

## GIS REGISTRY INFORMATION

<b>SITE NAME:</b>	Pemper Engineering		
<b>BRRTS #:</b>	03-41-537698	<b>FID #</b>	
<b>COMMERCE #</b> (if appropriate):	53204-1111-15	(if appropriate):	
<b>CLOSURE DATE:</b>	September 14, 2005		
<b>STREET ADDRESS:</b>	1715 W Pierce St		
<b>CITY:</b>	Milwaukee		
<b>SOURCE PROPERTY GPS COORDINATES</b> (meters in WTM91 projection):	X = 688284	Y = 285536	
<b>CONTAMINATED MEDIA:</b>	Groundwater <input type="checkbox"/>	Soil <input checked="" type="checkbox"/>	Both <input type="checkbox"/>
<b>OFF-SOURCE GW CONTAMINATION &gt;ES:</b>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	X <input checked="" type="checkbox"/>
• IF YES, STREET ADDRESS:			
<b>GPS COORDINATES</b> (meters in WTM91 projection):	X =	Y =	
<b>OFF-SOURCE SOIL CONTAMINATION</b> >Generic or Site-Specific RCL (SSRCL):	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	X <input type="checkbox"/>
• IF YES, STREET ADDRESS 1:			
<b>GPS COORDINATES</b> (meters in WTM91 projection):	X =	Y =	
<b>CONTAMINATION IN RIGHT OF WAY:</b>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	X <input type="checkbox"/>
<b><u>DOCUMENTS NEEDED</u></b>			
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 (if referenced in the legal description) for all affected properties			X
County Parcel ID number, if used for county, for all affected properties - 4339920000			X
Location Map which 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 (8.5x14" if paper copy). 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. (8.5x14", if paper copy) 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) (8.5x14" if paper copy). 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. (8.5x14" if paper copy)			
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)			
Copy of (soil or land use) deed restriction (s) or deed notice if any required as a condition of closure			
Copy of any maintenance plan referenced in the deed restriction			



ENVIRONMENTAL & REGULATORY SERVICES DIVISION  
BUREAU OF PECFA  
101 West Pleasant Street, Suite 100A  
Milwaukee, Wisconsin 53212-3963  
TDD #: (608) 264-8777  
Fax #: (414) 220-5374  
Jim Doyle, Governor  
Mary P. Burke, Secretary

September 14, 2005

Mr. Jim Pemper  
4056 North 67th Street  
Milwaukee, WI 53216

RE: **Final Closure**

**Commerce # 53204-1111-15**                      WDNR BRRTS # 03-41-537698  
Pemper Engineering, 1715 West Pierce Street, Milwaukee

Dear Mr. Pemper:

The Wisconsin Department of Commerce (Commerce) has reviewed the request for case closure prepared by your consultant, Sigma Environmental Services, 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 site is now listed as "closed" on the Commerce database and will be included on the Wisconsin Department of Natural Resources (WDNR) Geographic Information System (GIS) Registry of Closed Remediation Sites to address residual soil contamination. 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) 220-5376.

Sincerely,

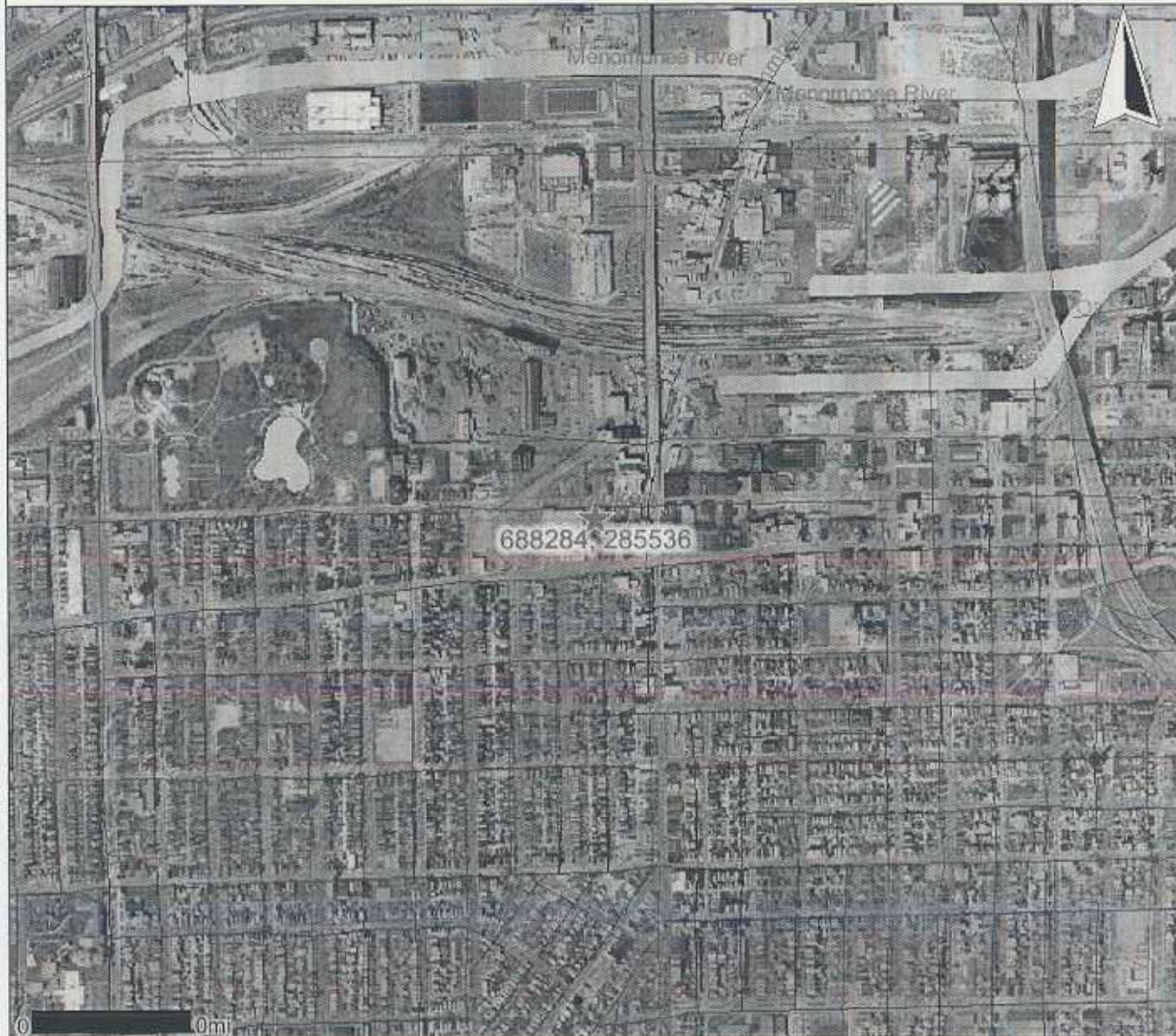
A handwritten signature in black ink, appearing to read "L. M. Michalets", with a stylized flourish extending to the right.

Linda M. Michalets  
Hydrogeologist  
Site Review Section

cc: Mr. Timothy Wimmer, Sigma Environmental Services, Inc.  
Case File

# 1715 West Pierce Street, Milwaukee, Wisconsin - WTM Coordinates

## Legend



- County Boundary
- 24K Open Water
- Municipalities

Scale: 1:13,034

DO NOT USE FOR NAVIGATION

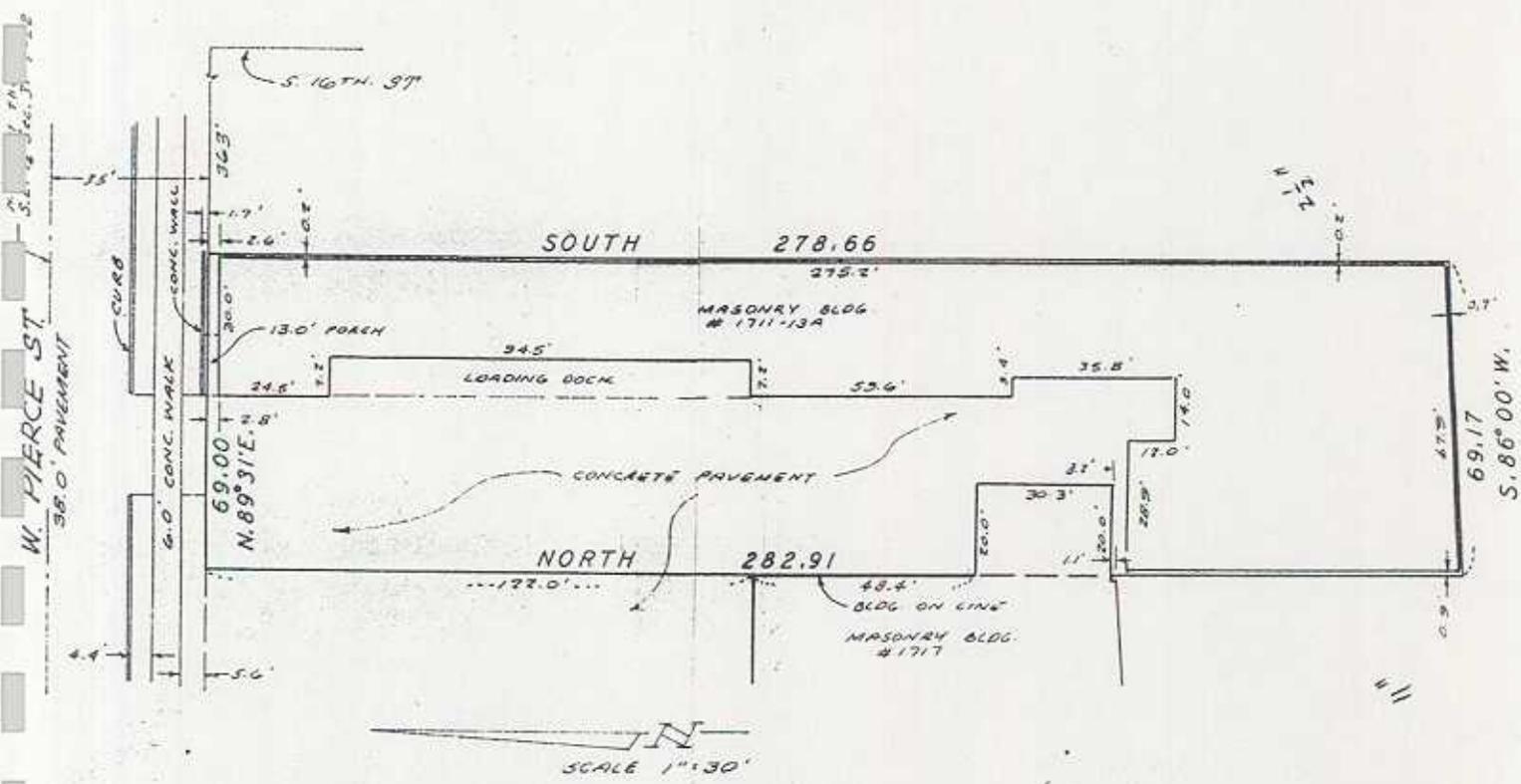
# PLAT OF SURVEY

That part of the Southeast 1/4 of Section 31, Township 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, which is more particularly described as follows:

Beginning at a point which is 35 feet south of the north line of the said 1/4 Section and 363 feet west of the west line of South 16th Street; thence South and parallel with the said west line of South 16th Street, 278.66 feet to a point which is 120.0 feet north of the north line of West National Avenue; thence S.86°00'W, and parallel with the said north line of West National Avenue, 69.17 feet to a point; thence north and parallel with the said west line of South 16th Street, 282.91 feet to a point which is 35 feet south of the north line of the said 1/4 Section; thence N.89°31'E, and parallel with the north line of the said 1/4 Section, 69.00 feet to the point of beginning.

Located at: 1711-13A W. Pierce St.

Owner: H.J. Ball Holding Co.



### SURVEY CERTIFICATE

I have surveyed the above described property and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all visible structures thereon, fences, apparent easements and roadways and visible encroachments.

This survey is made for the exclusive use of the

WISCONSIN LAND SURVEYORS, LTD.  
1325 NORTH 72nd STREET  
P.O. BOX 13003  
WAUWATOSA, WISCONSIN 53213

A180 L.N

DOCUMENT NO.

REEL 1294 AUG 1667

STATE BAR OF WISCONSIN - FORM 8  
WARRANTY DEED  
THIS DEED RECEIVED FOR RECORDING DATA

5398500

REGISTER'S OFFICE  
MILWAUKEE COUNTY, WI  
RECORDED AT 2:05 PM

MAY - 9 1980  
REEL 1294 IMAGE 1667  
REGISTER  
OF DEEDS

RETURN TO Bank of Commerce  
Box 282

HENRY J. BALL HOLDING COMPANY, a Wisconsin corporation

conveys and warrants to Stephen J. and Evelyn F. Penner, husband and wife as joint tenants

the following described real estate in Milwaukee County, State of Wisconsin:

That part of the Southeast One-quarter (1/4) of Section Thirty-one (31), in Township Seven (7) North, Range Twenty-two (22) East, in the City of Milwaukee, which is more particularly described as follows:

Beginning at a point which is 35 feet South of the North line of the said 1/4 Section and 363 feet West of the West line of South 16th Street; thence South and parallel with the said West line of South 16th Street, 278.66 feet to a point which is 120.0 feet North of the North line of West National Avenue; thence S.86°00'W. and parallel with the said North line of West National Avenue, 69.17 feet to a point; thence North and parallel with the said West line of South 16th Street, 282.91 feet to a point which is 35 feet South of the North line of the said 1/4 Section; thence N.89°31'E. and parallel with the North line of said 1/4 Section, 69.00 feet to the point of beginning.

Tax Map No. 433-9920-9

This  NOT  homestead property.  
(It is not)

Exception to warranties: Municipal and zoning ordinances, recorded easements, recorded building restrictions, covenants, conditions and restrictions of record, real estate taxes, both general and special, for the year 1980 and subsequent years, and any state of facts an accurate survey may show.  
Dated this 28th day of APRIL 1980.

HENRY J. BALL HOLDING COMPANY

(SEAL) By Elmer H. Ball, President  
(SEAL) Robert H. Ball, Secretary

AUTHENTICATION

Signatures authenticated this 19th day of 1980.

TITLE: MEMBER STATE BAR OF WISCONSIN  
(If not authorized by § 704.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY  
John A. Pfannerstill

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

ACKNOWLEDGMENT  
STATE OF WISCONSIN

Milwaukee County, Wis.  
Personally came before me, this 28th day of APRIL 1980, the above named Elmer H. Ball, President and Robert H. Ball, Secretary of Henry J. Ball Holding Company

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

John A. Pfannerstill  
Notary Public Milwaukee County, Wis.  
My Commission is permanent (to not state expiration date)

\*Name of person signing in any capacity should be typed or printed below their signature.

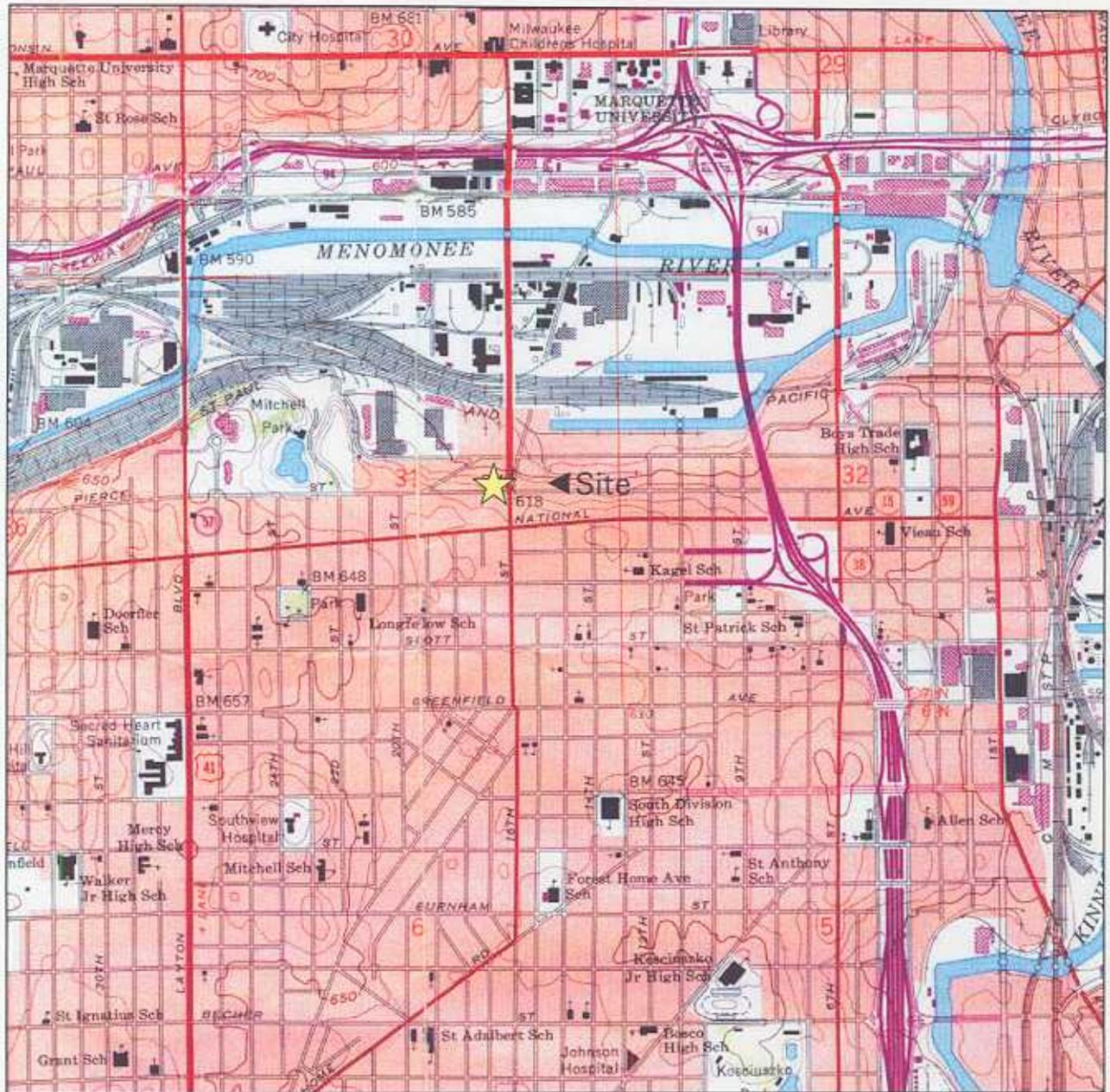
WARRANTY DEED

STATE BAR OF WISCONSIN  
Form No. 8 - 1979

Wisconsin Legal Mail Co. Inc.  
Milwaukee, Wis. 53202

5398500

28-2-80-22



SE¼ of Sec. 31 T7N R22E. Adapted from U.S.G.S. 7.5 minute series, Milwaukee dated 1958 (photorevised 1971) Wisconsin, quadrangle.

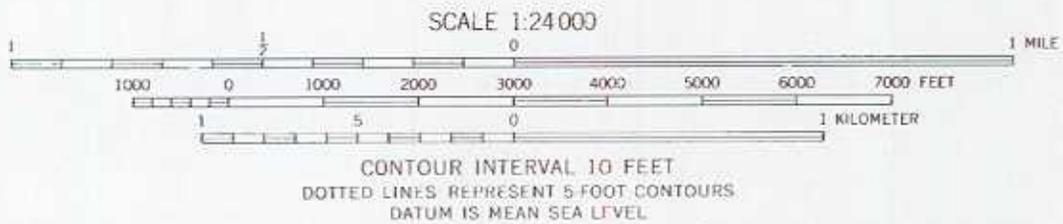
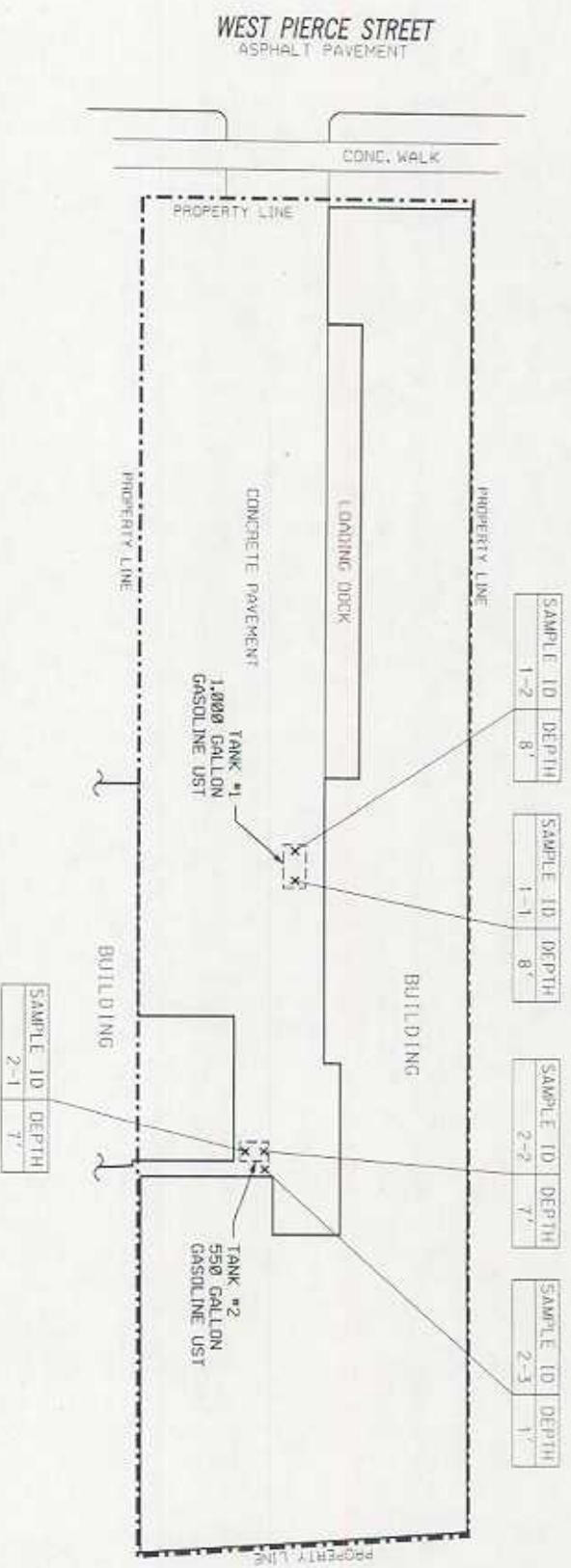
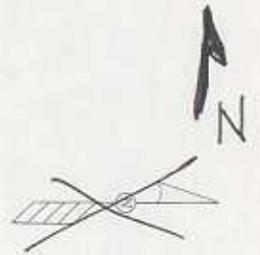


Figure 1. Site Location Map  
 1715 West Pierce Street  
 Milwaukee, Wisconsin





NOTES:  
 1. MAP BASED ON A SURVEY PERFORMED BY WISCONSIN LAND SURVEYORS, INC.

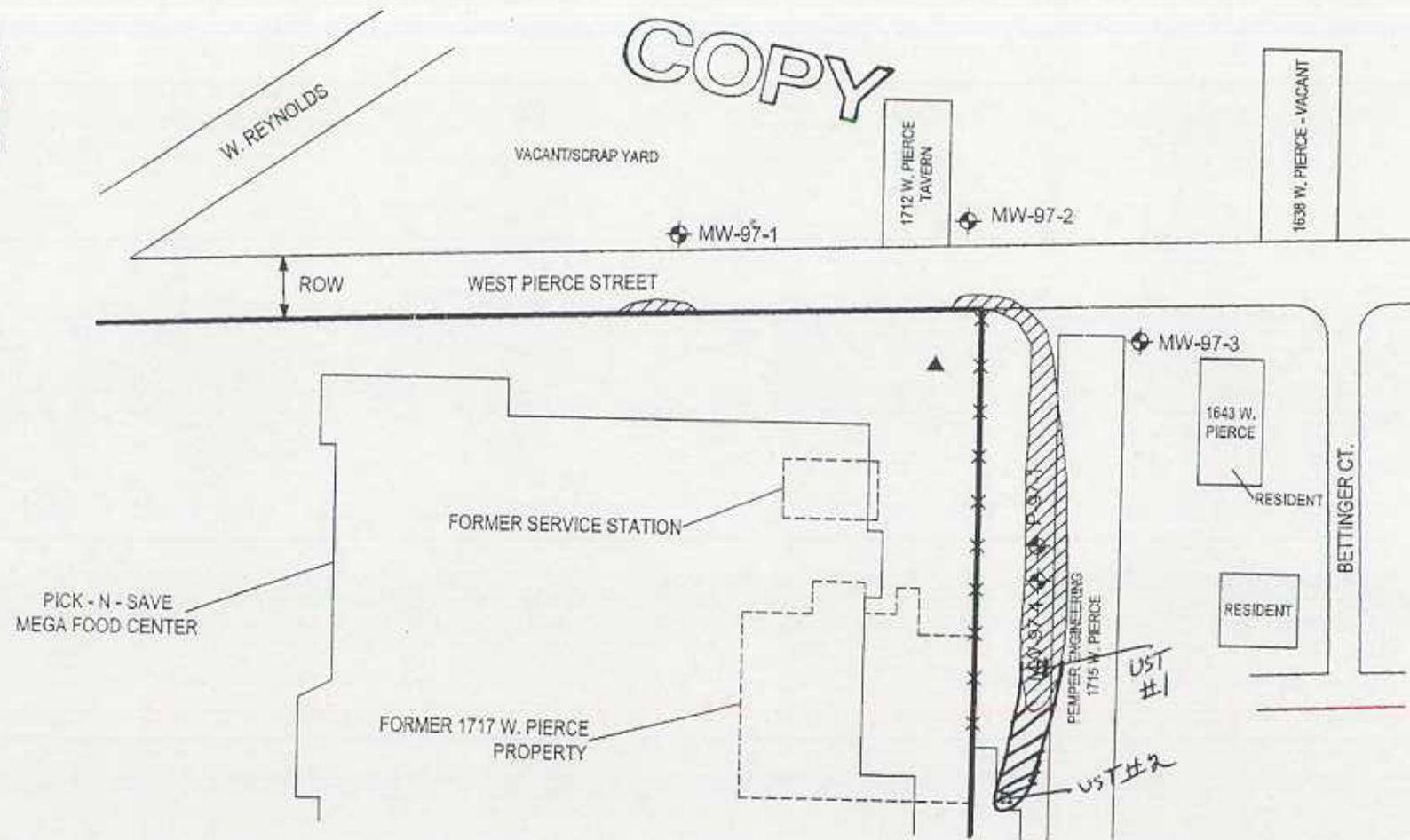


<b>FORMER PEMPER ENGINEERING SITE</b>		
1715 W. PIERCE STREET, MILWAUKEE, WI		
DATE: 8-8-05	DR. BY: BEB	DR. # 9014-001
SOIL SAMPLE LOCATION MAP		SCALE: 1" = 30'
		FIGURE 3

Figure 2



COPY



LEGEND

- MONITORING WELL LOCATION
- FORMER BUILDING
- ROW RIGHT-OF-WAY

- SUMP
- PROPERTY BOUNDARY
- RESIDUAL SOIL PLUME



APPROXIMATE SCALE: 1" = 80'

**psi** Environmental Geotechnical Construction  
Consulting • Engineering • Testing

W228 N727 Westmound Drive  
Suite A  
Waukesha, WI 53186  
(262) 970-9022

1717 W. PIERCE STREET  
MILWAUKEE, WI

ESTIMATED RESIDUAL SOIL PLUME  
(ABOVE NR 720 STANDARDS)

DRAWN: CC	CHECKED: LR	DATE: 6-7-01	FIGURE: 4
PROJECT NO: 054-8G008		SCALE: AS NOTED	

**TABLE 1**  
**SOIL ANALYTICAL QUALITY RESULTS**  
**PETROLEUM VOLATILE ORGANIC COMPOUNDS**  
**UST CLOSURE ASSESSMENT RESULTS**  
**PEMPEER ENGINEERING**  
**1715 WEST PIERCE STREET**  
**MILWAUKEE, WISCONSIN**  
**Project Reference #9014**

Soil Boring Identification:					UST/1-1	UST/1-2	UST/2-1	UST/2-2	UST/2-3
Sample Depth (ft):					8	8	7	7	1
PID / FID					N/T	N/T	N/T	N/T	N/T
Parameter	Unit	NR 720	NR 746		Collection Date				
		RCL	Table 1	Table 2	11/18/2004	11/18/2004	11/18/2004	11/18/2004	11/18/2004
Gasoline Range Organics	mg/kg	NS	NS	NS	<b>95</b>	<b>51.5</b>	<b>5,950</b>	<5.95	51.5
Benzene	µg/kg	5.5	8,500	1,100	<b>87.2</b>	<b>135</b>	<b>2,170</b>	<25	<b>316</b>
Ethylbenzene	µg/kg	2,900	4,600	NS	<b>659</b>	<b>170</b>	<b>28,100</b>	<b>124</b>	<b>759</b>
Methyl-tert-butyl-ether	µg/kg	NS	NS	NS	<b>54.5</b>	<25	<b>474</b>	<25	<50
Toluene	µg/kg	1,500	38,000	NS	<b>295</b>	<b>296</b>	<b>10,500</b>	<25	<b>586</b>
1,2,4-Trimethylbenzene	µg/kg	NS	83,000	NS	<b>4,730</b>	<b>160</b>	<b>193,000</b>	<b>429</b>	<b>5,760</b>
1,3,5-Trimethylbenzene	µg/kg	NS	11,000	NS	<b>2,310</b>	<b>48.7</b>	<b>97,300</b>	<b>197</b>	<b>2,510</b>
Total Xylenes	µg/kg	4,100	42,000	NS	<b>2,750</b>	<b>165</b>	<b>164,000</b>	<b>851</b>	<b>7,260</b>

Notes: Laboratory analyses performed by: Great Lakes Analytical  
µg/kg = micrograms per kilogram (equivalent to parts per billion)      mg/kg = milligrams per kilogram (equivalent to parts per million)  
NA = Not Analyzed      NS = No Standard

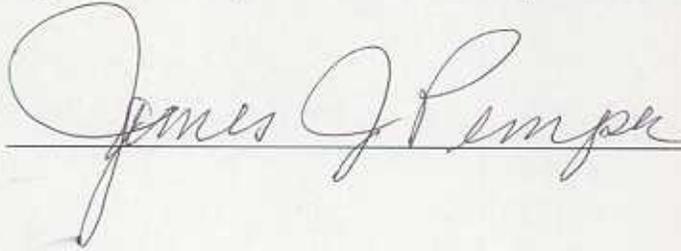
NR 720 RCL = Wisconsin Administrative Code, Chapter NR 720 generic Residual Contaminant Level (Industrial land use RCLs for RCRA metals).  
NR 746 Table 1 = Wisconsin Administrative Code, Chapter NR 746, Table 1 soil screening level: Indicators of Residual Petroleum Products in Soil Pores.  
NR 746 Table 2 = Wisconsin Administrative Code, Chapter NR 746, Table 2: Protection of Human Health from Direct Contact with Contaminated Soil.  
Interim RCL = More stringent generic Residual Contaminant Level for protection of groundwater (gw) or direct contact (dc) pathway for non-industrial land use from WDNR Publication RR-519-97 "Soil Cleanup Levels for Polycyclic Aromatic Hydrocarbons (PAHs) Interim Guidance" (April 1997)

Exceedances: **BOLD** = detected compound      **BOX** = concentration exceeds standard

Mr. Jim Pemper, the responsible party for the property located at 1715 West Pierce Street, Milwaukee, Wisconsin, states that the legal description provided to the Wisconsin Department of Commerce (and attached to this statement) for case file reference 53204-1111-15 is complete and accurate to the best of my knowledge.

Signature of Representative for Responsible Party:

Date:

  
\_\_\_\_\_

7-3-05