

**Source Property Information**

**BRRTS #:** 02-41-546856

**ACTIVITY NAME:** Former Milwaukee Stockyards - Main Parcel

**PROPERTY ADDRESS:** 1301 W. Canal St.

**MUNICIPALITY:** Milwaukee

**PARCEL ID #:** 426-0132-000-7

**CLOSURE DATE:** Jan 19, 2010

**FID #:** 241588820

**DATCP #:**

**COMM #:**

**\*WTM COORDINATES:**

X: 688667 Y: 286285

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

**WTM COORDINATES REPRESENT:**

- Approximate Center Of Contaminant Source
- Approximate Source Parcel Center

Please check as appropriate: (BRRTS Action Code)

**Contaminated Media:**

- Groundwater Contamination > ES (236)
  - Contamination in ROW
  - Off-Source Contamination  
*(note: for list of off-source properties see "Impacted Off-Source Property")*
- Soil Contamination > \*RCL or \*\*SSRCL (232)
  - Contamination in ROW
  - Off-Source Contamination  
*(note: for list of off-source properties see "Impacted Off-Source Property")*

**Land Use Controls:**

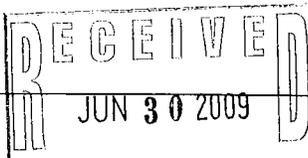
- N/A (Not Applicable)
- Soil: maintain industrial zoning (220)  
*(note: soil contamination concentrations between non-industrial and industrial levels)*
- Structural Impediment (224)
- Site Specific Condition (228)
- Cover or Barrier (222)  
*(note: maintenance plan for groundwater or direct contact)*
- Vapor Mitigation (226)
- Maintain Liability Exemption (230)  
*(note: local government or economic development corporation)*

**Monitoring Wells:**

Are all monitoring wells properly abandoned per NR 141? (234)

- Yes
- No
- N/A

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



This Adobe Fillable form is intended to provide a list of information that is required for evaluation for case closure. It is to be used in conjunction with Form 4400-202, Case Closure Request. The closure of a case means that the Department has determined that no further response is required at that time based on the information that has been submitted to the Department.

**NOTICE: Completion of this form is mandatory** for applications for case closure pursuant to ch. 292, Wis. Stats. and ch. NR 726, Wis. Adm. Code, including cases closed under ch. NR 746 and ch. NR 726. The Department will not consider, or act upon your application, unless all applicable sections are completed on this form and the closure fee and any other applicable fees, required under ch. NR 749, Wis. Adm. Code, Table 1 are included. It is not the Department's intention to use any personally identifiable information from this form for any purpose other than reviewing closure requests and determining the need for additional response action. The Department may provide this information to requesters as required by Wisconsin's Open Records law [ss. 19.31 - 19.39, Wis. Stats.].

BRTS #: 02-41-546856

PARCEL ID #: 426-0132-000-7

ACTIVITY NAME: Main Parcel

WTM COORDINATES: X: 688667 Y: 286285

**CLOSURE DOCUMENTS** (the Department adds these items to the final GIS packet for posting on the Registry)

- Closure Letter**
- Maintenance Plan** (if activity is closed with a land use limitation or condition (land use control) under s. 292.12, Wis. Stats.)
- Conditional Closure Letter**
- Certificate of Completion (COC)** for VPLE sites

**SOURCE LEGAL DOCUMENTS**

- Deed:** The most recent deed as well as legal descriptions, for the **Source Property** (where the contamination originated). Deeds for other, off-source (off-site) properties are located in the **Notification** section.  
*Note: If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.*
- Certified Survey Map:** A copy of the certified survey map or the relevant section of the recorded plat map for those properties where the legal description in the most recent deed refers to a certified survey map or a recorded plat map. (lots on subdivided or platted property (e.g. lot 2 of xyz subdivision)).  
**Figure #: No. 7629      Title: Certified Survey map No. 7629 - 6 pages**
- Signed Statement:** A statement signed by the Responsible Party (RP), which states that he or she believes that the attached legal description accurately describes the correct contaminated property.

**MAPS** (meeting the visual aid requirements of s. NR 716.15(2)(h))

Maps must be no larger than 8.5 x 14 inches unless the map is submitted electronically.

- Location Map:** A map outlining all properties within the contaminated site boundaries on a U.S.G.S. topographic map or plat map in sufficient detail to permit easy location of all parcels. If groundwater standards are exceeded, include the location of all potable wells within 1200 feet of the site.  
*Note: Due to security reasons municipal wells are not identified on GIS Packet maps. However, the locations of these municipal wells must be identified on Case Closure Request maps.*  
**Figure #: 1                      Title: Site Location Map (topographic)**
- Detailed Site Map:** A map that shows all relevant features (buildings, roads, individual property boundaries, contaminant sources, utility lines, monitoring wells and potable wells) within the contaminated area. This map is to show the location of all contaminated public streets, and highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding a ch. NR 140 Enforcement Standard (ES), and/or in relation to the boundaries of soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Levels (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.  
**Figure #: 2                      Title: Site Layout and Sample Locations**
- Soil Contamination Contour Map:** For sites closing with residual soil contamination, this map is to show the location of all contaminated soil and a single contour showing the horizontal extent of each area of contiguous residual soil contamination that exceeds a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.  
**Figure #: 3                      Title: Extent of Cap**

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ACTIVITY NAME: Main Parcel

**MAPS (continued)**

- Geologic Cross-Section Map:** A map showing the source location and vertical extent of residual soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL). If groundwater contamination exceeds a ch. NR 140 Enforcement Standard (ES) when closure is requested, show the source location and vertical extent, water table and piezometric elevations, and locations and elevations of geologic units, bedrock and confining units, if any.

Figure #: Title:

Figure #: Title:

- Groundwater Isoconcentration Map:** For sites closing with residual groundwater contamination, this map shows the horizontal extent of all groundwater contamination exceeding a ch. NR140 Preventive Action Limit (PAL) and an Enforcement Standard (ES). Indicate the direction and date of groundwater flow, based on the most recent sampling data.

*Note: This is intended to show the total area of contaminated groundwater.*

Figure #: Title:

- Groundwater Flow Direction Map:** A map that represents groundwater movement at the site. If the flow direction varies by more than 20° over the history of the site, submit 2 groundwater flow maps showing the maximum variation in flow direction.

Figure #: Title:

Figure #: Title:

**TABLES (meeting the requirements of s. NR 716.15(2)(h)(3))**

Tables must be no larger than 8.5 x 14 inches unless the table is submitted electronically. Tables must not contain shading and/or cross-hatching. The use of **BOLD** or *ITALICS* is acceptable.

- Soil Analytical Table:** A table showing remaining soil contamination with analytical results and collection dates.  
*Note:* This is one table of results for the contaminants of concern. Contaminants of concern are those that were found during the site investigation, that remain after remediation. It may be necessary to create a new table to meet this requirement.

Table #: 1 Title: **Soil Analytical Results**

- Groundwater Analytical Table:** Table(s) that show the most recent analytical results and collection dates, for all monitoring wells and any potable wells for which samples have been collected.

Table #: 2 Title: **Groundwater Analytical Results**

- Water Level Elevations:** Table(s) that show the previous four (at minimum) water level elevation measurements/dates from all monitoring wells. If present, free product is to be noted on the table.

Table #: Title:

**IMPROPERLY ABANDONED MONITORING WELLS**

For each monitoring well not properly abandoned according to requirements of s. NR 141.25 include the following documents.

*Note: If the site is being listed on the GIS Registry for only an improperly abandoned monitoring well you will only need to submit the documents in this section for the GIS Registry Packet.*

- Not Applicable**

- Site Location Map:** A map showing all surveyed monitoring wells with specific identification of the monitoring wells which have not been properly abandoned.

*Note: If the applicable monitoring wells are distinctly identified on the Detailed Site Map this Site Location Map is not needed.*

Figure #: Title:

- Well Construction Report:** Form 4440-113A for the applicable monitoring wells.

- Deed:** The most recent deed as well as legal descriptions for each property where a monitoring well was not properly abandoned.

- Notification Letter:** Copy of the notification letter to the affected property owner(s).

BRRTS #: 02-41-546856

ACTIVITY NAME: Main Parcel

**NOTIFICATIONS**

**Source Property**

- Letter To Current Source Property Owner:** If the source property is owned by someone other than the person who is applying for case closure, include a copy of the letter notifying the current owner of the source property that case closure has been requested.
- Return Receipt/Signature Confirmation:** Written proof of date on which confirmation was received for notifying current source property owner.

**Off-Source Property**

Group the following information per individual property and label each group according to alphabetic listing on the "Impacted Off-Source Property" attachment.

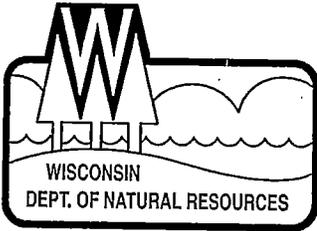
- Letter To "Off-Source" Property Owners:** Copies of all letters sent by the Responsible Party (RP) to owners of properties with groundwater exceeding an Enforcement Standard (ES), and to owners of properties that will be affected by a land use control under s. 292.12, Wis. Stats.  
*Note: Letters sent to off-source properties regarding residual contamination must contain standard provisions in Appendix A of ch. NR 726.*

**Number of "Off-Source" Letters:**

- Return Receipt/Signature Confirmation:** Written proof of date on which confirmation was received for notifying any off-source property owner.
- Deed of "Off-Source" Property:** The most recent deed(s) as well as legal descriptions, for all affected deeded **off-source property(ies)**. This does not apply to right-of-ways.  
*Note: If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.*

- Letter To "Governmental Unit/Right-Of-Way" Owners:** Copies of all letters sent by the Responsible Party (RP) to a city, village, municipality, state agency or any other entity responsible for maintenance of a public street, highway, or railroad right-of-way, within or partially within the contaminated area, for contamination exceeding a groundwater Enforcement Standard (ES) and/or soil exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL).

**Number of "Governmental Unit/Right-Of-Way Owner" Letters:**



## State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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

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

January 19, 2010

Mr. Todd Bence  
Ziegler/Bence Partners 5, LLC  
5582 County Hwy Z  
West Bend, WI 53095

SUBJECT: Final Case Closure with Continuing Obligations  
Former Milwaukee Stockyards – Main Parcel, 1301 W. Canal St., Milwaukee, WI  
WDNR BRRTS Activity #: 02-41-546856  
FID #: 241588820

Dear Mr. Bence:

On January 15, 2010, the Department of Natural Resources staff in the Southeast Region 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

Based on the correspondence and data provided, it appears that your case meets the closure requirements in ch. NR 726, Wisconsin Administrative Code. The Department considers this case closed and no further investigation or remediation is required at this time, however, you and future property owners must comply with certain continuing obligations as explained in this letter.

### GIS Registry

This site will 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
- Pavement, an engineered cover or a soil barrier must be maintained over contaminated soil and the state must approve any changes to this barrier

This letter and 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 the RR Sites Map page at <http://dnr.wi.gov/org/aw/rr/gis/index.htm>. If the 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://dnr.wi.gov/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. You must pass on the information about these continuing obligations to the next property owner or owners. 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. The Department intends to conduct inspections in the future to ensure that the conditions included in this letter including compliance with referenced maintenance plans are met.

### **Cover or Barrier**

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

The attached maintenance plan and inspection log are to be kept up-to-date and on-site. Please submit the inspection log to the Department only upon request.

### **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; 6) construction or placement of a building or other structure.

### **Chapter NR 140, Wis. Adm. Code Exemption**

Recent groundwater monitoring data at this site indicates that for benzo(a)pyrene, benzo(b)fluoranthene, and chrysene at MW-05-2 contaminant levels exceed the NR 140 preventive action limit (PAL) but are below the enforcement standard (ES). The Department may grant an exemption to a PAL for a substance of public health concern, other than nitrate, pursuant to s. NR 140.28(2)(b), Wis. Adm. Code, if all of the following criteria are met:

1. The measured or anticipated increase in the concentration of the substance will be minimized to the extent technically and economically feasible.
2. Compliance with the PAL is either not technically or economically feasible.
3. The enforcement standard for the substance will not be attained or exceeded at the point of standards application. [Note: at this site the point of standards application is all points where groundwater is monitored.]
4. Any existing or projected increase in the concentration of the substance above the background concentration does not present a threat to public health or welfare.

Based on the information you provided, the Department believes that these criteria have been or will be met due to the reduction in infiltration to the groundwater from the addition of cover materials. Therefore, pursuant to s. NR 140.28, Wis. Adm. Code, an exemption to the PAL is granted for benzo(a)pyrene, benzo(b)fluoranthene, and chrysene at MW-05-2. Please keep this letter, because it serves as your exemption.

#### Post-Closure Notification Requirements

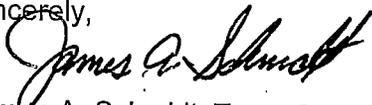
In accordance with ss, 292.12 and 292.13, Wis. Stats., you must notify the Department before making changes that affect or relate to the conditions of closure in this letter. For this case, examples of changed conditions requiring prior notification include, but are not limited to:

- Disturbance, construction on, change or removal in whole or part of pavement, an engineered cover or a soil barrier that must be maintained over contaminated soil

Please send written notifications in accordance with the above requirements to the Southeast Region Headquarters Office, to the attention of Vicky Stovall.

The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this closure decision or anything outlined in this letter, please contact Margaret Brunette at (414)263-8557.

Sincerely,



James A. Schmidt, Team Supervisor  
Southeast Region Remediation & Redevelopment Program

Attach.

- Remaining soil contamination map
- Maintenance plan

cc: Lanette Altenbach – w/o attach  
Bill Phelps, DG/5

Prepared for:  
**Ziegler Bence**  
West Bend, Wisconsin

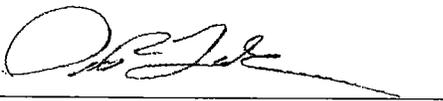
# Cap Maintenance Plan

Canal Street Commerce Center

1301 West Canal Street  
Milwaukee, Wisconsin  
WDNR BRRTS #:02-41-546856



Prepared By



Reviewed By

AECOM, Inc.  
Revision 1, June 2009  
Document No.: 13290-001-1000

AECOM

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## List of Attachments

Figure A-1 – Investigation Results  
Figure 1 – Extent of Direct Contact Barrier  
Cap Inspection Form

## 1.0 Introduction

The Canal Street Commerce Center property is located at 1301 West Canal Street in Milwaukee, Wisconsin. Ziegler/Bence Partners 5 LLC redeveloped this property as an office/warehouse/light industrial multi-tenant facility. The property is a 12.26-acre parcel with approximately 1,077 feet of street frontage along W. Canal Street.

Multiple investigations have been conducted on the property and adjacent parcels to evaluate for the presence of environmental impairment due to past and present property uses. These investigations have identified soils with concentrations of various organic and inorganic compounds above generic direct contact residual contaminant levels (RCLs) established by the Wisconsin Department of Natural Resources (WDNR). The WDNR accepted the proposed remedial action for the site in a July 13, 2006 letter and concluded that further investigation of the property is not necessary. Figure A-1 depicts the investigation results and indicates the original depth from which the soil samples were collected. These soils are now overlain by various thicknesses of cover, up to nine feet of cover under the building, up three feet in landscaped areas and up to two feet in paved areas.

The extent and type of capped areas at the property are depicted on Figure 1.

The purpose of this Cap Maintenance Plan (CMP) is to present requirements for maintaining the cap over the historic fill soil. The cap was placed over the historic fills because the results of a site investigation found detectable concentrations of polynuclear aromatic hydrocarbons (PAHs) exceeding industrial direct contact Residual Contaminant Levels (RCLs). The cap consists of a direct contact barrier consisting of the building footprint, paved areas, and placement of two feet of fill soil/topsoil in landscaped areas.

The CMP describes procedures necessary to observe and document that the cap over the historic fill soil remains intact and in relatively good condition. The next sections describe the observation, inspection and documentation requirements.

## 2.0 Pavement and Building Maintenance Plan

### 2.1 Inspection and Evaluation

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

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

Regular inspection of the building should be conducted at the same time as the pavement inspection. The building roof should be observed for leaks and the building floor inspected for cracks.

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

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

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

#### 1. Type of distressed pavement area

- Pot Holes
- Ruts
- Depressed areas
- Heaved areas

#### Type of distressed building area

- Full thickness cracks in concrete floor
- Leaks from roof

#### 2. Size of distressed area

- Dimensions (length and width) of distressed area

3. Take photographs of each distressed area observed

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

## 2.2 Repair Measures

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

## 2.3 Records

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

## 3.0 Landscape Maintenance Plan

Maintenance of the landscape is required for the care of the soil direct contact barrier system employed over historic fill soil at the property.

### 3.1 Inspection and Evaluation

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

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

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

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

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

1. Type of distressed area:

- Stressed vegetation (brown grass, wilted shrubs or tree leaves)
- Lack of vegetation, dead shrubs or trees
- Bare soil areas
- Signs of animal burrows

2. Size of distressed area

3. Take photographs of each distressed area observed

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

### **3.2 Repair Measures**

The objective of the repair activities to distressed areas is to protect the cover soil that prevents direct contact with the historic fill soil below the clean fill soil cover. Repairs to distressed areas shall be made as soon as possible after the inspection, weather dependent, but no later than 2 weeks after the date of inspection.

Repair measures should be logged, including the starting time and date the repair activities occurred, location of the repaired area, and who performed the work. Photographs should be taken to record the repair activities. The repaired area should be inspected after the repair activities to confirm the integrity of the repair.

Temporary repair measures such as erosion control mats should be used if the weather conditions are unsuitable for supporting vegetative growth (such as late fall, winter, or early spring before the growing season begins).

### **3.3 Records**

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

## **Attachments**

**Figure A-1 Investigation Results**

**Figure 1 Extent of Direct Contact Barrier**

**Cap Inspection Form**

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**SOIL PARAMETERS**

PAHs (ug/kg)  
 BaP - Benzo(a)Pyrene  
 Phen - Phenanthrene  
 Acen - Acenaphthylene  
 Naph - Naphthalene

Metals (mg/kg)  
 As - Arsenic  
 Pb - Lead

**GROUNDWATER PARAMETERS**

VOCs (ug/L)  
 Bnz - Benzene  
 Ba - Barium  
 BaP - Benzo(a)Pyrene  
 BbF - Benzo(b)Fluoranthrene  
 Chry - Chrysene

**SOIL EXCEEDANCES**

Direct Contact (Non-Industrial)  
 Direct Contact (Industrial)  
 Groundwater Pathway  
 Groundwater Exceedances  
 Enforcement Standard  
 NE = No. Exceedances

GP-2  
 2-4 Feet  
 BaP 1,800  
 4 PAHs  
 Phen 2,720  
 Bnz 66  
 Naph(VOC) 473  
 As 11  
 Pb 231  
 4-6 Feet  
 NE  
 8-9 Feet  
 NE

GP-1  
 1.8-4.0 Feet  
 BaP 592  
 4 PAHs  
 As 3.17  
 Groundwater

MW-05-2  
 Groundwater  
 BaP 0.10  
 BbF 0.0004  
 Chry 0.113

GP-4  
 0-2 Feet  
 BaP 10.0  
 As 2.95  
 Groundwater  
 NE

GP-3  
 2-4 Feet  
 BaP 4,140  
 3 PAHs  
 Phen 12,700  
 Acen 1,620  
 Naph(PAH) 3,720  
 Bnz 58.5  
 Naph(VOC) 558  
 As 16.7  
 Pb 128

WE ENERGIES  
 GP-5  
 2-4 Feet  
 BaP 1,860  
 4 PAHs  
 Phen 3,340  
 As 11.8  
 Pb 137  
 8-8 Feet  
 BaP 81.6  
 1 PAH  
 As 4.10  
 14-15 Feet  
 BaP 107  
 3 PAHs  
 Naph(VOC) 783  
 As 12.4  
 Pb 117  
 Groundwater  
 NE

GP-5  
 3-4 Feet  
 BaP 19.0  
 Bnz 488  
 Naph(VOC) 450  
 Tol 1780  
 As 6.85  
 Pb 35.9  
 10-2 Feet  
 No PVOC Exceedances

B-05-2  
 10-2 Feet  
 No PVOC Exceedances

6-8 Feet  
 BaP 334  
 4 PAHs  
 Phen 2730  
 Bnz 12,900  
 Tol 1,620  
 As 3.23  
 Pb 107  
 Groundwater  
 Bnz 32.9

B-05-1  
 1-2 Feet  
 No PVOC Exceedances

4-6 Feet  
 No PVOC Exceedances

GP-8  
 0-2 Feet  
 BaP 69.9  
 3 PAHs  
 Bnz 36.2  
 As 13.2  
 Pb 118

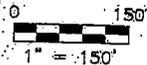
Area had separate BERTS # 02-01-349545 - Closed by WDNR in 2007

MW-05-1  
 2-4 Feet  
 No PVOC Exceedances  
 4-6 Feet  
 Bnz 73.4  
 Groundwater  
 BaP 0.0001  
 BbF 0.0002  
 Chry 0.0003

GP-7  
 2-4 Feet  
 BaP 45  
 Bnz 183  
 Naph(VOC) 608  
 As 7.01

B-05-01 SOIL BORING  
 MW-05-1 MONITORING WELL  
 PROPERTY BOUNDARY

**LEGEND**  
 ● GP-6/TW/M SOIL PROBE/TEMPORARY WELL  
 ● GP-1/TW SOIL PROBE/TEMPORARY WELL  
 ● GP-8/M SOIL PROBE/TEMPORARY WELL  
 ⊕ B-1 SOIL PROBE/METHANE MONITORING  
 ⊕ SB-33 GEOTECHNICAL SOIL BORING  
 ⊕ MW-5 FORMER SOIL BORING  
 ⊕ MW-5 FORMER MONITORING WELL  
 ▲ No.2 BENCH MARK DESIGNATION



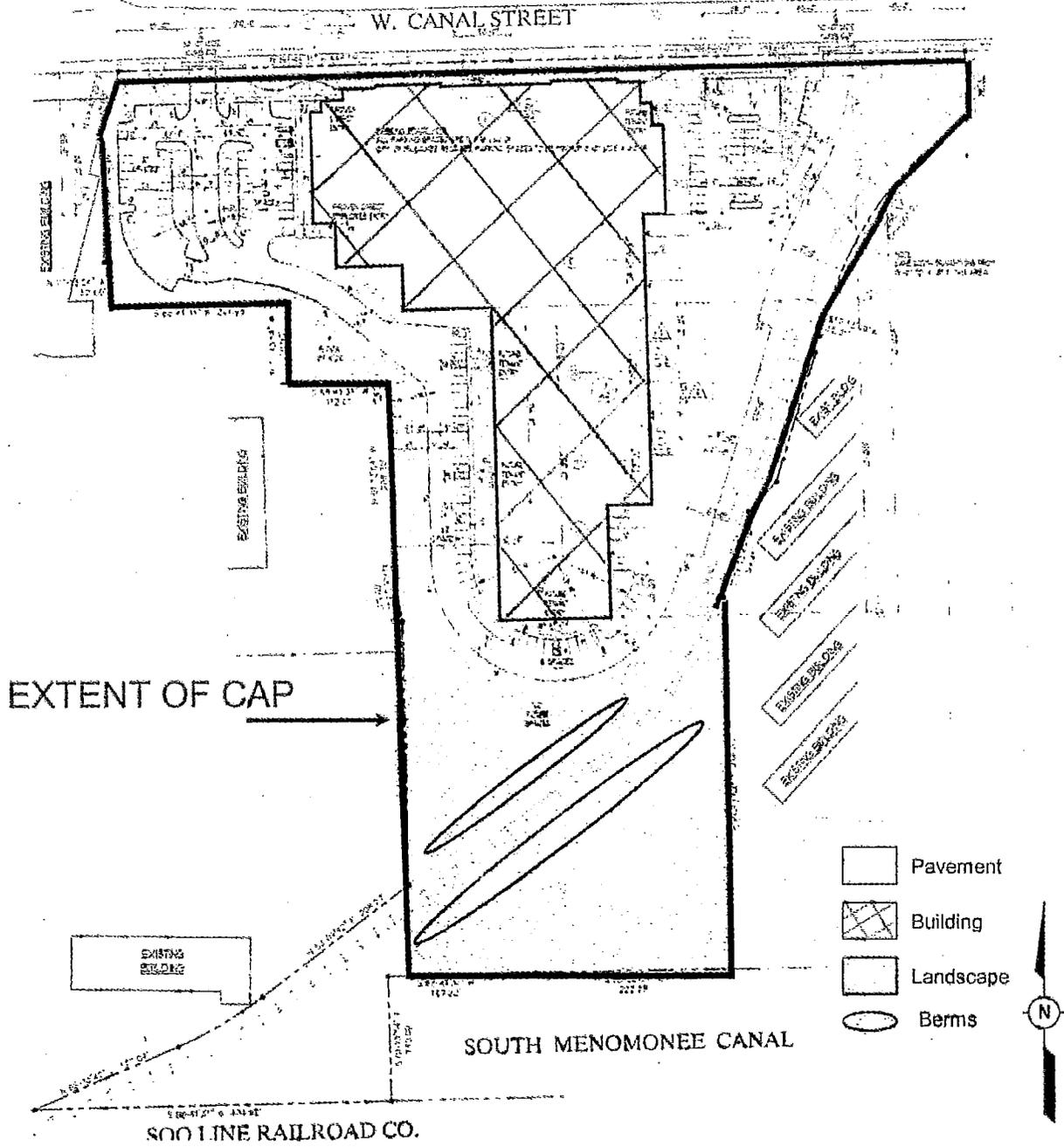
STS | AECOM

11425 W. Lake Park Drive  
 Suite 100, Milwaukee, WI 53224  
 T 414.358.3030  
 www.sts-aecom.com  
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INVESTIGATION RESULTS  
 CANAL STREET COMMERCE CENTER  
 1301 WEST CANAL STREET  
 MILWAUKEE, WISCONSIN

Drawn: TWP, Ltd. 9/15/2006  
 Bordered: LLA 12/14/2008  
 Reviewed: DXL 2/9/2009  
 PROJECT NUMBER 13290001  
 FIGURE NUMBER A-1

BUILDING FOOTPRINTS SHOWN ARE NOT TO SCALE. ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.



Source: Canal Street Commerce Center Site Plan by Torke Wirth Pujara, Ltd. Architects/Engineers

**STS RECON**

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 Suite 100, Milwaukee, WI 53224  
 T 414.959.3030  
 www.stsrecon.com  
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EXTENT OF CAP  
 CANAL STREET COMMERCE CENTER  
 1301 WEST CANAL STREET  
 MILWAUKEE, WI

Drawn:	dk 9/18/2006
Checked:	lla 12/4/2008
Approved:	dw 2/9/2009
PROJECT NUMBER	13290001
FIGURE NUMBER	1

**CAP INSPECTION FORM**  
**1301 West Canal Street**

Site: \_\_\_\_\_

Date: \_\_\_\_\_

Inspected By: \_\_\_\_\_

Weather: \_\_\_\_\_  
 Page \_\_\_ of \_\_\_

Distress Types in Pavement

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

**Existing Pavement Distress Observed**

<u>Distress Type</u>	<u>Quantity</u>	<u>Severity</u>			<u>Photo No.</u>	<u>Description</u>
		<u>Low</u>	<u>Medium</u>	<u>High</u>		

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

Distress Types in Landscape Areas

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

**Existing Landscape/Storm Water Basin Distress Observed**

<u>Distress Type</u>	<u>Quantity</u>	<u>Severity</u>			<u>Photo No.</u>	<u>Description</u>
		<u>Low</u>	<u>Medium</u>	<u>High</u>		

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

**CORRESPONDENCE/MEMORANDUM**

---

DATE: December 13, 2014

SUBJECT: Photos of Soil Cap Features  
Main Parcel  
WDNR BRRTS #: 02-41-546856  
FID #: 241588820

On October 29 and December 1, 2014 the Wisconsin Department of Natural Resources (WDNR) received photographs depicting the current condition of the soil cap that is required to be maintained at this property. These photos were added to the existing Cap Maintenance Plan and have also been incorporated into the GIS Registry Packet for reference.

Paul Grittner  
Hydrogeologist  
Remediation and Redevelopment

### Pavement Overview Photographs – Canal Street Commerce Center



Photograph 1 – View west of west entrance



Photograph 2 – View northwest of west entrance



Photograph 3- View west of northwest parking



Photograph 4 – View west of northwest parking

**Pavement Overview Photographs – Canal Street Commerce Center**



Photograph 5 – View southwest of northwest parking



Photograph 6 – View northwest from west side parking



Photograph 7 – View southeast of west side parking



Photograph 8 – View south of west side parking

**Pavement Overview Photographs – Canal Street Commerce Center**



Photograph 9 - View northwest of west side parking



Photograph 10 - View west of west side parking



Photograph 11 - View southwest of west side parking



Photograph 12 - View northwest of southwest side parking

**Pavement Overview Photographs – Canal Street Commerce Center**



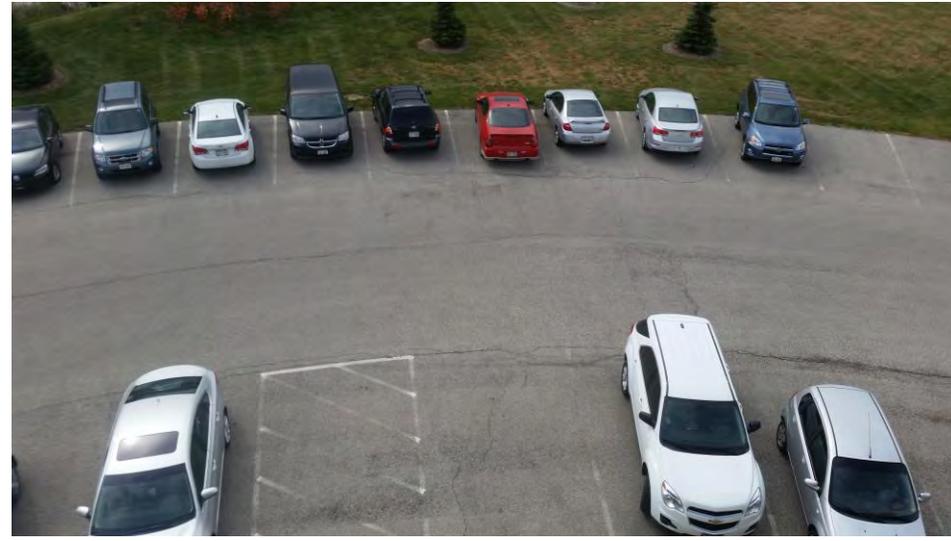
Photograph 13 - View west of southwest side parking



Photograph 14 - View southwest of southwest side parking



Photograph 15 - Southwest corner parking



Photograph 16 - South parking

**Pavement Overview Photographs – Canal Street Commerce Center**



Photograph 17 - Southeast corner parking



Photograph 18 - East Southeast parking



Photograph 19 - View northeast of east side parking



Photograph 20- East southeast loading dock

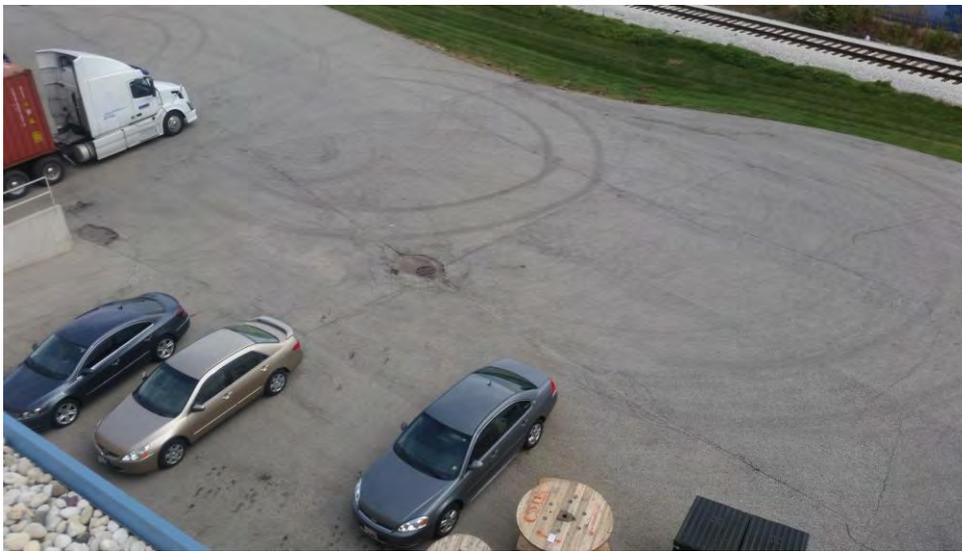
**Pavement Overview Photographs – Canal Street Commerce Center**



Photograph 21 - East southeast loading dock



Photograph 22 - View southeast of east loading dock



Photograph 23 - View northeast of east loading dock



Photograph 24 - View east of east loading dock

**Pavement Overview Photographs – Canal Street Commerce Center**



Photograph 25 - View northeast of northeast loading dock



Photograph 26 - View east of northeast loading dock



Photograph 27 - View southeast of northeast parking



Photograph 28 – View east of northeast parking

## Pavement Overview Photographs – Canal Street Commerce Center

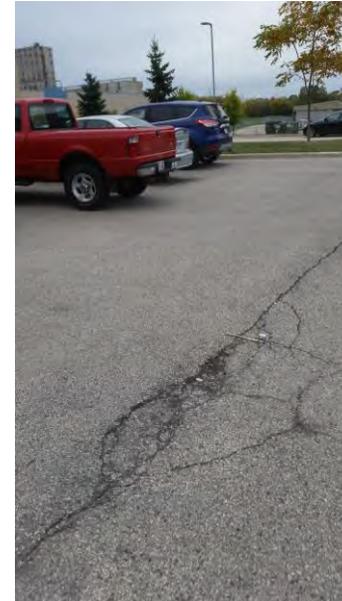


Photograph 29 - View northeast of east entrance

**Pavement Conditions Photographs – Canal Street Commerce Center**



Photograph 1 – Pavement Conditions



Photograph 2 – Pavement Conditions



Photograph 3- Pavement Conditions

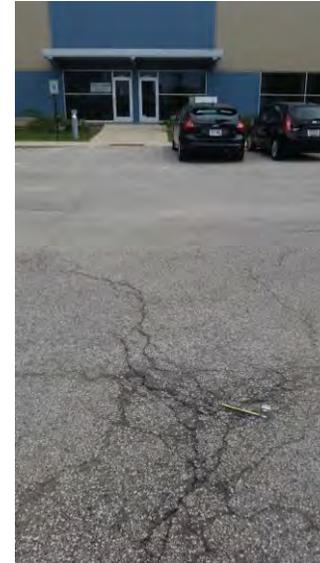


Photograph 4 – Pavement Conditions

**Pavement Conditions Photographs – Canal Street Commerce Center**



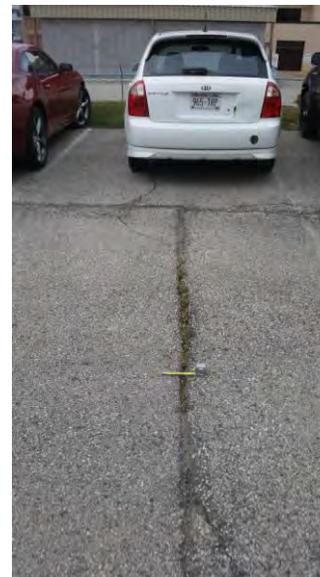
Photograph 5 – Pavement Conditions



Photograph 6 – Pavement Conditions



Photograph 7 – Pavement Conditions



Photograph 8 – Pavement Conditions

**Pavement Conditions Photographs – Canal Street Commerce Center**



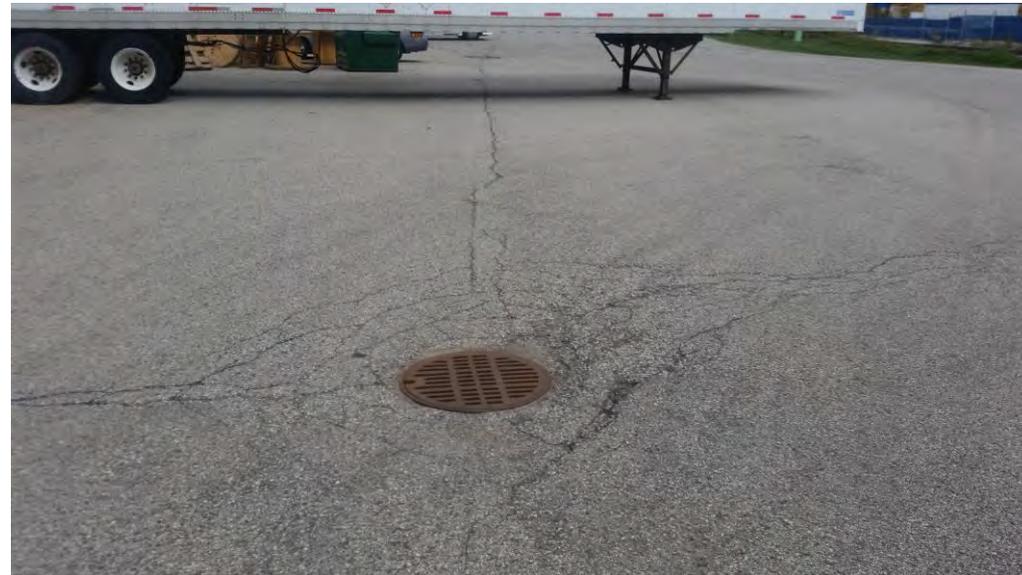
Photograph 9 - Pavement Conditions



Photograph 10 - Pavement Conditions



Photograph 11 - Pavement Conditions



Photograph 12 - Pavement Conditions

**Pavement Conditions Photographs – Canal Street Commerce Center**



Photograph 13 - Pavement Conditions



Photograph 14 - Pavement Conditions



Photograph 15 - Pavement Conditions



Photograph 16 - Pavement Conditions



**Pavement Conditions Photographs – Canal Street Commerce Center**



Photograph 17 - Pavement Conditions



Photograph 18 - Pavement Conditions



Photograph 19 - Pavement Conditions

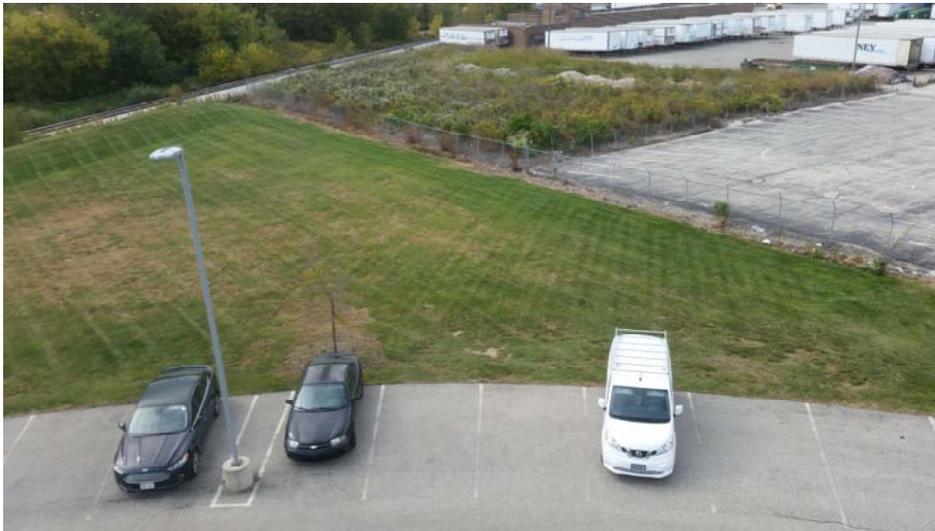
Southern Portion of Property Overview Photographs – Canal Street Commerce Center



Photograph 1 – View southeast



Photograph 2 – View south



Photograph 3- View southwest

BRRTS #: 02-41-540548, 02-41-546856, 03-41-002139

FID #: 241588820

SITE NAME: STOCKYARD GP-5 AREA, MAIN PARCEL, MILWAUKEE STOCK YARD

### **Associated VPLE Site**

To view the Certificate of Completion (COC) for this site click on the link below:

**BRRTS #**

**SITE NAME**

06-41-562057

[MILWAUKEE STOCKYARD FMR](#)



DOC.# 09342004

State Bar of Wisconsin Form 3-2003  
QUIT CLAIM DEED

Document Number

Document Name

REGISTER'S OFFICE | SS  
Milwaukee County, WI

RECORDED 11/20/2006 01:47PM

JOHN LA FAVE  
REGISTER OF DEEDS

AMOUNT: 11.00

THIS DEED, made between MILWAUKEE ECONOMIC DEVELOPMENT CORPORATION, a Wisconsin nonprofit corporation, as nominee of MENOMONEE VALLEY PARTNERS, INC., a Wisconsin nonprofit corporation.

\_\_\_\_\_  
("Grantor," whether one or more),  
and ZIEGLER/BENCE PARTNERS 5, LLC, a Wisconsin limited liability company.

\_\_\_\_\_  
("Grantee," whether one or more).

Grantor quit claims to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Milwaukee County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

Lot 2 of Certified Survey Map No. 7629, recorded on July 7, 2005, as Document No. 9044078, being a division of Parcel 3 of Certified Survey Map No. 2440, part of Parcel A of Certified Survey Map No. 2441 and part of Lot 4 in Subdivision and Partition of the Northwest 1/4 of Section 32 in the Northeast 1/4 of the Northeast 1/4 of Section 31 and the Northwest 1/4 of the Northwest 1/4 of Section 32, Town 7 North, Range 22 East in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Recording Area

Name and Return Address  
Elizabeth D. Perry  
411 East Wisconsin Avenue  
Milwaukee, Wisconsin 53202-4497

Tax Key No.: 426-0132-000-7  
Parcel Identification Number (PIN)

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

TRANSFER  
\$3,300<sup>00</sup>  
FEE

Dated November 13, 2006

MILWAUKEE ECONOMIC DEVELOPMENT CORPORATION,  
as nominee of MENOMONEE VALLEY PARTNERS, INC.

By: *Patrick G. Walsh*

Name: Patrick G. Walsh

Its: President

AUTHENTICATION

Signature(s) \_\_\_\_\_

authenticated on \_\_\_\_\_

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

THIS INSTRUMENT DRAFTED BY:

Jonathan R. Dotson of Foley & Lardner LLP

ACKNOWLEDGMENT

STATE OF WISCONSIN )

Milwaukee COUNTY ) ss.

Personally came before me on November 9, 2006  
the above-named PATRICK G. WALSH

to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

*David E. Latona*

Notary Public, State of Wisconsin

My Commission (to permanent) (expires: 5/10/2009)

(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.

QUIT CLAIM DEED

STATE BAR OF WISCONSIN  
FORM NO. 3-2003

Type name below signatures.

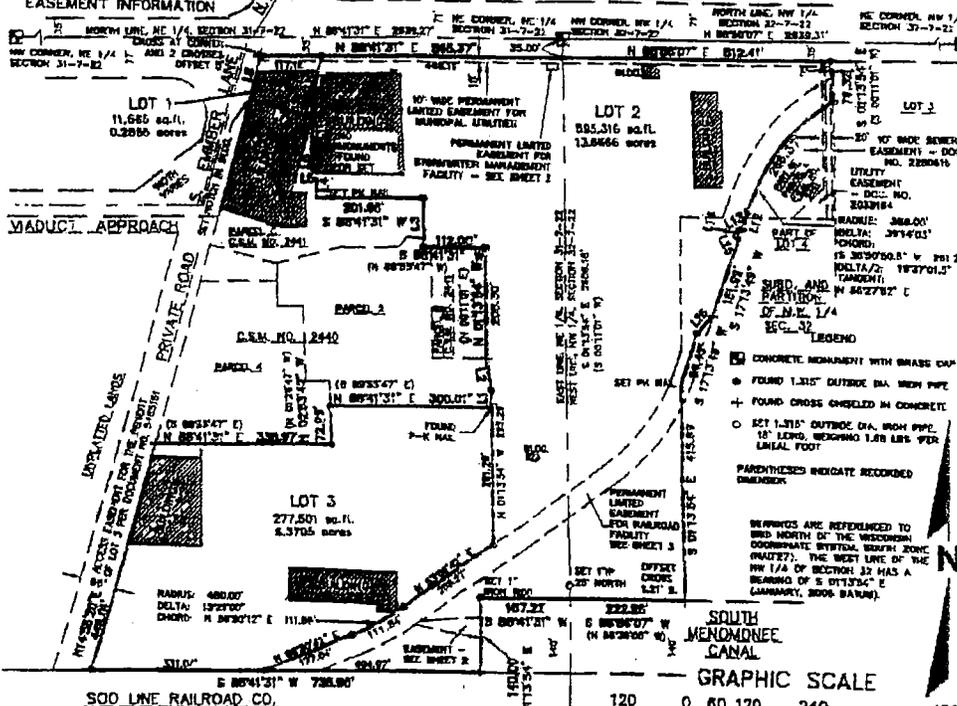
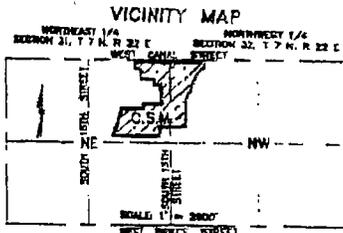
PLO # 2470

# CERTIFIED SURVEY MAP NO. 7629

A DIVISION OF PARCEL 3 OF CERTIFIED SURVEY MAP NO. 2440, PART OF PARCEL A OF CERTIFIED SURVEY MAP NO. 2441 AND PART OF LOT 4 IN SUBD. AND PARTITION OF N.W. 1/4 OF SEC. 32 IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31 AND THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWN 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN

TAX KEY NOS.: PART OF 426-0031-000, 426-0033-110, AND 427-0409-110  
ZONING: IH

SEE SHEETS 2 AND 3 FOR INTERIOR ANGLES, BUILDING TIES AND ADDITIONAL EASEMENT INFORMATION



LINE	LENGTH	BEARING
L1	348.07	S 89°41'31\"
L2	118.27	S 89°41'31\"
L3	118.27	S 89°41'31\"
L4	118.27	S 89°41'31\"
L5	118.27	S 89°41'31\"
L6	118.27	S 89°41'31\"
L7	118.27	S 89°41'31\"
L8	118.27	S 89°41'31\"
L9	118.27	S 89°41'31\"
L10	118.27	S 89°41'31\"
L11	118.27	S 89°41'31\"
L12	118.27	S 89°41'31\"
L13	118.27	S 89°41'31\"
L14	118.27	S 89°41'31\"
L15	118.27	S 89°41'31\"
L16	118.27	S 89°41'31\"
L17	118.27	S 89°41'31\"
L18	118.27	S 89°41'31\"
L19	118.27	S 89°41'31\"
L20	118.27	S 89°41'31\"



**National Survey & Engineering**  
262-781-1000  
Fax: 262-797-7373  
16745 W. Blumound Road  
Suite 200  
Brookfield, WI 53005-5938  
www.nseec.com  
S1518465 DWI  
CS201134.dwg/CS2011.34  
SHEET 1 OF 5 SHEETS

**INFRASTRUCTURE SERVICES DIVISION**  
Central Drafting & Records Manager  
Engr. in Charge  
APPROVED

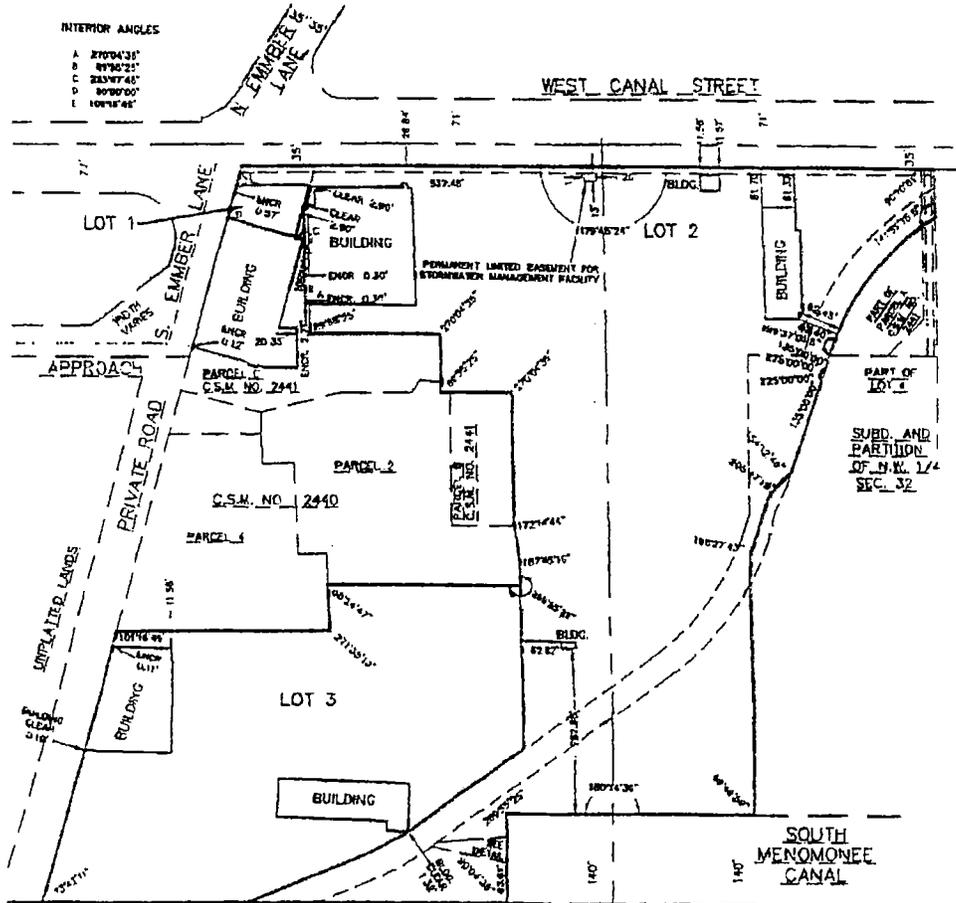
**DEPARTMENT OF CITY DEVELOPMENT**  
CITY OF MILWAUKEE  
APR 01 2005  
STAFF APPROVED

09044078  
REGISTERS OFFICE  
Milwaukee County, WI } SS  
RECORDED AT 3:46 pm  
JUL 7 2005  
REGISTER OF DEEDS

DCD#2470

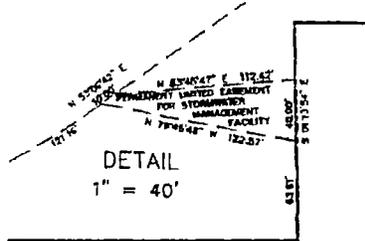
# CERTIFIED SURVEY MAP NO. 17629

A DIVISION OF PARCEL 3 OF CERTIFIED SURVEY MAP NO. 2440, PART OF PARCEL A OF CERTIFIED SURVEY MAP NO. 2441 AND PART OF LOT 4 IN SUBD. AND PARTITION OF N.W. 1/4 OF SEC. 32 IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31 AND THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWN 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN

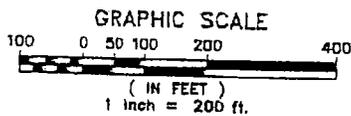


INTERIOR ANGLES  
 A 270°43'  
 B 87°02'25"  
 C 283°47'46"  
 D 90°00'00"  
 E 100°18'46"

SOO LINE RAILROAD CO.



DETAIL  
1" = 40'



**National Survey & Engineering**  
 262-781-1000  
 Fax 262-797-7373  
 16745 W. Bluemound Road  
 Suite 200  
 Brookfield, WI 53005-5938  
 A Division of RA, Smith & Associates, Inc.  
 www.nseco.com  
 S-5186665 DWG:  
 CS201L24.dwg/CS202L2H  
 SHEET 2 OF 6 SHEETS

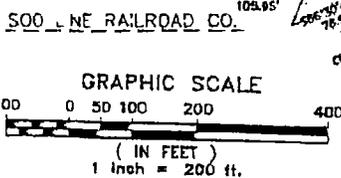
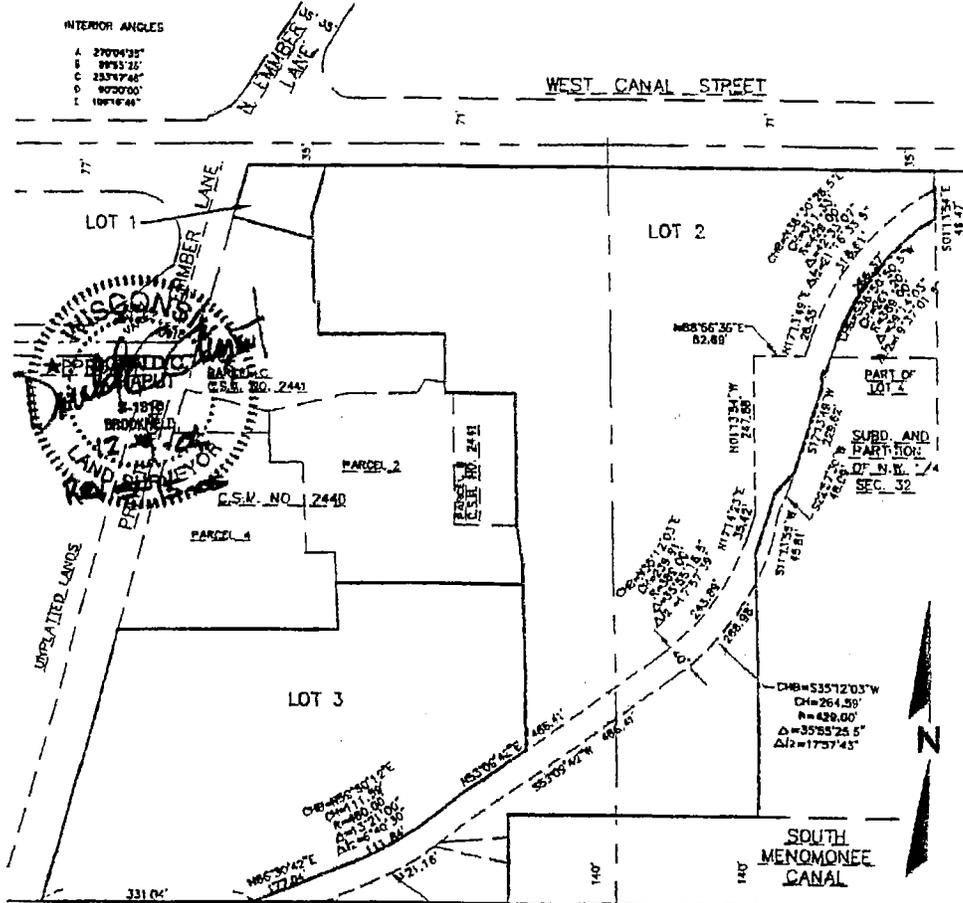
DCO # 2470

# CERTIFIED SURVEY MAP NO. 7629

A DIVISION OF PARCEL 3 OF CERTIFIED SURVEY MAP NO. 2440, PART OF PARCEL A OF CERTIFIED SURVEY MAP NO. 2441 AND PART OF LOT 4 IN SUBD. AND PARTITION OF N.W. 1/4 OF SEC. 32 IN THE NORTHEAST 1/4 OF SECTION 31 AND THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWN 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN

### INTERIOR ANGLES

- A 270°43'25"
- B 99°53'22"
- C 233°47'46"
- D 90°00'00"
- E 109°16'48"



**National Survey & Engineering**  
 A Division of P.A. Smith & Associates, Inc.  
 262-781-1000  
 Fax 262-797-7373  
 16745 W. Bluemound Road  
 Suite 200  
 Brookfield, WI 53005-5938  
 www.nse.com  
 S: 5154463DVG  
 CS2011A.dwg / CS20112H  
 SHEET 3 OF 6 SHEETS

CERTIFIED SURVEY MAP NO. 21629

A division of Parcel 3 of Certified Survey Map No. 2440, part of Parcel "A" of Certified Survey Map No. 2441 and part of Lot 4 in Subd. and Partition of Northwest 1/4 of Section 32 in the Northeast 1/4 of the Northeast 1/4 of Section 31 and the Northwest 1/4 of the Northwest 1/4 of Section 32, Town 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN )
:SS
WAUKESHA COUNTY )

I, DONALD C. CHAPUT, Registered Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped a division of Parcel 3 of Certified Survey Map No. 2440, part of Parcel "A" of Certified Survey Map No. 2441 and part of Lot 4 in Subd. and Partition of Northwest 1/4 of Section 32 in the Northeast 1/4 of the Northeast 1/4 of Section 31 and the Northwest 1/4 of the Northwest 1/4 of Section 32, Town 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin, which is bounded and described as follows:

COMMENCING at the Northeast corner of said Northeast 1/4 Section; thence South 01°13'54" East along the East line of said Northeast 1/4 Section 35.00 feet to the South line of West Canal Street and the point of beginning of the lands to be described; thence North 88°56'07" East along said South line 512.41 feet to a point; thence South 01°13'54" East 76.32 feet to a point; thence Southwesterly 286.37 feet along the arc of a curve whose center lies to the Southeast, whose radius is 388.00 feet and whose chord bears South 36°50'50.6" West 281.20 feet to a point; thence South 17°13'48" West 35.31 feet to a point; thence South 62°13'49" West 7.07 feet to a point; thence South 17°13'48" West 9.42 feet to a point; thence South 27°46'11" East 7.07 feet to a point; thence South 17°13'48" West 151.89 feet to a point; thence South 43°01'04" West 45.97 feet to a point; thence South 17°13'48" West 98.45 feet to a point; thence South 01°13'54" East 415.89 feet to the North line of South Menomonee Canal; thence South 88°56'07" West along said North line 222.28 feet to the East line of said Northeast 1/4 Section; thence South 88°41'31" West along the North line of said South Menomonee Canal 167.22 feet to a point; thence South 01°13'54" East 140.00 feet to the North line of the Soo Line Railroad Company; thence South 88°41'31" West along said North line 735.96 feet to a point; thence North 14°58'20" East 448.01 feet to a point; thence North 88°41'31" East 338.97 feet to a point; thence North 02°53'42" West 72.99 feet to a point; thence North 88°41'31" East 300.01 feet to a point; thence North 01°13'54" West 34.00 feet to a point; thence North 08°59'10" West 80.53 feet to a point; thence North 01°13'54" West 208.30 feet to a point; thence South 88°41'31" West 112.00 feet to a point; thence North 01°13'54" West 90.83 feet to a point; thence South 88°41'31" West 201.98 feet to a point; thence North 01°13'54" West 52.00 feet to a point; thence North 75°01'40" West 124.00 feet to the East line of South Emmer Lane; thence North 14°58'20" East along said East line 84.25 feet to the South line of West Canal Street; thence North 88°41'31" East along said South line 585.37 feet to the point of beginning.

THAT I have made the survey, land division and map by the direction of EMMPAK FOODS, INC., owner.

THAT the map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

THAT I have fully complied with Chapter 238 of the Wisconsin Statutes and Chapter 119 of the Milwaukee Code in surveying, dividing and mapping the same.

December 9, 2005
DATE
Revised April 29, 2005

Handwritten signature of Donald C. Chaput
DONALD C. CHAPUT, REGISTERED LAND SURVEYOR S-1316 (SEAL)
DONALD C. CHAPUT
S-1316
MILWAUKEE, WIS.
LAND SURVEYOR

Sheet 4 of 8 Sheets

DCD # 2470

CERTIFIED SURVEY MAP NO. 7624

A division of Parcel 3 of Certified Survey Map No. 2440, part of Parcel "A" of Certified Survey Map No. 2441 and part of Lot 4 in Subd. and Partition of Northwest 1/4 of Section 32 in the Northeast 1/4 of the Northeast 1/4 of Section 31 and the Northwest 1/4 of the Northwest 1/4 of Section 32, Town 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin.

**OWNER'S CERTIFICATE**

EMMPAK FOODS, INC., a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certifies that said corporation caused the land described on this map to be surveyed, divided and mapped as represented on this map in accordance with the requirements of Chapter 119 of the Milwaukee Code of Ordinances.

In consideration of the approval of the map by the Common Council of the City of Milwaukee and in accordance with Chapter 119 of the Milwaukee Code, the undersigned agrees:

- A. That all utility lines to provide electric power and telephone service and cable television or communications systems lines or cables to all lots in the Certified Survey Map shall be installed underground in easements provided therefore, where feasible.

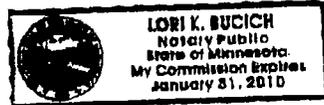
This agreement shall be binding on the undersigned and assigns.

In Witness Whereof EMMPAK FOODS, INC. has caused these presents to be signed by William A. Buckner, Chief Executive Officer at Minneapolis, MN this 3rd day of May, 2005.

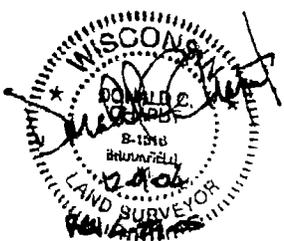
In the presence of: William A. Buckner EMMPAK FOODS, INC. William A. Buckner

MINNESOTA  
STATE OF ~~WISCONSIN~~ )  
HENNEPIN ) SS  
MILWAUKEE COUNTY )

PERSONALLY came before me this 3rd day of May, 2005, William A. Buckner, Chief Executive Officer of EMMPAK FOODS, INC. to me known as the person who executed the foregoing instrument, and to me known to be the Chief Executive Officer of corporation, and acknowledged that he executed the foregoing instrument as such officer as the deed of the corporation, by its authority.



Lori K. Bucich (SEAL)  
Notary Public, State of  
My commission expires 1-31-2010



Sheet 5 of 6 Sheets

CERTIFIED SURVEY MAP NO. 9629

DLD #2470

A division of Parcel 3 of Certified Survey Map No. 2440, part of Parcel "A" of Certified Survey Map No. 2441 and part of Lot 4 in Subd. and Partition of Northwest 1/4 of Section 32 in the Northeast 1/4 of the Northeast 1/4 of Section 31 and the Northwest 1/4 of the Northwest 1/4 of Section 32, Town 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin.

CERTIFICATE OF CITY TREASURER

STATE OF WISCONSIN )  
                                  )SS  
MILWAUKEE COUNTY )

I, WAYNE F. WHITTOW, being the duly elected, qualified and acting City Treasurer of the City of Milwaukee, certify that in accordance with the records in the office of the City Treasurer of the City of Milwaukee there are no unpaid taxes or unpaid special assessments on the land included in this Certified Survey Map.

6-28-05  
DATE

James Z. Hoff  
Deputy City Treasurer  
WAYNE F. WHITTOW, CITY TREASURER

COMMON COUNCIL CERTIFICATE OF APPROVAL

I certify that this Certified Survey Map was approved under Resolution File No. 050310 adopted by the Common Council of the City of Milwaukee on July 6, 2005

Ronald D. Leonhardt  
RONALD D. LEONHARDT, CITY CLERK

Tom Barrett  
TOM BARRETT, MAYOR



158965 CSM

THIS INSTRUMENT WAS DRAFTED BY DONALD C. CHAPUT,  
REGISTERED LAND SURVEYOR S-1316      Sheet 6 of 6 Sheets

Date: 2/25/09

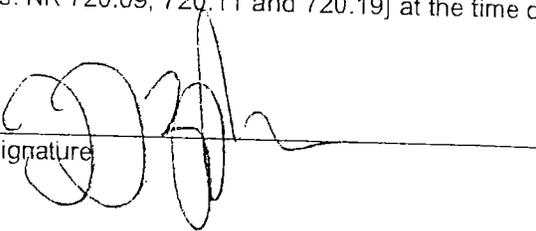
Site Name: Canal Street Commerce Center (Former  
Milwaukee Stockyards – Main Parcel)

Site Address: 1301 West Canal Street  
Milwaukee, Wisconsin

Responsible Party: Ziegler/Bence Partners 5, LLC

Address: 5582 County Highway Z  
West Bend, Wisconsin 53095

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

Signature 



0 1000 FEET 0 500 1000 METERS  
 Map created with TOPO!® ©2003 National Geographic (www.nationalgeographic.com/topo)

SOURCE: MILWAUKEE, WISCONSIN QUADRANGLE DATED 1958 (REVISED 1971)

Approximate Scale: 1"=2,000'



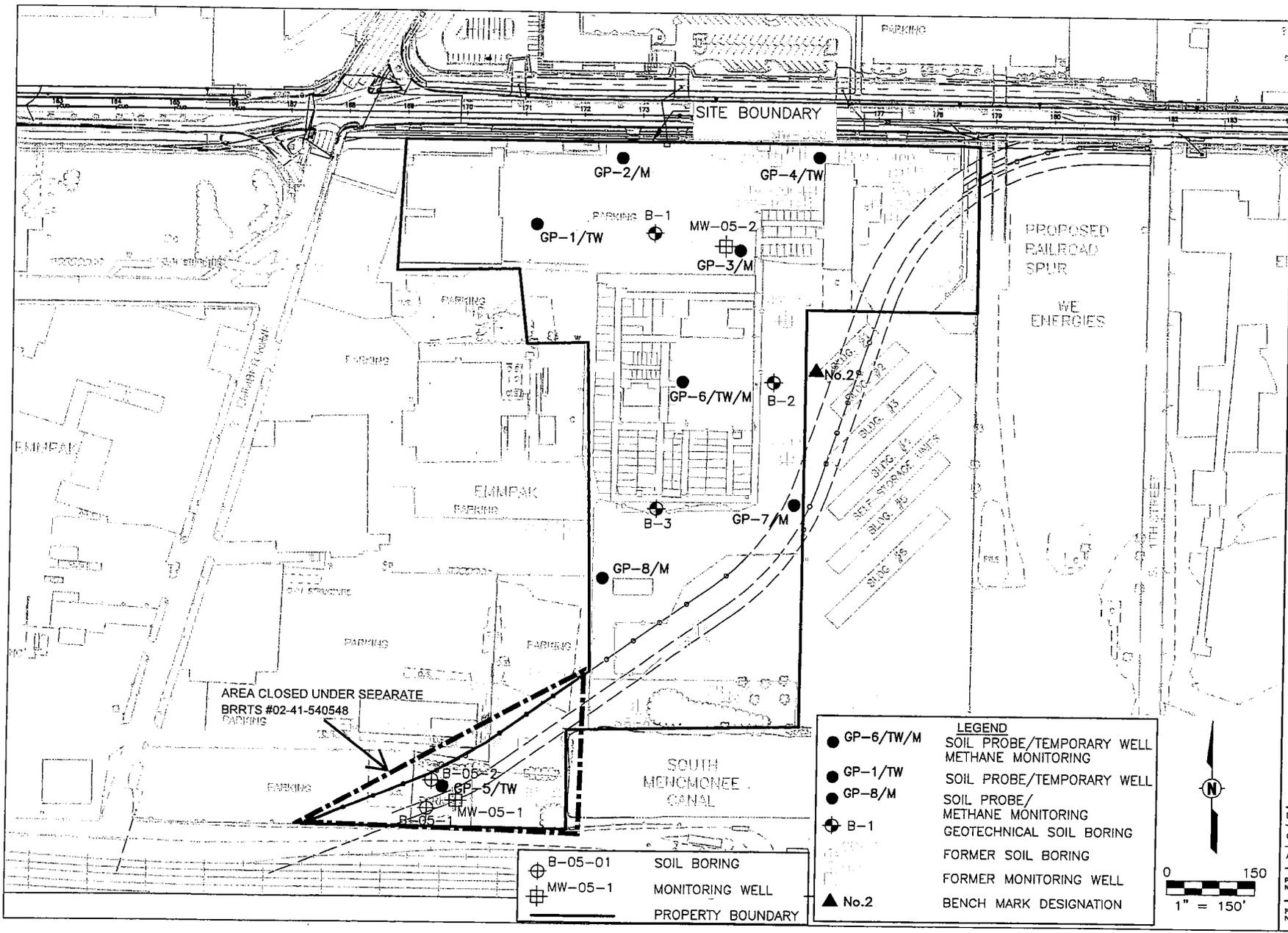
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SITE LOCATION MAP  
 CANAL STREET COMMERCE CENTER  
 (former) MILWAUKEE STOCKYARDS - MAIN PARCEL  
 BRRTS #02-41-546856  
 1301 WEST CANAL STREET  
 MILWAUKEE, WISCONSIN 53233

Drawn:	JAK	10/21/2004
Checked:	DLM	10/21/2004
Approved:	DXL	2/9/2009
PROJECT NUMBER	200602916-1000	
FIGURE NUMBER	1	



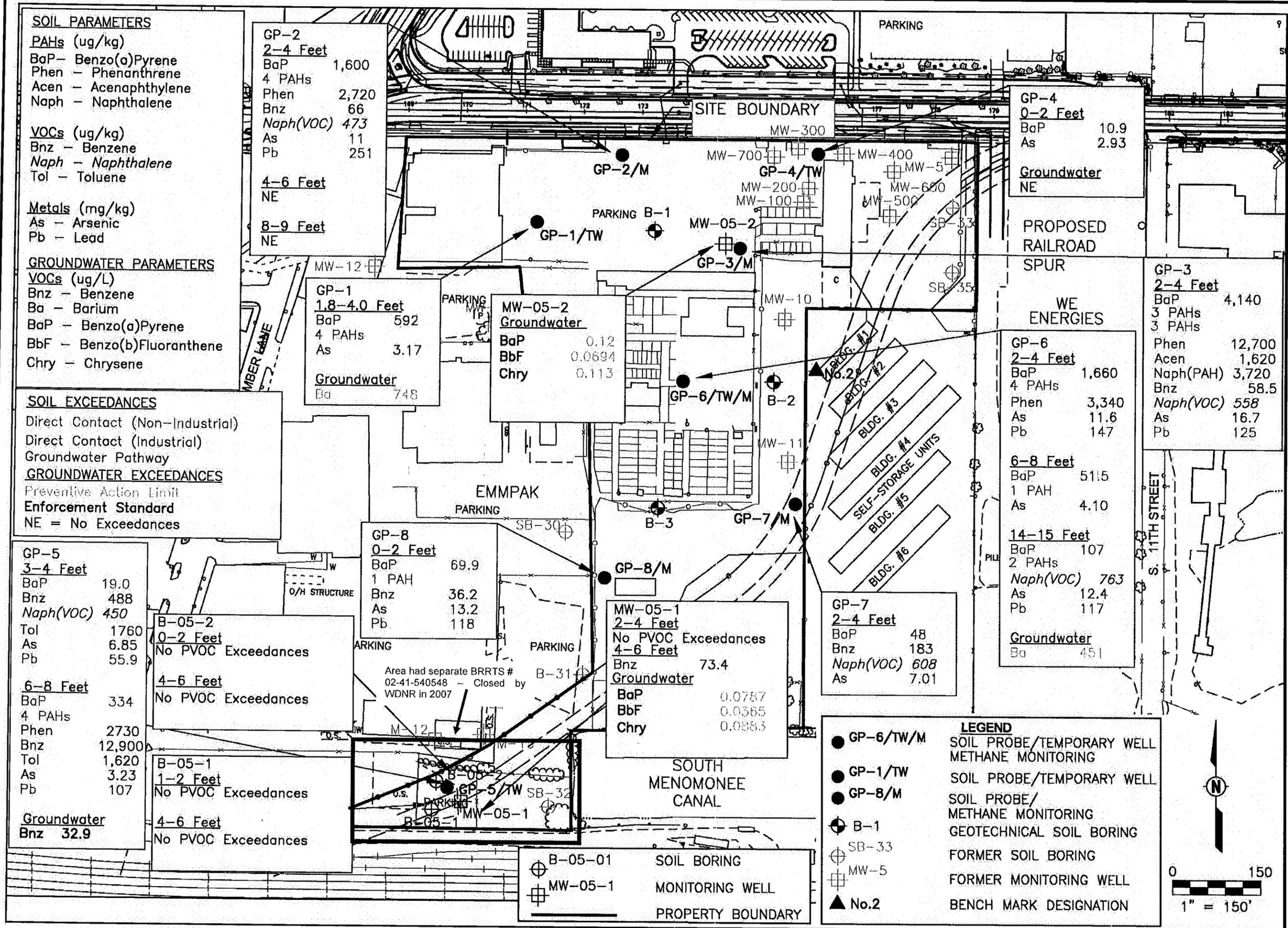
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SITE LAYOUT AND SAMPLE LOCATION  
 CANAL STREET COMMERCE CENTER  
 1301 WEST CANAL STREET  
 MILWAUKEE, WISCONSIN

Drawn:	REO 12/03/2004
Checked:	DXL 12/03/2004
Approved:	DXL 12/03/2004
PROJECT NUMBER	200602916
FIGURE NUMBER	2

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**SOIL PARAMETERS**

PAHs (ug/kg)  
 BaP - Benzo(a)Pyrene  
 Phen - Phenanthrene  
 Acen - Acenaphthylene  
 Naph - Naphthalene

VOCs (ug/kg)  
 Bnz - Benzene  
 Naph - Naphthalene  
 Tol - Toluene

Metals (mg/kg)  
 As - Arsenic  
 Pb - Lead

**GROUNDWATER PARAMETERS**

VOCs (ug/L)  
 Bnz - Benzene  
 Ba - Barium  
 BaP - Benzo(a)Pyrene  
 BbF - Benzo(b)Fluoranthene  
 Chry - Chrysene

**SOIL EXCEEDANCES**

Direct Contact (Non-Industrial)  
 Direct Contact (Industrial)  
 Groundwater Pathway

**GROUNDWATER EXCEEDANCES**

Preventive Action Limit  
 Enforcement Standard  
 NE = No Exceedances

GP-5  
 3-4 Feet  
 BaP 19.0  
 Bnz 488  
 Naph(VOC) 450  
 Tol 1760  
 As 6.85  
 Pb 55.9

6-8 Feet  
 BaP 334  
 4 PAHs  
 Phen 2730  
 Bnz 12,900  
 Tol 1,620  
 As 3.23  
 Pb 107

Groundwater  
 Bnz 32.9

GP-2  
 2-4 Feet  
 BaP 1,600  
 4 PAHs  
 Phen 2,720  
 Bnz 66  
 Naph(VOC) 473  
 As 11  
 Pb 251

4-6 Feet  
 NE

8-9 Feet  
 NE

GP-1  
 1.8-4.0 Feet  
 BaP 592  
 4 PAHs  
 As 3.17

Groundwater  
 Ba 748

MW-05-2  
 Groundwater  
 BaP 0.12  
 BbF 0.0694  
 Chry 0.113

MW-05-1  
 2-4 Feet  
 No PVOC Exceedances  
 4-6 Feet  
 Bnz 73.4  
 Groundwater  
 BaP 0.0787  
 BbF 0.0365  
 Chry 0.0883

GP-4  
 0-2 Feet  
 BaP 10.9  
 As 2.93

Groundwater  
 NE

GP-3  
 2-4 Feet  
 BaP 4,140  
 3 PAHs  
 3 PAHs  
 Phen 12,700  
 Acen 1,620  
 Naph(PAH) 3,720  
 Bnz 58.5  
 Naph(VOC) 558  
 As 16.7  
 Pb 125

GP-6  
 2-4 Feet  
 BaP 1,660  
 4 PAHs  
 Phen 3,340  
 As 11.6  
 Pb 147

6-8 Feet  
 BaP 515  
 1 PAH  
 As 4.10

14-15 Feet  
 BaP 107  
 2 PAHs  
 Naph(VOC) 763  
 As 12.4  
 Pb 117

Groundwater  
 Ba 451

**LEGEND**

- GP-6/TW/M SOIL PROBE/TEMPORARY WELL
- GP-1/TW SOIL PROBE/TEMPORARY WELL
- GP-8/M SOIL PROBE/TEMPORARY WELL
- ⊕ B-1 GEOTECHNICAL SOIL BORING
- ⊕ SB-33 FORMER SOIL BORING
- ⊕ MW-5 FORMER MONITORING WELL
- ▲ No.2 BENCH MARK DESIGNATION

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INVESTIGATION RESULTS  
 CANAL STREET COMMERCE CENTER  
 1301 WEST CANAL STREET  
 MILWAUKEE, WISCONSIN

Drawn: TWP, Ltd. 9/15/2006

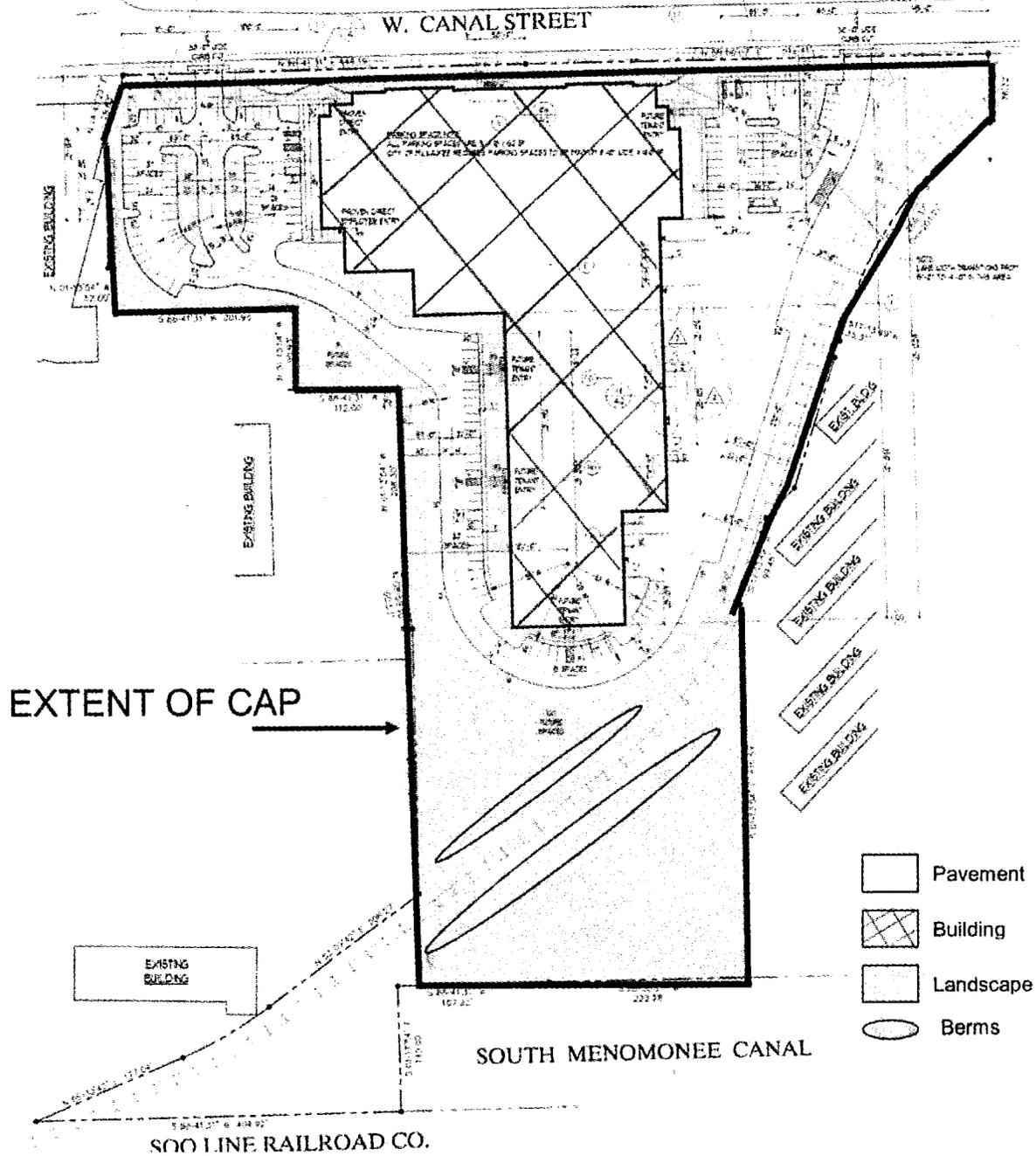
Bordered: LLA 12/4/2008

Reviewed: DXL 2/9/2009

PROJECT NUMBER 13290001

FIGURE NUMBER A-1

BEARING INFORMATION ON  
 THIS PLAN IS PARALLEL TO  
 PROCEEDING WITHIN THE  
 APPROXIMATE LINE



Source: Canal Street Commerce Center Site Plan by Torke Wirth Pujara, Ltd. Architects/Engineers

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**EXTENT OF CAP  
 CANAL STREET COMMERCE CENTER  
 1301 WEST CANAL STREET  
 MILWAUKEE, WI**

Drawn:	dk 9/15/2006
Checked:	lla 12/4/2008
Approved:	dxt 2/9/2009
PROJECT NUMBER	13290001
FIGURE NUMBER	1

Table 1  
Soil Analytical Results  
1301 West Canal Street  
Milwaukee, Wisconsin  
STS Project No. 200602916

Parameter	Generic RCLs			NR 746 Table 1 <sup>U</sup>	NR 746 Table 2 <sup>V</sup>	GP-1 1.8-4.0' 11/3/04	GP-2 2-4' 11/3/04	GP-2 4-6' 11/3/04	GP-2 8-9' 11/3/04	GP-3 2-4' 11/3/04	GP-4 0-2' 11/3/04	GP-6 2-4' 11/3/04	GP-6 6-8' 11/3/04	GP-6 14-15' 11/3/04	GP-7 2-4' 11/3/04	GP-8 0-2' 11/3/04	MeOH Blank 11/3/04
	Direct Contact Pathway		Groundwater Pathway <sup>C</sup>														
	Non-Industrial <sup>A</sup>	Industrial <sup>D</sup>															
<b>Metals (mg/kg)</b>																	
Arsenic	0.039	1.6	ND			3.17 <sup>A B</sup>	11 <sup>A B</sup>	<2.98	NA	16.7 <sup>A B</sup>	2.93 <sup>A B</sup>	11.6 <sup>A B</sup>	4.10 <sup>A B</sup>	12.4 <sup>A B</sup>	7.01 <sup>A B</sup>	13.2 <sup>A B</sup>	NA
Barium	(1,110)	(7,150)	ND			45.1	178	42.9	NA	53.2	58.8	104	46.1	133	36.5	190	NA
Cadmium	8	510	ND			<0.576	4.43	<0.596	NA	7.2	<0.586	1.57	<0.570	<1.31	1.60	2.24	NA
Chromium	16,000	NS	ND			12.2	17.4	13.4	NA	38.1	14.4	16.8	9.64	15.5	6.27	20.6	NA
Lead	50	500	ND			24.9	251 <sup>A B</sup>	9.09	NA	125 <sup>A</sup>	16.8	147 <sup>A</sup>	41.8	117 <sup>A</sup>	32.6	118 <sup>A</sup>	NA
Mercury	NS	NS	ND			0.0700	0.296	0.0599	NA	<0.0492	<0.0404	0.327	0.103	1.69	0.0742	0.113	NA
Selenium	(78.2)	(511)	ND			<2.88	<3.17	<2.98	NA	<3.08	<2.83	<3.09	<2.85	<6.05	<2.87	<4.11	NA
Silver	(78.2)	(511)	ND			<2.88	<3.17	<2.98	NA	<3.08	<2.83	<3.09	<2.85	<6.05	<2.87	<4.11	NA
<b>PAHs (µg/kg)</b>																	
Acenaphthene	900,000	60,000,000	38,000			<1,150	<1,270	<119	NA	1,200	<113	<1,240	<114	<242	<115	<164	NA
Acenaphthylene	18,000	360,000	700			367	<2,540	<239	NA	1,620 <sup>C</sup>	<226	467	<228	<494	363	<329	NA
Anthracene	5,000,000	300,000,000	3,000,000			314	516	<119	NA	3,070	<113	690	<114	<242	<115	<164	NA
Benzo(a)anthracene	88	3,900	17,000			484 <sup>A</sup>	1,450 <sup>A</sup>	<59.6	NA	6,310 <sup>A B</sup>	<56.6	1,790 <sup>A</sup>	68.0	141 <sup>A</sup>	<57.4	<82.2	NA
Benzo(a)pyrene	8.8	390	48,000			592 <sup>A B</sup>	1,600 <sup>A B</sup>	<5.96	NA	4,140 <sup>A B</sup>	10.9 <sup>A</sup>	1,660 <sup>A B</sup>	51.5 <sup>A</sup>	107 <sup>A</sup>	48 <sup>A</sup>	69.9 <sup>A</sup>	NA
Benzo(b)fluoranthene	88	3,900	360,000			273 <sup>A</sup>	1,360 <sup>A</sup>	<59.6	NA	4,220 <sup>A B</sup>	<56.6	1,550 <sup>A</sup>	<57.0	<121	<57.4	<82.2	NA
Benzo(g,h,i)perylene	1,800	39,000	6,800,000			392	1,080	<119	NA	3,080 <sup>A</sup>	<113	1,170	<114	<242	<115	<164	NA
Benzo(k)fluoranthene	880	39,000	870,000			221	696	<119	NA	2,170 <sup>A</sup>	<113	796	<114	<242	<115	<164	NA
Chrysene	8,800	390,000	37,000			441	1,420	<119	NA	4,070	<113	1,710	<114	<242	<115	<164	NA
Dibenzo(a,h)anthracene	8.8	390	38,000			29.7 <sup>A</sup>	83.3 <sup>A</sup>	<5.96	NA	775 <sup>A B</sup>	<5.66	122 <sup>A</sup>	9.57 <sup>A</sup>	<12.1	<5.74	<8.22	NA
Fluoranthene	600,000	40,000,000	500,000			1,730	3,650	<119	NA	12,500	<113	4,310	189	503	187	<164	NA
Fluorene	600,000	40,000,000	100,000			160	241	<119	NA	1,900	<113	357	<114	<242	<115	<164	NA
Indeno(1,2,3-cd)pyrene	88	3,900	680,000			374 <sup>A</sup>	1,020 <sup>A</sup>	<59.6	NA	2,090 <sup>A</sup>	<56.6	1,170 <sup>A</sup>	57.5	122 <sup>A</sup>	<57.4	1,090 <sup>A</sup>	NA
1-Methylnaphthalene	1,100,000	70,000,000	23,000			160	206	<119	NA	2,710	<113	230	<114	<242	387	<164	NA
2-Methylnaphthalene	600,000	40,000,000	20,000			312	134	<119	NA	11,100	<113	485	<114	<242	387	<164	NA
Naphthalene	20,000	110,000	400			<115	136	<119	NA	3,720 <sup>C</sup>	<113	352	<114	<242	<115	<164	NA
Phenanthrene	18,000	390,000	1,800			1,590	2,720 <sup>C</sup>	<119	NA	12,700 <sup>C</sup>	<113	3,840 <sup>C</sup>	<114	268	148	<164	NA
Pyrene	500,000	30,000,000	8,700,000			<1,150	1,180	<119	NA	3,010	<113	1,490	179	316	<115	<164	NA
<b>Detected VOCs (µg/kg)</b>																	
Benzene	(1,600)	(2,600)	5.5	8,500	1,100	<25.0	66.0 <sup>C</sup>	NA	<25.0	58.5 <sup>C</sup>	<25.0	<25.0	<25.0	<25.0	183 <sup>C</sup>	36.2 <sup>C</sup>	<25.0
n-Butylbenzene	NS	NS	NS	--	--	<25.0	<25.0	NA	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
sec-Butylbenzene	NS	NS	NS	--	--	<25.0	<25.0	NA	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
tert-Butylbenzene	NS	NS	NS	--	--	<25.0	<25.0	NA	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
1,1-Dichloroethene	(510,000)	(3,600,000)	(335)	--	--	<25.0	<25.0	NA	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
cis-1,2-dichloroethene	(156,000)	(10,200,000)	(27)	--	--	<25.0	<25.0	NA	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Ethylbenzene	(22,000)	(36,000)	(1,500)	4,600	--	<25.0	210	NA	<25.0	214	<25.0	<25.0	<25.0	<25.0	320	<25.0	<25.0
p-Isopropyltoluene	NS	NS	NS	--	--	<25.0	<25.0	NA	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	210	<25.0	<25.0
Methyl tert-butyl ether	NS	NS	NS	--	--	<25.0	<25.0	NA	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Naphthalene	(63,000)	(440,000)	400	2,700	--	<25.0	473 <sup>C</sup>	NA	<25.0	558 <sup>C</sup>	<25.0	<25.0	<25.0	763 <sup>C</sup>	608 <sup>C</sup>	<25.0	<25.0
n-Propylbenzene	(3,130,000)	(40,900,000)	NS	--	--	<25.0	95.1	NA	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	142	<25.0	<25.0
Tetrachloroethene	(12,300)	(55,000)	(4.1)	--	--	<25.0	<25.0	NA	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Toluene	(600,000)	(4,200,000)	(1,400)	38,000	--	<25.0	530	NA	<25.0	513	<25.0	<25.0	<25.0	549	870	<25.0	<25.0
1,1,1-Trichloroethane	(2,000,000)	(14,000,000)	(2,840)	--	--	<25.0	<25.0	NA	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Trichloroethene	(8,500)	(14,000)	(3.7)	--	--	<25.0	<25.0	NA	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Trichlorofluoromethane	NS	NS	NS	--	--	<25.0	<25.0	NA	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
1,2,4-Trimethylbenzene	(46,000)	(320,000)	(7,364)	83,000	--	<25.0	464	NA	<25.0	446	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
1,3,5-Trimethylbenzene	(26,000)	(190,000)	(7,364)	11,000	--	<25.0	356	NA	<25.0	348	<25.0	<25.0	<25.0	<25.0	742	<25.0	<25.0
Total Xylenes	(31,300,000)	NS	10,500 <sup>A</sup>	42,000	--	<25.0	1,220	NA	<25.0	1,220	<25.0	<25.0	<25.0	<25.0	1,930	<25.0	<25.0

Notes:

- PAHs - Polynuclear Aromatic Hydrocarbons
- PCBs - Polychlorinated Biphenyls
- VOC - Volatile Organic Compounds
- NA - Not Analyzed
- NS - No Standard
- ND - Not Determined

<sup>A</sup> Exceeds Generic Non-Industrial Direct Contact RCL

<sup>B</sup> Exceeds Generic Industrial Direct Contact RCL

<sup>C</sup> Exceeds Generic Groundwater Pathway RCL

<sup>D</sup> Exceeds NR 746 Table 1 Indicators of Residual Petroleum Product in Soil Pores

<sup>E</sup> Exceeds NR 746 Table 2 Protection of Human Health from Direct Contact with Contaminated Soil

(397) - RCL values in parentheses are calculated based on generic equations in accordance with WDNR guidance document PUB-RR-682 dated January 11, 2002.

<sup>F</sup> Site-specific RCLs calculated using generic equations and default values per WDNR guidance.

**Table 2**  
**Groundwater Analytical Results**  
**Canal Street Commerce Center**  
**1301 West Canal Street**  
**Milwaukee, Wisconsin**  
**STS Project No. 200602916**

Parameter	NR 140 Groundwater Quality Standards		GP-1	GP-4	GP-6	Trip Blank	MW-05-2
	ES <sup>A</sup>	PAL <sup>B</sup>	11/3/04	11/3/04	11/3/04	11/3/04	2/14/05
<b>Metals (µg/L)</b>							
Arsenic	<b>10</b>	<u>1</u>	<5.00	<5.00	<5.00	NA	<5.00
Barium	<b>2,000</b>	<u>400</u>	<b>748<sup>B</sup></b>	<400	<b>451<sup>B</sup></b>	NA	<400
Cadmium	<b>5</b>	<u>0.5</u>	<0.500	<0.500	<0.500	NA	<b>0.173</b>
Chromium	<b>100</b>	<u>10</u>	<10.0	<10.0	<10.0	NA	<10.0
Lead	<b>15</b>	<u>1.5</u>	<1.50	<1.50	<1.50	NA	<1.50
Mercury	<b>2</b>	<u>0.2</u>	<0.200	<0.200	<0.200	NA	<0.200
Selenium	<b>50</b>	<u>10</u>	<10.0	<10.0	<10.0	NA	<10.0
Silver	<b>50</b>	<u>10</u>	<10.0	<10.0	<10.0	NA	<10.0
<b>Detected VOCs (µg/L)</b>							
Benzene	<b>5</b>	<u>0.5</u>	<0.500	<0.500	<0.500	<0.500	<0.500
<b>PAHs (µg/L)</b>							
Acenaphthene	--	--	NA	NA	NA	NA	<6.25
Acenaphthylene	--	--	NA	NA	NA	NA	
Anthracene	<b>3000</b>	<u>600</u>	NA	NA	NA	NA	<6.25
Benzo(a)anthracene	--	--	NA	NA	NA	NA	<b>0.152</b>
Benzo(a)pyrene	<b>0.2</b>	<u>0.02</u>	NA	NA	NA	NA	<u>0.12<sup>B</sup></u>
Benzo(b)fluoranthene	<b>0.2</b>	<u>0.02</u>	NA	NA	NA	NA	<u>0.0694<sup>B</sup></u>
Benzo(ghi)perylene	--	--	NA	NA	NA	NA	<6.25
Benzo(k)fluoranthene	--	--	NA	NA	NA	NA	<0.125
Chrysene	<b>0.2</b>	<u>0.02</u>	NA	NA	NA	NA	<u>0.113<sup>B</sup></u>
Dibenzo(a,h,)anthracene	--	--	NA	NA	NA	NA	<0.125
Fluoranthene	<b>400</b>	<u>80</u>	NA	NA	NA	NA	<6.25
Fluorene	<b>400</b>	<u>80</u>	NA	NA	NA	NA	<6.25
Indeno(1,2,3-cd)pyrene	--	--	NA	NA	NA	NA	<0.250
1-Methylnaphthalene	--	--	NA	NA	NA	NA	<6.25
2-Methylnaphthalene	--	--	NA	NA	NA	NA	<6.25
Naphthalene	<b>40</b>	<u>8</u>	NA	NA	NA	NA	<6.25
Phenanthrene	--	--	NA	NA	NA	NA	<6.25
Pyrene	<b>250</b>	<u>50</u>	NA	NA	NA	NA	<6.25

**Notes:**

VOCs = Volatile Organic Compounds

<sup>A</sup> Results exceed the NR140, WAC Enforcement Standard (ES) - **Bold**

<sup>B</sup> Results exceed the NR140, WAC Preventative Action Limit (PAL) - Underline & Italics

-- No NR 140 ES or PAL established