GIS REGISTRY INFORMATION

SITE NAME: WEPCO/Brewery Works Dev – Parcel 2B

BRRTS #: 02-41-001127 **FID # (if appropriate):** 241007470

COMMERCE # (if appropriate):

CLOSURE DATE: 5-15-06

STREET ADDRESS: 1338 N Commerce St.

CITY: Milwaukee

SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection): X= 689962 Y= 2882267

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 [X]

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 361-0314-110-3 [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.** [X]

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 [NA]

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]

Copy of (soil or land use) deed restriction(s) or deed notice ***if any required as a condition of closure*** [NA]

Copy of any maintenance plan referenced in the deed restriction. [NA]

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

WISCONSIN
DEPT. OF NATURAL RESOURCES

Jim Doyle, Governor
Scott Hassett, 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

May 15, 2006

Trent Kohl
Riverfront Power LLC
P.O. Box 2046
Milwaukee, WI 53201-2046

FID# 241007470
BRRTS# 02-41-001127

Subject: Final Case Closure for Brewery Works Development - Parcel 2B, 1338 N. Commerce Street, Milwaukee

Dear Mr. Kohl:

On March 13, 2006, the Wisconsin Department of Natural Resources (Department) notified you that conditional closure was granted to this case. These conditions were the abandonment of any monitoring wells and the disposal of any investigative waste. On April 26, 2006, the Department received correspondence indicating that you have complied with the conditions of closure. Based on the correspondence and data provided, it appears that your case has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code. The Department considers this case closed and no further investigation, remediation or other action is required at this time.

Your site will be listed on the DNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites. Information that was submitted with your closure request application will be included on the registry. To review the sites on the GIS Registry web page, visit http://gomapout.dnr.state.wi.us/org/at/et/geo/gwur/index.htm

Please be aware that this case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code, if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety or welfare, or the environment.

We appreciate your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at (414) 263-8366.

Sincerely,

Brenda H. Boyce

Brenda H. Boyce, PG
Hydrogeologist
Bureau for Remediation & Redevelopment

c: Kevin Brehm – STS Consultants, Ltd.

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

WISCONSIN
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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

March 13, 2006

Trent Kohl
Riverfront Power LLC
P.O. Box 2046
Milwaukee, WI 53201-2046

FID# 241007470
BRRTS# 02-41-001127

Subject: Conditional Case Closure for Brewery Works Development - Parcel 2B, 1338 N. Commerce Street, Milwaukee

Dear Mr. Kohl:

On February 16, 2006, the Wisconsin Department of Natural Resources (Department) received your request for closure of the case described above. The Department reviews environmental remediation cases for compliance with state rules and statutes to maintain consistency in the closure of these cases. After careful review of the closure request, the Department has determined that the petroleum contamination on the site from the former above-ground fuel oil storage tanks appears to have been investigated and remediated to the extent practicable under site conditions. Your case has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code and will be closed if the following conditions are satisfied:

- The monitoring well at the site must be properly abandoned in compliance with ch. NR 141, Wis. Adm. Code. Documentation of well abandonment must be submitted to Ms. Victoria Stovall on Form 3300-5B found at www.dnr.state.wi.us/org/water/dwg/gw/ or provided by the Department of Natural Resources.

- Any remaining waste (soil piles, drilling spoil, and/or purge water) generated as part of site investigation or remediation activities must be removed from the site and disposed of or treated in accordance with Department of Natural Resources' rules. Please send a letter advising me that any remaining waste has been removed once that work is completed.

When the above conditions have been satisfied, please submit a letter to let me know that applicable conditions have been met, and your case will be closed. Your site will be listed on the DNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites. Information that was submitted with your closure request application will be included on the registry. To review the sites on the GIS Registry web page, visit http://gomapout.dnr.state.wi.us/org/at/et/geo/gwur/index.htm]

If this is a PECFA site, section 101.143, Wis. Stats., requires that PECFA claimants seeking reimbursement of interest costs, for sites with petroleum contamination, submit a final reimbursement claim within 120 days after they receive a closure letter on their site. For claims not received by the PECFA Program within 120 days of the date of this letter, interest costs after 60 days of the date of this letter will not be eligible for PECFA reimbursement.

We appreciate your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at (414) 263-8366.

Sincerely,

Brenda H. Boyce

Brenda H. Boyce, PG
Hydrogeologist
Bureau for Remediation & Redevelopment

c: Kevin Brehm – STS Consultants, Ltd.

STATE BAR OF WISCONSIN FORM 1 - 1998

WARRANTY DEED

Document Number

This Deed, made between Wisconsin Electric Power Company, a Wisconsin corporation, Grantor, and Riverfront Power LLC, a Wisconsin limited liability company, Grantee.

Grantor, for a valuable consideration, conveys to Grantee the following described real estate in Milwaukee County, State of Wisconsin (the "Property"):

See Exhibit A attached hereto

Recording Area

Name and Return Address

Bruce T. Block, Esq.
Reinhart, Boerner, Van Deuren, Norris & Rieselbach, S.C.
1000 North Water Street
Milwaukee, WI 53203

361-0314-100-6; 361-0309-2
Parcel Identification Number (PIN)

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

Together with all appurtenant rights, title and interests.

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except the matters set forth on Exhibit B attached hereto.

Dated this 23rd day of March, 2000.

Wisconsin Electric Power Company,
a Wisconsin corporation

By: Michael James (SEAL)

* Michael James
Manager of Property Management

(SEAL)

*

(SEAL)

*

(SEAL)

*

AUTHENTICATION

Signature(s)

authenticated this _____ day of _____, _____

*

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

THIS INSTRUMENT WAS DRAFTED BY

Ann K. Comer, Esq.

Quarles & Brady LLP

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

ACKNOWLEDGMENT

State of Wisconsin, } ss.

Milwaukee County,

Personally came before me this 23rd day of March, 2000, the above named Michael James _____ to me known to be the person _____ who executed the foregoing instrument and acknowledge the same.

* ANN K. COMER

Notary Public, State of Wisconsin
My commission is permanent. (If not, state expiration date: _____, _____.)

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

EXHIBIT A

Parcel A:
Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11 in Block 32; Lot 1 in Block 40; all of the vacated alley lying between said Lots 5 and 6; the Southwesterly 20 feet of vacated Vliet Street adjoining said Lot 1 on the Northeast and all of vacated West McKinley Avenue lying between said Lot 11, Block 32 and said Lot 1, Block 40, in Plat of the Town of Milwaukee on the West Side of the River in the Southeast 1/4 of Section 20, Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin. Together with the Southeasterly 1/2 of vacated Commerce Street abutting. EXCEPT that part conveyed by Deed recorded September 24, 1941 as Document No. 2335831 and vacated Commerce Street abutting.

Tax Key No. 361-0314-100-6

Parcel B:
Lots 4 and 5 and the Northerly 15 feet of Lot 6, all of the vacated alley between said Lots 5 and 6, all in Block 31, in Plat of the Town of Milwaukee on the West Side of the River in the Southeast 1/4 of Section 20, Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, together with such land lying between the Southeasterly line of said premises and the established dock line of the Milwaukee River. Together with the Southeasterly 1/2 of vacated Commerce Street abutting.

Tax Key No. 361-0309-2

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Municipal and zoning ordinances;

2. General taxes levied in the year of closing and thereafter;

3. Possible lack of access to Parcel B;

4. Utility Easement granted to City of Milwaukee as Document No. 1515225;

5. Easement entered into by and between Wisconsin Electric Power Company and the City of Milwaukee recorded as Document No. 2325365;

6. Public rights of the United States, The State of Wisconsin or the City or County or any of their agencies in respect to the portion of the described premises constituting the bed or the waters of the Milwaukee River or the banks, shores or dock lines, wharves, piers, protection walls, bulkheads or other structures pertaining thereto.;

7. Easement and rights incidental thereto in connection with the continued use and right of entrance, maintenance, construction and repair of municipal or utility facilities as may exist underground or overground in or on that portion of the subject premises which were formerly a part of an alley and Vliet Street, now vacated;

8. Easements, if any, of the public or any school district, utility, municipality or person, as provided in Section 80.32(4) of the Statutes, for the continued use and right of entrance, maintenance, construction and repair of underground or overground structures, improvements or service in that portion of the subject premises which were formerly a part of West McKinley Avenue now vacated;

9. Easements, if any, of the public or any school district, utility, municipality or person, as provided in Section 80.32(4) of the Statutes, for the continued use and right of entrance, maintenance, construction and repair of underground or overground structures, improvements or service in that portion of the subject premises which were formerly a part of Commerce Street to be vacated;

10. Tunnel Easement granted to The Milwaukee Metropolitan Sewerage District recorded as Document No. 5774452;

11. Amended Redevelopment Plan for the Beer Line Redevelopment Project, "A" area recorded as Document No. 5888522;

12. Indenture entered into by and between Wisconsin Electric Power Company and The Milwaukee Metropolitan Sewerage District recorded as Document No. 6055670;

13. Indenture entered into by and between Wisconsin Electric Power Company and the Milwaukee Metropolitan Sewerage District recorded as Document No. 6768800;

14. Assignment of Easements and Conveyance of Sewers recorded as Document No. 6818720;

15. Encroachment to the extent of up to .5 of a foot upon the premises adjoining the Property on the South by a brick building located principally on Parcel A.

16. Encroachment to the extent of an undetermined amount upon the premises adjoining the Property by concrete walls and fences located principally between Parcels A and B;

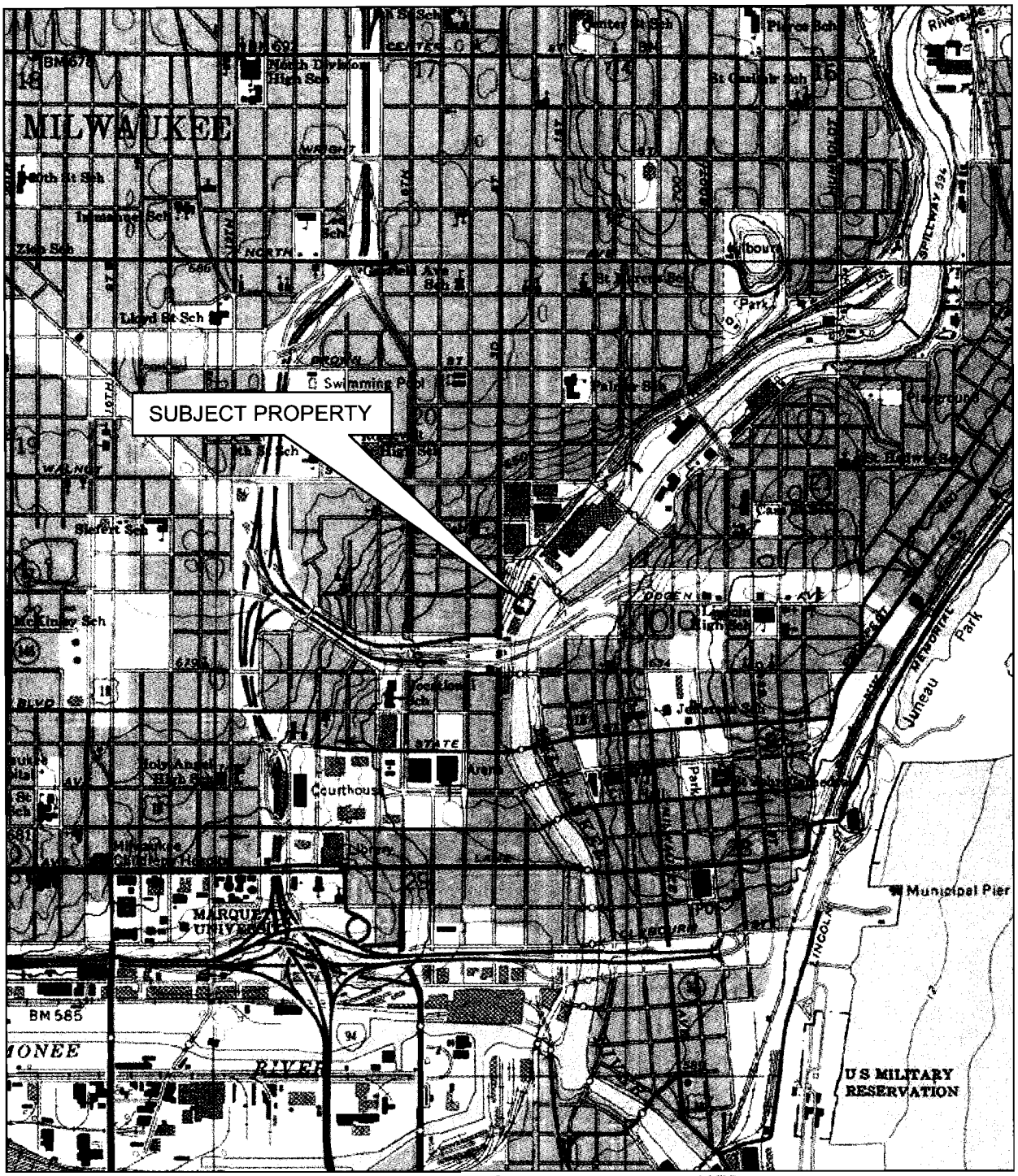
17. Possible adverse rights of adjoining owners in so much of the Property as lies North of the Parcel B North fence, due to the fact that said fence is not on the boundary line but is wholly located on the Property, to an extent ranging up to 2.0 feet in from the boundary line;

18. Mortgage and Security Agreement and Fixture Financing Statement, according to the terms and provisions thereof, from Riverfront Power LLC, a Wisconsin limited liability company, to Wisconsin Energy Capital Corporation, a Wisconsin Corporation, to secure the originally stated indebtedness of $18,200,000.00 and any other amount payable under the terms thereof dated December 29, 1999 and recorded December 30, 1999, as Document No. 7854003;

19. Easement described in Underground Steam and Electric Facilities Easement between Riverfront Power LLC and Wisconsin Electric Power Company.

Parcel Identification Number (PIN)

The PIN for 1330 N. Commerce St. is 361-0314-110-3.



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

APPROXIMATE SCALE 1"= 2,000'

STS Consultants
11425 W. Lake Park Dr.
Milwaukee, WI 53224
414--359--3030
www.stsconsultants.com
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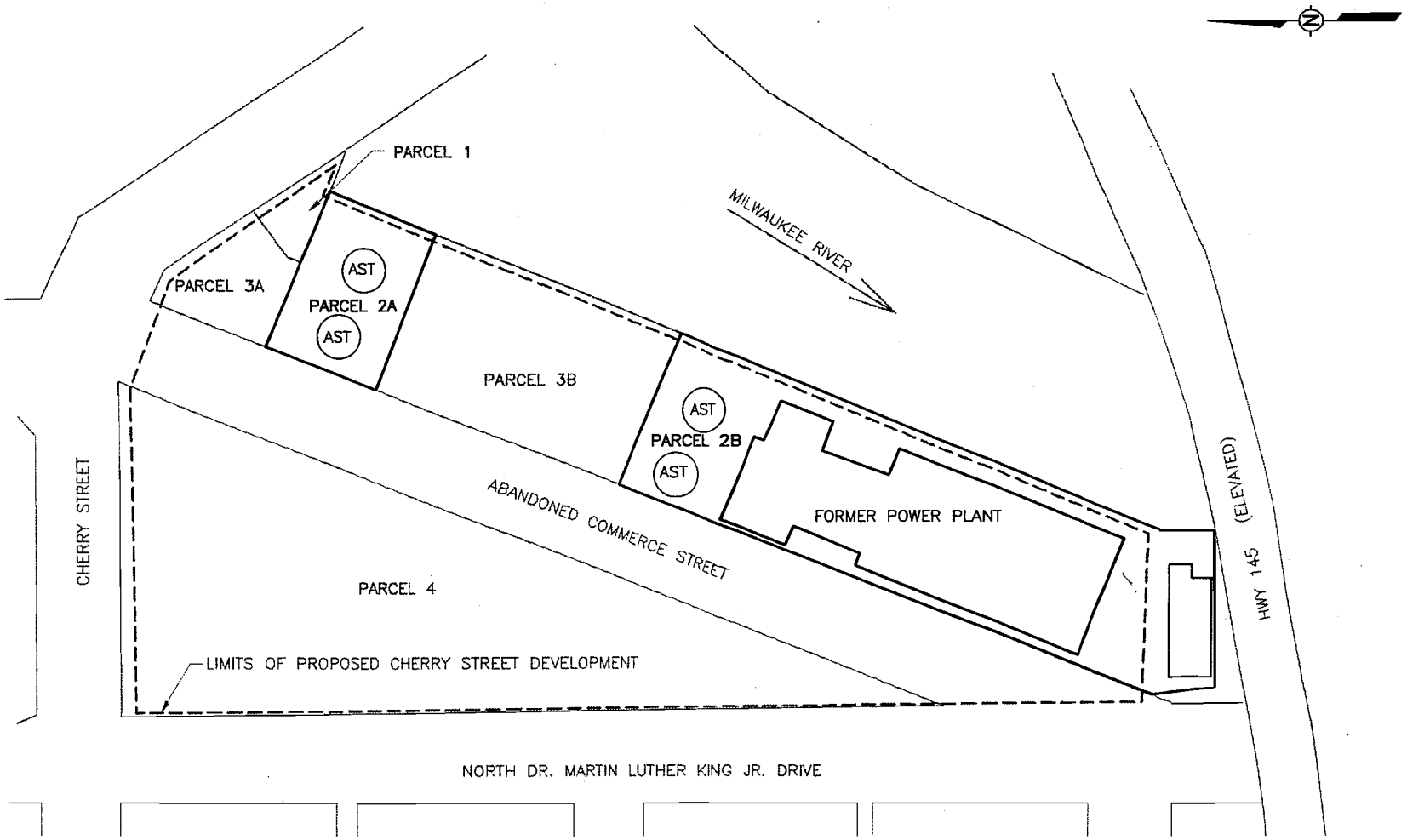
SUBJECT PROPERTY LOCATION MAP
CASE SUMMARY AND CLOSE OUT REQUEST
WEPCO BREWERY WORKS DEVELOPMENT
PARCEL 2B
138 N COMMERCE STREET
MILWAUKEE, WISCONSIN

Drawn:	DLM	12/11/2005
Checked:	KLB	12/11/2005
Approved:	KLB	12/12/2005
PROJECT NUMBER	583746XM	
FIGURE NUMBER	1	



LEGEND

AST — FORMER ABOVEGROUND STORAGE TANK

SCALE IN FEET

100' 0 100'

DRAWN BY JMI	DATE	4-3-96
CHECKED BY SMM	DATE	4-3-96
APPROVED BY DSV	DATE	4-3-96
CADFILE 83746X1\XJ\83746001.DWG XREF=FIGBASE		

PARCEL LOCATIONS
WISCONSIN ELECTRIC POWER COMPANY
COMMERCE STREET
MILWAUKEE, WISCONSIN

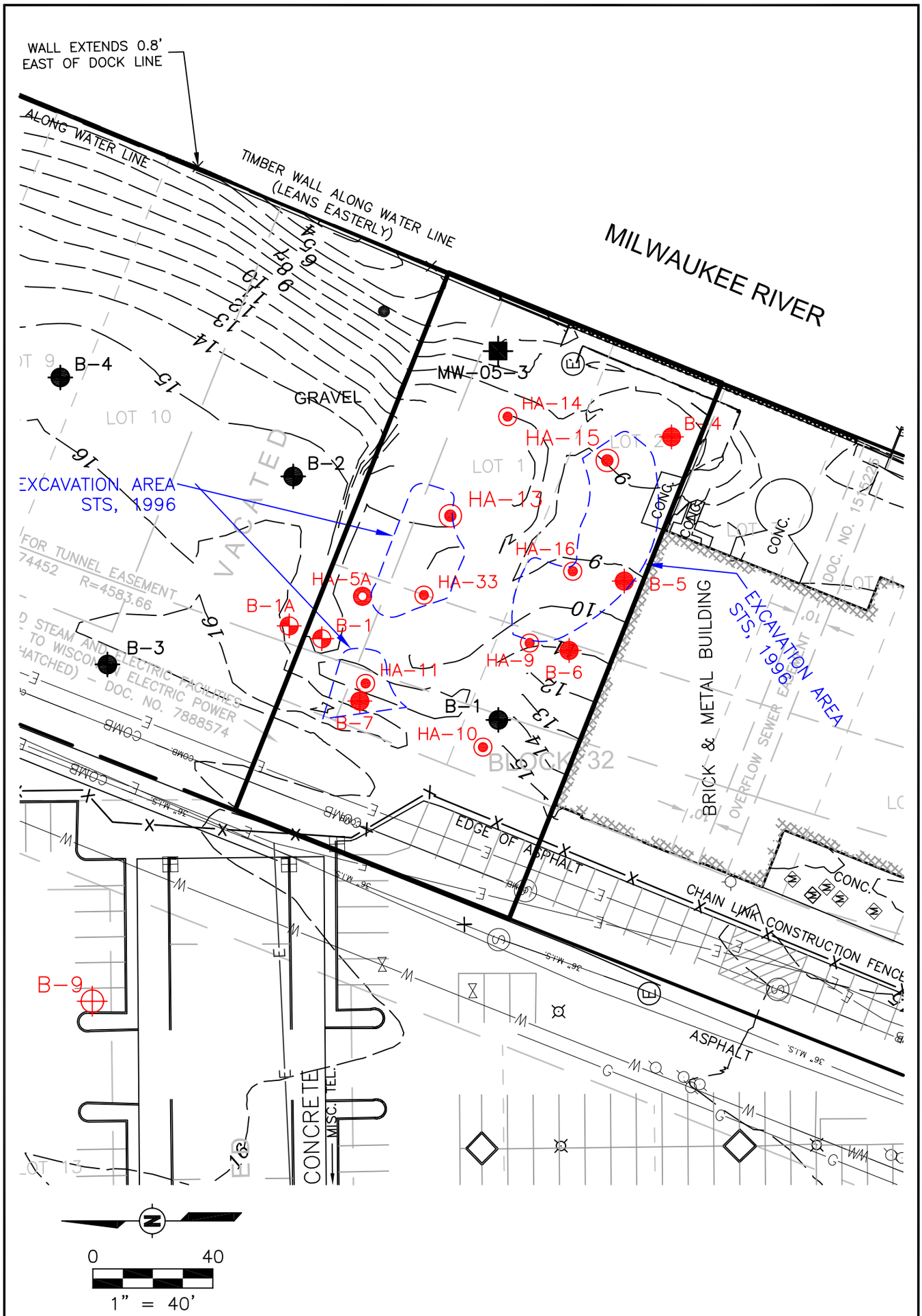
STS Consultants Ltd.
Consulting Engineers

STS PROJECT NO. 83746XJ

STS PROJECT FILE

SCALE AS SHOWN

FIGURE NO. 3



STS CONSULTANTS
11425 W. Lake Park Drive
Milwaukee, WI 53224
414-359-3030
www.stsconsultants.com
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SITE MAP
WEPCO/BREWERY WORKS DEVELOPMENT
PARCEL 2B
1338 N. COMMERCE STREET
MILWAUKEE, WISCONSIN

Drawn :	CJH	12/12/2005
Checked:	DLM	12/12/2005
Approved:	KLB	12/12/2005
PROJECT NUMBER	83746X0	
FIGURE NUMBER	1	

X:\Projects\583746XO\dwg\G83746XO-parcel2B.dwg, 2/14/2006 3:03:56 PM, piering

Table 2
Soil Sample Analytical Results
WEPCO/Brewery Works Development - Parcel 2B
1338 N. Commerce St.
Milwaukee, Wisconsin
STS Project No. 5-83726XL

Parameter	Direct Contact Pathway Non-Industrial [A]	Direct Contact Pathway Industrial [B]	NR 720 RCL Ground Water Path [C]	HA-9 3'-4.5'	HA-10 0'-1.5'	HA-11 2.5'-3'	HA-11 6.5'-7'	HA-12 0'-1.5'	HA-13 2'-2.3'	HA-14 0'-1.5'	HA-15 4'-4.3'	HA-16 1.5'-1.8'	HA-5A 2'-2.5'	B-4 2.5'-4'	B-5 2.5'-4'	B-5 2.5'-4'	B-6 5'-6.5'	B-7 5'-6.5'	S-1 4' East Wall	S-5 4' North Wall	S-9 6' North Wall	S-12 6' SW Wall	S-15 6' South Wall	S-19 3' Bottom	S-20 2.5' SE Wall	S-21 2.5' North Wall	S-22 7' Bottom
				6/8/1993	6/8/1993	6/8/1993	6/8/1993	6/8/1993	6/8/1993	6/8/1993	6/8/1993	6/8/1993	6/27/1995	6/27/1995	6/27/1995	6/27/1995	6/27/1995	6/27/1995	11/2/1995	11/2/1995	11/2/1995	11/2/1995	11/2/1995	11/3/1995	11/3/1995	11/3/1995	11/3/1995
PID Result	NS	NS	NS	<1	<1	4.2	<1	<1	<1	<1	<1	<1	NA	<1	NA	NA	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1
DRO (mg/kg)	NS	NS	100	**196[C]**	56.9	65.5	**173[C]**	**729[C]**	**128[C]**	32.2	**379[C]**	**182[C]**	78	43	65	**190[C]**	<10	**140[C]**	**250[C]**	**260[C]**	11.0	**590[C]**	**100[C]**	10	43	<10	69
PVOCs (ug/kg)																											
Benzene	(1,160)	(52,000)	5.5	NA	NA	NA	NA	NA	NA	NA	NA	NA	<1.2	<1.2	<1.1	<1.2	<1.2	<1.2	2.9	2.9	3.8	1.8	2.7	0.74 Y	2.1	1.1	0.53 Y
Ethylbenzene	(1,560,000)	(102,000,000)	2,900	NA	NA	NA	NA	NA	NA	NA	NA	NA	<1.2	<1.2	<1.1	<1.2	<1.2	<1.2	0.15 Y	0.18 Y	<0.37	<0.11	0.14 Y	<0.36	<0.36	<0.37	<0.37
MTBE	NS	NS	NS	NA	NA	NA	NA	NA	NA	NA	NA	NA	30	39	62	79	17	63	0.16 Y	0.19 Y	0.13 Y	0.16 Y	0.11 Y	<0.67	<0.65	<0.68	<0.68
Toluene	(3,130,000)	(20,400,000)	1,500	NA	NA	NA	NA	NA	NA	NA	NA	NA	<1.2	1.8	<1.1	<1.2	<1.2	<1.2	0.84	0.85	1.9	0.48	0.93	0.63 Y	1.4	0.72 Y	0.36 Y
1,2,4-Trimethylbenzene	(782,000)	(51,100,000)	NS	NA	NA	NA	NA	NA	NA	NA	NA	NA	<1.2	<1.2	<1.1	<1.2	<1.2	<1.2	<0.13	0.15 Y	0.13 Y	<0.13	0.18 Y	<0.32	<0.32	<0.33	<0.33
1,3,5-Trimethylbenzene	(782,000)	(51,100,000)	NS	NA	NA	NA	NA	NA	NA	NA	NA	NA	<1.2	<1.2	<1.1	<1.2	<1.2	<1.2	<0.14	<0.16	<0.14	<0.14	<0.14	<0.34	<0.33	<0.35	<0.34
Xylenes-Total	(313,000)	(204,000,000)	4,100	NA	NA	NA	NA	NA	NA	NA	NA	NA	<3.7	<3.6	<3.4	<3.6	<3.5	<3.7	<0.45	<0.50	<0.43	<0.45	<0.45	<1.15	<1.12	<1.17	<1.16
PAHs (ug/kg)																											
Acenapthene	900,000	60,000,000	38,000	NA	NA	NA	NA	NA	NA	NA	NA	NA	140 Y	500 <	48 <	250 <	99 <	210 <	3,200 <	350 <	120 <	1,300 <	640 <	120 <	60 <	120 <	620 <
Acenaphthylene	18,000	360,000	700	NA	NA	NA	NA	NA	NA	NA	NA	NA	59 <	280 <	27 <	140 <	56 <	120 <	**4,400[C]** <	480 <	170 <	**1,700[C]** <	**870[C]** <	170 <	82 <	170 <	**850[C]** <
Anthracene	5,000,000	300,000	3,000,000	NA	NA	NA	NA	NA	NA	NA	NA	NA	170	360	40	310	120	270	5,000	420	130	970	460	180 B	100 <	110 B	840 B
Benz(a)anthracene	88	3,900	17,000	NA	NA	NA	NA	NA	NA	NA	NA	NA	**600[A]**	**1,700[A]**	**180[A]**	**2,200[A]**	**390[A]**	**840[A]**	**12,000[AB]**	**1,600[A]**	**380[A]**	**3,800[A]**	**2,300[A]**	**470[A]**	**250[A]**	**350[A]**	**1,500[A]**
Benzo(a)pyrene	8.8	390	48,000	NA	NA	NA	NA	NA	NA	NA	NA	NA	**580[AB]**	**1,700[AB]**	**190[A]**	**2,400[AB]**	**360[A]**	**780[AB]**	**11,000[AB]**	**1,700[AB]**	**440[AB]**	**3,900[AB]**	**2,400[AB]**	**510[AB]**	**250[A]**	**360[A]**	**1,400[AB]**
Benzo(b)fluoranthene	88	3,900	360,000	NA	NA	NA	NA	NA	NA	NA	NA	NA	**530[A]**	**1,700[A]**	**180[A]**	**2,300[A]**	**320[A]**	**660[A]**	**8,300[AB]**	**1,500[A]**	**340[A]**	**3,200[A]**	**2,000[A]**	**390[A]**	**200[A]**	**330[A]**	**1,100[A]**
Benzo(ghi)perylene	1,800	39,000	6,800,000	NA	NA	NA	NA	NA	NA	NA	NA	NA	270	1,200	130	1,700	170	350	**11,000[A]**	**1,800[A]**	400	**4,100[A]**	**2,500[A]**	580	260	340	**1,500[A]**
Benzo(k)fluoranthene	880	39,000	870,000	NA	NA	NA	NA	NA	NA	NA	NA	NA	320	**980[A]**	97	**1,300[A]**	200	420	**5,300[A]**	830	200	**1,900[A]**	**1,200[A]**	230	120	180	680
Chrysene	8,800	390,000	37,000	NA	NA	NA	NA	NA	NA	NA	NA	NA	640	1,800	210	2,400	400	870	**12,000[A]**	1,600	350	3,600	2,300	480	230	350	1,400
Dibenz(a,h)anthracene	8.8	390	38,000	NA	NA	NA	NA	NA	NA	NA	NA	NA	**52[A]**	**130[A]**	**25[A]**	**260[A]**	**37[A]**	**75[A]**	**1,500[AB]**	**220[A]**	**49[A]**	**520[AB]**	**300[A]**	**67[A]**	**37[A]**	**48[A]**	**200[A]**
Fluoranthene	600,000	40,000,000	500,000	NA	NA	NA	NA	NA	NA	NA	NA	NA	1,300	3,800	320	3,800	820	1,700	24,000	3,400	810	8,700	4,900	1,000	500	710	3,500
Fluorene	600,000	40,000,000	100,000	NA	NA	NA	NA	NA	NA	NA	NA	NA	130	190 Y	35	160	96	170	2,100	250	69	910	270 Y	87	56	57 Y	650
Indeno(1,2,3-cd)pyrene	88	3,900	680,000	NA	NA	NA	NA	NA	NA	NA	NA	NA	**400[A]**	**1,500[A]**	**150[A]**	**2,000[A]**	**270[A]**	**610[A]**	**16,000[AB]**	**2,100[A]**	**500[A]**	**4,400[AB]**	**3,100[A]**	**600[A]**	**300[A]**	**430[A]**	**1,700[A]**
1-Methylnaphthalene	1,100,000	70,000,000	23,000	NA	NA	NA	NA	NA	NA	NA	NA	NA	120 Y	280 <	330	950	55 <	320 Y	4,600 <	500 <	170 <	1,800 <	910 <	170 <	85 <	180 <	880 <
2-Methylnaphthalene	600,000	40,000,000	20,000	NA	NA	NA	NA	NA	NA	NA	NA	NA	180	270 Y	380	1,400	120 Y	490	1,300<	430 Y	48 <	660 Y	250 <	51 Y	24 <	49 <	370 Y
Naphthalene	20,000	110,000	400	NA	NA	NA	NA	NA	NA	NA	NA	NA	97 Y	350 <	170	**500[C] Y**	130 Y	210 Y	**2,200[C]** <	**450[C] Y**	84 <	**880[C] Y**	**440[C]** <	84 <	65 Y	86 <	**790[C] Y**
Phenanthrene	18,000	390,000	1,800	NA	NA	NA	NA	NA	NA	NA	NA	NA	930	1,800	350	**2,200[C]**	650	1,400	**20,000[AC] B**	**2,800[C] B**	530 B	**6,400[C] B**	**2,900[C] B**	770 B	390 B	480 B	**3,600[C] B**
Pyrene	500,000	30,000,000	8,700,000	NA	NA	NA	NA	NA	NA	NA	NA	NA	1,100	3,100	350	3,400	780	1,600	22,000	3,300	800	7,600	4,400	930	430	710	2,700
Total Solids (%)	NS	NS	NS	84.82	87.51	84.27	81.45	67.10	78.63	74.94	80.28	86.86	80.6	84.2	87.5	83.6	85.3	81.6	80.3	73.0	84.2	81.1	80.9	84.5	86.3	82.8	83.2

Notes:

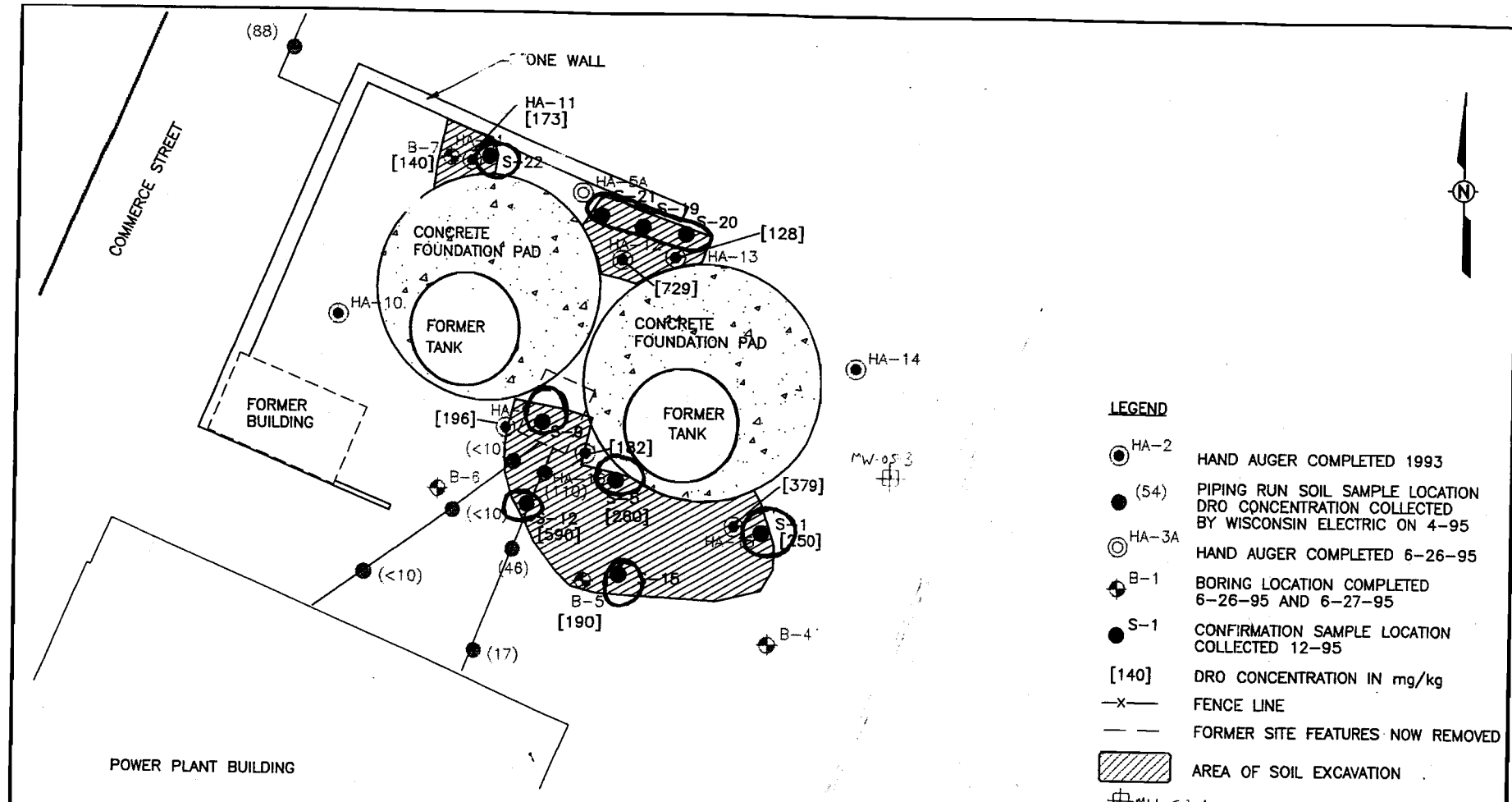
1. RCL - Residual Contaminant Level
2. PID - Photoionization Detector
3. DRO - Diesel Range Organics
4. PVOCs - Petroleum Volatile Organic Compounds
5. PAHs - Polynuclear Aromatic Hydrocarbons
6. Bold indicates concentration exceeds NR 720 RCL.
7. mg/kg - milligrams per kilogram, or parts per million.
8. µg/kg - micrograms per kilogram, or parts per billion.
9. (300) - Calculated generic RCL
10. Generic RCLs for VOCs developed from the US EPA web page for soil screening level calculations using WDNR default input parameters.
11. NA - Not analyzed.
12. NS - No standard/standard not developed
13. Y - Result was between the limit of detection and the limit of quantitation.
14. B - The analyte was found in the blank above the limit of detection.
15. < - Result is less than the limit of detection.

Table 4
Groundwater Sample Analytical Results
Cherry Street Development
Milwaukee, Wisconsin
STS Project No. 5-83746XO

Parameter	NR 140 Enforcement Standard [A]	NR 140 Preventive Action Limit [B]	B-1			B-1 Replacement		B-5			B-5 Replacement		MW-05-1	MW-05-2	MW-05-3	TRIP BLANK
			7/16/1991	7/12/1995	11/14/2000	7/1/2004	9/21/2004	7/16/1991	7/12/1995	11/14/2000	7/1/2004	9/21/2004	11/8/2005	11/8/2005	11/8/2005	11/8/2005
Metals (µg/l)																
Arsenic	50	5	13.4[B]	35.3[B]	33.5[B]	<5.0	<5.0	14.2[B]	<1.1	<2.40	<5.0	<5.0	NA	NA	NA	NA
Barium	2,000	400	370	93	88	<400	<400	123	39	42	<400	<400	NA	NA	NA	NA
Cadmium	5	0.5	<0.23	<0.22	<0.2	<0.5	<0.5	<0.23	<0.22	<0.2	<0.5	<0.5	NA	NA	NA	NA
Chromium	100	10	<5	<2.29	<1	<10.0	<10.0	<5	<2.29	<1	<10.0	<10.0	NA	NA	NA	NA
Lead	15	1.5	11.54[B]	<2.0	<1.00	<1.5	<1.5	18.1[AB]	<2.0	<1.00	<1.5	<1.5	NA	NA	NA	NA
Mercury	2	0.2	0.379[B]	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	NA	NA	NA	NA
Selenium	50	10	1.44	<5	<3.00	<10.0	<10.0	8.44	<5.0	<3.00	<10.0	<10.0	NA	NA	NA	NA
Silver	50	10	6.0	<16	<3	<10.0	<10.0	6.0	<16	<3	<10.0	<10.0	NA	NA	NA	NA
VOCs (µg/l)																
1,1,1-Trichloroethane	200	40	<0.5	NA	NA	NA	NA	<0.5	NA	NA	NA	NA	NA	NA	NA	NA
1,1,2,2-Tetrachloroethane	0.2	0.02	<1.0	NA	NA	NA	NA	<1.0	NA	NA	NA	NA	NA	NA	NA	NA
1,1,2-Trichloroethane	5	0.5	<0.5	NA	NA	NA	NA	<0.5	NA	NA	NA	NA	NA	NA	NA	NA
1,1-Dichloroethane	850	85	<0.5	NA	NA	NA	NA	<0.5	NA	NA	NA	NA	NA	NA	NA	NA
1,1-Dichloroethylene	7	0.7	<0.4	NA	NA	NA	NA	<0.4	NA	NA	NA	NA	NA	NA	NA	NA
1,2-Dichlorobenzene	600	60	<1.0	NA	NA	NA	NA	<1.0	NA	NA	NA	NA	NA	NA	NA	NA
1,2-Dichloroethane	5	0.5	<0.5	NA	NA	NA	NA	<0.5	NA	NA	NA	NA	NA	NA	NA	NA
1,2-Dichloroethylene	70	7	<1.0	NA	NA	NA	NA	<1.0	NA	NA	NA	NA	NA	NA	NA	NA
1,2-Dichloropropane	5	0.5	<0.5	NA	NA	NA	NA	<0.5	NA	NA	NA	NA	NA	NA	NA	NA
1,3-Dichlorobenzene	1250	125	<1.0	NA	NA	NA	NA	<1.0	NA	NA	NA	NA	NA	NA	NA	NA
cis-1,3-Dichloropropene	0.2	0.02	<2.0	NA	NA	NA	NA	<2.0	NA	NA	NA	NA	NA	NA	NA	NA
trans-1,3-Dichloropropene	0.2	0.02	<0.5	NA	NA	NA	NA	<0.5	NA	NA	NA	NA	NA	NA	NA	NA
1,4-Dichlorobenzene	75	15	<0.5	NA	NA	NA	NA	<0.5	NA	NA	NA	NA	NA	NA	NA	NA
2-Chloroethylvinyl Ether	NS	NS	<5.0	NA	NA	NA	NA	<5.0	NA	NA	NA	NA	NA	NA	NA	NA
Benzene	5	0.5	<0.2	NA	NA	NA	NA	<0.2	NA	NA	NA	NA	<0.14	<0.14	<0.14	<0.14
Bromodichloromethane	0.6	0.06	<0.5	NA	NA	NA	NA	<0.5	NA	NA	NA	NA	NA	NA	NA	NA
Bromoform	4.4	0.44	<2.0	NA	NA	NA	NA	<2.0	NA	NA	NA	NA	NA	NA	NA	NA
Bromomethane	10	1	<4.0	NA	NA	NA	NA	<4.0	NA	NA	NA	NA	NA	NA	NA	NA
Carbon Tetrachloride	5	0.5	<0.5	NA	NA	NA	NA	<0.5	NA	NA	NA	NA	NA	NA	NA	NA
Chlorobenzene	NS	NS	<2.0	NA	NA	NA	NA	<2.0	NA	NA	NA	NA	NA	NA	NA	NA
Chlorodibromomethane	60	6	<0.5	NA	NA	NA	NA	<0.5	NA	NA	NA	NA	NA	NA	NA	NA
Chloroethane	400	80	<2.0	NA	NA	NA	NA	<2.0	NA	NA	NA	NA	NA	NA	NA	NA
Chloroform	6	0.6	<0.5	NA	NA	NA	NA	<0.5	NA	NA	NA	NA	NA	NA	NA	NA
Chloromethane	3	0.3	<2.0	NA	NA	NA	NA	<2.0	NA	NA	NA	NA	NA	NA	NA	NA
Dichlorodifluoromethane	1,000	200	<2.0	NA	NA	NA	NA	<2.0	NA	NA	NA	NA	NA	NA	NA	NA
Ethylbenzene	700	140	<1.0	NA	NA	NA	NA	<1.0	NA	NA	NA	NA	<0.40	<0.40	<0.40	<0.40
Methyl-tert-butyl-ether	60	12	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.36	<0.36	<0.36	<0.36
Methylene Chloride	5	0.5	<2.5	NA	NA	NA	NA	<2.5	NA	NA	NA	NA	NA	NA	NA	NA
Tetrachloroethylene	5	0.5	<0.5	NA	NA	NA	NA	<0.5	NA	NA	NA	NA	NA	NA	NA	NA
Toluene	1,000	200	<0.5	NA	NA	NA	NA	<0.5	NA	NA	NA	NA	<0.36	<0.36	<0.36	<0.36
Trichloroehtylene	5	0.5	<0.2	NA	NA	NA	NA	<0.2	NA	NA	NA	NA	NA	NA	NA	NA
Trichlorofluoromethane	3490	698	<1.0	NA	NA	NA	NA	<1.0	NA	NA	NA	NA	NA	NA	NA	NA
1,2,4-Trimethylbenzene	480	96	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.39	<0.39	<0.39	<0.39
1,3,5-Trimethylbenzene	480	96	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.40	<0.40	<0.40	<0.40
Vinyl Chloride	0.2	0.02	<0.2	NA	NA	NA	NA	<0.2	NA	NA	NA	NA	NA	NA	NA	NA
m & p-Xylene	10,000	1,000	<1.0	NA	NA	NA	NA	<1.0	NA	NA	NA	NA	<0.74	<0.74	<0.74	<0.74
o-Xylene	10,000	1,000	<1.0	NA	NA	NA	NA	<1.0	NA	NA	NA	NA	<0.36	<0.36	<0.36	<0.36
SVOCs (µg/l)																
Acenapthene	NS	NS	<10	NA	NA	NA	NA	<10	NA	NA	NA	NA	<0.0091	0.010 Q	<0.0094	NA
Acenaphthylene	NS	NS	<10	NA	NA	NA	NA	<10	NA	NA	NA	NA	<0.0090	0.026 Q	<0.0093	NA
Aniline	NS	NS	<10	NA	NA	NA	NA	<10	NA	NA	NA	NA	NA	NA	NA	NA
Anthracene	3,000	600	<10	NA	NA	NA	NA	<10	NA	NA	NA	NA	<0.013	<0.013	<0.013	NA
Benzidine	NS	NS	<20	NA	NA	NA	NA	<20	NA	NA	NA	NA	NA	NA	NA	NA
Benzo(a)anthracene	NS	NS	<10	NA	NA	NA	NA	<10	NA	NA	NA	NA	<0.017 &	<0.017 &	<0.018 &	NA
Benzo(b)fluoranthene	0.2	0.02	<10	NA	NA	NA	NA	<10	NA	NA	NA	NA	<0.017 Z	<0.017 Z	<0.018 Z	NA
Benzo(ghi)perylene	NS	NS	<10	NA	NA	NA	NA	<10	NA	NA	NA	NA	<0.022	<0.022	<0.022	NA
Benzo(k)fluoranthene	NS	NS	<10	NA	NA	NA	NA	<10	NA	NA	NA	NA	<0.022 Z	<0.022 Z	<0.022 Z	NA
Benzo(a)pyrene	0.2	0.02	<10	NA	NA	NA	NA	<10	NA	NA	NA	NA	<0.020	<0.020	<0.021	NA
Benzyl Alohohol	NS	NS	<20	NA	NA	NA	NA	<20	NA	NA	NA	NA	NA	NA	NA	NA
Benzyl butyl phthalate	NS	NS	<10	NA	NA	NA	NA	<10	NA	NA	NA	NA	NA	NA	NA	NA
Bis(2-chloroethyl) ether	NS	NS	<10	NA	NA	NA	NA	<10	NA	NA	NA	NA	NA	NA	NA	NA
Bis(2-chloroisopropyl) ether	NS	NS	<10	NA	NA	NA	NA	<10	NA	NA	NA	NA	NA	NA	NA	NA
Bis(2-chloroethoxy) methane	NS	NS	<10	NA	NA	NA	NA	<10	NA	NA	NA	NA	NA	NA	NA	NA
Bis(2-ethylhexyl)phthalate	NS	NS	<10	NA	NA	NA	NA	<10	NA	NA	NA	NA	NA	NA	NA	NA
4-Bromophenyl phenyl ether	NS	NS	<10	NA	NA	NA	NA	<10	NA	NA	NA	NA	NA	NA	NA	NA
4-Chloroaniline	NS	NS	<10	NA	NA	NA	NA	<10	NA	NA	NA	NA	NA	NA	NA	NA
2-Chloronaphthalene	NS	NS	<10	NA	NA	NA	NA	<10	NA	NA	NA	NA	NA	NA	NA	NA
4-Chlorophenyl phenyl ether	NS	NS	<10	NA	NA	NA	NA	<10	NA	NA	NA	NA	NA	NA	NA	NA
Chrysene	0.2	0.02	<10	NA	NA	NA	NA	<10	NA	NA	NA	NA	<0.021	<0.021	<0.022	NA
Dibenzo(a,h)anthracene	NS	NS	<10	NA	NA	NA	NA	<10	NA	NA	NA	NA	<0.021	<0.021	<0.022	NA
Dibenzofuran	NS	NS	<10	NA	NA	NA	NA	<10	NA	NA	NA	NA	NA	NA	NA	NA
Di-n-butyl phthalate	NS	NS	<10	NA	NA	NA	NA	<10	NA	NA	NA	NA	NA	NA	NA	NA
1,2-Dichlorobenzene	600	60	<10	NA	NA	NA	NA	<10	NA	NA	NA	NA	NA	NA	NA	NA
1,3-Dichlorobenzene	1,250	125	<10	NA	NA	NA	NA	<10	NA	NA	NA	NA	NA	NA	NA	NA
1,4-Dichlorobenzene	75	15	<10	NA	NA	NA	NA	<10	NA	NA	NA	NA	NA	NA	NA	NA
3,3-Dichlorobenzidine	NS	NS	<20	NA	NA	NA	NA	<20	NA	NA	NA	NA	NA	NA	NA	NA
Diethyl phthalate	NS	NS	<10	NA	NA	NA	NA	<10	NA	NA	NA	NA	NA	NA	NA	NA
Dimethyl phthalate	NS	NS	<10	NA	NA	NA	NA	<10	NA	NA	NA	NA	NA	NA	NA	NA
2,4-Dinitrotoluene	0.05	0.005	<10	NA	NA	NA	NA	<10	NA	NA	NA	NA	NA	NA	NA	NA
2,6-Dinitrotoluene	0.05	0.005	<10	NA	NA	NA	NA	<10	NA	NA	NA	NA	NA	NA	NA	NA
Di-n-octyl phthalate	NS	NS	<10	NA	NA	NA	NA	<10	NA	NA	NA	NA	NA	NA	NA	NA
1,2-Diphenylhydrazine	NS	NS	<10	NA	NA	NA	NA	<10	NA	NA	NA	NA	NA	NA	NA	NA
Fluoranthene	400	80	<10	NA	NA	NA	NA	<10	NA	NA	NA	NA	0.019 Q	<0.017	<0.018	NA
Fluorene	400	80	<10	NA	NA	NA	NA	<10	NA	NA	NA	NA	<0.010	0.013 Q	<0.010	NA
Hexachlorobenzene	1	0.1	<10	NA	NA	NA	NA	<10	NA	NA	NA	NA	NA	NA	NA	NA
Hexachlorobutadiene	NS	NS	<10	NA	NA	NA	NA	<10	NA	NA	NA	NA	NA	NA	NA	NA
Hexachlorocyclopentadiene	NS	NS	<10	NA	NA	NA	NA	<10	NA	NA	NA	NA	NA	NA	NA	NA
Hexachloroethane	NS	NS	<10	NA	NA	NA	NA	<10	NA	NA	NA	NA	NA	NA	NA	NA
Indeno(1,2,3,-cd)pyrene	NS	NS	<10	NA	NA	NA	NA	<10	NA	NA	NA	NA	<0.021	<0.021	<0.022	NA
Isophorone	NS	NS	<10	NA	NA	NA	NA	<10	NA	NA	NA	NA	NA	NA	NA	NA
1-Methylnaphthalene	NS	NS	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	0.014 Q	<0.057 D	<0.012	NA
2-Methylnaphthalene	NS	NS	<10	NA	NA	NA	NA	<10	NA	NA	NA	NA	0.017 Q	<0.063 D	0.020 Q	NA
Naphthalene	40	8	<10	NA	NA	NA	NA	<10	NA	NA	NA	NA	0.014 Q	<0.069 D	0.017 Q	NA
2-Nitroaniline	NS	NS	<20	NA	NA	NA	NA	<20	NA	NA	NA	NA	NA	NA	NA	NA
3-Nitroanaline	NS	NS	<20	NA	NA	NA	NA	<20	NA	NA	NA	NA	NA	NA	NA	NA
4-Nitroanaline	NS	NS	<20	NA	NA	NA	NA	<20	NA	NA	NA	NA	NA	NA	NA	NA
Nitrobenzene	NS	NS	<10	NA	NA	NA	NA	<10	NA	NA	NA	NA	NA	NA	NA	NA
N-Nitrosodimethylamine	NS	NS	<10	NA	NA	NA	NA	<10	NA	NA	NA	NA	NA	NA	NA	NA
N-Nitrosodiphenylamine	7	0.7	<10	NA	NA	NA	NA	<10	NA	NA	NA	NA	NA	NA	NA	NA
N-Nitrosodi-n-propylamine	NS	NS	<10	NA	NA	NA	NA	<10	NA	NA	NA	NA	NA	NA	NA	NA
Phenanthrene	NS	NS	<10	NA	NA	NA	NA	<10	NA	NA	NA	NA	<0.013	0.037 Q	<0.013	NA
Pyrene	250	50	<10	NA	NA	NA	NA	<10	NA	NA	NA	NA	0.018 Q	<0.016	<0.017	NA
1,2,4-Trichlorobenzene	70	14	<10	NA	NA	NA	NA	<10	NA	NA	NA	NA	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
7. Q - The analyte was detected between the limit of detection (LOD) and limit of quantitation (LOQ). The results are qualified due to the uncertainty of analyte concentrations within this range.
8. & - Laboratroy Control Spike recovery not within control limits.
9. Z - Compound was separated in the check standard but it did not meet the resolution criteria as set forth in SW846.
10. D - Analyte value from diluted analysis or surrogate result not acceptable due to sample dilution.



	NR720 Residual Contaminant Level	1993 Samples							
		HA9,S-3	HA11,S-2	HA11,S-5	HA12,S-1	HA13,S-2	HA14,S-1	HA15,S-3	HA16,S-2
Sample Depth (ft.)		3-4.5	2.5 - 3	6.5-7	0-1.5	2-2.3	0-1.5	4-4.3	1.5-1.8
DRO (mg/kg)	100	196	65.5	173	729	128	32.2	379	182

	NR720 Residual Contaminant Level	June 1995 Samples					
		B-4, S-2	B-5, S-2	B-5, S-2A	B-6, S-3	B-7, S-3	HA-5A, S-2
Sample Depth (ft.)		2.5 - 4	2.5 - 4	2.5 - 4	5 - 6.5	5 - 6.5	2 - 2.5
DRO (mg/kg)	100	43	65	190	<10	140	78

	NR720 Residual Contaminant Level	Confirmation Samples								
		S-1	S-5	S-9	S-12	S-15	S-19	S-20	S-21	S-22
Sample Depth (ft.)		4	4	6	6	6	3	2.5	2.5	7
DRO (mg/kg)	100	250	260	11	590	100	10	43	<10	69

LEGEND

- HA-2 — HAND AUGER COMPLETED 1993
- (54) — PIPING RUN SOIL SAMPLE LOCATION DRO CONCENTRATION COLLECTED BY WISCONSIN ELECTRIC ON 4-95
- HA-3A — HAND AUGER COMPLETED 6-26-95
- B-1 — BORING LOCATION COMPLETED 6-26-95 AND 6-27-95
- S-1 — CONFIRMATION SAMPLE LOCATION COLLECTED 12-95
- [140] — DRO CONCENTRATION IN mg/kg
- —x— FENCE LINE
- — — FORMER SITE FEATURES NOW REMOVED
- AREA OF SOIL EXCAVATION
- MW-05-3 MONITORING WELL COMPLETED 11-3-05

NOTES

BASE MAP SOURCE:
NATIONAL SURVEY & ENGINEERING
BROOKFIELD, WI #155414-S
SURVEY DATED JUNE 11, 1993

AREA WHERE SOIL CONTAMINANTS EXCEED NR 720 RCLs

SCALE IN FEET

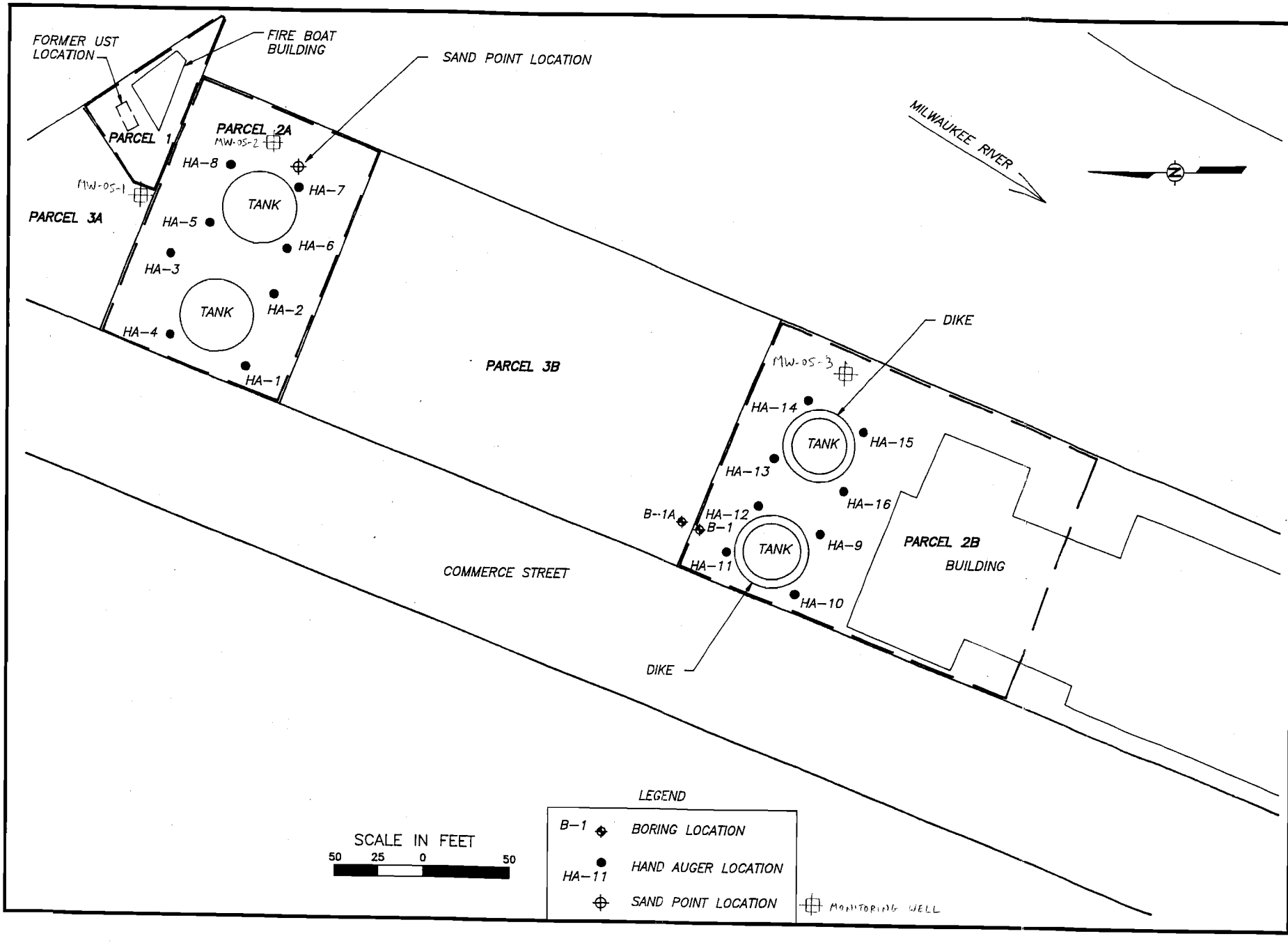
20' 0 20'

		DATE
DRAWN BY	JMI\LMc	4-15-96
CHECKED BY	SMM	4-15-96
APPROVED BY	DSV	4-15-96
CADFILE	\PROJECTS\83746XJ\XJ\83746006 XREF=NSE2BASE	

PARCEL 2B
EXCAVATION AND SAMPLING LOCATION
DRO CONCENTRATIONS EXCEEDING 100mg/kg
WISCONSIN ELECTRIC POWER COMPANY
NORTH COMMERCE STREET

STS Consultants Ltd.
Consulting Engineers

STS PROJECT NO. 83746XJ
STS PROJECT FILE
SCALE AS SHOWN
FIGURE NO. 5



REVISION	DATE	BY

DRAWN BY J.M.I. | AUTOCAD FILE 83746002
DATE 8/2/93
CHK. BY K.L.B.
APPROVED BY K.R.H.

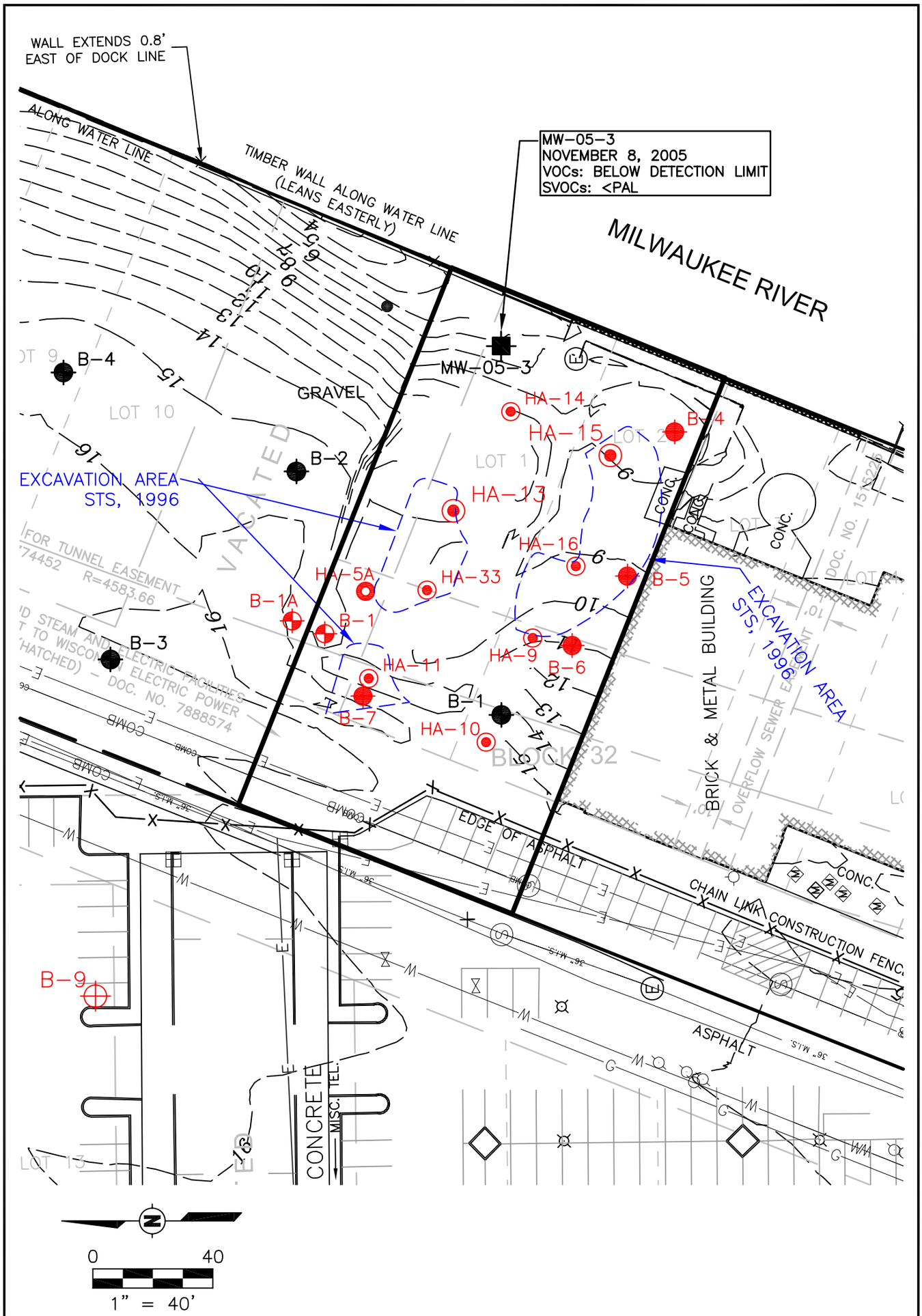
BORING/HAND AUGER LOCATION DIAGRAM
PHASE I/II INVESTIGATION
CHERRY STREET
MILWAUKEE, WISCONSIN

STS Consultants, Ltd.
Consulting Engineers

STS PROJECT NUMBER 83746XH
STS PROJECT FILE

SCALE 1"=50'

FIGURE NUMBER 4



STS CONSULTANTS
11425 W. Lake Park Drive
Milwaukee, WI 53224
414-359-3030
www.stsconsultants.com
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GROUNDWATER MONITORING
ANALYTICAL SUMMARY
WEPCO/BREWERY WORKS DEVELOPMENT
PARCEL 2B - 1338 N. COMMERCE STREET
MILWAUKEE, WISCONSIN

Drawn :	CJH	12/12/2005
Checked:	DLM	12/12/2005
Approved:	KLB	12/12/2005
PROJECT NUMBER	83746X0	
FIGURE NUMBER	3	

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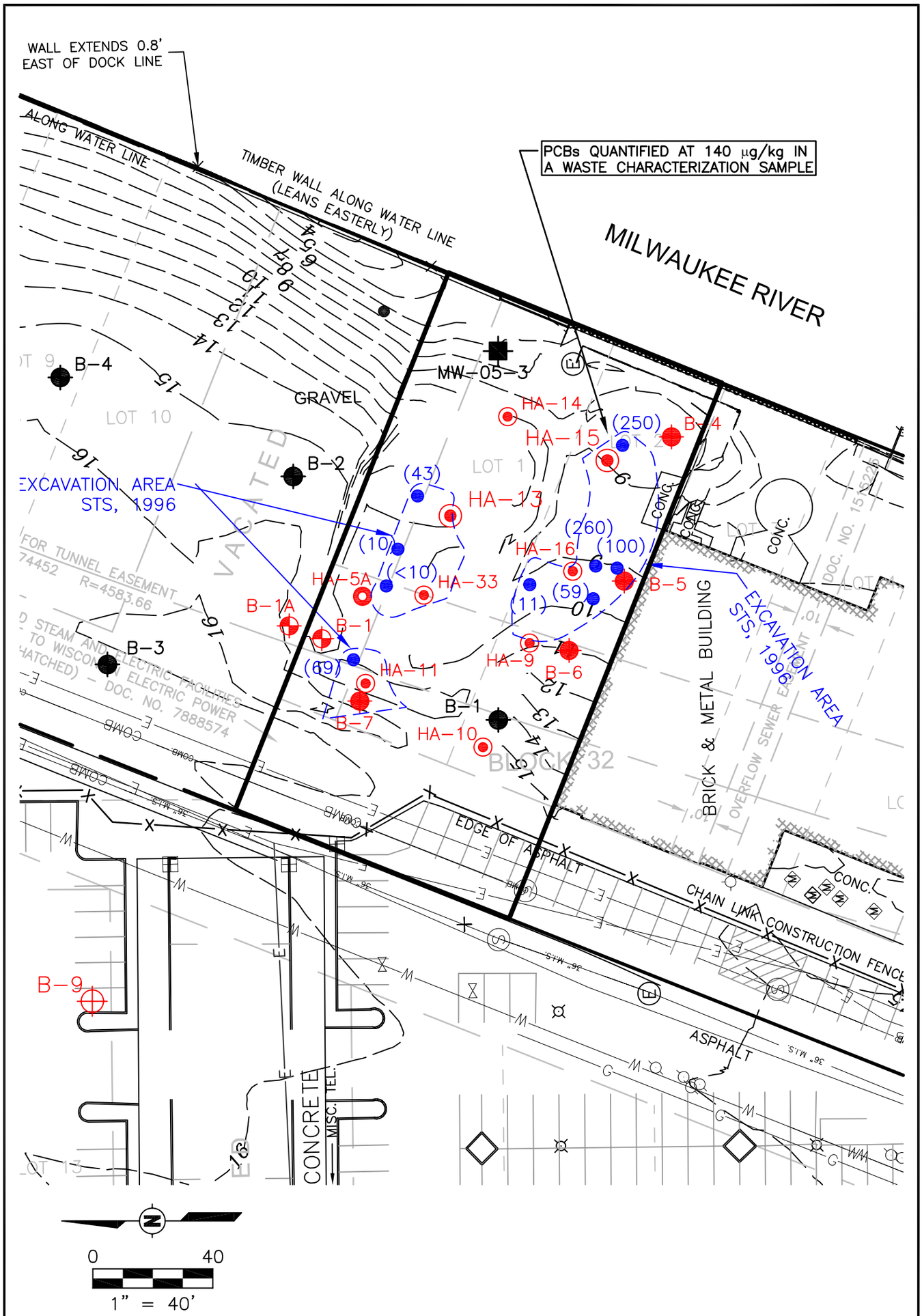

STS CONSULTANTS
11425 W. Lake Park Drive
Milwaukee, WI 53224
414-359-3030
www.stsconsultants.com
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SOIL SAMPLE LOCATION AND
ANALYTICAL DATA SUMMARY
WEPCO/BREWERY WORKS DEVELOPMENT
PARCEL 2B - 1338 N. COMMERCE STREET
MILWAUKEE, WISCONSIN

Drawn :	CJH	12/12/2005
Checked:	DLM	12/12/2005
Approved:	KLB	12/12/2005
PROJECT NUMBER	83746X0	
FIGURE NUMBER	2	

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Date: _____

Site Name: WEPCO/Brewery Works Dev. – Parcel 2B

Site Address: 1330 N. Commerce St.

Milwaukee, WI 53212

Responsible Party: Riverfront Power, LLC

Address: 333 W. Everett St.

Milwaukee, WI 53203

I, the above named responsible party, certify that the attached legal description (s) is complete and accurate for all of the property within the contaminated site's boundaries where soil contamination exceeds the ch. NR 720 Generic Residual Contaminant Level at the time of this case closure request.

_____

Signature