Revised APR 23 2008

MAR 20 2008

GIS REGISTRY INFORMATION

SITE NAME: Former Bekker Foods Property

BRRTS #: 02-41-544755 **FID # (if appropriate):** 241997580

COMMERCE # (if appropriate):

CLOSURE DATE: 3.20.08

STREET ADDRESS: 4160 N. Port Washington

CITY: Glendale 53212

SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection): X= 689823 Y= 293207

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

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

IF YES, STREET ADDRESS 1:

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

CONTAMINATION IN RIGHT OF WAY: West Olive St R-O-W [X] Yes [ ] No

DOCUMENTS NEEDED:

Closure Letter, and any conditional closure letter or denial letter issued	X
Copy of any maintenance plan referenced in the final closure letter.	X
Copy of (soil or land use) deed notice *if any required as a condition of closure*	N/A
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	N/A
County Parcel ID number, *if used for county*, for all affected properties 233-1198-002	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	X
GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)	X
SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour	X
Geologic cross-sections, *if required for SI.* (8.5x14' if paper copy)	X
RP certified statement that legal descriptions are complete and accurate	X
Copies of off-source notification letters (if applicable)	X
Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)	N/A

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 53212-3128
FAX 414-263-8606
Telephone 414-263-8500
TTY Access via relay - 711

April 22, 2008

Mr. Randy Roth
Beerline Crossing, LLC
770 North Milwaukee Street
Milwaukee, WI 53202

Subject: Final Case Closure Addendum for the Former Becker Foods Property, 4160 North Port Washington Road, Glendale, WI

FID: 241977580
BRRTS: 02-41-544755

Dear Mr. Roth:

On April 11, 2008, EDS Environmental & Development Solutions (EDS) sent to the Department a request to revise the case closure letter issued on March 20, 2008, to more accurately describe the site investigation and remediation work conducted at the site and conditions of the site at the time of closure. This letter addresses the structure impediments and industrial residual soil standards questioned by EDS.

Structural Impediments

EDS stated that, "the SI for the site included locations throughout the building footprint and allowed adequate evaluation of soil, groundwater, and vapors." Soil borings B-6 and B-16 (see Figure 2, map) did not have soil analysis for VOCs as indicated by the notation NA (NA = not analyzed?) and shown in Table 1 (Page 1 of 5) and Table 1 (Page 2 of 5). Subsequent air analysis at locations B-43, and B-45 (see Analytical Report Numbers 883044 and 883430) indicated the presence of trichloroethene (TCE) underneath the slab concrete, but no soil analysis was completed at these locations. The air samples indicate TCE present underneath the slab concrete and is not entering the building by air sampling inside the building. But, the soil has not been fully investigated for degree and extent for soil contamination from TCE in the general area of B-8, B-16, B-45, and B-43, south of the source area (see Figure 10, map).

Additionally, the area at soil boring location S-6 (see Figure 10, map), indicates a TCE concentration of 28,000 ppb at 2-feet. Soil boring locations B-17, B-18, and B-19, did not have soil analysis for VOCs as indicated by the notation NA in Table 1 (Page 2 of 5), enclosed. Again, the degree and extent in this area was not fully investigated underneath the building south of S-6 during EDS's investigation.

Therefore, a complete investigation and remediation of these areas was not completed for TCE soil contamination. The "Structural Impediments" paragraph of the closure letter dated March 20, 2008, and the sentence under GIS Registry, "If a structural impediment that obstructs a complete site investigation or cleanup is removed or modified, additional environmental work must be completed"; will remain as part of the final closure decision unless additional investigation shows that TCE is not present in soil underneath the building in these areas.

Industrial Residual Soil Standards

The Department agrees with EDS that the RAP and cap maintenance plan that includes a direct contact barrier across the entire site that is comprised of the building, paved areas, or a vegetated soil cap, which is commensurate with remediations to mitigate potential direct contact issues for non-industrial RCL exceedances. Therefore, the Industrial Residual Soil Standards paragraph and the GIS Registry statement, "Before the land use could be changed from industrial to non-industrial, additional environmental work must be completed"; is not warranted in the final closure letter and is hereby rescinded.

This letter serves as an addendum to the final closure letter dated March 20, 2008, and will be included in the GIS Registry for this site.

If you have any questions or comments, please feel free to contact John J. Hnat at the above address or at (414) 263-8644. Please refer to the FID number at the top of this letter in any future correspondence. Future correspondence should be sent directly to the Remediation and Redevelopment Program Assistant Vicky Stovall (414-263-8688) at the above address.

Sincerely,

James A. Schmidt

James A. Schmidt
Southeast Region
Remediation and Redevelopment Team Supervisor

Enclosures: Figure 2, Pre-Remediation Site Features and Boring/Well Locations Diagram
Figure 10, Post Capping TCE Soil Isoconcentration Diagram
Table 1 (Page 1 of 5) Soil analytical Results
Table 1 (Page 2 of 5) Soil analytical Results
Analytical Report Number: 883044
Analytical Report Number: 883430

C: Jason Bartley, EDS
WDNR SER File

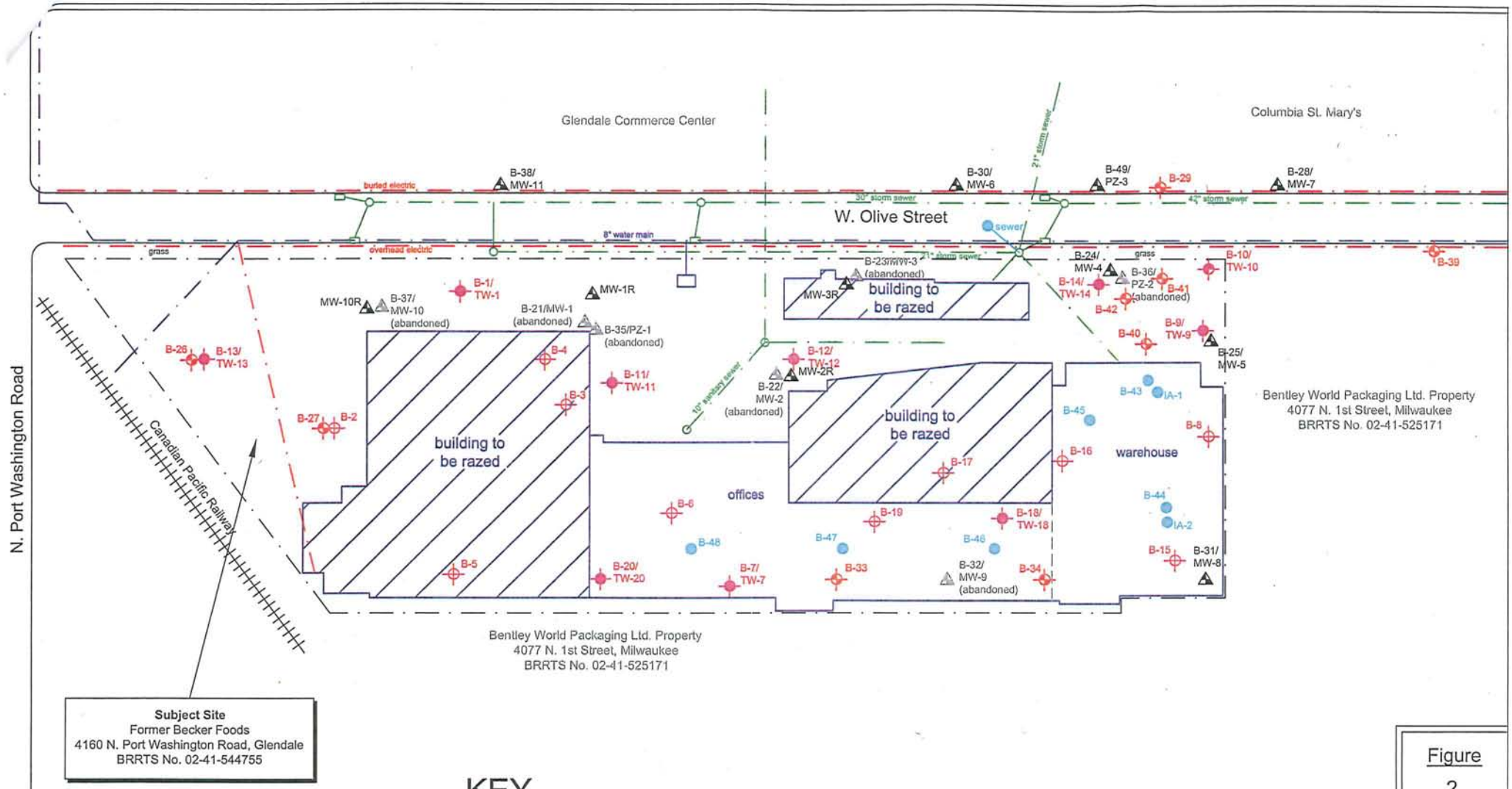


Figure
2

KEY

- = Phase II probehole
- = Phase II temporary well
- = SI boring
- = SI vapor probe
- = SI monitoring well

NORTH

Scale
0 80
1 inch = 80 feet
All dimensions on this diagram are approximate

environmental & development solutions

File No.:	070207a
DWG Date:	3-6-07
Rev Date:	10-31-07
Drawn By:	JEB
Checked By (PM):	JEB

Pre-Remediation Site Features and Boring/Well Locations Diagram
Former Becker Foods Property
4160 N. Port Washington Road
Glendale, Wisconsin

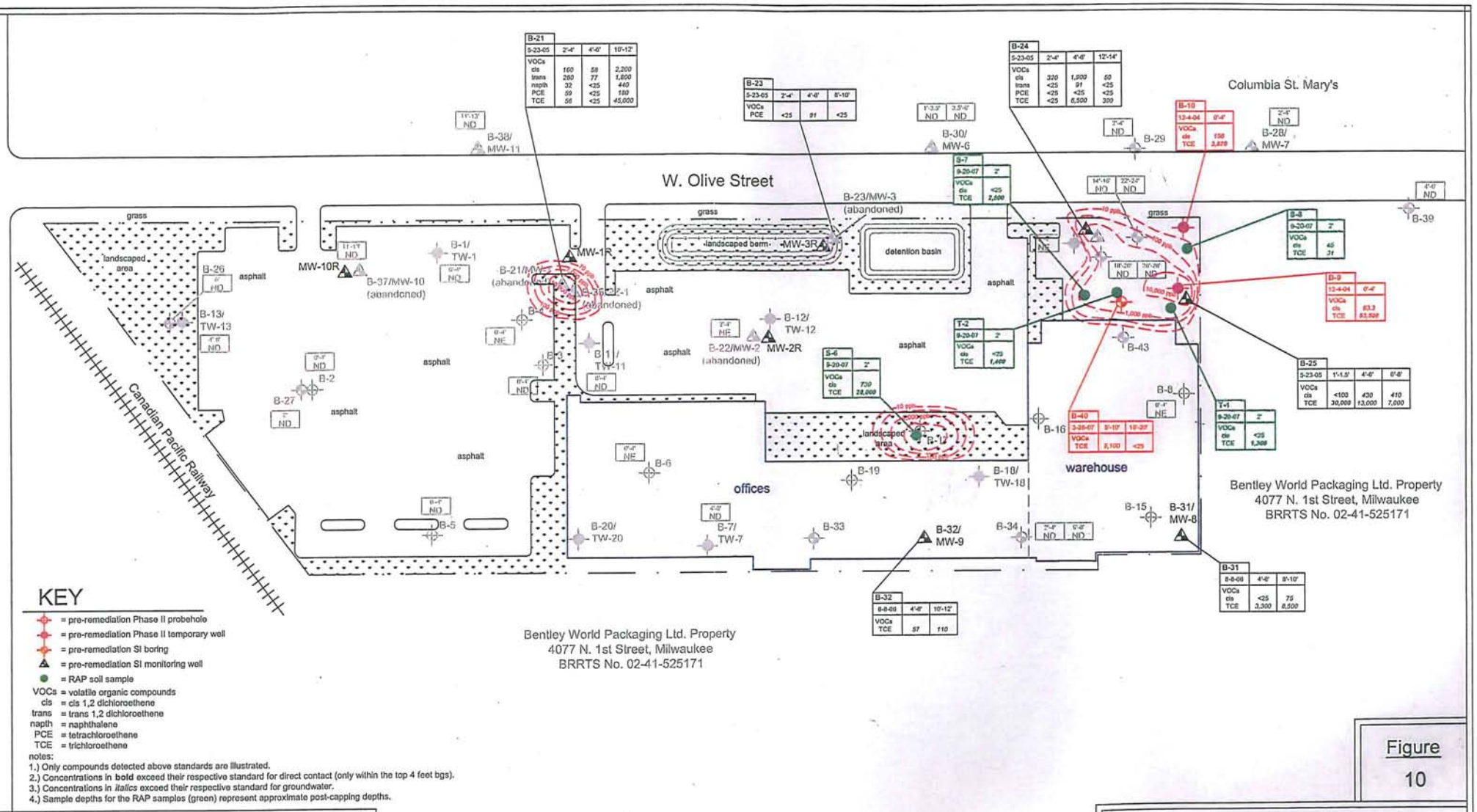


Figure 10

File No.: 070207k	
DWG Date: 5-29-07	
Rev Date: 12-3-07	
Drawn By: JEB	
Checked By (PM): JEB	

environmental & development solutions

Post-Capping
TCE Soil Isoconcentration Diagram
Former Becker Foods Property
4160 N. Port Washington Road
Glendale, Wisconsin

TABLE 1 (Page 1 of 5)

Soil Analytical Results
Former Becker Foods Property
Glendale, Wisconsin
(only the detected compounds are listed)

Test Description	B-1	B-2	B-3	B-4	B-5	B-6	B-7	B-8	B-9	B-10	B-11	B-12	NR 720 RCLs	calc. or sugg. RCL GW path.	calc. or sugg. RCL D.C. path
Sample Date	12/4/04	12/4/04	12/3/04	12/4/04	12/3/04	12/3/04	12/3/04	12/3/04	12/4/04	12/4/04	12/4/04	12/4/04			
Sample Depth (feet)	0-4	0-4	0-4	0-4	0-4	0-4	0-4	0-4	0-4	0-4	0-4	0-4			
Gasoline Range Organics (GRO) (mg/kg)	<6.37	<5.77	<5.54	<5.76	<5.88	<6.03	<5.65	<5.96	28.7	<5.95	<5.77	NA	100	-	-
Diesel Range Organics (DRO) (mg/kg)*	<6.37	<5.77	<5.54	<5.76	21.0	<6.03	<5.65	5.99	55.9	<5.95	7.42	<5.94	100	-	-
Volatile Organic Compounds (µg/kg)															
cis-1,2-dichloroethene	<25	<25	<25	NA	<25	<25	<25	NA	*63.3*	*156*	NA	NA	-	27	156,000
trans-l,2-dichloroethene	<25	<25	<25	NA	<25	<25	<25	NA	<25	<25	NA	NA	-	49	313,000
MTBE	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	NA	-	-	-
napthalene	<25	<25	<25	NA	<25	<25	<25	NA	237	<25	NA	NA	-	400	20,000
toluene	<25	<25	<25	27.7	<25	53.1	<25	26.3	37.8	<25	<25	NA	1,500	-	-
tetrachloroethene	<25	<25	<25	NA	<25	<25	<25	NA	<25	<25	NA	NA	-	4.1	1,230
trichloroethene	<25	<25	<25	NA	<25	<25	<25	NA	***53,500***	***3,870***	NA	NA	-	3.7	160
combined trimethylbenzenes	<50	<50	<50	<50	<50	<50	<50	<50	245.6	<50	<50	NA	-	-	-
total xylenes	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	NA	4,100	-	-
Polynuclear Aromatic Hydrocarbons (µg/kg)															
acenaphthene	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<116	<117	-	38,000	900,000
acenaphthylene	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<233	<234	-	700	18,000
anthracene	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<116	<117	-	3,000,000	5,000,000
benzo(a)anthracene	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<58.2	<58.4	-	17,000	88
benzo(a)pyrene	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	**13.6**	**21.2**	-	48,000	8.8
benzo(b)fluoranthene	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<58.2	<58.4	-	360,000	88
benzo(g,h,i)perylene	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<116	<117	-	6,800,000	1,800
benzo(k)fluoranthene	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<116	<117	-	870,000	880
chrysene	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<116	<117	-	37,000	8,800
dibenzo(a,h)anthracene	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<5.82	<5.84	-	38,000	8.8
fluoranthene	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<116	<117	-	500,000	600,000
fluorene	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<116	<117	-	100,000	600,000
indeno(1,2,3-cd)pyrene	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<58.2	<58.4	-	680,000	88
napthalene	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<116	<117	-	400	20,000
phenanthrene	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<116	<117	-	1,800	18,000
pyrene	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<116	<117	-	8,700,000	500,000
1-methylnaphthalene	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<116	<117	-	23,000	1,100,000
2-methylnaphthalene	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<116	<117	-	20,000	600,000
Metals (mg/kg)															
mercury	0.0555	NA	<0.0446	<0.0466	<0.0457	<0.447	<0.0468	NA	NA	<0.0447	NA	NA	-	-	-
arsenic	**3.85**	NA	<2.79	**6.24**	**3.40**	**2.80**	<2.93	NA	NA	**3.87**	NA	NA	0.039	-	-
barium	106	NA	<27.9	33.8	39.6	42.0	<29.3	NA	NA	56.5	NA	NA	-	-	-
cadmium	<0.600	NA	<0.557	<0.583	<0.571	<0.559	<0.585	NA	NA	<0.559	NA	NA	8	-	-
chromium	17.7	NA	7.30	15.6	10.7	10.2	5.17	NA	NA	16.8	NA	NA	14/16,000	-	-
lead	19.7	NA	<5.57	18.1	21.7	10.5	10.5	NA	NA	20.1	NA	NA	50	-	-
selenium	<3.00	NA	<2.79	<2.92	<2.85	<2.80	<2.93	NA	NA	<2.79	NA	NA	-	-	-
silver	<3.00	NA	<2.79	<2.92	<2.85	<2.80	<2.93	NA	NA	<2.79	NA	NA	-	-	-

Notes:
1. Concentrations in *italics* exceed their respective generic, calculated, or suggested standard for the groundwater pathway.
2. Concentrations in **bold** exceed their respective generic, calculated, or suggested standard for the direct contact pathway (only within the top 4 feet bgs).
3. NR 720 RCLs are generic standards for the groundwater pathway for GRO, DRO and VOCs, and for non-industrial direct contact for metals.
4. Calculated standards for the VOCs were generated using the EPA soil screening calculation website with Wisconsin non-industrial default values.
5. Suggested standards for the PAHs were obtained from DNR guidance document and the non-industrial direct contact values were used.

TABLE 1 (Page 2 of 5)

Soil Analytical Results
Former Becker Foods Property
Glendale, Wisconsin
(only the detected compounds are listed)

Test Description	B-13	B-14	B-15	B-16	B-17	B-18	B-19	B-20	B-21			B-22	NR 720 RCLs	calc. or sugg. RCL GW path.	calc. or sugg. RCL D.C. path
Sample Date	12/4/04	12/4/04	12/3/04	12/3/04	12/3/04	12/3/04	12/3/04	12/3/04	5/23/05	5/23/05	5/23/05	5/23/05			
Sample Depth (feet)	4-8	0-4	0-4	0-4	4-8	8-11	0-4	0-4	2-4	4-6	10-12	2-4			
Gasoline Range Organics (GRO) (mg/kg)	<5.57	NA	NA	NA	NA	NA	NA	<5.80	<2.9	<2.8	10	<2.9	100	-	-
Diesel Range Organics (DRO) (mg/kg)*	<5.57	<5.81	57.8	<5.89	<6.00	<5.76	<5.90	<5.80	<4.3	<4.1	<4.5	11	100	-	-
Volatile Organic Compounds (µg/kg)															
cis-1,2-dichloroethene	<25	NA	NA	NA	NA	NA	NA	NA	*160*	*58*	*2,200*	<25	-	27	156,000
trans-l,2-dichloroethene	<25	NA	NA	NA	NA	NA	NA	NA	*280*	*77*	*1,800*	<25	-	49	313,000
MTBE	<25	1,390	NA	NA	NA	NA	NA	<25	<25	<25	<120	<25	-	-	-
napthalene	<25	NA	NA	NA	NA	NA	NA	NA	32	<25	*440*	<25	-	400	20,000
toluene	<25	<25	NA	NA	NA	NA	NA	58.8	<25	<25	<120	<25	1,500	-	-
tetrachloroethene	<25	NA	NA	NA	NA	NA	NA	NA	*59*	<25	*180*	<25	-	4.1	1,230
trichloroethene	<25	NA	NA	NA	NA	NA	NA	NA	*56*	<25	*45,000*	<25	-	3.7	160
combined trimethylbenzenes	<50	<50	NA	NA	NA	NA	NA	<50	<50	<50	<240	52	-	-	-
total xylenes	<25	<25	NA	NA	NA	NA	NA	<25	<75	<75	<370	94	4,100	-	-
Polynuclear Aromatic Hydrocarbons (µg/kg)															
acenaphthene	<122	<112	NA	<119	<122	<118	NA	NA	<1.9	<1.8	<1.9	18	-	38,000	900,000
acenaphthylene	<244	<224	NA	<238	<244	<235	NA	NA	<6.6	<6.3	<6.5	13	-	700	18,000
anthracene	<122	<112	NA	<119	<122	<118	NA	NA	<2.5	<2.4	<2.5	48	-	3,000,000	5,000,000
benzo(a)anthracene	<61.0	<56.0	NA	<59.6	<61.0	<58.8	NA	NA	<15	<14	<15	**150**	-	17,000	88
benzo(a)pyrene	<6.10	<5.60	NA	**15.3**	<6.10	<5.88	NA	NA	<12	<11	<12	**170**	-	48,000	8.8
benzo(b)fluoranthene	<61.0	<56.0	NA	<59.6	<61.0	<58.8	NA	NA	<9.7	<9.3	<9.6	**180**	-	360,000	88
benzo(g,h,i)perylene	<122	<112	NA	<119	<122	<118	NA	NA	<6.5	<6.3	<6.5	97	-	6,800,000	1,800
benzo(k)fluoranthene	<122	<112	NA	<119	<122	<118	NA	NA	<13	<12	<13	160	-	870,000	880
chrysene	<122	<112	NA	<119	<122	<118	NA	NA	<13	17	<13	180	-	37,000	8,800
dibenzo(a,h)anthracene	<6.10	<5.60	NA	<5.96	<6.10	<5.88	NA	NA	<3.9	<3.8	<3.9	**31**	-	38,000	8.8
fluoranthene	<122	<112	NA	<119	<122	<118	NA	NA	<11	<11	<11	360	-	500,000	600,000
fluorene	<122	<112	NA	<119	<122	<118	NA	NA	<1.6	<1.5	<1.6	16	-	100,000	600,000
indeno(1,2,3-cd)pyrene	<61.0	<56.0	NA	<59.6	<61.0	<58.8	NA	NA	<6.2	<6.0	<6.2	**100**	-	680,000	88
napthalene	<122	<112	NA	<119	<122	<118	NA	NA	<2.9	3	<2.9	35	-	400	20,000
phenanthrene	<122	<112	NA	<119	<122	<118	NA	NA	<6.6	<6.4	<6.6	200	-	1,800	18,000
pyrene	<122	<112	NA	<119	<122	<118	NA	NA	<15	<14	<15	310	-	8,700,000	500,000
1-methylnaphthalene	<122	<112	NA	<119	<122	<118	NA	NA	<2.7	3	<2.7	33	-	23,000	1,100,000
2-methylnaphthalene	<122	<112	NA	<119	<122	<118	NA	NA	<3.8	<3.7	<3.8	49	-	20,000	600,000
Metals (mg/kg)															
mercury	<0.0488	NA	<0.0428	NA	NA	NA	<0.0482	<0.0459	0.038	NA	NA	NA	-	-	-
arsenic	5.71	NA	**10.3**	NA	NA	NA	**5.13**	**3.91**	**12**	NA	NA	NA	0.039	-	-
barium	135	NA	125	NA	NA	NA	106.0	63.9	110	NA	NA	NA	-	-	-
cadmium	0.82	NA	2.67	NA	NA	NA	<0.602	<0.571	0.91	NA	NA	NA	8	-	-
chromium	24.4	NA	34.3	NA	NA	NA	7.91	9.95	23	NA	NA	NA	14/16,000	-	-
lead	433	NA	**568**	NA	NA	NA	27.2	25.8	14	NA	NA	NA	50	-	-
selenium	<3.05	NA	<2.99	NA	NA	NA	<3.01	<2.87	0.61	NA	NA	NA	-	-	-
silver	<3.05	NA	<2.99	NA	NA	NA	<3.01	<2.87	0.053	NA	NA	NA	-	-	-

Notes:
1. Concentrations in *italics* exceed their respective generic, calculated, or suggested standard for the groundwater pathway.
2. Concentrations in **bold** exceed their respective generic, calculated, or suggested standard for the direct contact pathway (only within the top 4 feet bgs).
3. NR 720 RCLs are generic standards for the groundwater pathway for GRO, DRO and VOCs, and for non-industrial direct contact for metals.
4. Calculated standards for the VOCs were generated using the EPA soil screening calculation website with Wisconsin non-industrial default values.
5. Suggested standards for the PAHs were obtained from DNR guidance document and the non-industrial direct contact values were used.

Pace Analytical
Services, Inc.

Analytical Report Number: 883044

1241 Bellevue Street
Green Bay, WI 54302
920-469-2436

Client : ENVIRONMENTAL & DEVELOPMENT SOLUTIONS, INC.
Project Name : BEERLINE
Project Number : 070207
Field ID : B-43

Matrix Type : AIR
Collection Date : 04/24/07
Report Date : 05/02/07
Lab Sample Number : 883044-003

VOLATILES - SPECIAL LIST

Prep Date: 04/30/07

Analyte		Result	LOD	LOQ	EQL	Dil.	Units	Code	Anl Date	Prep Method	Anl Method
cis-1,2-Dichloroethene	<	0.13	0.13	0.42		50	ug/L		05/01/07	SW846 5030B	SW846 8260B
Tetrachloroethene	<	0.16	0.16	0.55		50	ug/L		05/01/07	SW846 5030B	SW846 8260B
trans-1,2-Dichloroethene	<	0.28	0.28	0.94		50	ug/L		05/01/07	SW846 5030B	SW846 8260B
Trichloroethene		0.42	0.15	0.49		50	ug/L	Q	05/01/07	SW846 5030B	SW846 8260B
Surrogate			**LCL**	**UCL**							
4-Bromofluorobenzene		88	64	133		50	%		05/01/07	SW846 5030B	SW846 8260B
Toluene-d8		90	67	139		50	%		05/01/07	SW846 5030B	SW846 8260B
Dibromofluoromethane		98	64	140		50	%		05/01/07	SW846 5030B	SW846 8260B

Pace Analytical
Services, Inc.

Analytical Report Number: 883430

1241 Bellevue Street
Green Bay, WI 54302
920-469-2436

Client : ENVIRONMENTAL & DEVELOPMENT SOLUTIONS, INC.
Project Name : BEERLINE
Project Number : 070207
Field ID : B-45

Matrix Type : AIR
Collection Date : 05/02/07
Report Date : 05/09/07
Lab Sample Number : 883430-002

VOLATILES - SPECIAL LIST

Prep Date: 05/08/07

Analyte		Result	LOD	LOQ	EQL	Dil.	Units	Code	Anl Date	Prep Method	Anl Method
cis-1,2-Dichloroethene	<	0.12	0.12	0.41		50	ug/L		05/08/07	SW846 5030B	SW846 8260B
Tetrachloroethene	<	0.16	0.16	0.53		50	ug/L		05/08/07	SW846 5030B	SW846 8260B
trans-1,2-Dichloroethene	<	0.27	0.27	0.91		50	ug/L		05/08/07	SW846 5030B	SW846 8260B
Trichloroethene		1.3	0.14	0.48		50	ug/L		05/08/07	SW846 5030B	SW846 8260B
Surrogate			**LCL**	**UCL**							
4-Bromofluorobenzene		103	64	133		50	%		05/08/07	SW846 5030B	SW846 8260B
Toluene-d8		99	67	139		50	%		05/08/07	SW846 5030B	SW846 8260B
Dibromofluoromethane		111	64	140		50	%		05/08/07	SW846 5030B	SW846 8260B

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 53212-3128
FAX 414-263-8606
Telephone 414-263-8500
TTY Access via relay - 711

March 20, 2008

Mr. Randy Roth
Beerline Crossing, LLC
770 North Milwaukee Street
Milwaukee, WI 53202

Subject: Final Case Closure with Land Use Restrictions for Former Becker Foods Property, 4160 North Port Washington Road, Glendale, WI

FID: 241977580
BRRTS: 02-41-544755

Dear Mr. Roth:

On March 7, 2008, the Wisconsin Department of Natural Resources ("the Department") reviewed the above referenced case for closure. The Department reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. On March 7, 2008, you were notified that the Department had granted conditional closure to this case.

On March 17, 2008, the Department received correspondence indicating that you have complied with the requirements of closure. The well abandonment forms and final approved Cap Maintenance Plan was received at this office.

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:

- Residual soil contamination exists that must be properly managed should it be excavated or removed
- If a structural impediment that obstructs a complete site investigation or cleanup is removed or modified, additional environmental work must be completed
- Before the land use could be changed from industrial to non-industrial, additional environmental work must be completed
- Pavement, an engineered cover or a soil barrier must be maintained over contaminated soil and the state must approve any changes to this barrier
- Groundwater contamination is present above Chapter NR 140 enforcement standards

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

Closure Conditions

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

Remaining Residual Soil Contamination

Residual soil contamination remains at the soil boring location indicated on the RAP Soil Sampling Results and Capping Diagram, Figure 9, enclosed, as indicated in the information submitted to the Department of Natural Resources. If soil in the specific locations described above is excavated in the future, then pursuant to ch. NR 718 or, if applicable, ch. 289, Stats., and chs. 500 to 536, the property owner at the time of excavation must sample and analyze the excavated soil to determine if residual contamination remains. If sampling confirms that contamination is present the property owner at the time of excavation will need to determine whether the material would be considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable standards and rules. In addition, all current and future owners and occupants of the property need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken to prevent a direct contact health threat to humans.

Structural Impediments

Structural impediments existing at the time of cleanup, buildings and asphalted areas, made complete investigation and remediation of the soil contamination on this property impracticable. Pursuant to s. 292.12(2)(b), Wis. Stats., if the structural impediments on this property that are described above are removed, the property owner shall conduct an investigation of the degree and extent of the PAH, Lead, Arsenic, and TCE contamination. If contamination is found at that time, the Wisconsin Department of Natural Resources shall be immediately notified and the contamination shall be properly remediated in accordance with applicable statutes and rules. If soil in the specific locations described above is excavated, the property owner at the time of excavation must sample and analyze the excavated soil to determine if residual contamination remains. If sampling confirms that contamination is present the property owner at the time of excavation will need to determine whether the material would be considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable statutes and rules. In addition, all current and future owners and occupants of the property need to be aware that excavation of the contaminated soil may pose an inhalation or

other direct contact hazard and as a result special precautions may need to be taken during excavation activities to prevent a health threat to humans.

Industrial Residual Soil Standards

Soil samples that are representative of currently remaining residual soil contamination on this property were collected on September 5 and 20, 2007, contained Arsenic, Lead, Benzo(a)pyrene, and Dibenzo(ah)anthracene in concentrations that exceeded NR 720.11, Table 2, Wis. Adm. Code, non-industrial soil standards and met NR 720.11, Table 2, Wis. Adm. Code, industrial soil standards. Therefore, pursuant to s. 292.12(2)(c), Wis. Stats., the property described above may not be used or developed for a residential, commercial, agricultural or other non-industrial use, unless (at the time that the non-industrial use is proposed) an investigation is conducted, to determine the degree and extent of Arsenic, Lead, Benzo(a)pyrene, and Dibenzo(ah)anthracene contamination that remains on the property, and remedial action is taken as necessary to meet all applicable non-industrial soil cleanup standards. If soil in the specific locations described above is excavated in the future, the property owner at the time of excavation must sample and analyze the excavated soil to determine if residual contamination remains. If sampling confirms that contamination is present the property owner at the time of excavation will need to determine whether the material would be considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable statutes and rules. In addition, all current and future owners and occupants of the property need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken during excavation activities to prevent a health threat to humans.

Cover or Barrier

Pursuant to s. 292.12(2)(a), Wis. Stats., the asphalt pavement, landscaped areas, and building foundations that currently exists in the location shown on the attached map (Figure 9) shall be maintained in compliance with the attached Cap Maintenance Plan in order to minimize the infiltration of water and prevent additional groundwater contamination that would violate the groundwater quality standards in ch. NR 140, Wis. Adm. Code, and to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health. If soil in the specific locations described above is excavated in the future, the property owner at the time of excavation must sample and analyze the excavated soil to determine if residual contamination remains. If sampling confirms that contamination is present the property owner at the time of excavation will need to determine whether the material would be considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable statutes and rules. In addition, all current and future owners and occupants of the property need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken during excavation activities to prevent a health threat to humans.

Prohibited Activities

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

Remaining Residual Groundwater Contamination

Groundwater impacted by chlorinated volatile organic solvents (CVOCs) contamination greater than enforcement standards set forth in ch. NR140, Wis. Adm. Code, is present on the contaminated 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 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, and measures should be taken to ensure the continued protection of public health, safety, welfare and the environment at the site.

The Department appreciates the actions you have taken to investigate and remediate the contamination at this site. If you have any questions or comments, please feel free to contact John J. Hnat at the above address or at (414) 263-8644. Please refer to the FID number at the top of this letter in any future correspondence. Future correspondence should be sent directly to the Remediation and Redevelopment Program Assistant Vicky Stovall (414-263-8688) at the above address.

Sincerely,

James A. Schmidt

James A. Schmidt
Southeast Region
Remediation and Redevelopment Team Supervisor

Enclosure: Cap Maintenance Plan, 4160 N. Port Washington Road with Figure 9, RAP Soil Sampling Results and Capping Diagram

C: Jason Bartley, EDS
WDNR SER Files

CAP MAINTENANCE PLAN
4160 N. Port Washington Road,
Glendale, Wisconsin
DNR BRRTS # 02-41-544755
March 14, 2008

This Cap Maintenance Plan (the "Plan") has been prepared in accordance with ch. NR 724.13(2) Wis. Adm. Code, and shall be applicable to the Property located at 4160 N. Port Washington Road in Glendale, Wisconsin (the "Property").

A copy of this Plan shall be kept on file with the current Property owner and its successors. This Plan has been developed for the existing post-remediation surface at the Property that is serving as a direct contact barrier ("Cap") for residual soil impacts at the Property.

1. Property Owner. Beerline Crossing LLC, 770 N. Milwaukee Street, Milwaukee, WI 53202. Attn: Mr. Randy Roth, (414) 263-2000.

2. Consultant. Environmental & Development Solutions, Inc., 6637 North Sidney Place, Milwaukee, Wisconsin 53209. Jason Bartley, Vice President - (414) 228-9810.

3. Property Information. 4160 N. Port Washington Road, Glendale, Wisconsin. The Property location and features are illustrated on the attached Exhibits A and B.

4. Nature and Extent of Contamination. The Property has recently been redeveloped for office and warehouse space. Site investigation (SI) activities have been conducted at the Property. The SI results indicated the presence of polynuclear aromatic hydrocarbons (PAHs), volatile organic compounds (VOCs), lead and arsenic in the shallow soils within the top 4 feet at the Property, and VOCs within groundwater at concentrations above the DNR enforcement standards (ESs). During redevelopment, the site was capped per a DNR-approved Remedial

Action Plan (RAP) with the building, asphalt parking areas, or a 2-foot vegetated/landscaped barrier to mitigate potential direct contact issues (Exhibit B). The DNR has reviewed the SI and results of the remediation activities and provided conditional closure in a letter dated March 7, 2008. The conditions of closure included maintaining a Cap over the entire site.

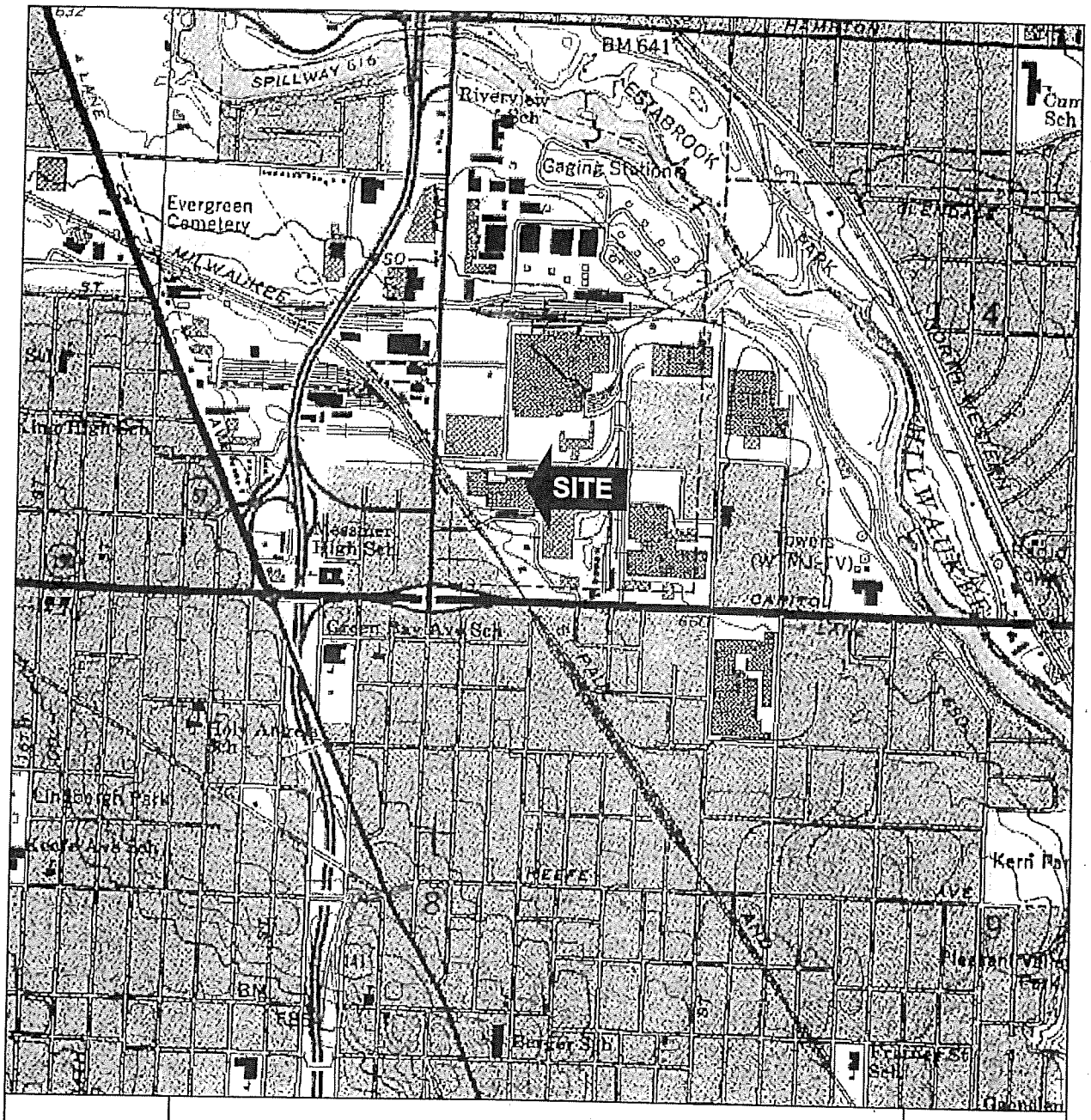
5. Normal Operation and Maintenance – Ch. NR 724.13(2)(b). Per a condition of closure, the Cap must be maintained at the Property. The Cap will be inspected once a year, normally in the spring after the snow and ice are melted. The inspection will be documented on the attached inspection log (Exhibit C). Any disturbances of the Cap noted during the inspection, such as significant rutting or significant erosion, burrowing or other damage will be repaired within a reasonable period of time after discovery. Any alterations or repairs to the Cap shall be documented on the attached inspection log, and the documentation shall be kept on file by the Property owner with a copy of this Plan. A copy of this Plan and any additions to the Plan shall be made available for inspection by representatives of the DNR upon reasonable requests during normal business hours of the Property owner.

6. Cap Removal and Replacement. If it becomes necessary or desirable to remove or alter the existing cap, the cap so removed or altered shall be replaced with another equivalent barrier, and shall be maintained on the Property in compliance with this Plan. If impacted materials are excavated from the Property during the cap removal/alteration, they will require proper handling and/or disposal in accordance with applicable State of Wisconsin regulations.

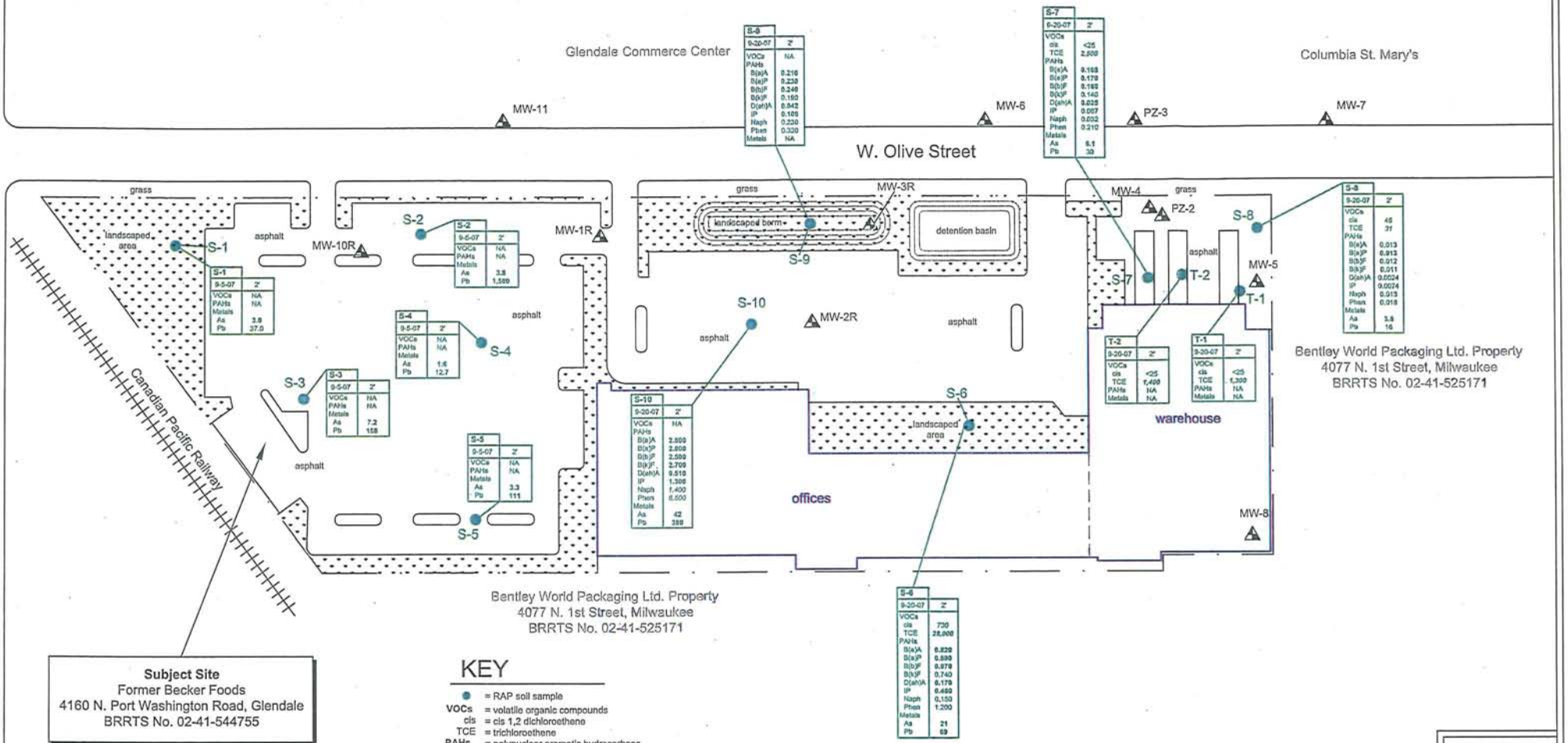
7. Plan Amendment or Withdrawal. This Plan can be amended or withdrawn by the Property owner or its successors with the written approval of the DNR.

070207e

Exhibit A



Approximate Scale 1" = 1,600'	United States Geologic Society Topographic Map Milwaukee Quadrangle SW 1/4, SE 1/4 of Sec 5, T7N, R22E	NORTH
environmental & development solutions	**Site Location Diagram** Former Becker Foods Property 4160 N. Port Washington Road Glendale, Wisconsin	Figure 1



KEY

- ● = RAP soil sample
- **VOCs** = volatile organic compounds
- cis = cis 1,2 dichloroethene
- TCE = trichloroethene
- **PAHs** = polynuclear aromatic hydrocarbons
- B(a)A = benzo(a)anthracene
- B(a)P = benzo(a)pyrene
- B(b)F = benzo(b)fluoranthene
- B(k)F = benzo(k)fluoranthene
- D(ah)A = dibenzo(a,h)anthracene
- IP = indeno(1,2,3-cd)pyrene
- Naph = naphthalene
- Phen = phenanthrene
- **Metals**
- As = total arsenic
- Pb = total lead
- NA = not analyzed

Notes:
1.) Only the compounds detected above standards are illustrated.
2.) Concentrations in **bold** exceed their respective standard for direct contact (only within the top 4 feet bgs).
3.) Concentrations in *italics* exceed their respective standard for groundwater.
4.) Sample depths represent approximate post-capping depths.

NORTH

Scale: 0 – 80; 1 inch = 80 feet

All dimensions on this diagram are approximate

Figure 9

RAP Soil Sampling Results and Capping Diagram
Former Becker Foods Property
4160 N. Port Washington Road
Glendale, Wisconsin

environmental & development solutions

File No.: 070207p	
DWG Date: 10-26-07	
Rev Date: 12-3-07	
Drawn By: JEB	
Checked By (PM): JEB	

CAP INSPECTION LOG

4160 N. Port Washington Road Property

Glendale, WI

BRRTS No. 02-41-544755

Inspection Date	Inspector	Condition of Cap	Recommendations and Repairs

Exhibit C

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 53212-3128
FAX 414-263-8606
Telephone 414-263-8500
TTY Access via relay - 711

March 7, 2008

Mr. Randy Roth
Beerline Crossing, LLC
770 North Milwaukee Street
Milwaukee, WI 53202

Subject: Conditional Case Closure with Requirements to Achieve Final Closure for the Former Becker Foods Property Located at 4160 North Port Washington Road, Glendale, WI

FID: 241997580
BRRTS: 02-41-544755

Dear Mr. Roth:

On March 7, 2008 the Wisconsin Department of Natural Resources ("the Department") reviewed 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 chlorinated VOCs, PAHs, and metal contamination in soil and/or groundwater 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:

1. The groundwater monitoring wells, piezometers, and any other remediation systems (if applicable) at the site must be properly abandoned in compliance with ch. NR 141, Wis. Admin. Code. Documentation of well abandonment must be submitted to this office on Form 3300-5B found at www.dnr.state.wi.us/org/water/dgw/gw within 60-days on receipt of this letter as required in s. NR 726.05(8)(a)1 and s. NR 141.25 Wis. Admin. Code. The Department requires the abandonment of these wells before issuing a final closure letter.

2. The Department approves the Draft Cap Maintenance Plan as submitted. Resubmit the final plan and change Page 2, to reflect the date of this conditional closure letter.

When the above conditions have been satisfied, please submit the appropriate documentation to verify 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 GIS Registry. To review the site on the GIS Registry web page, visit the RR Sites Map page at:

http://dnr.wi.gov/org/aw/rr/gis/index.htm.

Please be aware that the 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 to the environment.

The Department appreciates the actions you have taken to investigate and remediate the contamination at this site. If you have any questions or comments, please feel free to contact me at the above address or at (414) 263-8644. Please refer to the FID number at the top of this letter in any future correspondence. Future correspondence should be sent directly to the Remediation and Redevelopment Program Assistant Vicky Stovall (414-263-8688) at the above address.

Sincerely,

John J. Hnat, P. G., C.P.G.
Project Manager\Senior Hydrogeologist
Southeast Region
Remediation and Redevelopment

C: Jason Bartley, EDS
WDNR SER Files

7

09400504

State Bar of Wisconsin Form 6-2003

SPECIAL WARRANTY DEED

Document Number | Document Name

DOC.# 09400504

REGISTER'S OFFICE | SS
Milwaukee County, WI|

RECORDED 03/15/2007 09:32AM

JOHN LA FAVE
REGISTER OF DEEDS

AMOUNT: 13.00

Recording Area

Name and Return Address
BEERLINE CROSSING, LLC
770 N. MILWAUKEE STREET
MILWAUKEE, WI 53202

THIS DEED, made between
GLENDALE REDEVELOPMENT, LLC, a Wisconsin limited liability company

("Grantor," whether one or more), and
BEERLINE CROSSING, LLC, a Wisconsin limited liability company

("Grantee," whether one or more)
Grantor, for a valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in MILWAUKEE County, State of Wisconsin ("Property")(If more space is needed, please attach addendum)

All that part of Lots 87, 88, 97, 98 and 99, in Comstock and Williams Subdivision of Lots 1, 2, 3, 4, and 5 of Section 5 and the Southeast 1/4 of Section 5 and the Northwest 1/4 of Section 4, Town 7 North, Range 22 East, City of Glendale, County of Milwaukee, State of Wisconsin, bounded and described as follows:

233-1198-002
Parcel Identification Number (PIN)
This is not homestead property
(is)(is not)

continued

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances arising by, through, or under Grantor, except
municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, and general taxes levied in the year of closing

Dated February 27, 2007
GLENDALE REDEVELOPMENT, LLC

TRANSFER
$3000.00
FEE

By: BRIAN MONROE, MANAGER (SEAL)

* (SEAL)

* (SEAL)

* (SEAL)

AUTHENTICATION

Signature(s) _____

authenticated on _____

*

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by Wis Stat. S706.06)

THIS INSTRUMENT DRAFTED BY
JEFFREY P. PATTERSON

ACKNOWLEDGMENT

STATE OF WISCONSIN
Wauk[illegible] COUNTY } ss

Personally came before me on February 27, 2007
the above named BRIAN MONROE
to me known to be the person(s) who executed the foregoing instrument and acknowledged the same

Danielle M. Cancel
*Danielle M. Cancellier
Notary Public, State of Wisconsin
My commission (is permanent)(expires 3-8-09)

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

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

SPECIAL WARRANTY DEED
*Type name below signatures

2003 STATE BAR OF WISCONSIN

FORM NO 6-2003
eswd6n 9/05

Order No 1224080

Commencing at the Northwest corner of said Southeast 1/4 of Section 5; running thence South along the West line of said 1/4 Section, 1328.77 feet to a point in the Northeasterly right-of-way line of the Chicago, Milwaukee, St. Paul and Pacific Railroad; thence Southeasterly along said right-of-way line, 56.60 feet to the point of beginning of the land about to be described, said point also being 33 feet East of the West line of said 1/4 Section; continuing thence Southeasterly along said right-of-way line, also being the Southwesterly line of Lots 98 and 99 in Comstock and Williams Subdivision and its extension, 427.46 feet to the Southwest corner of the North 1/2 of Lot 99 Comstock and Williams Subdivision; thence Easterly along the South line of the North 1/2 of said Lot 99, 681.46 feet to the Southeast corner of the North 1/2 of said Lot 99; thence North along the East line of Lot 99 and 97 and its extension 338 feet to a point; thence Westerly in a straight line 932.05 feet to the place of beginning.

ALSO all that part of Lots 96 and 100 in Comstock and Williams Subdivision of Lots 1, 2, 3, 4, and 5 of Section 5 and the Southeast 1/4 of Section 5 and the Northwest 1/4 of Section 4, Town 7 North, Range 22 East, City of Glendale, County of Milwaukee, State of Wisconsin, bounded and described as follows: Commencing at the Northwest corner of the aforementioned Lot 96, which is the point of beginning of the land to be described; running thence Easterly, along the North line of said Lot 96, 300.0 feet to a point, thence Southerly and parallel to the West line of said Lot 96, 47.0 feet to a point; thence Westerly and parallel to the North line of said Lot 96, 207.25 feet to a point; thence Southerly and parallel to the West line of said Lot 96, 35.45 feet to a point; thence Westerly and parallel to the North line of said Lot 96, 20.0 feet to a point; thence Southerly and parallel to the West line of said Lot 96, 20.0 feet to a point; thence Easterly and parallel to the North line of said Lot 96, 20.0 feet to a point; thence Southerly and parallel to the West line of said Lots 96 and 100, 185.0 feet to a point; thence Westerly and parallel to the South line of the North one-half of said Lot 100, 92.75 feet to a point in the West line of said Lot 100; thence Northerly along the West line of said Lots 100 and 96, 287.45 feet to the point of beginning. EXCEPT that part conveyed in Deeds recorded as Document Nos. 2878801 and 7805806.

Tax Key No: 233-1198-002

Address: 4160 N. Port Washington Road

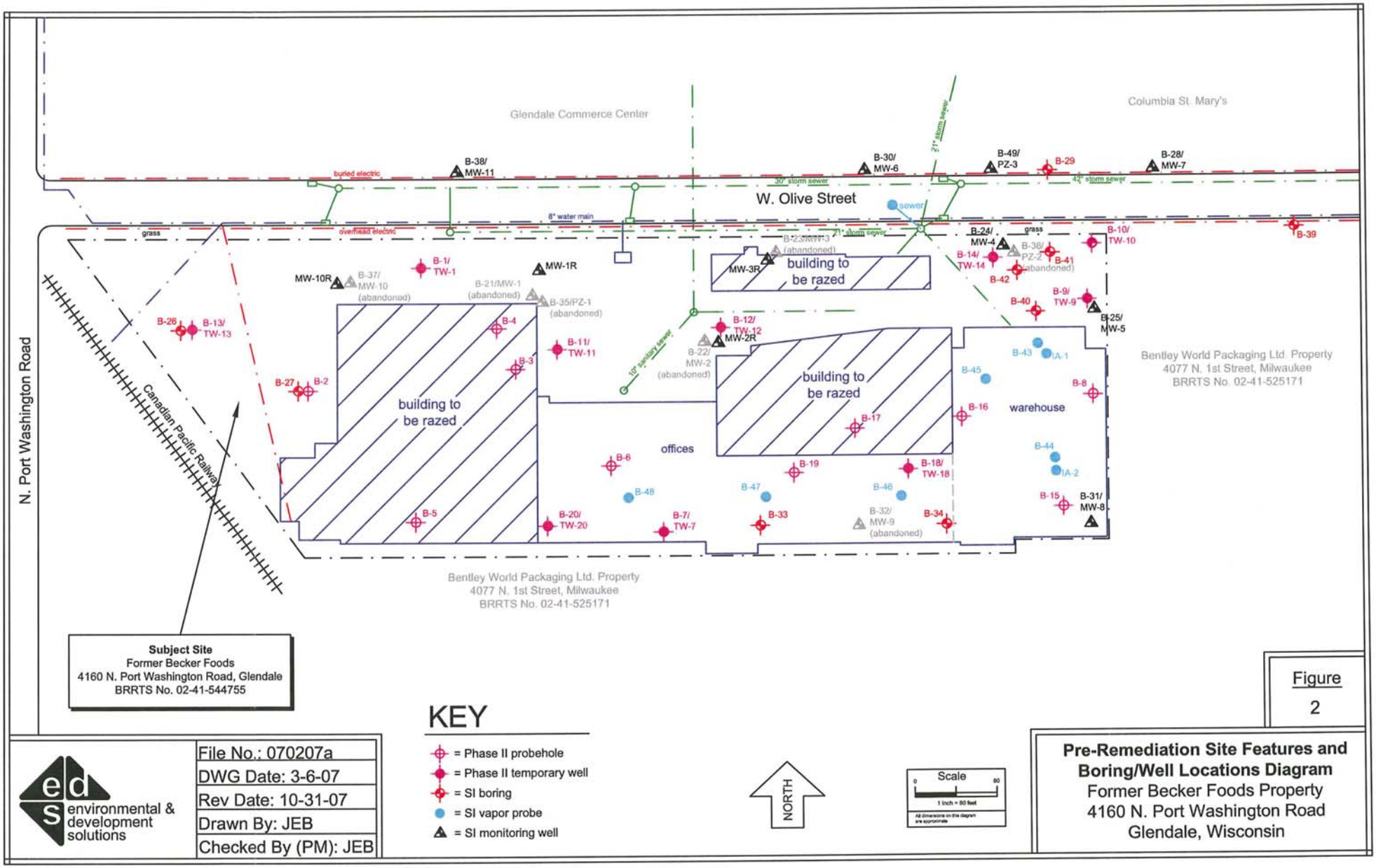


Figure 2

Pre-Remediation Site Features and Boring/Well Locations Diagram
Former Becker Foods Property
4160 N. Port Washington Road
Glendale, Wisconsin

environmental & development solutions

File No.: 070207a	
DWG Date: 3-6-07	
Rev Date: 10-31-07	
Drawn By: JEB	
Checked By (PM): JEB	

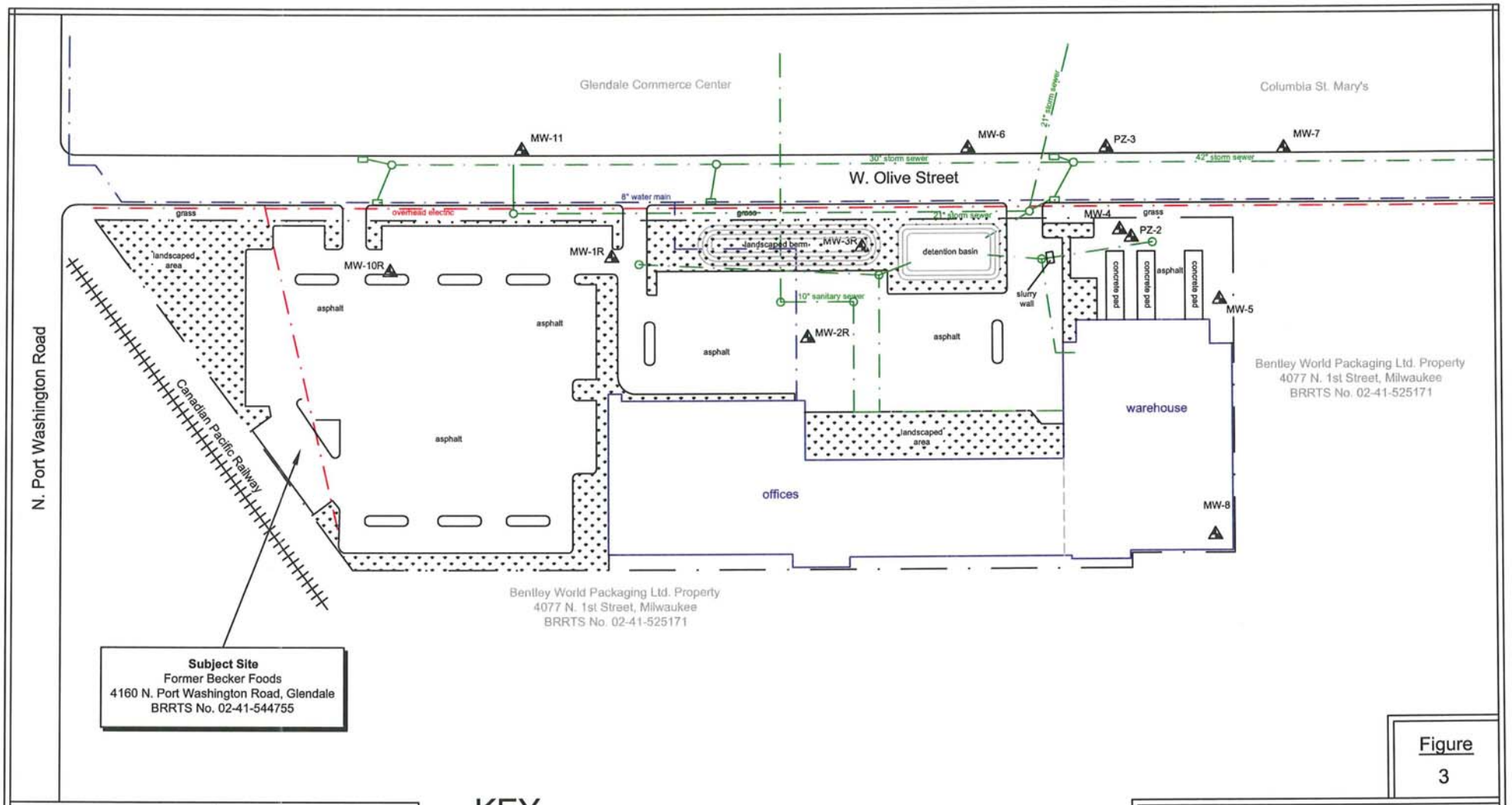


Figure
3

environmental & development solutions

File No.: 070207i	
DWG Date: 10-26-07	
Rev Date: 10-31-07	
Drawn By: JEB	
Checked By (PM): JEB	

KEY

▲ = SI monitoring well

NORTH

Scale
0 80
1 inch = 80 feet
All dimensions on this diagram are approximate

Post-Development Site Features Diagram
Former Becker Foods Property
4160 N. Port Washington Road
Glendale, Wisconsin

TABLE 5 (Page 1 of 2)

Groundwater VOC Analytical Results
Former Becker Foods Property
Glendale, Wisconsin
(only the compounds detected above standards are shown)

Sample Location	Sampling Date	cis-1,2-DCE (ppb)	trans-1,2-DCE (ppb)	TCE (ppb)	vinyl chloride (ppb)	benzene (ppb)	dichloro-difluoro-methane (ppb)	chloroform (ppb)
MW-1	6/8/05	***87***	***100***	***120***	***17***	0.41	<0.99	<0.37
	5/22/06	***640***	<44	***5,700***	<9.0	***23***	<50	ND
	11/3/06	***1,000***	***830***	***3,600***	<9.0	<20	<50	ND
	3/26/07	***740***	***660***	***3,000***	<9.0	<20	<50	<18
MW-1R	8/16/07	<0.83	<0.89	*0.66*	<0.18	<0.41	<0.99	<0.37
	10/10/07	<0.83	<0.89	*4.6*	<0.18	<0.41	<0.99	<0.37
MW-2	6/8/05	*8.2*	0.92	***7.9***	<0.18	<0.41	14	<0.37
	5/22/06	3.9	<0.89	***5***	<0.18	<0.41	9.9	ND
	11/3/06	5.6	<0.89	***5.8***	<0.18	<0.41	1.35	ND
	3/26/07	4.7	<0.89	***7.6***	<0.18	<0.41	11	<0.37
MW-2R	8/16/07	*8.1*	<0.89	***120***	<0.18	<0.41	1.5	<0.37
	10/10/07	3.0	<0.89	***33***	<0.18	<0.41	3.8	<0.37
MW-3	6/8/05	<0.83	<0.89	<0.48	<0.18	<0.41	<0.99	<0.37
	5/22/06	<0.83	<0.89	<0.48	<0.18	<0.41	<0.99	ND
	11/3/06	<0.83	<0.89	<0.48	<0.18	<0.41	<0.99	ND
	3/26/07	<0.83	<0.89	<0.48	<0.18	<0.41	<0.99	<0.37
MW-3R	8/16/07	1.1	<0.89	*4.3*	<0.18	<0.41	<0.99	<0.37
	10/10/07	<0.83	<0.89	*2.6*	<0.18	<0.41	<0.99	<0.37
MW-4	6/8/05	***290***	*38*	***3,100***	<33	<16	<40	<15
	5/22/06	***150***	<18	***2,000***	<3.6	<8.2	<20	ND
	11/3/06	***210***	<22	***2,300***	<4.5	<10	<25	ND
	3/26/07	***180***	<18	***2,900***	<3.6	<8.2	<20	<7.4
	8/16/07	***170***	<44	***4,100***	<9.0	<20	<50	<18
	10/10/07	***150***	<18	***3,000***	<3.6	<8.2	<20	<7.4
MW-5	6/8/05	***85***	<22	***3,200***	<4.5	<10	<25	<9.2
	5/22/06	***720***	***680***	***2,200***	***5.3***	<10	<25	ND
	11/3/06	***380***	<44	***2,400***	<9.0	<20	<50	ND
	3/26/07	***270***	<8.9	***2,000***	<1.8	***6.9***	<9.9	<3.7
	8/16/07	***500***	<22	***3,300***	<4.5	***15***	<25	<9.2
	10/10/07	***420***	<18	***3,000***	<3.6	***14***	<20	<7.4
MW-6	5/22/06	<0.83	<0.89	<0.48	<0.18	<0.41	<0.99	ND
	11/3/06	<0.83	<0.89	<0.48	<0.18	<0.41	<0.99	ND
	3/26/07	<0.83	<0.89	<0.48	<0.18	<0.41	<0.99	<0.37
	8/16/07	<0.83	<0.89	<0.48	<0.18	<0.41	<0.99	<0.37
	10/10/07	<0.83	<0.89	<0.48	<0.18	<0.41	<0.99	<0.37
ES (ppb)	-	*70*	*100*	*5*	*0.2*	*5*	*1,000*	*6*
PAL (ppb)	-	*7*	*20*	*0.5*	*0.02*	*0.5*	*200*	*0.6*

Notes:
Concentrations above preventive action limits (PALs) are in *italics*.
Concentrations above enforcement standards (Ess) are **bold.**

TABLE 5 (Page 2 of 2)

Groundwater VOC Analytical Results
Former Becker Foods Property
Glendale, Wisconsin
(only the compounds detected above standards are shown)

Sample Location	Sampling Date	cis-1,2-DCE (ppb)	trans-1,2-DCE (ppb)	TCE (ppb)	vinyl chloride (ppb)	benzene (ppb)	dichloro-difluoro-fluorometha (ppb)	chloroform (ppb)
MW-7	5/22/06	<0.83	<0.89	<0.48	<0.18	<0.41	<0.99	ND
	11/3/06	<0.83	<0.89	<0.48	<0.18	<0.41	<0.99	ND
	3/26/07	<0.83	<0.89	<0.48	<0.18	<0.41	<0.99	0.59
	8/16/07	<0.83	<0.89	<0.48	<0.18	<0.41	<0.99	*1.0*
	10/10/07	<0.83	<0.89	<0.48	<0.18	<0.41	<0.99	0.37
MW-8	8/28/06	<0.83	<0.89	***20***	<0.18	<0.41	<0.99	ND
	11/3/06	<0.83	<0.89	***11***	<0.18	<0.41	<0.99	ND
	3/26/07	<0.83	<0.89	***15***	<0.18	<0.41	<0.99	<0.37
	8/16/07	1.2	<0.89	***17***	<0.18	<0.41	<0.99	<0.37
	10/10/07	<0.83	<0.89	***15***	<0.18	<0.41	<0.99	<0.37
MW-9	8/28/06	<0.83	<0.89	<0.48	<0.18	<0.41	<0.99	ND
	11/3/06	<0.83	<0.89	<0.48	<0.18	<0.41	<0.99	ND
	3/26/07	<0.83	<0.89	<0.48	<0.18	<0.41	<0.99	<0.37
	Well abandoned							
MW-10	11/3/06	<0.83	<0.89	<0.48	<0.18	<0.41	<0.99	ND
	3/26/07	<0.83	<0.89	<0.48	<0.18	<0.41	<0.99	<0.37
MW-10R	8/16/07	<0.83	<0.89	<0.48	<0.18	<0.41	<0.99	<0.37
	10/10/07	<0.83	<0.89	<0.48	<0.18	<0.41	<0.99	<0.37
MW-11	11/3/06	<0.83	<0.89	<0.48	<0.18	<0.41	<0.99	ND
	3/26/07	<0.83	<0.89	<0.48	<0.18	<0.41	<0.99	<0.37
	8/16/07	<0.83	<0.89	<0.48	<0.18	<0.41	<0.99	<0.37
	10/10/07	<0.83	<0.89	<0.48	<0.18	<0.41	<0.99	<0.37
PZ-1	11/3/06	<0.83	<0.89	2.2	<0.18	<0.41	<0.99	ND
	11/22/06	<0.83	<0.89	*1.0*	<0.18	*0.52*	<0.99	<0.37
	3/26/07	<0.83	<0.89	<0.48	<0.18	*0.68*	<0.99	<0.37
	Well abandoned							
PZ-2	11/3/06	*44*	<8.9	***870***	<1.8	<4.1	<9.9	ND
	11/22/06	*44*	<8.9	***920***	<1.8	<4.1	<9.9	<3.7
	3/26/07	*24*	<3.6	***500***	<0.72	<1.6	<4.0	<1.5
	Well abandoned							
PZ-3	8/16/07	<0.83	<0.89	<0.48	<0.18	*0.85*	<0.99	<0.37
	10/10/07	<0.83	<0.89	<0.48	<0.18	<0.41	<0.99	<0.37
ES (ppb)	-	*70*	*100*	*5*	*0.2*	*5*	*1,000*	*6*
PAL (ppb)	-	*7*	*20*	*0.5*	*0.02*	*0.5*	*200*	*0.6*

Notes:
Concentrations above preventive action limits (PALs) are in *italics*.
Concentrations above enforcement standards (Ess) are **bold.**

TABLE 6 (Page 1 of 1)
Groundwater Metals Analytical Results
Former Becker Foods Property
Glendale, Wisconsin

Sample Location	Sampling Date	Arsenic (ppb)	Cadmium (ppb)	Mercury (ppb)	Barium (ppb)	Chromium (ppb)	Silver (ppb)	Lead (ppb)	Selenium (ppb)
TW-7	12/3/04	<5.0	12.1	<0.20	606	<10.0	<10.0	34.6	<10.0
TW-13	12/4/04	10.2	1.51	<0.20	<400	22	<10.0	183	<10.0
TW-18	12/3/04	5.57	2.32	<0.20	414	13.3	<10.0	82.5	<10.0
MW-1	6/8/05	<1.8	<0.28	<0.028	170	0.78	0.57	<1.5	3
MW-2	6/8/05	<3.5	<0.30	<0.028	41	<0.65	<0.76	<1.1	<4.8
MW-3	6/8/05	<1.8	<0.28	<0.028	**58**	11	<0.57	<1.5	3.4
MW-4	6/8/05	<3.5	<0.30	<0.028	**45**	0.86	<0.76	<1.1	<4.8
MW-5	6/8/05	<1.8	<0.28	<0.072	**30**	0.61	<0.57	<1.5	1.3
MW-8	6/8/05	0.66	<0.40	<0.072	17	<0.40	<0.40	<0.40	<4.0
MW-9	6/8/05	1.7	<0.40	<0.072	49	5.5	<0.40	2	<4.0
ES (ppb)	-	*400*	*850*	*7*	*70*	*100*	*40*	*1,000*	*200*
PAL (ppb)	-	*80*	*85*	*0.7*	*7*	*20*	*8*	*200*	*40*

Notes:
Concentrations above preventive action limits (PALs) are in *italics*.
Concentrations above enforcement standards (ESs) are **bold**.

TABLE 1 (Page 1 of 5)

Soil Analytical Results
Former Becker Foods Property
Glendale, Wisconsin
(only the detected compounds are listed)

Test Description	B-1	B-2	B-3	B-4	B-5	B-6	B-7	B-8	B-9	B-10	B-11	B-12	NR 720 RCLs	calc. or sugg. RCL GW path.	calc. or sugg. RCL D.C. path
Sample Date	12/4/04	12/4/04	12/3/04	12/4/04	12/3/04	12/3/04	12/3/04	12/3/04	12/4/04	12/4/04	12/4/04	12/4/04			
Sample Depth (feet)	0-4	0-4	0-4	0-4	0-4	0-4	0-4	0-4	0-4	0-4	0-4	0-4			
Gasoline Range Organics (GRO) (mg/kg)	<6.37	<5.77	<5.54	<5.76	<5.88	<6.03	<5.65	<5.96	28.7	<5.95	<5.77	NA	100	-	-
Diesel Range Organics (DRO) (mg/kg)*	<6.37	<5.77	<5.54	<5.76	21.0	<6.03	<5.65	5.99	55.9	<5.95	7.42	<5.94	100	-	-
Volatile Organic Compounds (µg/kg)															
cis-1,2-dichloroethene	<25	<25	<25	NA	<25	<25	<25	NA	*63.3*	*156*	NA	NA	-	27	156,000
trans-l,2-dichloroethene	<25	<25	<25	NA	<25	<25	<25	NA	<25	<25	NA	NA	-	49	313,000
MTBE	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	NA	-	-	-
napthalene	<25	<25	<25	NA	<25	<25	<25	NA	237	<25	NA	NA	-	400	20,000
toluene	<25	<25	<25	27.7	<25	53.1	<25	26.3	37.8	<25	<25	NA	1,500	-	-
tetrachloroethene	<25	<25	<25	NA	<25	<25	<25	NA	<25	<25	NA	NA	-	4.1	1,230
trichloroethene	<25	<25	<25	NA	<25	<25	<25	NA	***53,500***	***3,870***	NA	NA	-	3.7	160
combined trimethylbenzenes	<50	<50	<50	<50	<50	<50	<50	<50	245.6	<50	<50	NA	-	-	-
total xylenes	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	NA	4,100	-	-
Polynuclear Aromatic Hydrocarbons (µg/kg)															
acenaphthene	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<116	<117	-	38,000	900,000
acenaphthylene	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<233	<234	-	700	18,000
anthracene	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<116	<117	-	3,000,000	5,000,000
benzo(a)anthracene	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<58.2	<58.4	-	17,000	88
benzo(a)pyrene	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	**13.6**	**21.2**	-	48,000	8.8
benzo(b)fluoranthene	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<58.2	<58.4	-	360,000	88
benzo(g,h,i)perylene	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<116	<117	-	6,800,000	1,800
benzo(k)fluoranthene	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<116	<117	-	870,000	880
chrysene	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<116	<117	-	37,000	8,800
dibenzo(a,h)anthracene	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<5.82	<5.84	-	38,000	8.8
fluoranthene	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<116	<117	-	500,000	600,000
fluorene	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<116	<117	-	100,000	600,000
indeno(1,2,3-cd)pyrene	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<58.2	<58.4	-	680,000	88
napthalene	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<116	<117	-	400	20,000
phenanthrene	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<116	<117	-	1,800	18,000
pyrene	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<116	<117	-	8,700,000	500,000
1-methylnaphthalene	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<116	<117	-	23,000	1,100,000
2-methylnaphthalene	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<116	<117	-	20,000	600,000
Metals (mg/kg)															
mercury	0.0555	NA	<0.0446	<0.0466	<0.0457	<0.447	<0.0468	NA	NA	<0.0447	NA	NA	-	-	-
arsenic	**3.85**	NA	<2.79	**6.24**	**3.40**	**2.80**	<2.93	NA	NA	**3.87**	NA	NA	0.039	-	-
barium	106	NA	<27.9	33.8	39.6	42.0	<29.3	NA	NA	56.5	NA	NA	-	-	-
cadmium	<0.600	NA	<0.557	<0.583	<0.571	<0.559	<0.585	NA	NA	<0.559	NA	NA	8	-	-
chromium	17.7	NA	7.30	15.6	10.7	10.2	5.17	NA	NA	16.8	NA	NA	14/16,000	-	-
lead	19.7	NA	<5.57	18.1	21.7	10.5	10.5	NA	NA	20.1	NA	NA	50	-	-
selenium	<3.00	NA	<2.79	<2.92	<2.85	<2.80	<2.93	NA	NA	<2.79	NA	NA	-	-	-
silver	<3.00	NA	<2.79	<2.92	<2.85	<2.80	<2.93	NA	NA	<2.79	NA	NA	-	-	-

Notes:
1. Concentrations in *italics* exceed their respective generic, calculated, or suggested standard for the groundwater pathway.
2. Concentrations in **bold** exceed their respective generic, calculated, or suggested standard for the direct contact pathway (only within the top 4 feet bgs).
3. NR 720 RCLs are generic standards for the groundwater pathway for GRO, DRO and VOCs, and for non-industrial direct contact for metals.
4. Calculated standards for the VOCs were generated using the EPA soil screening calculation website with Wisconsin non-industrial default values.
5. Suggested standards for the PAHs were obtained from DNR guidance document and the non-industrial direct contact values were used.

TABLE 1 (Page 2 of 5)

Soil Analytical Results
Former Becker Foods Property
Glendale, Wisconsin
(only the detected compounds are listed)

Test Description	B-13	B-14	B-15	B-16	B-17	B-18	B-19	B-20	B-21			B-22	NR 720 RCLs	calc. or sugg. RCL GW path.	calc. or sugg. RCL D.C. path
Sample Date	12/4/04	12/4/04	12/3/04	12/3/04	12/3/04	12/3/04	12/3/04	12/3/04	5/23/05	5/23/05	5/23/05	5/23/05			
Sample Depth (feet)	4-8	0-4	0-4	0-4	4-8	8-11	0-4	0-4	2-4	4-6	10-12	2-4			
Gasoline Range Organics (GRO) (mg/kg)	<5.57	NA	NA	NA	NA	NA	NA	<5.80	<2.9	<2.8	10	<2.9	100	-	-
Diesel Range Organics (DRO) (mg/kg)*	<5.57	<5.81	57.8	<5.89	<6.00	<5.76	<5.90	<5.80	<4.3	<4.1	<4.5	11	100	-	-
Volatile Organic Compounds (µg/kg)															
cis-1,2-dichloroethene	<25	NA	NA	NA	NA	NA	NA	NA	*160*	*58*	*2,200*	<25	-	27	156,000
trans-l,2-dichloroethene	<25	NA	NA	NA	NA	NA	NA	NA	*280*	*77*	*1,800*	<25	-	49	313,000
MTBE	<25	1,390	NA	NA	NA	NA	NA	<25	<25	<25	<120	<25	-	-	-
napthalene	<25	NA	NA	NA	NA	NA	NA	NA	32	<25	*440*	<25	-	400	20,000
toluene	<25	<25	NA	NA	NA	NA	NA	58.8	<25	<25	<120	<25	1,500	-	-
tetrachloroethene	<25	NA	NA	NA	NA	NA	NA	NA	*59*	<25	*180*	<25	-	4.1	1,230
trichloroethene	<25	NA	NA	NA	NA	NA	NA	NA	*56*	<25	*45,000*	<25	-	3.7	160
combined trimethylbenzenes	<50	<50	NA	NA	NA	NA	NA	<50	<50	<50	<240	52	-	-	-
total xylenes	<25	<25	NA	NA	NA	NA	NA	<25	<75	<75	<370	94	4,100	-	-
Polynuclear Aromatic Hydrocarbons (µg/kg)															
acenaphthene	<122	<112	NA	<119	<122	<118	NA	NA	<1.9	<1.8	<1.9	18	-	38,000	900,000
acenaphthylene	<244	<224	NA	<238	<244	<235	NA	NA	<6.6	<6.3	<6.5	13	-	700	18,000
anthracene	<122	<112	NA	<119	<122	<118	NA	NA	<2.5	<2.4	<2.5	48	-	3,000,000	5,000,000
benzo(a)anthracene	<61.0	<56.0	NA	<59.6	<61.0	<58.8	NA	NA	<15	<14	<15	**150**	-	17,000	88
benzo(a)pyrene	<6.10	<5.60	NA	**15.3**	<6.10	<5.88	NA	NA	<12	<11	<12	**170**	-	48,000	8.8
benzo(b)fluoranthene	<61.0	<56.0	NA	<59.6	<61.0	<58.8	NA	NA	<9.7	<9.3	<9.6	**180**	-	360,000	88
benzo(g,h,i)perylene	<122	<112	NA	<119	<122	<118	NA	NA	<6.5	<6.3	<6.5	97	-	6,800,000	1,800
benzo(k)fluoranthene	<122	<112	NA	<119	<122	<118	NA	NA	<13	<12	<13	160	-	870,000	880
chrysene	<122	<112	NA	<119	<122	<118	NA	NA	<13	17	<13	180	-	37,000	8,800
dibenzo(a,h)anthracene	<6.10	<5.60	NA	<5.96	<6.10	<5.88	NA	NA	<3.9	<3.8	<3.9	**31**	-	38,000	8.8
fluoranthene	<122	<112	NA	<119	<122	<118	NA	NA	<11	<11	<11	360	-	500,000	600,000
fluorene	<122	<112	NA	<119	<122	<118	NA	NA	<1.6	<1.5	<1.6	16	-	100,000	600,000
indeno(1,2,3-cd)pyrene	<61.0	<56.0	NA	<59.6	<61.0	<58.8	NA	NA	<6.2	<6.0	<6.2	**100**	-	680,000	88
napthalene	<122	<112	NA	<119	<122	<118	NA	NA	<2.9	3	<2.9	35	-	400	20,000
phenanthrene	<122	<112	NA	<119	<122	<118	NA	NA	<6.6	<6.4	<6.6	200	-	1,800	18,000
pyrene	<122	<112	NA	<119	<122	<118	NA	NA	<15	<14	<15	310	-	8,700,000	500,000
1-methylnaphthalene	<122	<112	NA	<119	<122	<118	NA	NA	<2.7	3	<2.7	33	-	23,000	1,100,000
2-methylnaphthalene	<122	<112	NA	<119	<122	<118	NA	NA	<3.8	<3.7	<3.8	49	-	20,000	600,000
Metals (mg/kg)															
mercury	<0.0488	NA	<0.0428	NA	NA	NA	<0.0482	<0.0459	0.038	NA	NA	NA	-	-	-
arsenic	5.71	NA	**10.3**	NA	NA	NA	**5.13**	**3.91**	**12**	NA	NA	NA	0.039	-	-
barium	135	NA	125	NA	NA	NA	106.0	63.9	110	NA	NA	NA	-	-	-
cadmium	0.82	NA	2.67	NA	NA	NA	<0.602	<0.571	0.91	NA	NA	NA	8	-	-
chromium	24.4	NA	34.3	NA	NA	NA	7.91	9.95	23	NA	NA	NA	14/16,000	-	-
lead	433	NA	**568**	NA	NA	NA	27.2	25.8	14	NA	NA	NA	50	-	-
selenium	<3.05	NA	<2.99	NA	NA	NA	<3.01	<2.87	0.61	NA	NA	NA	-	-	-
silver	<3.05	NA	<2.99	NA	NA	NA	<3.01	<2.87	0.053	NA	NA	NA	-	-	-

Notes:
1. Concentrations in *italics* exceed their respective generic, calculated, or suggested standard for the groundwater pathway.
2. Concentrations in **bold** exceed their respective generic, calculated, or suggested standard for the direct contact pathway (only within the top 4 feet bgs).
3. NR 720 RCLs are generic standards for the groundwater pathway for GRO, DRO and VOCs, and for non-industrial direct contact for metals.
4. Calculated standards for the VOCs were generated using the EPA soil screening calculation website with Wisconsin non-industrial default values.
5. Suggested standards for the PAHs were obtained from DNR guidance document and the non-industrial direct contact values were used.

TABLE 1 (Page 3 of 5)

Soil Analytical Results
Former Becker Foods Property
Glendale, Wisconsin
(only the detected compounds are listed)

Test Description	B-22		B-23			B-24			B-25			B-26	NR 720 RCLs	calc. or sugg. RCL GW path.	calc. or sugg. RCL D.C. path
Sample Date	5/23/05	5/23/05	5/23/05	5/23/05	5/23/05	5/23/05	5/23/05	5/23/05	5/23/05	5/25/05	5/23/05	5/24/05			
Sample Depth (feet)	4-6	12-14	2-4	4-6	8-10	2-4	4-6	12-14	1-1.5	4-6	6-8	6			
Gasoline Range Organics (GRO) (mg/kg)	<3.0	<3.0	<3.2	<2.9	<2.9	<2.9	<2.8	<3.0	11	3.4	3.5	<2.9	100	-	-
Diesel Range Organics (DRO) (mg/kg)*	<4.5	<4.2	8	<4.3	<3.9	<4.3	<3.8	54	19	<4.4	<3.8	7.9	100	-	-
Volatile Organic Compounds (µg/kg)															
cis-1,2-dichloroethene	<25	<25	<25	<25	<25	*320*	*1,900*	*50*	<100	*430*	*410*	<25	-	27	156,000
trans-l,2-dichloroethene	<25	<25	<25	<25	<25	<25	*91*	<25	<100	<50	<25	<25	-	49	313,000
MTBE	<25	<25	<25	<25	<25	<25	<25	<25	<100	<50	<25	<25	-	-	-
napthalene	<25	<25	<25	<25	<25	<25	<25	63	<100	<50	<25	<25	-	400	20,000
toluene	<25	<25	<25	<25	<25	<25	<25	<25	160	<50	<25	<25	1,500	-	-
tetrachloroethene	<25	<25	<25	*91*	<25	<25	<25	<25	<100	<50	<25	<25	-	4.1	1,230
trichloroethene	<25	<25	<25	<25	<25	<25	*6,500*	*300*	***30,000***	*13,000*	*7,000*	<25	-	3.7	160
combined trimethylbenzenes	<50	<50	<50	<50	<50	<50	<50	<50	<200	<100	<50	<50	-	-	-
total xylenes	<75	<75	<75	<75	<75	<75	<75	<75	<300	<150	<75	<75	4,100	-	-
Polynuclear Aromatic Hydrocarbons (µg/kg)															
acenaphthene	<4.4	<4.4	19	<4.3	<4.2	<4.3	<4.2	5.5	60	<4.2	<4.2	NA	-	38,000	900,000
acenaphthylene	<3.6	<3.5	47	<3.4	<3.4	<3.4	<3.3	<3.5	30	<3.4	<3.3	NA	-	700	18,000
anthracene	<3.3	<3.2	89	4.6	<3.1	<3.2	<3.1	13	200	<3.1	<3.1	NA	-	3,000,000	5,000,000
benzo(a)anthracene	<4.2	<4.1	**390**	8.1	<4.0	<4.0	<3.9	46	**490**	<4.0	<3.9	NA	-	17,000	88
benzo(a)pyrene	<4.2	<4.2	**480**	<4.1	<4.0	<4.1	<4.0	53	**570**	<4.0	<4.0	NA	-	48,000	8.8
benzo(b)fluoranthene	<2.6	<2.6	**440**	<2.5	<2.5	<2.6	3.5	47	**590**	<2.5	<2.5	NA	-	360,000	88
benzo(g,h,i)perylene	<5.5	<5.4	280	<5.3	<5.2	<5.3	<5.2	34	290	<5.2	<5.2	NA	-	6,800,000	1,800
benzo(k)fluoranthene	<4.8	<4.7	440	<4.6	<4.5	<4.6	<4.5	48	560	<4.6	<4.5	NA	-	870,000	880
chrysene	<3.6	<3.5	440	11	<3.4	<3.4	5.4	55	610	<3.4	<3.4	NA	-	37,000	8,800
dibenzo(a,h)anthracene	<5.8	<5.7	**110**	<5.6	<5.5	<5.6	<5.5	<5.7	<6.1	<5.5	<5.5	NA	-	38,000	8.8
fluoranthene	<4.1	4.3	720	16	<3.9	<4.0	7.7	94	1,100	<3.9	<3.9	NA	-	500,000	600,000
fluorene	<3.6	<3.5	18	5.4	<3.4	<3.4	<3.3	5.1	51	<3.4	<3.3	NA	-	100,000	600,000
indeno(1,2,3-cd)pyrene	<7.0	<6.8	**290**	<6.7	<6.6	<6.7	<6.5	34	**240**	<6.6	<6.5	NA	-	680,000	88
napthalene	<4.8	<4.7	10	<4.6	<4.5	<4.6	<4.5	<4.7	77	<4.5	<4.5	NA	-	400	20,000
phenanthrene	<3.6	<3.5	280	23	<3.4	<3.5	5.7	58	1,000	<3.4	<3.4	NA	-	1,800	18,000
pyrene	3.9	4.3	700	20	<3.1	<3.2	8.5	93	1,100	<3.1	3.8	NA	-	8,700,000	500,000
1-methylnaphthalene	<4.4	<4.3	4.7	9.8	<4.1	<4.2	<4.1	<4.3	110	<4.1	<4.1	NA	-	23,000	1,100,000
2-methylnaphthalene	<4.6	<4.5	6.1	23	<4.3	<4.4	<4.3	<4.5	120	<4.3	<4.3	NA	-	20,000	600,000
Metals (mg/kg)															
mercury	0.024	NA	NA	0.021	NA	0.028	NA	NA	0.026	NA	NA	NA	-	-	-
arsenic	5.6	NA	NA	6.7	NA	**3.5**	NA	NA	**3.0**	NA	NA	NA	0.039	-	-
barium	32	NA	NA	20	NA	48	NA	NA	49	NA	NA	NA	-	-	-
cadmium	0.16	NA	NA	0.3	NA	0.19	NA	NA	0.22	NA	NA	NA	8	-	-
chromium	15	NA	NA	23	NA	21	NA	NA	11	NA	NA	NA	14/16,000	-	-
lead	8.7	NA	NA	13	NA	10	NA	NA	10	NA	NA	NA	50	-	-
selenium	0.53	NA	NA	0.81	NA	0.97	NA	NA	0.52	NA	NA	NA	-	-	-
silver	0.03	NA	NA	0.035	NA	0.082	NA	NA	0.031	NA	NA	NA	-	-	-

Notes:
1. Concentrations in *italics* exceed their respective generic, calculated, or suggested standard for the groundwater pathway.
2. Concentrations in **bold** exceed their respective generic, calculated, or suggested standard for the direct contact pathway (only within the top 4 feet bgs).
3. NR 720 RCLs are generic standards for the groundwater pathway for GRO, DRO and VOCs, and for non-industrial direct contact for metals.
4. Calculated standards for the VOCs were generated using the EPA soil screening calculation website with Wisconsin non-industrial default values.
5. Suggested standards for the PAHs were obtained from DNR guidance document and the non-industrial direct contact values were used.

TABLE 1 (Page 4 of 5)

Soil Analytical Results
Former Becker Foods Property
Glendale, Wisconsin
(only the detected compounds are listed)

Test Description	B-27	B-28	B-29	B-30		B-31		B-32		B-34		B-35	NR 720 RCLs	calc. or sugg. RCL GW path.	calc. or sugg. RCL D.C. path
Sample Date	5/24/05	5/17/06	5/17/06	5/17/06	5/17/06	8/8/06	8/8/06	8/8/06	8/8/06	8/8/06	8/8/06	10/20/06			
Sample Depth (feet)	2	2-4	2-4	1-3.5	3.5-6	4-6	8-10	4-6	10-12	2-4	6-8	33-35			
Gasoline Range Organics (GRO) (mg/kg)	<2.7	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	100	-	-
Diesel Range Organics (DRO) (mg/kg)*	<4.0	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	100	-	-
Volatile Organic Compounds (µg/kg)															
cis-1,2-dichloroethene	<25	<25	<25	<25	<25	<25	*75*	<25	<25	<25	<25	<25	-	27	156,000
trans-l,2-dichloroethene	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	-	49	313,000
MTBE	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	-	-	-
napthalene	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	180	-	400	20,000
toluene	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	1,500	-	-
tetrachloroethene	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	-	4.1	1,230
trichloroethene	<25	<25	<25	<25	<25	*3,300*	*8,500*	*57*	*110*	<25	<25	*41*	-	3.7	160
combined trimethylbenzenes	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50	-	-	-
total xylenes	<75	<75	<75	<75	<75	<75	<75	<75	<75	<75	<75	<75	4,100	-	-
Polynuclear Aromatic Hydrocarbons (µg/kg)															
acenaphthene	NA	<3.4	25	160	20	<3.6	<3.4	<3.4	<3.4	<3.6	<3.4	NA	-	38,000	900,000
acenaphthylene	NA	<3.3	15	460	24	<3.5	<3.3	<3.3	<3.3	<3.5	<3.3	NA	-	700	18,000
anthracene	NA	11	120	960	110	<4.3	<4.0	<4.0	<4.1	<4.3	<4.1	NA	-	3,000,000	5,000,000
benzo(a)anthracene	NA	54	**440**	**2,100**	**420**	<6.5	<6.0	<6.0	<6.1	<6.4	<6.1	NA	-	17,000	88
benzo(a)pyrene	NA	**58**	**490**	**3,200**	**510**	<3.5	<3.3	<3.2	<3.3	<3.5	<3.3	NA	-	48,000	8.8
benzo(b)fluoranthene	NA	55	**460**	**2,600**	**480**	<3.4	<3.2	<3.2	<3.2	<3.4	<3.3	NA	-	360,000	88
benzo(g,h,i)perylene	NA	48	370	1,400	250	<4.3	<4.0	<4.0	<4.1	<4.3	<4.1	NA	-	6,800,000	1,800
benzo(k)fluoranthene	NA	58	430	**2,700**	460	<3.7	<3.5	<3.5	<3.5	<3.7	<3.5	NA	-	870,000	880
chrysene	NA	72	550	2,500	530	<5.3	<5.0	<4.9	<5.0	<5.3	<5.1	NA	-	37,000	8,800
dibenzo(a,h)anthracene	NA	**13**	**120**	**580**	**99**	<3.4	<3.1	<3.1	<3.2	<3.3	<3.2	NA	-	38,000	8.8
fluoranthene	NA	120	1,100	4,400	1,000	<3.5	3.7	<3.3	<3.3	<3.5	<3.3	NA	-	500,000	600,000
fluorene	NA	<3.9	26	250	25	<4.2	<3.9	<3.9	<3.9	<4.1	<4.0	NA	-	100,000	600,000
indeno(1,2,3-cd)pyrene	NA	41	**320**	**1,400**	**240**	<3.1	<2.9	<2.8	<2.9	<3.1	<2.9	NA	-	680,000	88
napthalene	NA	<4.6	<9.3	80	13	<4.9	<4.6	<4.5	<4.6	<4.9	<4.6	NA	-	400	20,000
phenanthrene	NA	40	420	*2,100*	370	<3.6	4.3	<3.3	<3.4	<3.6	<3.4	NA	-	1,800	18,000
pyrene	NA	100	970	4,000	950	<3.0	3	<2.8	<2.8	<3.0	<2.8	NA	-	8,700,000	500,000
1-methylnaphthalene	NA	<3.4	<7.0	39	6.4	<3.7	<3.4	<3.4	<3.5	<3.7	<3.5	NA	-	23,000	1,100,000
2-methylnaphthalene	NA	<3.5	<7.3	50	7.8	<3.8	<3.6	<3.5	<3.6	<3.8	<3.6	NA	-	20,000	600,000
Metals (mg/kg)															
mercury	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	-	-	-
arsenic	NA	**3.5**	**5.2**	**2.4**	**4.7**	11	5.3	4.6	5.0	**5.5**	3.0	NA	0.039	-	-
barium	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	-	-	-
cadmium	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	8	-	-
chromium	NA	6	17	4.8	20	NA	NA	NA	NA	NA	NA	NA	14/16,000	-	-
lead	NA	NA	NA	NA	NA	21	9.1	8.7	8.3	11	4.7	NA	50	-	-
selenium	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	-	-	-
silver	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	-	-	-

Notes:
1. Concentrations in *italics* exceed their respective generic, calculated, or suggested standard for the groundwater pathway.
2. Concentrations in **bold** exceed their respective generic, calculated, or suggested standard for the direct contact pathway (only within the top 4 feet bgs).
3. NR 720 RCLs are generic standards for the groundwater pathway for GRO, DRO and VOCs, and for non-industrial direct contact for metals.
4. Calculated standards for the VOCs were generated using the EPA soil screening calculation website with Wisconsin non-industrial default values.
5. Suggested standards for the PAHs were obtained from DNR guidance document and the non-industrial direct contact values were used.

TABLE 1 (Page 5 of 5)

Soil Analytical Results
Former Becker Foods Property
Glendale, Wisconsin
(only the detected compounds are listed)

Test Description	B-36	B-37	B-38	B-39	B-40		B-41		B-42		NR 720 RCLs	calc. or sugg. RCL GW path.	calc. or sugg. RCL D.C. path
Sample Date	10/20/06	10/24/06	10/24/06	10/24/06	3/26/07	3/26/07	3/26/07	3/26/07	3/26/07	3/26/07			
Sample Depth (feet)	23-25	11-13	11-13	4-6	8-10	18-20	14-16	22-24	18-20	26-28			
Gasoline Range Organics (GRO) (mg/kg)	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	100	-	-
Diesel Range Organics (DRO) (mg/kg)*	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	100	-	-
Volatile Organic Compounds (µg/kg)													
cis-1,2-dichloroethene	*100*	<25	<25	<25	<25	<25	<25	<25	<25	<25	-	27	156,000
trans-l,2-dichloroethene	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	-	49	313,000
MTBE	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	-	-	-
napthalene	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	-	400	20,000
toluene	30	<25	45	<25	<25	<25	<25	<25	<25	<25	1,500	-	-
tetrachloroethene	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	-	4.1	1,230
trichloroethene	*910*	<25	<25	<25	*5,100*	<25	<25	<25	<25	<25	-	3.7	160
combined trimethylbenzenes	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50	-	-	-
total xylenes	<75	<75	<75	<75	<75	<75	<75	<75	<75	<75	4,100	-	-
Polynuclear Aromatic Hydrocarbons (µg/kg)													
acenaphthene	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	-	38,000	900,000
acenaphthylene	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	-	700	18,000
anthracene	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	-	3,000,000	5,000,000
benzo(a)anthracene	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	-	17,000	88
benzo(a)pyrene	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	-	48,000	8.8
benzo(b)fluoranthene	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	-	360,000	88
benzo(g,h,i)perylene	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	-	6,800,000	1,800
benzo(k)fluoranthene	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	-	870,000	880
chrysene	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	-	37,000	8,800
dibenzo(a,h)anthracene	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	-	38,000	8.8
fluoranthene	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	-	500,000	600,000
fluorene	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	-	100,000	600,000
indeno(1,2,3-cd)pyrene	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	-	680,000	88
napthalene	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	-	400	20,000
phenanthrene	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	-	1,800	18,000
pyrene	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	-	8,700,000	500,000
1-methylnaphthalene	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	-	23,000	1,100,000
2-methylnaphthalene	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	-	20,000	600,000
Metals (mg/kg)													
mercury	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	-	-	-
arsenic	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	0.039	-	-
barium	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	-	-	-
cadmium	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	8	-	-
chromium	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	14/16,000	-	-
lead	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	50	-	-
selenium	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	-	-	-
silver	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	-	-	-

Notes:
1. Concentrations in *italics* exceed their respective generic, calculated, or suggested standard for the groundwater pathway.
2. Concentrations in **bold** exceed their respective generic, calculated, or suggested standard for the direct contact pathway (only within the top 4 feet bgs).
3. NR 720 RCLs are generic standards for the groundwater pathway for GRO, DRO and VOCs, and for non-industrial direct contact for metals.
4. Calculated standards for the VOCs were generated using the EPA soil screening calculation website with Wisconsin non-industrial default values.
5. Suggested standards for the PAHs were obtained from DNR guidance document and the non-industrial direct contact values were used.

TABLE 2 (Page 1 of 1)

VOC & Metals Analytical Results - RAP Soil Samples
Former Becker Foods Property
Glendale, Wisconsin

		VOCs							Metals	
Sample Location	Sampling Date	1,2-dichloro-benzene (ppb)	cis-1,2-DCE (ppb)	Naph-thalene (ppb)	TCE (ppb)	1,1,1-TCA (ppb)	Comb. TMBs (ppb)	Total Xylenes (ppb)	Arsenic (ppm)	Lead (ppm)
S-1:2'	9/5/07	NA	NA	NA	NA	NA	NA	NA	**3.0**	37.0
S-2:2'	9/5/07	NA	NA	NA	NA	NA	NA	NA	**3.8**	**1,580**
S-3:2'	9/5/07	NA	NA	NA	NA	NA	NA	NA	**7.2**	**158**
S-4:2'	9/5/07	NA	NA	NA	NA	NA	NA	NA	**1.6**	12.7
S-5:2'	9/5/07	NA	NA	NA	NA	NA	NA	NA	**3.3**	**111**
S-6:2'	9/20/07	<180	*730*	<100	***28,000***	<100	110	150	**21**	**69**
S-7:2'	9/20/07	65	<25	51	***2,500***	83	29	<75	**6.1**	30
S-8:2'	9/20/07	<44	45	<25	*31*	<25	<50	<75	**3.8**	16
S-10:2'	9/20/07	NA	NA	NA	*NA*	NA	NA	NA	**42**	**380**
T-1:2'	9/20/07	<44	<25	<25	***1,300***	<25	69	69	NA	NA
T-2:2'	9/20/07	<44	<25	<25	***1,400***	<25	<50	<75	NA	NA
NR 720 GW RCL		**910*	**27.0*	*NS*	**3.7*	**140*	*NS*	*4,100*	*NS*	*NS*
NR 720 DC RCL		**8,400,000*	**1,300*	*NS*	**240*	**1,900*	*NS*	*NS*	*0.039*	*50*
NR 746 Table 1		*NS*	*NS*	*NS*	*NS*	*NS*	*83K/11K*	*42,000*	*NS*	*NS*

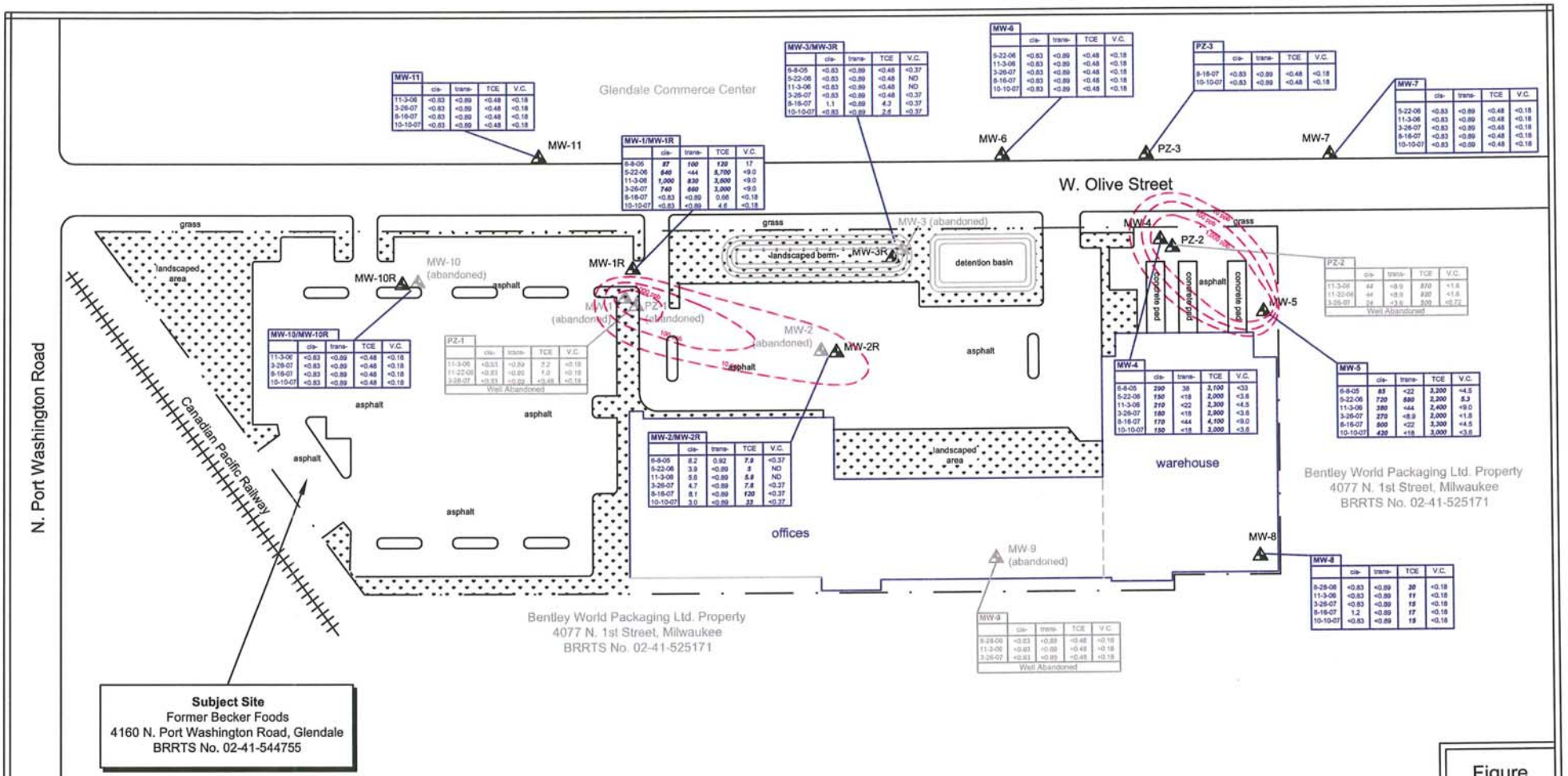
Notes:

1. * Indicates calculated Industrial NR 720 RCLs.
2. Concentrations that exceed their respective NR 720 RCLs for protection of groundwater are in *italics*.
3. Concentrations that exceed their respective NR 720 RCLs for direct contact are in **bold** type.
4. Sample depths represent approximate post-capping depths.

TABLE 3 (Page 1 of 1)
PAH Analytical Results - RAP Soil Samples
Former Becker Foods Property
Glendale, Wisconsin

Sample Location	Sampling Date	Acena-phthene (ppm)	Acenaph-thylene (ppm)	Anthra-cene (ppm)	Benzo (a) anthra-cene (ppm)	Benzo (a) pyrene (ppm)	Benzo (b) fluor-anthene (ppm)	Benzo (g,h,i) perylene (ppm)	Benzo (k) fluor-anthene (ppm)	Chrysene (ppm)	Dibenzo (a,h) anthra-cene (ppm)	Fluor-anthrene (ppm)	Flourene (ppm)	Indeno (1,2,3-cd) pyrene (ppm)	Naph-thalene (ppm)	1-Methyl Naph-thalene (ppm)	2-Methyl Naph-thalene (ppm)	Phen-anthrene (ppm)	Pyrene (ppm)
S-6:2'	9/20/07	0.140	0.053	0.360	**0.820**	**0.890**	**0.970**	0.550	0.740	0.900	**0.170**	2.100	0.110	**0.480**	0.150	0.160	0.200	1.200	1.600
S-7:2'	9/20/07	0.021	0.013	0.066	**0.160**	**0.170**	**0.180**	0.075	0.140	0.160	**0.025**	0.400	0.019	0.067	0.032	0.029	0.036	0.210	0.300
S-8:2'	9/20/07	0.0019	<0.0019	0.0054	0.013	**0.013**	0.012	0.0094	0.011	0.013	0.0024	0.029	0.002	0.0074	0.013	0.010	0.021	0.018	0.024
S-9:2'	9/20/07	0.027	0.015	0.071	**0.210**	**0.230**	**0.240**	0.120	0.190	0.230	**0.042**	0.530	0.022	**0.100**	0.230	0.190	0.320	0.320	0.400
S-10:2'	9/20/07	0.560	0.230	1.300	**2.800**	**2.800**	**2.500**	1.400	**2.700**	3.100	**0.510**	8.100	0.610	**1.300**	*1.400*	0.930	1.200	*6.500*	5.900
Suggested GW RCL		*38*	*0.7*	*3,000*	*17*	*48*	*360*	*6,800*	*870*	*37*	*38*	*500*	*100*	*680*	*0.4*	*23*	*20*	*1.8*	*8,700*
Suggested DC RCL		*900*	*18*	*5,000*	*0.088*	*0.0088*	*0.088*	*1.8*	*0.88*	*8.8*	*0.0088*	*600*	*600*	*0.088*	*20*	*1,100*	*600*	*18*	*500*

Notes:
1. Only the detected compounds are presented.
2. Concentrations that exceed their respective suggested generic cleanup level for protection of groundwater are in *italics*.
3. Concentrations that exceed their respective suggested industrial generic cleanup level for direct contact are in **bold** type.
4. Sample depths represent approximate post-capping depths.



MW-11	cis-	trans-	TCE	V.C.
11-3-06	<0.83	<0.89	<0.48	<0.18
3-26-07	<0.83	<0.89	<0.48	<0.18
8-16-07	<0.83	<0.89	<0.48	<0.18
10-10-07	<0.83	<0.89	<0.48	<0.18

MW-1/MW-1R	cis-	trans-	TCE	V.C.
5-8-05	***87***	***100***	***120***	17
5-22-06	***640***	***<44***	***5,700***	<9.0
11-3-06	***1,000***	***830***	***3,600***	<9.0
3-26-07	***740***	***660***	***3,000***	<9.0
8-16-07	<0.83	<0.89	0.66	<0.18
10-10-07	<0.83	<0.89	***4.6***	<0.18

MW-3/MW-3R	cis-	trans-	TCE	V.C.
5-8-05	<0.83	<0.89	<0.48	<0.37
5-22-06	<0.83	<0.89	<0.48	ND
11-3-06	<0.83	<0.89	<0.48	ND
3-26-07	<0.83	<0.89	<0.48	<0.37
8-16-07	1.1	<0.89	***4.3***	<0.37
10-10-07	<0.83	<0.89	***2.6***	<0.37

MW-6	cis-	trans-	TCE	V.C.
5-22-06	<0.83	<0.89	<0.48	<0.18
11-3-06	<0.83	<0.89	<0.48	<0.18
3-26-07	<0.83	<0.89	<0.48	<0.18
8-16-07	<0.83	<0.89	<0.48	<0.18
10-10-07	<0.83	<0.89	<0.48	<0.18

PZ-3	cis-	trans-	TCE	V.C.
8-16-07	<0.83	<0.89	<0.48	<0.18
10-10-07	<0.83	<0.89	<0.48	<0.18

MW-7	cis-	trans-	TCE	V.C.
5-22-06	<0.83	<0.89	<0.48	<0.18
11-3-06	<0.83	<0.89	<0.48	<0.18
3-26-07	<0.83	<0.89	<0.48	<0.18
8-16-07	<0.83	<0.89	<0.48	<0.18
10-10-07	<0.83	<0.89	<0.48	<0.18

MW-10/MW-10R	cis-	trans-	TCE	V.C.
11-3-06	<0.83	<0.89	<0.48	<0.18
3-29-07	<0.83	<0.89	<0.48	<0.18
8-16-07	<0.83	<0.89	<0.48	<0.18
10-10-07	<0.83	<0.89	<0.48	<0.18

PZ-1	cis-	trans-	TCE	V.C.
11-3-06	<0.83	<0.89	2.2	<0.18
11-22-06	<0.83	<0.89	1.0	<0.18
3-26-07	<0.83	<0.89	<0.48	<0.18
Well Abandoned				

MW-2/MW-2R	cis-	trans-	TCE	V.C.
5-8-05	***8.2***	0.92	***7.9***	<0.37
5-22-06	3.9	<0.89	***5***	ND
11-3-06	5.6	<0.89	***5.8***	ND
3-26-07	4.7	<0.89	***7.6***	<0.37
8-16-07	8.1	<0.89	***120***	<0.37
10-10-07	3.0	<0.89	***33***	<0.37

MW-4	cis-	trans-	TCE	V.C.
5-8-05	***290***	38	***3,100***	<33
5-22-06	***150***	<18	***2,000***	<3.6
11-3-06	***210***	<22	***2,300***	<4.5
3-26-07	***180***	<18	***2,900***	<3.6
8-16-07	***170***	<44	***4,100***	<9.0
10-10-07	***150***	<18	***3,000***	<3.6

PZ-2	cis-	trans-	TCE	V.C.
11-3-06	44	<8.9	870	<1.8
11-22-06	44	<8.9	820	<1.8
3-26-07	24	<13.6	500	<0.72
Well Abandoned				

MW-5	cis-	trans-	TCE	V.C.
5-8-05	***85***	<22	***3,200***	<4.5
5-22-06	***720***	***680***	***2,300***	***5.3***
11-3-06	***380***	<44	***2,400***	<9.0
3-26-07	***270***	<8.9	***2,000***	<1.8
8-16-07	***500***	<22	***3,300***	<4.5
10-10-07	***420***	<18	***3,000***	<3.6

MW-9	cis-	trans-	TCE	V.C.
5-25-06	<0.83	<0.89	<0.48	<0.18
11-3-06	<0.83	<0.89	<0.48	<0.18
3-26-07	<0.83	<0.89	<0.48	<0.18
Well Abandoned				

MW-8	cis-	trans-	TCE	V.C.
5-25-06	<0.83	<0.89	***20***	<0.18
11-3-06	<0.83	<0.89	***11***	<0.18
3-26-07	<0.83	<0.89	***15***	<0.18
8-16-07	1.2	<0.89	***17***	<0.18
10-10-07	<0.83	<0.89	***15***	<0.18

Figure
13

KEY

▲ = SI monitoring well
VOCs = volatile organic compounds
cis = cis-1,2-dichloroethene
trans = trans-1,2-dichloroethene
TCE = trichloroethene
VC = vinyl chloride

notes:
1.) Only compounds detected above a standard are illustrated.
2.) concentrations in **bold** exceed their respective enforcement standard.
3.) concentrations in *italics* exceed their respective preventive action limit.

NORTH

Scale
0 — 80
1 inch = 80 feet
All dimensions on this diagram are approximate

environmental & development solutions

File No.: 070207j	
DWG Date: 5-23-07	
Rev Date: 11-2-07	
Drawn By: JEB	
Checked By (PM): JEB	

TCE Groundwater Isoconcentration Diagram
Former Becker Foods Property
4160 N. Port Washington Road
Glendale, Wisconsin

TABLE 4 (Page 1 of 2)
Groundwater Elevations
Former Becker Foods Property
Glendale, Wisconsin

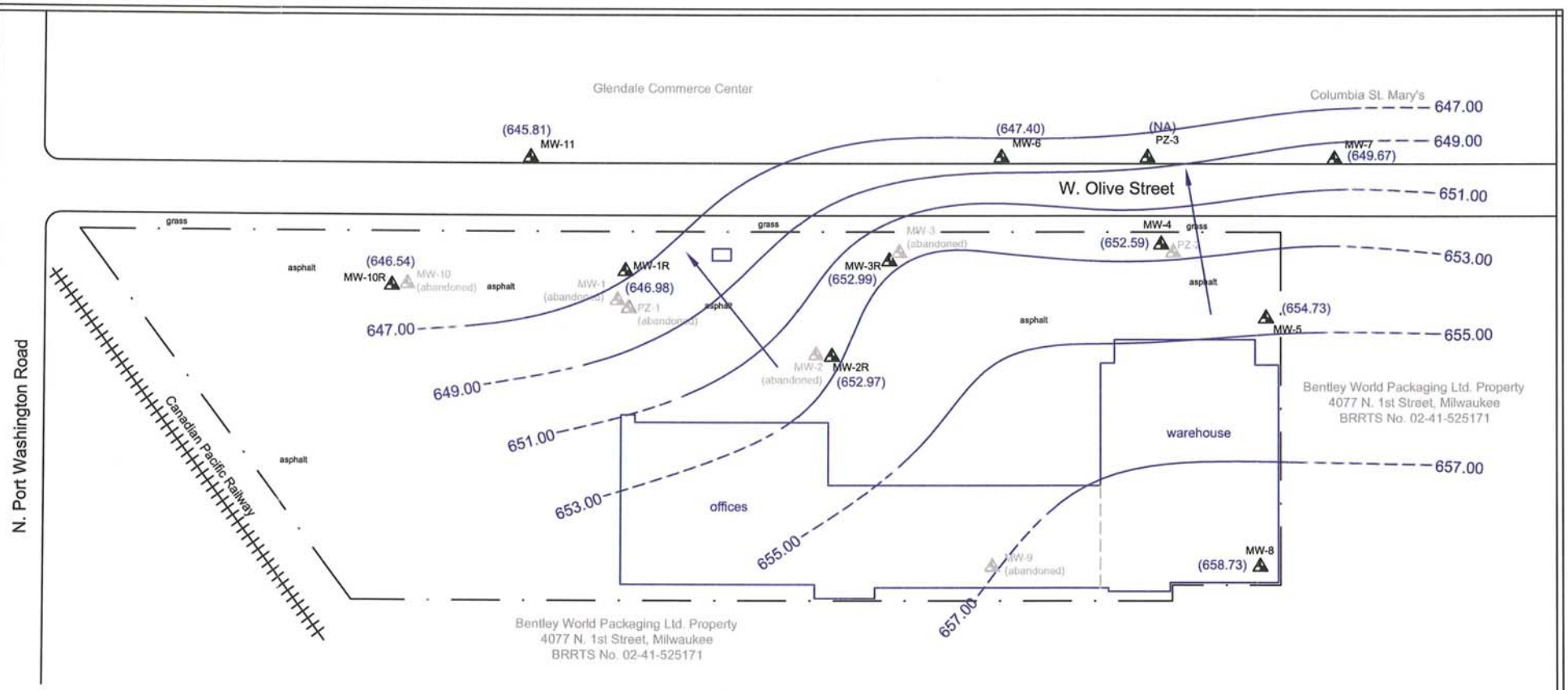
Well Number	Date	*Total Well Depth	Top of Casing Elevation	Ground Surface Elevation	*Depth to Water Below Casing	Depth to Water Below Ground	Groundwater Elevation	Groundwater Elevation Variation
MW-1	6/3/05	22.44	658.92	659.19	12.41	12.68	**646.51**	-
	5/22/06				12.41	12.68	**646.51**	0.00
	10/30/06				13.31	13.58	**645.61**	0.00
	3/26/07				12.82	13.09	**646.10**	-0.90
MW-1R	8/16/07	20.08	661.70		16.01	13.50	**645.69**	0.49
	10/10/07	19.81	657.81	658.92	10.83	11.94	**646.98**	-0.41
MW-2	6/3/05	17.09	658.47	658.99	4.96	5.48	**653.51**	-
	5/22/06				4.01	4.53	**654.46**	0.95
	10/30/06				4.63	5.15	**653.84**	-0.62
	3/26/07				3.31	3.83	**655.16**	1.32
MW-2R	8/16/07	13.12	662.08		9.09	6.00	**652.99**	-2.17
	10/10/07	13.96	658.79	659.83	5.82	6.86	**652.97**	-0.02
MW-3	6/3/05	17.13	656.77	657.33	4.04	4.60	**652.73**	-
	5/22/06				3.65	4.21	**653.12**	0.39
	10/30/06				3.65	4.21	**653.12**	0.00
	3/26/07				3.00	3.56	**653.77**	0.65
MW-3R	8/16/07	13.02	662.09		9.34	4.58	**652.75**	-1.02
	10/10/07	15.79	662.09	660.10	9.10	7.11	**652.99**	0.24
MW-4	6/3/05	13.71	656.35	657.05	2.78	3.48	**653.57**	-
	5/22/06				1.02	1.72	**655.33**	1.76
	10/30/06				2.12	2.82	**654.23**	-1.10
	3/26/07				0.58	1.28	**655.77**	1.54
	8/16/07				3.05	3.75	**653.30**	-2.47
	10/10/07	12.61	656.10	656.65	3.51	4.06	**652.59**	-0.71
MW-5	6/3/05	13.34	659.43	659.68	4.86	5.11	**654.57**	-
	5/22/06				6.56	6.81	**652.87**	-1.70
	10/30/06				4.02	4.27	**655.41**	2.54
	3/26/07				3.69	3.94	**655.74**	0.33
	8/16/07				5.31	5.56	**654.12**	-1.62
	10/10/07	12.21	658.41	658.80	3.68	4.07	**654.73**	0.61
MW-6	5/22/06	15.47	656.24	656.67	8.29	8.72	**647.95**	-
	10/30/06				9.01	9.44	**647.23**	-0.72
	3/26/07				7.06	7.49	**649.18**	1.95
	8/16/07				9.21	9.64	**647.03**	-2.15
	10/10/07				8.84	9.27	**647.40**	0.37

*Measured from the north rim of the top of well casing. Total depth measured from ground surface.
All measurements are presented in feet.
Benchmark: Elevations referenced to a benchmark assigned an arbitrary elevation of 100.00 feet.

TABLE 4 (Page 2 of 2)
Groundwater Elevations
Former Becker Foods Property
Glendale, Wisconsin

Well Number	Date	*Total Well Depth	Top of Casing Elevation	Ground Surface Elevation	*Depth to Water Below Casing	Depth to Water Below Ground	Groundwater Elevation	Groundwater Elevation Variation
MW-7	5/22/06	15.92	656.39	656.76	5.74	6.11	**650.65**	-
	10/30/06				6.69	7.06	**649.70**	-0.95
	3/26/07				4.04	4.41	**652.35**	2.65
	8/16/07				6.48	6.85	**649.91**	-2.44
	10/10/07				6.72	7.09	**649.67**	-0.24
MW-8	8/28/06	14.56	663.81	664.33	4.79	5.31	**659.02**	-
	10/30/06				4.68	5.20	**659.13**	0.11
	3/26/07				3.59	4.11	**660.22**	1.09
	8/16/07				NM	NM	**NM**	-
	10/10/07				5.08	5.60	**658.73**	-1.49
MW-9	8/28/06	14.62	663.42	663.98	5.80	6.36	**657.62**	-
	10/30/06				6.05	6.61	**657.37**	-0.25
	3/26/07				3.89	4.45	**659.53**	2.16
		Well Abandoned.						-
MW-10	10/30/06	22.78	660.55	660.80	16.12	16.37	**644.43**	-
	3/26/07				16.07	16.32	**644.48**	0.05
MW-10R	8/16/07	20.12	663.86		18.64	15.58	**645.22**	0.74
	10/10/07	20.38	660.42	661.06	13.88	14.52	**646.54**	1.32
MW-11	10/30/06	15.51	657.43	657.89	12.99	13.45	**644.44**	-
	3/26/07				11.62	12.08	**645.81**	1.37
	8/16/07				11.93	12.39	**645.50**	-0.31
	10/10/07				11.62	12.08	**645.81**	0.31
PZ-1	10/30/06	34.07	659.73	660.78	22.95	24.00	**636.78**	-
	3/26/07				22.88	23.93	**636.85**	0.07
		Well Abandoned.						-
PZ-2	10/30/06	34.01	657.24	657.12	17.32	17.20	**639.92**	-
	3/26/07				16.69	16.57	**640.55**	0.63
		Well Abandoned.						-
PZ-3	8/16/07	33.59	656.69	656.72	22.31	22.34	**634.38**	-
	10/10/07				21.60	21.63	**635.09**	0.71

*Measured from the north rim of the top of well casing. Total depth measured from ground surface.
All measurements are presented in feet.
Benchmark: Elevations referenced to a benchmark assigned an arbitrary elevation of 100.00 feet.



KEY

- = Phase II probehole
- = Phase II temporary well
- = SI boring
- = SI monitoring well
- (645.61) = groundwater elevation 10-10-07
- = groundwater elevation contour

contour interval = 2 feet

NORTH

Scale 0 – 80
1 inch = 80 feet
All dimensions on this diagram are approximate

Figure 11

File No.: 070207n	
DWG Date: 10-25-07	
Rev Date: 10-31-07	
Drawn By: JEB	
Checked By (PM): JEB	

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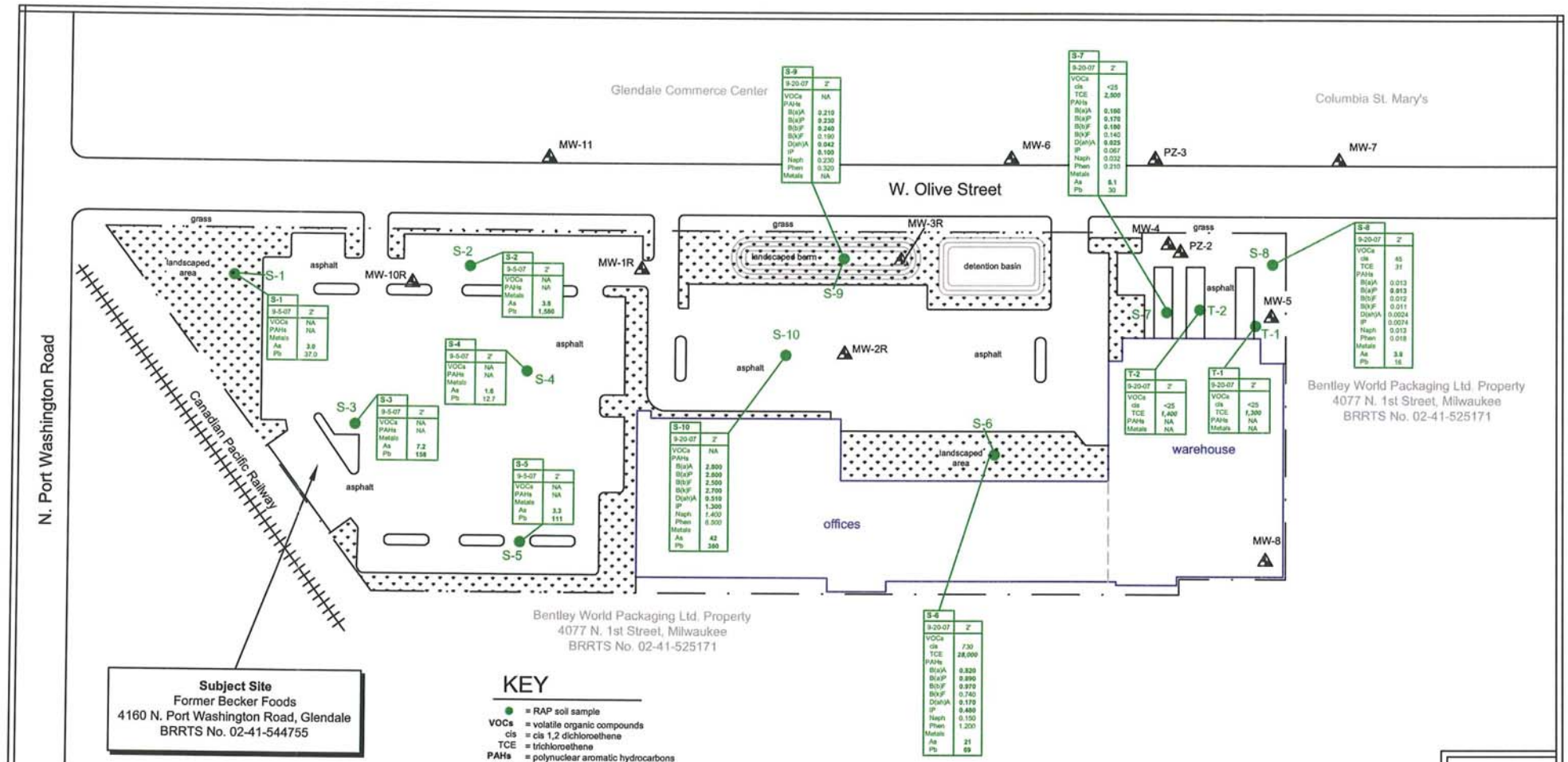
Groundwater Elevation Contour Diagram (10-10-07)
Former Becker Foods Property
4160 N. Port Washington Road
Glendale, Wisconsin



S-1	
9-5-07	2'
VOCs	NA
PAHs	NA
Metals	
As	3.0
Pb	37.0

S-2	
9-5-07	2'
VOCs	NA
PAHs	NA
Metals	
As	3.8
Pb	1,580

S-3	
9-5-07	2'
VOCs	NA
PAHs	NA
Metals	
As	7.2
Pb	158

S-4	
9-5-07	2'
VOCs	NA
PAHs	NA
Metals	
As	1.6
Pb	12.7

S-5	
9-5-07	2'
VOCs	NA
PAHs	NA
Metals	
As	3.3
Pb	111

S-6	
9-20-07	2'
VOCs	
cis	730
TCE	28,000
PAHs	
B(a)A	0.820
B(a)P	0.890
B(b)F	0.970
B(k)F	0.740
D(ah)A	0.170
IP	0.480
Naph	0.150
Phen	1.200
Metals	
As	21
Pb	69

S-7	
9-20-07	2'
VOCs	
cis	<25
TCE	2,500
PAHs	
B(a)A	0.190
B(a)P	0.170
B(b)F	0.190
B(k)F	0.140
D(ah)A	0.025
IP	0.067
Naph	0.032
Phen	0.210
Metals	
As	8.1
Pb	30

S-8	
9-20-07	2'
VOCs	
cis	45
TCE	31
PAHs	
B(a)A	0.013
B(a)P	0.013
B(b)F	0.012
B(k)F	0.011
D(ah)A	0.0024
IP	0.0074
Naph	0.013
Phen	0.018
Metals	
As	3.8
Pb	16

S-9	
9-20-07	2'
VOCs	NA
PAHs	
B(a)A	0.210
B(a)P	0.230
B(b)F	0.240
B(k)F	0.190
D(ah)A	0.042
IP	0.100
Naph	0.230
Phen	0.320
Metals	NA

S-10	
9-20-07	2'
VOCs	NA
PAHs	
B(a)A	2.800
B(a)P	2.600
B(b)F	2.500
B(k)F	2.700
D(ah)A	0.510
IP	1.300
Naph	1.400
Phen	6.500
Metals	
As	42
Pb	360

T-1	
9-20-07	2'
VOCs	
cis	<25
TCE	1,300
PAHs	NA
Metals	NA

T-2	
9-20-07	2'
VOCs	
cis	<25
TCE	1,400
PAHs	NA
Metals	NA

KEY

● = RAP soil sample
VOCs = volatile organic compounds
cis = cis 1,2 dichloroethene
TCE = trichloroethene
PAHs = polynuclear aromatic hydrocarbons
B(a)A = benzo(a)anthracene
B(a)P = benzo(a)pyrene
B(b)F = benzo(b)fluoranthene
B(k)F = benzo(k)fluoranthene
D(ah)A = dibenzo(a,h)anthracene
IP = indeno(1,2,3-cd)pyrene
Naph = naphthalene
Phen = phenanthrene
Metals
As = total arsenic
Pb = total lead

NA = not analyzed

Notes:
1.) Only the compounds detected above standards are illustrated.
2.) Concentrations in **bold** exceed their respective standard for direct contact (only within the top 4 feet bgs).
3.) Concentrations in *italics* exceed their respective standard for groundwater.
4.) Sample depths represent approximate post-capping depths.

Figure
9

RAP Soil Sampling
Results and Capping Diagram
Former Becker Foods Property
4160 N. Port Washington Road
Glendale, Wisconsin

environmental & development solutions

File No.:	070207p
DWG Date:	10-26-07
Rev Date:	12-3-07
Drawn By:	JEB
Checked By (PM):	JEB

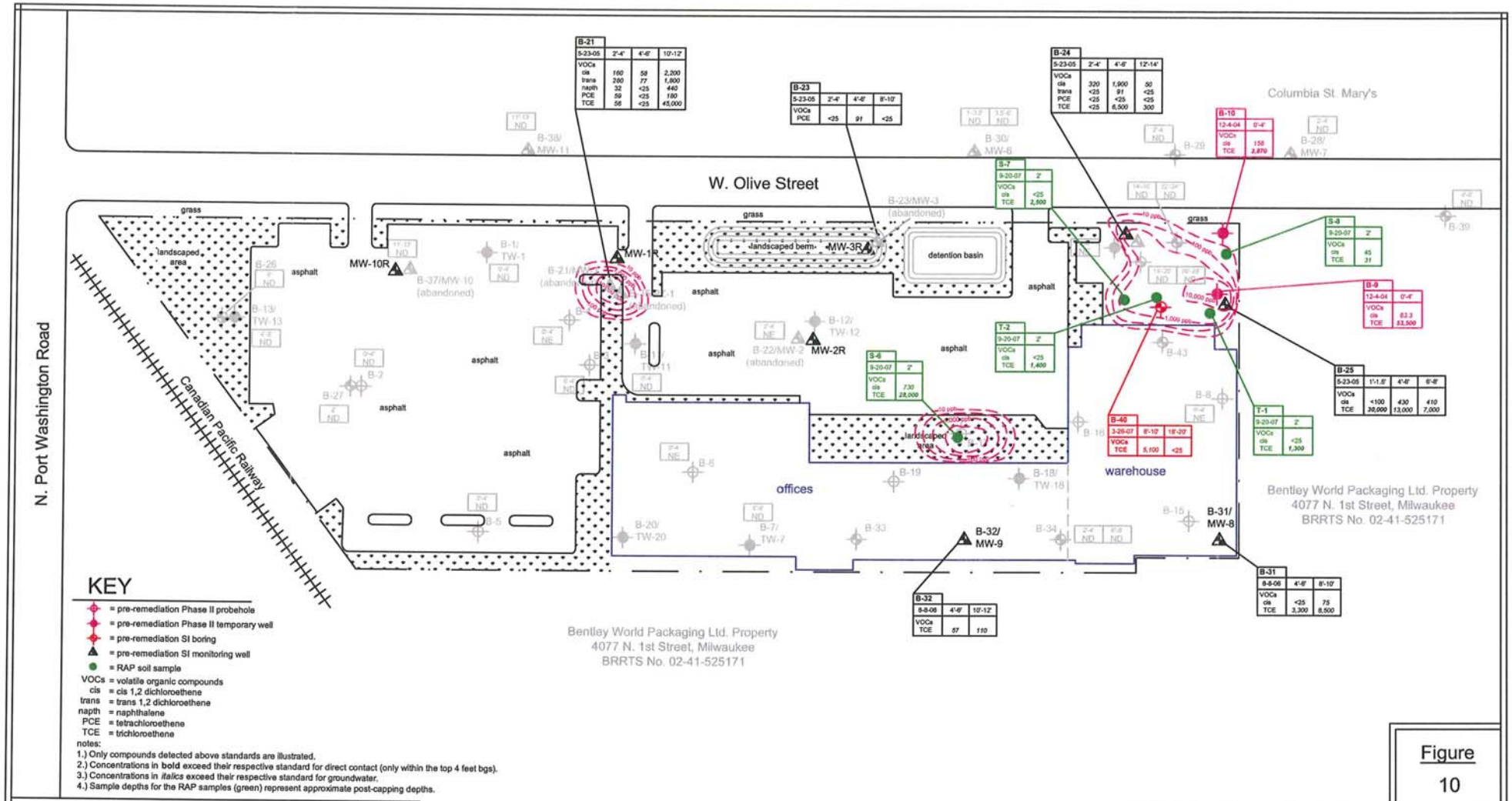
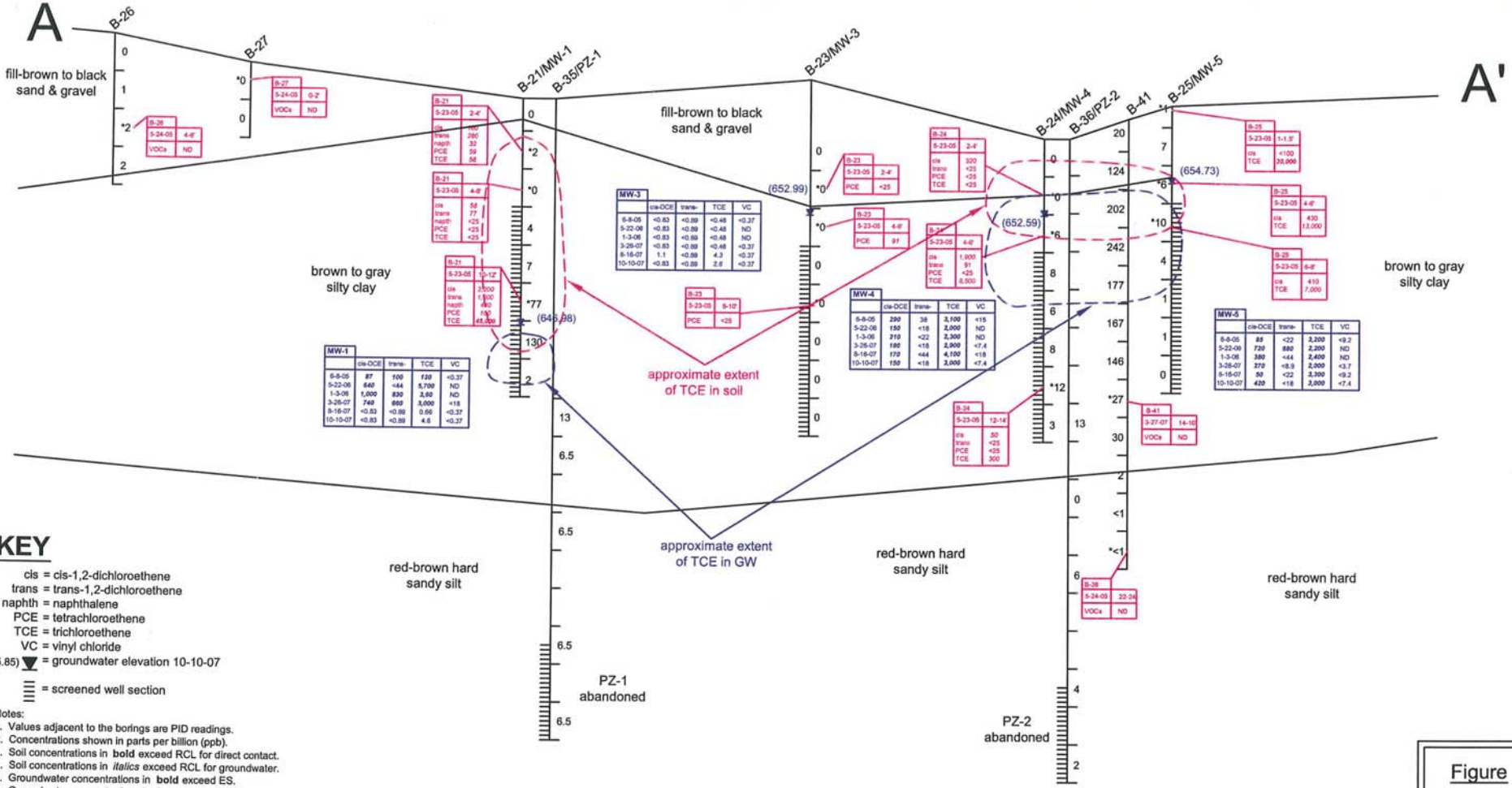


Figure 10

environmental & development solutions	File No.: 070207k
	DWG Date: 5-29-07
	Rev Date: 12-3-07
	Drawn By: JEB
	Checked By (PM): JEB

Post-Capping
TCE Soil Isoconcentration Diagram
Former Becker Foods Property
4160 N. Port Washington Road
Glendale, Wisconsin



KEY

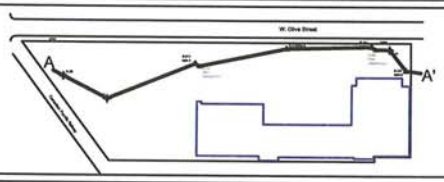
cis = cis-1,2-dichloroethene
trans = trans-1,2-dichloroethene
naphth = naphthalene
PCE = tetrachloroethene
TCE = trichloroethene
VC = vinyl chloride
(635.85) ▼ = groundwater elevation 10-10-07
≡ = screened well section

Notes:
1. Values adjacent to the borings are PID readings.
2. Concentrations shown in parts per billion (ppb).
3. Soil concentrations in **bold** exceed RCL for direct contact.
4. Soil concentrations in *italics* exceed RCL for groundwater.
5. Groundwater concentrations in **bold** exceed ES.
6. Groundwater concentrations in *italics* exceed PAL.

Figure 7

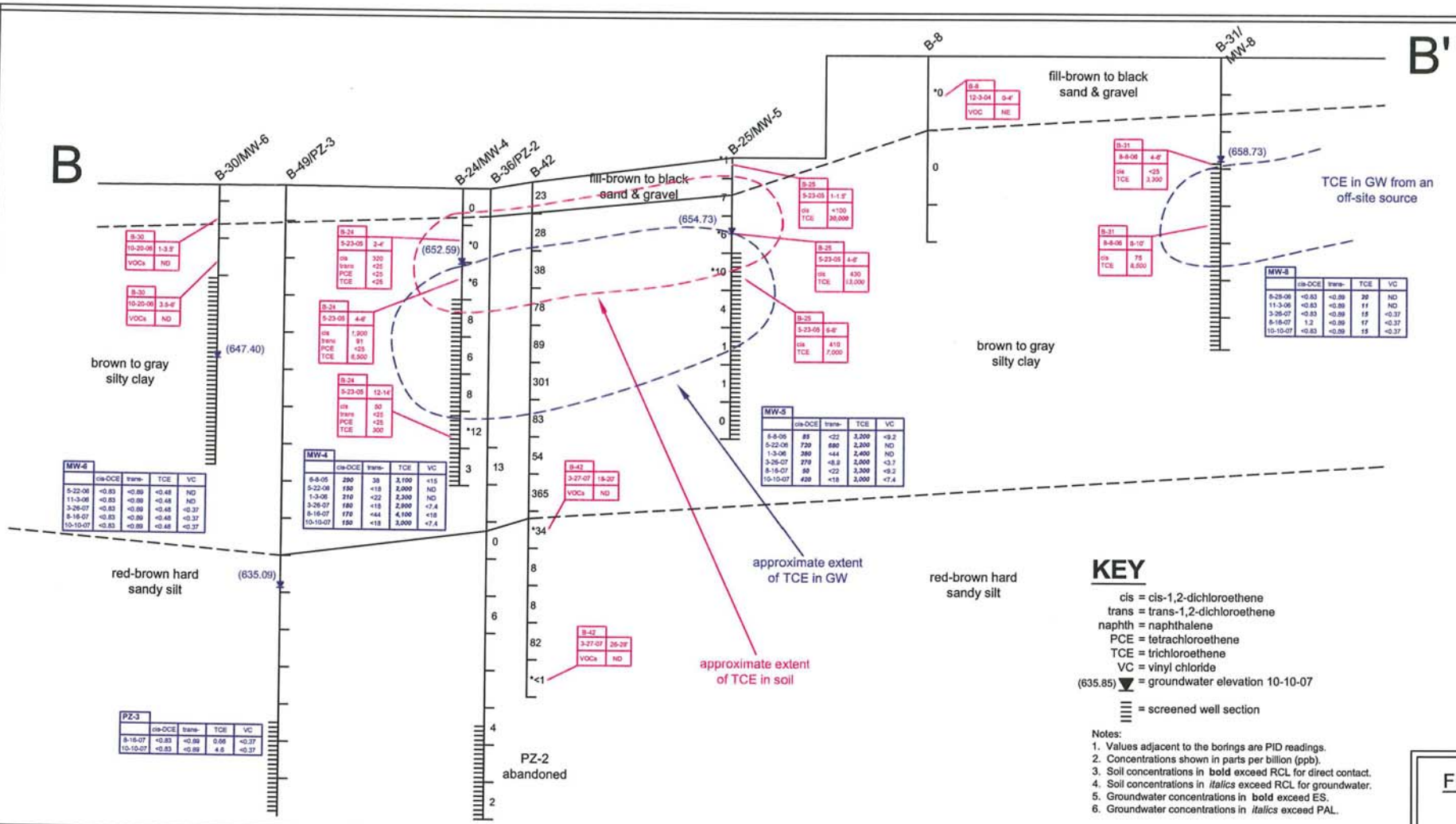
environmental & development solutions

File No.: 070207I	
DWG Date: 5-29-07	
Rev Date: 10-31-07	
Drawn By: JEB	
Checked By (PM): JEB	



Scale
1 inch
Vertical Scale = 1"=5'
Horizontal Scale 1"=80'
All dimensions on this diagram are approximate

Cross Section Diagram (A-A')
Former Becker Foods Property
4160 N. Port Washington Road
Glendale, Wisconsin


B
B'
B-30/MW-6
B-49/PZ-3
B-24/MW-4
B-36/PZ-2
B-42
B-25/MW-5
B-8
B-31/MW-8
fill-brown to black sand & gravel
brown to gray silty clay
red-brown hard sandy silt
(647.40)
(635.09)
(652.59)
(654.73)
(658.73)
TCE in GW from an off-site source
approximate extent of TCE in GW
approximate extent of TCE in soil
PZ-2 abandoned
B-30 10-20-06 1-3.5' VOCs ND
B-30 10-20-06 3.5-6' VOCs ND
B-24 5-23-05 2-4' cis 320 trans <25 PCE <25 TCE <25
B-24 5-23-05 4-6' cis 1,900 trans 91 PCE <25 TCE 6,500
B-24 5-23-05 12-14' cis 50 trans <25 PCE <25 TCE 300
B-42 3-27-07 18-20' VOCs ND
B-42 3-27-07 26-28' VOCs ND
B-25 5-23-05 1-1.5' cis <100 TCE 30,000
B-25 5-23-05 4-6' cis 430 TCE 13,000
B-25 5-23-05 6-8' cis 410 TCE 7,000
B-8 12-3-04 0-4' VOC NE
B-31 8-8-06 4-6' cis <25 TCE 3,300
B-31 8-8-06 8-10' cis 75 TCE 8,500
MW-6
MW-4
MW-5
MW-8
PZ-3
KEY
cis = cis-1,2-dichloroethene
trans = trans-1,2-dichloroethene
naphth = naphthalene
PCE = tetrachloroethene
TCE = trichloroethene
VC = vinyl chloride
(635.85) = groundwater elevation 10-10-07
= screened well section
Notes:
1. Values adjacent to the borings are PID readings.
2. Concentrations shown in parts per billion (ppb).
3. Soil concentrations in bold exceed RCL for direct contact.
4. Soil concentrations in italics exceed RCL for groundwater.
5. Groundwater concentrations in bold exceed ES.
6. Groundwater concentrations in italics exceed PAL.
Figure 8
environmental & development solutions
File No.: 070207o
DWG Date: 10-25-07
Rev Date: 10-31-07
Drawn By: JEB
Checked By (PM): JEB
Scale
1 inch
Vertical Scale = 1"=5'
Horizontal Scale 1"=40'
All dimensions on this diagram are approximate
Cross Section Diagram (B-B')
Former Becker Foods Property
4160 N. Port Washington Road
Glendale, Wisconsin

414.228.9810 phone 6637 North Sidney Pl.

Beerline Crossing, LLC

Date: December 12, 2007

RE: Statement Regarding Legal Description for the Former Becker Foods Property Located at 4160 N. Port Washington Road in Glendale, Wisconsin

To whom it may concern:

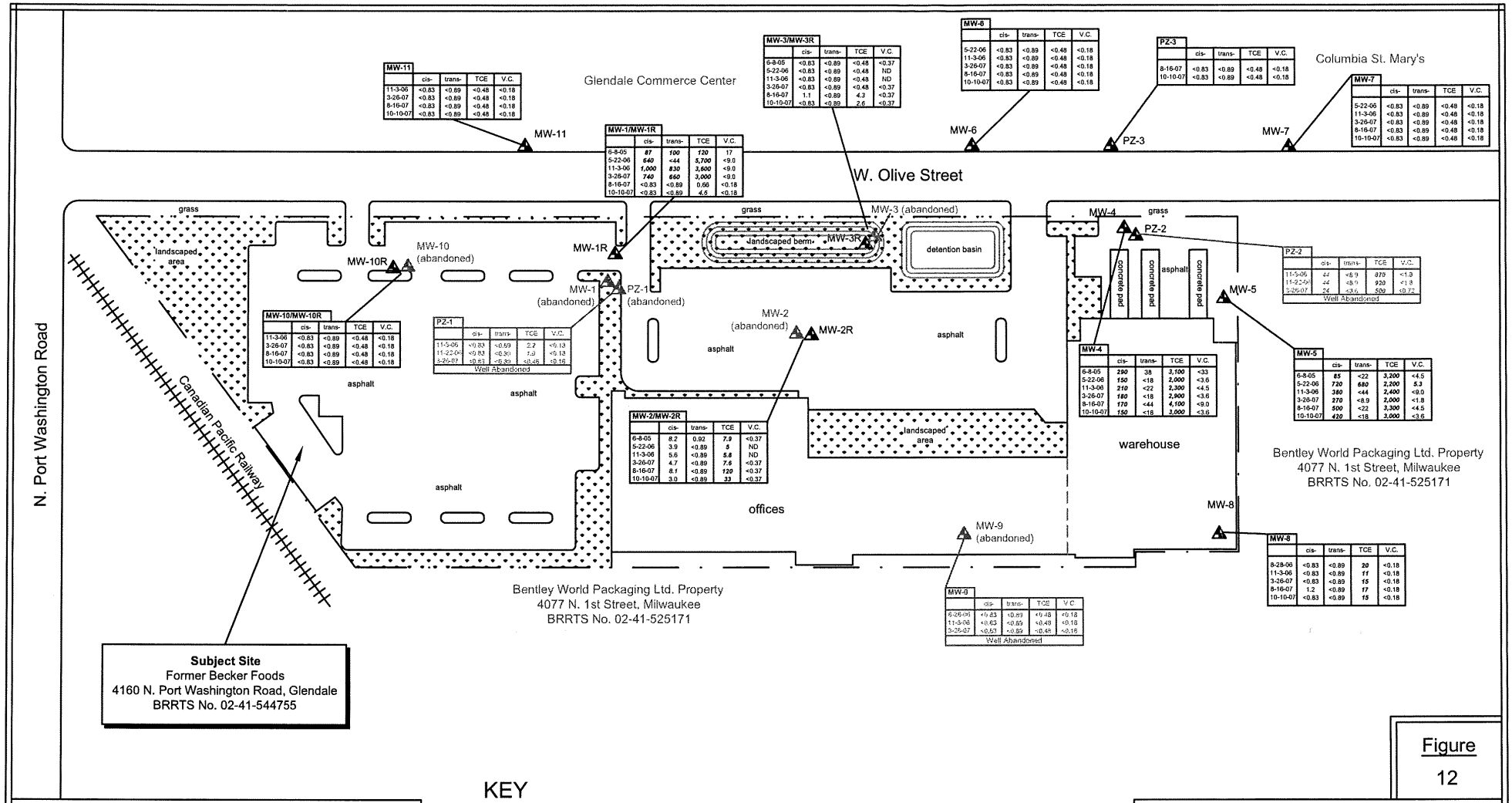
Beerline Crossing LLC believes that the legal description on the Special Warranty Deed included in this soil and groundwater Geographic Information System (GIS) packet is complete and accurate to the best of our knowledge.

Respectfully,

Name: Randy Roth

Title: Owner/Partner Beerline Crossing, LLC

Beerline Crossing LLC



MW-11	cis-	trans-	TCE	V.C.
11-3-06	<0.83	<0.89	<0.48	<0.18
3-26-07	<0.83	<0.89	<0.48	<0.18
8-16-07	<0.83	<0.89	<0.48	<0.18
10-10-07	<0.83	<0.89	<0.48	<0.18

MW-1/MW-1R	cis-	trans-	TCE	V.C.
6-8-05	***87***	***100***	***120***	17
5-22-06	***640***	***<44***	***5,700***	<9.0
11-3-06	***1,000***	***830***	***3,600***	<9.0
3-26-07	***740***	***660***	***3,000***	<9.0
8-16-07	<0.83	<0.89	0.66	<0.18
10-10-07	<0.83	<0.89	***4.5***	<0.18

MW-3/MW-3R	cis-	trans-	TCE	V.C.
6-8-05	<0.83	<0.89	<0.48	<0.37
5-22-06	<0.83	<0.89	<0.48	ND
11-3-06	<0.83	<0.89	<0.48	ND
3-26-07	<0.83	<0.89	<0.48	<0.37
8-16-07	1.1	<0.89	***4.3***	<0.37
10-10-07	<0.83	<0.89	2.6	<0.37

MW-6	cis-	trans-	TCE	V.C.
5-22-06	<0.83	<0.89	<0.48	<0.18
11-3-06	<0.83	<0.89	<0.48	<0.18
3-26-07	<0.83	<0.89	<0.48	<0.18
8-16-07	<0.83	<0.89	<0.48	<0.18
10-10-07	<0.83	<0.89	<0.48	<0.18

PZ-3	cis-	trans-	TCE	V.C.
8-16-07	<0.83	<0.89	<0.48	<0.18
10-10-07	<0.83	<0.89	<0.48	<0.18

MW-7	cis-	trans-	TCE	V.C.
5-22-06	<0.83	<0.89	<0.48	<0.18
11-3-06	<0.83	<0.89	<0.48	<0.18
3-26-07	<0.83	<0.89	<0.48	<0.18
8-16-07	<0.83	<0.89	<0.48	<0.18
10-10-07	<0.83	<0.89	<0.48	<0.18

MW-10/MW-10R	cis-	trans-	TCE	V.C.
11-3-06	<0.83	<0.89	<0.48	<0.18
3-26-07	<0.83	<0.89	<0.48	<0.18
8-16-07	<0.83	<0.89	<0.48	<0.18
10-10-07	<0.83	<0.89	<0.48	<0.18

PZ-1	cis-	trans-	TCE	V.C.
11-3-06	<0.83	<0.89	2.7	<0.18
11-22-06	<0.83	<0.89	1.9	<0.18
3-26-07	<0.83	<0.89	<0.48	<0.18
Well Abandoned				

MW-2/MW-2R	cis-	trans-	TCE	V.C.
6-8-05	***8.2***	0.92	***7.9***	<0.37
5-22-06	3.9	<0.89	***5***	ND
11-3-06	5.6	<0.89	***5.8***	ND
3-26-07	4.7	<0.89	***7.6***	<0.37
8-16-07	***8.1***	<0.89	***120***	<0.37
10-10-07	3.0	<0.89	***33***	<0.37

MW-4	cis-	trans-	TCE	V.C.
6-8-05	***290***	38	***3,100***	<33
5-22-06	***150***	<18	***2,000***	<3.6
11-3-06	***210***	<22	***2,300***	<4.5
3-26-07	***180***	<18	***2,900***	<3.6
8-16-07	***170***	<44	***4,100***	<9.0
10-10-07	***150***	<18	***3,000***	<3.6

PZ-2	cis-	trans-	TCE	V.C.
11-3-06	44	<8.9	***870***	<1.8
11-22-06	44	<8.9	***920***	<1.8
3-26-07	24	<3.6	***500***	<0.72
Well Abandoned				

MW-5	cis-	trans-	TCE	V.C.
6-8-05	***85***	<22	***3,200***	<4.5
5-22-06	***720***	***680***	***2,200***	***5.3***
11-3-06	***380***	<44	***2,400***	<9.0
3-26-07	***270***	<8.9	***2,000***	<1.8
8-16-07	***500***	<22	***3,300***	<4.5
10-10-07	***420***	<18	***3,000***	<3.6

MW-8	cis-	trans-	TCE	V.C.
8-28-06	<0.83	<0.89	***20***	<0.18
11-3-06	<0.83	<0.89	***11***	<0.18
3-26-07	<0.83	<0.89	***15***	<0.18
8-16-07	1.2	<0.89	***17***	<0.18
10-10-07	<0.83	<0.89	***15***	<0.18

MW-9	cis-	trans-	TCE	V.C.
6-26-06	<0.83	<0.89	<0.48	<0.18
11-3-06	<0.83	<0.89	<0.48	<0.18
3-26-07	<0.83	<0.89	<0.48	<0.18
Well Abandoned				

Figure
12

KEY

▲ = SI monitoring well
VOCs = volatile organic compounds
cis = cis-1,2-dichloroethene
trans = trans-1,2-dichloroethene
TCE = trichloroethene
VC = vinyl chloride

notes:
1.) Only compounds detected above a standard are illustrated.
2.) concentrations in **bold** exceed their respective enforcement standard.
3.) concentrations in *italics* exceed their respective preventive action limit.

NORTH

Scale
0 — 80
1 inch = 80 feet
All dimensions on this diagram are approximate

File No.: 070207e	
DWG Date: 10-26-07	
Rev Date: 10-31-07	
Drawn By: JEB	
Checked By (PM): JEB	

eds environmental & development solutions

Groundwater Analytical Results Diagram
Former Becker Foods Property
4160 N. Port Washington Road
Glendale, Wisconsin