

GIS REGISTRY INFORMATION

| | | | | | |
|--|---------------------------------|--------------------------|------------|-------------------------------------|-------------------------------|
| SITE NAME: | Cream City Bottling Co (Former) | | | FID # | |
| BRRTS #: | 03-41-305622 | | | (if appropriate): | |
| COMMERCE # (if appropriate): | 53205-2105-25 | | | | |
| CLOSURE DATE: | January 18, 2005 | | | | |
| STREET ADDRESS: | 1525 N 13th St | | | | |
| CITY: | Milwaukee | | | | |
| SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection): | X = | 688685 | Y = | 288509 | |
| 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 X = Y = | | | | | |
| (meters in WTM91 projection): | | | | | |
| OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL): | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> | |
| • IF YES, STREET ADDRESS 1: | | | | | |
| • GPS COORDINATES X = Y = | | | | | |
| (meters in WTM91 projection): | | | | | |
| 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 | | | | | X |
| 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 which outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy). If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site. | | | | | X |
| Detailed Site Map(s) for all affected properties, showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy) This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or SSRCLs. | | | | | X |
| Tables of Latest Groundwater Analytical Results (no shading or cross-hatching) | | | | | |
| Tables of Latest Soil Analytical Results (no shading or cross-hatching) | | | | | X |
| Isoconcentration map(s), if required for site investigation (SI) (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of groundwater contamination defined. If not available, include the latest extent of contaminant plume map. | | | | | |
| GW: Table of water level elevations, with sampling dates, and free product noted if present | | | | | |
| 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 | | | | | X |
| Geologic cross-sections, if required for SI. (8.5x14" if paper copy) | | | | | X |
| RP certified statement that legal descriptions are complete and accurate. | | | | | X |
| Copies of off-source notification letters (if applicable) | | | | | |
| Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW) | | | | | |
| Copy of (soil or land use) deed restriction (s) or deed notice if any required as a condition of closure | | | | | |



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
Cory L. Nettles, Secretary

January 18, 2005

Mr. David Phelps
P.O. Box 202
Butler, WI 53007-0202

RE: **Final Closure**

Commerce # 53205-2105-25 WDNR BRRTS # 03-41-305622
Cream City Bottling Company (Former), 1525 North 13th Street, Milwaukee

Dear Mr. Phelps:

The Wisconsin Department of Commerce (Commerce) has reviewed the request for case closure prepared by your consultant, Drake Environmental, Inc., for the site referenced above. 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.

This case is now listed as "closed" on the Commerce database and will be included on the Wisconsin Department of Natural Resources (WDNR) 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) 220-5361.

Sincerely,

Monica L. Weis
Hydrogeologist
Site Review Section

cc: Mr. Matthew Giovanelli, Drake Environmental, Inc.
Case File

8249006

Document Number

STATE BAR OF WISCONSIN FORM 1-1998
WARRANTY DEED

REGISTER'S OFFICE 1 SS
Milwaukee County, WI

RECORDED AT 9:47 AM
03-22-2002

WALTER R. BARCZAK
REGISTER OF DEEDS

AMOUNT 11.00

This Deed, made between Prentice Lee Freeman Jr. ("Grantor")
and David E. Phelps ("Grantee").

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

Name and Return Address

David Phelps

WAUWATOSA SAVINGS BANK
7500 W. STATE ST.
WAUWATOSA, WISCONSIN 53213

363 0194 3

Parcel Identification Number (PIN)

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

TRANSFER

\$432.00
FEE

The South One-half (1/2) of Lot Eight (8), all of Lot Nine (9), and the North One-half (1/2) of Lot Twelve (12), in Block
Eleven (11), in Kneelands Addition, being in the East One-half (1/2) of the Southeast One-quarter (1/4) of Section Nineteen
(19), in Township Seven (7) North, Range Twenty-two (22) East, in the City of Milwaukee, Milwaukee County, Wisconsin.

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
Municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and
municipal services, recorded building and use restrictions and covenants, general taxes levied in the year of closing.

Dated this 7th day of March, 2002

Prentice Lee Freeman Jr.

*Prentice Lee Freeman Jr.



(SEAL)

(SEAL)

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s) _____
_____ of Wisconsin,
My Comm. Expires 4/2/2003 Milwaukee County.

authenticated this _____ day of _____, _____

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

THIS INSTRUMENT WAS DRAFTED BY

Harvey A. Pollack/ws

Personally came before me this 7th day of
March, 2002 the above named
Prentice Lee Freeman Jr. to me known to be the person who
executed the foregoing instrument and acknowledge the same.

Wendy L. Smolik

Wendy L. Smolik
Notary Public, State of Wisconsin

My Commission is permanent. (If not, state expiration date: _____)

4/2/03

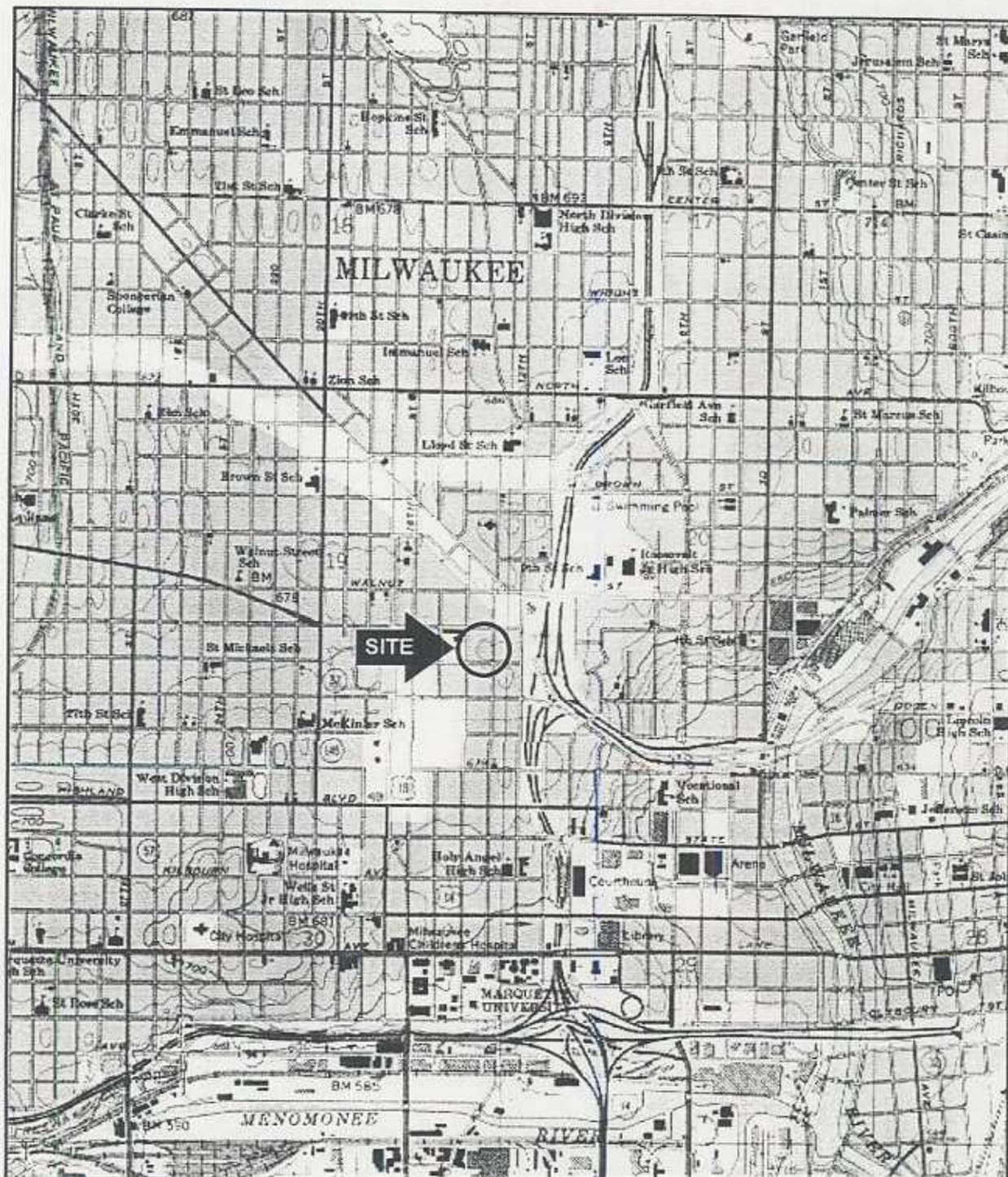
(Signatures may be authenticated or acknowledged. Both are not necessary.)

REEL

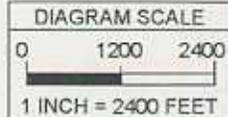
5290

IMAGE

1041



MILWAUKEE - WISCONSIN
 USGS 7.5 MINUTE QUADRANGLE MAP
 CREATED 1958, PHOTOREVISED 1971
 NE 1/4 SE 1/4 SEC 19 T7N R22E



FORMER CREAM CITY BOTTLING
 MILWAUKEE, WISCONSIN

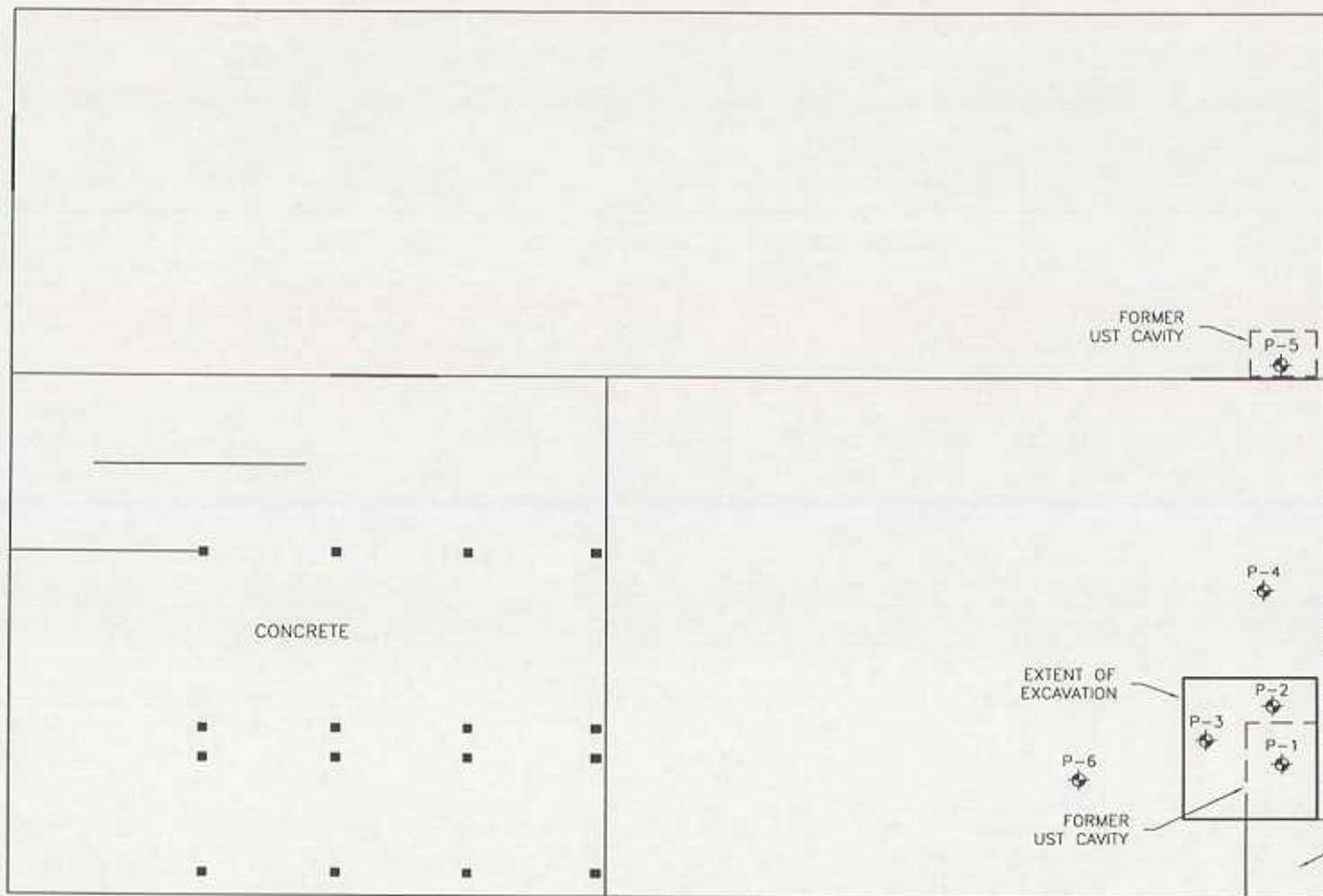
| | |
|--------------------|---------------|
| PROJECT NO: J02022 | PM: TJO |
| DRAWN BY: AKW | DATE: 11/4/02 |
| CHKD BY: | DATE: |
| APRVD BY: | DATE: |

VICINITY
 DIAGRAM

FIGURE
 1

RESIDENTIAL

ALLEY



FORMER UST CAVITY

P-5

CONCRETE

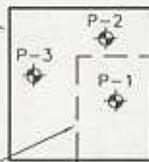
SIDEWALK

13TH STREET

CONCRETE

P-4

EXTENT OF EXCAVATION



P-2

P-3

P-1

OVERHEAD DOOR

P-6

FORMER UST CAVITY

P-7

RAISED CONCRETE PAD

VACANT LOT

GRASS

APPROXIMATE SCALE
1" = 20'

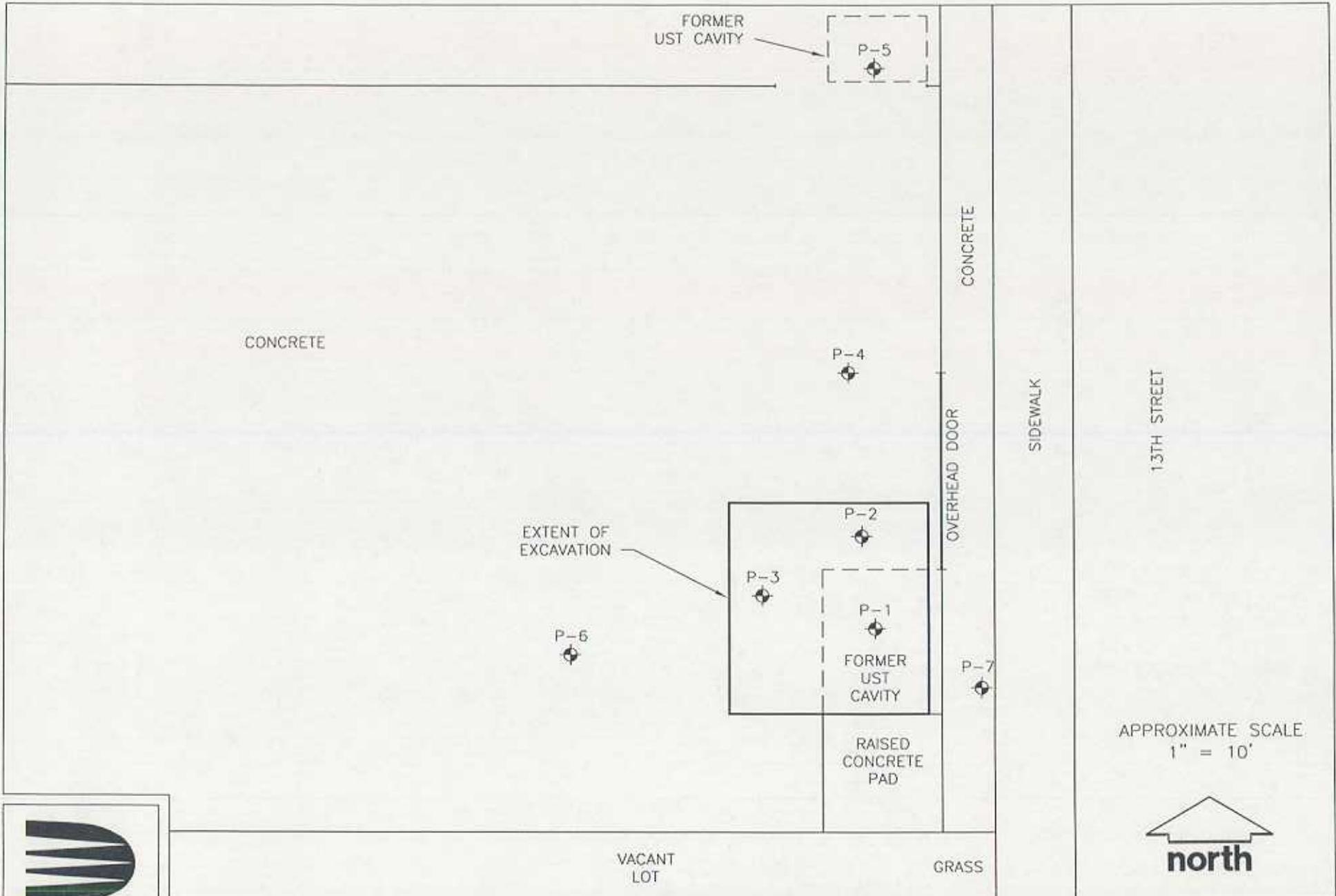


CREAM CITY BOTTLING
REMEDIAL INVESTIGATION

| | |
|--------------------|----------------|
| PROJECT NO: J02022 | PM: TJO |
| DRAWN BY: AKW | DATE: 11/04/02 |
| CHECKED BY: | DATE: |
| APPRVD BY: | DATE: |
| FILE: J02022-A7 | |

SITE
DIAGRAM

FIGURE
2



CREAM CITY BOTTLING
REMEDIAL INVESTIGATION

| | | | |
|-------------|-----------|-------|----------|
| PROJECT NO: | J02022 | PM: | TJO |
| DRAWN BY: | AKW | DATE: | 11/04/02 |
| CHECKED BY: | | DATE: | |
| APPRVD BY: | | DATE: | |
| FILE: | J02022-A2 | | |

SITE/PROBEHOLE LOCATIONS/
EXTENT OF EXCAVATION
DIAGRAM

FIGURE
3

TABLE 3
Analytical Results — Investigation Soil Samples
Former Cream City Bottling Property
Milwaukee, Wisconsin

| Sample No. | Sample Depth (ft.) | PID Reading (iu) | GRO (ppm) | Benzene (ppb) | Ethylbenzene (ppb) | MTBE (ppb) | Toluene (ppb) | Trimethylbenzenes (ppb) | Total xylenes (ppb) | Total Lead (ppm) |
|----------------|--------------------|------------------|-----------|---------------|--------------------|------------|---------------|-------------------------|---------------------|------------------|
| P-1:S-2 | 4-6 | 1 | <6.50 | <25 | <25 | <25 | <25 | 102.4 | 69.4 | NA |
| P-2:S-5 | 8-10 | 92 | 15.4 | <25 | 81.5 | <25 | 37.6 | 452 | 241 | 8.56 |
| P-2:S-6 | 10-12 | 1 | <6.31 | <25 | <25 | <25 | <25 | <50 | <25 | 7.87 |
| P-3:S-4 | 6-8 | 38 | 91.1 | 304 | 1,250 | <125 | <125 | 3,852 | 2,730 | NA |
| P-3:S-6 | 10-12 | 1 | <6.39 | 491 | <25 | <25 | <25 | <50 | 42 | NA |
| P-3:S-7 | 12-14 | 2 | 10.7 | <25 | <25 | <25 | <25 | 66.1 | <25 | NA |
| P-3:S-8 | 14-16 | 2 | <6.16 | <25 | <25 | <25 | <25 | <50 | <25 | NA |
| P-4:S-5 | 8-10 | <1 | <6.14 | <25 | <25 | <25 | <25 | <50 | <25 | 8.60 |
| P-5:S-5 | 8-10 | <1 | <6.11 | <25 | <25 | <25 | <25 | <50 | <25 | NA |
| P-6:S-7 | 12-14 | <1 | <6.16 | <25 | <25 | <25 | <25 | <50 | <25 | NA |
| P-7:S-5 | 8-10 | <1 | <5.97 | <25 | 25.7 | <25 | <25 | 127 | 55 | NA |
| Generic RCL | — | — | 100 | 5.5 | 2,900 | NS | 1,500 | NS | 4,100 | 50 |
| NR 746 Table 1 | — | — | NS | 8,500 | 4,600 | NS | 38,000 | 83K/11K | 42,000 | NS |

Note: Concentrations that exceed their DNR NR 720 generic RCLs are in bold type.

Note: Concentrations that exceed their DNR NR 746 Table 1 values are underlined.

Note: For a list of abbreviations used in this table, see the "Guide to Abbreviations in Laboratory Data Tables" provided at the beginning of this appendix.

APPROXIMATE SCALE
1" = 10'

LEGEND

- PID PHOTOIONIZATION DETECTOR
- iu INSTRUMENT UNITS
- GRO GASOLINE RANGE ORGANICS
- ppm PARTS PER MILLION
- ppb PARTS PER BILLION
- B BENZENE
- E ETHYLBENZENE
- T TOLUENE
- TMB COMBINED 1,2,4 & 1,3,5
- X TOTAL XYLENES
- PVOC PETROLEUM VOLATILE
- ND NOT DETECTED

CONCRETE

| P-2 | | P-2 | |
|---------|----------|----------|-------|
| 8-10 ft | | 10-12 ft | |
| PID | 92 iu | PID | <1 iu |
| GRO | 15.4 ppm | GRO | ND |
| E | 81.5 ppb | PVOC | ND |
| T | 37.6 ppb | | |
| TMB | 452 ppb | | |
| X | 241 ppb | | |

| P-5 | |
|---------|-------|
| 8-10 ft | |
| PID | <1 iu |
| GRO | ND |
| PVOC | ND |

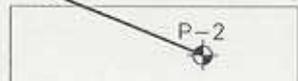
| P-4 | |
|---------|-------|
| 8-10 ft | |
| PID | <1 iu |
| GRO | ND |
| PVOC | ND |

| P-3 | | P-3 | | P-3 | | P-3 | |
|--------|-----------|----------|---------|----------|----------|----------|------|
| 6-8 ft | | 10-12 ft | | 12-14 ft | | 14-16 ft | |
| PID | 38 iu | PID | 1 iu | PID | 2 iu | PID | 2 iu |
| GRO | 91.1 ppm | GRO | ND | GRO | 10.7 ppm | GRO | ND |
| B | 304 ppb | B | 491 ppb | TMB | 66.1 ppb | PVOC | ND |
| E | 1,250 ppb | X | 42 ppb | | | | |
| TMB | 3,852 ppb | | | | | | |
| X | 2,730 ppb | | | | | | |

| P-6 | |
|----------|-------|
| 12-14 ft | |
| PID | <1 iu |
| GRO | ND |
| PVOC | ND |

| P-1 | |
|--------|-----------|
| 4-6 ft | |
| PID | <1 iu |
| GRO | ND |
| TMB | 102.4 ppb |
| X | 69.4 ppb |

| P-7 | |
|---------|----------|
| 8-10 ft | |
| PID | <1 iu |
| GRO | ND |
| E | 25.7 ppb |
| TMB | 127 ppb |
| X | 55 ppb |



EXTENT OF EXCAVATION

FORMER UST CAVITY
RAISED CONCRETE PAD

CONCRETE
OVERHEAD DOOR
CONCRETE

SIDEWALK

13TH STREET

VACANT LOT

GRASS



CREAM CITY BOTTLING
REMEDIAL INVESTIGATION

PROJECT NO: J02022 PM: TJO
DRAWN BY: AKW DATE: 11/04/02
CHECKED BY: DATE:
APPRVD BY: DATE:
FILE: J02022-A4

PRE-EXCAVATION SOIL ANALYTICAL
RESULTS DIAGRAM

FIGURE
7

TABLE 4
Analytical Results — Source Removal Soil Samples
Former Cream Citry Bottling Property
Milwaukee, Wisconsin

| Sample No. | Representative Location | Sample Depth (ft.) | PID Reading (iu) | GRO (ppm) | Benzene (ppb) | Ethyl-benzene (ppb) | Methyl tert-butyl ether (ppb) | Toluene (ppb) | Trimethyl-benzenes (ppb) | Total xylenes (ppb) |
|----------------|-------------------------|--------------------|------------------|--------------|---------------|---------------------|-------------------------------|---------------|--------------------------|---------------------|
| S-1 | Excavated Soils | 7 | 647 | 1,110 | 184 | 5,430 | < 125 | 3,360 | 29,174 | 14,400 |
| S-4 | Base | 9.5 | < 1 | < 6.10 | < 25 | < 25 | < 25 | < 25 | < 50 | < 25 |
| S-5 | South Wall | 7.5 | < 1 | < 6.24 | < 25 | < 25 | < 25 | < 25 | < 50 | < 25 |
| S-6 | East Wall | 7.5 | < 1 | < 5.98 | 396 | < 25 | < 25 | < 25 | 55.4 | < 25 |
| S-7 | West Wall | 7.5 | 46 | 23.7 | 606 | 625 | < 50 | 194 | 806 | 1,130 |
| S-8 | North Wall | 7.5 | < 1 | 9.93 | < 25 | 39.3 | < 25 | < 25 | 201.1 | 140 |
| Generic RCL | | | — | 100 | 5.5 | 2,900 | NS | 1,500 | NS | 4,100 |
| NR 746 Table 1 | | — | — | NS | 8,500 | 4,600 | NS | 38,000 | 83K/11K | 42,000 |

Note: Concentrations that exceed their DNR NR 720 generic RCLs are in bold type.

Note: Concentrations that exceed their DNR NR 746 Table 1 Values are underlined.

Note: For a list of abbreviations used in this table, see the "Guide to Abbreviations in Laboratory Data Tables" provided at the beginning of this appendix.

FORMER UST CAVITY
P-5

CONCRETE

APPROXIMATE SCALE
1" = 10'

LEGEND

- PID PHOTOIONIZATION DETECTOR
- iu INSTRUMENT UNITS
- GRO GASOLINE RANGE ORGANICS
- ppm PARTS PER MILLION
- ppb PARTS PER BILLION
- B BENZENE
- E ETHYLBENZENE
- T TOLUENE
- TMB COMBINED 1,2,4 & 1,3,5 TRIMETHYLBENZENE
- X TOTAL XYLENES
- PVOC PETROLEUM VOLATILE ORGANIC COMPOUNDS
- ND NOT DETECTED

| | |
|-----------|-----------|
| S-7 | |
| WEST WALL | |
| 7.5 ft | |
| PID | 46 iu |
| GRO | 23.7 ppm |
| B | 606 ppb |
| E | 625 ppb |
| T | 194 ppb |
| TMB | 806 ppb |
| X | 1,130 ppb |

| | |
|------------|-----------|
| S-8 | |
| NORTH WALL | |
| 7.5 ft | |
| PID | <1 iu |
| GRO | 9.93 ppm |
| E | 39.3 ppb |
| TMB | 201.1 ppb |
| X | 140 ppb |

| | |
|------------|-------|
| S-5 | |
| SOUTH WALL | |
| 7.5 ft | |
| PID | <1 iu |
| GRO | ND |
| PVOC | ND |

EXTENT OF EXCAVATION

P-4

CONCRETE

OVERHEAD DOOR

SIDEWALK

13TH STREET

| | |
|-----------|----------|
| S-6 | |
| EAST WALL | |
| 7.5 ft | |
| PID | <1 iu |
| GRO | ND |
| B | 396 ppb |
| TMB | 55.4 ppb |

FORMER UST CAVITY

RAISED CONCRETE PAD

| | |
|--------|-------|
| S-4 | |
| BASE | |
| 9.5 ft | |
| PID | <1 iu |
| GRO | ND |
| PVOC | ND |

VACANT LOT

GRASS

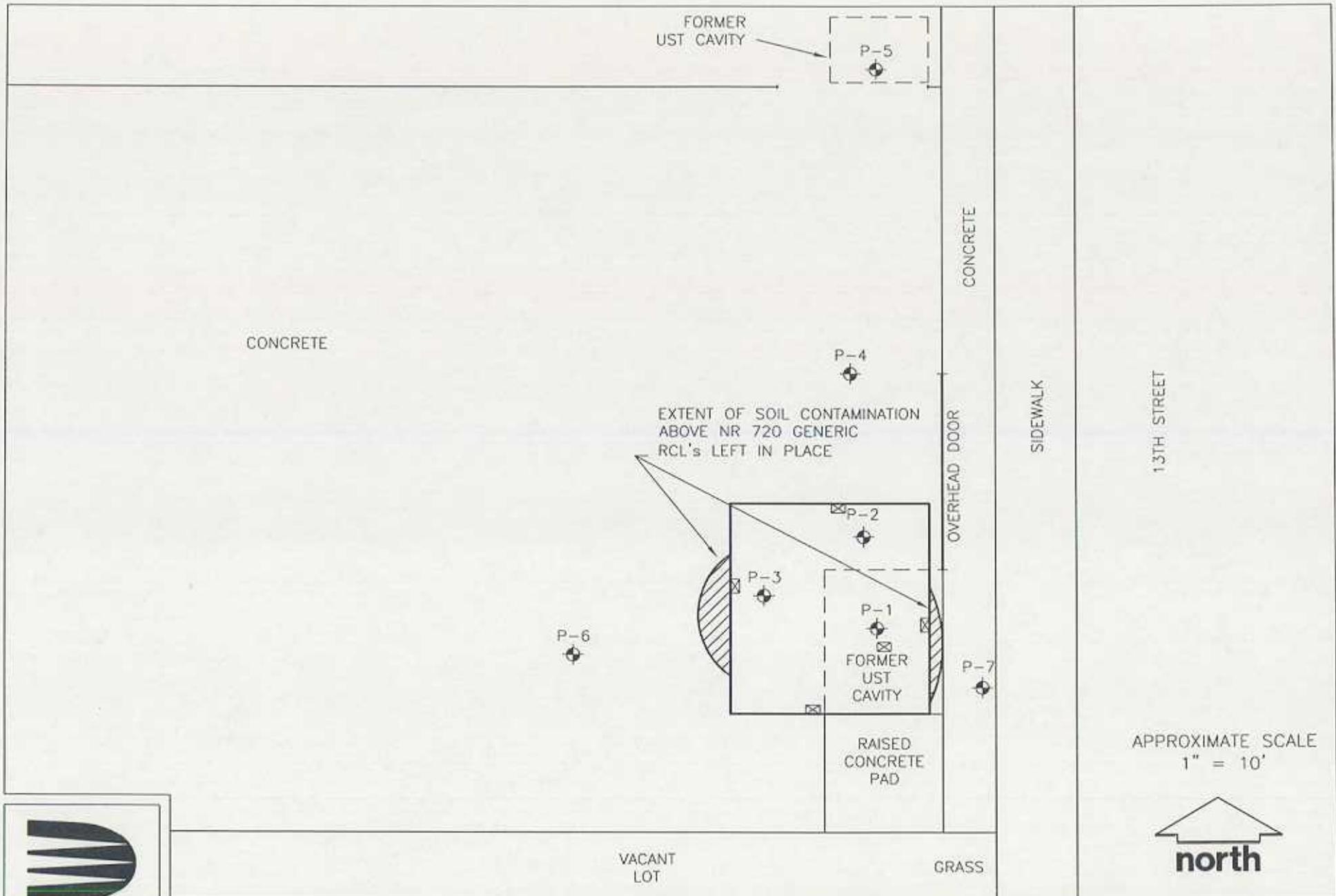


CREAM CITY BOTTLING
REMEDIAL INVESTIGATION

PROJECT NO: J02022 PM: TJO
DRAWN BY: AKW DATE: 11/04/02
CHECKED BY: DATE:
APPRVD BY: DATE:
FILE: J02022-A3

EXCAVATION SAMPLE LOCATIONS
AND ANALYTICAL RESULTS OF SOIL
REMAINING IN PLACE DIAGRAM

FIGURE
6

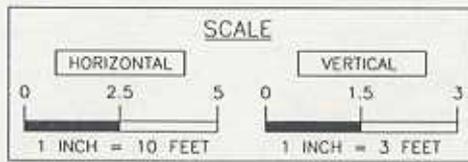
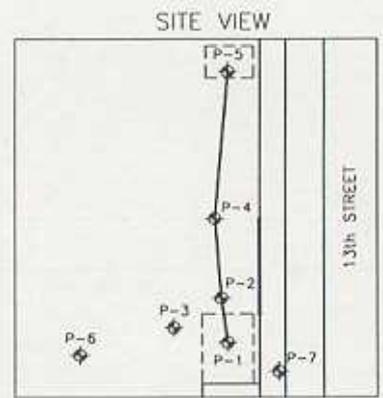
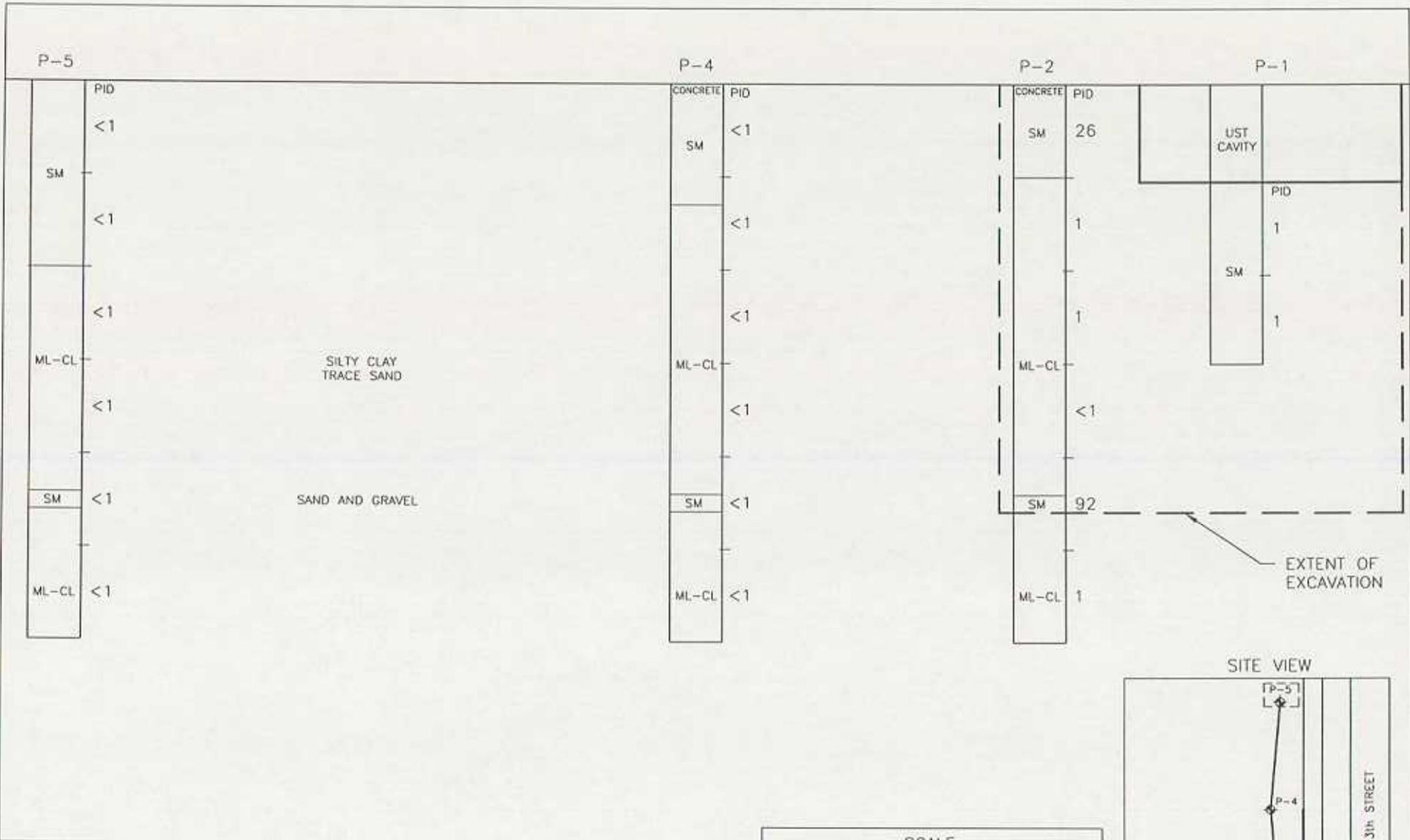


CREAM CITY BOTTLING
REMEDIAL INVESTIGATION

| | | | |
|-------------|-----------|-------|----------|
| PROJECT NO: | J02022 | PM: | TJO |
| DRAWN BY: | AKW | DATE: | 11/04/02 |
| CHECKED BY: | | DATE: | |
| APPRVD BY: | | DATE: | |
| FILE: | J02022-A6 | | |

POST EXCAVATION ESTIMATE
EXTENT OF CONTAMINATION
DIAGRAM

FIGURE
9

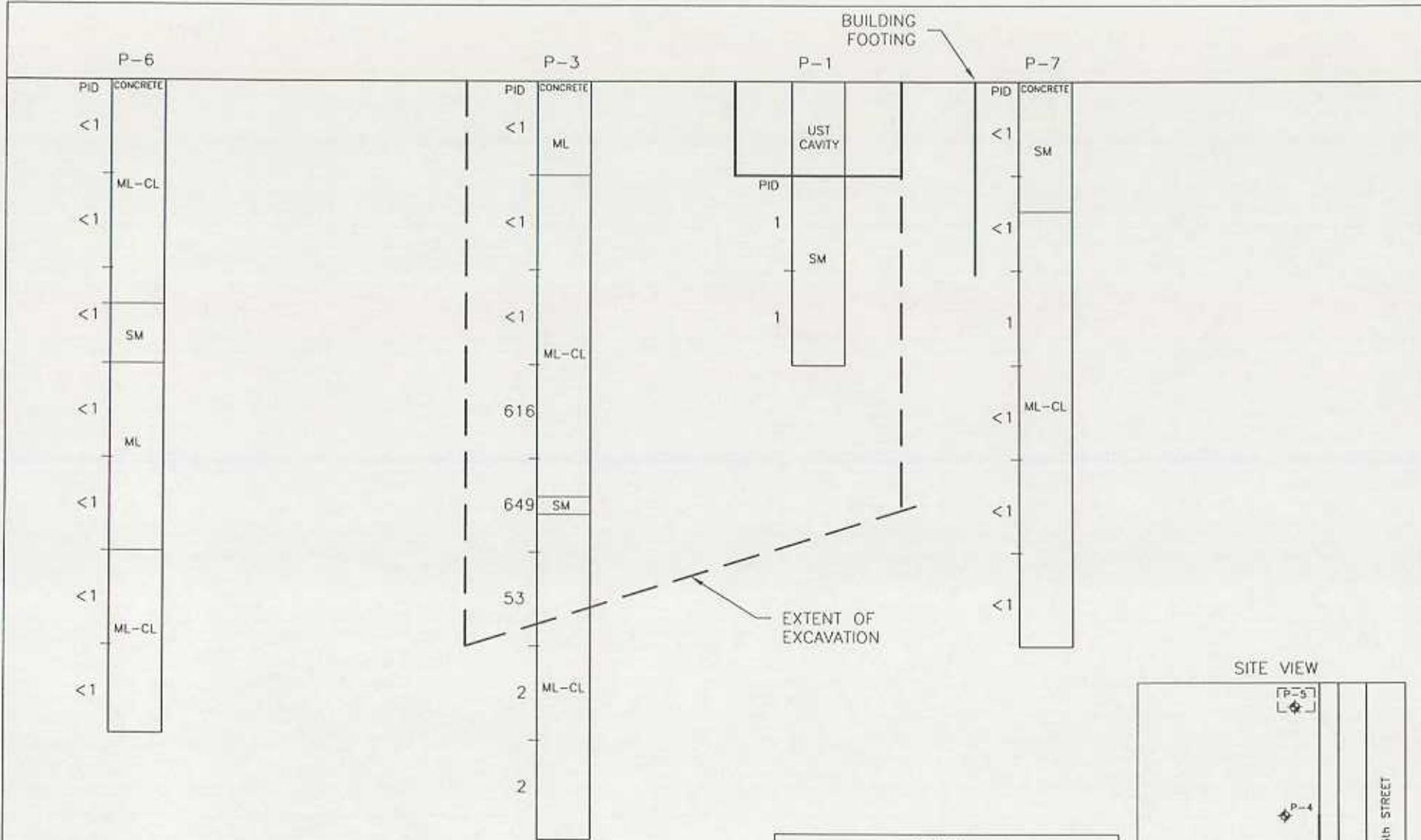


FORMER CREAM CITY BOTTLING
REMEDIAL INVESTIGATION

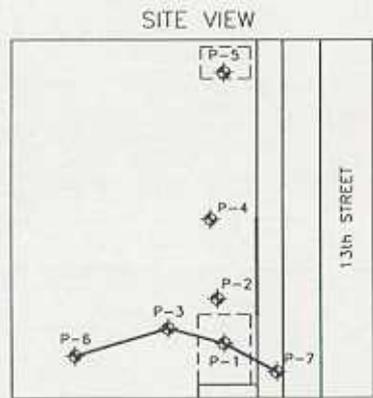
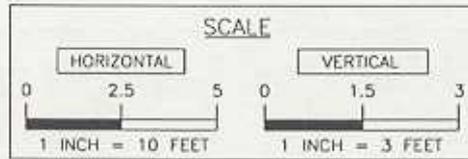
PROJECT NO: J02022 PM: TJO
 DRAWN BY: AKW DATE: 11/18/02
 CHECKED BY: DATE:
 APPRVD BY: DATE:
 FILE: J02022-A8

SOIL PROFILE
CROSS-SECTION DIAGRAM

FIGURE
4



FORMER CREAM CITY BOTTLING
REMEDIAL INVESTIGATION



PROJECT NO: J02022 PM: TJO
 DRAWN BY: AKW DATE: 11/18/02
 CHECKED BY: DATE:
 APPRVD BY: DATE:
 FILE: J02022-A9

SOIL PROFILE
CROSS-SECTION DIAGRAM

FIGURE
5

June 24, 2004

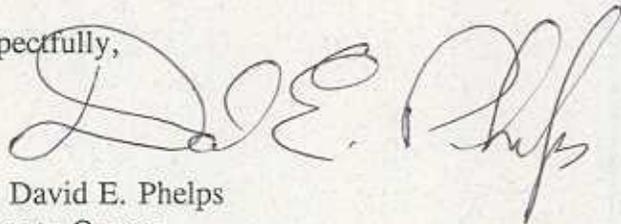
Ms. Monica L. Weis
Wisconsin Department of Commerce
101 W. Pleasant Street, Suite 100A
Milwaukee, WI 53212

RE: Site Closure with GIS Registry for the Former Cream City Bottling Property
Located at 1525 North 13th Street in Milwaukee, Wisconsin — Drake Project No.
J02022; DNR BRRTS No. 03-41-305622; DNR FID No. 341053570; Commerce
No. 53205-2105-25

Dear Ms. Weis:

The Former Cream City Bottling property is located at 1525 North 13th Street in Milwaukee, Wisconsin. I have provided the necessary information in order to obtain site closure with placement of the property on the DNR's soil GIS registry. To the best of my knowledge, I believe that the legal descriptions attached to this statement are complete and accurate.

Respectfully,

A handwritten signature in black ink, appearing to read "D.E. Phelps". The signature is written in a cursive, flowing style with large loops and a long tail.

Mr. David E. Phelps
Property Owner