GIS REGISTRY
Cover Sheet

March 2010
(RR-5367)

Source Property Information

CLOSURE DATE: Jul 26, 2011

BRRTS #: 02-41-556607

ACTIVITY NAME: 1890 N. Commerce Street - Undeveloped Parcel

FID #: 341129470

PROPERTY ADDRESS: 1890 N. Commerce Street

DATCP #:

MUNICIPALITY: Milwaukee

COMM #:

PARCEL ID #: 3541742000

***WTM COORDINATES:**

X: 690661 Y: 289082

** 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" form)*

☒ Soil Contamination > *RCL or **SSRCL *(232)*

- ☐ Contamination in ROW
- ☐ Off-Source Contamination

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

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 unit or economic development corporation was directed to take a response action)*

Monitoring Wells:

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

○ Yes ◉ No ○ N/A

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

State of Wisconsin
Department of Natural Resources
http://dnr.wi.gov

GIS Registry Checklist

Form 4400-245 (R 4/08)

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.].

BRRTS #: 02-41-556607 PARCEL ID #: 3541742000

ACTIVITY NAME: 1890 N. Commerce - Undeveloped Parcel WTM COORDINATES: X: 690661 Y: 289082

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 #: 1 of 5 **Title: Certified Survey Map 7825**

☒ **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**

☒ **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**

☒ **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: Soil RCL Exceedances**

BRRTS #: 02-41-556607 ACTIVITY NAME: 1890 N. Commerce - Undeveloped 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 then 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 #: C-1 and C-2 Title: 2004 Soil Sample Analytical Results and 2006 Laboratory Analytical Results for Soil

☒ **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 #: E-1 and E-2 Title: 2004 Groundwater Sample Analytical Results and Lead and Arsenic in Groundwater

☐ **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 #: 2 **Title: Site Layout**

☒ **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). Not Applicable

BRRTS #: 02-41-556607 ACTIVITY NAME: 1890 N. Commerce - Undeveloped 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
Southeast Region Headquarters
2300 N. Dr. Martin Luther King, Jr. Drive
Milwaukee WI 53212-0436

Scott Walker, Governor
Cathy Stepp, Secretary
John Hammen, Acting Regional Director
Telephone 414-263-8500
FAX 414-263-8716
TTY 414-263-8713

July 26, 2011

Mr. Samuel Denny
The Brewery Works
1555 N. River Center Drive, Suite 209
Milwaukee WI 53212

Subject: Final Case Closure with Continuing Obligations
1890 N. Commerce Street Property, Milwaukee, WI
WDNR BRRTS Activity #: 02-41-556607, FID#: 341129470

Dear Mr. Denny:

On January 26, 2011, 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. Your consultant and legal representative were informed that additional information and documentation were needed to allow the Department to complete the review. On June 6, 2011, the Department received additional information to supplement the original case closure request. Specifically, a revised Cap Maintenance Plan, missing monitor well documentation, GIS Registry fees and GIS Registry packet modification were received.

The Department reviewed the case closure request regarding the petroleum volatile organic compounds, polycyclic aromatic hydrocarbons, arsenic and lead in soil and groundwater at this site. 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 internet accessible GIS Registry, to provide notice of residual contamination, and of any continuing obligations. The continuing obligations for this site 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
- One or more monitoring wells were not located and must be properly abandoned if found.

All site information, including the maintenance plan, is also on file at the Southeast Regional DNR office, at 2300 N. Dr. Martin Luther King, Jr. Drive, Milwaukee. This letter and information that was submitted with your closure request application, including the maintenance plan, will be included on the GIS Registry, in a PDF attachment. 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 at 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 the Brewery Works, Inc., and any subsequent property owners must adhere. You must pass on both the information about these continuing obligations and the maintenance plan 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 attached maintenance plans, are met.

Cover or Barrier

Pursuant to s. 292.12(2)(a), Wis. Stats., imported soil cover that ranges from two to six feet across this property, as 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.

Soil contamination remains at sporadic occurrences across the property, and specifically measured at the locations shown on the attached map and in the information submitted to the Department of Natural Resources. If soil from the property 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.

Upon Department approval to replace the existing barrier, the replacement barrier must be one of similar permeability, until contaminant levels no longer exceed the applicable standards.

Monitoring Wells that could not be Properly Abandoned

On June 6, 2011 your consultant AECOM notified the Department that monitoring well MW-1 located on the subject property, shown on the attached map, could not be properly abandoned because it was missing due to being paved over, covered or removed during site development activities. Your consultant has made a reasonable effort to locate the well shown on the attached map and to determine whether it was properly abandoned but has been unsuccessful in those efforts. You need to understand that in the future you may be held liable for any problems associated with monitoring well MW-1, if it creates a conduit for contaminants to enter groundwater. If in the future the groundwater monitoring well is found, the then current owner of the property on which the well is located will be required to notify the Department, to properly abandon the well in compliance with the requirements in ch. NR 141, Wis. Adm. Code, and to submit the required documentation of that abandonment to the Department.

Chapter NR 140, Wis. Adm. Code Exemption

Recent groundwater monitoring data at this site indicates that for arsenic at MW-1, 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 low levels of arsenic, the removal of a significant amount of potentially impacted soil from the site during redevelopment and the placement of a low permeability cover across the site (new building and pavement). Therefore, pursuant to s. NR 140.28, Wis. Adm. Code, an exemption to the PAL is granted for arsenic at MW-1. 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
- One or more monitoring wells that were not located are found and properly abandoned.

Please send written notifications in accordance with the above requirements to the WDNR Southeast Region Headquarters, Remediation and Redevelopment Program, to the attention of Victoria Stovall, Program Associate, at 2300 N. Dr. Martin Luther King, Jr. Drive, Milwaukee, WI 53212.

The following DNR fact sheet, RR-819, "Continuing Obligations for Environmental Protection" has been included with this letter, to help explain a property owner's responsibility for continuing obligations on their property. If the fact sheet is lost, you may obtain a copy at http://dnr.wi.gov/org/aw/rr/archives/pubs/RR819.pdf.

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 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 Pam Mylotta at (414) 263-8758.

Sincerely,

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

Attachments:

- Soil RCL Exceedances (residual soil contamination map): MW-2 and MW-3 locations shown.
- Photographs of MW-2, MW-3 locations
- Cap Maintenance Plan
- DNR Fact Sheet RR 819

cc: Kevin Brehm/Lanette Altenbach - AECOM
Bill Phelps, DG/5

CAP MAINTENANCE PLAN – UNDEVELOPED PARCEL AT 1890 N. COMMERCE STREET

May 27, 2011

Property Located at:

1890 N. Commerce Street, Milwaukee, Wisconsin

FID# 341129470, WDNR BRRTS/Activity # 02-41-556607

1890 N. Commerce Street – Tax Key: 3541742000

Introduction

This document is the Maintenance Plan for the landscaped cap at the above-referenced property in accordance with the requirements of s. NR Wisconsin Administrative Code. The maintenance activities relate to the existing landscaped cap occupying the area over the contaminated soil on-site.

More site-specific information about this property may be found in:

- The case file in the DNR Southeast regional office
- BRRTS on the Web (DNR's internet based data base of contaminated sites): http://botw.dnr.state.wi.us/botw/SetUpBasicSearchForm.do
- GIS Registry PDF file for further information on the nature and extent of contamination: http:lldnrmaps.wisconsin.govlimf/imfApplyTheme.jsp?index=1; and
- The DNR project manager for County.

Description of Contamination

Soil contaminated by benzene and polycyclic aromatic hydrocarbons (PAHs) is located at a depth of 2 to 4 feet below the landscaped area at 1890 N. Commerce Street. The extent of the soil contamination is shown on the attached Figure B.

Description of the Cap to be Maintained

The undeveloped parcel has two to six feet of clean fill located over the entire parcel. The parcel is graded for drainage to the southeast corner and the thickest fill (six feet) is located in the northwest corner (near Commerce Street) and the thinnest fill (two feet) is located in the southeast corner, near the storm drain catch basin. The parcel is fully vegetated with grass and surrounded by a chain-link fence. The cap for the vacant property is shown in Figure B. The caps installed on the adjacent developed parcel are also depicted on Figure B.

Barrier Purpose

The imported soil on the subject property over the contaminated soil serves as a barrier to prevent direct human contact with residual soil contamination that might otherwise pose a threat to human health. The subject property is also fenced to limit access to the site. The imported soil cap also acts as a partial infiltration barrier to minimize future soil-to-groundwater contamination migration that would violate the groundwater standards in ch. NR 140, Wisconsin Administrative Code.

Based on the current and future use of the property, the barrier should function as intended unless disturbed.

Annual Inspection

The landscaped cap overlying the soil and as depicted in Figure B will be inspected once a year, normally in the spring after all snow and ice is gone, for deterioration, cracks and other potential problems that can cause [additional infiltration into] [or exposure to] underlying soils. The inspections will be performed by the property owner or their designated representative. The inspections will be performed to evaluate damage due to settling, exposure to the weather, wear from traffic, increasing age and other factors. Any area where soils have become or are likely to become exposed and where infiltration from the surface will not be effectively minimized will be documented. A log of the inspections and any repairs will be maintained by the property owner and is included as Exhibit B, Cap Inspection Log. The log will include recommendations for necessary repair of any areas where underlying soils are exposed and where infiltration from the surface will not be effectively minimized. Once repairs are completed, they will be documented in the inspection log. A copy of the inspection log will be kept at the address of the property owner and available for submittal or inspection by Wisconsin Department of Natural Resources ("WDNR") representatives upon their request.

Maintenance Activities

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

In the event the landscaped cap overlying the soil is removed or replaced, the replacement barrier must be equally protective. Any replacement barrier will be subject to the same maintenance and inspection guidelines as outlined in this Maintenance Plan unless indicated otherwise by the WDNR or its successor.

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

Prohibition of Activities and Notification of WDNR Prior to Actions Affecting a Cover or Cap

The following activities are prohibited on any portion of the property where soil cover is required as shown on the attached map, unless prior written approval has been obtained from the WDNR: 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.

Amendment or Withdrawal of Maintenance Plan

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

Contact Information

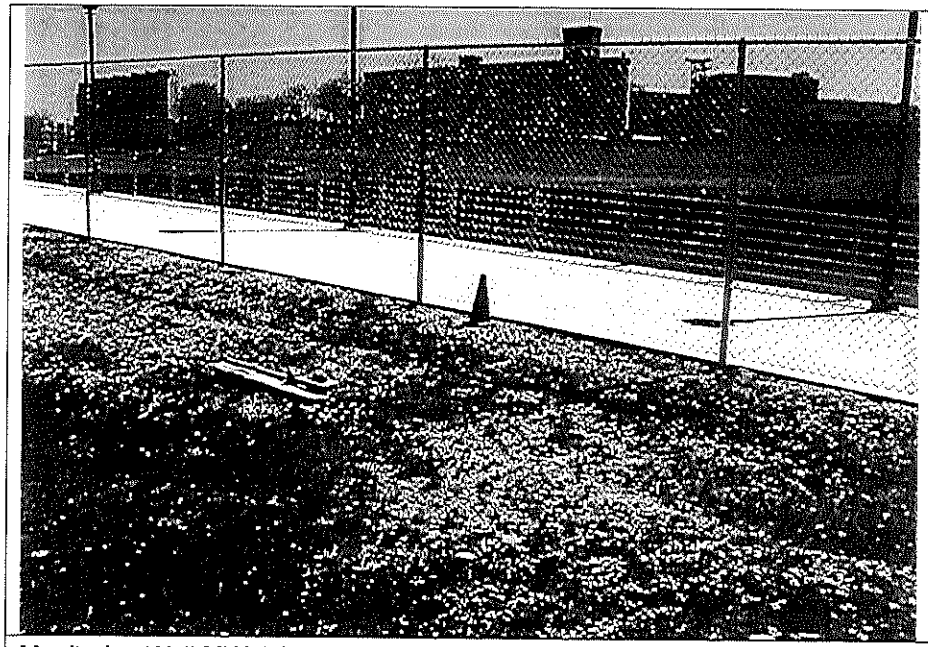
May 27, 2011

1890 N. Commerce Street Property Owner: The ~~Brewery~~ Works, ~~LLC~~ Inc.
1555 River Center Drive #209
Milwaukee, WI 53212

Signature: _____
Sam Derny

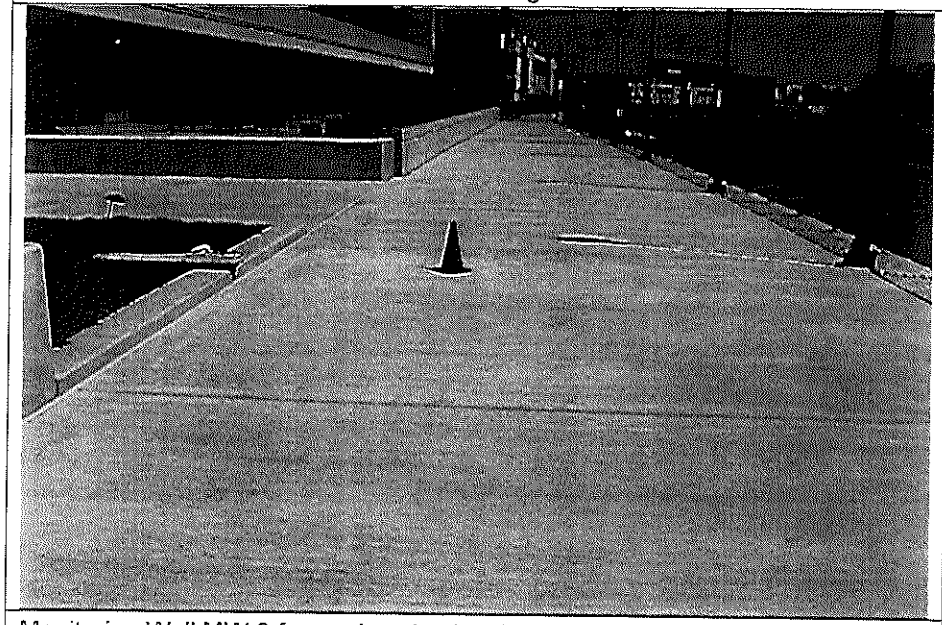
Consultant: AECOM
11425 West Lake Park Drive, Milwaukee, WI 53224
414-359-3030

WDNR: Pam Mylotta
2300 N. Dr. Martin Luther King, Jr. Drive, Milwaukee, WI 53212
414-263-8500

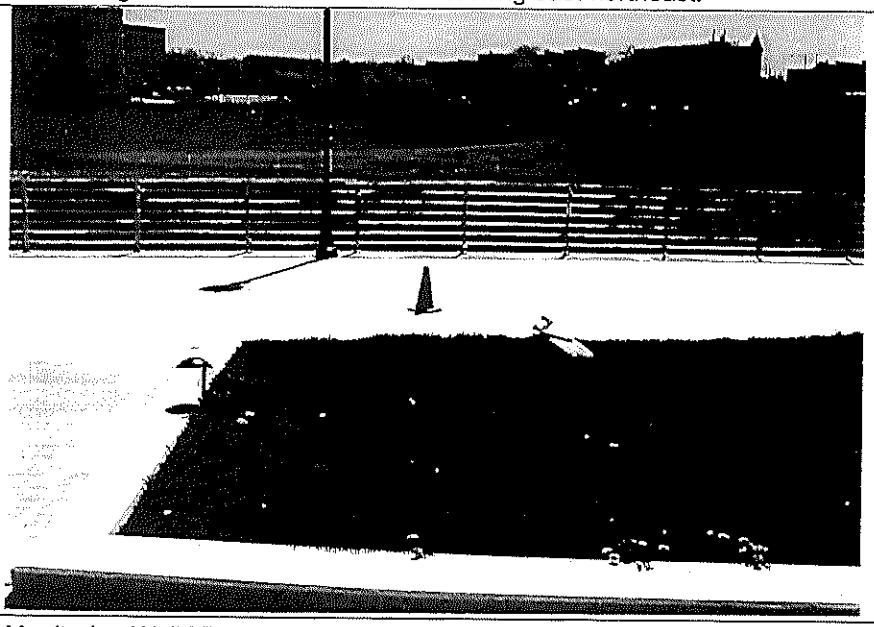


Monitoring Well MW-1 former location looking southeast.

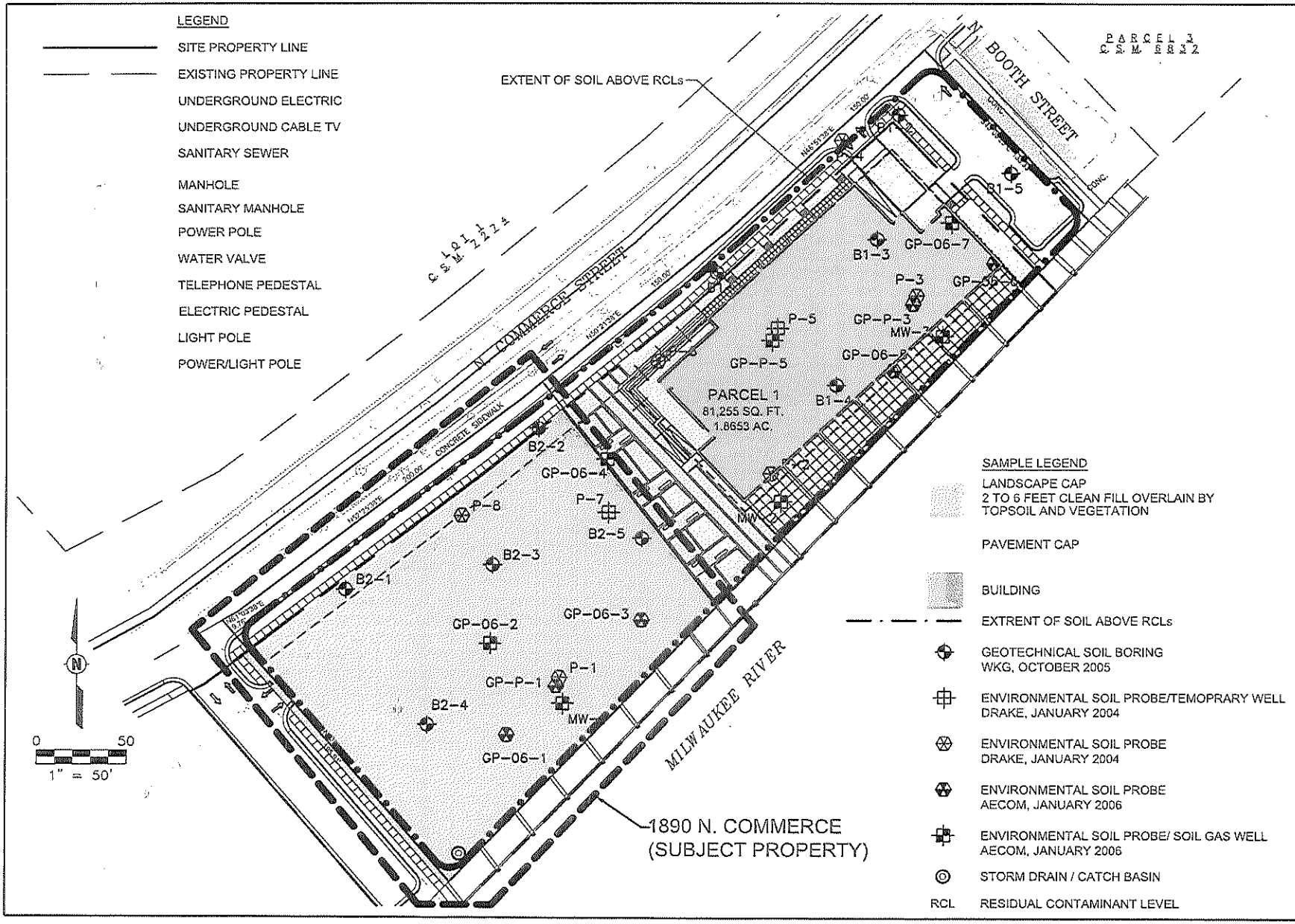
Monitoring Well MW-1 former location looking east-northeast.



Monitoring Well MW-2 former location looking east-northeast.



Monitoring Well MW-2 former location looking east



AECOM
11425 West Lake Park Drive
Milwaukee, WI 53224
414.359.3030
www.aecom.com
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SITE CAP
1890 NORTH COMMERCE STREET
MILWAUKEE, WISCONSIN

Drawn:	CJH 2/10/2011
Checked:	LLA
Approved:	
PROJECT NUMBER	60144475
FIGURE NUMBER	B

X:\Projects\60144475\Arcg\MXD\60144475-BCKGDSOIL.mxd Aug 2/10/2011 2:34:27 PM, PRINCIPAL, 34X44, 175.4%

Exhibit B
Barrier Inspection and Maintenance Log

Inspection Date	Inspector	Condition of Cap	Recommendations	Ha recommended maintenance from previous inspection been implemented?

Parcel 2

009-MK5596295 10/29/2010 10:54 AM 1 of 7

DOCUMENT NO. Rec. 1506 MIC 504

WARRANTY DEED
FORM 650

THIS SPACE RESERVED FOR RECORDING DATA

5596295
REGISTER'S OFFICE
Milwaukee County, Wis.
RECORDED AT 2:55 PM

FEB 15 1983

REEL 1506 IMAGE 504 to 505

Wm. E. Engel REGISTER OF DEEDS

5596295

RETURN TO John Grady
700 N. Water St
Milwaukee, WI 53202

THIS INDENTURE, Made this ____ day of February, A. D., 19 83
between Jos. Schlitz Brewing Company

a Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, located at Milwaukee, Wisconsin, party of the first part, and The Brewery Works, Inc.,

a Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, located at Milwaukee, Wisconsin, party of the second part.

Witnesseth, That the said party of the first part, for and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration,

to it paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, has given, granted, bargained, sold, remised, released, aliened, conveyed and confirmed, and by these presents does give, grant, bargain, sell, remise, release, alien, convey and confirm unto the said party of the second part, its successors and assigns forever, the following described real estate situated in the County of Milwaukee and State of Wisconsin, to-wit:

SEE ANNEXED EXHIBIT "A".

DOC # 5596295
RECORD 33.00
RTK 4950.00

TRANSFER FEE $4,950.00

(IF NECESSARY, CONTINUE DESCRIPTION ON REVERSE SIDE)

Together with all and singular the hereditaments and appurtenances thereunto belonging or in any wise appertaining; and all the estate, right, title, interest, claim or demand whatsoever, of the said party of the first part, either in law or equity, either in possession or expectancy of, in and to the above bargained premises, and their hereditaments and appurtenances.

To Have and to Hold the said premises as above described with the hereditaments and appurtenances, unto the said party of the second part, and to its successors and assigns FOREVER.

And the said party of the first part, for itself and its successors, does covenant, grant, bargain and agree to and with the said party of the second part, its successors and assigns, that at the time of the ensealing and delivery of these presents it is well seized of the premises above described, as of a good, sure, perfect, absolute and indefeasible estate of inheritance in the law, in fee simple, and that the same are free and clear from all incumbrances whatever, excepting municipal and zoning ordinances, recorded easements for public utilities, recorded building and use restrictions, land covenants, general taxes levied in 1983 provided none of the foregoing exceptions prohibit present use,

and that the above bargained premises in the quiet and peaceable possession of the said party of the second part, its successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, it will forever WARRANT and DEFEND.

In Witness Whereof, the said Jos. Schlitz Brewing Company party of the first part, has caused these presents to be signed by Christopher W. Lole its Vice President, and countersigned by John J. Culhane its Secretary, at Milwaukee, Wisconsin, and its corporate seal to be hereunto affixed, this 15th day of February A. D., 19 83

SIGNED AND SEALED IN PRESENCE OF

Raymond D. Mendien
RAYMOND D. MENDIEN

John A. Dinsmore
JOHN A. DINSMORE

JOS. SCHLITZ BREWING COMPANY
(Corporate Name)

Christopher W. Lole
Vice Pres. Corp. Planning & Development
CHRISTOPHER W. LOLE

COUNTERSIGNED:

John J. Culhane
JOHN J. CULHANE

State of Michigan, Wisconsin } ss.
Wayne County,

Personally came before me this 11th day of February A. D., 19 83
Christopher W. Lole Vice President, and John J. Culhane Secretary of the above named Corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary of said Corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said Corporation, by its authority.

Eileen A. Doherty
Eileen A. Doherty
Wayne County, Mich.
Notary Public, County, Wis.

My commission (expires) (is) Sept. 24, 1985

THIS INSTRUMENT WAS DRAFTED BY
(NOT REQUIRED)
John P. Grady, Esq.

(Section 59.51 (1) of the Wisconsin Statutes provides that all instruments to be recorded shall have plainly printed or typewritten thereon the names of the grantor, grantee, witnesses and notary. Section 59.51 (2) further) requires that the name of the person drafting such instrument, shall be printed, typewritten, stamped or written thereon in a legible manner.)

Wisconsin Legal Blank Company
Milwaukee, Wis. 414-276-1711

WARRANTY DEED Corporation to Corporation FORM No. 650

SE20-7-32

3380

Triangle S. of Blk. 16 in Blk W. of the River

EXHIBIT A

Parcel 1:
Lots Twenty-two (22) and Twenty-three (23) except that part thereof conveyed to the City of Milwaukee by deed recorded July 23, 1925 in Volume 1092 of Deeds at page 585 as Document No. 1367661, and Lots Twenty-four (24) to Thirty-two (32) inclusive, in the Plat of Lots Two (2) and Three (3) of Section Twenty-one (21), Township Seven (7) North, Range Twenty-two (22) East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, excepting therefrom the Northeasterly 27 feet.

SUBDOF 148

Tax Key No. 354-0405-X.

Parcel 2:
All of Lot Two (2) in Schroeder and Trostal's Subdivision in the Southeast One-quarter (1/4) of Section Twenty (20) and the Southwest One-quarter (1/4) of Section Twenty-one (21), Township Seven (7) North, Range Twenty-two (22) East, in the City of Milwaukee; County of Milwaukee, State of Wisconsin; excepting therefrom that part of said Lot Two (2) described in a certain deed from the party of the first part to Albert O. Trostal, dated April 5, 1909, and recorded on November 4, 1909, in Volume 600 of Deeds on page 55, as Document No. 650888; and legally described as all that part of Lot Two (2), of Schroeder and Trostal's Subdivision, in the 6th Ward, the plat of said Subdivision is recorded in Volume 18 of Plats, on page 11, in the office of the Register of Deeds of Milwaukee County, bounded as follows: Commencing at the point of intersection of the Easterly line of Commerce Street with the Northeasterly line of said Lot Two (2), said last named line being the dividing line between said Lot Two (2) and Lot Three (3), of said Subdivision, running thence South 40° East along said Northeasterly line of said Lot Two (2), Two Hundred Eleven and Eighty-six Hundredths (211.86) feet to a point; thence North 47° and 40' West Two Hundred (200) feet to a point in the Easterly line of Commerce Street, thence North 22° and 56' East along said Easterly line of Commerce Street Thirty (30) feet to the place of beginning.

Also excepting therefrom that part of said Lot Two (2) described as follows: Commencing at a point on the Northwesterly line and Thirty (30) feet South 22° 56' West of the Northwesterly corner of Lot Two (2) aforesaid, thence South 47° 41' East on a line 200.04 feet to a point in the Northeasterly line of Lot Two (2) aforesaid, thence South 40° East along the Northeasterly line of Lot Two (2) aforesaid, One Hundred Seventeen (117) feet to a point on the present dock line of the Milwaukee River, thence South 31° 56' West along the present dock line of said River, 21.04 feet to a point, thence North 40° West on a line which is parallel to the Northeasterly line of Lot Two (2) aforesaid, 122.18 feet to a point thence North 47° 41' West on a line 199.63 feet to a point on the Northwesterly line of Lot 2 aforesaid, thence North 41° 17' East along the Northwesterly line of Lot 2, aforesaid, Five and Ninety Hundredths (5.90) feet to a stone monument, thence North 22° 56' East along the Northwesterly line of Lot 2 aforesaid 14.95 feet to the place of commencement.

Tax Key No. 361-0002-200-6

Parcel 3:
Lots One (1), Four (4) and Five (5) in Block Two (2) in the Plat of the Town of Milwaukee on the West Side of the River, in the City of Milwaukee, County of Milwaukee, State of Wisconsin; excepting from said Lot Five (5) the following described premises: Commencing at the Southeast corner of Lot Five (5), running thence North Twenty-five (25) feet to a point, thence Southwesterly to a point Twenty-five (25) feet West of the Southeast corner of said Lot, thence East Twenty-five (25) feet to the place of beginning.

BLKWOR006

Tax Key Nos. 361-0104-8 and 361-0106-9

Parcel 4:
Lots One (1) to Six (6) inclusive, in Block Three (3), in the Plat of the Town of Milwaukee on the West side of the River, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, also Lots Seven (7) to Ten (10) inclusive, in Block

BLKWOR006

-continued-

Legal Description
1890 North Commerce (Parcel 2)

The deed for this property is Document No. 5596295, recorded on February 15, 1983.

The current legal description for the parcel at 1890 North Commerce is:

> Parcel 2 of Certified Survey Map No. 7825, recorded on October 13, 2006, as Document No. 9319757, being a division of part of Lots 22 and 23 and all of lots 24 and 32 inclusive, in the Plat of Lots 2 and 3 and accrued lands located in the Southwest ¼ of the Northwest ¼ of Section 21, Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin

as shown on the attached CSM No. 7825.

Tax Key No.: 354-174-2000

RECORDED
CERTIFIED SURVEY MAP

DCD # 2571

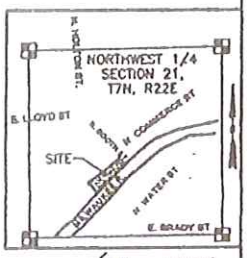
CERTIFIED SURVEY MAP No. 7825

DIVISION OF PART OF LOTS 22 AND 23 AND ALL OF LOTS 24 TO 32 INCLUSIVE IN THE PLAT OF LOTS 2 AND 3 AND ACCRUED LANDS LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

BEARING BASIS:
ALL BEARINGS ARE REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE. THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 21, T7N, R22E, WAS REFERENCED AS N 00°18'59" W. (JANUARY 1993 DATUM)

0 80
1" = 80'

LEGEND
- SET 1" DIA. IRON PIPE 24" LONG, 1.13 lbs/l.f
- SET MAG NAIL W/WASHER
- SET CHISELED CROSS ON CONCRETE
- FOUND CHISELED CROSS
- FOUND IRON PIPE
- FOUND SECTION CORNER SEWRPC MONUMENT



NOTES:
SEE SHEET 2 FOR EASEMENT AND INTERIOR ANGLE INFORMATION.

TAX KEY NO. 354-0403-000
ZONING C9B(A)

PARENTHESIS INDICATE RECORDED INFORMATION

(D) - DEDICATED TO THE CITY OF MILWAUKEE FOR PUBLIC STREET PURPOSES

Craig W. Riley,
Registered Land
Surveyor, S-2264

LOT 1
C.S.M. 7274

N. COMMERCE STREET
PUBLIC STREET

N. BOOTH STREET
PUBLIC STREET

PARCEL 1
C.S.M. 6832

POINT OF BEGINNING
SOUTHWEST CORNER OF
C.S.M. #6832

N46°51'38"E 150.00'
S43°08'23"E 133.33'
(REC AS S45°00'00"E 132.21')
N60°21'38"E 150.00'
N29°38'22"W 117.33'
S37°34'22"E 158.46'
N62°26'38"E 200.00'
169.51'
N61°03'38"E 0.76'
N40°42'22"W 198.11'
N40°42'22"W 195.91'
S43°22'55"W 618.39'
S46°44'04"W
N. HOLTON ST.
(N. HOLTON STREET VIADUCT)
PART OF LOT 22
PLAT OF LOTS 2 & 3
UNPLATTED LANDS

PARCEL 1
39,473 SQUARE FEET
0.9062 ACRES

PARCEL 2
34,094 SQUARE FEET
0.7827 ACRES

5.00' OFFSET
CHISELED CROSS SET
IN CONCRETE (TYP)

5.00
3.00
32.67'
30.49'
40.21'
194.50'
203.82'
EXISTING 30' WIDE PUBLIC MMSD EASEMENT
NON-EXCLUSIVE PUBLIC COURTYARD EASEMENT
ESTABLISHED DOCK LINE (R. 44°44'04" W)
15.00' PUBLIC RIVERWALK EASEMENT
PUBLIC RIVERWALK EASEMENT (WIDTH VARIES)
MILWAUKEE RIVER

WISCONSIN
EST.
CRAIG W.
RILEY
S-2264
MILWAUKEE,
WI
LAND SURVEYOR

FOUND CHISELED CROSS
ON CONCRETE RETAINING WALL

5-5-2006

STS CONSULTANTS
11425 W. Lake Park Drive
Milwaukee, WI 53224
414-359-3030
www.stsconsultants.com

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Drawn	CJH	2/10/2006
Checked	CWR	5/3/2006
Approved	CWR	5/5/2006
PROJECT NUMBER	200600633	
SHEET NUMBER	1 OF 5	

INFRASTRUCTURE SERVICES DIVISION
Marcia Rudolph 6/27/06
CENTRAL DRAFTING & RECORDS MANAGER
by Timothy J. Thur 6/27/06
for ENGR IN CHARGE ENVIRON. ENGR.
CORRECT
CITY ENGINEER
APPROVED

DEPARTMENT OF CITY DEVELOPMENT
CITY OF MILWAUKEE
MAY 11 2006
STAFF APPROVED

RECORDED
CERTIFIED SURVEY MAP
DATE RECORDED OCT 13 2006
MAP NO. 7825
DOCUMENT NO 09719757
CITY OF MILWAUKEE
DEPARTMENT OF
CITY DEVELOPMENT
809 N. BROADWAY ST.
MILWAUKEE, WIS 53202
PHONE 223-5716

Date: 12-16-2010

Site Name: 1890 N. Commerce – Undeveloped Parcel

Site Address: 1890 North Commerce Street

Milwaukee Wisconsin
53212

Responsible Party: The Brewery Works, ~~LLC~~ Inc.

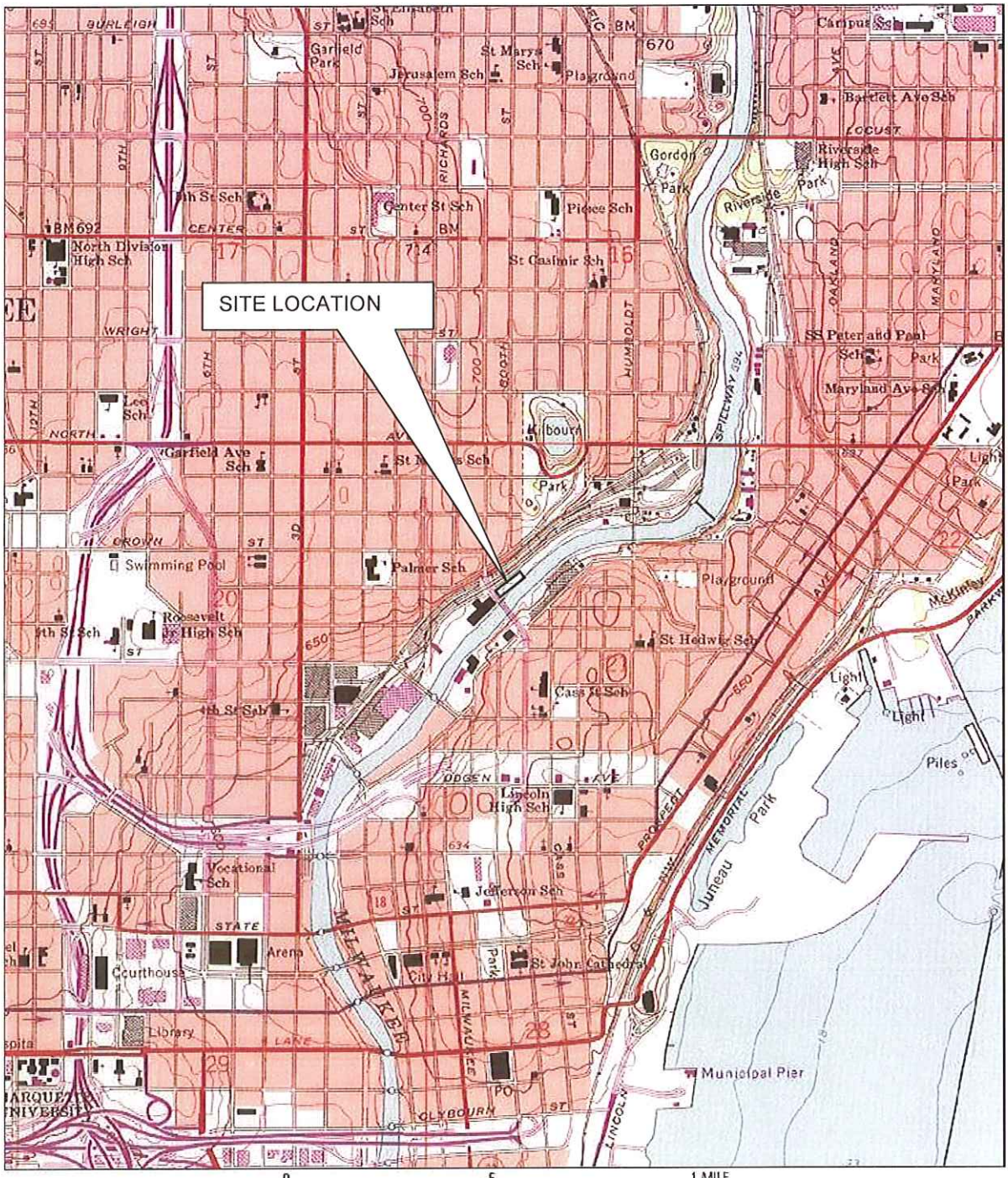
Address: 1555 River Center Drive, #209

Milwaukee, WI 53212

I, the above named responsible party, certify that the attached legal description is complete and accurate for all of the properties 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

Sam Denny
Printed Name



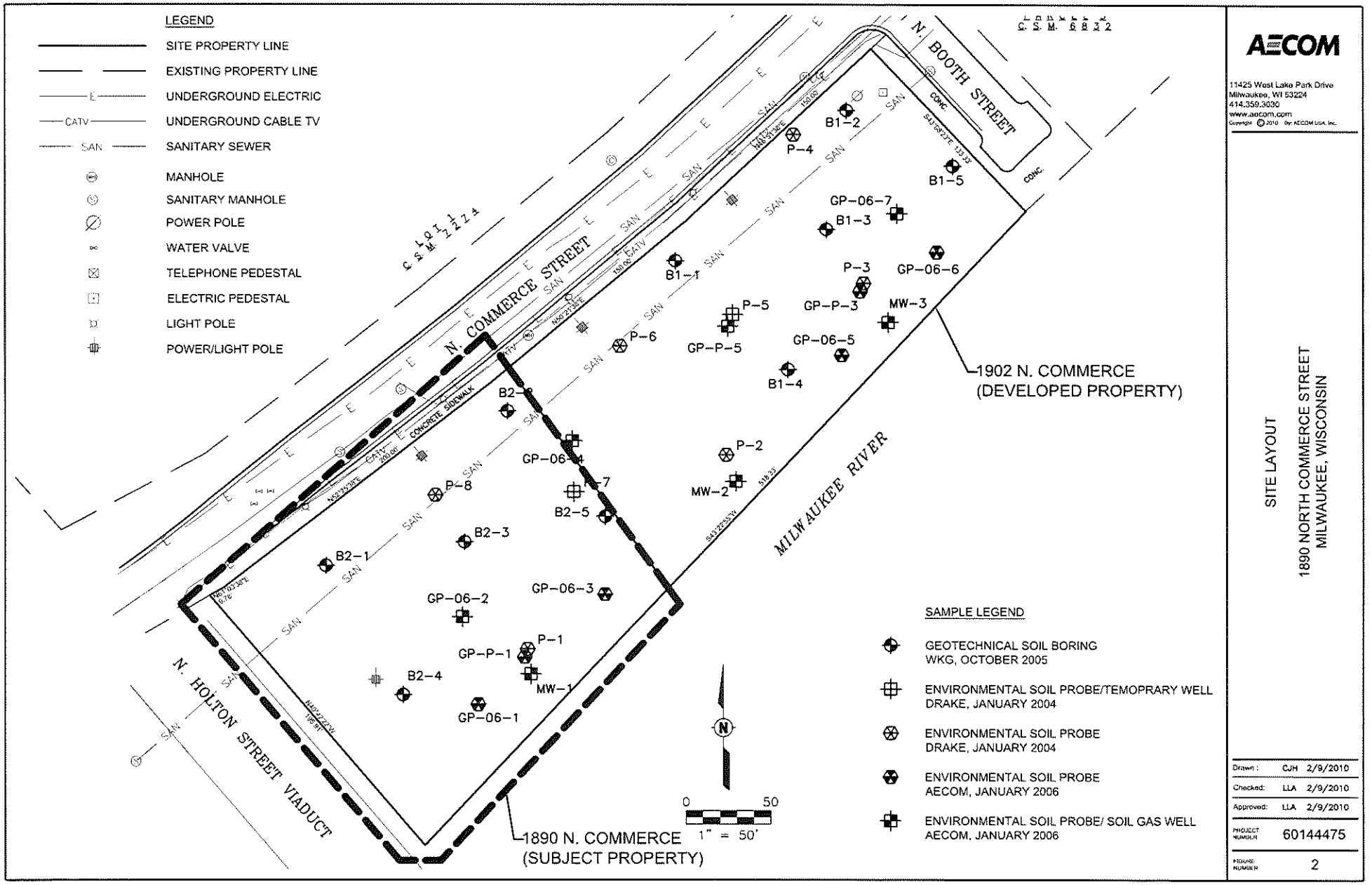
Map created with TOPO!® ©2003 National Geographic (www.nationalgeographic.com/topo)

APPROXIMATE SCALE 1"= 2,000'

11425 W. Lake Park Dr.
Milwaukee, WI 53224
414--359--3030

SITE LOCATION MAP
1890 N. COMMERCE-UNDEVELOPED PARCEL
MILWAUKEE, WISCONSIN

Drawn:	LLA	11/8/2010
Checked:	KLB	11/10/2010
Approved:	KLB	11/10/2010
PROJECT NUMBER	60187187	
FIGURE NUMBER	1	



AECOM
11425 West Lake Park Drive
Milwaukee, WI 53224
414.359.3030
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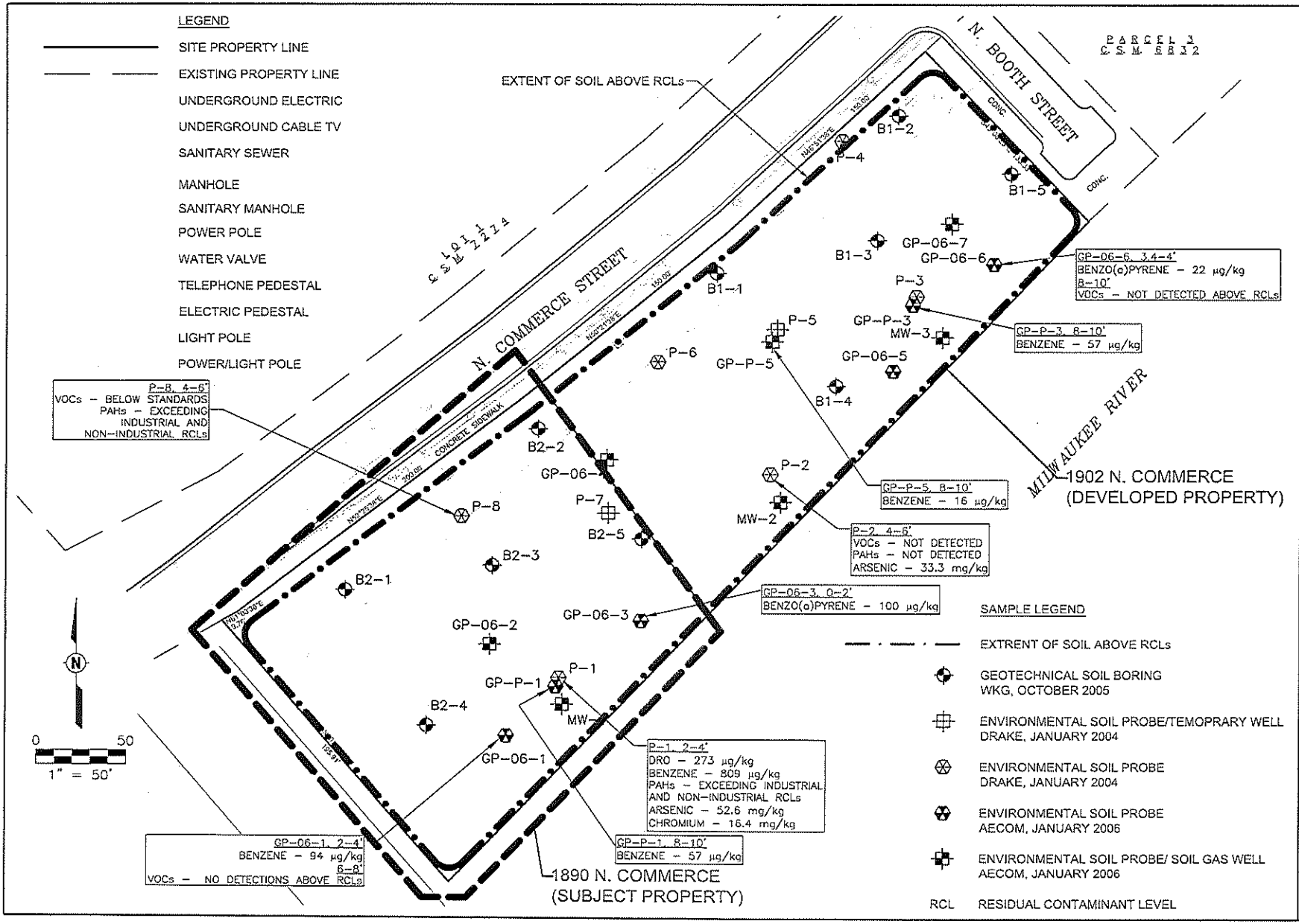
SITE LAYOUT
1890 NORTH COMMERCE STREET
MILWAUKEE, WISCONSIN

Drawn:	CJH	2/9/2010
Checked:	LLA	2/9/2010
Approved:	LLA	2/9/2010
PROJECT NUMBER	60144475	
FIGURE NUMBER	2	



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SOIL RCL EXCEEDANCES
1890 NORTH COMMERCE STREET
MILWAUKEE, WISCONSIN

Drawn:	CJH	2/9/2010
Checked:	LLA	2/9/2010
Approved:	LLA	2/9/2010
PROJECT NUMBER	60144475	
FIGURE NUMBER	3	

Table C-1 (Page 1 of 2)
Soil Sample Analytical Results
1890 North Commerce Street Property
Milwaukee, Wisconsin

Analytical Parameter	P-1 2-4' bgs	P-2 4-6' bgs	P-3 2-4' bgs	P-4 4-6' bgs	P-5 2-4' bgs	P-6 2-4' bgs	P-7 2-4' bgs	P-8 4-6' bgs	NR 720 Generic RCL	DNR Suggested RCL (groundwater protection)	DNR Suggested RCL (non-industrial direct contact)
GRO (ppm)	70.6	<6.3	67.3	<5.6	13.8	<6.0	<5.8	<5.7	100	NS	NS
DRO (ppm)	273	<6.3	48.6	22.8	62.3	<6.0	37.6	28.4	100	NS	NS
VOCs (ppb)											
Benzene	809	<25.0	288	<25.0	112	<25.0	<25.0	<25.0	5.5	NS	NS
Bromobenzene	<250	<25.0	<125	<25.0	<25.0	<25.0	<25.0	<25.0	NS	NS	NS
Bromodichloromethane	<250	<25.0	<125	<25.0	<25.0	<25.0	<25.0	<25.0	NS	NS	NS
n-Butylbenzene	410	<25.0	<125	<25.0	60.2	<25.0	<25.0	38.9	NS	NS	NS
sec-Butylbenzene	<250	<25.0	<125	<25.0	<25.0	<25.0	<25.0	<25.0	NS	NS	NS
tert-Butylbenzene	<250	<25.0	<125	<25.0	<25.0	<25.0	<25.0	<25.0	NS	NS	NS
Carbon tetrachloride	<250	<25.0	<125	<25.0	<25.0	<25.0	<25.0	<25.0	NS	NS	NS
Chlorobenzene	<250	<25.0	<125	<25.0	<25.0	<25.0	<25.0	<25.0	NS	NS	NS
Chloroethane	<250	<25.0	<125	<25.0	<25.0	<25.0	<25.0	<25.0	NS	NS	NS
Chloroform	<250	<25.0	<125	<25.0	<25.0	<25.0	<25.0	<25.0	NS	NS	NS
Chloromethane	<250	<25.0	<125	<25.0	<25.0	<25.0	<25.0	<25.0	NS	NS	NS
2-Chlorotoluene	<250	<25.0	<125	<25.0	<25.0	<25.0	<25.0	<25.0	NS	NS	NS
4-Chlorotoluene	<250	<25.0	<125	<25.0	<25.0	<25.0	<25.0	<25.0	NS	NS	NS
Dibromochloromethane	<250	<25.0	<125	<25.0	<25.0	<25.0	<25.0	<25.0	NS	NS	NS
1,2-Dibromo-3-chloropropane	<250	<25.0	<125	<25.0	<25.0	<25.0	<25.0	<25.0	NS	NS	NS
1,2-Dibromoethane	<250	<25.0	<125	<25.0	<25.0	<25.0	<25.0	<25.0	NS	NS	NS
1,2-Dichlorobenzene	<250	<25.0	<125	<25.0	<25.0	<25.0	<25.0	<25.0	NS	NS	NS
1,3-Dichlorobenzene	<250	<25.0	<125	<25.0	<25.0	<25.0	<25.0	<25.0	NS	NS	NS
1,4-Dichlorobenzene	<250	<25.0	<125	<25.0	<25.0	<25.0	<25.0	<25.0	NS	NS	NS
Dichlorodifluoromethane	<250	<25.0	<125	<25.0	<25.0	<25.0	<25.0	<25.0	NS	NS	NS
1,1-Dichloroethane	<250	<25.0	<125	<25.0	<25.0	<25.0	<25.0	<25.0	NS	NS	NS
1,2-Dichloroethane	<250	<25.0	<125	<25.0	<25.0	<25.0	<25.0	<25.0	4.9	NS	NS
1,1-Dichloroethene	<250	<25.0	<125	<25.0	<25.0	<25.0	<25.0	<25.0	NS	NS	NS
cis-1,2-Dichloroethene	<250	<25.0	<125	<25.0	<25.0	<25.0	<25.0	<25.0	NS	NS	NS
trans-1,2-Dichloroethene	<250	<25.0	<125	<25.0	<25.0	<25.0	<25.0	<25.0	NS	NS	NS
1,2-Dichloropropane	<250	<25.0	<125	<25.0	<25.0	<25.0	<25.0	<25.0	NS	NS	NS
1,3-Dichloropropane	<250	<25.0	<125	<25.0	<25.0	<25.0	<25.0	<25.0	NS	NS	NS
2,2-Dichloropropane	<250	<25.0	<125	<25.0	<25.0	<25.0	<25.0	<25.0	NS	NS	NS
Di-isopropyl ether	<250	<25.0	<125	<25.0	<25.0	<25.0	<25.0	<25.0	NS	NS	NS
Ethylbenzene	416	<25.0	234	<25.0	103	<25.0	<25.0	<25.0	2,900	NS	NS
Hexachlorobutadiene	<250	<25.0	<125	<25.0	<25.0	<25.0	<25.0	<25.0	NS	NS	NS
Isopropylbenzene	<250	<25.0	300	<25.0	74.6	<25.0	<25.0	<25.0	NS	NS	NS
p-Isopropyltoluene	<250	<25.0	<125	<25.0	79.7	<25.0	<25.0	201	NS	NS	NS
Methylene chloride	<1000	<100	<500	<100	<100	<100	<100	<100	NS	NS	NS
Methyl tert-butyl ether	<250	<25.0	<125	<25.0	<25.0	<25.0	<25.0	<25.0	NS	NS	NS
Naphthalene	2,230	<25.0	1,700	189	536	<25.0	<25.0	209	NS	400	20,000

Table C-1 (Page 2 of 2)
Soil Sample Analytical Results
1890 North Commerce Street Property
Milwaukee, Wisconsin

Analytical Parameter	P-1 2-4' bgs	P-2 4-6' bgs	P-3 2-4' bgs	P-4 4-6' bgs	P-5 2-4' bgs	P-6 2-4' bgs	P-7 2-4' bgs	P-8 4-6' bgs	NR 720 Generic RCL	DNR Suggested RCL (groundwater protection)	DNR Suggested RCL (non-industrial direct contact)
n-Propylbenzene	<250	<25.0	<125	<25.0	30.4	<25.0	<25.0	<25.0	NS	NS	NS
1,1,2,2-Tetrachloroethane	<250	<25.0	<125	<25.0	<25.0	<25.0	<25.0	<25.0	NS	NS	NS
Tetrachloroethene	<250	<25.0	<125	<25.0	<25.0	<25.0	<25.0	<25.0	NS	NS	NS
Toluene	1,440	<25.0	1,390	36.4	411	<25.0	56.1	75	1,500	NS	NS
1,2,3-Trichlorobenzene	<250	<25.0	<125	<25.0	<25.0	<25.0	<25.0	<25.0	NS	NS	NS
1,2,4-Trichlorobenzene	<250	<25.0	<125	<25.0	<25.0	<25.0	<25.0	<25.0	NS	NS	NS
1,1,1-Trichloroethane	<250	<25.0	<125	<25.0	<25.0	<25.0	<25.0	<25.0	NS	NS	NS
1,1,2-Trichloroethane	<250	<25.0	<125	<25.0	<25.0	<25.0	<25.0	<25.0	NS	NS	NS
Trichloroethene	<250	<25.0	<125	<25.0	<25.0	<25.0	<25.0	<25.0	NS	NS	NS
Trichlorofluoromethane	<250	<25.0	<125	<25.0	<25.0	<25.0	<25.0	<25.0	NS	NS	NS
Trimethylbenzenes	1,148	<25.0	890	<25.0	247.4	<25.0	<25.0	104.2	NS	NS	NS
Vinyl chloride	<250	<25.0	<125	<25.0	<25.0	<25.0	<25.0	<25.0	NS	NS	NS
Total xylenes	2,360	<25.0	2,620	51.1	672	<25.0	35.1	119	4,100	NS	NS
PAHs (ppm)											
Acenaphthene	<0.116	<0.136	1.1	0.446	0.964	<0.129	0.406	<0.118	NS	38	900
Acenaphthylene	0.577	<0.272	0.364	<.229	0.498	<0.258	0.391	<0.236	NS	0.7	18
Anthracene	0.116	<0.136	0.278	0.602	0.379	<0.129	0.531	<0.118	NS	3,000	5,000
Benzo(a)anthracene	0.349	<0.068	0.592	0.734	0.619	<0.064	1.02	0.157	NS	17	0.088
Benzo(a)pyrene	0.201	<0.0068	0.575	0.637	0.600	<0.0064	1.05	0.117	NS	48	0.0088
Benzo(b)fluoranthene	0.297	<0.067	0.548	0.647	0.625	<0.064	0.956	0.153	NS	360	0.088
Benzo(ghi)perylene	0.139	<0.136	0.283	0.455	0.353	<0.129	0.588	<0.118	NS	6,800	1.8
Benzo(k)fluoranthene	0.188	<0.136	0.311	0.317	0.211	<0.129	0.481	<0.118	NS	870	0.88
Chrysene	0.150	<0.136	0.287	0.674	0.280	<0.129	0.837	<0.118	NS	37	8.8
Dibenzo(ah)anthracene	0.307	<0.0068	0.471	0.392	0.478	<0.0064	0.662	<0.0059	NS	38	0.0088
Fluoranthene	0.949	<0.136	1.39	1.63	1.37	<0.129	2.02	0.275	NS	500	600
Fluorene	<0.116	<0.136	<.120	<0.114	0.290	<0.129	0.174	<0.118	NS	100	600
Indeno(123-cd)pyrene	0.158	<0.068	0.327	0.468	0.329	<0.064	0.598	0.105	NS	680	0.088
1-Methylnaphthalene	1.08	<0.136	1.43	0.214	0.845	<0.129	0.680	0.152	NS	23	1,100
2-Methylnaphthalene	2.49	<0.136	3.27	0.787	2.99	<0.129	0.420	0.185	NS	20	600
Naphthalene	1.4	<0.136	1.78	0.855	1.28	<0.129	1.64	0.260	NS	0.4	20
Phenanthrene	0.727	<0.136	1.09	1.29	1.25	<0.129	1.49	0.167	NS	1.8	18
Pyrene	1.56	<0.136	0.581	0.816	0.418	<0.129	0.841	0.124	NS	8,700	500
RCRA Metals (ppm)											
Arsenic	52.6	33.3	14.5	3.62	4.1	<3.22	7.82	14.1	0.039	NS	NS
Barium	<112	<33.9	<120	41.7	33.0	73.4	33.0	34.9	NS	NS	NS
Cadmium	<2.2	1.32	<2.39	<0.57	<0.592	0.663	<0.574	<0.590	8	NS	NS
Chromium	16.4	4.03	17.2	7.06	2.90	20.8	5.85	6.96	14	NS	NS
Lead	44.7	3.63	48.0	24.7	35.0	10.5	31.1	27.2	50	NS	NS
Mercury	0.145	0.138	0.259	0.176	0.125	0.145	<0.0459	0.0972	NS	NS	NS
Selenium	12.4	<3.39	<12.0	<2.86	<2.96	<3.22	<2.87	<2.95	NS	NS	NS
Silver	<11.2	<3.39	<12.0	<2.86	<2.96	<3.22	<2.87	<2.95	NS	NS	NS

TABLE C-2
2006 LABORATORY ANALYTICAL RESULTS FOR SOIL SAMPLING
THE EDGE
AECOM PROJECT NO. 60144475

Parameters	Generic RCLs: Direct Contact Pathway: Non-Industrial	Generic RCLs: Direct Contact Pathway: Industrial	Generic RCLs: Groundwater Pathway	GP-06-1 2-4' 1/11/2006	GP-06-1 6-8' 1/11/2006	GP-06-2 2-3' 1/11/2006	GP-06-2 6-7' 1/11/2006	GP-06-2 9-10' 1/11/2006	GP-06-3 0-2' 1/11/2006	GP-06-3 6-8' 1/11/2006	GP-06-5 0-2' 1/11/2006	GP-06-5 7-8' 1/11/2006	GP-06-6 3.4-4' 1/11/2006
Metals (mg/kg)													
Arsenic	0.039	1.6	--	NA	NA	NA	NA	<0.53	NA	NA	NA	NA	NA
Barium	--	--	--	NA	NA	NA	NA	22.4	NA	NA	NA	NA	NA
Cadmium	8	510	--	NA	NA	NA	NA	0.15	NA	NA	NA	NA	NA
Chromium	16,000	--	--	NA	NA	NA	NA	4.5	NA	NA	NA	NA	NA
Lead	50	500	--	NA	NA	NA	NA	3	NA	NA	NA	NA	NA
Selenium	--	--	--	NA	NA	NA	NA	<0.35	NA	NA	NA	NA	NA
Silver	--	--	--	NA	NA	NA	NA	<0.21	NA	NA	NA	NA	NA
Mercury	--	--	--	NA	NA	NA	NA	0.0055	NA	NA	NA	NA	NA
Dry Weight (%)	--	--	--	83.9	89	90	86.2	91.6	85.4	85.8	90.2	84.3	90
VOCs (µg/kg)													
Benzene	1,100 [D]	52,000	5.5 [D]	94 [C]	<25	<25	<25	NA	100 [C]	<25	160 [C]	<25	<25
Ethylbenzene	1,560,000	102,000,000	2,900 [D]	82	<25	<25	<25	NA	74	<25	88	<25	<25
Methyl-tert-butyl-ether	--	--	--	<25	<25	<25	<25	NA	<25	<25	<25	<25	<25
Naphthalene	60,000 [E]	4,000,000 [E]	400 [E]	310	260	240	82	NA	220	210	430 [C]	41	<25
Toluene	3,130,000	204,000,000	1,500 [D]	220	<25	62	64	NA	210	<25	300	44	<25
1,2,4-Trimethylbenzene[1]	782,000	51,100,000	7573	170	<25	72	45	NA	160	<25	180	<25	<25
1,3,5-Trimethylbenzene[1]	782,000	51,100,000	3520	93	58	48	<25	NA	110	41	150	<25	<25
Xylenes, total	313,000	204,000,000	4,100 [D]	490	52	162	125	NA	460	<50	580	57	<50
PAHs (µg/kg) [E]													
Acenaphthene	900,000	60,000,000	38,000	NA	NA	NA	NA	<5.50	NA	NA	NA	NA	NA
Acenaphthylene	18,000	360,000	700	NA	NA	NA	NA	<5.50	NA	NA	NA	NA	NA
Anthracene	5,000,000	300,000,000	3,000,000	NA	NA	NA	NA	<1.10	NA	NA	NA	NA	NA
Benzo(a)anthracene	88	3,900	17,000	NA	NA	NA	NA	<1.10	NA	NA	NA	NA	NA
Benzo(a)pyrene	8.8	390	48,000	NA	NA	NA	NA	5.4	NA	NA	NA	NA	NA
Benzo(b)fluoranthene	88	3,900	360,000	NA	NA	NA	NA	32	NA	NA	NA	NA	NA
Benzo(ghi)perylene	1,800	39,000	6,800,000	NA	NA	NA	NA	7.5	NA	NA	NA	NA	NA
Benzo(k)fluoranthene	880	39,000	870,000	NA	NA	NA	NA	19	NA	NA	NA	NA	NA
Chrysene	8,800	390,000	37,000	NA	NA	NA	NA	19	NA	NA	NA	NA	NA
Dibenzo(a,h,)anthracene	8.8	390	38,000	NA	NA	NA	NA	<3.30	NA	NA	NA	NA	NA
Fluroanthene	600,000	40,000,000	500,000	NA	NA	NA	NA	44	NA	NA	NA	NA	NA
Fluorene	600,000	40,000,000	100,000	NA	NA	NA	NA	<2.20	NA	NA	NA	NA	NA
Indeno(1,2,3-cd)pyrene	88	3,900	680,000	NA	NA	NA	NA	2.8	NA	NA	NA	NA	NA
1-Methylnaphthalene	1,100,000	70,000,000	23,000	NA	NA	NA	NA	<6.60	NA	NA	NA	NA	NA
2-Methylnaphthalene	600,000	40,000,000	20,000	NA	NA	NA	NA	<6.60	NA	NA	NA	NA	NA
Naphthalene	20,000	110,000	400	NA	NA	NA	NA	<12	NA	NA	NA	NA	NA
Phenanthrene	18,000	390,000	1,800	NA	NA	NA	NA	<1.10	NA	NA	NA	NA	NA
Pyrene	500,000	30,000,000	8,700,000	NA	NA	NA	NA	10	NA	NA	NA	NA	NA

Notes:
VOCs = Volatile Organic Compounds -- No Generic RCL established.
PAHs = Polynuclear Aromatic Hydrocarbons NA = Not analyzed
[A] Parameter exceeds NR 720 Generic RCL for Non-Industrial Direct Contact.
[B] Parameter exceeds NR 720 Generic RCL for Industrial Direct Contact.
[C] Parameter exceeds NR 720 Generic RCL for Groundwater Pathway.
[D] Generic RCL is established under NR 720 or NR 746
[E] Generic RCLs provided in *Soil Cleanup Levels for PAHs Interim Guidance*, WDNR RR-5 1997
Generic RCLs not included in Wis Administrative Code or Guidance were calculated from the US EPA Soil Screenign Level Web Page and the default values contained in Determining *Residual Contaminant Levels* using the EPA Soil Screening Level Web Site WDNR Pub-RR-682

TABLE C-2
2006 LABORATORY ANALYTICAL RESULTS FOR SOIL SAMPLING
THE EDGE
AECOM PROJECT NO. 60144475

Parameters	Generic RCLs			GP-06-6 8-10' 1/11/2006	GP-06-7 2-4' 1/11/2006	GP-06-7 6-8' 1/11/2006	GP-P-1 8-10' 1/11/2006	GP-P-3 8-10' 1/11/2006	GP-P-5 8-10' 1/11/2006
	Direct Contact Pathway		Groundwater						
	Non-Industrial	Industrial	Pathway						
Metals (mg/kg)									
Arsenic	0.039	1.6	--	NA	NA	<0.46	NA	NA	<0.42
Barium	--	--	--	NA	NA	16.9	NA	NA	14.3
Cadmium	8	510	--	NA	NA	0.16	NA	NA	0.16
Chromium	16,000	--	--	NA	NA	4.9	NA	NA	3.3
Lead	50	500	--	NA	NA	6.3	NA	NA	5.7
Selenium	--	--	--	NA	NA	<0.31	NA	NA	<0.28
Silver	--	--	--	NA	NA	<0.19	NA	NA	<0.17
Mercury	--	--	--	NA	NA	0.02	NA	NA	0.014
Dry Weight (%)	--	--	--	81.5	89.9	88.5	70.4	81.1	93.3
VOCs (µg/kg)									
Benzene	1,100 [D]	52,000	5.5	<25	57 [C]	<25	57 [C]	<25	<25
Ethylbenzene	1,560,000	102,000,000	2,900	<25	50	<25	190	<25	<25
Methyl-tert-butyl-ether	--	--	--	<25	<25	<25	<25	<25	<25
Naphthalene	60,000 [E]	4,000,000 [E]	400	<25	140	67	100	46	40
Toluene	3,130,000	204,000,000	1,500	<25	130	42	130	57	<25
1,2,4-Trimethylbenzene[1]	782,000	51,100,000	7573	<25	81	<25	92	42	<25
1,3,5-Trimethylbenzene[1]	782,000	51,100,000	3520	<25	68	<25	57	<25	<25
Xylenes, total	313,000	204,000,000	4,100	<50	260	52	1,460	116	<50
PAHs (µg/kg) [E]									
Acenaphthene	900,000	60,000,000	38,000	NA	NA	<5.70	NA	NA	<5.40
Acenaphthylene	18,000	360,000	700	NA	NA	<5.70	NA	NA	<5.40
Anthracene	5,000,000	300,000,000	3,000,000	NA	NA	<1.10	NA	NA	<1.10
Benzo(a)anthracene	88	3,900	17,000	NA	NA	<1.10	NA	NA	<1.10
Benzo(a)pyrene	8.8	390	48,000	NA	NA	22 [A]	NA	NA	16 [A]
Benzo(b)fluoranthene	88	3,900	360,000	NA	NA	70	NA	NA	37
Benzo(ghi)perylene	1,800	39,000	6,800,000	NA	NA	<1.10	NA	NA	8.7
Benzo(k)fluoranthene	880	39,000	870,000	NA	NA	49	NA	NA	26
Chrysene	8,800	390,000	37,000	NA	NA	28	NA	NA	28
Dibenzo(a,h,)anthracene	8.8	390	38,000	NA	NA	<3.40	NA	NA	<3.20
Fluroanthene	600,000	40,000,000	500,000	NA	NA	130	NA	NA	62
Fluorene	600,000	40,000,000	100,000	NA	NA	<2.30	NA	NA	<2.10
Indeno(1,2,3-cd)pyrene	88	3,900	680,000	NA	NA	4.4	NA	NA	8.3
1-Methylnaphthalene	1,100,000	70,000,000	23,000	NA	NA	<6.80	NA	NA	<6.40
2-Methylnaphthalene	600,000	40,000,000	20,000	NA	NA	<6.80	NA	NA	<6.40
Naphthalene	20,000	110,000	400	NA	NA	<13	NA	NA	<12
Phenanthrene	18,000	390,000	1,800	NA	NA	<1.10	NA	NA	<1.10
Pyrene	500,000	30,000,000	8,700,000	NA	NA	<2.30	NA	NA	53

Notes:

VOCs = Volatile Organic Compounds -- No Generic RCL established.

PAHs = Polynuclear Aromatic Hydrocarbons NA = Not analyzed

[A] Parameter exceeds NR 720 Generic RCL for Non-Industrial Direct Contact.

[B] Parameter exceeds NR 720 Generic RCL for Industrial Direct Contact.

[C] Parameter exceeds NR 720 Generic RCL for Groundwater Pathway.

[D] Generic RCL is established under NR 720 or NR 746

[E] Generic RCLs provided in *Soil Cleanup Levels for PAHs Interim Guidance*, WDNR RR-5 1997

Generic RCLs not included in Wis Administrative Code or Guidance were calculated from the US EPA Soil Screenign Level Web Page and the default values contained in Determining *Residual Contaminant Levels* using the EPA Soil Screening Level Web Site WDNR Pub-RR-682

TABLE E-1 (Page 1 of 2)

2004 Groundwater Sample Analytical Results

1890 North Commerce Street Property

Milwaukee, Wisconsin

Analytical Parameter	P-1	P-2	P-3	P-4	P-6	P-8	NR 140 PAL	NR 140 ES
VOCs (ppb)								
Benzene	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	0.5	5
Bromobenzene	<5.00	<5.00	<5.00	<5.00	<5.00	<5.00	NS	NS
Bromodichloromethane	<0.359	<0.359	<0.359	<0.359	<0.359	<0.359	0.06	0.6
n-Butylbenzene	<5.00	<5.00	<5.00	<5.00	<5.00	<5.00	NS	NS
sec-Butylbenzene	<5.00	<5.00	<5.00	<5.00	<5.00	<5.00	NS	NS
tert-Butylbenzene	<5.00	<5.00	<5.00	<5.00	<5.00	<5.00	NS	NS
Carbon tetrachloride	<0.592	<0.592	<0.592	<0.592	<0.592	<0.592	0.5	5
Chlorobenzene	<5.00	<5.00	<5.00	<5.00	<5.00	<5.00	NS	NS
Chloroethane	<5.00	<5.00	<5.00	<5.00	<5.00	<5.00	80	400
Chloroform	<0.463	<0.463	<0.463	<0.463	<0.463	<0.463	0.6	6
Chloromethane	<0.92	<0.92	<0.92	<0.92	<0.92	<0.92	0.3	3
2-Chlorotoluene	<5.00	<5.00	<5.00	<5.00	<5.00	<5.00	NS	NS
4-Chlorotoluene	<5.00	<5.00	<5.00	<5.00	<5.00	<5.00	NS	NS
Dibromochloromethane	<5.00	<5.00	<5.00	<5.00	<5.00	<5.00	6	60
1,2-Dibromo-3-chloropropane	<0.629	<0.629	<0.629	<0.629	<0.629	<0.629	0.02	0.2
1,2-Dibromoethane	<0.329	<0.329	<0.329	<0.329	<0.329	<0.329	0.005	0.05
1,2-Dichlorobenzene	<5.00	<5.00	<5.00	<5.00	<5.00	<5.00	60	600
1,3-Dichlorobenzene	<5.00	<5.00	<5.00	<5.00	<5.00	<5.00	125	1,250
1,4-Dichlorobenzene	<5.00	<5.00	<5.00	<5.00	<5.00	<5.00	15	75
Dichlorodifluoromethane	<5.00	<5.00	<5.00	<5.00	<5.00	<5.00	200	1,000
1,1-Dichloroethane	<5.00	<5.00	<5.00	<5.00	<5.00	<5.00	85	850
1,2-Dichloroethane	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	0.5	5
1,1-Dichloroethene	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	0.7	7
cis-1,2-Dichloroethene	<5.00	<5.00	<5.00	<5.00	<5.00	<5.00	7	70
trans-1,2-Dichloroethene	<5.00	<5.00	<5.00	<5.00	<5.00	<5.00	20	100
1,2-Dichloropropane	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	0.5	5
1,3-Dichloropropane	<5.00	<5.00	<5.00	<5.00	<5.00	<5.00	NS	NS
2,2-Dichloropropane	<5.00	<5.00	<5.00	<5.00	<5.00	<5.00	NS	NS
Di-isopropyl ether	<5.00	<5.00	<5.00	<5.00	<5.00	<5.00	NS	NS
Ethylbenzene	<5.00	<5.00	<5.00	<5.00	<5.00	<5.00	140	700
Hexachlorobutadiene	<10.0	<10.0	<10.0	<10.0	<10.0	<10.0	NS	NS
Isopropylbenzene	<5.00	<5.00	<5.00	<5.00	<5.00	<5.00	NS	NS
p-Isopropyltoluene	<5.00	<5.00	<5.00	<5.00	<5.00	<5.00	NS	NS
Methylene chloride	<0.641	<0.641	<0.641	<0.641	<0.641	<0.641	0.5	5
Methyl tert-butyl ether	<0.381	<0.381	<0.381	<0.381	<0.381	<0.381	12	60
Naphthalene	<8.00	<8.00	<8.00	<8.00	<8.00	<8.00	8	40
n-Propylbenzene	<5.00	<5.00	<5.00	<5.00	<5.00	<5.00	NS	NS
1,1,2,2-Tetrachloroethane	<0.422	<0.422	<0.422	<0.422	<0.422	<0.422	0.02	0.2

TABLE E-1 (Page 2 of 2)

2004 Groundwater Sample Analytical Results

1890 North Commerce Street Property

Milwaukee, Wisconsin

Analytical Parameter	P-1	P-2	P-3	P-4	P-6	P-8	NR 140 PAL	NR 140 ES
Tetrachloroethene	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	0.5	5
Toluene	<5.00	<5.00	<5.00	<5.00	<5.00	<5.00	200	1,000
1,2,3-Trichlorobenzene	<10.0	<10.0	<10.0	<10.0	<10.0	<10.0	NS	NS
1,2,4-Trichlorobenzene	<10.0	<10.0	<10.0	<10.0	<10.0	<10.0	14	70
1,1,1-Trichloroethane	<5.00	<5.00	<5.00	<5.00	<5.00	<5.00	40	200
1,1,2-Trichloroethane	<0.347	<0.347	<0.347	<0.347	<0.347	<0.347	0.5	5
Trichloroethene	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	0.5	5
Trichlorofluoromethane	<5.00	<5.00	<5.00	<5.00	<5.00	<5.00	NS	NS
Trimethylbenzenes	<5.00	<5.00	<5.00	<5.00	<5.00	<5.00	96	480
Vinyl chloride	<0.652	<0.652	<0.652	<0.652	<0.652	<0.652	0.02	0.2
Total xylenes	<5.00	<5.00	<5.00	<5.00	<5.00	<5.00	1,000	10,000
PAHs (ppb)								
Acenaphthene	<5.00	<5.00	<5.00	<5.00	<5.00	<5.00	NS	NS
Acenaphthylene	<5.00	<5.00	<5.00	<5.00	<5.00	<5.00	NS	NS
Anthracene	<5.00	<5.00	<5.00	<5.00	<5.00	<5.00	600	3,000
Benzo(a)anthracene	<0.100	<0.100	<0.100	<0.100	<0.100	<0.100	NS	NS
Benzo(a)pyrene	<0.0200	<0.0200	<0.0200	<0.0200	<0.0200	<0.0200	0.02	0.2
Benzo(b)fluoranthene	<0.0200	<0.0200	<0.0200	<0.0200	<0.0200	<0.0200	0.02	0.2
Benzo(ghi)perylene	<5.00	<5.00	<5.00	<5.00	<5.00	<5.00	NS	NS
Benzo(k)fluoranthene	<0.100	<0.100	<0.100	<0.100	<0.100	<0.100	NS	NS
Chrysene	<0.0200	<0.0200	<0.0200	<0.0200	<0.0200	<0.0200	0.02	0.2
Dibenzo(ah)anthracene	<0.100	<0.100	<0.100	<0.100	<0.100	<0.100	NS	NS
Fluoranthene	<5.00	<5.00	<5.00	<5.00	<5.00	<5.00	NS	NS
Fluorene	<5.00	<5.00	<5.00	<5.00	<5.00	<5.00	80	400
Indeno(123-cd)pyrene	<0.200	<0.200	<0.200	<0.200	<0.200	<0.200	NS	NS
1-Methylnaphthalene	<5.00	<5.00	<5.00	<5.00	<5.00	<5.00	NS	NS
2-Methylnaphthalene	<5.00	<5.00	<5.00	<5.00	<5.00	<5.00	NS	NS
Naphthalene	<5.00	<5.00	<5.00	<5.00	<5.00	<5.00	8	40
Phenanthrene	<5.00	<5.00	<5.00	<5.00	<5.00	<5.00	NS	NS
Pyrene	<5.00	<5.00	<5.00	<5.00	<5.00	<5.00	50	250
RCRA Metals (ppb)								
Arsenic	<5.00	<5.00	11.2	<5.00	<5.00	<5.00	1.0	10
Cadmium	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	0.5	5
Mercury	<0.200	<0.200	<0.200	<0.200	<0.200	<0.200	0.2	2
Barium	<400	<400	<400	<400	<400	<400	400	2,000
Chromium	<10.0	<10.0	<10.0	<10.0	<10.0	<10.0	10	100
Silver	<10.0	<10.0	<10.0	<10.0	<10.0	<10.0	10	50
Lead	15.6	<1.50	11.7	<1.50	3.05	2.37	1.5	15
Selenium	<10.0	<10.0	<10.0	<10.0	<10.0	<10.0	10	50

Table E-2
Lead and Arsenic in Groundwater - Laboratory Analytical Results
The Edge
AECOM Project No. 60144475

Parameters	NR 140 Standards ES	NR 140 Standards *PAL*	P-1 1/5/2004	P-1 1/26/2004	P-1 2/9/2004	P-3 1/5/2004	P-3 1/26/2004	P-3 2/9/2004	P-4 1/5/2004	P-6 1/5/2004	P-6 1/26/2004	P-6 2/9/2004
Metals (µg/L)												
Arsenic	**10**	*1*	<5.0	NA	NA	**11.2**	*5.24*	*5.94*	<5.0	<5.0	NA	NA
Lead	**15**	*1.5*	**15.6**	<15.0	<15.0	*11.7*	<15.0	<15.0	<1.5	*3.05*	<15.0	<15.0

Parameters	NR 140 Standards ES	NR 140 Standards *PAL*	P-8 1/5/2004	P-8 1/26/2004	P-8 2/9/2004	MW-1 4/3/2006	MW-1 5/1/2006	MW-2 4/3/2006	MW-2 5/1/2006	MW-3 4/3/2006	MW-3 5/1/2006
Metals (µg/L)											
Arsenic	**10**	*1*	<5.0	NA	NA	*2.8*	*1.3*	<0.80	*1.4*	<0.80	*4.5*
Lead	**15**	*1.5*	*2.37*	<15.0	<15.0	<0.60	<0.6	<0.60	<0.6	<0.60	<0.6

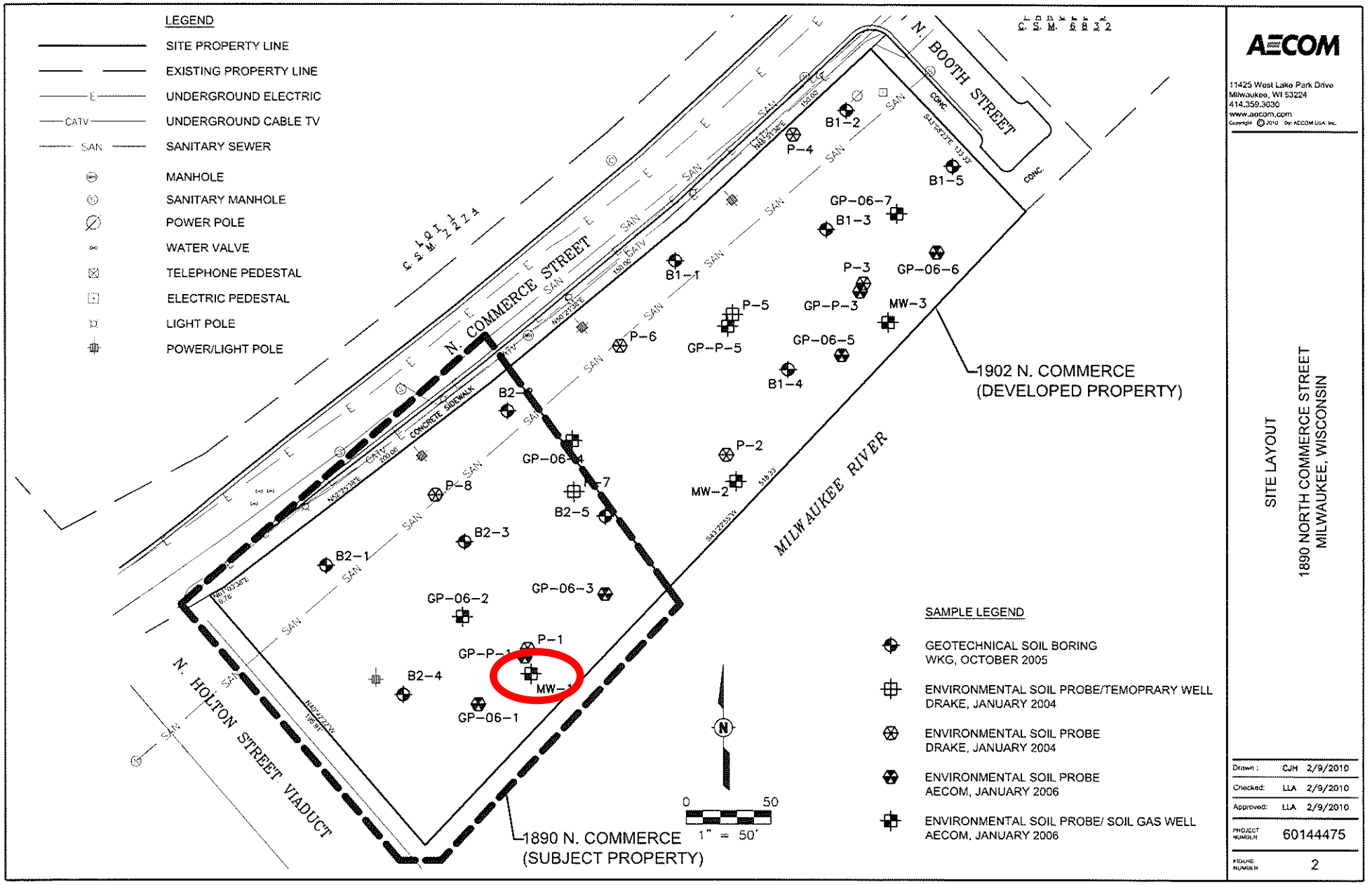
Notes:

Bold value = NR 140 Enforcement Standard Exceedance

Italic value = NR 140 WAC Preventive Action Limit Exceedance

NA = Not analyzed

IMPROPERLY ABANDONED
MONITORING WELL



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SITE LAYOUT
1890 NORTH COMMERCE STREET
MILWAUKEE, WISCONSIN

Drawn:	CJH	2/9/2010
Checked:	LLA	2/9/2010
Approved:	LLA	2/9/2010
PROJECT NUMBER	60144475	
FIGURE NUMBER	2	

IMPROPERLY ABANDONED MONITORING WELL

State of Wisconsin
Department of Natural Resources Route To: 585258XI Watershed/Wastewater ☐ Remediation/Redevelopment ☐ Waste Management ☐ Other ☐

MONITORING WELL CONSTRUCTION
Form 4400-113A Rev. 6-97

Facility/Project Name: commerce st/the Edge	Local Grid Location of Well: ____ ft. ☐N. ☐S. ____ ft. ☐E. ☐W.	Well Name: mw-1
Facility License, Permit or Monitoring No.	Grid Origin Location (Check if estimated: ☐) Lat. ° ' " Long. ° ' " or St. Plane ____ ft. N, ____ ft. E. S/C/N	Wis. Unique Well No. / DNR Well Number
Facility ID		Date Well Installed: 3-29-06
Type of Well: monitoring well	Section Location of Waste/Source: ____ 1/4 of ____ 1/4 of Sec. ____ T. ____ N, R. ____ ☐E ☐W	Well Installed By: (Person's Name and Firm): JD STS
Distance Well Is From Waste/Source Boundary ____ ft.	Location of Well Relative to Waste/Source: u ☐ Upgradient s ☐ Sidegradient d ☐ Downgradient n ☐ Not Known	

A. Protective pipe, top elevation ____ ft. MSL
B. Well casing, top elevation ____ ft. MSL
C. Land surface elevation ____ ft. MSL
D. Surface seal, bottom ____ ft. MSL or ____ ft.

12. USCS classification of soil near screen:
GP ☐ GM ☐ GC ☐ GW ☐ SW ☐ SP ☐
SM ☐ SC ☐ ML ☐ MH ☐ CL ☐ CH ☐
Bedrock ☐

13. Sieve analysis attached? ☐ Yes ☐ No

14. Drilling method used: Rotary ☐ 50 Hollow Stem Auger ☑ 41 ____ Other ☐

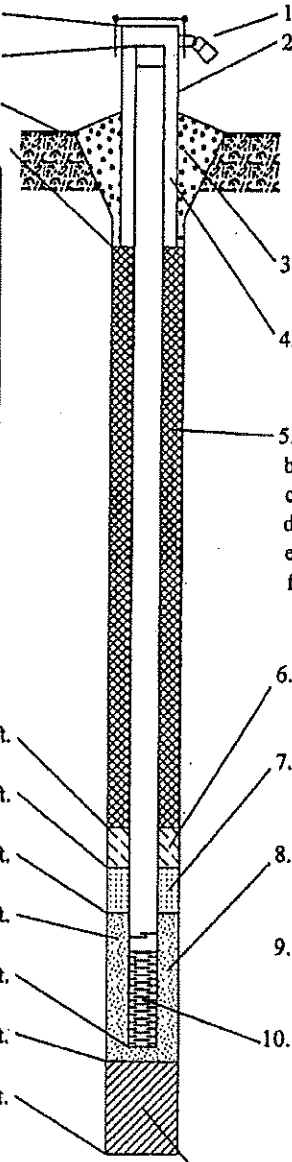
15. Drilling fluid used: Water ☐ 02 Air ☐ 01 Drilling Mud ☐ 03 None ☒ 99

16. Drilling additives used? ☐ Yes ☒ No

Describe ____

17. Source of water (attach analysis): ____

E. Bentonite seal, top ____ ft. MSL or 0 ft.
F. Fine sand, top ____ ft. MSL or 4.0 ft.
G. Filter pack, top ____ ft. MSL or 5.0 ft.
H. Screen joint, top ____ ft. MSL or 5.0 ft.
I. Well bottom ____ ft. MSL or 15.0 ft.
J. Filter pack, bottom ____ ft. MSL or 15.0 ft.
K. Borehole, bottom ____ ft. MSL or 15.0 ft.
L. Borehole, diameter 8 in.
M. O.D. well casing 2.0 in.
N. I.D. well casing 2.0 in.



1. Cap and lock? ☑ Yes ☐ No
2. Protective cover pipe:
a. Inside diameter: 4.0 in.
b. Length: 4.0 ft.
c. Material: Steel ☑ 04 ____ Other ☐
d. Additional protection? ☐ Yes ☒ No
If yes, describe: ____
3. Surface seal: Bentonite ☑ 30 Concrete ☐ 01 ____ Other ☐
4. Material between well casing and protective pipe: Bentonite ☒ 30 ____ Other ☐
5. Annular space seal: a. Granular Bentonite ☒ 33
b. ____ Lbs/gal mud weight . Bentonite-sand slurry ☐ 35
c. ____ Lbs/gal mud weight . . . Bentonite slurry ☐ 31
d. ____ % Bentonite . . . Bentonite-cement grout ☐ 50
e. ____ Ft³ volume added for any of the above
f. How installed: Tremie ☐ 01 Tremie pumped ☐ 02 Gravity ☑ 08
6. Bentonite seal: a. Bentonite granules ☑ 33
b. ☐ 1/4 in. ☐ 3/8 in. ☐ 1/2 in. Bentonite pellets ☐ 32
c. ____ Other ☐
7. Fine sand material: Manufacturer, product name and mesh size
a. Badger 40-70
b. Volume added ____ ft³
8. Filter pack material: Manufacturer, product name and mesh size
a. Badger 45-55
b. Volume added ____ ft³
9. Well casing: Flush threaded PVC schedule 40 ☑ 23 Flush threaded PVC schedule 80 ☐ 24 ____ Other ☐
10. Screen material: PVC
a. Screen Type: Factory cut ☒ 11 Continuous slot ☐ 01 ____ Other ☐
b. Manufacturer Buffalo
c. Slot size: 010 in.
d. Slotted length: 10.0 ft.
11. Backfill material (below filter pack): None ☒ 14 ____ Other ☐

I hereby certify that the information on this form is true and correct to the best of my knowledge.

Signature: Bowman
Firm: STS Consultants Ltd.
1035 Kepler Drive, Green Bay, Wisconsin
Tel: 920-468-1978
Fax: 920-468-3312

Please complete both Forms 4400-113A and 4400-113B and return to the appropriate DNR office and bureau. Completion of these reports is required by chs. 160, 281, 283, 289, 291, 292, 293, 295, and 299, Wis. Stats., and ch. NR 141, Wis. Adm. Code. In accordance with chs. 281, 289, 291, 292, 293, 295, and 299, Wis. Stats., failure to file these forms may result in a forfeiture of between $10 and $25,000, or imprisonment for up to one year, depending on the program and conduct involved. Personally identifiable information on these forms is not intended to be used for any other purpose. NOTE: See the instructions for more information, including where the completed forms should be sent.

BCG 39246