

Source Property Information

BRRTS #:	03-41-549881	Closure Date:	June 16, 2011
ACTIVITY NAME:	Pabst Brewery - Block 4 North	FID#:	341149380
PROPERTY ADDRESS:	901 W Winnebago St	DATCP#:	
MUNICIPALITY:	Milwaukee	COMM#:	53205-9999-00-C
PARCEL ID#:	341149380		

***WTM Coordinates:**

X: Y:

**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:

- | | |
|---|--|
| <input checked="" type="checkbox"/> <u>Groundwater</u> Contamination > ES (236) | <input checked="" type="checkbox"/> <u>Soil</u> Contamination > *RCLs or **SSRCL (232) |
| <input checked="" type="checkbox"/> Groundwater Contamination in ROW | <input checked="" type="checkbox"/> Soil Contamination in ROW |
| <input checked="" type="checkbox"/> Off-Source Contamination | <input type="checkbox"/> Off-Source Contamination |

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

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

Land Use Controls:

- | | |
|---|---|
| <input type="checkbox"/> Soil: maintain industrial zoning (220) | <input type="checkbox"/> Cover or Barrier (222) |
| <input type="checkbox"/> Structural Impediment (224) | <input type="checkbox"/> Vapor Mitigation (226) |
| <input type="checkbox"/> Site-Specific Condition (228) | <input type="checkbox"/> Maintain Liability Exemption (230) |

(note: soil contaminant concentrations between residential and industrial levels)

(note: maintenance plan for groundwater or direct contact)

(note: local government or economic development corporation)

Monitoring wells properly abandoned? (234)

- Yes No N/A

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 #: 03-41-549881

PARCEL ID #: 341149380

ACTIVITY NAME: Former Pabst Brewery Block 4 North

WTM COORDINATES: X: 689176 Y: 288110

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. *Refer to CSM 7864 & letter.*
- NA* **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. *Source Property is City R.O.W. at this point.*
- 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 #: Title: CSM 7864
- 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))

- Refer to original GIS package submitted 11/10/08 for all maps.*
- 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 Features, Block 4 North
 - 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 #: 2 Title: Site Features, Block 4 North

BRRTS #: 02-41-549881

ACTIVITY NAME: Former Pabst Brewery Block 4 North

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 #: NA 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 #: 2 Title: Site Features, Block 4 North

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

Figure #: 3 Title: Water Table Elevations and Contours, May 23, 2008, Block 4 North

Figure #: Title:

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

Refer to original GIS pkg submitted 11/10/08 for all tables.

Tables must be no larger than 8.5 x 14 inches unless the table is submitted electronically. Tables must not contain shading and 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 #: 3 and 4 Title: See attached tables

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 #: 5 Title: Summary of Groundwater Analytical Results, Block 4 North

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 #: 2 Title: Static Water Table Elevation Data, Block 4 North

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: Refer to Figure 2, Site Features Map for well locations.

Well Construction Report: Form 4440-113A for the applicable monitoring wells. (AMW-3 and AMW-4)

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).

(The RP owns the property, enclosed cover letter serves as notification)

See page 142 of Doc. # 09287254, CSM 8092

BRRTS #: 03-41-549881

ACTIVITY NAME: Former Pabst Brewery Block 4 North

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. *Refer to letter to "Gov. Unit/Right of Way" Owners*
- 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.
NA
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: *Groundwater impacts have migrated onto property owned by the RP, further notification not required.*
- 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. *Parcel 3 (owned by RP) See Doc #09287254 + 8092 CSM*
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: 1

This fillable form is intended to provide a list of information that must be submitted for evaluation for case closure. It is to be used in conjunction with Form 4400-202, Case Closure Request (Section H). 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.

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BRRTS #: (No Dashes)

ACTIVITY NAME:

ID	Off-Source Property Address	Parcel Number	WTM X	WTM Y
<input type="text" value="A"/>	<input type="text" value="810 West Juneau Avenue"/>	<input type="text" value="361-1535-114-6"/>	<input type="text" value="689204"/>	<input type="text" value="288088"/>
<input type="text" value="B"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="C"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="D"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="E"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="F"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="G"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="H"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="I"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
9316 North 107th Street
Milwaukee, Wisconsin 53224-1121
TTY: Contact Through Relay
Fax: (414) 357-4700
Scott Walker, Governor
Paul F. Jadin, Secretary

June 16, 2011

Mr. Jim Theusch
KM Development Corp.
Agent for Brewery Project LLC
710 North Plankinton Avenue
Milwaukee, WI 53203-2404

RE: Final Closure with Land Use Limitation for an Improperly Abandoned Monitoring Well

Commerce # 53205-9999-00-C DNR BRRTS # 03-41-549881
Pabst Brewery - Block 4 North, 901 West Winnebago Street, Milwaukee

Two 20,000-gallon leaded gasoline underground storage tanks removed in 2007

Dear Mr. Theusch:

On December 18, 2008, the Wisconsin Department of Commerce (Commerce) determined that this site does not pose a significant threat to human health and the environment and, consequently, conditionally closed the site with the requirement that all monitoring wells be properly abandoned and that the applicable property deeds be provided. Commerce received the property deeds and well abandonment forms for all but two monitoring wells (AMW-3 and AMW-4) that could not be properly abandoned because they were destroyed during surface grading and redevelopment activities.

Changes in state law allow Commerce to approve final closure of your site as long as the current and subsequent property owners adhere to the following limitation:

If monitoring wells AMW-3 and AMW-4 are located in the future, the then-current owner of the subject property will be required to properly abandon the wells in compliance with the requirements in NR 141, Wis. Admin. Code, and to submit the required abandonment documentation to Commerce.

Failure to adhere to this limitation may result in financial penalties from \$10 to \$5,000 per day in accordance with section 292.99(1), Wis. Stats. Be aware that property owners may be held liable for any contamination associated with improperly abandoned monitoring wells that create a conduit for contaminants to enter groundwater.

This site 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 and groundwater contamination. You can review all sites on the GIS Registry via the DNR's website at <http://dnr.wi.gov/org/aw/rr/gis/index.htm>.

It is in your best interest to keep all documentation related to the environmental activities at your site. If it is determined that any remaining contamination poses a threat, the case may be reopened and further investigation or remediation may be required.

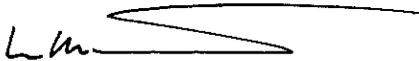
If you intend to construct a potable well on this property, you must get prior DNR approval. To obtain approval, complete Form 3300-254, GIS Registry Site Well Approval Application, and submit it to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line at

<http://www.dnr.state.wi.us/org/water/dwg/3300254.pdf> or through the GIS Registry web address listed above.

All current and future owners and occupants of the property need to be aware that excavation of contaminated soil may pose a hazard. Special precautions may be needed to prevent inhalation, ingestion or dermal contact with the residual contamination when it is removed. If soil is excavated, the property owner at the time of excavation must have the soil sampled and analyzed to determine if residual contamination remains. If sampling confirms that contamination is present, the property owner at the time of excavation must determine whether the material would be considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable statutes and rules.

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) 357-4703.

Sincerely,



Linda M. Michalets
Senior Hydrogeologist
Site Review Section

cc: Ms. Dawn Gabardi, ARCADIS U.S., Inc.



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
9316 North 107th Street
Milwaukee, Wisconsin 53224-1121
TTY: Contact Through Relay
Fax: (414) 357-4700
Jim Doyle, Governor
Richard J. Leinenkugel, Secretary

December 18, 2008

Mr. Jim Theusch
Brewery Project LLC
710 North Plankinton Avenue
Milwaukee, WI 53203-2404

RE: **Conditional Case Closure**

Commerce # To be Assigned DNR BRRTS # 03-41-549881
Former Pabst Brewery, Block 4 North, 901 West Winnebago Street, Milwaukee

Dear Mr. Theusch:

The Wisconsin Department of Commerce (Commerce) has reviewed the request for case closure prepared by your consultant, ARCADIS, for the site referenced above. It is understood that residual soil and groundwater contamination remain on site. 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. It is understood that the property identification documents were not provided with the closure request because of site-specific circumstances associated with location of the contamination beneath a roadway and area development.

The following conditions must be satisfied to obtain final closure:

- The five monitoring wells (AMW-1 through AMW-5) must be properly abandoned within 60 days and the appropriate documentation forwarded to Commerce at the letterhead address within 120 days of the date of this letter. Noncompliance with the abandonment requirement and deadline can result in enforcement action and financial penalties.
- A copy of the deed must be submitted for the property encompassing the 9th Street right of way where residual soil and groundwater contamination remain, or other documentation that meets the Department of Natural Resources (DNR) requirement for identification. This has been discussed with ARCADIS, with the understanding that the DNR (Andrew Boettcher, at 414-263-8541) can provide additional information as to what documentation may be submitted in lieu of a deed. Include a copy of the certified survey map, if applicable.
- A copy of the deed must be submitted for the property identified on site figures as Block 1 (Lot 1), where monitoring well AMW-1 is located, as residual groundwater contamination remains at the time of case closure. Include a copy of the certified survey map, if applicable.
- With the deed(s) requested above, include a statement signed by the responsible party which states that the attached legal description is accurate, for inclusion in the GIS Registry packet.

Information submitted with your closure request will be included on the DNR's GIS Registry of Closed Remediation Sites. All sites on the Registry can be viewed via the Bureau of Remediation and Redevelopment (RR) Sites Map at <http://dnr.wi.gov/org/aw/rr/gis/index.htm>. Because residual contamination remains at the time of case closure, if you intend to construct or reconstruct a potable well on this property, you must get prior DNR approval.

All current and future owners and occupants of the property need to be aware that excavation of contaminated soil may pose a hazard. Special precautions may be needed to prevent inhalation, ingestion or dermal contact with the residual contamination when it is removed. If soil is excavated, 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 must determine whether the material would be considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable standards and rules. Costs for sampling and excavation activities conducted after the date of this letter are not eligible for PECFA reimbursement.

Timely filing of your final PECFA claim (if applicable) is encouraged. If your claim is not received within 120 days of the date of this letter, interest costs incurred after 60 days from the date of this letter will not be eligible for PECFA reimbursement.

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) 357-4703.

Sincerely,



Linda M. Michalets
Senior Hydrogeologist
Site Review Section

cc: Ms. Dawn Gabardi, ARCADIS



Infrastructure, environment, buildings

Linda Michalets
Wisconsin Department of Commerce
9316 North 107th Street
Milwaukee Wisconsin 53224

RECEIVED

JUN 10 2011

ERS DIVISION
MILWAUKEE

ARCADIS U.S., Inc.
126 N. Jefferson Street
Suite 400
Milwaukee, WI 53202
Tel 414 276 7742
Fax 414 276 7603
www.arcadis-us.com

Subject:

Submittal of Deed Documents and Well Abandonment Forms, Former Pabst
Brewery, Block 4 North, 901 West Winnebago Street, Milwaukee, Wisconsin, BRRTS
#03-41-549881. 53205-9999-00-C

ENVIRONMENT

Dear Ms. Michalets:

The Wisconsin Department of Commerce (COMM) issued conditional closure for the above-referenced property (the Site) in a letter dated December 18, 2008. Final site closure was conditioned upon abandoning the monitoring wells at the Site and submitting the applicable deed documents for the Geographic Information System (GIS) soil and groundwater registry package. The GIS registry fees and the associated tables and figures for the GIS registry were submitted with the original site closure request. The remaining documentation required for the GIS package is enclosed herein.

Date:
8 June 2011

Contact:
Dawn Gabardi

Phone:
414.276.7742

Email:
dawn.gabardi@arcadis-us.com

ARCADIS has also enclosed a revised GIS checklist that contains minor revisions based on site information that was obtained following receipt of the conditional closure letter. These revisions include information pertaining to well abandonment issues at the Site, and updated documents regarding the source property and off-site property. The additional information is summarized below.

Our ref:
WI001142.0004

Well Abandonment Activities

ARCADIS abandoned three of the five wells installed at the Site during investigation activities. The well abandonment forms for the abandoned wells (AMW-1, AMW-2, and AMW-5) are enclosed. The two remaining wells (AMW-3 and AMW-4) appear to have been destroyed during surface grading and redevelopment activities conducted at the Site. ARCADIS and Brewery Project LLC (Site owner) attempted to locate the two wells using a backhoe to dig in the areas where the wells had been located. The backhoe excavated the areas to depths of 8 feet, and no evidence of the wells was observed in any of the areas. It appears that the upper 8 to 10 feet of well casing was snapped off and removed during the site grading activities. ARCADIS notes that soil impacts were not detected at either of these locations during the investigation, and the areas were completely backfilled up to surface grade after it was determined that no evidence of the wells could be found. Because there was no evidence of the well casings at ground surface and the surrounding soils are not impacted, there is minimal risk that the wells would act as open conduits for future groundwater contamination.

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ARCADIS

Monitoring Wells AMW-3 and AMW-4 are located on property owned by the Responsible Party (Brewery Project LLC), and referenced as Parcel 3 (Tax Key No. 361-1535-114-6) on the enclosed Warranty Deed (Document #09287254). Brewery Project LLC is aware that the wells were not located for abandonment.

Deed Documentation for the Source Property and Off-Site Notifications

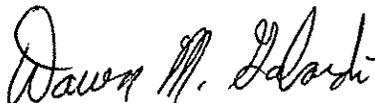
The abandoned underground storage tank (UST) that was the source of the contamination was located in North 9th Street (refer to Figure 2 submitted with the original GIS package). The source area was originally part of the Pabst Brewery facility referenced as 901 West Winnebago Street, but the specific area where the UST was located (within North 9th Street right-of-way) was dedicated to the City of Milwaukee in 2006. The enclosed Certified Survey Map (CSM) 7864 and statement signed by the Responsible Party confirms that the source property is currently owned by the City of Milwaukee. Andy Boettcher indicated that the enclosed CSM is sufficient to satisfy the GIS requirements for the source property documentation.

Impacted groundwater has migrated across North 9th Street onto the adjacent property (referenced as Lot 1 on Figure 2 of the GIS package and on enclosed CSM 8092). The current address for Lot 1 is 845 West Winnebago Street. The Warranty Deed for this parcel (referenced as Parcel 3 on Document #09287254) is enclosed. An off-site notification letter has not been provided because Parcel 3 (Lots 1, 2, and 3 on CSM 8092) is owned by the Responsible Party.

Because the conditions of closure have been satisfied, ARCADIS requests that COMM issue final closure for this Site.

If you have any questions or require additional information, please contact me at 414-276-7742 at your convenience.

Sincerely,
ARCADIS U.S., Inc.



Dawn M. Gabardi
Project Hydrogeologist

Enclosures

copies:
Dan McCarthy - Brewery Project LLC
Jim Theusch - Brewery Project LLC

**RECORDED
CERTIFIED SURVEY MAP**

DCD # 2594

CERTIFIED SURVEY MAP NO. 7864

A DIVISION OF LOTS 1 THROUGH 21 IN BLOCK 127 OF PLAT OF THE TOWN OF MILWAUKEE ON THE WEST SIDE OF THE RIVER, THE VACATED ALLEYS IN SAID BLOCK, PART OF VACATED NORTH 9TH STREET AND PART OF VACATED NORTH 10TH STREET IN THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWN 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN

BEARINGS ARE REFERENCED TO GRID NORTH OF THE WISCONSIN COORDINATE SYSTEM, SOUTH ZONE (NAD'27). THE SOUTH LINE OF THE SW 1/4 OF SECTION 20 HAS A BEARING OF N 88°57'51" E (DECEMBER, 2005 DATUM).

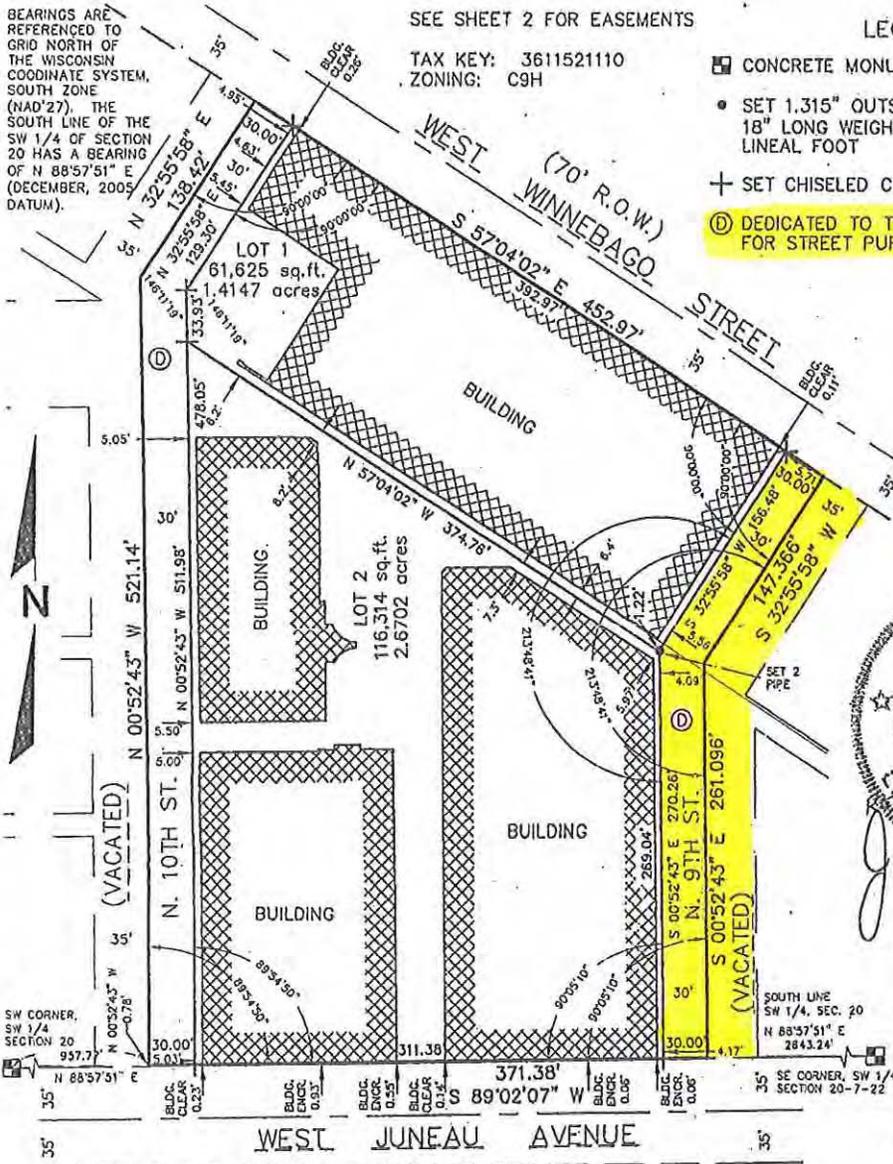
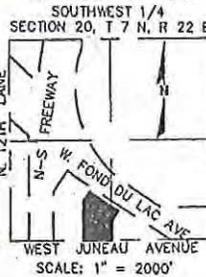
SEE SHEET 2 FOR EASEMENTS

TAX KEY: 3611521110
ZONING: C9H

LEGEND

- ☐ CONCRETE MONUMENT WITH BRASS CAP
- SET 1.315" OUTSIDE DIA. IRON PIPE, 18" LONG WEIGHING 1.68 LBS. PER LINEAL FOOT
- + SET CHISELED CROSS IN CONCRETE
- Ⓢ DEDICATED TO THE CITY OF MILWAUKEE FOR STREET PURPOSES

VICINITY MAP



WISCONSIN
JAMES R. BEATY
S-1834
WALGES
Nov 14, 2006
James R. Beaty

National Survey & Engineering
A Division of R.A. Smith & Associates, Inc.

262-781-1000
Fax 262-797-7373
16745 W. Bluemound Road
Suite 200
Brookfield, WI 53005-5938
www.nsae.com
S:\5163318\dwg\l
CS201L.H.dwg\Modcl



SHEET 1 OF 5 SHEETS

(IN FEET)
1 Inch = 100 ft.

INFRASTRUCTURE SERVICES DIVISION
Central Drafting & Records Manager
ENGR. IN CHARGE
APPROVED

CITY OF MILWAUKEE
2006
STAFF APPROVED

RECORDED CERTIFIED SURVEY MAP
DATE RECORDED DEC 21 2006
MAP NO. 7864
DOCUMENT NO. 09357345
CITY OF MILWAUKEE
DEPARTMENT OF CITY DEVELOPMENT
809 N. BROADWAY ST.
MILWAUKEE, WIS. 53202
PHONE 223-5710

Subject:

Responsible Party Statement, Block 4 North, 901 West Winnebago Street, Former Pabst Brewery, Milwaukee

In accordance with the requirements of the GIS Registry Checklist (Form 4400-245), we make the following representation:

The attached CSM 7864 accurately represents the correct contaminated source property that is the subject of this request for closure under BRRTS number 03-41-549881. The original source was located on property that is currently owned by the City of Milwaukee, as highlighted on CSM 7864.

KM Development Corp as Agent and
Construction Manager For Brewery Project LLC
James C. Shewch Executive Vice President
Signature of Brewery Project LLC Representative

DRAFTER: LMB

APPROVED:

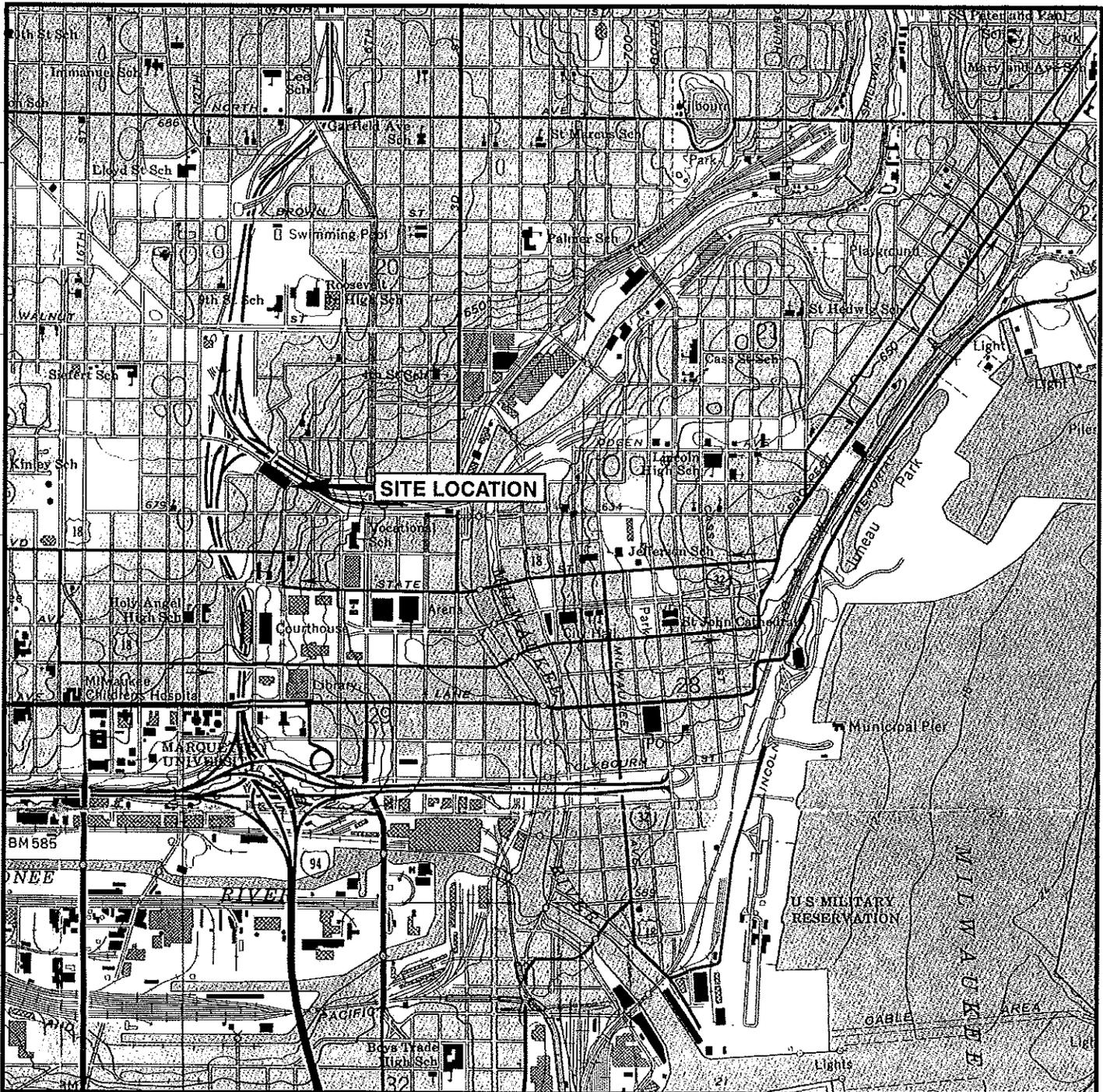
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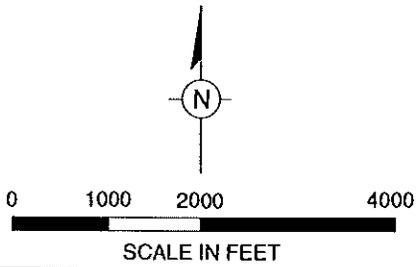
FILE NO.: GRAPHICS

PN: KMDEVCORPW1142/PABST

DWG DATE: 02OCT08



SOURCE: USGS 7.5 Minute Topographic Map, MILWAUKEE, WISCONSIN Quadrangle



SITE LOCATION MAP

BLOCK 4 NORTH
FORMER PABST BREWERY
MILWAUKEE, WISCONSIN

FIGURE

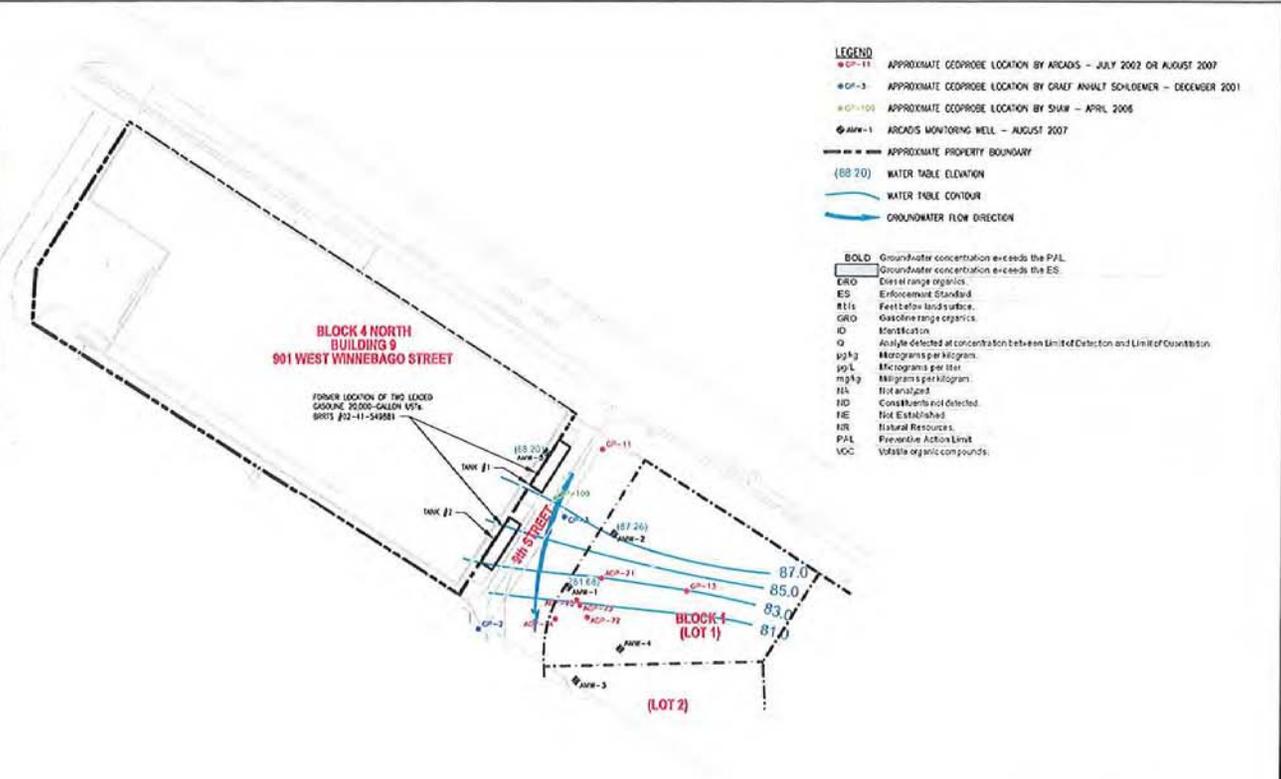
1

Table 1. Summary of Soil Analytical Results, Former Pabst Brewery Complex Milwaukee, Wisconsin.

Boxing ID	GP-2	GP-3	GP-11	GP-13	GP-100
Depth (ft/ba)	13/14	8/30	8/18	4/8	2/11
Date	11/25/01	11/25/01	7/11/02	7/21/02	6/15/03
VOOC (ppb/g)					
Benzene	ND	1,810	<25	<25	<25
n-Butylbenzene	ND	9,310	<25	<25	<25
sec-Butylbenzene	ND	7,500	<25	<25	<25
tert-Butylbenzene	ND	ND	<25	<25	<25
Ethylbenzene	ND	7,910	<25	<25	<25
Isopropylbenzene	ND	1,660	<25	<25	<25
p-Isopropylbenzene	ND	2,340	<25	<25	<25
Naphthalene	ND	14,600	<25	<25	<25
n-Propylbenzene	ND	11,100	<25	<25	<25
Toluene	ND	8,840	<25	<25	<25
1,2,4-Trimethylbenzene	ND	21,000	<25	<25	<25
1,3,5-Trimethylbenzene	ND	16,600	<25	<25	<25
Total Xylenes	ND	15,200	<75	<75	<75
PAH					
Fluorene	NA	NA	NA	NA	<10
Lead (ppb/g)	NA	NA	66.2	88.2	NA
ERO (ppb/g)					
Chlorobenzene	7.03	1,610	<10	<10	NA
Dibenzofuran	23.3	530	<10	<10	NA

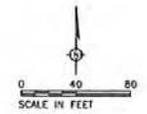
Table 2. Summary of Geoprobe Groundwater Analytical Results, Former Pabst Brewery Complex, Milwaukee, Wisconsin.

Sample ID	VOOC	VEHIC	GP-11	GP-13	GP-100
Sample Date	PAL	ES	7/16/02	7/22/02	4/17/05
VOOC (ppb/L)					
Benzene	0.5	5	<0.05	0.26	0.17
sec-Butylbenzene	NE	NE	1.6	<0.1	8.7
n-Butylbenzene	NE	NE	2.1	<0.11	<0.3
Chlorobenzene	0.6	6	<0.1	<0.1	<0.37
ois-1,2-Dichlorobenzene	7	70	<0.11	<0.11	<0.3
p-is-1,2-Dichlorobenzene	29	100	<0.11	<0.11	<0.9
Dibenzofuran	NE	NE	<0.08	<0.08	<0.6
Ethylbenzene	140	700	11	<0.08	330
Isopropylbenzene	NE	NE	4.4	<0.07	39
p-Isopropylbenzene	NE	NE	3.3	<0.12	8.7
Naphthalene	19	100	0.1	<0.1	110
n-Propylbenzene	NE	NE	7.6	<0.15	150
Toluene	100	1,000	0.33	0.35	<0.7
1,2,4-Trimethylbenzene	480	90	15	<0.11	1,400
1,3,5-Trimethylbenzene	450	90	5.5	<0.06	14
m-Xylene	1,600	10,000	10	<0.21	370
o-Xylene	1,600	10,000	3.1	<0.13	20
Chloroethane	0.3	3	<0.4	<0.4	<2.4
Lead (ppb/L)	1.5	15	1.85	<0.66	NA



- LEGEND**
- GP-11 APPROXIMATE GEOPROBE LOCATION BY ARCADES - JULY 2002 OR AUGUST 2007
 - GP-3 APPROXIMATE GEOPROBE LOCATION BY CRAIG ANNALY SOLE/DEMER - DECEMBER 2001
 - GP-100 APPROXIMATE GEOPROBE LOCATION BY SHAW - APRIL 2006
 - AWE-1 ARCADES MONITORING WELL - AUGUST 2007
 - APPROXIMATE PROPERTY BOUNDARY
 - (88.20) WATER TABLE ELEVATION
 - WATER TABLE CONTOUR
 - GROUNDWATER FLOW DIRECTION
- BOLD** Groundwater concentration exceeds the PAL
Underlined Groundwater concentration exceeds the ES
- ERO Diesel range organics
 - ES Enforcement Standard
 - ft/ba Feet below land surface
 - ERO Gasoline range organics
 - ID Identification
 - Q Analyte detected at concentration between Limited Detection and Limit of Quantitation
 - ppb/L Micrograms per liter
 - ppb/L Micrograms per liter
 - mg/kg Milligrams per kilogram
 - NA Not analyzed
 - ND Constituents not detected
 - NE Not Established
 - NR Natural Resources
 - PAL Preventive Action Limit
 - VOOC Volatile organic compounds

NOTES
 1. BASE MAP DEVELOPED FROM A DRAWING BY NATIONAL SURVEY AND ENGINEERING, TITLED "SURVEY-011504_REV02"



Lead: 06/08/08 08:00 AM
 User: C:\Users\jrc\Documents\Projects\2008\060808\060808.dwg
 Project: Pabst Brewery Redevelopment
 Sheet: 114 of 114
 Date: 06/08/08 08:00 AM
 User: jrc
 Title: WATER TABLE ELEVATIONS AND CONTOURS, MAY 23, 2008
 Block: 4 NORTH
 Project Number: W001142

REV: 06/08 DATE DESCRIPTION	KEY PLAN	SOIL		PABST BREWERY REDEVELOPMENT BREWERY PROJECT, LLC	PROJECT NUMBER W001142	EQUIPMENT NUMBER W001142	LEAD DESIGN PROJ. W001142	CHECKED BY 3
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Table 3. Summary of Volatile Organic Compound Soil Analytical Results, Block 4 North, Former Pabst Brewery, Milwaukee, Wisconsin.

Boring/Well Name	NR 746	NR 746 Table 2	NR 720	Proposed	AMW-1		AMW-2		AMW-3
	Table 1	Direct Contact	Groundwater	Groundwater	3.5-5-5'	8.5-10.5'	3.5-5-5'	8.5-10.5'	8.5-10.5'
Sample Depth	Table 1	Criteria	Pathway RCL	Pathway RCL	8/9/07	8/9/07	8/9/07	8/9/07	8/9/07
Sample Date	Criteria	Criteria	Pathway RCL	Pathway RCL	8/9/07	8/9/07	8/9/07	8/9/07	8/9/07
1,2,4-Trimethylbenzene	83,000	--	--	--	<29	22,000	<27	<27	<27
1,3,5-Trimethylbenzene	11,000	--	--	--	<29	7,000	<27	<27	<27
Benzene	8,500	1,100	5.5	--	<29	<110	<27	<27	<27
Chlorobenzene	--	--	--	--	<29	<110	<27	<27	<27
Ethylbenzene	4,600	--	2,900	--	<29	4,100	<27	37	<27
Isopropylbenzene	--	--	--	--	<29	730	<27	<27	<27
Methyl-tert-butyl-ether	--	--	--	--	<29	<110	<27	<27	<27
Naphthalene	2,700	--	--	400	<58	5,100	<54	<54	<53
n-Propylbenzene	--	--	--	--	<29	2,900	<27	<27	<27
p-Isopropyltoluene	--	--	--	--	<29	360	<27	<27	<27
sec-Butylbenzene	--	--	--	--	<29	490	<27	<27	<27
Styrene	--	--	--	--	<29	<110	<27	<27	<27
Tetrachloroethene	--	--	--	--	<29	<110	59	<27	<27
Toluene	38,000	--	1,500	--	<29	<110	<27	<27	<27
Trichloroethene	--	--	--	--	<29	<110	32	<27	<27
Trichlorofluoromethane	--	--	--	--	<29	<110	<27	<27	<27
Xylenes (total)	42,000	--	4,100	--	<98	12,000	<91	160	<90

Concentrations in micrograms per kilogram.

- 100** Concentration exceeds NR 746 Table 1 Soil Criteria.
- 100** Concentration exceeds NR 720 groundwater pathway RCL.
- 100** Concentration exceeds proposed groundwater pathway RCL for naphthalene.
- NA Not available.
- RCL Residual contaminant level.

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Table 3. Summary of Volatile Organic Compound Soil Analytical Results, Block 4 North, Former Pabst Brewery, Milwaukee, Wisconsin.

Boring/Well Name	AMW-4	AMW-5	AGP-71		AGP-72	AGP-73		AGP-74		
Sample Depth	6-8'	6-8'	4-6'	14-16'	14-16'	10-12'	14-16'	4-6'	10-12'	14-16'
Sample Date	8/9/07	8/10/07	6/26/08	6/26/08	6/26/08	6/26/08	6/26/08	6/26/08	6/26/08	6/26/08
1,2,4-Trimethylbenzene	<28	<28	<26	43	<29	<28	<29	<26	<27	<29
1,3,5-Trimethylbenzene	<28	<28	<26	<28	<29	<28	<29	<26	<27	<29
Benzene	<28	<28	<26	<28	<29	<28	<29	<26	<27	<29
Chlorobenzene	<28	<28	NA							
Ethylbenzene	<28	<28	<26	<28	<29	<28	<29	<26	<27	<29
Isopropylbenzene	<28	<28	NA							
Methyl-tert-butyl-ether	<28	<28	<26	<28	<29	<28	<29	<26	<27	<29
Naphthalene	<56	<55	<52	<56	<58	<55	<57	<52	<54	<57
n-Propylbenzene	<28	<28	NA							
p-Isopropyltoluene	<28	<28	NA							
sec-Butylbenzene	<28	<28	NA							
Styrene	<28	<28	NA							
Tetrachloroethene	<28	<28	NA							
Toluene	<28	<28	<26	<28	<29	<28	<29	41	<27	<29
Trichloroethene	<28	<28	NA							
Trichlorofluoromethane	<28	<28	NA							
Xylenes (total)	<95	<94	<79	<83	<87	<83	<86	<78	<81	<86

Concentrations in micrograms per kilogram.

100 Concentration exceeds NR 746 Table 1 Soil Criteria.

100 Concentration exceeds NR 720 groundwater pathway RCL.

100 Concentration exceeds proposed groundwater pathway RCL for naphthalene.

NA Not available.

RCL Residual contaminant level.

ARCADIS

Table 3. Summary of Volatile Organic Compound Soil Analytical Results, Block 4 North, Former Pabst Brewery, Milwaukee, Wisconsin.

Boring/Well Name	AGP-75		GP-3	GP-11	GP-13	GP-100	
	8-10'	12-14'	8-10'	8-12'	4-8'	2-4'	8.5-9.5'
Sample Depth	8-10'	12-14'	8-10'	8-12'	4-8'	2-4'	8.5-9.5'
Sample Date	6/26/08	6/26/08	12/20/01	7/16/02	7/22/02	4/13/06	4/14/06
1,2,4-Trimethylbenzene	<27	210	71,000	<25	<25	<25	9,500
1,3,5-Trimethylbenzene	<27	90	16,600	<25	<25	<25	200
Benzene	<27	<28	1,810	<25	<25	<25	160
Chlorobenzene	NA	NA	ND	<25	<25	NA	NE
Ethylbenzene	<27	33	7,010	<25	<25	<25	3,200
Isopropylbenzene	NA	NA	1,860	<25	<25	<25	390
Methyl-tert-butyl-ether	<27	<28	NA	NA	NA	NA	NA
Naphthalene	<54	<57	14,600	<25	<25	<25	3,000
n-Propylbenzene	NA	NA	11,100	<25	<25	<25	1,500
p-Isopropyltoluene	NA	NA	2,340	<25	<25	<25	77
sec-Butylbenzene	NA	NA	7,300	<25	<25	<25	170
Styrene	NA	NA	ND	<25	<25	NA	NE
Tetrachloroethene	NA	NA	ND	<25	<25	NA	NE
Toluene	<27	<28	4,860	<25	<25	<25	<25
Trichloroethene	NA	NA	ND	<25	<25	NA	NE
Trichlorofluoromethane	NA	NA	ND	<25	<25	NA	NE
Xylenes (total)	<81	320	15,200	<25	<25	<75	2,770

Concentrations in micrograms per kilogram.

- 100** Concentration exceeds NR 746 Table 1 Soil Criteria.
- 100** Concentration exceeds NR 720 groundwater pathway RCL.
- 100** Concentration exceeds proposed groundwater pathway RCL for naphthalene.
- NA Not available.
- RCL Residual contaminant level.

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Table 4. Summary of Polycyclic Aromatic Hydrocarbon and Lead Soil Analytical Results, Block 4 North, Former Pabst Brewery, Milwaukee, Wisconsin.

Boring/Well Name	WDNR Proposed Groundwater Pathway RCL	WDNR Proposed		AMW-1		AMW-2		AMW-3
		Direct Contact RCL		3.5-5-5'	8.5-10.5'	3.5-5-5'	8.5-10.5'	8.5-10.5'
Sample Depth		Non Industrial	Industrial	8/9/07	8/9/07	8/9/07	8/9/07	8/9/07
Sample Date								
PAH (ug/kg)								
1-Methylnaphthalene	23,000	1,100,000	70,000,000	<35	<420	<32	<33	<32
2-Methylnaphthalene	20,000	600,000	40,000,000	<29	<350	<27	120	<27
Acenaphthene	38,000	900,000	60,000,000	<58	<700	<54	<54	<53
Acenaphthylene	700	18,000	360,000	<98	<1,200	<91	<92	<90
Anthracene	3,000,000	5,000,000	300,000,000	<5.8	<70	<5.4	47	<5.3
Benzo(a)anthracene	17,000	88	3,900	<5.8	140	8	81	<5.3
Benzo(a)pyrene	48,000	8.8	390	<5.8	120	6.6	66	<5.3
Benzo(b)fluoranthene	360,000	88	3,900	<5.8	120	6	48	<5.3
Benzo(g,h,i)perylene	6,800,000	1,800	39,000	<5.8	140	7.1	53	<5.3
Benzo(k)fluoranthene	870,000	880	39,000	<5.8	79	<5.4	28	<5.3
Chrysene	37,000	8,800	390,000	<5.8	120	7.4	65	<5.3
Dibenzo(a,h)anthracene	38,000	8.8	390	<8.6	<100	<8.1	8.6	<8
Fluoranthene	500,000	600,000	40,000,000	<12	370	22	210	<11
Fluorene	100,000	600,000	40,000,000	<12	<140	<11	18	<11
Indeno(1,2,3-cd)pyrene	680,000	88	3,900	<5.8	130	5.7	44	<5.3
Naphthalene	400	20,000	110,000	<35	<420	<32	<33	<32
Phenanthrene	1,800	18,000	390,000	<5.8	190	19	180	<5.3
Pyrene	8,700,000	500,000	30,000,000	<5.8	280	13	140	<5.3
Lead (mg/kg)	NE	50	500	6.6	16	9.9	NA	5.4

100 Concentration exceeds proposed non-industrial direct contact RCL.

ug/kg Micrograms per kilogram.

mg/kg Milligrams per kilogram.

PAH Polycyclic aromatic hydrocarbon.

RCL Residual contaminant level.

ARCADIS

Table 4. Summary of Polycyclic Aromatic Hydrocarbon and Lead Soil Analytical Results, Block 4 North, Former Pabst Brewery, Milwaukee, Wisconsin.

Boring/Well Name	AMW-4	AMW-5
Sample Depth	6-8'	6-8'
Sample Date	8/9/07	8/10/07
PAH (ug/kg)		
1-Methylnaphthalene	<33	<66
2-Methylnaphthalene	<28	95
Acenaphthene	<56	<110
Acenaphthylene	<95	<190
Anthracene	<5.6	16
Benzo(a)anthracene	<5.6	63
Benzo(a)pyrene	<5.6	69
Benzo(b)fluoranthene	<5.6	63
Benzo(g,h,i)perylene	<5.6	65
Benzo(k)fluoranthene	<5.6	32
Chrysene	<5.6	57
Dibenzo(a,h)anthracene	<8.4	<17
Fluoranthene	<11	120
Fluorene	<11	<22
Indeno(1,2,3-cd)pyrene	<5.6	67
Naphthalene	<33	<66
Phenanthrene	<5.6	65
Pyrene	<5.6	78
Lead (mg/kg)	5.1	39

100 Concentration exceeds proposed non-industrial direct contact RCL.

ug/kg Micrograms per kilogram.

mg/kg Milligrams per kilogram.

PAH Polycyclic aromatic hydrocarbon.

RCL Residual contaminant level.

ARCADIS

Table 5. Summary of Groundwater Analytical Results, Block 4 North, Former Pabst Brewery, Milwaukee, Wisconsin.

Well Name Sample Date	NR 140		AMW-1				AMW-2			
	ES	PAL	8/17/07	11/13/07	2/22/08	5/23/08	8/17/07	11/13/07	2/22/08	5/23/08
VOC (ug/L)										
1,2,4-Trimethylbenzene	480 (a)	96 (a)	710	71	34	150	<0.2	<0.25	<0.25	<0.2
1,3,5-Trimethylbenzene	480 (a)	96 (a)	100	23	16	39	<0.2	<0.19	<0.19	<0.2
1,2-Dichloroethane	5	0.5	<0.5	NA	NA	<0.5	<0.5	NA	NA	<0.5
Benzene	5	0.5	180	150	120	75	<0.2	<0.25	<0.25	<0.2
Chloromethane	3	0.3	<0.2	NA	NA	<0.2	<0.2	NA	NA	<0.2
Ethylbenzene	700	140	790	580	370	540	<0.5	<0.22	<0.22	<0.5
Isopropylbenzene	NE	NE	51	NA	NA	30	0.28 J	NA	NA	<0.2
Naphthalene	100	10	210	130	79	110	<0.25	<0.5	<0.50	<0.25
n-Butylbenzene	NE	NE	20	NA	NA	<0.2	<0.2	NA	NA	<0.2
n-Propylbenzene	NE	NE	98	NA	NA	37	<0.5	NA	NA	<0.5
p-Isopropyltoluene	NE	NE	11	NA	NA	6.1	<0.2	NA	NA	<0.2
sec-Butylbenzene	NE	NE	8.5	NA	NA	3	1.1	NA	NA	<0.25
tert-Butylbenzene	NE	NE	<0.2	NA	NA	<0.2	0.21 J	NA	NA	<0.2
Toluene	1,000	200	12	15	12	13	<0.2	<0.11	0.13 J	<0.2
Xylenes, Total	10,000	1,000	1,000	500	290	380	<0.5	<0.39	<0.39	<0.5
Dissolved Lead (mg/L)	15	1.5	<0.0014	<0.0014	NA	NA	<0.0014	<0.0014	NA	NA
Geochemical Parameters										
Dissolved Oxygen (mg/L)	NE	NE	NA	0.43	0.8	1.73	NA	2.29	0.39	1.69
Dissolved Iron (mg/L)	0.3	0.15	NA	NA	1.4	NA	NA	NA	<0.016	NA
Dissolved Manganese (mg/L)	0.05	0.025	NA	NA	0.24	NA	NA	NA	0.089	NA
Nitrate + Nitrite (mg/L)	10	2	NA	NA	<0.10	NA	NA	NA	0.64	NA
Sulfate (mg/L)	250	125	NA	NA	0.18	NA	NA	NA	84	NA
Methane (ug/L)	NE	NE	NA	NA	3990	NA	NA	NA	61.9	NA

100 Concentration exceeds the NR 140 Enforcement Standard (ES).

100 Concentration exceeds the NR 140 Preventive Action Limit (PAL).

(a) Isomers of this compound must be added together for comparison to NR 140 criteria.

ug/L Micrograms per liter.

mg/L Milligrams per liter.

NA Not analyzed.

NE Not established.

J Results reported between the method detection limit and limit of quantitation (LOQ) are less certain than results at or above the LOQ.

VOC Volatile organic compounds.

ARCADIS

Table 5. Summary of Groundwater Analytical Results, Block 4 North, Former Pabst Brewery, Milwaukee, Wisconsin.

Well Name	AMW-3			AMW-4			AMW-5			
	8/17/07	11/13/07	2/22/08	8/17/07	11/13/07	2/22/08	8/17/07	11/13/07	2/22/08	5/23/08
VOC (ug/L)										
1,2,4-Trimethylbenzene	<0.2	<0.25	<0.25	<0.2	<0.25	<0.25	<0.2	<0.25	<0.25	<0.2
1,3,5-Trimethylbenzene	<0.2	<0.19	<0.19	<0.2	<0.19	<0.19	<0.2	<0.19	<0.19	<0.2
1,2-Dichloroethane	<0.5	NA	NA	<0.5	NA	NA	0.61 J	NA	NA	<0.5
Benzene	<0.2	<0.25	<0.25	<0.2	<0.25	<0.25	<0.2	<0.25	<0.25	<0.2
Chloromethane	0.37 J	NA	NA	<0.2	NA	NA	0.40 J	NA	NA	<0.2
Ethylbenzene	<0.5	<0.22	<0.22	<0.5	<0.22	<0.22	<0.5	<0.22	<0.22	<0.5
Isopropylbenzene	<0.2	NA	NA	<0.2	NA	NA	<0.2	NA	NA	<0.2
Naphthalene	<0.25	<0.5	<0.50	<0.25	<0.5	<0.50	<0.25	<0.5	<0.50	<0.25
n-Butylbenzene	<0.2	NA	NA	<0.2	NA	NA	<0.2	NA	NA	<0.2
n-Propylbenzene	<0.5	NA	NA	<0.5	NA	NA	<0.5	NA	NA	<0.5
p-Isopropyltoluene	<0.2	NA	NA	<0.2	NA	NA	<0.2	NA	NA	<0.2
sec-Butylbenzene	<0.25	NA	NA	<0.25	NA	NA	<0.25	NA	NA	<0.25
tert-Butylbenzene	<0.2	NA	NA	<0.2	NA	NA	<0.2	NA	NA	<0.2
Toluene	<0.2	<0.11	<0.11	<0.2	<0.11	<0.11	<0.2	<0.11	<0.11	<0.2
Xylenes, Total	<0.5	<0.39	<0.39	<0.5	<0.39	<0.39	<0.5	<0.39	<0.39	<0.5
Dissolved Lead (mg/L)	<0.0014	<0.0014	NA	<0.0014	<0.0014	NA	<0.0014	<0.0014	NA	NA
Geochemical Parameters										
Dissolved Oxygen (mg/L)	NA	0.29	1.55	NA	3.12	3.66	NA	1.81	1.97	4.99
Dissolved Iron (mg/L)	NA	NA	<0.016	NA	NA	NA	NA	NA	NA	NA
Dissolved Manganese (mg/L)	NA	NA	0.12	NA	NA	NA	NA	NA	NA	NA
Nitrate + Nitrite (mg/L)	NA	NA	0.7	NA	NA	NA	NA	NA	NA	NA
Sulfate (mg/L)	NA	NA	82	NA	NA	NA	NA	NA	NA	NA
Methane (ug/L)	NA	NA	<15.0	NA	NA	NA	NA	NA	NA	NA
100	Concentration exceeds the NR 140 Enforcement Standard (ES).									
100	Concentration exceeds the NR 140 Preventive Action Limit (PAL).									
(a)	Isomers of this compound must be added together for comparison to NR 140 criteria.									
ug/L	Micrograms per liter.									
mg/L	Milligrams per liter.									
NA	Not analyzed.									
NE	Not established.									
J	Results reported between the method detection limit and limit of quantitation (LOQ) are less certain than results at or above the LOQ.									
VOC	Volatile organic compounds.									

ARCADIS

Table 2. Static Water Table Elevation Data, Block 4 North, Former Pabst Brewery, Milwaukee, Wisconsin.

Well Name	Top-of-Casing Elevation	Depth to Bottom (feet)	Measurement Date	Depth to Water (feet)	Water Table Elevation
AMW-1	97.24	20.42	11/13/07	16.09	81.15
			2/22/08	15.89	81.35
			5/23/08	15.56	81.68
AMW-2	97.02	18.60	11/13/07	9.32	87.70
			2/22/08	9.32	87.70
			5/23/08	9.76	87.26
AMW-3	NS	22.00	11/13/07	14.64	NS
			2/22/08	14.49	NS
			5/23/08	NM	NM
AMW-4	NS	18.00	11/13/07	13.56	NS
			2/22/08	13.43	NS
			5/23/08	NM	NM
AMW-5	96.33	17.80	11/13/07	8.41	87.92
			2/22/08	8.20	88.13
			5/23/08	8.13	88.20

All elevations are relative to on-site benchmark.

NS Not surveyed.

NM Not measured (wells damaged).

IMPROPERLY ABANDONED MONITORING WELL

State of Wisconsin
Department of Natural Resources

Route to: Solid Waste Haz. Waste Wastewater
Env. Response & Repair Underground Tanks Other

MONITORING WELL CONSTRUCTION
Form 4400-113A 4/90

Facility/Project Name Pabst	Local Grid Location of Well _____ ft. <input type="checkbox"/> N. _____ ft. <input type="checkbox"/> E. _____ ft. <input type="checkbox"/> S. _____ ft. <input type="checkbox"/> W.	Well Name AMW-3
Facility License, Permit or Monitoring Number	Local Grid Origin Lat. _____ Long _____ or St. Plane _____ ft. N. _____ ft. E.	Wis. Unique Well Number OY893
Type of Well Water Table Observation Well Monitoring <input type="checkbox"/> 11 <input type="checkbox"/> 12	Section Location of Waste/Source _____ 1/4 of _____ 1/4 of Sec. _____ T. _____ N,R <input type="checkbox"/> E, W.	DNR Well Number
Distance Well Is From Waste/Source Boundary _____ ft.	Location of Well Relative to Waste/Source <input type="checkbox"/> Upgradient <input type="checkbox"/> Sidegradient <input checked="" type="checkbox"/> Downgradient <input type="checkbox"/> Not Known	Date Well Installed 08/09/2007
Is Well A Point of Enforcement Std. Application? <input type="checkbox"/> Yes <input type="checkbox"/> No		Well Installed by: Name (first, last) and Firm Dave Soils & Engineering Services

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 2 ft.

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

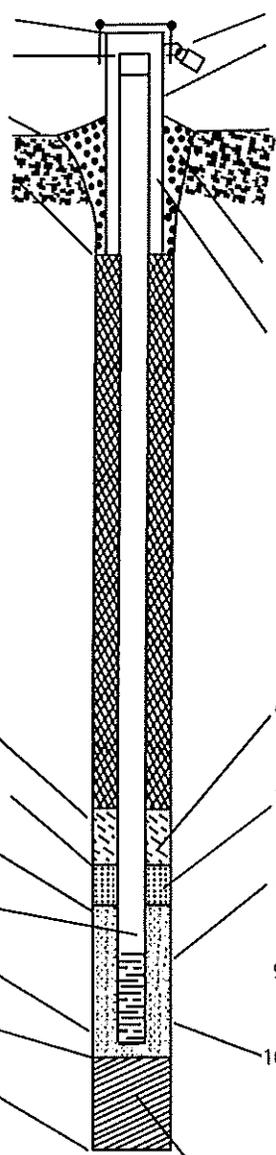
13. Sieve analysis attached? Yes No

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 (attached analysis if required):



1. Cap and lock? Yes No

2. Protective cover pipe:
a. Inside diameter: _____ in.
b. Length: _____ ft.
c. Material: Steel 04
Other _____
d. Additional protection? Yes No
If yes, describe: Bumper Posts (3)

3. Surface seal: Bentonite 30
Concrete 01
Other _____

4. Material between well casing and protective pipe:
Bentonite 30
Annular space seal _____
Other _____

5. Annular space seal:
a. Granular Bentonite 33
b. _____ Lbs/gal mud weight..... Bentonite-sand slurry 35
c. _____ Lbs/gal mud weight..... Bentonite-cement grout 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. Granular Bentonite 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. #15 Red Flint
b. Volume added _____ ft³

8. Filter pack material: Manufacturer, product name and mesh size
a. #40 Red Flint
b. Volume added _____ ft³

9. Well casing: Flush threaded PVC schedule 40 23
Flush threaded PVC schedule 80 24
Other _____

10. Screen material: Schedule 40 PVC
a. Screen type: Factory cut 11
Continuous slot 01
Other _____
b. Manufacturer Campbell Monoflex
c. Slot size: 0.010 in.
d. Slotted length: 10 ft.

11. Backfill material (below filter pack): None 14
Other _____

E. Bentonite seal, top _____ ft. MSL or 0 ft.
F. Fine sand, top _____ ft. MSL or 7 ft.
G. Filter pack, top _____ ft. MSL or 9 ft.
H. Screen joint, top _____ ft. MSL or 11 ft.
I. Well bottom _____ ft. MSL or 21 ft.
J. Filter pack, bottom _____ ft. MSL or 21 ft.
K. Borehole bottom _____ ft. MSL or 22 ft.
L. Borehole diameter 8.25 in.
M. O.D. well casing 2.375 in.
N. I.D. well casing 2.067 in.

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

Signature Dawn Labarfi Firm **ARCADIS**
126 N. Jefferson Street
Milwaukee, WI (414) 276-7742

Please complete both Forms 4400-113A and 4400-113B and return them to the appropriate DNR office and bureau. Completion of these reports is required by chs. 160, 281, 283, 289, 291, 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.

IMPROPERLY ABANDONED MONITORING WELL

State of Wisconsin
Department of Natural Resources

Route to: Solid Waste Haz. Waste Wastewater
Env. Response & Repair Underground Tanks Other

MONITORING WELL CONSTRUCTION
Form 4400-113A 4/90

Facility/Project Name Pabst	Local Grid Location of Well _____ ft. <input type="checkbox"/> N. _____ ft. <input type="checkbox"/> E. _____ ft. <input type="checkbox"/> S. _____ ft. <input type="checkbox"/> W.	Well Name AMW-4
Facility License, Permit or Monitoring Number	Local Grid Origin Lat. _____ Long _____ or St. Plane _____ ft. N. _____ ft. E.	Wis. Unique Well Number OY894
Type of Well Water Table Observation Well Monitoring <input type="checkbox"/> 11 <input type="checkbox"/> 12	Section Location of Waste/Source _____ 1/4 of _____ 1/4 of Sec _____ T. _____ N,R _____ E, W.	DNR Well Number
Distance Well Is From Waste/Source Boundary _____ ft.	Location of Well Relative to Waste/Source <input type="checkbox"/> Upgradient <input type="checkbox"/> Sidegradient <input checked="" type="checkbox"/> Downgradient <input type="checkbox"/> Not Known	Date Well Installed 08/09/2007
Is Well A Point of Enforcement Std. Application? <input type="checkbox"/> Yes <input type="checkbox"/> No		Well Installed by: Name (first, last) and Firm Dave Soils & Engineering Services

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 2 ft.

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

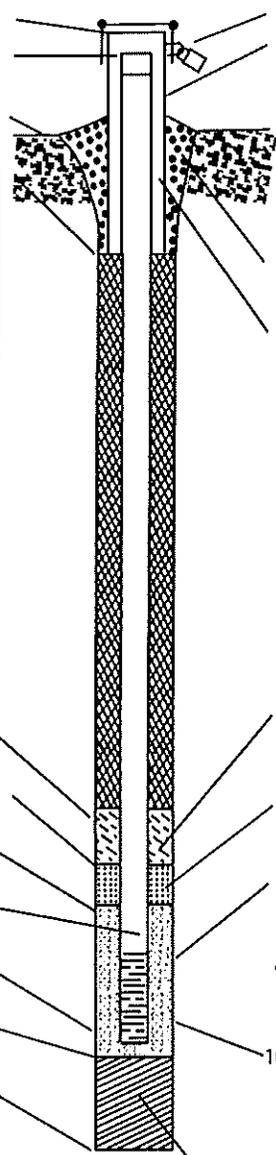
13. Sieve analysis attached? Yes No

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 (attached analysis if required):



1. Cap and lock? Yes No

2. Protective cover pipe:
a. Inside diameter: _____ in.
b. Length: _____ ft.
c. Material: Steel 04
Other _____
d. Additional protection? Yes No
If yes, describe: Bumper Posts (3)

3. Surface seal: Bentonite 30
Concrete 01
Other --

4. Material between well casing and protective pipe:
Bentonite 30
Annular space seal --
Other --

5. Annular space seal:
a. Granular Bentonite 33
b. _____ Lbs/gal mud weight..... Bentonite-sand slurry 35
c. _____ Lbs/gal mud weight..Bentonite-cement grout 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. Granular Bentonite 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. #15 Red Flint
b. Volume added _____ ft³

B. Filter pack material: Manufacturer, product name and mesh size
a. #40 Red Flint
b. Volume added _____ ft³

9. Well casing: Flush threaded PVC schedule 40 23
Flush threaded PVC schedule 80 24
Other --

10. Screen material: Schedule 40 PVC
a. Screen type: Factory cut 11
Continuous slot 01
Other --
b. Manufacturer Campbell Monoflex
c. Slot size: 0.010 in.
d. Slotted length: 10 ft.

11. Backfill material (below filter pack): None 14
Other --

E. Bentonite seal, top _____ ft. MSL or 0 ft.
F. Fine sand, top _____ ft. MSL or 5 ft.
G. Filter pack, top _____ ft. MSL or 5.5 ft.
H. Screen joint, top _____ ft. MSL or 6 ft.
I. Well bottom _____ ft. MSL or 16 ft.
J. Filter pack, bottom _____ ft. MSL or 16 ft.
K. Borehole bottom _____ ft. MSL or 17 ft.
L. Borehole diameter 8.25 in.
M. O.D. well casing 2.375 in.
N. I.D. well casing 2.067 in.

I hereby certify that the information on this form is true and correct to the best of my knowledge.
Signature Dawn Galorj Firm **ARCADIS**
126 N. Jefferson Street
Milwaukee, WI (414) 276-7742

Please complete both Forms 4400-113A and 4400-113B and return them to the appropriate DNR office and bureau. Completion of these reports is required by chs. 160, 281, 283, 289, 291, 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.

This fillable form is intended to provide a list of information that must be submitted for evaluation for case closure. It is to be used in conjunction with Form 4400-202, Case Closure Request (Section H). 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 #: (No Dashes)

ACTIVITY NAME:

ID	Off-Source Property Address	Parcel Number	WTM X	WTM Y
<input type="text" value="A"/>	<input type="text" value="810 West Juneau Avenue"/>	<input type="text" value="361-1535-114-6"/>	<input type="text" value="689204"/>	<input type="text" value="288088"/>
<input type="text" value="B"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="C"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="D"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="E"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="F"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="G"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="H"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="I"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

OFF-SOURCE
A
PROPERTY

IMPROPERLY ABANDONED
MONITORING WELL

ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
9316 North 107th Street
Milwaukee, Wisconsin 53224-1121
TTY: Contact Through Relay
Fax: (414) 357-4700
Scott Walker, Governor
Paul F. Jadin, Secretary



June 16, 2011

Mr. Jim Theusch
KM Development Corp.
Agent for Brewery Project LLC
710 North Plankinton Avenue
Milwaukee, WI 53203-2404

RE: Final Closure with Land Use Limitation for an Improperly Abandoned Monitoring Well
Commerce # 53205-9999-00-C DNR BRRTS # 03-41-549881
Pabst Brewery - Block 4 North, 901 West Winnebago Street, Milwaukee
Two 20,000-gallon leaded gasoline underground storage tanks removed in 2007

Dear Mr. Theusch:

On December 18, 2008, the Wisconsin Department of Commerce (Commerce) determined that this site does not pose a significant threat to human health and the environment and, consequently, conditionally closed the site with the requirement that all monitoring wells be properly abandoned and that the applicable property deeds be provided. Commerce received the property deeds and well abandonment forms for all but two monitoring wells (AMW-3 and AMW-4) that could not be properly abandoned because they were destroyed during surface grading and redevelopment activities.

Changes in state law allow Commerce to approve final closure of your site as long as the current and subsequent property owners adhere to the following limitation:

If monitoring wells AMW-3 and AMW-4 are located in the future, the then-current owner of the subject property will be required to properly abandon the wells in compliance with the requirements in NR 141, Wis. Admin. Code, and to submit the required abandonment documentation to Commerce.

Failure to adhere to this limitation may result in financial penalties from \$10 to \$5,000 per day in accordance with section 292.99(1), Wis. Stats. Be aware that property owners may be held liable for any contamination associated with improperly abandoned monitoring wells that create a conduit for contaminants to enter groundwater.

This site 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 and groundwater contamination. You can review all sites on the GIS Registry via the DNR's website at <http://dnr.wi.gov/org/aw/rr/gis/index.htm>.

It is in your best interest to keep all documentation related to the environmental activities at your site. If it is determined that any remaining contamination poses a threat, the case may be reopened and further investigation or remediation may be required.

If you intend to construct a potable well on this property, you must get prior DNR approval. To obtain approval, complete Form 3300-254, GIS Registry Site Well Approval Application, and submit it to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line at

OFF-SOURCE
A
PROPERTY

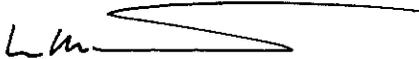
IMPROPERLY ABANDONED
MONITORING WELL

<http://www.dnr.state.wi.us/org/water/dwg/3300254.pdf> or through the GIS Registry web address listed above.

All current and future owners and occupants of the property need to be aware that excavation of contaminated soil may pose a hazard. Special precautions may be needed to prevent inhalation, ingestion or dermal contact with the residual contamination when it is removed. If soil is excavated, the property owner at the time of excavation must have the soil sampled and analyzed to determine if residual contamination remains. If sampling confirms that contamination is present, the property owner at the time of excavation must determine whether the material would be considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable statutes and rules.

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) 357-4703.

Sincerely,



Linda M. Michalets
Senior Hydrogeologist
Site Review Section

cc: Ms. Dawn Gabardi, ARCADIS U.S., Inc.

IMPROPERLY ABANDONED MONITORING WELL

OFF-SOURCE A PROPERTY

State Bar of Wisconsin Form 1-2003 WARRANTY DEED



DOC.# 09287254

Document Number Document Name THIS DEED, made between JUNEAU AVENUE PARTNERS LLC, a Wisconsin limited liability company ("Grantor," whether one or more), and BREWERY PROJECT LLC, a Wisconsin limited liability company ("Grantee," whether one or more)

REGISTER'S OFFICE | SS Milwaukee County, WI

RECORDED 08/15/2006 10:51AM

JOHN LA FAVE REGISTER OF DEEDS

AMOUNT: 19.00

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

Recording Area Name and Return Address James B Young, Esq Young & Madigan, S C 710 North Plankinton Avenue, Suite 1200 Milwaukee, Wisconsin 53203

See Exhibit A attached hereto and incorporated by reference

TRANSFER \$22,826.10 FEE

See Exhibit A Parcel Identification Number (PIN) This is not homestead property (is) (is not)

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except those matters set forth in Exhibit B attached hereto and incorporated by reference

Dated as of the 14th day of August, 2006

JUNEAU AVENUE PARTNERS LLC

By Highland Best LLC, its Manager By WISPARK LLC, its Manager

(SEAL) By [Signature] (SEAL) * Jerold P. Franke, President

(SEAL) By [Signature] (SEAL) * Keith H. Ecke, Asst. Corp Secy.

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s) Jerold P. Franke authenticated on August 10, 2006

STATE OF WISCONSIN Milwaukee COUNTY)) ss

[Signature] * Lawrence J. Jost

Personally came before me on August 10, 2006 the above named Keith H. Ecke, as the Asst Corporate Secretary of WISPARK LLC to me known to be the person(s) who executed the foregoing instrument and acknowledge the same on behalf of said limited liability company

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

THIS INSTRUMENT DRAFTED BY

[Signature] * Judith A. Richter Notary Public, State of Wisconsin My Commission (is permanent) (expires 6-1-08)

Lawrence J. Jost, Esq Quarles & Brady LLP

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

NOTE THIS IS A STANDARD FORM ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED. WARRANTY DEED © 2003 STATE BAR OF WISCONSIN FORM NO. 1-2003

*Type name below signatures QBMKE5908242 2

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

Lots 1 through 16 inclusive, in Block 126, in the plat of the Town of Milwaukee on the West side of the river, in the East 1/2 of the Southwest 1/4 of Section 20, in Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin,
Together with all that part of the vacated alleys lying within said Block and together with the South 1/2 of vacated W. McKinley Avenue adjoining said Block on the North, the West 1/2 of vacated N. 10th Street adjoining said Block on the East, and the East 1/2 of vacated N. 11th Street adjoining said Block on the West. BUT EXCEPT that part conveyed in Deed By Corporation recorded as Document No. 8830114.

Tax Key No. 361-1520-111-X
For informational purposes only: 1002-1036 W JUNEAU AVENUE

PARCEL 2:

Lot 2 of Certified Survey Map No 7483, recorded on October 21, 2004, as Document No. 8888023, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Tax Key No. 391-0752-0
For informational purposes only: 1009-1011 W. Juneau Avenue

PARCEL 3:

Lots 1 through 13 inclusive, in Block 128, in the Plat of the Town of Milwaukee on the West side of the River, in the East 1/2 of the Southwest 1/4 of Section 20, in Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin
Together with all that part of the vacated alleys described in Certified Copy of Resolution recorded as Document No. 4635998; Excepting therefrom that part of Lot 13 conveyed to the City of Milwaukee by Quit Claim Deed recorded as Document No. 4368795.

Tax Key No. 361-1535-114-6
For informational purposes only: 810 West Juneau Avenue

*Relevant
legal description
for "Block 1" referenced
on Fig. 2*

PARCEL 4:

Lots 1 through 21 inclusive, in Block 127, in the Plat of the Town of Milwaukee on the West side of the River, in the East 1/2 of the Southwest 1/4 of Section 20, in Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.
TOGETHER with all that part of the vacated alleys lying within said Block and together with vacated N 9th Street adjacent to Lots 1, 13, 14 and 21; and the Easterly 1/2 of vacated N. 10th Street adjacent to Lots 7, 8, 9, 10, 12, 15 and 16.

Tax Key No. 361-1521-110-7
For informational purposes only: 902-926 W. Juneau Avenue

IMPROPERLY ABANDONED
MONITORING WELL

OFF-SOURCE
A
PROPERTY

5

DLD # 2700

CERTIFIED SURVEY MAP NO. 8092

A DIVISION OF PART OF LOT 1 IN CERTIFIED SURVEY MAP NO 7861 IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWN 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN

TAX KEY 362-0431-000
ZONING C9G

INTERIOR ANGLES

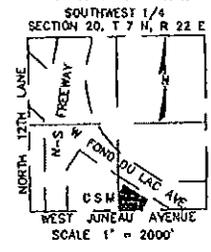
A	89°51'15"
B	163°05'39.5"
C	163°05'39.5"
D	90°00'00"
E	90°00'00"
F	163°16'01"
G	105°13'07"
H	135°28'18"

LEGEND

- CONCRETE MONUMENT WITH BRASS CAP
- FOUND 1" IRON PIPE
- SET 1 3/4" OUTSIDE DIA IRON PIPE, 18" LONG, WEIGHING 1.68 LBS PER LINEAL FOOT
- + CROSS CHISELED IN CONCRETE, FOUND EXCEPT AS NOTED

BEARINGS ARE REFERENCED TO GRID NORTH OF THE WISCONSIN COORDINATE SYSTEM, SOUTH ZONE (NAD'27) THE SOUTH LINE OF THE SW 1/4 OF SECTION 20 HAS A BEARING OF N 88°67'51" E (DECEMBER, 2005 DATUM)
SEE SHEET 2 FOR EASEMENTS

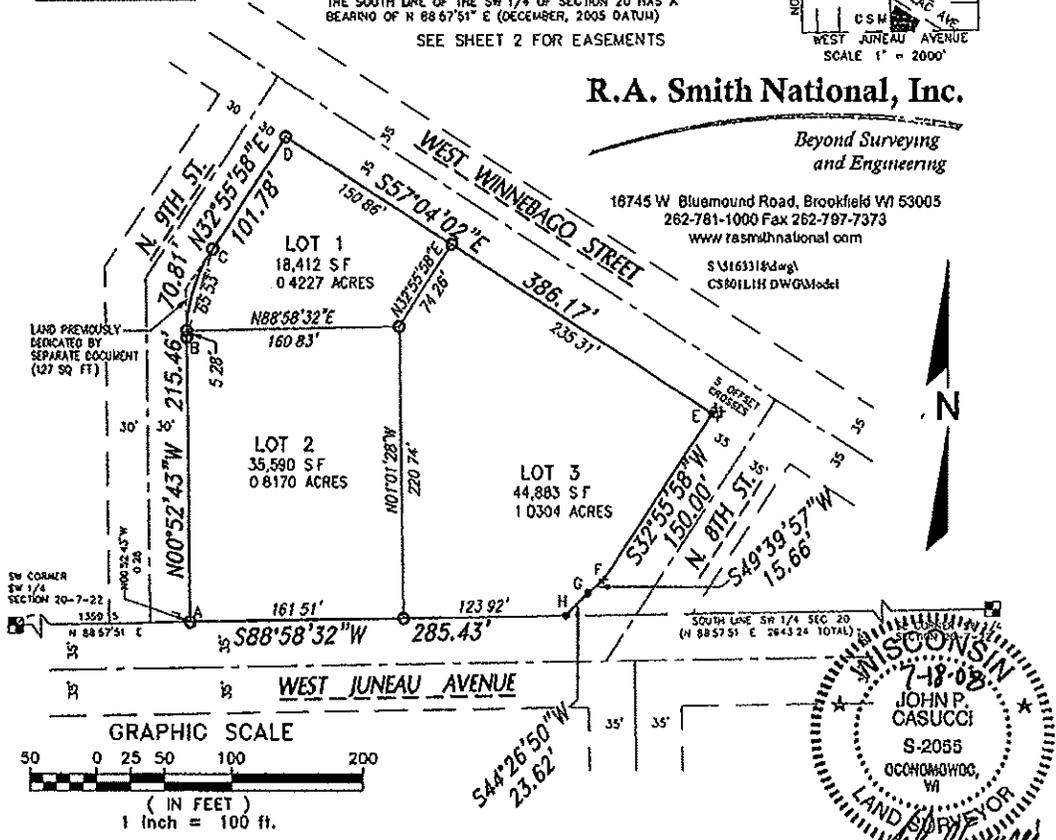
VICINITY MAP



R.A. Smith National, Inc.

Beyond Surveying
and Engineering

18745 W Bluemound Road, Brookfield WI 53005
262-781-1000 Fax 262-787-7373
www.rasmithnational.com
S:\163318\dwg\1 CS801LH.DWG Model



LOT	ARC RADIUS	BEARING	CHORD DELTA	DELTA/2	TANGENT BEARING	TANGENT BEARING
TOTAL	70.81'	120.00'	N16°01'37.5"E	69.79'	33°48'41"	16°54'20.5"
2	5.29'	120.00'	N00°22'58"E	5.28'	2°31'22"	1°15'41"
1	65.53'	120.00'	N17°17'18.5"E	64.72'	31°17'19"	15°38'39.5"

SHEET 1 OF 5 SHEETS

INFRASTRUCTURE SERVICES DIVISION
Maia Lindholm 9/8/08
 CENTRAL DRAFTING & RECORDS MANAGER
H. Martin 7/8/08
 ENGR IN CHARGE ENVIRON ENGR
 CORRECT
Jeffrey Edinger 9/9/08
 CITY ENGINEER APPROVED

DEPARTMENT OF CITY DEVELOPMENT
CITY OF MILWAUKEE

JUL 24 2008

[Signature]
STAFF APPROVED

IMPROPERLY ABANDONED
MONITORING WELL

OFF-SOURCE
A
PROPERTY

Doc # 2700

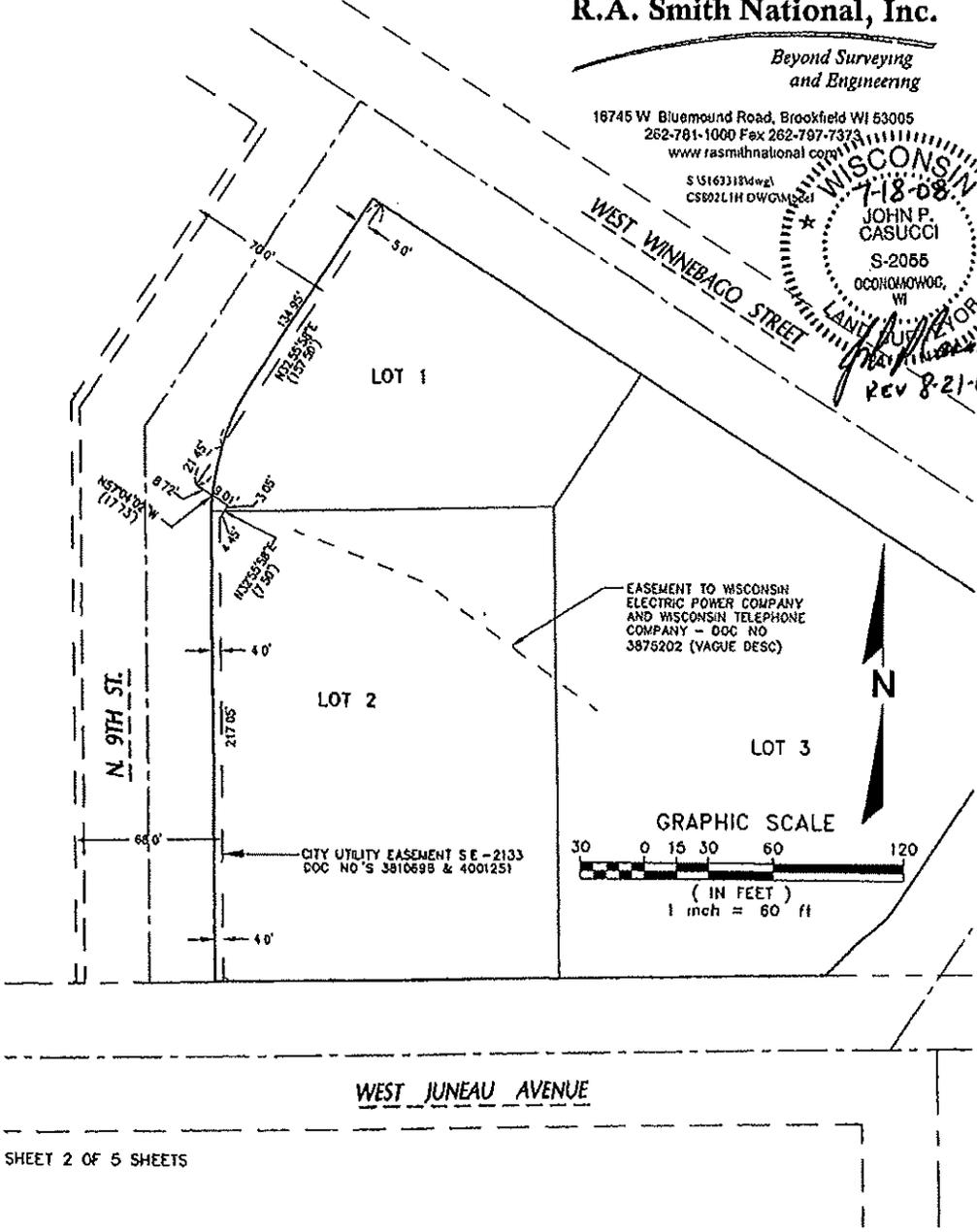
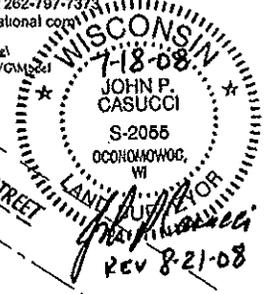
CERTIFIED SURVEY MAP NO. 8092

A DIVISION OF PART OF LOT 1 IN CERTIFIED SURVEY MAP NO 7861 IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWN 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN

R.A. Smith National, Inc.

*Beyond Surveying
and Engineering*

18745 W Bluemound Road, Brookfield WI 53005
262-781-1000 Fax 262-797-7373
www.rasmithnational.com
S 15163318d.wg1
CS802L1H DWG.dwg



SHEET 2 OF 5 SHEETS

IMPROPERLY ABANDONED
MONITORING WELL

OFF-SOURCE
A
PROPERTY

DLD # 2700

CERTIFIED SURVEY MAP NO. 8092

A DIVISION OF PART OF LOT 1 IN CERTIFIED SURVEY MAP NO 7881 IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWN 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN

OWNER'S CERTIFICATE

BREWERY PROJECT, LLC, a Wisconsin limited liability company, as owner, certifies that said company caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map in accordance with the requirements of Chapter 119 of the Milwaukee Code of Ordinances

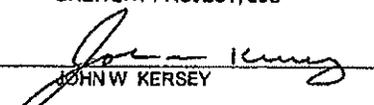
IN consideration of the approval of the map by the Common Council of the City of Milwaukee and in accordance with Chapter 119 of the Milwaukee Code, the undersigned agrees

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

THIS agreement shall be binding on the undersigned and assigns

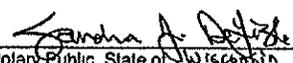
IN Witness Whereof BREWERY PROJECT, LLC, has caused these presents to be signed by JOHN W KERSEY, its PRESIDENT this 2nd day of September, 2008

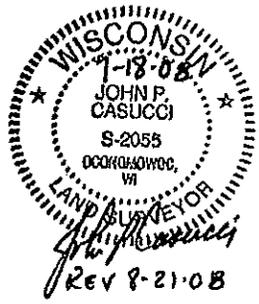
BREWERY PROJECT, LLC


JOHN W KERSEY

STATE OF WISCONSIN)
) SS
MILWAUKEE COUNTY)

PERSONALLY came before me this 2nd day of September, 2008, JOHN W KERSEY, of BREWERY PROJECT, LLC, to me known as the person who executed the foregoing instrument, and to me known to be the PRESIDENT of said limited liability company and acknowledged that he executed the foregoing instrument as such officer as the deed of the Trust, by its authority


Notary Public, State of Wisconsin
My commission expires 12/31/2011



Sheet 4 of 5 Sheets

IMPROPERLY ABANDONED
MONITORING WELL

OFF-SOURCE
A
PROPERTY

Ord# 2700

CERTIFIED SURVEY MAP NO. 8092

A DIVISION OF PART OF LOT 1 IN CERTIFIED SURVEY MAP NO 7861 IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWN 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN

COMMON COUNCIL CERTIFICATE OF APPROVAL

I certify that this Certified Survey Map was approved under Resolution File No 080680 adopted by the Common Council of the City of Milwaukee on September 16, 2008

[Signature]
RONALD D. LEONHARDT, CITY CLERK
JAMES R. POLOWSKI, DEPUTY
[Signature]
TOM BARRETT, MAYOR

CERTIFICATE OF CITY TREASURER

STATE OF WISCONSIN)
SS
MILWAUKEE COUNTY)

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

DATE 9/9/08

[Signature]
Deputy City Treasurer for
WAYNE F. WHITTOW, CITY TREASURER
JAMES L. HANNA, DEPUTY



THIS INSTRUMENT WAS DRAFTED BY JOHN P. CASUCCI,
REGISTERED LAND SURVEYOR S-2055

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Infrastructure, environment, facilities

Jeffrey Polenske
City of Milwaukee
Department of Public Works
841 North Broadway
Room 701
Milwaukee, Wisconsin 53202

Subject:

Notification of Residual Soil and Groundwater Contamination in North 9th Street Right-of-Way, Former Pabst Brewery, Block 4 North, 901 West Winnebago Street, Milwaukee, Wisconsin, BRRTS # 02-41-549881

Dear Mr. Polenske:

On behalf of Brewery Project LLC and KM Development (KMD), ARCADIS has completed soil and groundwater investigation activities at the Former Pabst Brewery facility (the Site) referenced above. ARCADIS has requested Case Closure for the Site from the Wisconsin Department of Commerce (COMM) in the *Site Investigation and Request for Site Closure* report submitted to COMM on November 7, 2008.

As required by COMM and the Wisconsin Department of Natural Resources (WDNR), this letter has been prepared to notify you that residual soil and groundwater impacts are present in the North 9th Street right-of-way located adjacent to the Site property. Soil and groundwater sampling activities performed from April 2006 to the present indicated petroleum volatile organic compounds were detected above the WDNR's regulatory standards in borings GP-3 and GP-100, which are located in the right-of-way. The estimated extent of residual soil and groundwater impacts that extend onto the right-of-way are shown on Figure 2.

If you have any questions regarding this notification, or require any additional information, please contact the undersigned.

Sincerely,
ARCADIS

Dawn Gabardi
Project Hydrogeologist
Enclosures

Copies:

Jim Theusch – KMD/Brewery Project LLC
Dan McCarthy – KMD/Brewery Project LLC

ARCADIS
126 North Jefferson Street
Suite 400
Milwaukee
Wisconsin 53202
Tel 414.276.7742
Fax 414.276.7603
www.arcadis-us.com

ENVIRONMENT

Date:

10 November 2008

Contact:

Dawn Gabardi

Phone:

414.276.7742

Email:

dgabardi@arcadis-us.com

Our ref:

WI001027.0002

