

GIS REGISTRY
Cover Sheet

March, 2010
(RR 5367)

Source Property Information

BRRTS #: 02-68-553121
ACTIVITY NAME: Kurz Electric Solutions
PROPERTY ADDRESS: 15755 West Rogers Drive
MUNICIPALITY: New Berlin
PARCEL ID #: NBC 1164005

CLOSURE DATE: 1/15/2010
FID #: 268249190
DATCP #:
COMM #: none

***WTM COORDINATES:**

X: 674003 Y: 283152

**Coordinates are in
WTM83, NAD83 (1991)*

WTM COORDINATES REPRESENT:

- Approximate Center Of Contaminant Source
- Approximate Source Parcel Center

Please check as appropriate: (BRRTS Action Code)

Contaminated Media:

- Groundwater Contamination > ES (236)**
 - Contamination in ROW
 - Off-Source Contamination
(note: for list of off-source properties see "Impacted Off-Source Property" form)
- Soil Contamination > *RCL or **SSRCL (232)**
 - Contamination in ROW
 - Off-Source Contamination
(note: for list of off-source properties see "Impacted Off-Source Property" form)

Land Use Controls:

- N/A (Not Applicable)
- Soil: maintain industrial zoning (220)
(note: soil contamination concentrations between non-industrial and industrial levels)
- Structural Impediment (224)
- Site Specific Condition (228)
- Cover or Barrier (222)
(note: maintenance plan for groundwater or direct contact)
- Vapor Mitigation (226)
- Maintain Liability Exemption (230)
(note: local government unit or economic development corporation was directed to take a response action)

Monitoring Wells:

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

- Yes
- No
- N/A

**Residual Contaminant Level
**Site Specific Residual Contaminant Level*

This Adobe Fillable form is intended to provide a list of information that is required for evaluation for case closure. It is to be used in conjunction with Form 4400-202, Case Closure Request. The closure of a case means that the Department has determined that no further response is required at that time based on the information that has been submitted to the Department.

NOTICE: Completion of this form is mandatory for applications for case closure pursuant to ch. 292, Wis. Stats. and ch. NR 726, Wis. Adm. Code, including cases closed under ch. NR 746 and ch. NR 726. The Department will not consider, or act upon your application, unless all applicable sections are completed on this form and the closure fee and any other applicable fees, required under ch. NR 749, Wis. Adm. Code, Table 1 are included. It is not the Department's intention to use any personally identifiable information from this form for any purpose other than reviewing closure requests and determining the need for additional response action. The Department may provide this information to requesters as required by Wisconsin's Open Records law [ss. 19.31 - 19.39, Wis. Stats.].

BRRTS #: 02-68-553121

PARCEL ID #: NBC 1164005

ACTIVITY NAME: Kurz Electric Solutions, Inc.

WTM COORDINATES: X: 674003 Y: 283152

CLOSURE DOCUMENTS (the Department adds these items to the final GIS packet for posting on the Registry)

- Closure Letter**
- Maintenance Plan** (if activity is closed with a land use limitation or condition (land use control) under s. 292.12, Wis. Stats.)
- Conditional Closure Letter** *NO*
- Certificate of Completion (COC)** for VPLE sites

SOURCE LEGAL DOCUMENTS

Deed: The most recent deed as well as legal descriptions, for the **Source Property** (where the contamination originated). Deeds for other, off-source (off-site) properties are located in the **Notification** section.
Note: If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.

Certified Survey Map: A copy of the certified survey map or the relevant section of the recorded plat map for those properties where the legal description in the most recent deed refers to a certified survey map or a recorded plat map. (lots on subdivided or platted property (e.g. lot 2 of xyz subdivision)).

Figure #: Title:

Signed Statement: A statement signed by the Responsible Party (RP), which states that he or she believes that the attached legal description accurately describes the correct contaminated property.

MAPS (meeting the visual aid requirements of s. NR 716.15(2)(h))

Maps must be no larger than 8.5 x 14 inches unless the map is submitted electronically.

Location Map: A map outlining all properties within the contaminated site boundaries on a U.S.G.S. topographic map or plat map in sufficient detail to permit easy location of all parcels. If groundwater standards are exceeded, include the location of all potable wells within 1200 feet of the site.

Note: Due to security reasons municipal wells are not identified on GIS Packet maps. However, the locations of these municipal wells must be identified on Case Closure Request maps.

Figure #: 1 Title: **Site Location Map**

Detailed Site Map: A map that shows all relevant features (buildings, roads, individual property boundaries, contaminant sources, utility lines, monitoring wells and potable wells) within the contaminated area. This map is to show the location of all contaminated public streets, and highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding a ch. NR 140 Enforcement Standard (ES), and/or in relation to the boundaries of soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Levels (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.

Figure #: 2 Title: **Site Layout**

Soil Contamination Contour Map: For sites closing with residual soil contamination, this map is to show the location of all contaminated soil and a single contour showing the horizontal extent of each area of contiguous residual soil contamination that exceeds a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.

Figure #: 3 Title: **Schematic Showing Extent of Impacts in Soil**

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ACTIVITY NAME: Kurz Electric Solutions, Inc.

MAPS (continued)

- Geologic Cross-Section Map:** A map showing the source location and vertical extent of residual soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL). If groundwater contamination exceeds a ch. NR 140 Enforcement Standard (ES) when closure is requested, show the source location and vertical extent, water table and piezometric elevations, and locations and elevations of geologic units, bedrock and confining units, if any.

Figure #: Title:

Figure #: Title:

- Groundwater Isoconcentration Map:** For sites closing with residual groundwater contamination, this map shows the horizontal extent of all groundwater contamination exceeding a ch. NR140 Preventive Action Limit (PAL) and an Enforcement Standard (ES). Indicate the direction and date of groundwater flow, based on the most recent sampling data.

Note: This is intended to show the total area of contaminated groundwater.

Figure #: Title:

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

Figure #: Title:

Figure #: Title:

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

Tables must be no larger than 8.5 x 14 inches unless the table is submitted electronically. Tables must not contain shading and/or cross-hatching. The use of **BOLD** or *ITALICS* is acceptable.

- Soil Analytical Table:** A table showing remaining soil contamination with analytical results and collection dates.
Note: This is one table of results for the contaminants of concern. Contaminants of concern are those that were found during the site investigation, that remain after remediation. It may be necessary to create a new table to meet this requirement.

Table #: 1 Title: **Laboratory Analytical Results for Soil Sampling**

- Groundwater Analytical Table:** Table(s) that show the most recent analytical results and collection dates, for all monitoring wells and any potable wells for which samples have been collected.

Table #: 2 Title: **Summary of Detected VOC Groundwater Analytical Results**

- Water Level Elevations:** Table(s) that show the previous four (at minimum) water level elevation measurements/dates from all monitoring wells. If present, free product is to be noted on the table.

Table #: Title:

IMPROPERLY ABANDONED MONITORING WELLS

For each monitoring well not properly abandoned according to requirements of s. NR 141.25 include the following documents.

Note: If the site is being listed on the GIS Registry for only an improperly abandoned monitoring well you will only need to submit the documents in this section for the GIS Registry Packet.

- Not Applicable**

- Site Location Map:** A map showing all surveyed monitoring wells with specific identification of the monitoring wells which have not been properly abandoned.

Note: If the applicable monitoring wells are distinctly identified on the Detailed Site Map this Site Location Map is not needed.

Figure #: Title:

- Well Construction Report:** Form 4440-113A for the applicable monitoring wells.

- Deed:** The most recent deed as well as legal descriptions for each property where a monitoring well was not properly abandoned.

- Notification Letter:** Copy of the notification letter to the affected property owner(s).

BRRTS #: 02-68-553121

ACTIVITY NAME: Kurz Electric Solutions, Inc.

NOTIFICATIONS

Source Property

- Letter To Current Source Property Owner:** If the source property is owned by someone other than the person who is applying for case closure, include a copy of the letter notifying the current owner of the source property that case closure has been requested.
- Return Receipt/Signature Confirmation:** Written proof of date on which confirmation was received for notifying current source property owner.

Off-Source Property

Group the following information per individual property and label each group according to alphabetic listing on the "Impacted Off-Source Property" attachment.

- Letter To "Off-Source" Property Owners:** Copies of all letters sent by the Responsible Party (RP) to owners of properties with groundwater exceeding an Enforcement Standard (ES), and to owners of properties that will be affected by a land use control under s. 292.12, Wis. Stats.
Note: Letters sent to off-source properties regarding residual contamination must contain standard provisions in Appendix A of ch. NR 726.

Number of "Off-Source" Letters:

- Return Receipt/Signature Confirmation:** Written proof of date on which confirmation was received for notifying any off-source property owner.
- Deed of "Off-Source" Property:** The most recent deed(s) as well as legal descriptions, for all affected deeded **off-source property(ies)**. This does not apply to right-of-ways.
Note: If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.
- Letter To "Governmental Unit/Right-Of-Way" Owners:** Copies of all letters sent by the Responsible Party (RP) to a city, village, municipality, state agency or any other entity responsible for maintenance of a public street, highway, or railroad right-of-way, within or partially within the contaminated area, for contamination exceeding a groundwater Enforcement Standard (ES) and/or soil exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL).

Number of "Governmental Unit/Right-Of-Way Owner" Letters:



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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

Waukesha Service Center
141 NW Barstow Street, Room 180
Waukesha, Wisconsin 53188
Telephone 262-574-2100
FAX 262-574-2117

January 15, 2010

Mr. Rick Nowak
Kurz Electric Solutions, Inc.
15755 West Rogers Drive
New Berlin, WI 53151

Subject: Final Closure for Kurz Electric Solutions, Inc.
15755 West Rogers Drive, New Berlin, WI 53151
FID# 268249190, BRRTS# 02-68-553121

Dear Mr. Nowak:

The Department of Natural Resources (the Department), has reviewed the above referenced case for closure. The Department reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. On July 15, 2009, you were notified that the Department needed additional information to grant closure to this case. The Department has since received information or documentation indicating that you have complied with the requirements for final closure. Additional sampling results submitted by AECOM Environment helped determine the degree and extent of soil impacts down slope (toward the west) in the area of the former drum location.

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

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

- Residual soil contamination exists that must be properly managed should it be excavated or removed in the future.
- Before the land use may be changed from industrial to non-industrial, additional environmental work must be completed

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

Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line <http://dnr.wi.gov/org/water/dwg/3300254.pdf> or at the web address listed above for the GIS Registry.

Closure Conditions

Please be aware that pursuant to s. 292.12 Wisconsin Statutes, compliance with the requirements of this letter is a responsibility to which you and any subsequent property owners must adhere. You must pass on the information about these continuing obligations to the next property owner or owners. If these requirements are not followed or if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, welfare, or the environment, the Department may take enforcement action under s. 292.11 Wisconsin Statutes to ensure compliance with the specified requirements, limitations or other conditions related to the property or this case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code.

Residual Soil Contamination

Residual soil contamination remains at the northeast portion of the property as indicated Figure 3 (attached) in the information submitted to the Department of Natural Resources. If soil in the specific locations described above is excavated in the future, then pursuant to ch. NR 718 or, if applicable, ch. 289, Stats., and chs. 500 to 536, the property owner at the time of excavation must sample and analyze the excavated soil to determine if residual contamination remains. If sampling confirms that contamination is present the property owner at the time of excavation will need to determine whether the material is considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable standards and rules. In addition, all current and future owners and occupants of the property need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken to prevent a direct contact health threat to humans.

Industrial Residual Soil Standards

Soil samples that are representative of remaining residual soil contamination on this property were collected in July, 2008 and July 2009, contained Benzo(a)anthracene, Benzo(a)pyrene and Benzo(b)fluoranthene in concentrations that exceeded NR 720.11, Table 2, Wis. Adm. Code, non-industrial soil standards and met NR 720.11, Table 2, Wis. Adm. Code, industrial soil standards.

Therefore, pursuant to s. NR 726.05(8)(b)1., Wis. Adm. Code, this property may not be used or developed for a residential, commercial, agricultural or other non-industrial use, unless (at the time that the non-industrial use is proposed) the property owner provides notification to the Department of Natural Resources of the change in land use and an investigation is conducted, to determine the degree and extent of PAH contamination that remains on the property, and remedial action is taken as necessary to meet all applicable non-industrial soil cleanup standards. If soil in the specific locations shown on Figure 3 (attached) and described above is excavated in

the future, the property owner at the time of excavation must sample and analyze the excavated soil to determine if residual contamination remains. If sampling confirms that contamination is present the property owner at the time of excavation will need to determine whether the material is considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable statutes and rules. In addition, all current and future owners and occupants of the property need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken during excavation activities to prevent a health threat to humans.

Vapor Migration

In addition, depending on site-specific conditions, construction over contaminated materials may result in vapor migration of contaminants into enclosed structures or migration along newly placed underground utility lines. The potential for vapor inhalation and means of mitigation should be evaluated when planning any future redevelopment, and measures should be taken to ensure the continued protection of public health, safety, welfare and the environment at the site.

Post-Closure Notification Requirements

In accordance with ss, 292.12 and 292.13, Wis. Stats., you must notify the Department before making changes that affect or relate to the conditions of closure in this letter. For this case, examples of changed conditions requiring prior notification include, but are not limited to:

- Development, construction or other changes, including zoning changes, that change the land use from industrial to non-industrial

Please send written notifications in accordance with the above requirements (with the site FID# and BRRTS# noted) to: Victoria Stovall, Wisconsin Department of Natural Resources, 2300 N. Dr. ML King Dr., Milwaukee, WI 53212, to be added to your case file.

The Department appreciates the efforts you are taking to restore the environment at this site. If you have any questions concerning this letter, please contact me at the letterhead address or (262) 574-2145.

Sincerely,



James C. Delwiche, P.G.
Hydrogeologist
Bureau for Remediation & Redevelopment

Attachment – Figure 3

cc: Donna M. Volk, P.G. – AECOM
SER Case File

WARRANTY DEED

Document Number

Document Name

THIS DEED, made between Whitnall Corporation, a Delaware corporation

("Grantor," whether one or more), and Kurz Properties, LLC, a Wisconsin limited liability company

("Grantee," whether one or more).

Grantor for a valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Waukesha County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

Parcel 1 of Certified Survey Map No. 3171, recorded December 16, 1977 in Volume 24 of Certified Survey Maps on pages 8, 9 and 10, as Document No. 1028878, being a part of Lots 1 and 2, Block 2, New Berlin Industrial Park Subdivision No. 1, being a Subdivision of parts of the Southeast 1/4 of Section 3 and of the Northeast 1/4 of Section 10, Town 6 North, Range 20 East, City of New Berlin, County of Waukesha, State of Wisconsin.

Recording Area

Name and Return Address

NBC 1164.005

Parcel Identification Number (PIN)

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

Grantor warrants that the title to the Property is good, indefeasible, in fee simple and free and clear of encumbrances except: None

Dated December 31, 2008

WHITNALL CORPORATION

(SEAL)

Patricia Haese

(SEAL)

* By: Patricia Haese, Secretary

(SEAL)

(SEAL)

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s) _____

STATE OF WISCONSIN)

) ss.

authenticated on _____

Waukesha COUNTY)

Personally came before me on December 31, 2008

the above-named Whitnall Corporation by Patricia Haese,

Secretary

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

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, _____ authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:

Attorney Stephen A. Hartman

Trapp & Hartman, S.C.



STEPHEN A. HARTMAN

Notary Public, State of WISCONSIN

My commission (is permanent) (expires XXXXXXXXXXXXXXXXXXXX)

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

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATION TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

WARRANTY DEED

STATE BAR OF WISCONSIN

FORM NO. 1-2003

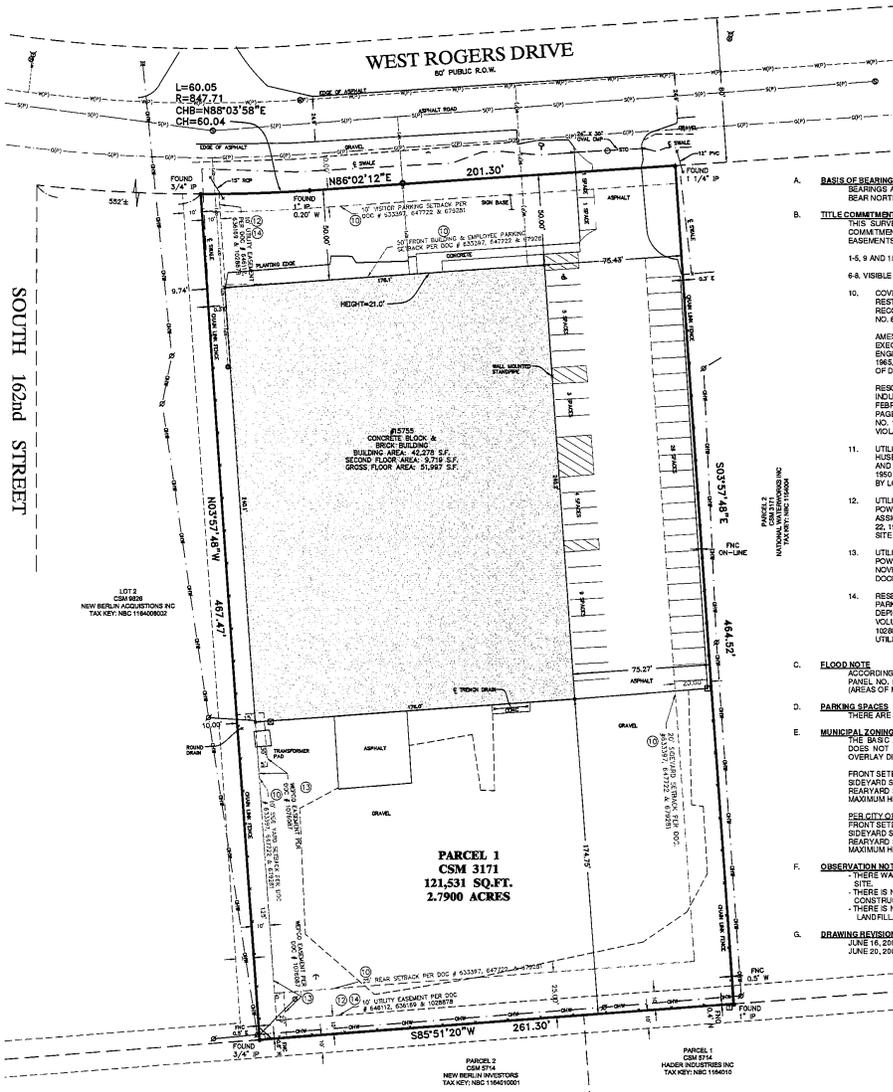
*Type name below signatures.

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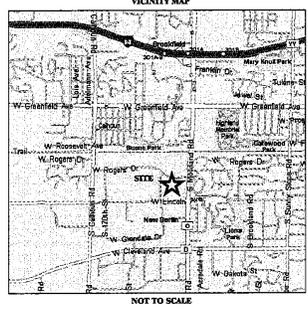
ALTA/ACSM LAND TITLE SURVEY

KNOWN AS 15755 W ROGERS DRIVE, IN THE CITY OF NEW BERLIN, COUNTY OF WAUKESHA, STATE OF WISCONSIN
 PARCEL 1 OF CERTIFIED SURVEY MAP NO. 8171, RECORDED DECEMBER 16, 1977 IN VOLUME 24 OF CERTIFIED SURVEY MAPS ON PAGES 8, 9 AND 10, AS DOCUMENT NO. 102878, BEING A PART OF LOTS 1 AND 2, BLOCK 2, NEW BERLIN INDUSTRIAL PARK SUBDIVISION NO. 1, BEING A SUBDIVISION OF PARTS OF THE SOUTHEAST 1/4 OF SECTION 3 AND OF THE NORTHEAST 1/4 OF SECTION 10, TOWN 6 NORTH, RANGE 20 EAST, CITY OF NEW BERLIN, COUNTY OF WAUKESHA, STATE OF WISCONSIN.
 MAY 8, 2008 WHITNALL CORPORATION SURVEY NO. 15243-AJM



- A. BASIS OF BEARINGS**
 BEARINGS ARE BASED ON THE SOUTH LINE OF WEST ROGERS DRIVE WHICH IS ASSUMED TO BE NORTH 88°02'12" EAST
- B. TITLE COMMITMENT**
 THIS SURVEY WAS PREPARED BASED ON CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT (SMITH), EFFECTIVE DATE OF APRIL 15, 2008, WHICH LISTS THE FOLLOWING EASEMENTS AND/OR RESTRICTIONS FROM SCHEDULE B-1:
 1-5, 9 AND 15-19: NOT SURVEY RELATED
 6-8: VISIBLE EVIDENCE SHOWN, IF ANY
10. COVENANTS, CONDITIONS AND RESTRICTIONS SET FORTH IN DECLARATION OF RESTRICTIONS EXECUTED BY CITY OF NEW BERLIN, DATED APRIL 13, 1965 AND RECORDED APRIL 21, 1965 IN VOLUME 1011 OF DEEDS ON PAGE 67, AS DOCUMENT NO. 633297.
 AMENDMENT OF RESTRICTIONS RELATING TO NEW BERLIN INDUSTRIAL PARK EXECUTED BY CITY OF NEW BERLIN, UNIT CRANE & SHOVEL CORP., ARTOS ENGINEERING CO. AND MILWAUKEE NEWS COMPANY, INC. DATED SEPTEMBER 14, 1965, OCTOBER 8, 12 AND 14, 1965 AND RECORDED OCTOBER 14, 1965 IN VOLUME 1031 OF DEEDS ON PAGE 1, AS DOCUMENT NO. 647722.
 RESOLUTION AMENDING DECLARATION OF RESTRICTIONS RELATING TO NEW BERLIN INDUSTRIAL PARK EXECUTED BY EARL RATHKE, MAYOR, PASSED AND APPROVED FEBRUARY 28, 1967 AND RECORDED MARCH 2, 1967 IN VOLUME 1075 OF DEEDS ON PAGE 392, AS DOCUMENT NO. 679281 AND RESOLUTION RECORDED AS DOCUMENT NO. 175289 PROVIDING FOR NO FUTURE OR REVERSION OF TITLE IN CASE OF VIOLATION, AFFECTS SITE BY LOCATION - SHOWN
11. UTILITY EASEMENT GRANTED BY JOHN L. NELSON AND MARGARET D. NELSON, HUSBAND AND WIFE TO WISCONSIN ELECTRIC POWER COMPANY, ITS SUCCESSORS AND ASSIGNS BY AN INSTRUMENT DATED MARCH 3, 1959 AND RECORDED MARCH 17, 1959 IN VOLUME 512 OF DEEDS ON PAGE 385 AS DOCUMENT NO. 355405. AFFECTS SITE BY LOCATION - GENERAL IN NATURE, CANNOT BE PLOTTED
12. UTILITY EASEMENT GRANTED BY THE CITY OF NEW BERLIN TO WISCONSIN ELECTRIC POWER COMPANY AND WISCONSIN TELEPHONE COMPANY, THEIR SUCCESSORS OR ASSIGNS BY AN INSTRUMENT DATED SEPTEMBER 2, 1965 AND RECORDED SEPTEMBER 22, 1965 IN VOLUME 1027 OF DEEDS ON PAGE 236 AS DOCUMENT NO. 646112. AFFECTS SITE BY LOCATION - SHOWN
13. UTILITY EASEMENT GRANTED BY CLOW, WISCONSIN, INC. TO WISCONSIN ELECTRIC POWER COMPANY, ITS SUCCESSORS AND ASSIGNS BY AN INSTRUMENT DATED NOVEMBER 15, 1978 AND RECORDED DECEMBER 14, 1978 ON REEL 337, IMAGE 1014 AS DOCUMENT NO. 102676. AFFECTS SITE BY LOCATION - SHOWN
14. RESERVATIONS FOR EASEMENT SET FORTH ON THE PLAT OF NEW BERLIN INDUSTRIAL PARK SUBDIVISION NO. 1, RECORDED MAY 27, 1964, AS DOCUMENT NO. 626169 AND DESPOTED ON CERTIFIED SURVEY MAP NO. 3171, RECORDED DECEMBER 16, 1977 IN VOLUME 24 OF CERTIFIED SURVEY MAPS ON PAGES 8, 9 AND 10, AS DOCUMENT NO. 102878, RESERVING THE SOUTH AND WEST 10 FEET OF THE SUBJECT PREMISES FOR UTILITY EASEMENT. AFFECTS SITE BY LOCATION - SHOWN
- C. FLOOD NOTE**
 ACCORDING TO FLOOD INSURANCE RATE MAP OF THE CITY OF NEW BERLIN, COMMUNITY PANEL NO. 200470500C, EFFECTIVE DATE OF MARCH 18, 1967, THIS SITE FALLS IN ZONE C (AREAS OF MINIMAL FLOODING)
- D. PARKING SPACES**
 THERE ARE 49 REGULAR AND 1 HANDICAPPED PARKING SPACES MARKED ON THIS SITE.
- E. MUNICIPAL ZONING**
 THE ZONING INFORMATION LISTED BELOW IS TAKEN FROM MUNICIPAL CODES AND DOES NOT REFLECT ALL REGULATIONS THAT MAY APPLY - SITE IS ZONED M2 - SPECIAL OVERLAY DISTRICT GENERAL INDUSTRIAL DISTRICT
 FRONT SETBACK - 50.00 FEET
 SIDEYARD SETBACK - 25.00 FEET
 REAR YARD SETBACK - 50.00 FEET
 MAXIMAL HEIGHT - 35.00 FEET
 PER CITY ORDINANCE NO. 2294 (ADOPTED 12-13-2005)
 FRONT SETBACK - 50.00 FEET
 SIDEYARD SETBACK - 15.00 FEET ONE SIDE (OR TOTAL OF BOTH SIDES)
 REAR YARD SETBACK - 25 FEET
 MAXIMAL HEIGHT - 40 FEET
- F. OBSERVATION NOTES**
 - THERE WAS NO EVIDENCE OF RECENT EARTHWORK OR BUILDING CONSTRUCTION ON THE SITE.
 - THERE IS NO INDICATION OF FUTURE ROAD RIGHT OF WAY CHANGE OR SIDEWALK CONSTRUCTION.
 - THERE IS NO EVIDENCE THAT THIS SITE WAS USED AS A SOLID WASTE DUMP OR SANITARY LANDFILL.
- G. DRAWING REVISIONS**
 JUNE 16, 2008 REVISED TABLE A ITEM 7(B) TO 7(B2) REVISION NO. 1 - (THD)
 JUNE 20, 2008 REVISED ZONING DATA REVISION NO. 2 - (JPC)

- ### LEGEND
- () INDICATES RECORDED DIMENSION INSIDE SECTION FROM ACTUAL MEASUREMENT
 - ON-SITE SECTION OF 1/4 SECTION CORNER AS DESCRIBED
 - 1" DIA. IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
 - 1" DIA. IRON PIPE 18" LONG-SET (UNLESS OTHERWISE NOTED)
 - BOLLARD
 - SOIL BORING/MONITORING WELL
 - FENCE
 - SIGN
 - BILLBOARD
 - CONTROL BOX
 - TRAFFIC SIGNAL
 - FENCED CROSSING SIGNAL
 - CABLE PEDESTAL
 - POWER POLE
 - CITY POLE
 - LIGHT POLE
 - STREET LIGHT
 - SANITARY MANHOLE
 - ELECTRIC MANHOLE
 - TELEPHONE MANHOLE
 - ELECTRIC METER
 - TELEPHONE METER
 - TELEPHONE PEDESTAL
 - MARKED FIBER OPTIC
 - GAS VALVE
 - GAS METER
 - GAS WARNING SIGN
 - STORM MANHOLE
 - ROUND INLET
 - SQUARE INLET
 - STORM SEWER END SECTION
 - SANITARY MANHOLE
 - SANITARY CLEANOUT OR SEPTIC VENT
 - SANITARY INTERCEPTOR MANHOLE
 - SOCIOLANDIA MANHOLE
 - WATER VALVE
 - WATER MAIN
 - WATER SERVICE CURB STOP
 - WATER MANHOLE
 - WELL
 - WELLSURFACE
 - WETLANDS FLAG
 - MARKER
 - DECADENT TREE
 - OPEN
 - EDGE OF TREES
 - STORM SEWER
 - MARKED GAS MAIN
 - MARKED ELECTRIC
 - OVERHEAD WIRE
 - BURIED ELECTRIC
 - BURIED CABLE SERV.
 - MARKED TELEPHONE
 - MARKED CABLE TV LINE
 - MARKED FIBER OPTIC
 - BARRIERS POSTING
 - CONTOUR ELEVATION
 - SPOT ELEVATION
 - ELEVATION



DISSEMS HOTLINE #2008-22-14915

THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THE INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

(C) INDICATES PIPE SIZES PER RECORD PLANS. OTHER PIPE SIZES ARE ESTIMATED. NO PIPE SIZES SHOULD BE RELIED UPON WITHOUT FURTHER VERIFICATION.

TO: CENTERPOINT PROPERTIES TRUST
 WHITNALL CORPORATION
 CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005 AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(A), 7(B), 7(C), 8, 9, 10, 11(A), 13, 16, 17 AND 18 OF TABLE "A" THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION A LAND SURVEYOR REGISTERED IN THE STATE OF WISCONSIN, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

DATE OF SURVEY: MAY 8, 2008
 JOHN P. CASUCCI
 REGISTERED LAND SURVEYOR
 REGISTRATION NO. 5-2055

R.A. Smith National, Inc.
Beyond Surveying and Engineering

Date: 3-11-2009

Site Name: Kurz Electric Solutions, Inc.

Site Address: 15755 W. Rogers Dr.

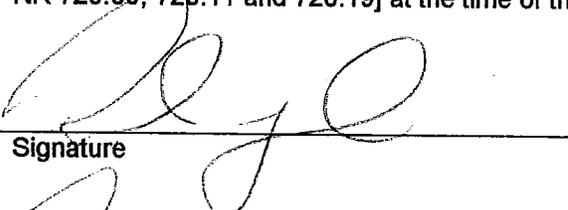
New Berlin, WI 53151

Responsible Party: Kurz Electric Solutions, Inc.

Address: 15755 W. Rogers Dr.

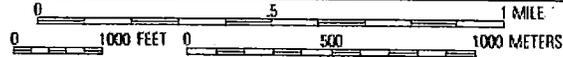
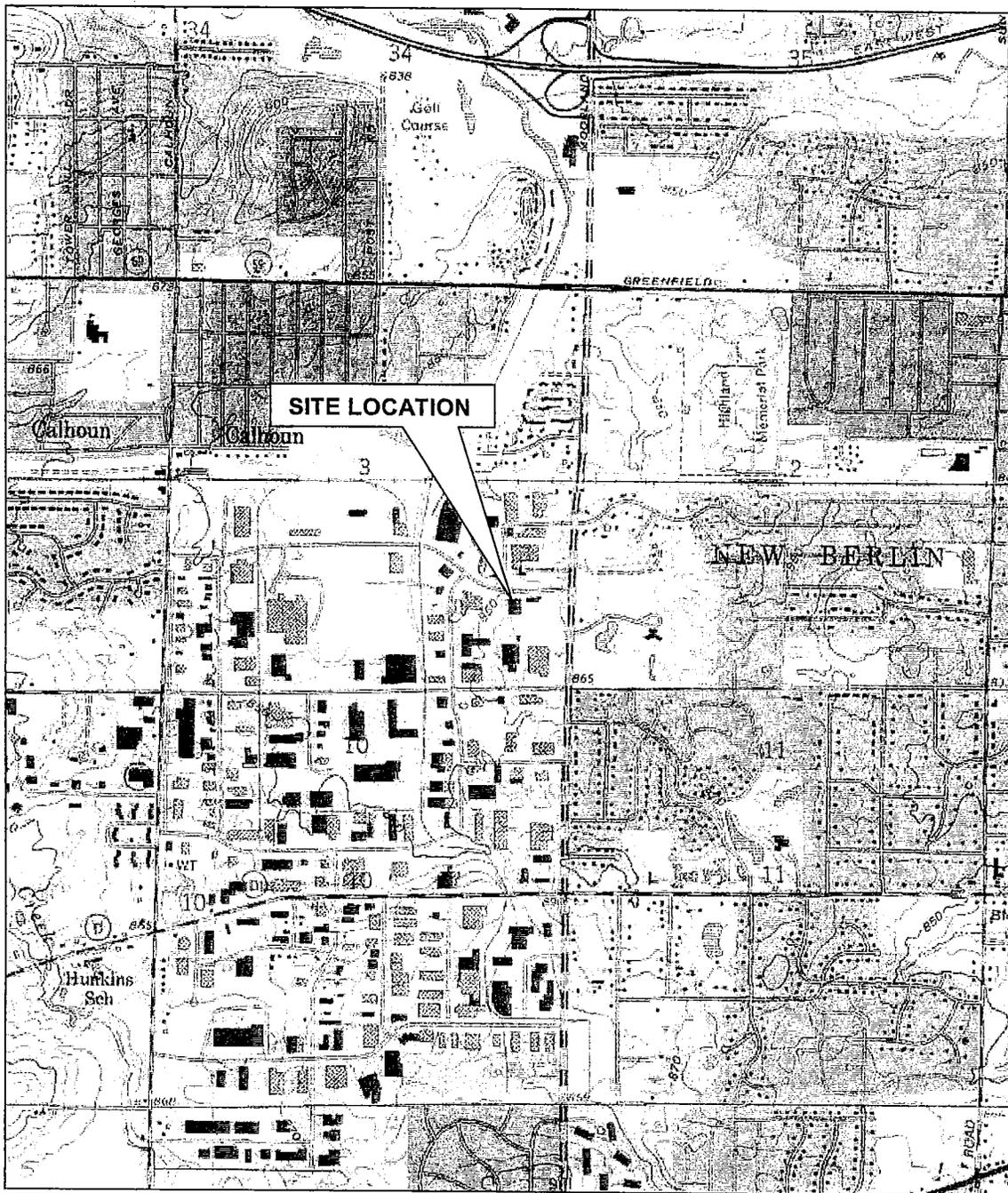
New Berlin, WI 53151

I, the above named responsible party, certify that the attached legal description is complete and accurate for the property within or partially within the contaminated site's boundaries that have [soil contamination that exceeds generic residual contaminant levels, as determined under ss. NR 720.09, 720.11 and 720.19] at the time of this case closure request.



Signature

*Rick Nowak
President / CEO
Kurz Electric Solutions, Inc.*



Map created with TOPO!® ©2003 National Geographic (www.nationalgeographic.com/topo)

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**SITE TOPOGRAPHIC MAP
 KURZ ELECTRIC FACILITY
 WHITNALL COMPANY, LLC
 15755 W. ROGERS DRIVE
 NEW BERLIN, WISCONSIN**

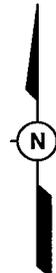
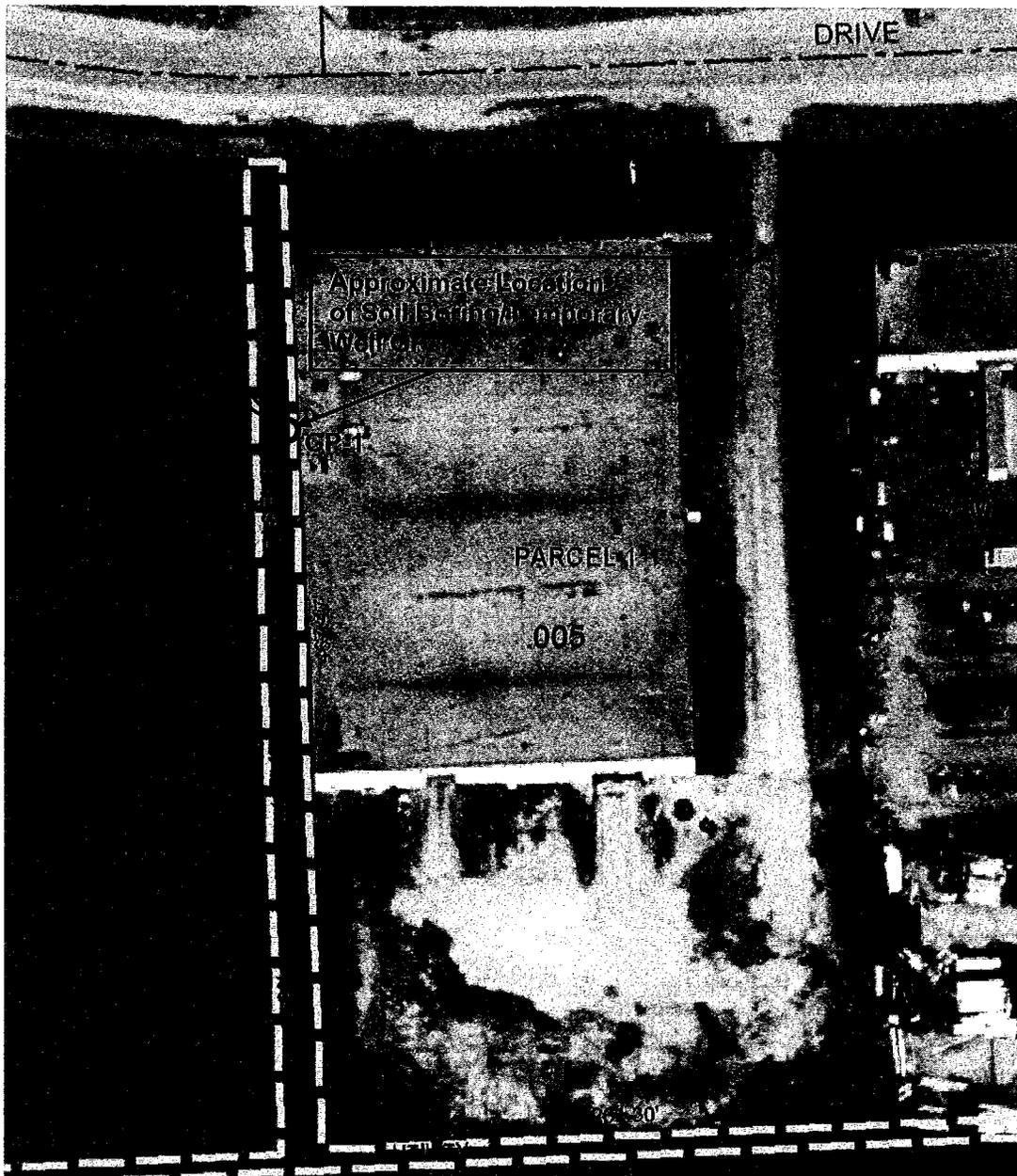
Drawn: DMV 08/18/2008

Checked: DMV 08/18/2008

Approved: KLB 08/18/2008

PROJECT NUMBER 13282002

FIGURE NUMBER 1



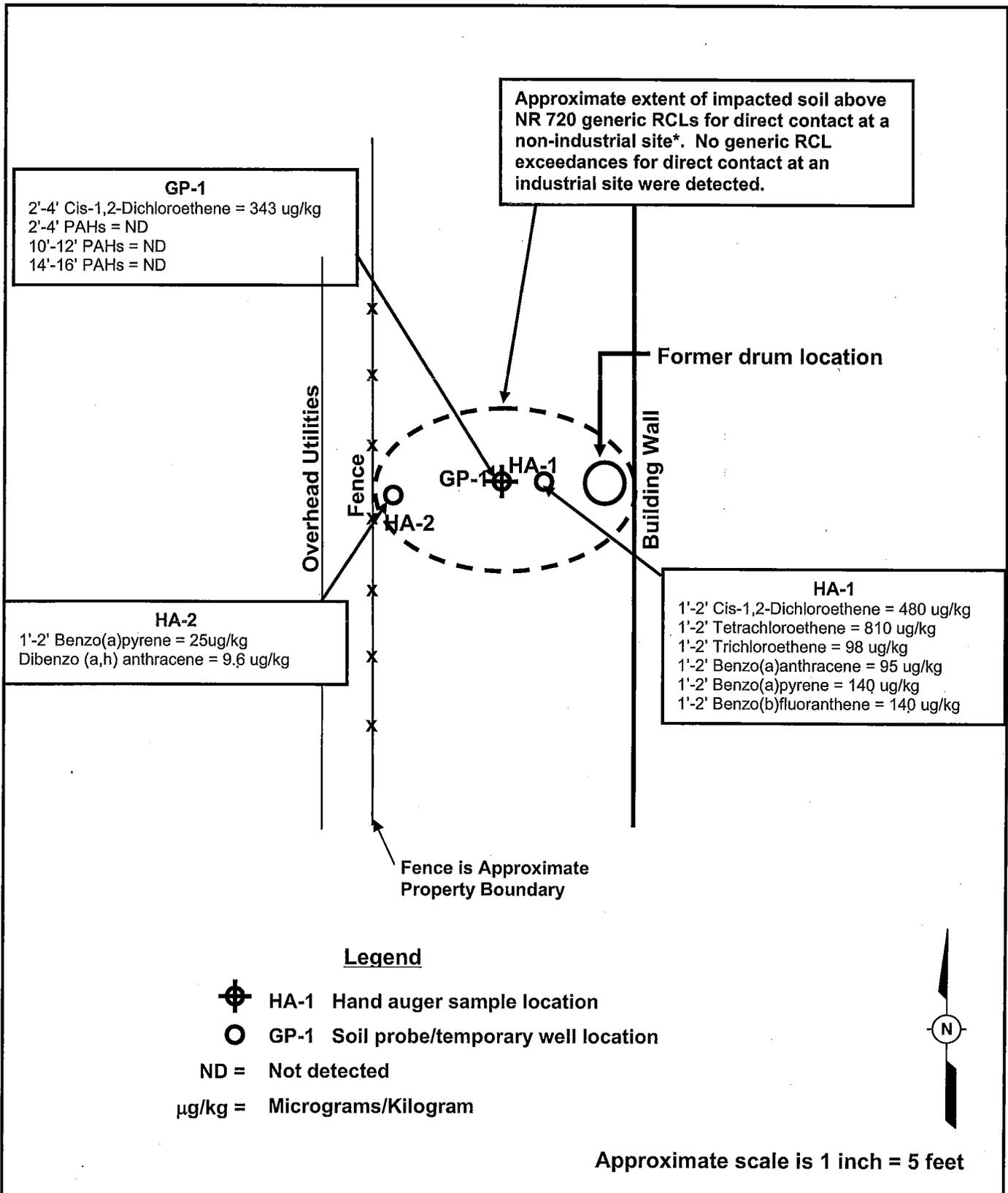
Source: Waukesha County Internet Mapping Site, map generated July 28, 2008

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**SITE LAYOUT
 KURZ ELECTRIC FACILITY
 WHITNALL COMPANY, LLC
 15755 W. ROGERS DRIVE
 NEW BERLIN, WISCONSIN**

Drawn:	DMV 08/18/2008
Checked:	DMV 08/18/2008
Approved:	KLB 08/18/2008
PROJECT NUMBER	13282002
FIGURE NUMBER	2



	SCHMATIC SHOWING EXTENT OF IMPACTS IN SOIL KURZ ELECTRIC FACILITY WHITNALL COMPANY, LLC 15755 W. ROGERS DRIVE NEW BERLIN, WISCONSIN	Drawn: BJB 03/04/2009
		Checked: BJB 03/04/2009
11425 W. Lake Park Drive Suite 100, Milwaukee, WI 53224 T 414.359.3030 www.aecom.com		Approved: DMV 03/04/2009
		PROJECT NUMBER 13282002
		FIGURE NUMBER 3

**TABLE 1
LABORATORY ANALYTICAL RESULTS FOR SOIL SAMPLING
Kurz Electric Site
New Berlin, Wisconsin
AECOM PROJECT NO. 13282-002**

Parameters	Generic RCLs			HA 1-2' 7/23/2008	HA-2 1-2' 7/16/2009	GP-1 2-4' 12/10/2008	GP-1 10-12' 12/10/2008	GP-1 14-16' 12/10/2008
	Direct Contact Pathway		Groundwater Pathway ^c					
	Non-Industrial ^a	Industrial ^b						
VOCs (µg/kg)								
Acetone	14,100,000	92,000,000	533	350 ^m	NA	NA	NA	NA
cis-1,2-Dichloroethene	156,000	10,200,000	55	480 ^c	NA	343 ^d	<25	<25
Tetrachloroethene	1,230	55,000	4.1	810 ^c	NA	<25	<25	<25
Trichloroethene	160	7,150	3.7	98 ^c	NA	<25	<25	<25
PAHs (µg/kg)^e								
Acenaphthene	900,000	60,000,000	38,000	<85	1.9 J	<1.2	<1.1	<1.1
Acenaphthylene	18,000	360,000	700	<91	<2.2	<2.3	<2.0	<2.0
Anthracene	5,000,000	300,000,000	3,000,000	41	15.0 J	<6.1	<5.4	<5.5
Benzo(a)anthracene	88	3,900	17,000	95 ^A	23.4	<11.1	<9.9	<10.0
Benzo(a)pyrene	8.8	390	48,000	140 ^A	25.0 ^A	<4.8	<4.3	<4.4
Benzo(b)fluoranthene	88	3,900	360,000	140 ^A	20.5 J	<7.5	<6.7	<6.8
Benzo(ghi)perylene	1,800	39,000	6,800,000	94	14.6 J	<5.6	<5.0	<5.1
Benzo(k)fluoranthene	880	39,000	870,000	46	17.5 J	<8.3	<7.4	<7.5
Chrysene	8,800	390,000	37,000	110	25.8	<4.6	<4.1	<4.1
Dibenzo(a,h)anthracene	8.8	390	38,000	<20	9.6 J ^A	<6.2	<5.5	<5.6
Fluoranthene	600,000	40,000,000	500,000	270	48.9	<1.5	<1.3	<1.3
Fluorene	600,000	40,000,000	100,000	<39	3.9 J	<1.2	<1.1	<1.1
Indeno(1,2,3-cd)pyrene	88	3,900	680,000	100 ^A	17.1 J	<5.6	<5.0	<5.1
1-Methylnaphthalene	1,100,000	70,000,000	23,000	<98	<2.3	<2.5	<2.2	<2.2
2-Methylnaphthalene	600,000	40,000,000	20,000	<98	3.6 J	<2.5	<2.2	<2.2
Naphthalene	20,000	110,000	400	<120	3.5 J	<1.6	6.5 J	<1.5
Phenanthrene	18,000	390,000	1,800	150	28.8	<2.6	4.0 J	<2.4
Pyrene	500,000	30,000,000	8,700,000	140	33.4	<1.4	1.4 J	<1.2

Notes:

- VOCs = Volatile Organic Compounds
- PAHs = Polynuclear Aromatic Hydrocarbons
- ^A Parameter exceeds NR 720 Generic RCL for Non-Industrial Direct Contact.
- ^B Parameter exceeds NR 720 Generic RCL for Industrial Direct Contact.
- ^C Parameter exceeds NR 720 Generic RCL for Groundwater Pathway.
- ^D Generic RCL is established under NR 720 or NR 746
- ^E Generic RCLs provided in *Soil Cleanup Levels for PAHs Interim Guidance*, WDNR RR-5 1997
- No Generic RCL established.
- Generic RCLs not included in Wisconsin Administrative Code or Guidance are calculated from the US EPA Soil Screening Level Web Page and the default values contained in *Determining Residual Contaminant Levels using the EPA Soil Screening Level Web Site* WDNR PUB-RR-682 on May 12, 2006
- NA = Not analyzed
- J = Estimated concentration above the adjusted method detection limit and below the adjusted reporting limit.
- ** Analyte was also detected in associated method blank and therefore result is expected to be elevated.

Table 2
SUMMARY OF DETECTED VOC GROUNDWATER ANALYTICAL RESULTS
 Kurz Electric Site, New Berlin, Wisconsin
 AECOM Project No. 13282-002
 (Former STS Project No. 200803355)

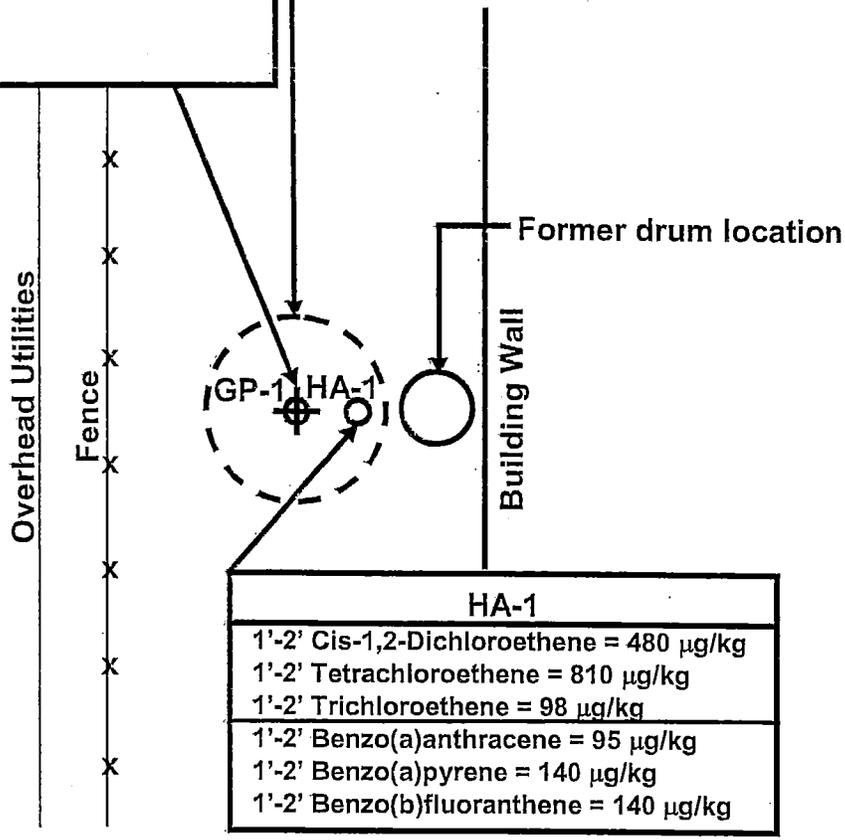
Parameter	NR 140 Enforcement Standard ^A	NR 140 Preventive Action Limit ^B	GP-1
			12/12/2008
Detected VOCs (µg/l)			
Chloromethane	3	0.3	43.8 ^{AB*}
cis-1,2-Dichloroethene	70	7	1.1

Notes:

1. VOCs - Volatile Organic Compounds
2. µg/l - micrograms per liter
3. ^A - Result exceeds the NR 140 Enforcement Standard (ES)
4. ^B - Result exceeds the NR 140 Preventive Action Limit (PAL)
5. **BOLD** indicates results exceed the NR 140 ES and/or PAL
6. * - Analyte is a suspected laboratory contaminant. It was not detected in on-site soil samples, nor in the source water sample and can be a breakdown product of methanol preservative.

GP-1	
2'-4'	Cis-1,2-Dichloroethene = 343 $\mu\text{g}/\text{kg}$
2'-4'	PAHs = ND
10'-12'	PAHs = ND
14'-16'	PAHs = ND

Approximate extent of impacted soil above NR 720 generic RCLs for direct contact at a non-industrial site*.



HA-1	
1'-2'	Cis-1,2-Dichloroethene = 480 $\mu\text{g}/\text{kg}$
1'-2'	Tetrachloroethene = 810 $\mu\text{g}/\text{kg}$
1'-2'	Trichloroethene = 98 $\mu\text{g}/\text{kg}$
1'-2'	Benzo(a)anthracene = 95 $\mu\text{g}/\text{kg}$
1'-2'	Benzo(a)pyrene = 140 $\mu\text{g}/\text{kg}$
1'-2'	Benzo(b)fluoranthene = 140 $\mu\text{g}/\text{kg}$

Approximate scale is 1 inch = 5 feet

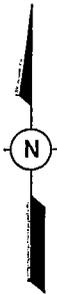
Legend

- HA-1 Hand auger sample location
- GP-1 Soil probe/temporary well location

ND = Not detected

$\mu\text{g}/\text{kg}$ = Micrograms/Kilogram

* = Note: No generic RCL exceedances for direct contact at an industrial site were detected.



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**SCHEMATIC SHOWING EXTENT
 OF IMPACTS IN SOIL
 KURZ ELECTRIC FACILITY
 WHITNALL COMPANY, LLC
 15755 W. ROGERS DRIVE
 NEW BERLIN, WISCONSIN**

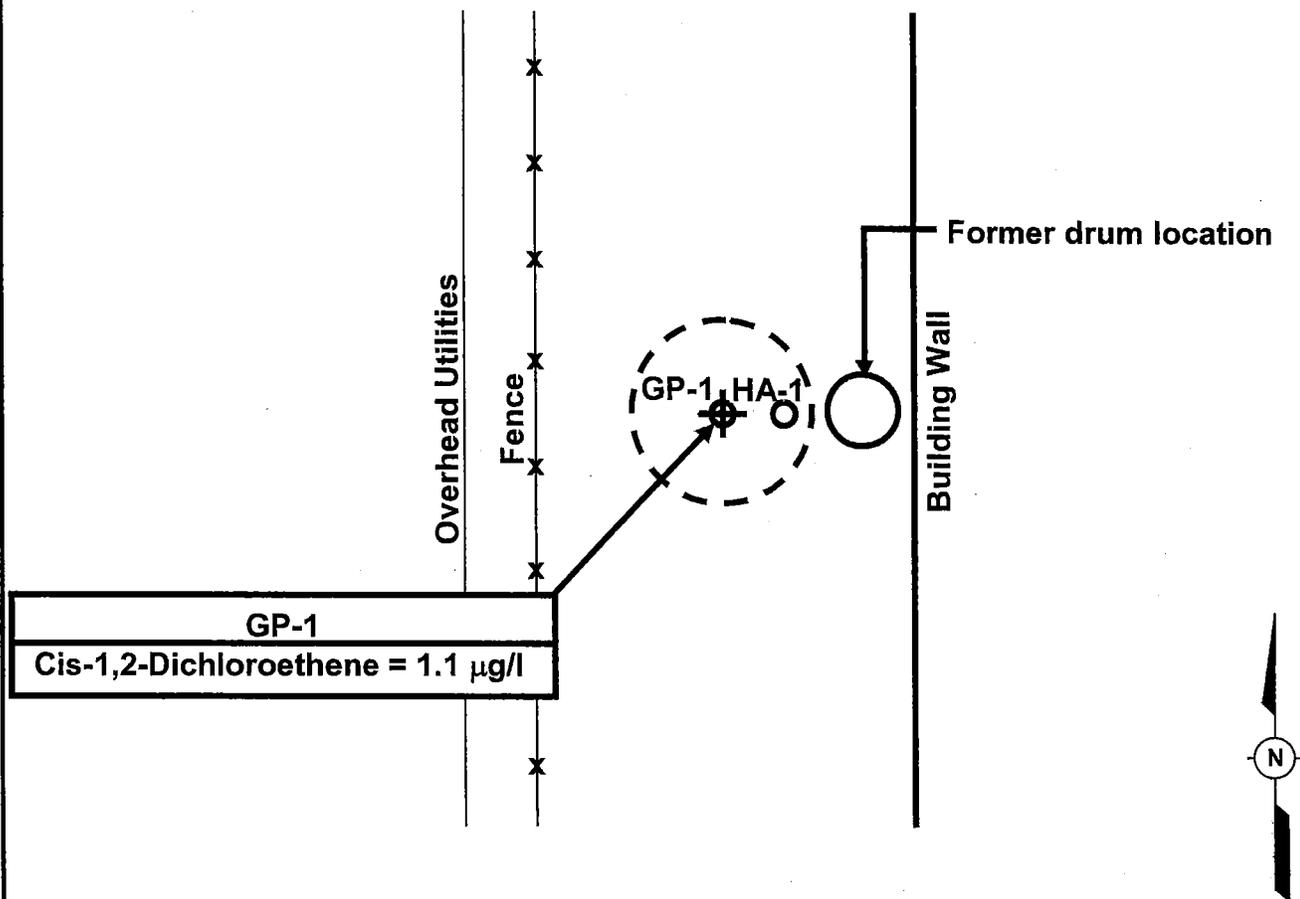
Drawn: BJB 03/04/2009

Checked: BJB 03/04/2009

Approved: DMV 03/04/2009

PROJECT NUMBER 13282002

FIGURE NUMBER 3



Approximate scale is 1 inch = 5 feet

Legend

- ⊕ HA-1 Hand auger sample location
- GP-1 Soil probe/temporary well location

µg/l = Micrograms/Liter

Note: Chloromethane detected in GP-1 is likely from laboratory contamination.

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**SCHEMATIC SHOWING EXTENT
OF IMPACTS IN GROUNDWATER
KURZ ELECTRIC FACILITY
WHITNALL COMPANY, LLC
15755 W. ROGERS DRIVE
NEW BERLIN, WISCONSIN**

Drawn: BJB 03/04/2009

Checked: BJB 03/04/2009

Approved: DMV 03/04/2009

PROJECT NUMBER 13282002

FIGURE NUMBER 4