

**GIS REGISTRY INFORMATION**

SITE NAME: COOPER POWER - RTE (RAIL/TRAK CAR UNLOAD AREA)  
 BRRTS #: 02-68-184470 FID # (if appropriate): 26817200  
 COMMERCE # (if appropriate): NOV 29, 2001  
 CLOSURE DATE: Nov 29, 2001  
 STREET ADDRESS: 1319 E. LINCOLN AVE  
 CITY: WAUKESHA  
 SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection): X= 666176 Y= 283436

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



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#0268000603

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

Subject: Closure Request - Southern UST area, Cooper Power Systems Facility, 1319  
Lincoln Ave. 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, submitted by HIS Geotrans. Based on a review of investigative and remedial information contained in the case file, we are unable to grant closure of the southern UST area until the following information has been provided to the Department:

1. Define the vertical and horizontal extent of soil contamination south of borings B-5S and B-6S.
2. Provide an estimate of the volume of residual soil contamination that exceeds site specific residual contaminant levels (RCLs) or suggested generic RCLs for PAHs for direct contact pathway and/or protection of groundwater. Please submit revised soil analytic tables to include concentration units and appropriate suggested RCLs (whichever is smaller, direct contact or protection of groundwater).
3. Delineate on site map, areas of asphalt cover and extent of soil contamination.
4. Groundwater contaminants in MW-6 exceed the NR 140 enforcement standard (ES) for chrysene and benzo(a) pyrene. Please provide a minimum of one additional round of groundwater analysis for PAHs from MW-6, to establish contaminant trends.
5. Closure will be conditioned upon the recording of a groundwater use restriction (unless at least 2 consecutive rounds of groundwater sampled from MW-6 contain no ES exceedances, and it has been demonstrated that no ES are exceeded in the vicinity of B-8S).

Closure will also be conditioned on the recording of a deed restriction that requires maintenance of asphalt and/or building cover over areas where soil direct contact and/or protection of groundwater RCLs are exceeded.

Copies of model deed restrictions are enclosed. Draft deed restrictions must be approved by the Department prior to recording with the County Registrar of Deeds.

Once the above-requested information has been provided, the Department will reconsider closure of the Southern UST area.

If you have any questions regarding this letter, please contact me at the letterhead address or at (414) 229-0874).

Sincerely,

*Nancy D Ryan*

Nancy D. Ryan  
Hydrogeologist

Cc: SER site file  
Thomas Comerford, HSI Geotrans

Enclosures

DOCUMENT NO.

728744

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 116.60 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.

VOL 1142 PAGE 365

(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,

Krupka Development Corporation  
Walter S. Krupka  
Clara D. Krupka  
Krupka Development Corporation  
Walter S. Krupka  
Clara D. Krupka

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.

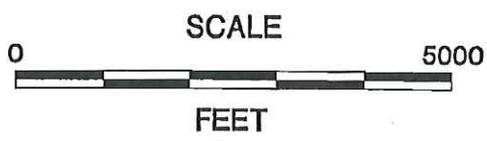
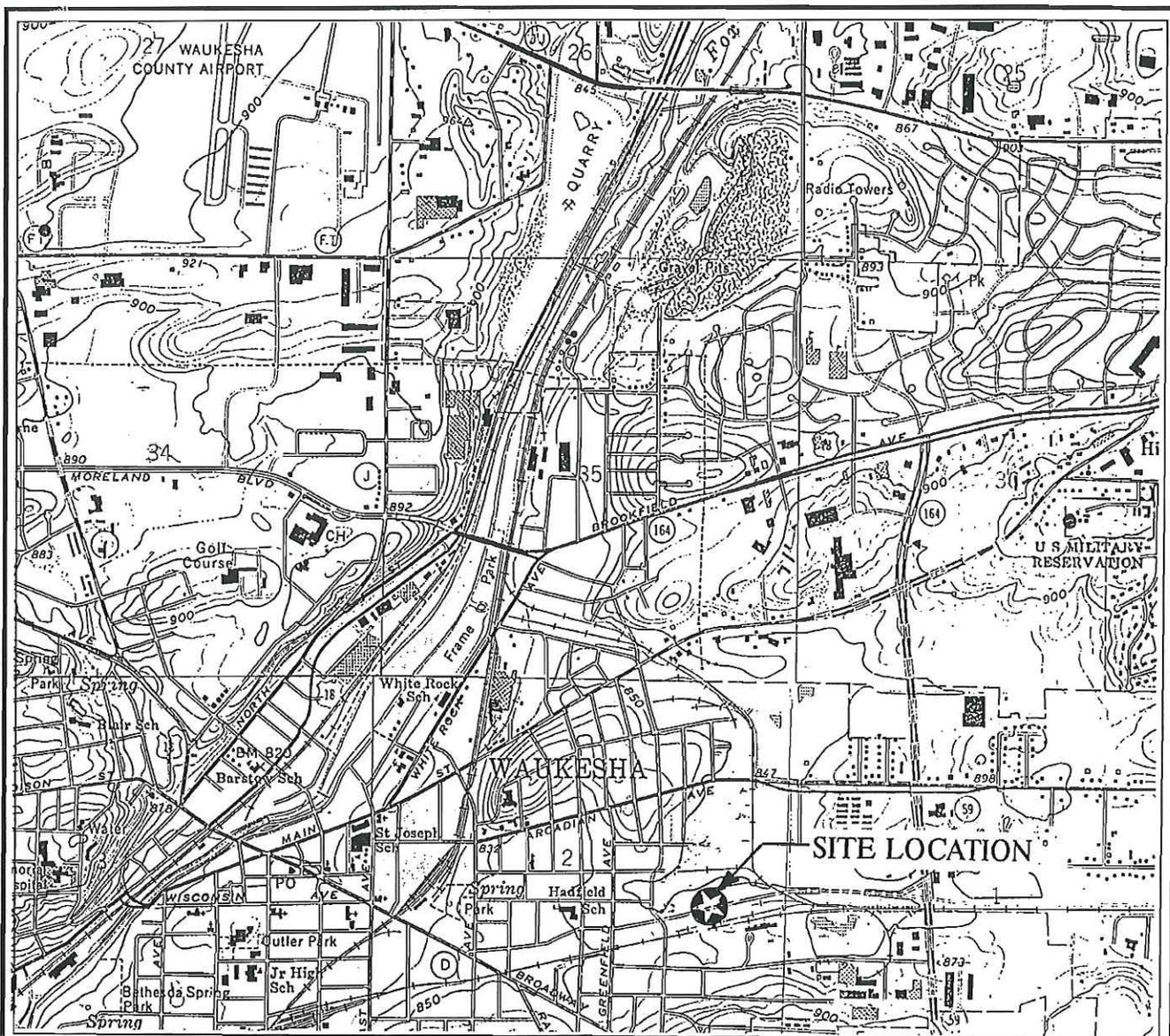
THIS INSTRUMENT WAS DRAFTED BY  
*Carolyn A. Ingham*  
Carolyn A. Ingham  
Notary Public, Milwaukee County, Wis.  
My commission (expires) 4-9-72



(Section 39.31 (1) of the Wisconsin Statutes provides that all instruments to be recorded shall have plainly printed or typewritten thereon the names of the grantors, grantees, witnesses and notary. Section 39.313 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 24971

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 } ss  
NOVEMBER 13 1968  
NOVEMBER 13 1968 AT 4:22  
CLOCK P.M. AND RECORDED IN VOL 1142  
OF 365 PAGES  
Return to  
300 WISCONSIN LEGAL BLANK COMPANY 53186  
MILWAUKEE, WISCONSIN



National Geodetic Vertical Datum of 1929  
Contour Interval 20 Feet

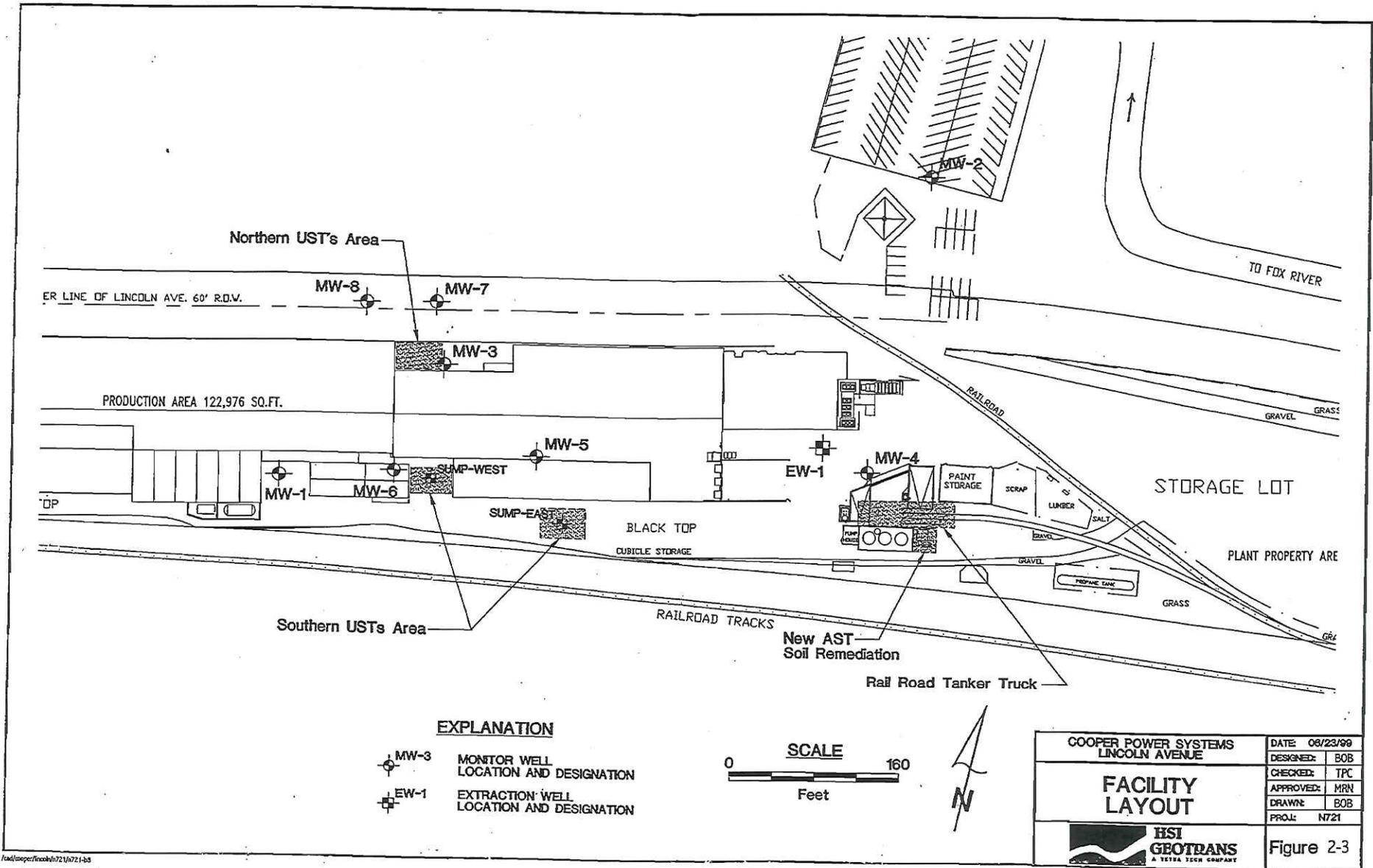


<b>COOPER POWER SYSTEMS LINCOLN AVENUE SOIL INVESTIGATION</b>	DATE: 10/01/96
	DESIGNED: bob
<b>SITE LOCATION and LOCAL TOPOGRAPHY</b>	CHECKED: hlh
	APPROVED: hlh
	DRAWN: bob
PROJ.: 304583374	

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



**Figure 2-1**



Southern USTs Area

Northern UST's Area

ER LINE OF LINCOLN AVE. 60' R.D.V.

PRODUCTION AREA 122,976 SQ.FT.

TO FOX RIVER

STORAGE LOT

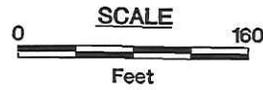
PLANT PROPERTY ARE

New AST Soil Remediation

Rail Road Tanker Truck

**EXPLANATION**

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

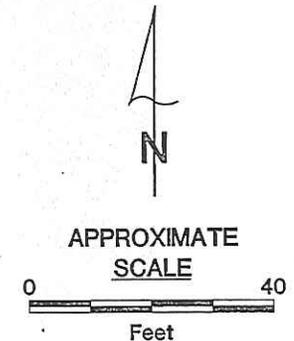
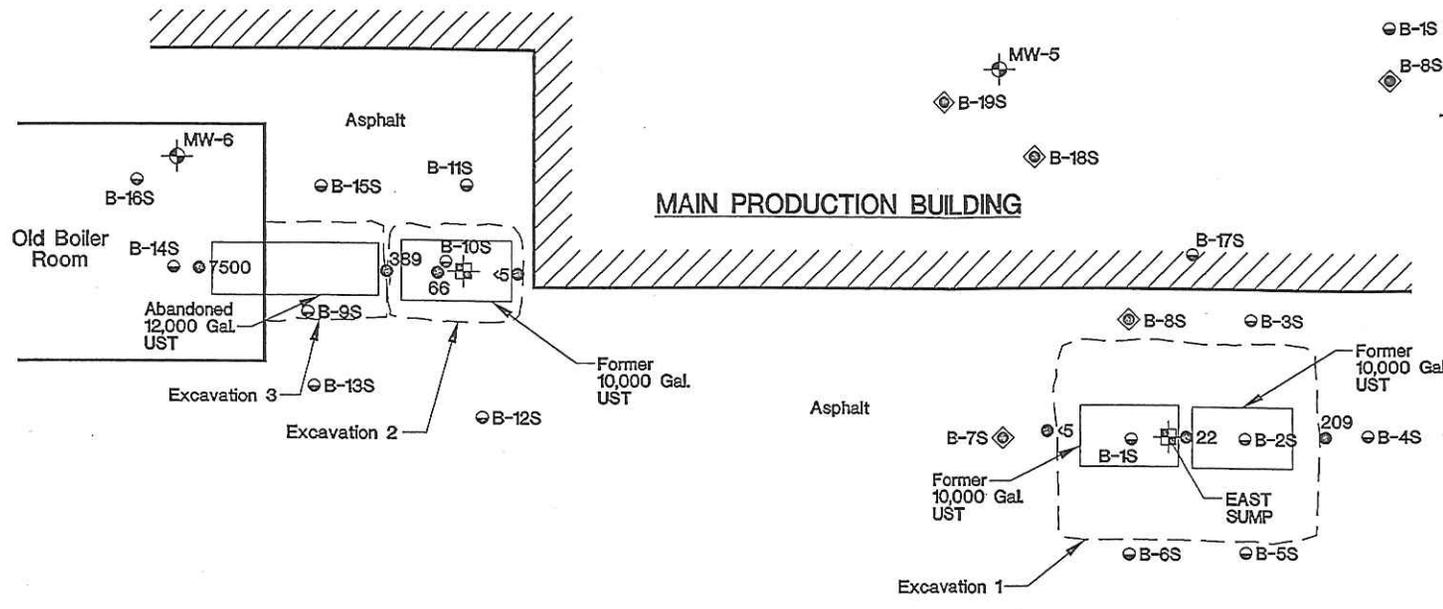


<b>COOPER POWER SYSTEMS LINCOLN AVENUE</b>	DATE 08/23/99
	DESIGNED: BOB
<b>FACILITY LAYOUT</b>	CHECKED: TPC
	APPROVED: MRN
	DRAWN: BOB
	PROJ: N721
<b>Figure 2-3</b>	

\\sdc\scope\lincoln\721\721-1-33

### EXPLANATION

-  MW-5 MONITOR WELL LOCATION AND DESIGNATION
-  66 PREVIOUS SOIL SAMPLE LOCATION AND TOTAL RECOVERABLE PETROLEUM HYDROCARBON (TRPH) IN PPM
-  WEST SUMP EXISTING SUMP WELL LOCATION AND DESIGNATION
-  B-1S GEOPROBE SOIL SAMPLE LOCATION AND DESIGNATION
-  B-8S GEOPROBE SOIL AND GROUND-WATER SAMPLING LOCATION AND DESIGNATION



Note: Previous soil samples were collected during USTs removals in 1989.

Geoprobe borings B-1S through B-16S were installed and sampled on December 23 and 24, 1997

Geoprobe borings B-17S through B-19S were installed and sampled on February 25, 1998.

COOPER POWER SYSTEMS LINCOLN AVENUE	DATE: 6/23/99
<b>SOUTHERN USTs AREA SAMPLING LOCATIONS</b>	DESIGNED: BOB
	CHECKED: TPC
	APPROVED: MRN
	DRAWN: BOB
PROJ: N721	
 HSI GEOTRANS A TETRA TECH COMPANY	Figure 2

Basemap Taken From G.A.S., 1989.  
Hsi/cooper/lincoln/n721/n721-67

Table 5-4: Southern UST Area Soil Analytical Results

Parameter	NR720 Standards		B-1S	B-2S		B-3S		B-4S	
	Generic RCL	Direct Contact Industrial Pathway	8 - 10'	4'	8'	4'	8'	4'	8'
			12/19/1997	12/18/1997	12/18/1997	12/18/1997	12/18/1997	12/19/1997	12/19/1997
Solids, Total			86.1	81.5	89.4	85.8	77.4	87.1	79.7
DRO	100		<5.8	60 H	78 H	1,400	2,200	<5.7	853
Acenaphthene	38	60000	<0.058	<0.095	<0.84	<0.097	<0.22	<0.057	<0.23
Acenaphthylene	0.7	360	<0.099	<0.156	<1.4	<0.17	<0.382	<0.098	<0.4
Anthracene	3000	300000	<0.0058	<0.0095	<0.084	<0.0097	<0.022	<0.0057	<0.023
Benzo(a)anthracene	17	3.9	0.0078	0.013	<0.084	<0.0097	<0.022	<0.0057	<0.023
Benzo(b)fluoranthene	360	3.9	<0.0058	<0.0095	<0.084	0.396	<0.022	<0.0057	<0.023
Benzo(k)fluoranthene	870	39	<0.0058	<0.0095	<0.084	0.21	<0.022	<0.0057	<0.023
Benzo(a)pyrene	48	0.39	0.006	<0.0095	<0.084	<b>0.455</b>	<0.022	<0.0057	<0.023
Benzo(ghi)perylene	6800	39	<0.0058	<0.0095	<0.084	0.466	<0.022	<0.0057	<0.023
Chrysene	37	390	<0.0058	<0.0095	0.097	<0.0097	<0.022	<0.0057	<0.023
Dibenzo(a,h)anthracene	38	0.39	<0.012	<0.019	<0.16	0.052	<0.045	<0.011	<0.043
Fluoranthene	500	40000	<0.012	<0.019	<0.16	2.33	<0.452	<0.011	<0.043
Fluorene	100	40000	<0.012	<0.019	<0.16	<0.02	<0.045	<0.011	<0.043
Indeno(1,2,3-cd)pyrene	680	3.9	<0.0058	<0.0095	<0.084	0.385	<0.022	<0.0057	<0.023
1-Methyl naphthalene	23	70000	<0.035	<0.058	<0.51	<0.058	1.81	<0.034	<0.14
2-Methyl naphthalene	20	40000	<0.029	<0.048	<0.42	<0.048	2.84	<0.029	<0.11
Naphthalene	0.4	110	<0.035	<0.058	<0.51	<0.058	<b>4.13</b>	<0.034	<0.14
Phenanthrene	1.8	390	<0.0058	<0.0095	<0.084	1.4	<0.022	<0.0057	<0.023
Pyrene	8700	30000	<0.0058	0.013	<0.084	<0.0097	<0.022	<0.0057	<0.023

All results in mg/kg

H - Late eluting hydrocarbons present

C - Standard outside of control limits

L - Common lab solvent and contaminant

Shaded values exceed NR720 Generic RCL

Bold values exceed Direct Contact Pathway Standards for Industrial sites

Table 5-4: Southern UST Area Soil Analytical Results

Parameter	NR720 Standards		B-5S		B-6S		B-7S		B-8S	
	Generic RCL	Direct Contact Industrial Pathway	4'	8'	4'	8'	4'	8'	4'	8'
			12/18/1997	12/18/1997	12/18/1997	12/18/1997	12/19/1997	12/19/1997	12/19/1997	12/19/1997
Solids, Total			84.2	76.9	82.9	85.2	89.9	78.7	85.3	79.4
DRO	100		80 H	<6.5	7.2	<5.9	<5.6	<6.4	574 H	327
Acenaphthene	38	60000	<0.59	<0.065	<0.06	<0.059	<0.056	<0.064	<0.059	<0.23
Acenaphthylene	0.7	360	<1	<0.11	<0.1	<0.1	<0.094	<0.11	<0.1	<0.4
Anthracene	3000	300000	0.154	<0.0065	0.12	<0.0059	<0.0056	<0.0064	0.528	<0.023
Benzo(a)anthracene	17	3.9	0.772	<0.0065	0.446	<0.0059	0.019	<0.0064	1.64	<0.023
Benzo(b)fluoranthene	360	3.9	0.475	<0.0065	0.217	<0.0059	<0.0056	<0.0064	0.95	<0.023
Benzo(k)fluoranthene	870	39	0.11	<0.0065	0.253	<0.0059	<0.0056	<0.0064	0.844	<0.023
Benzo(a)pyrene	48	0.39	<b>0.962</b>	<0.0065	<b>0.519</b>	<0.0059	<0.0056	<0.0064	<b>1.76</b>	<0.023
Benzo(ghi)perylene	6800	39	1.19	<0.0065	0.507	<0.0059	<0.0056	<0.0064	1.99	<0.023
Chrysene	37	390	0.665	<0.0065	0.338	<0.0059	<0.0056	<0.0064	1.41	<0.023
Dibenzo(a,h)anthracene	38	0.39	<0.12	<0.013	<0.012	<0.012	<0.011	<0.013	<0.012	<0.043
Fluoranthene	500	40000	1.66	<0.013	0.869	<0.012	0.031	<0.013	4.45	<0.043
Fluorene	100	40000	<0.12	<0.013	0.08	<0.012	<0.011	<0.013	1.29	0.617
Indeno(1,2,3-cd)pyrene	680	3.9	0.796	<0.0065	0.362	<0.0059	<0.0056	<0.0064	1.41	<0.023
1-Methylnaphthalene	23	70000	<0.36	<0.039	0.688	<0.035	<0.033	<0.038	1.52	4.66
2-Methylnaphthalene	20	40000	<0.3	<0.032	0.579	<0.029	<0.028	<0.032	1.88	1.89
Naphthalene	0.4	110	<0.36	<0.039	0.145	<0.035	<0.033	<0.038	<0.035	<0.14
Phenanthrene	1.8	390	0.582	<0.0065	0.47	<0.0059	0.018	<0.0064	3.4	1.08
Pyrene	8700	30000	1.19	<0.0065	0.688	<0.0059	<0.0056	<0.0064	3.17	<0.023

All results in mg/kg

H - Late eluting hydrocarbons present

C - Standard outside of control limits

L - Common lab solvent and contaminant

Shaded values exceed NR720 Generic RCL

Bold values exceed Direct Contact Pathway Standards for Industrial sites

Table 5-4: Southern UST Area Soil Analytical Results

Parameter	NR720 Standards		B-11S		B-12S		B-13S		B-14S	
	Generic RCL	Direct Contact Industrial Pathway	4'	8'	4'	8'	4'	8'	4 - 6'	8'
			2/19/1997	12/19/1997	12/19/1997	12/19/1997	12/19/1997	12/19/1997	12/23/1997	12/23/1997
Solids, Total			83	96.3	81.5	87.8	96.5	94.8	97.2	90.1
DRO	100		<6.0	<5.2	<6.1	6.2	<5.2	<5.3	22 H	178 H
Acenaphthene	38	60000	<0.06	<0.052	<0.061	<0.057	<0.052	<0.053	<1.54 C	<1.66 C
Acenaphthylene	0.7	360	<0.1	<0.088	<0.1	<0.097	<0.088	<0.09	<2.67 C	<2.89 C
Anthracene	3000	300000	<0.006	0.114	<0.0061	<0.0057	<0.0052	<0.0053	<0.15	<0.16
Benzo(a)anthracene	17	3.9	<0.006	0.145	<0.0061	<0.0057	<0.0052	0.064	<0.15	<0.16
Benzo(b)fluoranthene	360	3.9	<0.006	0.125	<0.0061	<0.0057	<0.0052	0.017	<0.15	<0.16
Benzo(k)fluoranthene	870	39	<0.006	0.187	<0.0061	<0.0057	<0.0052	0.017	<0.15	<0.16
Benzo(a)pyrene	48	0.39	<0.006	<b>0.436</b>	<0.0061	<0.0057	<0.0052	0.021	<0.15	<0.16
Benzo(ghi)perylene	6800	39	<0.006	0.872	<0.0061	<0.0057	<0.0052	0.264	<0.15	<0.16
Chrysene	37	390	<0.006	0.644	<0.0061	<0.0057	<0.0052	0.053	<0.15	<0.16
Dibenzo(a,h)anthracene	38	0.39	<0.012	<0.01	<0.012	<0.011	<0.01	<0.01	<0.3	<0.33
Fluoranthene	500	40000	<0.012	0.135	<0.012	<0.011	<0.01	0.021	<0.3	<0.33
Fluorene	100	40000	<0.012	<0.01	<0.012	<0.011	<0.01	<0.01	<0.309 C	<0.333 C
Indeno(1,2,3-cd)pyrene	680	3.9	<0.006	0.717	<0.0061	<0.0057	<0.0052	0.127	<0.15	<0.16
1-Methylnaphthalene	23	70000	<0.036	<0.031	<0.037	<0.034	<0.031	<0.032	<0.93	<0.99
2-Methylnaphthalene	20	40000	<0.03	<0.026	<0.031	<0.028	<0.026	<0.026	<0.772 C	<0.832 C
Naphthalene	0.4	110	<0.036	<0.031	<0.037	<0.034	<0.031	<0.032	<0.926 C	<0.999 C
Phenanthrene	1.8	390	<0.006	0.051	<0.0061	<0.0057	<0.0052	<0.0053	<0.154 C	<0.166 C
Pyrene	8700	30000	<0.006	0.104	<0.0061	<0.0057	<0.0052	0.017	<0.15	<0.16

All results in mg/kg

H - Late eluting hydrocarbons present

C - Standard outside of control limits

L - Common lab solvent and contaminant

Shaded values exceed NR720 Generic RCL

Bold values exceed Direct Contact Pathway Standards for Industrial sites

Table 5-4 Southern UST Area Soil Analytical Results

Parameter	NR720 Standards		B-15S		B-16S		B-17S	B-18S		B-19S
	Generic RCL	Direct Contact Industrial Pathway	4'	8'	4'	8'	8'	4'	8'	4'
			12/19/1997	12/19/1997	12/23/1997	12/23/1998	2/25/1998	2/25/1998	2/25/1998	2/25/1998
Solids, Total			79.2	91.3	96.3	88.9	77.2	91.2	81.3	85.3
DRO	100		<6.3	<5.5	<5.2	<5.6	1,300	6.1 L	110	<5.9
Acenaphthene	38	60000	<0.063	<0.055	<0.519	<0.056 C	<0.16	<0.055	<0.15	<0.074
Acenaphthylene	0.7	360	<0.11	<0.093	<0.883	<0.096 C	<0.273	<0.093	<0.24	<0.125
Anthracene	3000	300000	<0.0063	<0.0055	<0.052	<0.0056	0.207	<0.0055	0.044	<0.0074
Benzo(a)anthracene	17	3.9	<0.0063	0.013	0.066	<0.0056	1.02	<0.0055	0.344	<0.0074
Benzo(b)fluoranthene	360	3.9	<0.0063	0.011	<0.052	<0.0056	<0.016	<0.0055	<0.015	<0.0074
Benzo(k)fluoranthene	870	39	<0.0063	<0.0055	<0.052	<0.0056	<0.016	<0.0055	<0.015	<0.0074
Benzo(a)pyrene	48	0.39	<0.0063	0.014	<0.052	0.01	<0.016	<0.0055	<0.015	<0.0074
Benzo(ghi)perylene	6800	39	<0.0063	0.035	<0.052	<0.0056	<0.016	<0.0055	<0.015	<0.0074
Chrysene	37	390	<0.0063	<0.0055	0.156	<0.0056	0.1	<0.0055	0.044	<0.0074
Dibenzo(a,h)anthracene	38	0.39	<0.013	<0.011	<0.1	<0.011	<0.032	<0.011	<0.029	<0.015
Fluoranthene	500	40000	<0.013	0.012	0.208	0.015	2.2	<0.011	1.09	<0.015
Fluorene	100	40000	<0.013	<0.011	<0.104 C	<0.016 C	2.72	<0.011	0.443	<0.015
Indeno(1,2,3-cd)pyrene	680	3.9	<0.0063	0.024	<0.052	<0.0056	<0.016	<0.0055	<0.015	<0.0074
1-Methylnaphthalene	23	70000	<0.038	<0.033	<0.31	<0.034	22	<0.033	8	<0.044
2-Methylnaphthalene	20	40000	<0.032	<0.027	<0.26 C	<0.028 C	29.8	<0.027	5.17	<0.036
Naphthalene	0.4	110	<0.038	<0.033	<0.312 C	<0.034 C	5.83	<0.033	1.07	<0.044
Phenanthrene	1.8	390	<0.0063	0.034	<0.52 C	<0.0099 C	3.5	<0.0055	1.23	<0.0074
Pyrene	8700	30000	<0.063	<0.0055	0.06	0.015	2.98	<0.0055	0.418	<0.0074

All results in mg/kg

H - Late eluting hydrocarbons present

C - Standard outside of control limits

L - Common lab solvent and contaminant

Shaded values exceed NR720 Generic RCL

Bold values exceed Direct Contact Pathway Standards for Industrial sites

Table 5-4: Southern UST Area Soil Analytical Results

195

Parameter	NR720 Standards		9S
	Generic RCL	Direct Contact Industrial Pathway	8' 2/25/1998
Solids, Total			81.8
DRO	100		7.2 L
Acenaphthene	38	60000	<0.076
Acenaphthylene	0.7	360	<0.124
Anthracene	3000	300000	<0.0076
Benzo(a)anthracene	17	3.9	<0.0076
Benzo(b)fluoranthene	360	3.9	<0.0076
Benzo(k)fluoranthene	870	39	<0.0076
Benzo(a)pyrene	48	0.39	<0.0076
Benzo(ghi)perylene	6800	39	<0.0076
Chrysene	37	390	<0.0076
Dibenzo(a,h)anthracene	38	0.39	<0.015
Fluoranthene	500	40000	<0.015
Fluorene	100	40000	<0.015
Indeno(1,2,3-cd)pyrene	680	3.9	<0.0076
1-Methylnaphthalene	23	70000	<0.046
2-Methylnaphthalene	20	40000	<0.038
Naphthalene	0.4	110	<0.046
Phenanthrene	1.8	390	<0.0076
Pyrene	8700	30000	<0.0076

All results in mg/kg

H - Late eluting hydrocarbons present

C - Standard outside of control limits

L - Common lab solvent and contaminant

Shaded values exceed NR720 Generic RCL

Bold values exceed Direct Contact Pathway Standards for Industrial sites

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

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

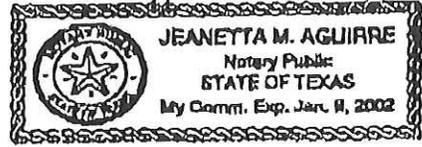
COPY

Signature: Robert W. Teets

Printed Name: Robert W. Teets

Subscribed and sworn to before me this 10<sup>th</sup> 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.

DOCUMENT NUMBER

DEED RESTRICTION

Declaration of Restrictions

In Re:

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 116.60 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. VOL: 1142 PAGE: 365.

STATE OF WISCONSIN            )  
  ) ss  
COUNTY OF Waukesha         )

WHEREAS, Cooper Power Systems Inc., as successor via merger to the RTE Corporation, is owner of the above-described property.

WHEREAS, one or more petroleum hydrocarbon discharges have occurred on this property and petroleum hydrocarbon-contaminated soil remains on this property at the following locations: former Southern underground storage tank (UST) Area and new above ground storage tank (AST) Area which are depicted in red and green on the attached Exhibit A and hereby made part of this restriction.

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.

Recording Area

Name and Return Address  
Cooper Power Systems Inc.  
1319 Lincoln Avenue  
Waukesha, WI 53186

WAKC1304997  
Parcel Identification Number

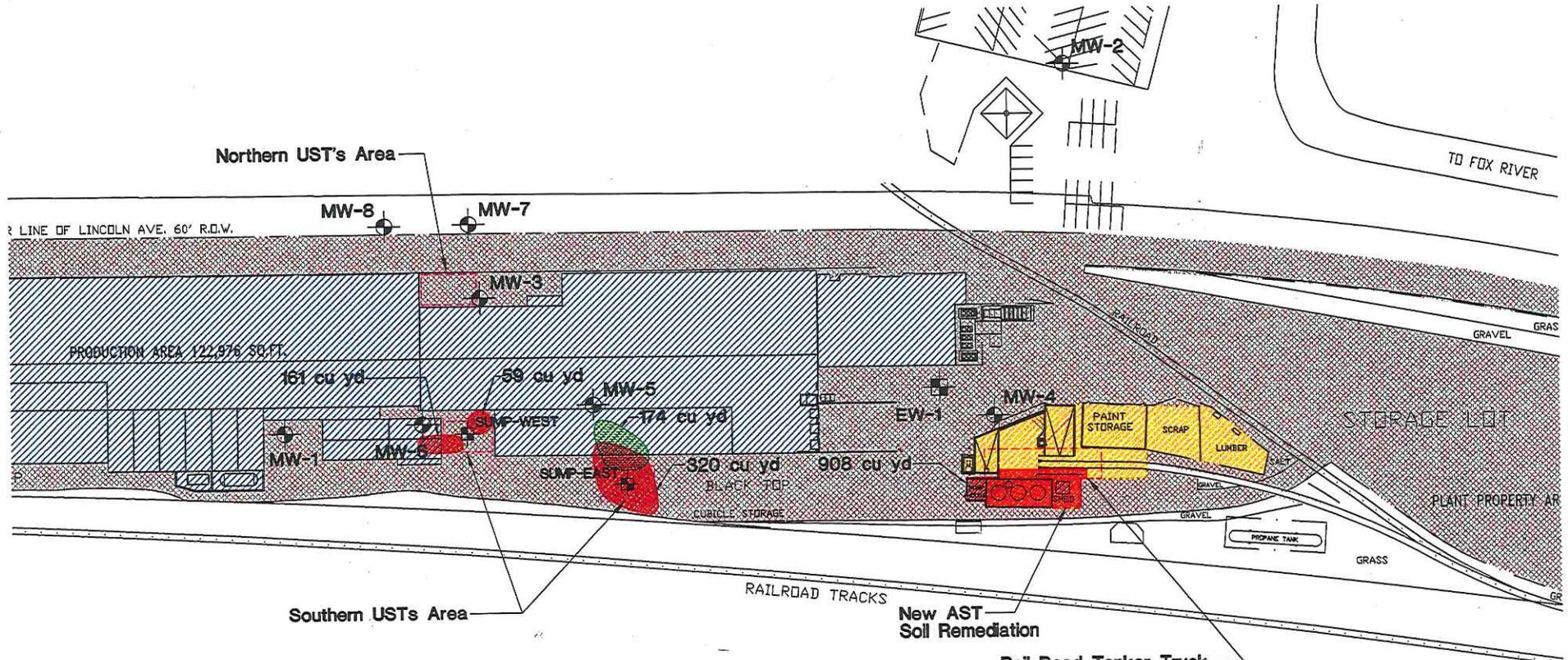
NOW THEREFORE, the owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitations and restrictions:

- Structural impediments (AST tank farm and plant buildings) existing at time of clean-up made complete remediation of the soil contamination on this property impracticable. If the structural impediments on this property that are described above are removed, the property owner shall conduct an investigation of the degree and extent of petroleum hydrocarbon contamination. To the extent that contamination is found at the time, the Wisconsin Department of Natural Resources shall be immediately notified and the property owner shall properly remediate the contamination in accordance with applicable statutes and rules. If the currently-inaccessible contaminated soil that remains on the property is excavated in the future, it shall be sampled and analyzed and may require treatment or disposal as a solid or hazardous waste.
- The following activities are prohibited on that portion of the property depicted in red and green on Exhibit A, where a cap or cover has been placed over areas where soil exceeds suggested generic residual contaminant levels (RCLs) for polyaromatic hydrocarbons (PAHs) for direct contact and/or protection of ground water 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 the capped area; 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 cover. In addition, the cap or cover shall be maintained in compliance with a plan (Exhibit B), which has been submitted to the Wisconsin Department of Natural Resources, as required by section NR 724.13(2), Wis Adm. Code (1997).

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 any person or persons who violate or are proposing to violate this covenant, to prevent the proposed violation or to recover damages for such violations.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Natural Resources or its successor issue a determination that one or more of the restrictions set forth in this covenant is no longer required. Upon the receipt of such a request, the Wisconsin Department of Natural Resources shall determine whether or not the restrictions contained herein can be extinguished. If the Department determines that the restrictions can be extinguished, an affidavit, attached to a copy of the Department's written determination, may be recorded by the property owner or other interested party to give notice that this deed restriction, or portions of this deed restriction, are no longer binding.

By signing this document, Randy Ammerman, V.P., Cooper Power Systems, Inc. asserts that he is duly authorized to sign this document on behalf of Cooper Power Systems, Inc., as successor via merger to the RTE Corporation.



**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 A
	DRAFTED	DJB	
	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.