

2/25/05
MB

GIS REGISTRY INFORMATION

SITE NAME: Boetek Fundley, Inc

BRRTS # and FID #: 03-41-005301 | FID# 241024770
06-41-526102

CLOSURE DATE: 01/24/2005

STREET ADDRESS: 2930 W. Center St

CITY: Milwaukee

SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection): X= 686869 Y= 290714

OFF-SOURCE CONTAMINATION (>ES): Yes No
(if there are more than 2 off-source properties, make a note and attach additional sheet(s))

IF YES, STREET ADDRESS 1: _____

GPS COORDINATES (meters in WTM91 projection): X= _____ Y= _____

IF YES, STREET ADDRESS 2: _____

GPS COORDINATES (meters in WTM91 projection): X= _____ Y= _____

CONTAMINATION IN RIGHT OF WAY: Yes No

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

DOCUMENTS NEEDED:

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

}
 per
 MW
 11/30/04



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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

Southeast Region Headquarters
2300 N. Dr. Martin Luther King, Jr. Drive
Milwaukee, Wisconsin 53212-0436
Telephone 414-263-8500
FAX 414-263-8716
TTY 414-263-8713

January 24, 2005

Mr. Geoff Pyka
Bostik Findley, Inc.
11320 Watertown Plank Road
Wauwatosa, WI 53226

Subject: *A Certificate of Completion* for the Environmental Investigation and Cleanup of Property Owned by Bostik Findley, Inc. located at 2930 West Center Street, Milwaukee, Wisconsin

Dear Mr. Pyka:

The Department of Natural Resources ("the Department") has received your request for issuance of a *Certificate of Completion* for the environmental investigation and cleanup of property owned by Bostik Findley, Inc. located at 2930 West Center Street, Milwaukee, Wisconsin, which will be referred to in this letter as "the Property". You have requested that the Department determine whether Bostik Findley, Inc. has met the requirements under s. 292.15(2), Wis. Stats., for issuance of a *Certificate of Completion*.

The Property is a parcel of real property encompassing approximately 1.5 acres and is presently unoccupied.

Determination

As you are aware, s. 292.15, Wis. Stats., authorizes the Department to issue a *Certificate of Completion* to a voluntary party that conducts an approved environmental investigation of a property and restores the environment to the extent practicable and minimizes the harmful effects with respect to hazardous substance discharges on or originating from the property. Based on the information received by the Department, the Department has determined that the investigation and cleanup of the Property is complete and that all the conditions in s. 292.15(2), Wis. Stats., have been met. Attached is the *Certificate of Completion* for this Property.

Conclusions

The Department appreciates the work undertaken by Bostik Findley, Inc. to investigate and cleanup contamination associated with the Property. The exemption provided by the *Certificate of Completion* applies to any successor or assignee of Bostik Findley, Inc. if the successor or assignee complies with the

appropriate conditions, pursuant to s. 292.15(3), Wis. Adm. Code. If you have any questions or concerns regarding this letter or the *Certificate of Completion*, please call me at (414)263-8557 or Attorney Judy Ohm at (608)266-9972.

Sincerely,

 For

Margaret M. Brunette, P.G.
Hydrogeologist
Remediation & Redevelopment Program

Attachment: *Certificate of Completion*

cc: Tanya C. O'Neill - Foley & Lardner
Judy Ohm - LS/5

State of Wisconsin
Department of Natural Resources

**CERTIFICATE OF COMPLETION
OF RESPONSE ACTIONS
UNDER SECTION 292.15(2)(a), WIS. STATS.**

Whereas, Bostik Findley, Inc. has applied for an exemption from liability under s. 292.15, Wis. Stats., for the property located at 2930 West Center Street, which is commonly referred to as Bostik – Center St., further described in the legal description found on Attachment A (“the Property”);

Whereas, an environmental investigation of the Property has been conducted and has determined that contamination exists at the Property;

Whereas, Bostik Findley, Inc. has submitted to the Wisconsin Department of Natural Resources (“WDNR”) investigation reports and a remedial action plan for the Property which comply with the requirements set forth in chs. NR 700-754, Wis. Adm. Code, consisting of the documents and reports listed in Attachment B;

Whereas, in accordance with s. 292.15(2)(a), Wis. Stats., the WDNR has determined that an environmental investigation has been conducted which adequately identified and evaluated the nature and extent of the hazardous substance discharges on the Property and WDNR has approved of the remedial action plan for the Property; and

Whereas, Bostik Findley, Inc. has filed with the Register of Deeds of Milwaukee County a deed restriction (Attachment C) on the Property which declares that the Property is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitations and restrictions:

“The paved surfaces and the building foundation that existed on the above described property on the date that this restriction was signed form a barrier that must be maintained in order to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health. These structures are also required in order to minimize the infiltration of water and prevent groundwater contamination that would violate the groundwater quality standards in ch. NR 140, Wis. Admin. Code. The paved surfaces and the building foundation shall be maintained on the above described property in the locations shown on the attached map, labeled “Historical Soil Analytical Results, Figure 1” unless another barrier, with an infiltration rate of 10^{-7} cm/sec or less, is installed and maintained in their place. The existing structures, and any replacement

barrier with an infiltration rate of 10^{-7} cm/sec or less, shall be maintained on the above described property in compliance with the "Cover System Maintenance Plan, 2930 West Center Street, Milwaukee, Wisconsin" dated November 11, 2004, that was submitted to the Wisconsin Department of Natural Resources by Bostik Findley, Inc., as required by s. NR 7224.13(2), Wis. Admin. Code (1999)."

"In addition, the following activities are prohibited on any portion of the above described property unless prior written approval has been obtained from the Wisconsin Department of Natural Resources or its successor or assign: (1) excavation or grading of the land surface; (2) filling on capped areas and areas with impervious surfaces; (3) plowing for agricultural cultivation; and (4) construction or installation of a building or other structure with a foundation that would site on or be placed within the cap or impervious surface."

Whereas, on January 19, 2005, WDNR determined that response actions necessary to restore the environment to the extent practicable with respect to the discharges and minimize the harmful effects from the discharges to the air, land, and waters of the state were completed.

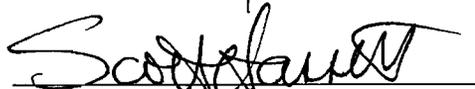
Therefore, based upon the information that has been submitted to the WDNR, the WDNR hereby certifies that the response actions set forth in the WDNR approved remedial action plan for the Property and any other necessary response actions have been completed.

Upon issuance of this Certificate, Bostik Findley, Inc. and the persons qualified for protection under s. 292.15(3), Wis. Stats., are exempt from the provisions of ss. 289.05(1), (2), (3) and (4), 289.42(1), 289.67, 291.25(1) to (5), 291.29, 291.37, 292.11(3), (4), and (7)(b) and (c) and 292.31(8), Wis. Stats., with respect to the existence of hazardous substances on or originating from the Property, the release of which occurred prior to the date the department approved the environmental investigation required under s. 292.15(2)(a)1., Wis. Stats. However, Bostik Findley, Inc. and a person otherwise qualified for protection under s. 292.15(3), Wis. Stats. who owns or controls the Property would no longer qualify for this liability exemption if that person fails to maintain or monitor the Property as required by rules promulgated by the WDNR. Any releases of a hazardous substance to or from the Property that occur after the date that the environmental investigation was approved will be the responsibility of the current Property owner and any other person who possesses or controls that discharge and any person who caused the discharge.

The protection from liability provided under s. 292.15(2), Wis. Stats., does not apply to any person who has obtained a Certificate of Completion by fraud or misrepresentation, or by the knowing failure to disclose material information or under circumstances in which Bostik Findley, Inc. knew or should have known about more discharges of hazardous substances than was revealed by the investigation approved by the WDNR.

Nothing in this Certificate or in s. 292.15, Wis. Stats., affects the authority of the WDNR to exercise any powers or duties under applicable laws other than ss. 289.05(1), (2), (3) and (4), 289.42(1), 289.67, 291.25(1) to (5), 291.29, 291.37, 292.11(3), (4), and (7)(b) and (c) and 292.31(8), Wis. Stats., with respect to any release or threatened release of contaminants at the Property, or the right of the WDNR to seek relief available against any person who is not entitled to protection from liability under s. 292.15, Wis. Stats., with respect to such release or threatened release.

SIGNED AND CERTIFIED this 20th day of January, 2005.



Scott Hassett, Secretary

Wisconsin Department of Natural Resources

ATTACHMENT A
LEGAL PROPERTY DESCRIPTION
Bostik Center Street Site

Parcel I

Lots 19 to 22 inclusive, in Block 3, in Pauline's Subdivision, in the Northeast ¼ of Section 13, in Township 7 North, Range 21 East. Said land being in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Tax Key No. 309-1133-110-8
Address: 2900-2914 W. Center Street

Parcel II

Lot 23 together with the South ½ of the vacated alley adjoining on the North, in Block 3, in Pauline's Subdivision, in the Northeast ¼ of Section 13, in Township 7 North, Range 21 East. Said land being in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Tax Key No. 309-1134-X
Address: 2918 W. Center Street

Parcel III

Lots 24, 25, 26, 27, 28, 29, 30, 31, 32 and 33, in Block 3, in Pauline's Subdivision, in the Northeast ¼ of Section 13, in Township 7 North, Range 21 East, together with the South ½ of the East-West vacant alley contiguous to the North line of Lots 24, 25 and 26 and the North ½ of the vacated alley adjacent to Lot 27. Said land being in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Tax Key No. 309-1135-110-9
Address: 2930 W. Center Street

ATTACHMENT B
INVESTIGATION AND REMEDIAL ACTION PLAN REPORTS
Bostik Center Street Site

1. *"A Report of an Underground Storage Tank Soil Assessment at Findley Adhesives, Milwaukee, Wisconsin,"* CBC Environmental Services (CBC), January 14, 1991
2. *"Report on Underground Storage Tank Removal, Site Investigation and Closure, Findley Adhesives, Inc., 2930 West Center Street, Milwaukee, Wisconsin,"* Swanson Environmental, Inc. (Swanson), March 25, 1996
3. Included as an attachment to the above report is, *"Evaluation of Site-Specific Soil Cleanup Standards, Finley Adhesives, Inc., 2930 West Center Street, Milwaukee, Wisconsin,"* Environmental Software Consultants, Inc., March 13, 1996
4. Letter to Mr. Charles Krohn, Wisconsin Department of Natural Resources (WDNR) from Mr. Wayne R. Hutchinson, Braun Intertec (Braun), *"RE: Results of Geoprobe Investigation for Chlorinated Hydrocarbons – Findley Adhesives (30th and West Center),* August 26, 1996
5. *"Sump Investigation Report,"* Braun, November 1996
6. Letter to Mr. Charles Krohn, WDNR from Mr. Wayne R. Hutchinson, Braun, *(No Subject Indicated),* December 16, 1996
7. Letter to Ms. Kim Dabertin, Findley Adhesives, Inc. from Ms. Gina Keenan, WDNR Subject: *Request for Closure, Findley Adhesives, Inc., 2930 Center Street, Milwaukee, Wisconsin. BRR-ERP FID # 241024740 BRRT # 04-41-000530,* February 27, 1997
8. Letter to Ms. Kim Dabertin, Findley Adhesives, Inc. from Ms. Gina Keenan, Wisconsin WDNR, Subject: *Request for Closure, Findley Adhesives, Inc., 2930 Center Street, Milwaukee, Wisconsin. BRR-ERP FID # 241024740 BRRT # 04-41-000530,* June 11, 1997
9. *"Phase I Environmental Site Assessment, Six Properties on N. 29th Street and W. Center Street, Milwaukee, Wisconsin,"* STS Consultants, Ltd. (STS), June 24, 1997
10. *"Phase II Investigation Report at the Properties on North 29th Street and West Center Street in Milwaukee, Wisconsin,"* STS, August 25, 1997
11. *"Addendum to the Phase II Investigation Report at the Properties on North 29th Street and West Center Street in Milwaukee, Wisconsin,"* STS, August 28, 1997

12. *"Tank Closure Report, ATO Findley, Inc. Center Street Facility, 2930 West Center Street, Milwaukee, Wisconsin,"* Braun, April 1, 1998
13. *"Phase I Environmental Site Assessment Report",* GZA GeoEnvironmental, Inc. (GZA) September 3, 2003
14. Letter to Ms. Gina Keenan, WDNR, from Mr. Bruce A. Keyes, Esq., Foley & Lardner, LLP., Subject: *Bostik Findley - Property located at 2930 West Center Street, FID # 241024740 and 3033 West Pemberton Avenue – FID # 241024630* May 14, 2004
15. *"Site Investigation Work Plan,"* ENSR, June 2, 2004
16. Letter to Ms. Gina Keenan, WDNR, from Mr. Geoff Pyka, Bostik Findley, Inc., Subject: *Bostik Findley, Inc. Property located at 2930 West Center Street, (FID # 241024740; VPLE 06-41-526102),* June 2, 2004
17. Letter to Ms. Gina Keenan, WDNR, from Mr. William Looney, ENSR, Subject: *Historical Investigation Reports and Correspondence, Former Bostik Findley, Inc. Facility, 2930 West Center Street, Milwaukee, Wisconsin. WDNR BRRTS # 03-41-000530,* June 9, 2004
18. Letter to Ms. Gina Keenan, WDNR, from Mr. William Looney, ENSR, Subject: *Historical Soil Analytical Results Drawing, Former Bostik Findley, Inc. Facility, 2930 West Center Street, Milwaukee, Wisconsin. WDNR BRRTS # 03-41-000530,* July 7, 2004
19. *"Site Investigation and Remedial Action Options Report, Former Bostik Findley, Inc. Facility, 2930 West Center Street, Milwaukee, Wisconsin, BRRTS #03-41-00530,"* ENSR, November 2004
20. *"Case Summary and Close Out Request, Former Bostik Findley, Inc. Facility, 2930 West Center Street, Milwaukee, Wisconsin, WDNR File Ref. # 03-41-005301",* ENSR November 19, 2004

ATTACHMENT C
DEED RESTRICTION
Bostik Center Street Site

See attached copy of deed restriction

Document Number

DEED RESTRICTION

Please see legal description of property below.

Wisconsin Tranverse Mercator
Coordinates:
686869, 290414

STATE OF WISCONSIN)
) ss
COUNTY OF MILWAUKEE

Recording Area

Name and Return Address
Bruce A. Keyes, Esq.
Foley & Lardner LLP
777 E. Wisconsin Ave.
Milwaukee, WI 530202-5306
ROD Box 286

309-1133-110-8; 309-1134-X
309-1135-110-9
Parcel Identification Numbers

Declaration of Restrictions

In Re: Land Situated in the County of Milwaukee, State of Wisconsin described as follows:

Parcel I: Lots 19 to 22 inclusive, in Block 3, in Pauline's Subdivision, in the Northeast ¼ of Section 13, in Township 7 North, Range 21 East. Said land being in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Parcel II: Lot 23 together with the South ½ of the vacated alley adjoining on the North, in Block 3, in Pauline's Subdivision in the Northeast ¼ of Section 13, in Township 7 North, Range 21 East. Said land being in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Parcel III: Lots 24, 25, 26, 27, 28, 29, 30, 31, 32 and 33, Block 3, Pauline's Subdivision, in the Northeast ¼ of Section 13, Township 7 North, Range 21 East, together with the South ½ of the East-West vacant alley contiguous to the North line of Lots 24, 25 and 26 and the North ½ of vacated alley adjacent to Lot 27. Said land being in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

WHEREAS, Bostik, Inc. is the owner of the above-described property.

WHEREAS, one or more chlorinated and non-chlorinated volatile and semi-volatile organic compound discharges have occurred on this property, and as of July 30, 2004 when soil

samples were collected on this property, chlorinated and non-chlorinated volatile and semi-volatile organic compound contaminated soil remained on this property at the following location: beneath the building foundation in the area known as the Main Parcel (see attached figure, "Deed Restriction Area, Figure 1").

WHEREAS, it is the desire and intention of the property owner to impose on the property restrictions which will make it unnecessary to conduct further soil remediation activities on the property at the present time.

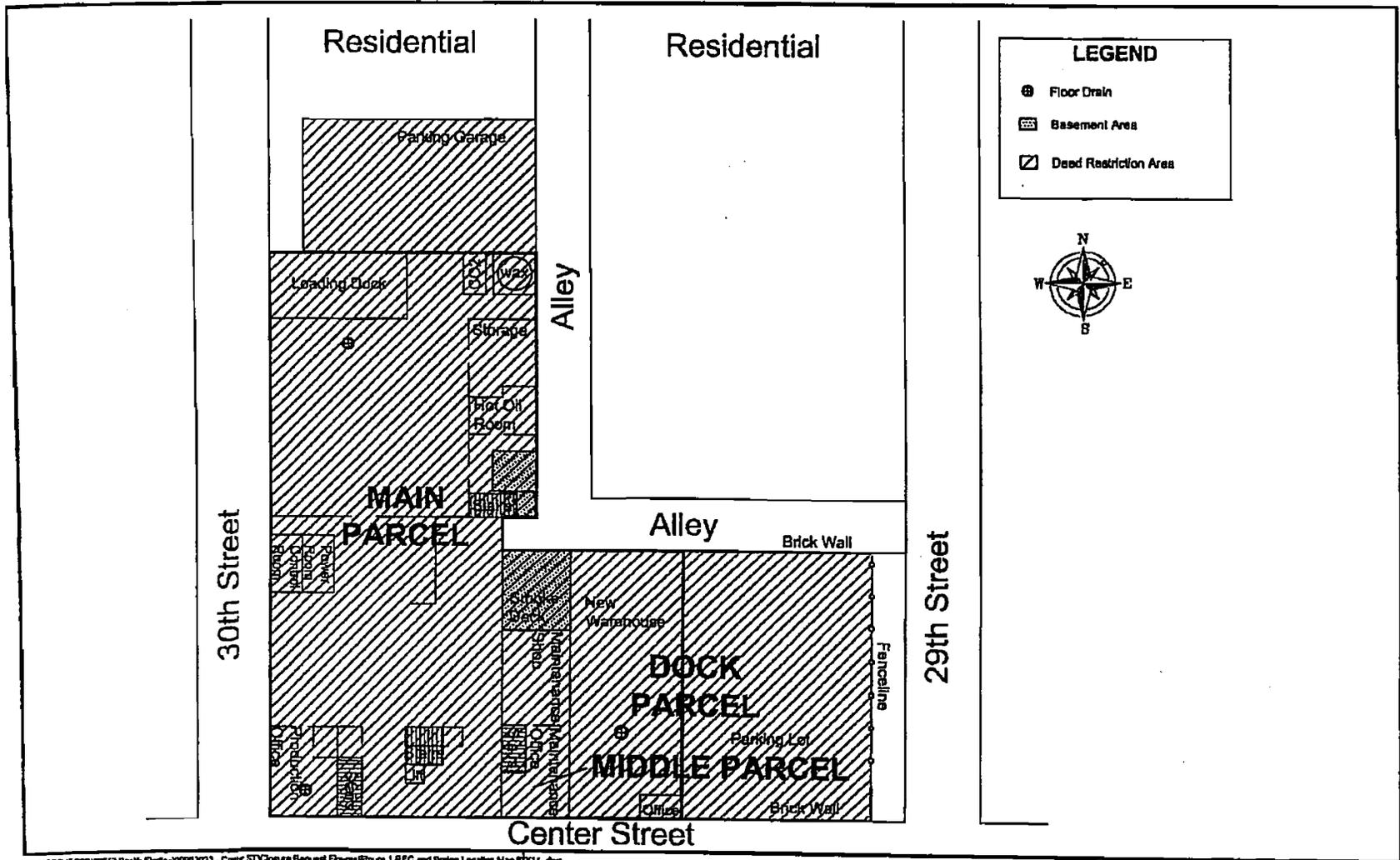
NOW THEREFORE, the owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitation and restrictions:

The paved surfaces and the building foundation that existed on the above-described property on the date that this restriction was signed form a barrier that must be maintained in order to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health. These structures are also required in order to minimize the infiltration of water and prevent groundwater contamination that would violate the groundwater quality standards in ch. NR 140, Wis. Admin. Code. The paved surfaces and the building foundation shall be maintained on the above described property in the locations shown on the attached map, labeled "Deed Restriction Area, Figure 1" unless another barrier, with an infiltration rate of 10^{-7} cm/sec or less, is installed and maintained in their place. The existing structures, and any replacement barrier with an infiltration rate of 10^{-7} cm/sec or less, shall be maintained on the above-described property in compliance with the "Cover System Maintenance Plan, 2930 West Center Street, Milwaukee, Wisconsin" that was submitted to the Wisconsin Department of Natural Resources on November 17, 2004 by Bostik, Inc., as required by s. NR 724.13(2), Wis. Admin. Code (1999).

In addition, the following activities are prohibited on any portion of the above described property unless prior written approval has been obtained from the Wisconsin Department of Natural Resources or its successor or assign: (1) excavating or grading of the land surface; (2) filling on capped areas and areas with impervious surfaces; (3) plowing for agricultural cultivation; and (4) construction or installation of a building or other structure with a foundation that would sit on or be placed within the cap or impervious surface.

Use other than industrial use or commercial use and use as a school, daycare, hospital, nursing home or other residential use is prohibited in any location on the above described property at which any portion of this deed restriction remains in effect.

This restriction is hereby declared to be a covenant running with the land and shall be fully binding upon all persons acquiring the above-described property whether by descent, devise, purchase or otherwise. This restriction inures to the benefit of and is enforceable by the Wisconsin Department of Natural Resources, its successors or assigns. The Department, its successors or assigns, may initiate proceedings at law or in equity against



J:\PROJECTS\000003\Bostik\Friday\000003023 - Center ST Closure Required Figures\Figure 1 REC and Boring Location Map EX111.dwg



DEED RESTRICTION AREA
 Bostik, Inc.
 2930 West Center Street
 Milwaukee, Wisconsin

DRWN: HEP	SCALE: 1" = 60'
CHK'D: LG	DATE: 08-03-04
APP'D: BL	FIGURE 1

**SECTION I
REQUIRED GIS REGISTRY INFORMATION
ATTACHMENTS**

- **COPY OF DEED**
- **PARCEL IDENTIFICATION NUMBER**
- **SITE LOCATION MAP**
- **MAP OF SITE IMPACTS**
- **TABLE OF MOST RECENT ANALYTICAL RESULTS**
- **SOIL IMPACT CONTOUR MAP**
- **RESPONSIBLE PARTY STATEMENT**

EXHIBIT A

Legal Description of the Property

PARCEL I

Lots 19 to 22 inclusive, in Block 3, in Pauline's Subdivision, in the Northeast 1/4 of Section 13, in Township 7 North, Range 21 East. Said land being in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Tax Key No. 309-1133-110-8
Address: 2900-2914 W. Center Street

PARCEL II

Lot 23 together with the South 1/2 of the vacated alley adjoining on the North, in Block 3, in Pauline's Subdivision, in the Northeast 1/4 of Section 13, in Township 7 North, Range 21 East. Said land being in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Tax Key No. 309-1134-X
Address: 2918 W. Center Street

PARCEL III

Lots 24, 25, 26, 27, 28, 29, 30, 31, 32 and 33, in Block 3, in Pauline's Subdivision, in the Northeast 1/4 of Section 13, in Township 7 North, Range 21 East, together with the South 1/2 of the East-West vacant alley contiguous to the North line of Lots 24, 25 and 26 and the North 1/2 of the vacated alley adjacent to Lot 27. Said land being in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Tax Key No. 309-1135-110-9
Address: 2930 W. Center Street

EXHIBIT B

Permitted Exceptions

1. General taxes for the year 2004, none now due and payable.
2. Municipal and zoning ordinances and agreements entered under them.
3. Matters that would be disclosed by an accurate survey of the Property.
4. Recorded easements for the distribution of utility and municipal services.
5. Recorded building and use restrictions and covenants.
6. Redevelopment Plan for the N. 30th Street – West Center Street Redevelopment Project Area recorded on June 19, 1979, as Document No. 5321017.

Prepared For: Attorney Charles Benner
Foley & Lardner
First Wisconsin Center
777 East Wisconsin Avenue
Milwaukee, WI 53202-5367

Revised November 9, 2004
Commitment Number: M-143277
Refer inquiries to: Ann E. Mattes
(262)754-8899

SCHEDULE A

Effective Date: July 21, 2004 at 08:00 AM.

1. Policy (or Policies) to be issued:

- (a) Owner's Policy (Form B Amended 10/17/92) Policy Amount \$To be determined
Proposed Insured:

"A Legally Qualified Grantee to be Named"
- (b) Loan Policy (ALTA Loan Policy (10/17/92)) Policy Amount \$None
Proposed Insured:

None

2. Title to the fee simple estate or interest in the land described or referred to in this Commitment is at the Effective Date of record in:

Ato Findley, Inc. as to Parcel I and Robert D. Zarne and Jeane K. Zarne, husband and wife as to Parcel II and Findley Adhesives, Inc. as to Parcel III

3. The land referred to in the Commitment is described as follows:

Parcel I: Lots 19 to 22 inclusive, in Block 3, in Pauline's Subdivision, in the Northeast 1/4 of Section 13, in Township 7 North, Range 21 East. Said land being in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Tax Key No.: 309-1133-110-8
Property Address: 2900-2914 W. Center Street

Parcel II: Lot 23 together with the South 1/2 of the vacated alley adjoining on the North, in Block 3, in Pauline's Subdivision in the Northeast 1/4 of Section 13, in Township 7 North, Range 21 East. Said land being in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Tax Key No.: 309-1134-X
Property Address: 2918 W. Center Street

Parcel III: Lots 24, 25, 26, 27, 28, 29, 30, 31, 32 and 33, Block 3, Pauline's Subdivision, in the Northeast 1/4 of Section 13, Township 7 North, Range 21 East, together with the South 1/2 of the East-West vacant alley contiguous to the North line of Lots 24, 25 and 26 and the North 1/2 of vacated alley adjacent to Lot 27. Said land being in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Tax Key No.: 309-1135-110-9
Property Address: 2930 W. Center Street

Prepared by Knight-Barry Title, Inc. agent for First American Title Insurance Company				
835 Wisconsin Avenue Racine, WI 53403 (262) 633-2479 Fax: (262) 633-4928	14640 W. Greenfield Ave Brookfield, WI 53005 (262) 754-8899 Fax: (262) 754-8890	7991 Sheridan Road Kenosha, WI 53143 (262) 657-2599 Fax: (262) 657-2580	125 W. Grand Avenue Port Washington, WI 53074 (262) 284-2630 Fax: (262) 284-3535	123 S. 6 th Ave West Bend, WI 53095 (262) 335-2999 Fax: (262) 335-3966

Commitment Number: M-143277

**SCHEDULE B - SECTION I
REQUIREMENTS**

The following are the requirements to be complied with:

- a. Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured.
- b. Payment to the Company of the premiums, fees and charges for the policy:
- c. Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record, to wit:

Deed from Ato Findley, Inc. as to Parcel I and Robert D. Zarne and Jeane K. Zarne, husband and wife as to Parcel II and Findley Adhesives, Inc. as to Parcel III to "A Legally Qualified Grantee to be Named"

We should be furnished with a certified copy of the resolution adopted by the Board of Directors of Ato Findley, Inc. authorizing the execution of the proposed deed.

We should be furnished with a certified copy of the resolution adopted by the Board of Directors of Findley Adhesives, Inc. authorizing the execution of the proposed deed.

Prepared by Knight-Barry Title, Inc. agent for First American Title Insurance Company

835 Wisconsin Avenue
Racine, WI 53403
(262) 633-2479
Fax: (262) 633-4928

14640 W. Greenfield Ave
Brookfield, WI 53005
(262) 754-8899
Fax: (262) 754-8890

7991 Sheridan Road
Kenosha, WI 53143
(262) 657-2599
Fax: (262) 657-2580

125 W. Grand Avenue
Port Washington, WI 53074
(262) 284-2630
Fax: (262) 284-3535

123 S. 6th Ave
West Bend, WI 53095
(262) 335-2999
Fax: (262) 335-3966

Commitment Number: M-143277

SCHEDULE B - SECTION II EXCEPTIONS

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the company:

1. **Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.** *(This exception can be removed only if a GAP Endorsement is attached to this commitment and the requirements for the issuance of "gap" coverage as described in the endorsement are met, including the payment of the premium)*
2. **Special taxes or assessments, if any, payable with the taxes levied or to be levied for the current and subsequent years.** *(This exception can be removed only if the Company receives written evidence from the municipality that there are no special assessments against the Land, or that all such items have been paid in full.)*
3. **Liens, hook-up charges or fees, deferred charges, reserve capacity assessments, impact fees, or other charges or fees due payable on the development or improvement of the Land, whether assessed or charged before or after the date of the policy.** *(This exception can be removed only if the Company receives (1) written evidence from the municipality that there are no deferred charges, hook-up fees, or other fees or charges attaching to the property; (2) evidence that the Land contains a completed building; and (3) a statement showing that the land has a water and sewer use account. If the land is vacant, this exception will not be removed.)*
4. **Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.** *(This exception will be removed only if the company receives a Construction Work and Tenant Affidavit on a form prepared by the Company and the following is true:
NO WORK DONE: the affidavit must establish that there has been no lienable construction work in the previous six months.
REPAIR WORK DONE: if repair work has been done on an existing structure in the last six months, the Affidavit must accurately disclose all parties who have done lienable work in the last six months, and have attached to it original waivers of lien from each person or company.
NEW CONSTRUCTION: if the property contains a newly-built structure, the Affidavit must incorporate a complete list of parties who have done lienable work in the last six months, and have attached to it original full waivers of lien from each person or company. If Exception 4 is removed, it may be replaced by the following exception: "Any construction lien claim by a party not shown on the Construction Work and Tenants Affidavit supplied to the Company."*
5. **Rights or claims of parties in possession not shown by the public records.** *(This exception will be removed only if the company receives a Construction Work and Tenants Affidavit on a form prepared by the Company. If the Affidavit shows that there are tenants, Exception 5 will be replaced by an exception for the rights of the tenants disclosed by the Affidavit.)*
6. **Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.** *(This exception will be removed only if the company receives an original survey which (i) is a current date, (ii) is satisfactory to the company, and (iii) complies with the current ALTA.ACSM Minimum Survey Standards or Wisconsin Administrative Code AE-7. If the survey shows matters which effect title to the property, this exception will be replaced by an exception describing those matters.)*
7. **Easements or claims of easements not shown by the public records.** *(This exception will be removed only if the*

Prepared by Knight-Barry Title, Inc. agent for First American Title Insurance Company

835 Wisconsin Avenue
Racine, WI 53403
(262) 633-2479
Fax: (262) 633-4928

14640 W. Greenfield Ave
Brookfield, WI 53005
(262) 754-8899
Fax: (262) 754-8890

7991 Sheridan Road
Kenosha, WI 53143
(262) 657-2599
Fax: (262) 657-2580

125 W. Grand Avenue
Port Washington, WI 53074
(262) 284-2630
Fax: (262) 284-3535

123 S. 6th Ave
West Bend, WI 53095
(262) 335-2999
Fax: (262) 335-3966

company receives an original survey which (i) has a current date, (ii) is satisfactory to the company, and (iii) complies with the current ALTA.ACSM Minimum Survey Standards or Wisconsin Administrative Code AE-7. If the survey shows matters which effect title to the property, this exception will be replaced by an exception describing those matters.)

8. Any claim of adverse possession or prescriptive easement. (This exception will be removed only if the company receives an original survey which (i) has a current date, (ii) is satisfactory to the company, and (iii) complies with the current ALTA.ACSM Minimum Survey Standards or Wisconsin Administrative Code AE-7. If the survey shows matters which effect title to the property, this exception will be replaced by an exception describing those matters.)
9. General taxes for the year 2004.
10. Redevelopment Plan for the N. 30th Street – West Center Street Redevelopment Project Area recorded on June 19, 1979, as Document No. 5321017.
11. Memorandum of Lease between Robert D. Zarne and Jeane K. Zarne and Ato Findley, Inc. recorded on March 25, 1996, as Document No. 7196123. (Affects Parcel II)
12. Mortgage, according to the terms and provisions thereof, from Stanley Morrow and Cora Morrow, to First Savings Association to secure the originally stated indebtedness of \$9,812.40, and any other amount payable under the terms thereof, recorded on September 19, 1978, as Document No. 5252245. (Parcel III)
Stanley Morrow and Cora Morrow listed above were former owners of record.
13. Mortgage, Assignment of Leases and Rents and Security Agreement according to the terms and provisions thereof, from Findley Adhesives, Inc., to Bankers Trust Company to secure the originally stated indebtedness of \$43,000,000.00, and any other amount payable under the terms thereof, recorded on March 9, 1988, as Document No. 6152210. (Parcel III)
Mortgage Modification Agreement recorded in the office of the Register of Deeds for Milwaukee County, Wisconsin on February 15, 1991, as Document No. 6458137.
Mortgage Modification Agreement recorded in the office of the Register of Deeds for Milwaukee County, Wisconsin on January 12, 1993, as Document No. 6713858.
14. Assignment of Rents and Leases, with Power of Attorney, given as additional security for the payment of the above mortgage executed by Findley Adhesives, Inc. to Bankers Trust Company, dated February 8, 1988 and recorded in the office of the Register of Deeds for Milwaukee County, Wisconsin on March 9, 1988, as Document No. 6152211. (Parcel III)
Assignment of Rents and Leases Modification Agreement recorded in the office of the Register of Deeds for Milwaukee County, Wisconsin on February 15, 1991, as Document No. 6458138.
Assignment of Rents and Leases Modification Agreement recorded in the office of the Register of Deeds for Milwaukee County, Wisconsin on January 12, 1993, as Document No. 6713859.

If applicable, copies of this commitment have been sent to:

Prepared by Knight-Barry Title, Inc. agent for First American Title Insurance Company

835 Wisconsin Avenue Racine, WI 53403 (262) 633-2479 Fax: (262) 633-4928	14640 W. Greenfield Ave Brookfield, WI 53005 (262) 754-8899 Fax: (262) 754-8890	7991 Sheridan Road Kenosha, WI 53143 (262) 657-2599 Fax: (262) 657-2580	125 W. Grand Avenue Port Washington, WI 53074 (262) 284-2630 Fax: (262) 284-3535	123 S. 6 th Ave West Bend, WI 53095 (262) 335-2999 Fax: (262) 335-3966
---	--	--	---	--

DOCUMENT NO

REEL 1278 sub 756

2-41904T

STATE BAR OF WISCONSIN - FORM 1
WARRANTY DEED
THIS SPACE RESERVED FOR RECORDING DATA

This Deed, made between Howard A. Knauber and
Ida May Knauber
Grantor
and Findley Adhesives, Inc., a Delaware
corporation
Grantee,
Witnesseth, That the said Grantor, for a valuable consideration,
in hand paid hereby,
conveys to Grantee the following described real estate in Milwaukee
County, State of Wisconsin:

5382954
REGISTER'S OFFICE
Milwaukee County, WI
RECORDED AT 9:51 PM
FEB 15 1980
REEL 1278 IMAGE 756
REGISTER
OF DEEDS

WITNESSETH TO Richard J. Bliss
Godfrey & Kahn, S.C.
780 N. Water St.
Milwaukee, WI 53202
Tax Key No. 309-1136-0

Lot Thirty-one (31) in Block Three (3) in Pauline's Subdivision,
in the North East One-quarter (1/4) of Section Thirteen (13),
Township Seven (7) North, Range Twenty-one (21) East, in the
City of Milwaukee, Milwaukee County, Wisconsin.

PAULIN 130

DOC # 5382954
RECORD 4:00
RTA 3:50
F CASH F 1:34
#73718 COOI ROL 1:34
FEB 15 '80

TRANSFER
\$ 5.50
FB

This is not homestead property.
(is) (is not)
Together with all and singular the hereditaments and appurtenances thereto belonging;
And Grantors, jointly and severally,
warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except municipal
and zoning ordinances, recorded easements for public utilities located
adjacent to side and rear lot lines, recorded building and use re-
strictions and covenants and general taxes levied in 1980
and will warrant and defend the same.

Dated this 12 day of February, 1980.

(SEAL) Howard A. Knauber (SEAL)
Howard A. Knauber
(SEAL) Ida May Knauber (SEAL)
Ida May Knauber

AUTHENTICATION
Signatures authenticated this 12 day of
February, 1980.

Richard J. Bliss
TITLE: MEMBER STATE BAR OF WISCONSIN
(If not authorized by § 706.02, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY
Richard J. Bliss

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

ACKNOWLEDGMENT
STATE OF WISCONSIN

County, _____
Personally came before me, this _____ day of _____
the above named _____

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

Notary Public _____ County, Wis.
My Commission is permanent. (If not, state expiration date: _____)

*Names of persons signing in any capacity should be typed or printed below their signatures.

WARRANTY DEED

STATE BAR OF WISCONSIN
FORM No. 1 - 1977

Wisconsin Legal Book Co., Inc.
Madison, Wis. (7-63889)

DOCUMENT NO. STATE OF WISCONSIN FORM 1-1988
WARRANTY DEED

THIS SPACE RESERVED FOR BELONGING DATA

1613 REG 1653

5694317

REGISTER'S OFFICE } SS
Milwaukee County, WI }
RECORDED AT 3:30 PM

FEB 17 1984

REEL 1613 IMAGE 1683

REGISTER OF DEEDS

This Deed, made between Johnnie Morrow, also known as John Morrow Grantor,
and Findley Adhesives, Inc. Grantee,

Witnesseth, That the said Grantor, for a valuable consideration, One Dollar and other good and valuable consideration conveys to Grantee the following described real estate in Milwaukee County, State of Wisconsin:

RETURN TO Grantle
2135 W 20th St
Milwaukee, WI 53210

Tax Parcel No: 309-1137-6

Lot 33 in Block 3 in Pauline's Subdivision, in the Northeast 1/4 of Section 13, in Township 7 North, Range 21 East, in the City and County of Milwaukee, State of Wisconsin.

TRANSFER
\$ 64.80
FFF

DOC # 5694317 #
RECORD 4.00
RTX 64.80

This is not homestead property.
(1) (is not)

Together with all and singular the hereditaments and appurtenances thereto belonging;
And Johnnie Morrow warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances excepting Municipal and zoning ordinances, recorded easements for public utilities located adjacent to side and rear lot lines, recorded building and use restrictions and covenants, and general taxes levied in the current year and will warrant and defend the same.

Dated this 10th day of February, 1984.

Johnnie Morrow, a/k/a John Morrow

AUTHENTICATION

Signature(s) _____
authenticated this _____ day of _____, 19____

TITLE MEMBER STATE BAR OF WISCONSIN
(If not, certified by § 708.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY
Title Corp. of Wisconsin, Inc.
John K. Persak
(Signatures may be authenticated or acknowledged. Both are not necessary.)

ACKNOWLEDGMENT

STATE OF WISCONSIN }
Milwaukee County, }
Personally came before me this 10th day of February, 1984, the above named Johnnie Morrow, a/k/a John Morrow

to me known to be the person who executed the foregoing instrument and acknowledge the same.
Shirley A. Underberg
Shirley A. Underberg
Notary Public Milwaukee County, Wis.
My Commission is permanent (if not, state expiration date) September 23, 1984.

*Names of persons serving in any capacity should be typed or printed below their signatures.

5694317

400

Mer-M-22547 A

DOCUMENT NO.

REEL 1624 MAG 382

Mighty Company, Inc.

conveys and warrants to

Findley Adhesives, Inc.

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

Lot Thirty-three (33) in Block Three (3), in Pauline's Subdivision in the Northeast One-quarter (1/4) of Section Thirteen (13), in Township Seven (7) North, Range Twenty-one (21) East, in the City of Milwaukee, Milwaukee County, Wisconsin.

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

5703608 REGISTER'S OFFICE Milwaukee County, WI RECORDED AT 2:45 PM

MAR 28 1984

REEL 1624 IMAGE 382

Walter Broyal REGISTRAR OF DEEDS

RETURN TO: FINDLEY ADHESIVES, INC 333 BISHOP'S WAY BROOKFIELD, WI 53005 ATTN: RALPH LEWIS Tax Key No. 309-1138-1

DOC # 3703608 RECORD 4.00 RTX 45.00

TRANSFER \$45.00 FEE

This is not homesteaded property. (if (in not))

Exception to warranties: easements, restrictions and zoning ordinances

Dated this 27th day of March 1984.

Mighty Company, Inc.

(SEAL) BY: Tom Frenkel, President (SEAL)

(SEAL) Tom Frenkel, President (SEAL)

AUTHENTICATION

Signatures authenticated this day of 1984.

TITLE: MEMBER STATE BAR OF WISCONSIN (if not, authorized by § 706.04, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY James R. Hanley

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

ACKNOWLEDGMENT

STATE OF WISCONSIN

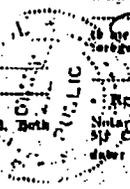
Milwaukee County, Wis.

Personally came before me, this 27th day of March, 1984 the above named

Tom Frenkel

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

Roger K. Nichol Notary Public Milwaukee County, Wis. My Commission is permanent. (If not, state expiration date: 6-14 1987)



5703608

WARRANTY DEED

STATE BAR OF WISCONSIN FORM No. 8-1977

Wisconsin Legal Blank No. 700 (7/28/81)

7460157

STATE BAR OF WISCONSIN FORM 1 - 1982

WARRANTY DEED

DOCUMENT NO.

REEL 4199 IMAGE 1364

This Deed, made between
ELLIAM TONEY and BERNICE TONEY
and ATO FINDLEY INC. Grantor.

REGISTRY'S OFFICE
Milwaukee County, WI } 88
RECORDED AT
DEC 1 0 1987
REEL 4199 IMAGE 1364
REGISTER
OF DEEDS

Witnesseth, That the said Grantor, for a valuable consideration of seven
dollar and other good and valuable consideration
conveys to Grantee the following described real estate in MILWAUKEE
County, State of Wisconsin.

THIS SPACE RESERVED FOR RECORDING DATA
NAME AND RETURN ADDRESS
ATO FINDLEY INC.
c/o Charles H. Ritter
F&K Corp.
737 E. Wisconsin Ave.
Milwaukee, WI 53202

TRANSFER
\$ 57.00
FEE

708-1128-2
MILWAUKEE COUNTY CLERK

The South 30 feet of the North 60 feet of Lot 19 and 20 in Block 3, in
Paulines Subdivision in the Northeast 1/4 of Section 13, in Township 7
North, Range 21 East, in the City of Milwaukee, Milwaukee County,
Wisconsin.

7460157
RECORD 16.00
RTX 57.00

This is not homestead property.

Together with all and singular the hereunto and appurtenances thereto belonging,
warrants that the title is good, valid, lawful in fee simple and free and clear of encumbrances except municipal and zoning
ordinances and agreements entered under them, recorded easements for the distribution
of utility and municipal services, recorded building and use restrictions and covenants,
general taxes levied in the year of closing;
and will warrant and defend the same.

Deed this 1st day of December 19 87
E. Toney (SEAL) B. Toney (SEAL)
• ELLIAM TONEY • BERNICE TONEY
• (SEAL) • (SEAL)

AUTHENTICATION
Signature(s) _____
Authenticated this _____ day of _____ 19 _____

ACKNOWLEDGMENT
State of Wisconsin, }
County of Milwaukee }
Personally came before me this 1st day of
December 19 87, the above named
ELLIAM TONEY and BERNICE TONEY

TITLE MEMBER STATE BAR OF WISCONSIN
(If not, authorized by 1708 G, Wis. Stats.)

to me (shown to be the person) _____ who signed the foregoing
instrument and acknowledged it as his
Debra A. Smith
Notary Public, Milwaukee County, Wis.
My commission expires on 4-77 1988

THIS INSTRUMENT WAS DRAFTED BY
Under the Supervision of
Attorney Ellen Pokras McCracken



WARRANTY DEED

STATE BAR OF WISCONSIN
Form No. 1 - 1982

OFF FORM 2083 rev. 8-80
9-18406-77

7442108

REEL 4171 IMAGE 1113
QUIT CLAIM DEED

Document Number

Name and Return Address:
ATU Hurdley Inc.,
11321 Watertown Plank Road
Watertown, WI 53226

Tax Key No.: 309-1132-9, 309-1133-4, 309-1131-3, 309-1130-8

THIS INDENTURE, Made this 17th day of February
A.D. 19 97 between City of Milwaukee, a municipal 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 ATU Hurdley herein
referred to as "Buyer", party of the second part.

REGISTERS OFFICE }
Milwaukee County, WI } 85 -2:00 PM
RECORDED AT -2:00 PM

OCT 20 1997
REEL 4171 IMAGE 1113-1114
W. C. BERRY REGISTER
OF DEEDS

Recording Area

WITNESSETH, That the said party of the first part, for and in consideration of the sum of Two Thousand and No/100ths
(\$2,000.00) Dollars 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 and quietelmed, and by these presents does give
grant and assigns forever, the following described real estate, situated in the City of Milwaukee and County of Milwaukee,
State of Wisconsin, to-wit:

Lots 21 and 22 and the South 60 feet of Lots 19 & 20, in Block 3, in Pauline's Subdivision in the Northeast
1/4 of Section 13, Township 7 North, Range 21 East.

Address: 2911 West Center Street, 2914 West Center Street, 2701 North 29th Street, 2705-07 North 29th
Street

CREO No.: 309-106, 107, 108, 111

7442108 N
RECORD 12.00

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto
belonging or in any wise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever of the said
party of the first part, either in law or equity, other in possession or expectancy of, to the only proper use, benefit and
behalf of the said party of the second part, his/her/their heirs and assigns forever.

IN WITNESS WHEREOF, the said City of Milwaukee, party of the first part, has caused these presents to be signed by
John O. Norquist, its Mayor, and by Ronald D. Leonhardt, its City Clerk, and countersigned by
Anita W. Paretti, its Deputy City Comptroller, at Milwaukee, Wisconsin, and its corporate seal to be
hereunto affixed, this 17th day of February, A.D. 19 97.

Signed and sealed in presence
of

FEE
77.25 (2)
EXEMPT

CITY OF MILWAUKEE

Roch. E. Weyant

By John O. Norquist
John O. Norquist Mayor

Lutheran H. Albrecht

Ronald D. Leonhardt
Ronald D. Leonhardt City Clerk

COUNTERSIGNED:

Anita W. Paretti

Anita W. Paretti
Anita W. Paretti City Comptroller

11 3/18/97

1700

REC-4171 MAR 1 1997

STATE OF WISCONSIN)
MILWAUKEE COUNTY) ss.

Personally came before me this 14th day of February, A.D. 1997 Mayor of the above named municipal corporation, to me known to be the person who executed the foregoing instrument and to me known to be such mayor of said municipal corporation, and acknowledged that he executed the foregoing instrument as such officer as the deed of said municipal corporation, by its authority, and pursuant to resolution file No. 961381 adopted by its Common Council on January 17, 1997.



Rud E. Wyttenbach
Notary Public, Milwaukee County, Wisconsin
My commission expires 3-2, A.D. 1997

STATE OF WISCONSIN)
MILWAUKEE COUNTY) ss.

Personally came before me this 17th day of February, A.D. 1997, City Clerk of the above named municipal corporation, to me known to be the person who executed the foregoing instrument and to me known to be such city clerk of said municipal corporation, and acknowledged that he/she executed the foregoing instrument as such officer as the deed of said municipal corporation, by its authority, and pursuant to resolution file No. 961381 adopted by its Common Council on January 17, 1997.

(Notarial Seal)

William H. ...
Notary Public, Milwaukee County, Wisconsin
My commission expires ..., A.D. 19...

STATE OF WISCONSIN)
MILWAUKEE COUNTY) ss.

Personally came before me this 21st day of February, A.D. 1997, DEPUTY City Comptroller of the above named municipal corporation, to me known to be the person who executed the foregoing instrument and to me known to be such City Comptroller of said municipal corporation, and acknowledged that he/she executed the foregoing instrument as such officer as the deed of said municipal corporation, by its authority, and pursuant to resolution file No. 961381 adopted by its Common Council on January 17, 1997.



...
Notary Public, Milwaukee County, Wisconsin
My commission expires 10-24, A.D. 1997

This transaction is exempt from the Wisconsin Real Estate Transfer Fee and Transfer Return pursuant to Sec. 77.25 (2) of the Wisconsin Statutes.

This document drafted by the City of Milwaukee

...
...
...

10

REC-2001-1693
WARRANTY DEED
STATE BAR OF WISCONSIN FORM 2-1982

THIS SPACE RESERVED FOR RECORDING DATA

5993558

REGISTER'S OFFICE
Milwaukee County, WI
RECORDED AT 12:03 PM

DEC - 8 1986

REEL 2001 IMAGE 1693

REGISTER OF DEEDS

RETURN TO Robert Zarna
7420 - No Longene Rd.
Milwaukee 53217

Tax Parcel No: 309-1134-X

5993558

DOCUMENT NO.

Claire Krom

conveys and warrants to Robert D. Zarna and Jeanne K. Zarna, his wife, as survivorship marital property

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

Lot 23 together with the South 1/2 of the vacated alley adjoining on the North, in Block J, in Pauline's Subdivision in the North East 1/4 of Section 13, in Township 7 North, Range 21 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

TRANSFER \$45.00 FEE

RECORD 4.00
RTX 45.00

This is not homestead property.

Exception to warranties: Excepting Municipal and Zoning Ordinances, easements and restrictions of record general and special taxes and assessments levied for the current and subsequent years.

Dated this 24th day of November, 1986.

(SEAL) X *Claire Krom* (SEAL)
Claire Krom (SEAL)

AUTHENTICATION

Signature(s) Claire Krom
authenticated this 24 day of November, 1986
Richard L. Corbin
Richard L. Corbin
TITLE: MEMBER STATE BAR OF WISCONSIN
(If not authorized by § 706.08, Wis. Stats.)

ACKNOWLEDGMENT

STATE OF WISCONSIN
County: _____
Personally came before me this _____ day of _____ 19____ the above named _____
to me known to be the person who executed the foregoing instrument and acknowledge the same.
Notary Public _____ County, Wis.
My Commission is permanent. (If not, state expiration date: _____ 19____.)

THIS INSTRUMENT WAS DRAFTED BY
John T. Pryor
Attorney at Law
(Signatures may be authenticated or acknowledged. Both are not necessary.)

Names of persons signing in any capacity should be typed or printed below their signatures.

WARRANTY DEED

STATE BAR OF WISCONSIN
FORM No. 2-1982

Wisconsin Legal Blank Co. Inc.
Milwaukee, Wis.

400

Parcel Identification Information:

Parcel I: Lots 19 to 22 inclusive, in Block 3, in Pauline's Subdivision, in the Northeast $\frac{1}{4}$ of Section 13, in Township 7 North, Range 21 East. Said land being in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

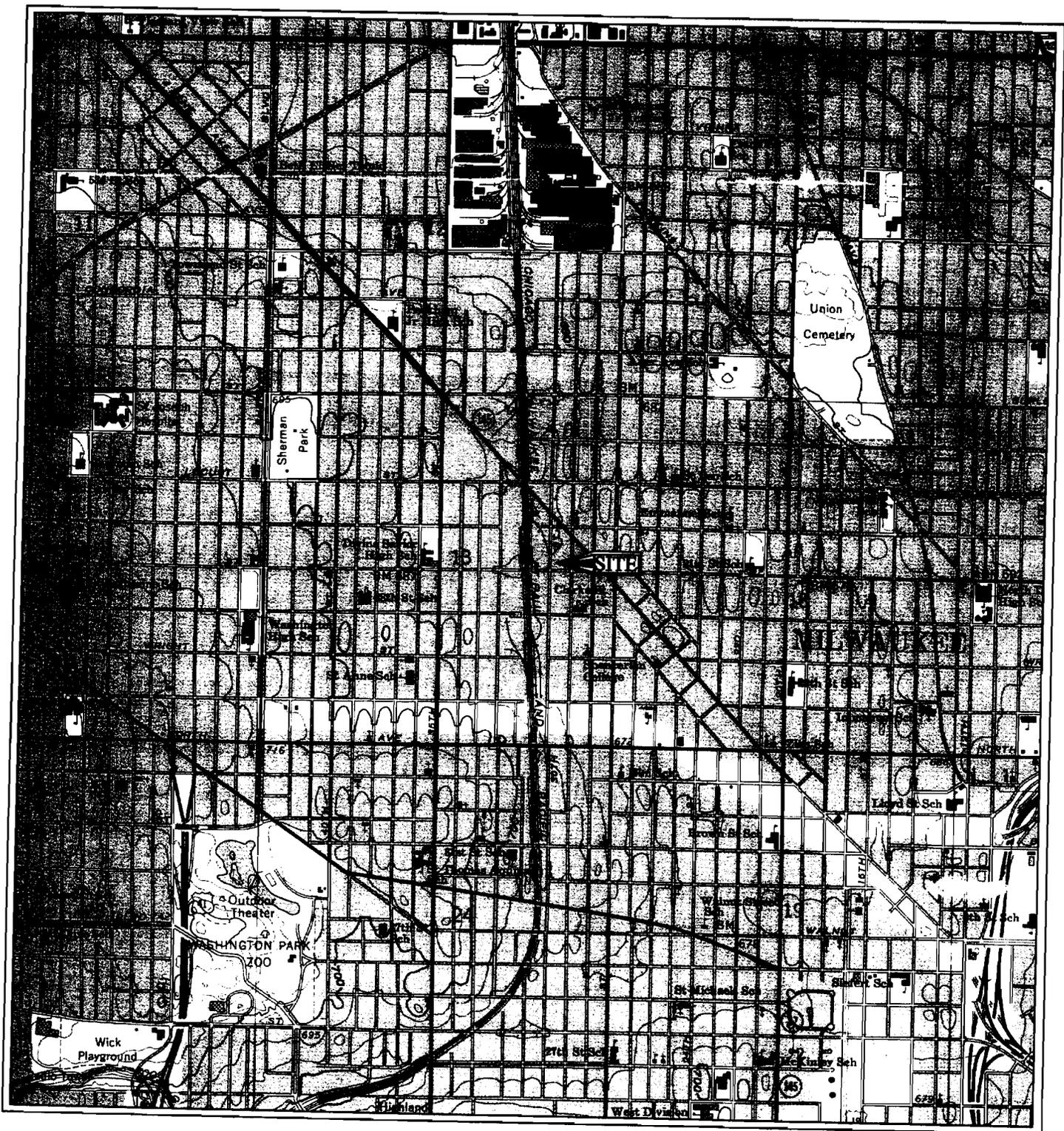
Address: 2914 W CENTER ST. Tax Key No. 309-1133-110-8

Parcel II: Lot 23 together with the South $\frac{1}{2}$ of the vacated alley adjoining on the North, in Block 3, in Pauline's Subdivision in the Northeast $\frac{1}{4}$ of Section 13, in Township 7 North, Range 21 East. Said land being in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Address: 2918 W CENTER ST. Tax Key No. 309-1134-X

Parcel III: Lots 24, 25, 26, 27, 28, 29, 30, 31, 32 and 33, Block 3, Pauline's Subdivision, in the Northeast $\frac{1}{4}$ of Section 13, Township 7 North, Range 21 East, together with the South $\frac{1}{2}$ of the East-West vacant alley contiguous to the North line of Lots 24, 25 and 26 and the North $\frac{1}{2}$ of vacated alley adjacent to Lot 27. Said land being in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Address: 2930 W CENTER ST. Tax Key No. 309-1135-110-9



Adapted from: USGS 7.5 minute series Milwaukee, Wisconsin topographic quadrangle dated 1958, Photorevised 1971.

SCALE 1:24,000

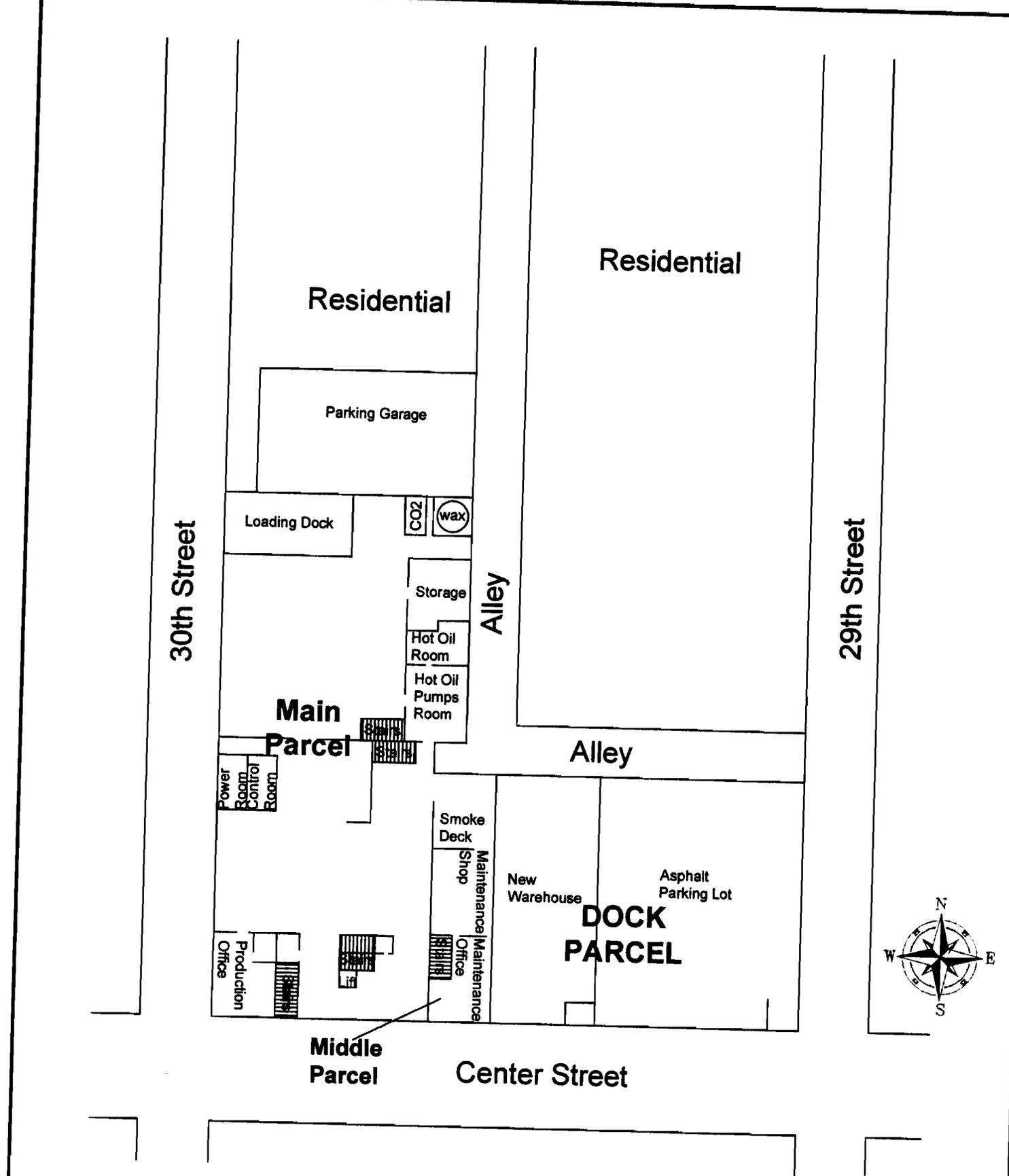
Figure 1

Site Location Map

Bostik Findley

2930 West Center Street, Milwaukee, Wisconsin

ENSR
INTERNATIONAL



J:\COMMON\00963023 Bostik Center ST\figures\site layout map R-1.dwg

REV#	DESCRIPTION	APP'D



FIGURE I-1
SITE LAYOUT MAP
 Bostik Findley
 2630 West Center Street
 Milwaukee, Wisconsin

DRWN: HEP	SCALE: 1"=59'
CHK'D:	DATE: 06-21-04
APP'D:	

TABLE 1
SOIL ANALYTICAL RESULTS - ENSR INVESTIGATION

Bostik Findley
 2930 W. Center St.
 Milwaukee, WI

Analyte ¹	Sample Identification, Depth and Date Sampled										Wisconsin Generic Direct Contact Industrial RCL	Wisconsin Generic Direct Contact Residential RCL	Wisconsin Generic Soil to Groundwater
	GP-1 3 ft bgs 6/15/04	GP-2 3 ft bgs 6/15/04	GP-3 3 ft bgs 6/15/04	GP-4 3 ft bgs 6/15/04	GP-4 8 ft bgs 6/15/04	GP-4 16 ft bgs 6/15/04	GP-5 3 ft bgs 6/15/04	GP-6 1ft bgs 6/15/04	GP-7* 33ft bgs 7/30/04	GP-8 31 ft bgs 7/30/04			
cis-1,2-Dichloroethene	<25	<25	<25	74	<25	<25	<25	<25	<31	<28			
Naphthalene	<25	<25	<25	<25	<25	<25	<25	<25	<31	<28	1,300,000 ²	156000 ²	27 ²
Tetrachloroethene	<25	<25	<25	850	1,000	<25	<25	<25	<31	30	110,000 ³	20000 ³	400 ³
Trichloroethene	<25	<25	<25	36	<25	<25	<25	<25	<31*	<28	35,000 ²	1230 ²	4.1 ²
											240 ²	14 ²	3.7 ²
	NA	NA	NA	NA	NA	NA	NA	7,100	NA	NA	100/250 ⁵	100/250 ⁵	100/250 ⁵
Arsenic (mg/kg)	5.4	2.7	5.6	9.2	NA	NA	12	NA	NA	NA	1.6 mg/kg ⁴	0.039 mg/kg ⁴	0.58 mg/kg ²
Barium (mg/kg)	69	100	65	98	NA	NA	140	NA	NA	NA	71,500,000 mg/kg ²	1,100 mg/kg ²	330 mg/kg ²
Cadmium (mg/kg)	0.51	0.40	0.41	0.34	NA	NA	0.38	NA	NA	NA	510 mg/kg ⁴	8 mg/kg ⁴	0.75 mg/kg ²
Chromium (mg/kg)	20	23	17	23	NA	NA	22	NA	NA	NA	NL ⁴	16,000 (Cr +3) mg/kg ⁴	NL ⁴
Lead (mg/kg)	19	15	19	15	NA	NA	13	NA	NA	NA	500 mg/kg ⁴	50 mg/kg ⁴	NL ⁴
Mercury (mg/kg)	0.049	0.075	0.020	0.084	NA	NA	0.036	NA	NA	NA	2,900 mg/kg ²	2,900 mg/kg ²	0.42 mg/kg ² (elemental)
Selenium (mg/kg)	0.53	<0.44	0.90	<0.44	NA	NA	<0.42	NA	NA	NA	5,110,000 mg/kg ²	78,200 mg/kg ²	1.0 mg/kg ²
Silver (mg/kg)	0.046	0.069	0.051	0.050	NA	NA	0.072	NA	NA	NA	5,110,000 mg/kg ²	78,200 mg/kg ²	6.2 mg/kg ²

Notes:

¹Only Detected Compounds Shown

²RCL values calculated per "Determining Residual Contaminant Levels Using EPA Soil Screening Level Web Site", Publication RR-682.

³Value from Table 1, "Soil Cleanup Levels for Polycyclic Aromatic Compounds (PAHs) Interim Guidance", Publication RR-519-17

⁴Direct Contact RCL Value from Table 2, NR 720.11

⁵Value for GRO/DRO from NR 720.09 (protection of groundwater). Value depends on soil type.

bgs = below ground surface.

DRO = Diesel range organics.

µg/kg = micrograms per kilogram (parts per billion).

mg/kg = milligram per kilogram (parts per million).

NA = Not Analyzed

NL = Not Listed

VOCs = volatile organic compounds.

RCL = Residual Contamination Levels

Concentrations in bold and outlined indicate and exceedance of an the Wisconsin Generic Groundwater Protection RCL

* Trichloroethene was initially detected in the sample from GP-7 collected at 33 feet bgs. ENSR requested a reanalysis of the samples from both GP-7 and GP-8. The reanalysis of the sample from GP-8 verified the initial naphthalene result; however, trichloroethene was not detected in the sample from GP-7. ENSR requested the laboratory evaluate the discrepancy. An August 11, 2004 letter from the TestAmerica Laboratory Manager, states that, "However, due to the low level detection (the result is at the Limit of Quantification) and the fact that two subsequent analysis failed to confirm the initial findings, I feel the first analyses was a false detection of Trichloroethene."



November 19, 2004

Ms. Margaret Brunette
Wisconsin Department of Natural Resources
P.O. Box 12436
Milwaukee, WI 53212

Re: Former Bostik Findley Facility
2930 West Center Street
Milwaukee, Wisconsin
WDNR BRRTS #: 03-41-005301

Dear Ms. Brunette:

As required for site closure under the Wisconsin Department of Natural Resources Geographic Information System ("GIS") Registry of Closed Remediation Sites, Bostik Findley Inc. is the responsible party for the property located at 2930 West Center Street, Milwaukee, Wisconsin, and believes that the legal description for the property contained within this GIS Registry packet is accurate and complete.

If you have any questions, please do not hesitate to contact me.

Sincerely,

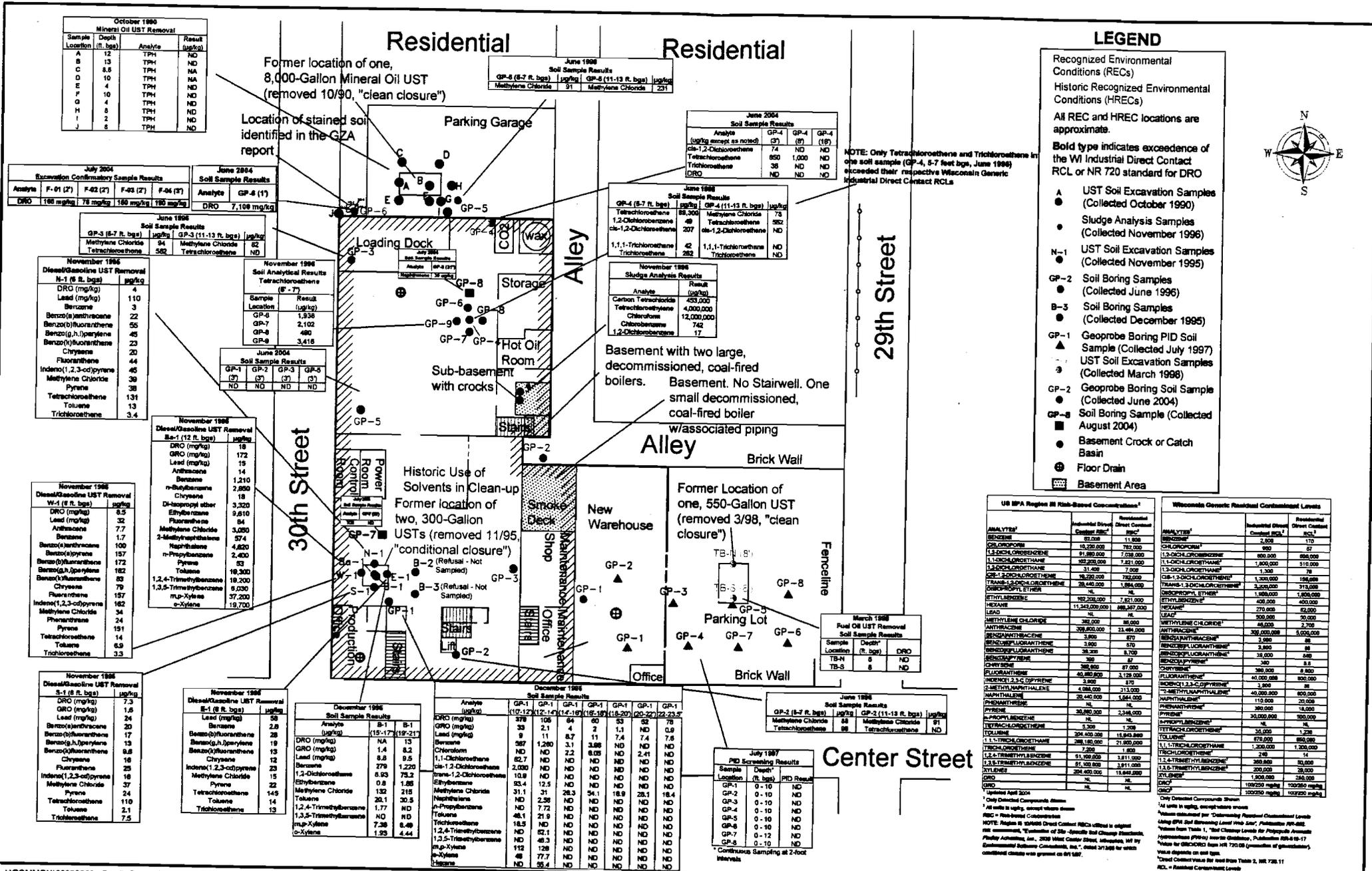
A large, stylized handwritten signature in black ink, appearing to read 'Kimberly Dabertin'.

Kimberly Dabertin
Regulatory Affairs
Direct Phone: 1.414.607.1245
facsimile: 1.414.607.1473
email: kimberly.dabertin@bostikfindley-us.com

KD/jse

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Bostik Findley, Inc.
11320 Watertown Plank Road
Wauwatosa, WI 53226-3434 USA
Tel: 414.774.2250 • Fax: 414.774.8075



LEGEND

Recognized Environmental Conditions (RECs)
Historic Recognized Environmental Conditions (HRECs)
All REC and HREC locations are approximate.

Bold type indicates exceedence of the WI Industrial Direct Contact RCL or NR 720 standard for DRO

- UST Excavation Samples (Collected October 1990)
- Studge Analysis Samples (Collected November 1996)
- N-1 UST Soil Excavation Samples (Collected November 1995)
- GP-2 Soil Boring Samples (Collected June 1996)
- B-3 Soil Boring Samples (Collected December 1995)
- GP-1 Geoprobe Boring PID Soil Sample (Collected July 1997)
- UST Soil Excavation Samples (Collected March 1998)
- GP-2 Geoprobe Boring Soil Sample (Collected June 2004)
- GP-8 Soil Boring Sample (Collected August 2004)
- Basement Crock or Catch Basin
- Floor Drain
- Basement Area



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Historical Soil Analytical Results

Bostik Findley
2930 West Center Street
Milwaukee, Wisconsin

DRWN: HEP SCALE: 1" = 25'
CHK'D: LG DATE: 08-03-04
APP'D: BL FIGURE I-2

US EPA Region III Risk-Based Concentrations ¹			Wisconsin Generic Residential Contaminant Levels		
ANALYTE ²	Industrial Direct Contact RCL ³	Residential Direct Contact RCL ³	ANALYTE ²	Industrial Direct Contact RCL ³	Residential Direct Contact RCL ³
BENZENE	62,000	11,800	BENZENE	2,500	57
CHLOROPYRIFOS	10,200,000	783,000	CHLOROPYRIFOS ⁴	600	57
1,1-DICHLOROETHANE	91,900,000	7,239,000	1,1-DICHLOROETHANE	800,000	800,000
1,2-DICHLOROETHANE	102,200,000	7,921,000	1,2-DICHLOROETHANE	1,300	78
1,1,1-TRICHLOROETHANE	31,400	7,000	1,1,1-TRICHLOROETHANE	1,300,000	198,000
1,1,2-TRICHLOROETHANE	16,200,000	782,000	1,1,2-TRICHLOROETHANE	3,500,000	313,000
TRANS-1,2-DICHLOROETHANE	29,445,000	1,868,000	TRANS-1,2-DICHLOROETHANE	1,800,000	400,000
DIISOPROPYLENE	ND	ND	DIISOPROPYLENE	ND	ND
ETHYLBENZENE	162,200,000	7,621,000	ETHYLBENZENE ⁵	400,000	400,000
HEXANE	11,242,000,000	686,367,000	HEXANE ⁵	270,000	52,000
LEAD	ND	ND	LEAD	500,000	50,000
METHYLENE CHLORIDE	380,000	80,000	METHYLENE CHLORIDE ⁶	48,000	50,000
ANTHRACENE	309,000	23,498,000	ANTHRACENE	350,000,000	5,000,000
BENZ(a)ANTHRAcene	3,000	670	BENZ(a)ANTHRAcene	3,000	68
BENZ(b)FLUORANTHENE	38,200	8,700	BENZ(b)FLUORANTHENE	35,000	600
BENZ(k)FLUORANTHENE	300	67	BENZ(k)FLUORANTHENE	300	8.8
CHRYSENE	368,800	87,000	CHRYSENE	368,800	8,800
FLUORANTHENE	40,800,000	3,129,000	FLUORANTHENE	40,800,000	100,000
INDENO(1,2,3-cd)PYRENE	4,000	870	INDENO(1,2,3-cd)PYRENE	3,000	88
1,2,4-TRIMETHYLBENZENE	4,000,000	211,000	1,2,4-TRIMETHYLBENZENE	40,000,000	800,000
NAPHTHALENE	20,440,000	1,684,000	NAPHTHALENE	112,000	23,000
PERYLENE	ND	ND	PERYLENE	380,000	16,000
PHENANTHRENE	30,800,000	2,368,000	PHENANTHRENE	30,800,000	300,000
PIRENE	ND	ND	PIRENE	ND	ND
TETRACHLOROETHANE	5,300	1,200	TETRACHLOROETHANE	35,000	ND
1,1,1-TRICHLOROETHANE	298,100,000	21,460,000	1,1,1-TRICHLOROETHANE	870,000	868,000
TRICHLOROETHANE	7,200	1,800	TRICHLOROETHANE	1,300,000	1,300,000
1,2,4-TRIMETHYLBENZENE	51,100,000	3,811,000	1,2,4-TRIMETHYLBENZENE	300,000	10,000
1,3,5-TRIMETHYLBENZENE	81,100,000	3,811,000	1,3,5-TRIMETHYLBENZENE	300,000	28,000
XYLENE	204,600,000	15,849,000	XYLENE	200,000	28,000
DRO	ND	ND	DRO	100,000 mg/kg	100,000 mg/kg
CHRYSENE	ND	ND	CHRYSENE	100,000 mg/kg	100,000 mg/kg

¹ Updated April 2004
² Only Detected Compounds Shown
³ 14 units in single, ungrouped events
⁴ Values obtained for "Dormant/Residual Contaminant Levels Using EPA Soil Screening Level Web Site", Publication #R-082
⁵ Values from Table 1, "Soil Cleanup Levels for Petroleum Aromatics, Polycyclic Aromatic Hydrocarbons (PAHs) Heavy Metals, Pesticides and PCBs" (1998)
⁶ Values for BODORO from NR 720.0 (Residential) of groundwater, values depend on soil type
⁷ Total Contaminant Level from Table 2, NR 720.11
⁸ RCL = Residential Contaminant Levels

LEGEND

Recognized Environmental Conditions (RECs)
 Historic Recognized Environmental Conditions (HRECs)
 All REC and HREC locations are approximate.

Bold type indicates exceedence of the WI Industrial Direct Contact RCL or NR 720 standard for DRO

- UST Soil Excavation Samples (Collected October 1990)
- Sludge Analysis Samples (Collected November 1996)
- UST Soil Excavation Samples (Collected November 1995)
- GP-2 Soil Boring Samples (Collected June 1996)
- B-3 Soil Boring Samples (Collected December 1995)
- GP-1 Geoprobe Boring PID Soil Sample (Collected July 1997)
- UST Soil Excavation Samples (Collected March 1998)
- GP-2 Geoprobe Boring Soil Sample (Collected June 2004)
- GP-8 Soil Boring Sample (Collected August 2004)
- Basement Crock or Catch Basin
- Floor Drain
- Basement Area
- Area Exceeding Industrial RCL



NOTE: Only TetraChloroethene and Trichloroethene in one soil sample (GP-4, 8-7 feet bgs, June 1996) exceeded their respective Wisconsin Generic Industrial Direct Contact RCLs

October 1990 Mineral Oil UST Removal

Sample Location	Depth (ft. bgs)	Analyte	Result (ug/kg)
A	12	TPH	ND
B	12	TPH	ND
C	8.5	TPH	NA
D	10	TPH	NA
E	4	TPH	ND
F	10	TPH	ND
G	4	TPH	ND
H	8	TPH	ND
I	2	TPH	ND
J	8	TPH	ND

July 2004 Excavation Confirmatory Sample Results

Analyte	F-01 (2')	F-02 (2')	F-03 (2')	F-04 (2')
DRO	160 mg/kg	78 mg/kg	190 mg/kg	190 mg/kg

June 2004 Soil Sample Results

Analyte	GP-6 (1')
DRO	7,166 mg/kg

November 1998 Diesel/Gasoline UST Removal N-1 (8 ft. bgs)

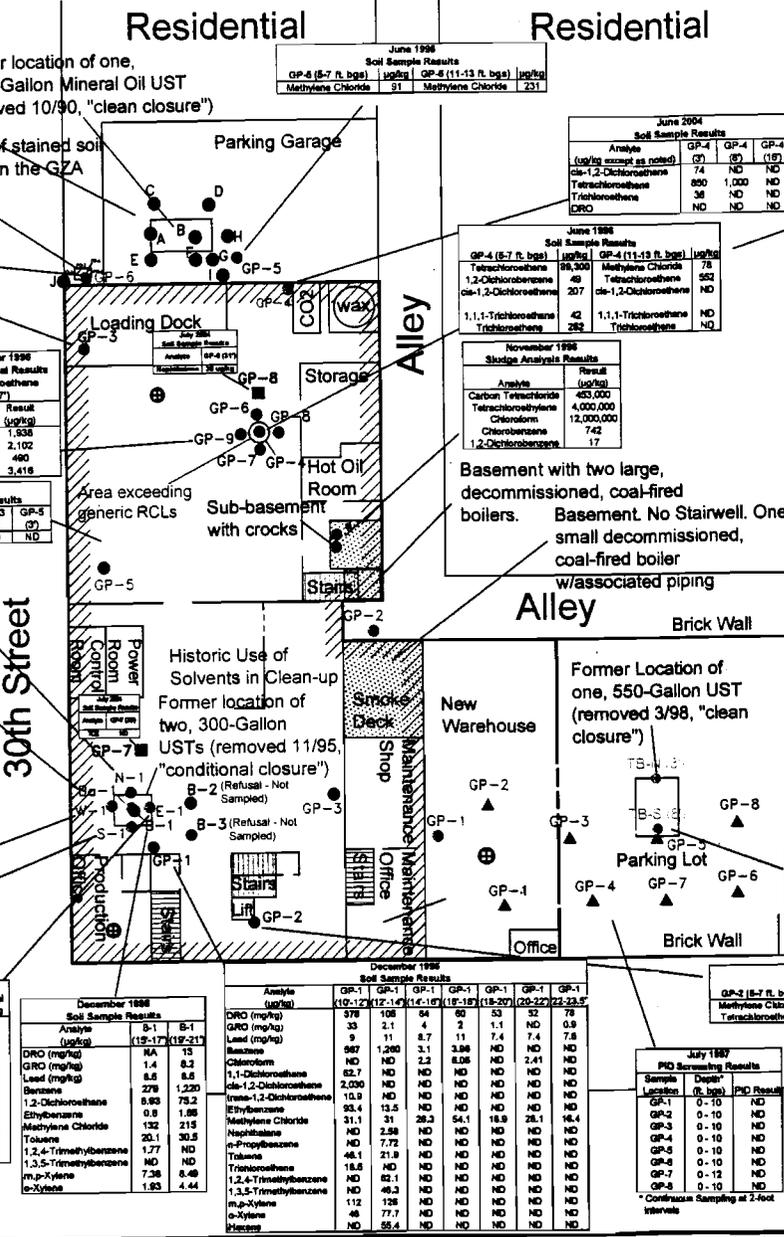
Analyte	Result (ug/kg)
DRO (mg/kg)	4
Lead (mg/kg)	110
Benzene	3
Benz(a)anthracene	23
Benz(b)fluoranthene	55
Benz(g,h,i)perylene	45
Benz(k)fluoranthene	23
Chrysene	20
Fluoranthene	44
Indeno(1,2,3-cd)pyrene	45
Methylene Chloride	35
Pyrene	36
Tetrachloroethene	131
Toluene	13
Trichloroethene	3.4

November 1998 Diesel/Gasoline UST Removal W-1 (8 ft. bgs)

Analyte	Result (ug/kg)
DRO (mg/kg)	3.5
Lead (mg/kg)	7.7
Anthracene	3.2
Benzene	1.0
Benz(a)anthracene	1.7
Benz(b)fluoranthene	197
Benz(g,h,i)perylene	162
Benz(k)fluoranthene	53
Chrysene	78
Fluoranthene	157
Indeno(1,2,3-cd)pyrene	162
Methylene Chloride	34
Phenanthrene	24
Pyrene	151
Tetrachloroethene	14
Toluene	8.9
Trichloroethene	3.3

November 1998 Diesel/Gasoline UST Removal S-1 (8 ft. bgs)

Analyte	Result (ug/kg)
DRO (mg/kg)	7.3
GRO (mg/kg)	1.8
Lead (mg/kg)	24
Benz(a)anthracene	20
Benz(b)fluoranthene	17
Benz(g,h,i)perylene	15
Benz(k)fluoranthene	8.6
Chrysene	18
Fluoranthene	25
Indeno(1,2,3-cd)pyrene	18
Methylene Chloride	27
Pyrene	24
Tetrachloroethene	110
Toluene	2.1
Trichloroethene	7.5



US EPA Region III Risk-Based Concentrations*

ANALYTE†	Industrial Direct Contact RCL*	Residential Direct Contact RCL*
BENZENE	60,000	1,000
CHLOROPHENE	15,000,000	750,000
1,2-DICHLOROBENZENE	81,000,000	7,000,000
1,3-DICHLOROBENZENE	92,000,000	7,400,000
1,4-DICHLOROBENZENE	31,400	1,000
CIS-1,2-DICHLOROBENZENE	10,000,000	780,000
TRANS-1,2-DICHLOROBENZENE	25,000,000	1,800,000
DIBENZO(a,h)ANTHRACENE	15	15
ETHYLBENZENE	100,000,000	7,400,000
HEXANE	11,248,000,000	646,307,000
LEAD	360,000	60,000
METHYLENE CHLORIDE	300,000,000	23,400,000
ANTHRACENE	3,000	370
BENZ(a)ANTHRACENE	3,000	370
BENZ(b)FLUORANTHENE	38,200	3,700
BENZ(k)FLUORANTHENE	380	37
CHRYSENE	380,000	37,000
FLUORANTHENE	45,000,000	3,100,000
INDENO(1,2,3-cd)PYRENE	3,000	370
1,2,4-TRIMETHYLBENZENE	4,000,000	310,000
1,3,5-TRIMETHYLBENZENE	20,440,000	1,684,000
PHENANTHRENE	20,000,000	2,300,000
PTERENE	30,000,000	2,300,000
n-PROPYLBENZENE	ND	ND
TETRACHLOROETHENE	6,200	1,200
TOLUENE	200,000,000	15,000,000
1,1,1-TRICHLOROETHANE	200,100,000	21,000,000
TRICHLOROETHENE	7,200	1,800
1,2,4-TRIMETHYLBENZENE	61,000,000	3,810,000
1,3,5-TRIMETHYLBENZENE	61,000,000	3,810,000
XYLENE	204,400,000	19,843,000
OTHER	ND	ND

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Historical Soil Analytical Results/Area Exceeding RCLs

Bostik Findley
 2930 West Center Street
 Milwaukee, Wisconsin



DRWN: HEP	SCALE: 1" = 25'
CHK'D: LG	DATE: 08-03-04
APP'D: BL	FIGURE I-3