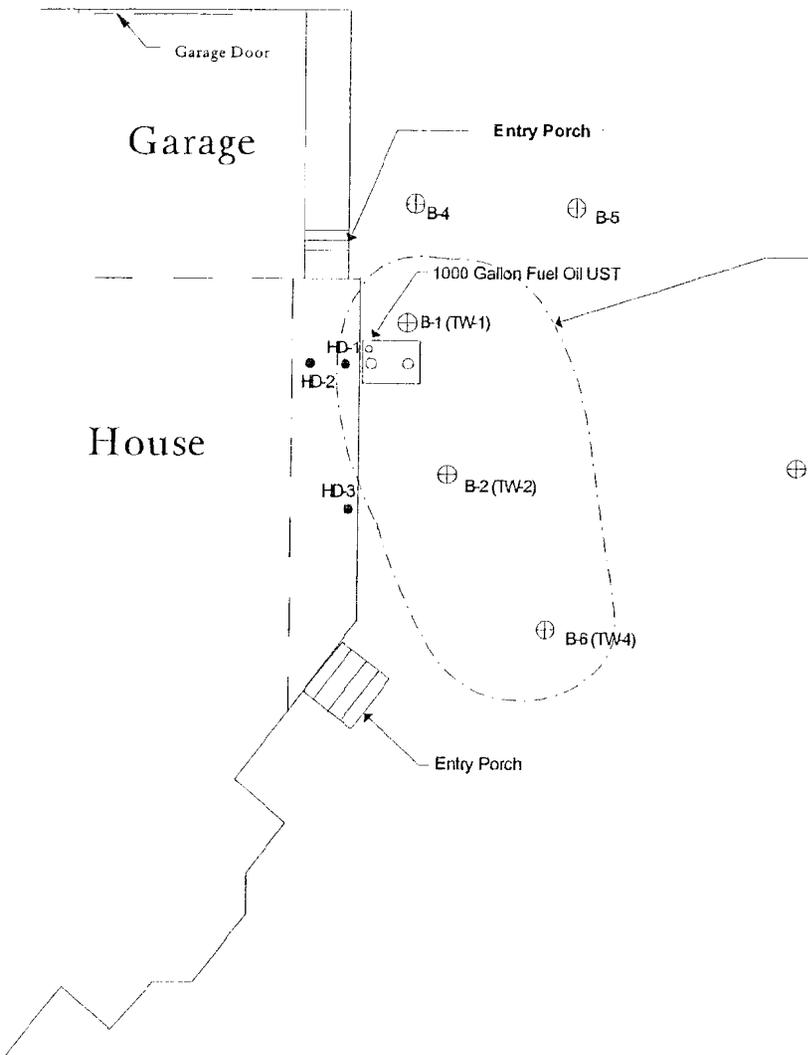
DRAWING TITLE	
Limits of the Excavation	
PROJECT NAME	
7912 N. Beach Drive Property	
DRAWING COMPANY	
Moraine Environmental, Inc.	
PROJECT NUMBER	2075
FIGURE 6	



DRAWING TITLE	
Excavation Profile - South Wall	
PROJECT NAME	
7912 N. Beach Drive Property	
DRAWING COMPANY	
Moraine Environmental, Inc.	
PROJECT NUMBER	
2075	FIGURE 7

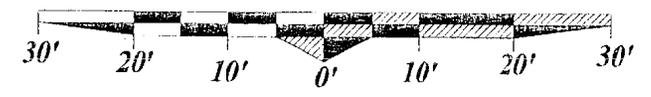


DRAWING TITLE	
Excavation Profile - West Wall	
PROJECT NAME	
7912 N. Beach Drive Property	
DRAWING COMPANY	
Moraine Environmental, Inc.	
PROJECT NUMBER	FIGURE 8
2075	

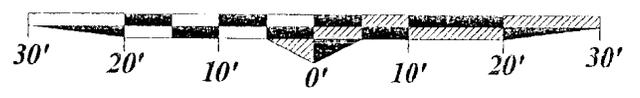
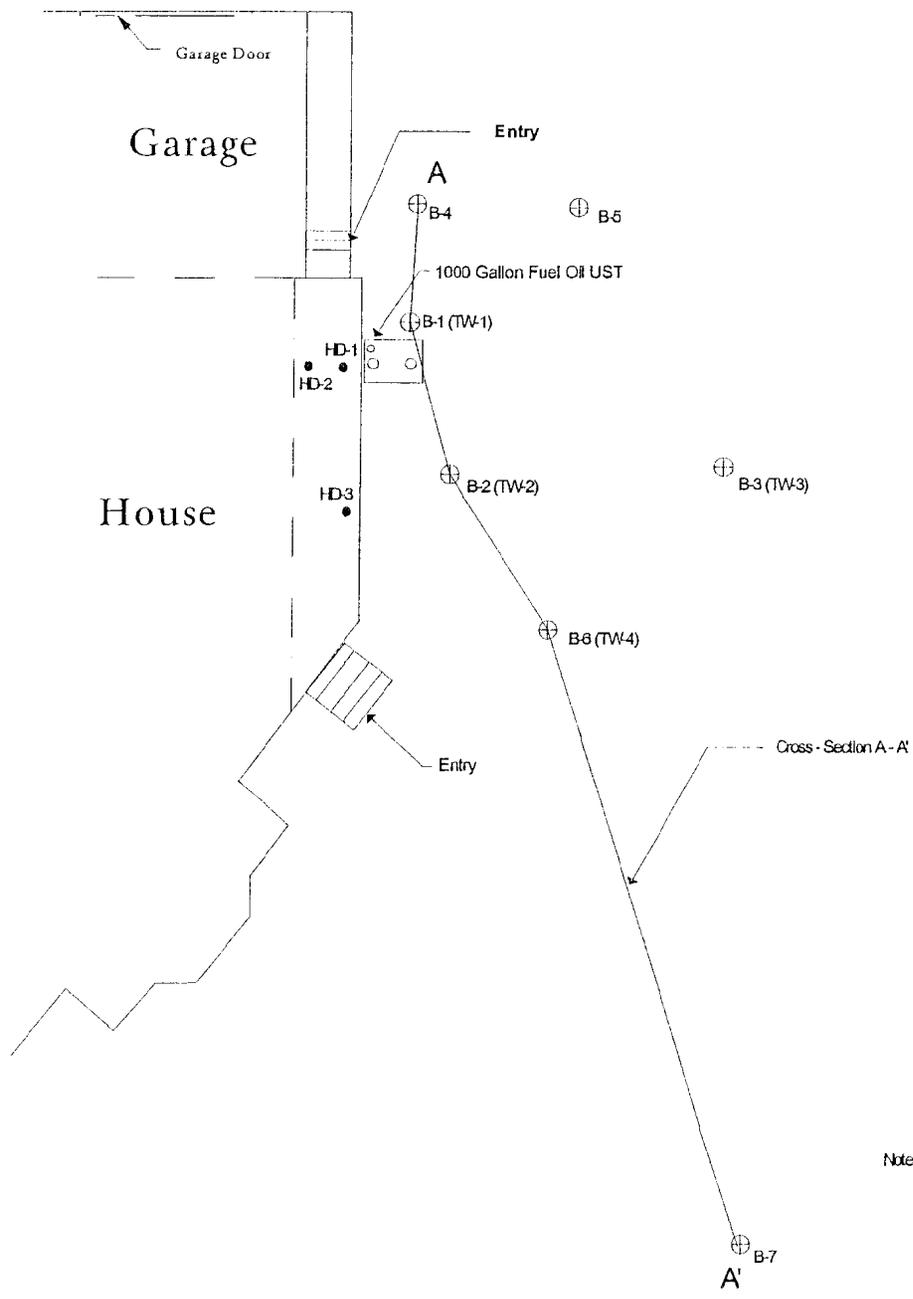


Contaminated Soil
A = 930 square feet
V = 7880 cubic feet - Volume split up into → 315(12') - 410(8') - 205(4')
V = 292 cubic yards - 5 cubic yards (1000 gallon tank) = 287 cubic yards
V = 515 tons (approximately)

Overburden Soil
V = 3280 cubic feet
V = 120 cubic yards
V = 215 tons

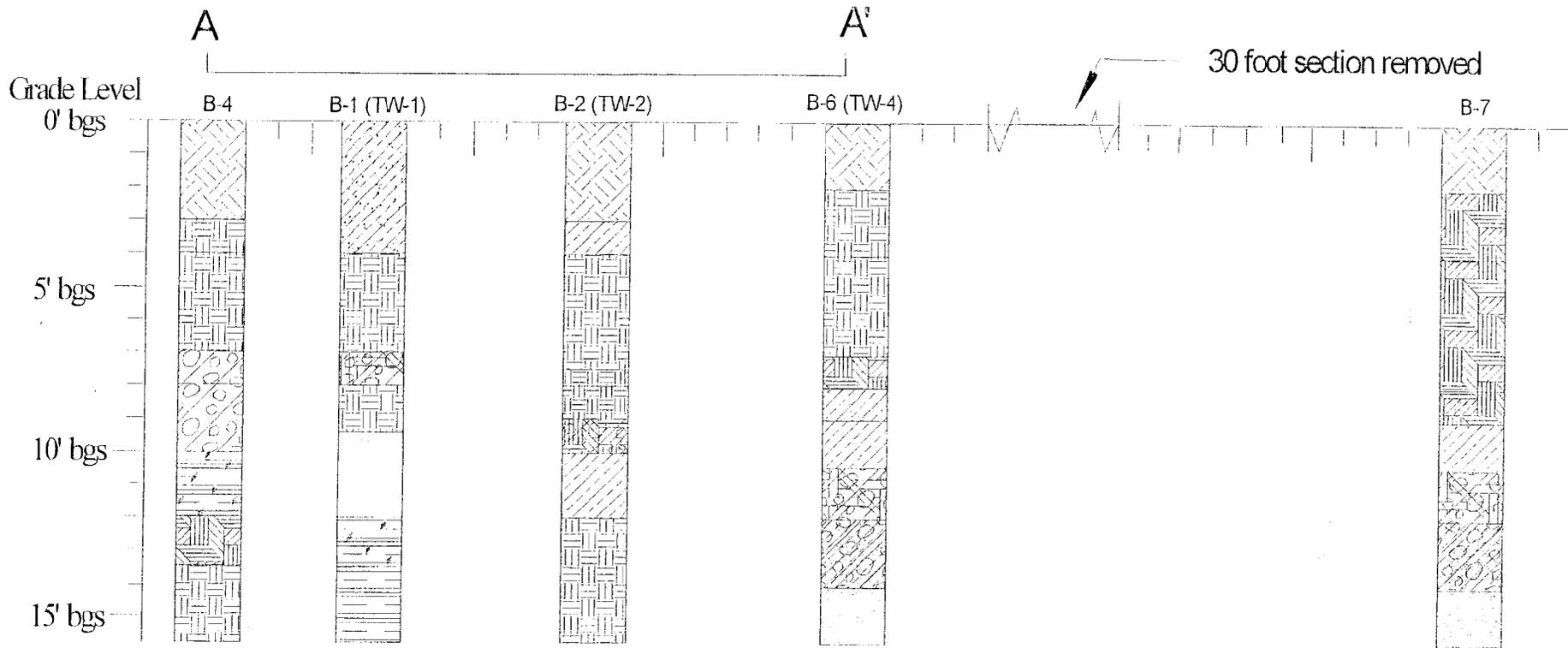


DRAWING TITLE Extent of Contamination Based on Naphthalene Concentrations	
PROJECT NAME 7912 N. Beach Drive Property	
DRAWING COMPANY Moraine Environmental, Inc.	
PROJECT NUMBER 2075	FIGURE 5



Note - HD-1 = Hand Dig 1

DRAWING TITLE	
Soil Boring Location Map	
PROJECT NAME	
7912 N. Beach Drive Property	
DRAWING COMPANY	
Moraine Environmental, Inc.	
PROJECT NUMBER	
2075	FIGURE 3



KEY

- ▼ Groundwater Level
- Fill
- Silty Clay
- Sandy-silty clay with large gravel
- Clay with Gravel
- Silty Sandy Clay
- Clayey Silt with some Gravel
- Silty Clay with Gravel layers
- Clayey Sand
- Clay
- Silty Sand Gravel
- Clayey Silt
- Silty Sand
- Silt

Debbie Hall Residence
MEI #2075

Drawing Title Geologic Cross Section A - A'		
Drawing Company Moraine Environmental, Inc.		
Date 11/11/01	Scale: Vertical ⇒ 1" = 5' Horizontal ⇒ 1" = 25'	Figure Figure 4

FOX, O'NEILL & SHANNON, S.C.

A SERVICE CORPORATION

ATTORNEYS AT LAW

622 NORTH WATER STREET, SUITE 500
MILWAUKEE, WISCONSIN 53202-4978

TELEPHONE (414) 273-3939
FAX (414) 273-3947
WEB SITE www.foxlaw.com

WILLIAM FITZHUGH FOX
BRUCE C. O'NEILL
COURT COMMISSIONER
THOMAS P. SHANNON*
WILLIAM R. SODERSTROM
DIANE SLOMOWITZ
ALLAN T. YOUNG
GREGORY J. RICCI
FRANCIS J. HUGHES
KEVIN G. WICK
MICHAEL J. HANRAHAN

OF COUNSEL
STEVEN A. HENTZEN
MICHAEL J. HENTZEN
CHARLES G. CARPENTER
(1922-1996)
SHIRLEY M. SORTOR
(1929-2002)
*ALSO ADMITTED TO PRACTICE
IN ILLINOIS

November 25, 2002

Wisconsin Department of Natural Resources
Bureau of Remediation & Redevelopment
P.O. Box 12436
Milwaukee, WI 53212

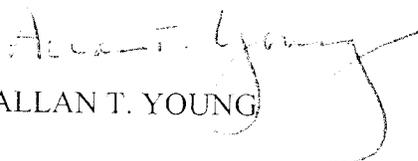
RE: Hall Residence
7912 North Beach Street, Fox Point, Wisconsin
BRRTS #03-41-270070
Project #2075

To Whom It May Concern:

I certify that, to the best of my knowledge, the legal description attached to this statement is complete, accurate, and describes the correct contaminated property site.

If you should have any questions, please do not hesitate to contact me, or my consultant, Moraine Environmental at (262) 377-9060.

Very truly yours,


ALLAN T. YOUNG

ATY:ljc