

Source Property Information

CLOSURE DATE: 11/21/2013

BRRTS #:

03-41-551053

ACTIVITY NAME:

Bucyrus International Inc (Former)

FID #:

241008130

PROPERTY ADDRESS:

1100 Milwaukee Ave

DATCP #:

MUNICIPALITY:

South Milwaukee

PECFA#:

PARCEL ID #:

7709999000

***WTM COORDINATES:**

X: 694503 Y: 273453

** 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)

CONTINUING OBLIGATIONS

Contaminated Media for Residual Contamination:

Groundwater Contamination > ES (236)

Contamination in ROW

Off-Source Contamination

*(note: for list of off-source properties
see "Impacted Off-Source Property Information,
Form 4400-246")*

Soil Contamination > *RCL or **SSRCL (232)

Contamination in ROW

Off-Source Contamination

*(note: for list of off-source properties
see "Impacted Off-Source Property Information,
Form 4400-246")*

Site Specific Obligations:

Soil: maintain industrial zoning (220)

*(note: soil contamination concentrations
between non-industrial and industrial levels)*

Structural Impediment (224)

Site Specific Condition (228)

Cover or Barrier (222)

Direct Contact

Soil to GW Pathway

Vapor Mitigation (226)

Maintain Liability Exemption (230)

*(note: local government unit or economic
development corporation was directed to
take a response action)*

Monitoring Wells:

Are all monitoring wells properly abandoned per NR 141? (234)

Yes No N/A

* Residual Contaminant Level

**Site Specific Residual Contaminant Level

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 #: (No Dashes) PARCEL ID #:
ACTIVITY NAME: WTM COORDINATES: X: Y:

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 #: **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 #: A-1 **Title: 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 #: A-2 **Title: Site Plan with Former UST Pipeline Location**
- 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 #: C-1 **Title: Site Plan with Soil RCL Exceedance Area and Structural Impediment**

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ACTIVITY NAME: BUCYRUS INTERNATIONAL INC (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 #: **Title:**

- 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 #: **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 Title: Excavation 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 #: **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 #: **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).

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ACTIVITY NAME: BUCYRUS INTERNATIONAL INC (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.

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)).

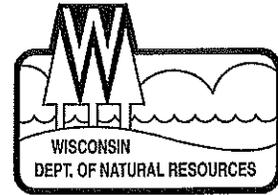
Figure #: **Title:**

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
2300 N. Dr. Martin Luther King, Jr. Drive
Milwaukee WI 53212-3128

Scott Walker, Governor
Cathy Stepp, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711



November 21, 2013

Ms. Julie Stine
Caterpillar, Inc.
1100 Milwaukee Avenue
South Milwaukee, WI 53172

Mr. Dennis Hartin
OLP JV Milwaukee LLC
60 Cutter Mill Road
Suite 303
Great Neck, NY 11021

KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS

Subject: Final Case Closure with Continuing Obligations
Former Bucyrus International, Inc. Property
1100 Milwaukee Avenue, South Milwaukee, WI 53172
FID #: 241008130; BRRTS #: 03-41-551053

Dear Ms. Stine and Mr. Hartin:

The Department of Natural Resources (DNR) considers the Former Bucyrus International, Inc. Property (Bucyrus) closed, with continuing obligations. No further investigation or remediation is required at this time. However, you, future property owners and occupants of the property must comply with the continuing obligations as explained in the conditions of closure in this letter. Please read over this letter closely to ensure that you comply with all conditions and other on-going requirements. Provide this letter and any attachments listed at the end of this letter to anyone who purchases, rents or leases this property from you.

This final closure decision is based on the correspondence and data provided, and is issued under ch. NR 726, Wisconsin Administrative Code. The Southeast Region Closure Committee reviewed the request for closure on August 22, 2013. The Closure Committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. A conditional closure letter was issued by the DNR on August 26, 2013, and documentation that the conditions in that letter were met was received on October 21, 2013.

The site is currently operated by Caterpillar Global Mining, Inc. (Caterpillar) as a manufacturing facility. The property is owned by OLP JV Milwaukee, LLC. Petroleum-impacted soil was encountered on October 22, 2007, during the excavation of foundations for the Gantry Crane, at the location shown on **Figure A-2: Site Plan With Former UST Pipeline Location, Former Bucyrus International, Inc., 1100 Milwaukee Avenue, South Milwaukee, WI, dated 11/02/11**. An underground storage tank (UST) containing fuel oil or diesel fuel was reportedly removed from a nearby location in the 1980's, and impacts discovered in October 2007 are believed to have originated from the subsurface fuel supply piping that was placed along the east wall of the foundry building and provided fuel for the former foundry and melt shop, which were demolished prior to the Gantry Crane construction. In response to the discovery, a notification of hazardous substance was sent to the DNR on October 22, 2007.

Bucyrus retained Graef, Anhalt, Schloemer & Associates to direct the soil excavation and confirmation soil activities. Approximately, 810 tons of soils were removed and transported offsite for bioremediation at the Waste Management Facility in Franklin, Wisconsin. Confirmation soil samples indicated that a floor sample collected at 7 feet below ground surface included diesel range organic compounds concentration of 6,200 parts per million, left in place at the site. Further soil removal was impeded by the Crane rails and foundation. The soils still remain in place at the site.

Groundwater was not encountered during the excavation. To satisfy the case closure conditions, the site was required to be placed on the GIS registry due to the residual impacted soils left in place at the site. The conditions of closure and continuing obligations required were based on the property being used for industrial purposes.

Continuing Obligations

The continuing obligations for this site are summarized below. Further details on actions required are found in the section Closure Conditions.

- Residual soil contamination exists that must be properly managed should it be excavated or removed.
- If a structural impediment that obstructed a complete site investigation or cleanup is removed or modified, additional environmental work must be completed.

The following DNR fact sheet, "Continuing Obligations for Environmental Protection", RR-819, helps to explain a property owner's responsibility for continuing obligations on their property. The fact sheet may be obtained at <http://dnr.wi.gov/files/PDF/pubs/rr/RR819.pdf>.

GIS Registry

This site will be included on the Bureau for Remediation and Redevelopment Tracking System (BRRTS on the Web) at <http://dnr.wi.gov/topic/Brownfields/rrsm.html>, to provide public notice of residual contamination and of any continuing obligations. The site can also be viewed on the Remediation and Redevelopment Sites Map (RRSM), a map view, under the Geographic Information System (GIS) Registry layer, at the same web address.

DNR approval prior to well construction or reconstruction is required for all sites shown on the GIS Registry, in accordance with s. NR 812.09 (4) (w), Wis. Adm. Code. This requirement applies to private drinking water wells and high capacity wells. To obtain approval, complete and submit Form 3300-254 to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line at <http://dnr.wi.gov/topic/wells/documents/3300254.pdf>.

All site information is also on file at the Southeast Regional DNR office, at 2300 N. Dr. MLK Jr. Drive, Milwaukee, WI 53212. This letter and information that was submitted with your closure request application, including any maintenance plan and maps, can be found as a PDF in BRRTS on the Web.

Closure Conditions

Compliance with the requirements of this letter is a responsibility to which the current property owner, and any subsequent property owners must adhere. DNR staff will conduct periodic prearranged inspections to ensure that the conditions included in this letter are met. If these requirements are not followed, the DNR may take enforcement action under s. 292.11, Wis. Stats. to ensure compliance with the specified requirements, limitations or other conditions related to the property.

Please send written notifications in accordance with the following requirements to Southeast Regional RR Program, 2300 N. Dr. MLK Jr. Drive, Milwaukee, WI 53212, to the attention of the Environmental Program Assistant

Residual Soil Contamination (ch. NR 718, chs. 500 to 536, Wis. Adm. Code or ch. 289, Wis. Stats.)

Soil contamination remains at the bottom of the excavation in the area around soil sample location, SS-4, as indicated on the **attached map (Figure C-1: Site Plan with Soil RCL Exceedance Area and Structural Impediment, Former Bucyrus International, Inc. 1100 Milwaukee Avenue, South Milwaukee, WI, dated 6/11/12)**. If soil in the specific locations described above is excavated in the future, the property owner or right-of-way holder at the time of excavation must sample and analyze the excavated soil to determine if contamination remains. If sampling confirms that contamination is present, the property owner or right-of-way holder at the time of excavation will need to determine whether the material is considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable standards and rules. Contaminated soil may be managed in accordance with ch. NR 718, Wis. Adm. Code, with prior DNR approval.

In addition, all current and future owners and occupants of the property and right-of-way holders need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken to prevent a direct contact health threat to humans.

Depending on site-specific conditions, construction over contaminated soils or groundwater may result in vapor migration of contaminants into enclosed structures or migration along newly placed underground utility lines. The potential for vapor inhalation and means of 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.

Structural Impediments (s. 292.12 (2) (b), Wis. Stats., s. NR 726.15, s. NR 727.07, Wis. Adm. Code)

The remaining crane rails and foundation as shown on the **attached map (Figure C-1: Site Plan with Soil RCL Exceedance Area and Structural Impediment, Former Bucyrus International, Inc. 1100 Milwaukee Avenue, South Milwaukee, WI, dated 6/11/12)**, made complete investigation and/or remediation of the soil contamination on this property impracticable. If the structural impediment is to be removed, the property owner shall notify the DNR at least 45 days before removal, and conduct an investigation of the degree and extent of petroleum contamination below the structural impediment. If contamination is found at that time, the contamination shall be properly remediated in accordance with applicable statutes and rules.

PECFA Reimbursement

Section 101.143, Wis. Stats., requires that Petroleum Environmental Cleanup Fund Award (PECFA) claimants seeking reimbursement of interest costs, for sites with petroleum contamination, submit a

Ms. Stine and Mr. Hartin
RE: Final Case Closure with Continuing Obligations
Former Bucyrus International, Inc. Property
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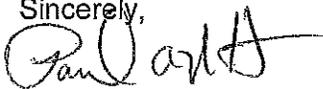
final reimbursement claim within 120 days after they receive a closure letter on their site. For claims not received within 120 days of the date of this letter, interest costs after 60 days of the date of this letter will not be eligible for PECFA reimbursement. If there is equipment purchased with PECFA funds remaining at the site, contact the DNR Project Manager to determine the method for salvaging the equipment.

Please be aware that the case may be reopened pursuant to s. NR 727.13, Wis. Adm. Code, for any of the following situations:

- 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 the property owner does not comply with the conditions of closure, with any deed restrictions applied to the property, or with a certificate of completion issued under s. 292.15, Wis. Stats, or
- a property owner fails to maintain or comply with a continuing obligation (imposed under this closure approval letter).

The DNR appreciates your efforts to restore the environment at this site. If you have any questions regarding this closure decision or anything outlined in this letter, please contact Eric Amadi at 414.263.8639, or by email at Eric.Amadi@Wisconsin.gov.

Sincerely,

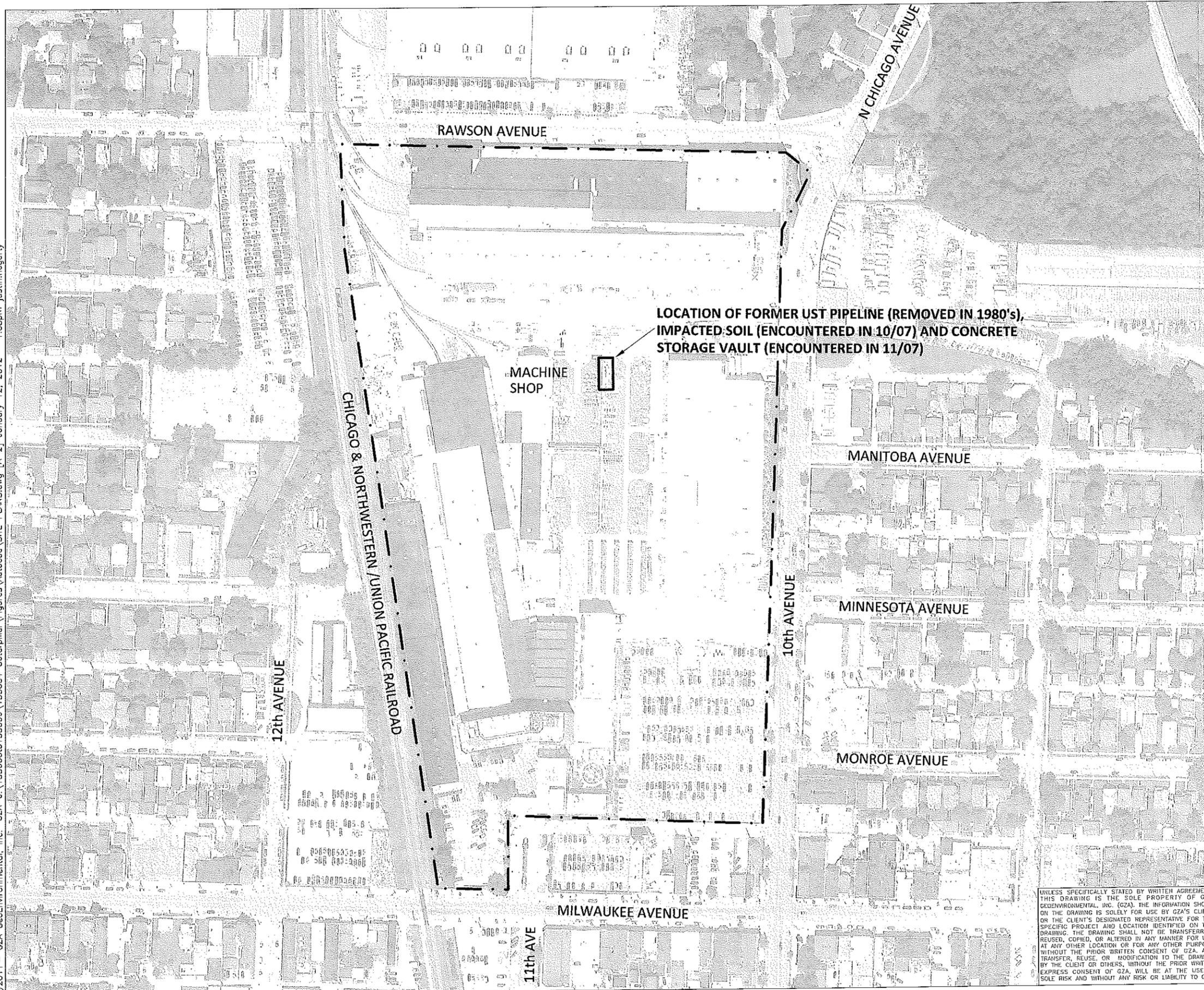


Pamela A. Mylotta, Team Supervisor
Remediation & Redevelopment Program,
Southeast Region, Milwaukee

Attachments:

- Figure A-2: Site Plan With Former UST Pipeline Location, Former Bucyrus International, Inc., 1100 Milwaukee Avenue, South Milwaukee, WI, dated 11/02/11.
- Figure C-1: Site Plan With Soil RCL Exceedance Area and Structural Impediment, Former Bucyrus International, Inc. 1100 Milwaukee Avenue, South Milwaukee, WI, dated 6/11/12.

cc: Bernard Fenelon - GZA GeoEnvironmental, Inc., 20900 Swenson Drive,
Suite 150, Waukesha, WI 53186
SER Case File #: 03-41-551053

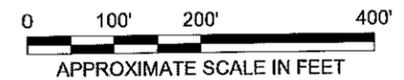


LEGEND

--- APPROXIMATE SITE BOUNDARY

NOTES

1. BASE MAP DEVELOPED FROM A GOOGLE PROFESSIONAL ELECTRONIC IMAGE FILE. DIGITAL AERIAL ORTHOPHOTOGRAPHY WAS PUBLISHED BY THE U.S.G.S.
2. THE USE OF AERIAL PHOTOGRAPHY CAN OFTEN MAKE BUILDINGS AND OTHER SITE FEATURES APPEAR TO BE OVERLAPPING AND DISTORTED WHEN OVERLAID WITH ACTUAL SITE FEATURES.
3. THE APPROXIMATE LOCATION OF THE SITE BOUNDARY WAS OBTAINED THROUGH USE OF THE LOCAL COUNTY ONLINE GIS MAPPING TOOL. THE PROGRAM NOTES THAT ALL PROPERTY BOUNDARIES ARE NOT SURVEYED AND ARE ONLY APPROXIMATE REPRESENTATIONS OF ACTUAL BOUNDARIES.
4. THE LOCATION OF THE FORMER UST, IMPACTED SOIL AND CONCRETE STORAGE VAULT ARE SHOWN BASED ON A FIELD SKETCH PREPARED BY GRAEF ANHALT SCHLOEMER AND ASSOCIATES, INC., DATED 10/23/07.



NO.	ISSUE/DESCRIPTION	BY	DATE

**SITE PLAN
WITH FORMER UST PIPELINE LOCATION**

FORMER BUCYRUS INTERNATIONAL, INC.
1100 MILWAUKEE AVENUE
SOUTH MILWAUKEE, WISCONSIN

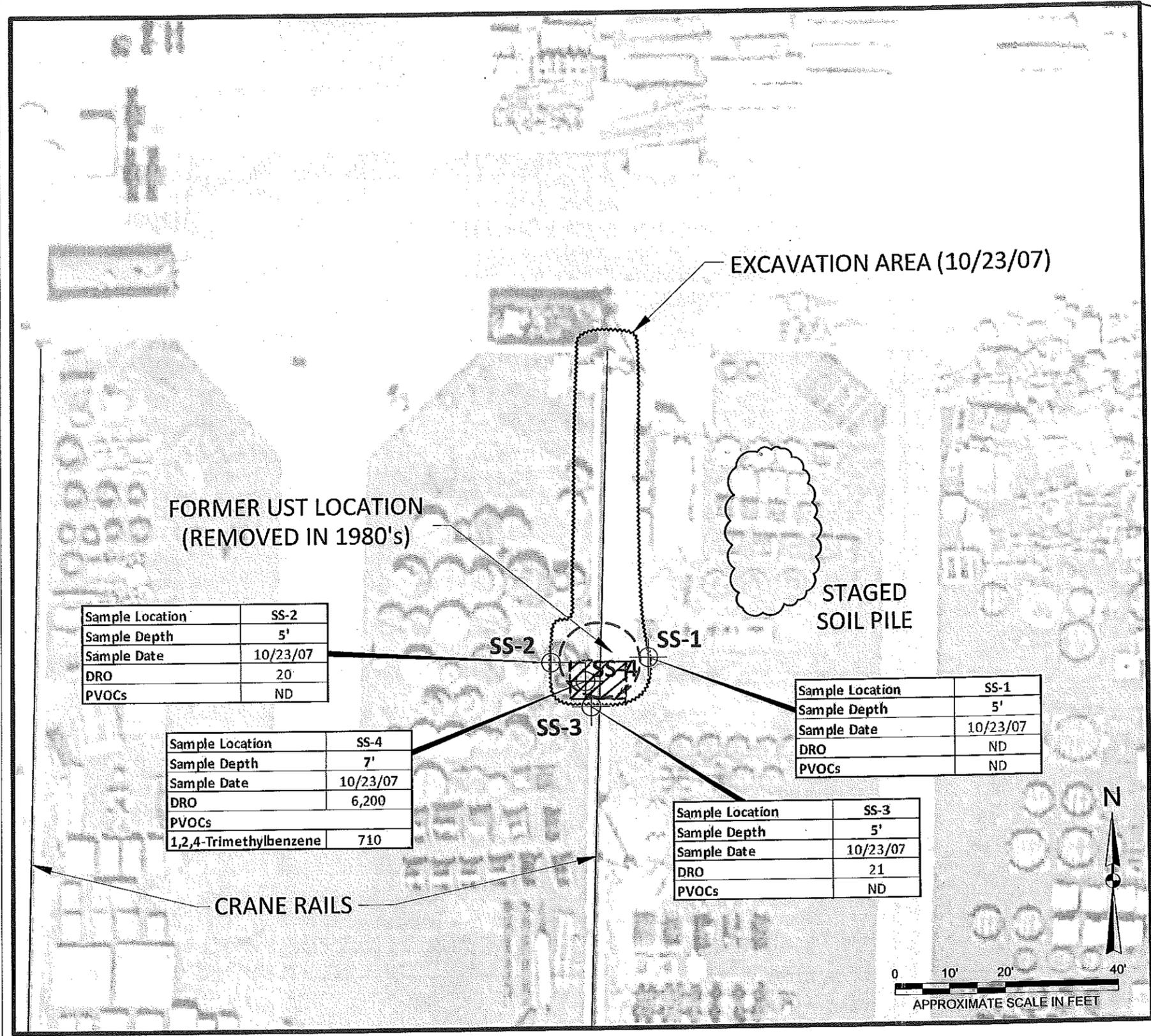
PREPARED BY:
GZA GeoEnvironmental, Inc.
Engineers and Scientists
20900 SWENSON DRIVE, SUITE 150
WAUKESHA, WISCONSIN 53186
(262) 754-2560

PREPARED FOR:

UNLESS SPECIFICALLY STATED BY WRITTEN AGREEMENT, THIS DRAWING IS THE SOLE PROPERTY OF GZA GEOENVIRONMENTAL, INC. (GZA). THE INFORMATION SHOWN ON THE DRAWING IS SOLELY FOR USE BY GZA'S CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE FOR THE SPECIFIC PROJECT AND LOCATION IDENTIFIED ON THE DRAWING. THE DRAWING SHALL NOT BE TRANSFERRED, REUSED, COPIED, OR ALTERED IN ANY MANNER FOR USE AT ANY OTHER LOCATION OR FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF GZA. ANY TRANSFER, REUSE, OR MODIFICATION TO THE DRAWING BY THE CLIENT OR OTHERS, WITHOUT THE PRIOR WRITTEN EXPRESS CONSENT OF GZA, WILL BE AT THE USER'S SOLE RISK AND WITHOUT ANY RISK OR LIABILITY TO GZA.

PRD MGR: BGF	REVIEWED BY:	CHECKED BY: BGF	FIG
DESIGNED BY: SEK	DRAWN BY: CLK	SCALE: see above	A-2
DATE: 11/02/11	PROJECT NO.: 20.0153084.00	REVISION NO.:	
			SHEET NO.

© 2012 - GZA GeoEnvironmental, Inc. GZA-J:\153000to153099\153084_Caterpillar\Figures\Autocad\SITE PLANS.dwg [C-1 (2)] June 11, 2012 - 11:00am justin.hegarty

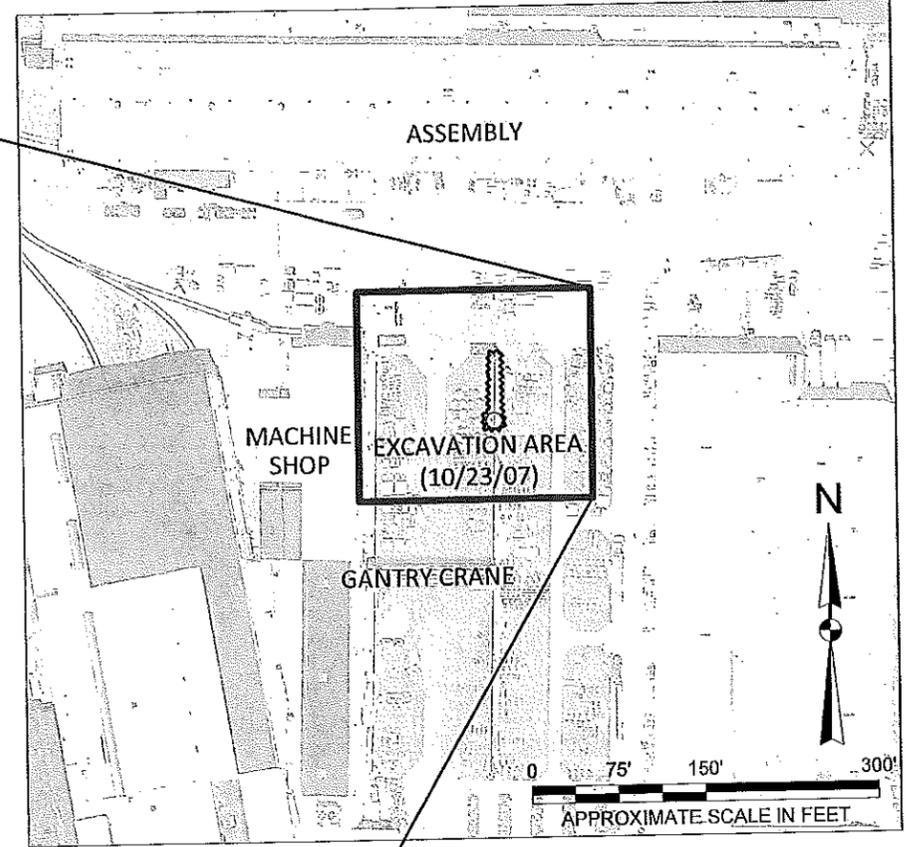
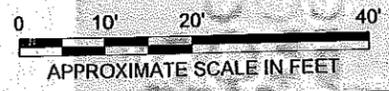


Sample Location	SS-2
Sample Depth	5'
Sample Date	10/23/07
DRO	20
PVOCs	ND

Sample Location	SS-4
Sample Depth	7'
Sample Date	10/23/07
DRO	6,200
PVOCs	
1,2,4-Trimethylbenzene	710

Sample Location	SS-1
Sample Depth	5'
Sample Date	10/23/07
DRO	ND
PVOCs	ND

Sample Location	SS-3
Sample Depth	5'
Sample Date	10/23/07
DRO	21
PVOCs	ND



- LEGEND**
- EXCAVATION AREA BOUNDARY
 - APPROXIMATE SOIL RCL EXCEEDANCE AREA
 - STRUCTURAL IMPEDIMENT AREA

- NOTES**
- SAMPLES WERE COLLECTED BY GRAEF ANHALT SCHLOEMER AND ASSOCIATES INC. FROM THE SIDEWALLS AND FLOOR OF THE ORIGINAL EXCAVATION AREA ON OCTOBER 23, 2007, AND SUBMITTED TO TESTAMERICA OF WATERTOWN, WISCONSIN FOR ANALYSIS OF DIESEL RANGE ORGANICS (DRO) AND PETROLEUM VOLATILE ORGANIC COMPOUNDS (PVOCs).
 - ONLY RESULTS FOR DETECTED PVOCs ARE PROVIDED.
 - DRO RESULTS ARE PRESENTED IN MILLIGRAMS PER KILOGRAM (MG/KG). PVOC RESULTS ARE PRESENTED IN MICROGRAMS PER KILOGRAM (µG/KG).
 - BASED ON INFORMATION PROVIDED BY SITE PERSONNEL, ADDITIONAL SOIL WAS EXCAVATED AFTER COLLECTION OF SOIL SAMPLES SS-1 THROUGH SS-4.
 - BASE MAP DEVELOPED FROM A GOOGLE PROFESSIONAL ELECTRONIC IMAGE FILE. DIGITAL AERIAL ORTHOPHOTOGRAPHY WAS PUBLISHED BY THE U.S.G.S.
 - THE USE OF AERIAL PHOTOGRAPHY CAN OFTEN MAKE BUILDINGS AND OTHER SITE FEATURES APPEAR TO BE OVERLAPPING AND DISTORTED WHEN OVERLAID WITH ACTUAL SITE FEATURES.
 - THE LOCATION OF THE FORMER UST, IMPACTED SOIL AND CONCRETE STORAGE VAULT ARE SHOWN BASED ON A FIELD SKETCH PREPARED BY GRAEF ANHALT SCHLOEMER AND ASSOCIATES, INC., DATED 10/23/07.

NO.	ISSUE/DESCRIPTION	BY	DATE
SITE PLAN WITH SOIL RCL EXCEEDANCE AREA AND STRUCTURAL IMPEDIMENT FORMER BUCYRUS INTERNATIONAL, INC. 1100 MILWAUKEE AVENUE SOUTH MILWAUKEE, WISCONSIN			
PREPARED BY: GZA GeoEnvironmental, Inc. Engineers and Scientists 2900 SWENSON DRIVE, SUITE 150 WALKESHA, WISCONSIN 53188 (262) 784-2500		PREPARED FOR:	
PROJ MGR: BGF DESIGNED BY: SEK DATE: 6/11/12	REVIEWED BY: CLK DRAWN BY: CLK PROJECT NO.: 20.0153084.00	CHECKED BY: BGF SCALE: see above REVISION NO.:	FIG C-1 SHEET NO.

UNLESS SPECIFICALLY STATED BY WRITTEN AGREEMENT, THIS DRAWING IS THE SOLE PROPERTY OF GZA (GEOENVIRONMENTAL, INC. (GZA)). THE INFORMATION SHOWN ON THE DRAWING IS SOLELY FOR USE BY GZA'S CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE FOR THE SPECIFIC PROJECT AND LOCATION IDENTIFIED ON THE DRAWING. THE DRAWING SHALL NOT BE TRANSFERRED, REUSED, COPIED, OR ALTERED IN ANY MANNER FOR USE AT ANY OTHER LOCATION OR FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF GZA. ANY TRANSFER, REUSE, OR MODIFICATION TO THE DRAWING BY THE CLIENT OR OTHERS, WITHOUT THE PRIOR WRITTEN EXPRESS CONSENT OF GZA, WILL BE AT THE USER'S SOLE RISK AND WITHOUT ANY RISK OR LIABILITY TO GZA.

5

STATE BAR OF WISCONSIN FORM 1 - 2000
WARRANTY DEED

Document Number

DOC. #
08844661

REGISTER'S OFFICE | SS
Milwaukee County, WI

RECORDED AT 02:19PM

08/17/2004

JOHN LA FAVE
REGISTER OF DEEDS

AMOUNT: 19.00

This Deed, made between INSITE SOUTH MILWAUKEE, L.L.C., an Illinois limited liability company, Grantor, and OLP JV MILWAUKEE LLC, a Delaware limited liability company.

Grantor, for a valuable consideration, conveys to Grantee the following described real estate, together with all improvements located thereon, in Milwaukee County, State of Wisconsin (the "Property") (if more space is needed, please attach addendum):

See attached Exhibit A for a description of the real estate.

Together with all appurtenant rights, title and interests.

SUBJECT TO real estate taxes for the year 2004 and subsequent years not yet due and payable and covenants, conditions and restrictions of record, including, but not limited to, matters described on Exhibit B attached hereto and all codes, ordinances and laws applicable to the Property.

Recording Area

Name and Return Address
Richard M. Figueroa, VP and Legal Counsel
One Liberty Properties, Inc.
Sixty Cutter Mill Road, Suite 303
Great Neck, New York 11021

TRANSFER

\$37,500.00
FEE

770-9999 and 771-0041-001
Parcel Identification Number (PIN)
This is not homestead property.

Dated this 12 day of August, 2004.

INSITE SOUTH MILWAUKEE, L.L.C., an Illinois limited liability company

BY: [Signature]
* David E. Cunningham, Manager

* _____

ACKNOWLEDGMENT

STATE OF ILLINOIS)
DUPAGE COUNTY)

Personally came before me this 12 day of August, 2004, David E. Cunningham the above named Manager to me known to be the person who executed the foregoing instrument and acknowledged the same on behalf of the company.

Tania Patton
* Tania Patton
Notary Public, State of Illinois
My Commission is permanent.

OFFICIAL SEAL
TANIA PATTON
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 8-2-2005
(If not, state expiration date: 8/2/05)

THIS INSTRUMENT WAS DRAFTED BY
Larissa A. Addison, Esq.
InSite Real Estate Development, L.L.C.
(Signatures may be authenticated or acknowledged. Both are not necessary.)

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

EXHIBIT A PAGE 1 OF 2

LEGAL DESCRIPTION

(See attached)

EXHIBIT "A" PAGE 2 OF 2

PARCEL 1:

PART OF THE NORTHEAST 1/4 AND NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 22 EAST, AND PART OF LOTS 1 THRU 15 INCLUSIVE IN BLOCK 13 OF ADDITION NO. 1 TO THE TOWN SITE OF SOUTH MILWAUKEE AND THE ABUTTING VACATED SOUTH 11TH AVENUE AND VACATED MONROE AVENUE AND LOTS 1 TO 8 INCLUSIVE, IN BLOCK 77, ADDITION NO. 5 OF TOWN SITE OF SOUTH MILWAUKEE, IN THE CITY OF SOUTH MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 11; THENCE SOUTH 00°00'21" EAST 33.00 FEET TO A POINT ON THE SOUTH LINE OF EAST RAWSON AVENUE AND THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED; THENCE NORTH 89°59'39" EAST ALONG THE SOUTH LINE OF EAST RAWSON AVENUE 275.87 FEET TO A POINT ON THE WEST LINE OF NORTH CHICAGO AVENUE; THENCE SOUTH 26°04'37" WEST ALONG SAID WEST LINE 192.80 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF SOUTH 10TH AVENUE; THENCE SOUTH 00°49'13" WEST ALONG SAID WEST LINE 1235.38 FEET TO A POINT 16.00 FEET NORTH 00°49'13" EAST OF THE SOUTHEAST CORNER OF BLOCK 13 OF ADDITION NO. 1 TO THE TOWN SITE OF SOUTH MILWAUKEE; THENCE NORTH 89°42'13" WEST AND PARALLEL TO THE SOUTH LINE OF SAID BLOCK 13 OF SAID SUBDIVISION, SAID LINE BEING THE NORTH LINE OF A 30 FOOT PUBLIC ALLEY 529.90 FEET TO A POINT ON THE WEST LINE OF SOUTH 11TH AVENUE; THENCE SOUTH 00°49'13" WEST ALONG SAID WEST LINE 150.00 FEET TO A POINT ON THE NORTH LINE OF MILWAUKEE AVENUE; THENCE NORTH 89°42'13" WEST ALONG SAID NORTH LINE 130.17 FEET TO A POINT ON THE EAST LINE OF THE UNION PACIFIC RAILROAD COMPANY RIGHT-OF-WAY; THENCE NORTH 10°49'32" WEST ALONG SAID EAST LINE 968.78 FEET TO A POINT; THENCE CONTINUING ALONG SAID EAST LINE NORTHWESTERLY 608.70 FEET ALONG THE ARC OF A CURVE WHOSE CENTER LIES TO THE EAST, WHOSE RADIUS IS 5675.00 FEET AND WHOSE CHORD BEARS NORTH 07°45'10" WEST 608.41 FEET TO A POINT ON THE SOUTH LINE OF EAST RAWSON AVENUE; THENCE NORTH 89°57'18" EAST ALONG SAID SOUTH LINE 752.80 FEET TO THE PLACE OF BEGINNING.

PARCEL NO. 770-9999

PARCEL 2:

LOTS 10, 11, 12, 13, 14 AND 15, IN BLOCK 4, IN TOWNSITE OF SOUTH MILWAUKEE, IN THE NORTH 1/2 OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 22 EAST, IN THE CITY OF SOUTH MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

PARCEL NO. 771-0041-001

PARCEL 3:

TOGETHER WITH EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF UNDERGROUND TUBE AND WATER MAIN AS SET FORTH IN INSTRUMENT DATED OCTOBER 6, 1949 AND RECORDED OCTOBER 7, 1949, IN THE OFFICE OF THE REGISTER OF DEEDS FOR MILWAUKEE COUNTY, WISCONSIN, IN VOLUME 2665, PAGE 82, AS DOCUMENT NO. 2891603.

PARCEL 4:

TOGETHER WITH EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF UNDERGROUND TUBE AND WATER MAIN AS SET FORTH IN INSTRUMENT DATED OCTOBER 19, 1949 AND RECORDED NOVEMBER 1, 1949, IN THE OFFICE OF THE REGISTER OF DEEDS FOR MILWAUKEE COUNTY, WISCONSIN, IN VOLUME 2674, PAGE 274, AS DOCUMENT NO. 2897197.

EXHIBIT B. PAGE 1 OF 2

PERMITTED EXCEPTIONS

1. Easement granted to The Milwaukee Electric Railway and Light Company by instrument recorded February 4, 1927 as Document No. 1496119.
2. Easement granted to The Milwaukee Electric Railway and Light Company by instrument recorded February 4, 1927 as Document No. 1496120.
3. Covenants, conditions, reservations, restrictions and/or easements contained in instrument recorded on April 20, 1937 in Reel/Volume 1481, Image/Page 367, as Document No. 2127024.
4. Terms and conditions contained in Easement for Construction and Maintenance of Underground Tube and Water Main recorded on October 7, 1949, in Reel/Volume 2665, Image/Page 82, as Document No. 2891603.
5. Terms and conditions contained in Easement for Construction and Maintenance of Underground Tube and Water Main recorded on November 1, 1949, in Reel/Volume 2674, Image/Page 274, as Document No. 2897197.
6. Easement granted to the City of South Milwaukee recorded on May 6, 1955, in Reel/Volume 3429, Image/Page 532, as Document No. 3390487.
7. Reservation for easement contained in Deed recorded on December 9, 1963, in Reel/Volume 167, Image/Page 305, as Document No. 4070388.
8. Easement granted to the City of South Milwaukee recorded on November 19, 1978, in Reel/Volume 1165, Image/Page 39, as Document No. 5272025.
9. Agreement regarding PCS PrimeCo, L.P. recorded January 14, 1997, in Reel/Volume 3967, Image/Page 1075, as Document No. 7313958.
10. Terms provisions and conditions of Site Agreement referred to by and those contained in Memorandum of PCS Site Agreement by and between Bucyrus-Eyrie Company, Owner and Marjorco, L.P., recorded on August 28, 1996, in Reel/Volume 3872, Image/Page 46, as Document No. 7259128.
11. Rights of the railroad company servicing the railroad siding, if any, located on insured premises in and to the ties, rails and other properties constituting said railroad siding or in and to the use thereof.
12. Easements, if any, of the public or any school district, utility, municipality or person, as provided in Section 80.32(4) of the Statutes, for the continued use and right of entrance, maintenance, construction and repair of underground or overground structures, improvements or service in that portion of the captioned premises which were formerly a part of S. 11th Avenue and Monroe Avenue, now vacated.

EXHIBIT B PAGE 2 OF 2

NOTE: Survey prepared by National Survey & Engineering, dated June 15, 2004, as Survey No. 160262-RMK, shows the location of a brick building over vacated S. 11th Street which may encroach over easements pursuant to Section 80.34(4) Wisconsin Statutes.

13. Encroachment of bollards, of up to 2.30 feet, over the East side of the insured premises as shown on the survey prepared by National Survey & Engineering, dated June 15, 2004, as Survey No. 160262-RMK.
14. Encroachment of building, of up to 1.96 feet, over the East side of the insured premises as shown on the survey prepared by National Survey & Engineering, dated June 15, 2004, as Survey No. 160262-RMK.
15. Encroachment of 10.90 feet of concrete wall, over the East side of the insured premises as shown on the survey prepared by National Survey & Engineering, dated June 15, 2004, as Survey No. 160262-RMK.
16. Encroachment of 4.12 feet of building and wall, over the East side of the insured premises as shown on the survey prepared by National Survey & Engineering, dated June 15, 2004, as Survey No. 160262-RMK.
17. Encroachment of fence, of up to 9.00 feet, over the West side of the insured premises as shown on the survey prepared by National Survey & Engineering, dated June 15, 2004, as Survey No. 160262-RMK.
18. Encroachment of 3.72 feet of building, over the West side of the insured premises as shown on the survey prepared by National Survey & Engineering, dated June 15, 2004, as Survey No. 160262-RMK.
19. Encroachment of utility wells, of up to 1.74 feet, over the West side of the insured premises as shown on the survey prepared by National Survey & Engineering, dated June 15, 2004, as Survey No. 160262-RMK.
20. Encroachment of concrete walk into S. 11th Avenue, along the South line of Parcel 1 of the insured premises as shown on the survey prepared by National Survey & Engineering, dated June 15, 2004, as Survey No. 160262-RMK.
21. Memorandum of Lease by and between InSite South Milwaukee, L.L.C., an Illinois limited liability company ("Landlord") and Bucyrus International, Inc., a Delaware corporation ("Tenant") dated January 4, 2002 and recorded January 22, 2002 in the Office of the Register of Deeds for Milwaukee County, Wisconsin as Document No. 8208098 as restated in Memorandum of Lease dated July =, 2004 and recorded on = as Document No. =.

NOTE: The following Leasehold Mortgage is the responsibility of (Tenant) set forth in Memorandum of Lease above and does not affect the fee to the insured.

22. Leasehold Mortgage, Security Agreement, Assignment of Rents and Leases and Financing Statement (Fixture Filing) from Bucyrus International, Inc. to GMAC Commercial Finance LLC as Agent in the original face amount of \$150,000,000.00 and all other obligations secured thereby dated July =, 2004 and recorded = in the Office of the Register of Deeds for = County, Wisconsin as Document Number =.



Caterpillar Global Mining LLC

Environmental, Health, and Safety
1100 Milwaukee Avenue - P.O. Box 500
South Milwaukee, WI 53172-0500
Ph: (+1) 414.768.4000

February 14, 2013

Mr. Eric Amadi
Hydrogeologist
Wisconsin Department of Natural Resources
2300 North Dr. Martin Luther King, Jr. Drive
Milwaukee, Wisconsin 53212

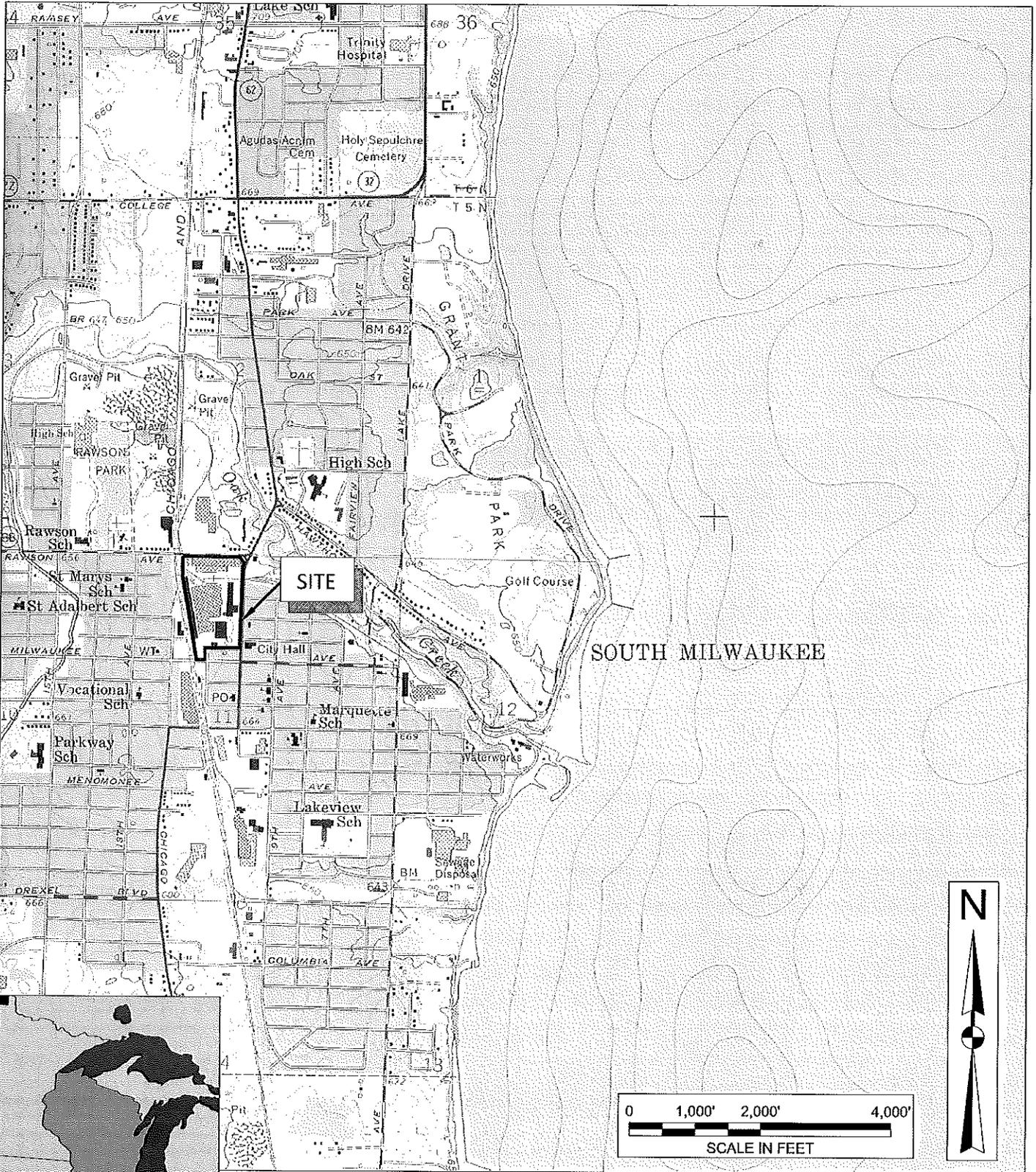
Re: Attached Legal Description
Former Bucyrus International, Inc.
1100 Milwaukee Avenue
South Milwaukee, Wisconsin
(BRRTS #03-41-551053)

Dear Mr. Amadi:

Please find the attached legal description for the Former Bucyrus International, Inc. property located at 1100 Milwaukee Avenue, South Milwaukee, Wisconsin (Parcel Identification Number 770-9999). To the best of my knowledge, the legal description describes the entire property within the impacted Site boundary and is being provided to you as part of the soil GIS Registry Packet for BRRTS Activity Number 03-41-551053.

Very truly yours,

Craig Rabe
EHS Professional



SOURCE: U.S.G.S. SOUTH MILWAUKEE, WIS.
 QUADRANGLE MAP (1958)
 PHOTOREVISED (1971)

PREPARED BY:
GZA GeoEnvironmental, Inc.
 Engineers and Scientists
 20500 SWENSON DRIVE, SUITE 150
 WAUKESHA, WISCONSIN 53190
 (262) 754-2560

PREPARED FOR:
FORMER BUCYRUS INTERNATIONAL, INC.
 1100 MILWAUKEE AVENUE
 SOUTH MILWAUKEE, WISCONSIN

NO.	ISSUE/DESCRIPTION	BY	DATE

SITE LOCATION MAP

FIGURE
A-1
 SHEET NO.

PROJ MGR: BGF
 DESIGNED BY: SEK

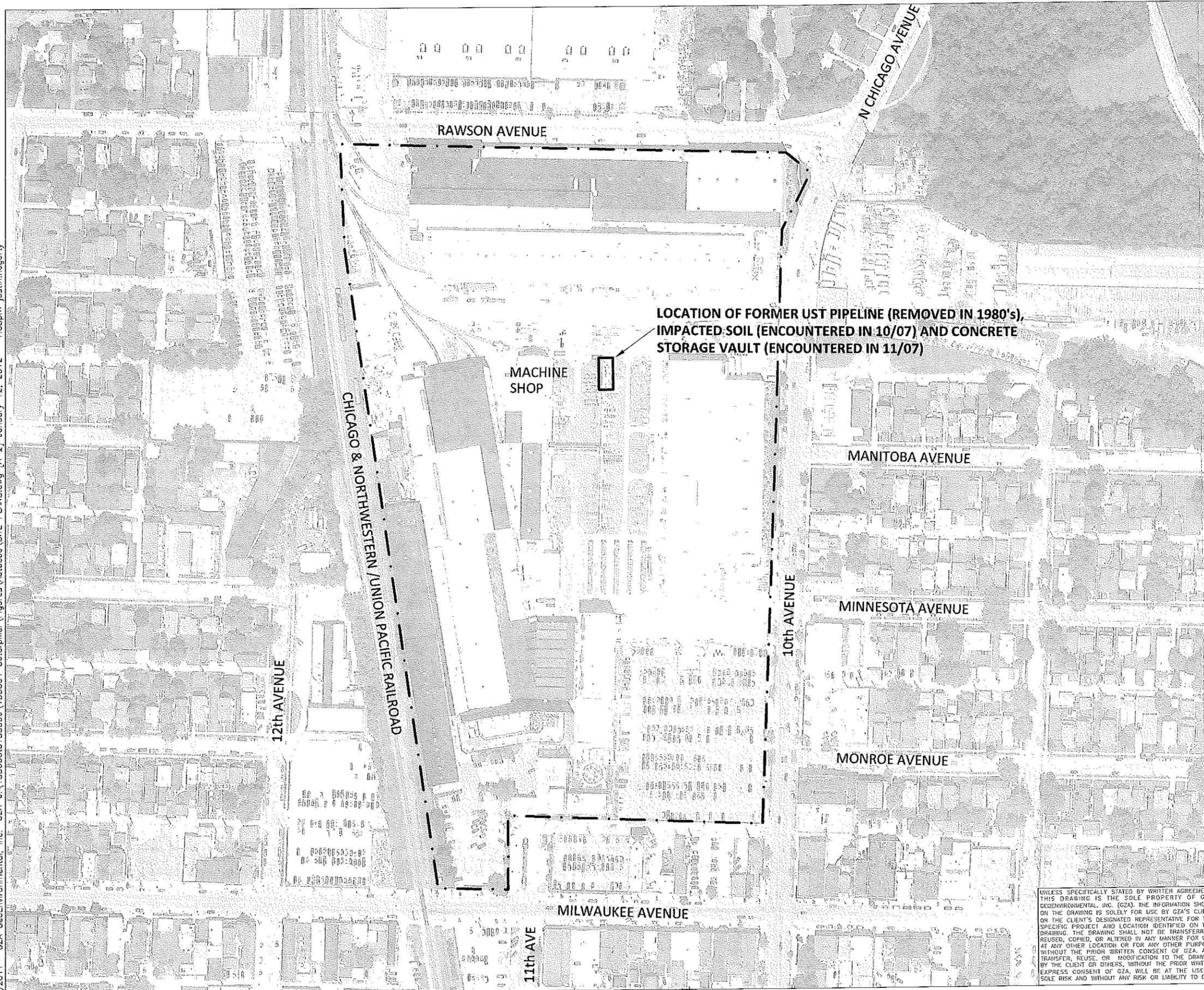
REVIEWED BY: BGF
 DRAWN BY: CLK

CHECKED BY:
 DATE: 11/02/11

PROJECT NO.: 20.0153084

REVISION NO.

UNLESS SPECIFICALLY STATED BY WRITTEN AGREEMENT, THIS DRAWING IS THE SOLE PROPERTY OF GZA GEOENVIRONMENTAL, INC. (GZA). THE INFORMATION SHOWN ON THE DRAWING IS SOLELY FOR USE BY GZA'S CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE FOR THE SPECIFIC PROJECT AND LOCATION IDENTIFIED ON THE DRAWING. THE DRAWING SHALL NOT BE TRANSFERRED, REUSED, COPIED, OR ALTERED IN ANY MANNER FOR USE AT ANY OTHER LOCATION OR FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF GZA. ANY TRANSFER, REUSE, OR MODIFICATION TO THE DRAWING BY THE CLIENT OR OTHERS, WITHOUT THE PRIOR WRITTEN EXPRESS CONSENT OF GZA, WILL BE AT THE USER'S SOLE RISK AND WITHOUT ANY RISK OR LIABILITY TO GZA.

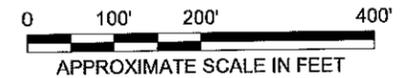


LEGEND

--- APPROXIMATE SITE BOUNDARY

NOTES

1. BASE MAP DEVELOPED FROM A GOOGLE PROFESSIONAL ELECTRONIC IMAGE FILE. DIGITAL AERIAL ORTHOPHOTOGRAPHY WAS PUBLISHED BY THE U.S.G.S.
2. THE USE OF AERIAL PHOTOGRAPHY CAN OFTEN MAKE BUILDINGS AND OTHER SITE FEATURES APPEAR TO BE OVERLAPPING AND DISTORTED WHEN OVERLAID WITH ACTUAL SITE FEATURES.
3. THE APPROXIMATE LOCATION OF THE SITE BOUNDARY WAS OBTAINED THROUGH USE OF THE LOCAL COUNTY ONLINE GIS MAPPING TOOL. THE PROGRAM NOTES THAT ALL PROPERTY BOUNDARIES ARE NOT SURVEYED AND ARE ONLY APPROXIMATE REPRESENTATIONS OF ACTUAL BOUNDARIES.
4. THE LOCATION OF THE FORMER UST, IMPACTED SOIL AND CONCRETE STORAGE VAULT ARE SHOWN BASED ON A FIELD SKETCH PREPARED BY GRAEF ANHALT SCHLOEMER AND ASSOCIATES, INC., DATED 10/23/07.



NO.	ISSUE/DESCRIPTION	BY	DATE

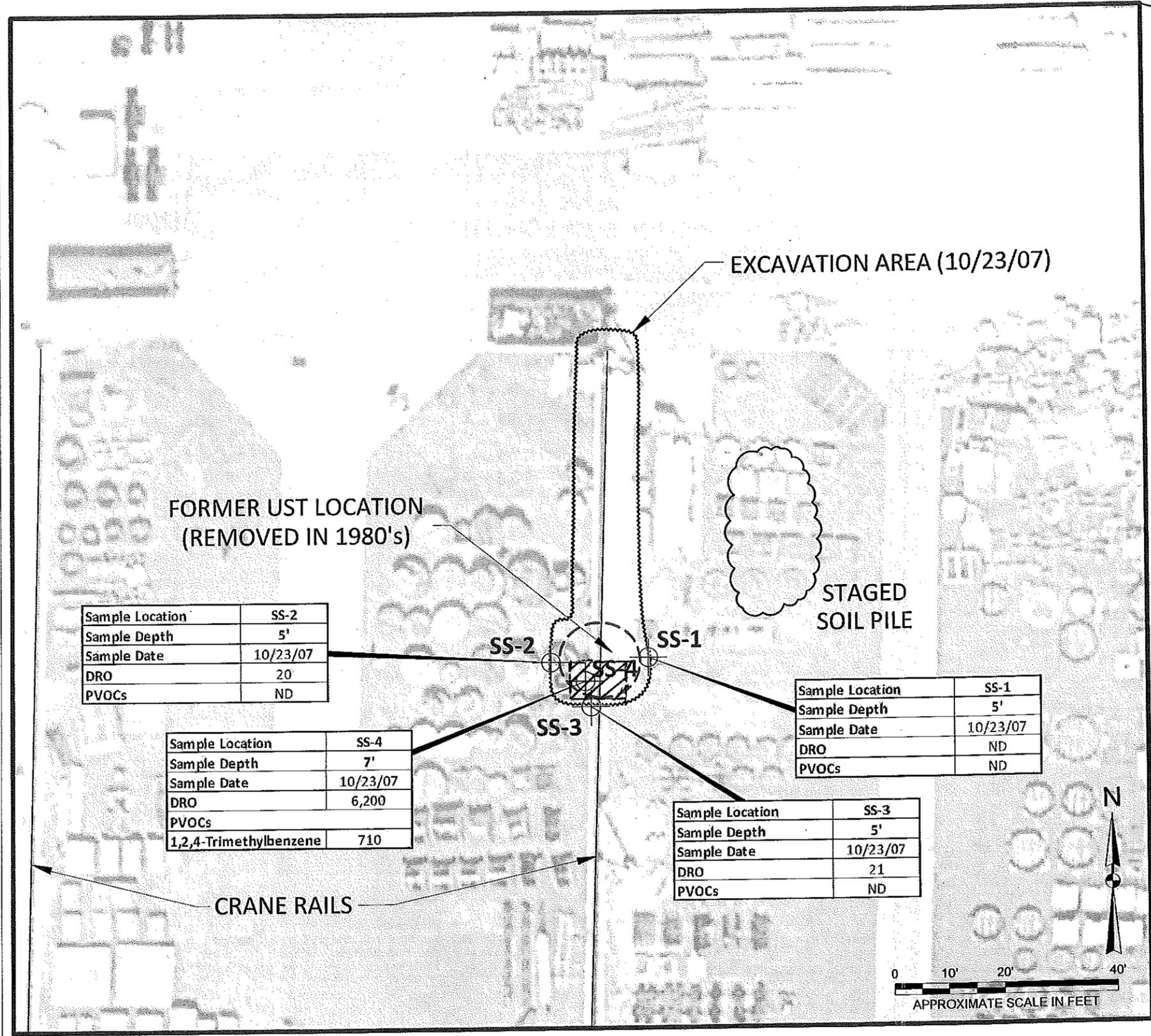
**SITE PLAN
WITH FORMER UST PIPELINE LOCATION**

FORMER BUCYRUS INTERNATIONAL, INC.
1100 MILWAUKEE AVENUE
SOUTH MILWAUKEE, WISCONSIN

PREPARED BY:  GZA GeoEnvironmental, Inc. Engineers and Scientists 20900 BIVENS DRIVE, SUITE 150 WAUKESHA, WISCONSIN 53186 (262) 754-2560		PREPARED FOR:	
PRD MGR: BGF DESIGNED BY: SEK DATE: 11/02/11	REVIEWED BY: DRAWN BY: CLK PROJECT NO.: 20.0153084.00	CHECKED BY: BGF SCALE: see above REVISION NO.	FIG A-2 SHEET NO.

UNLESS SPECIFICALLY STATED BY WRITTEN AGREEMENT, THIS DRAWING IS THE SOLE PROPERTY OF GZA GEOENVIRONMENTAL, INC. (GZA). THE INFORMATION SHOWN ON THE DRAWING IS SOLELY FOR USE BY GZA'S CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE FOR THE SPECIFIC PROJECT AND LOCATION IDENTIFIED ON THE DRAWING. THE DRAWING SHALL NOT BE TRANSFERRED, REUSED, COPIED, OR ALTERED IN ANY MANNER FOR USE AT ANY OTHER LOCATION OR FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF GZA. ANY TRANSFER, REUSE, OR MODIFICATION TO THE DRAWING BY THE CLIENT OR OTHERS, WITHOUT THE PRIOR WRITTEN EXPRESS CONSENT OF GZA, WILL BE AT THE USER'S SOLE RISK AND WITHOUT ANY RISK OR LIABILITY TO GZA.

© 2012 - GZA GeoEnvironmental, Inc. GZA-J:\153000to153099\153084_Caterpillar\Figures\Autocad\SITE PLANS.dwg [C-1 (2)] June 11, 2012 - 11:00am justin.hegarty

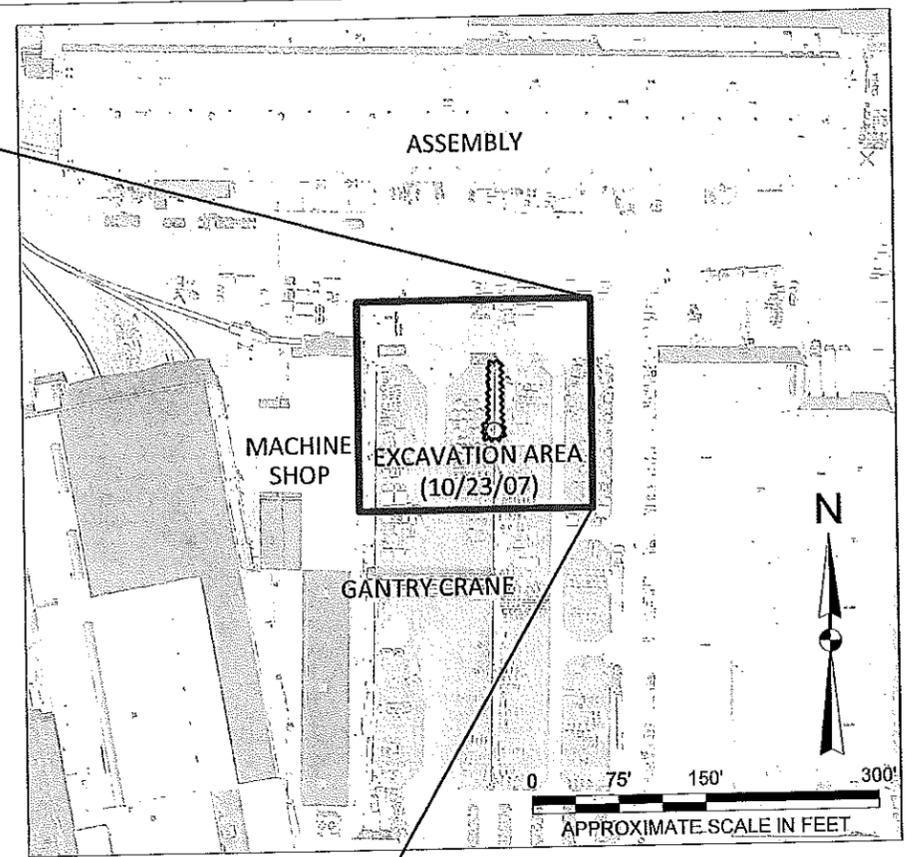
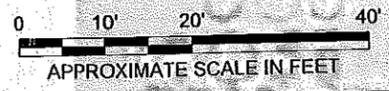


Sample Location	SS-2
Sample Depth	5'
Sample Date	10/23/07
DRO	20
PVOCs	ND

Sample Location	SS-4
Sample Depth	7'
Sample Date	10/23/07
DRO	6,200
PVOCs	
1,2,4-Trimethylbenzene	710

Sample Location	SS-1
Sample Depth	5'
Sample Date	10/23/07
DRO	ND
PVOCs	ND

Sample Location	SS-3
Sample Depth	5'
Sample Date	10/23/07
DRO	21
PVOCs	ND



- LEGEND**
- EXCAVATION AREA BOUNDARY
 - APPROXIMATE SOIL RCL EXCEEDANCE AREA
 - STRUCTURAL IMPEDIMENT AREA

- NOTES**
- SAMPLES WERE COLLECTED BY GRAEF ANHALT SCHLOEMER AND ASSOCIATES INC. FROM THE SIDEWALLS AND FLOOR OF THE ORIGINAL EXCAVATION AREA ON OCTOBER 23, 2007, AND SUBMITTED TO TESTAMERICA OF WATERTOWN, WISCONSIN FOR ANALYSIS OF DIESEL RANGE ORGANICS (DRO) AND PETROLEUM VOLATILE ORGANIC COMPOUNDS (PVOCs).
 - ONLY RESULTS FOR DETECTED PVOCs ARE PROVIDED.
 - DRO RESULTS ARE PRESENTED IN MILLIGRAMS PER KILOGRAM (MG/KG). PVOC RESULTS ARE PRESENTED IN MICROGRAMS PER KILOGRAM (µG/KG).
 - BASED ON INFORMATION PROVIDED BY SITE PERSONNEL, ADDITIONAL SOIL WAS EXCAVATED AFTER COLLECTION OF SOIL SAMPLES SS-1 THROUGH SS-4.
 - BASE MAP DEVELOPED FROM A GOOGLE PROFESSIONAL ELECTRONIC IMAGE FILE. DIGITAL AERIAL ORTHOPHOTOGRAPHY WAS PUBLISHED BY THE U.S.G.S.
 - THE USE OF AERIAL PHOTOGRAPHY CAN OFTEN MAKE BUILDINGS AND OTHER SITE FEATURES APPEAR TO BE OVERLAPPING AND DISTORTED WHEN OVERLAID WITH ACTUAL SITE FEATURES.
 - THE LOCATION OF THE FORMER UST, IMPACTED SOIL AND CONCRETE STORAGE VAULT ARE SHOWN BASED ON A FIELD SKETCH PREPARED BY GRAEF ANHALT SCHLOEMER AND ASSOCIATES, INC., DATED 10/23/07.

NO.	ISSUE/DESCRIPTION	BY	DATE
SITE PLAN WITH SOIL RCL EXCEEDANCE AREA AND STRUCTURAL IMPEDIMENT FORMER BUCYRUS INTERNATIONAL, INC. 1100 MILWAUKEE AVENUE SOUTH MILWAUKEE, WISCONSIN			
PREPARED BY: GZA GeoEnvironmental, Inc. Engineers and Scientists 2900 SWENSON DRIVE, SUITE 150 WALKESHA, WISCONSIN 53188 (262) 794-2500		PREPARED FOR:	
PROJ MGR: BGF DESIGNED BY: SEK DATE: 6/11/12	REVIEWED BY: CLK DRAWN BY: CLK PROJECT NO.: 20.0153084.00	CHECKED BY: BOF SCALE: see above REVISION NO.:	FIG C-1 SHEET NO.

UNLESS SPECIFICALLY STATED BY WRITTEN AGREEMENT, THIS DRAWING IS THE SOLE PROPERTY OF GZA (GEOENVIRONMENTAL, INC. (GZA)). THE INFORMATION SHOWN ON THE DRAWING IS SOLELY FOR USE BY GZA'S CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE FOR THE SPECIFIC PROJECT AND LOCATION IDENTIFIED ON THE DRAWING. THE DRAWING SHALL NOT BE TRANSFERRED, REUSED, COPIED, OR ALTERED IN ANY MANNER FOR USE AT ANY OTHER LOCATION OR FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF GZA. ANY TRANSFER, REUSE, OR MODIFICATION TO THE DRAWING BY THE CLIENT OR OTHERS, WITHOUT THE PRIOR WRITTEN EXPRESS CONSENT OF GZA, WILL BE AT THE USER'S SOLE RISK AND WITHOUT ANY RISK OR LIABILITY TO GZA.

TABLE 1
EXCAVATION SOIL ANALYTICAL RESULTS
Former Bucyrus International, Inc.
1100 Milwaukee Avenue
South Milwaukee, Wisconsin

PARAMETER	UNITS	Indicators of Residual Petroleum Product in Soil Pores (Ch 746, Table 1)	Protection of Human Health from Direct Contact with Contaminated Soil (Ch. 746, Table 2)	SAMPLE NUMBER, DEPTH, AND LOCATION				SAMPLE NUMBER AND LOCATION
				SS-1 (5') (East Wall Center)	SS-2 (5') West Wall Center)	SS-3 (5') (South Wall Center)	SS-4 (7') (South End Floor)	SSP-1 (Staged Soil Pile Sample)
Diesel Range Organics	mg/kg	NS	NS	<4.4	20	21	6,200	880
PVOCs								
Benzene	µg/kg	8,500	1,100	<28	<36	<29	<65	<32
Ethylbenzene	µg/kg	4,600	NS	<28	<36	<29	<65	-
Methyl tert-Butyl Ether	µg/kg	NS	NS	<28	<36	<29	<65	-
Toluene	µg/kg	38,000	NS	<28	<36	<29	<65	-
1,2,4-Trimethylbenzene	µg/kg	83,000	NS	<28	<36	<29	710	-
1,3,5-Trimethylbenzene	µg/kg	11,000	NS	<84	<110	<88	<200	-
TCLP Metals								
Lead	µg/l	NS	NS	-	-	-	-	<0.20

Notes:

- 1) Samples were collected by Graef Anhalt Schloemer and Associates Inc. from the sidewalls and floor of the original excavation area on October 23, 2007, and submitted to TestAmerica of Watertown, Wisconsin for analysis of diesel range organics (DRO) and petroleum volatile organic compounds (PVOCs). Soil sample "SSSP-1", collected from the staged pile of excavated soil at the Site, was analyzed for DRO and "Waste Management Protocol BIO-1".
- 2) µg/kg = micrograms per kilogram; mg/kg = milligrams per kilogram; and µg/l = micrograms per liter.
- 3) Detected concentrations were compared to the residual contaminant levels (RCLs) from Wisconsin Administrative Code (WAC), Chapter 746, Tables 1 and 2.
- 4) NS = No generic standard available.
- 5) "-" = Sample was not analyzed for specified parameter.
- 6) **Bold** concentrations indicate the exceedance of the lowest published RCL.

Via Certified Mail

June 7, 2013
File No. 20.0153084.00

OLP JV Milwaukee LLC
60 Cutter Mill Road, Suite 303
Great Neck, New York 11021



Subject: Former Bucyrus International, Inc. Property
1100 Milwaukee Avenue
South Milwaukee, Wisconsin
BRRTS Activity Number: 03-41-551053

Dear Sir or Madam:

20900 Swenson Drive,
Suite 150
Waukesha, Wisconsin
53186

262-754-2560
Fax: 262-754-9711

www.gza.com

You are being provided this letter as the present owner of the property at 1100 Milwaukee Avenue in South Milwaukee, Wisconsin ("Site") in regards to the investigation of a historical petroleum release at the former Bucyrus International, Inc. operations. Residual soil impacts consisting of petroleum compounds from a former underground storage tank (UST) system occur at a depth of approximately 7 feet below ground surface (bgs) at the approximate location outlined in red on the attached Figure C-1, provided as Attachment 1. Although much of the impacted soil has been removed, limited impacted soil remains at the Site.

GZA GeoEnvironmental, Inc. (GZA), on behalf of Caterpillar Global Mining, is requesting case closure from the Wisconsin Department of Natural Resources (WDNR). Case closure means that the WDNR will not require further investigation or cleanup action to be taken. However, to receive case closure, WDNR requires that the responsible party submit certain information that will be included on the Wisconsin Geographic Information System (GIS) Registry of sites. Therefore, due to the presence of petroleum impacts remaining in soil, Caterpillar Global Mining is requesting that the Site described in the legal description in Attachment 2 be placed on WDNR's soil GIS Registry as a condition of case closure. Please review the legal description of your property and notify GZA within the next 30 days if the legal description is incorrect.

WDNR will not process our request for case closure for at least 30 days after the date of this letter. As an affected property owner, you have the right to contact the WDNR to provide any technical information that you may have that indicates that closure should not be granted for the Site. If you would like to submit any information to the WDNR relevant to this closure request, you should mail the information to Mr. Eric Amadi at the following address and include BRRTS Number 03-41-551053 with any correspondence:

Wisconsin Department of Natural Resources
2300 North Dr. Martin Luther King, Jr. Drive
Milwaukee, Wisconsin 53212
Phone: 414-263-8639

Copyright© 2013 GZA GeoEnvironmental, Inc.



If soil is excavated from this area in the future, whether by the owner or the tenant of the property, the soil must be sampled and analyzed to evaluate whether residual contamination remains. If sampling confirms that contamination is present, the soil would be considered a regulated waste and would need to be handled in compliance with applicable statutes and regulations. To assist in your understanding of continuing obligations related to residual impacts on the Site, we have attached the WDNR fact sheet, RR-819, "Continuing Obligations for Environmental Protection," as Attachment 3. This fact sheet is also available at the following internet address: <http://dnr.wi.gov/files/PDF/pubs/rr/RR819.pdf>. Please notify any current and future occupants that may be affected by a continuing obligation, by supplying them with a copy of this letter.

When WDNR officially grants case closure, you may obtain a copy of the letter by requesting a copy from Caterpillar Global Mining or by accessing the WDNR GIS Registry of Closed Remediation Sites on the internet at <http://dnrmaps.wi.gov/imf/imf.jsp?site=brrts2>. The final closure letter will contain a description of any continuing owner obligations and any prohibitions on Site activities related to the residual soil contamination. A copy of the closure letter and a map of the affected property will be included as part of the Site file on the GIS Registry of Closed Remediation Sites.

If you need additional information about the Site environmental activities or the request for closure submittal, you may contact me at 20900 Swenson Drive, Suite 150, Waukesha, Wisconsin 53186 or 262-754-2567. If you need more information about cleanups and closure requirements, or to review WDNR's file on the case, you may contact Mr. Amadi at the WDNR address listed above.

Very truly yours,

GZA GeoEnvironmental, Inc.

A handwritten signature in black ink, appearing to read 'John C. Osborne', is written over a horizontal line.

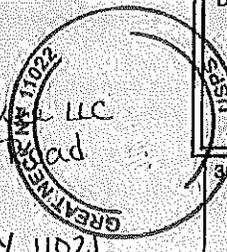
John C. Osborne, P.G.
Principal/District Office Manager

J:\153000to153099\153084 Caterpillar\00 UST Closure\Work\Soil GIS Registry\8. Letter to Site Owner.docx

Attachments:

- Attachment 1 - Figure C-1 - Site Plan with Soil RCL Exceedance Area
- Attachment 2 - Legal Description of Property
- Attachment 3 - Fact Sheet - RR 819 - Continuing Obligations for Environmental Protection

SOURCE
PROPERTY

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none">■ Complete Items 1, 2, and 3. Also complete Item 4 if Restricted Delivery is desired.■ Print your name and address on the reverse so that we can return the card to you.■ Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature  <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee
1. Article Addressed to: Dennis Hartin OLP JV Milwaukee LLC 60 Cutter Mill Road Suite 303 Great Neck NY 11021 	B. Received by (Printed Name) <input type="checkbox"/> Date of Delivery W. J. BARDY D. Is delivery address different from Item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No 3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.
2. Article Number (Transfer from service label)	4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes

7011 2970 0002 8913 9667

PS Form 3811, February 2004

Domestic Return Receipt

695-02-M-1540