



May 3, 2024

Mr. David Misky
City of Milwaukee
809 N. Broadway
Milwaukee, WI 53202
Electronic mail only to dmisky@milwaukee.gov

Subject: Liability Clarification Letter
2900 West Center Street, Milwaukee, WI
Parcel #: 3091133111
Bostik Findley Inc
BRRTS #: 03-41-005301, 06-41-526102, 07-41-594245

Dear Mr. Misky:

The Wisconsin Department of Natural Resources (DNR) received a *Liability Clarification Request* (Request) for the location (Property) identified above from The Sigma Group, Inc. (Sigma), on behalf of the city of Milwaukee (City) on February 22, 2024. The Request was submitted with the appropriate review fee for a DNR review and written response. The purpose of this letter is to provide the City, and any prospective purchasers of the Property, with clarification as to environmental liabilities associated with the Property and the applicability of the Voluntary Party Liability Exemption (VPLE). Wisconsin Statutes (Wis. Stat.) § 292.55(1)(d)(1) authorizes the DNR to issue a letter to a person seeking assistance concerning “the liability of a person owning or leasing a property for environmental pollution of the property.” This letter will clarify the DNR’s position on environmental liability associated with the Property.

The Request asks for clarification of the following issue:

“Sigma, on behalf of the City of Milwaukee, as the current property owner of the 2900 West Center Street property, requests The WDNR grant and issue a Liability Clarification Letter to the City of Milwaukee its successors and assigns (pursuant to the provisions of s. 292.15(3), Wis. Stats) for hazardous substance discharges within the air, land, and waters of the State at the Property and/or within the surrounding vicinity, including the volatile vapors associated with impacts identified, investigated, and remediated to the satisfaction of the WDNR per their issuance of the VPLE Certificate of Completion for the Property.”

Site Background

The DNR issued a Certificate of Completion (COC) under Wis. Stat. § 292.15(2)(a) to Bostik Findley, Inc. on January 20, 2005. Soil contaminated with chlorinated and non-chlorinated volatile organic compounds (VOCs) remained on the Property beneath the building foundation at the time of case closure. No groundwater or vapor sampling was conducted during the past investigations.

The City is the current owner of the Property. The City acquired the Property in 2019 through the tax foreclosure process and is currently leasing the eastern portion of the warehouse building on the Property to the Jewish Community Center for use as food pantry. The remainder of the building is vacant. Sigma completed a Phase I Environmental Site Assessment (ESA) in May 2023 on behalf of the Jewish Community Center. In August and

September 2023, Sigma completed soil and vapor sampling activities on the Property to assess potential soil and sub-slab vapor impacts. The results were submitted to the DNR in an October 2023 Phase II ESA.

When the case was closed in 2005, a vapor intrusion assessment for the Property or off-site properties that could potentially be impacted by the residual contamination had not been conducted.

Vapor sampling results from the October 2023 Phase II ESA indicate tetrachloroethene (PCE) and trichloroethene (TCE) were detected at levels exceeding the small commercial vapor risk screening levels (VRSLs) in the sub-slab of the unoccupied portion of the warehouse building. Sub-slab levels of PCE and TCE were well below VRSLs in the occupied portion of the building. Indoor air sampling was conducted in the occupied portion of the building and concentrations were below the respective small commercial vapor action levels (VALs).

In November 2023, the DNR deployed air sampling devices in both the occupied and unoccupied portions of the building. The samples from the Jewish Community Pantry tenant space (occupied eastern portion of the warehouse) did not contain detectable concentrations of PCE or TCE. One sample from the unoccupied warehouse area detected PCE and TCE at concentrations below the respective small commercial VALs. Because this area of the warehouse is unoccupied, vapor intrusion is not a current concern. Should the use change or the property be redeveloped, it is likely additional actions will be necessary to make the property protective for its proposed use. These actions may include source removal and/or the installation and commissioning of a vapor mitigation system.

In January 2024, the DNR conducted an initial round of sub-slab and indoor air sampling at four adjacent private residences to determine whether contamination from the Property may be causing vapor intrusion in the homes. PCE was detected in two of the homes below the residential VRSL and VAL. Additional sampling in the homes will be conducted by the DNR.

Liability Clarification

Once a COC is issued, the party proceeding under the VPLE program (the voluntary party) and any subsequent property owners have an exemption from future liability for hazardous substance discharges and environmental pollution that occurred prior to the date the site investigation was approved by the DNR. This exemption would apply even if, in the future, environmental standards change, the cleanup action fails or the contamination that was the subject of the VPLE investigation is discovered to be more extensive than originally thought. This liability exemption applies to discharges of hazardous substances on the Property as well as discharges that have originated on the Property and migrated to other nearby properties.

Under the VPLE program, if any discharges of hazardous substances occur on the Property after the site investigation is approved by the DNR, those discharges would not be covered by the exemption. Any person who causes, controls or possesses future discharges would be responsible for taking appropriate actions under Wis. Stat. § 292.11 and any other applicable law. Based on the information provided in the Phase I and Phase II ESAs, it seems unlikely that any discharges occurred after 2005 since most of the building has been vacant and only a small portion of the building has been used as a food pantry.

If it is discovered in the future that vapor intrusion is a concern for the building on the Property or nearby buildings impacted by discharges from the Property, the current Property owner and any successors and assigns would not be required to take action to further investigate, remediate, or mitigate the vapors because they would have the liability exemption. If there is determined to be a significant health risk or concern, the DNR may attempt to identify parties who caused the contamination that do not meet the requirements for the VPLE and may direct them to take actions in compliance with Wis. Stat. § 292.11 and other applicable laws. The DNR is not

required to take actions to address historic contamination at VPLE sites that is later discovered to be an issue of concern. While not required to do so, the Property owner may voluntarily conduct additional vapor assessment, mitigation, or other actions.

Under Wis. Stat. § 292.15(3), the liability exemption conveyed by a COC runs with the land, is transferrable to future owners, and applies to any successor or assignee of the voluntary party. If a person purchases a VPLE property after a COC is issued, the person is a successor, and the liability exemption applies to that person for discharges that occurred prior to the date the VPLE site investigation was approved, provided certain conditions are met. No specific action or documentation is needed to transfer this exemption to successors and assigns because the exemption is effective by statute. The DNR does not reissue a COC to a new owner.

To maintain the liability exemption, parties must comply with any continuing obligations in the closure letter and may not engage in any activities inconsistent with the maintenance of the Property. The City, as the current owner, meets the criteria for the liability exemption and if the Jewish Community Center acquires ownership of the Property, the Jewish Community Center will have the liability exemptions afforded in the COC provided it continues to comply with all the continuing obligations.

The conditions described in the attached COC and the recorded deed restriction require the Property owner to comply with the following continuing obligations:

'The paved surfaces and the building foundation that existed on the above described property on the date that this restriction was signed form a barrier that must be maintained in order to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health. These structures are also required in order to minimize the infiltration of water and prevent groundwater contamination that would violate the groundwater quality standards in ch. NR 140, Wis. Admin. Code. The paved surfaces and the building foundation shall be maintained on the above described property in the locations shown on the attached map, labeled "Historical Soil Analytical Results, Figure 1" unless another barrier, with an infiltration rate of 10-7 cm/sec or less, is installed and maintained in their place. The existing structures, and any replacement barrier with an infiltration rate of 10-7 cm/sec or less, shall be maintained on the above described property in compliance with the "Cover System Maintenance Plan, 2930 West Center Street, Milwaukee, Wisconsin" dated November 11, 2004, that was submitted to the Wisconsin Department of Natural Resources by Bostik Findley, Inc., as required by s. NR 7224.13(2), Wis. Admin. Code (1999).

In addition, the following activities are prohibited on any portion of the above described property unless prior written approval has been obtained from the Wisconsin Department of Natural Resources or its successor or assign: (1) excavation or grading of the land surface; (2) filling on capped areas and areas with impervious surfaces; (3) plowing for agricultural cultivation; and (4) construction or installation of a building or other structure with a foundation that would sit on or be placed within the cap or impervious surface. Use other than industrial use or commercial use and use as a school, daycare, hospital, nursing home or other residential use is prohibited in any location on the above described property at which any portion of this deed restriction remains in effect.'

An owner of the Property that fails to comply with the above requirements may no longer qualify for the liability protections provided by the VPLE and may be required to conduct site investigation and take actions under Wis. Stat. § 292.11 and other applicable laws. If the owner of the Property is proposing any redevelopment, construction or use that would conflict with the continuing obligations described above in the deed restriction (i.e., building a new building, digging a trench for new utilities, opening a child-care center), the owner would need to get prior written approval from the DNR through the post-closure modification process, and the DNR

would determine whether the owner must conduct additional investigation or remedial actions for the new proposed use.

Nothing in the COC or in Wis. Stat. § 292.15 affects the authority of the DNR to exercise any powers or duties under applicable laws other than those identified in Wis. Stat. § 292.15(2)(a). The VPLE does not apply to hazardous substances on or originating from the Property that were released after the site investigation was approved. Addressing the resultant contamination would be the responsibility of the current Property owner, any person who possesses or controls that discharge and/or any person who caused the discharge.

Closing

This letter, case-related information and DNR contacts can be found online in the Bureau for Remediation and Redevelopment Tracking System (BRRTS); go to dnr.wi.gov and search "BRRTS." Use the BRRTS ID # found at the top of this letter. The site can also be found on the map view, Remediation and Redevelopment Sites Map (RRSM), by searching "RRSM."

Please contact David Hanson at (414) 639-4156 or David.Hanson@wisconsin.gov if you have any questions or concerns regarding this letter.

Sincerely,



Timothy G. Alessi, P.G.
Southeast Region Team Supervisor
Remediation & Redevelopment Program

Attachment:

DNR Certificate of Completion, dated January 20, 2005

cc: David Hanson, DNR, Remediation and Redevelopment Program – David.Hanson@wisconsin.gov
Margaret Brunette, DNR, Remediation and Redevelopment Program – Margaret.Brunette@wisconsin.gov
Michael Prager, DNR, Remediation and Redevelopment Program – Michael.Prager@wisconsin.gov
Kristen Kurzka, The Sigma Group – kkurzka@thesigmagroup.com

State of Wisconsin
Department of Natural Resources

**CERTIFICATE OF COMPLETION
OF RESPONSE ACTIONS
UNDER SECTION 292.15(2)(a), WIS. STATS.**

Whereas, Bostik Findley, Inc. has applied for an exemption from liability under s. 292.15, Wis. Stats., for the property located at 2930 West Center Street, which is commonly referred to as Bostik – Center St., further described in the legal description found on Attachment A (“the Property”);

Whereas, an environmental investigation of the Property has been conducted and has determined that contamination exists at the Property;

Whereas, Bostik Findley, Inc. has submitted to the Wisconsin Department of Natural Resources (“WDNR”) investigation reports and a remedial action plan for the Property which comply with the requirements set forth in chs. NR 700-754, Wis. Adm. Code, consisting of the documents and reports listed in Attachment B;

Whereas, in accordance with s. 292.15(2)(a), Wis. Stats., the WDNR has determined that an environmental investigation has been conducted which adequately identified and evaluated the nature and extent of the hazardous substance discharges on the Property and WDNR has approved of the remedial action plan for the Property; and

Whereas, Bostik Findley, Inc. has filed with the Register of Deeds of Milwaukee County a deed restriction (Attachment C) on the Property which declares that the Property is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitations and restrictions:

“The paved surfaces and the building foundation that existed on the above described property on the date that this restriction was signed form a barrier that must be maintained in order to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health. These structures are also required in order to minimize the infiltration of water and prevent groundwater contamination that would violate the groundwater quality standards in ch. NR 140, Wis. Admin. Code. The paved surfaces and the building foundation shall be maintained on the above described property in the locations shown on the attached map, labeled “Historical Soil Analytical Results, Figure 1” unless another barrier, with an infiltration rate of 10^{-7} cm/sec or less, is installed and maintained in their place. The existing structures, and any replacement

barrier with an infiltration rate of 10^{-7} cm/sec or less, shall be maintained on the above described property in compliance with the "Cover System Maintenance Plan, 2930 West Center Street, Milwaukee, Wisconsin" dated November 11, 2004, that was submitted to the Wisconsin Department of Natural Resources by Bostik Findley, Inc., as required by s. NR 7224.13(2), Wis. Admin. Code (1999)."

"In addition, the following activities are prohibited on any portion of the above described property unless prior written approval has been obtained from the Wisconsin Department of Natural Resources or its successor or assign: (1) excavation or grading of the land surface; (2) filling on capped areas and areas with impervious surfaces; (3) plowing for agricultural cultivation; and (4) construction or installation of a building or other structure with a foundation that would site on or be placed within the cap or impervious surface."

Whereas, on January 19, 2005, WDNR determined that response actions necessary to restore the environment to the extent practicable with respect to the discharges and minimize the harmful effects from the discharges to the air, land, and waters of the state were completed.

Therefore, based upon the information that has been submitted to the WDNR, the WDNR hereby certifies that the response actions set forth in the WDNR approved remedial action plan for the Property and any other necessary response actions have been completed.

Upon issuance of this Certificate, Bostik Findley, Inc. and the persons qualified for protection under s. 292.15(3), Wis. Stats., are exempt from the provisions of ss. 289.05(1), (2), (3) and (4), 289.42(1), 289.67, 291.25(1) to (5), 291.29, 291.37, 292.11(3), (4), and (7)(b) and (c) and 292.31(8), Wis. Stats., with respect to the existence of hazardous substances on or originating from the Property, the release of which occurred prior to the date the department approved the environmental investigation required under s. 292.15(2)(a)1., Wis. Stats. However, Bostik Findley, Inc. and a person otherwise qualified for protection under s. 292.15(3), Wis. Stats. who owns or controls the Property would no longer qualify for this liability exemption if that person fails to maintain or monitor the Property as required by rules promulgated by the WDNR. Any releases of a hazardous substance to or from the Property that occur after the date that the environmental investigation was approved will be the responsibility of the current Property owner and any other person who possesses or controls that discharge and any person who caused the discharge.

The protection from liability provided under s. 292.15(2), Wis. Stats., does not apply to any person who has obtained a Certificate of Completion by fraud or misrepresentation, or by the knowing failure to disclose material information or under circumstances in which Bostik Findley, Inc. knew or should have known about more discharges of hazardous substances than was revealed by the investigation approved by the WDNR.

Nothing in this Certificate or in s. 292.15, Wis. Stats., affects the authority of the WDNR to exercise any powers or duties under applicable laws other than ss. 289.05(1), (2), (3) and (4), 289.42(1), 289.67, 291.25(1) to (5), 291.29, 291.37, 292.11(3), (4), and (7)(b) and (c) and 292.31(8), Wis. Stats., with respect to any release or threatened release of contaminants at the Property, or the right of the WDNR to seek relief available against any person who is not entitled to protection from liability under s. 292.15, Wis. Stats., with respect to such release or threatened release.

SIGNED AND CERTIFIED this 20th day of January, 2005.



Scott Hassett, Secretary
Wisconsin Department of Natural Resources

ATTACHMENT A
LEGAL PROPERTY DESCRIPTION
Bostik Center Street Site

Parcel I

Lots 19 to 22 inclusive, in Block 3, in Pauline's Subdivision, in the Northeast ¼ of Section 13, in Township 7 North, Range 21 East. Said land being in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Tax Key No. 309-1133-110-8
Address: 2900-2914 W. Center Street

Parcel II

Lot 23 together with the South ½ of the vacated alley adjoining on the North, in Block 3, in Pauline's Subdivision, in the Northeast ¼ of Section 13, in Township 7 North, Range 21 East. Said land being in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Tax Key No. 309-1134-X
Address: 2918 W. Center Street

Parcel III

Lots 24, 25, 26, 27, 28, 29, 30, 31, 32 and 33, in Block 3, in Pauline's Subdivision, in the Northeast ¼ of Section 13, in Township 7 North, Range 21 East, together with the South ½ of the East-West vacant alley contiguous to the North line of Lots 24, 25 and 26 and the North ½ of the vacated alley adjacent to Lot 27. Said land being in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Tax Key No. 309-1135-110-9
Address: 2930 W. Center Street

ATTACHMENT B
INVESTIGATION AND REMEDIAL ACTION PLAN REPORTS
Bostik Center Street Site

1. *"A Report of an Underground Storage Tank Soil Assessment at Findley Adhesives, Milwaukee, Wisconsin,"* CBC Environmental Services (CBC), January 14, 1991
2. *"Report on Underground Storage Tank Removal, Site Investigation and Closure, Findley Adhesives, Inc., 2930 West Center Street, Milwaukee, Wisconsin,"* Swanson Environmental, Inc. (Swanson), March 25, 1996
3. Included as an attachment to the above report is, *"Evaluation of Site-Specific Soil Cleanup Standards, Finley Adhesives, Inc., 2930 West Center Street, Milwaukee, Wisconsin,"* Environmental Software Consultants, Inc., March 13, 1996
4. Letter to Mr. Charles Krohn, Wisconsin Department of Natural Resources (WDNR) from Mr. Wayne R. Hutchinson, Braun Intertec (Braun), *"RE: Results of Geoprobe Investigation for Chlorinated Hydrocarbons – Findley Adhesives (30th and West Center),* August 26, 1996
5. *"Sump Investigation Report,"* Braun, November 1996
6. Letter to Mr. Charles Krohn, WDNR from Mr. Wayne R. Hutchinson, Braun, *(No Subject Indicated),* December 16, 1996
7. Letter to Ms. Kim Dabertin, Findley Adhesives, Inc. from Ms. Gina Keenan, WDNR Subject: *Request for Closure, Findley Adhesives, Inc., 2930 Center Street, Milwaukee, Wisconsin. BRR-ERP FID # 241024740 BRRT # 04-41-000530,* February 27, 1997
8. Letter to Ms. Kim Dabertin, Findley Adhesives, Inc. from Ms. Gina Keenan, WisconsinWDNR, Subject: *Request for Closure, Findley Adhesives, Inc., 2930 Center Street, Milwaukee, Wisconsin. BRR-ERP FID # 241024740 BRRT # 04-41-000530,* June 11, 1997
9. *"Phase I Environmental Site Assessment, Six Properties on N. 29th Street and W. Center Street, Milwaukee, Wisconsin,"* STS Consultants, Ltd. (STS), June 24, 1997
10. *"Phase II Investigation Report at the Properties on North 29th Street and West Center Street in Milwaukee, Wisconsin,"* STS, August 25, 1997
11. *"Addendum to the Phase II Investigation Report at the Properties on North 29th Street and West Center Street in Milwaukee, Wisconsin,"* STS, August 28, 1997

12. *"Tank Closure Report, ATO Findley, Inc. Center Street Facility, 2930 West Center Street, Milwaukee, Wisconsin,"* Braun, April 1, 1998
13. *"Phase I Environmental Site Assessment Report"*, GZA GeoEnvironmental, Inc. (GZA) September 3, 2003
14. Letter to Ms. Gina Keenan, WDNR, from Mr. Bruce A. Keyes, Esq., Foley & Lardner, LLP., Subject: *Bostik Findley - Property located at 2930 West Center Street, FID # 241024740 and 3033 West Pemberton Avenue – FID # 241024630* May 14, 2004
15. *"Site Investigation Work Plan,"* ENSR, June 2, 2004
16. Letter to Ms. Gina Keenan, WDNR, from Mr. Geoff Pyka, Bostik Findley, Inc., Subject: *Bostik Findley, Inc. Property located at 2930 West Center Street, (FID # 241024740; VPLE 06-41-526102),* June 2, 2004
17. Letter to Ms. Gina Keenan, WDNR, from Mr. William Looney, ENSR, Subject: *Historical Investigation Reports and Correspondence, Former Bostik Findley, Inc. Facility, 2930 West Center Street, Milwaukee, Wisconsin. WDNR BRRTS # 03-41-000530,* June 9, 2004
18. Letter to Ms. Gina Keenan, WDNR, from Mr. William Looney, ENSR, Subject: *Historical Soil Analytical Results Drawing, Former Bostik Findley, Inc. Facility, 2930 West Center Street, Milwaukee, Wisconsin. WDNR BRRTS # 03-41-000530,* July 7, 2004
19. *"Site Investigation and Remedial Action Options Report, Former Bostik Findley, Inc. Facility, 2930 West Center Street, Milwaukee, Wisconsin, BRRTS #03-41-00530,"* ENSR, November 2004
20. *"Case Summary and Close Out Request, Former Bostik Findley, Inc. Facility, 2930 West Center Street, Milwaukee, Wisconsin, WDNR File Ref. # 03-41-005301"*, ENSR November 19, 2004

ATTACHMENT C
DEED RESTRICTION
Bostik Center Street Site

See attached copy of deed restriction

Document Number	DEED RESTRICTION	
Please see legal description of property below.		
Wisconsin Tranverse Mercator Coordinates: 686869, 290414		
STATE OF WISCONSIN)	ss	Recording Area
COUNTY OF MILWAUKEE)		
		Name and Return Address Bruce A. Keyes, Esq. Foley & Lardner LLP 777 E. Wisconsin Ave. Milwaukee, WI 530202-5306 ROD Box 286

309-1133-110-8; 309-1134-X
309-1135-110-9
Parcel Identification Numbers

Declaration of Restrictions

In Re: Land Situated in the County of Milwaukee, State of Wisconsin described as follows:

Parcel I: Lots 19 to 22 inclusive, in Block 3, in Pauline's Subdivision, in the Northeast ¼ of Section 13, in Township 7 North, Range 21 East. Said land being in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Parcel II: Lot 23 together with the South ½ of the vacated alley adjoining on the North, in Block 3, in Pauline's Subdivision in the Northeast ¼ of Section 13, in Township 7 North, Range 21 East. Said land being in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Parcel III: Lots 24, 25, 26, 27, 28, 29, 30, 31, 32 and 33, Block 3, Pauline's Subdivision, in the Northeast ¼ of Section 13, Township 7 North, Range 21 East, together with the South ½ of the East-West vacant alley contiguous to the North line of Lots 24, 25 and 26 and the North ½ of vacated alley adjacent to Lot 27. Said land being in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

WHEREAS, Bostik, Inc. is the owner of the above-described property.

WHEREAS, one or more chlorinated and non-chlorinated volatile and semi-volatile organic compound discharges have occurred on this property, and as of July 30, 2004 when soil

samples were collected on this property, chlorinated and non-chlorinated volatile and semi-volatile organic compound contaminated soil remained on this property at the following location: beneath the building foundation in the area known as the Main Parcel (see attached figure, "Deed Restriction Area, Figure 1").

WHEREAS, it is the desire and intention of the property owner to impose on the property restrictions which will make it unnecessary to conduct further soil remediation activities on the property at the present time.

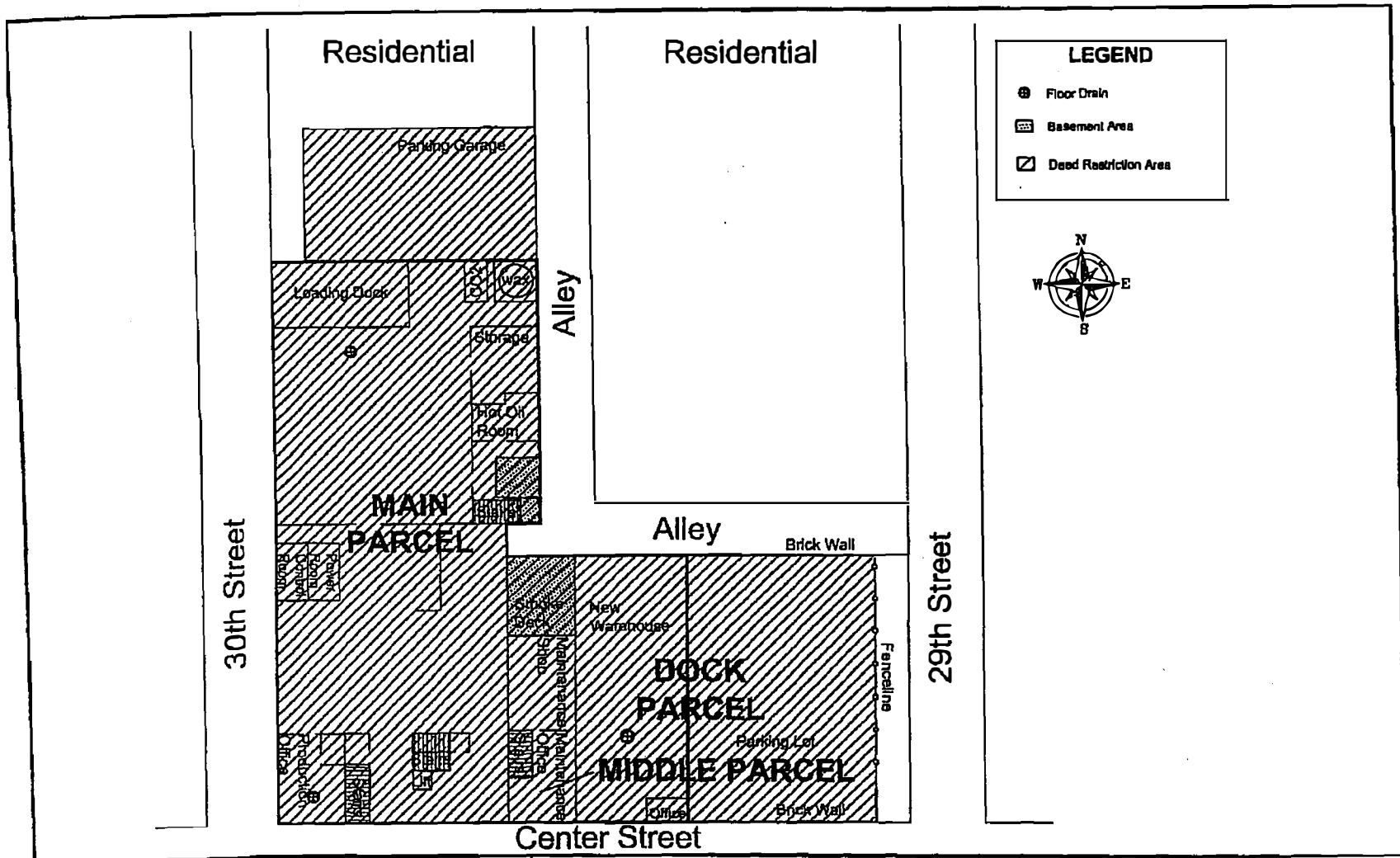
NOW THEREFORE, the owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitation and restrictions:

The paved surfaces and the building foundation that existed on the above-described property on the date that this restriction was signed form a barrier that must be maintained in order to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health. These structures are also required in order to minimize the infiltration of water and prevent groundwater contamination that would violate the groundwater quality standards in ch. NR 140, Wis. Admin. Code. The paved surfaces and the building foundation shall be maintained on the above described property in the locations shown on the attached map, labeled "Deed Restriction Area, Figure 1" unless another barrier, with an infiltration rate of 10^{-7} cm/sec or less, is installed and maintained in their place. The existing structures, and any replacement barrier with an infiltration rate of 10^{-7} cm/sec or less, shall be maintained on the above-described property in compliance with the "Cover System Maintenance Plan, 2930 West Center Street, Milwaukee, Wisconsin" that was submitted to the Wisconsin Department of Natural Resources on November 17, 2004 by Bostik, Inc., as required by s. NR 724.13(2), Wis. Admin. Code (1999).

In addition, the following activities are prohibited on any portion of the above described property unless prior written approval has been obtained from the Wisconsin Department of Natural Resources or its successor or assign: (1) excavating or grading of the land surface; (2) filling on capped areas and areas with impervious surfaces; (3) plowing for agricultural cultivation; and (4) construction or installation of a building or other structure with a foundation that would sit on or be placed within the cap or impervious surface.

Use other than industrial use or commercial use and use as a school, daycare, hospital, nursing home or other residential use is prohibited in any location on the above described property at which any portion of this deed restriction remains in effect.

This restriction is hereby declared to be a covenant running with the land and shall be fully binding upon all persons acquiring the above-described property whether by descent, devise, purchase or otherwise. This restriction inures to the benefit of and is enforceable by the Wisconsin Department of Natural Resources, its successors or assigns. The Department, its successors or assigns, may initiate proceedings at law or in equity against



J:\PROJECTS\00663 Bostik Finley\00003023 - Center ST\Close Request Figures\Figure 1 REC and Doring Location Map 8/31/11.dwg



DEED RESTRICTION AREA
 Bostik, Inc.
 2930 West Center Street
 Milwaukee, Wisconsin

DRWN: HEP	SCALE: 1" = 60'
CHK'D: LG	DATE: 08-03-04
APP'D: BL	FIGURE 1

**SECTION I
REQUIRED GIS REGISTRY INFORMATION
ATTACHMENTS**

- **COPY OF DEED**
- **PARCEL IDENTIFICATION NUMBER**
- **SITE LOCATION MAP**
- **MAP OF SITE IMPACTS**
- **TABLE OF MOST RECENT ANALYTICAL RESULTS**
- **SOIL IMPACT CONTOUR MAP**
- **RESPONSIBLE PARTY STATEMENT**

EXHIBIT A

Legal Description of the Property

PARCEL I

Lots 19 to 22 inclusive, in Block 3, in Pauline's Subdivision, in the Northeast 1/4 of Section 13, in Township 7 North, Range 21 East. Said land being in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Tax Key No. 309-1133-110-8
Address: 2900-2914 W. Center Street

PARCEL II

Lot 23 together with the South 1/2 of the vacated alley adjoining on the North, in Block 3, in Pauline's Subdivision, in the Northeast 1/4 of Section 13, in Township 7 North, Range 21 East. Said land being in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Tax Key No. 309-1134-X
Address: 2918 W. Center Street

PARCEL III

Lots 24, 25, 26, 27, 28, 29, 30, 31, 32 and 33, in Block 3, in Pauline's Subdivision, in the Northeast 1/4 of Section 13, in Township 7 North, Range 21 East, together with the South 1/2 of the East-West vacant alley contiguous to the North line of Lots 24, 25 and 26 and the North 1/2 of the vacated alley adjacent to Lot 27. Said land being in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Tax Key No. 309-1135-110-9
Address: 2930 W. Center Street

EXHIBIT B

Permitted Exceptions

1. General taxes for the year 2004, none now due and payable.
2. Municipal and zoning ordinances and agreements entered under them.
3. Matters that would be disclosed by an accurate survey of the Property.
4. Recorded easements for the distribution of utility and municipal services.
5. Recorded building and use restrictions and covenants.
6. Redevelopment Plan for the N. 30th Street – West Center Street Redevelopment Project Area recorded on June 19, 1979, as Document No. 5321017.

State Bar of Wisconsin Form 1-2003
WARRANTY DEED

Document Number

Document Name

THIS DEED, made between Robert D. Zarne and Jeane K. Zarne, husband and wife

_____ ("Grantor," whether one or more),
and Bostik Findley, Inc., a Delaware 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 Milwaukee County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

Lot 23 together with the South 1/2 of the vacated alley adjoining on the North, in Block 3, in Pauline's Subdivision in the Northeast 1/4 of Section 13, in Township 7 North, Range 21 East. Said land being in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except municipal and zoning ordinances, recorded easements for public utilities located adjacent to side and rear lot lines, recorded building and use restrictions and covenants and liens or encumbrances caused by the act of Grantee.

Dated November ____, 2004.

Recording Area

Name and Return Address
Joseph S. Rupkey, Esq.
Foley & Lardner LLP **Box 286**
777 E. Wisconsin Avenue
Milwaukee, Wisconsin 53202-5306

309-1134-X
Parcel Identification Number (PIN)

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

(SEAL)
* Robert D. Zarne

(SEAL)
* Jeane K. Zarne

AUTHENTICATION

Signature(s) of Robert D. Zarne and Jeane K. Zarne

authenticated on November, 2004.

*

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

THIS INSTRUMENT DRAFTED BY:
Joseph S. Rupkey, Esq. of Foley & Lardner LLP - Milwaukee

ACKNOWLEDGMENT

STATE OF WISCONSIN)
_____) ss.
_____) COUNTY)
Personally came before me on November, 2004,
the above-named Robert D. Zarne and Jeane K. Zarne

to me known to be the person(s) who executed the foregoing instrument and acknowledged 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 STATE BAR OF WISCONSIN FORM NO. 1-2003

* Type name below signatures.

Prepared For: Attorney Charles Benner
Foley & Lardner
First Wisconsin Center
777 East Wisconsin Avenue
Milwaukee, WI 53202-5367

Revised November 9, 2004
Commitment Number: M-143277
Refer inquiries to: Ann E. Mattes
(262)754-8899

SCHEDULE A

Effective Date: July 21, 2004 at 08:00 AM.

1. Policy (or Policies) to be issued:

- (a) Owner's Policy (Form B Amended 10/17/92) Policy Amount \$To be determined
Proposed Insured:

"A Legally Qualified Grantee to be Named"
- (b) Loan Policy (ALTA Loan Policy (10/17/92)) Policy Amount \$None
Proposed Insured:

None

2. Title to the fee simple estate or interest in the land described or referred to in this Commitment is at the Effective Date of record in:

Ato Findley, Inc. as to Parcel I and Robert D. Zarne and Jeane K. Zarne, husband and wife as to Parcel II and Findley Adhesives, Inc. as to Parcel III

3. The land referred to in the Commitment is described as follows:

Parcel I: Lots 19 to 22 inclusive, in Block 3, in Pauline's Subdivision, in the Northeast 1/4 of Section 13, in Township 7 North, Range 21 East. Said land being in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Tax Key No.: 309-1133-110-8
Property Address: 2900-2914 W. Center Street

Parcel II: Lot 23 together with the South 1/2 of the vacated alley adjoining on the North, in Block 3, in Pauline's Subdivision in the Northeast 1/4 of Section 13, in Township 7 North, Range 21 East. Said land being in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Tax Key No.: 309-1134-X
Property Address: 2918 W. Center Street

Parcel III: Lots 24, 25, 26, 27, 28, 29, 30, 31, 32 and 33, Block 3, Pauline's Subdivision, in the Northeast 1/4 of Section 13, Township 7 North, Range 21 East, together with the South 1/2 of the East-West vacant alley contiguous to the North line of Lots 24, 25 and 26 and the North 1/2 of vacated alley adjacent to Lot 27. Said land being in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Tax Key No.: 309-1135-110-9
Property Address: 2930 W. Center Street

Prepared by Knight-Barry Title, Inc. agent for First American Title Insurance Company				
835 Wisconsin Avenue Racine, WI 53403 (262) 633-2479 Fax: (262) 633-4928	14640 W. Greenfield Ave Brookfield, WI 53005 (262) 754-8899 Fax: (262) 754-8890	7991 Sheridan Road Kenosha, WI 53143 (262) 657-2599 Fax: (262) 657-2580	125 W. Grand Avenue Port Washington, WI 53074 (262) 284-2630 Fax: (262) 284-3535	123 S. 6 th Ave West Bend, WI 53095 (262) 335-2999 Fax: (262) 335-3966

Commitment Number: M-143277

SCHEDULE B - SECTION I REQUIREMENTS

The following are the requirements to be complied with:

- a. Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured.
- b. Payment to the Company of the premiums, fees and charges for the policy:
- c. Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record, to wit:

Deed from Ato Findley, Inc. as to Parcel I and Robert D. Zarne and Jeane K. Zarne, husband and wife as to Parcel II and Findley Adhesives, Inc. as to Parcel III to "A Legally Qualified Grantee to be Named"

We should be furnished with a certified copy of the resolution adopted by the Board of Directors of Ato Findley, Inc. authorizing the execution of the proposed deed.

We should be furnished with a certified copy of the resolution adopted by the Board of Directors of Findley Adhesives, Inc. authorizing the execution of the proposed deed.

Prepared by Knight-Barry Title, Inc. agent for First American Title Insurance Company

835 Wisconsin Avenue Racine, WI 53403 (262) 633-2479 Fax: (262) 633-4928	14640 W. Greenfield Ave Brookfield, WI 53005 (262) 754-8899 Fax: (262) 754-8890	7991 Sheridan Road Kenosha, WI 53143 (262) 657-2599 Fax: (262) 657-2580	125 W. Grand Avenue Port Washington, WI 53074 (262) 284-2630 Fax: (262) 284-3535	123 S. 6 th Ave West Bend, WI 53095 (262) 335-2999 Fax: (262) 335-3966
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Commitment Number: M-143277

**SCHEDULE B - SECTION II
EXCEPTIONS**

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment. *(This exception can be removed only if a GAP Endorsement is attached to this commitment and the requirements for the issuance of "gap" coverage as described in the endorsement are met, including the payment of the premium)*
2. Special taxes or assessments, if any, payable with the taxes levied or to be levied for the current and subsequent years. *(This exception can be removed only if the Company receives written evidence from the municipality that there are no special assessments against the Land, or that all such items have been paid in full.)*
3. Liens, hook-up charges or fees, deferred charges, reserve capacity assessments, impact fees, or other charges or fees due payable on the development or improvement of the Land, whether assessed or charged before or after the date of the policy. *(This exception can be removed only if the Company receives (1) written evidence from the municipality that there are no deferred charges, hook-up fees, or other fees or charges attaching to the property; (2) evidence that the Land contains a completed building; and (3) a statement showing that the land has a water and sewer use account. If the land is vacant, this exception will not be removed.)*
4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records. *(This exception will be removed only if the company receives a Construction Work and Tenant Affidavit on a form prepared by the Company and the following is true:
NO WORK DONE: the affidavit must establish that there has been no lienable construction work in the previous six months.
REPAIR WORK DONE: if repair work has been done on an existing structure in the last six months, the Affidavit must accurately disclose all parties who have done lienable work in the last six months, and have attached to it original waivers of lien from each person or company.
NEW CONSTRUCTION: if the property contains a newly-built structure, the Affidavit must incorporate a complete list of parties who have done lienable work in the last six months, and have attached to it original full waivers of lien from each person or company. If Exception 4 is removed, it may be replaced by the following exception: "Any construction lien claim by a party not shown on the Construction Work and Tenants Affidavit supplied to the Company."*
5. Rights or claims of parties in possession not shown by the public records. *(This exception will be removed only if the company receives a Construction Work and Tenants Affidavit on a form prepared by the Company. If the Affidavit shows that there are tenants, Exception 5 will be replaced by an exception for the rights of the tenants disclosed by the Affidavit.)*
6. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises. *(This exception will be removed only if the company receives an original survey which (i) has a current date, (ii) is satisfactory to the company, and (iii) complies with the current ALTA/ACSM Minimum Survey Standards or Wisconsin Administrative Code AE-7. If the survey shows matters which effect title to the property, this exception will be replaced by an exception describing those matters.)*
7. Easements or claims of easements not shown by the public records. *(This exception will be removed only if the*

Prepared by Knight-Barry Title, Inc. agent for First American Title Insurance Company

835 Wisconsin Avenue Racine, WI 53403 (262) 633-2479 Fax: (262) 633-4928	14640 W. Greenfield Ave Brookfield, WI 53005 (262) 754-8899 Fax: (262) 754-8890	7991 Sheridan Road Kenosha, WI 53143 (262) 657-2599 Fax: (262) 657-2580	125 W. Grand Avenue Port Washington, WI 53074 (262) 284-2630 Fax: (262) 284-3535	123 S. 6 th Ave West Bend, WI 53095 (262) 335-2999 Fax: (262) 335-3966
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company receives an original survey which (i) has a current date, (ii) is satisfactory to the company, and (iii) complies with the current ALTA.ACSM Minimum Survey Standards or Wisconsin Administrative Code AE-7. If the survey shows matters which effect title to the property, this exception will be replaced by an exception describing those matters.)

8. Any claim of adverse possession or prescriptive easement. *(This exception will be removed only if the company receives an original survey which (i) has a current date, (ii) is satisfactory to the company, and (iii) complies with the current ALTA.ACSM Minimum Survey Standards or Wisconsin Administrative Code AE-7. If the survey shows matters which effect title to the property, this exception will be replaced by an exception describing those matters.)*
9. General taxes for the year 2004.
10. Redevelopment Plan for the N. 30th Street – West Center Street Redevelopment Project Area recorded on June 19, 1979, as Document No. 5321017.
11. Memorandum of Lease between Robert D. Zarn and Jeane K. Zarn and Ato Findley, Inc. recorded on March 25, 1996, as Document No. 7196123. (Affects Parcel II)
12. Mortgage, according to the terms and provisions thereof, from Stanley Morrow and Cora Morrow, to First Savings Association to secure the originally stated indebtedness of \$9,812.40, and any other amount payable under the terms thereof, recorded on September 19, 1978, as Document No. 5252245. (Parcel III)
Stanley Morrow and Cora Morrow listed above were former owners of record.
13. Mortgage, Assignment of Leases and Rents and Security Agreement according to the terms and provisions thereof, from Findley Adhesives, Inc., to Bankers Trust Company to secure the originally stated indebtedness of \$43,000,000.00, and any other amount payable under the terms thereof, recorded on March 9, 1988, as Document No. 6152210. (Parcel III)
Mortgage Modification Agreement recorded in the office of the Register of Deeds for Milwaukee County, Wisconsin on February 15, 1991, as Document No. 6458137.
Mortgage Modification Agreement recorded in the office of the Register of Deeds for Milwaukee County, Wisconsin on January 12, 1993, as Document No. 6713858.
14. Assignment of Rents and Leases, with Power of Attorney, given as additional security for the payment of the above mortgage executed by Findley Adhesives, Inc. to Bankers Trust Company, dated February 8, 1988 and recorded in the office of the Register of Deeds for Milwaukee County, Wisconsin on March 9, 1988, as Document No. 6152211. (Parcel III)
Assignment of Rents and Leases Modification Agreement recorded in the office of the Register of Deeds for Milwaukee County, Wisconsin on February 15, 1991, as Document No. 6458138.
Assignment of Rents and Leases Modification Agreement recorded in the office of the Register of Deeds for Milwaukee County, Wisconsin on January 12, 1993, as Document No. 6713859.

If applicable, copies of this commitment have been sent to:

Prepared by Knight-Barry Title, Inc. agent for First American Title Insurance Company

835 Wisconsin Avenue Racine, WI 53403 (262) 633-2479 Fax: (262) 633-4928	14640 W. Greenfield Ave Brookfield, WI 53005 (262) 754-8899 Fax: (262) 754-8890	7991 Sheridan Road Kenosha, WI 53143 (262) 657-2599 Fax: (262) 657-2580	125 W. Grand Avenue Port Washington, WI 53074 (262) 284-2630 Fax: (262) 284-3535	123 S. 6 th Ave West Bend, WI 53095 (262) 335-2999 Fax: (262) 335-3966
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DOCUMENT NO

REEL 1278 IMAGE 756

2-41904T
STATE BAR OF WISCONSIN - FORM 1
WARRANTY DEED
THIS SPACE RESERVED FOR RECORDING DATA

This Deed, made between Howard A. Knauber and
Ida May Knauber
Grantor
and Findley Adhesives, Inc., a Delaware
corporation
Grantee

5382954
REGISTER'S OFFICE
Milwaukee County, WI
RECORDED AT 9:58 PM

FEB 15 1980
REEL 1278 IMAGE 756
REGISTER
OF DEEDS

Witnesseth, That the said Grantor, for a valuable consideration
in hand paid hereby
conveys to Grantee the following described real estate in Milwaukee
County, State of Wisconsin:

Richard J. Bliss
Godfrey & Kahn, S.C.
780 N. Water St.
Milwaukee, WI 53202
Tax Ref No. 309-1136-0

Lot Thirty-one (31) in Block Three (3) in Pauline's Subdivision,
in the North East One-quarter (1/4) of Section Thirteen (13),
Township Seven (7) North, Range Twenty-one (21) East, in the
City of Milwaukee, Milwaukee County, Wisconsin.

PAULIN 130

DOC # 5382954 N
RECORD 2.00
RTA 3.50
F CASH F 7.50
#73718 C001 BILL 13.00
FEB 15 80

TRANSFER
\$ 55.00
RT

This is not heretofore property.
(It is not)
Together with all and singular the hereditaments and appurtenances thereto belonging;
And Grantors, jointly and severally,
warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except municipal
and zoning ordinances, recorded easements for public utilities located
adjacent to side and rear lot lines, recorded building and use re-
strictions and covenants and general taxes levied in 1980
and will warrant and defend the same.

Dated this 12th day of February, 1980.

(SEAL) Howard A. Knauber (SEAL)
(SEAL) Ida May Knauber (SEAL)

AUTENTICATION
Signed and authenticated this 12th day of February, 1980.

Richard J. Bliss
TITLE: MEMBER STATE BAR OF WISCONSIN
(If not authorized by § 708.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY
Richard J. Bliss

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

ACKNOWLEDGMENT
STATE OF WISCONSIN
County, _____

Personally came before me, this _____ day of _____, 1980, the above named _____
to me known to be the person who executed the foregoing instrument and acknowledge the same.

Notary Public _____ County, Wis.
My Commission is permanent. (If not, state expiration date: _____)

5694317

DOCUMENT NO. STATE BAR OF WISCONSIN FORM 1-1984
WARRANTY DEED

REEL 1613 PAGE 1683

THIS SPACE RESERVED FOR DELIVERING DATA

5694317

REGISTER'S OFFICE } ES
Milwaukee County, WI
RECORDED AT 3:30 PM

FEB 17 1984

REEL 1613 IMAGE 1683

REGISTER
OF DEEDS

This Deed, made between Johnnie MORROW, a/s/a
known as John MORROW
..... Granter,
and Findley Adhesives, Inc......

Witnesseth, That the said Granter, for a valuable consideration, ONE
Dollar and other good and valuable consideration
conveys to Grantee the following described real estate in Milwaukee
County, State of Wisconsin:

RETURN TO Grantee
2133 W 20th St
Milwaukee, WI 53210

Tax Parcel No: 309-1137-6

Lot 32 in Block 3 in Pauline's Subdivision, in the Northeast 1/4 of Section 13, in
Township 7 North, Range 21 East, in the City and County of Milwaukee, State of
Wisconsin.

TRANSFER
\$ 64.80
FFF

DOC # 5694317 #
RECORD 4.00
RTX 61.80

This IS NOT homestead property.
(1) (is not)

Together with all and singular the hereditaments and appurtenances thereto belonging;

And Johnnie MORROW
warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except ING
Municipal and zoning ordinances, recorded easements for public utilities
located adjacent to side and rear lot lines, recorded building and use
restrictions and covenants, and general taxes levied in the current year
and will warrant and defend the same.

Listed this 10th day of February, 1984.

(SEAL) Johnnie Morrow, a/k/a John Morrow (SEAL)
(SEAL) (SEAL)

AUTHENTICATION

Signature(s) _____
authenticated this _____ day of _____, 19____

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not authorized by § 78.96, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY
Title Corp. of Wisconsin, Inc.
John K. Persch
(Signatures may be authenticated or acknowledged. Both are not necessary.)

ACKNOWLEDGMENT

STATE OF WISCONSIN }
Waukesha County, } ES
Personally came before me this 10th day of
February, 1984, the above named
Johnnie MORROW, a/k/a John MORROW

to me known to be the person who executed the foregoing instrument and acknowledge the same.
Shirley A. Underberg
Notary Public Milwaukee County, Wis.
My Commission is permanent. (If not, state expiration date: SEPTEMBER 23, 1984.)

400

Mer-M-22547 A

DOCUMENT NO.

REC 1624 MAR 382

Mighty Company, Inc.

conveys and warrants to Findley Adhesives, Inc.

the following described real estate in Milwaukee County, State of Wisconsin:

STATE BAR OF WISCONSIN - FORM 8 WARRANTY DEED THIS SPACE RESERVED FOR RECORDING DATA

5703608 REGISTERS OFFICE MILWAUKEE COUNTY, WI 130 RECORDED AT 2:45 PM MAR 28 1984 REC 1624 IMAGE 382

RETURN TO FINDLEY ADHESIVES, INC 333 BISHOP'S WAY BROOKFIELD, WI 53005 ATTN: REAL ESTATE TAX KEY NO. 309-1138-1

Lot Thirty-three (33) in Block Three (3), in Pauline's Subdivision in the Northeast One-quarter (1/4) of Section Thirteen (13), in Township Seven (7) North, Range Twenty-one (21) East, in the City of Milwaukee, Milwaukee County, Wisconsin. pc

DOC # 3703608 RECORD 4.00 RTX 45.00

TRANSFER \$45.00 FEE

This is not homestead property.

Exception to warranties: easements, restrictions and zoning ordinances

Dated this 27th day of March 19 84.

Mighty Company, Inc. BY Tom Frenkel, President

AUTHENTICATION Signatures authenticated this day of 1984.

ACKNOWLEDGMENT STATE OF WISCONSIN Milwaukee County. Personally came before me, this 27th day of March 1984 the above named Tom Frenkel

TITLE: MEMBER STATE BAR OF WISCONSIN

THIS INSTRUMENT WAS DRAFTED BY James R. Hanley

Roger K. Knoll Notary Public Milwaukee County, Wis. Commission expires 6-14 1987

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

Persons of legal age in any capacity should be bound or printed before their signatures.

5703608

7460157

STATE BAR OF WISCONSIN FORM 1 - 1962
WARRANTY DEED

DOCUMENT NO.

REEL 4199 IMAGE 1364

This Deed, made between
ELIJAH TONEY and BERNICE TONEY
 and ATO FINDLEY INC.
 Witnesseth, that the said Grantor, for a valuable consideration of one
dollar and other good and valuable consideration
 conveys to Grantee the following described real estate in MILWAUKEE
 County, State of Wisconsin.

REGISTER'S OFFICE }
 Milwaukee County, WI } 2:10 PM
 RECORDED AT
 DEC 10 1987
 REEL 4199 IMAGE 1364
 REGISTER
 OF DEEDS

THIS SPACE RESERVED FOR RECORDING DATA
 NAME AND RETURN ADDRESS
 ATO FINDLEY INC.
 c/o Paul J. Kover
 F&R Corp.
 77 E. Wisconsin Ave.
 Milwaukee, WI 53202

TRANSFER
 \$ 57.00
 FEE

7460157
 RECORD 10.00
 TAX 57.00

The South 30 feet of the North 60 feet of Lot 19 and 20 in Block 3, in Paulines Subdivision in the Northeast 1/4 of Section 13, in Township 7 North, Range 21 East, in the City of Milwaukee, Milwaukee County, Wisconsin.

This is not homestead property.
 Together with all and singular the tenements and appurtenances thereto in anywise belonging:
 And Grantee
 warrants that this is good, validable in fee simple and free and clear of encumbrances except municipal and zoning ordinances and agreements entered under them, recorded assessments for the distribution of utility and municipal services, recorded building and use restrictions and covenants, general taxes levied in the year of closing; and all taxes and do lead the same.

Given this 1st day of December, 19 87
 ELIJAH TONEY (SEAL) BERNICE TONEY (SEAL)

AUTHENTICATION
 Signature(s)
 Subscribed this 1st day of December, 19 87

ACKNOWLEDGMENT
 State of Wisconsin,
 County of Milwaukee
 Personally came before me this 1st day of December, 19 87, the above named ELIJAH TONEY and BERNICE TONEY

TITLE MEMBER STATE BAR OF WISCONSIN
 (If not, authorized by 175A Wis. Stats.)
 THIS INSTRUMENT WAS DRAFTED BY
 Under the Supervision of:
 Attorney Eliot Fokras McCarty
 Signature(s)
 My commission expires on 4-27-88

to me (shown to be the person) Debra A. Smith who executed the foregoing instrument and acknowledged to me that he executed the same.
 My commission expires on 4-27-88



7460155
DOCUMENT NO.

STATE BAR OF WISCONSIN FORM 1 - 1962
WARRANTY DEED
REEL 4199 IMAGE 1362

This Deed, made between MARRIE L. STRAYHORN, a single individual

and ATO. FINDLEY, INC.

Witnesseth, That the said Carrie L. Strayhorn, for a valuable consideration of one dollar and other good and valuable consideration conveyed to Grantor the following described real estate in MILWAUKEE County, State of Wisconsin:

TRANSFER
\$ 60.00
FEE

REGISTER'S OFFICE
Milwaukee County, WI }
RECORDED AT } 2:19 PM
DEC 1 0 1967
REEL 4199 IMAGE 1362
REGISTER OF DEEDS

THIS SPACE RESERVED FOR CONFORMING DATA
MAILING AND RETURN ADDRESS: CHUCK KENNEDY
John & Gardner
277 E. Wisconsin Ave.
Milwaukee, WI
43202-9667

309-1128-7
MILWAUKEE COUNTY CLERK

The North 30 feet of Lots 19 and 20, in Block J, in Pauline's Subdivision, in the Northeast 1/4 of Section 13, in Township 7 North, Range 21 East, in the City of Milwaukee, Milwaukee County, Wisconsin.

This is in interest property.

7460155

RECORD 10.00
FEE 60.00

Together with all and singular the incumbrances and appurtenances thereto in anywise.

Witnesseth, that the said Carrie L. Strayhorn, hereby in full and clear view of and without any municipal and zoning ordinances, recorded encumbrances for public utilities serving the property, recorded building and use restrictions and covenants, general taxes levied in the year of closing;

and will execute and defend the same.

Dated this 15th day of November, 1967.

(SEAL) Carrie L. Strayhorn (SEAL)
CARRIE L. STRAYHORN (SEAL)

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s) _____
subscribed this _____ day of _____ 19____

State of Wisconsin }
County of Mewaukee }
Personally came before me this 15th day of November, 1967, the above named CARRIE L. STRAYHORN, a single individual.

TITLE: MOHDEX STATE BAR OF WISCONSIN

(If not authorized by (FOIA, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY
Under the Supervision of

Attorney Eileen Patricia McGarry

(Signatures may be authenticated by acknowledgment, but not by this certificate.)

to me to be by the person who claimed to be keeping
this instrument and I have no knowledge of any
Eileen Patricia McGarry
Notary Public, Milwaukee County, Wis.
My commission expires on _____ 1968.



* Hours of personal typing in this territory should be equal or equal to those of the typewriter.
MILWAUKEE COUNTY CLERK

STATE BAR OF WISCONSIN
Form No. 1 - 1962

7460155

10 of 12

7442108

REEL 4171 PAGE 1113

Document Number

QUIT CLAIM DEED

Name and Return Address:
ATO Finley Inc.
11321 Watertown Plank Road
Wauwatosa, WI 53226

Tax Key No.: 309-1132-0, 309-1133-4, 309-1131-3, 309-1130-8

THIS INSTRUMENT, Made this 17th day of February
A.D. 1997 between City of Milwaukee, a municipal corporation duly organized
and existing under and by virtue of the laws of the State of Wisconsin, located
at Milwaukee, Wisconsin, party of the first part, and ATO Finley herein
referred to as "Buyer", party of the second part.

REGISTRAR'S OFFICE } 85 -2:00 PM
Milwaukee County, WI }
RECORDED AT -2:00 PM

OCT 20 1997
REEL 4171 IMAGE 1113-1114
W.A.C. REGISTER
OF DEEDS

Recording Area

WITNESSETH, That the said party of the first part, for and in consideration of the sum of Two Thousand and No/100ths
(\$2,000.00) Dollars to it paid by the said party of the second part, the receipt whereof is hereby confessed and
acknowledged, has given, granted, bargained, sold, remised, released and quitclaimed, and by these presents does give
grant and assigns forever, the following described real estate, situated in the City of Milwaukee and County of Milwaukee,
State of Wisconsin, to-wit:

Lots 21 and 22 and the South 60 feet of Lot s 19 & 20 in Block 3, in Pauline's Subdivision in the Northeast
1/4 of Section 13, Township 7 North, Range 21 East.

Address: 2911 West Center Street, 2914 West Center Street, 2701 North 29th Street, 2705-07 North 29th
Street

CREO No.: 309-106, 107, 108, 111

7442108 N
RECORD 12.00

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto
belonging or in any wise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever of the said
party of the first part, either in law or equity, other in possession or expectancy of, to the only proper use, benefit and
behalf of the said party of the second part, his/her/their heirs and assigns forever.

IN WITNESS WHEREOF, the said City of Milwaukee, party of the first part, has caused these presents to be signed by
John O. Norquist, its Mayor, and by Ronald D. Leonhardt, its City Clerk, and countersigned by
Anita W. Paretti, its Deputy City Comptroller, at Milwaukee, Wisconsin, and its corporate seal to be
hereunto affixed, this 17th day of February, A.D. 1997.

Signed and sealed in presence
of

FEE
77.25 (2)
EXEMPT

CITY OF MILWAUKEE

Richard E. Wyttenbach

By John O. Norquist Mayor
Ronald D. Leonhardt City Clerk

Anthony H. America

COUNTERSIGNED:

Charlene A. ...

Anita W. Paretti Deputy City Comptroller

11 3/19/97

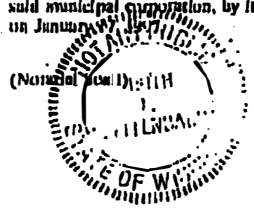
1700

811112

REC. 4171 MAR 11 1997

STATE OF WISCONSIN)
MILWAUKEE COUNTY) ss.

Personally came before me this 14th day of February, A.D. 1997 Mayor of the above named municipal corporation, to me known to be the person who executed the foregoing instrument and to me known to be such mayor of said municipal corporation, and acknowledged that he executed the foregoing instrument as such officer as the deed of said municipal corporation, by its authority, and pursuant to resolution file No. 961381 adopted by its Common Council on January 17, 1997.



Rud E. Wyttenbach
Notary Public, Milwaukee County, Wisconsin
My commission expires 3-2, A.D. 1997

STATE OF WISCONSIN)
MILWAUKEE COUNTY) ss.

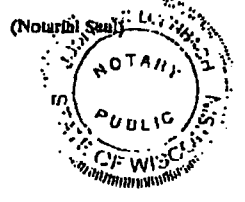
Personally came before me this 17th day of February, A.D. 1997, City Clerk of the above named municipal corporation, to me known to be the person who executed the foregoing instrument and to me known to be such city clerk of said municipal corporation, and acknowledged that he/she executed the foregoing instrument as such officer as the deed of said municipal corporation, by its authority, and pursuant to resolution file No. 961381 adopted by its Common Council on January 17, 1997.

(Notarial Seal)

William J. ...
Notary Public, Milwaukee County, Wisconsin
My commission expires ..., A.D. 1997

STATE OF WISCONSIN)
MILWAUKEE COUNTY) ss.

Personally came before me this 21st day of February, A.D. 1997, DEPUTY City Comptroller of the above named municipal corporation, to me known to be the person who executed the foregoing instrument and to me known to be such City Comptroller of said municipal corporation, and acknowledged that he/she executed the foregoing instrument as such officer as the deed of said municipal corporation, by its authority, and pursuant to resolution file No. 961381 adopted by its Common Council on January 17, 1997.



...
Notary Public, Milwaukee County, Wisconsin
My commission expires 10-24, A.D. 1997

This transaction is exempt from the Wisconsin Real Estate Transfer Fee and Transfer Return pursuant to Sec. 77.25 (2) of the Wisconsin Statutes.

This document drafted by the City of Milwaukee

10-24-97
11-21-97
12-21-97
1-21-98
2-21-98
3-21-98
4-21-98
5-21-98
6-21-98
7-21-98
8-21-98
9-21-98
10-21-98
11-21-98
12-21-98

12 of 12

10

REC-2001 WIS 1693
WARRANTY DEED
STATE BAR OF WISCONSIN FORM 2-1982

THIS SPACE RESERVED FOR RECORDING DATA

5993558

REGISTER'S OFFICE } 88
Milwaukee County, WI }
RECORDED AT 12:03 PM

DEC - 8 1986

REEL 2001 IMAGE 1693

REGISTER OF DEEDS

RETURN TO Robert Zarne
7420 - No Longene Rd.
Milwaukee 53217

Tax Paid No: 309-1134-R

5993558

DOCUMENT NO.

Claire Krom

conveys and warrants to Robert D. Zarne and Jeane K. Zarne, his wife, as survivorship marital property

the following described real estate in Milwaukee County, State of Wisconsin:

Lot 23 together with the South 1/2 of the vacated alley adjoining on the North, in Block J, in Pauline's Subdivision in the North East 1/4 of Section 13, in Township 7 North, Range 21 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

TRANSFER \$45.00 FEE

5993558
RECORD 4.00
RTX 45.00

This is not homestead property.
200 (to not)

Exception in warranties: Excepting Municipal and Zoning Ordinances, easements and restrictions of record general and special taxes and assessments levied for the current and subsequent years.

Dated this 24th day of November, 1986.

(SEAL)

X

Claire Krom

(SEAL)

(SEAL)

(SEAL)

AUTHENTICATION

Signature(s) Claire Krom

authenticated this 24 day of November, 1986

Raymond L. Carbin

TITLE MEMBER STATE BAR OF WISCONSIN

(If not authorized by § 706.04, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

John T. Pryor

Attorney at Law

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

ACKNOWLEDGMENT

STATE OF WISCONSIN

County } ss.

Personally came before me this day of 1986 the above named

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

Notary Public County, Wis.
My Commission is permanent. (If not, state expiration date: 19.....)

None of above clerks in and capacity should be used or listed below their signatures.

WARRANTY DEED

STATE BAR OF WISCONSIN FORM No. 2-1982

Wisconsin Legal Blank Co. Inc. Milwaukee, Wis.

400

Parcel Identification Information:

Parcel I: Lots 19 to 22 inclusive, in Block 3, in Pauline's Subdivision, in the Northeast $\frac{1}{4}$ of Section 13, in Township 7 North, Range 21 East. Said land being in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Address: 2914 W CENTER ST. Tax Key No. 309-1133-110-8

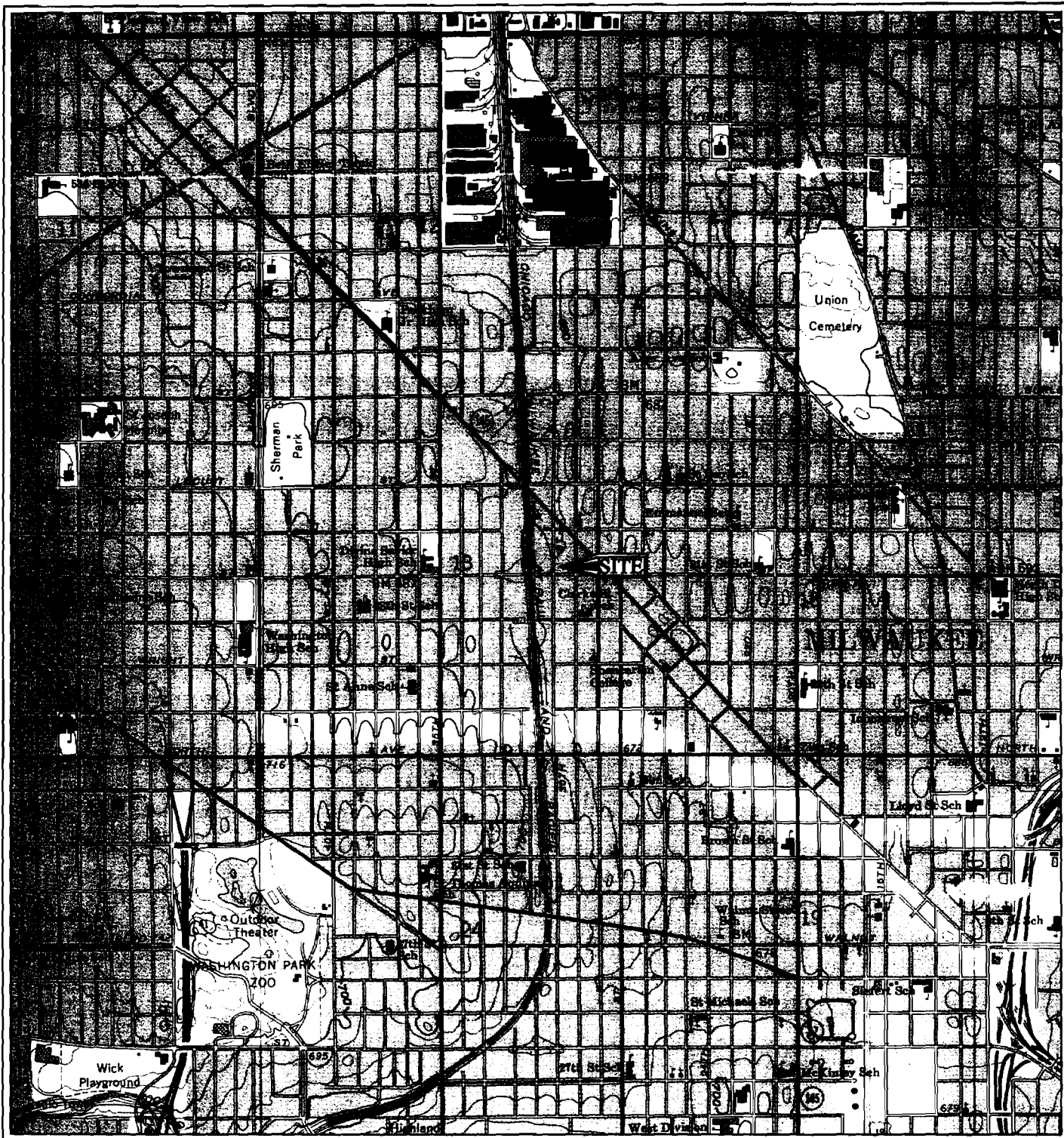
Parcel II: Lot 23 together with the South $\frac{1}{2}$ of the vacated alley adjoining on the North, in Block 3, in Pauline's Subdivision in the Northeast $\frac{1}{4}$ of Section 13, in Township 7 North, Range 21 East. Said land being in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Address: 2918 W CENTER ST. Tax Key No. 309-1134-X

Parcel III: Lots 24, 25, 26, 27, 28, 29, 30, 31, 32 and 33, Block 3, Pauline's Subdivision, in the Northeast $\frac{1}{4}$ of Section 13, Township 7 North, Range 21 East, together with the South $\frac{1}{2}$ of the East-West vacant alley contiguous to the North line of Lots 24, 25 and 26 and the North $\frac{1}{2}$ of vacated alley adjacent to Lot 27.

Said land being in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Address: 2930 W CENTER ST. Tax Key No. 309-1135-110-9



Adapted from: USGS 7.5 minute series Milwaukee, Wisconsin topographic quadrangle dated 1958, Photorevised 1971.

SCALE 1:24,000

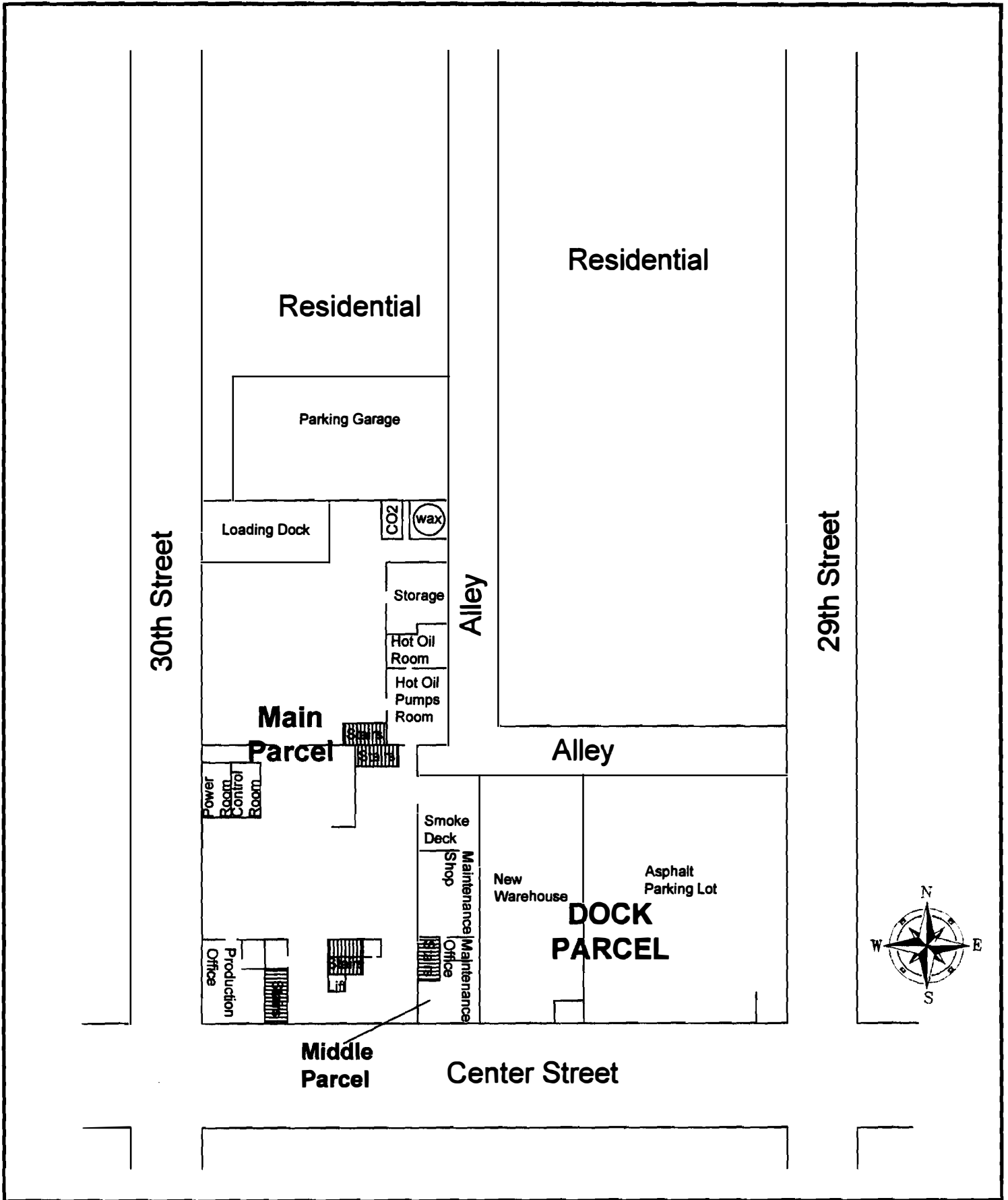
Figure 1

Site Location Map

Bostik Findley

2930 West Center Street, Milwaukee, Wisconsin

ENSR
INTERNATIONAL



J:\COMMON\00963023 Bostik Center ST\figures\site layout map R-1.dwg

REV#	DESCRIPTION	APP'D



FIGURE I-1
SITE LAYOUT MAP
 Bostik Findley
 2030 West Center Street
 Milwaukee, Wisconsin

DRWN: HEP	SCALE: 1"=59'
CHK'D:	DATE: 06-21-04
APP'D:	

TABLE 1
SOIL ANALYTICAL RESULTS - ENSR INVESTIGATION

Bostik Findley
2930 W. Center St.
Milwaukee, WI

Analyte ¹	Sample Identification, Depth and Date Sampled										Wisconsin Generic Direct Contact Industrial RCL	Wisconsin Generic Direct Contact Residential RCL	Wisconsin Generic Soil to Groundwater
	GP-1 3 ft bgs 6/15/04	GP-2 3 ft bgs 6/15/04	GP-3 3 ft bgs 6/15/04	GP-4 3 ft bgs 6/15/04	GP-4 8 ft bgs 6/15/04	GP-4 16 ft bgs 6/15/04	GP-5 3 ft bgs 6/15/04	GP-6 1ft bgs 6/15/04	GP-7* 33ft bgs 7/30/04	GP-8 31 ft bgs 7/30/04			
cis-1,2-Dichloroethene	<25	<25	<25	74	<25	<25	<25	<25	<31	<28	1,300,000 ²	156000 ²	27 ²
Naphthalene	<25	<25	<25	<25	<25	<25	<25	<25	<31	30	110,000 ³	20000 ³	400 ³
Tetrachloroethene	<25	<25	<25	850	1,000	<25	<25	<25	<31	<28	35,000 ²	1230 ²	4.1 ²
Trichloroethene	<25	<25	<25	36	<25	<25	<25	<25	<31*	<28	240 ²	14 ²	3.7 ²
	NA	NA	NA	NA	NA	NA	NA	7,100	NA	NA	100/250 ⁵	100/250 ⁵	100/250 ⁵
Arsenic (mg/kg)	5.4	2.7	5.6	9.2	NA	NA	12	NA	NA	NA	1.6 mg/kg ⁴	0.039 mg/kg ⁴	0.58 mg/kg ⁴
Barium (mg/kg)	69	100	65	98	NA	NA	140	NA	NA	NA	71,500,000 mg/kg ²	1,100 mg/kg ²	330 mg/kg ²
Cadmium (mg/kg)	0.51	0.40	0.41	0.34	NA	NA	0.38	NA	NA	NA	510 ma/kg ⁴	8 ma/kg ⁴	0.75 mg/kg ²
Chromium (mg/kg)	20	23	17	23	NA	NA	22	NA	NA	NA	NL ⁴	16,000 (Cr +3) ma/kg ⁴	NL ⁴
Lead (mg/kg)	19	15	19	15	NA	NA	13	NA	NA	NA	500 mg/kg ⁴	50 mg/kg ⁴	NL ⁴
Mercury (mg/kg)	0.049	0.075	0.020	0.084	NA	NA	0.036	NA	NA	NA	2,900 mg/kg ²	2,900 mg/kg ²	0.42 mg/kg ² (elemental)
Selenium (mg/kg)	0.53	<0.44	0.90	<0.44	NA	NA	<0.42	NA	NA	NA	5,110,000 mg/kg ²	78,200 mg/kg ²	1.0 mg/kg ²
Silver (mg/kg)	0.046	0.069	0.051	0.050	NA	NA	0.072	NA	NA	NA	5,110,000 mg/kg ²	78,200 mg/kg ²	6.2 mg/kg ²

Notes:

¹Only Detected Compounds Shown

²RCL values calculated per "Determining Residual Contaminant Levels Using EPA Soil Screening Level Web Site", Publication RR-682.

³Value from Table 1, "Soil Cleanup Levels for Polycyclic Aromatic Compounds (PAHs) Interim Guidance", Publication RR-519-17

⁴Direct Contact RCL Value from Table 2, NR 720.11

⁵Value for GRO/DRO from NR 720.09 (protection of groundwater). Value depends on soil type.

bgs = below ground surface.

DRO = Diesel range organics.

µg/kg = micrograms per kilogram (parts per billion).

mg/kg = milligram per kilogram (parts per million).

NA = Not Analyzed

NL = Not Listed

VOCs = volatile organic compounds.

RCL = Residual Contamination Levels

Concentrations in bold and outlined indicate and exceedance of an the Wisconsin Generic Groundwater Protection RCL

* Trichloroethene was initially detected in the sample from GP-7 collected at 33 feet bgs. ENSR requested a reanalysis of the samples from both GP-7 and GP-8. The reanalysis of the sample from GP-8 verified the initial naphthalene result; however, trichloroethene was not detected in the sample from GP-7. ENSR requested the laboratory evaluate the discrepancy. An August 11, 2004 letter from the TestAmerica Laboratory Manager, states that, "However, due to the low level detection (the result is at the Limit of Quantification) and the fact that two subsequent analysis failed to confirm the initial findings, I feel the first analyses was a false detection of Trichloroethene."



November 19, 2004

Ms. Margaret Brunette
Wisconsin Department of Natural Resources
P.O. Box 12436
Milwaukee, WI 53212

Re: Former Bostik Findley Facility
2930 West Center Street
Milwaukee, Wisconsin
WDNR BRRTS #: 03-41-005301

Dear Ms. Brunette:

As required for site closure under the Wisconsin Department of Natural Resources Geographic Information System ("GIS") Registry of Closed Remediation Sites, Bostik Findley Inc. is the responsible party for the property located at 2930 West Center Street, Milwaukee, Wisconsin, and believes that the legal description for the property contained within this GIS Registry packet is accurate and complete.

If you have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kimberly Dabertin', written over a large, faint circular stamp or watermark.

Kimberly Dabertin
Regulatory Affairs
Direct Phone: 1.414.607.1245
facsimile: 1.414.607.1473
email: kimberly.dabertin@bostikfindley-us.com

KD/jse

K:\Bostik CENTER St. Ltr 11-19-04.doc

Bostik Findley, Inc.
11320 Watertown Plank Road
Wauwatosa, WI 53226-3434 USA
Tel: 414 774.2250 • Fax: 414 774.8075

October 1990 Mineral Oil UST Removal			
Sample Location	Depth (ft. bgs)	Analyte	Result (ug/g)
A	12	TPH	ND
B	13	TPH	ND
C	8.5	TPH	NA
D	10	TPH	ND
E	4	TPH	ND
F	10	TPH	ND
G	4	TPH	ND
H	2	TPH	ND
I	2	TPH	ND
J	8	TPH	ND

Former location of one, 8,000-Gallon Mineral Oil UST (removed 10/90, "clean closure")

Location of stained soil identified in the GZA report

Residential Residential

June 1998 Soil Sample Results			
Analyte	GP-4 (6-7 ft. bgs)	GP-4 (11-13 ft. bgs)	GP-4 (19)
Methylene Chloride	91	Methylene Chloride	231

June 2004 Soil Sample Results			
Analyte (ug/g)	GP-4 (6-7)	GP-4 (9)	GP-4 (19)
cis-1,2-Dichloroethane	74	ND	ND
Tetrachloroethane	650	1,000	ND
Trichloroethane	38	ND	ND
DRO	ND	ND	ND

NOTE: Only Tetrachloroethane and Trichloroethane in one soil sample (GP-4, 6-7 feet bgs, June 1998) exceeded their respective Wisconsin General Industrial Direct Contact RCLs

LEGEND

Recognized Environmental Conditions (RECs)
Historic Recognized Environmental Conditions (HRECs)
All REC and HREC locations are approximate.

Bold type indicates exceedance of the WI Industrial Direct Contact RCL or NR 720 standard for DRO

- ▲ UST Soil Excavation Samples (Collected October 1990)
- Sludge Analysis Samples (Collected November 1996)
- UST Soil Excavation Samples (Collected November 1995)
- N-1 UST Soil Excavation Samples (Collected November 1995)
- GP-2 Soil Boring Samples (Collected June 1996)
- B-3 Soil Boring Samples (Collected December 1995)
- GP-1 Geoprobe Boring PID Soil Sample (Collected July 1997)
- ▲ UST Soil Excavation Samples (Collected March 1998)
- GP-2 Geoprobe Boring Soil Sample (Collected June 2004)
- GP-8 Soil Boring Sample (Collected August 2004)
- Basement Crook or Catch Basin
- ⊕ Floor Drain
- ▨ Basement Area



July 2004 Excavation Confirmatory Sample Results				June 2004 Soil Sample Results			
Analyte	F-01 (2)	F-02 (2)	F-03 (2)	F-04 (3)	Analyte	GP-4 (1)	
DRO	160 mg/kg	78 mg/kg	160 mg/kg	190 mg/kg	DRO	7,100 mg/kg	

June 1998 Soil Sample Results			
Analyte	GP-3 (6-7 ft. bgs)	GP-3 (11-13 ft. bgs)	GP-3 (19)
Methylene Chloride	94	Methylene Chloride	62
Tetrachloroethane	592	Tetrachloroethane	ND

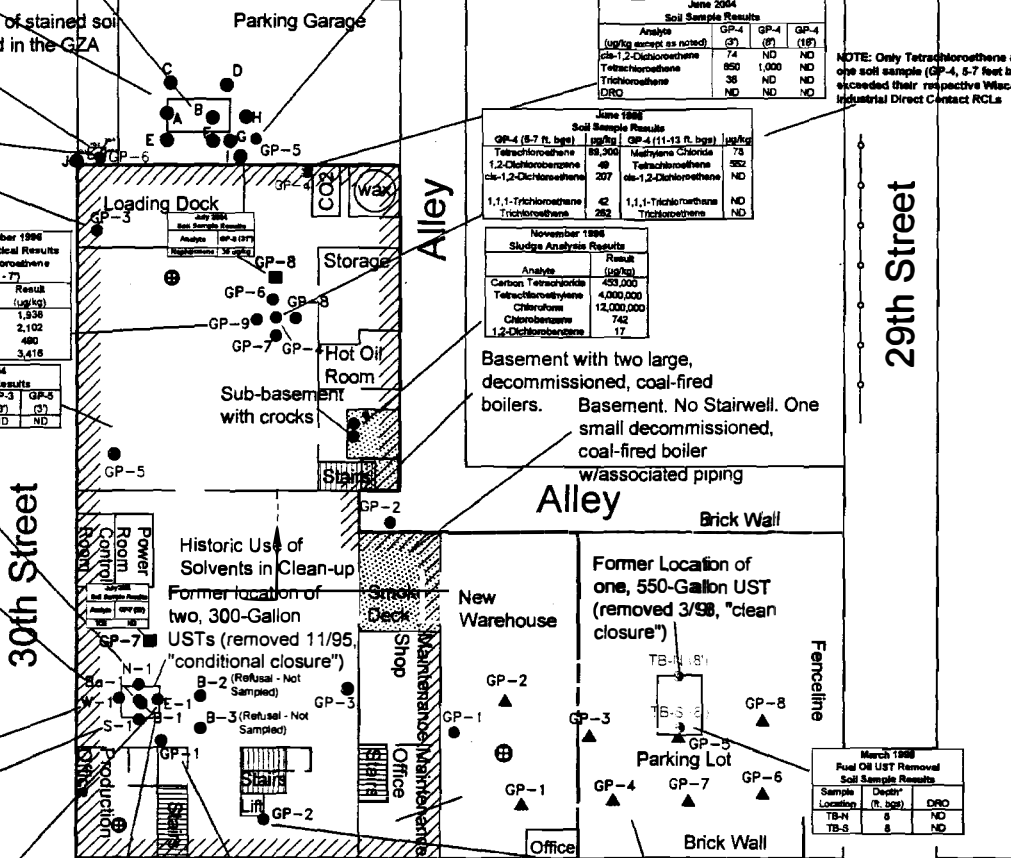
November 1996 Diesel/Gasoline UST Removal	
Analyte	Result (ug/g)
DRO (mg/kg)	110
Lead (mg/kg)	3
Benzene	3
Benzo(a)anthracene	22
Benzo(b)fluoranthene	56
Benzo(g,h,i)perylene	46
Benzo(k)fluoranthene	22
Chrysene	22
Fluoranthene	44
Indeno(1,2,3-cd)pyrene	46
Methylene Chloride	36
Pyrene	38
Tetrachloroethane	131
Toluene	13
Trichloroethane	3.4

November 1996 Diesel/Gasoline UST Removal	
Analyte	Result (ug/g)
DRO (mg/kg)	172
GRO (mg/kg)	19
Lead (mg/kg)	14
Anthracene	1,210
Benzene	2,850
n-Butylbenzene	18
Chrysene	18
Di-nonylphthalate	3,320
Ethylbenzene	9,810
Fluoranthene	84
Methylene Chloride	3,080
2-Methylphthalate	574
Naphthalene	4,820
Phenanthrene	2,430
Pyrene	53
Toluene	18,300
1,2,4-Trimethylbenzene	18,200
1,3,5-Trimethylbenzene	8,200
m,p-Xylene	37,200
o-Xylene	19,700

November 1998 Diesel/Gasoline UST Removal	
Analyte	Result (ug/g)
DRO (mg/kg)	8.5
GRO (mg/kg)	32
Lead (mg/kg)	7.7
Anthracene	157
Benzene	100
Benzo(a)anthracene	172
Benzo(b)fluoranthene	157
Benzo(g,h,i)perylene	82
Benzo(k)fluoranthene	183
Chrysene	187
Fluoranthene	182
Indeno(1,2,3-cd)pyrene	78
Methylene Chloride	34
Phenanthrene	24
Pyrene	191
Tetrachloroethane	14
Toluene	6.9
Trichloroethane	3.3

November 1998 Diesel/Gasoline UST Removal	
Analyte	Result (ug/g)
DRO (mg/kg)	7.3
GRO (mg/kg)	1.8
Lead (mg/kg)	24
Anthracene	20
Benzo(a)anthracene	17
Benzo(b)fluoranthene	19
Benzo(g,h,i)perylene	8.8
Benzo(k)fluoranthene	16
Chrysene	29
Fluoranthene	18
Indeno(1,2,3-cd)pyrene	37
Methylene Chloride	24
Pyrene	14
Tetrachloroethane	110
Toluene	2.1
Trichloroethane	7.5

November 1998 Diesel/Gasoline UST Removal	
Analyte	Result (ug/g)
DRO (mg/kg)	58
Benzene	26
Benzo(a)anthracene	15
Benzo(b)fluoranthene	19
Benzo(g,h,i)perylene	13
Benzo(k)fluoranthene	23
Chrysene	12
Fluoranthene	15
Indeno(1,2,3-cd)pyrene	12
Methylene Chloride	15
Pyrene	22
Tetrachloroethane	145
Toluene	14
Trichloroethane	19



December 1998 Soil Sample Results												
Analyte	GP-1 (10-12)	GP-1 (12-14)	GP-1 (14-19)	GP-1 (19-19)	GP-1 (18-20)	GP-1 (20-22)	GP-1 (22-23)	GP-1 (23-25)	GP-1 (25-27)	GP-1 (27-28)	GP-1 (28-29)	GP-1 (29-30)
DRO (mg/kg)	378	105	64	60	58	58	58	58	58	58	58	58
GRO (mg/kg)	33	2.1	2.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
Lead (mg/kg)	9	11	8.7	11	7.4	7.4	7.4	7.8	7.8	7.8	7.8	7.8
Benzene	587	1,280	3.1	3.88	ND	ND	ND	ND	ND	ND	ND	ND
Chlorobenzene	ND	ND	2.2	8.05	ND	2.41	ND	ND	ND	ND	ND	ND
1,1-Dichloroethane	62.7	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
trans-1,2-Dichloroethane	2,000	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
cis-1,2-Dichloroethane	10.9	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Ethylbenzene	33.4	2.5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Methylene Chloride	132	715	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Trichloroethane	31.1	77.7	28.3	54.1	18.8	28.1	18.4	18.4	18.4	18.4	18.4	18.4
Naphthalene	ND	2.5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
n-Propylbenzene	ND	77.2	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Toluene	48.1	21.9	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,2,4-Trimethylbenzene	18.8	21.9	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,2,5-Trimethylbenzene	ND	62.1	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
m,p-Xylene	112	129	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
o-Xylene	48	77.7	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Hexane	ND	55.4	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND

June 1998 Soil Sample Results			
Analyte	GP-3 (6-7 ft. bgs)	GP-3 (11-13 ft. bgs)	GP-3 (19)
Methylene Chloride	88	Methylene Chloride	91
Tetrachloroethane	59	Tetrachloroethane	ND

PID Screening Results		
Sample Location	Depth (ft. bgs)	PID Result
GP-1	0-10	ND
GP-2	0-10	ND
GP-3	0-10	ND
GP-4	0-10	ND
GP-5	0-10	ND
GP-6	0-10	ND
GP-7	0-12	ND
GP-8	0-10	ND

US EPA Region III Risk-Based Concentrations ¹				Wisconsin General Industrial Contact Limit ²			
ANALYTE ³	Industrial Direct Contact RCL ⁴	Residential Direct Contact RCL ⁵	Residential Direct Contact RCL ⁶	ANALYTE ³	Industrial Direct Contact RCL ⁴	Residential Direct Contact RCL ⁵	Residential Direct Contact RCL ⁶
BENZENE	61,000	11,000	11,000	BENZENE	2,500	800	170
CHLOROBENZENE	10,200,000	782,000	782,000	CHLOROBENZENE	600,000	600,000	600,000
1,1-DICHLOROETHANE	61,800,000	7,228,000	7,228,000	1,1-DICHLOROETHANE	1,800,000	510,000	510,000
1,2-DICHLOROETHANE	31,200	7,000	7,000	1,2-DICHLOROETHANE	1,300	78	78
cis-1,2-DICHLOROETHANE	18,200,000	742,000	742,000	cis-1,2-DICHLOROETHANE	1,300,000	198,000	198,000
trans-1,2-DICHLOROETHANE	28,400,000	1,084,000	1,084,000	trans-1,2-DICHLOROETHANE	3,200,000	313,000	313,000
ETHYLBENZENE	31,200	7,000	7,000	ETHYLBENZENE	1,800,000	1,800,000	1,800,000
HEXANE	102,200,000	7,821,000	7,821,000	HEXANE	498,000	498,000	498,000
LEAD	11,342,000,000	688,877,000	688,877,000	LEAD	770,000	63,000	63,000
METHYLENE CHLORIDE	261,000	85,000	85,000	METHYLENE CHLORIDE	48,000	2,700	2,700
ANTHRACENE	309,000,000	23,486,000	23,486,000	ANTHRACENE	338,000,000	5,000,000	5,000,000
BENZOANTHRACENE	3,800	870	870	BENZOANTHRACENE	2,800	58	58
BENZO(a)ANTHRACENE	3,900	870	870	BENZO(a)ANTHRACENE	3,800	58	58
BENZO(b)FLUORANTHENE	38,000	3,700	3,700	BENZO(b)FLUORANTHENE	38,000	458	458
BENZO(k)FLUORANTHENE	380	87	87	BENZO(k)FLUORANTHENE	380,000	8,000	8,000
CHRYSENE	380,000	87,000	87,000	CHRYSENE	380,000	8,000	8,000
FLUORANTHENE	40,000,000	3,128,000	3,128,000	FLUORANTHENE	40,000,000	600,000	600,000
INDENO(1,2,3-cd)PYRENE	3,800	870	870	INDENO(1,2,3-cd)PYRENE	38,000	18,000	18,000
2-METHYLNAPHTHALENE	4,088,000	313,000	313,000	2-METHYLNAPHTHALENE	45,000,000	600,000	600,000
1-METHYLNAPHTHALENE	20,440,000	1,624,000	1,624,000	1-METHYLNAPHTHALENE	110,000	20,000	20,000
PHENANTHRENE	ND	ND	ND	PHENANTHRENE	380,000	15,000	15,000
PYRENE	30,800,000	2,248,000	2,248,000	PYRENE	30,800,000	300,000	300,000
n-PROPYLBENZENE	ND	ND	ND	n-PROPYLBENZENE	ND	ND	ND
TETRACHLOROETHANE	2,300	200	200	TETRACHLOROETHANE	40,000,000	600,000	600,000
TOLUENE	204,400,000	15,843,000	15,843,000	TOLUENE	670,000	1,200	1,200
1,1,1-TRICHLOROETHANE	28,100,000	21,800,000	21,800,000	1,1,1-TRICHLOROETHANE	1,300,000	1,200,000	1,200,000
TRICHLOROETHANE	28,100,000	21,800,000	21,800,000	TRICHLOROETHANE	240	14	14
1,2,4-TRIMETHYLBENZENE	51,500,000	3,811,000	3,811,000	1,2,4-TRIMETHYLBENZENE	380,000	50,000	50,000
1,3,5-TRIMETHYLBENZENE	51,500,000	3,811,000	3,811,000	1,3,5-TRIMETHYLBENZENE	200,000	28,000	28,000
XYLENES	284,400,000	15,843,000	15,843,000	XYLENES	1,800,000	280,000	280,000
DRO	ND	ND	ND	DRO	100,000 mg/kg	100,000 mg/kg	100,000 mg/kg
GRO	ND	ND	ND	GRO	100,000 mg/kg	100,000 mg/kg	100,000 mg/kg

J:\COMMON\00963023 - Bostik Center ST\Figures\REC and Boring Location Map.dwg



Historical Soil Analytical Results
Bostik Findley
2930 West Center Street
Milwaukee, Wisconsin

DRWN: HEP SCALE: 1" = 25'
CHK'D: LG DATE: 08-03-04
APP'D: BL FIGURE I-2

October 1990 Mineral Oil UST Removal			
Sample Location	Depth (ft. bgs)	Analyte	Result (µg/kg)
A	12	TPH	ND
B	13	TPH	NA
C	8.5	TPH	NA
D	10	TPH	NA
E	4	TPH	ND
F	4	TPH	ND
G	4	TPH	ND
H	8	TPH	ND
I	2	TPH	ND
J	8	TPH	ND

Former location of one, 8,000-Gallon Mineral Oil UST (removed 10/90, "clean closure")

Location of stained soil identified in the GZA report

July 2004 Excavation Confine Sample Results			
Analyte	F-01 (2')	F-02 (2')	F-04 (2')
DRO	180 mg/kg	76 mg/kg	180 mg/kg

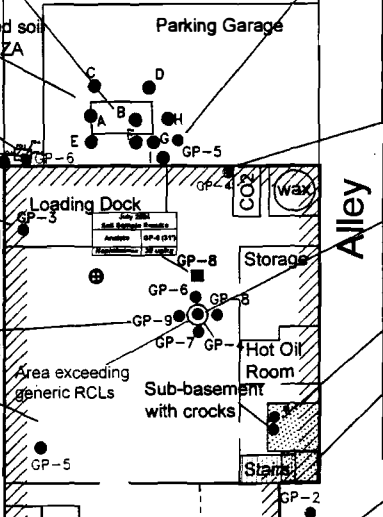
June 1996 Soil Sample Results			
Analyte	GP-4	GP-5	GP-6
DRO	7,160 mg/kg		

November 1996 Diesel/Gasoline UST Removal			
N-1 (6 ft. bgs)	µg/kg	DRO (mg/kg)	µg/kg
DRO	110		
Lead	3		
Benzene	22		
Benz(a)anthracene	55		
Benz(b)fluoranthene	45		
Benz(g,h,i)perylene	23		
Benz(a)pyrene	20		
Chrysene	44		
Fluoranthene	45		
Indeno(1,2,3-cd)pyrene	39		
Methylene Chloride	131		
Pyrene	13		
Tetrachloroethene	3.4		
Toluene			
Trichloroethene			

November 1996 Diesel/Gasoline UST Removal			
W-1 (8 ft. bgs)	µg/kg	DRO (mg/kg)	µg/kg
DRO	4.3		
Lead	32		
Arsenic	7.7		
Benzene	1.7		
Benz(a)anthracene	100		
Benz(b)fluoranthene	157		
Benz(g,h,i)perylene	62		
Benz(a)pyrene	163		
Benz(a)anthracene	13		
Chrysene	79		
Fluoranthene	157		
Indeno(1,2,3-cd)pyrene	34		
Methylene Chloride	24		
Phenanthrene	34		
Pyrene	131		
Tetrachloroethene	14		
Toluene	8.9		
Trichloroethene	3.3		

November 1996 Diesel/Gasoline UST Removal			
S-4 (8 ft. bgs)	µg/kg	DRO (mg/kg)	µg/kg
DRO	7.3		
Lead	24		
Benzene	2.8		
Benz(a)anthracene	20		
Benz(b)fluoranthene	17		
Benz(g,h,i)perylene	13		
Benz(a)pyrene	8.5		
Chrysene	18		
Fluoranthene	28		
Indeno(1,2,3-cd)pyrene	11		
Methylene Chloride	37		
Pyrene	24		
Tetrachloroethene	14		
Toluene	2.1		
Trichloroethene	7.5		

Residential Residential



June 1996 Soil Sample Results			
GP-4 (8-7 ft. bgs)	µg/kg	GP-4 (11-13 ft. bgs)	µg/kg
Methylene Chloride	91	Methylene Chloride	231

June 2004 Soil Sample Results			
Analyte (µg/kg except as noted)	GP-4 (7')	GP-4 (8')	GP-4 (10')
TPH	74	ND	ND
dis-1,2-Dichloroethene	800	1,000	ND
Tetrachloroethene	36	ND	ND
Trichloroethene	42	ND	ND
DRO	ND	ND	ND

NOTE: Only Tetrachloroethene and Trichloroethene in the soil sample (GP-4, 8-7 foot bgs, June 1996) exceeded their respective Wisconsin Generic Industrial Direct Contact RCLs.

June 1996 Soil Sample Results			
GP-4 (8-7 ft. bgs)	µg/kg	GP-4 (11-13 ft. bgs)	µg/kg
Tetrachloroethene	74	78	ND
Methylene Chloride	91	55	ND
dis-1,2-Dichloroethene	207	ND	ND
1,1,1-Trichloroethene	42	ND	ND
Trichloroethene	285	742	ND

November 1996 Sludge Analysis Results			
Analyte	Result (µg/kg)	Result (µg/kg)	Result (µg/kg)
Carbon Tetrachloride	403,000		
Tetrachloroethylene	4,000,000		
Chlorobenzene	12,000,000		
1,2-Dichlorobenzene	17		

Basement with two large, decommissioned, coal-fired boilers. Basement No Stairwell. One small decommissioned, coal-fired boiler w/associated piping

November 1996 Diesel/Gasoline UST Removal			
B-1 (6 ft. bgs)	µg/kg	DRO (mg/kg)	µg/kg
DRO	18		
Lead	172		
Benzene	15		
Arsenic	14		
Benzene	1,210		
n-Butylbenzene	2,250		
Chrysene	18		
D-Nonylphenol ether	3,320		
Ethylbenzene	8,910		
Fluoranthene	64		
Methylene Chloride	2,250		
2-Methylphenol	574		
n-Propylbenzene	4,920		
Pyrene	2,400		
m-Propylbenzene	53		
Toluene	19,200		
1,2,4-Trimethylbenzene	19,200		
1,3,5-Trimethylbenzene	9,000		
m-Xylene	97,200		
p-Xylene	19,200		

November 1996 Diesel/Gasoline UST Removal			
B-1 (6 ft. bgs)	µg/kg	DRO (mg/kg)	µg/kg
DRO	1.8		
Lead	24		
Benzene	2.8		
Benz(a)anthracene	20		
Benz(b)fluoranthene	17		
Benz(g,h,i)perylene	13		
Benz(a)pyrene	8.5		
Chrysene	18		
Fluoranthene	28		
Indeno(1,2,3-cd)pyrene	11		
Methylene Chloride	37		
Pyrene	24		
Tetrachloroethene	14		
Toluene	2.1		
Trichloroethene	7.5		

December 1998 Soil Sample Results											
Analyte (µg/kg)	GP-1 (19'-21')	GP-1 (12'-14')	GP-1 (4'-6')	GP-1 (18'-20')	GP-1 (20'-22')	GP-1 (22'-24')	GP-1 (24'-26')	GP-1 (26'-28')	GP-1 (28'-30')	GP-1 (30'-32')	GP-1 (32'-34')
DRO (mg/kg)	318	108	54	53	52	78					
GRO (mg/kg)	33	21	4	2	11	0.9					
Lead (mg/kg)	9	11	8.7	11	7.4	7.8					
Benzene (µg/kg)	967	2,260	2.1	2,898	ND	ND					
Chlorobenzene (µg/kg)	ND	ND	2.2	8,058	ND	2.41	ND				
1,1-Dichloroethane (µg/kg)	62.7	ND	ND	ND	ND	ND	ND				
dis-1,2-Dichloroethene (µg/kg)	2,090	ND	ND	ND	ND	ND	ND				
trans-1,2-Dichloroethene (µg/kg)	10.9	ND	ND	ND	ND	ND	ND				
Ethylbenzene (µg/kg)	53.4	13.5	ND	ND	ND	ND	ND				
Methylene Chloride (µg/kg)	31.1	31	28.2	54.1	18.9	28.1	16.4				
Trichloroethene (µg/kg)	ND	2.98	ND	ND	ND	ND	ND				
o-Propylbenzene (µg/kg)	ND	7.72	ND	ND	ND	ND	ND				
Toluene (µg/kg)	46.1	21.9	ND	ND	ND	ND	ND				
Trichloroethene (µg/kg)	18.5	ND	ND	ND	ND	ND	ND				
1,2,4-Trimethylbenzene (µg/kg)	ND	62.1	ND	ND	ND	ND	ND				
1,3,5-Trimethylbenzene (µg/kg)	ND	46.3	ND	ND	ND	ND	ND				
m-Xylene (µg/kg)	112	128	ND	ND	ND	ND	ND				
p-Xylene (µg/kg)	46	77.7	ND	ND	ND	ND	ND				
Phenyl (µg/kg)	ND	55.4	ND	ND	ND	ND	ND				

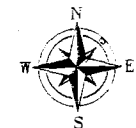
June 1998 Soil Sample Results			
GP-2 (8-7 ft. bgs)	µg/kg	GP-2 (11-13 ft. bgs)	µg/kg
Methylene Chloride	88	Methylene Chloride	91
Tetrachloroethene	88	Tetrachloroethene	ND

July 1997 PID Streaming Results			
Sample Location	Depth (ft. bgs)	PID Reading	PID Reading
GP-1	0-10	ND	ND
GP-2	0-10	ND	ND
GP-3	0-10	ND	ND
GP-4	0-10	ND	ND
GP-5	0-10	ND	ND
GP-6	0-10	ND	ND
GP-7	0-12	ND	ND
GP-8	0-10	ND	ND

LEGEND

Recognized Environmental Conditions (RECs)
Historic Recognized Environmental Conditions (HRECs)
All REC and HREC locations are approximate.
Bold type indicates exceedance of the WI Industrial Direct Contact RCL or NR 720 standard for DRO

- UST Soil Excavation Samples (Collected October 1990)
- Sludge Analysis Samples (Collected November 1996)
- UST Soil Excavation Samples (Collected November 1995)
- GP-2 Soil Boring Samples (Collected June 1996)
- B-3 Soil Boring Samples (Collected December 1995)
- GP-1 Geoprobe Boring PID Soil Sample (Collected July 1997)
- UST Soil Excavation Samples (Collected March 1998)
- GP-2 Geoprobe Boring Soil Sample (Collected June 2004)
- GP-8 Soil Boring Sample (Collected August 2004)
- Basement Crock or Catch Basin
- Floor Drain
- Basement Area
- Area Exceeding Industrial RCL



US EPA Region II Risk-Based Concentrations ¹				Wisconsin Generic Remedial Concentration Levels			
ANALYTE ²	Remedial Direct Contact RCL ³	Remedial Direct Contact RCL ⁴	Remedial Direct Contact RCL ⁵	ANALYTE ²	Remedial Direct Contact RCL ³	Remedial Direct Contact RCL ⁴	Remedial Direct Contact RCL ⁵
BENZENE	10,000	1,800	2,800	BENZ(a)ANTHRAcene	3,800	870	3,800
CHLOROBENZENE	10,000	1,800	2,800	BENZ(b)FLUORANTHENE	3,800	870	3,800
1,2-DICHLOROETHENE	10,000	1,800	2,800	BENZ(g,h,i)PERYLENE	3,800	870	3,800
1,1-DICHLOROETHANE	10,000	1,800	2,800	BENZ(a)PYRENE	380	87	380
1,3-DICHLOROETHENE	10,000	1,800	2,800	CHRYSENE	380	87	380
TRANS-1,2-DICHLOROETHENE	10,000	1,800	2,800	DIBENZO(a,h)ANTHRAcene	40,000	8,000	40,000
ETHYLENE GLYCOL ETHER	10,000	1,800	2,800	ETHYLENE GLYCOL ETHER	40,000	8,000	40,000
ETHYLENE GLYCOL	10,000	1,800	2,800	HEXANE	270,000	54,000	270,000
HEXANE	10,000	1,800	2,800	LEAD	900,000	180,000	900,000
METHYLENE CHLORIDE	32,000	6,400	9,600	METHYLENE CHLORIDE	32,000	6,400	32,000
ANTHRACENE	308,000	61,600	92,400	ANTHRACENE	308,000	61,600	308,000
BENZ(a)ANTHRAcene	3,800	870	1,305	BENZ(a)ANTHRAcene	3,800	870	1,305
BENZ(b)FLUORANTHENE	3,800	870	1,305	BENZ(b)FLUORANTHENE	3,800	870	1,305
BENZ(g,h,i)PERYLENE	3,800	870	1,305	BENZ(g,h,i)PERYLENE	3,800	870	1,305
BENZ(a)PYRENE	380	87	130	BENZ(a)PYRENE	380	87	130
CHRYSENE	380	87	130	CHRYSENE	380	87	130
DIBENZO(a,h)ANTHRAcene	40,000	8,000	12,000	DIBENZO(a,h)ANTHRAcene	40,000	8,000	12,000
ETHYLENE GLYCOL ETHER	40,000	8,000	12,000	ETHYLENE GLYCOL ETHER	40,000	8,000	12,000
ETHYLENE GLYCOL	40,000	8,000	12,000	ETHYLENE GLYCOL	40,000	8,000	12,000
HEXANE	270,000	54,000	81,000	HEXANE	270,000	54,000	81,000
LEAD	900,000	180,000	270,000	LEAD	900,000	180,000	270,000
METHYLENE CHLORIDE	32,000	6,400	9,600	METHYLENE CHLORIDE	32,000	6,400	9,600
ANTHRACENE	308,000	61,600	92,400	ANTHRACENE	308,000	61,600	92,400
BENZ(a)ANTHRAcene	3,800	870	1,305	BENZ(a)ANTHRAcene	3,800	870	1,305
BENZ(b)FLUORANTHENE	3,800	870	1,305	BENZ(b)FLUORANTHENE	3,800	870	1,305
BENZ(g,h,i)PERYLENE	3,800	870	1,305	BENZ(g,h,i)PERYLENE	3,800	870	1,305
BENZ(a)PYRENE	380	87	130	BENZ(a)PYRENE	380	87	130
CHRYSENE	380	87	130	CHRYSENE	380	87	130
DIBENZO(a,h)ANTHRAcene	40,000	8,000	12,000	DIBENZO(a,h)ANTHRAcene	40,000	8,000	12,000
ETHYLENE GLYCOL ETHER	40,000	8,000	12,000	ETHYLENE GLYCOL ETHER	40,000	8,000	12,000
ETHYLENE GLYCOL	40,000	8,000	12,000	ETHYLENE GLYCOL	40,000	8,000	12,000
HEXANE	270,000	54,000	81,000	HEXANE	270,000	54,000	81,000
LEAD	900,000	180,000	270,000	LEAD	900,000	180,000	270,000
METHYLENE CHLORIDE	32,000	6,400	9,600	METHYLENE CHLORIDE	32,000	6,400	9,600
ANTHRACENE	308,000	61,600	92,400	ANTHRACENE	308,000	61,600	92,400
BENZ(a)ANTHRAcene	3,800	870	1,305	BENZ(a)ANTHRAcene	3,800	870	1,305
BENZ(b)FLUORANTHENE	3,800	870	1,305	BENZ(b)FLUORANTHENE	3,800	870	1,305
BENZ(g,h,i)PERYLENE	3,800	870	1,305	BENZ(g,h,i)PERYLENE	3,800	870	1,305
BENZ(a)PYRENE	380	87	130	BENZ(a)PYRENE	380	87	130
CHRYSENE	380	87	130	CHRYSENE	380	87	130
DIBENZO(a,h)ANTHRAcene	40,000	8,000	12,000	DIBENZO(a,h)ANTHRAcene	40,000	8,000	12,000
ETHYLENE GLYCOL ETHER	40,000	8,000	12,000	ETHYLENE GLYCOL ETHER	40,000	8,000	12,000
ETHYLENE GLYCOL	40,000	8,000	12,000	ETHYLENE GLYCOL	40,000	8,000	12,000