

GIS REGISTRY

Cover Sheet

July, 2008
(RR 5367)

Source Property Information

BRRTS #:

02-41-550232

CLOSURE DATE: Apr 30, 2009

ACTIVITY NAME:

Ace Industrial Properties (Parcels 3 & 4)

FID #:

241250240

PROPERTY ADDRESS:

6001 Ace Industrial Drive

DATCP #:

MUNICIPALITY:

Cudahy

COMM #:

PARCEL ID #:

684-8985-004 & 684-8997-003

*WTM COORDINATES:

X: 692557 Y: 275725

** 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")*

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

Contamination in ROW

Off-Source Contamination

*(note: for list of off-source properties
see "Impacted Off-Source Property")*

Land Use Controls:

Soil: maintain industrial zoning (220)

*(note: soil contamination concentrations
between residential 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 or economic
development corporation)*

Monitoring wells properly abandoned? (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 #: 02-41-5550233 & 02-41-5550232 PARCEL ID #: ~~241249250~~ 241249250 & 241250240
ACTIVITY NAME: Ace Industrial Properties WTM COORDINATES: X: 692522 Y: 275517

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
- 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:** Detailed Site Map
- 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 #: 3A **Title:** Parcel # 4 Exceedances Map
Figure #: 3B **Title:** Parcel # 3 Exceedances Map

BRRTS #: 02-41-5550233 & 02-41-5550232 ACTIVITY NAME: Ace Industrial Properties

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 #: 4 Title: Ground Water Flow Map

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 & 2 Title: Soil Results - VOCs, BTEX and TPH
Soil Results - Metals, pH, PCBs, Total Cyanides and TCLP Cyanides

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 #: 3 Title: Ground Water Results - VOCs, ANAs, Metals, pH, TPH and PCBs

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 #: 4 Title: Ground Water Elevations

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 #: 02-41-550233 & 02-41-5550232 ACTIVITY NAME: Ace Industrial Properties

NOTIFICATIONS

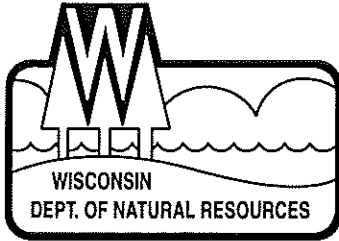
Source Property

- 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 (Not Applicable)

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

Southeast Region Headquarters
2300 N. Dr. Martin Luther King, Jr. Drive
Milwaukee, Wisconsin 53212
Telephone 414-263-8500
FAX 414-263-8606
TTY 711

April 30, 2009

Mr. Ray Balfanz
Ace Industrial Properties
c/o The Steiner Group
6055 S Pennsylvania Ave
Cudahy, WI 53110

Subject: Final Case Closure with Land Use Limitations or Conditions, Ace Industrial Properties, 6001 Ace Industrial Drive, Cudahy, WI
(Parcel 2) FID# 241249250 BRRTS# 02-41-550233
(Parcels 3 & 4) FID# 241250240 BRRTS# 02-41-550232

Dear Mr. Balfanz:

The Wisconsin Department of Natural Resources (WDNR) has reviewed the above referenced case for closure. The WDNR reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. On February 6, 2009, your consultant, Carlson Environmental (Carlson), was notified that closure of this case would be granted upon submittal of documentation that the monitoring wells on the site have been properly abandoned. On March 30, 2009 the Department received correspondence indicating that you have complied with the requirements of closure.

Based on the correspondence and data provided, it appears that your case meets the requirements of ch. NR 726, Wisconsin Administrative Code. The Department considers this case closed and no further investigation or remediation is required at this time.

GIS Registry

The conditions of case closure set out below in this letter require that your site 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
- Pavement, an engineered cover or a soil barrier must be maintained over contaminated soil and the state must approve any changes to this barrier
- Groundwater contamination is present above Chapter NR 140 enforcement standards

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 your 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 the current property owner and any subsequent property owners must adhere. 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. It is the Department's intent to conduct inspections in the future to ensure that the conditions included in this letter including compliance with referenced maintenance plans are met.

Cover or Barrier

Pursuant to s. 292.12(2)(a), Wis. Stats., the pavement that currently exists in the location shown on the attached map (Figure 8) shall be maintained in compliance with the attached maintenance plan (Asphalt Pavement Cover Barrier Maintenance Plan – Dated November 2008) in order to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health. If soil in the specific locations 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 would be 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.

The attached maintenance plan and inspection log are to be kept up-to-date and on-site, and the inspection log need only be submitted to the Department upon request.

Prohibited Activities

The following activities are prohibited on any portion of the property where [pavement, a building foundation, soil cover, engineered cap or other barrier] is required as shown on the attached map, unless prior written approval has been obtained from the Wisconsin Department of Natural Resources: 1) removal of the existing barrier; 2) replacement with another barrier; 3) excavating or grading of the land surface; 4) filling on capped or paved areas; 5) plowing for agricultural cultivation; or 6) construction or placement of a building or other structure.

Remaining Residual Groundwater Contamination

Groundwater impacted by thallium contamination greater than enforcement standards set forth in ch. NR140, Wis. Adm. Code, is present on the contaminated property at MW-2 and MW-4 (parcel 2) and MW-5 (parcel 4). For more detailed information regarding the locations where groundwater samples have been collected (i.e., monitoring well locations) and the associated

contaminant concentrations, refer to the Remediation and Redevelopment Program's GIS Registry at the RR Sites Map page at <http://dnr.wi.gov/org/aw/rr/gis/index.htm>.

The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this closure decision or anything outlined in this letter, please contact Andy Boettcher at (414) 263-8541.

Sincerely,

A handwritten signature in black ink, appearing to read "James A. Schmidt". The signature is written in a cursive style with a large initial "J".

James A Schmidt
SER Remediation & Redevelopment Team Supervisor

Encl: Cap Maintenance Plan

CC: Ms. Laura Artus - CenterPoint Properties Trust, 1808 Swift Rd, Oakbrook, IL 60523
Mark Castro - Carlson Environmental, 65 E Wacker Place #1500, Chicago, IL 60601

ASPHALT PAVEMENT COVER BARRIER MAINTENANCE PLAN

November 2008

Property Located at: 6055 Ace Industrial Drive (Parcels 3)

FID # 241250240, WDNR BRRTS#: 02-41-5550232

Introduction

This document is the Maintenance Plan for a pavement cover and building barrier at the above-referenced property in accordance with the requirements of NR 724.13(2), Wisconsin Administrative Code. The maintenance activities relate to the existing asphalt pavement occupying the area over the contaminated soil on-site. The contaminated soil is impacted with elevated lead concentrations within the shallow subsurface soils. The location of this area to be maintained in accordance with this Maintenance Plan, as well as the impacted soil is identified in the attached map (Exhibit A).

Cover and Building Barrier Purpose

The asphalt pavement over the contaminated soils serves as a barrier to prevent direct human contact with residual soil contamination that might otherwise pose a threat to human health. Provided the pavement remains in place and is properly maintained and inspected, this should prevent contaminants from coming to the surface and provide adequate protection against direct contact exposure. Based on the current and future use of the property, the barrier should function as intended unless significantly disturbed.

Annual Inspection

The asphalt pavement overlying the soil as depicted in Exhibit A will be inspected once a year, normally in the spring after all snow and ice is gone, for deterioration, cracks and other potential problems that can cause additional infiltration or exposure to underlying soils. The inspections will be performed to evaluate damage due to settling, exposure to the weather, wear from traffic, increasing age and other factors. Any area where soils have become or are likely to become exposed will be documented. A log of the inspections and any repairs will be maintained by the property owner and is included as Exhibit B, Cap Inspection Log. The log will include recommendations for necessary repair of any areas where underlying soils are exposed. Once repairs are completed, they will be documented in the inspection log. A copy of the inspection log will be maintained at the site property.

Maintenance Activities

If problems are noted during the annual inspections or at any other time during the year, repairs will be scheduled as soon as practical. Repairs can include patching and filling operations or they can include larger resurfacing or construction operations. In the event that necessary maintenance activities expose the underlying soil, the owner must inform maintenance workers of the direct contact exposure hazard and provide them with appropriate personal protection equipment ("PPE"). The owner must also sample any soil that is excavated from the site prior to disposal to ascertain if contamination remains. The soil must be treated, stored and disposed of by the owner in accordance with applicable local, state and federal law.

In the event the asphalt pavement overlying the contaminated soil is removed or replaced, the replacement barrier must be equally impervious. Any replacement barrier will be subject to the same maintenance and inspection guidelines as outlined in this Maintenance Plan unless indicated otherwise by the WDNR or its successor.

The property owner, in order to maintain the integrity of designated asphalt-paved area, will maintain a copy of this Maintenance Plan on-site and make it available to all interested parties (ie. on-site employees, contractors, future property owners, etc.) for viewing.

Amendment or Withdrawal of Maintenance Plan

This Maintenance Plan can be amended or withdrawn by the property owner and its successors with the written approval of WDNR.

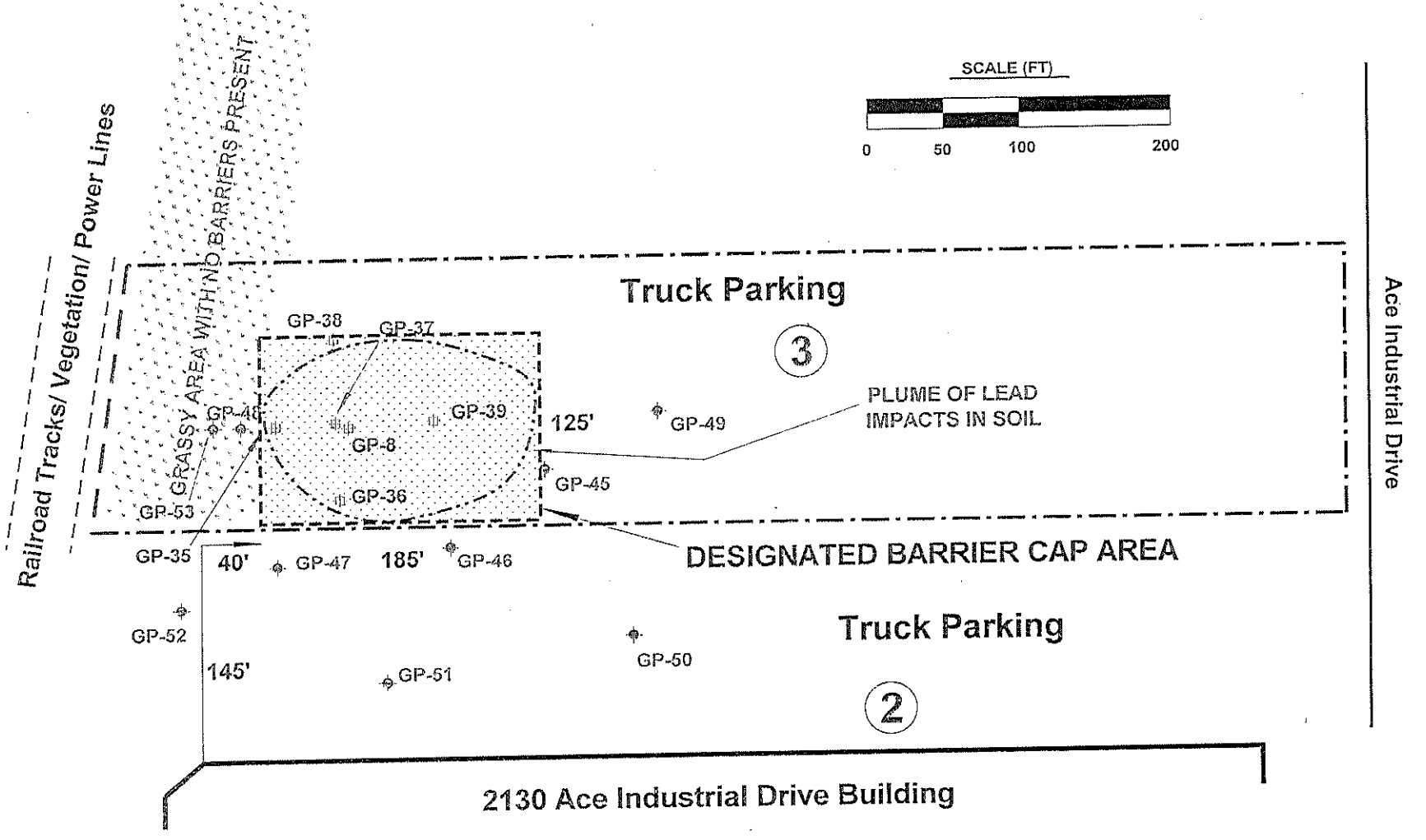
Contact Information

January 2008

Site Owner and Operator: The Steiner Group – Mr. Ray Balfanz
Chicago, IL (414) 766-9575

Consultant: Carlson Environmental, Inc.
Chicago, IL (312) 899-0634

WDNR: Andrew Boettcher
2300 N. Dr. MLK, Jr. Drive
Milwaukee, WI 53212
(414) 263-8541



LEGEND:

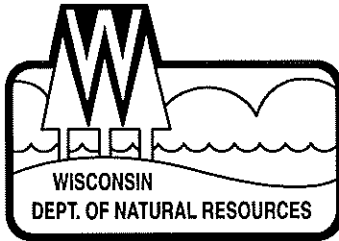
⊕ GP-36 : CARLSON SOIL BORING LOCATIONS WITH ELEVATED LEAD CONCENTRATIONS ABOVE THE WDNR RCLs



CARLSON ENVIRONMENTAL, INC.
 65 E. WACKER PLACE, SUITE 1500
 CHICAGO, ILLINOIS
 (312) 346-2140

PN: 3453A
File: P:\3213453A\Fig8_.dcd
Drawn By: MVC
Date: 6/06/08
Scale: As Shown

FIGURE 8
Engineered Barrier Cap Map
Ace World Wide Lane
Cudahy, WI



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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

Southeast Region Headquarters
2300 N. Dr. Martin Luther King, Jr. Drive
Milwaukee, Wisconsin 53212-3128
FAX 414-263-8606
Telephone 414-263-8500
TTY Access via relay - 711

April 30, 2009

Ms. Laura Artus
CenterPoint Properties Trust
1808 Swift Rd
Oakbrook, IL 60523

SUBJECT: Notification of Land Use Limitations or Conditions and the Requirements for Your Property at 6001 Ace Industrial Drive, Cudahy, WI
Final Case Closure for Ace Industrial Properties
(Parcel 2) FID# 241249250 BRRTS# 02-41-550233
(Parcels 3 & 4) FID# 241250240 BRRTS# 02-41-550232

Dear Ms. Artus:

The purpose of this letter is to notify you of your responsibilities for complying with long-term maintenance or conditions on your property, as a result of the contamination case closure granted for the above referenced case. A copy of the Department's closure decision letter outlining your responsibilities as the owner of an affected property is attached. Based on the Department's review and approval of the site investigation and remediation actions taken to address the petroleum contamination identified in soil and groundwater at this property, the Department considers this case closed based on the information submitted to the Department, and no further investigation or remediation is required at this time. The case closure decision was also based on the requirement for long-term maintenance of certain remediation features, as described below.

Conditions Applicable to Your Property – 6001 Ace Industrial Drive, Cudahy, WI

The following conditions apply to your property, as described in the attached case closure letter. These conditions are in accordance with the requirements in s. 292.12, Wis. Stats. As the property owner, you are responsible for compliance with them, unless you enter into a legally binding agreement (such as a contract) with someone else to take responsibility for compliance with them. You, and any subsequent property owners, are also responsible for notifying the Department before making any changes to the property that would affect any of the conditions applied to the property.

- Pavement, an engineered cover or a soil barrier must be maintained over contaminated soil. The state must approve any changes to this barrier. You need to notify the Department before construction of a building, installation of utilities or any other activity that disturbs in whole or part of pavement, an engineered cover or a soil barrier over contaminated soil.
- A maintenance plan and inspection log for the barriers must be kept up to date and on site available for inspection by the Department. A copy of these documents is enclosed.
- If moved, any residual contaminated soil must be managed in accordance with applicable state and federal laws.

Written notifications in accordance with the above requirements must be sent to:

Remediation & Redevelopment Program Assistant
Wisconsin Department of Natural Resources Southeast Region
2300 N. Dr. Martin Luther King Jr. Drive
Milwaukee, WI 53212

Information that was submitted with the 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 you have any questions regarding this closure decision or anything outlined in this letter, please contact Andy Boettcher at (414) 263-8541.

Sincerely,



James A Schmidt
SER Remediation & Redevelopment Team Supervisor

Enclosure: April 30, 2009 Case Closure Letter
Cap Maintenance Plan

cc: Mark Castro - Carlson Environmental, 65 E Wacker Place #1500, Chicago, IL 60601

STATE BAR OF WISCONSIN FORM 1 - 2000
WARRANTY DEED

Document Number _____

This Deed, made between 6001 Ace Industrial, LLC, a Wisconsin limited liability company Grantor, and Centerpoint Properties Trust Grantee.

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

PARCEL A:

All that part of the South West 1/4 of Section 34 in Town 6 North, Range 22 East, in the City of Cudahy, County of Milwaukee and State of Wisconsin, bounded and described as follows, to-wit:

Commencing at the North East corner of the said 1/4 section, and running thence South on the East line of the said 1/4 Section 991.62 feet and thence South 89° 46' 09" West 830.00 feet to the point of beginning of the lands herein described; thence North 494.96 feet; thence South 89° 52' West 787.53 feet to the Easterly line of the T.M.E.R. & T. Co. right-of-way; thence South 6° 54' 38" West along said right-of-way line 500.18 feet; thence North 89° 46' 09" East 847.59 feet to the point of beginning, excepting therefrom the East 60.00 feet for road purposes.

Address: 6001 S. ACE INDUSTRIAL DRIVE

Recording Area _____

Name and Return Address

*Jerry Richman, Esq.
Richman Brosin LLP
233 S. Wacker, #5775
Chicago, IL 60606*

Together with all appurtenant rights, title and interests.

684-8997-003

Parcel Identification Number (PIN)

This is not homestead property.

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except municipal and zoning ordinances, recorded easements for public utilities, recorded building and use restrictions and covenants, and general taxes levied in year of closing.

Dated this 21st day of June, 2007.

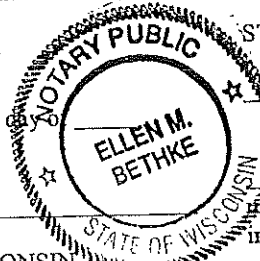
* 6001 Ace Industrial, LLC by its Sole Member, J.J.D. Investments of Wisconsin, LLC by its Managing Member John W. Steiner

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
 _____ County)

AUTHENTICATION

Signature(s) _____ authenticated this _____



Personally came before me this 21st day of June, 2007 the above named John W. Steiner to me known to be the person _____ who executed the foregoing instrument and acknowledged the same.

* TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____ authorized by § 706.06, Wis. Stats.)

Ellen M. Bethke

THIS INSTRUMENT WAS DRAFTED BY

George B. Erwin, III
Attorney at Law

Notary Public, State of Wisconsin
My Commission is permanent. (If not, state expiration date: 10/24/07)

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

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

Attachment to Transfer Tax Return
Grantor: 6001 Ace Industrial, LLC
Grantee: Centerpoint Properties Trust

PARCEL A:

All that part of the South West 1/4 of Section 34 in Town 6 North, Range 22 East, in the City of Cudahy, County of Milwaukee and State of Wisconsin, bounded and described as follows, to-wit:

Commencing at the North East corner of the said 1/4 section, and running thence South on the East line of the said 1/4 Section 991.62 feet and thence South 89° 46' 09" West 830.00 feet to the point of beginning of the lands herein described; thence North 494.96 feet; thence South 89° 52' West 787.53 feet to the Easterly line of the T.M.E.R. & T. Co. right-of-way; thence South 6° 54' 38" West along said right-of-way line 500.18 feet; thence North 89° 46' 09" East 847.59 feet to the point of beginning, excepting therefrom the East 60.00 feet for road purposes.

Address: 6001 S. ACE INDUSTRIAL DRIVE

STATE BAR OF WISCONSIN FORM 1 - 2000
WARRANTY DEED

Document Number

This Deed, made between Ace Industrial Properties, Inc., a Wisconsin corporation Grantor, and Centerpoint Properties Trust Grantee.

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

PARCEL C:

Parcels 2 and 3 of Certified Survey Map No. 4527, recorded on October 25, 1984 on Reel 1692, Images 493 to 498 inclusive, as Document No. 5760843, being a redivision of Lot 1 of Certified Survey Map No. 995, recorded as Document No. 4449615 and adjoining lands being part of the Southwest 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 34, Town 6 North, Range 22 East, City of Cudahy, County of Milwaukee, State of Wisconsin.

EXCEPTING THEREFROM Certified Survey Map No. 6796 recorded on April 5, 2000 as Document No. 7892581, as corrected by Surveyor's Affidavit of Correction recorded on May 15, 2000 as Document No. 7910297.

Tax Key No: 684-8986-009

Address: 2200 EAST COLLEGE AVENUE

SEE ATTACHED

Together with all appurtenant rights, title and interests.

Recording Area

Name and Return Address

Jerry Richman, Esq.
Richmond Broslyn LLP
233 S Wacker, #5775
Chicago, IL 60606

Parcel Identification Number (PIN)

This is not homestead property.

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except municipal and zoning ordinances, recorded easements for public utilities, recorded building and use restrictions and covenants, and general taxes levied in year of closing.

Dated this 21st day of June, 2007.

[Signature]
* David Blair, President

AUTHENTICATION

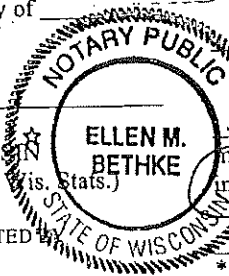
Signature(s) _____ authenticated this _____ day of _____

ACKNOWLEDGMENT

STATE OF WISCONSIN)
Waukesha County) ss.

Personally came before me this 21st day of June, 2007, the above named David Blair to me known to be the person who executed the foregoing instrument and acknowledged the same.

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____ authorized by § 706.06, Wis. Stats.)



THIS INSTRUMENT WAS DRAFTED BY

George B. Erwin, III
Attorney at Law

[Signature]
Notary Public, State of Wisconsin
My Commission is permanent. (If not, state expiration date: 12/15/07)

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

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

PARCEL D:

Parcel 2 of Certified survey Map No. 6863, recorded on September 11, 2000, Reel 4900, Images 298424 to 298430 as Document No. 7959085, being a part of the Northeast 1/4, Northwest 1/4, Southeast 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 34, Town. 6 North, Range 22 East, in the city of Cudahy, County of Milwaukee, State of Wisconsin. Also being a redivision of unplatted lands and Parcel 1 of C.S.M. No. 4527 which was a redivision of Lot 1 of C.S.M. No. 995 and abutting unplatted lands.

Tax Key No: 684-8985-003

2150 EAST COLLEGE AVENUE

PARCEL E:

Reciprocal easement, for the benefit of Parcels D and N, as established by Reciprocal Easement Agreement dated June 2, 1995 between Ace World-Wide Moving & Storage Co., Inc. and S.E.C.H. Investment Group recorded June 6, 1995, on Reel 3558, Image 1097, as Document No. 7089247, as amended by First Amendment to Reciprocal Easement Agreement, recorded June 25, 2002, as Document No. 8303252.

PARCEL F:

Non-exclusive ingress and egress easement, for the benefit of Parcel C, as set out in Declaration of Easement dated June 2, 1995 by Ace World-Wide Moving & Storage Co., Inc. recorded June 6, 1995, on Reel 3558, Image 1104, as Document No. 7089248.

PARCEL G:

Easement for the benefit of Parcels C and D created by Parking Easement Agreement dated June 12, 2002 and recorded on June 25, 2002, as Document No. 8303251 for parking as provided for therein.

PARCEL M:

Parcel 1 of Certified Survey Map No. 6863, recorded on September 11, 2000, Reel 4900, Images 298424 to 298430 as Document No. 7959085, being a part of the Northeast 1/4, Northwest 1/4, Southeast 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 34, Town 6 North, Range 22 East, in the City of Cudahy, County of Milwaukee, State of Wisconsin. Also being a redivision of unplatted lands and Parcel 1 of C.S.M. No. 4527 which was a redivision of Lot 1 of C.S.M. No. 995 and abutting unplatted lands.

Tax Key No: 684-8985-002

Address: 1900 E. COLLEGE AVENUE

Attachment to Transfer Tax Return
Grantor: Ace Industrial Properties, Inc.
Grantee: Centerpoint Properties Trust

PARCEL C:

Parcels 2 and 3 of Certified Survey Map No. 4527, recorded on October 25, 1984 on Reel 1692, Images 493 to 498 inclusive, as Document No. 5760843, being a redivision of Lot 1 of Certified Survey Map No. 995, recorded as Document No. 4449615 and adjoining lands being part of the Southwest 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 34, Town 6 North, Range 22 East, City of Cudahy, County of Milwaukee, State of Wisconsin.

EXCEPTING THEREFROM Certified Survey Map No. 6796 recorded on April 5, 2000 as Document No. 7892581, as corrected by Surveyor's Affidavit of Correction recorded on May 15, 2000 as Document No. 7910297.

Tax Key No: 684-8986-009

Address: 2200 EAST COLLEGE AVENUE

PARCEL D:

Parcel 2 of Certified survey Map No. 6863, recorded on September 11, 2000, Reel 4900, Images 298424 to 298430 as Document No. 7959085, being a part of the Northeast 1/4, Northwest 1/4, Southeast 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 34, Town. 6 North, Range 22 East, in the city of Cudahy, County of Milwaukee, State of Wisconsin. Also being a redivision of unplatted lands and Parcel 1 of C.S.M. No. 4527 which was a redivision of Lot 1 of C.S.M. No. 995 and abutting unplatted lands.

Tax Key No: 684-8985-003

2150 EAST COLLEGE AVENUE

PARCEL E:

Reciprocal easement, for the benefit of Parcels D and N, as established by Reciprocal Easement Agreement dated June 2, 1995 between Ace World-Wide Moving & Storage Co., Inc. and S.E.C.H. Investment Group recorded June 6, 1995, on Reel 3558, Image 1097, as Document No. 7089247, as amended by First Amendment to Reciprocal Easement Agreement, recorded June 25, 2002, as Document No. 8303252.

PARCEL F:

Non-exclusive ingress and egress easement, for the benefit of Parcel C, as set out in Declaration of Easement dated June 2, 1995 by Ace World-Wide Moving & Storage Co., Inc. recorded June 6, 1995, on Reel 3558, Image 1104, as Document No. 7089248.

PARCEL G:

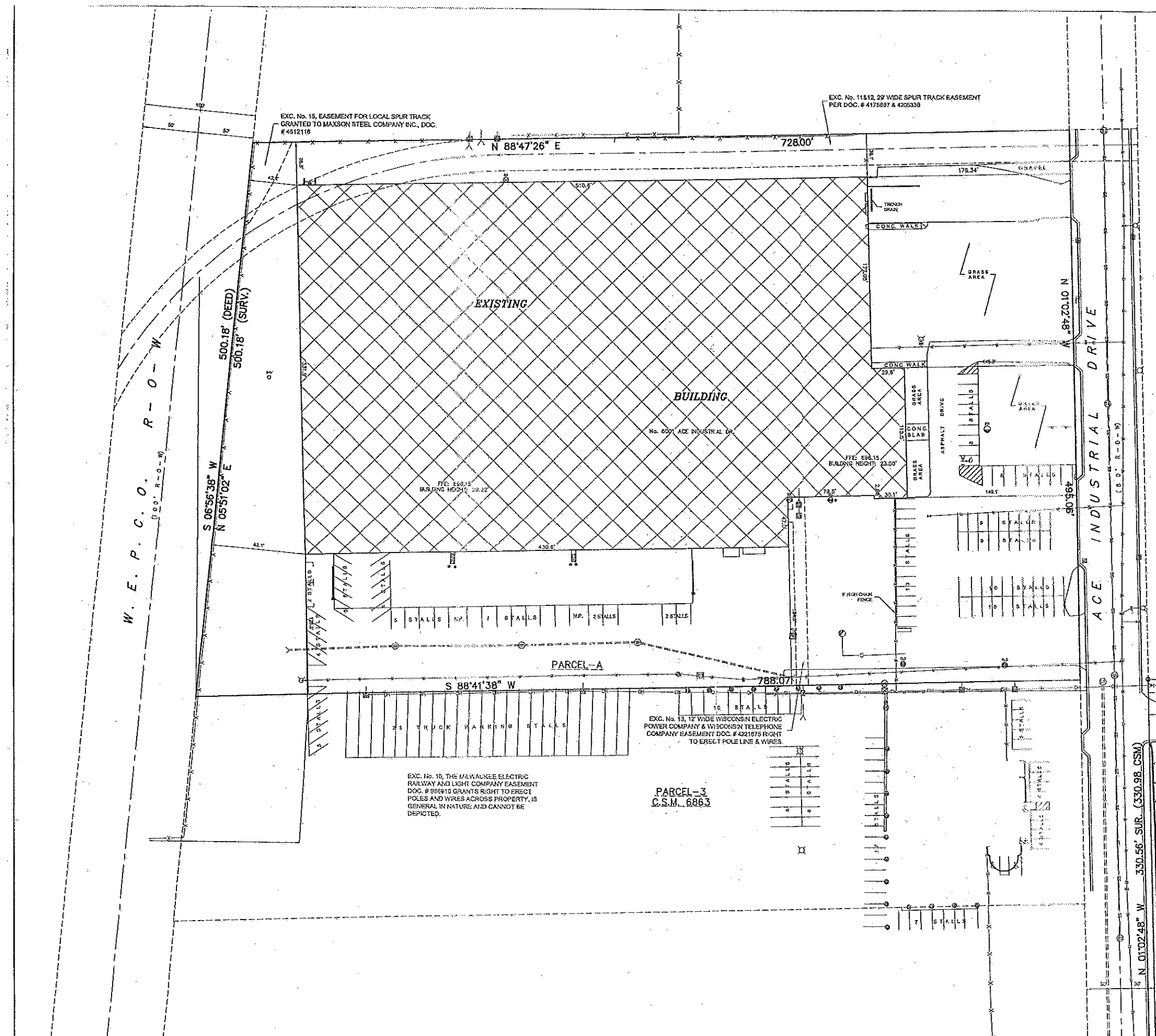
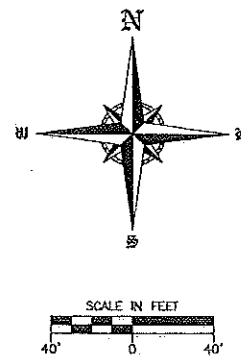
Easement for the benefit of Parcels C and D created by Parking Easement Agreement dated June 12, 2002 and recorded on June 25, 2002, as Document No. 8303251 for parking as provided for therein.

PARCEL M:

Parcel 1 of Certified Survey Map No. 6863, recorded on September 11, 2000, Reel 4900, Images 298424 to 298430 as Document No. 7959085, being a part of the Northeast 1/4, Northwest 1/4, Southeast 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 34, Town 6 North, Range 22 East, in the City of Cudahy, County of Milwaukee, State of Wisconsin. Also being a redivision of unplatted lands and Parcel 1 of C.S.M. No. 4527 which was a redivision of Lot 1 of C.S.M. No. 995 and abutting unplatted lands.

Tax Key No: 684-8985-002

Address: 1900 E. COLLEGE AVENUE



- LEGEND:**
- EXISTING ROUND CATCH BASIN
 - EXISTING SQUARE CATCH BASIN
 - EXISTING SIGN
 - EXISTING FLAG POLE
 - EXISTING FULL BOX
 - EXISTING LIGHT POLE
 - EXISTING LIGHT HYDRANT
 - EXISTING WATER VALVE
 - EXISTING GAS METER
 - EXISTING BOLLARD
 - EXISTING ELECTRIC METER
 - EXISTING SANITARY VENT
 - EXISTING SANITARY CLEANOUT
 - EXISTING SANITARY MANHOLE
 - EXISTING ELECTRIC MANHOLE
 - EXISTING STORM MANHOLE
 - EXISTING ELECTRIC FEEDSTAL
 - EXISTING POWER LIGHT POLE
 - EXISTING POWER POLE
 - EXISTING 6/7 WIRE
 - EXISTING CONIFEROUS TREE
 - EXISTING DECIDUOUS TREE

LEGAL DESCRIPTION:
PARCEL A:
 All that part of the South West 1/4 of Section 34 in Town 6 North, Range 22 East, in the City of Cudahy, County of Milwaukee and State of Wisconsin, bounded and described as follows, to wit: Commencing at the North East corner of the said 1/4 Section, and running thence South on the East line of the said 1/4 Section 591.62 feet and thence South 89°46'09" West 830.00 feet to the point of beginning of the lands herein described; thence North 49°46'56" West 830.00 feet to the beginning of the Eastern line of the T.M.E.R. & T. Co. right-of-way, thence South 6°54'38" West along said right-of-way line 500.18 feet; thence North 89°46'09" West 847.59 feet to the point of beginning, excepting therefrom the East 60.00 feet for road purposes.

Tax Key No. 634-8997-003
 Address: 6001 S. Ace Industrial Drive

SURVEYOR'S CERTIFICATE:
 To 6001 ACE INDUSTRIAL, LLC, and CENTERPOINT PROPERTIES TRUST (Buyer), to CHICAGO TITLE INSURANCE COMPANY, and to _____ (Lender).

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2006, and includes Items 1, 2, 3, 4, 7(a), 7(b)(1), 8, 9, 10, 11(a) and 16 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, as a land surveyor registered in the State of Wisconsin, the maximum Relative Positional Accuracy is 0.01 feet.

Dated this 9th day of May, 2007

John R. Stiller
 JOHN R. STILLER - Wis. Reg. No. S-1826

If this report is used for any purpose other than that for which it was prepared, the user assumes all liability for any errors or omissions. This document shall not be used for any other purpose.

(PARCEL-A)

ALTA/ACSM LAND TITLE SURVEY
FOR: ACE INDUSTRIAL PROPERTIES, INC.
PART OF SW 1/4 SECTION 34, T6N, R22E
CITY OF CUDAHY, MILWAUKEE COUNTY, WI.

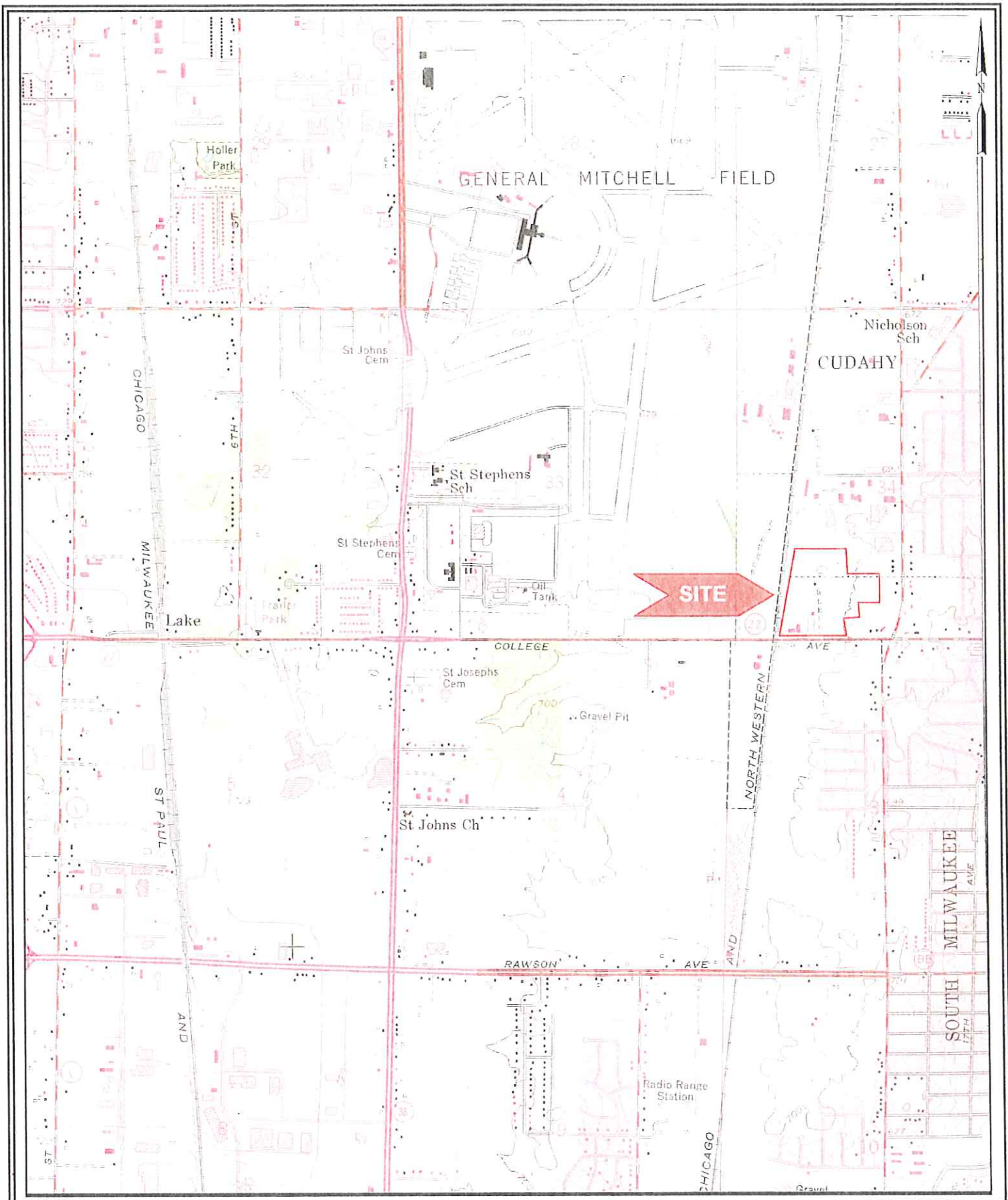
JAHNKE & JAHNKE ASSOCIATES INC.
 PLANNERS & PROFESSIONAL ENGINEERS
 711 W. MORELAND BLVD., WAUKESHA, WI 53188
 TEL: (262) 542-5797 FAX: (262) 542-7659 (E-MAIL: bnabj@jahnkeandjahnke.com)

SCALE: 1" = 40' DATE: MAY 9, 2007
 DRAWN BY: BS CHECKED BY: J.R.S. FILE NO.: MILWAUKEE 790
 BOOK NUMBER 75 & PAGE 1

Ace Industrial Properties
6001 Ace Industrial Drive, Cudahy, WI
Responsible Party Statement

As the responsible party, the legal descriptions for the properties within the contaminated site boundaries, have been accurately provided to the best of my knowledge.

Responsible Party : JASON STEINER (Printed)
J Stein (Signature)
10/28/08. (Date)

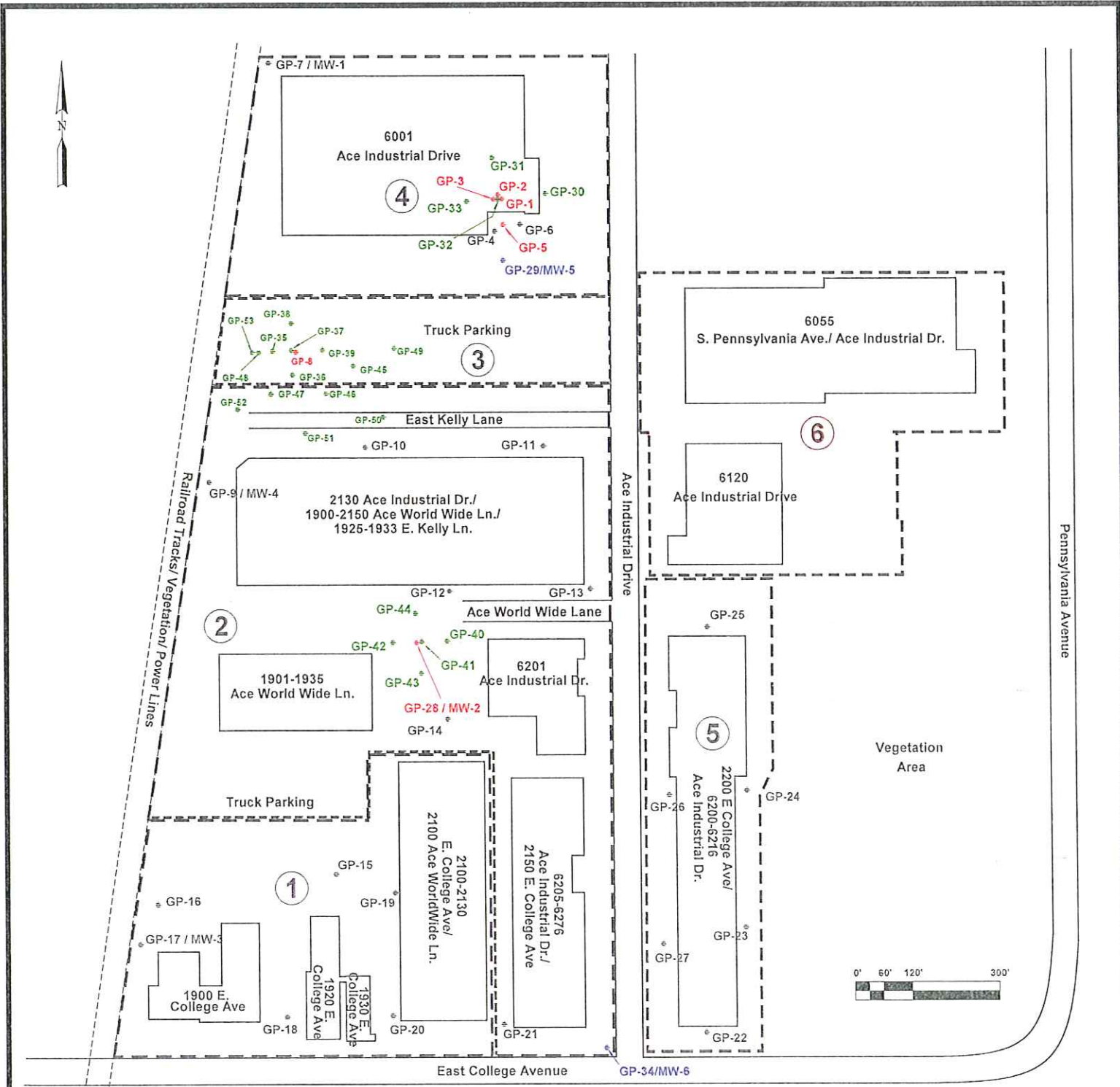


CARLSON ENVIRONMENTAL

65 EAST WACKER PLACE
 CHICAGO, ILLINOIS
 312-346-2140

FIGURE 1 - SITE LOCATION MAP

DEVELOPED FROM USGS 7.5 MINUTE
 GREENDALE, WI QUADRANGLE 1958
 (PHOTOREVISED 1971 AND 1976)



LEGEND

- PB-1* : RECENT SOIL BORING LOCATIONS
- PB-16/MW-5* : RECENT SOIL BORING & MONITORING WELL LOCATIONS



CARLSON ENVIRONMENTAL, INC.
 65 E. WACKER PLACE, SUITE 1500
 CHICAGO, ILLINOIS 60601

PN: 3453A
File: P:\3213453A\Fig2_Site_Map.dcd
Date: 6/06/08
Drawn By: MVC
Scale: As Shown

Figure 2
 Detailed Site Map
 Ace World Wide Lane
 Cudahy, Wisconsin

Railroad Tracks/ Vegetation/ Power Lines

GP-7 / MW-1

6001
Ace Industrial Drive

4

PLUME OF BENZENE
IMPACTS IN SOIL

GP-31
NE @ 4-6'

GP-3
NE @ 4-6'

GP-33
NE @ 4-6'

GP-32
11.0 ppb @ 8-10'
6.7 ppb @ 10-12'

GP-4
NE @ 4-6'

GP-29/MW-5
NE @ 2-4'

50'

7.6 ppb @ 4-6'

GP-2

GP-30
NE @ 2-4'

GP-1
5.8 ppb @ 2-4'

GP-6
NE @ 4-6'

GP-5
8.5 ppb @ 2-4'

135'

NE = No Exceedances

Ace Industrial Drive



SCALE (FT)



LEGEND

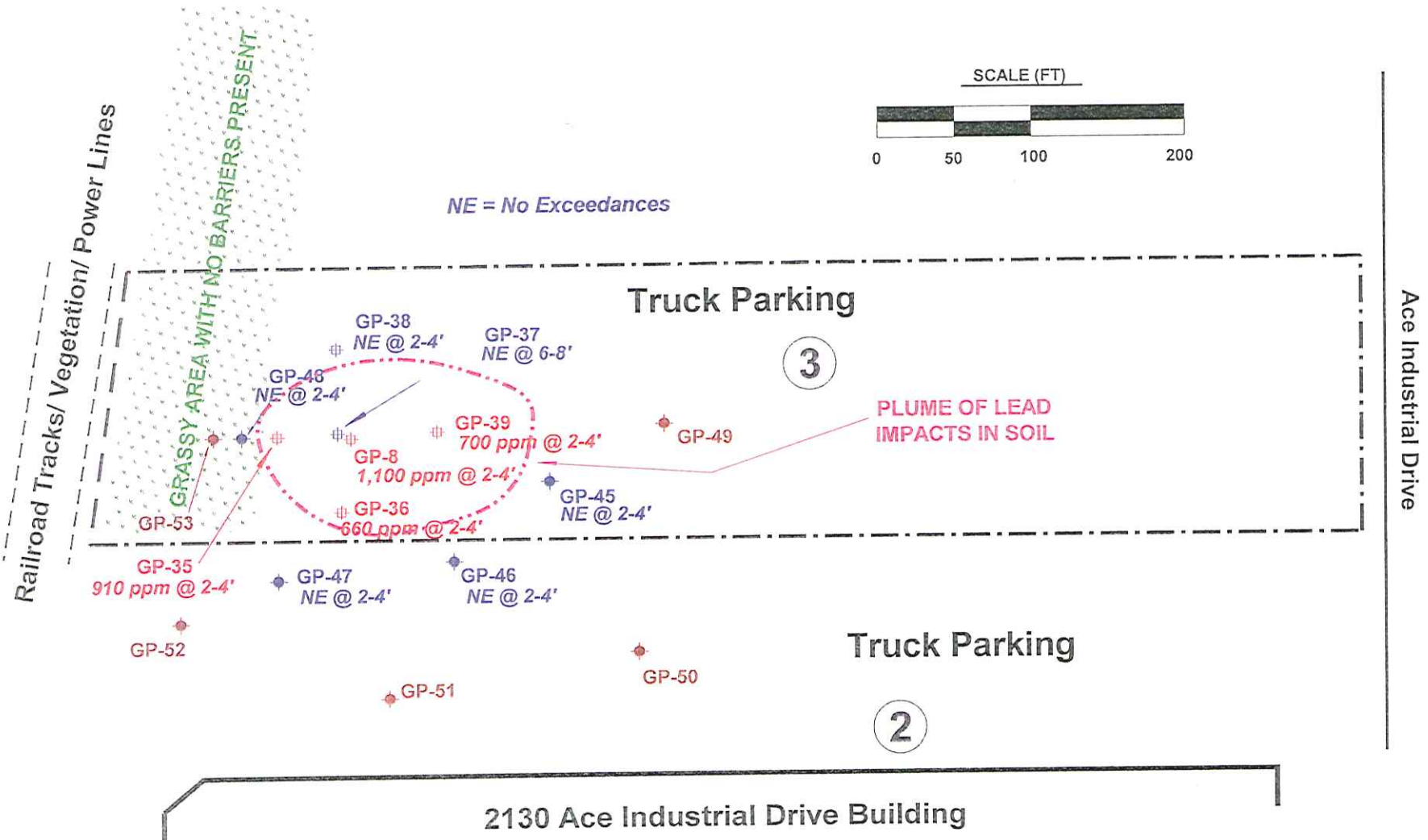
- GP-31 : CARLSON SOIL BORING LOCATIONS WITH NO ELEVATED BENZENE CONCENTRATIONS ABOVE THE WDNR RCLs
- GP-2 : CARLSON SOIL BORING LOCATIONS WITH ELEVATED BENZENE CONCENTRATIONS ABOVE THE WDNR RCLs



CARLSON ENVIRONMENTAL, INC.
65 E. WACKER PLACE, SUITE 1500
CHICAGO, ILLINOIS 60601

PN: 3453A
File: P:\3213453A\Fig4_dcd
Date: 6/06/08
Drawn By: MVC
Scale: As Shown

Figure 3A
Parcel #4 Exceedences Map
Ace World Wide Lane
Cudahy, Wisconsin



LEGEND:

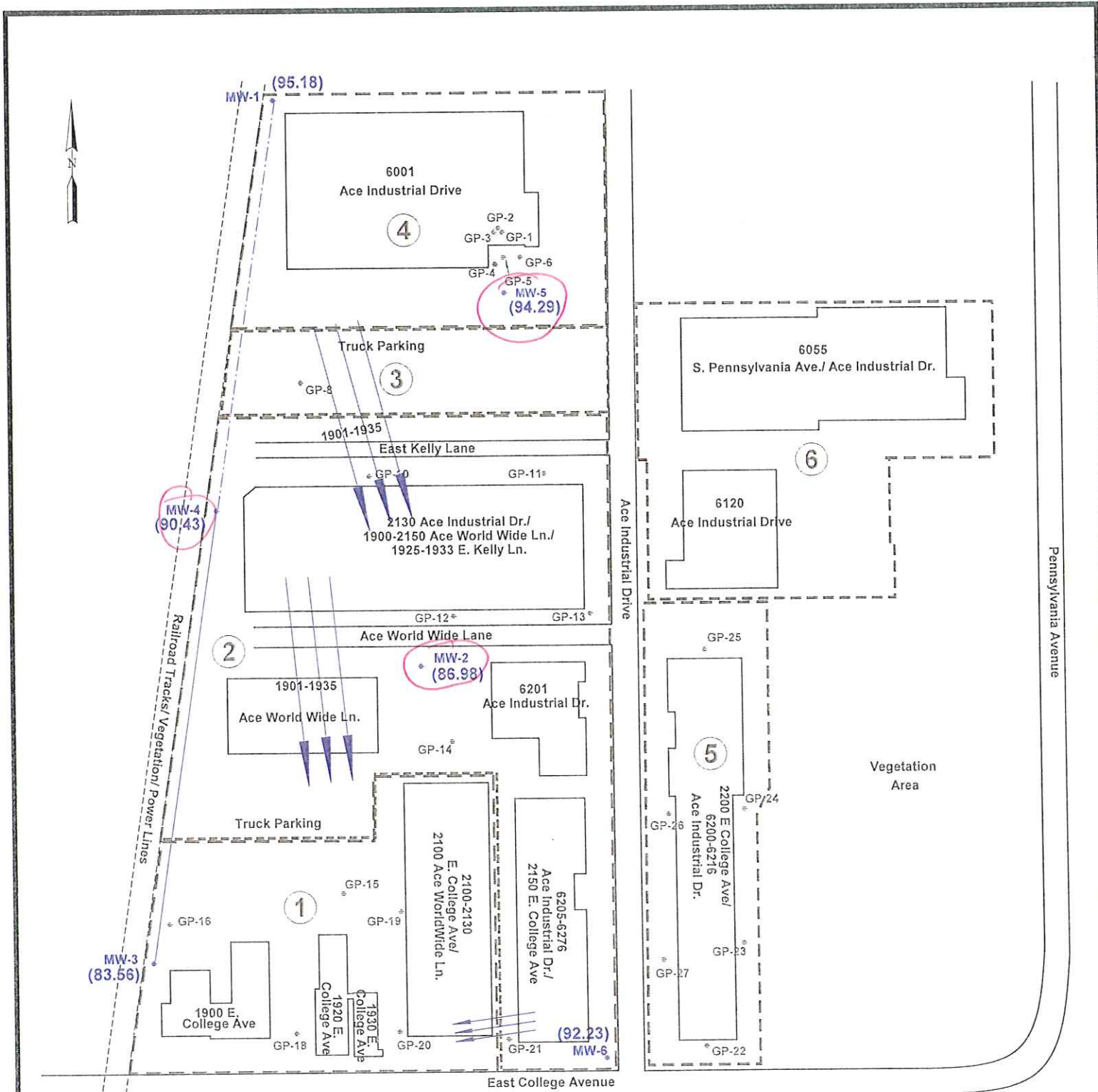
- ⊕ GP-38 : CARLSON SOIL BORING LOCATIONS WITH NO ELEVATED LEAD CONCENTRATIONS ABOVE THE WDNR RCLs
- ⊕ GP-36 : CARLSON SOIL BORING LOCATIONS WITH ELEVATED LEAD CONCENTRATIONS ABOVE THE WDNR RCLs
- ⊕ GP-45 : CARLSON SOIL BORING LOCATIONS WITH NO ANALYTICAL RESULTS



CARLSON ENVIRONMENTAL, INC.
 65 E. WACKER PLACE; SUITE 1500
 CHICAGO, ILLINOIS
 (312) 346-2140

PN: 3453A
File: P:\32\3453A\Fig5.dcd
Date: 6/06/08
Drawn By: MVC
Scale: As Shown

FIGURE 3B
 Parcel #3 Exceedances Map
 Ace World Wide Lane
 Cudahy, WI



CARLSON ENVIRONMENTAL, INC.
 65 E. WACKER PLACE, SUITE 1500
 CHICAGO, ILLINOIS 60601

PN: 3453A
File: P:\34\3453A\Fig3.dcd
Date: 6/06/08
Drawn By: MVC
Scale: As Shown

Figure 4
Ground Water Flow Map
 Ace World Wide
 Cudahy, Wisconsin

TABLE 1: Soil Results - VOCs, BTEX and TPH
 Ace World Wide Lane
 Cudahy, WI

All concentrations are expressed in milligrams per kilogram (mg/kg)

ANALYTE	WDNR Residual Contaminant Level		Sample Number and Sample Depth (ft bgs)							
	Direct Contact Related to Land Use ¹	Protection of Ground Water ²	GP-1B	GP-2C	GP-3C	GP-4C	GP-5C	GP-6C	GP-8D	GP-19B
			2-4	4-6	4-6	4-6	4-6	4-6	6-8	2-4
Benzene	NE	0.0055	<u>0.0058</u>	<u>0.0076</u>	0.0051	ND	<u>0.0085</u>	ND	ND	ND
Ethylbenzene	NE	2.9	0.0048	ND	ND	ND	0.0054	ND	ND	ND
Toluene	NE	1.5	0.015	0.016	0.013	0.0098	0.019	0.012	0.0066	ND
Total Xylenes	NE	4.1	0.0074	0.0069	0.0054	0.0051	0.0099	0.0063	0.0064	ND
diesel range organics	100	NE	NA	NA	NA	70	29	ND	NA	NA
gasoline range organics	100	NE	NA	NA	NA	ND	ND	ND	NA	NA

Notes:

ND - Sample concentration was below laboratory detection limit (no detect).

NE - WDNR objectives have not yet been established

NA - Not analyzed

¹ The sample concentrations were compared to the most stringent of the Wisconsin Administrative Code Chapter NR 720 Soil Cleanup Standards for Industrial Properties for residual contaminant levels based on human health risk from direct contact related to land use.

² The sample concentrations were compared to the most stringent of the Wisconsin Administrative Code Chapter NR 720 Soil Cleanup Standards for Industrial Properties for residual contaminant levels based on protection of groundwater.

Only those compounds that were detected in one or more samples are listed on this table. Concentrations exceeding the most stringent WDNR objectives appear in boldface and are underlined twice.

TABLE 1: Soil Results - VOCs, BTEX and TPH
 Ace World Wide Lane
 Cudahy, WI

All concentrations are expressed in milligrams per kilogram (mg/kg)

ANALYTE	WDNR Residual Contaminant Level		Sample Number and Sample Depth (ft bgs)							
	Direct Contact Related to Land Use ¹	Protection of Ground Water ²	GP-23D	GP-29B	GP-30B	GP-31C	GP-32B	GP-32E	GP-32F	GP-33C
			6-8	2-4	2-4	4-6	2-4	8-10	10-12	4-6
Benzene	NE	0.0055	ND	ND	ND	0.0055	ND	<u>0.011</u>	<u>0.0067</u>	ND
Ethylbenzene	NE	2.9	ND	ND	ND	ND	0.16	0.0098	ND	ND
Toluene	NE	1.5	0.0066	0.0062	ND	0.011	0.0077	0.021	0.013	0.0084
Total Xylenes	NE	4.1	ND	ND	ND	ND	1.2	0.012	0.0063	0.0062
diesel range organics	100	NE	NA	NA	NA	NA	NA	NA	NA	NA
gasoline range organics	100	NE	NA	NA	NA	NA	NA	NA	NA	NA

Notes:

ND - Sample concentration was below laboratory detection limit (no detect).

NE - WDNR objectives have not yet been established

NA - Not analyzed

¹ The sample concentrations were compared to the most stringent of the Wisconsin Administrative Code Chapter NR 720 Soil Cleanup Standards for Industrial Properties for residual contaminant levels based on human health risk from direct contact related to land use.

² The sample concentrations were compared to the most stringent of the Wisconsin Administrative Code Chapter NR 720 Soil Cleanup Standards for Industrial Properties for residual contaminant levels based on protection of groundwater.

Only those compounds that were detected in one or more samples are listed on this table. Concentrations exceeding the most stringent WDNR objectives appear in boldface and are underlined twice.

TABLE 2: Soil Results - Metals, pH, PCBs, Total Cyanides, and TCLP Cyanides
 Ace World Wide Lane
 Cudahy, WI

All concentrations are expressed in milligrams per kilogram (mg/kg)

ANALYTE	WDNR Residual Contaminant Level		Sample Number and Sample Depth (ft bgs)										
	Direct Contact Related to Land Use ¹	Protection of Ground Water ²	GP-1C	GP-2B	GP-3B	GP-8B	GP-29A	GP-31B	GP-34B	GP-35B	GP-36B	GP-37D	GP-38B
			4-6	2-4	2-4	2-4	0-2	2-4	2-4	2-4	2-4	2-4	6-8
Antimony	NE	NE	ND	ND	ND	ND	NA	NA	NA	NA	NA	NA	NA
Arsenic	1.6	NE	<u>5.6</u>	<u>5.9</u>	<u>6.4</u>	<u>3.2</u>	<u>4.9</u>	<u>4.2</u>	<u>13</u>	<u>4.1</u>	NA	NA	<u>4.1</u>
Beryllium	NE	NE	0.40	0.42	0.45	0.42	NA	NA	NA	NA	NA	NA	NA
Cadmium	510	NE	0.51	0.52	0.61	0.64	NA	NA	NA	NA	NA	NA	NA
Chromium	200	NE	13	14	15	13	NA	NA	NA	NA	NA	NA	NA
Copper	NE	NE	18	21	25	13	NA	NA	NA	NA	NA	NA	NA
Lead	500	NE	16	13	17	<u>1.100</u>	NA	NA	11	<u>910</u>	<u>660</u>	43	48
Mercury	NE	NE	ND	ND	ND	0.13	NA	NA	NA	NA	NA	NA	NA
Nickel	NE	NE	17	17	19	11	NA	NA	NA	NA	NA	NA	NA
Selenium	NE	NE	0.36	0.40	0.43	0.30	NA	NA	NA	NA	NA	NA	NA
Silver	NE	NE	ND	ND	ND	ND	NA	NA	NA	NA	NA	NA	NA
Thallium	NE	NE	ND	0.31	0.36	ND	NA	NA	NA	NA	NA	NA	NA
Zinc	NE	NE	94	82	120	170	NA	NA	NA	NA	NA	NA	NA
pH	NE	NE	7.7	8.0	8.0	8.6	NA	NA	NA	NA	NA	NA	NA
PCBs	1.0	NE	ND	ND	ND	0.067	NA	NA	NA	NA	NA	NA	NA
total cyanides	NE	NE	ND	ND	ND	ND	NA	NA	NA	NA	NA	NA	NA
TCLP cyanides	NE	NE	ND	ND	ND	ND	NA	NA	NA	NA	NA	NA	NA

Notes:

ND - Sample concentration was below laboratory detection limit (no detect).

NE - WDNR objectives have not yet been established

NA - Not analyzed

¹ The sample concentrations were compared to the most stringent of the Wisconsin Administrative Code Chapter NR 720 Soil Cleanup Standards for Industrial Properties for residual contaminant levels based on human health risk from direct contact related to land use.

² The sample concentrations were compared to the most stringent of the Wisconsin Administrative Code Chapter NR 720 Soil Cleanup Standards for Industrial Properties for residual contaminant levels based on protection of groundwater.

Concentrations exceeding the most stringent WDNR objectives appear in boldface and are underlined twice.

TABLE 2: Soil Results - Metals, pH, PCBs, Total Cyanides, and TCLP Cyanides
 Ace World Wide Lane
 Cudahy, WI

All concentrations are expressed in milligrams per kilogram (mg/kg)

ANALYTE	WDNR Residual Contaminant Level		Sample Number and Sample Depth (ft bgs)										
	Direct Contact Related to Land Use ¹	Protection of Ground Water ²	GP-39B	GP-40B	GP-41B	GP-42A	GP-43A	GP-43B	GP-44A	GP-45B	GP-46B	GP-47B	GP-48B
			2-4	2-4	2-4	0-2	0-2	2-4	0-2	2-4	2-4	2-4	2-4
Antimony	NE	NE	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Arsenic	1.6	NE	NA	<u>4.7</u>	NA	NA	<u>5.4</u>	NA	NA	NA	NA	NA	NA
Beryllium	NE	NE	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Cadmium	510	NE	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Chromium	200	NE	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Copper	NE	NE	NA	NA	NA	NA	NA	NA	NA	67	170	85	150
Lead	500	NE	<u>700</u>	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Mercury	NE	NE	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Nickel	NE	NE	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Selenium	NE	NE	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Silver	NE	NE	NA	ND	ND	ND	NA	0.36	ND	NA	NA	NA	NA
Thallium	NE	NE	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Zinc	NE	NE	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
pH	NE	NE	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
PCBs	1.0	NE	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
total cyanides	NE	NE	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
TCLP cyanides	NE	NE	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

Notes:
 ND - Sample concentration was below laboratory detection limit (no detect).
 NE - WDNR objectives have not yet been established
 NA - Not analyzed

¹ The sample concentrations were compared to the most stringent of the Wisconsin Administrative Code Chapter NR 720 Soil Cleanup Standards for Industrial Properties for residual contaminant levels based on human health risk from direct contact related to land use.

² The sample concentrations were compared to the most stringent of the Wisconsin Administrative Code Chapter NR 720 Soil Cleanup Standards for Industrial Properties for residual contaminant levels based on protection of groundwater.

Concentrations exceeding the most stringent WDNR objectives appear in boldface and are underlined twice.

TABLE 3: Ground Water Results - VOCs, PNAs, Metals, pH, TPH and PCBs

Ace World Wide
Cudahy, WI

All concentrations are expressed in milligrams per liter (mg/L).

ANALYTE	WDNR Residual Contaminant Level		Well ID and Sampling Date							
	Preventative Action Limit ¹	Enforcement Standard ²	GP-7	GP-8	GP-9	GP-11	GP-15	GP-17	MW-1	MW-2
			4/27/07	4/27/07	4/27/07	4/27/07	4/27/07	4/27/07	5/21/07	5/21/07
VOCs										
2-Butanone	NE	NE	ND	ND	ND	0.011	ND ³	ND	ND	ND
BTEX	—	—	ND	ND	ND	ND	ND	ND	NA	NA
PNAs										
Phenanthrene	NE	NE	ND	0.00017	ND	NA	ND	ND	ND	ND
Metals & pH										
Antimony	NE	NE	ND	NA	ND	NA	NA	ND	ND	ND
Arsenic	0.001	0.01	<u>0.075</u>	NA	ND	NA	NA	ND	ND	ND
Beryllium	0.0004	0.004	<u>0.0048</u>	NA	ND	NA	NA	ND	ND	ND
Cadmium	0.0005	0.005	<u>0.0093</u>	NA	0.0034	NA	NA	ND	ND	ND
Chromium	0.01	0.1	<u>0.21</u>	NA	0.016	NA	NA	0.011	0.0077	0.0045
Copper	0.13	1.3	0.50	NA	0.053	NA	NA	0.013	ND	ND
Lead	0.0015	0.015	<u>0.38</u>	NA	<u>0.021</u>	NA	NA	<u>0.019</u>	ND	ND
Mercury	NE	NE	0.00021	NA	ND	NA	NA	ND	ND	ND
Nickel	0.02	0.1	<u>0.25</u>	NA	0.045	NA	NA	0.015	ND	ND
Selenium	0.01	0.05	0.0052	NA	ND	NA	NA	ND	ND	ND
Silver	NE	NE	ND	NA	ND	NA	NA	ND	ND	ND
Thallium	0.0004	0.002	<u>0.0034</u>	NA	ND	NA	NA	ND	ND	<u>0.0041</u>
Zinc	NE	NE	1.3	NA	0.28	NA	NA	0.056	ND	0.025
pH	NE	NE	7.70	NA	7.46	NA	NA	7.01	NA	NA
TPH										
diesel range organics	NE	NE	NA	NA	NA	NA	ND	NA	NA	NA
gasoline range organics	NE	NE	NA	NA	NA	NA	ND	NA	NA	NA
PCBs										
	NE	NE	ND	NA	ND	NA	ND	ND	ND	ND

Notes:

ND - sample concentration was below laboratory detection limit (no detect)

NE - WDNR objectives have not yet been established

NA - Not analyzed

¹ The sample concentrations were compared to the Wisconsin Administrative Code NR 140 Groundwater Quality preventative action limits.

² The sample concentrations were compared to the Wisconsin Administrative Code NR 140 Groundwater Quality enforcement standards.

³ This sample only analyzed for BTEX, not full VOCs list.

For groundwater samples GP-7 through GP-17, no filtering was performed during sampling procedures.

For the VOCs and PNAs, only those compounds that were detected in one or more of the analyzed samples are listed on this table. Concentrations exceeding the most stringent WDNR objectives appear in boldface and are underlined twice.

TABLE 3: Ground Water Results - VOCs, PNAs, Metals, pH, TPH and PCBs

Ace World Wide
Cudahy, WI

All concentrations are expressed in milligrams per liter (mg/L).

ANALYTE	WDNR Residual Contaminant Level		Well ID and Sampling Date								
	Preventative Action Limit ¹	Enforcement Standard ²	MW-3	MW-4	MW-2	MW-2	MW-3	MW-4	MW-5	MW-6	
			5/21/07	5/21/07	5/30/07	5/2/08	5/2/08	5/2/08	5/2/08	5/2/08	5/2/08
VOCs											
2-Butanone	NE	NE	ND	ND	NA	NA	NA	NA	NA	NA	NA
BTEX	—	—	NA	NA	NA	NA	NA	NA	NA	ND	NA
PNAs											
Phenanthrene	NE	NE	ND	ND	NA	NA	NA	NA	NA	NA	NA
Metals & pH											
Antimony	NE	NE	ND	ND	NA	ND	ND	ND	ND	ND	ND
Arsenic	0.001	0.01	ND	ND	NA	ND	ND	ND	ND	ND	ND
Beryllium	0.0004	0.004	ND	ND	NA	ND	ND	ND	ND	ND	ND
Cadmium	0.0005	0.005	ND	ND	NA	ND	ND	ND	0.0071	ND	ND
Chromium	0.01	0.1	0.0081	0.0079	NA	ND	ND	ND	ND	ND	ND
Copper	0.13	1.3	ND	ND	NA	ND	ND	ND	ND	ND	ND
Lead	0.0015	0.015	ND	ND	NA	ND	ND	ND	ND	ND	ND
Mercury	NE	NE	ND	ND	NA	ND	ND	ND	ND	ND	ND
Nickel	0.02	0.1	ND	ND	NA	ND	ND	ND	ND	0.0081	ND
Selenium	0.01	0.05	ND	ND	NA	ND	ND	ND	ND	ND	ND
Silver	NE	NE	ND	ND	NA	ND	ND	ND	ND	ND	ND
Thallium	0.0004	0.002	ND	ND	<u>0.0026</u>	ND	ND	<u>0.0053</u>	<u>0.0040</u>	ND	ND
Zinc	NE	NE	ND	ND	NA	ND	ND	ND	ND	ND	ND
pH	NE	NE	NA	NA	NA	NA	NA	NA	NA	NA	NA
TPH											
diesel range organics	NE	NE	NA	NA	NA	NA	NA	NA	NA	NA	NA
gasoline range organics	NE	NE	NA	NA	NA	NA	NA	NA	NA	NA	NA
PCBs											
	NE	NE	ND	ND	NA	NA	NA	NA	NA	NA	NA

Notes:

ND - sample concentration was below laboratory detection limit (no detect)

NE - WDNR objectives have not yet been established

NA - Not analyzed

¹ The sample concentrations were compared to the Wisconsin Administrative Code NR 140 Groundwater Quality preventative action limits.

² The sample concentrations were compared to the Wisconsin Administrative Code NR 140 Groundwater Quality enforcement standards.

³ This sample only analyzed for BTEX, not full VOCs list.

For groundwater samples GP-7 through GP-17, no filtering was performed during sampling procedures.

For the VOCs and PNAs, only those compounds that were detected in one or more of the analyzed samples are listed on this table. Concentrations exceeding the most stringent WDNR objectives appear in boldface and are underlined twice.

TABLE 4: Ground Water ElevationsAce World Wide Lane
Cudahy, WI

Monitoring Well	Rod Reading	Top of Casing Elevation (ft)	May 21, 2007		August 23, 2007		May 2, 2008	
			Depth to Water (ft)	GW Elevation (ft)	Depth to Water (ft)	GW Elevation (ft)	Depth to Water (ft)	GW Elevation (ft)
MW-1	1.48	98.52	4.56	93.96	4.41	94.11	3.34	95.18
MW-2	0.92	99.08	12.41	86.67	12.23	86.85	12.10	86.98
MW-3	14.58	85.42	7.33	78.09	1.28	84.14	1.86	83.56
MW-4	2.72	97.28	6.86	90.42	5.65	91.63	6.85	90.43
MW-5	---	101.76	---	---	---	---	7.47	94.29
MW-6	---	96.24	---	---	---	---	4.01	92.23



October 28, 2008

Ms. Laura Artus
CenterPoint Properties Trust
1808 Swift Road
Oakbrook, Illinois 60523

RE: WDNR Case Closure Notification
Ace Industrial Properties
6001 Ace Industrial Drive
Cudahy, WI
(Parcel #2) FID# 241249250 BRRTS# 09-41-5550233
(Parcels #3 & #4) FID# 241250240 BRRTS# 02-41-5550232

Dear Property Owner:


As the responsible party (RP) for the above-referenced site, Ace Industrial Properties, Inc. has prepared this letter to notify CenterPoint Properties Trust; the current owner of the above-referenced site, that case closure has been requested, pending approval of the Wisconsin Department of Natural Resources (WDNR).

Closure means that the Department will not be requiring any further investigation or cleanup action to be taken, other than the reliance of a barrier maintenance plan, for a small area of impacted soils, located on Parcels #3 and #4.

Once the Department makes a decision on my closure request, it will be documented in a letter. If the Department grants closure, you may obtain a copy of this letter by requesting a copy from me, by writing to the agency address given above or by accessing the DNR GIS Registry of Closed Remediation Sites on the internet at <http://www.dnr.wi.gov/org/aw/rr/gis/index.htm>. A copy of the closure letter is included as part of the site file on the GIS Registry of Closed Remediation Sites.

If you need more information, please contact Mark Castro, with Carlson Environmental, Inc. at (312)346-2140 or you may contact Andy Boettcher, the WDNR project manager for this site at (414)263-8541.

Sincerely,
Ace Industrial Properties, Inc.


Jason J. Steiner,
President