

GIS REGISTRY INFORMATION

SITE NAME: COOPER POWER-RTE (SOUTH SIDE)
 BRRTS #: 02-68-000603 FID # (if appropriate): 268017200
 COMMERCE # (if appropriate): 53186653749
 CLOSURE DATE: NOV. 29, 2001
 STREET ADDRESS: 1319 E. LINCOLN AVE
 CITY: WAVIKESHA
 SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection): X= 666051 Y= 283415

CONTAMINATED MEDIA: Groundwater Soil Both
 OFF-SOURCE GW CONTAMINATION >ES: Yes No

IF YES, STREET ADDRESS 1: _____
 GPS COORDINATES (meters in WTM91 projection): X= _____ Y= _____

OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL): Yes No
 IF YES, STREET ADDRESS 1: _____

GPS COORDINATES (meters in WTM91 projection): X= _____ Y= _____
 CONTAMINATION IN RIGHT OF WAY: Yes No

DOCUMENTS NEEDED:

- Closure Letter, and any conditional closure letter issued
- Copy of most recent deed, including legal description, for all affected properties
- Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties
- County Parcel ID number, if used for county, for all affected properties
- Location Map which outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy). If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site.
- Detailed Site Map(s) for all affected properties, showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy) This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or SSRCLs.
- Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)
- Tables of Latest Soil Analytical Results (no shading or cross-hatching)
- Isoconcentration map(s), if required for site investigation (SI) (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of groundwater contamination defined. If not available, include the latest extent of contaminant plume map.
- GW: Table of water level elevations, with sampling dates, and free product noted if present
- GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)
- SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour
- Geologic cross-sections, if required for SI. (8.5x14" if paper copy)
- RP certified statement that legal descriptions are complete and accurate
- Copies of off-source notification letters (if applicable)
- Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)
- Copy of (soil or land use) deed restriction(s) or deed notice if any required as a condition of closure

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State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Scott McCallum, Governor
Darrell Bazzell, Secretary
Gloria L. McCutcheon, Regional Director

Southeast Region Annex
4041 North Richards Street
PO Box 12436
Milwaukee, Wisconsin 53212-0436
Telephone 414-229-0800
FAX 414-229-0810

November 29, 2001

Mr. Ralph Schwartz
Cooper Power Systems
1900 E. North Street
Waukesha, WI. 53188-3899

Subject: Closure of the Rail and Tank Truck Unload area and the Southern UST area at the Cooper Power Systems Facility, 1319 Lincoln Avenue, Waukesha, WI WDNR
FID#268017200 BRRTS#0268184470 and BRRTS#0268000603

Dear Mr. Schwartz::

On November 29, 2001, the Department received correspondence indicating that you have complied with the conditions of closure for the above-referenced activities at the Cooper Power Systems facility. Based on the information provided, it appears that these releases have been remediated in accordance with s. NR 726.05, Wis. Adm. Code. The Department considers these cases closed and no further investigation, remediation or other action is required at this time. Please be aware that these cases may be reopened pursuant to s. NR 726.09, Wis. Adm. Code, if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety or welfare, or the environment.

The Department appreciates your efforts to restore the environment at the Cooper Power Systems facility. If you have any questions regarding this letter, please contact me at (414) 229-0874.

Sincerely,

Nancy D. Ryan, Hydrogeologist
Remediation and Redevelopment

Cc: SER site file



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Tommy G. Thompson, Governor
George E. Meyer, Secretary
Gloria L. McCutcheon, Regional Director

Southeast Region Annex
4041 North Richards Street
PO Box 12436
Milwaukee, Wisconsin 53212-0436
Telephone 414-229-0800
FAX 414-229-0810

November 22, 1999

WDNR FID#268017200
WDNR BRRTS#0268184470

Mr. Donald Smith
Cooper Power Systems
1900 E. North St.
Waukesha, WI 53188-3899

Subject: Closure Request - Rail and Tank Truck Unload Area, Cooper Power Systems Facility, 1319 Lincoln Avenue, Waukesha, WI

Dear Mr. Smith:

The Wisconsin Department of Natural Resources (the Department) has received a request for closure of the above-referenced activity at the Cooper Power Systems Facility. Based on a review of the investigative and remedial information submitted, the following information must be submitted prior to closure of the Rail and Tank Truck Unload Area:

Please have your consultant provide an estimate of the volume of residual soil contamination and delineate these areas on a site map. The site map should also indicate current surface cover (i.e. asphalt, concrete, buildings, etc.)

Closure will be conditioned on the recording of a deed restriction to require maintenance of current cover in the Rail and Tank Truck Unload area and requiring investigation of the degree and extent of contamination if structural impediments which currently exist are removed in the future. Please refer to my letter to you regarding closure of the Southern UST area, dated 11/22/99 for a copy of the model deed restriction. Both locations requiring the restrictions (South UST and Rail and Tank Truck Unload area) can be referenced on one restriction.

The Department appreciates your ongoing efforts to restore the environment at Cooper Power Systems. If you have any questions regarding this letter, please contact me at the letterhead address or at (414) 229-0874.

Sincerely,

Nancy D. Ryan
Hydrogeologist

Cc: SER site file
Thomas Comerford, HIS, Geotrans

DOCUMENT NO.

708744

WARRANTY DEED
FORM 888

THIS SPACE RESERVED FOR RECORDING DATA

THIS INDENTURE, Made this 13 day of November, A. D., 1968,
between Krupka Development Corporation, a Wisconsin
corporation

a Corporation duly organized and existing under and by virtue of the laws of the
State of Wisconsin, located at Butler
Wisconsin, party of the first part, and R.T.E. Corporation, a
Wisconsin corporation

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

RETURN TO

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

to it paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, has given, granted,
bargained, sold, remised, released, aliened, conveyed and confirmed, and by these presents does give, grant, bargain, sell,
remise, release, alien, convey and confirm unto the said party of the second part, its successors and assigns forever, the fol-
lowing described real estate situated in the County of Waukesha and State of Wisconsin, to-wit:

See attached legal description

All that part of the Southeast 1/4 Section 2, and the Southwest 1/4 of
Section 1, Town 6 North, Range 19 East, Town of Waukesha, Waukesha County,
Wisconsin, bounded and described as follows:

Beginning at a point on the East line of Section 2, said point being due
South of and 95.70 feet distant from the East 1/4 corner of said Section, said
point also being on the South R/W line of the Milwaukee Light, Heat & Traction
Co., thence 601.08 feet along said South R/W line and the arc of a curve, radius
of 2844.78 feet, the center of which lies to the South and a chord bearing North 85°
05' 59" East 599.96 feet; thence South 00° 03' 23" West 180.13 feet to a point on the
North R/W line of the Chicago & Northwestern R.R. said point being on a curve,
thence 597.49 feet along said North R/W line and the arc of said curve, radius of
11,509.16 feet, the center of which lies to the South and a chord bearing South
82° 49' 26" West 597.33 feet to a point on the East line of Section 2; thence 977.30
feet along the aforementioned North R/W line and the arc of said curve radius of
11,509.16 feet, the center of which lies to the South and a chord bearing South
78° 54' 14.5" West 977.13 feet to the P.T. of said curve; thence South 76° 28' 17"
West 116 feet; thence North 03° 40' 30" East 149.39 feet to a point on the South
R/W line of the Milwaukee Light, Heat and Traction Co., thence North 75° 47' 02"
East along said South R/W line 933.57 feet to the P.C. of a curve; thence 161.72
feet along said South R/W line and the arc of said curve, radius of 2839.78 feet,
the center of which lies to the South and a chord bearing North 77° 24' 55" East
161.70 feet to the P.T. of said curve, said P.T. being on the East line of Section 2; thence
due North along said East line 5.22 feet to the place of beginning, containing
6.864 acres.

Subject to Easement for light and air, by and between Quality Aluminum
Casting Company and Federal Bridge and Structural Company, recorded June 11,
1923 as to be found in Vol. 185, Page 55, Register of Deeds Office, Waukesha County
Courthouse to be known as Doc. No. 127734.

(IF NECESSARY, CONTINUE DESCRIPTION ON REVERSE SIDE)

Together with all and singular the hereditaments and appurtenances thereunto belonging or in any wise appertaining; and all the estate, right, title, interest, claim or demand whatsoever, of the said party of the first part, either in law or equity, either in possession or expectancy of, in and to the above bargained premises, and their hereditaments and appurtenances.

To Have and to Hold the said premises as above described with the hereditaments and appurtenances, unto the said party of the second part, and to its successors and assigns FOREVER.

And the said Krupka Development Corporation party of the first part, for itself and its successors, does covenant, grant, bargain and agree to and with the said party of the second part, its successors and assigns, that at the time of the ensembling and delivery of these presents it is well seized of the premises above described, as of a good, sure, perfect, absolute and indefeasible estate of inheritance in the law, in fee simple, and that the same are free and clear from all incumbrances whatever, except for municipal ordinances zoning restrictions and deed restrictions of record.

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

In Witness Whereof, the said Krupka Development Corporation party of the first part, has caused these presents to be signed by Walter S. Krupka, its President, and countersigned by Clara D. Krupka, its Secretary, at Milwaukee, Wisconsin, and its corporate seal to be hereunto affixed, this 13th day of November, A. D., 1968.

SIGNED AND SEALED IN PRESENCE OF

Earl A. Charlton
Earl A. Charlton

Carolyn A. Ingham
Carolyn A. Ingham
State of Wisconsin,

Milwaukee County, ss.

Personally came before me, this 13th day of November, A. D., 1968,

Walter S. Krupka, President, and Clara D. Krupka, Secretary of the above named Corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary of said Corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said Corporation, by its authority.

THIS INSTRUMENT WAS DRAFTED BY

Earl A. Charlton

COUNTERSIGNED:

Clara D. Krupka
Clara D. Krupka, Secretary



Notary Public, Milwaukee County, Wis.

My commission (expires) 4-9-72

(Section 19.11 (1) of the Wisconsin Statutes provides that all instruments to be recorded shall have plainly printed or typewritten thereon the names of the grantor, grantee, witness and notary. Section 19.113 similarly requires that the name of the person who, or governmental agency which, drafted such instrument, shall be printed, typewritten, stamped or written thereon in a legible manner.)

WARRANTY DEED Corporation to Corporation.

FORM No. 855

Wisconsin Legal Blank Company
Milwaukee, Wisconsin 53211

No. _____
TO _____

Warranty Deed

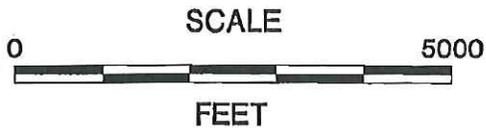
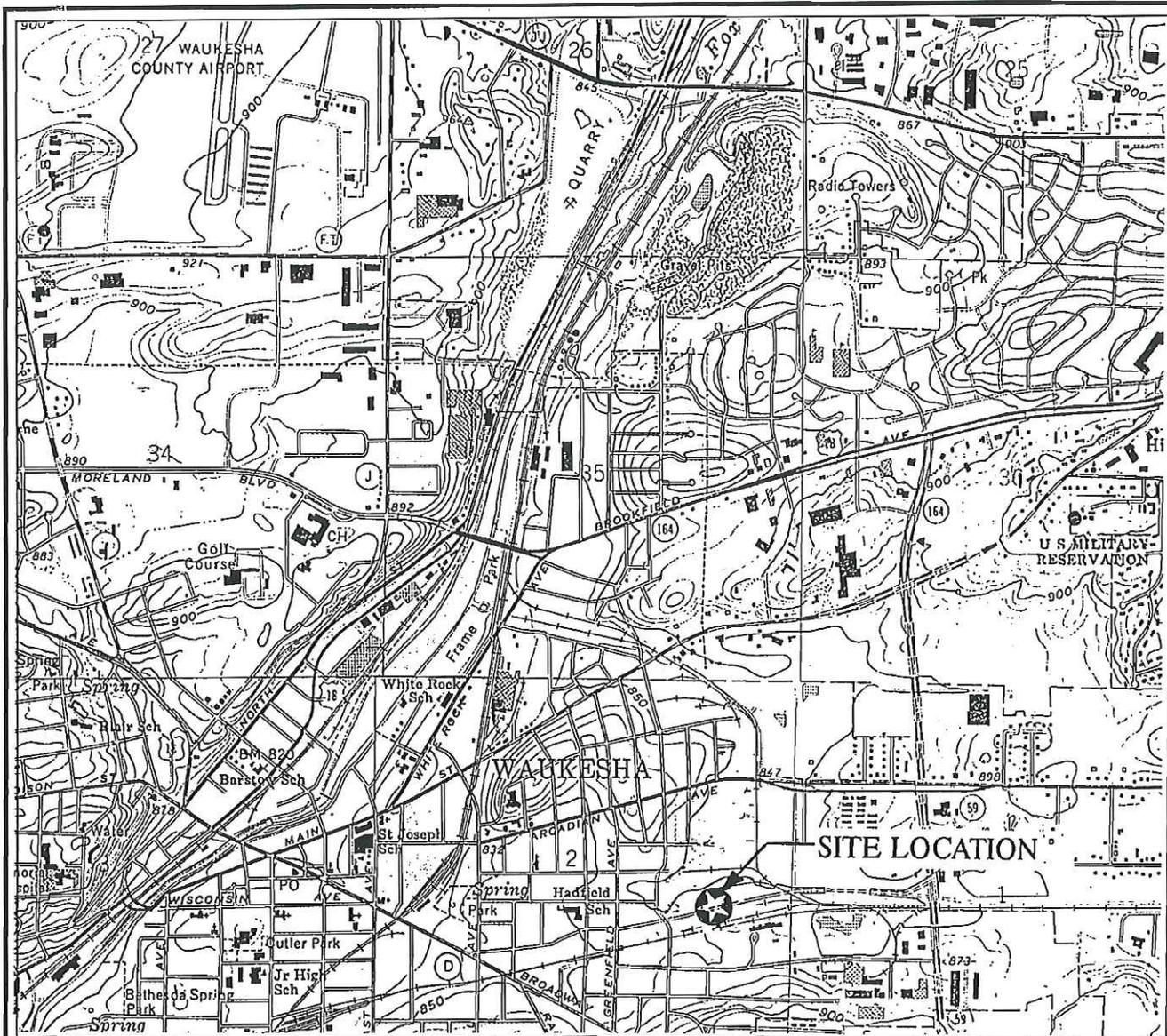
This instrument should be immediately placed on file to avoid trouble and litigation.

This space reserved for Register of Deeds

REGISTER'S OFFICE
Milwaukee Co., Wis.

NOVEMBER 13 1968
RECORDED IN VOL 1142
PAGE 366
CLOCK 1- M. AND RECORDED IN VOL 1142
OF 1366 PAGES
1365

Return to
300 WISCONSIN LEGAL BLANK COMPANY 53186
MILWAUKEE, WISCONSIN



National Geodetic Vertical Datum of 1929
Contour Interval 20 Feet

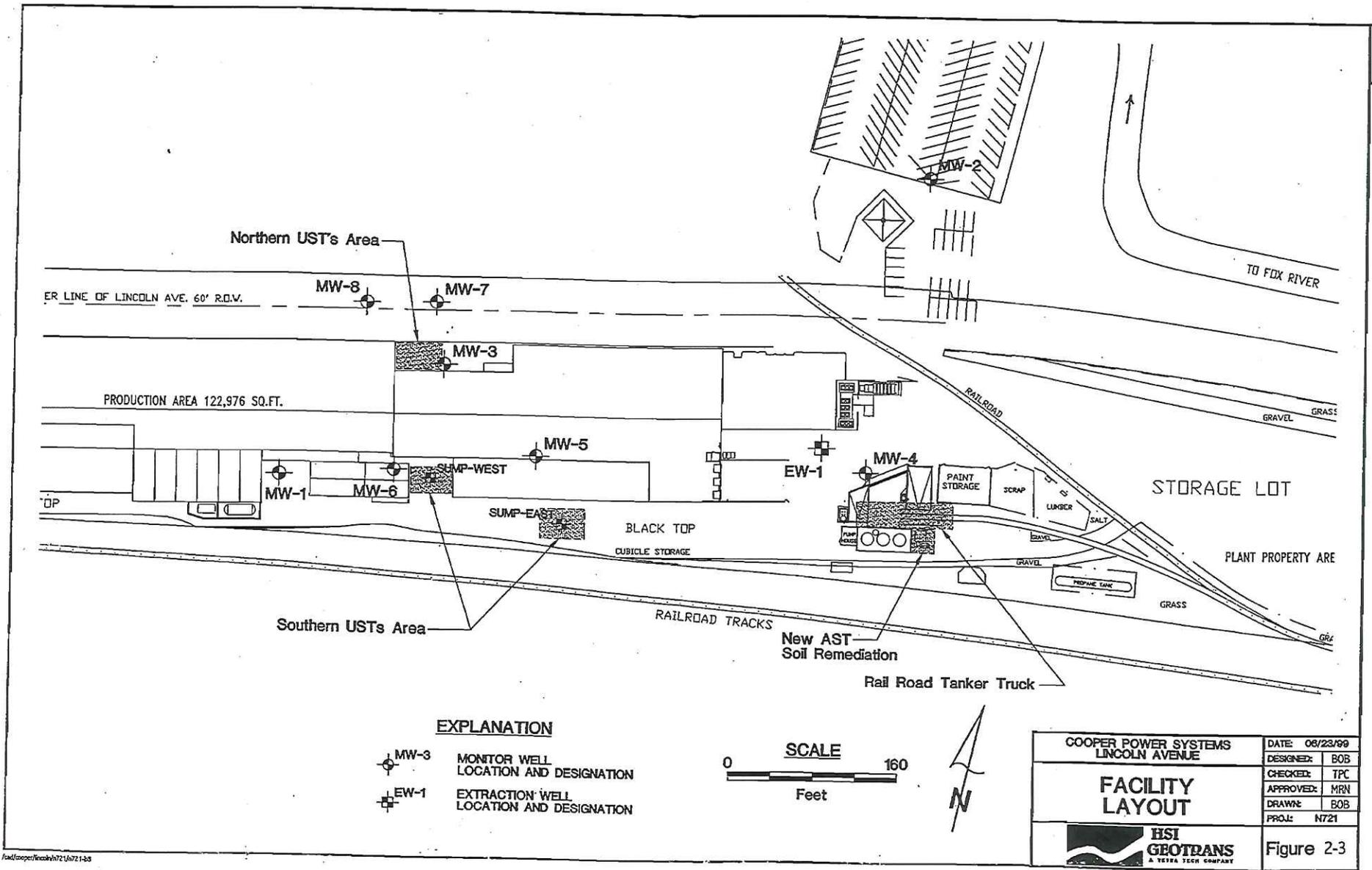


COOPER POWER SYSTEMS LINCOLN AVENUE SOIL INVESTIGATION	DATE: 10/01/96
	DESIGNED: bob
SITE LOCATION and LOCAL TOPOGRAPHY	CHECKED: hlh
	APPROVED: hlh
	DRAWN: bob
	PROJ: 304583374

Base map from U.S.G.S. 7.5' WAUKESHA, WISCONSIN
topographic quadrangle map, 1959, revised 1994.

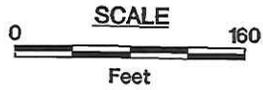


Figure 2-1



EXPLANATION

- 
MW-3 MONITOR WELL
 LOCATION AND DESIGNATION
- 
EW-1 EXTRACTION WELL
 LOCATION AND DESIGNATION



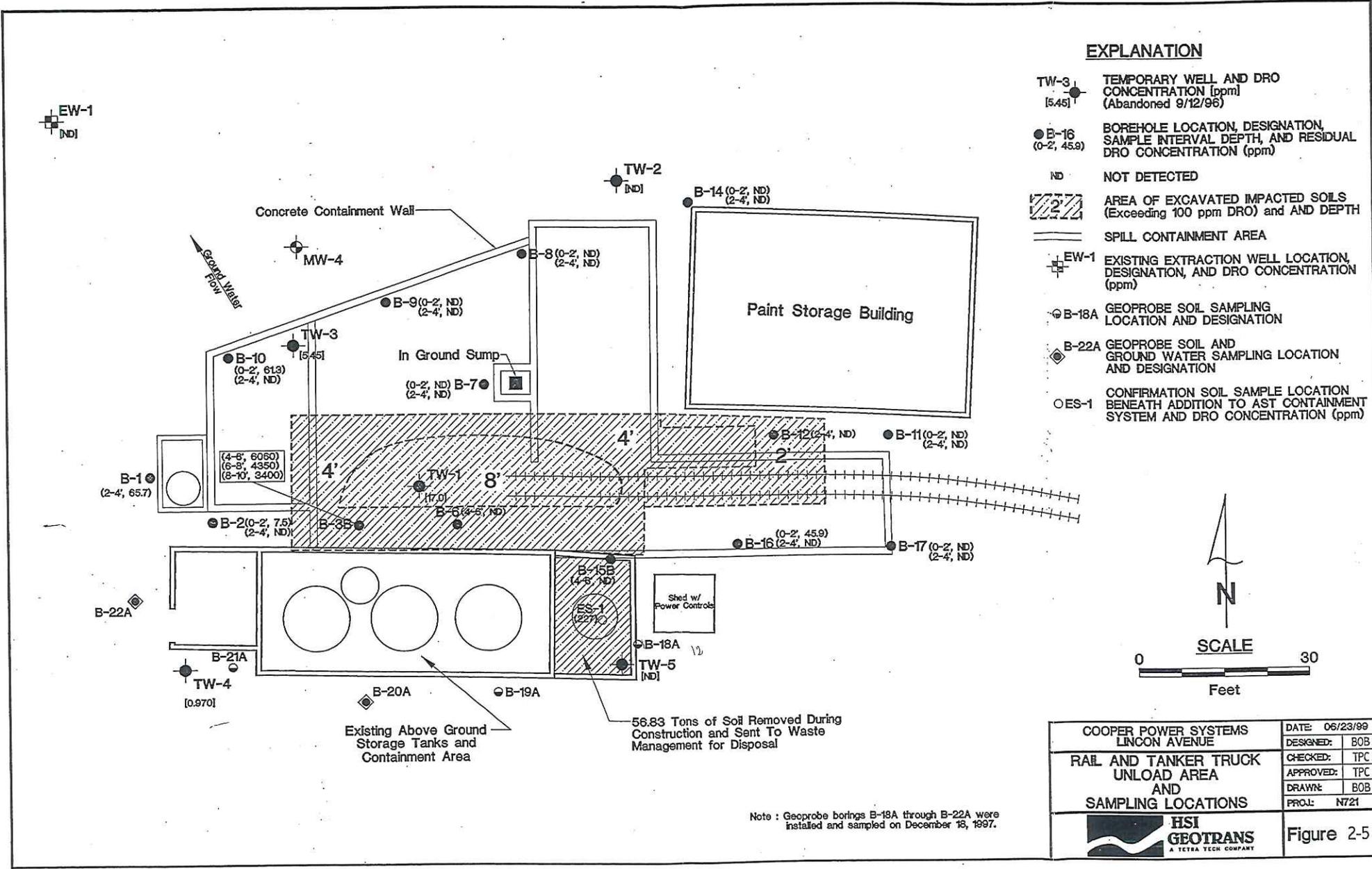
COOPER POWER SYSTEMS LINCOLN AVENUE FACILITY LAYOUT	DATE: 08/23/99 DESIGNED: BOB CHECKED: TPC APPROVED: MRN DRAWN: BOB PROJ: N721
	Figure 2-3



Field Concept Lincoln Ave 7/21/97 21-25

EXPLANATION

- TW-3**
 [5.45]
- B-16**
 (0-2', 45.9)
- ND
- AREA OF EXCAVATED IMPACTED SOILS
 (Exceeding 100 ppm DRO) and AND DEPTH
- SPILL CONTAINMENT AREA
- EW-1**
 [ND]
- B-18A**
 GEOPROBE SOIL SAMPLING LOCATION AND DESIGNATION
- B-22A**
 GEOPROBE SOIL AND GROUND WATER SAMPLING LOCATION AND DESIGNATION
- ES-1**
 CONFIRMATION SOIL SAMPLE LOCATION BENEATH ADDITION TO AST CONTAINMENT SYSTEM AND DRO CONCENTRATION (ppm)



56.83 Tons of Soil Removed During Construction and Sent To Waste Management for Disposal

Note : Geoprobe borings B-18A through B-22A were installed and sampled on December 18, 1997.

COOPER POWER SYSTEMS LINCOLN AVENUE RAIL AND TANKER TRUCK UNLOAD AREA AND SAMPLING LOCATIONS 	DATE: 06/23/89
	DESIGNED: BOB
	CHECKED: TPC
	APPROVED: TPC
	DRAWN: BOB
PROJ.: N721	
Figure 2-5	

DEED RESTRICTION

Document Number

Document Title

POSTED
8-23-01
DOC# 2692309

COPY

Recording Area

Name and Return Address
Title West, Inc.
N14 W24200 Tower Pl.
Ste# 110
Waukesha, WI 53188
Attn: Mary O.

Parcel Identification Number (PIN)

NOV.-01' 01 (THU) 11:13 STEWART TITLE GUARAN

TEL: 713-552-1703

P.0063

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 10th day of August, 2001.

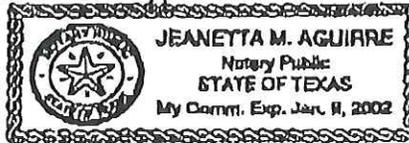
Signature: Robert W. Teets

COPY

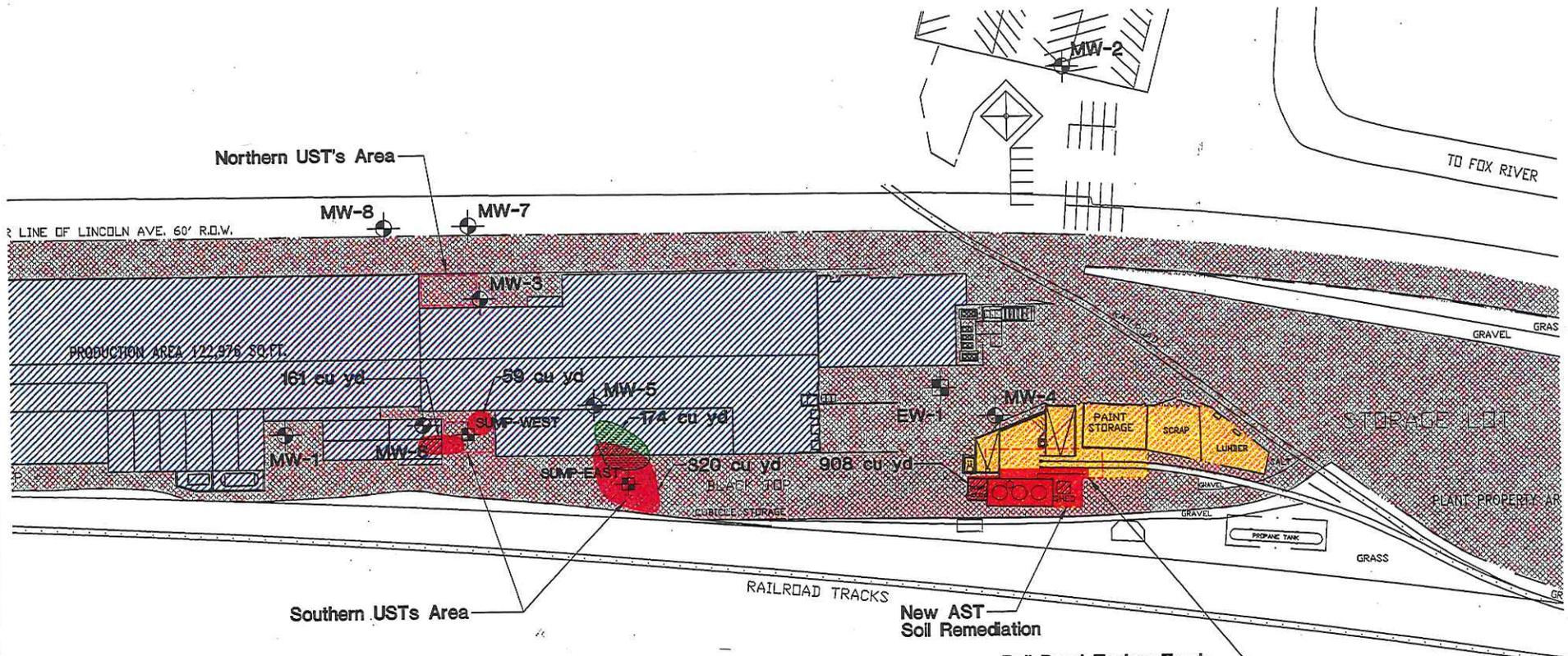
Printed Name: Robert W. Teets

Subscribed and sworn to before me this 10th day of August, 2001.

Jeanetta M. Aguirre
Notary Public, State of Texas
My commission exp Jan. 9, 2002



This document was drafted by GeoTrans, Inc. based on information provided by the Department of Natural Resources.



EXPLANATION

- 
MW-3 MONITOR WELL LOCATION AND DESIGNATION
- 
EW-1 EXTRACTION WELL LOCATION AND DESIGNATION
- 
SOIL EXCEEDING SUGGESTED GENERIC RCL FOR PAH's FOR DIRECT CONTACT WITH AN INDUSTRIAL FACILITY
- 
SOIL EXCEEDING SUGGESTED GENERIC RCL FOR PAH's FOR PROTECTION OF GROUNDWATER
- 
BUILDINGS
- 
ASPHALT
- 
CONCRETE



TITLE: COOPER POWER SYSTEMS LINCOLN AVENUE - FACILITY LAYOUT			
LOCATION: WAUKESHA, WISCONSIN			
CHECKED:	MRN	EXHIBIT	
DRAFTED:	DJB		A
FILE:	N721		
DATE:	03/14/01		



EXHIBIT B

OPERATION AND MAINTENANCE PLAN ASPHALT PARKING/DRIVEWAY

1.0 Purpose

A black top asphalt cover is currently in place over residually impacted soils at the Cooper Lincoln Street facility. Locations of these areas are provided on Exhibit A. The intent of the cover is to eliminate the direct contact pathway and potential infiltration of precipitation through the residually impacted soils. The purpose of this document is to outline the baseline operation and maintenance (O&M) requirements for the upkeep of the asphalt cover to continue effectively operating as a barrier to direct contact and infiltration of precipitation and to channel surface water away from the area.

2.0 Operation and Maintenance

2.1 Visual Inspection

A visual inspection of the condition of the asphalt will be performed on a semi-annual basis immediately before and after the winter season (beginning May, 2001 and November, 2001). The inspection will include a thorough walk over of the area for visual signs of cracks, potholes, wearing patterns and surface puddling. Observations will be recorded and photo documented. Appropriate actions will be taken depending on the results of the inspection. If the inspection does not show any deterioration of the asphalt, the inspection frequency will be changed to annual after the winter season beginning in 2002.

2.2 Maintenance Activities

2.2.1 Cracks and Potholes

For cracks in the pavement up to 0.5-inches that are identified, the cracks will be filled/sealed with a commercially available liquid asphalt filler. Cracks exceeding 0.5-inches in width or potholes will be filled with commercially available blacktop patch. If the condition of the asphalt degrades to a point it is unstable, the pavement will be removed and replaced.

2.2.2 Blacktop Sealing

The entire blacktop cover over the specified area will be sealed with a commercially available blacktop sealer if the inspection warrants. Prior to sealing, any areas of noted excessive surface puddling will also be filled in with patch and graded to promote channeling water away from the area.

3.0 Documentation

No formal inspection report will be required, however, a file will be kept at the facility maintenance office which will include copies of all photo documentation with the date and description of the picture. In addition, receipts for all O&M expenses will be kept in the file such as liquid sealer, patch and invoice of the contractor to be used for the bi-annual sealing.