

### Source Property Information

**BRRTS #:**

**ACTIVITY NAME:**

**PROPERTY ADDRESS:**

**MUNICIPALITY:**

**PARCEL ID #:**

**CLOSURE DATE:**

**FID #:**

**DATCP #:**

**COMM #:**

**\*WTM COORDINATES:**

X:  Y:

*\* 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)
- Contamination in ROW
- Off-Source Contamination  
*(note: for list of off-source properties see "Impacted Off-Source Property")*
- Soil Contamination > \*RCL or \*\*SSRCL (232)
- Contamination in ROW
- Off-Source Contamination  
*(note: for list of off-source properties see "Impacted Off-Source Property")*

### Land Use Controls:

- Soil: maintain industrial zoning (220)  
*(note: soil contamination concentrations between residential and 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

JUN 8 2009

### GIS Registry Checklist

Form 4400-245 (R 4/08)

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 #: 03-41-544480 PARCEL ID #: NA - see attached Legal Description Statement

ACTIVITY NAME: S&M Manufacturing Site - LUST Area WTM COORDINATES: X: 686959 Y: 297364

#### 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.)
- 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 #:** Exhibit A **Title:** Property Survey TD 58-2990-1
- 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 8.5 x 14 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: Figure 1: Site Location 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: Site Layout/Extent of Excavation 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 #: Title:**

BRRTS #: 03-41-544480

ACTIVITY NAME: S&M Manufacturing Site - LUST Area

**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 #: 5 Title: Summary of VOC Groundwater Analytical Results

**Groundwater Flow Direction Map:** A map that represents groundwater movement at the site. If the flow direction varies by more than 20° over the history of the site, submit 2 groundwater flow maps showing the maximum variation in flow direction.

Figure #: 4 Title: Groundwater Elevation Contour Map

Figure #: Title:

**TABLES (meeting the requirements of s. NR 716.15(2)(h)(3))**

Tables must be no larger than 8.5 x 14 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 #: Title:

**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 #: 3 Title: Summary of Groundwater Sample Analytical Results

**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 #: 2 Title: Summary of Groundwater Elevation Data

**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 #: 03-41-544480

ACTIVITY NAME: S&M Manufacturing Site - LUST Area

## NOTIFICATIONS

### Source Property

- 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.

- 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:**



## State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor  
Matthew J. Frank, Secretary  
Gloria L. McCutcheon, Regional Director

Southeast Region Headquarters  
2300 N. Dr. Martin Luther King, Jr. Drive  
Milwaukee, Wisconsin 53212-3128  
FAX 414-263-8606  
Telephone 414-263-8500  
TTY Access via relay - 711

June 8, 2009

WE Energies  
Attn: Trent Kohl  
333 West Everett Street, Room A231  
Milwaukee, WI 53203

Subject: Final Case Closure for the Former S&M Manufacturing Site, 2901 West Mill Road,  
Milwaukee, WI

FID: 241466500  
BRRTS: 03-41-544480

Dear Mr. Trent:

On April 27, 2009, the Wisconsin Department of Natural Resources ("the Department") reviewed the above referenced case for closure. This Department reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. On April 27, 2009, you were notified that the Department had granted conditional closure to this case. On June 2, 2009, the Department received information or documentation indicating that you have complied with the requirements for final closure. The groundwater well abandonment forms were received at this office on June 2, 2009.

Based on the correspondence and data provided, it appears that your case meets the closure requirements in ch. NR 726, Wisconsin Administrative Code. The Department considers this case closed and no further investigation or remediation is required at this time, however, you and future property owners must comply with certain continuing obligations as explained in this letter.

### GIS Registry

This site will be listed on the Remediation and Redevelopment Program's GIS Registry. The specific reasons are summarized below:

- Groundwater contamination is present above Chapter NR 140 enforcement standards

This letter and information that was submitted with your closure request application will be included on the GIS Registry. To review the sites on the GIS Registry web page, visit the RR Sites Map page at <http://dnr.wi.gov/org/aw/rr/gis/index.htm>. If the property is listed on the GIS Registry because of remaining contamination and you intend to construct or reconstruct a well, you will need prior Department approval in accordance with s. NR 812.09(4)(w), Wis. Adm. Code. To obtain approval, Form 3300-254 needs to be completed and submitted to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line <http://dnr.wi.gov/org/water/dwg/3300254.pdf> or at the web address listed above for the GIS Registry.

Residual Groundwater Contamination

Groundwater impacted by benzene contamination greater than enforcement standards set forth in ch. NR140, Wis. Adm. Code, is present on this contaminated property. For more detailed information regarding the locations where groundwater samples have been collected (i.e., monitoring well locations) and the associated contaminant concentrations, refer to the Remediation and Redevelopment Program's GIS Registry at the RR Sites Map page at <http://dnr.wi.gov/org/aw/rr/gis/index.htm>.

Please be aware that the case maybe 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 to the environment. Failure to submit the above documentation may result in enforcement actions.

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 John J. Hnat 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 (414-263-8688) at the above address.

Sincerely,



James A. Schmidt  
Southeast Region Team Supervisor  
Remediation and Redevelopment Program

C: Jeremiah Johnson & Gregory Johnson, Geosyntec  
WDNR SER Files



## State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor  
Matthew J. Frank, Secretary  
Gloria L. McCutcheon, Regional Director

Southeast Region Headquarters  
2300 N. Dr. Martin Luther King, Jr. Drive  
Milwaukee, Wisconsin 53212-3128  
FAX 414-263-8606  
Telephone 414-263-8500  
TTY Access via relay - 711

April 27, 2009

We Energies  
Attn: Trent Kohl  
333 West Everett Street, Room A231  
Milwaukee, WI 53203

Subject: Conditional Closure Decision with Requirements to Achieve Final Closure for the Former S&M Manufacturing Site, 2901 West Mill Road. Milwaukee, WI

FID: 241466500  
BRRTS: 03-41-544480

Dear Mr. Kohl:

On April 27, 2009, the Wisconsin Department of Natural Resources ("the Department") reviewed your request for closure of the case described above. The Department reviews environmental remediation cases for compliance with state rules and statutes to maintain consistency in the closure of these cases. After careful review of the closure request, the Department has determined that petroleum contamination on the site from the vicinity of a former underground storage tank that was located on the property appears to have been investigated and remediated to the extent practicable under site conditions. Your case meets the screening criteria of s. NR 746.07 or s. NR 746.08, Wis. Adm. Code, and the requirements of ch. NR 726, Wis. Adm. Code and will be closed if the following conditions are satisfied:

- **Monitoring Well Abandonment:** The groundwater monitoring wells and any other remediation systems at the site must be properly abandoned in compliance with ch. NR 141, Wis. Admin. Code. Documentation of well abandonment must be submitted to this office on Form 3300-5B found at [www.dnr.state.wi.us/org/water/dgw/gw](http://www.dnr.state.wi.us/org/water/dgw/gw) within 60-days on receipt of this letter as required in s. NR 726.05(8)(a)1 and s. NR 141.25 Wis. Admin. Code. The Department requires the abandonment of these wells before issuing a final closure letter.

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

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 (414-263-8688) at the above address.

Sincerely,

John J. Hnat, P.G., C.P.G.  
Project Manager/Senior Hydrogeologist  
Southeast Region  
Remediation and Redevelopment

C: Gregory Johnson, Geosyntec  
WDNR SER Files

# 114282

DOCUMENT NO.

REC- 627 MAR 15 27

4643958

WARRANTY DEED  
FORM 688

THIS SPACE RESERVED FOR RECORDING DATA

REGISTRAR'S OFFICE  
Milwaukee County, Wis. 85

RECORDED AT 10:57 AM  
on 15 in

DEC 23 1971

Reel 627 MAR 15 27 -

TRANSFER  
\$250  
Walter B. Bynell 1528  
REGISTERED DEEDS

FEE

RETURN TO O. F. Koske Rm. 452  
231 W. Michigan St.  
Milwaukee, Wisconsin 53201

DEC 23 1971 2 12 PM '71  
627 MAR 15 27  
B 6182  
\*530

THIS INDENTURE Made this 15th day of December, A. D., 1971  
between S. AND M. MANUFACTURING CO., INC.

a Corporation duly organized and existing under and by virtue of the laws of the  
State of Wisconsin, located at Milwaukee  
Wisconsin, party of the first part, and Wisconsin Electric Power Company

a Corporation duly organized and existing under and by virtue of the laws of the  
State of Wisconsin, located at Milwaukee, Wisconsin, party  
of the second part.

Witnesseth, That the said party of the first part, for and in consideration of the  
sum of One Dollar (\$1.00) and other good and valuable consideration

to it paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, has given, granted,  
bargained, sold, remised, released, aliened, conveyed and confirmed, and by these presents does give, grant, bargain, sell,  
remise, release, alien, convey and confirm unto the said party of the second part, its successors and assigns forever, the fol-  
lowing described real estate situated in the County of Milwaukee and State of Wisconsin, to-wit:  
All that part of the Northeast one-quarter (NE $\frac{1}{4}$ ) of Section Twenty-five (25), Township  
Eight (8) North, Range Twenty-one (21) East, City of Milwaukee, Milwaukee County, Wisconsin,  
bounded and described as follows: Commencing at the northeast corner of said Section  
Twenty-five (25); thence due west on and along the north line of the Northeast one-quarter  
(NE $\frac{1}{4}$ ) of said Section Twenty-five (25), a distance of seven hundred forty and eighty-six  
hundredths (740.86) feet to a point in the westerly right of way line of the Chicago,  
Milwaukee, St. Paul and Pacific Railroad Company; thence South eighteen degrees twenty-  
five minutes no seconds East (S. 18°25'00"E.) on and along the westerly right of way line  
of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company a distance of six hundred  
sixty-one and fifteen hundredths (661.15) feet to a point in the southerly right of way  
line of the Chicago and North Western Railway Company right of way, said point being the  
beginning of the property to be described; thence South eighteen degrees twenty-five  
minutes no seconds East (S. 18°25'00"E.) on and along the westerly right of way line of the

Together with all and singular the hereditaments and appurtenances thereunto belonging or in any wise appertaining;  
and all the estate, right, title, interest, claim or demand whatsoever, of the said party of the first part, either in law or equity,  
either in possession or expectancy of, in and to the above bargained premises, and their hereditaments and appurtenances.  
To Have and to Hold the said premises as above described with the hereditaments and appurtenances, unto the said  
party of the second part, and to its successors and assigns FOREVER.  
And the said S. AND M. MANUFACTURING CO., INC.  
party of the first part, for itself and its successors, does covenant, grant, bargain and agree to and with the said party of the  
second part, its successors and assigns, that at the time of the conveying and delivery of these presents it is well seized of  
the premises above described, as of a good, sure, perfect, absolute and indefeasible estate of inheritance in the law, in fee  
simple, and that the same are free and clear from all incumbrances whatever, except municipal and zoning  
ordinances and easements of record

and that the above bargained premises in the quiet and peaceable possession of the said party of the second part, its  
successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, it will  
forever WARRANT and DEFEND.

In Witness Whereof, the said S. AND M. MANUFACTURING CO., INC.  
party of the first part, has caused these presents to be signed by Harry Malin, its President, and countersigned by O. L. DeBocell, its Secretary, at Milwaukee  
Wisconsin, and its corporate seal to be hereunto affixed, this 15th day of December, 1971, A. D.

SIGNED AND DELIVERED IN PRESENCE OF  
James C. Schalow  
James C. Schalow

S. AND M. MANUFACTURING CO., INC.  
Corporate Name  
Harry Malin  
President

Barbara J. Olaszewski  
State of Wisconsin,  
Milwaukee County, ss.

COUNTERSIGNED:  
O. L. DeBocell  
Secretary

Personally came before me, this 15th day of December, A. D., 1971  
Harry Malin, President, and O. L. DeBocell, Secretary  
of the above named Corporation, to me known to be the persons who executed the foregoing instrument, and to me  
known to be such President and Secretary of said Corporation, and acknowledged that they executed the foregoing instru-  
ment as such officers as the deed of said Corporation, by its authority.

THIS INSTRUMENT WAS DRAFTED BY

James C. Schalow

(Cont'd)  
Chicago, Milwaukee, St. Paul and Pacific Railroad Company a distance of nine hundred  
fifty-nine and five one-hundredths (959.05) feet to the point of intersection of the  
northeasterly right of way line of the Chicago and North Western Railway Company and  
the said westerly line of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company;  
thence North forty-nine degrees four minutes thirty seconds West (N.49°04'30"W.) on and  
along the northeasterly right of way line of the Chicago and North Western Railway Company  
a distance of one thousand three hundred seventy-four and sixty hundredths (1374.66) feet  
to a point in the southerly right of way line of the Chicago and North Western Railway  
Company; thence North eighty-nine degrees sixteen minutes thirty seconds East (N.89°16'30"E.)  
on and along the southerly right of way of the Chicago and North Western Railway Company  
a distance of seven hundred thirty-five and fifty-three hundredths (735.53) feet to the  
point of beginning.

Grantor further gives, grants, bargains, sells, releases and conveys all right, title  
and interest in and to that reservation for driveway purposes in that certain Warranty  
Deed recorded in the Register of Deeds office for Milwaukee County in Book 111 on Page  
1013 as Document No. 4623879.

Tax Key Roll No. 159-9983.

114282

No. \_\_\_\_\_  
S. AND M. MANUFACTURING CO., INC.

TO  
WISCONSIN ELECTRIC POWER COMPANY

### Warranty Deed

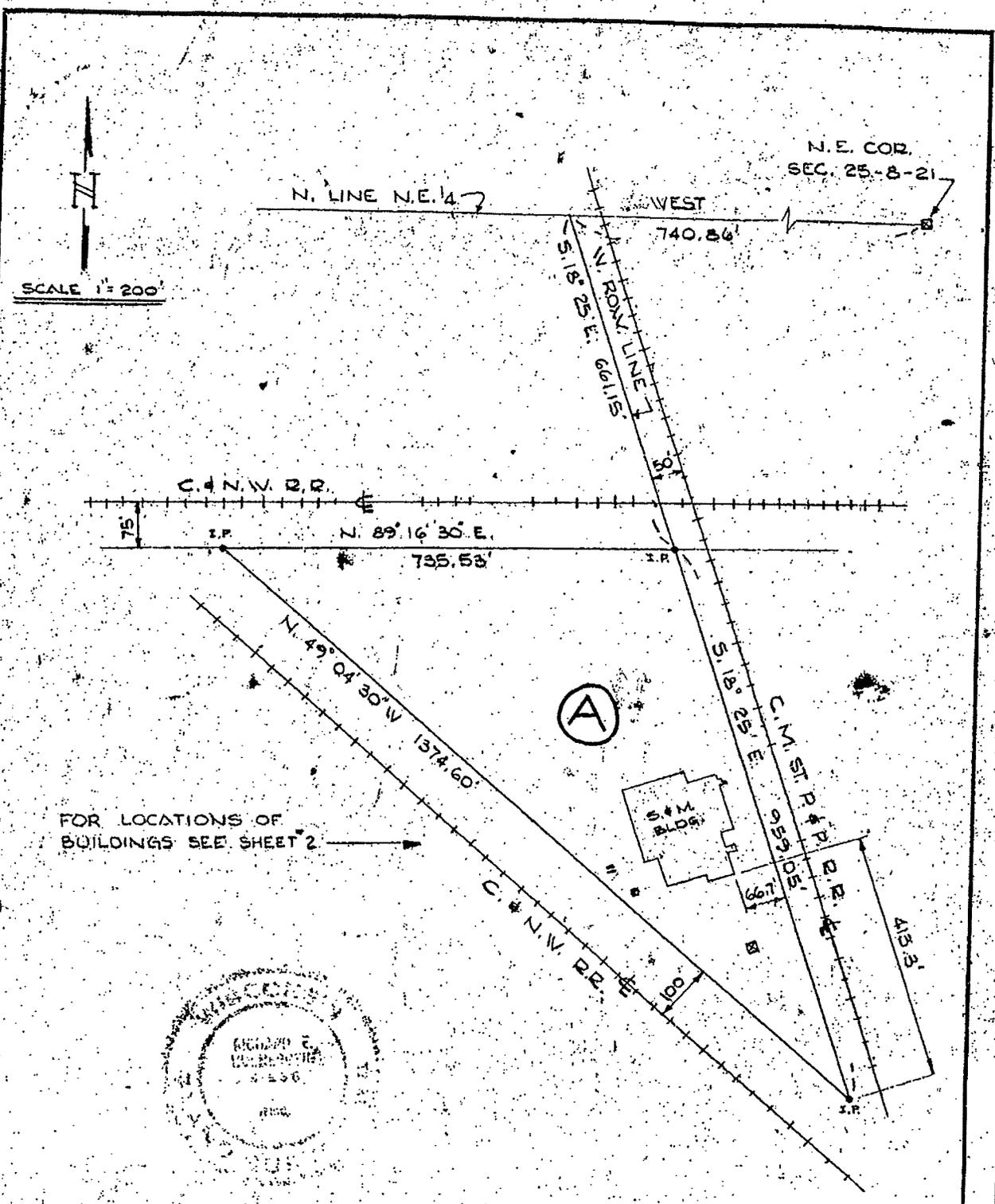
This instrument should be immediately placed on file to avoid  
probate and litigation.

BA 129

Return to Mr. O. F. Kcske Rm. 452  
Wisconsin Electric Power Co.  
231 West Michigan Street  
Milwaukee, Wisconsin 53201

WISCONSIN LEGAL BLANK COMPANY  
MILWAUKEE, WISCONSIN

SCALE 1" = 200'



FOR LOCATIONS OF BUILDINGS SEE SHEET 2



I HEREBY CERTIFY THAT I HAVE SURVEYED THE DESCRIBED PROPERTY AND THERE ARE NO FENCES, BUILDING, OVERLAPS, UTILITY INSTALLATIONS OR ENCROACHMENTS OTHER THAN AS SHOWN AND THE PLAT IS A TRUE REPRESENTATION THEREOF AND CORRECTLY SHOWS THE EXTERIOR BOUNDARY LINES.

DATE *November 8, 1971*  
*Richard E. Wierzbicki*  
 REGISTERED LAND SURVEYOR

*Exhibit "A"*

<b>WISCONSIN ELECTRIC POWER CO.</b>	
PROPERTY SURVEY	
S & M MFG. Co.	
2901 W. MILL RD.	
MACK. 11/4/71	TD 58-2990-1

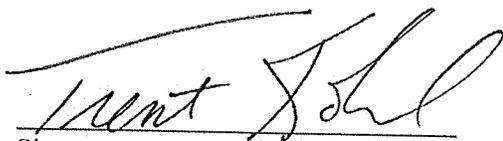
**GIS REGISTRY INFORMATION  
LEGAL DESCRIPTION STATEMENT**

Former S&M Manufacturing Site – LUST Area  
2901 West Mill Road  
Milwaukee, Wisconsin  
WDNR BRRTS #: 03-41-544480  
WDNR FID#: 241466500

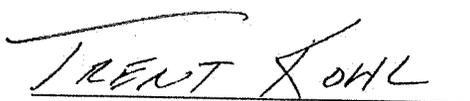
A legal description for the 7.7 acre property is included in the attached deed. The extent of the property is depicted on the attached property survey map.

The subject LUST Area is located in the southeast portion of the property, centered on WTM coordinates of 686959, 297364 as depicted on the attached WDNR Remediation and Redevelopment Sites Map.

Residual benzene concentrations in groundwater exceeding the NR 140 Enforcement Standard are limited to the LUST Area (southeast of the former S&M manufacturing building).



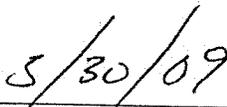
Signature



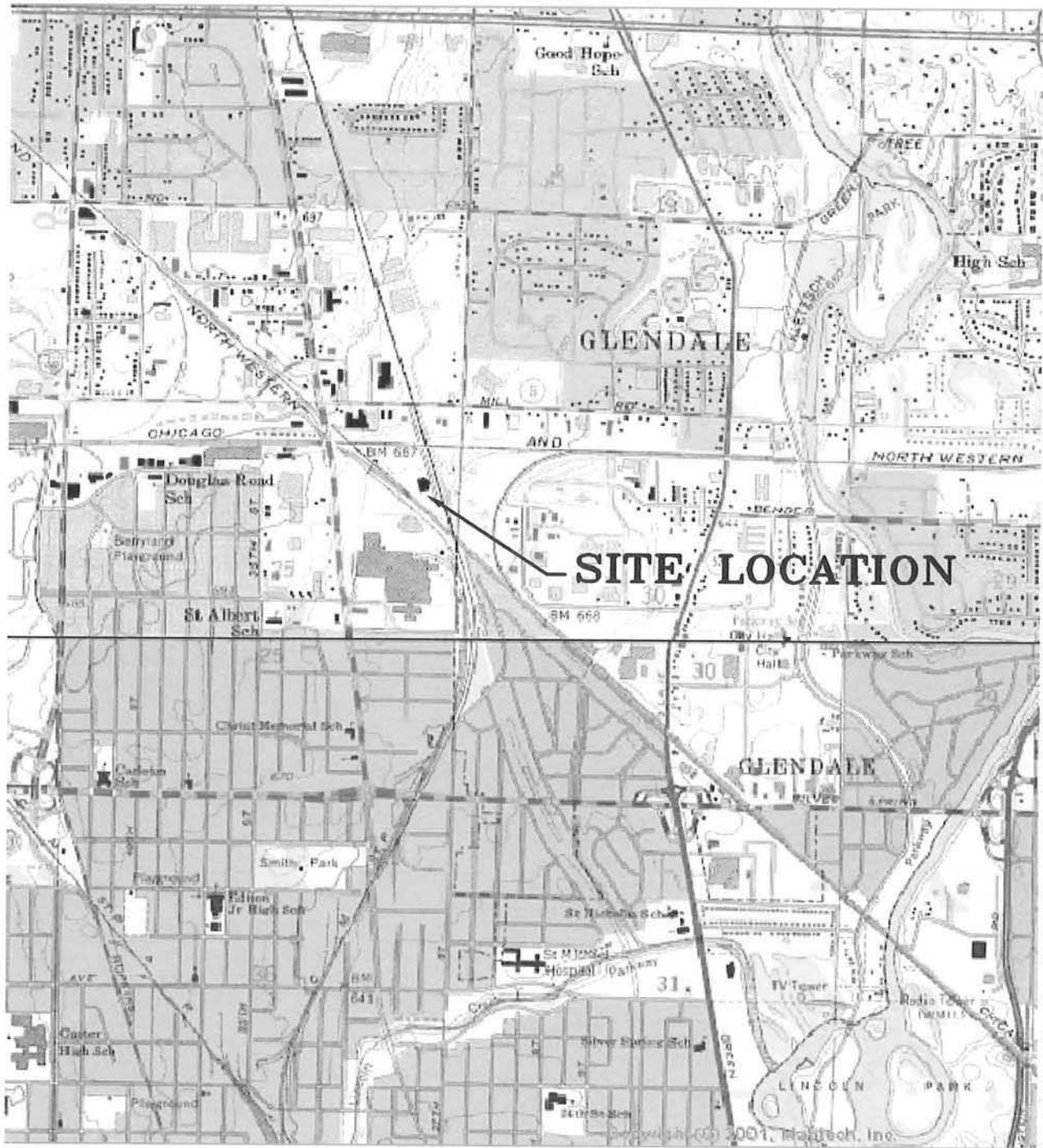
Name



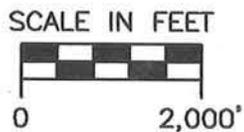
Title



Date

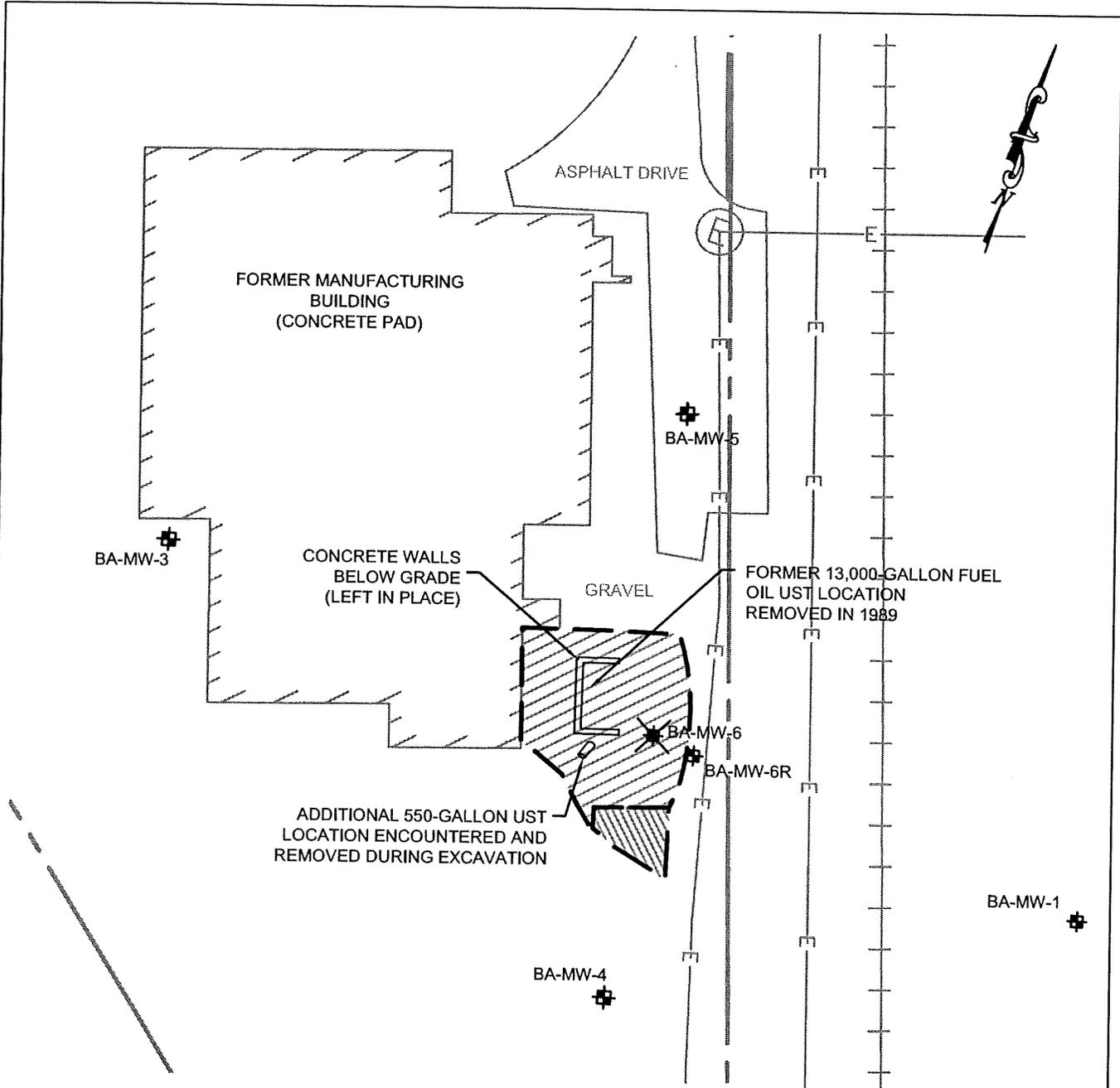


**SOURCE:** USGS Theinsville, Wisconsin Quadrangle Map  
 Topographic Map 1958  
 Photorevised 1971 and 1976

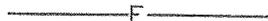


**Geosyntec**<sup>®</sup>  
 consultants

CLIENT:	<b>WE ENERGIES</b>	
PROJECT:	FORMER S&M MANUFACTURING SITE 2901 WEST MILL ROAD, MILWAUKEE, WI	
TITLE:	SITE LOCATION MAP	
PROJECT: CHE6094END	FIGURE NO.: 1	FIGURE NO.: 1 of 5
DATE: 4/8/09	FILE NO.: 29403 Fig 1 of 5	



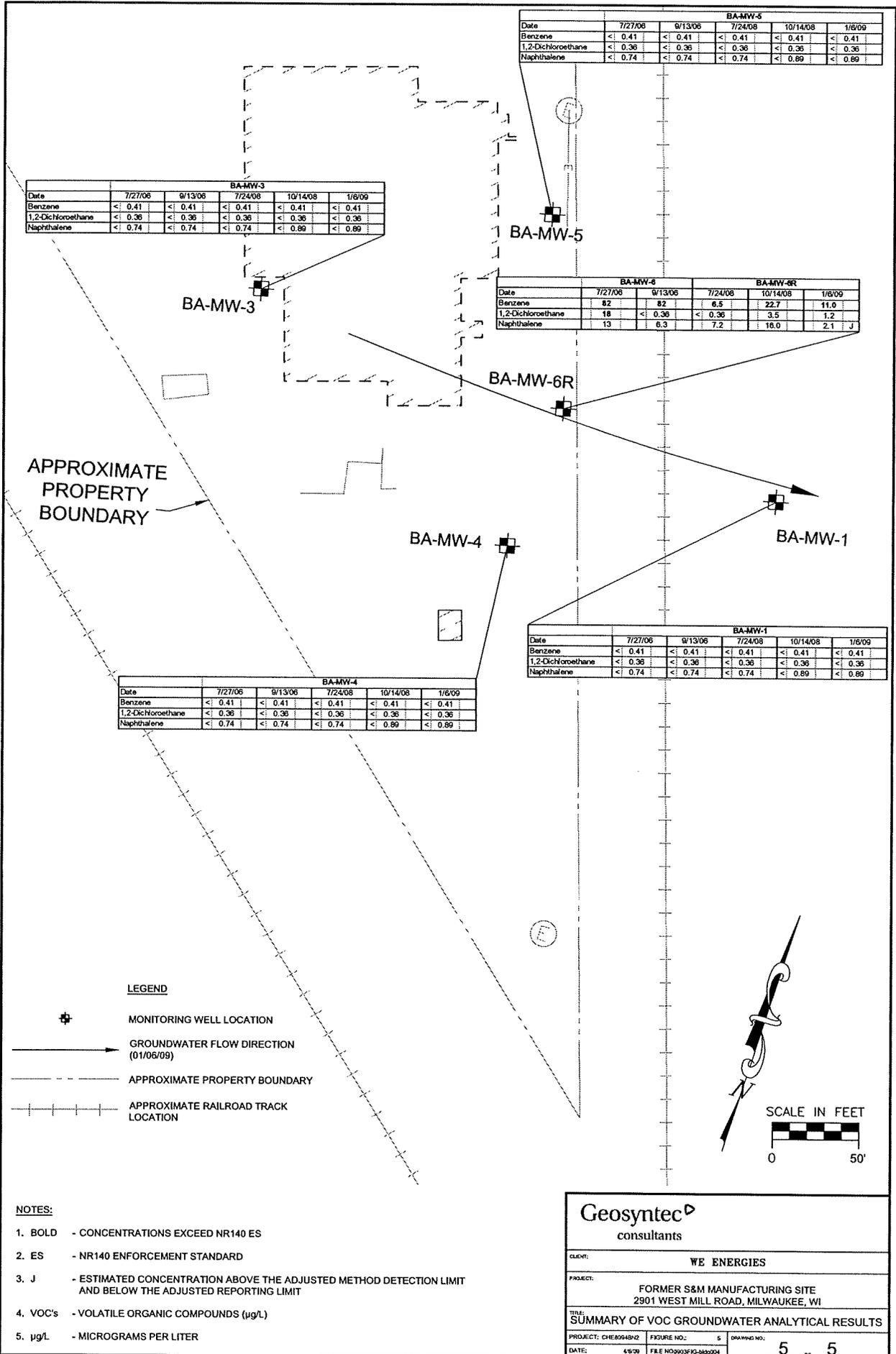
**LEGEND**

-  EXISTING GROUNDWATER MONITORING WELL
-  ABANDONED GROUNDWATER MONITORING WELL (REMOVED DURING EXCAVATION)
-  APPROXIMATE UNDERGROUND ELECTRIC LINE LOCATION
-  APPROXIMATE PROPERTY BOUNDARY
-  APPROXIMATE RAILROAD TRACK LOCATION
-  APPROXIMATE EXTENT OF EXCAVATION (8' DEPTH)
-  APPROXIMATE EXTENT OF EXCAVATION (6' DEPTH)

SCALE IN FEET



<b>Geosyntec</b> consultants		
CLIENT:	<b>WE ENERGIES</b>	
PROJECT:	FORMER S&M MANUFACTURING SITE 2901 WEST MILL ROAD, MILWAUKEE, WI	
TITLE:	SITE LAYOUT / EXTENT OF EXCAVATION MAP	
PROJECT: CHE8094BHZ	FIGURE NO.: 2	DRAWING NO.:
DATE: 4/6/09	FILE NO.: 0903Fg2-3 003	<u>2</u> of <u>5</u>



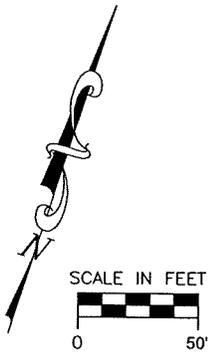
BA-MW-5					
Date	7/27/06	9/13/06	7/24/08	10/14/08	1/6/09
Benzene	< 0.41	< 0.41	< 0.41	< 0.41	< 0.41
1,2-Dichloroethane	< 0.36	< 0.36	< 0.36	< 0.36	< 0.36
Naphthalene	< 0.74	< 0.74	< 0.74	< 0.89	< 0.89

BA-MW-3					
Date	7/27/06	9/13/06	7/24/08	10/14/08	1/6/09
Benzene	< 0.41	< 0.41	< 0.41	< 0.41	< 0.41
1,2-Dichloroethane	< 0.36	< 0.36	< 0.36	< 0.36	< 0.36
Naphthalene	< 0.74	< 0.74	< 0.74	< 0.89	< 0.89

BA-MW-6		BA-MW-6R			
Date	7/27/06	9/13/06	7/24/08	10/14/08	1/6/09
Benzene	<b>82</b>	<b>82</b>	<b>6.5</b>	<b>22.7</b>	<b>11.0</b>
1,2-Dichloroethane	<b>18</b>	< 0.36	< 0.36	3.5	1.2
Naphthalene	13	6.3	7.2	16.0	2.1 J

BA-MW-4					
Date	7/27/06	9/13/06	7/24/08	10/14/08	1/6/09
Benzene	< 0.41	< 0.41	< 0.41	< 0.41	< 0.41
1,2-Dichloroethane	< 0.36	< 0.36	< 0.36	< 0.36	< 0.36
Naphthalene	< 0.74	< 0.74	< 0.74	< 0.89	< 0.89

BA-MW-1					
Date	7/27/06	9/13/06	7/24/08	10/14/08	1/6/09
Benzene	< 0.41	< 0.41	< 0.41	< 0.41	< 0.41
1,2-Dichloroethane	< 0.36	< 0.36	< 0.36	< 0.36	< 0.36
Naphthalene	< 0.74	< 0.74	< 0.74	< 0.89	< 0.89



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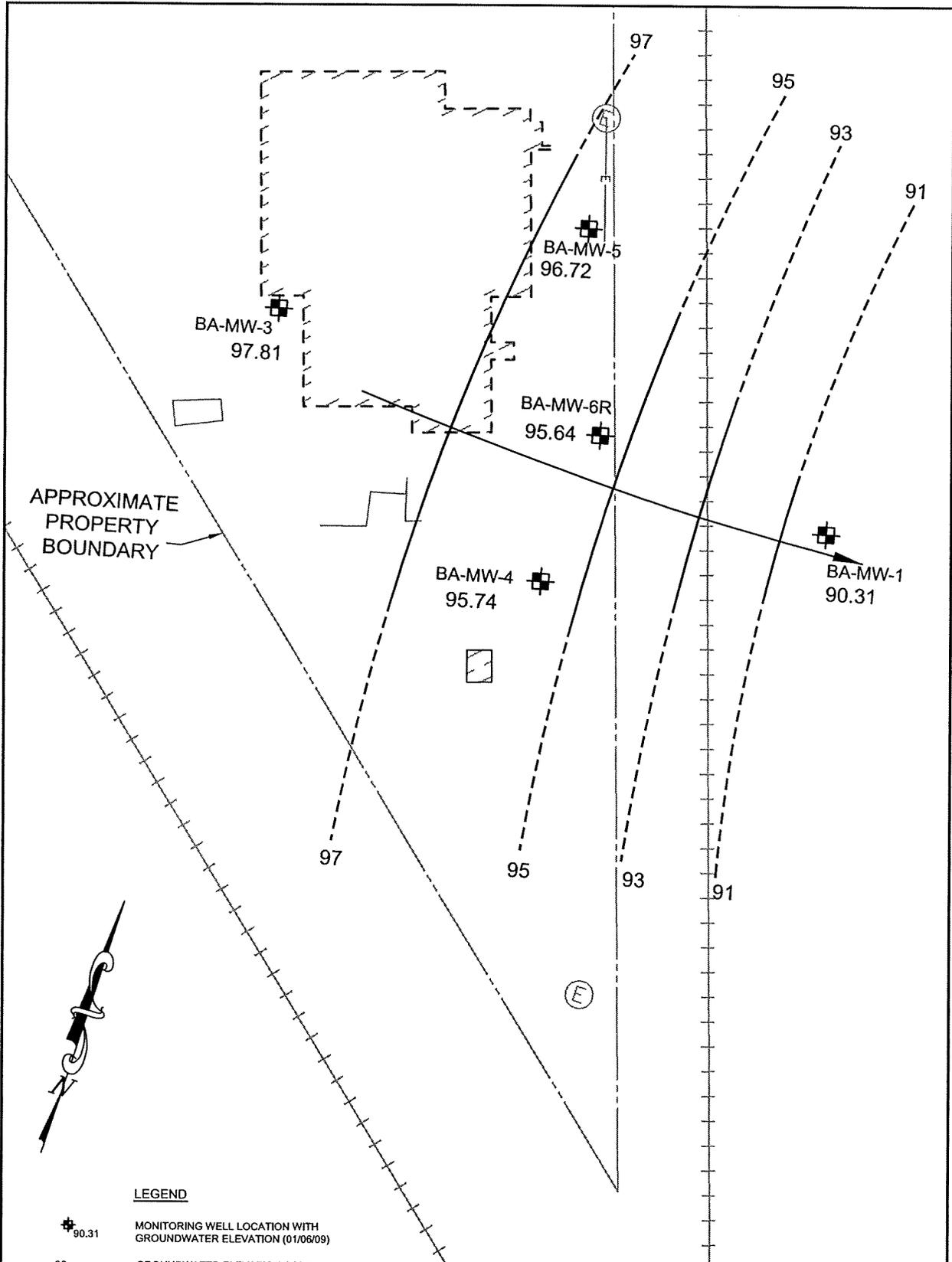
PROJECT: **FORMER S&M MANUFACTURING SITE  
2901 WEST MILL ROAD, MILWAUKEE, WI**

TITLE: **SUMMARY OF VOC GROUNDWATER ANALYTICAL RESULTS**

PROJECT: CHER0648H2    FIGURE NO.: 6    DRAWING NO.: 5 of 5

DATE: 4/6/09    FILE NO: 00303FG-200904

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**LEGEND**

- MONITORING WELL LOCATION WITH GROUNDWATER ELEVATION (01/06/09)
- GROUNDWATER ELEVATION CONTOUR
- GROUNDWATER FLOW DIRECTION
- APPROXIMATE PROPERTY BOUNDARY
- APPROXIMATE RAILROAD TRACK LOCATION

**NOTE:** ELEVATIONS ARE RELATIVE TO SITE-SPECIFIC BENCHMARK (TOP OF FORMER BUILDING SLAB), ASSUMED TO BE ELEVATION 100 FEET.

**SCALE IN FEET**

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CLIENT: **WE ENERGIES**

PROJECT: **FORMER S&M MANUFACTURING SITE  
2901 WEST MILL ROAD, MILWAUKEE, WI**

TITLE: **GROUNDWATER ELEVATION CONTOUR MAP (01/06/09)**

PROJECT: CHE805482	FIGURE NO.: 4	DRAWING NO.:
DATE: 4/6/09	FILE NO: 090303FG-040203	<b>4</b> of <b>5</b>

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TABLE 2

SUMMARY OF GROUNDWATER ELEVATION DATA

LUST AREA

FORMER S&M MANUFACTURING SITE

2901 West Mill Road

Milwaukee, Wisconsin

Geosyntec Project No. CHE8094BN2

BA-MW-1				BA-MW-3			
Surface Elevation				95.26			
Casing Elevation				98.26			
Top of Screen Elevation				89.35			
Bottom of Screen Elevation				79.35			
Measurement Date	DTW (top)	DTW (GS)	Groundwater Elevation	Measurement Date	DTW (top)	DTW (GS)	Groundwater Elevation
7/24/06	13.26	10.26	85.00	7/24/06	11.10	8.35	91.70
7/27/06	13.04	10.04	85.22	7/27/06	11.10	8.35	91.70
9/13/06	13.45	10.45	84.81	9/13/06	5.58	2.83	97.22
7/24/08	9.46	6.46	88.80	7/24/08	5.83	3.08	96.97
10/14/08	13.39	10.39	84.87	10/14/08	5.90	3.15	96.90
1/6/09	7.95	4.95	90.31	1/6/09	4.99	2.24	97.81
BA-MW-4				BA-MW-5			
Surface Elevation				98.15			
Casing Elevation				101.17			
Top of Screen Elevation				91.66			
Bottom of Screen Elevation				81.66			
Measurement Date	DTW (top)	DTW (GS)	Groundwater Elevation	Measurement Date	DTW (top)	DTW (GS)	Groundwater Elevation
7/24/06	8.44	5.42	92.73	7/24/06	14.51	11.50	86.92
7/27/06	8.69	5.67	92.48	7/27/06	6.46	3.45	94.97
9/13/06	9.20	6.18	91.97	9/13/06	6.27	3.26	95.16
7/24/08	6.66	3.64	94.51	7/24/08	5.41	2.40	96.02
10/14/08	6.55	3.53	94.62	10/14/08	5.58	2.57	95.85
1/6/09	5.43	2.41	95.74	1/6/09	4.71	1.70	96.72
BA-MW-6 (abandoned on 6/2/08)				BA-MW-6R (installed on 6/27/08)			
Surface Elevation				99.04			
Casing Elevation				101.75			
Top of Screen Elevation				91.83			
Bottom of Screen Elevation				81.83			
Measurement Date	DTW (top)	DTW (GS)	Groundwater Elevation	Measurement Date	DTW (top)	DTW (GS)	Groundwater Elevation
7/24/06	7.17	4.46	94.58	7/24/08	6.96	4.23	94.86
7/27/06	7.36	4.65	94.39	10/14/08	6.88	4.15	94.94
9/13/06	8.19	5.48	93.56	1/6/09	6.18	3.45	95.64

Notes:

site-specific benchmark (former building slab) assumed to have an elevation of 100'

DTW - depth to water

GS - ground surface

top - top of casing