GIS REGISTRY INFORMATION

SITE NAME:	Quad Graphics Inc					
BRRTS #:	03-41-004664			**FID #** (if appropriate):		
COMMERCE #:	53214-1145-55-A					
CLOSURE DATE:	January 29, 2007					
STREET ADDRESS:	555 S 108th St					
CITY:	West Allis					
SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):	**X =**	**678991**		**Y =**	**285370**	
CONTAMINATED MEDIA:	Groundwater		Soil		Both	X
OFF-SOURCE GW CONTAMINATION >ES:			**Yes**		**No**	
• **IF YES, STREET ADDRESS:**						
• **GPS COORDINATES** (meters in WTM91 projection):	**X =**			**Y =**		
OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL):		**Yes**		**No**		
• **IF YES, STREET ADDRESS 1:**						
• **GPS COORDINATES** (meters in WTM91 projection):	**X =**			**Y =**		
CONTAMINATION IN RIGHT OF WAY:		**Yes**		**No**		

DOCUMENTS NEEDED

Closure Letter, and any conditional closure letter issued or denial letter issued	X
Copy of any maintenance plan referenced in the final closure letter	
Copy of (soil or land use) deed notice *if any required as a condition of closure*	
Copy of most recent deed, including legal description, for all affected properties	X
Certified survey map or relevant portion of the recorded plat map (*if referenced in the legal description*) for all affected properties	X
County Parcel ID number, *if used for county*, for all affected properties	X
Location Map that outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit the parcels to be located easily. If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site.	X
Detailed Site Map(s) for all affected properties, showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or SSRCLs.	X
Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)	X
Tables of Latest Soil Analytical Results (no shading or cross-hatching)	X
Isoconcentration map(s), *if required for site investigation (SI).* The isoconcentration map should have flow direction and extent of groundwater contamination defined. **If not available, include the latest extent of contaminant plume map.**	X
GW: Table of water level elevations, with sampling dates, and free product noted if present	X
GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)	
SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour SEE GW ISOCONC. MAP	X
Geologic cross-sections, *if required for SI*	X
RP certified statement that legal descriptions are complete and accurate	X
Copies of off-source notification letters (if applicable)	
Letter informing ROW owner of residual contamination (if applicable) (public, highway or railroad ROW)	

commerce.wi.gov
Wisconsin
Department of Commerce

ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
101 West Pleasant Street, Suite 100A
Milwaukee, Wisconsin 53212-3963
TDD #: (608) 264-8777
Fax #: (414) 220-5374
Jim Doyle, Governor
Mary P. Burke, Secretary

January 29, 2007

Mr. Tom Estock
Quad Graphics, Inc.
N64 W23110 Main St.
Sussex, WI 53089

RE: **Final Closure**

Commerce # 53214-1145-55-A DNR BRRTS # 03-41-004664
Quad Graphics, Inc., 555 S. 108th St., West Allis

Dear Mr. Estock:

The Wisconsin Department of Commerce (Commerce) has received all items required as conditions for closure of the site referenced above. This case is now listed as "closed" on the Commerce database and will be included on the Department of Natural Resources (DNR) Geographic Information System (GIS) Registry of Closed Remediation Sites to address residual contamination. It is in your best interest to keep all documentation related to the environmental activities that were conducted.

If residual contamination is encountered in the future, it must be managed in accordance with all applicable state and federal regulations. If it is determined that any remaining contamination poses a threat, the case may be reopened and further investigation or remediation may be required.

Thank you for your efforts to bring this case to closure. If you have any questions, please contact me in writing at the letterhead address or by telephone at (414) 220-5402.

Sincerely,

Stephen D. Mueller
Senior Hydrogeologist
Site Review Section

cc: Mark Manthey, GeoTrans, Inc.

STATE BAR OF WISCONSIN FORM 1 - 1998
SPECIAL WARRANTY DEED

Document Number

8125737

REGISTER'S OFFICE) SS
Milwaukee County, WI)

RECORDED AT 9:26 AM

08-29-2001

WALTER R. BARCZAK
REGISTER OF DEEDS

AMOUNT 16.00

Recording Area

Name and Return Address
Quad/Graphics, Inc.
N63 W23075 Main Street
Sussex, WI 53089-2827
Attn: Eric von Estorff

This Deed, made between City of West Allis, A Municipal Corporation, Grantor, and Quad/Graphics, Inc., A Wisconsin Corporation, Grantee.

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

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE. SEE ATTACHED EXHIBIT "A".

FEE - Exempt 77.25(2)

414-9991-007
Parcel Identification Number (PIN)

This is not homestead property.
(is not)

THIS IS A DEED IN SATISFACTION OF THE LAND CONTRACT RECORDED AS DOCUMENT NO. 6957912, REEL 3300, IMAGE 1147 TO 1153 INCLUSIVE ON JUNE 1, 1994, IN THE MILWAUKEE COUNTY REGISTER OF DEEDS OFFICE.

Together with all appurtenant rights, title and interests.

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except any liens or encumbrances created by the act or default of Grantee, and except the permitted encumbrances identified on Exhibit "B" attached hereto.

Dated this 5th day of June, 2001.

(SEAL) Jeannette Bell (SEAL)

* Jeannette Bell, Mayor

(SEAL) Paul M. Ziehler (SEAL)

* Paul M. Ziehler, Acting City Clerk/Treasurer

AUTHENTICATION

Signature(s)

authenticated this day of

*

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

THIS INSTRUMENT WAS DRAFTED BY
Eric R. von Estorff

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

ACKNOWLEDGMENT

State of Wisconsin, } ss.
Milwaukee County.

Personally came before me this 5th day of June, 2001, the above named Jeannette Bell, Mayor and Paul M. Ziehler, Acting City Clerk/Treasurer to me known to be the person (s) who executed the foregoing instrument and acknowledge the same.

Sharon R. Lesak

* Sharon R. Lesak
Notary Public, State of Wisconsin
My commission is permanent. (If not, state expiration date: January 19, 2003.)

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

REEL 5147 IMAGE 1322

EXHIBIT A

Legal Desription

The following described real estate, located in the City of West Allis, Milwaukee County, State of Wisconsin:

Parcel One (1) of Certified Survey Map No. 5857, being a redivision of Parcel 1 and Outlot "A" of Certified Survey Map No. 5850, being a part of the NE 1/4, SE 1/4, SW 1/4 and NW 1/4 of the NE 1/4 of Section 31, T 7 N, R 21 E, in the City of West Allis, Milwaukee County, Wisconsin.*

Tax Parcel No. 414-9991-007

EXHIBIT B

Permitted Encumbrances

1. Municipal and zoning ordinances

2. General real estate taxes for 1994 and subsequent years.

3. Utility Easement recorded on January 26, 1949 in Volume 2583 page 281, as Document No. 2842146.

4. Easement recorded on November 6, 1953 in Volume 3223, page 130, as Document No. 3250195.

5. Utility Easement recorded on October 15, 1954 in Volume 3351 of Deeds at page 302, as document No. 3336764.

6. Easement recorded on April 25, 1958 in Volume 3807 of Deeds at page 145, as Document No. 3651827.

7. Easement recorded on December 9, 1968 in Reel 454, Image 1658, as Document No. 4434393.

8. Easement recorded on October 10, 1972 in Reel 681, Image 1306, as Document No. 4712754.

9. Reservation for sanitary sewer easement; Sewer Easement to the City of West Allis; Sewer Easement to the Metropolitan Sewerage Commission and easement to Wisconsin Electric Power Co., all as noted on the recorded plat of Certified Survey Map Nos. 2950, 3446, 4549, 5850, and 5857.

10. Easement recorded on August 14, 1959 in Volume 3957 of Deeds at page 609, as Document No. 3755975.

11. Easement recorded on August 14, 1959 in Volume 3957 of Deeds at page 606, as Document No. 3755974.

12. Easement recorded on May 28, 1964 in Reel 192, Image 866, as Document No. 4104807.

13. Easement recorded on April 27, 1927 in Volume 1168 of Deeds at page 638, as Document No. 1515234.

14. Easement recorded on July 8, 1925 in Volume 1096 of Deeds at page 638, as Document No. 1515234.

15. Easment recorded on February 26, 1958 in Volume 3790 of Deeds at page 184, as Document No. 3640445.

16. Declaration of Easement for the benefit of Outlot "A" affecting the West 30 feet of the premises described in Schedule A of the Commitment, as noted on the recorded plat of Certified Survey Map No. 5850 and as recorded.

17. Development Agreement by and between City of West Allis and Quad/Graphics, Inc. dated May 10, 1994 and recorded in the Milwaukee County Register of Deeds Office as Document No. 6957911, Reel 3300, Image 1122 to 1146 inclusive on June 1, 1994.

REEL 5147 IMAGE 1323

18. Encroachments upon the premises adjoining the premises described in Schedule A of the Commitment on the North and East by a chain link fence located principally on the premises described in Schedule A of the Commitment, as disclosed by Plat of Survey prepared by National Survey & Engineering under date of May 3, 1994, as Survey No. 155487-S-1.

19. Possible adverse rights of adjoining owners in so much of the premises described in Schedule A of the Commitment as lies North, East and West of the chain link fence, due to the fact that said fence is not on the boundary line but is located wholly on the premises described in Schedule A of the Commitment, as disclosed by Plat of Survey prepared by National Survey & Engineering under date of May 3, 1994, as Survey No. 155487-S-1.

20. Eminent Domain Proceedings commenced by the Wisconsin Department of Transportation for Fee Title in and to the following tract of land in Milwaukee County, State of Wisconsin, described as:

> That part of the Northeast 1/4 of Section 31, Township 7 North, Range 21 East described as follows: Commence at the East 1/4 corner of said Section, run thence S88°21'00" West 112.00 feet along the East-West 1/4 line of said Section; thence N01°39'00" West 45.00 feet to the North line of Theo Trecker Way and to the point of beginning of this description; run thence N25°51'30" East 112.79 feet to the West line of STH 108; thence S01°36'44" East 100.04 feet along said West line to the North line of Theo Trecker Way; thence S88°21'00" West 52.03 feet along said North line to the point of beginning.

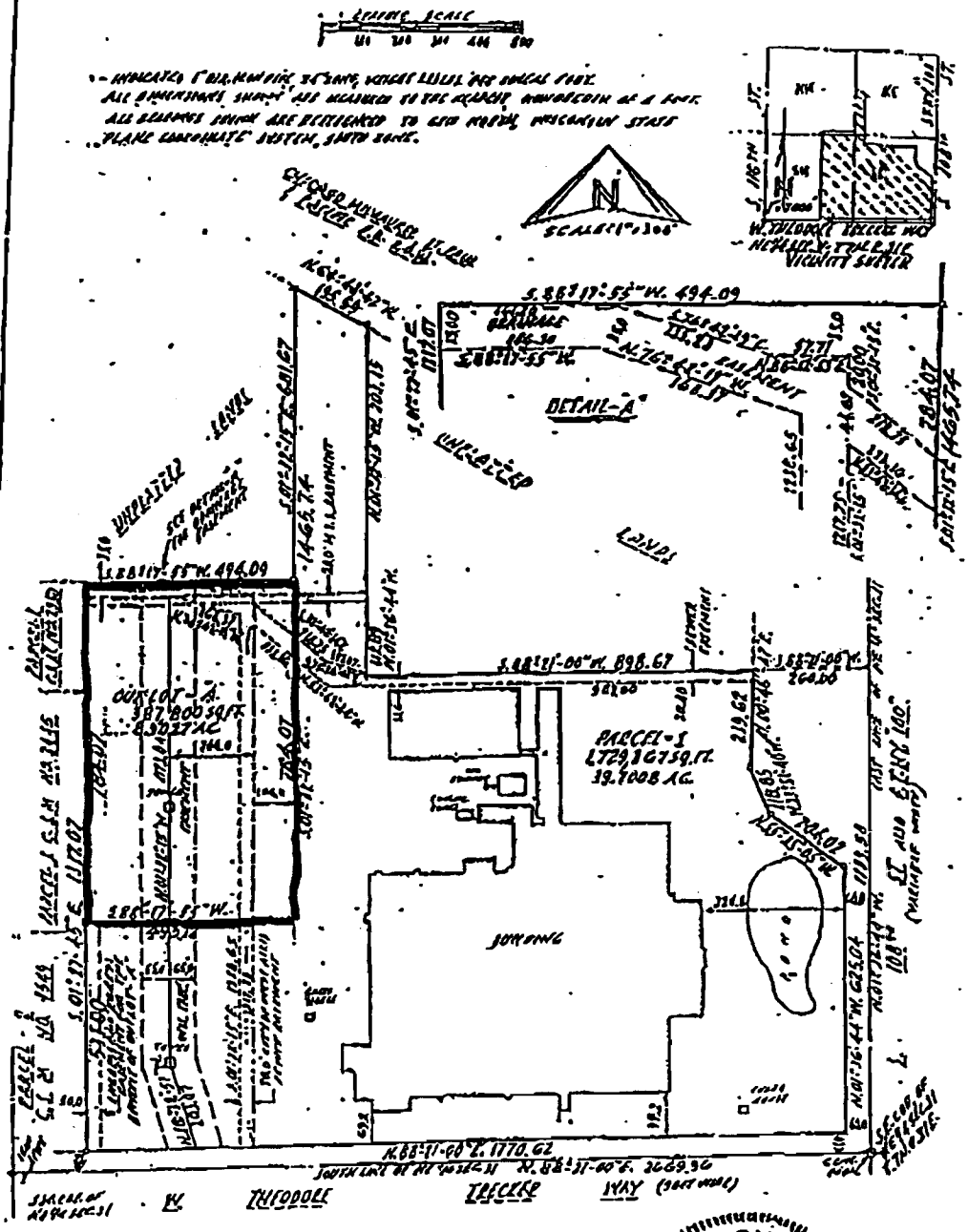
21. Declaration of Easement dated May 24, 1994, record May 26, 1994, as Document No. 6956100.

REEL 5147 IMAGE 1324

EXHIBIT C

CERTIFIED SURVEY MAP NO. 5857

BEING A REDIVISION OF PARCEL 1 AND OUTLOT "A" OF CERTIFIED SURVEY MAP NO. 5850, BEING A PART OF THE NE 1/4, SE 1/4, SW 1/4 AND NW 1/4 OF THE NE 1/4 OF SECTION 31, T 7 N, R 21 E, IN THE CITY OF WEST ALLIS, MILWAUKEE COUNTY, WISCONSIN.



155487.5

national survey & engineering

WISCONSIN KENNETH E. BEST S-1351 MILWAUKEE WIS. LAND SURVEYOR

7-9-93

STATE BAR OF WISCONSIN FORM 1 - 1998

WARRANTY DEED

Document Number

This Deed, made between Kearney & Trecker Corporation, a Wisconsin corporation Grantor,* and Quad/Graphics, Inc., a Wisconsin corporation Grantee.

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

PARCEL A:
Outlot A of Certified Survey Map No. 5857, recorded on July 20, 1993 in Reel 3079, Images 2101 to 2104 inclusive, as Document No. 6797353, being a Redivision of Parcel 1 and Outlot "A" of Certified Survey Map No. 5850, being a part of the NE1/4, SE1/4, SW1/4 and NW1/4 of the NE1/4 of Section 31, Town 7 North, Range 21 East, City of West Allis, County of Milwaukee, State of Wisconsin.

PARCEL B:
A non-exclusive easement for ingress and egress as set forth on Declaration of Easement dated May 24, 1994 and recorded May 26, 1994, on Reel 3297, Image 1067, as Document No. 6956100.

Recording Area

Name and Return Address
Thomas P. DeMuth, Esq.
Godfrey & Kahn, S.C.
780 North Water Street
Milwaukee, WI 53202-3590

414-9991-008
Parcel Identification Number (PIN)

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

Together with all appurtenant rights, title and interests.

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except for those permitted encumbrances set forth on Exhibit A attached hereto and incorporated herein.

Dated this 23rd day of July, 1999.

KEARNEY & TRECKER CORPORATION
BY Jim D. Reed
* Jim D. Reed, Vice President

AUTHENTICATION

Signature(s)

authenticated this day of ,

*

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

THIS INSTRUMENT WAS DRAFTED BY

William T. Shroyer, Esq.
Reinhart, Boerner, et al.
(Signatures may be authenticated or acknowledged. Both are not necessary.)

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
Fond du Lac County.)

Personally came before me this 20th day of July, 1999 the above named Jim D. Reed, as Vice President of Kearney & Trecker Corporation, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Loula M. McNamara
* Loula M. McNamara
Notary Public, State of Wisconsin
My Commission is permanent. (If not, state expiration date: February 2, 2003.)

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

ZIPFORM
4.02.05-0001
07-16-1999
03783708.UFD

EXHIBIT A

Permitted Encumbrances

1. Municipal and zoning ordinances and agreements entered into under them.

2. Recorded easements for the distribution of utility and municipal services.

3. Recorded building and use restrictions and covenants.

4. General taxes not yet due and payable.

5. Easement granted by Kearney & Trecker Corporation to City of West Allis dated December 6, 1968 and recorded December 9, 1968, on Reel 454, Image 1658, as Document No. 4434393, as amended by Agreement recorded December 11, 1997, on Reel 4200, Image 836, as Document No. 7460683.

6. Easement granted by Kearney and Trecker Corporation to Wisconsin Electric Power Company, its successors and assigns, dated December 17, 1958 and recorded August 14, 1959 in Volume 3957 of Deeds on Page 606 as Document No. 3755974.

7. Easement granted by Kearney and Trecker Corporation to Wisconsin Electric Power Company, its successors and assigns, dated December 17, 1958 and recorded August 14, 1959 in Volume 3957 of Deeds on Page 609 as Document No. 3755975.

8. Utility Easement reserved by Wisconsin Electric Power Company in Deed recorded on February 26, 1958, as Document 3640445.

9. Easement granted by Kearney & Trecker Corporation to Wisconsin Electric Power Company, its successors and assigns, dated January 28, 1969 and recorded February 27, 1969 on Reel 466, Image 609 as Document No. 4447875.

10. Declaration of Easement granted by Kearney and Trecker, dated May 24, 1994 and recorded May 26, 1994 on Reel 3297, Image 1067 as Document No. 6956100.

11. Reservation for sanitary sewer easement; Sewer Easement to the City of West Allis to the Metropolitan Sewerage Commission and Easement to

Wisconsin Electric Power Co., all as noted on the recorded plat of Certified Survey Map No. 5857.

12. Easement recorded on April 27, 1927 in Volume 1168 of Deeds on Page 638 as Document No. 1515234.

ALTA/ACSM LAND TITLE SURVEY

SITUATED ON THEODORE TRECKER WAY, CITY OF WEST ALLIS, WISCONSIN.

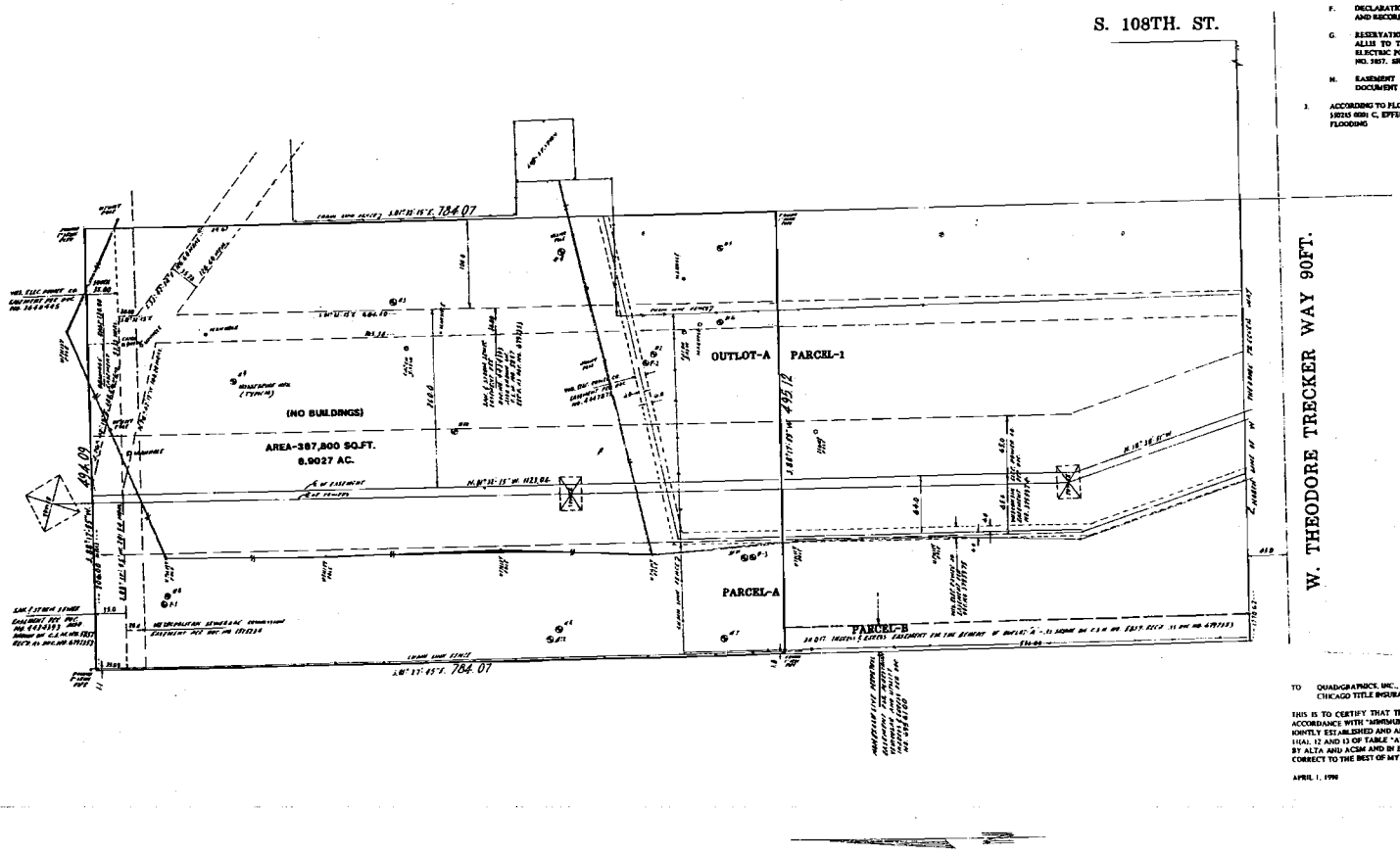
PARCEL A:
OUTLOT A OF CERTIFIED SURVEY MAP NO. 5857, RECORDED ON JULY 30, 1997 IN REEL 3079, IMAGES 2104 TO 2104 INCLUSIVE, AS DOCUMENT NO. 6797533, BEING A REDIVISION OF PARCEL 1 AND OUTLOT A OF CERTIFIED SURVEY MAP NO. 5850, BEING A PART OF THE NE 1/4, SE 1/4, SW 1/4 AND NW 1/4 OF THE NE 1/4 OF SECTION 31, TOWN 7 NORTH, RANGE 21 EAST, CITY OF WEST ALLIS, COUNTY OF MILWAUKEE, STATE OF WISCONSIN.

PARCEL B:
A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS SET FORTH ON DECLARATION OF EASEMENT DATED MAY 24, 1994 AND RECORDED MAY 26, 1994, ON REEL 3297, IMAGE 1067, AS DOCUMENT NO. 6936300.

APRIL 1, 1999 | QUAD GRAPHICS | SURVEY NO. L54828-M5 REVISION NO. 1

NOTES:

1. BEARINGS ARE BASED ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 21 EAST, WHICH BEARS NORTH 88°21'05" EAST
2. THIS SURVEY WAS PREPARED BASED ON CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 3083342, EFFECTIVE DATE OF JANUARY 7, 1999, AMENDED APRIL 23, 1999, WHICH LISTS THE FOLLOWING EASEMENTS AND/OR RESTRICTIONS.
   A. EASEMENT GRANTED BY KEARNEY & TRECKER CORPORATION TO CITY OF WEST ALLIS DATED DECEMBER 6, 1966 AND RECORDED DECEMBER 9, 1966, ON REEL 454, IMAGE 1658, AS DOCUMENT NO. 4434383, AS AMENDED BY AGREEMENT RECORDED DECEMBER 11, 1997, ON REEL 4280, IMAGE 836, AS DOCUMENT NO. 5466683. SHOWN
   B. EASEMENT GRANTED BY KEARNEY AND TRECKER CORPORATION TO WISCONSIN ELECTRIC POWER COMPANY, ITS SUCCESSORS AND ASSIGNS, DATED DECEMBER 17, 1958 AND RECORDED AUGUST 14, 1959 IN VOLUME 3057 OF DEEDS ON PAGE 604 AS DOCUMENT NO. 3723974. SHOWN
   C. EASEMENT GRANTED BY KEARNEY AND TRECKER CORPORATION TO WISCONSIN ELECTRIC POWER COMPANY, ITS SUCCESSORS AND ASSIGNS, DATED DECEMBER 17, 1958 AND RECORDED AUGUST 14, 1959 IN VOLUME 3057 OF DEEDS ON PAGE 609 AS DOCUMENT NO. 3723975. SHOWN
   D. UTILITY EASEMENT RESERVED BY WISCONSIN ELECTRIC POWER COMPANY IN DEED RECORDED ON FEBRUARY 26, 1958, AS DOCUMENT 3640465. SHOWN
   E. EASEMENT GRANTED BY KEARNEY AND TRECKER CORPORATION TO WISCONSIN ELECTRIC POWER COMPANY, ITS SUCCESSORS AND ASSIGNS, DATED JANUARY 28, 1969 AND RECORDED FEBRUARY 27, 1969 ON REEL 664, IMAGE 692 AS DOCUMENT NO. 4447873. SHOWN
   F. DECLARATION OF EASEMENT GRANTED BY KEARNEY AND TRECKER, DATED MAY 24, 1994 AND RECORDED MAY 26, 1994 ON REEL 3297, IMAGE 1067, AS DOCUMENT NO. 6936300. SHOWN
   G. RESERVATION FOR SANITARY SEWER EASEMENT; SEWER EASEMENT TO THE CITY OF WEST ALLIS TO THE METROPOLITAN SEWERAGE COMMISSION AND EASEMENT TO WISCONSIN ELECTRIC POWER CO., ALL AS NOTED ON THE RECORDED PLAT OF CERTIFIED SURVEY MAP NO. 5857. SHOWN
   H. EASEMENT RECORDED ON APRIL 27, 1927 IN VOLUME 1168 OF DEEDS ON PAGE 438 AS DOCUMENT NO. 1512234. SHOWN
3. ACCORDING TO FLOOD INSURANCE RATE MAP OF THE CITY OF WEST ALLIS, COMMUNITY PANEL NO. 550265 0001 C, EFFECTIVE DATE OF APRIL 15, 1981, THIS SITE FALLS IN ZONE (C) AREAS OF MINIMAL FLOODING



TO QUAD/GRAPHICS, INC., AND
CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT THE SURVEY ON WHICH IT IS BASED WERE MADE (i) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1997 AND INCLUDES ITEMS 1, 3, 4, 8, 10, 11(a), 12 AND 13 OF TABLE "A" THEREOF, AND (ii) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) FOR THIS SURVEY, AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

APRIL 1, 1999

DONALD C. CHAPUT
REGISTERED LAND SURVEYOR
REGISTRATION NO. S-1318

(SEAL)

WISCONSIN DONALD C. CHAPUT S-1318 REGISTERED LAND SURVEYOR

National Survey & Engineering
Telephone 414-781-1000
Facsimile 414-781-9-600
8245 W. Glenbrook Road
Suite 200
Brookfield, WI 53005-5638
www.nsecorp.com

National Survey & Engineering

148,809

REEL 3543 IMAGE 971

QUIT CLAIM DEED BY CORPORATION

RE-048 294

Document No.

Exempt from fee: s. 77.25(2r)

This space reserved for recording data

7082019

REGISTER'S OFFICE
Milwaukee County, WI } ss
RECORDED AT 3:55PM
MAY 15 1995 971
REEL 3543 IMAGE 972
REGISTER OF DEEDS

THIS DEED, made by Quad/Graphics Inc., A Wisconsin Corporation as Vendee

a corporation duly organized and existing under the laws of the State of Wisconsin and duly authorized to transact business in the State of Wisconsin, with its principal place of business at 11000 W. Theodore Trecker Way

City of West Allis County of Milwaukee

State of Wisconsin grantor(s), quit claims the property described below to the State of Wisconsin, Department of Transportation, grantee, for the sum of ($)0.00/other good and valuable consideration

"NOTICE OF RIGHT TO APPEAL"

Any person named in this deed may make an appeal from the amount of compensation within six months after the date of recording of this deed as set forth in s. 32.05(2a) Wisconsin Statutes. For the purpose of any such appeal, the amount of compensation stated on the deed shall be treated as the award, and the date the deed is recorded shall be treated as the date of taking and the date of evaluation.

Return to: Wisconsin Department of Transportation
141 N.W. Barstow Street
Waukesha, WI 53188-3789

Other persons having an interest of record in the property: City of West Allis, A Municipal Corporation as Vendor

(Tax key # 414-9991-001-0)

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE

7082019
RECORD 12.00

The undersigned certify that this instrument is being executed pursuant to a resolution of the board of directors (or shareholders, if authorized by law) of grantor corporation.

3/28/95
(Date)

CORPORATE ACKNOWLEDGEMENT

Quad/Graphics, Inc - Vendee
(Corporation Name)

By: [signature]
(Officer - Signature)

Thomas A. Quadracci-V.P. Manufacturing & Technology
(Print Name, Title)

By: _____
(Officer - Signature)

_____
(Print Name, Title)

State of Wisconsin)
Waukesha County) ss.
On the above date, this instrument was acknowledged before me by the named person(s) or officers.

[signature]
(Signature, Notary Public, State of Wisconsin)

Carrie L. Buschke
(Print or Type Name, Notary Public, State of Wisconsin)

3/30/97
(Date Commission Expires)

Project I.D. 1000-03-21 This instrument was drafted by the Wisconsin Department of Transportation. Parcel No. 1

LEGAL DESCRIPTION

Fee Title in and to the following tract of land in Milwaukee County, State of Wisconsin, described as:

That part of Parcel 1 of Certified Survey Map No. 5857, Recorded on July 20, 1993 in Reel 3079, Images 2101 to 2104 inclusive, as Document No.6797353, being a Redivision of Parcel 1 and Outlot "A" of Certified Survey Map No. 5850, being a part of the Northeast 1/4, Southeast 1/4, Southwest 1/4, and Northwest 1/4 of the Northeast 1/4 of Section 31, Town 7 North, Range 21 East, City of West Allis, County of Milwaukee, State of Wisconsin, described as follows:

Commence at the East 1/4 corner of said Section, run thence South 88°21'00" West 112.0 feet along the East West 1/4 line of said Section; thence North 01°39'00" West 45.00 Feet to the north line of Theo Trecker Way and the point of beginning of this description; run thence North 25°51'30" East 112.79 feet to the west line of STH 100; thence South 01°36'44" East 100.04 feet along said west line to the north line of Theo Trecker Way; thence South 88°21'00" West 52.03 feet along said north line to the point of beginning.

This parcel contains **2,602 sq.ft or 0.06** acres, more or less.

PLAT OF SURVEY

SITUATED ON THEODORE TRECKER WAY, IN THE CITY OF WEST ALLIS,
MILWAUKEE COUNTY, WISCONSIN.

PARCEL A - PARCEL ONE OF CERTIFIED SURVEY MAP NO. 5887, BEING A PROVISION OF PARCELS ONE AND OUTLOT A OF CERTIFIED SURVEY MAP NO. 5880 AND LANDS BEING A PART OF THE NE 1/4, SE 1/4, SW 1/4 AND NW 1/4 OF THE NE 1/4 OF SECTION 21, T 7 N, R 21 E IN THE CITY OF WEST ALLIS, MILWAUKEE COUNTY, WISCONSIN, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR MILWAUKEE COUNTY, WISCONSIN ON JULY 30, 1997 IN REEL 3078, IMAGES 2101 TO 2104, INCLUSIVE AS DOCUMENT NO. 6797393.

PARCEL B - A PRIVILEGE RIGHT, PRIVILEGE AND EASEMENT TO LAY, CONSTRUCT, OPERATE AND MAINTAIN SEWERS AND SEWER PIPE AS GRANTED IN AN EASEMENT DATED AUGUST 4, 1953 BY AND BETWEEN ALLIS CHALMERS MANUFACTURING COMPANY AND PLANT 100 AND RECORDED ON NOVEMBER 5, 1953 IN VOLUME 3223 OF DEEDS, AT PAGES 130 TO 134, INCLUSIVE, AS DOCUMENT NO. 3263136.

MAY 27, 1994 — CITY OF WEST ALLIS / QUADGRAPHICS, INC. — SURVEY NO. 1394067-5

SURVEYOR'S CERTIFICATE

I CERTIFY AS OF THE DATE HEREON THAT THIS SURVEY CORRECTLY SHOWS IN THE LOCATION OF ALL BUILDINGS, STRUCTURES, AND OTHER ABOVE GROUND IMPROVEMENTS SITUATED ON THE ABOVE DESCRIBED PREMISES, THAT, EXCEPT AS SHOWN, THERE ARE NO APPARENT VISIBLE OR RECORDED EASEMENTS OR RIGHTS OF WAY ACROSS SAID PREMISES ADVISED, NO PARTY WALLS, NO ENCROACHMENT ON ADJOINING PREMISES, NO ENCROACHMENTS ON SAID PREMISES BY ANY OF SAID BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON THE ADJOINING PREMISES, NO THE COURSES AND MEASURED DISTANCES TO THE EXTERIOR PROPERTY LINES OF THE PREMISES AND NO VISIBLE APPARENT EASEMENTS LOCATED ON, OR OF RECORD, AFFECTING THE SAID PREMISES, THE LOCATION OF PARKING SPACES AND THE TOTAL SQUARE FOOT AREA OF THE PREMISES, THE DIMENSIONS OF ALL IMPROVEMENTS ON SAID PREMISES AT GROUND SURFACE LEVEL, AND THE DISTANCE TO AND FROM TO THE NEAREST FACING EXTERIOR PROPERTY LINES OF THE SAID PREMISES, AND UNLESS OTHERWISE SCALE, THE NORTH DIRECTION, THE BEGINNING POINT THE PREMISES ARE MEASURED, THE INTERSECTION STREET, THE POINT OF REFERENCE FROM WHICH AND AN ACCURATE REFERENCE TO THE WIDTH OF THE STREETS ON WHICH THE PREMISES ABUT, WISCONSIN, IDENTIFYING ALL EASEMENTS OF RECORD CROSSING OR AFFECTING THE SAID PREMISES. I FURTHER CERTIFY THAT NO PART OF THE PREMISES LIES WITHIN A HUNDRED YEAR FLOOD PLAIN OR AN AREA WHICH IS SUBJECT TO "SPECIAL FLOOD HAZARD," AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, PURSUANT TO THE FLOOD DISASTER ACT OF 1973, AS AMENDED.

THIS SURVEY IS MADE FOR THE BENEFIT OF THE CITY OF WEST ALLIS, QUADGRAPHICS, INC AND FIRST AMERICAN TITLE INSURANCE COMPANY AND ALSO THOSE WHO PURCHASE, MORTGAGE OR GUARANTEE THE TITLE THERETO, WITHIN ONE YEAR FROM THE DATE HEREOF.

I FURTHER CERTIFY THAT THIS SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

KENNETH E BERKE, REGISTERED WISCONSIN LAND SURVEYOR NO. 197

WISCONSIN ELECTRIC POWER COMPANY EASEMENT (POLE LOCATIONS) PER DOCUMENT NO. 3530340 NOT SHOWN. DOES NOT AFFECT THE SURVEYED PREMISES

WISCONSIN ELECTRIC POWER COMPANY EASEMENT (TO REPLACE A GUYED POLE) PER DOCUMENT NO. 4194827 NOT SHOWN. EXPRESS PLOTTED "EXHIBIT A" ATTACHED IS VAGUE.

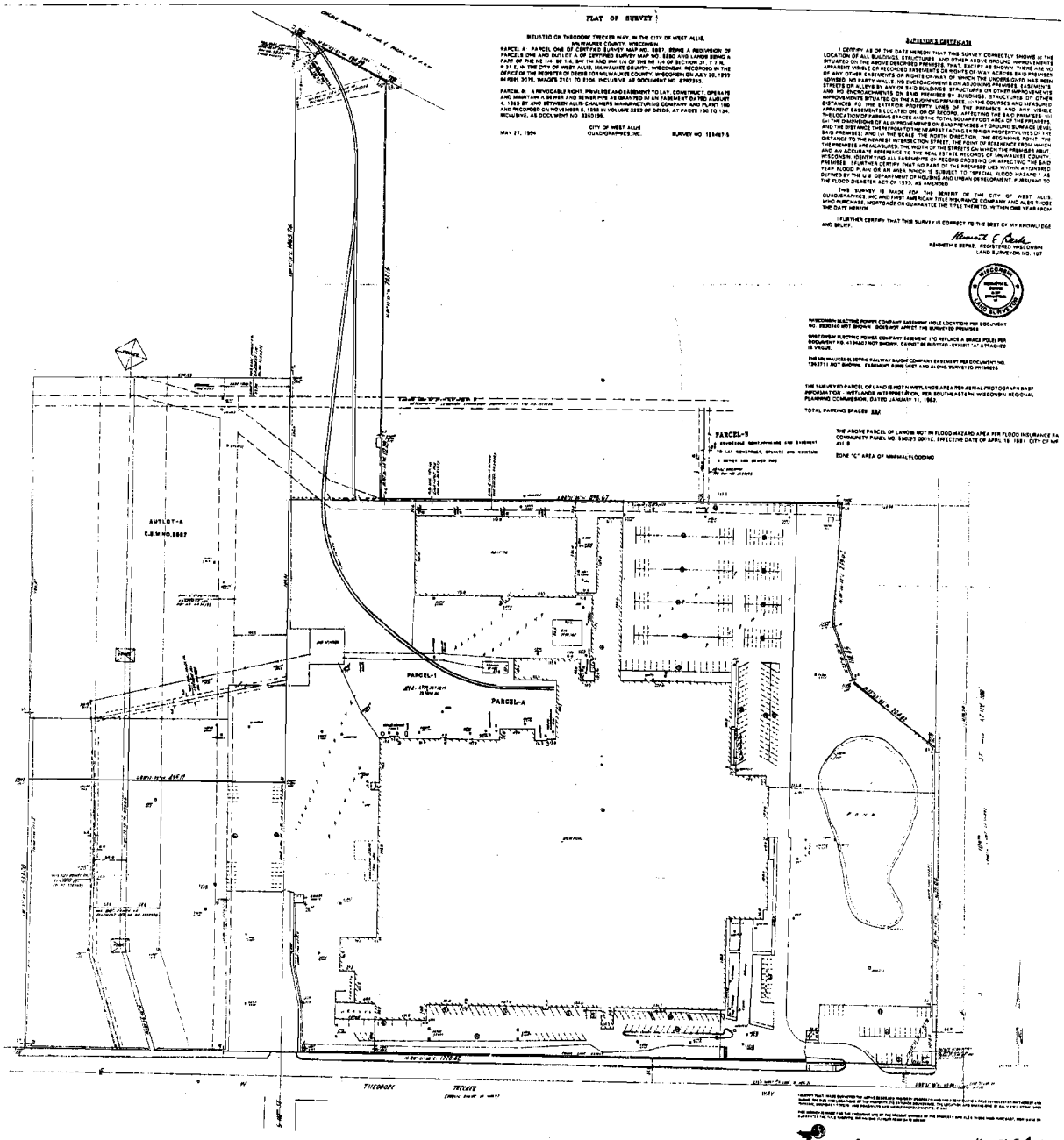
THE MILWAUKEE ELECTRIC RAILWAY & LIGHT COMPANY EASEMENT PER DOCUMENT NO. 1362711 NOT SHOWN. EASEMENT RUNS WEST AND ALONG SURVEYED PREMISES

THE SURVEYED PARCEL OF LAND IS NOT IN WETLANDS AREA PER AERIAL PHOTOGRAPH BASE INFORMATION - WETLANDS INTERPRETATION, PER SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION, DATED JANUARY 11, 1982.

TOTAL PARKING SPACES 887

THE ABOVE PARCEL OF LAND IS NOT IN FLOOD HAZARD AREA PER FLOOD INSURANCE RATE COMMUNITY PANEL NO. 550105 0001C, EFFECTIVE DATE OF APRIL 15, 1981 - CITY OF WEST ALLIS

ZONE "C" AREA OF MINIMAL FLOODING



KENNETH E BERKE

ITEM 3, GIS REGISTRY INFORMATION

PACEL IDENTIFICATION NUMBERS

SITE NAME: Quad/Graphics, 555 S. 108th Street, Site 1, West Allis, Wisconsin

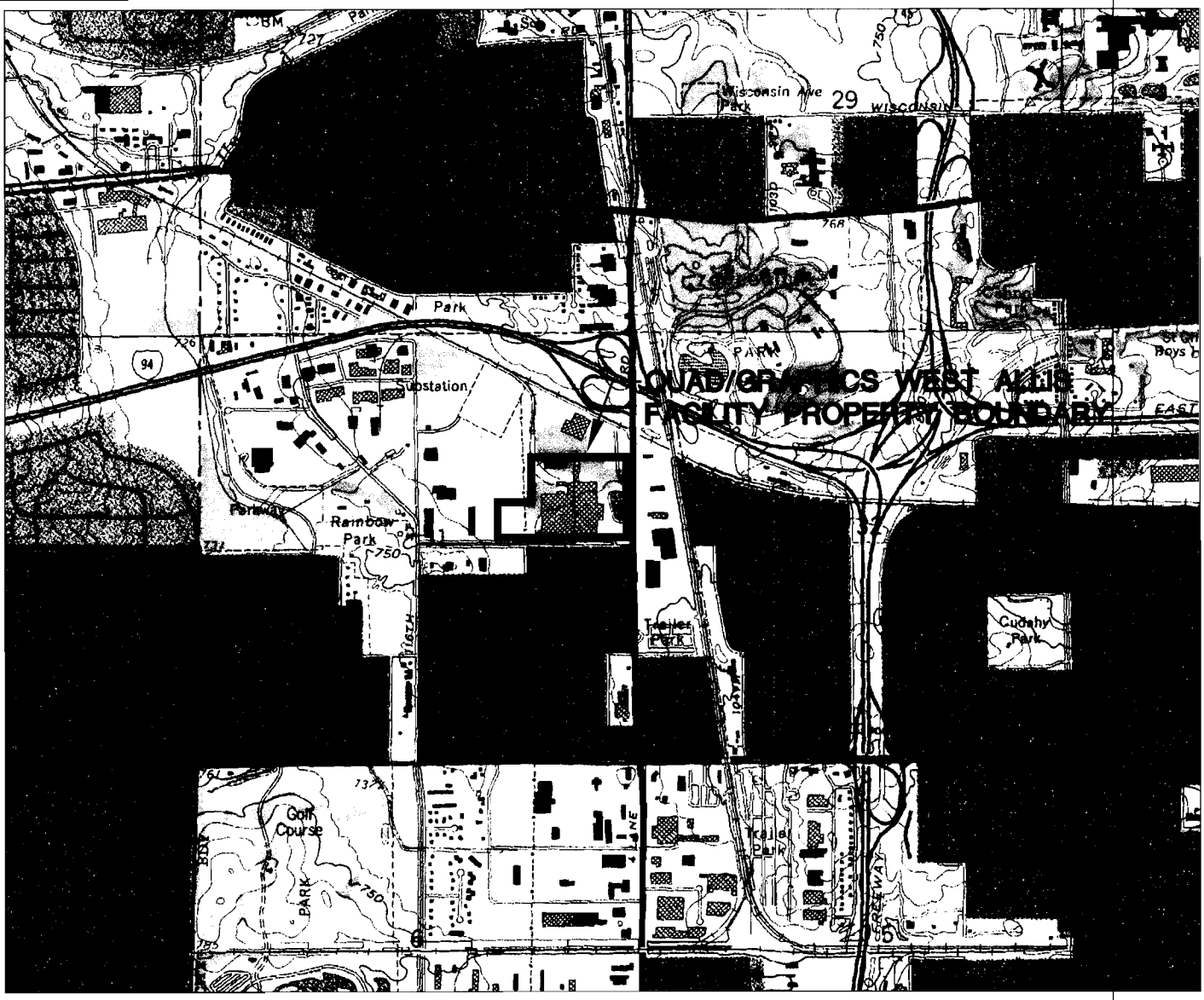
WDNR BRRTS CASE #: 03-41-004664

PARCEL IDENTIFICATION NUMBER FOR PARCEL ONE (1) OF CERTIFIED MAP NO. 5857: 414-9991-007

PARCEL IDENTIFICATION NUMBER FOR OUTLOT A OF CERTIFIED MAP NO. 5857: 414-9991-008

GEOGRAPHIC POSITION

WTM COORDINATES: 678991, 285380



SCALE

0 — 5000

FEET

National Geodetic Vertical Datum of 1929
Contour Interval 10 Feet

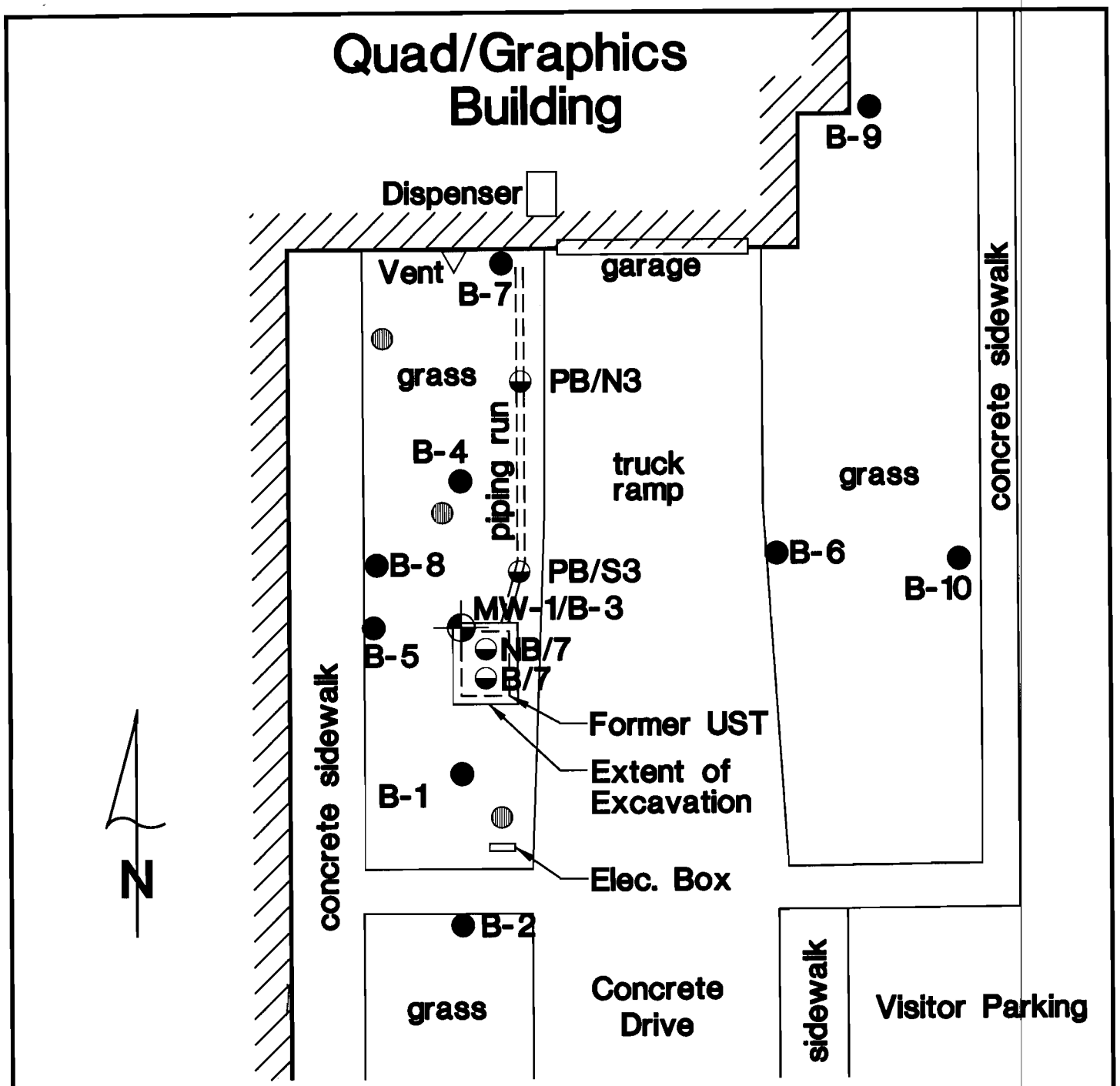
N

QUADRANGLE LOCATION

QUAD/GRAPHICS, INC. WEST ALLIS, WISCONSIN	DATE: 9/14/06
	DESIGNED: HJW
SITE LOCATION and LOCAL TOPOGRAPHY	CHECKED: MAM
	APPROVED: MAM
	DRAWN: HJW
	PROJ.: 4108.004
GeoTrans, Inc. A TETRA TECH COMPANY	Figure 1

BASE MAP FROM U.S.G.S. 7.5' WAUWATOSA, WISCONSIN TOPOGRAPHIC QUADRANGLE MAP, 1958, REVISED 1994.

G:\CAD\QuadGraphics\West Allis\9-13-06\4108004Fig1.dwg 09/14/2006 10:22:17



EXPLANATION

- MW-1/B-3 — MONITOR WELL LOCATION AND DESIGNATION
- B-2 — BOREHOLE LOCATION AND DESIGNATION
- PB/S3 — SOIL SAMPLE LOCATION AND DESIGNATION
- MANHOLE

SCALE

0 — 40

Feet

BASE MAP FROM SUPERIOR ENV. CORP., 1994.

QUAD/GRAPHICS, INC. WEST ALLIS, WISCONSIN	DATE: 9/14/06
	DESIGNED: BOB
BOREHOLE AND MONITOR WELL LOCATIONS	CHECKED: MAM
	APPROVED: MAM
	DRAWN: BOB
	PROJ.: 4108.004
GeoTrans, Inc. A TETRA TECH COMPANY	Figure 2

S:\CAD\QuadGraphics\West Allis\9-13-06\4108004Fig2.dwg 09/14/2006 10:08:33

Table 1: Summary of Groundwater Analytical Results
Quad/Graphics, West Allis

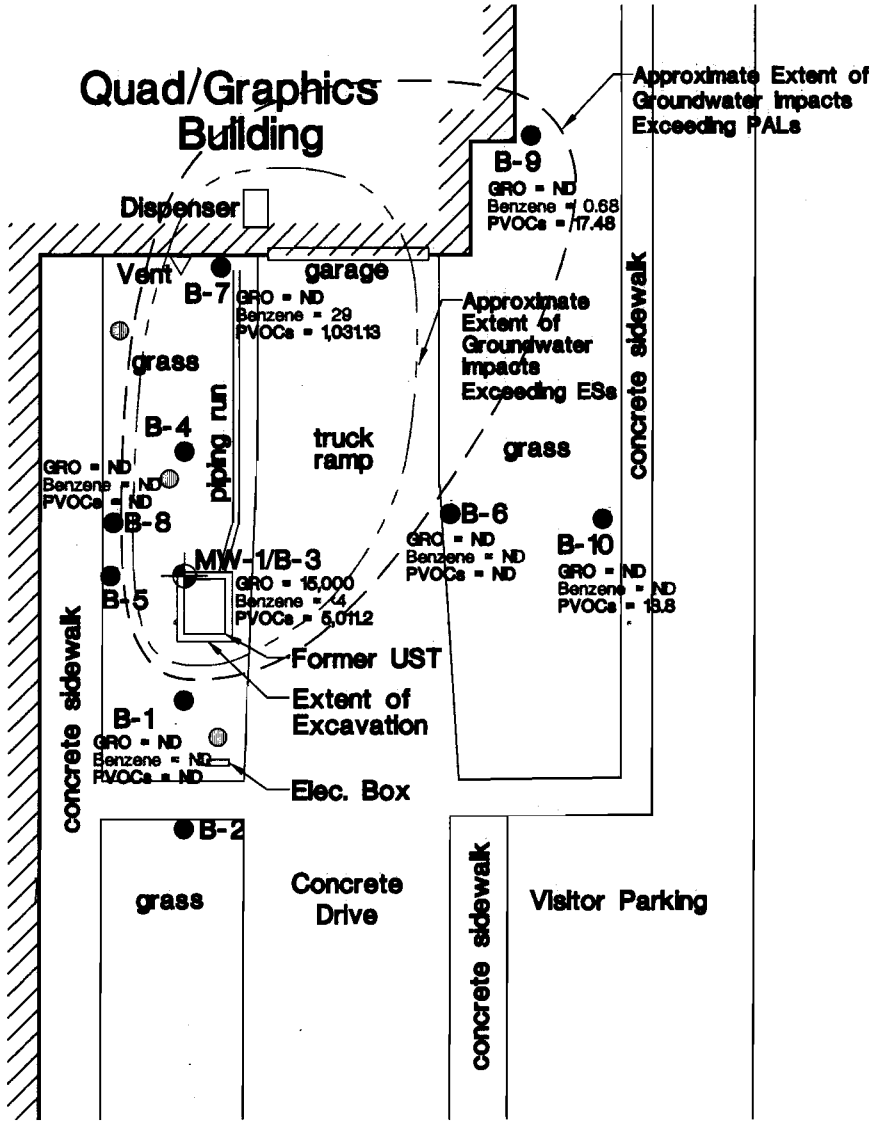
		NR140 Standards		Sample Identification and Date Collected								
				B-1	B-6	B-7	B-8	B-9	B-10	MW-1		
Parameter	**Units**	**ES**	**PAL**	**3/25/1996**	**8/14/1996**	**8/14/1996**	**8/14/1996**	**8/14/1996**	**8/14/1996**	**4/4/1996**	**11/18/1996**	**6/29/2000**
GRO	ug/L			<50	<50	<50	<50	<50	<50	18,000	56,000	15,000
Benzene	ug/L	5	0.5	<0.50	<0.50	**29**	<0.50	0.68	<0.50	**250**	**770**	< 4
n-Butylbenzene	ug/L			<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	250	570	<10
Ethylbenzene	ug/L	700	140	<1.0	<1.0	51	<1.0	<1.0	<1.0	420	**1300**	340
Isopropylbenzene	ug/L			<1.0	<1.0	4.2	<1.0	<1.0	<1.0	35	110	27
Methylene Chloride	ug/L	5	0.5	<5.0	<5.0	**28 L**	<5.0	<5.0	<5.0	< 100	< 500	**27 L**
MTBE	ug/L	60	12	<1.0	<1.0	1.3	<1.0	<1.0	<1.0	< 20	< 100	< 10
Naphthalene	ug/L	40	8	<1.0	<1.0	13	<1.0	<1.0	<1.0	**420**	**1100**	**190**
n-Propylbenzene	ug/L			<1.0	<1.0	2.8	<1.0	<1.0	<1.0	81	240	60
Toluene	ug/L	1000	200	<1.0	<1.0	60	<1.0	3.8	1.8	**2200**	**5200**	7.2
1,2,4-Trimethylbenzene	ug/L			<1.0	<1.0	68	<1.0	<1.0	<1.0	1300	4400	1200
1,3,5-Trimethylbenzene	ug/L			<1.0	<1.0	14	<1.0	<1.0	<1.0	450	1400	260
Trimethylbenzenes	ug/L	480	86	<2.0	<2.0	82	<2.0	<2.0	<2.0	**1750**	**5800**	**1460**
Xylenes, total	ug/L	10000	1000	<3.0	<3.0	760	<3.0	13	12	4900	**18000**	2900
Sulfate	mg/L	250	125	NA	NA	NA	NA	NA	NA	NA	NA	45
Sulfide	mg/L			NA	NA	NA	NA	NA	NA	NA	NA	0.55
Iron, dissolved	mg/L	0.3	0.15	NA	NA	NA	NA	NA	NA	NA	NA	**4.2**
Lead, dissolved	ug/L	15	1.5	NA	2.2	<1.5	<1.5	<1.5	<1.5	<1.5	1.6	2.6
Manganese, dissolved	mg/L	0.05	0.03	NA	NA	NA	NA	NA	NA	NA	NA	**0.42**

Notes:
ES - Chapter NR140 Enforcement Standard
PAL - Chapter NR140 Preventive Action Limit
L indicates common laboratory artifact
NA - not analyzed
Bold - exceeds ES
Underlined - exceeds PAL
Samples with a "B" designation were grab groundwater samples collected from direct-push soil borings.

Table 2: Summary of Soil Sample Analytical Results
Quad/Graphics, West Allis

			Date	**Nov-94**		**Mar-96**					**Aug-96**		
			Sample ID	NB/7	PB/S3	B-1	B-2	B-3	B-4	B-5	B-6	B-7	B-9
			Depth (feet bgs)	7	3	6-8	6-8	8-10	6-8	6-8	4-6	6-8	8-10
Parameter	**Units**	**NR720**	**NR746**										
Lead	mg/kg	500		NA	NA	<4.0	4.2	<4.0	4.7	4.8	<4.0	<4.0	4.6
GRO	mg/kg	100		**1200**	7.2	<5.0	<5.5	8.3	33	<5.0	<5.0	<5.5	<6.0
Benzene	ug/kg	5.5	8500	NA	NA	<10	<11	**14**	**15**	<10	<25	<28	<30
Ethylbenzene	ug/kg	2900	4600	NA	NA	<25	<28	81	890	<25	<25	750	<30
Isopropylbenzene	ug/kg	NS	NS	NA	NA	NA	NA	NA	NA	NA	<25	110	<30
Methylene Chloride	ug/kg	NS	NS	NA	NA	NA	NA	NA	NA	NA	560 L	<55	400 L
MTBE	ug/kg	NS	NS	NA	NA	<25	<28	<25	<25	<25	<25	<28	<25
Naphthalene	ug/kg	NS	2700	NA	NA	NA	NA	NA	NA	NA	<25	400	<25
n-Propylbenzene	ug/kg	NS	NS	NA	NA	NA	NA	NA	NA	NA	<25	140	<25
Toluene	ug/kg	1500	38000	NA	NA	<25	<28	210	<25	<25	41	65	44
1,2,4-Trimethylbenzene	ug/kg	NS	83000	NA	NA	<25	<28	660	8700	<25	<25	2000	38
1,3,5-Trimethylbenzene	ug/kg	NS	11000	NA	NA	<25	<28	230	1700	<25	<25	<28	<30
Xylenes (Total)	ug/kg	4100	42000	NA	NA	<75	<83	1300	7400	<75	<35	160	<42

Notes:
NR720 = Chapter NR720 Generic Residual Contaminant Level
NR746 = Chapter NR746.06 Table 1
NA = Parameter Not Analyzed
NS = Parameter has no standard.
GRO = Gasoline Range Organics
MTBE = Methyl-t-butyl Ether
L = Common lab solvent and contaminant
Feet bgs = feet below ground surface
Bold values exceed Chapter NR720 Generic Residual Contaminant Level



EXPLANATION

MW-1/B-3 — MONITOR WELL LOCATION AND DESIGNATION

B-2 — BOREHOLE LOCATION AND DESIGNATION

MANHOLE

ND = NOT DETECTED

GRO = Gasoline Range Organics Concentrations (ppb)

Benzene = Benzene Concentrations (ppb)

PVOCs = Total Petroleum Volatile Organic Compound Concentration (ppb)

Notes : NR140 Enforcement standard for Benzene = 5ppb.

NR140 Preventive action limit for Benzene = 0.5ppb.

Contaminant concentrations listed for B-1 from 3/25/1998.

Contaminant concentrations listed for B-6, B-7, B-8, B-9, and B-10 from 8/14/1998.

Contaminant concentrations listed for MW-1 from 6/29/2000.

See table 1 for complete summary of Groundwater Analytical Results.

N

SCALE

0 — 40

Feet

QUAD/GRAPHICS, INC WEST ALLIS, WISCONSIN	DATE: 9/14/08
	DESIGNED: BOB
EXTENT OF GROUNDWATER IMPACTS	CHECKED: MAM
	APPROVED: MAM
	DRAWN: BOB
	PROJ.: 4108.004
GeoTrans, Inc.	Figure 3

BASE MAP FROM SUPERIOR ENV. CORP., 1994.

ITEM 8, GIS REGISTRY INFORMATION

TABLE OF PREVIOUS WATER LEVEL MEASUREMENTS

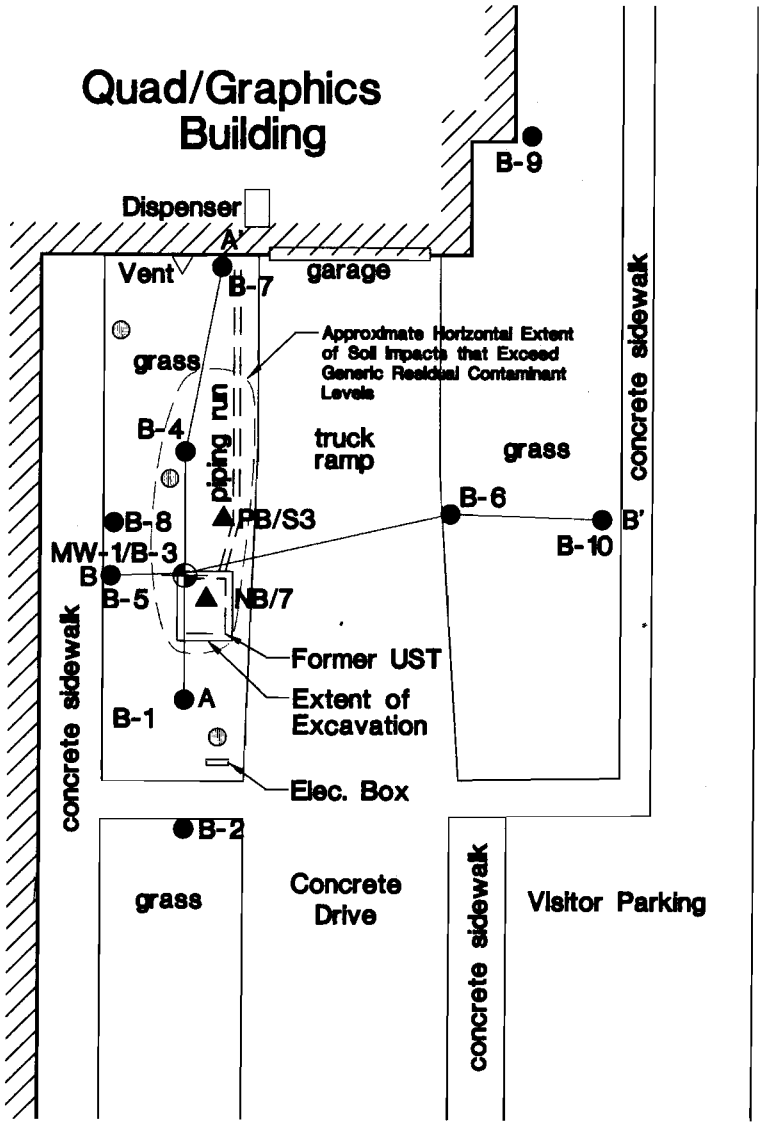
FROM ALL MONITORING WELLS

Well ID	Date	Depth to Groundwater (feet below top of casing)
MW-1	11/18/1996	7.60
MW-1	06/29/2000	6.27
MW-1	10/30/2003	6.64

Notes:
1. MW-1 was the only monitor well installed on the site.
2. Water level measurements were only collected three times from MW-1.

ITEM 9, GROUNDWATER FLOW DIRECTION MAP

Not Applicable as only one water table monitor well was installed on the site as part of the site investigation.



EXPLANATION

MW-1/B-3	MONITOR WELL LOCATION AND DESIGNATION
B-2 ●	BOREHOLE LOCATION AND DESIGNATION
⊙	MANHOLE
▲	TANK REMOVAL SAMPLE LOCATIONS
A—A'	CROSS SECTION LINE

NOTE: SEE TABLE 2 FOR SUMMARY OF SOIL SAMPLE ANALYTICAL RESULTS.

N

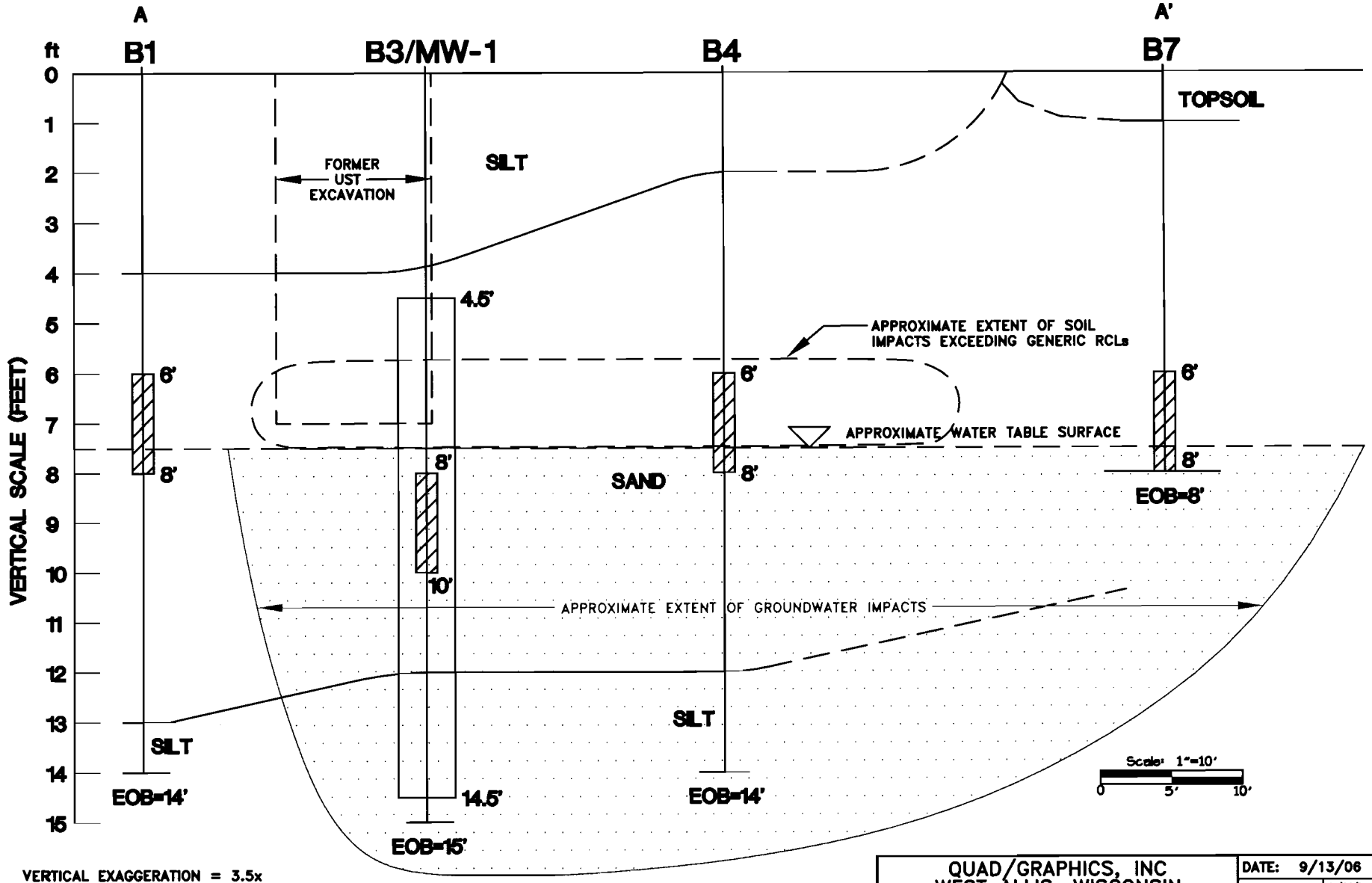
SCALE

0 40

Feet

QUAD/GRAPHICS, INC WEST ALLIS, WISCONSIN	DATE: 9/13/06
SITE LAYOUT AND CROSS SECTION LOCATIONS	DESIGNED: HWY
	CHECKED: HWY
	APPROVED: HWY
	DRAWN: HJW
	PROJ.: 4106.004
GeoTrans, Inc. A TETRA TECH COMPANY	Figure 4

BASE MAP FROM SUPERIOR ENV. CORP., 1994.



VERTICAL EXAGGERATION = 3.5x

EXPLANATION

- DEPTH INTERVAL OF SOIL SAMPLE SUBMITTED FOR LABRATORY ANALYSIS
- EOB END OF BORING
- B1 BOREHOLE LOCATION AND DESIGNATION
- SCREEN INTERVAL OF MONITOR WELL MW-1

NOTES:

1. SEE TABLE 1 FOR SUMMARY OF GROUNDWATER ANALYTICAL RESULTS.
2. SEE TABLE 2 FOR SUMMARY OF SOIL ANALYTICAL RESULTS.

QUAD/GRAPHICS, INC
WEST ALLIS, WISCONSIN

CROSS SECTION A-A'

DATE:	9/13/06
DESIGNED:	HWY
CHECKED:	HWY
APPROVED:	HWY
DRAWN:	HJW
PROJ.:	4108.004

GeoTrans, Inc. A TETRA TECH COMPANY

Figure 5

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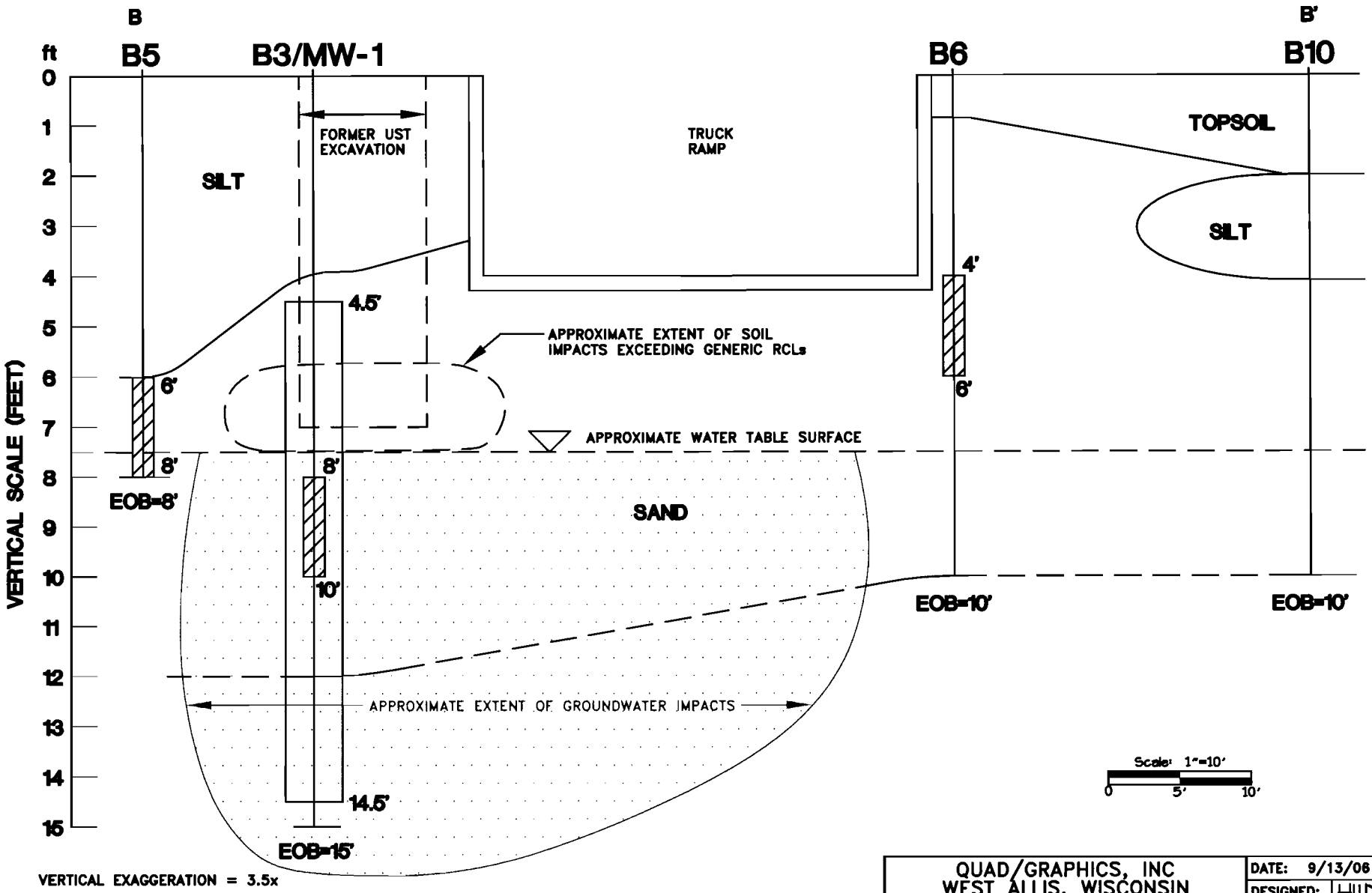

VERTICAL EXAGGERATION = 3.5x

EXPLANATION

- DEPTH INTERVAL OF SOIL SAMPLE SUBMITTED FOR LABRATORY ANALYSIS
- EOB END OF BORING
- B5 BOREHOLE LOCATION AND DESIGNATION
- SCREEN INTERVAL OF MONITOR WELL MW-1

NOTES:

1. SEE TABLE 1 FOR SUMMARY OF GROUNDWATER ANALYTICAL RESULTS.
2. SEE TABLE 2 FOR SUMMARY OF SOIL ANALYTICAL RESULTS.

QUAD/GRAPHICS, INC
WEST ALLIS, WISCONSIN

CROSS SECTION B-B'

DATE:	9/13/06
DESIGNED:	HWY
CHECKED:	HWY
APPROVED:	HWY
DRAWN:	HJW
PROJ.:	4108.004

GeoTrans, Inc. A TETRA TECH COMPANY

Figure 6

S:\CAD\QuadGraphics\West Allis\9-13-06\4108004Fig6.dwg 09/13/2006 14:31:09

Date: September 6, 2006

Site Name: Quad/Graphics, Inc.

Site Address: 555 South 108th Street

West Allis, WI 53214

Responsible Party: Thomas Estock

Address: N63 W23075 Main Street

Sussex, WI 53089-2827

The above named responsible party, certifies that the attached legal description(s) is/are complete and accurate for all of the property within the contaminated site's boundaries that has soil and/or groundwater contamination that exceeds acceptable levels established by the Wisconsin Department of Natural Resources at the time of this case closure request.

(Responsible Party Name)

(Signed by Authorized Representative)
ON BEHALF OF QUAD/GRAPHICS, INC.