GIS REGISTRY INFORMATION

SITE NAME: Brewery Works Dev - Parcel 3B

BRRTS #: 02-41-001125 **FID # (if appropriate):** 241807610

COMMERCE # (if appropriate): NA

CLOSURE DATE: 1-22-08

STREET ADDRESS: 1400-1432 N. Commerce St.

CITY: Milwaukee 53212

SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection): X= 689984 Y= 288327

CONTAMINATED MEDIA: Groundwater [ ] Soil [X] Both [ ]

OFF-SOURCE GW CONTAMINATION >ES: [ ] Yes [X] No

IF YES, STREET ADDRESS 1:

GPS COORDINATES (meters in WTM91 projection): X= Y=

OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL): [ ] Yes [X] No

IF YES, STREET ADDRESS 1:

GPS COORDINATES (meters in WTM91 projection): X= Y=

CONTAMINATION IN RIGHT OF WAY: [ ] Yes [X] No

DOCUMENTS NEEDED:

Closure Letter, and any conditional closure letter or denial letter issued	✓
Copy of any maintenance plan referenced in the final closure letter.	✓
Copy of (soil or land use) deed notice ***if any required as a condition of closure***	NA
Copy of most recent deed, including legal description, for all affected properties	X
Certified survey map or relevant portion of the recorded plat map (*if referenced in the legal description*) **for all affected properties**	NA
County Parcel ID number, ***if used for county*****, for all affected properties** See Deed	X
Location Map which outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy). If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site.	X
Detailed Site Map(s) for all affected properties, showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy) This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or SSRCLs.	X
Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)	X
Tables of Latest Soil Analytical Results (no shading or cross-hatching)	X
Isoconcentration map(s), ***if required for site investigation (SI)*** (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of groundwater contamination defined. **If not available, include the latest extent of contaminant plume map.**	NA
GW: Table of water level elevations, with sampling dates, and free product noted if present	NA
GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)	NA
SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour	X
Geologic cross-sections, ***if required for SI.*** (8.5x14' if paper copy)	NA
RP certified statement that legal descriptions are complete and accurate	X
Copies of off-source notification letters (if applicable)	NA
Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)	NA

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

WISCONSIN
DEPT. OF NATURAL RESOURCES

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

Southeast Region Headquarters
2300 N. Dr. Martin Luther King, Jr. Drive
Milwaukee, Wisconsin 53212-0436
Telephone 414-263-8500
FAX 414-263-8606
TTY 711

January 22, 2008

Mr. Sam Denny
RiverBend Place Development
Schlitz Park
1555 N. River Center Drive
Milwaukee, WI 53212

FID# 241807500
BRRTS# 02-41-001124
FID# 241807610
BRRTS# 02-41-001125

Subject: Case Closure with Land Use Limitations or Conditions for the RiverBend Place Development – Former Brewery Works Parcels 3A and 3B, Southeast corner of Commerce and Cherry St., Milwaukee

Dear Mr. Denny:

The Wisconsin Department of Natural Resources (Department) received your request for closure of the above-referenced site on November 27, 2007. The site was presented to the Southeast Region Closure Committee on January 10, 2008. The Department reviews environmental remediation cases for compliance with state rules and statutes to maintain consistency in the closure of these cases. Based on the information provided, it appears that your case meets the requirements of ch. NR 726, Wisconsin Administrative Code. The Department considers this case closed and no further investigation or remediation is required at this time.

Closure Conditions

Please be aware that pursuant to s. 292.12 Wisconsin Statutes, compliance with the requirements of this letter is a responsibility to which you and any subsequent property owners must adhere. If these requirements are not followed or if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, welfare, or the environment, the Department may take enforcement action under s. 292.11 Wisconsin Statutes to ensure compliance with the specified requirements, limitations or other conditions related to the property or this case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code. It is the Department's intent to conduct inspections in the future to ensure that the conditions included in this letter including compliance with any referenced maintenance plans are met.

Cover or Barrier

Pursuant to s. 292.12(2)(a), Wis. Stats., the pavement, building foundation and soil cover that currently exists in the location shown on the attached map shall be maintained in compliance with the attached maintenance plan in order to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health. If soil in the specific locations described above is excavated in the future, the property owner at the time of excavation must sample and analyze the excavated soil to determine if residual contamination remains. If sampling confirms that contamination is present the property owner at the time of excavation will need to determine whether the material would be considered solid or

hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable statutes and rules. In addition, all current and future owners and occupants of the property need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken during excavation activities to prevent a health threat to humans.

Prohibited Activities

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

GIS Registry

Your site will be listed on the DNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites for the following reasons:

- Residual soil contamination exists that must be properly managed should it be excavated or removed
- Pavement, an engineered cover or a soil barrier must be maintained over contaminated soil and the state must approve any changes to this barrier

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 http://dnr.wi.gov/org/aw/rr/gis/index.htm. If your property is listed on the GIS Registry because of remaining contamination and you intend to construct or reconstruct a well, you will need prior Department approval in accordance with s. NR 812.09(4)(w), Wis. Adm. Code. To obtain approval, Form 3300-254 needs to be completed and submitted to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line http://www.dnr.state.wi.us/org/water/dwg/3300254.pdf or at the web address listed above for the GIS Registry.

Chapter NR 140, Wis. Adm. Code Exemption

Recent groundwater monitoring data at this site indicates exceedances of the NR 140 preventive action limit (PAL) for lead, arsenic and mercury at B-1 and lead and arsenic at B-5, but compliance with the NR 140 enforcement standard. The Department may grant an exemption to a PAL for a substance of public health concern, other than nitrate, pursuant to s. NR 140.28(2)(b), Wis. Adm. Code, if all of the following criteria are met:

1. The measured or anticipated increase in the concentration of the substance will be minimized to the extent technically and economically feasible.

2. Compliance with the PAL is either not technically or economically feasible.

3. The enforcement standard for the substance will not be attained or exceeded at the point of standards application.

4. Any existing or projected increase in the concentration of the substance above the background concentration does not present a threat to public health or welfare.

Based on the information you provided, the Department believes that the above criteria have been or will be met. Therefore, pursuant to s. NR 140.28(2)(b), Wis. Adm. Code, an exemption to the PAL is granted for lead, arsenic and mercury at B-1 and lead and arsenic at B-5. This letter serves as your exemption.

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 Brenda Boyce at (414) 263-8366.

Sincerely,

James A. Schmidt
Remediation & Redevelopment Team Supervisor

Attachment – Cap Maintenance Plan

cc: Kevin Brehm - STS Consultants, Ltd.
Bill Phelps, DG/2

STS | AECOM

Cap Maintenance Plan
Manpower Building Site
Parcels 3A and 3B
W. Cherry and N. Commerce Streets

Milwaukee, Wisconsin The Brewery Works, Inc
Milwaukee, WI

STS Project No. 200705531

Table of Contents

1. 0 INTRODUCTION **1**
2.0 PAVEMENT MAINTENANCE PLAN **3**
2.1 Inspection and Evaluation 3
2.2 Repair Measures 4
2.3 Records 5
3.0 LANDSCAPE MAINTENANCE PLAN **6**
3.1 Inspection and Evaluation 6
3.2 Repair Measures 8
3.3 Records 9

Attachments
Figure 1 – Site Location
Figure 2 – Area of Cap
Cap Inspection Form

1. 0 INTRODUCTION

In 2007, RiverBend Place, LLC completed the redevelopment of the site by the construction of a four-story office building for lease by Manpower, Inc. The office building site is located in the city block bordered by West Cherry Street to the north, North Dr. Martin Luther King Jr. Drive to the west, West Vliet Street to the south, and the Milwaukee River to the east. The office building site historically consisted of, in whole or in part, six parcels, Parcels 1, 2A, 2B, 3A, 3B and 4, which include the vacated Commerce Street which was combined with the adjoining parcels. The subject properties for this Cap Maintenance Plan are Parcels 3A and 3B. The location of the office building site is shown on Figure 1 and the capped subject property parcels are shown on Figure 2.

The purpose of this Cap Maintenance Plan (CMP) is to present requirements for maintaining the integrity of the direct contact barrier over the impacted soils remaining on-site. The CMP describes procedures necessary to observe and document that the barriers over the impacted soil remain intact and in relatively good condition. The next sections describe the observation, inspection and documentation requirements.

2.0 PAVEMENT MAINTENANCE PLAN

2.1 Inspection and Evaluation

Regular evaluation of the pavement surfaces with respect to surface condition, strength and drainage is the first step in pavement maintenance. In order to accomplish this, the following steps will be taken.

- The pavement should be inspected once per calendar year; either in the Spring or in the Fall.
- The inspection should be scheduled either after or before the ground thaws or freezes.
- Inspections should be conducted by completing a thorough walkover of the site to allow for observations of loss of integrity in the surface.

A log of inspections should be maintained. The following information should be included in the inspection log:

- Date and time of Inspection
- Weather conditions
- Person(s) conducting inspection
- Condition of pavement
- Areas of distress (loss of integrity)

When areas of distress are noted, the following information should be logged:

1. Type of distressed area
   - Pot Holes
   - Ruts
   - Depressed areas
   - Heaved areas

2. Size of distressed area
   - Dimensions (length and width) of distressed area

3. Take photographs of each distressed area observed
   - Label the photographs with date and locations
   - Include an object in the photos of the distressed areas for scale (ruler, pen, coin, etc.)

2.2 Repair Measures

The purpose of the cap is to maintain a suitable barrier preventing direct contact with the impacted soil. Repair measures are required when disruptions to the surface of the cap such as potholes or ruts are present and extend through the cap material. Repairs to distressed areas shall be made as soon as possible after the inspection, but no later than 2 to 3 months after the date of inspection. Repair measures should be logged, including the starting time and date the repair activities occurred, location of the repaired area, and who performed the work. Photographs should be taken to record the repair

activities. The repaired area should be inspected after the repair activities to confirm the integrity of the pavement surface.

2.3 Records

Inspection and repair logs including photographs should be maintained for a period of at least five years.

3.0 LANDSCAPE MAINTENANCE PLAN

Maintenance of the landscape is required for the care of the landscaped areas that may lie over impacted soil at the property.

3.1 Inspection and Evaluation

Regular evaluation of the landscaped surfaces with respect to surface condition and drainage is the first step in landscape maintenance. In order to accomplish this, the following steps will be taken by the property owner or his designee:

- The landscape will be inspected annually (either spring or fall), indefinitely.
- Inspections will be conducted by completing a thorough walkover of the site to allow for observations of stressed vegetation, bare soil areas, signs of animal burrows, etc.

A log of inspections should be maintained. The following information should be included in the inspection log:

- Date and time of Inspection
- Weather conditions
- Person(s) conducting inspection
- Condition of the landscape
- Areas of stressed vegetation, bare soil, animal activity etc.

If areas of distressed landscape are noted, the following information will be logged:

1. Type of distressed area:
   - Stressed vegetation (brown grass, wilted shrubs or tree leaves)
   - Lack of vegetation, dead shrubs or trees
   - Bare soil areas
   - Signs of animal burrows

2. Size of distressed area

3. Take photographs of each distressed area observed
   - Label the photographs with date and locations
   - Include an object in the photos of the distressed areas for scale (ruler, pen, coin, etc.)

3.2 Repair Measures

The objective of the repair activities to distressed areas is to protect the cover soil that prevents direct contact with the historic fill soil below the clean fill soil cover. Repairs to distressed areas shall be made as soon as possible after the inspection, weather dependent, but no later than 2 weeks after the date of inspection. Repair measures should be logged, including the starting time and date the repair activities occurred, location of the repaired area,

and who performed the work. Photographs should be taken to record the repair activities. The repaired area should be inspected after the repair activities to confirm the integrity of the repair. Temporary repair measures such as erosion control mats should be used if the weather conditions are unsuitable for supporting vegetative growth (such as late fall, winter, or early spring before the growing season begins).

3.3 Records

Inspection and repair logs including photographs should be maintained for a period of at least five years.

CAP INSPECTION FORM

Site: _____ Date: _____

Inspected By: _____ Weather: _____

Page ___ of ___

Distress Types in Pavement

1. Alligator Cracking
2. Linear Cracking *
3. Blocks and Sags *
4. Depression
5. Edge Cracking *
6. Joint Reflection Crack *
7. Edge Drop Off *
8. Patching (incl. Utility)
9. Potholes *
10. Rutting
11. Heaving
12. Weathering & Raveling

Existing Pavement Distress Observed

Distress Type	Quantity	Severity Low	Medium	High	Photo No.	Description

* All distresses are measured in square feet except for 2,3,5,6 & 7are in feet and 9 is number of potholes

Distress Types in Landscape Areas

1. Stressed Vegetation (brown grass, wilted shrubs or tree leaves)
2. Lack of Vegetatiion (dead grass, shrubs or trees)
3. Bare Soil Areas
4. Signs of Animal Burrows

Existing Landscape Distress Observed

Distress Type	Quantity	Severity Low	Medium	High	Photo No.	Description

All distresses are measured in square feet except for 4 is number of burrows

2

09257631

DOC.# 09257631

REGISTER'S OFFICE | SS
Milwaukee County, WI|

RECORDED 06/22/2006 04:00PM

JOHN LA FAVE
REGISTER OF DEEDS

AMOUNT: 13.00

Document Number

QUITCLAIM DEED
Document Title

THIS DEED, is made between The Brewery Works, Inc., ("Grantor") and RiverBend Place LLC ("Grantee").

Grantor hereby conveys to Grantee, for valuable consideration, without warranty, the following described real estate all located in Milwaukee County, Wisconsin:

See the Attached Exhibit A

TRANSFER
$ 1,894.20
FEE

Recording Area

Name and Return Address

Stephen Elliott, Esq.
Reinhart Boerner Van Deuren s.c.
1000 N. Water St. Suite 2100
Milwaukee, WI 53202

361-0309-100;361-0308-100; and
Part of 361-0310-110
Parcel Identification Number (PIN)
This is not homestead property

Dated this 20TH day of June, 2006

GRANTOR

The Brewery Works, Inc.

BY _____
Gary Grunau, its President

STATE OF Wisconsin)
) SS
COUNTY OF Milwaukee)

Personally came before me this 21st day of June, 2006, Gary Grunau, president of The Brewery Works, Inc. and to me known to be the person who executed the foregoing instrument and acknowledged the same in such capacity.

Lynne Fakiroglou
* LYNNE FAKIROGLOU
(Printed Name/Title)

Notary Public, State of Wisconsin
My commission: 5/13/07

LYNNE FAKIROGLOU NOTARY PUBLIC STATE OF WISCONSIN

This Quitclaim Deed Drafted by:
Stephen Elliott, Esq.
Reinhart Boerner Van Deuren s.c.
1000 N. Water St. Suite 2100
Milwaukee, WI 53202

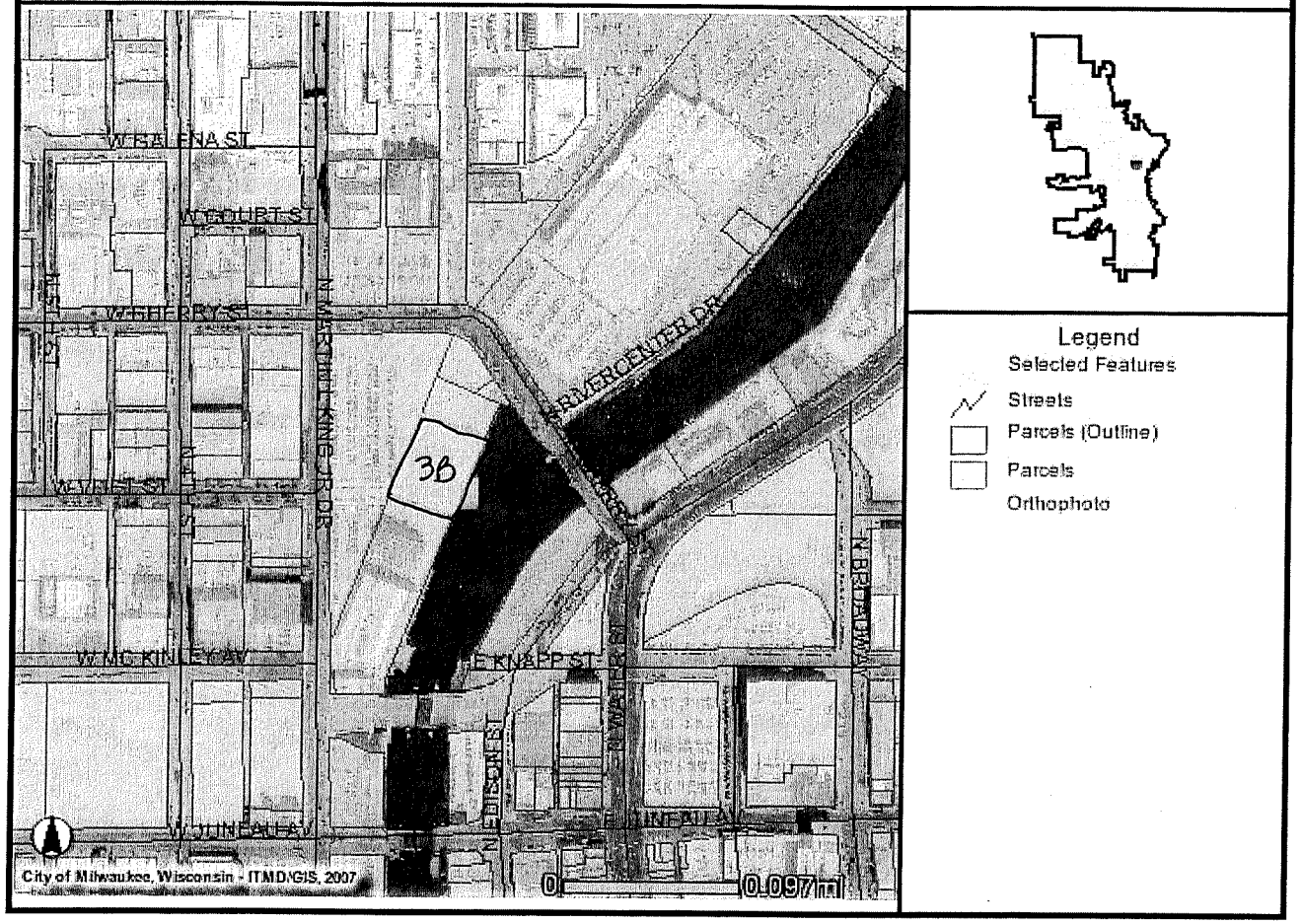
MW\1310640SCE:SCE 06/20/06

Exhibit A

Legal Description of the Property

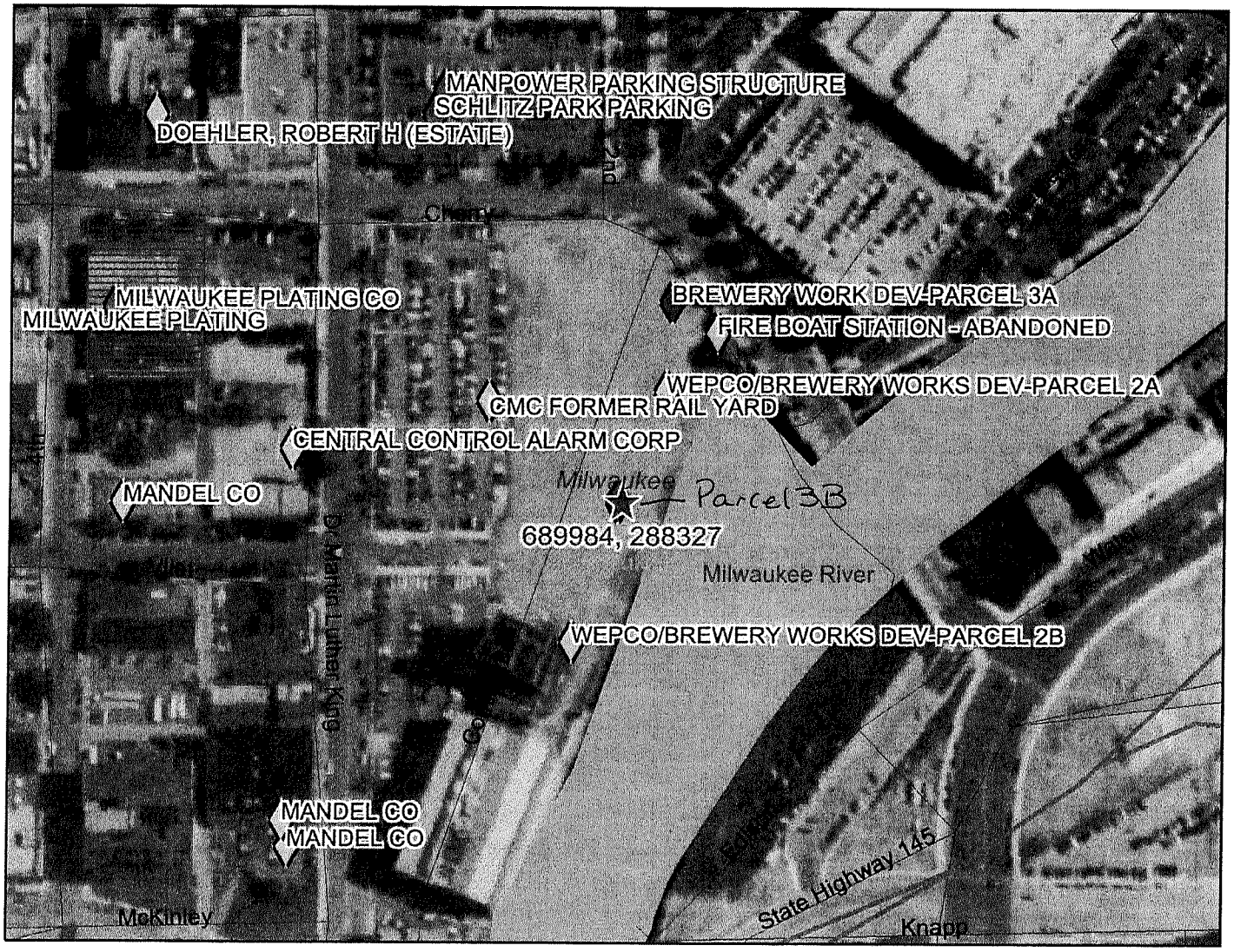
Lot 2 of Certified Survey Map No. 7775, recorded June 22, 2006 as Document No. 9257626, a division of Lots 1 through 13, in Block 30, part of Lots 1, 2 and 3 and all of Lots 4 through 10 inclusive, in Block 31, Lots 1 through 11 inclusive, in Block 32, Lots 1 through 3 inclusive, in Block 33, part of Lot 1, in block 40, the vacated alleys in Blocks 30, 31 and 32, vacated North Commerce Street, vacated West Vliet Street and part of vacated West McKinley Avenue adjacent to Blocks 30, 31, 32, 33 and 40, all in Plat of the Town of Milwaukee on the West side of the River and lands, all in the Northeast 1/4, Northwest 1/4, Southwest 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 20, Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

RiverBend Place Parcel 3B



TAX KEY 3610310110

WDNR-WTM 83/91 Coordinates RiverBend Place Parcel 3B



Legend

- Open Sites (ongoing cleanups)
- Open Sites (ongoing cleanups) - site boundaries shown
- Closed Sites (completed cleanups)
- Closed Sites (completed cleanups) - site boundaries shown

Great Lakes Region

- LAKE MICHIGAN
- LAKE SUPERIOR
- MICHIGAN-UPPER
- County Boundary
- Railroads
- Major Highways
- Interstate
- US Highway
- State Highway
- Local Roads
- Civil Towns
- Civil Town
- 24K Open Water
- 24K Rivers and Shorelines
- Municipalities

0 275 550 825 ft.

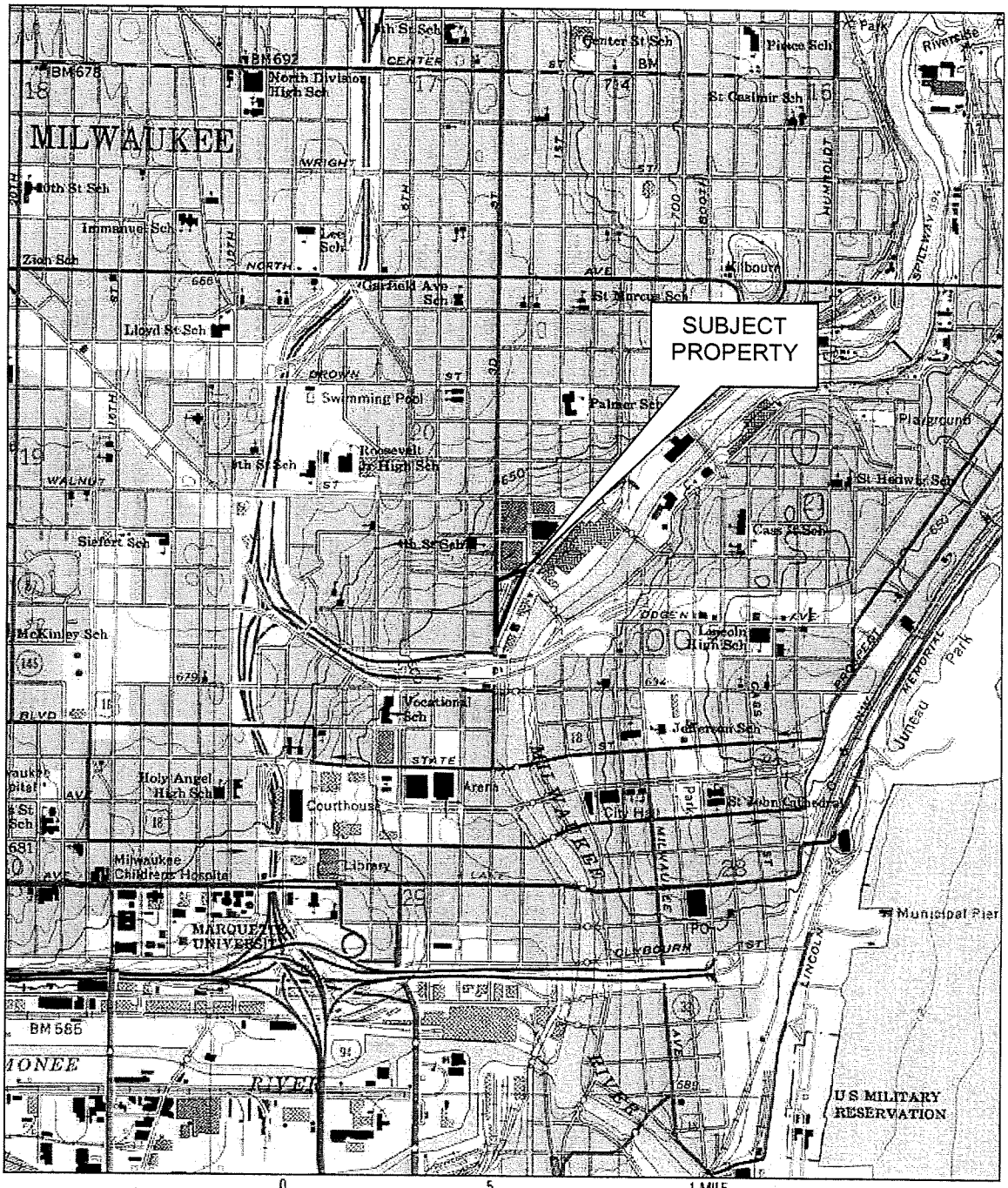
Map created on Nov 7, 2007

Note: Not all RR Sites have been geo-located yet.

N

Scale: 1:2,807

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.



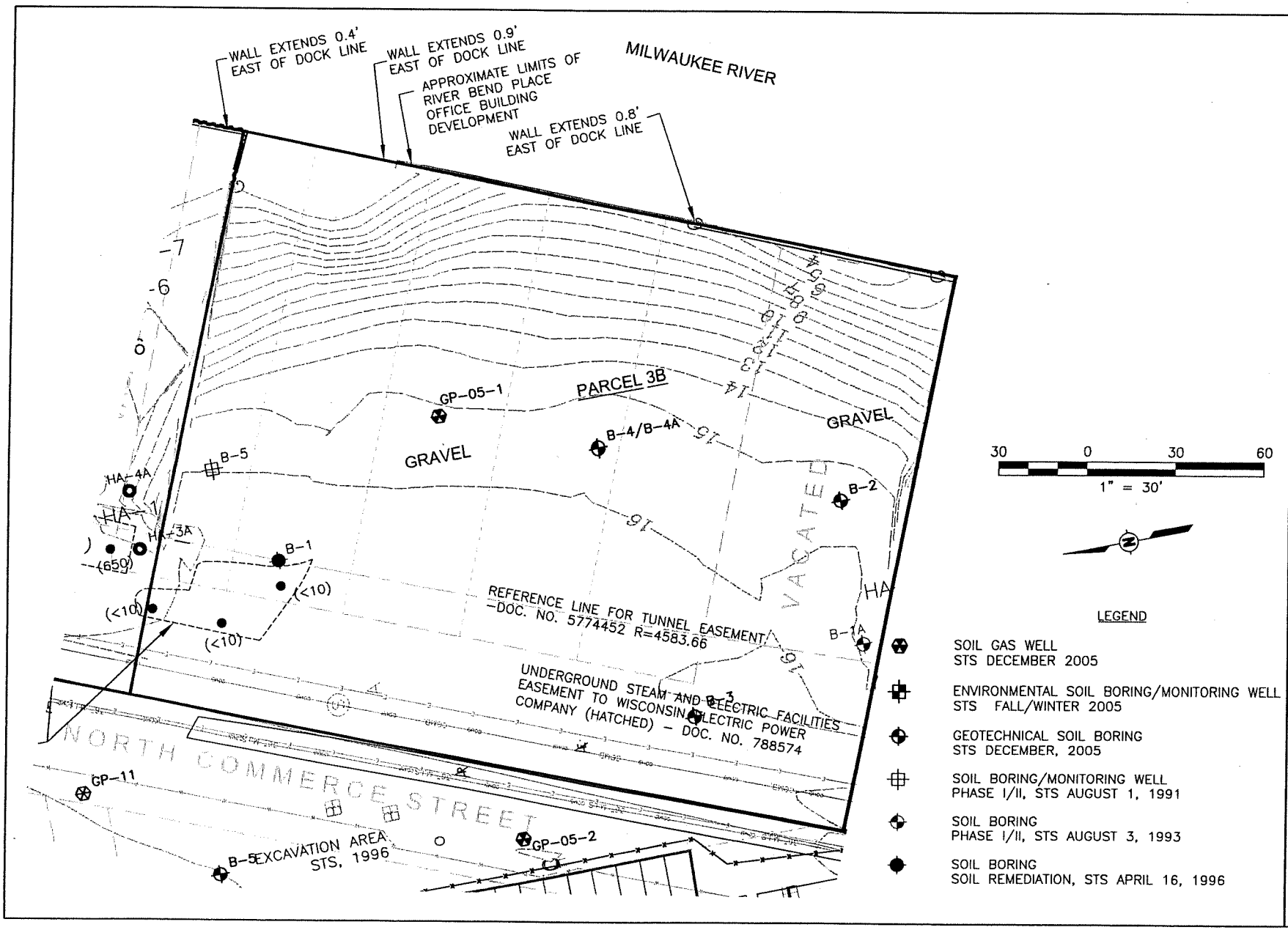
Map created with TOPO!® ©2003 National Geographic (www.nationalgeographic.com/topo)

APPROXIMATE SCALE 1"= 2000'

STS Consultants
11425 W. Lake Park Dr.
Milwaukee, WI 53224
414--359--3030
www.stsconsultants.com
Copyright©2004, By: STS Consultants, Ltd.

SITE LOCATION
THE BREWERY WORKS DEV-PARCEL 3B
1400-1432 NORTH COMMERCE STREET
MILWAUKEE, WISCONSIN

Drawn:	NAK	12/29/2005
Checked:	LLA	11/8/2007
Approved:	KLB	11/8/2007
PROJECT NUMBER	200705531	
FIGURE NUMBER	1	



STS | AECOM

847.279.2500
www.sts.aecom.com
Copyright © 2007, By: STS

BORING AND MONITORING WELL LOCATIONS
BREWERY WORKS DEVELOPMENT - PARCEL 3B
N COMMERCE ST.
MILWAUKEE, WI

Drawn:	PDD	11/14/2007
Checked:	LLA	11/14/2007
Approved:	KLB	11/14/2007
PROJECT NUMBER	200705531	
FIGURE NUMBER	2	

X:\Projects\58374800\DWG\GB374800-Parcel-3A-3B.dwg; 11/14/2007 3:51:13 PM; DREW, PAUL; STS_BLACK_040102.ctb

Table 1
1991 Soil Sample Analytical Results
Brewery Works Dev - Parcel 3B
Milwaukee, Wisconsin
STS Project No. 200705531

Parameter	Direct Contact Pathway		NR 720 RCL Ground Water Path [C]	B-5 0'-1.5'
	Non-Industrial [A]	Industrial [B]		6/10/1991
PID Result	NS	NS	NS	5
TPH as Diesel (mg/kg)	NS	NS	100	91.1
VOCs (µg/kg)				
Benzene	NS	NS	5.5	<5.1
Bromoform	NS	NS	NS	<20.0
Bromomethane	NS	NS	NS	<40.0
Carbon Tetrachloride	NS	NS	NS	<5.1
Chlorobenzene	NS	NS	NS	<20.0
Chloroethane	NS	NS	NS	<20.0
2-Chloroethylvinyl Ether	NS	NS	NS	<51.0
Chloroform	NS	NS	NS	<5.1
Chloromethane	NS	NS	NS	<20.0
Chlorodibromomethane	NS	NS	NS	<5.1
1,2-Dichlorobenzene	NS	NS	NS	<10.0
1,3-Dichlorobenzene	NS	NS	NS	<10.0
1,4-Dichlorobenzene	NS	NS	NS	<5.1
Bromodichloromethane	NS	NS	NS	<5.1
1,1-Dichloroethane	NS	NS	NS	<5.1
1,2-Dichloroethane	NS	NS	4.9	<5.1
1,1-Dichloroethylene	NS	NS	NS	<10.0
1,2-Dichloroethylene	NS	NS	NS	<10.0
Mehtylene Chloride	NS	NS	NS	<25.0
1,2-Dichloropropane	NS	NS	NS	<5.1
cis-1,3-Dichloropropene	NS	NS	NS	<20.0
trans-1,3-Dichloropropene	NS	NS	NS	<5.1
Ethylbenzene	NS	NS	2,900	<10.0
1,1,2,2,-Tetrachloroethane	NS	NS	NS	<10.0
Tetrachloroethylene	NS	NS	NS	<5.1
Toluene	NS	NS	1,500	<5.1
1,1,1-Trichloroethane	NS	NS	NS	<5.1
1,1,2-Trichloroethane	NS	NS	NS	<5.1
Trichloroethylene	NS	NS	NS	<5.1
Vinyl Chloride	NS	NS	NS	<20.0
Trichlorofluoromethane	NS	NS	NS	<10.0
Dichlorodifluoromethane	NS	NS	NS	<20.0
m-Xylene	NS	NS	4,100	<10.0
o&p-Xylene	NS	NS	4,100	<10.0

Notes:

1. RCL - Residual Contaminant Level
2. PID - Photoionization Detector
3. TPH - Total Petroleum Hydrocarbons
4. VOCs - Volatile Organic Compounds
5. mg/kg - milligrams per kilogram, or parts per million.
6. µg/kg - micrograms per kilogram, or parts per billion.
7. NS - No standard/standard not developed

Table 2
2005 Soil Sample Analytical Results
Brewery Works Dev - Parcel 3B
STS Project No. 200705531

Parameters	Generic RCLs			GP-05-1
	Direct Contact Pathway		Groundwater Pathway	2-4'
	Non-Industrial	Industrial		12/27/2005
Metals (mg/kg)				
Arsenic	0.039	1.6	--	**5.2** [AB]
Barium	--	--	--	110
Cadmium	8	510	--	0.26
Chromium	16,000	--	--	7.7
Lead	50	500	--	**160** [A]
Selenium	--	--	--	0.97
Silver	--	--	--	0.058
Mercury	--	--	--	0.22
Dry Weight (%)	--	--	--	89.7
VOCs (µg/kg)				
Naphthalene	20,000	110,000	400	<25
PAHs (ug/kg)				
Acenaphthene	900,000	60,000,000	38,000	120
Acenaphthylene	18,000	350,000	700	<64
Anthracene	5,000,000	300,000,000	3,000,000	530
Benzo(a)anthracene	88	3,900	17,000	**1,300** [A]
Benzo(a)pyrene	8.8	390	48,000	**1,600** [AB]
Benzo(b)fluoranthene	88	3,900	350,000	**1,700** [A]
Benzo(g,h,I)perylene	1,800	39,000	6,800,000	610
Benzo(k)fluoranthene	880	39,000	870,000	**1,200** [A]
Indeno(1,2,3-cd)pyrene	--	--	--	570
Chrysene	8,800	390,000	37,000	1,300
Dibenzo(a,h)anthracene	8.8	390	38,000	**210** [A]
Fluoranthene	600,000	40,000,000	500,000	2,800
Fluorene	600,000	40,000,000	100,000	100
1-Methylnaphthalene	--	--	--	<67
2-Methylphenol	--	--	--	<70
Naphthalene	20,000	110,000	400	<89
Phenanthrene	18,000	390,000	1,800	1,400
Pyrene	500,000	30,000,000	8,700,000	2,400

Notes:
VOCs = Volatile Organic Compounds
PAHs = Polynuclear Aromatic Hydrocarbons
[A] Parameter exceeds NR 720 Generic RCL for Non-Industrial Direct Contact.
[B] Parameter exceeds NR 720 Generic RCL for Industrial Direct Contact.
[C] Parameter exceeds NR 720 Generic RCL for Groundwater Pathway.
-- No Generic RCL established.

Table 3
Groundwater Sample Analytical Results
Brewery Works Dev-Parcel 3B
Milwaukee, Wisconsin
STS Project No. 200705531

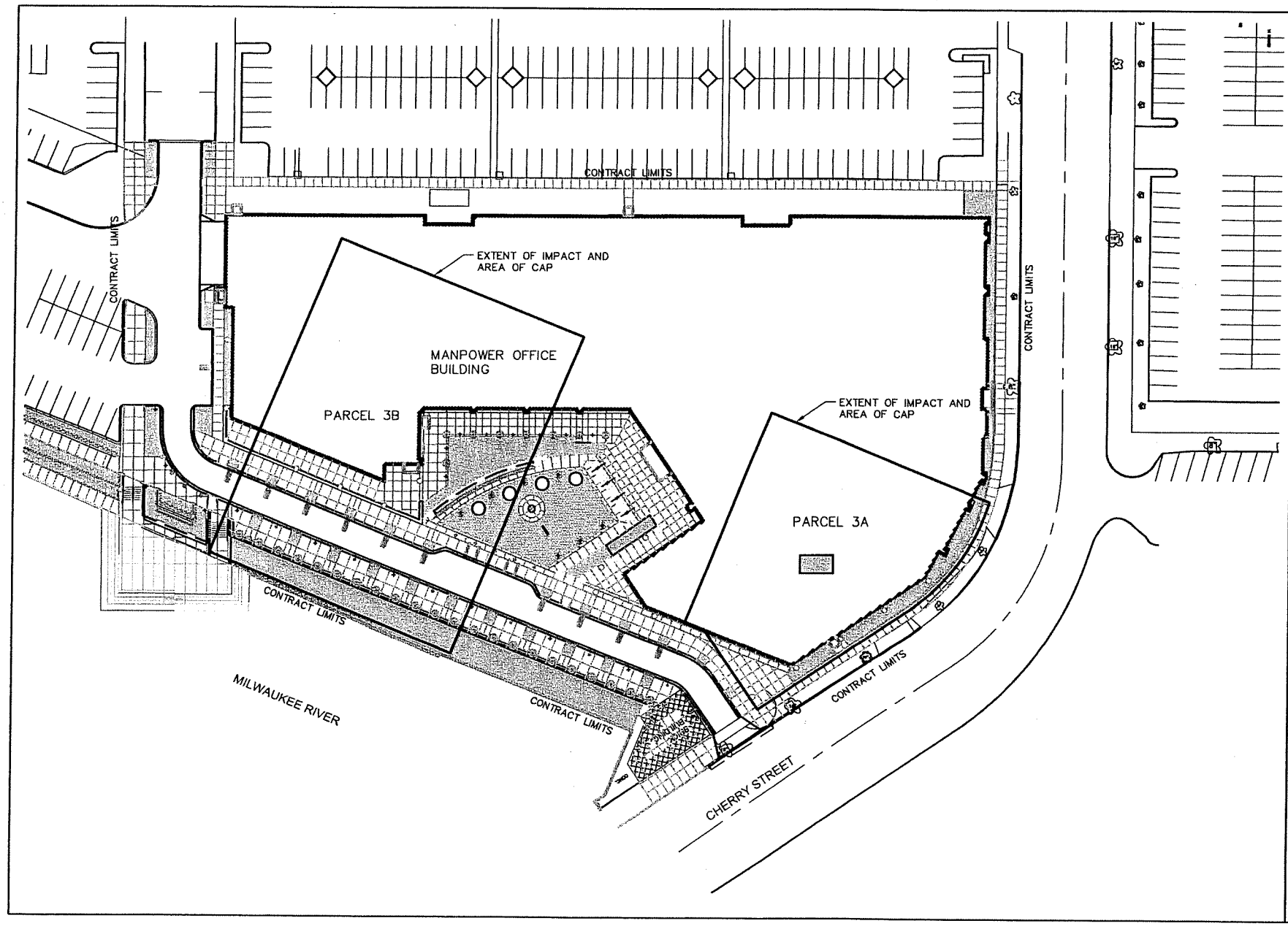
Parameter	NR 140 Enforcement Standard [A]	NR 140 Preventive Action Limit [B]	B-5			B-5 Replacement	
			7/16/1991	7/12/1995	11/14/2000	7/1/2004	9/21/2004
Metals (µg/l)							
Arsenic	50	5	**14.2[B]**	<1.1	<2.40	<5.0	<5.0
Barium	2,000	400	123	39	42	<400	<400
Cadmium	5	0.5	<0.23	<0.22	<0.2	<0.5	<0.5
Chromium	100	10	<5	<2.29	<1	<10.0	<10.0
Lead	15	1.5	**18.1[AB]**	<2.0	<1.00	<1.5	<1.5
Mercury	2	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Selenium	50	10	8.44	<5.0	<3.00	<10.0	<10.0
Silver	50	10	6.0	<16	<3	<10.0	<10.0
VOCs (µg/l)							
Benzene	5	0.5	<0.2	NA	NA	NA	NA
Bromoform	4.4	0.44	<2.0	NA	NA	NA	NA
Bromomethane	10	1	<4.0	NA	NA	NA	NA
Carbon Tetrachloride	5	0.5	<0.5	NA	NA	NA	NA
Chlorobenzene	NS	NS	<2.0	NA	NA	NA	NA
Chloroethane	400	80	<2.0	NA	NA	NA	NA
2-Chloroethylvinyl Ether	NS	NS	<5.0	NA	NA	NA	NA
Chloroform	6	0.6	<0.5	NA	NA	NA	NA
Chloromethane	3	0.3	<2.0	NA	NA	NA	NA
Chlorodibromomethane	60	6	<0.5	NA	NA	NA	NA
1,2-Dichlorobenzene	600	60	<1.0	NA	NA	NA	NA
1,3-Dichlorobenzene	1250	125	<1.0	NA	NA	NA	NA
1,4-Dichlorobenzene	75	15	<0.5	NA	NA	NA	NA
Bromodichloromethane	0.6	0.06	<0.5	NA	NA	NA	NA
1,1-Dichloroethane	850	85	<0.5	NA	NA	NA	NA
1,2-Dichloroethane	5	0.5	<0.5	NA	NA	NA	NA
1,1-Dichloroethylene	7	0.7	<0.4	NA	NA	NA	NA
1,2-Dichloroethylene	70	7	<1.0	NA	NA	NA	NA
Methylene Chloride	5	0.5	<2.5	NA	NA	NA	NA
1,2-Dichloropropane	5	0.5	<0.5	NA	NA	NA	NA
cis-1,3-Dichloropropene	0.2	0.02	<2.0	NA	NA	NA	NA
trans-1,3-Dichloropropene	0.2	0.02	<0.5	NA	NA	NA	NA
Ethylbenzene	700	140	<1.0	NA	NA	NA	NA
1,1,2,2-Tetrachloroethane	0.2	0.02	<1.0	NA	NA	NA	NA
Tetrachloroethylene	5	0.5	<0.5	NA	NA	NA	NA
Toluene	1,000	200	<0.5	NA	NA	NA	NA
1,1,1-Trichloroethane	200	40	<0.5	NA	NA	NA	NA
1,1,2-Trichloroethane	5	0.5	<0.5	NA	NA	NA	NA
Trichloroehtylene	5	0.5	<0.2	NA	NA	NA	NA
Vinyl Chloride	0.2	0.02	<0.2	NA	NA	NA	NA
Trichlorofluoromethane	3490	698	<1.0	NA	NA	NA	NA
Dichlorodifluoromethane	1,000	200	<2.0	NA	NA	NA	NA
m & p-Xylene	10,000	1,000	<1.0	NA	NA	NA	NA
o-Xylene	10,000	1,000	<1.0	NA	NA	NA	NA
SVOCs (µg/l)							
Acenapthene	NS	NS	<10	<0.11	NA	NA	NA
Acenaphthylene	NS	NS	<10	<0.14	NA	NA	NA
Aniline	NS	NS	<10	NA	NA	NA	NA
Anthracene	3,000	600	<10	<0.11	NA	NA	NA
Benzidine	NS	NS	<20	NA	NA	NA	NA
Benzo(a)anthracene	NS	NS	<10	<0.05	NA	NA	NA
Benzo(b)fluoranthene	0.2	0.02	<10	<0.08	NA	NA	NA
Benzo(k)fluoranthene	NS	NS	NA	<0.08	NA	NA	NA
Benzo(ghi)perylene	NS	NS	<10	<0.16	NA	NA	NA
Benzo(a)pyrene	0.2	0.02	<10	<0.1	NA	NA	NA
Benzyl Alchohol	NS	NS	<20	NA	NA	NA	NA
Benzyl butyl phthalate	NS	NS	<10	NA	NA	NA	NA

Table 3
Groundwater Sample Analytical Results
Brewery Works Dev-Parcel 3B
Milwaukee, Wisconsin
STS Project No. 200705531

Parameter	NR 140 Enforcement Standard [A]	NR 140 Preventive Action Limit [B]	B-5			B-5 Replacement	
			7/16/1991	7/12/1995	11/14/2000	7/1/2004	9/21/2004
SVOCs (µg/l) (cont.)							
Bis(2-chloroethyl) ether	NS	NS	<10	NA	NA	NA	NA
Bis(2-chloroisopropyl) ether	NS	NS	<10	NA	NA	NA	NA
Bis(2-chloroethoxy) methane	NS	NS	<10	NA	NA	NA	NA
Bis(2-ethylhexyl)phthalate	NS	NS	<10	NA	NA	NA	NA
4-Bromophenyl phenyl ether	NS	NS	<10	NA	NA	NA	NA
4-Chloroaniline	NS	NS	<10	NA	NA	NA	NA
2-Chloronaphthalene	NS	NS	<10	NA	NA	NA	NA
4-Chlorophenyl phenyl ether	NS	NS	<10	NA	NA	NA	NA
Chrysene	0.2	0.02	<10	<0.06	NA	NA	NA
Dibenzo(a,h)anthracene	NS	NS	<10	<0.2	NA	NA	NA
Dibenzofuran	NS	NS	<10	NA	NA	NA	NA
Di-n-butyl phthalate	NS	NS	<10	NA	NA	NA	NA
1,2-Dichlorobenzene	600	60	<10	NA	NA	NA	NA
1,3-Dichlorobenzene	1,250	125	<10	NA	NA	NA	NA
1,4-Dichlorobenzene	75	15	<10	NA	NA	NA	NA
3,3-Dichlorobenzidine	NS	NS	<20	NA	NA	NA	NA
Diethyl phthalate	NS	NS	<10	NA	NA	NA	NA
Dimethyl phthalate	NS	NS	<10	NA	NA	NA	NA
2,4-Dinitrotoluene	0.05	0.005	<10	NA	NA	NA	NA
2,6-Dinitrotoluene	0.05	0.005	<10	NA	NA	NA	NA
Di-n-octyl phthalate	NS	NS	<10	NA	NA	NA	NA
1,2-Diphenylhydrazine	NS	NS	<10	NA	NA	NA	NA
Fluoranthene	400	80	<10	<0.15	NA	NA	NA
Fluorene	400	80	<10	<0.08	NA	NA	NA
Hexachlorobenzene	1	0.1	<10	NA	NA	NA	NA
Hexachlorobutadiene	NS	NS	<10	NA	NA	NA	NA
Hexachlorocyclopentadiene	NS	NS	<10	NA	NA	NA	NA
Hexachloroethane	NS	NS	<10	NA	NA	NA	NA
Indeno(1,2,3,-cd)pyrene	NS	NS	<10	<0.17	NA	NA	NA
Isophorone	NS	NS	<10	NA	NA	NA	NA
1-Methylnaphthalene	NS	NS	NA	<0.15	NA	NA	NA
2-Methylnaphthalene	NS	NS	<10	<0.09	NA	NA	NA
Naphthalene	40	8	<10	<0.09	NA	NA	NA
2-Nitroaniline	NS	NS	<20	NA	NA	NA	NA
3-Nitroanaline	NS	NS	<20	NA	NA	NA	NA
4-Nitroanaline	NS	NS	<20	NA	NA	NA	NA
Nitrobenzene	NS	NS	<10	NA	NA	NA	NA
N-Nitrosodimethylamine	NS	NS	<10	NA	NA	NA	NA
N-Nitrosodiphenylamine	7	0.7	<10	NA	NA	NA	NA
N-Nitrosodi-n-propylamine	NS	NS	<10	NA	NA	NA	NA
Phenanthrene	NS	NS	<10	<0.09	NA	NA	NA
Pyrene	250	50	<10	<0.15	NA	NA	NA
1,2,4-Trichlorobenzene	70	14	<10	NA	NA	NA	NA

Notes:

1. µg/l - micrograms per liter
2. Bold indicates result exceeds the NR 140 Enforcement Standard (ES) or Preventive Action Limit (PAL)
3. [A] - NR 140 ES Exceedance
4. [B] - NR 140 PAL Exceedance
5. NS - No Standard
6. NA - Not Analyzed



STS | AECOM

847.279.2500
www.sts.aecom.com
Copyright © 2007. By: STS

SITE LAYOUT, EXTENT OF IMPACT AND AREA OF CAP
BREWERY WORKS DEVELOPMENT - PARCEL 3B
MILWAUKEE, WI

Drawn:	PDD	11/14/2007
Checked:	LLA	11/14/2007
Approved:	KLB	11/14/2007
PROJECT NUMBER	200705531	
FIGURE NUMBER	3	

X:\Projects\58537460\overlay\PM\58537460_Parcel-3A-3B.dwg; 11/14/2007 4:04:26 PM; DREN, PAUL; STS_BLACK_040102.ctb

Date: November 9, 2007

Site Name: Brewery Works Dev – Parcel 3B

Site Address: 1400-1430 N. Commerce Street

Milwaukee, WI

Responsible Party: The Brewery Works Inc.

Address: 1555 N. River Center Drive Suite 204

Milwaukee, WI 53212

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

Signature