

GIS REGISTRY INFORMATION

SITE NAME:	Isaacs Parking Service			FID #	
BRRTS #:	03-41-272095			(if appropriate):	
COMMERCE #:	53203-2104-40-A				
CLOSURE DATE:	April 21, 2008				
STREET ADDRESS:	440 W. Wisconsin Ave.				
CITY:	Milwaukee				
SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):	X =	689650	Y =	287262	
CONTAMINATED MEDIA:	Groundwater	<input type="checkbox"/>	Soil	<input checked="" type="checkbox"/>	Both <input type="checkbox"/>
OFF-SOURCE GW CONTAMINATION >ES:	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
• IF YES, STREET ADDRESS:					
• GPS COORDINATES (meters in WTM91 projection):	X =		Y =		
OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL):	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
• IF YES, STREET ADDRESS 1:					
• GPS COORDINATES (meters in WTM91 projection):	X =		Y =		
CONTAMINATION IN RIGHT OF WAY:	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
<u>DOCUMENTS NEEDED</u>					
Closure Letter, and any conditional closure letter issued or denial letter issued					<input checked="" type="checkbox"/>
Copy of any maintenance plan referenced in the final closure letter					<input type="checkbox"/>
Copy of (soil or land use) deed notice <i>if any required as a condition of closure</i>					<input type="checkbox"/>
Copy of most recent deed, including legal description, for all affected properties					<input checked="" type="checkbox"/>
Certified survey map or relevant portion of the recorded plat map (<i>if referenced in the legal description</i>) for all affected properties					<input checked="" type="checkbox"/>
County Parcel ID number, <i>if used for county</i> , for all affected properties					<input checked="" type="checkbox"/>
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.					<input checked="" type="checkbox"/>
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.					<input checked="" type="checkbox"/>
Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)					<input type="checkbox"/>
Tables of Latest Soil Analytical Results (no shading or cross-hatching)					<input checked="" type="checkbox"/>
Isoconcentration map(s), <i>if required for site investigation (SI)</i> . The isoconcentration map should have flow direction and extent of groundwater contamination defined. If not available, include the latest extent of contaminant plume map.					<input checked="" type="checkbox"/>
GW: Table of water level elevations, with sampling dates, and free product noted if present					<input type="checkbox"/>
GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)					<input type="checkbox"/>
SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour					<input checked="" type="checkbox"/>
Geologic cross-sections, <i>if required for SI</i>					<input type="checkbox"/>
RP certified statement that legal descriptions are complete and accurate					<input checked="" type="checkbox"/>
Copies of off-source notification letters (if applicable)					<input type="checkbox"/>
Letter informing ROW owner of residual contamination (if applicable) (public, highway or railroad ROW)					<input type="checkbox"/>

ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
9316 North 107th Street
Milwaukee, Wisconsin 53224-1121
TDD #: (608) 264-8777
Fax #: (414) 357-4700
Jim Doyle, Governor
Jack L. Fischer, A.I.A., Secretary



April 21, 2008

Mr. Bob Seefeld
Wisconsin Center District
400 W. Wisconsin Ave.
Milwaukee, WI 53203-2104

RE: **Final Closure**

Commerce # 53203-2104-40-A DNR BRRTS # 03-41-272095
Isaac's Parking Service, 440 W. Wisconsin Ave., Milwaukee

Dear Mr. Seefeld:

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 soil 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) 357-4701.

Sincerely,

Lee R. Delcore
Senior Hydrogeologist
Site Review Section

cc: RMT, Inc.



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
<http://www.commerce.state.wi.us>
<http://www.wisconsin.gov>
Scott McCallum, Governor
Philip Edw. Albert, Secretary

June 10, 2002

Mr. Richard A Geyer
Wisconsin Center District
400 W. Wisconsin Ave.
Milwaukee, WI 53203-2104

RE: **Conditional Case Closure**

Commerce # 53203-2104-40 **WDNR BRRTS # 02-41-104734**
Isaac's Parking Service, 440 W. Wisconsin Ave., Milwaukee

Dear Mr. Geyer:

On May 24, 2001, the Wisconsin Department of Commerce (Commerce) PECFA Site Review Section received a request for case closure from RMT, Inc. It is understood that residual soil contamination remains on-site. Using the standards established in the NR 700 series, Wisconsin Administrative Code, Commerce has determined that this site does not pose a significant threat to the environment and human health. No further investigation or remedial action is necessary.

The following condition must be satisfied to obtain final closure:

A notification must be placed on the property deed addressing residual petroleum impacts to the soil. For case closure, we will need a copy of the deed notification that contains the County Register of Deeds' recording information. **Commerce requires a site map indicating where the remaining contamination exists.** Enclosed is an example of a "Notice of Contamination to Property" for your use. If you wish to modify the language, submit a copy to this office for approval prior to recording.

As of August 31, 2001, State Statute 101.143 requires PECFA claimants seeking reimbursement of interest costs to submit a final reimbursement claim within 120 days after they receive written notification that no further action is required with respect to the discharge at their site. This letter serves as your written notice of "no further action". If your claim is not received within 120 days of the date of this letter, interest costs incurred after 60 days of the date of this letter will not be eligible for PECFA reimbursement. Costs associated with recording deed notices are not eligible for PECFA reimbursement, and the recording of these notices should not delay the claim submittal process.

Thank you for your efforts to protect Wisconsin's environment. If you have any questions, please contact me in writing at the letterhead address or by telephone at (414) 220-5403.

Sincerely,

Lee R. Delcore
Hydrogeologist
Site Review Section

Enclosure: Notice of Contamination to Property

cc: RMT
Case File

REEL 3758 IMAGE 1444

DECLARATION OF DEED RESTRICTION

The undersigned, Wisconsin Center District (the "Declarant"), is the owner of the following contiguous eleven parcels of real estate described as follows:

PARCEL 1:

Lots 2, 3, and 6, excepting the South 2 inches of said Lot 6 in Block 62 in the Plat of the Town of Milwaukee, West of the River in the Northeast 1/4 of Section 29, Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.
Tax Key #361-0682-1
Address: 429-435 West Wells Street

PARCEL 2:

Lots 1, Block 62, in the Plat of the Town of Milwaukee on the West Side of the River, in the Northeast 1/4 of Section 29, Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, and further identified as:
Tax Key #361-0679-5
Address: 407 West Wells Street

PARCEL 3:

Lots 9, 14, 15 and 16, Block 62, in the Plat of the Town of Milwaukee on the West Side of the River, in the Northeast 1/4 of Section 29, Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, and further identified as:
Tax Key #361-0685-8
Address: 404-416 West Wisconsin Avenue

PARCEL 4:

Lot 4 and the North 48 feet of Lot 5, in Block 62 in Plat of the Town of Milwaukee on the West side of the River, in the North East 1/4 of Section 29, Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, and further identified as:
Tax Key #361-0681-100-2
Address: 745 North 4th Street

PARCEL 5:

Lot 7 and the South 2 inches of Lot 6, in Block 62 in Plat of the Town of Milwaukee on the West side of the River, in the North East 1/4 of Section 29, Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, and further identified as:
Tax Key #361-0683-7
Address: 730-734 North 5th Street

1400

REEL 3758 IMAG 1445

PARCEL 6:

The South 2 feet of Lot 5 and all of Lot 8 in Block 62 in Plat of the Town of Milwaukee on the West side of the River, in the North East 1/4 of Section 29, Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, and further identified as:

Tax Key #361-0684-2

Address: 731-737 North 4th Street

PARCEL 7:

Lots 10, 11, 12 and 13, Block 62, Plat of the Town of Milwaukee on the West side of the river in the North East 1/4, Section 29, Town 7 North, Range 22 East, City of Milwaukee, County of Milwaukee, State of Wisconsin, and further identified as:

Tax Key #361-0687-100-5

Address: 422-440 West Wisconsin Avenue

PARCEL 8:

Lots 1, 2, 3 and 4, Block 63 in the Plat of Town of Milwaukee on the West Side of the River in the Northeast 1/4 of Section 29, Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, together with all of vacated North-South Alley, adjoining said Lots on the West.

Tax Key #361-0689-112-X

Address: 515 West Wells Street

PARCEL 9:

Lots 9, 10, 11 and 12, in Block 63 in the Plat of the East 1/4 of the Northwest 1/4 of Section 29, Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Tax Key #361-0698-110-2

Address: 525 West Wells Street

PARCEL 10:

Lots 5, 6, 7 and 8, Block 63 in the Plat of Town of Milwaukee on the West Side of the River in the Northeast 1/4 of Section 29, Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Tax Key #361-0695-2

Address: 512 West Wisconsin Avenue

PARCEL 11:

Lots 13, 14, 15 and 16 in Block 63, in the Plat of the Town of Milwaukee on the West Side of the River, in the Northeast 1/4 of Section 29, Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Also, together with all of vacated North-South Alley adjoining Lots 13 and 16 on the East.

Tax Key #361-0699-100-0

Address: 536 West Wisconsin Avenue

REEL 3758 IMAG 1446

Declarant makes this Declaration of Deed Restriction solely for the purpose of ensuring compliance with zoning ordinances of the City of Milwaukee in that the Declarant intends to use the eleven parcels, each in conjunction with the other, as though they were in fact one parcel of real estate; intending to construct the new Wisconsin Center, an expanded convention facility, parking lots and related improvements.

NOW THEREFORE, Declarant hereby declares a restriction on the conveyance of the parcels of real property hereinabove described, such that Declarant shall not convey any one of the parcels of real estate separate from the others, without first obtaining the written consent of the City of Milwaukee.

This restriction shall run with the land and shall be enforceable against the Declarant, its heirs, successors, agents and assigns.

Dated at Milwaukee Wisconsin this 19th day of March, 1996.

7194506

REGISTER'S OFFICE } SS 4⁰⁵ PM
Milwaukee County, WI } WISCONSIN CENTER DISTRICT

RECORDED AT -4 05 PM

MAR 19 1996 1444 TO

REEL 3758 IMAGE 1446

WISCONSIN REGISTER OF DEEDS

By: Geoffrey F. Hurtado
President

Subscribed and sworn to before me this 19th day of March, 1996.

7194506 #

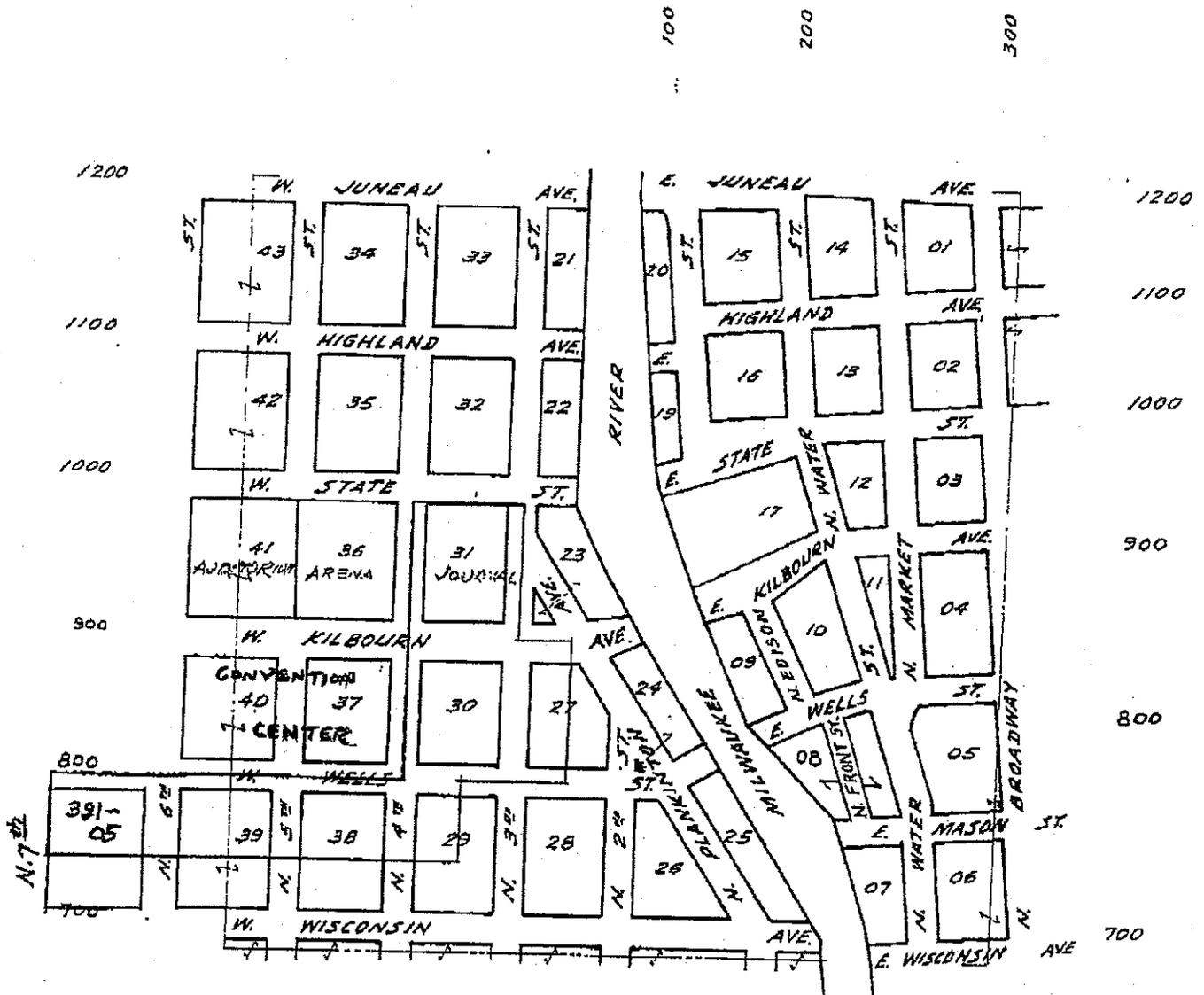
RECORD 14.00

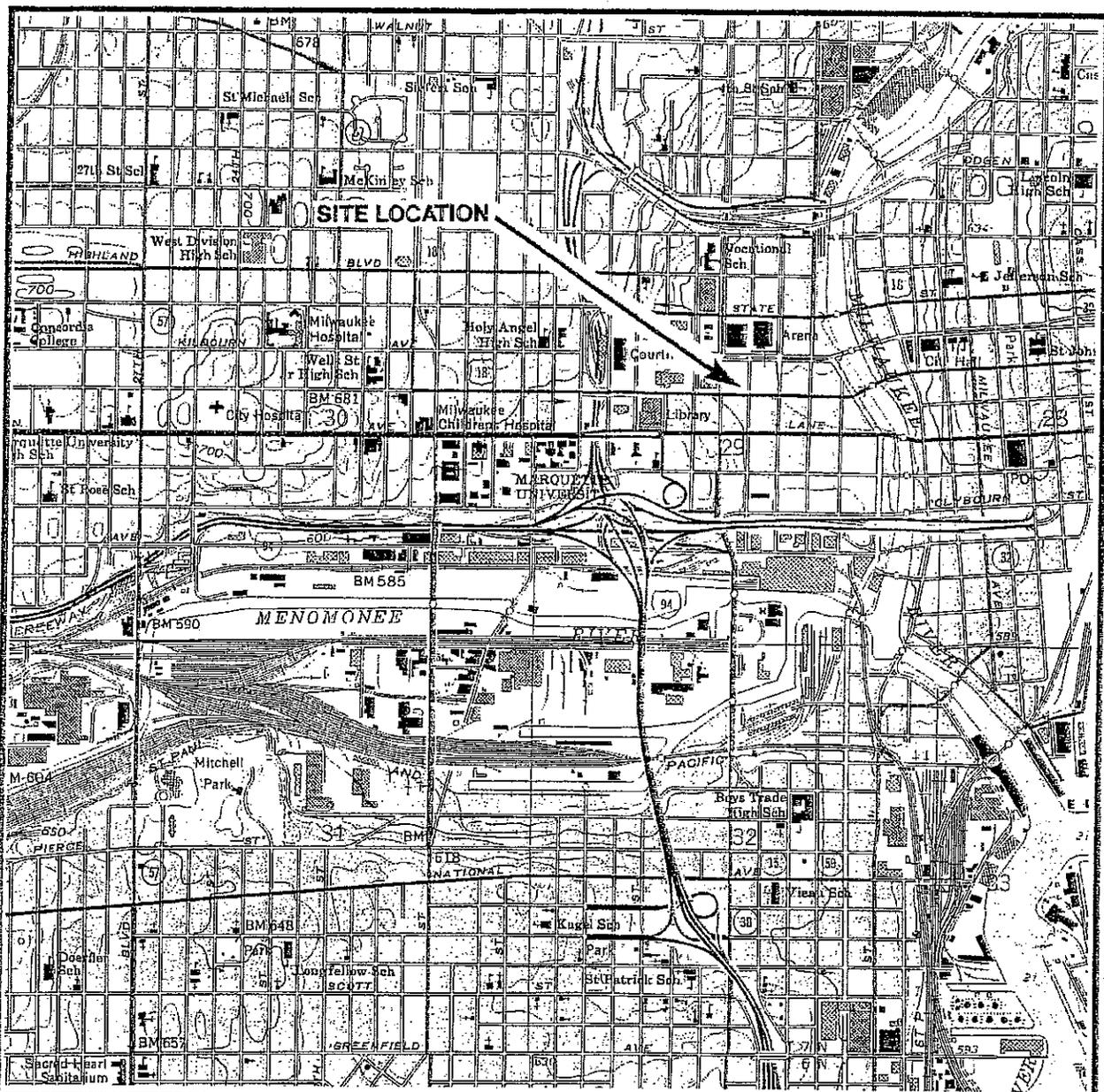
Notary Public, Milwaukee County
My Commission: 6-20-99

This instrument was drafted by Jennifer A. Pflug, Esq. Milwaukee, Wisconsin

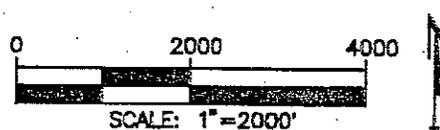


NE 1/4 SEC. 29-7-22





STATE LOCATION



SITE LOCATION

WISCONSIN CENTER DISTRICT
MILWAUKEE, WISCONSIN

SOURCE: BASE MAP FROM MILWAUKEE
7.5 MIN. USGS QUADRANGLE.

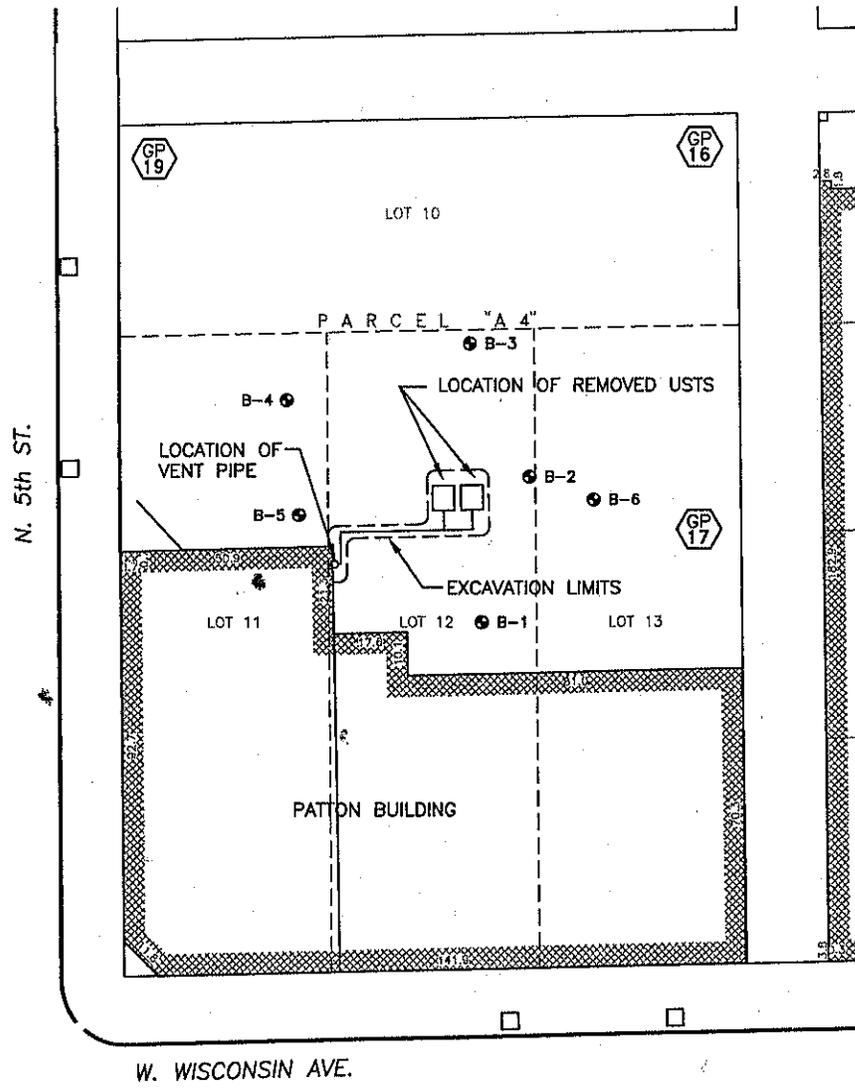


DWN. BY: RPR
APPROVED BY: MBSG
DATE: SEPTEMBER 1995
PROJ. # 3398.01
FILE # 33980171

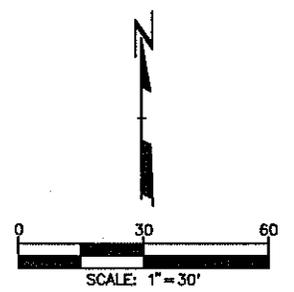
FIGURE 1

\$\$\$DWG
\$\$\$PRP
\$\$\$SCALE
\$\$\$DATE\$\$\$

Drawing Name: J:\03990\01\39900101.DWG
 Operator Name: MDD
 Scale: 1"=30'
 Sheet: 60
 Date: Wednesday, March 20, 1996
 Plot Date: 3:08:13 PM
 Attached Ref's: No refs attached.



- LEGEND**
-  SOIL BORING, WCD SITE INVESTIGATION
 -  UST INVESTIGATION

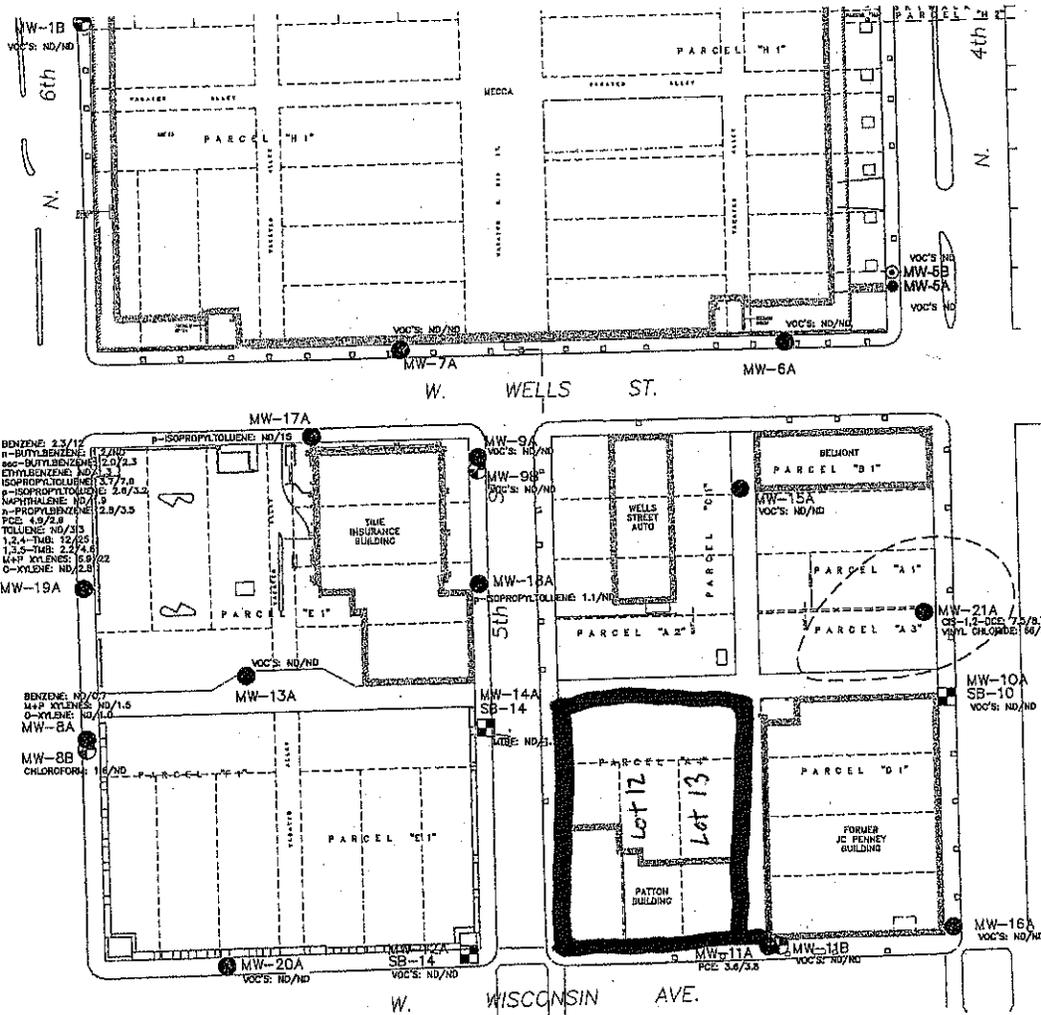


SITE MAP
FORMER HERTZ DRIVURSELF STATIONS INC.
WISCONSIN CENTER DEISTRICT
MILWAUKEE, WISCONSIN

	DWN. BY: MDD
	APPROVED BY: MBG
	DATE: MARCH 1996
	PROJ. # 3990.01
FILE # 39900101.DWG	

FIGURE 2

2/07/2014
 Drawing Name: \\N03398\07_33980701.DWG
 Operator Name: [unclear]
 Scale: 1"=100'



- MW-1A SHALLOW MONITORING WELL LOCATION/(ABANDONED)
- MW-2A EXISTING SHALLOW MONITORING WELL
- ⊙ MW-5B EXISTING PIEZOMETER
- - - APPROXIMATE EXTENT OF NR140 ES EXCEEDENCE FOR VINYL CHLORIDE
- - - APPROXIMATE EXTENT OF NR140 ES EXCEEDENCE FOR BENZO(A)PYRENE

NOTES

1. ND = NOT DETECTED
 PCE = TETRACHLOROETHENE
 MTBE = METHYL-TERT-BUTYL-ETHER
 1,2,4-TMB = 1,2,4-TRIMETHYLBENZENE
 1,3,5-TMB = 1,3,5-TRIMETHYLBENZENE
 CIS-1,2-DCE = CIS-1,2-DICHLOROETHENE
 TRANS-1,2-DCE = TRANS-1,2-DICHLOROETHENE
2. RESULTS ARE REPORTED IN UNITS OF MICROGRAMS/L.
3. CONCENTRATION OF VOC'S IN THE ABANDONED WELLS FROM THE 1995 SITE INVESTIGATION.
4. CONCENTRATIONS OF VOC'S IN THE EXISTING MONITORING WELLS FROM MAY 2006.
5. THIS FIGURE INCLUDES ONLY THOSE COMPOUNDS THAT WERE REPORTED ABOVE DETECTION LIMITS IN EITHER OF THE 1995 SI OR THE MAY 2006 SAMPLING. IF NO VOC'S WERE DETECTED, THE RESULT IS REPORTED AS "ND". ALL SAMPLES WERE ANALYZED FOR THE COMPLETE METHOD 8260 ANALYTE LIST.
6. THE CONCENTRATION OF BENZO(A)PYRENE DETECTED IN MW-2A DURING THE 1995 SI WAS 3.42 MICROGRAMS/L

PROJECT: WISCONSIN CENTER DISTRICT MILWAUKEE, WISCONSIN	
SHEET TITLE: DISTRIBUTIONS OF VOC'S IN GROUNDWATER	
DRAWN BY: WETZA	SCALE: 1"=100'
CHECKED BY: AS	FILE NO. 33980701.DWG
APPROVED BY: KDK	DATE PRINTED: JULY 2006
DATE: JULY 2006	FIGURE 1

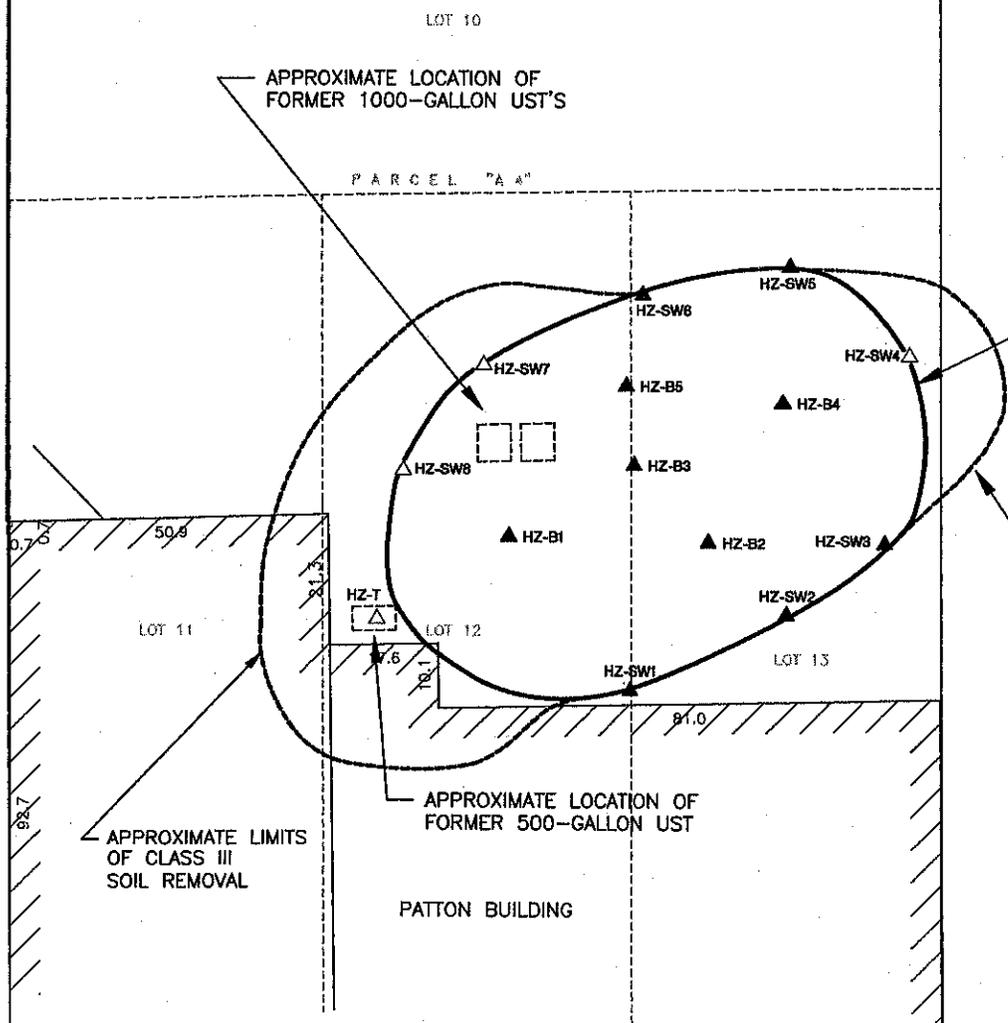


744 Heartland Trail
 Madison, WI 53717-1934
 P.O. Box 8923 53708-8923
 Phone: 608-231-4444
 Fax: 608-431-3334

LEGEND

- APPROXIMATE LIMITS OF REMEDIATION
- TARGETED SOIL REMOVAL AREA
- ▲ HZ-SW1 SOIL SAMPLE LOCATION
- △ HZ-SW4 SOIL SAMPLE LOCATION EXCAVATED DURING REMEDIATION

N. 5th ST.



TARGETED SOIL REMEDIATION AREA
ISAAC'S HOLDING CORPORATION PROPERTY
FORMER HERTZ DRIVURSELF STATION
MILWAUKEE, WISCONSIN

RMT.	DWN. BY: WELLONSK
	APPROVED BY: KDK
	DATE: MAY 2001
	PROJ. # 3990.01
FILE # 39900104.DWG	

FIGURE 3

User ID: JAG
 Plot File: c:\plot\temp\000\39900104.plt
 Pen Table: c:\acadmat\tbl\acaddef.tbl
 Plot Date: Fri, May 18, 08:07:24, 2001
 Scale: 1:20,000,000
 Rotation: 90,000000
 Plot Size: 11x17
 Attached Xref's: No xref's Attached.

TABLE 1

**SUMMARY OF FIELD-SCREENING DATA AND LABORATORY ANALYSIS RESULTS
FORMER HERTZ DRIVURSELF STATION
MILWAUKEE, WISCONSIN**

Field Data				Laboratory Analysis Results								
Sample I.D.	Sample Location	Approx. Depth (feet bgs)	PID Results	Lead (mg/kg)	GRO (mg/kg)	Petroleum Volatile Organic Compounds ($\mu\text{g}/\text{kg}$)						
						Benzene	Ethyl-benzene	MTBE	Toluene	1,2,4-Trimethyl-benzene	1,3,5-Trimethyl-benzene	Xylenes
HZ-SW1	Sidewall Sample #1	8-10	<2	12	<10	<25	<25	<25	<25	<25	<25	<50
HZ-SW2	Sidewall Sample #2	8-10	<2	86	<10	<25	<25	<25	<25	<25	<25	<50
HZ-SW3	Sidewall Sample #3	8-10	<2	14	<10	<25	<25	<25	<25	<25	<25	<50
HZ-SW4	Sidewall Sample #4	8-10	16	17	23	530	800	<25	240	650	200	1,610
HZ-SW5	Sidewall Sample #5	8-10	126	13	<10	<25	<25	<25	<25	<25	<25	<50
HZ-SW6	Sidewall Sample #6	8-10	<2	46	<10	<25	<25	<25	<25	<25	<25	<50
HZ-SW7	Sidewall Sample #7	8-10	30	14	37	1,800	3,600	<25	830	860	300	3,500
HZ-SW8	Sidewall Sample #8	8-10	<2	160	15	1,300	440	<25	340	800	250	800
HZ-B1	Base Sample #1	12	<2	13	<10	29.5	<25	<25	<25	<25	<25	<50
HZ-B2	Base Sample #2	12	<2	13	<10	<25	<25	<25	<25	<25	<25	<50
HZ-B3	Base Sample #3	12	4	11	20	200	77	<25	180	1,800	1,000	1,340
HZ-B4	Base Sample #4	12	<2	12	<10	<25	<25	<25	<25	<25	<25	<50
HZ-B5	Base Sample #5	12	<2	7	<10	<25	<25	<25	<25	<25	<25	<50
WDNR NR 720 Residual Contaminant Levels				500	100	5.5	2,900	-	1,500	-	-	4,100



*Integrated
Environmental
Solutions*

744 Heartland Trail 53717-1934
P.O. Box 8923 53708-8923
Madison, WI
Telephone: 608-831-4444
Fax: 608-831-3334
www.rmtinc.com

August 28, 2006

Mr. Jeff Polenske
City Engineer
Infrastructure Services Division
841 North Broadway, Room 701
Milwaukee, WI 53202

**Subject: Midwest Airlines Center - Wisconsin Center District
Right-of-Way Contamination Notification**

Dear Mr. Polenske:

RMT, Inc. (RMT), on behalf of our client, the Wisconsin Center District (WCD), has requested closure from the Wisconsin Department of Natural Resources (WDNR) for the 4-city block area currently occupied by the Midwest Airlines Center (400 Wisconsin Avenue, Milwaukee, Wisconsin) (property). Groundwater contamination that appears to have originated on the property has likely migrated onto the City of Milwaukee's right-of-way on 4th Street between Kilbourn and Wisconsin Avenue, and on Kilbourn Avenue between 6th and 4th Street. The levels of vinyl chloride contamination in the groundwater on the City's property are above the state groundwater Enforcement Standards (ESs) found in Chapter NR 140, Wisconsin Administrative Code. In order to apply for closure of the site, the WDNR requires that the current owner(s) of all properties containing NR 140 ES exceedences be notified of the closure request.

We have demonstrated through groundwater monitoring that vinyl chloride contamination is stable or receding and will naturally degrade over time. We believe that allowing natural attenuation to complete the cleanup at this site will meet the requirements for case closure that are found in Chapter NR 726, Wisconsin Administrative Code, and have requested that the WDNR accept natural attenuation as the final remedy for this site and grant case closure. Closure means that the WDNR will not be requiring that any further investigation or cleanup action be taken, other than the reliance on natural attenuation.

Since the source of the groundwater contamination is not on the City's property, neither the City nor any subsequent owner of the City's property will be held responsible for investigation or cleanup of this groundwater contamination, as long as the City and any subsequent owners comply with the requirements of Section 292.13, Wisconsin Statutes, including allowing access to the property for environmental investigation or cleanup if access is required. For further information on the requirements of Section 292.13, Wisconsin Statutes, you may call 1-800-367 6076, to obtain a copy of the WDNRs' publication #RR-589, Fact Sheet 10: Guidance for Dealing with Properties Affected by Off-Site Contamination.

The WDNR will not review the closure request for at least 30 days after the date of this letter. As an affected property owner, you have the right to contact the WDNR to provide any technical information that you may have that indicates that closure should not be granted for this site. If you

Responsible Party Signed Statement

I, Richard A. Geyer, certify that the attached legal description of the Wisconsin Center District, Midwest Airlines Center, located at 400 W. Wisconsin Avenue, Milwaukee, Wisconsin, is complete and accurate to the best of my knowledge.

*RA
8/18/06*

Richard A. Geyer 8/18/06
Signature Date