GIS REGISTRY
Cover Sheet

July, 2008
(RR 5367)

Source Property Information

CLOSURE DATE: 07-23-08

BRRTS #: 02-41-262223

FID #: 341027390

ACTIVITY NAME: Riverwest Centre

DATCP #:

PROPERTY ADDRESS: 320 - 380 E. Capitol Drive

COMM #:

MUNICIPALITY: Milwaukee

PARCEL ID #: 24100021001

***WTM COORDINATES:**

X: 690372 Y: 293027

** Coordinates are in WTM83, NAD83 (1991)*

WTM COORDINATES REPRESENT:

- (●) Approximate Center Of Contaminant Source
- ( ) Approximate Source Parcel Center

Please check as appropriate: (BRRTS Action Code)

Contaminated Media:

[X] Groundwater Contamination > ES *(236)*

- [ ] Contamination in ROW
- [ ] Off-Source Contamination

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

[X] Soil Contamination > *RCL or **SSRCL *(232)*

- [ ] Contamination in ROW
- [ ] Off-Source Contamination

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

Land Use Controls:

[ ] Soil: maintain industrial zoning *(220)*

*(**note:** soil contamination concentrations between residential and industrial levels)*

[ ] Structural Impediment *(224)*

[ ] Site Specific Condition *(228)*

[X] Cover or Barrier *(222)*

*(**note:** maintenance plan for groundwater or direct contact)*

[ ] Vapor Mitigation *(226)*

[ ] Maintain Liability Exemption *(230)*

*(**note:** local government or economic development corporation)*

Monitoring wells properly abandoned? *(234)*

(●) Yes ( ) No ( ) N/A

** Residual Contaminant Level*
***Site Specific Residual Contaminant Level*

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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

Southeast Region Headquarters
2300 N. Dr. Martin Luther King, Jr. Drive
Milwaukee, Wisconsin 53212-0436
Telephone 414-263-8500
FAX 414-263-8716
TTY 414-263-8713

July 23, 2008

Mr.Glenn Johnson
T-L Riverwest LLC c/o Tri-Land Properties, Inc.
One Westbrook Corporate Center, Suite 520
Westchester, IL 60154-8210

SUBJECT: Final Case Closure with Land Use Limitations or Conditions
Riverwest Centre, 320 – 380 East Capitol Drive, Milwaukee, Wisconsin
WDNR BRRTS Activity #: 02-41-262223, FID# 341027390

Dear Mr. Johnson:

On May 6, 2008, the Department of Natural Resources Southeast Region Closure Committee reviewed the above referenced case for closure. This committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. On May 7, 2008, you were notified that specific documentation needed to be submitted in order to receive final closure of this case.

Petroleum hydrocarbon and chlorinated solvent contaminants had been found in soil in the northwest corner of this property, in the vicinity of a loading dock located on the north side of the building next to N. Richards Street. Soil excavation within the loading dock area removed the petroleum impacted soil. The soil and groundwater impacted by the chlorinated solvent contaminants appears to be limited to the paved area on the north side of the building and potentially beneath the northernmost portion of this building. Because the groundwater contamination is limited to this small area and does not appear to threaten surface or groundwater supplies, your consultant proposed the maintenance of the pavement as a long-term engineering control to help contain the groundwater impacts and limit exposure to the soil contaminants. The issue of potential vapor intrusion was evaluated by your consultant, who concluded that the potential is minor due to the lower soil and groundwater contaminant concentrations and would be limited by the presence of the building floor and current use as a large open space with good air turnover. Additional investigation beneath the building was not conducted, due to access difficulties and potential business disruption.

On June 17 and June 24, 2008 the Department received correspondence indicating that you have complied with the requirements of closure. Specifically, a revised barrier maintenance plan, revised location and contaminant distribution maps, and monitor well abandonment forms were received and have been found to be complete. Based on the correspondence and data provided, it appears that your case meets the requirements of ch. NR 726, Wisconsin Administrative Code. The Department considers this case closed and no further investigation or remediation is required at this time.

GIS Registry

The conditions of case closure set out below in this letter require that your site be listed on the Remediation and Redevelopment Program's GIS Registry. The specific reasons are summarized below:

Remaining Residual Groundwater Contamination

Groundwater impacted by trichloroethylene and vinyl chloride contamination greater than enforcement standards set forth in ch. NR140, Wis. Adm. Code, is present on the contaminated property, in the northwest part of the property. For more detailed information regarding the locations where groundwater samples have been collected (i.e., monitoring well locations) and the associated contaminant concentrations, refer to the Remediation and Redevelopment Program's GIS Registry at the RR Sites Map page at http://dnr.wi.gov/org/aw/rr/gis/index.htm.

Vapor Migration

In addition, depending on site-specific conditions, construction over contaminated materials may result in vapor migration into enclosed structures or migration along newly placed underground utility lines. The potential for vapor inhalation and mitigation should be evaluated when planning any future redevelopment within or immediately adjacent to the area of residual soil and groundwater contamination, and measures should be taken to ensure the continued protection of public health, safety, welfare and the environment at the site.

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 Pamela Mylotta at 414-263-8758.

Sincerely,

James A. Schmidt

James A. Schmidt
Southeast Remediation & Redevelopment Team Supervisor
Wisconsin Department of Natural Resources

Attachment: Barrier Maintenance Plan and Inspection Log

cc: Jeff Hosler - TEMCO

Pavement Cover Barrier Maintenance Plan

March 17, 2008

Riverwest Centre
320-380 East Capitol Drive
Milwaukee, Wisconsin

FID #341027390
WDNR BRRTS #02-41-262223

Legal Description and Tax No. - see attached survey and tax no. (Exhibit C).

Introduction

This document is the Maintenance Plan for a pavement cover at the above-referenced property in accordance with the requirements of s. NR 724.13(2), Wisconsin Administrative Code. The maintenance activities relate to the existing paved surfaces and the northern part of the building floor occupying the area over the contaminated groundwater plume and soil on-site. The contaminated soil is impacted by petroleum and chlorinated VOC and the contaminated groundwater is impacted by chlorinated VOC. The location of the paved surface and building floor area to be maintained in accordance with this Maintenance Plan, as well as the impacted groundwater plume and soil are identified in the attached maps (Exhibit A).

Cover Barrier Purpose

The paved surface and floor of the northern part of the building over the contaminated groundwater plume and soil serve as a barrier to prevent direct human contact with residual soil contamination that might otherwise pose a threat to human health. The paved area and the building floor and open air space beneath the floor, also serve as a vapor barrier and control which prevents or mitigates the potential intrusion of VOC vapors into the building interior air space and human breathing zone. This paved surface and building floor also acts as a partial infiltration barrier to minimize future soil-to-groundwater contamination migration that would violate the groundwater standards in ch. NR 140, Wisconsin Administrative Code. Based on the current and future use of the property, the barrier should function as intended unless disturbed.

Annual Inspection

The paved surface overlying the contaminated groundwater plume and soil and as depicted in Exhibit A will be inspected once a year, normally in the spring after all snow and ice is gone, for deterioration, cracks and other potential problems that can cause additional infiltration into or exposure to underlying soils. The inspections will be performed to evaluate damage due to settling, exposure to the weather, wear from traffic, increasing age and other factors. Any area where soils

have become or are likely to become exposed will be documented. A log of the inspections and any repairs will be maintained by the property owner and is included as Exhibit B, Cap Inspection Log. Any openings of the concrete floor in the northern part of the building must also be included in the log. The log will include recommendations for necessary repair of any areas where underlying soils are exposed. Once repairs are completed, they will be documented in the inspection log. A copy of the inspection log will be sent to the Wisconsin Department of Natural Resources (WDNR) at least annually after every inspection, unless otherwise directed in the case closure letter.

Maintenance Activities

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

In the event the paved surface overlying the contaminated groundwater plume or soil is removed or replaced, the replacement barrier must be equally impervious. Any replacement barrier will be subject to the same maintenance and inspection guidelines as outlined in this Maintenance Plan unless indicated otherwise by the WDNR or its successor. Additionally, the owner is required by the WDNR to conduct a re-assessment of the potential for vapor intrusion if the western building undergoes reconstruction or expansion over the area impacted by chlorinated VOC in the future.

The property owner, in order to maintain the integrity of the paved surfaces and/or the building, will maintain the integrity of the paved surfaces and/or the building, will maintain a copy of this Maintenance Plan on-site and make it available to all interested parties (i.e. on-site employees, contractors, future property owners, etc.) for viewing.

Amendment or Withdrawal of Maintenance Plan

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

Contact Information

Site Owner and Operator: T-L Riverwest LLC
c/o Tri-land Properties, Inc.
One Westbrook Corporate Center
Suite 520
Westchester, IL 60154-5764
Contact: Glenn Johnson

Consultant:	The Environmental Management Company LLC PO Box 856 Cedarburg, WI 53012 Contact: Jeffrey L. Hosler
WDNR:	WDNR 2300 North Martin Luther King Drive Milwaukee, WI 53212 Contact: Pam Mylotta

EXHIBIT A

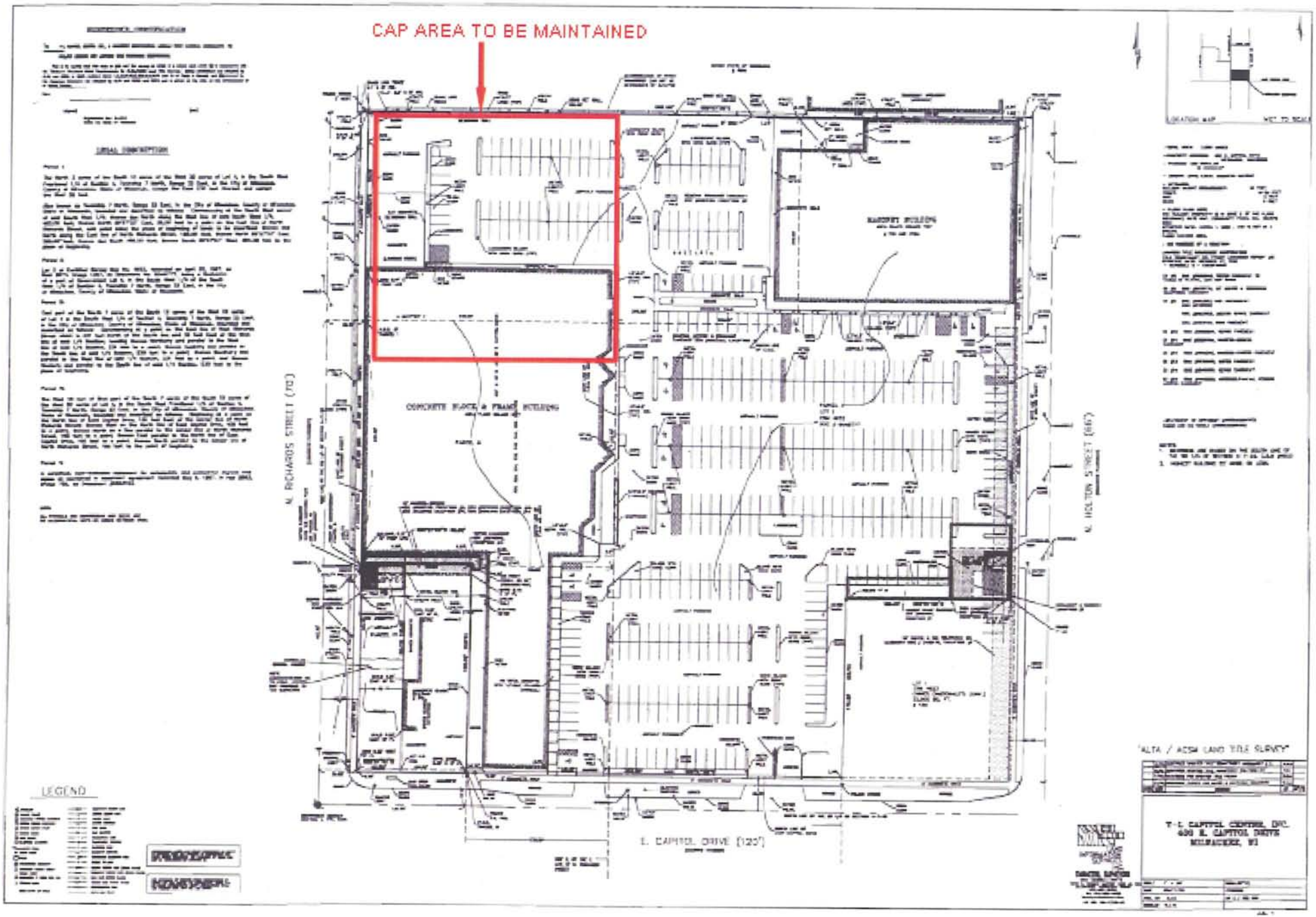

CAP AREA TO BE MAINTAINED
N. RICHARDS STREET (70')
N. HOLTON STREET (66')
E. CAPITOL DRIVE (120')
CONCRETE BLOCK & FRAME BUILDING
LEGEND
"ALTA / ACSM LAND TITLE SURVEY"

Exhibit B

Barrier INSPECTION LOG

Inspection Date	Inspector	Condition of Cap	Recommendations	Have Recommendations from previous inspection been implemented?

REEL 4722 IMAG 1731

Special Warranty Deed

Document Number

Document Title

7854000

REGISTER'S OFFICE) SS
Milwaukee County, WI)

RECORDED AT 3:06 PM

12-30-1999

REEL 4722 IMAGE 1731 To 1737 Incl.

WALTER R. BARCZAK
REGISTER OF DEEDS

AMOUNT 22.00

Recording Area

Name and Return Address
One Westbrook Corporate Cent.
#520
Westchester, IL 60154

241-0002-100-1
241-9998-5
Parcel Identification Number (PIN)

TRANSFER
$ 10,800.00
FEE

This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clauses, legal description, etc. may be placed on this first page of the document or may be placed on additional pages of the documents. Note: Use of this cover page adds one page to your documents and $2.00 to the recording fee. Wisconsin Statutes, 59.517. WRDA 2/96

SPECIAL WARRANTY DEED
(REO 834 – CAPITOL CENTRE)

KNOW ALL BY THESE PRESENTS:

PRINCIPAL LIFE INSURANCE COMPANY, formerly known as Principal Mutual Life Insurance Company, an Iowa corporation ("Grantor"), in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell and convey unto **T-L CAPITOL CENTRE, INC.**, a Wisconsin corporation ("Grantee") whose mailing address is One Westbrook Corporate Center, Suite 520, Westchester, Illinois 60154-5764, the real property and improvements situated in Milwaukee County, State of Wisconsin, more particularly described on **Exhibit "A"** attached hereto and made a part hereof, together with all improvements thereon and the appurtenances thereto belonging, SUBJECT TO those matters set forth on **Exhibit "B"** attached hereto and made a part hereof, and applicable ordinances and zoning regulations, and warrants title to the same against any and all acts, conveyances, liens and encumbrances affecting such property made or suffered to be made or done by, through, or under Grantor, but not otherwise.

TO HAVE AND TO HOLD said real property unto Grantee, its successors and assigns, forever.

IN WITNESS WHEREOF, Grantor has executed this instrument this 30th day of December, 1999.

"GRANTOR"

PRINCIPAL LIFE INSURANCE COMPANY,
f.k.a. Principal Mutual Life Insurance
Company, an Iowa corporation

By: _____
Name: Donna Lutcavich
Title: Assistant Director
Commercial Real Estate

By: _____
Name: S. P. Franzenburg
Title: Director
Asset Preservation

(Acknowledgments on next page)

REEL 4722 IMAG 1733

ACKNOWLEDGMENTS

STATE OF IOWA)
) ss.
COUNTY OF POLK)

The foregoing instrument was acknowledged before me this 23rd day of December, 1999, by Donna Lutcavish and S.P. Franzenburg, the Assistant Director and Director, respectively, of PRINCIPAL LIFE INSURANCE COMPANY, formerly known as Principal Mutual Life Insurance Company, an Iowa corporation, on behalf of the corporation.

Melanie Benge
Notary Public

(SEAL)

My commission expires: MELANIE BENGE MY COMMISSION EXPIRES November 4, 2002

Return original to: One Westbrook Corporate Center
Suite 520
Westchester, Illinois 60154-5764

Drafted by: Hilary E. Longo
Bradshaw, Fowler, Proctor & Fairgrave, P.C.
801 Grand Avenue
Des Moines, IA 50309

Exhibit A

Parcel I:
The North 3 acres of the South 10 acres of the West 20 acres of Lot 4, in the Southwest Fractional ¼ of Section 4, Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, except the East 230 feet thereof, and except the West 35 feet.
ALSO KNOWN AS all that part of Government Lot 4 in the Southwest ¼ of Section 4, Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, bounded and described as follows:
Commencing at the Southwest corner of said Southwest ¼; thence due North along the West line of said Southwest ¼, 462.00 feet; thence North 89° 57' 03" East, 35.00 feet to a point on the East line of North Richards Street, said point being the place of beginning of lands to be described; thence due North along the East line of North Richards Street, 198.00 feet; thence North 89° 57' 03" East, 395.00 feet; thence due South 198.00 feet; thence South 89° 57' 03" West, 395.00 feet to the place of beginning.

Parcel II:
Lot 2 of Certified Survey Map No. 4923, recorded on April 20, 1987, on Reel 2073, Image 1397, as Document No. 6046777, being a Redivision of a part of Government Lot 4, in the Southwest ¼ of the Southwest ¼ of Section 4, Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Parcel III:
That part of the South 7 acres of the South 10 acres of the West 20 acres of Lot 4 in the Southwest ¼ of Section 4, Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, bounded and described as follows:
Commencing at a point on the East line of West Richards Street which is 231 feet North of the South line and 35 feet East of the West line of said ¼ Section; running thence Northerly and parallel to the West line of said ¼ Section, 231 feet to a point; thence Easterly and parallel to the South line of said ¼ Section, 230 feet to a point; thence Southerly and parallel to the West line of said ¼ Section, 231 feet to a point; and thence Westerly and parallel to the South line of said ¼ Section, 230 feet to the place of beginning.

Parcel IV:
The West 40 feet of that part of the South 7 acres of the South 10 acres of the West 20 acres of Lot 4, in the Southwest Fractional ¼ of Section 4, Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, bounded and described as follows: Beginning at a point on the North line of East Capitol Drive, 135 feet East of the center line of North Richards Street; thence West on the North line of East Capitol Drive, 100 feet to a point; thence North on a line parallel to the center line of North Richards Street, 198 feet to a point; thence East parallel to the North line of East Capitol Drive, 100 feet to a point; thence South parallel to the center line of North Richards Street, 198 feet to the point of beginning.

Not Part of Legal
Capitol Centre
424 E. Capitol
Milwaukee, Wisconsin 53202
REO 834 – All Inclusive

JE\wmh\s:\oneoffs\reo834\exhibit a

EXHIBIT B
PERMITTED EXCEPTIONS

1. Taxes for the year 2000 and subsequent years, not now due and payable.

2. Rights of tenants in possession.

3. Covenants, conditions and restrictions provided for in an instrument recorded on May 6, 1997 in Reel 2083, Image 796, as Document No. 6053164. (Affects Parcels II, III, and IV)

4. Easement recorded on November 20, 1945, in Reel 2174, Image 387, as Document No. 2595849. (Affects Parcel I)

5. Easement recorded on September 27, 1955, in Reel/Volume 2498, Image/Page 609, as Document No. 3432176. (Affects Parcel II).

6. Easement recorded on May 6, 1987, in Reel 2083, Image 786, as Document No. 6053163 and Amendment recorded on April 11, 1989, Reel 2198, Image 1451, as Document No. 6159859. (Affects Parcel II)

7. Easement recorded on April 1, 1954, in Reel/Volume 3271, Image/Page 131, as Document No. 3282927. (Affects Parcel IV)

8. Easement recorded on December 1, 1953, in Reel/Volume 3231, Image/Page 376, as Document No. 3255799. (Affects Parcel IV)

9. Easement recorded on October 1, 1932, in Reel/Volume 1373, Image/Page 141, as Document No. 191348. (Affects Parcels III and IV)

10. Easement recorded on May 16, 1989, in Reel/Volume 2310, Image/Page 856, as Document No. 6276645. (Affects Parcels II and III)

11. Easement recorded on January 20, 1989, in Reel/Volume 2296, Image/Page 620, as Document No. 6245929. (Affects Parcel IV only)

12. Access Easement recorded on August 19, 1953, in Volume 3192 of Deeds, on Page 442, as Document No. 3229398, as amended by Agreement for Partial Release of Easement, Quit Claim Deed and Substitute Easement, recorded on July 26, 1967, on Reel 371, Image 1082, as Document No. 4333152.

13. Rights of Jondex Corp. and Office Depot, and those claiming under them, as tenant and subtenant respectively, as evidenced by Memorandum of Sublease recorded February 22, 1991, on Reel 2541, Image 1104, as Document No. 6459943; and re-recorded May 1, 1991, on Reel 2561, Image 1275, as Document No. 6477787.

14. Rights of Walgreen, Co., and those claiming under them, as tenant, as evidenced by Memoradum of Lease entered into by and between Frank P. Crivello and Joseph A. Crivello and Walgreen Co., dated September 28, 1988 and recorded October 11, 1988, on Reel 2262, Image 1832, as Document No. 6216906 and Modification and Amendment of Lease and Memorandum of Lease recorded January 3, 1990, on Reel 2406, Image 1566, as Document No. 6343214.

15. Rights of Auto Works, Inc., and those claiming under them by reason of Memorandum of Lease, dated August 24, 1989 and recorded September 21, 1999, on Reel 2371, Image 493, as Document No. 6313702 and Memorandum of Lease entered into by and between Frank P. Crivello and Joseph A. Crivello d/b/a Crivello Properties and Auto Works, Inc., recorded July 6, 1990, on Reel 2466, Image 994, as Document No. 6395278.

16. Covenant appearing on Certified Survey Map No. 4923 including insured premises, "That all utility lines to provide electric power and telephone service and cable television or communications systems lines or cables to all lots or parcels shall be installed underground in easements provided therefore, where feasible."

WISCONSIN REAL ESTATE TRANSFER RETURN

PE50012

V PHYSICAL DESCRIPTION AND GRANTEE'S PRIMARY USE OF PROPERTY

49. Type of Property: Land only; X Land and building(s); Other (specify) →

50. Predominant Use: Single family/ Condominium; Time Share Unit; Multi-family →; X Commercial → Business Use: SHOPPING CENTER; Agricultural, If so, did the grantor own property for less than 5 years? → Yes No; Manufacturing/ Telephone Company → Business Use; Utility; Miscellaneous → Miscellaneous Use

51. Estimated land area and type — 51a. Lot Size: X (FEET / FEET); OR 51b. Total Acres: 7.633 (ROUND TO NEXT WHOLE ACRE); 51c. MFL/PFC/WTL Acres; 51d. Feet of Water Frontage

VI TRANSFER

52. Type of Transfer: X Sale (includes original land contract); Exchange; Gift; Deed in satisfaction of land contract → Dated (MONTH DAY YEAR); Other (explain) →

53. Ownership interest transferred: X Full; Partial (explain); Other (explain)

54. Does grantor retain any of the following rights? X None; Life Estate; Easement; Other (explain) →

55. Value of personal property transferred but EXCLUDED from line 57. $ IN WHOLE DOLLARS

56. Value of property exempt from local property tax INCLUDED on line 57. $ IN WHOLE DOLLARS

VII COMPUTATION OF FEE OR STATEMENT OF EXEMPTION

57. Total value of REAL ESTATE transferred (round up to the nearest $100) $ 3,600,000.00 IN WHOLE DOLLARS

58. Transfer fee due (line 57 X .003) $ 10,800.00 IN DOLLARS AND CENTS

59. Transfer Exemption Number, SEC 77.25

a. If you enter "003" or "017," it is mandatory to provide your previous document number.

VIII GRANTEE'S FINANCING (fill in all that apply)

X Financial Institution–Conventional; Financial Institution–Government; Obtained from seller; Assumed existing financing; Other 3rd party financing; No financing involved

IX CERTIFICATION–We declare under penalty of law, this return has been examined by us and to the best of our knowledge and belief it is true, correct and complete.

61. Signature of Grantor or Grantor's Agent (PLEASE KEEP SIGNATURE WITHIN BOX): AGENT

62. Dated: 12 30 1999 (MONTH DAY YEAR)

63. Telephone Number: 414 273 6645 (AREA CODE)

64. Grantor's Agent Last Name: WARZYN

65. First Name: GERALD

66. MI: T

67. Address: 611 NORTH BROADWAY SUITE 101

68. City: MILWAUKEE

69. State: WI

70. Zip Code: 53202

71. Signature of Grantee or Grantee's Agent (PLEASE KEEP SIGNATURE WITHIN BOX): AGENT

72. Dated: 12 30 1999 (MONTH DAY YEAR)

73. Telephone Number: 414 273 6645 (AREA CODE)

74. Grantee's Agent Last Name: WARZYN

75. First Name: GERALD

76. MI: T

77. Address: 611 NORTH BROADWAY SUITE 101

78. City: MILWAUKEE

79. State: WI

80. Zip Code: 53202

81. Preparer's Last Name or Firm Name: LAWYERS TITLE INSURANCE CORPORATION

82. First Name

83. MI

84. Telephone Number: 414 273 6645 (AREA CODE)

X TO BE COMPLETED BY AUTHORIZED COUNTY OFFICIAL

85. Document Number

86. Volume/Jacket

87. Page/Image

88. Date Recorded

89. Date of Conveyance

PARCEL I:

NORTH 3 ACRES OF THE SOUTH 10 ACRES OF THE WEST 20 ACRES OF LOT 4, IN THE SOUTH WEST FRACTIONAL 1/4 OF SECTION 4, TOWNSHIP 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN, EXCEPT THE EAST 230 FEET THEREOF, AND EXCEPT THE WEST 35 FEET.

ALSO KNOWN AS ALL THAT PART OF GOVERNMENT LOT 4 IN THE SOUTH WEST 1/4 OF SECTION 4, TOWNSHIP 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH WEST CORNER OF SAID SOUTH WEST 1/4; THENCE DUE NORTH ALONG THE WEST LINE OF SAID SOUTH WEST 1/4, 462.00 FEET; THENCE NORTH 89°57'03" EAST, 35.00 FEET TO A POINT ON THE EAST LINE OF NORTH RICHARDS STREET, SAID POINT BEING THE PLACE OF BEGINNING OF LANDS TO BE DESCRIBED; THENCE DUE NORTH ALONG THE EAST LINE OF NORTH RICHARDS STREET, 198.00 FEET; THENCE NORTH 89°57'03" EAST, 395.00 FEET; THENCE DUE SOUTH 198.00 FEET; THENCE SOUTH 89°57'03" WEST, 395.00 FEET TO THE PLACE OF BEGINNING.

Parcel II:

LOT 2 OF CERTIFIED SURVEY MAP NO. 4923, RECORDED ON APRIL 20, 1987, ON REEL 2073, IMAGE 1397, AS DOCUMENT NO. 6046777, BEING A REDIVISION OF A PART OF GOVERNMENT LOT 4, IN THE SOUTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 4, TOWNSHIP 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN.

Parcel III:

THAT PART OF THE SOUTH 7 ACRES OF THE SOUTH 10 ACRES OF THE WEST 20 ACRES OF LOT 4 IN THE SOUTH WEST 1/4 OF SECTION 4, TOWNSHIP 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF WEST RICHARDS STREET WHICH IS 231 FEET NORTH OF THE SOUTH LINE AND 35 FEET EAST OF THE WEST LINE OF SAID 1/4 SECTION; RUNNING THENCE NORTHERLY AND PARALLEL TO THE WEST LINE OF SAID 1/4 SECTION, 231 FEET TO A POINT; THENCE EASTERLY AND PARALLEL TO THE SOUTH LINE OF SAID 1/4 SECTION, 230 FEET TO A POINT; THENCE SOUTHERLY AND PARALLEL TO THE WEST LINE OF SAID 1/4 SECTION, 231 FEET TO A POINT; AND THENCE WESTERLY AND PARALLEL TO THE SOUTH LINE OF SAID 1/4 SECTION, 230 FEET TO THE PLACE OF BEGINNING.

TAX KEY NO.: 241-0002-100-1 (PARCELS I, II AND III)
400 E. CAPITOL DRIVE

Parcel IV:

THE WEST 40 FEET OF THAT PART OF THE SOUTH 7 ACRES OF THE SOUTH 10 ACRES OF THE WEST 20 ACRES OF LOT 4, IN THE SOUTH WEST FRACTIONAL 1/4 OF SECTION 4, TOWNSHIP 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF EAST CAPITOL DRIVE, 135 FEET EAST OF THE CENTER LINE OF NORTH RICHARDS STREET; THENCE WEST ON THE NORTH LINE OF EAST CAPITOL DRIVE, 100 FEET TO A POINT; THENCE NORTH ON A LINE PARALLEL TO THE CENTER LINE OF NORTH RICHARDS STREET, 198 FEET TO A POINT; THENCE EAST PARALLEL TO THE NORTH LINE OF EAST CAPITOL DRIVE, 100 FEET TO A POINT; THENCE SOUTH PARALLEL TO THE CENTER LINE OF NORTH RICHARDS STREET, 198 FEET TO THE POINT OF BEGINNING.

TAX KEY NO. 241-9998-5; 300 E. CAPITOL DRIVE

PARCEL V:

A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR AUTOMOBILE AND PEDESTRIAN INGRESS AND EGRESS AS CONTAINED IN EASEMENT AGREEMENT RECORDED MAY 6, 1987, IN REEL 2083, IMAGE 786, AS DOCUMENT NO. 6053163.

SURVEYOR'S CERTIFICATION

To: [illegible]

[illegible]

This is to certify that the map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA and NSPS, and includes Items 1,2,3,4,6,7(a),7(b)(1),7(c),8,9,10,11(a),13,14,16,17,18 of Table A thereof. The fieldwork was completed on [illegible].

Date: [illegible]

Signature: [illegible]

Registration No. [illegible]
State of [illegible]

LEGAL DESCRIPTION

Parcel I:

The North 3 acres of the South 18 acres of the West 28 acres of Lot 4, in the South West Fractional 1/4 of Section 4, Township 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, except the East 330 feet thereof, and except the West 35 feet.

Also known as Township 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, bounded and described as follows: Commencing at the South West corner of said South West 1/4; thence due North along the West line of said South West 1/4, 462.09 feet; thence North 89°37'03" East, 35.00 feet to a point on the East line of North Richards Street, said point being the place of beginning of lands to be described; thence due North along the East line of North Richards Street, 138.00 feet; thence North 89°37'03" East, 305.07 feet; thence due South 138.00 feet; thence South 89°37'03" West, 305.07 feet to the place of beginning.

Parcel II:

Lot 2 of Certified Survey Map No. 4823, recorded on April 28, 1997, on Reel 3873, Image 1397, as Document No. 6046777, being a Subdivision of a part of Government Lot 4, in the South West 1/4 of the South West 1/4 of Section 4, Township 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Parcel III:

That part of the South 7 acres of the South 18 acres of the West 28 acres of Lot 4 in the South West 1/4 of Section 4, Township 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, bounded and described as follows: Commencing at a point on the East line of West Richards Street which is 231 feet North of the South line and 35 feet East of the West line of said 1/4 Section; running thence northerly and parallel to the West line of said 1/4 Section, 231 feet to a point; thence Easterly and parallel to the South line of said 1/4 Section, 330 feet to a point; thence Southerly and parallel to the West line of said 1/4 Section, 231 feet to a point; and thence Westerly and parallel to the South line of said 1/4 Section, 330 feet to the place of beginning.

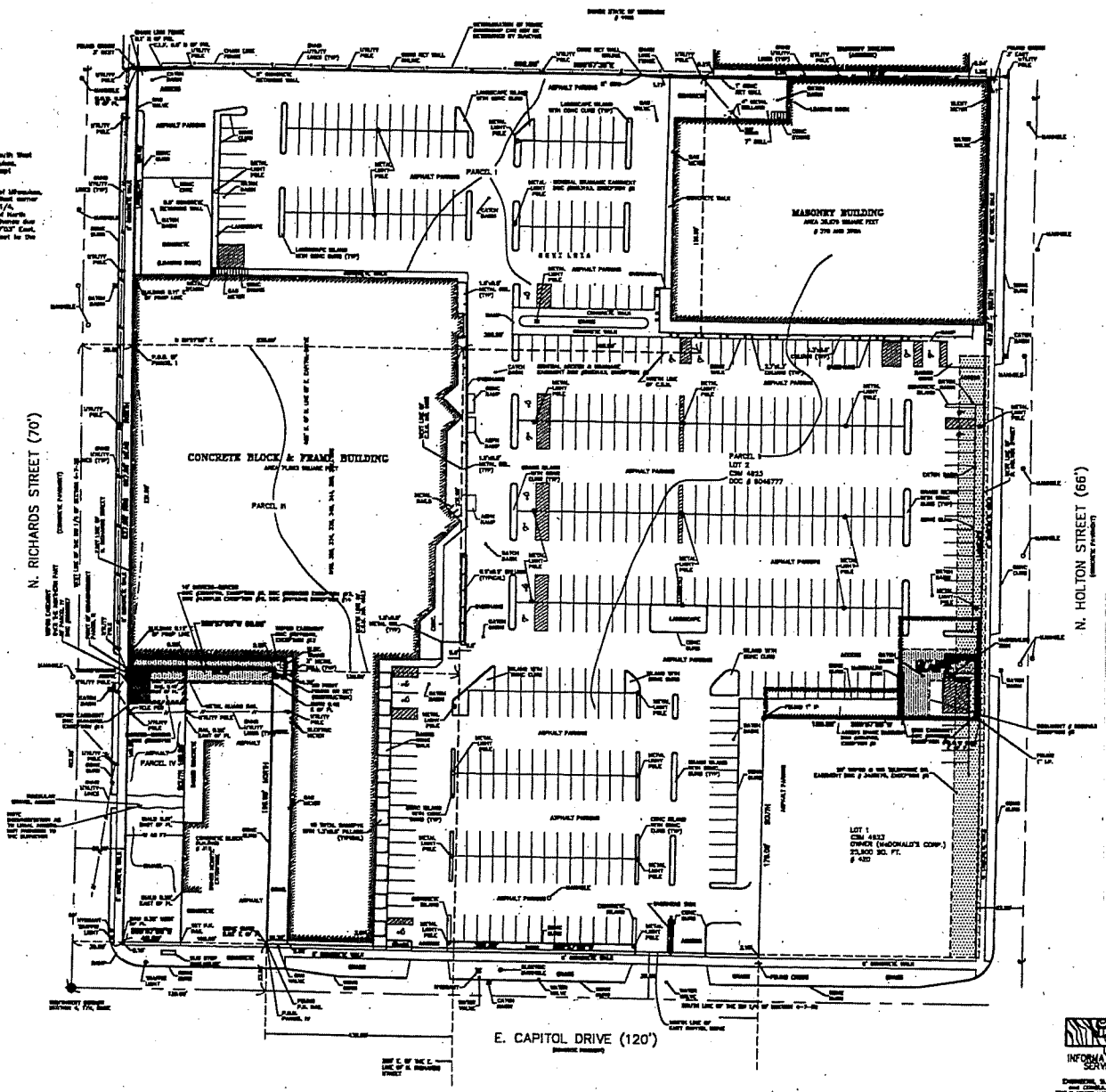
Parcel IV:

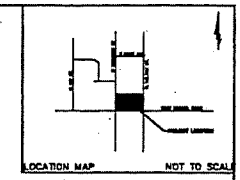
The West 48 feet of that part of the South 7 acres of the South 18 acres of the West 28 acres of Lot 4, in the South West Fractional 1/4 of Section 4, Township 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, bounded and described as follows: Beginning at a point on the North line of East Capitol Drive, 135 feet East of the center line of North Richards Street; thence West on the North line of East Capitol Drive, 100 feet to a point; thence North on a line parallel to the center line of North Richards Street, 198 feet to a point; thence East parallel to the North line of East Capitol Drive, 100 feet to a point; thence South parallel to the center line of North Richards Street, 198 feet to the point of beginning.

Parcel V:

A perpetual, non-exclusive easement for automobile and pedestrian ingress and egress as contained in easement agreement recorded May 6, 1997, in reel 3883, Image 799, as Document #6063183.

NOTE:
ALL PARCELS ARE CONTIGUOUS AND THERE ARE NO GAP/GORES/GAPS OR GORES BETWEEN THEM.





- TOTAL AREA: [illegible] ACRES
- PROPERTY ADDRESS: 400 E. CAPITOL DRIVE MILWAUKEE, WISCONSIN
- PARKING: [illegible] REGULAR [illegible] HANDICAPPED
- ZONING: LOCAL LOCAL BUSINESS DISTRICT
- SETBACKS:
  BUILDING HEIGHT REQUIREMENTS: 45 FEET
  FRONTS: 0+30 FEET
  SIDES: 0 FEET
  REAR: 0 FEET
- FLOOD PLAIN NOTE:
  THE SUBJECT PROPERTY IS IN ZONE C OF THE FLOOD INSURANCE RATE MAP, EMERGENCY PANEL NO. [illegible] DATED: [illegible]
  EFFECTIVE DATE: MARCH 1, 1982, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
- NO EVIDENCE OF A CEMETERY
- LAUNDER TITLE INSURANCE CORPORATION
  TITLE COMMITMENT NO. [illegible] (COMMITMENT REPORT #) EFFECTIVE DATE: [illegible]
  - EXCEPTIONS 9 - EXCEPTIONS
  [illegible]
- STATEMENT OF APPARENT ENCROACHMENTS
  THERE ARE NO VISIBLE ENCROACHMENTS

NOTES:
1. BEARINGS ARE BASED ON THE SOUTH LINE OF THE SW 1/4 OF SECTION 4-7-22, C.S.W. [illegible]
2. HIGHEST BUILDING 22' MORE OR LESS.

LEGEND

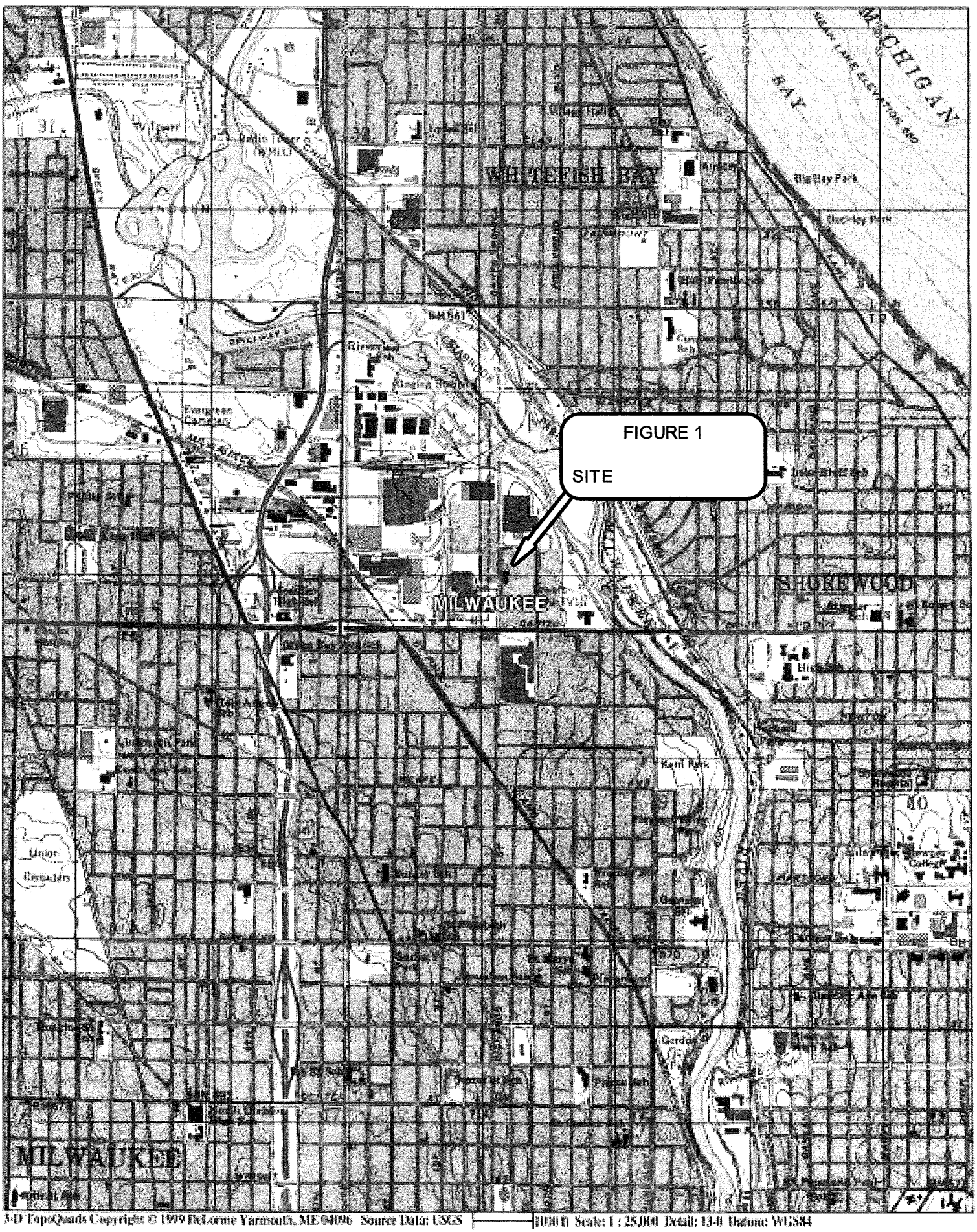
[illegible]

LAND INFORMATION SERVICES INC.
CONSULTING SURVEYORS
[illegible]

[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]

T-L CAPITOL CENTRE, INC.
400 E. CAPITOL DRIVE
MILWAUKEE, WI

SCALE: 1" = 30'	[illegible]
DATE: [illegible]	[illegible]
DWG. BY: [illegible]	[illegible]
DRAWN BY: [illegible]	[illegible]

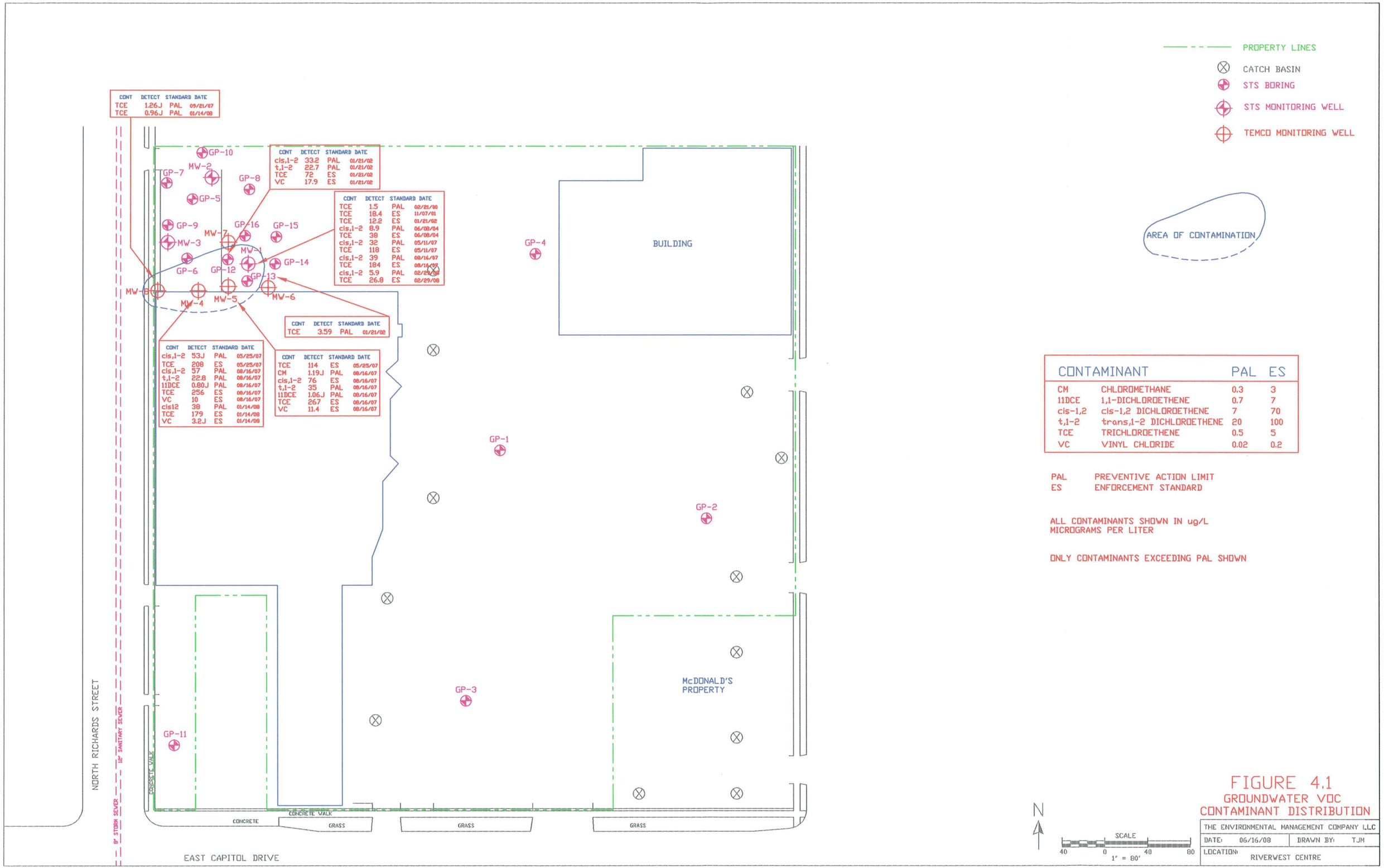


3-D TopoQuads Copyright © 1999 DeLorme Yarmouth, ME 04096 Source Data: USGS

1000 ft Scale: 1 : 25,000 Detail: 13-0 Datum: WGS84

FIGURE 2
SOIL BORING &
MONITORING WELL LOCATIONS

THE ENVIRONMENTAL MANAGEMENT COMPANY LLC	
DATE: 06/16/08	DRAWN BY: TJM
LOCATION: RIVERWEST CENTRE	



CONTAMINANT		PAL	ES
CM	CHLOROMETHANE	0.3	3
11DCE	1,1-DICHLOROETHENE	0.7	7
cis-1,2	cis-1,2 DICHLOROETHENE	7	70
t,1-2	trans,1-2 DICHLOROETHENE	20	100
TCE	TRICHLOROETHENE	0.5	5
VC	VINYL CHLORIDE	0.02	0.2

PAL PREVENTIVE ACTION LIMIT
ES ENFORCEMENT STANDARD

ALL CONTAMINANTS SHOWN IN ug/L
MICROGRAMS PER LITER

ONLY CONTAMINANTS EXCEEDING PAL SHOWN

FIGURE 4.1
GROUNDWATER VOC CONTAMINANT DISTRIBUTION

THE ENVIRONMENTAL MANAGEMENT COMPANY LLC
DATE: 06/16/08 DRAWN BY: TJM
LOCATION: RIVERWEST CENTRE

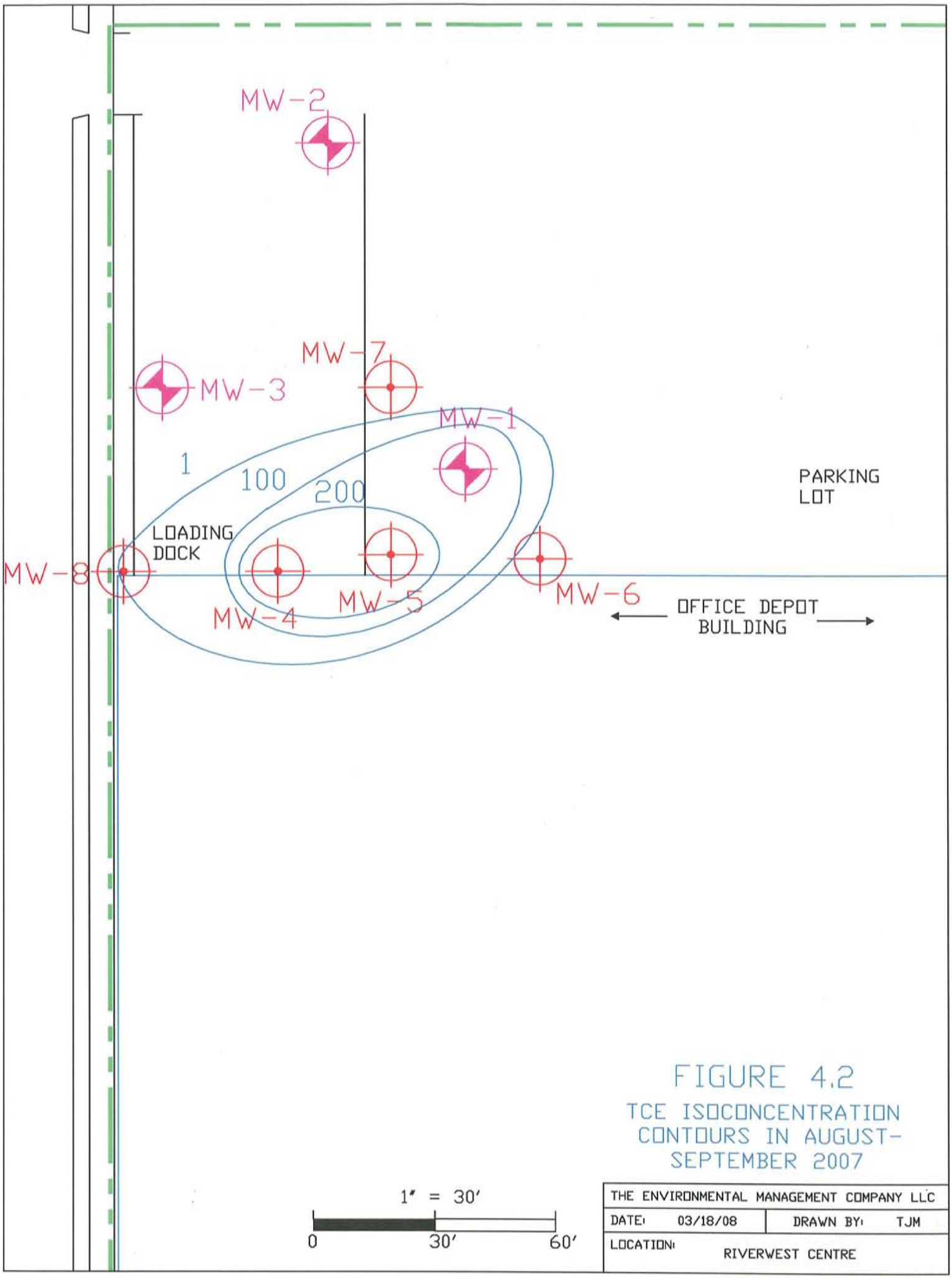


FIGURE 4.2

TCE ISOCONCENTRATION CONTOURS IN AUGUST-SEPTEMBER 2007

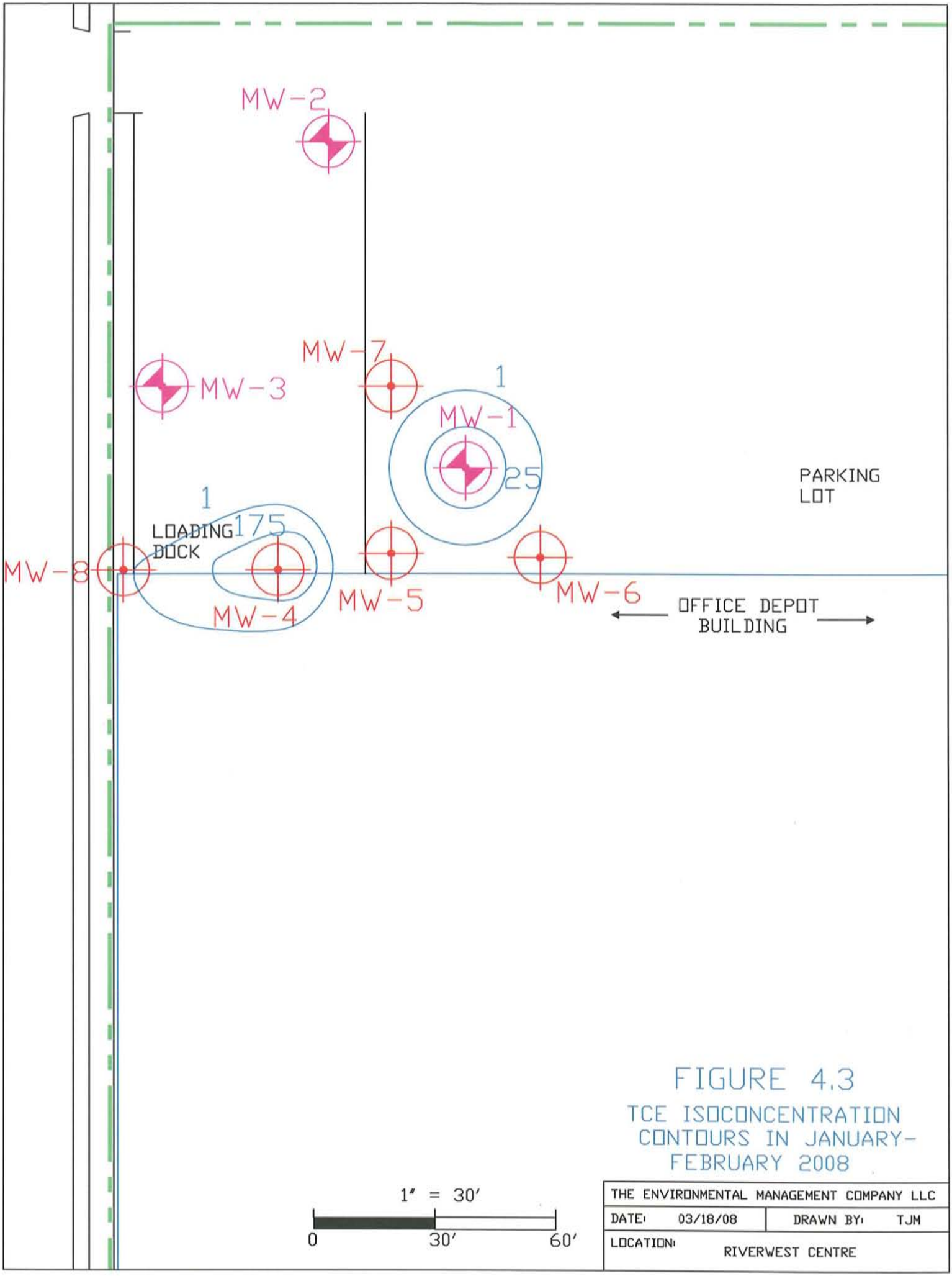


FIGURE 4.3

TCE ISOCONCENTRATION CONTOURS IN JANUARY-FEBRUARY 2008

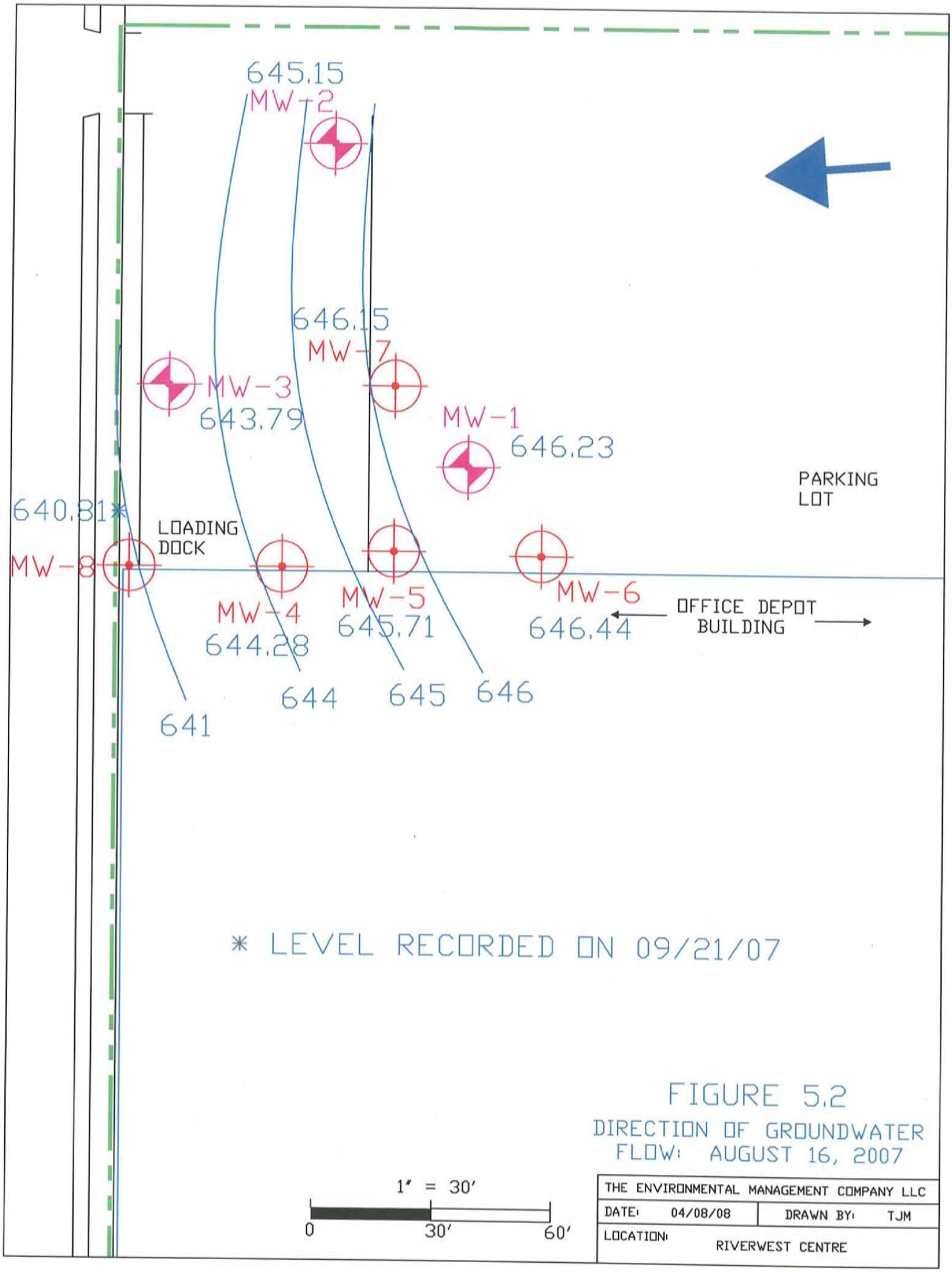


FIGURE 5.2

DIRECTION OF GROUNDWATER FLOW: AUGUST 16, 2007

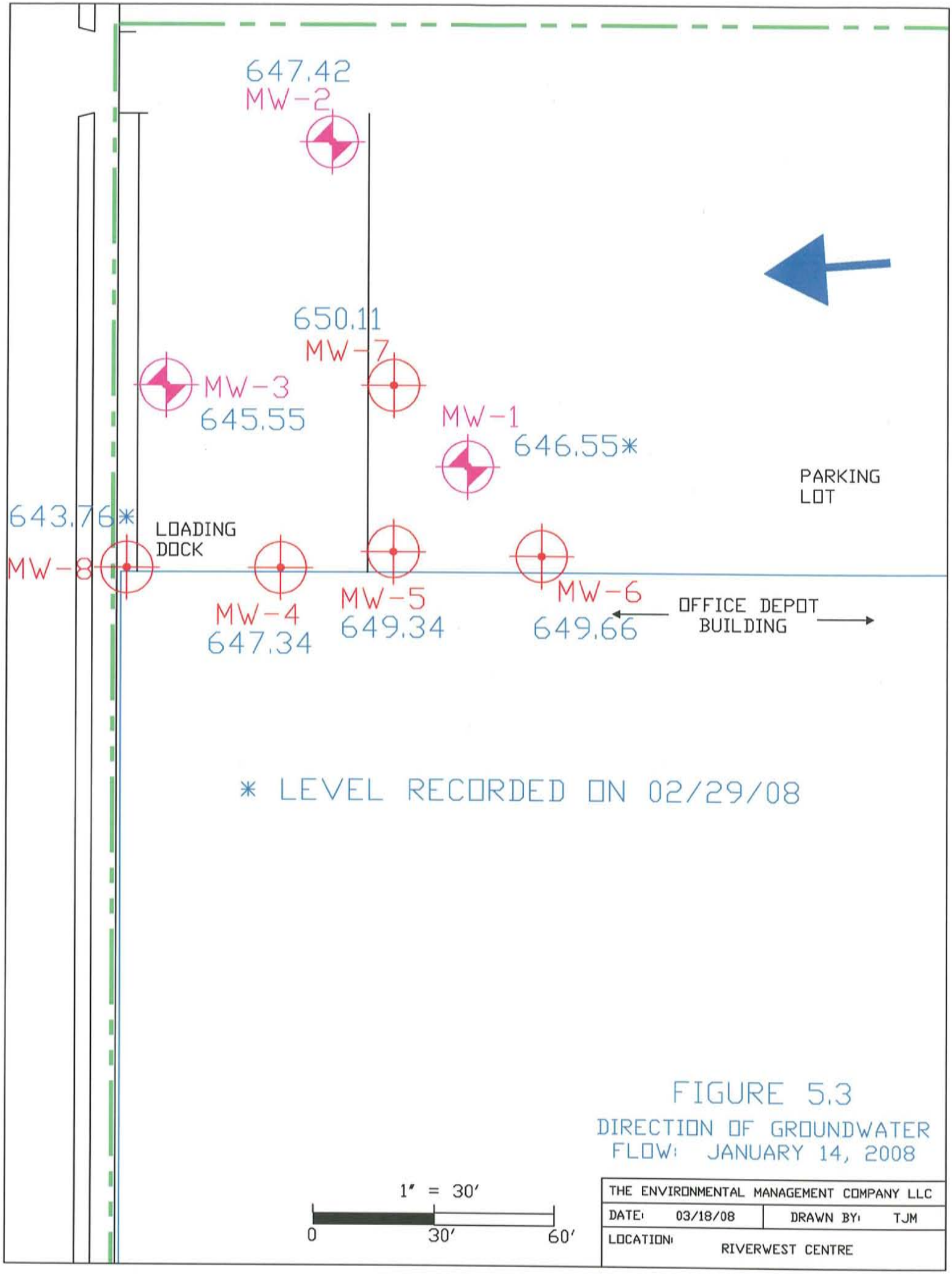
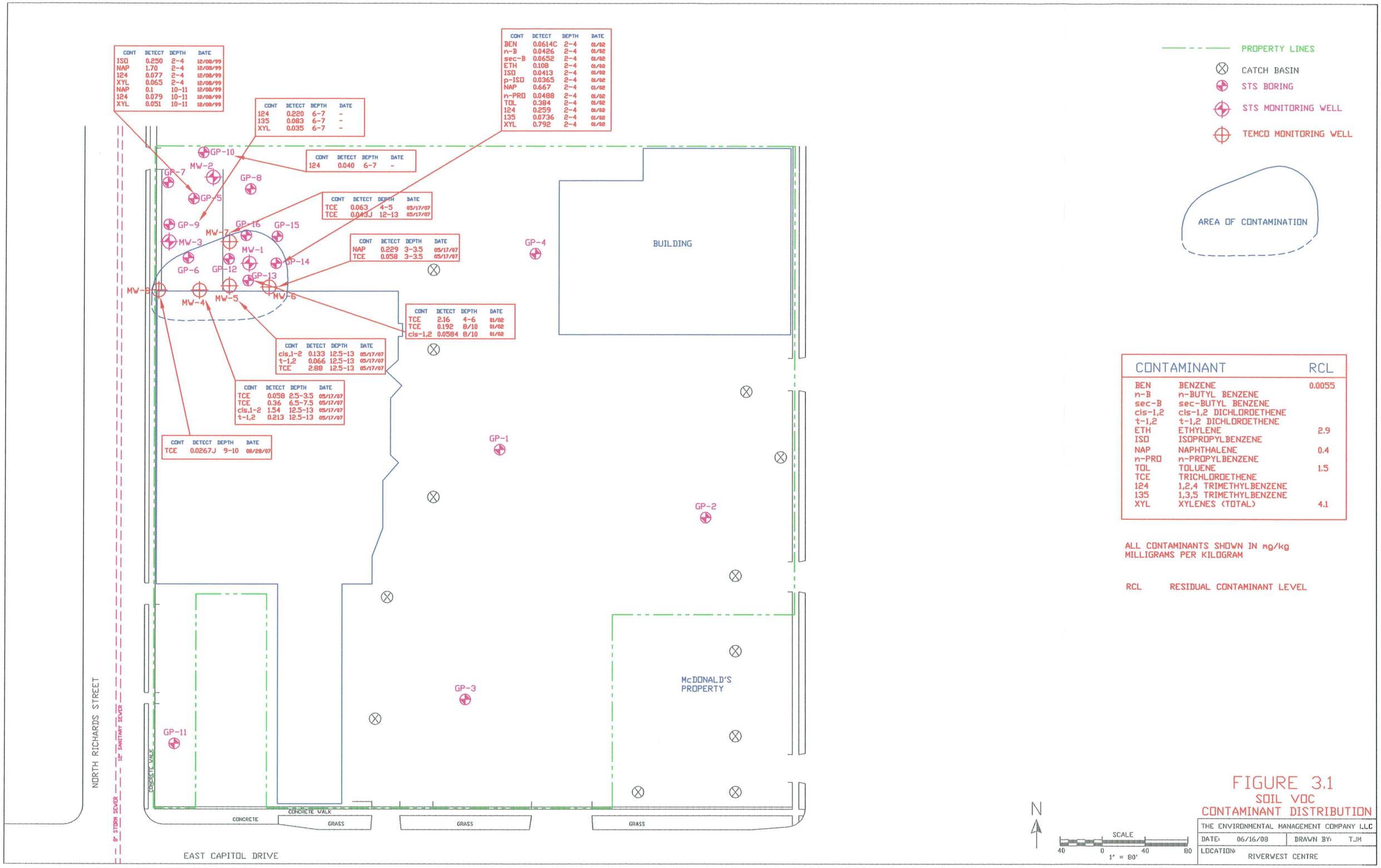


FIGURE 5.3

DIRECTION OF GROUNDWATER FLOW: JANUARY 14, 2008



CONTAMINANT		RCL
BEN	BENZENE	0.0055
n-B	n-BUTYL BENZENE	
sec-B	sec-BUTYL BENZENE	
cis-1,2	cis-1,2 DICHLOROETHENE	
t-1,2	t-1,2 DICHLOROETHENE	
ETH	ETHYLENE	2.9
ISO	ISOPROPYLBENZENE	
NAP	NAPHTHALENE	0.4
n-PRO	n-PROPYLBENZENE	
TOL	TOLUENE	1.5
TCE	TRICHLOROETHENE	
124	1,2,4 TRIMETHYLBENZENE	
135	1,3,5 TRIMETHYLBENZENE	
XYL	XYLENES (TOTAL)	4.1

ALL CONTAMINANTS SHOWN IN mg/kg
MILLIGRAMS PER KILOGRAM

RCL RESIDUAL CONTAMINANT LEVEL

FIGURE 3.1
SOIL VOC CONTAMINANT DISTRIBUTION

THE ENVIRONMENTAL MANAGEMENT COMPANY LLC

DATE: 06/16/08 DRAWN BY: TJM

LOCATION: RIVERWEST CENTRE

Table 2
Groundwater Analytical Results
Capitol Centre - Milwaukee, Wisconsin
STS Project No. 86293XB

Parameters	NR140 Standards		Temporary Wells								NR141 Monitoring Wells								
			GP-6	GP-7	GP-9	GP-12	GP-13	GP-14	GP-15	GP-16	MW-1			MW-2			MW-3		
	ES	PAL	12/08/1999	12/08/1999	12/08/1999	01/21/2002	01/21/2002	01/21/2002	01/21/2002	01/21/2002	02/21/2000	11/07/2001	01/21/2002	02/21/2000	11/07/2001	01/21/2002	02/21/2000	11/07/2001	01/21/2002
DRO (mg/L)	--	--	**1.9**	**0.73**	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
VOCs (µg/L)																			
Benzene	5	0.5	<0.5	<0.5	<0.5	<0.16	<0.16	<0.16	<0.16	0.216	<0.19	<0.16	<0.16	<0.19	<0.16	<0.16	<0.19	<0.16	<0.16
1,1-Dichloroethene	7	0.7	<0.5	<0.5	<0.5	0.457	<0.38	<0.38	<0.38	<0.38	<0.11	<0.38	<0.38	<0.11	<0.38	<0.38	<0.11	<0.38	<0.38
cis-1,2-Dichloroethene	70	7	<0.5	<0.5	<0.5	*33.2*	1.54	<0.25	<0.25	<0.25	<0.19	4.8	2.95	<0.19	<0.25	<0.25	<0.19	<0.25	<0.25
trans-1,2-Dichloroethylene	--	--	<0.5	<0.5	<0.5	22.7	1.08	<0.25	<0.25	<0.25	<0.21	<0.25	0.492	<0.21	<0.25	<0.25	<0.21	<0.25	<0.25
Trichloroethene	5	0.5	<0.5	<0.5	<0.5	72	*3.59*	<0.26	<0.26	<0.26	*1.5*	**18.4**	**12.2**	<0.21	<0.26	<0.26	<0.21	<0.26	<0.26
Vinyl Chloride	0.2	0.02	<0.17	<0.17	<0.17	**17.9**	<0.3	<0.3	<0.3	<0.3	<0.14	<0.3	<0.3	<0.14	<0.3	<0.3	<0.14	<0.3	<0.3
PAHs (µg/L)																			
1-Methylnaphthalene	--	--	NA	NA	22	NA	NA	NA	NA	NA	<0.25	NA	NA	<0.084	NA	NA	<0.083	NA	NA
Acenaphthene	--	--	NA	NA	4.3	NA	NA	NA	NA	NA	<0.4	NA	NA	<0.13	NA	NA	<0.13	NA	NA
Acenaphthylene	--	--	NA	NA	10	NA	NA	NA	NA	NA	<0.46	NA	NA	<0.15	NA	NA	<0.15	NA	NA
Anthracene	3,000	600	NA	NA	15	NA	NA	NA	NA	NA	<0.060	NA	NA	<0.020	NA	NA	<0.020	NA	NA
Benzo(a)anthracene	--	--	NA	NA	13	NA	NA	NA	NA	NA	<0.34	NA	NA	<0.12	NA	NA	<0.11	NA	NA
Benzo(a)pyrene	0.2	0.02	NA	NA	10	NA	NA	NA	NA	NA	<0.040	NA	NA	<0.013	NA	NA	<0.013	NA	NA
Benzo(b)fluoranthene	0.2	0.02	NA	NA	6.6	NA	NA	NA	NA	NA	<0.17	NA	NA	<0.056	NA	NA	<0.055	NA	NA
Benzo(g,h,i)perylene	--	--	NA	NA	13	NA	NA	NA	NA	NA	<0.22	NA	NA	<0.075	NA	NA	<0.074	NA	NA
Benzo(k)fluoranthene	--	--	NA	NA	2.2	NA	NA	NA	NA	NA	<0.34	NA	NA	<0.12	NA	NA	<0.11	NA	NA
Chrysene	0.2	0.02	NA	NA	20	NA	NA	NA	NA	NA	<0.18	NA	NA	<0.061	NA	NA	<0.060	NA	NA
Dibenzo(a,h)anthracene	--	--	NA	NA	2.1	NA	NA	NA	NA	NA	<0.21	NA	NA	<0.069	NA	NA	<0.069	NA	NA
Fluoranthene	400	80	NA	NA	12	NA	NA	NA	NA	NA	<0.2	NA	NA	<0.067	NA	NA	<0.067	NA	NA
Fluorene	400	80	NA	NA	30	NA	NA	NA	NA	NA	<0.34	NA	NA	<0.12	NA	NA	<0.11	NA	NA
Phenanthrene	--	--	NA	NA	9.1	NA	NA	NA	NA	NA	<0.14	NA	NA	<0.046	NA	NA	<0.46	NA	NA
Pyrene	250	50	NA	NA	16	NA	NA	NA	NA	NA	<0.097	NA	NA	<0.033	NA	NA	<0.032	NA	NA

Notes:

1. VOCs = Volatile Organic Compounds, analyzed by EPA Method 8021 (only detected parameters are listed above)
2. PAHs = Polynuclear Aromatic Hydrocarbons (only detected parameters are listed above)
3. µg/l - micrograms per liter
4. mg/L = milligrams per liter
5. NR 140 = Wisconsin Administrative Code Chapter NR 140
6. ES = NR 140 Enforcement Standard - Exceedances are shown in bold
7. PAL = Preventive Action Limit - Exceedances are - Exceedances are italicized and underlined
8. NA = Not analyzed

Table 2-A
Groundwater Analytical Results - Detected Compounds
(Sample Collected from Temporary Wells)
Capitol Centre - Milwaukee, Wisconsin
STS Project No. 86230XA

Parameters	NR140 Standards		Sample Number				
	ES	PAL	GP-1 12/8/99	GP-2 12/8/99	GP-3 12/8/99	GP-6 12/16/99	GP-7 12/16/99
DRO (mg/l)	--		NA	NA	NA	**1.9**	**0.73**
VOCs (ug/l)							
Toluene	343	68.6	<0.50	<0.50	**0.56**	<0.50	<0.50

Notes:

1 VOCs - Volatile Organic Compounds, analyzed by EPA Method 8021;
2 µg/l = micrograms per liter
3 mg/l = milligrams per liter
4 Bolded data indicates parameter detected above the reporting limit
5 NR 140 = Wisconsin Administrative Code Chapter NR 140
6 ES = NR 140 Enforcement Standard
7 PAL = Preventive Action Limit

Table 2.1
Capitol Centre River West - Milwaukee, Wisconsin
Groundwater Analytical Results Table: Volatile Organic Compounds
All Contaminants Shown in µg/l (micrograms per liter)

Sample ID	Sample Date	Benzene	Ethyl benzene	Toluene	Xylenes	Trimethyl benzenes	MTBE	Chloro methane	cis-1,2 DCE	trans,1-2 DCE	1,1 DCE	TCE	Vinyl Chloride
GP-6[1]	12/08/99	<0.5							<0.5	<0.5	<0.5	<0.5	<0.17
GP-7[1]	12/08/99	<0.5							<0.5	<0.5	<0.5	<0.5	<0.17
GP-9[1]	12/08/99	<0.5							<0.5	<0.5	<0.5	<0.5	<0.17
GP-12[1]	01/21/02	<0.16							**33.2**	**22.7**	0.457	***72***	***17.9***
GP-13[1]	01/21/02	<0.16							1.54	1.08	<0.38	**3.59**	<0.3
GP-14[1]	01/21/02	<0.16							<0.25	<0.25	<0.38	<0.26	<0.3
GP-15[1]	01/21/02	<0.16							<0.25	<0.25	<0.38	<0.26	<0.3
GP-16[1]	01/21/02	0.216							<0.25	<0.25	<0.38	<0.26	<0.3
	02/21/00[1]	<0.19							<0.19	<0.21	<0.11	**1.5**	<0.14
	11/07/01[1]	<0.16							4.8	<0.25	<0.38	***18.4***	<0.3
	01/21/02[1]	<0.16							2.95	0.492	<0.38	***12.2***	<0.3
MW-1	06/08/04	<0.29	<0.56	<0.57	<1.1	<0.51 <0.66	<0.2		**8.9**	0.9		***38***	
	05/11/07	<0.47	<0.38	<0.46	<0.67	<1.2 <0.37	<0.52	<1	**32**	3.5	<0.64	***118***	<0.3
	08/16/07	<0.47	<0.38	<0.46	<0.67	<1.2 <0.37	<0.52	<1	**39**	5.3	<0.64	***184***	<0.3
	02/29/08	<0.27	<0.35	<0.39	<0.1	<0.51 <0.23	<0.7	<0.5	**5.9**	<0.61	<0.5	***26.8***	<0.2
	02/21/00[1]	<0.19							<0.19	<0.21	<0.11	<0.21	<0.14
	11/07/01[1]	<0.16							<0.25	<0.25	<0.38	<0.26	<0.3
	01/21/02[1]	<0.16							<0.25	<0.25	<0.38	<0.26	<0.3
MW-2	06/08/04	<0.29	<0.56	<0.57	<1.1	<0.51 <0.66	<0.2		<0.29	<0.22		<0.27	
	05/11/07	<0.47	<0.38	<0.46	<0.67	<1.2 <0.37	<0.52	<1	<0.68	<0.95	<0.64	<0.44	<0.3
	08/16/07	<0.47	<0.38	<0.46	0.51[J]	<1.2 <0.37	<0.52	<1	<0.68	<0.95	<0.64	<0.44	<0.3
	01/14/08	<0.47	<0.38	<0.46	<0.67	<1.2 <0.37	<0.52	<1	<0.68	<0.95	<0.64	<0.44	<0.3
PAL		0.5	140	200	1000	96	12		7	20	0.7	0.5	0.02
ES		5	700	1000	10000	480	60		70	100	7	5	0.2

PAL= preventive action limit ES = enforcement standard Italics & Outlined = exceeds ES Bold & Outlined = exceeds PAL

[J] = Analysis detected between LOD and LOQ [1] STS sample data

March 10, 2008

Table 2.1
Capitol Centre River West - Milwaukee, Wisconsin
Groundwater Analytical Results Table: Volatile Organic Compounds
All Contaminants Shown in µg/l (micrograms per liter)

Sample ID	Sample Date	Benzene	Ethyl benzene	Toluene	Xylenes	Trimethyl benzenes	MTBE	Chloro methane	cis-1,2 DCE	trans,1-2 DCE	1,1 DCE	TCE	Vinyl Chloride
MW-3	02/21/00[1]	<0.19							<0.19	<0.21	<0.11	<0.21	<0.14
	11/07/01[1]	<0.16							<0.25	<0.25	<0.38	<0.26	<0.3
	01/21/02[1]	<0.16							<0.25	<0.25	<0.38	<0.26	<0.3
	06/08/04	<0.29	<0.56	<0.57	<1.1	<0.51 <0.66	<0.2		<0.29	<0.22		<0.27	
	05/11/07	<0.47	<0.38	<0.46	<0.67	<1.2 <0.37	<0.52	<1	<0.68	<0.95	<0.64	<0.44	<0.3
	08/16/07	<0.47	<0.38	<0.46	<0.67	<1.2 <0.37	<0.52	<1	<0.68	<0.95	<0.64	<0.44	<0.3
	01/14/08	<0.47	<0.38	<0.46	<0.67	<1.2 <0.37	<0.52	<1	<0.68	<0.95	<0.64	<0.44	<0.3
MW-4	05/25/07	<23.5	<19	<23	<33.5	<60 <18.5	<26	<50	**53[J]**	<47.5	<32	***208***	<10
	08/16/07	<0.47	<0.38	<0.46	<0.67	<1.2 <0.37	<0.52	<1	**57**	**22.8**	**0.80[J]**	***256***	***10***
	01/14/08	<4.7	<3.8	<4.6	<6.7	<12 <3.7	<5.2	<10	**38**	14[J]	<6.4	***179***	***3.2[J]***
MW-5	05/25/07	<23.5	<19	<23	<33.5	<60 <18.5	<26	<50	<34	<47.5	<32	***114***	<10
	08/16/07	<0.47	<0.38	<0.46	<0.67	<1.2 <0.37	<0.52	**1.19[J]**	***76***	**35**	**1.06[J]**	***267***	***11.4***
	01/14/08	<0.47	<0.38	<0.46	<0.67	<1.2 <0.37	<0.52	<1	<0.68	<0.95	<0.64	<0.44	<0.2
MW-6	05/25/07	<0.47	<0.38	<0.46	<0.67	<1.2 <0.37	<0.52	<1	<0.68	<0.95	<0.64	<0.44	<0.2
	08/16/07	<0.47	<0.38	<0.46	<0.67	<1.2 <0.37	<0.52	<1	<0.68	<0.95	<0.64	<0.44	<0.2
	01/14/08	<0.47	<0.38	<0.46	<0.67	<1.2 <0.37	<0.52	<1	<0.68	<0.95	<0.64	<0.44	<0.2
MW-7	05/25/07	<0.47	<0.38	<0.46	<0.67	<1.2 <0.37	<0.52	<1	<0.68	<0.95	<0.64	<0.44	<0.2
	08/16/07	<0.47	<0.38	<0.46	<0.67	<1.2 <0.37	<0.52	<1	<0.68	<0.95	<0.64	<0.44	<0.2
	01/14/08	<0.47	<0.38	<0.46	<0.67	<1.2 <0.37	<0.52	<1	<0.68	<0.95	<0.64	<0.44	<0.2
MW-8	09/21/07	<0.47	<0.38	<0.46	<0.67	<1.2 <0.37	<0.52	<1	<0.68	<0.95	<0.64	**1.26[J]**	<0.2
	01/14/08	<0.47	<0.38	<0.46	<0.67	<1.2 <0.37	<0.52	<1	<0.68	<0.95	<0.64	**0.96[J]**	<0.2
PAL		0.5	140	200	1000	96	12	0.3	7	20	0.7	0.5	0.02
ES		5	700	1000	10000	480	60	3	70	100	7	5	0.2

PAL= preventive action limit ES = enforcement standard Italics & Outlined = exceeds ES Bold & Outlined = exceeds PAL

[j] = Analysis detected between LOD and LOQ [1] STS sample data

March 10, 2008

Table 1
Soil Analytical Results - Detected Compounds
Capitol Centre - Milwaukee, Wisconsin
STS Project No. 86293XB

Parameter	NR 720 Generic RCLs: Direct Contact Pathway, Non-Industrial[A]	NR 720 Generic RCLs: Direct Contact Pathway, Industrial[B]	NR 720 Generic RCLs: Groundwater Pathway[C]	Geoprobe Soil Samples: GP-5 2 - 4'	GP-5 10 - 11'	GP-6 2 - 4'	GP-6 10 - 12'	GP-7 1 - 2'	GP-8 4 - 6'	GP-8 10 - 12'	GP-9 6 - 7'	GP-10 6 - 7'	GP-12 2-4'	GP-12 6-8'	GP-13 4-6'	GP-13 8-10'	GP-14 2-4'	GP-14 6-8'	GP-15 2-4'	GP-15 4-6'	GP-16 2-4'	GP-16 4-6'
DRO (mg/kg)	–	–	100	1600[C]	53	1300[C]	<6.3	19	<6.1	<5.7	<6.3	<5.8	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Metals (mg/kg)																						
Barium	–	–	–	68	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Chromium (hexavalent)	14	200	–	7.7	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Lead	50	500	–	72[A]	NA	53[A]	NA	13	15	NA	14	13	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Selenium	–	–	–	1.3	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Mercury	–	–	–	0.087	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
VOCs (µg/kg)																						
Benzene	–	–	5.5	<25	<25	<25	NA	<25	<25	NA	<25	<25	<25	<25	<25	<25	61.4[C]	<25	<25	<25	<25	<25
n-Butylbenzene				<25	<25	<25	NA	<25	<25	NA	NA	NA	<25	<25	<25	<25	42.6	<25	<25	<25	<25	<25
sec-Butylbenzene				<25	<25	<25	NA	<25	<25	NA	NA	NA	<25	<25	<25	<25	65.2	<25	<25	<25	<25	<25
cis-1,2-Dichloroethylene	–	–	–	<25	<25	<25	NA	<25	<25	NA	NA	NA	<25	<25	<25	58.4	<25	<25	<25	<25	<25	<25
Ethylbenzene	–	–	2900	<25	<25	<25	NA	<25	<25	NA	<25	<25	<25	<25	<25	<25	108	<25	<25	<25	<25	<25
Isopropylbenzene	–	–	–	250	<25	<25	NA	<25	<25	NA	<25	<25	<25	<25	<25	<25	41.3	<25	<25	<25	<25	<25
p-Isopropyltoluene				<25	<25	<25	NA	<25	<25	NA	NA	NA	<25	<25	<25	<25	36.5	<25	<25	<25	<25	<25
Naphthalene				1,700	100	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	667	<25	<25	<25	<25	<25
n-Propylbenzene	–	–	–	<25	<25	<25	NA	<25	<25	NA	NA	NA	<25	<25	<25	<25	46.8	<25	<25	<25	<25	<25
Toluene	–	–	1,500	<25	<25	<25	NA	<25	<25	NA	<25	<25	<25	<25	<25	2160	192	<25	<25	<25	<25	<25
Trichloroethylene	–	–	–	<25	<25	<25	NA	<25	<25	NA	NA	NA	<25	<25	<25	<25	259	<25	<25	<25	<25	<25
1,2,4-Trimethylbenzene	–	–	–	77	79	<25	NA	<25	<25	NA	220	40	<25	<25	<25	<25	73.6	<25	<25	<25	<25	<25
1,3,5-Trimethylbenzene	–	–	–	<25	<25	<25	NA	<25	<25	NA	63	<25	<25	<25	<25	<25	792	<25	<25	<25	<25	<25
Xylenes, total	–	–	4100	65	51	<25	NA	<25	<25	NA	35	<25	<25	<25	<25	<25						
PAHs (µg/kg)																						
Acenaphthene	9,000,000	60,000,000	38,000	NA	NA	NA	NA	NA	NA	NA	<130	<120	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Anthracene	5,000,000	300,000,000	3,000,000	NA	NA	NA	NA	NA	NA	NA	<0.63	<0.58	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Benzo(a)anthracene	88	3,900	17,000	NA	NA	NA	NA	NA	NA	NA	2.4	<0.58	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Benzo(a)pyrene	8.8	390	48,000	NA	NA	NA	NA	NA	NA	NA	<1.3	<1.2	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Benzo(b)fluoranthene	88	3,900	360,000	NA	NA	NA	NA	NA	NA	NA	<1.3	<1.2	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Benzo(ghi)perylene	1,600	39,000	6,800,000	NA	NA	NA	NA	NA	NA	NA	<2.5	<2.3	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Benzo(k)fluoranthene	880	39,000	870,000	NA	NA	NA	NA	NA	NA	NA	<0.63	<0.58	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Chrysene	8,800	390,000	37,000	NA	NA	NA	NA	NA	NA	NA	<2.5	<2.3	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Dibenzo(a,h)Anthracene	8.8	390	38,000	NA	NA	NA	NA	NA	NA	NA	<1.3	<1.2	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Fluoranthene	600,000	40,000,000	500,000	NA	NA	NA	NA	NA	NA	NA	<63	<58	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Fluorene	600,000	40,000,000	100,000	NA	NA	NA	NA	NA	NA	NA	<6.3	<5.8	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Indeno(1,2,3-ed)Pyrene	88	3,900	680,000	NA	NA	NA	NA	NA	NA	NA	<25	<23	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
1-Methyl Naphthalene	1,100,000	70,000,000	23,000	NA	NA	NA	NA	NA	NA	NA	<63	<58	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
2-Methyl Naphthalene	600,000	40,000,000	20,000	NA	NA	NA	NA	NA	NA	NA	<63	<58	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Naphthalene	20,000	110,000	400	NA	NA	NA	NA	NA	NA	NA	<6.3	<5.8	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Phenanthrene	18,000	390,000	1,800	NA	NA	NA	NA	NA	NA	NA	<6.3	<5.8	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Pyrene	500,000	30,000,000	8,700,000	NA	NA	NA	NA	NA	NA	NA	<25	<23	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
BaP Equivalent[9] (mg/kg)				NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

Parameter	Soil Samples From Limits of Excavation: S-5 3'	S-6 3'	S-10 6'	S-11 3'	S-12 3'	S-15 3'	S-16 6'	S-10 3'	S-25 0'	S-26 3'	S-27 3'	S-28 4'	S-29 3'
DRO (mg/kg)	<5.69	<5.80	<6.08	<5.92	<5.77	<5.59	<6.19	<11.0	<5.91	<5.71	<6.08	<5.95	<5.88
Metals (mg/kg)													
Barium	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Chromium (hexavalent)	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Lead	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Selenium	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Mercury	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
VOCs (µg/kg)													
Benzene	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25
n-Butylbenzene	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
sec-Butylbenzene	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
cis-1,2-Dichloroethylene	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Ethylbenzene	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25
Isopropylbenzene	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
p-Isopropyltoluene	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Naphthalene	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
n-Propylbenzene	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Toluene	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25
Trichloroethylene	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25
1,2,4-Trimethylbenzene	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25
1,3,5-Trimethylbenzene	<25	<25	<25	<25	<29	<25	<25	<25	<25	<25	<25	<25	<25
Xylenes, total													
PAHs (µg/kg)													
Acenaphthene	<5.35	<5.45	<5.72	<5.57	54.7	<5.26	<5.82	28.1	<5.56	18.7	<5.72	<5.59	<5.52
Anthracene	8.05	16.8	1.59	3.23	112[A]	<1.12	5.93	104	10.9	17.5	5.58	21.4	54.4
Benzo(a)anthracene	12.9	26.2	<4.99	8.89	225[A]	<4.59	11.4	165[A]	33.7	94.4[A]	18.2	43.2	77.7
Benzo(a)pyrene	13.8[A]	29.5[A]	5	12.7[A]	229[A]	<2.57	11.5[A]	146[A]	25.8[A]	92.5[A]	27.4[A]	46.1[A]	79.3[A]
Benzo(b)fluoranthene	11.4	34	3.15	21.3	296[A]	3.53	12.8	184[A]	35.1	118[A]	39.9	61.5	104[A]
Benzo(ghi)perylene	12.1	23.7	<2.55	15.9	211	<2.35	9.11	157	28.6	88.5	30.2	46	68.3
Benzo(k)fluoranthene	9.92	10.5	<3.53	6.62	88.6	<3.24	4.33	64.2	14.2	35.5	10.9	19.1	28.3
Chrysene	8.9	38.5	<2.8	24.5	318	5.03	16.1	120	26	122	39.7	62.8	109
Dibenzo(a,h)Anthracene	19.2[A]	4.56	6.82	14.3[A]	179[A]	<1.57	<1.73	<3.26	5.48	78.7[A]	20.1[A]	58.5[A]	87.4[A]
Fluoranthene	25.2	78.9	4.73	50.2	688	6.35	29.8	437	83.7	275	69.6	133	237
Fluorene	<2.28	<2.32	<2.43	<2.37	43.9	<2.24	<2.48	31.2	<2.36	20	<2.43	4.89	19.3
Indeno(1,2,3-ed)Pyrene	7.59	21.1	3.45	13.6	189[A]	<1.79	7.17	127[A]	22.2	77.6	32.4	43.5	64.7
1-Methyl Naphthalene	<3.99	<4.06	<4.26	<4.15	23.4	<3.91	<4.33	9.63	<4.14	7.56	<4.26	5.11	6.39
2-Methyl Naphthalene	<4.67	<4.76	<4.99	<4.86	27.6	<4.59	<5.07	12.5	<4.85	9.76	<4.99	<4.88	6.08
Naphthalene	<1.82	<1.86	<1.95	<1.9	23	<1.79	<1.98	<3.72	<1.89	9.37	<1.95	<1.9	<1.88
Phenanthrene	7.84	49.7	<2.8	22.5	480	<2.57	16.8	312	15.5	183	<2.8	63.5	145
Pyrene	32.1	72.5	7.37	41.6	610	6.8	28.2	374	<1.18	245	72.5	117	204
BaP Equivalent[9] (mg/kg)	0.0372	0.0423	NA	0.0315	0.48	NA	0.0164	0.198	0.0405	0.201	0.0567	0.12	0.194

NOTES:

1. DRO = Diesel Range Organics (WI. Modified Method).
2. Lead - analyzed using EPA Method 6010B
3. VOCs = Volatile Organic Compounds, analyzed using EPA Method 8021; results are on a dry weight basis. Only detected VOCs are reported above.
4. NA = Not Analyzed
5. Sample depths shown in feet below ground surface.
6. RCL = Residual Contaminant Level; NR 720 Table 1 value for DRO and PVOCs for groundwater pathway for industrial sites
   RCL = Generic RCLs for PAH Compounds for industrial sites for groundwater pathway and direct contact.
7. – No NR 720 generic RCL established at the time of this report, or, not enough information is available to calculate a site-specific RCL
8. PAHs = Polynuclear Aromatic Hydrocarbons, analyzed using EPA method 8310
9. Benzo(a)Pyrene Equivalent Factor, based on WDNR, April 1997 guidance. Note the BaP cleanup goal is 0.61 mg/kg.

Table 1-A
Soil Analytical Results - Detected Compounds
Capitol Centre - Milwaukee, Wisconsin
STS Project No. 86230XA

						Sample Number/Depth											
Parameter	Units	COMM 46 Direct Contact	EPA Direct Contact Path	RCL Direct Contact	RCL Ground Water Path	GP-1 4' - 6'	GP-2 4' - 6'	GP-3 4' - 6'	GP-4 4' - 6'	GP-4 14' - 16'	GP-5 2 - 4'	GP-5 10' - 11'	GP-6 2 - 4'	GP-6 10 - 12'	GP-7 1 - 2'	GP-8 4 - 6'	GP-8 10' - 12'
DRO	mg/kg	--	--	--	100	<6.0	**8.2**	**80**	**9.3**	**47**	**1600**	**53**	**1300**	<6.3	**19**	<6.1	<5.7
Barium	mg/kg	--	140,000	--	--	NA	NA	NA	NA	NA	**68**	NA	NA	NA	NA	NA	NA
Chromium (hexavalent)	mg/kg	--	6,100	200	--	NA	NA	NA	NA	NA	**7.7**	NA	NA	NA	NA	NA	NA
Lead	mg/kg	--	--	500	--	NA	NA	NA	NA	NA	**72**	NA	**53**	NA	**13**	**15**	NA
Selenium	mg/kg	--	--	--	--	NA	NA	NA	NA	NA	**1.3**	NA	NA	NA	NA	NA	NA
Mercury	mg/kg	--	--	--	--	NA	NA	NA	NA	NA	**0.087**	NA	NA	NA	NA	NA	NA
VOCs																	
Isopropylbenzene	µg/kg	--	--	--	--	<25	<25	<25	<25	<25	**250**	<25	<25	<25	<25	<25	<25
Naphthalene	µg/kg	--	4,100,000,000	110,000	400	<25	<25	<25	<25	<25	**1,700**	**100**	<25	<25	<25	<25	<25
1,2,4-Trimethylbenzene	µg/kg	--	100,000,000	--	--	<25	<25	<25	<25	<25	**77**	**79**	<25	<25	<25	<25	<25
Xylenes, total	µg/kg	470,000	4,100,000,000	--	4100	<25	<25	<25	<25	<25	**65**	**51**	<25	<25	<25	<25	<25

NOTES:

1. DRO - Diesel Range Organics (WI. Modified Method).
2. Lead - analyzed using EPA Method 6010B
3. VOCs - Volatile Organic Compounds, analyzed using EPA Method 8021; results are on a dry weight basis.
4. mg/kg - milligrams per kilogram, or parts per million.
5. µg/kg - micrograms per kilogram, or parts per billion.
6 NA = Not Analyzed
7 Sample depths shown in feet below ground surface.
8 RCL = Residual Contaminant Level; NR 720 Table 1 value for DRO and PVOCs for groundwater pathway for industrial sites
RCL = Generic RCLs for PAH Compounds for industrial sites for groundwater pathway and direct contact.
10 -- No NR 720 Table 1 generic RCL established at the time of this report, or, not enough information is available to calculate a site-specific RCL
11 = RCL exceedance
12 EPA RBC = Environmental Protection Agency (EPA) Region III Risk-Based Concentration for industrial sites
13 Samples collected by STS Milwaukee, and analyzed by Great Lakes Analytical Laboratory in Buffalo Grove, IL.
14 Samples collected at or below the groundwater table, and therefore are not representative of vadose zone soil quality
15 Bolded data indicates parameter detected above the reporting limit

Table 1
THE ENVIRONMENTAL MANAGEMENT COMPANY LLC
Soil Sample Analytical Results - Volatile Organic Compounds (VOC)
Capitol Centre River West - Milwaukee, Wisconsin
All Contaminants Shown In mg/kg (milligrams per kilogram)

Sample ID	Sample Date	Feet (bgs)	Benzene	n-Butyl Benzene	sec-Butyl Benzene	cis-1,2 DCE	trans-1,2 DCE	1,2-DCA	Ethyl benzene	Isopropyl benzene	p-Iso propyl toluene	Methy lene chloride	Naph thalene	n-Propyl benzene	Tetra chloro ethene	Toluene	1,1,1-TCA	TCE	1,2,4-TMB	1,3,5-TMB	Chloro meth ane	Vinyl Chloride	Xylenes
GP-5[1]		2-4	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	0.250	<0.025	<0.025	**1.70**	<0.025	<0.025	<0.025	<0.025	<0.025	0.077	<0.025	<0.025	<0.025	0.065
GP-5[1]		10-11	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	0.1	<0.025	<0.025	<0.025	<0.025	<0.025	0.079	<0.025	<0.025	<0.025	0.051
GP-6[1]		2-4	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
GP-6[1]		10-12	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.025	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
GP-7[1]		1-2	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
GP-8[1]		4-6	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
GP-8[1]		10-12	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.025	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
GP-9[1]		6-7	<0.025	NA	NA	NA	NA	NA	<0.025	<0.025	NA	NA	<0.025	NA	NA	NA	NA	NA	0.220	0.083	NA	NA	0.035
GP-10[1]		6-7	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	0.040	<0.025	NA	NA	<0.025
GP-12[1]		2-4	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
GP-12[1]		6-8	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
GP-13[1]		4-6	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	2.16	<0.025	<0.025	<0.025	<0.025	<0.025
GP-13[1]		8-10	<0.025	<0.025	<0.025	0.0584	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	0.192	<0.025	<0.025	<0.025	<0.025	<0.025
GP-14[1]		2-4	**0.0614[C]**	0.0426	0.0652	<0.025	<0.025	<0.025	0.108	0.0413	0.0365	<0.025	**0.667**	0.0488	<0.025	0.384	<0.025	<0.025	0.259	0.0736	<0.025	<0.025	0.792
GP-14[1]		6-8	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
GP-15[1]		2-4	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
GP-15[1]		4-6	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
GP-16[1]		2-4	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
GP-16[1]		4-6	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
Residual Contaminant Levels			0.0055	-	-	-	-	0.0049	2.9	-	-	-	0.4†	-	-	1.5	-	-	-	-	-	-	4.1

† = recommended RCL Bold & Outlined = exceeds RCL Bold & Italics = exceeds NR 746.06(2)(b) Table 1 levels (indicators of potential free product) or NR 746.06(2)(c) Table 2 levels (indicates unsafe for human contact)
J = Analyte detected between LOD and LOQ [1] STS analytical data

October 16, 2007

Table 1
THE ENVIRONMENTAL MANAGEMENT COMPANY LLC
Soil Sample Analytical Results - Volatile Organic Compounds (VOC)
Capitol Centre River West - Milwaukee, Wisconsin
All Contaminants Shown In mg/kg (milligrams per kilogram)

Sample ID	Sample Date	Feet (bgs)	Benzene	n-Butyl Benzene	sec-Butyl Benzene	cis-1,2 DCE	trans-1,2 DCE	1,2-DCA	Ethyl benzene	Isopropyl benzene	p-Iso propyl toluene	Methy lene chloride	Naph thalene	n-Propyl benzene	Tetra chloro ethene	Toluene	1,1,1-TCA	TCE	1,2,4-TMB	1,3,5-TMB	Chloro meth ane	Vinyl Chloride	Xylenes
MW-4	05/17/07	2.5-3.5	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	0.058	<0.025	<0.025	<0.025	<0.025	<0.050
MW-4	05/17/07	6.5-7.5	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	0.36	<0.025	<0.025	<0.025	<0.025	<0.050
MW-4	05/17/07	12.5-13	<0.025	<0.025	<0.025	1.54	0.213	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.050
MW-5	05/17/07	3.5-4	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.050
MW-5	05/17/07	7-7.5	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.050
MW-5	05/17/07	12.5-13	<0.025	<0.025	<0.025	0.133	0.066	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	2.88	<0.025	<0.025	<0.025	<0.025	<0.050
MW-6	05/17/07	3-3.5	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	0.229	<0.025	<0.025	<0.025	<0.025	0.058	<0.025	<0.025	<0.025	<0.025	<0.050
MW-6	05/17/07	6-7	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.050
MW-6	05/17/07	11.5-12	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.050
MW-7	05/17/07	4-5	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	0.063	<0.025	<0.025	<0.025	<0.025	<0.050
MW-7	05/17/07	6.5-7.5	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.050
MW-7	05/17/07	12-13	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	0.043[J]	<0.025	<0.025	<0.025	<0.025	<0.050
MW-8	08/28/07	4-5	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.050
MW-8	08/28/07	6-7	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.050
MW-8	08/28/07	9-10	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	0.0267[J]	<0.025	<0.025	<0.025	<0.025	<0.050
MW-8	08/28/07	14-15	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.050
Residual Contaminant Levels			0.0055			-	-	0.0049	2.9	-	-	-	0.4†	-	-	1.5	-	-	-	-	-	-	4.1

† = recommended RCL Bold & Outlined = exceeds RCL Bold & Italics = exceeds NR 746.06(2)(b) Table 1 levels (indicators of potential free product) or NR 746.06(2)(c) Table 2 levels (indicates unsafe for human contact)
J = Analyte detected between LOD and LOQ

October 16, 2007

Table 2.2
THE ENVIRONMENTAL MANAGEMENT COMPANY LLC
Groundwater Elevation and Well Elevation Measurements
River West Property
Milwaukee, Wisconsin
(Recorded in Feet)

Well ID	Date	Top of Casing Elevation	Depth to Water from Top of Casing	Groundwater Elevation
MW-1	06/08/04	654.85	6.81	648.04
	05/11/07		7.66	647.19
	08/16/07		8.62	646.23
	01/14/08		-	
	02/29/08		8.30	646.55
MW-2	06/08/04	651.94	5.29	646.65
	05/11/07		5.95	645.99
	08/16/07		6.79	645.15
	01/14/08		4.52	647.42
MW-3	06/08/04	650.77	5.90	644.87
	05/11/07		6.30	644.47
	08/16/07		6.98	643.79
	01/14/08		5.22	645.55
MW-4	05/25/07	650.87	6.71	644.16
	08/16/07		6.59	644.28
	01/14/08		3.53	647.34
MW-5	05/25/07	653.89	8.11	645.78
	08/16/07		8.18	645.71
	01/14/08		4.55	649.34

March 13, 2008

Table 2.2
THE ENVIRONMENTAL MANAGEMENT COMPANY LLC
Groundwater Elevation and Well Elevation Measurements
River West Property
Milwaukee, Wisconsin
(Recorded in Feet)

Well ID	Date	Top of Casing Elevation	Depth to Water from Top of Casing	Groundwater Elevation
MW-6	05/25/07	655.46	8.60	646.86
	08/16/07		9.02	646.44
	01/14/08		5.80	649.66
MW-7	05/25/07	653.39	7.18	646.21
	08/16/07		7.24	646.15
	01/14/08		3.28	650.11
MW-8	09/21/07	650.32	9.51	640.81
	01/14/08		6.56	643.76

March 13, 2008

Riverwest Center Property - 320-380 East Capitol Drive, Milwaukee, Wisconsin
BRRTS# 02-41-262223 FID# 341027390

I believe that the legal description has been attached for each property that is within, or partially within, the contaminated site boundary.

Glenn Johnson
Tri-Land Properties, Inc.

3·12·08
Date