GIS REGISTRY INFORMATION

SITE NAME:	Matex, Inc		
BRRTS #:	03-41-279460	**FID #** (if appropriate):	
COMMERCE #:	53202-3001-24-A		
CLOSURE DATE:	February 27, 2008		
STREET ADDRESS:	1224 N Prospect Ave		
CITY:	Milwaukee		

SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):	**X =**	691306		**Y =**	288078	
CONTAMINATED MEDIA:	Groundwater		Soil	X	Both	
OFF-SOURCE GW CONTAMINATION >ES:			**Yes**		**No**	X
• **IF YES, STREET ADDRESS:**						
• **GPS COORDINATES** (meters in WTM91 projection):	**X =**			**Y =**		
OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL):		**Yes**		**No**	X	
• **IF YES, STREET ADDRESS 1:**						
• **GPS COORDINATES** (meters in WTM91 projection):	**X =**			**Y =**		
CONTAMINATION IN RIGHT OF WAY:	**Yes**			**No**	X	

DOCUMENTS NEEDED

Closure Letter, and any conditional closure letter issued or denial letter issued	X
Copy of any maintenance plan referenced in the final closure letter	
Copy of (soil or land use) deed notice *if any required as a condition of closure*	
Copy of most recent deed, including legal description, for all affected properties	X
Certified survey map or relevant portion of the recorded plat map (*if referenced in the legal description*) for all affected properties	
County Parcel ID number, *if used for county*, for all affected properties	X
Location Map that outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit the parcels to be located easily. If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site.	X
Detailed Site Map(s) for all affected properties, showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or SSRCLs.	X
Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)	
Tables of Latest Soil Analytical Results (no shading or cross-hatching)	X
Isoconcentration map(s), *if required for site investigation (SI).* The isoconcentration map should have flow direction and extent of groundwater contamination defined. **If not available, include the latest extent of contaminant plume map.**	
GW: Table of water level elevations, with sampling dates, and free product noted if present	
GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)	
SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour	X
Geologic cross-sections, *if required for SI*	X
RP certified statement that legal descriptions are complete and accurate	X
Copies of off-source notification letters (if applicable)	
Letter informing ROW owner of residual contamination (if applicable) (public, highway or railroad ROW)	

commerce.wi.gov
Wisconsin
Department of Commerce

ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
9316 North 107th Street
Milwaukee, Wisconsin 53224-1121
TDD #: (608) 264-8777
Fax #: (414) 357-4700
Jim Doyle, Governor
Jack L. Fischer, A.I.A., Secretary

February 27, 2008

Mr. Joseph Tierney, III
Meissner Tierney Fisher & Nichols, S.C.
The Milwaukee Center, 19th Floor
111 East Kilbourn Avenue
Milwaukee, WI 53202-6622

RE: **Final Closure**

Commerce # 53202-3001-24-A DNR BRRTS # 03-41-279460
Matex, Inc., 1224 North Prospect Avenue, Milwaukee

Dear Mr. Tierney:

The Wisconsin Department of Commerce (Commerce) has reviewed the request for case closure prepared by your consultant, ERM, Inc., for the site referenced above. Commerce has determined that this site does not pose a significant threat to the environment and human health. No further investigation or remedial action is necessary.

This case 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. Timely filing of your final PECFA claim (if applicable) is encouraged. If your PECFA claim is not received within 120 days of the date of this letter, interest costs incurred after 60 days of the date of this letter will not be eligible for PECFA reimbursement.

It is in your best interest to keep all documentation related to the environmental activities at your site. If residual contamination is encountered in the future, it must be managed in accordance with all applicable state and federal regulations. If it is determined that any remaining contamination poses a threat, the case may be reopened and further investigation or remediation may be required.

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) 357-4703.

Sincerely,

Linda M. Michalets
Senior Hydrogeologist
Site Review Section

cc: Matex Property Management, Inc.
Mr. Brian Meinen, ERM, Inc.

V

Document Number

State Bar of Wisconsin Form 1-2003
WARRANTY DEED

Document Name

09487683

DOC.# 09487683

REGISTER'S OFFICE | SS
Milwaukee County, WI|

RECORDED 08/31/2007 04:10PM

JOHN LA FAVE
REGISTER OF DEEDS

AMOUNT: 13.00

Recording Area

Name and Return Address
Adam J. Tutaj
Meissner Tierney Fisher & Nichols S.C.
111 E. Kilbourn Ave., 19th Floor
Milwaukee, WI 53202-6622

THIS DEED, made between **Matex Inc., a Wisconsin Corporation, as successor in interest to Exton Realty Company**

("Grantor," whether one or more), and **Prospect Avenue Real Estate Holdings, LLC, a Wisconsin limited liability company, Matex Real Estate Holdings, LLC, a Wisconsin limited liability company and Matex Inc., a Wisconsin corporation, as equal tenants-in-common**

("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):

See Addendum A

TRANSFER
$ 16,824.60
FEE

359-0280-110-1
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, 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 permitted encumbrances.**

Dated August 22, 2007

(SEAL) (SEAL)
* **Joseph E. Tierney III, Secretary, Matex, Inc.** *

(SEAL) (SEAL)
* *

AUTHENTICATION

Signature(s) Joseph E Tierney III

authenticated on August 22, 2007

Jennifer A.B. Kreil, Esq.
* Jennifer A.B. Kreil, Esq.

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

THIS INSTRUMENT DRAFTED BY:
Jennifer A.B. Kreil, Esq.

ACKNOWLEDGMENT

STATE OF)
) ss.
COUNTY)

Personally came before me on ,
the above-named

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

*
Notary Public, State of
My commission (is permanent) (expires:)

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

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

*Type name below signatures.

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Addendum A

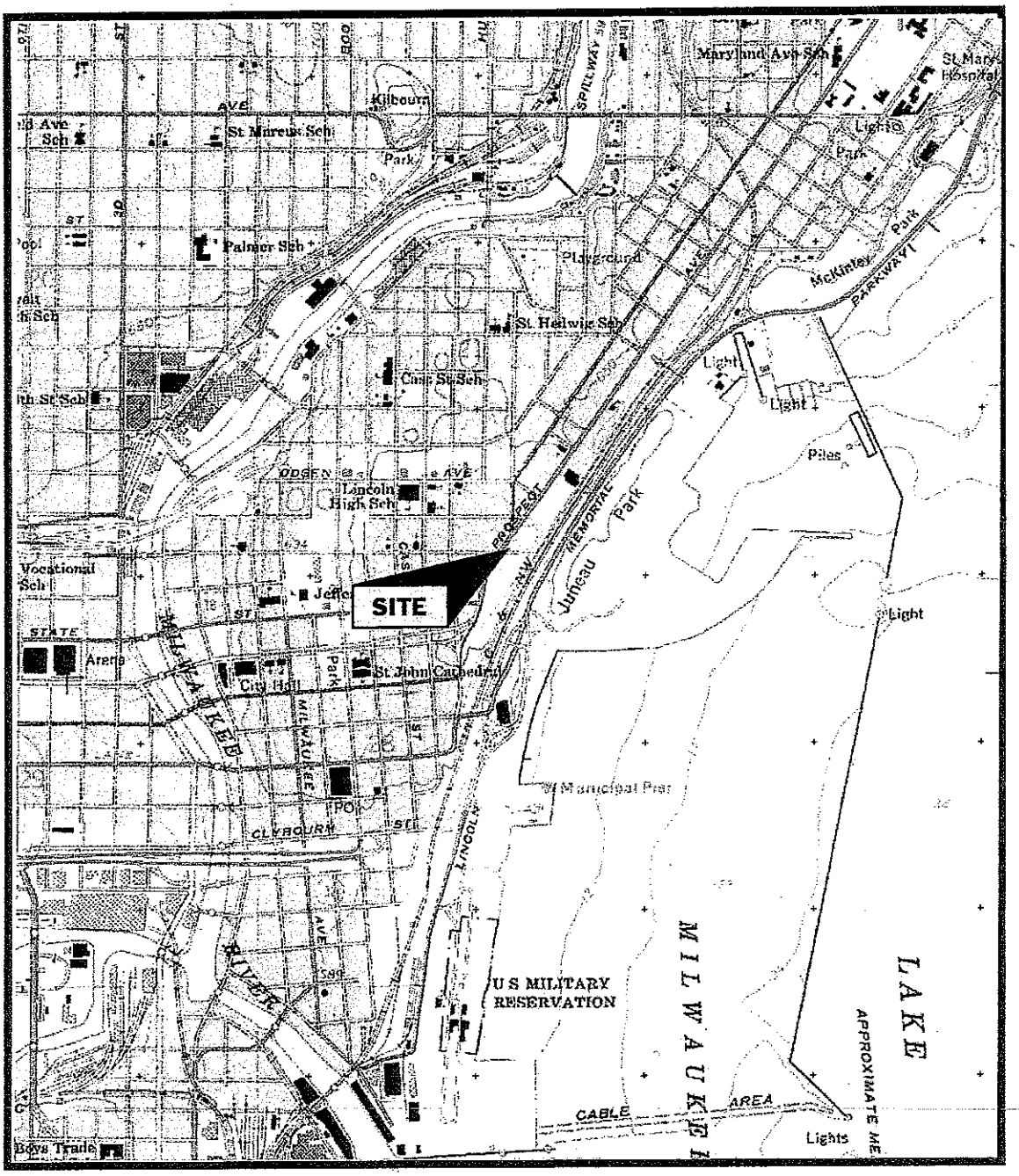
PARCEL 1 — Part of Lot 1, Block 199 in Rogers Addition being a recorded subdivision in Volume 1, Page 40 Milwaukee County Register of Deeds in the Southeast 1/4 of Section 21, Town 7 North, Range 22 East, City of Milwaukee, Milwaukee County, Wisconsin: Commencing at the intersection of the north line of Lot 1 and the easterly line of North Prospect Avenue; thence Southwesterly 6.60 feet; thence southeasterly 120 feet; thence southwesterly 70 feet; thence northwesterly 120 feet to the easterly line of said Street; thence southwesterly along Street 70 feet; thence southeasterly 200 feet; thence northeasterly 20.69 feet; thence southeasterly 20 feet; thence southwesterly to the south line of Lot 1; thence East to the southeasterly corner of Lot 1; thence northeasterly to the northeasterly corner of Lot 1; thence northwesterly to the point of beginning, AND all of lot 2 and 3 and part of Lot 4 being a triangle 3.5 feet north of the southwest corner of Lot 4 extending 35.17 feet more or less southeasterly; EXCEPTING therefrom the Railroad Right-of-Way and northwesterly 7 feet for Street purposes; as recorded in the Milwaukee County Register of Deeds for Milwaukee County, Wisconsin in Volume 2318, Pages 28 to 31 inclusive as Document No. 2682843 on December 6, 1946; Volume 1973 Pages 492-493 as Document No. 2465018 on December 30, 1943.

PARCEL 2 — That part of Lot 4 in Block 199 in Roger's Addition, being a subdivision of a part of the Southeast ¼ of Section 21, Township 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin which is bounded and described as follows:

Beginning at the intersection of the southeasterly line of North Prospect Avenue with the southwesterly line of said Lot 4; thence North 33°30'49" East along the southeasterly line of North Prospect Avenue 3.50 feet to a point; thence South 50°46'33" East 35.17 feet to a point on the southwesterly line of said Lot 4; thence North 56°29'11" West 35.00 feet to the point of beginning.

I.	GRANTOR:	MATEX, INC., A WISCONSIN CORPORATION AS SUCCESSOR IN INTEREST TO EXTON REALTY COMPANY c/o MEISSNER TIERNEY FISHER & NICHOLS, S.C. 111 East Kilbourn Avenue, 19th Floor Milwaukee, WI 53202-6622	39-1143964
II.	GRANTEES:	PROSPECT AVENUE REAL ESTATE HOLDINGS, LLC 111 East Kilbourn Avenue, 19th Floor Milwaukee, WI 53202-6622	26-0761829
		MATEX REAL ESTATE HOLDINGS, LLC c/o MEISSNER TIERNEY FISHER & NICHOLS, S.C. 111 East Kilbourn Avenue, 19th Floor Milwaukee, WI 53202-6622	26-0761787
		MATEX, INC., A WISCONSIN CORPORATION AS SUCCESSOR IN INTEREST TO EXTON REALTY COMPANY c/o MEISSNER TIERNEY FISHER & NICHOLS, S.C. 111 East Kilbourn Avenue, 19th Floor Milwaukee, WI 53202-6622	39-1143964

MILWAUKEE QUADRANGLE
MILWAUKEE COUNTY
7.5 MINUTE SERIES (TOPOGRAPHIC)
1955
PHOTOREVISED 1984



SCALE 1:24000

1 .5 0 1 MILE

CONTOUR INTERVAL 10 FEET

QUADRANGLE LOCATION

TOWNSHIP 7 N
RANGE 22 E
SECTION 28

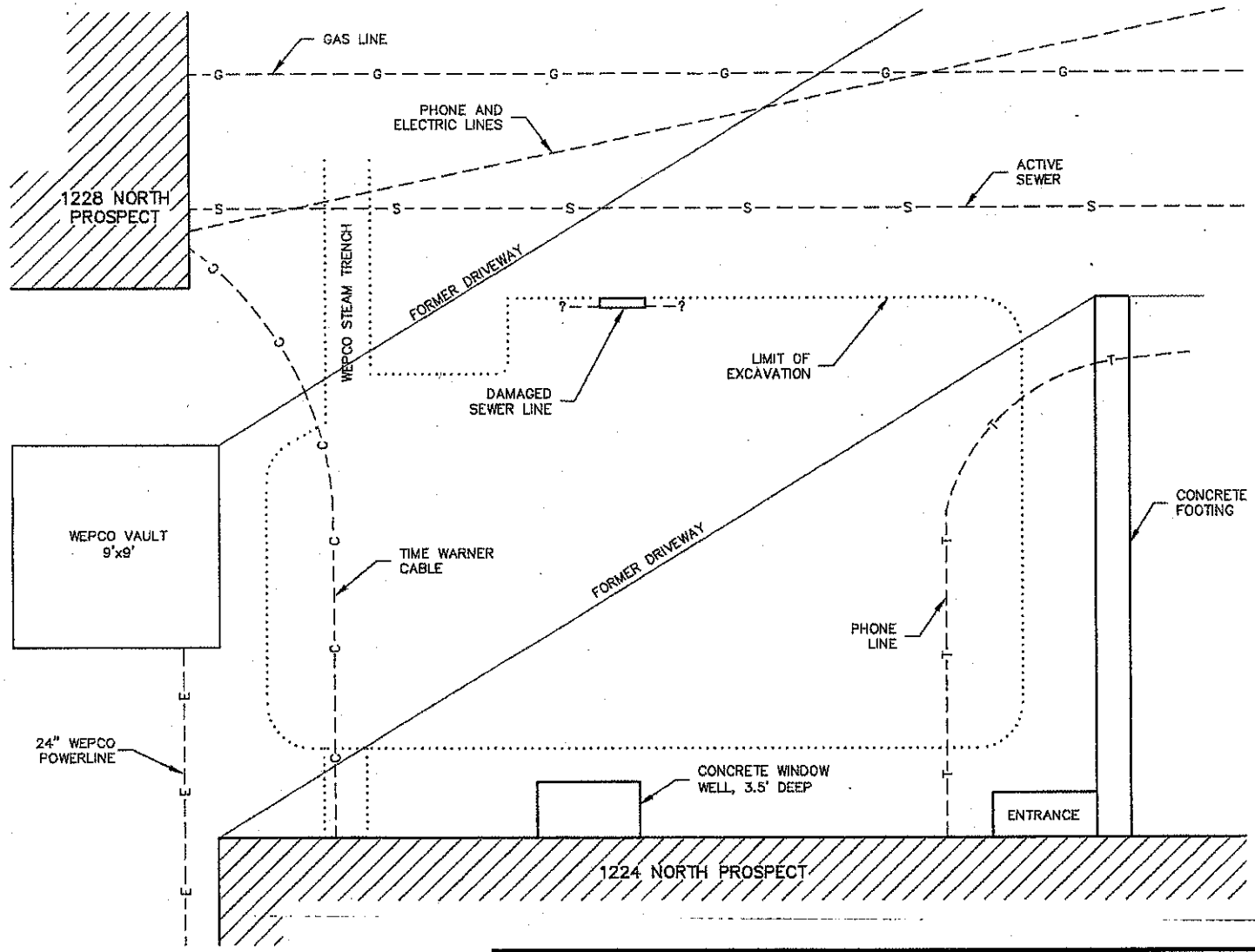
FIGURE 1

SITE LOCATION MAP
1224 NORTH PROSPECT AVENUE
MILWAUKEE, WISCONSIN

FILE F:\CPF\HC5\HC501\OTHER\FIG1.DWG JUNE 5, 2001

BBM

SITE FEATURES MAP



Drawn By FAK	ERM.	**MATEX PROPERTY MANAGEMENT** 1224 NORTH PROSPECT AVENUE MILWAUKEE, WISCONSIN	CHK'D
CADD Review			HC501.00.01
Date Drawn/Rev'd 11/14/01		Environmental Resources Management	FIGURE 2

TABLE 1

SOIL SAMPLE RESULTS
DIESEL RANGE ORGANICS
1224 NORTH PROSPECT AVENUE
MILWAUKEE, WISCONSIN

SAMPLE NUMBER	SAMPLE LOCATION[1]	SAMPLE DEPTH	DRO ANALYTICAL RESULT[2]
W-1	West Wall	8.5'	1230
W-2	West Wall	8'	336
W-3	West Wall	8'	455
N-1	North Wall	7'	205
E-1	East Wall	10'	41.8
EW-2	East Wall	8'	2020
S-1	Interim South Wall	9'	1080
S-2	South Wall	8'	303
S-3	South Wall	8'	35.7
BN-1	Interim Bottom - N. End	13'	264
BN-2	Bottom - North End	14.5	8.64
BS-1	Bottom - South End	13'	<6.20

Notes:

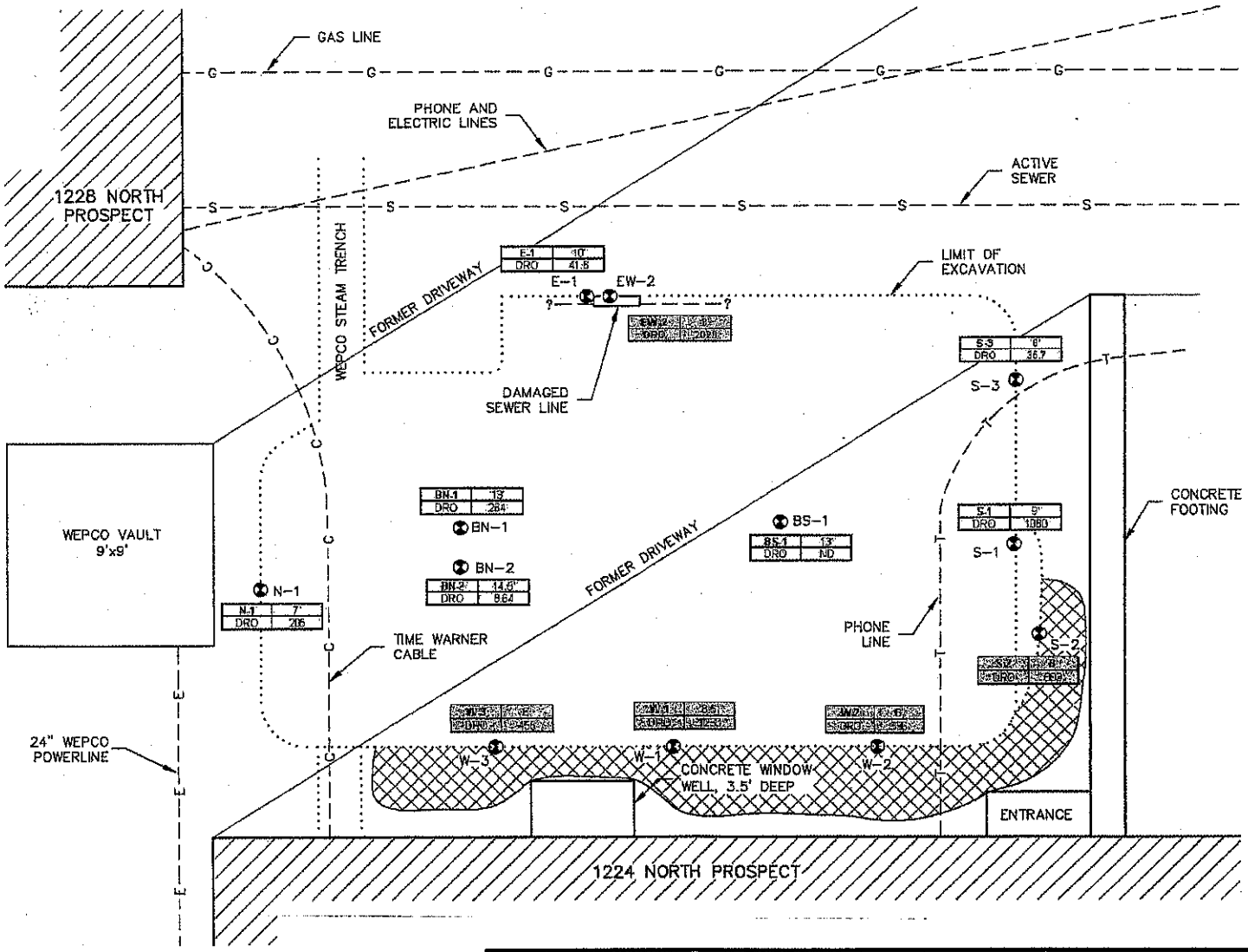
(1) Sample locations are shown on Figure 5.

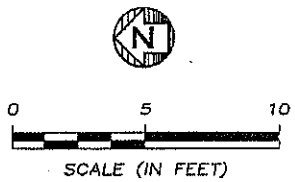
(2) Concentrations are in milligrams per kilogram (mg/kg).

Key:

Shaded values exceed the generic residual contaminant level (cleanup objective) for Diesel Range Organics in clayey soils (250 mg/kg).

SAMPLE LOCATION MAP





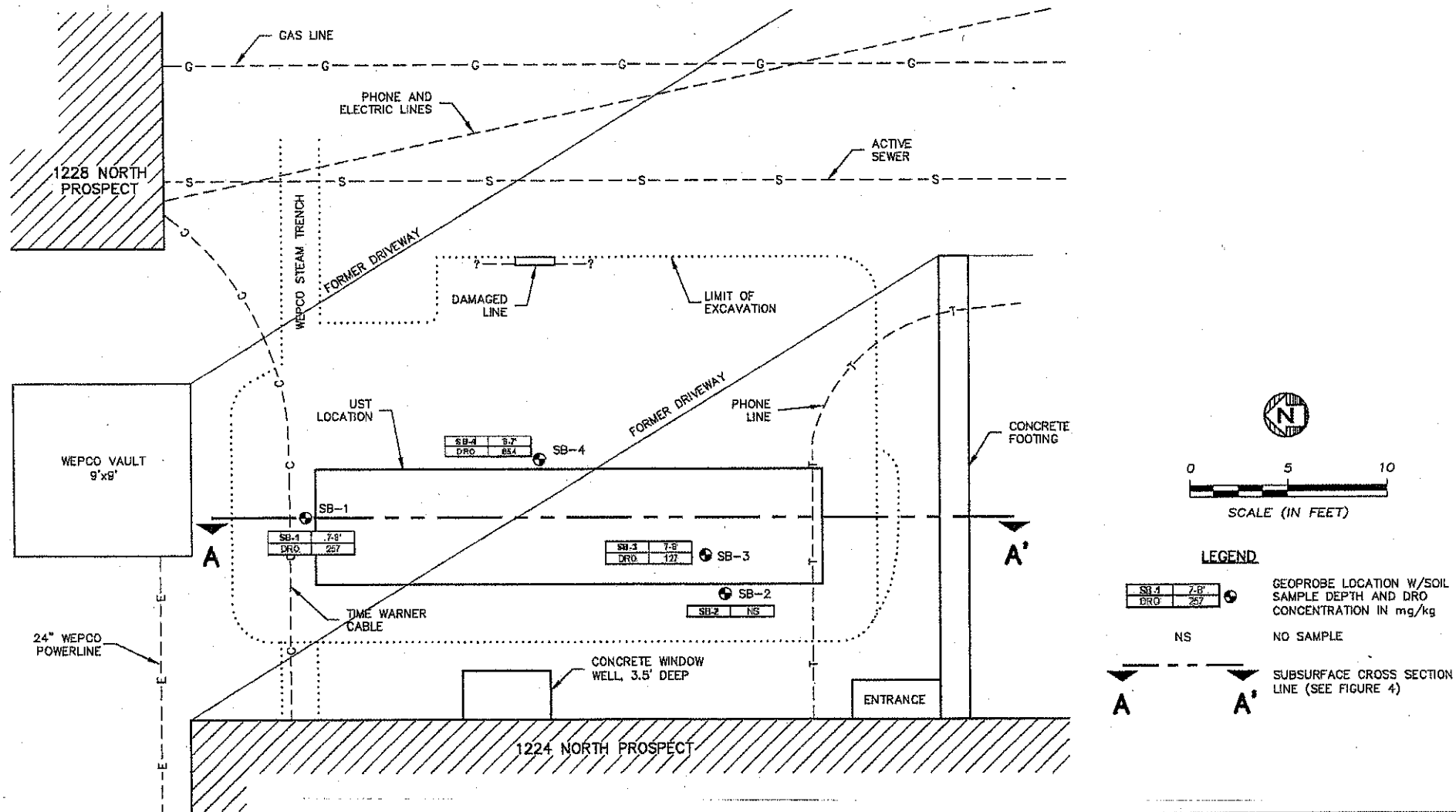
LEGEND

- SAMPLE LOCATION
- SAMPLING RESULTS (GRAY SHADING INDICATES DRO CONCRETE EXCEEDING CLEANUP OBJECTIVES)
- APPROXIMATE AREA WITH IN-PLACE SOILS EXCEEDING CLEANUP OBJECTIVES

NOTE
SAMPLES S-1 AND BN-1 WERE INTERIM SAMPLING LOCATIONS.

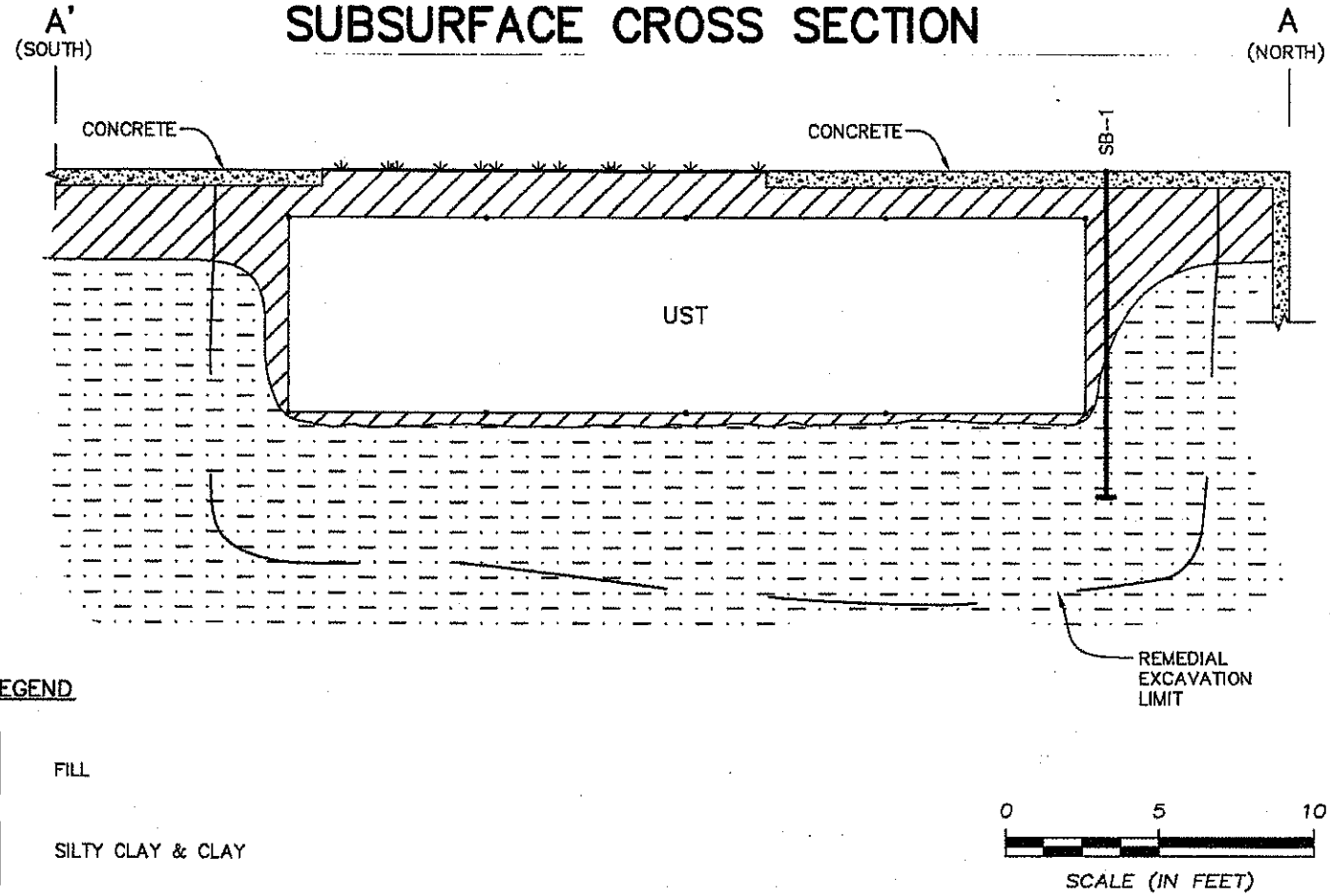
Drawn By FAK	ERM.	MATEX PROPERTY MANAGEMENT 1224 NORTH PROSPECT AVENUE MILWAUKEE, WISCONSIN	CHK'D
CADD Review			HC501.00.01
Date Drawn/Rev'd 11/14/01		Environmental Resources Management	FIGURE 5

PRE UST REMOVAL/REMEDIATION SOIL SAMPLING LOCATIONS



Drawn By FAK	ERM®	MATEX PROPERTY MANAGEMENT 1224 NORTH PROSPECT AVENUE MILWAUKEE, WISCONSIN	CHK'D
CADD Review			HC501.00.01
Date Drawn/Rev'd 11/14/01		Environmental Resources Management	FIGURE 3

SUBSURFACE CROSS SECTION



REVISIONS TO BE MADE ON THE CADD FILE ONLY

Drawn By GML	ERM	MATEX PROPERTY MANAGEMENT 1224 NORTH PROSPECT AVENUE MILWAUKEE, WISCONSIN	CHK'D
CADD Review RMK			HC501.00.01
Date Drawn/Rev'd 11/15/01		Environmental Resources Management	FIGURE 4

R:\CADD\Cint\M-P\Matex Property Management\HC501.00.01\HC501-04.dwg, Layout1, 10/17/2007 1:34:43 PM, RMK - HOLLAND

MEISSNER TIERNEY
FISHER & NICHOLS
S.C.
ATTORNEYS AT LAW
THE MILWAUKEE CENTER
19TH FLOOR
111 EAST KILBOURN AVENUE
MILWAUKEE, WISCONSIN 53202-6622
TELEPHONE (414) 273-1300
FACSIMILE (414) 273-5840

JOSEPH E. TIERNEY III
ATTORNEY-AT-LAW

EXTENSION 146
JET@MTFN.COM

RECEIVED
JAN 23 2008
ERS DIVISION
MILWAUKEE

January 22, 2008

State of Wisconsin
Department of Commerce
9316 North 107th Street
Milwaukee, WI 53224

Attn: Linda Michalets

Re: *1224 North Prospect Avenue, Milwaukee, WI 53202 (the "Property")*

Dear Ms. Michalets:

As required by the Wisconsin Department of Natural Resources "Case Summary and Close Out Request" form, I certify that the attached legal description of the Property is accurate and complete. The legal description conforms to the description from the City of Milwaukee Assessor's web site.

Yours truly,

Joseph E. Tierney

Enclosure

1224 North Prospect Avenue,
Milwaukee, WI 53202

Legal Description:

Part of Lot 1, Block 199 in Rogers Addition being a recorded subdivision in Volume 1, Page 40 Milwaukee County Register of Deeds in the Southeast 1/4 of Section 21, Town 7 North, Range 22 East, City of Milwaukee, Milwaukee County, Wisconsin: Commencing at the intersection of the north line of Lot 1 and the easterly line of North Prospect Avenue; thence Southwesterly 6.60 feet; thence southeasterly 120 feet; thence southwesterly 70 feet; thence northwesterly 120 feet to the easterly line of said Street; thence southwesterly along Street 70 feet; thence southeasterly 200 feet; thence northeasterly 20.69 feet; thence southeasterly 20 feet; thence southwesterly to the south line of Lot 1; thence East to the southeasterly corner of Lot 1; thence northeasterly to the northeasterly corner of Lot 1; thence northwesterly to the point of beginning, AND all of lot 2 and 3 and part of Lot 4 being a triangle 3.5 feet north of the southwest corner of Lot 4 extending 35.17 feet more or less southeasterly; EXCEPTING therefrom the Railroad Right-of-Way and northwesterly 7 feet for Street purposes; as recorded in the Milwaukee County Register of Deeds for Milwaukee County, Wisconsin in Volume 2318, Pages 28 to 31 inclusive as Document No. 2682843 on December 6, 1946; Volume 1973 Pages 492-493 as Document No. 2465018 on December 30, 1943.

Parcel Identification Number:

359-0280-110-1