

GIS REGISTRY

Cover Sheet

March, 2010
(RR 5367)

Source Property Information

BRRTS #:

ACTIVITY NAME:

PROPERTY ADDRESS:

MUNICIPALITY:

PARCEL ID #:

CLOSURE DATE:

FID #:

DATCP #:

COMM #:

*WTM COORDINATES:

X: Y:

** 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*

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- 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 #: 02-68-553749

PARCEL ID #: ~~268-523-420~~ MNFV0103985003

ACTIVITY NAME: Former Druml Property - Area A

WTM COORDINATES: X: 674214 Y: 296465

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 #: Sheets 1-4 Title: Certified Survey Map No. 10627
- 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 Development Map (see also Figure 4 below)
- 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 #: 4 Title: Soil Excavation Plan/Confirmation Sampling Locations - Area A

BRRTS #: 02-68-553749

ACTIVITY NAME: Former Druml Property - Area A

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 #: Title:

- 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 #: Title:

- 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 #: 02-68-553749

ACTIVITY NAME: Former Druml Property - Area A

NOTIFICATIONS

Source Property N/A

- 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 N/A

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 St
Waukesha, Wisconsin 53188
Telephone 262-574-2100
FAX 262-574-2117
TTY Access via relay - 711

March 10, 2010

First Industrial Investment, Inc.
Michael Reese
311 S. Wacker Dr., Suite 4000
Chicago, IL 60606

SUBJECT: Final Case Closure (Area A)
Former Druml Property, W156 N5834 Pilgrim Rd., Menomonee Falls, WI
WDNR BRRTS #: 02-68-553749
FID #: 268523420

Dear Mr. Reese:

The Wisconsin Department of Natural Resources (Department) 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. 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 for Area A however, you and future property owners must comply with certain continuing obligations as explained in this letter.

GIS Registry

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

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>. The property is listed on the GIS Registry because of remaining contamination and if 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.

Residual Soil Contamination

Residual soil contamination remains at the southern end of the Area A property at a depth greater than four feet as indicated in the information submitted to the Department of Natural Resources. If soil in the specific location 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.

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 Mark Drews at 262-574-2146.

Sincerely,



Mark Drews, P.G.

Hydrogeologist

Southeast Remediation & Redevelopment Program

cc: SER File
RMT, Dan Hall, 744 Heartland Trail, Madison, WI 53717

791976 FEB 2008

State Bar of Wisconsin Form 1-2003
WARRANTY DEED



3549285
REGISTER'S OFFICE
WAUKESHA COUNTY, WI
RECORDED ON

02-28-2008 2:03 PM
MICHAEL J. HASSLINGER
REGISTER OF DEEDS

REC. FEE: 8.00
REC. FEE-CU: 5.00
REC. FEE-ST: 2.00
TRAN. FEE: 1117.50
TRAN. FEE-STAD: 4470.00
PAGES: 2

Document Name

THIS DEED, made between Wisconsin Electric Power Company, a Wisconsin corporation d/b/a We Energies

_____ ("Grantor," whether one or more),
and First Industrial Investment, Inc., a Maryland corporation

_____ ("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):

Recording Area
Name and Return Address
Philip J. Carbone
Dykema Gossett PLLC
39577 Woodward Avenue, Suite 300
Bloomfield Hills, MI 48304-2820

See, Exhibit A legal description attached hereto and made a part hereof.

TRANSFER
\$ 55,825.00

MNFV 0103.985
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: municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, general taxes levied in the year of closing, and those permitted encumbrances listed on Exhibit B attached hereto.

Dated February 22, 2008.

Wisconsin Electric Power Company, a Wisconsin corporation
d/b/a We Energies

* _____ (SEAL) James T. Raabe (SEAL)
* James T. Raabe, Manager of Property Management

* _____ (SEAL) _____ (SEAL)

AUTHENTICATION

Signature(s) James T. Raabe

authenticated on February 22, 2008

Joseph E. Puchner, Esq.
* Joseph E. Puchner, Esq.

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

THIS INSTRUMENT DRAFTED BY:

Joseph E. Puchner, Esq.
Quarles & Brady LLP

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
MILWAUKEE COUNTY)

Personally came before me on February 22nd, 2008,
the above named James T. Raabe, Manager of Property Management of Wisconsin Electric Power Company d/b/a We Energies

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

* _____
Notary Public, State of Wisconsin
My Commission (is permanent) (expires: _____)

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

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.
WARRANTY DEED © 2003 STATE BAR OF WISCONSIN FORM NO. 1-2003
*Type name below signatures.

EXHIBIT A

LEGAL DESCRIPTION

That part of the Southwest 1/4 of Section 26, Town 8 North, Range 20 East, Village of Menomonee Falls, County of Waukesha, State of Wisconsin, which is bounded and described as follows:

Commencing at the Northwest corner of said 1/4 Section; running thence South 00° 15' 05" West along the West line of said 1/4 Section, 8.43 feet to the Southerly R.O.W. line of the Chicago & Northwestern R.R., said point being the point of beginning of the land to be described; thence South 78° 57' 55" East along the Southerly line of said R.O.W., 2700.23 feet to a point in the East line of said 1/4 Section; thence South 00° 17' 13" West along the East line of said 1/4 Section, 750.77 feet to a point; thence South 88° 55' 05" West, 2652.80 feet to a point in the West line of said 1/4 Section; thence North 00° 15' 05" East along the West line of said 1/4 Section, 1317.67 feet to the point of beginning. EXCEPTING THEREFROM all of Certified Survey Map No. 4488, recorded in Volume 36 of Certified Survey Maps on page 19, as Document No. 1248100. FURTHER EXCEPTING THEREFROM those lands described in Certified Survey Map No. 3929 recorded in Volume 30 of Certified Survey Maps on page 223, as Document No. 1143515. FURTHER EXCEPTING THEREFROM those lands described in quit claim deed recorded as Document No. 1611433 and deed recorded as Document No. 2527497.

Tax Key No: MNFV 0103.985

THE LAND CAN ALSO BE DESCRIBED AS:

All that part of the Southwest 1/4 of Section 26, Town 8 North, Range 20 East, in the Village of Menomonee Falls, County of Waukesha, State of Wisconsin, bounded and described as follows:

Commencing at the Northwest corner of the Southwest 1/4 of said Section 26; thence South 00° 02' 22" East along the West line of said Southwest 1/4, 8.43 feet; thence South 79° 15' 22" East along the South line of the Union Pacific Railroad right-of-way 364.31 feet to the place of beginning of the lands herein to be described; thence South 10° 42' 35" West, 59.68 feet; thence North 79° 17' 10" West, 30.00 feet; thence South 50° 21' 05" West, 100.32 feet; thence South 00° 02' 22" East, 568.29 feet; thence South 43° 13' 49" East, 94.28 feet; thence South 88° 45' 58" East, 30.15 feet; thence South 00° 02' 22" East, 60.01 feet; thence North 88° 45' 58" West, 171.46 feet; thence South 55° 21' 43" West, 108.65 feet; thence South 01° 14' 04" West, 374.71 feet; thence North 88° 41' 02" East 2418.95 feet; thence North 0° 00' 54" East 301.22 feet; thence South 79° 12' 25" East 13.80 feet; thence North 0° 00' 06" East 485.18 feet; thence North 79° 12' 25" West 2178.92 feet to the place of beginning.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Utility easement granted by Oscar J. Druml, et al, to Wisconsin Electric Power Company, its successors and assigns, dated December 15, 1967 and recorded January 3, 1968 in Volume 1108 of Deeds of page 293, as Document No. 702918, as amended by Conveyance of Rights in Land recorded as Document No. 2612197.
2. Rights of the public to Kohler Drive Frontage Road as shown on the ALTA Survey prepared by Jahnke and Jahnke dated February 11, 2008, as Job No. S-7360 (the "Survey").
3. Grant of Transmission Line Easement granted to American Transmission Company, LLC, a Wisconsin limited liability company recorded as Document No. 2615800.
4. Encroachment upon the Property by a shed located principally on the premises adjoining on the South, and other matters as shown on the Survey.
5. Apparent rights of others to the use of a gravel road as shown on the Survey.

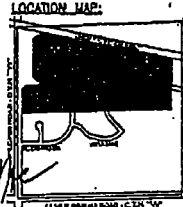
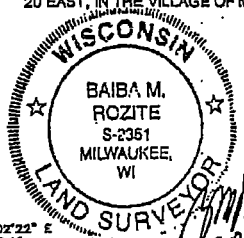


LC3614329-004

3614329

CERTIFIED SURVEY MAP NO. 10627

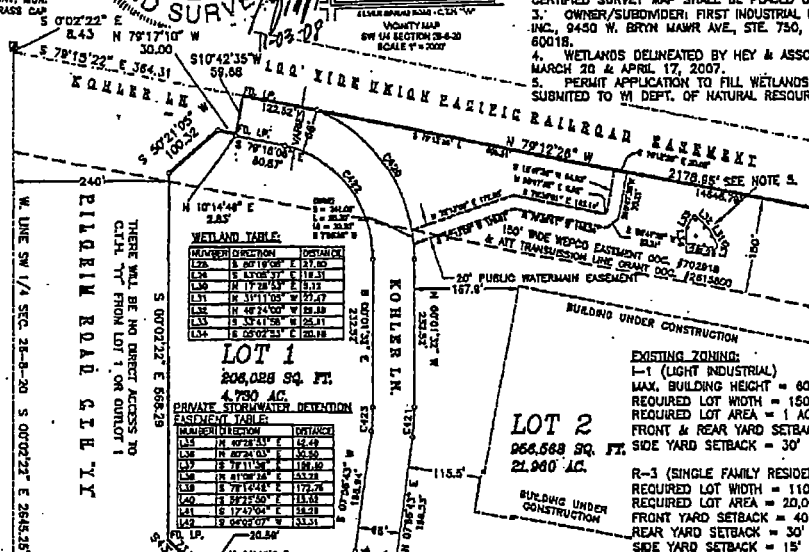
PART OF THE NORTHEAST 1/4 AND NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 8 NORTH, RANGE 20 EAST, IN THE VILLAGE OF MENOMONEE FALLS, WAUKESHA COUNTY, STATE OF WISCONSIN



- LEGEND:**
- UNPLANNED CONCRETE MONUMENT WITH BRASS CAP
 - 1" IRON PIPE FOUND
 - 5/8" X 14" REBAR TO BE SET, MIN. WT. 1.50 LBS PER LINEAL FT.

- NOTES:**
- BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 26, TOWN 8 NORTH, RANGE 20 EAST WHICH IS ASSUMED TO BEAR SOUTH 00°02'22" EAST.
 - ALL ELECTRIC, TELEPHONE AND COMMUNICATION DISTRIBUTION LINES AND LATERALS INCLUDING CATV CABLES, CONSTRUCTED AFTER THE RECORDING OF THIS CERTIFIED SURVEY MAP SHALL BE PLACED UNDERGROUND.
 - OWNER/SUBOWNER: FIRST INDUSTRIAL INVESTMENTS, INC., 9450 W. BRYN MAWR AVE., STE. 750, ROSEMONT, IL 60018.
 - WETLANDS DELINEATED BY HEY & ASSOCIATES ON MARCH 20 & APRIL 17, 2007.
 - PERMIT APPLICATION TO FILL WETLANDS HAS BEEN SUBMITTED TO WI DEPT. OF NATURAL RESOURCES.

W 1/4 COR.
SEC. 26-8-20
N 414.972.74
E 2,505.866.81
CONV. MON.
W/BRASS CAP



W. LINE SW 1/4 SEC. 26-8-20 S 00°02'22" E 268.825'

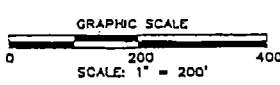
5 00°02'22" E 668.228'

5 00°02'22" E 668.228'

SW COR.
SEC. 26-8-20
N 414.972.74
E 2,505.866.81
CONV. MON.
W/BRASS CAP

THE SIGMA GROUP
Single Service Land Surveyors
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

SEE SHEET 2 FOR ALL CURVE DATA.



PROJECT NUMBER SD-2325 DRAFTED BY B.M.R. 5-11-08, REV. 9-10-08

Sheet 1 of 4

BAIBA ROZITE

HEY

129

CERTIFIED SURVEY MAP NO. 10627

PART OF THE NORTHEAST 1/4 AND NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 8 NORTH, RANGE 20 EAST, IN THE VILLAGE OF MENOMONEE FALLS, WAUKESHA COUNTY, STATE OF WISCONSIN

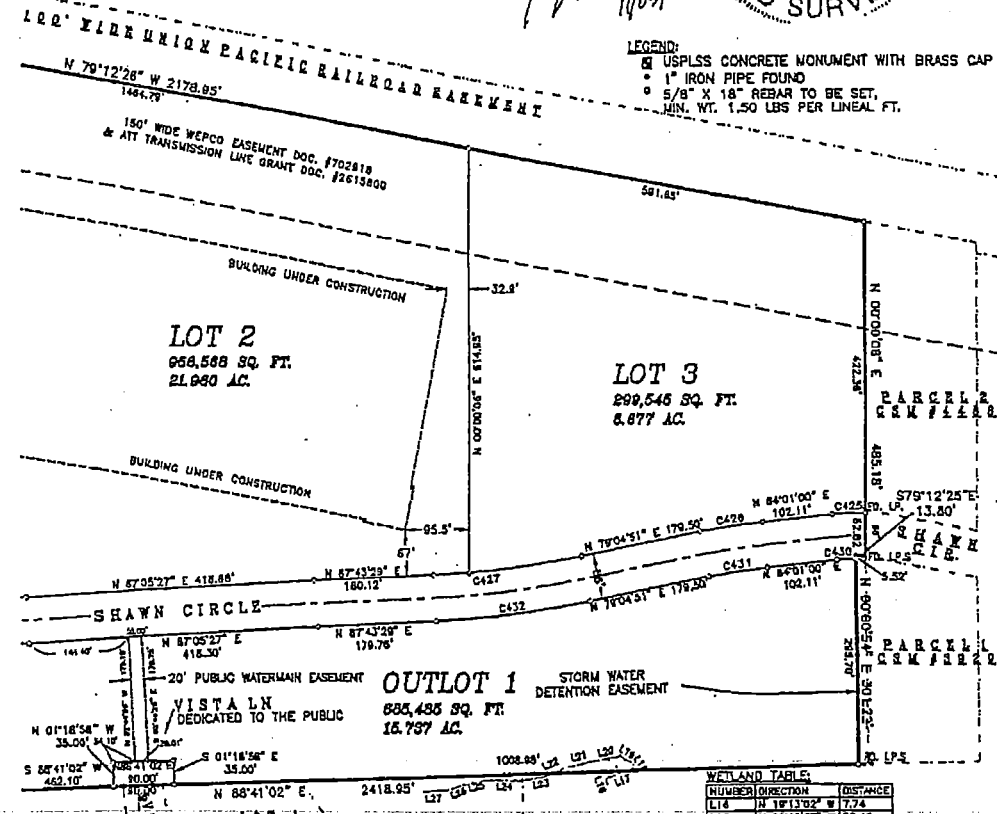
CURVE DATA:						
NUMBER	RADIUS	DELTA	ARC	CHORD	BEARING	TANGENT
C420	241.00	66°18'10"	281.50	274.08	N 3°40'37" W	186.67
C421	333.00	07°58'16"	46.33	46.39	N 03°57'36" E	23.20
C422	176.00	75°14'34"	242.03	223.20	S 39°38'49" E	144.88
C423	267.00	07°58'16"	37.14	37.11	N 03°57'36" E	18.60
C424	628.00	05°21'16"	58.70	58.67	N 86°04'55" W	28.37
C425	333.00	08°09'48"	47.45	47.41	S 88°05'64" W	23.78
C426	1038.48	04°56'09"	89.55	89.52	S 81°32'56" W	44.80
C427	1471.77	08°38'38"	89.55	89.52	S 81°32'56" W	44.80
LOT 2	1471.77	02°03'47"	52.99	52.99	S 86°41'36" W	26.50
LOT 3	1471.77	05°34'51"	169.05	169.95	S 82°22'17" W	84.62
C428	1065.78	28°41'24"	552.26	548.12	S 78°03'51" E	282.48
C429	628.00	05°01'40"	55.11	55.09	S 65°44'00" E	27.57
C430	267.00	05°47'31"	26.99	26.98	S 85°54'46" W	13.51
C431	975.46	04°56'09"	83.66	83.63	N 81°32'56" E	41.66
C432	1537.77	08°38'38"	232.00	231.78	S 83°24'10" W	116.22
C433	1131.78	28°41'24"	686.48	679.94	N 78°03'51" W	299.98
C434	242.00	18°02'28"	67.76	67.53	N 71°14'22" W	34.10
C435	440.00	09°29'59"	72.96	72.87	N 84°00'35" W	38.56

PRIVATE STORMWATER DETENTION EASEMENT CURVE DATA:					
NUMBER	RADIUS	DELTA ANGLE	ARC	CHORD	CHORD DIRECTION
C438	242.00	03°11'43"	13.50	13.49	S 64°49'01" E
C437	1065.78	28°40'48"	477.67	473.69	N 79°04'49" W



B.M. Roite
11/03/08

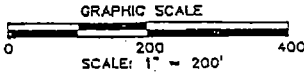
LEGEND:
 □ USPLSS CONCRETE MONUMENT WITH BRASS CAP
 * 1" IRON PIPE FOUND
 ○ 5/8" X 18" REBAR TO BE SET, MIN. WT. 1.50 LBS PER LINEAL FT.



WETLAND TABLE:		
NUMBER	DIRECTION	DISTANCE
L16	N 10°13'02" W	7.74
L16	N 29°13'57" W	38.48
L17	N 89°30'42" E	47.41
L17	N 29°45'50" W	18.83
L18	N 31°16'44" W	5.66
L18	S 71°06'54" E	26.77
L18	N 57°35'44" W	22.34
L19	S 38°56'12" E	16.72
L20	S 81°07'06" E	17.51
L20	S 82°11'50" W	40.94
L21	S 82°20'10" E	43.53
L21	S 76°55'55" W	46.74
L22	S 88°45'28" E	28.14
L22	S 82°21'03" W	26.82
L23	S 82°25'51" W	33.5671
L24	N 82°18'54" W	53.2538
L25	S 78°43'43" W	14.1891
L26	S 71°48'04" W	32.8647
L27	S 86°18'39" W	40.0811

UNRELATED LANDS
OUTLOT NOTE:
 OUTLOT 1 IS OWNED AND SHALL BE MAINTAINED BY THE OWNER OF LOT 1 OF THIS CERTIFIED SURVEY MAP, AND SAID OWNER OF LOT 1 SHALL HAVE AN UNDIMINISHABLE OWNERSHIP OF OUTLOT 1 AND THAT WAUKESHA COUNTY AND THE VILLAGE OF MENOMONEE FALLS SHALL NOT BE LIABLE FOR ANY SPECIAL FEES OR SPECIAL ASSESSMENTS IN THE EVENT WAUKESHA COUNTY OR THE VILLAGE OF MENOMONEE FALLS SHOULD BECOME THE OWNER OF LOT 1 BY REASON OF DELINQUENCY. THE OWNER OF LOT 1 SHALL MAINTAIN SAID OUTLOT 1 IN AN UNOBSTRUCTED CONDITION SO AS TO MAINTAIN ITS INTENDED PURPOSE. CONSTRUCTION OF ANY BUILDING, GRADING, OR FILLING IN SAID OUTLOT IS PROHIBITED UNLESS APPROVED BY THE VILLAGE OF MENOMONEE FALLS. THE OWNER OF LOT 1 GRANTS THE VILLAGE THE RIGHT (BUT NOT THE RESPONSIBILITY) TO ENTER UPON OUTLOT 1 IN ORDER TO INSPECT, REPAIR, OR RESTORE SAID OUTLOT TO ITS INTENDED PURPOSE. EXPENSES INCURRED BY THE VILLAGE FOR SAID INSPECTION, REPAIR, OR RESTORATION OF SAID OUTLOT MAY BE PLACED AGAINST THE TAX ROLL FOR SAID OWNER AND COLLECTED AS A SPECIAL CHARGE BY THE VILLAGE.

THE SIGMA GROUP
 Single Source. Smart Solutions.
 www.thesigmagroup.com
 1300 West Canal Street
 Milwaukee, WI 53233
 Phone: 414-643-4200
 Fax: 414-643-4210



CERTIFIED SURVEY MAP NO. 10627

PART OF THE NORTHEAST 1/4 AND NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 8 NORTH, RANGE 20 EAST, IN THE VILLAGE OF MEMOMONEE FALLS, WAUKESHA COUNTY, STATE OF WISCONSIN

CORPORATE OWNER'S CERTIFICATE OF DEDICATION

FIRST INDUSTRIAL INVESTMENTS, INC., A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF ILLINOIS, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, DEDICATED AND MAPPED AS REPRESENTED ON THIS MAP.

FIRST INDUSTRIAL INVESTMENTS, INC., AS OWNER, DOES FURTHER CERTIFY THAT THIS MAP IS REQUIRED BY S. 236.10 OR 236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: VILLAGE OF MEMOMONEE FALLS

WITNESS THE HAND AND SEAL OF SAID OWNER THIS 12th DAY OF NOVEMBER, 2008

[Signature]

[Signature]

OFFICER, FIRST INDUSTRIAL INVESTMENTS, INC.

OFFICER, FIRST INDUSTRIAL INVESTMENTS, INC.

STATE OF Illinois
COUNTY Cook

PERSONALLY CAME BEFORE ME THIS 12 DAY OF NOVEMBER, 2008, MIKE POWERS
OFFICER, FIRST INDUSTRIAL INVESTMENTS, INC., AND JIM RICHARDSON OFFICER, FIRST INDUSTRIAL INVESTMENTS, INC., TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

[Signature] (SEAL)
NOTARY PUBLIC, STATE OF Illinois
MY COMMISSION EXPIRES 07/10/10



VOL 102 Page 129-132
3614329

REGISTER'S OFFICE
WAUKESHA COUNTY, WI
RECORDED ON

12-11-2008 9:09 AM

MICHAEL J. HASSLINGER
REGISTER OF DEEDS

REC. FEE: 10.00
REC. FEE-CD: 5.00
REC. FEE-ST: 2.00
TRAN. FEE:
TRAN. FEE-STATE:
PAGES: 4

SIGMA
GROUP
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

PROJECT NUMBER SD-2325 DRAFTED BY B.M.R. 6-11-08, REV. 9-10-08

Sheet 3 of 4



[Signature]
11/03/08

131

CERTIFIED SURVEY MAP NO. 10627

PART OF THE NORTHEAST 1/4 AND NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 8 NORTH, RANGE 20 EAST, IN THE VILLAGE OF MEMOMONEE FALLS, WAUKESHA COUNTY, STATE OF WISCONSIN

SURVEYOR'S CERTIFICATE

I, BAIBA M. ROZITE, A REGISTERED LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED THAT PART OF THE NORTHEAST 1/4 AND NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 8 NORTH, RANGE 20 EAST, IN THE VILLAGE OF MEMOMONEE FALLS, WAUKESHA COUNTY, STATE OF WISCONSIN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4 OF SECTION 26; THENCE SOUTH 0°02'22" EAST ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 SECTION, 8.43 FEET TO THE SOUTHERLY LINE OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY; THENCE SOUTH 79°15'22" EAST ALONG SAID SOUTHERLY LINE, 364.31 FEET TO THE POINT OF BEGINNING; THENCE THE FOLLOWING TEN COURSES ALONG THE EASTERLY LINE OF PILGRIM ROAD (C.T.H. "Y"): THENCE SOUTH 10°42'35" WEST, 59.68 FEET; THENCE NORTH 79°17'10" WEST, 30.00 FEET; THENCE SOUTH 50°21'05" WEST, 100.32 FEET; THENCE SOUTH 0°02'22" EAST, 568.29 FEET; THENCE SOUTH 43°13'49" EAST, 94.28 FEET; THENCE SOUTH 88°45'58" EAST, 30.15 FEET; THENCE SOUTH 0°02'22" EAST, 60.01 FEET; THENCE NORTH 88°45'58" WEST, 171.46 FEET; THENCE SOUTH 55°21'43" WEST, 108.65 FEET; THENCE SOUTH 1°14'04" WEST, 374.71 FEET TO THE NORTH LINE OF BLOCK 1 OF PLAZA, A RECORDED SUBDIVISION PLAT; THENCE NORTH 88°41'02" EAST, 2418.95 FEET ALONG SAID NORTH LINE AND ITS EASTERLY EXTENSION; THENCE NORTH 0°00'54" EAST, 301.22 FEET; THENCE SOUTH 79°12'25" EAST 13.80 FEET ALONG THE NORTHERLY LINE OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 3929, VOL. 30, PAGE 223, DOC. NO. 1143515; THENCE NORTH 0°00'06" EAST, 485.18 FEET ALONG THE WESTERLY LINE OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 4488, VOL. 36, PAGE 19, DOCUMENT NO. 1248100, AND ITS SOUTHERLY EXTENSION, TO THE SOUTHERLY LINE OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY; THENCE NORTH 79°12'26" WEST, 2178.95 FEET ALONG SAID SOUTHERLY LINE TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 2,362,653 SQUARE FEET OR 54.24 ACRES OF LAND, MORE OR LESS.

THAT I HAVE MADE THE SURVEY, LAND DIVISION, AND MAP BY THE DIRECTION OF THE OWNER OF SAID LAND.

THAT THE MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE LAND DIVISION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE VILLAGE OF MEMOMONEE FALLS CODE OF ORDINANCES IN SURVEYING, DIVIDING AND MAPPING THE SAME.



Baiba M. Rozite 11/03/2008 (SEAL)
 BAIBA M. ROZITE, REGISTERED WISCONSIN
 LAND SURVEYOR 5-2351

VILLAGE OF MEMOMONEE FALLS BOARD APPROVAL

RESOLVED, THAT THIS CERTIFIED SURVEY MAP, BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 26, TOWN 8 NORTH, RANGE 20 EAST, VILLAGE OF MEMOMONEE FALLS, COUNTY OF WAUKESHA, STATE OF WISCONSIN HAVING BEEN APPROVED BY THE PLAN COMMISSION AND THE SAME IS HEREBY APPROVED AND THE DEDICATION CONTAINED HEREIN ACCEPTED BY THE VILLAGE BOARD OF THE VILLAGE OF MEMOMONEE FALLS ON

THIS 15 DAY OF September, 2008.

Richard A. Rechlucz 11/19/08
 RICHARD A. RECHLUCZ, VILLAGE PRESIDENT DATE

[Signature] 12/8/08
 VILLAGE CLERK DATE



VILLAGE OF MEMOMONEE FALLS PLAN COMMISSION APPROVAL

PRELIMINARY APPROVAL September 9, 2008 SECRETARY *[Signature]*

FINAL APPROVAL September 9, 2008 SECRETARY *[Signature]*

THE SIGMA GROUP
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 www.thesigmagroup.com
 1300 West Canal Street
 Milwaukee, WI 53233
 Phone: 414-643-4200
 Fax: 414-643-4210

CERTIFIED SURVEY MAP NO.	
DOCUMENT NO.	_____
DATE RECORDED	_____
VOLUME	PAGES
_____	_____

132



FIRST INDUSTRIAL REALTY TRUST, INC.
311 South Wacker Drive, Suite 4000
Chicago, IL 60606
312/344-4300
Fax: 312/922-6320

MEMORANDUM

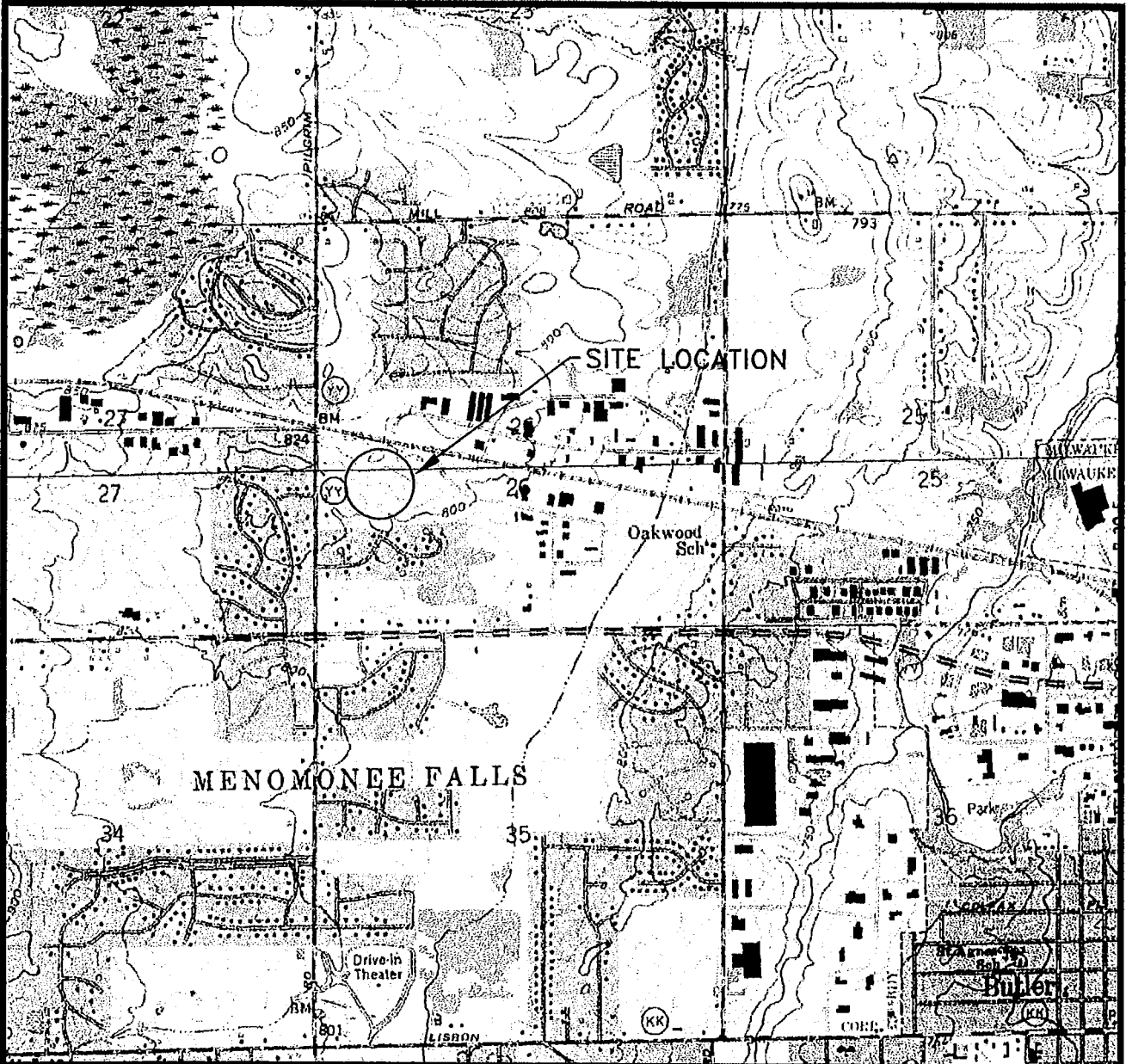
TO: Dan Hall, RMT
FROM: Mike Reese, First Industrial Realty Trust, Inc.
DATE: January 7, 2010
RE: Signed Statement for Menomonee Falls Case Closure Request

To the best of my knowledge, I believe the legal description provided in the GIS Registry Checklist accurately describes Area A of the subject property (former Druml property) of the Case Closure Request and GIS Registry located in Menomonee Falls.

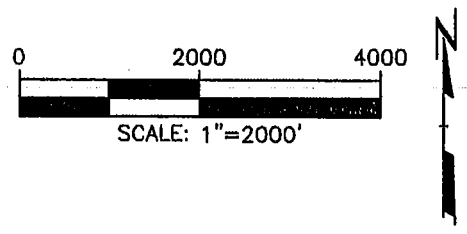
A handwritten signature in cursive script, appearing to read 'M. Reese'.

Mike Reese
Sr. Environmental Analyst
First Industrial Realty Trust, Inc.
311 South Wacker Drive, Suite 4000
Chicago, Illinois 60606
Phone: 312.344.4387
Fax: 312.895.9387

PLOT DATA
 Drawing Name: J:\07993\01\79930109.dwg
 Operator Name: vellet Scale: 1"=1'



STATE LOCATION



SOURCE: USGS MEMONEE FALLS, WI AND WAUWATOSA, WI QUADRANGLES, 1994

RMT

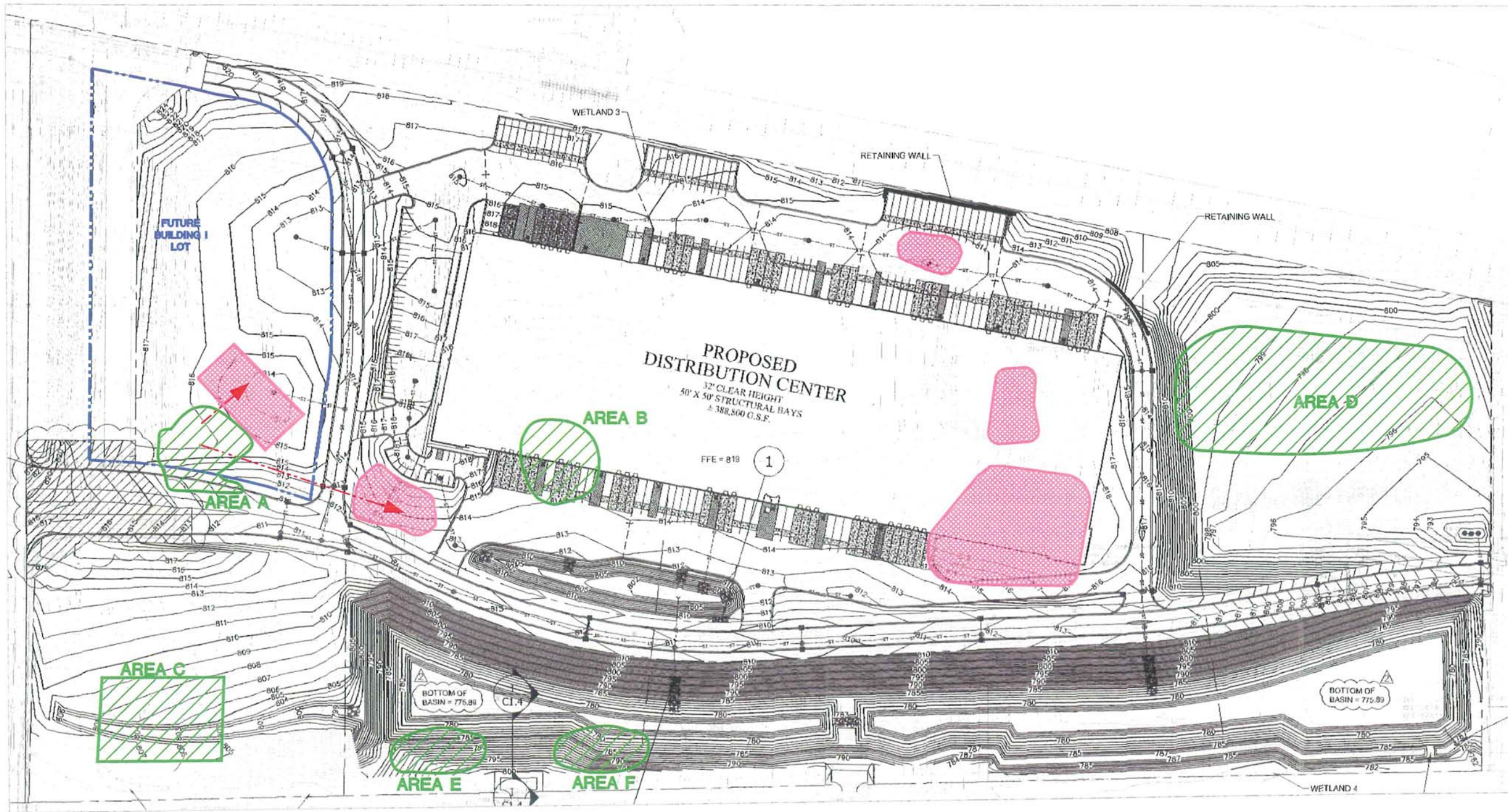
**FORMER DRUML PROPERTY
 MEMONEE FALLS, WISCONSIN
 FIRST INDUSTRIAL REALTY**

SITE LOCATION MAP

DRAWN BY:	VELTET
APPROVED BY:	DWH
PROJECT NO.	07993.01
FILE NO.	79930109.DWG
DATE:	MARCH 2008

FIGURE 1

12/3/2009.J:\07993\01\79930109.DWG



LEGEND:

- MOVEMENT OF CONCRETE EXCAVATED FROM REMEDIAL AREAS.
- MOVEMENT OF SOILS EXCAVATED FROM REMEDIAL AREAS AND USED AS FILL.
- APPROXIMATE REMEDIATION AREA
- APPROXIMATE AREAS OF EXCAVATED SOIL REPLACEMENT

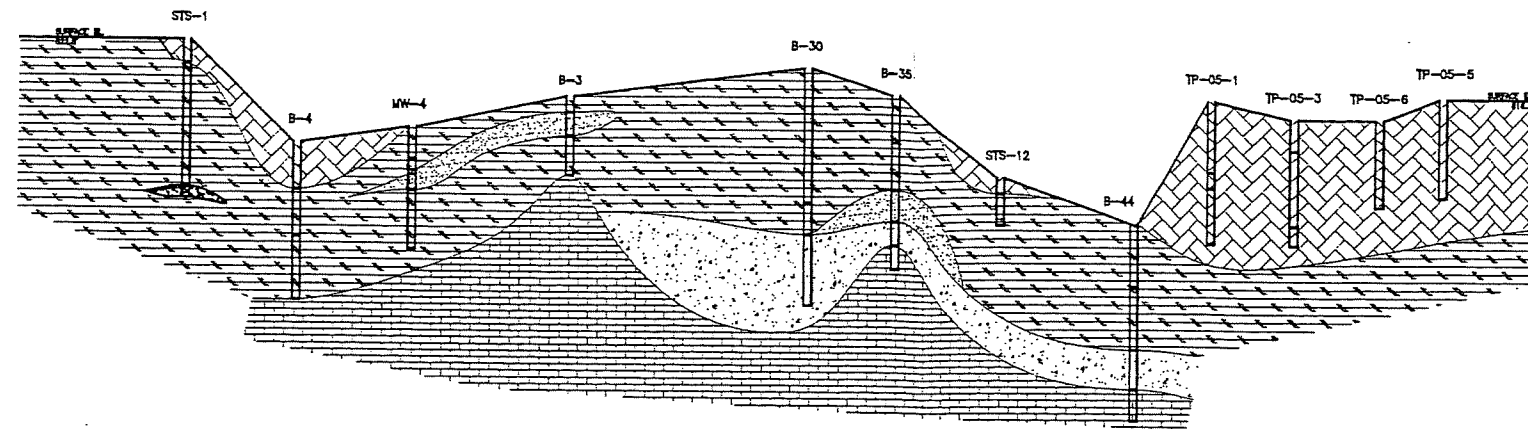
NOTE:
 1. ALL AREAS WHERE CONTAMINATED SOIL WAS RELOCATED ARE PRESENTLY UNDER CONCRETE OR ASPHALT.
 2. BASED ON SIGMA GRADING PLANS DATED 02/20/08.



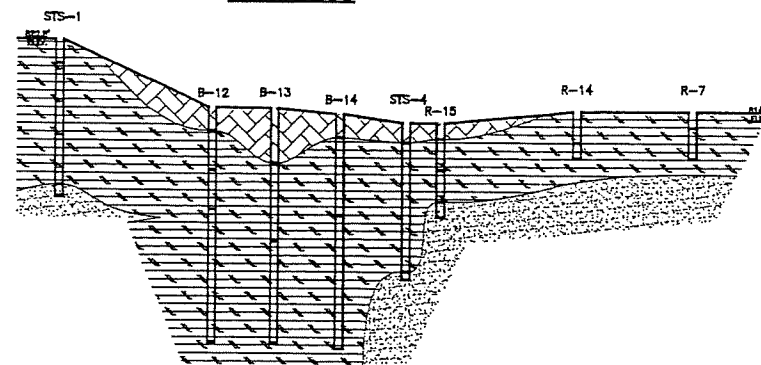
NO.	BY	DATE	REVISION	APPD.

FORMER DRUML PROPERTY MEMONONIE FALLS, WISCONSIN FIRST INDUSTRIAL REALTY			
SOIL EXCAVATION PLAN AREA A			
DRAWN BY: EJP	DRAWING SCALE: 1" = 100'	PROJECT NO: J107993102	
CHECKED BY: JH	DATE PRINTED: December 2009	FILE NO: 79930222.dwg	
DATE: December 2009		FIGURE 4	

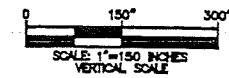
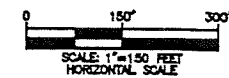
PLOT DATE: 2/20/09 10:00 AM
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 Operator Name: Eric
 Drawing File Path: P:\1045_ERIC\2009\1045_ERIC\2009\1045_ERIC.dwg
 Date: 2/20/09 10:00 AM
 Plot Date: 2/20/09 10:00 AM
 Plot Name: 1045_ERIC.dwg
 Layout:



SECTION LINE B-B'








SECTION LINE A-A'



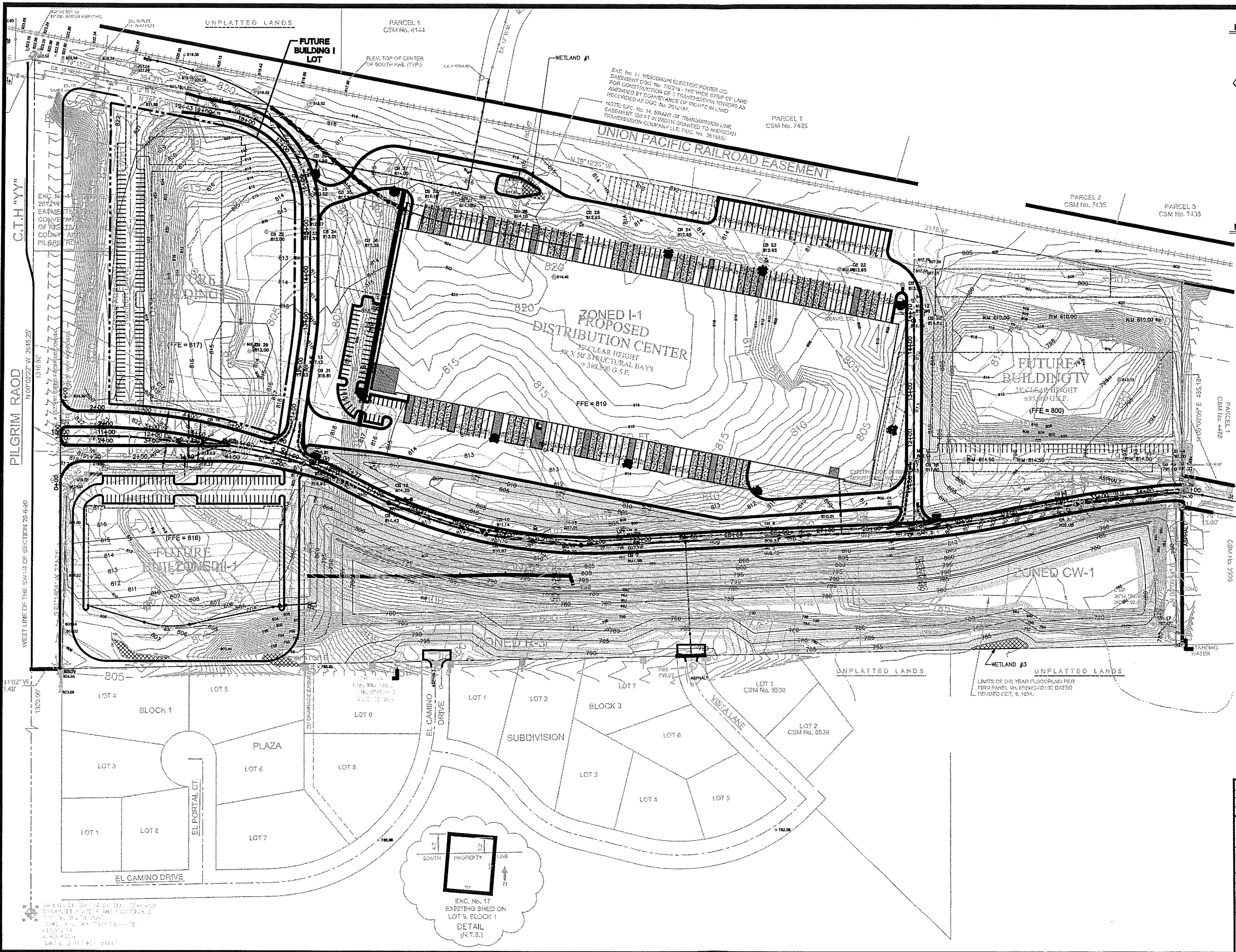
NOTES

1. BORINGS R-7, R-14 AND R-15 COMPLETED BY RMT (2008). BORING LOGS ARE ATTACHED TO THIS REPORT. ALL OTHER BORINGS COMPLETED BY OTHER CONSULTANTS REFERENCED IN THIS REPORT.
2. TOPOGRAPHIC ELEVATIONS ADOPTED FROM STS CONSULTANTS OCTOBER, 2005 PHASED SITE ASSESSMENT, FORMER DRUML PROPERTY.

LEGEND

-  FILL MATERIAL
-  SAND (SM)
-  CLAY (CL)
-  SILTY SAND AND GRAVEL (SM)
-  BEDROCK

1.				
2.				
1.				
NO.	BY	DATE	REVISION	APP'D.
PROJECT: FORMER DRUML PROPERTY MENOMONEE FALLS, WISCONSIN FIRST INDUSTRIAL REALTY				
SHEET TITLE: GEOLOGIC CROSS SECTIONS A-A' AND B-B'				
DRAWN BY:	VELJET	SCALE:	PROJ. NO.	07993.01
CHECKED BY:	KLG	AS SHOWN	FILE NO.	079930107.DWG
APPROVED BY:	DWH	DATE PRINTED:	FIGURE 8	
DATE:	APRIL 2008			
RMT			744 Heartland Trail Madison, WI 53717-1934 P.O. Box 8923 53708-8923 Phone: 608-831-4444 Fax: 608-831-3334	



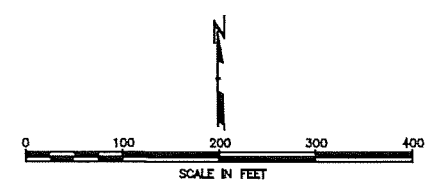
LEGEND

WETLAND AREA

800 FINAL GRADE ELEVATION

NOTES

1. BASE MAP PROVIDED BY SIGMA, 2008.



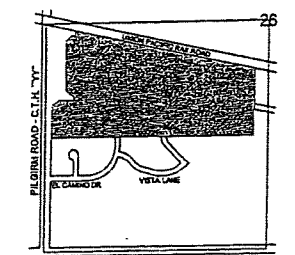
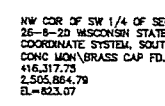
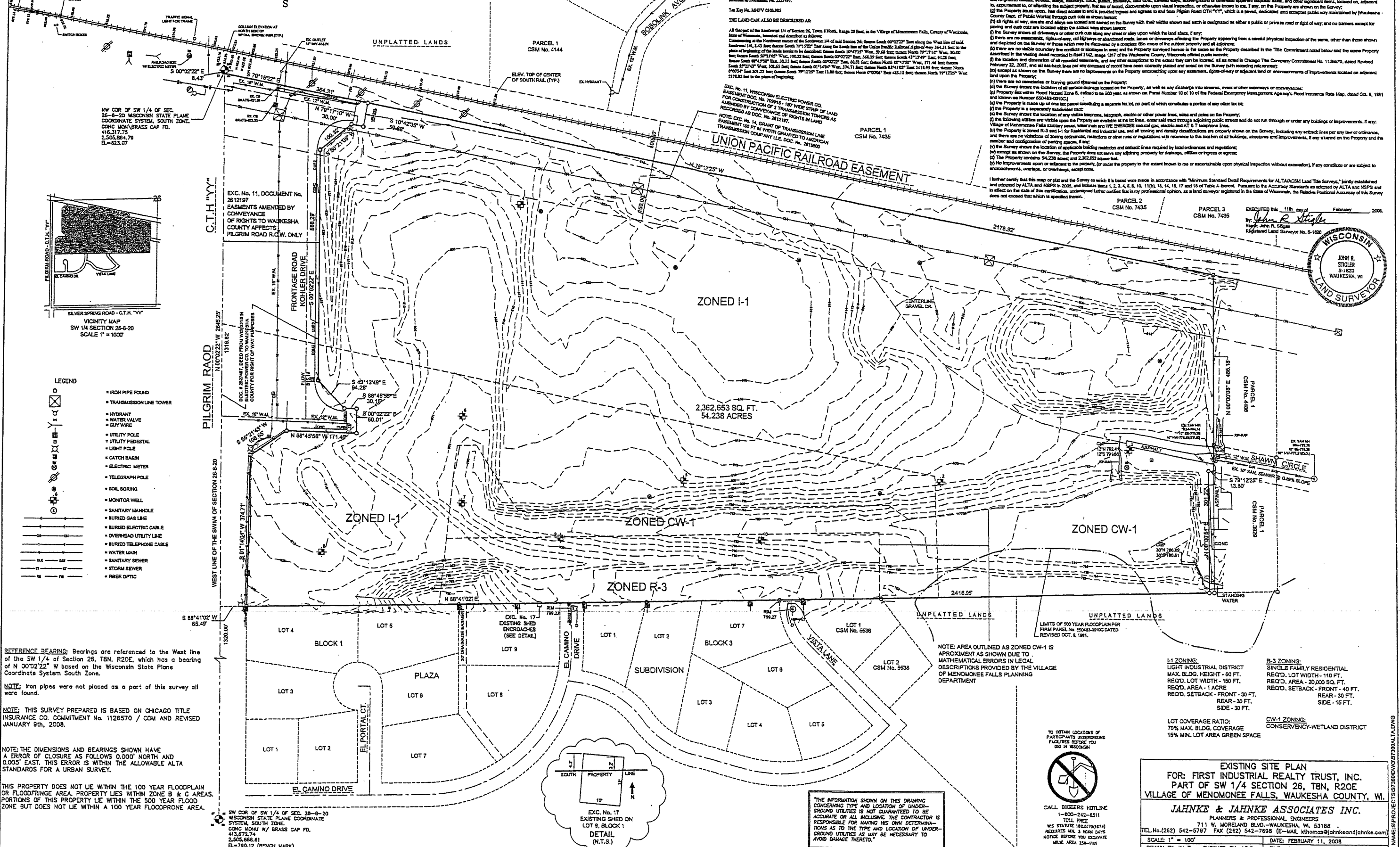
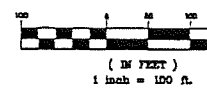
3.			
2.			
1.			
NO.	BY	DATE	REVISION
PROJECT: FORMER DRUML PROPERTY MEMONONEE FALLS, WISCONSIN FIRST INDUSTRIAL REALTY			
SHEET TITLE: SITE DEVELOPMENT MAP			
DRAWN BY: FIEBRANT	SCALE: 1"=100'	PROJ. NO. 7993.01	
CHECKED BY: KLG	DATE PRINTED:	FILE NO. 79930219.dwg	
APPROVED BY: DWH			FIGURE 2
DATE: APRIL 2008			

RMT

744 Heartland Trail
Madison, WI 53717-1834
P.O. Box 8923 53708-8923
Phone: 608-831-4444
Fax: 608-831-3334

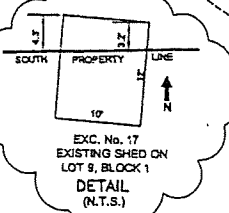
Drawing Name: 4\0708\01\79930219.dwg
 Drawing Number: 7993.01
 Date: 4/10/08
 Plot Date: 4/10/08
 Plot Time: 10:00 AM
 Plot User: RMT

GRAPHIC SCALE



REFERENCE BEARING: Bearings are referenced to the West line of the SW 1/4 of Section 26, T8N, R20E, which has a bearing of N 00°02'22" W based on the Wisconsin State Plane Coordinate System South Zone.

SW COR. OF SW 1/4 OF SEC. 26-8-20 WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE. CONC. MON. BRASS CAP FD. 413,572.74 2,505,856.51 EL=790.12 (BENCH MARK)



THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR COMPLETE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THEREOF.



CALL DIGGERS HOTLINE 1-800-242-6511 TOLL FREE

EXISTING SITE PLAN FOR: FIRST INDUSTRIAL REALTY TRUST, INC. PART OF SW 1/4 SECTION 26, T8N, R20E VILLAGE OF MENOMONEE FALLS, WAUKESHA COUNTY, WI.

JAHNKE & JAHNKE ASSOCIATES INC. PLANNERS & PROFESSIONAL ENGINEERS 711 W. MORELAND BLVD. - WAUKESHA, WI. 53188

SCALE: 1" = 100' DATE: FEBRUARY 11, 2008 DRAWN BY: K.L.T. CHECKED BY: J.R.S. FILE NO.: MEMOMONEE 275 BOOK NO.: MEM1.P.5780C JOB: S-7360 SHEET 1 OF 1



SURVEYOR'S CERTIFICATION: I hereby certify that on the 11th day of April, 2008, an accurate and true survey was made... I further certify that this map or plan and the survey on which it is based were made in accordance with the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys...

LEGAL DESCRIPTION: This part of the Southeast 1/4 of Section 26, Town 8 North, Range 20 East, of the Village of Menomonee Falls, County of Waukesha, State of Wisconsin, which is bounded and described as follows: Commencing at the Northwest corner of said 1/4 Section...

EXC. No. 11, DOCUMENT No. 2612197. EASEMENTS AMENDED BY CONVEYANCE OF RIGHTS TO WAUKESHA COUNTY AFFECTS PILGRIM ROAD R.O.W. ONLY.

EXC. No. 11, WISCONSIN ELECTRIC POWER CO. EASEMENT NO. 702918 - 10' WIDE STRIP OF LAND FOR CONSTRUCTION OF 3 TRANSMISSION TOWERS AS EASEMENT NO. 702918.

EXC. No. 14, GRANT OF TRANSMISSION LINE EASEMENT NO. 71741 BY WHICH GRANTED TO AMERICAN TRANSMISSION COMPANY L.L.C. DOC. NO. 2612197.

UNPLATTED LANDS: LIMITS OF 500 YEAR FLOODPLAIN PER FIRM PANEL NO. 550483-0010C DATED REVISION OCT. 8, 1981.

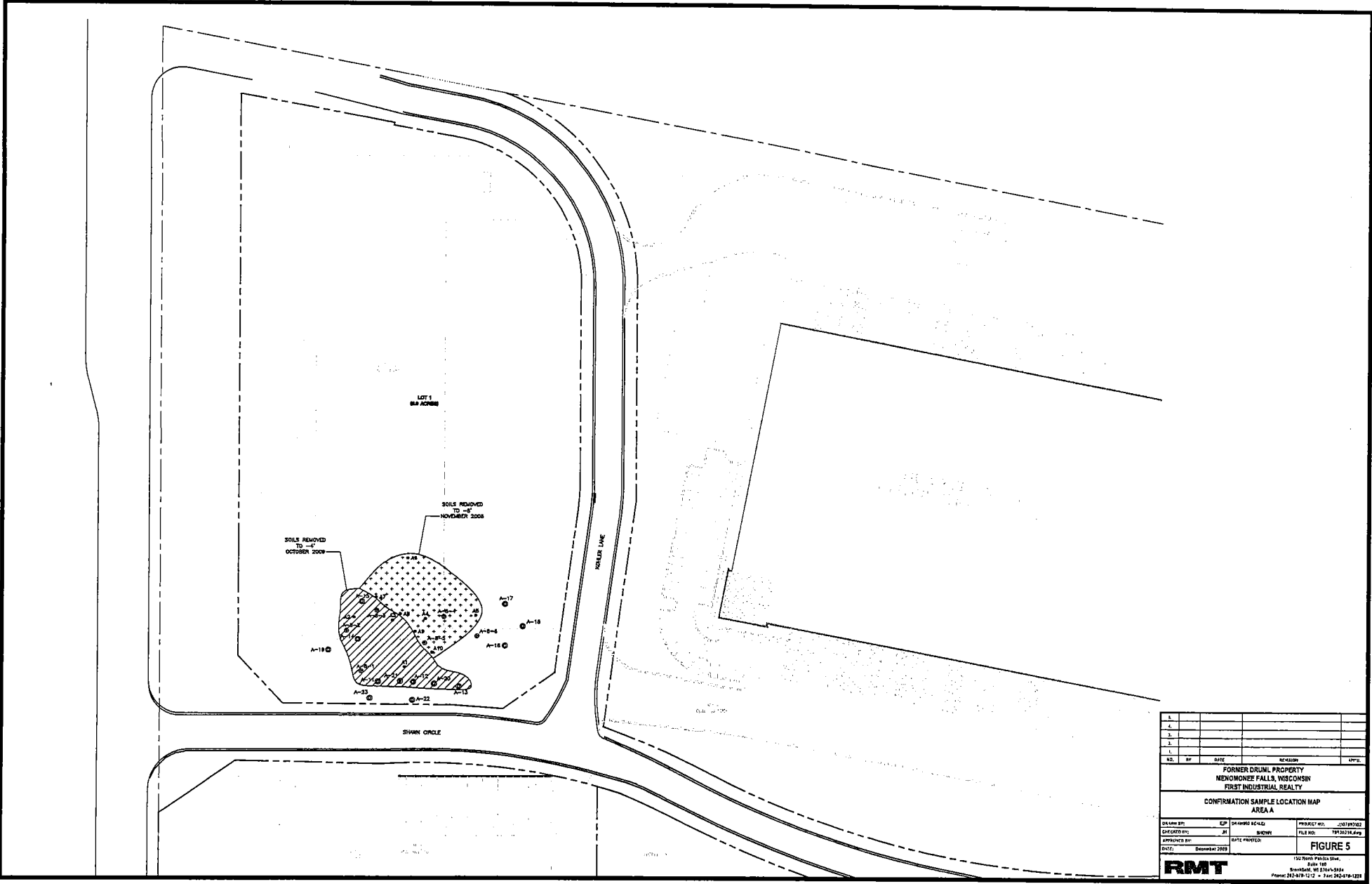
NOTE: AREA OUTLINED AS ZONED CW-1 IS APPROXIMATE AS SHOWN DUE TO MATHEMATICAL ERRORS IN LEGAL DESCRIPTIONS PROVIDED BY THE VILLAGE OF MENOMONEE FALLS PLANNING DEPARTMENT.

I-1 ZONING: LIGHT INDUSTRIAL DISTRICT MAX. BLDG. HEIGHT - 60 FT. REQD. LOT WIDTH - 150 FT. REQD. AREA - 1 ACRE REQD. SETBACK - FRONT - 40 FT. REAR - 30 FT. SIDE - 30 FT.

R-3 ZONING: SINGLE-FAMILY RESIDENTIAL REQD. LOT WIDTH - 110 FT. REQD. AREA - 20,000 SQ. FT. REQD. SETBACK - FRONT - 40 FT. REAR - 30 FT. SIDE - 15 FT.

LOT COVERAGE RATIO: 70% MAX. BLDG. COVERAGE 15% MIN. LOT AREA GREEN SPACE

CW-1 ZONING: CONSERVENCY-WETLAND DISTRICT



DATE: 12/10/07
 APPROVED BY: JT
 CHECKED BY: CP
 DESIGNED BY: CP
 PROJECT NO.: 10100002
 SHEET NO.: 1010018.400

Table 1
 Summary of Soil Analysis
 Former Drum Property - Menomonee Falls, Wisconsin

	SOIL RCL ⁽¹⁾ INDUSTRIAL SAMPLE DEPTHS	A-8-1	A-8-2	A-8-2	A-8-2	A-8-2	A-8-2	A-8-2	A-8-2	A-8-2	A-8-3	A-8-3	A-8-3	A-8-3	A-8-4	A-8-4	A-8-4	A-8-4	A-8-5	A-8-5	A-8-5	A-8-5	A-8-6	A-8-6	A-8-6	A-8-6	
		2-3' 8/12/2009	0-1' 8/12/2009	1-2' 8/12/2009	2-3' 8/12/2009	3-4' 8/12/2009	4-5' 8/12/2009	5-6' 8/12/2009	6-7' 8/12/2009	7-8' 8/12/2009	0-1' 8/12/2009	1-2' 8/12/2009	2-3' 8/12/2009	3-4' 8/12/2009	0-1' 8/12/2009	1-2' 8/12/2009	2-3' 8/12/2009	3-4' 8/12/2009	0-1' 8/12/2009	1-2' 8/12/2009	2-3' 8/12/2009	3-4' 8/12/2009	0-1' 8/12/2009	1-2' 8/12/2009	2-3' 8/12/2009	3-4' 8/12/2009	
PAHs (mg/Kg)																											
1-Methylnaphthalene	70000	<0.18	<0.096	<0.086	<0.094	<0.095	<0.017	<0.017	<0.96	<0.18	<0.019	<0.018	<0.091	<0.019	<0.088	<0.019	<0.017	<0.11	<0.017	<0.018	<0.018	<0.017	<0.019	<0.018	<0.019	<0.017	
2-Methylnaphthalene	40000	<0.18	<0.096	<0.086	<0.094	<0.095	<0.017	<0.017	<0.96	<0.18	<0.019	<0.018	<0.091	<0.019	<0.088	<0.019	<0.017	<0.11	<0.017	<0.018	<0.018	<0.017	<0.019	<0.018	<0.019	<0.017	
Acenaphthene	60000	<0.16	<0.083	<0.074	<0.081	<0.082	<0.015	<0.015	<0.83	<0.16	<0.017	<0.015	<0.079	<0.017	<0.076	<0.016	<0.015	<0.093	<0.015	<0.016	<0.016	<0.015	<0.016	<0.015	<0.017	<0.014	
Acenaphthylene	360	<0.17	<0.089	<0.08	<0.088	<0.088	<0.016	<0.016	<0.9	<0.17	<0.018	<0.017	<0.085	<0.018	0.18	<0.018	<0.016	<0.1	<0.016	<0.017	<0.017	<0.016	<0.018	<0.016	<0.018	<0.016	
Anthracene	300000	0.3 P	0.021 P	0.67 P	0.029 P	0.042 P	0.013 P	0.011 P	1.2 P	0.23 P	0.016 P	0.03 P	0.028 P	0.33 P	0.021 P	0.0072 P	0.0098 P	0.07 P	0.0066 P	0.014 P	0.018 P	0.018 P	<0.0035	0.013 P	0.0074 P	0.016 P	<0.0033
Benzo(a)anthracene	3.9	0.90	0.21	1.10	0.11	0.17	0.046 P	0.027 P	2.0	0.69	0.049 P	0.046	0.12	0.43	0.10	0.022	0.04 P	0.21	0.032 P	0.039	0.028	0.016 P	0.027	0.032 P	0.054 P	0.02 P	
Benzo(a)pyrene	0.39	0.86	0.21	1.3	0.098	0.18	0.055	0.035	2.3	0.59	0.057	0.075	0.10	0.42	0.10	0.036	0.042	0.18	0.042	0.053	0.052	0.02 P	0.041	0.039	0.056	0.021 P	
Benzo(b)fluoranthene	3.9	0.58	0.16	0.81	0.054	0.12	0.045	0.019	1.5	0.28	0.031	0.037	0.063	0.29	0.077	0.017	0.028 P	0.11	0.03	0.034	0.032	0.016 P	0.031	0.029	0.048 P	0.017 P	
Benzo(g,h,i)perylene	39	0.59	0.20	0.77	0.22	0.093	0.055 P	0.06 P	1.5	0.98 P	0.061 P	0.06	0.072	0.30	0.12	0.052 P	0.052 P	0.11	<0.0035	<0.0037	<0.0036	<0.0035	<0.0038	<0.0035	<0.0038	0.041 P	
Benzo(k)fluoranthene	39	0.31	0.086	0.45	0.043	0.062	0.023	0.02	0.87	0.20	0.027	0.027	0.039	0.17	0.038	0.025	0.022	0.049	0.017	0.027	0.029	<0.0023	<0.0025	0.024	0.047	0.016	
Chrysene	390	1.0	0.24	1.4	0.15 P	0.2	0.045 P	0.028 P	2.4 P	0.94	0.043 P	0.065 P	0.16	0.44 P	0.14	0.023 P	0.024 P	0.25	0.029 P	0.046 P	0.054 P	0.015 P	0.042	0.034 P	0.059 P	<0.0033	
Dibenz(a,h)anthracene	0.39	<0.036	<0.019	<0.017	<0.019	<0.019	<0.0034	<0.0034	<0.19	<0.036	<0.0038	<0.0036	<0.018	0.039 P	<0.018	<0.0038	0.0052 P	<0.021	<0.0035	<0.0037	<0.0036	<0.0035	<0.0038	<0.0035	<0.0038	<0.0033	
Flouranthene	40000	1.9	0.45	3.6	0.25	0.4	0.13	0.075	6.5	1.5	0.16	0.17	0.25	1.7	0.26	0.086	0.091	0.55	0.081	0.14	0.09	0.022	0.12	0.097	0.10	0.033	
Flourene	40000	0.85 P	<0.038	1.4 P	<0.038	0.05	<0.0068	<0.0069	2.2 P	0.42 P	<0.0077	0.011	<0.036	0.34	<0.035	<0.0076	<0.0068	0.099 P	<0.007	<0.0073	<0.0072	<0.007	<0.0076	<0.007	<0.0076	<0.0067	
Indeno(1,2,3-cd)pyrene	3.9	0.59	0.18	0.82	0.11	0.096	0.025	0.029 P	1.3	0.55	0.029	0.061 P	0.069	0.29	0.082	0.019	<0.0023	0.083	<0.0023	0.029	<0.0024	<0.0023	0.022	<0.0023	<0.0025	<0.0022	
Naphthalene	110	<0.21	<0.11	<0.10	<0.11	<0.11	<0.021	<0.021	<1.2	<0.22	0.12 P	<0.021	<0.11	<0.023	<0.11	<0.023	<0.02	<0.13	<0.021	<0.022	<0.022	<0.021	<0.023	<0.021	<0.023	<0.02	
Phenanthrene	390	1.0	0.15	2.1	0.13	0.16	0.054 P	0.04	3.2	0.44	0.071	0.11	0.11	1.3	0.14	0.039	0.034	0.21	0.032 P	0.054	0.049	<0.0035	0.072	0.036	0.051 P	0.012 P	
Pyrene	30000	3.4	0.42	3.3	0.25 P	0.4	0.09 P	0.057 P	6.2	1.6 P	0.15 P	0.072 P	0.27 P	1.6	0.19 P	0.028	0.075 P	0.46	0.019	0.087	0.078 P	<0.0035	0.08 P	0.039	0.072 P	<0.0033	

Notes:

⁽¹⁾ Residual Contaminant Levels using WDNR PAH Soil Screening Guidance. Only contaminants detected in at least one sample are shown.

A bolded concentration is an exceedance of a non-residential (or industrial) cleanup standard.

For A-1 - A-10, sample depths are below final grade surface. For A-11 - A-23, samples collected from 1-4 feet are composite samples; any other sample intervals are grab samples from the listed interval. For samples A-8-1 - A-8-6, samples were segmented into four 1-foot samples for analysis.

P Concentration of analyte differs more than 40% between primary and confirmation analysis.

Table 1
 Summary of Soil Analysis
 Former Drum Property - Menomonee Falls, Wisconsin

	SOIL RCL ⁽¹⁾ INDUSTRIAL SAMPLE DEPTHS	A1	A2	A3	A4	A5	A6	A7	A8	A9	A10	A-11	A-12	A-12	A-13	A-14	A-15	A-16	A-17	A-18	A-20	A-21	A-22	A-23	A-8-1	A-8-1	
		-6 12/3/2008	-6 12/3/2008	-2 12/3/2008	-3 12/3/2008	-3 12/3/2008	-2 12/3/2008	-3 5/6/2009	-3 5/6/2009	-3 5/6/2009	-3 5/6/2009	1-4 6/24/2009	1-4 6/24/2009	5-6 6/24/2009	1-4 6/24/2009	1-4 6/24/2009	1-4 6/24/2009	1-4 6/24/2009	1-4 6/24/2009	1-4 6/24/2009	1-4 6/24/2009	1-4 6/24/2009	1-4 6/24/2009	1-4 6/24/2009	1-4 6/24/2009	0-1' 8/12/2009	1-2' 8/12/2009
PAHs (mg/Kg)																											
1-Methylnaphthalene	70000							0.494	0.0886 J	0.873	.0855 J																
2-Methylnaphthalene	40000							0.676	0.1 J	1.36	.110 J															<0.017	<0.2
Acenaphthene	60000	22 P						0.958	0.7	2.25	0.384															<0.017	<0.2
Acenaphthylene	360							.215 J	.178 J	1.02	.252 J															<0.015	<0.17
Anthracene	300000	9.3 P		5.1 P		0.23		2.23	4.63	8.61	3.62	0.58 P	0.21 P	0.68 P	0.14 P	0.90 P	0.37	0.048 P		0.0045 P	0.17 P	39 P	0.33 P			<0.016	<0.18
Benzo(a)anthracene	3.9	7.2	0.72	15	2.1	1.2	0.30	4.55	8.08	7.98	5.03	2.4	0.63	1.8	0.46	2.3	1.0	0.21	0.17	0.023	0.41	38	0.87	0.30	0.016 P	0.21 P	
Benzo(a)pyrene	0.39	5.7	1.4 P	9.7	1.4	1.7	0.21	4.62	6.6	6.9	4.51	2.9	0.55	1.9	0.5	2.2	1.1	0.22	0.19	0.022	0.4	28	0.89	0.35	0.079 M,Y	0.54	
Benzo(b)flouranthene	3.9	3.6	0.31 P	7.2	1.0	1.1	0.19	4.6	6.2	5.99	3.94	1.5	0.53	1.5	0.63	2.2	0.85	0.21	0.20	0.023	0.36	27	0.77		0.045	0.28	
Benzo(g,h,i)perylene	39	3.5		6.8	0.86	1.2		2.89	3.47	3.37	2.51	1.4	0.19 P	0.98		0.98 P	0.36			0.017 P		16			0.057 P	0.28	
Benzo(k)flouranthene	39	2.5		4.2	0.6	0.48		4.0	6.32	6.31	4.07	0.99	0.20	1.2	0.19 P	0.76	0.36	0.090	0.072	0.012	0.15	9.7	0.37		0.036	0.18	
Chyrsene	390	4.5		11 P	1.0	1.0		5.0	7.97	7.82	4.82	2.8	0.56	1.8		2.3	0.97	0.24 P	0.19 P	0.026 P	0.45 P	36	0.87	0.37 P	0.06 P	0.64	
Dibenz(a,h)anthracene	0.39							1.05	1.59	1.41	1.03															<0.0034	<0.04
Flouranthene	40000	18	1.9	27	4.3	3.0	0.78	12.4	19.5	21.4	11.7	4.9	1.6	3.6	1.2	6.0	3.3	0.53	0.42	0.057	1.1	120	2.4	1.0	0.15 M,Y	1.4	
Flourene	40000	7.0		3.9				1.01	1.05	4.67	0.697			0.82							0.17	30			0.016	<0.079	
Indeno(1,2,3-cd)pyrene	3.9	2.8		5.2	0.67	1.2		2.61	3.42	3.34	2.41	2.0	0.30 P	1.0		1.2	0.59			0.0090 P		18			0.04	0.33	
Naphthalene	110							0.519	.159 J	1.48	.186 J															0.12 P	<0.24
Phenanthrene	390	27	1.2	12	4.3	1.7	0.24	6.27	11.1	21.5	6.63	1.2	0.74	1.8	0.52	2.9	2.1	0.23		0.017 P	0.61	120	1.4	0.52	0.068	0.76	
Pyrene	30000	28	0.54 P	19	3.1	3.1	0.45 P	9.37	14.4	15.4	8.36	5.9 P	1.4	2.0	1.2 P	4.9	2.4	0.70 P	0.49 P	0.061 P	1.0	100	1.8 P	1.1 P	0.14	1.2 P	

Notes:

⁽¹⁾ Residual Contaminant Levels using WDNR PAH Soil Screening Guidance.
 Only contaminants detected in at least one sample are shown.

A bolded concentration is an exceedance of a non-residential (or industrial) cleanup standard.

For A-1 - A-10, sample depths are below final grade surface. For A-11 - A-23, samples collected from 1-4 feet are composite samples; any other sample intervals are grab samples from the listed interval. For samples A-8-1 - A-8-6, samples were segmented into four 1-foot samples for analysis.

P Concentration of analyte differs more than 40% between primary and confirmation analysis.

GIS REGISTRY

Cover Sheet

March, 2010
(RR 5367)

Source Property Information

BRRTS #:

ACTIVITY NAME:

PROPERTY ADDRESS:

MUNICIPALITY:

PARCEL ID #:

CLOSURE DATE:

FID #:

DATCP #:

COMM #:

*WTM COORDINATES:

X: Y:

** 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 #:	02-68-553749	PARCEL ID #:	268 523 420		
ACTIVITY NAME:	Former Druml Property - Area C	WTM COORDINATES:	X: 674376	Y: 296442	674232 296264

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 #: Sheets 1-4 Title: Certified Survey Map No. 10627
- 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 Development Map (see also Figure 4 below)
 - 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 #: 4 Title: Soil Excavation Plan/Confirmation Sampling Locations - Area C

BRRTS #: 02-68-553749

ACTIVITY NAME: Former Druml Property - Area C

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: **Confirmation Soil Sampling Results Summary**

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 #: Title:

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 #: 02-68-553749

ACTIVITY NAME: Former Druml Property - Area C

NOTIFICATIONS

Source Property N/A

- 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 N/A

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 St
Waukesha, Wisconsin 53188
Telephone 262-574-2100
FAX 262-574-2117
TTY Access via relay - 711

March 10, 2010

First Industrial Investment, Inc.
Michael Reese
311 S. Wacker Dr., Suite 4000
Chicago, IL 60606

SUBJECT: Final Case Closure (Area C)
Former Druml Property, W156 N5834 Pilgrim Rd., Menomonee Falls, WI
WDNR BRRTS #: 02-68-553749
FID #: 268523420

Dear Mr. Reese:

The Wisconsin Department of Natural Resources (Department) 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. 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 for Area C however, you and future property owners must comply with certain continuing obligations as explained in this letter.

GIS Registry

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

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>. The property is listed on the GIS Registry because of remaining contamination and if 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.

Residual Soil Contamination

Residual soil contamination remains at the southern end of the Area C property at a depth greater than four feet as indicated in the information submitted to the Department of Natural Resources. If soil in the specific location 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.

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 Mark Drews at 262-574-2146.

Sincerely,



Mark Drews, P.G.

Hydrogeologist

Southeast Remediation & Redevelopment Program

cc: SER File
RMT, Dan Hall, 744 Heartland Trail, Madison, WI 53717

01976 FEB 28

State Bar of Wisconsin Form 1-2003
WARRANTY DEED



WC3549285-003

Document Name

3549285

REGISTER'S OFFICE
WAUKESHA COUNTY, WI
RECORDED ON

02-26-2008 2:03 PM

MICHAEL J. HASSLINGER
REGISTER OF DEEDS

REC. FEE: 8.00
REC. FEE-CO: 5.00
REC. FEE-SI: 2.00
TRAN. FEE: 1117.50
TRAN. FEE-STAT: 4470.00
PAGES: 2

THIS DEED, made between Wisconsin Electric Power Company, a Wisconsin corporation d/b/a We Energies

_____ ("Grantor," whether one or more),
and First Industrial Investment, Inc., a Maryland corporation

_____ ("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):

See Exhibit A legal description attached hereto and made a part hereof.

Recording Area
Name and Return Address
Philip J. Carbone
Dykema Gossett PLLC
39577 Woodward Avenue, Suite 300
Bloomfield Hills, MI 48304-2820

TRANSFER

\$ 55,825.00

MNFV 0103.985
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: municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, general taxes levied in the year of closing, and those permitted encumbrances listed on Exhibit B attached hereto.

Dated February 22, 2008.

Wisconsin Electric Power Company, a Wisconsin corporation
d/b/a We Energies

(SEAL) James T. Raabe (SEAL)
* James T. Raabe, Manager of Property Management

(SEAL) _____ (SEAL)
*

AUTHENTICATION

Signature(s) James T. Raabe

authenticated on February 22, 2008

Joseph E. Puchner

* Joseph E. Puchner, Esq.

TITLE: MEMBER STATE BAR OF WISCONSIN

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

THIS INSTRUMENT DRAFTED BY:

Joseph E. Puchner, Esq.

Quarles & Brady LLP

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
MILWAUKEE COUNTY)

Personally came before me on February 22nd, 2008,
the above named James T. Raabe, Manager of Property Management of Wisconsin Electric Power Company d/b/a We Energies

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

* _____
Notary Public, State of Wisconsin
My Commission (is permanent) (expires: _____)

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

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

WARRANTY DEED

© 2003 STATE BAR OF WISCONSIN

FORM NO. 1-2003

*Type name below signatures.

EXHIBIT A

LEGAL DESCRIPTION

That part of the Southwest 1/4 of Section 26, Town 8 North, Range 20 East, Village of Menomonee Falls, County of Waukesha, State of Wisconsin, which is bounded and described as follows:

Commencing at the Northwest corner of said 1/4 Section; running thence South 00° 15' 05" West along the West line of said 1/4 Section, 8.43 feet to the Southerly R.O.W. line of the Chicago & Northwestern R.R., said point being the point of beginning of the land to be described; thence South 78° 57' 55" East along the Southerly line of said R.O.W., 2700.23 feet to a point in the East line of said 1/4 Section; thence South 00° 17' 13" West along the East line of said 1/4 Section, 750.77 feet to a point; thence South 88° 55' 05" West, 2652.80 feet to a point in the West line of said 1/4 Section; thence North 00° 15' 05" East along the West line of said 1/4 Section, 1317.67 feet to the point of beginning. EXCEPTING THEREFROM all of Certified Survey Map No. 4488, recorded in Volume 36 of Certified Survey Maps on page 19, as Document No. 1248100. FURTHER EXCEPTING THEREFROM those lands described in Certified Survey Map No. 3929 recorded in Volume 30 of Certified Survey Maps on page 223, as Document No. 1143515. FURTHER EXCEPTING THEREFROM those lands described in quit claim deed recorded as Document No. 1611433 and deed recorded as Document No. 2527497.

Tax Key No: MNFV 0103.985

THE LAND CAN ALSO BE DESCRIBED AS:

All that part of the Southwest 1/4 of Section 26, Town 8 North, Range 20 East, in the Village of Menomonee Falls, County of Waukesha, State of Wisconsin, bounded and described as follows:

Commencing at the Northwest corner of the Southwest 1/4 of said Section 26; thence South 00° 02' 22" East along the West line of said Southwest 1/4, 8.43 feet; thence South 79° 15' 22" East along the South line of the Union Pacific Railroad right-of-way 364.31 feet to the place of beginning of the lands herein to be described; thence South 10° 42' 35" West, 59.68 feet; thence North 79° 17' 10" West, 30.00 feet; thence South 50° 21' 05" West, 100.32 feet; thence South 00° 02' 22" East, 568.29 feet; thence South 43° 13' 49" East, 94.28 feet; thence South 88° 45' 58" East, 30.15 feet; thence South 00° 02' 22" East, 60.01 feet; thence North 88° 45' 58" West, 171.46 feet; thence South 55° 21' 43" West, 108.65 feet; thence South 01° 14' 04" West, 374.71 feet; thence North 88° 41' 02" East 2418.95 feet; thence North 0° 00' 54" East 301.22 feet; thence South 79° 12' 25" East 13.80 feet; thence North 0° 00' 06" East 485.18 feet; thence North 79° 12' 25" West 2178.92 feet to the place of beginning.

EXHIBIT A

LEGAL DESCRIPTION

That part of the Southwest 1/4 of Section 26, Town 8 North, Range 20 East, Village of Menomonee Falls, County of Waukesha, State of Wisconsin, which is bounded and described as follows:

Commencing at the Northwest corner of said 1/4 Section; running thence South 00° 15' 05" West along the West line of said 1/4 Section, 8.43 feet to the Southerly R.O.W. line of the Chicago & Northwestern R.R., said point being the point of beginning of the land to be described; thence South 78° 57' 55" East along the Southerly line of said R.O.W., 2700.23 feet to a point in the East line of said 1/4 Section; thence South 00° 17' 13" West along the East line of said 1/4 Section, 750.77 feet to a point; thence South 88° 55' 05" West, 2652.80 feet to a point in the West line of said 1/4 Section; thence North 00° 15' 05" East along the West line of said 1/4 Section, 1317.67 feet to the point of beginning. EXCEPTING THEREFROM all of Certified Survey Map No. 4488, recorded in Volume 36 of Certified Survey Maps on page 19, as Document No. 1248100. FURTHER EXCEPTING THEREFROM those lands described in Certified Survey Map No. 3929 recorded in Volume 30 of Certified Survey Maps on page 223, as Document No. 1143515. FURTHER EXCEPTING THEREFROM those lands described in quit claim deed recorded as Document No. 1611433 and deed recorded as Document No. 2527497.

Tax Key No: MNFV 0103.985

THE LAND CAN ALSO BE DESCRIBED AS:

All that part of the Southwest 1/4 of Section 26, Town 8 North, Range 20 East, in the Village of Menomonee Falls, County of Waukesha, State of Wisconsin, bounded and described as follows:

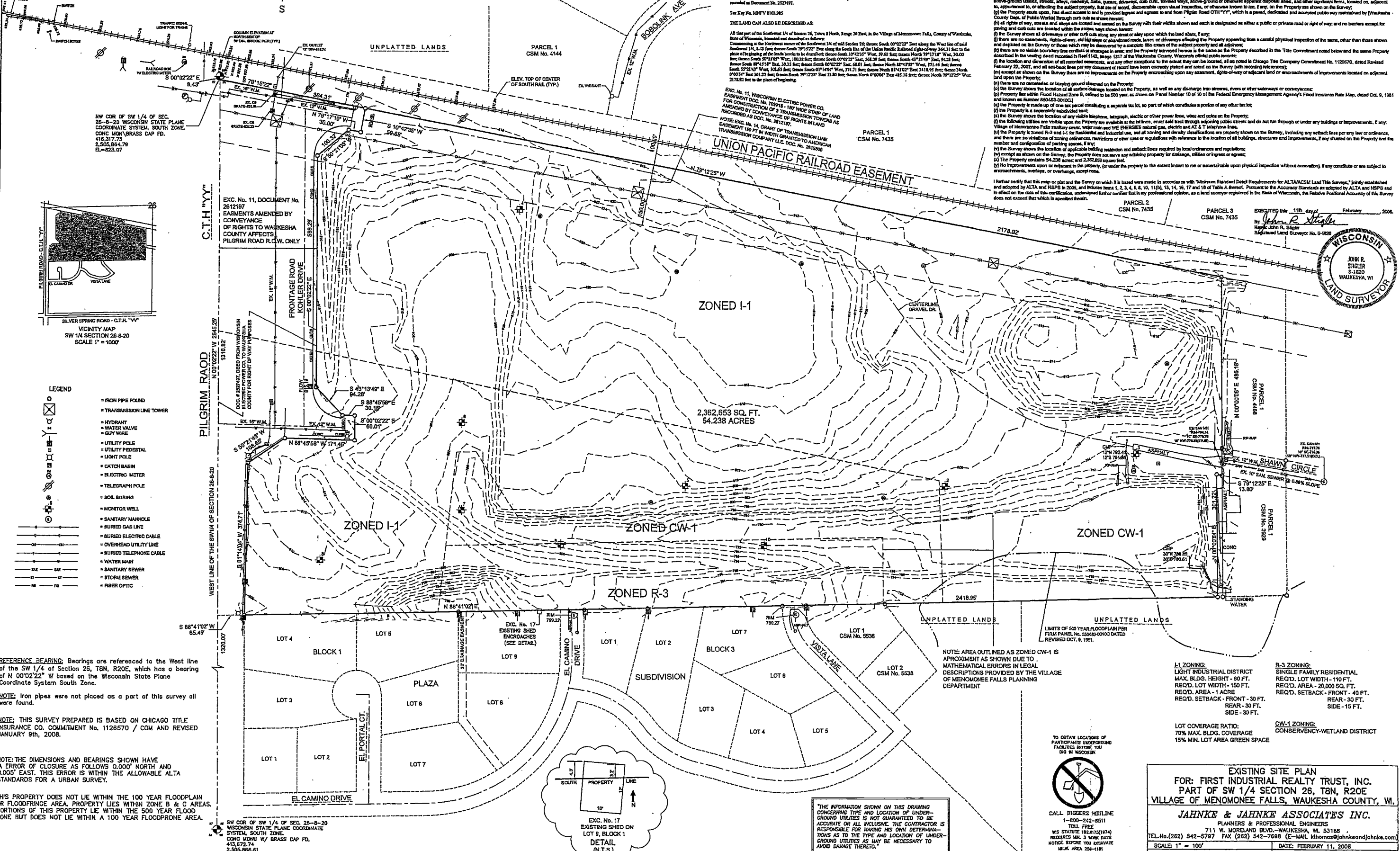
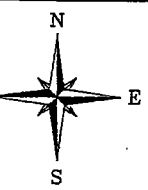
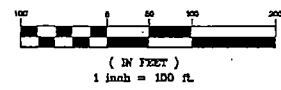
Commencing at the Northwest corner of the Southwest 1/4 of said Section 26; thence South 00° 02' 22" East along the West line of said Southwest 1/4, 8.43 feet; thence South 79° 15' 22" East along the South line of the Union Pacific Railroad right-of-way 364.31 feet to the place of beginning of the lands herein to be described; thence South 10° 42' 35" West, 59.68 feet; thence North 79° 17' 10" West, 30.00 feet; thence South 50° 21' 05" West, 100.32 feet; thence South 00° 02' 22" East, 568.29 feet; thence South 43° 13' 49" East, 94.28 feet; thence South 88° 45' 58" East, 30.15 feet; thence South 00° 02' 22" East, 60.01 feet; thence North 88° 45' 58" West, 171.46 feet; thence South 55° 21' 43" West, 108.65 feet; thence South 01° 14' 04" West, 374.71 feet; thence North 88° 41' 02" East 2418.95 feet; thence North 0° 00' 54" East 301.22 feet; thence South 79° 12' 25" East 13.80 feet; thence North 0° 00' 06" East 485.18 feet; thence North 79° 12' 25" West 2178.92 feet to the place of beginning.

EXHIBIT B

PERMITTED ENCUMBRANCES

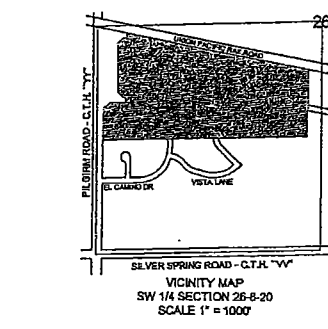
1. Utility easement granted by Oscar J. Druml, et al, to Wisconsin Electric Power Company, its successors and assigns, dated December 15, 1967 and recorded January 3, 1968 in Volume 1108 of Deeds of page 293, as Document No. 702918, as amended by Conveyance of Rights in Land recorded as Document No. 2612197.
2. Rights of the public to Kohler Drive Frontage Road as shown on the ALTA Survey prepared by Jahnke and Jahnke dated February 11, 2008, as Job No. S-7360 (the "Survey").
3. Grant of Transmission Line Easement granted to American Transmission Company, LLC, a Wisconsin limited liability company recorded as Document No. 2615800.
4. Encroachment upon the Property by a shed located principally on the premises adjoining on the South, and other matters as shown on the Survey.
5. Apparent rights of others to the use of a gravel road as shown on the Survey.

GRAPHIC SCALE



Legal Description: The part of the Southwest 1/4 of Section 26, Town 8 North, Range 30 East, Village of Menomonie Falls, County of Waushara, State of Wisconsin, which is bounded and described as follows: Commencing at the Northwest corner of said 1/4 Section 26, bearing South 00°15'00" West along the West line of said 1/4 Section, 141.63 feet to the Southeast corner of the Chicago & North Western R.R., and point being the point of beginning of the land to be described; thence South 77°37'33" East along the boundary line of said R.O.W., 2700.33 feet to a point in the East line of said 1/4 Section, 2653.30 feet to a point in the West line of said 1/4 Section, 725.77 feet to a point in the East line of said 1/4 Section, 1317.67 feet to the point of beginning.

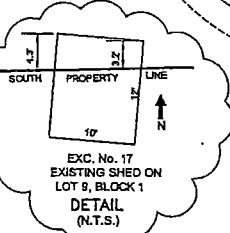
SURVEYOR'S CERTIFICATION: I, John R. Stiller, a duly Licensed Land Surveyor in the State of Wisconsin, do hereby certify that on the 11th day of April, 2008, I have examined the ground and the information furnished to me by the First Industrial Realty Trust, Inc. (the "Property") known by street address (none assigned) Tax Key No. MNP 001895 and the survey and plat shown thereon and the boundary lines of the Property shown by engineering standards, and I find that the same are correct and true to the actual conditions of the ground and the information furnished to me by the Property.



- LEGEND
- IRON PIPE FOUND
- TRANSMISSION LINE TOWER
- HYDRANT
- WATER VALVE
- GUY WIRE
- UTILITY POLE
- UTILITY PEDESTAL
- LIGHT POLE
- CATCH BASIN
- ELECTRIC METER
- TELEGRAPH POLE
- SOIL BORING
- MONITOR WELL
- SANITARY MANHOLE
- BURIED GAS LINE
- BURIED ELECTRIC CABLE
- OVERHEAD UTILITY LINE
- BURIED TELEPHONE CABLE
- WATER MAIN
- SANITARY SEWER
- STORM SEWER
- FIBER OPTIC

REFERENCE BEARING: Bearings are referenced to the West line of the SW 1/4 of Section 26, T8N, R20E, which has a bearing of N 00°02'22" W based on the Wisconsin State Plane Coordinate System South Zone.
NOTE: Iron pipes were not placed as a part of this survey all were found.
NOTE: THIS SURVEY PREPARED IS BASED ON CHICAGO TITLE INSURANCE CO. COMMITMENT No. 1126570 / COM AND REVISED JANUARY 9th, 2008.
NOTE: THE DIMENSIONS AND BEARINGS SHOWN HAVE A ERROR OF CLOSURE AS FOLLOWS 0.000' NORTH AND 0.005' EAST. THIS ERROR IS WITHIN THE ALLOWABLE ALTA STANDARDS FOR A URBAN SURVEY.
THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN OR FLOODFRINGE AREA. PROPERTY LIES WITHIN ZONE B & C AREAS. PORTIONS OF THIS PROPERTY LIE WITHIN THE 500 YEAR FLOOD ZONE BUT DOES NOT LIE WITHIN A 100 YEAR FLOODPRONE AREA.

SW COR. OF SW 1/4 OF SEC. 26-8-20 WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE. CONC. MON. W/ BRASS CAP FD. 413,672.74 2,505,866.61 EL.=790.12 (BENCH MARK)

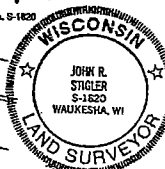


THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE ON ALL INCLUDES. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THEREOF.



CALL DIGGERS HOTLINE 1-800-242-8511 TOLL FREE. WS STATUTE 18.01(1)(1974) REQUIRES MIN. 3 WEEKS NOTICE BEFORE YOU DEGRADE MIN. AREA 258-1181

EXISTING SITE PLAN FOR: FIRST INDUSTRIAL REALTY TRUST, INC. PART OF SW 1/4 SECTION 26, T8N, R20E VILLAGE OF MENOMONEE FALLS, WAUKESHA COUNTY, WI.
JAHNKE & JAHNKE ASSOCIATES INC. PLANNERS & PROFESSIONAL ENGINEERS
711 W. MORELAND BLVD., WAUKESHA, WI. 53188
TEL: (262) 542-5797 FAX: (262) 542-7698
SCALE: 1" = 100' DATE: FEBRUARY 11, 2008
DRAWN BY: K.L.T. CHECKED BY: J.R.S. FILE NO.: MEMMONEE 275
BOOK NO.: MEN.51.P.57&DC JOB: S-7350 1 SHEET 1 OF 1



FILE NAME: S:\PROJECTS\1260\DWG\1260ALTA.DWG



3614329

CERTIFIED SURVEY MAP NO. 10627

PART OF THE NORTHEAST 1/4 AND NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 8 NORTH, RANGE 20 EAST, IN THE VILLAGE OF MENOMONEE FALLS, WAUKESHA COUNTY, STATE OF WISCONSIN

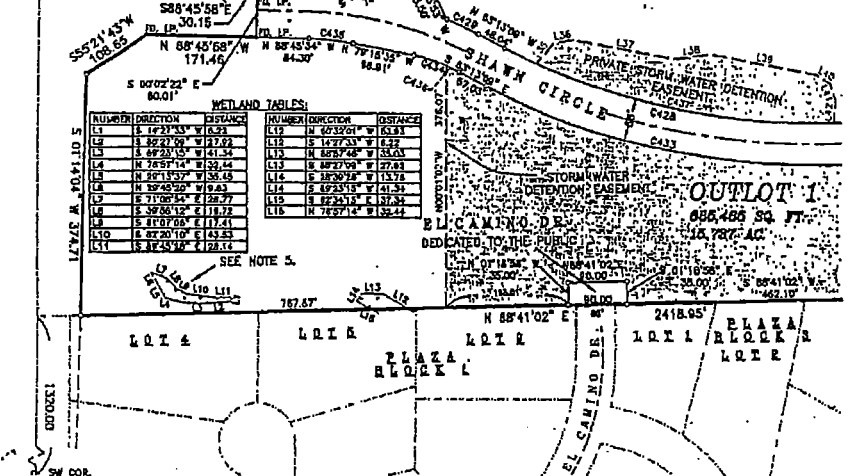
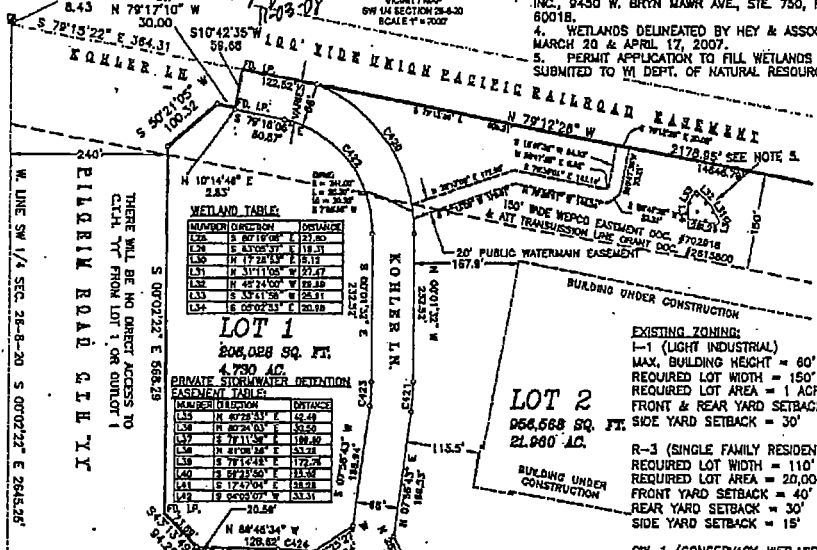


- LEGEND:**
- UPLESS CONCRETE MONUMENT WITH BRASS CAP
 - 1" IRON PIPE FOUND
 - 5/8" X 18" REBAR TO BE SET, MIN. WT. 1.50 LBS PER LINEAL FT.

- NOTES:**
- BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 26, TOWN 8 NORTH, RANGE 20 EAST WHICH IS ASSUMED TO BEAR SOUTH 00°02'22" EAST.
 - ALL ELECTRIC, TELEPHONE AND COMMUNICATION DISTRIBUTION LINES AND LATERALS INCLUDING CATV CABLES, CONSTRUCTED AFTER THE RECORDING OF THIS CERTIFIED SURVEY MAP SHALL BE PLACED UNDERGROUND.
 - OWNER/SUBDIVIDER: FIRST INDUSTRIAL INVESTMENTS, INC., 9450 W. BRYN MAWR AVE., STE. 750, ROSEMONT, IL 60018.
 - WETLANDS DELINEATED BY HEY & ASSOCIATES ON MARCH 20 & APRIL 17, 2007.
 - PERMIT APPLICATION TO FILL WETLANDS HAS BEEN SUBMITTED TO WI DEPT. OF NATURAL RESOURCES.

WAF 10/4

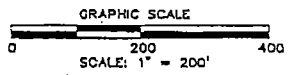
W 1/4 COR.
SEC. 26-8-20
N 418.31778
E 2,505.86681
CONV. MON.
W/BRASS CAP



SW COR.
SEC. 26-8-20
N 418.31778
E 2,505.86681
CONV. MON.
W/BRASS CAP

SEE SHEET 2 FOR ALL CURVE DATA.

THE SIGMA GROUP
Depth Brown, Gerald Stoklosa
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210



PROJECT NUMBER SD-2325 DRAFTED BY S.M.R. 6-11-08, REV. 9-10-08

Sheet 1 of 4

BAIBA ROZITE

CERTIFIED SURVEY MAP NO. 10627

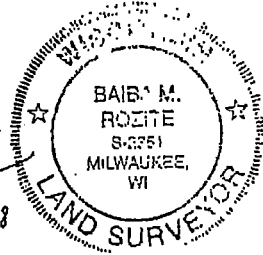
PART OF THE NORTHEAST 1/4 AND NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 8 NORTH, RANGE 20 EAST, IN THE VILLAGE OF MEMOMONEE FALLS, WAUKESHA COUNTY, STATE OF WISCONSIN

CURVE DATA:

NUMBER	RADIUS	DELTA	ARC	CHORD	BEARING	TANGENT
C420	241.00	69°18'10"	291.50	274.08	N 34°40'37" W	166.57
C421	333.00	07°58'18"	46.33	46.29	N 03°57'36" E	23.20
C422	176.00	79°14'34"	242.03	223.20	S 38°38'48" E	144.88
C423	267.00	07°58'16"	37.14	37.11	N 03°57'36" E	18.60
C424	628.00	05°21'18"	88.70	88.87	N 86°04'55" W	29.37
C425	333.00	08°09'48"	47.45	47.41	S 88°05'54" W	23.78
C426	1036.46	04°56'08"	89.55	89.52	S 81°32'56" W	44.80
C427	1471.77	08°36'38"	89.55	89.52	S 81°32'56" W	44.80
LOT 2	1471.77	02°03'47"	62.99	62.99	S 86°41'36" W	26.50
LOT 3	1471.77	05°34'51"	168.05	168.05	S 82°22'17" W	84.82
C428	1066.78	09°41'24"	652.28	546.12	S 78°03'51" E	282.48
C429	628.00	08°01'40"	55.11	55.09	S 85°44'00" E	27.67
C430	287.00	05°47'31"	26.99	26.98	S 86°54'46" W	13.51
C431	673.46	04°56'09"	83.86	83.83	N 81°32'56" E	41.95
C432	1637.77	08°36'38"	232.00	231.78	S 83°24'10" W	116.22
C433	1131.78	28°41'24"	688.48	679.84	N 78°03'51" W	289.98
C434	242.00	16°02'28"	87.76	87.53	N 71°14'22" W	34.10
C435	440.00	09°29'58"	72.95	72.87	N 84°00'38" W	36.56

PRIVATE STORMWATER DETENTION EASEMENT CURVE DATA:

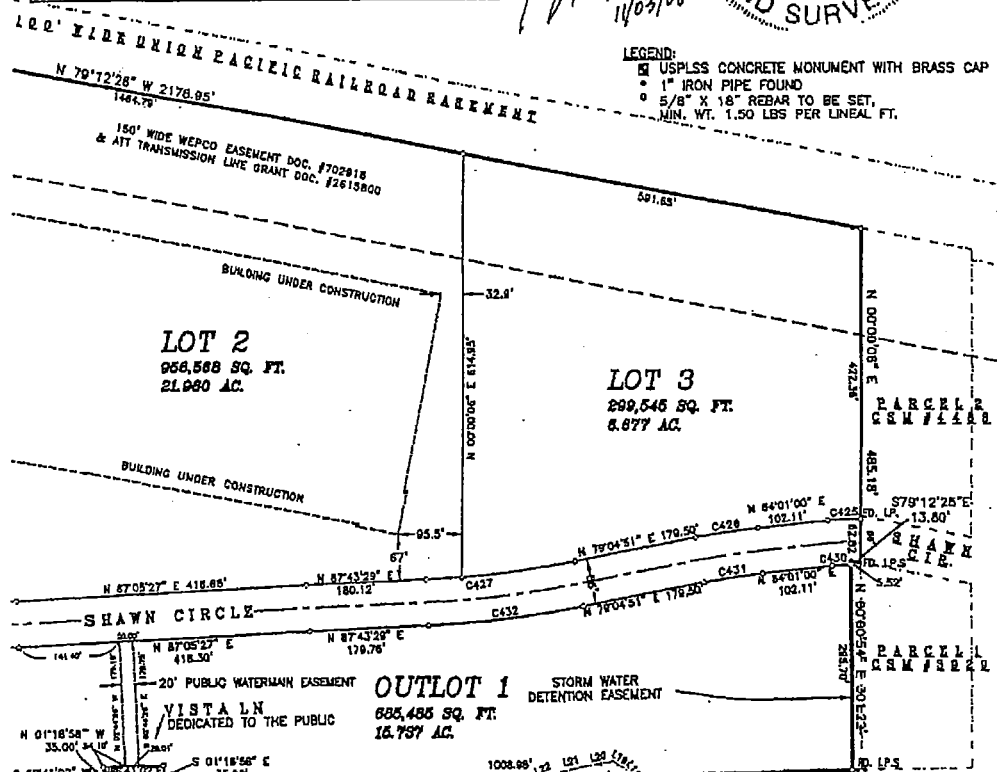
NUMBER	RADIUS	DELTA ANGLE	ARC	CHORD	CHORD DIRECTION
C436	242.00	03°11'43"	13.50	13.48	S 84°49'01" E
C437	1066.78	25°40'46"	477.67	473.59	N 79°04'49" W



B.M.R.
11/03/08

LEGEND:

- USPLSS CONCRETE MONUMENT WITH BRASS CAP
- 1" IRON PIPE FOUND
- 5/8" X 18" REBAR TO BE SET, MIN. WT. 1.50 LBS PER LINEAL FT.

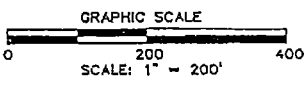


WETLAND TABLE:

NUMBER	DIRECTION	DISTANCE
L16	N 16°13'02" W	7.74
L16	N 29°13'57" W	35.48
L17	N 89°30'42" E	47.41
L17	N 29°45'20" W	9.83
L18	N 31°18'48" W	8.65
L21	S 71°05'54" E	128.77
L18	N 57°35'44" W	22.24
L19	S 38°56'12" E	18.72
L20	S 81°07'06" E	17.41
L20	S 88°11'30" W	40.84
L21	S 82°20'10" E	43.53
L21	S 76°35'05" W	48.74
L22	S 89°45'28" E	28.14
L22	S 89°21'03" W	28.82
L23	S 82°25'51" W	33.8671
L24	N 88°36'58" W	153.2338
L25	S 79°43'43" W	114.1891
L26	S 71°49'04" W	22.8183
L27	S 56°16'39" W	140.0811

UNRECLAIMED LANDS
OUTLOT NOTE:
 OUTLOT 1 IS OWNED AND SHALL BE MAINTAINED BY THE OWNER OF LOT 1 OF THIS CERTIFIED SURVEY MAP, AND SAID OWNER OF LOT 1 SHALL HAVE AN UNDIVIDABLE OWNERSHIP OF OUTLOT 1 AND THAT WAUKESHA COUNTY AND THE VILLAGE OF MEMOMONEE FALLS SHALL NOT BE LIABLE FOR ANY SPECIAL FEES OR SPECIAL ASSESSMENTS IN THE EVENT WAUKESHA COUNTY OR THE VILLAGE OF MEMOMONEE FALLS SHOULD BECOME THE OWNER OF LOT 1 BY REASON OF DELINQUENCY. THE OWNER OF LOT 1 SHALL MAINTAIN SAID OUTLOT 1 IN AN UNOBSTRUCTED CONDITION SO AS TO MAINTAIN ITS INTENDED PURPOSE. CONSTRUCTION OF ANY BUILDING, GRADING, OR FILLING IN SAID OUTLOT IS PROHIBITED UNLESS APPROVED BY THE VILLAGE OF MEMOMONEE FALLS. THE OWNER OF LOT 1 GRANTS THE VILLAGE THE RIGHT (BUT NOT THE RESPONSIBILITY) TO ENTER UPON OUTLOT 1 IN ORDER TO INSPECT, REPAIR, OR RESTORE SAID OUTLOT TO ITS INTENDED PURPOSE. EXPENSES INCURRED BY THE VILLAGE FOR SAID INSPECTION, REPAIR, OR RESTORATION OF SAID OUTLOT MAY BE PLACED AGAINST THE TAX ROLL FOR SAID OWNER AND COLLECTED AS A SPECIAL CHARGE BY THE VILLAGE.

SIGMA GROUP
 High, Exact, Sound Solutions.
 www.thesigmagroup.com
 1300 West Canal Street
 Milwaukee, WI 53233
 Phone: 414-643-4200
 Fax: 414-643-4210



130

90

CERTIFIED SURVEY MAP NO. 10627

PART OF THE NORTHEAST 1/4 AND NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 8 NORTH, RANGE 20 EAST, IN THE VILLAGE OF MEMOMONEE FALLS, WALKESHA COUNTY, STATE OF WISCONSIN

CORPORATE OWNER'S CERTIFICATE OF DEDICATION

FIRST INDUSTRIAL INVESTMENTS, INC., A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF ILLINOIS, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, DEDICATED AND MAPPED AS REPRESENTED ON THIS MAP.

FIRST INDUSTRIAL INVESTMENTS, INC., AS OWNER, DOES FURTHER CERTIFY THAT THIS MAP IS REQUIRED BY S. 236.10 OR 236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: VILLAGE OF MEMOMONEE FALLS

WITNESS THE HAND AND SEAL OF SAID OWNER THIS 12th DAY OF NOVEMBER, 2008

[Signature]

[Signature]

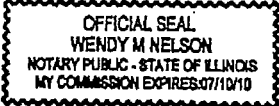
OFFICER, FIRST INDUSTRIAL INVESTMENTS, INC.

OFFICER, FIRST INDUSTRIAL INVESTMENTS, INC.

STATE OF ILLINOIS
COUNTY COOK

PERSONALLY CAME BEFORE ME THIS 12 DAY OF NOVEMBER, 2008, MIKE POWERS
OFFICER, FIRST INDUSTRIAL INVESTMENTS, INC., AND JOHN BICKAREN OFFICER, FIRST INDUSTRIAL INVESTMENTS, INC., TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

[Signature] (SEAL)
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 07/11/10



Vol 102 Page 129-132
3614329

REGISTER'S OFFICE
WALKESHA COUNTY, WI
RECORDED ON

12-11-2008 9:09 AM

MICHAEL J. HASSLINGER
REGISTER OF DEEDS

REC. FEE: 10.00
REC. FEE-CD: 5.00
REC. FEE-ST: 2.00
TRAN. FEE:
TRAN. FEE-STATE:
PAGES: 4



SIGMA GROUP
Single Source. Smart Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

131

CERTIFIED SURVEY MAP NO. 10627

PART OF THE NORTHEAST 1/4 AND NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 8 NORTH, RANGE 20 EAST, IN THE VILLAGE OF MENOMONEE FALLS, WAUKESHA COUNTY, STATE OF WISCONSIN

SURVEYOR'S CERTIFICATE

I, BAIBA M. ROZITE, A REGISTERED LAND SURVEYOR, HEREBY CERTIFY:
 THAT I HAVE SURVEYED, DIVIDED AND MAPPED THAT PART OF THE NORTHEAST 1/4 AND NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 8 NORTH, RANGE 20 EAST, IN THE VILLAGE OF MENOMONEE FALLS, WAUKESHA COUNTY, STATE OF WISCONSIN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4 OF SECTION 26; THENCE SOUTH 0°02'22" EAST ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 SECTION, 8.43 FEET TO THE SOUTHERLY LINE OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY; THENCE SOUTH 79°15'22" EAST ALONG SAID SOUTHERLY LINE, 364.31 FEET TO THE POINT OF BEGINNING; THENCE THE FOLLOWING TEN COURSES ALONG THE EASTERLY LINE OF PILGRIM ROAD (C.T.H. "Y"): THENCE SOUTH 10°42'35" WEST, 59.68 FEET; THENCE NORTH 79°17'10" WEST, 30.00 FEET; THENCE SOUTH 50°21'05" WEST, 100.32 FEET; THENCE SOUTH 0°02'22" EAST, 568.29 FEET; THENCE SOUTH 43°13'49" EAST, 94.28 FEET; THENCE SOUTH 88°45'58" EAST, 30.15 FEET; THENCE SOUTH 0°02'22" EAST, 60.01 FEET; THENCE NORTH 88°45'58" WEST, 171.46 FEET; THENCE SOUTH 55°21'43" WEST, 108.65 FEET; THENCE SOUTH 1°14'04" WEST, 374.71 FEET TO THE NORTH LINE OF BLOCK 1 OF PLAZA, A RECORDED SUBDIVISION PLAT; THENCE NORTH 88°41'02" EAST, 2418.95 FEET ALONG SAID NORTH LINE AND ITS EASTERLY EXTENSION; THENCE NORTH 0°00'54" EAST, 301.22 FEET; THENCE SOUTH 79°12'25" EAST 13.80 FEET ALONG THE NORTHERLY LINE OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 3929, VOL. 30, PAGE 223, DOC. NO. 1143515; THENCE NORTH 0°00'06" EAST, 485.18 FEET ALONG THE WESTERLY LINE OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 4488, VOL. 36, PAGE 19, DOCUMENT NO. 1248100, AND ITS SOUTHERLY EXTENSION, TO THE SOUTHERLY LINE OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY; THENCE NORTH 79°12'26" WEST, 2178.95 FEET ALONG SAID SOUTHERLY LINE TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 2,362,653 SQUARE FEET OR 54.24 ACRES OF LAND, MORE OR LESS.

THAT I HAVE MADE THE SURVEY, LAND DIVISION, AND MAP BY THE DIRECTION OF THE OWNER OF SAID LAND.
 THAT THE MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE LAND DIVISION THEREOF MADE.
 THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE VILLAGE OF MENOMONEE FALLS CODE OF ORDINANCES IN SURVEYING, DIVIDING AND MAPPING THE SAME.



Baiba M. Rozite 11/03/2008 (SEAL)
 BAIBA M. ROZITE, REGISTERED WISCONSIN
 LAND SURVEYOR 5-2351

VILLAGE OF MENOMONEE FALLS BOARD APPROVAL

RESOLVED, THAT THIS CERTIFIED SURVEY MAP, BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 26, TOWN 8 NORTH, RANGE 20 EAST, VILLAGE OF MENOMONEE FALLS, COUNTY OF WAUKESHA, STATE OF WISCONSIN HAVING BEEN APPROVED BY THE PLAN COMMISSION AND THE SAME IS HEREBY APPROVED AND THE DEDICATION CONTAINED HEREIN ACCEPTED BY THE VILLAGE BOARD OF THE VILLAGE OF MENOMONEE FALLS ON

THIS 15 DAY OF September, 2008.
Richard A. Rechluc 11/19/08
 RICHARD A. RECHLUC, VILLAGE PRESIDENT DATE

H. Kraslup 12/8/08
 VILLAGE CLERK DATE



VILLAGE OF MENOMONEE FALLS PLAN COMMISSION APPROVAL

PRELIMINARY APPROVAL September 9, 2008, SECRETARY *Wendy Allen*

FINAL APPROVAL September 9, 2008, SECRETARY *Wendy Allen*

THE SIGMA GROUP
 Simple. Smart. Sound Solutions.
 www.thesigmagroup.com
 1300 West Canal Street
 Milwaukee, WI 53233
 Phone: 414-643-4200
 Fax: 414-643-4210

CERTIFIED SURVEY MAP NO.	
DOCUMENT NO.	_____
DATE RECORDED	_____
VOLUME	PAGES
_____	_____

132



FIRST INDUSTRIAL REALTY TRUST, INC.
311 South Wacker Drive, Suite 4000
Chicago, IL 60606
312/344-4300
Fax: 312/922-6320

MEMORANDUM

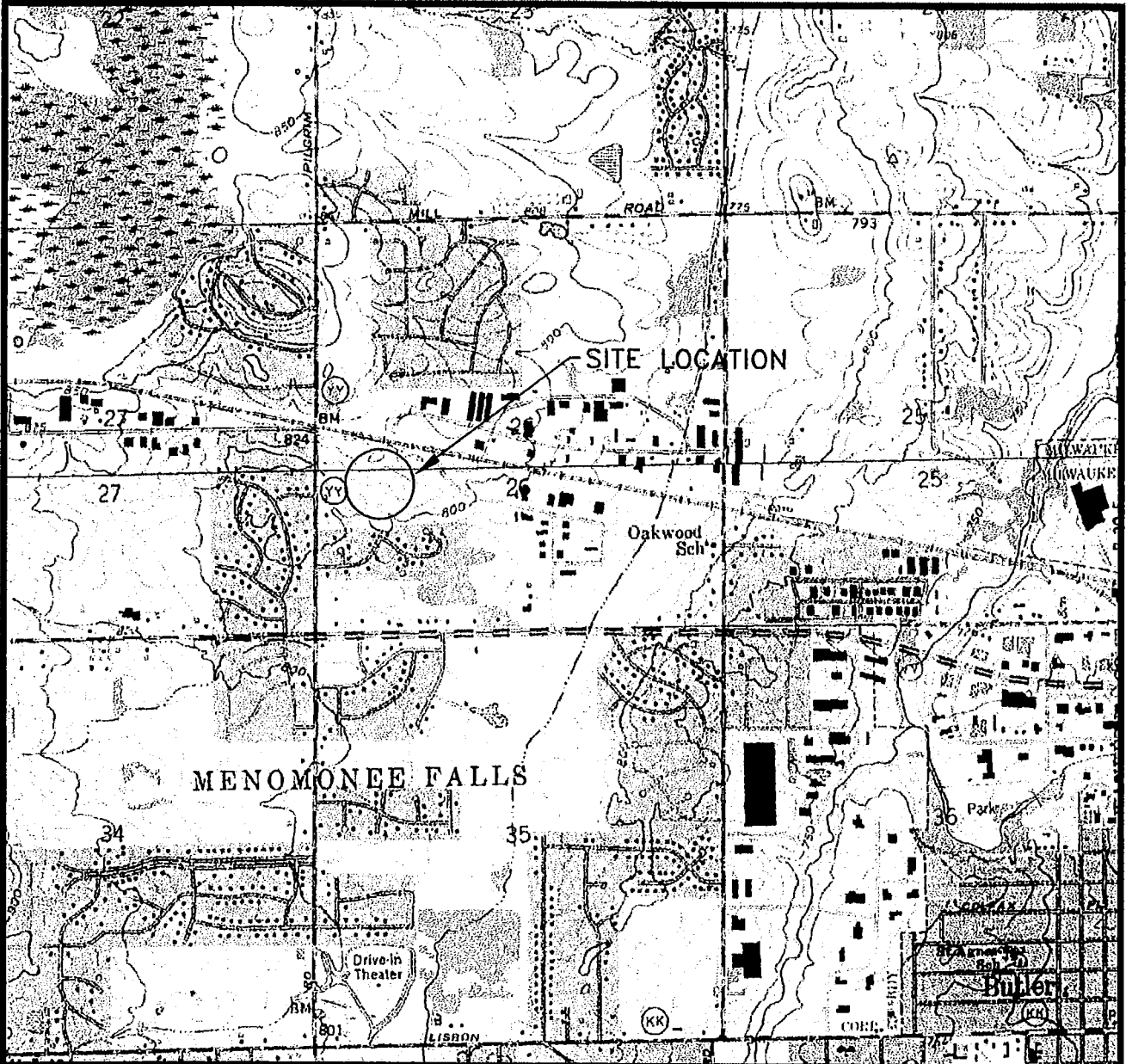
TO: Dan Hall, RMT
FROM: Mike Reese, First Industrial Realty Trust, Inc.
DATE: December 2, 2009
RE: Signed Statement for Menomonee Falls Case Closure Request

To the best of my knowledge, I believe the legal description provided in the GIS Registry Checklist accurately describes Area C of the subject property (former Druml property) of the Case Closure Request and GIS Registry located in Menomonee Falls.

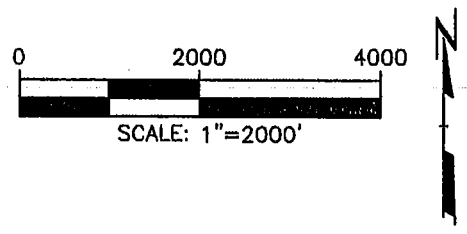
A handwritten signature in cursive script that reads 'Mike Reese'.

Mike Reese
Sr. Environmental Analyst
First Industrial Realty Trust, Inc.
311 South Wacker Drive, Suite 4000
Chicago, Illinois 60606
Phone: 312.344.4387
Fax: 312.895.9387

PLOT DATA
 Drawing Name: J:\07993\01\79930109.dwg
 Operator Name: vellet Scale: 1"=1'



STATE LOCATION



SOURCE: USGS MENOMONEE FALLS, WI AND WAUWATOSA, WI QUADRANGLES, 1994

RMT

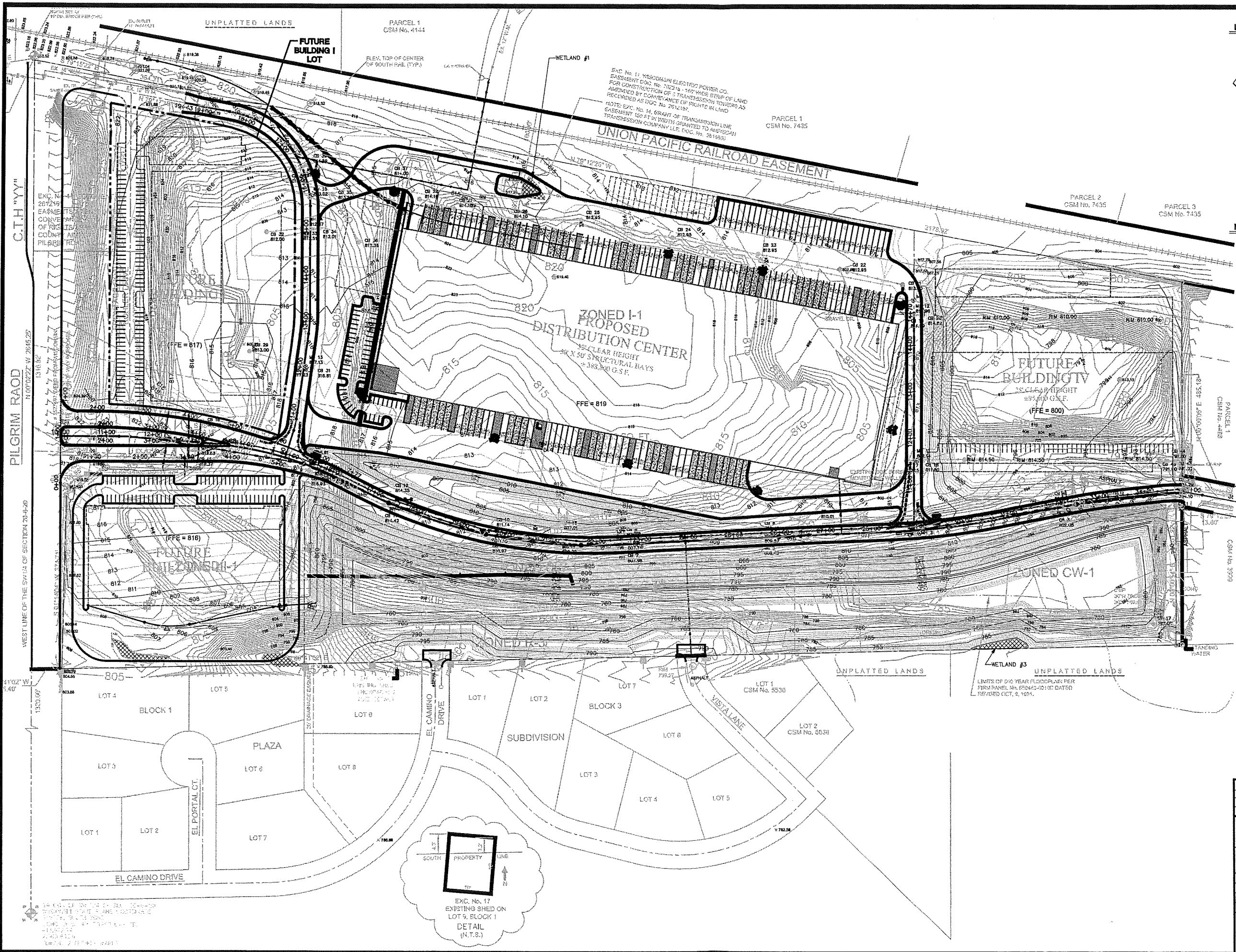
FORMER DRUML PROPERTY
MENOMONEE FALLS, WISCONSIN
FIRST INDUSTRIAL REALTY

SITE LOCATION MAP

DRAWN BY:	VELTET
APPROVED BY:	DWH
PROJECT NO.	07993.01
FILE NO.	79930109.DWG
DATE:	MARCH 2008

FIGURE 1

12/3/2009.J:\07993\01\79930109.DWG



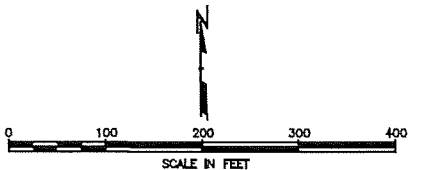
LEGEND

WETLAND AREA

800 FINAL GRADE ELEVATION

NOTES

1. BASE MAP PROVIDED BY SIGMA, 2008.



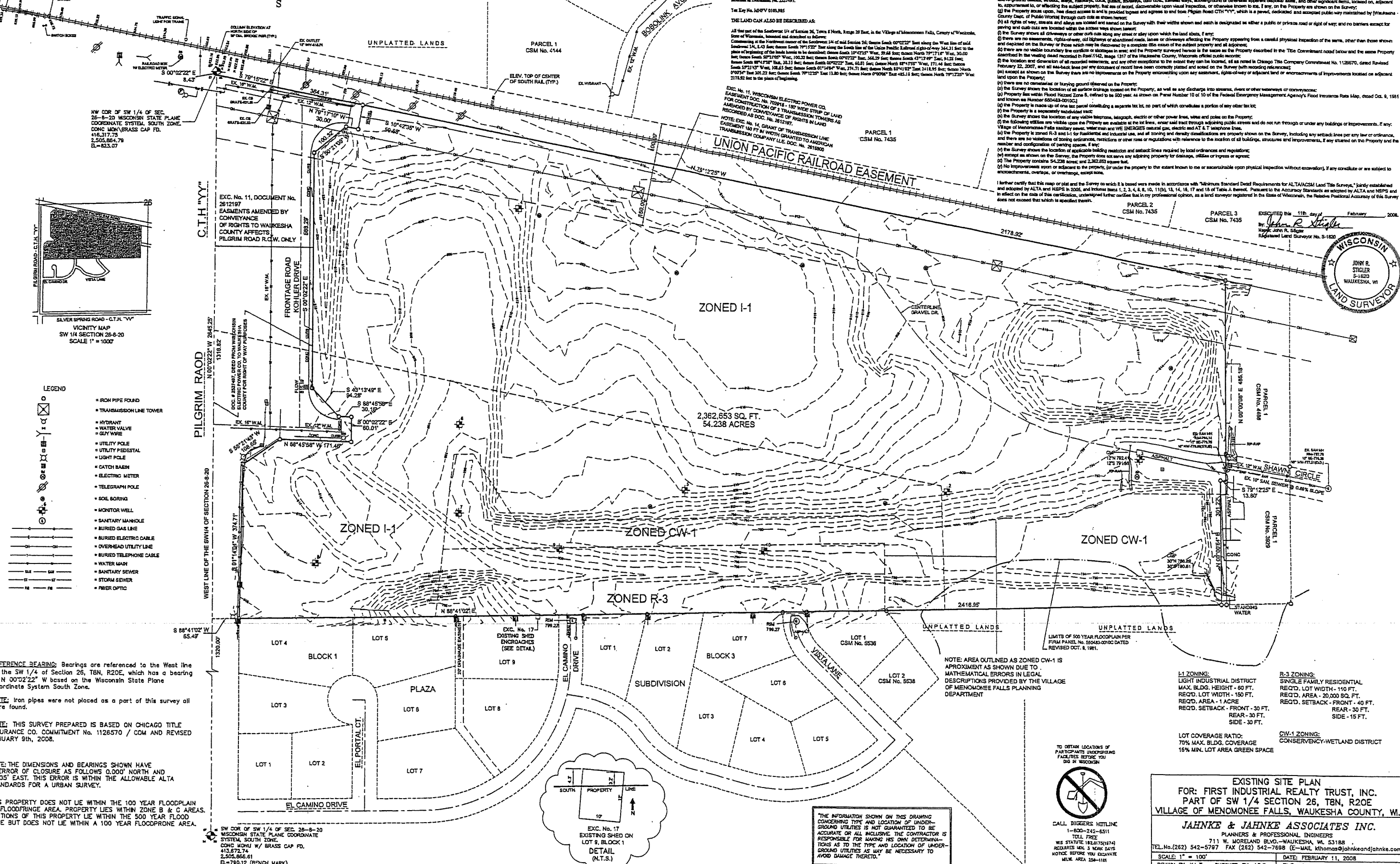
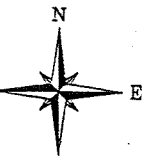
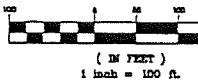
3.					
2.					
1.					
NO.	BY	DATE	REVISION	APP'D.	
PROJECT: FORMER DRUML PROPERTY MEMONONEE FALLS, WISCONSIN FIRST INDUSTRIAL REALTY					
SHEET TITLE: SITE DEVELOPMENT MAP					
DRAWN BY:	FIEBRANT	SCALE:	1"=100'	PROJ. NO.	7993.01
CHECKED BY:	KLG	FILE NO.	79930219.dwg		
APPROVED BY:	DWH	DATE PRINTED:			FIGURE 2
DATE:	APRIL 2008				

RMT

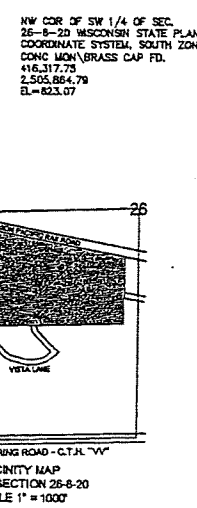
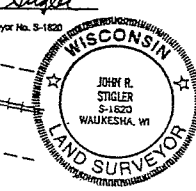
744 Heartland Trail
Madison, WI 53717-1834
P.O. Box 8923 53708-8923
Phone: 608-831-4444
Fax: 608-831-3334

Drawing Name: 4\0708\01\79930219.dwg
 Drawing Number: 7993.01
 Date: 04/08
 Plot Date: 04/08
 Plot Time: 10:00 AM
 Plot User: RMT

GRAPHIC SCALE



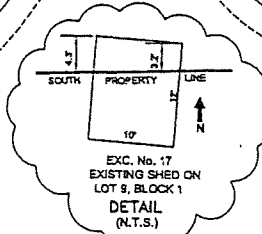
SURVEYOR'S CERTIFICATION: I hereby certify that on the 11th day of April, 2008...



- LEGEND: Symbols for iron pipe found, transmission line tower, hydrant, water valve, etc.

REFERENCE BEARING: Bearings are referenced to the West line of the SW 1/4 of Section 26, T8N, R20E...

SW COR OF SW 1/4 OF SEC. 26-8-20: 413,572.74, 2,505,666.61, EL=790.12 (BENCH MARK)



THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED...

NOTE: AREA OUTLINED AS ZONED CW-1 IS APPROXIMATE AS SHOWN DUE TO MATHEMATICAL ERRORS IN LEGAL DESCRIPTIONS...

ZONING: L-1 ZONING: LIGHT INDUSTRIAL DISTRICT. R-3 ZONING: SINGLE-FAMILY RESIDENTIAL.

LOT COVERAGE RATIO: 70% MAX. BLDG. COVERAGE. 15% MIN. LOT AREA GREEN SPACE.



CALL DIGGERS HOTLINE: 1-800-242-6511

EXISTING SITE PLAN FOR: FIRST INDUSTRIAL REALTY TRUST, INC. PART OF SW 1/4 SECTION 26, T8N, R20E VILLAGE OF MENOMONEE FALLS, WAUKESHA COUNTY, WI. JAHNKE & JAHNKE ASSOCIATES INC.

FILE NAME: S:\PROJECTS\3800\W05300\TA.DWG

LOT 2
(22.0 ACRES)

SHAWN CIRCLE

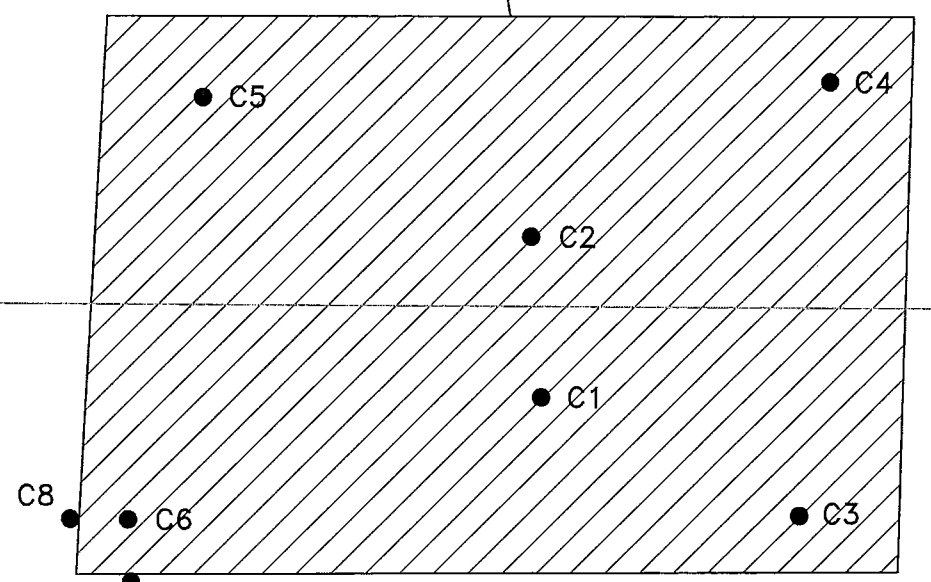
LOT 2
(5.4 ACRES)

FUTURE
BUILDING II

OVER EXCAVATED TO A DEPTH OF
UP TO 16" BELOW FINAL GRADES.
CLEAN MATERIAL CAP PUT IN PLACE.
DECEMBER 2008

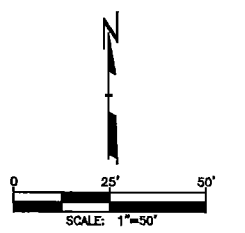
OUTLOT 1


PILGRIM ROAD CTH "YY"



WETLAND 2

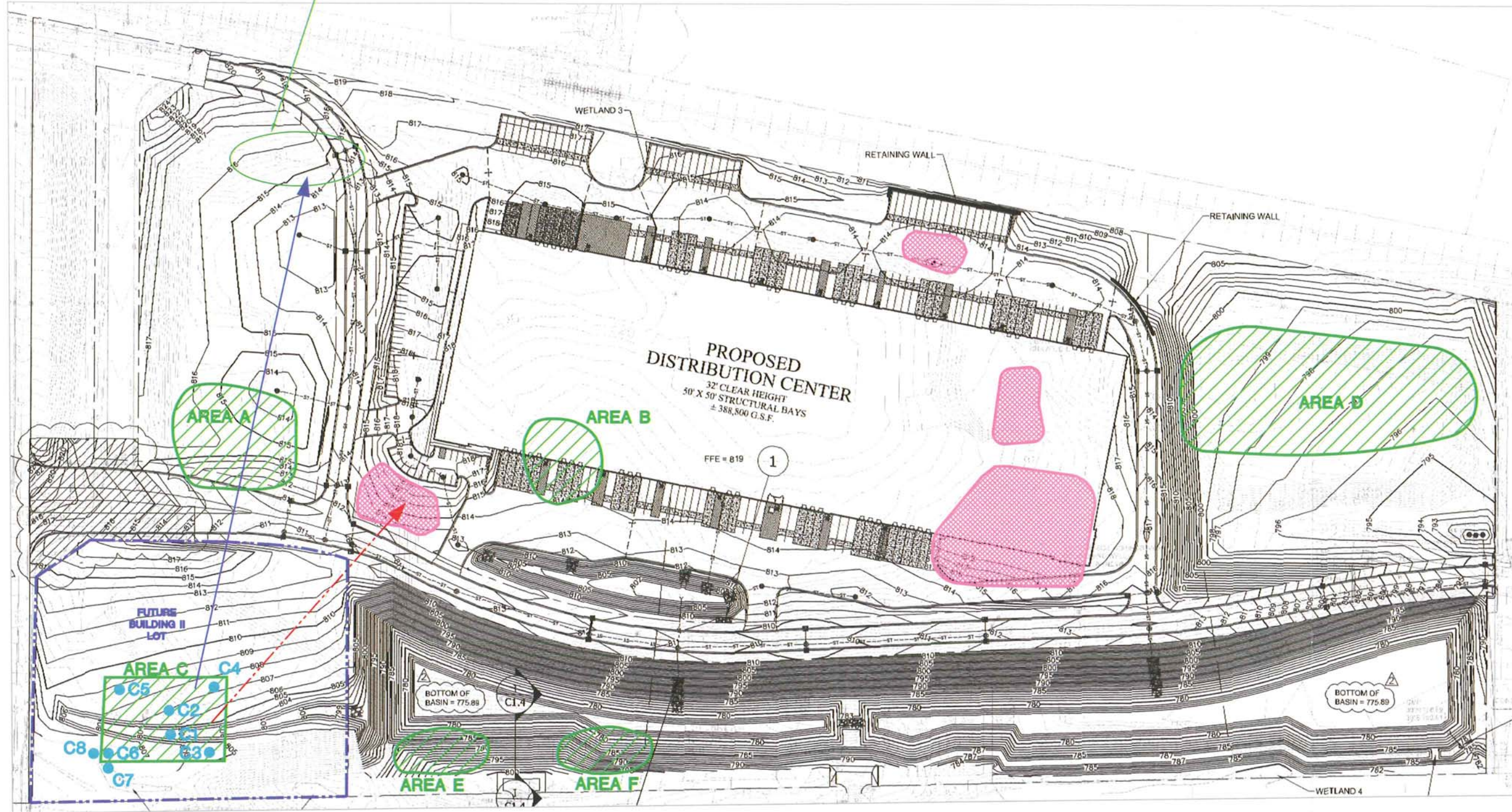
WETLAND 1



5.					
4.					
3.					
2.					
1.					
NO.	BY	DATE	REVISION	APPD.	
CONFIRMATION LOCATION SAMPLE MAP AREA C					
FIRST INDUSTRIAL REALTY MENOMONEE FALLS, WISCONSIN					
DRAWN BY:	EJP	DRAWING SCALE:	PROJECT NO.:	J:07993102	
CHECKED BY:	JH	SHOWN	FILE NO.:	78930214.dwg	
APPROVED BY:		DATE PRINTED:	FIGURE 5		
DATE:	November 2009				
					
150 North Patrick Blvd. Suite 100 Brookfield, WI 53045-5854 Phone: 262-879-1212 • Fax: 262-879-1220					






Date: 02/16/09
 Plot Date: November 13, 2009
 Plot Time: 2:33 PM
 Model: 228-0728-4-22C
 Layer: Model
 Path: J:\07993102\14.dwg
 PLOTAS_EJC
 D:\07993102

CONCRETE STAGING AREA,
STOCKPILED AND CRUSHED
FOR ON-SITE USE.



AREA C OVER EXCAVATED TO A DEPTH
OF UP TO 16' BELOW FINAL GRADES.
CLEAN MATERIAL CAP PUT IN PLACE.

LEGEND:

-  MOVEMENT OF CONCRETE EXCAVATED FROM REMEDIAL AREAS.
-  MOVEMENT OF SOILS EXCAVATED FROM REMEDIAL AREAS AND USED AS FILL.
-  SOIL SAMPLE LOCATIONS.
-  APPROXIMATE REMEDIATION AREA
-  APPROXIMATE AREAS OF EXCAVATED SOIL REPLACEMENT

NOTE:
1. ALL AREAS WHERE CONTAMINATED SOIL WAS RELOCATED ARE PRESENTLY UNDER CONCRETE OR ASPHALT.
2. BASED ON SIGMA GRADING PLANS DATED 02/20/08.



NO.	BY	DATE	REVISION	APPD.
5.				
4.				
3.				
2.				
1.				

FORMER DRUML PROPERTY
MENOMONEE FALLS, WISCONSIN
FIRST INDUSTRIAL REALTY
SOIL EXCAVATION PLAN / CONFIRMATION
SAMPLING LOCATIONS
AREA C

DRAWN BY: EJP	DRAWING SCALE: 1" = 100'	PROJECT NO: J:0799302
CHECKED BY: JH	DATE PRINTED: November 2009	FILE NO: 79930215.dwg
APPROVED BY: JH		FIGURE 4

RMT
744 Heards Trail
Madison WI 53717-1934
P.O. Box 8923 53708-8923
Phone: 608-831-4444 • Fax: 608-956-7778

2/25/2010 10:00:00 AM
 P:\KASL\KASL\KASL.dwg
 Operator: KASL
 Date: 11/11/09 7:53 PM
 Plot Date: November 20, 2009
 Plot Time: 7:53 PM
 L:\rmt
 2254-CL-04-022
 Model

Table 1
Confirmation Soil Sampling Results Summary
Former Druml Property - Menomonee Falls, Wisconsin

	INDUSTRIAL RCL	C1	C2	C3	C4	C5	C6	C-7	C-8
	SAMPLE DEPTHS	9	14	5	14	9	2	1-4	1-4
		12/29/2008	12/29/2008	12/29/2008	12/29/2008	12/29/2008	12/29/2008	6/24/2009	6/24/2009
PAHs (mg/kg)									
Anthracene	300000			5.2		0.053			
Benzo(a)anthracene	3.9	0.04	1.7	9.2	0.1	0.19	0.71		
Benzo(a)pyrene	0.39	0.053	2	8.1	0.08	0.13	0.75		
Benzo(b)fluoranthene	3.9	0.052	2.3	8.9	0.079	0.17	0.87		0.0044
Benzo(g,h,i)perylene	39	0.039	1.5	5.6	0.052	0.14	1.1		
Benzo(k)fluoranthene	39	0.016	0.62	2.5	0.022	0.037	0.29	0.0024 P	0.0028 P
Chrysene	390	0.039	1.7	7	0.11	0.3	1.3		0.0060 P
Fluoranthene	40000	0.097	3.1	23	0.17	0.29	0.88		
Fluorene	40000			5.1					
Indeno(1,2,3-cd)pyrene	3.9	0.043	1.7	6.5	0.064	0.16	0.61		
Phenanthrene	390	0.041	1.2	26	0.073	0.19	0.6		0.011
Pyrene	30000	0.12	3.8	25	0.2	0.26	1.1		

Notes:

(1) Residual Contaminant Level Using WDNR PAH Soil Screening Guidance.

(P) Concentration of analyte differs more than 40% between primary and confirmation analysis.

Only contaminants detected in at least one sample are shown.

A bolded concentration is an exceedence of an RCL.

For C1 through C6, sample depths are below final grade surface. For C7 and C8, samples collected from 1-4 feet are composite samples.