

GIS REGISTRY INFORMATION

SITE NAME: Moreland Medical Center Addition
BRRTS #: 02-68-321391 **FID# 268330260**
COMMERCE # (if appropriate): _____
CLOSURE DATE: 07/22/2003
STREET ADDRESS: 111 Delafield Street
CITY: Waukesha

SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection): X= 663497 Y= 284996

CONTAMINATED MEDIA: Groundwater Soil Both

OFF-SOURCE GW CONTAMINATION >ES: Yes No

IF YES, STREET ADDRESS 1: _____
GPS COORDINATES (meters in WTM91 projection): X= _____ Y= _____

OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL): Yes No

IF YES, STREET ADDRESS 1: _____
GPS COORDINATES (meters in WTM91 projection): X= _____ Y= _____

CONTAMINATION IN RIGHT OF WAY: Yes No

DOCUMENTS NEEDED:

- Closure Letter, and any conditional closure letter or denial letter issued
- Copy of most recent deed, including legal description, for all affected properties
- Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties
- County Parcel ID number, if used for county, for all affected properties
- 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.
- 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.
- Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)
- Tables of Latest Soil Analytical Results (no shading or cross-hatching)
- 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
- Geologic cross-sections, if required for SI. (8.5x14" if paper copy)
- RP certified statement that legal descriptions are complete and accurate
- 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
- Copy of any maintenance plan referenced in the deed restriction.



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
Scott Hassett, Secretary
Gloria L. McCutchen, Regional Director

Waukesha Service Center
141 NW Barstow St., Room 180
Waukesha, WI 53188
Telephone 262-574-2100
FAX 262-574-2117

July 22, 2003

Waukesha Health System, Inc.
C/o Attorney James R. Walden, Jr.
Condon, Walden, Schuster & Vaklyes
Waukesha, WI 53187

SUBJECT: Reissue of NR 708 No Further Action approval for Moreland Medical Center,
111 Delafield Street, Waukesha, WI 53187
FID# 268330260 BRRTS# 07-68-454803

Dear Mr. Walden:

In a September 19, 2002 letter the Wisconsin Department of Natural Resources (the Department) approved a No Further Action determination for the subject property under ch. NR 708.09, Wis. Adm. Code. The Department has since received additional information relating to the degree and extent of the soil contamination on the property, and has required that the subject property be placed on the state Geographical Information System (GIS) due to the remaining soil contamination. In addition, a deed restriction will be filed with Waukesha County that describes the location and level of the soil contamination, and will also require the installation and maintenance of an asphalt or concrete cap over the impacted area.

The initial ch. NR 708 No Further Action determination still stands, under the condition that the property is placed on the GIS registry and a deed restriction is filed to maintain the cap. Please note that if and when the cap is removed and the soils are disturbed, the soils must be handled as a solid waste. This would require soil sampling and if necessary, proper disposal. Final closure status for the actions taken will be issued upon receipt of the filed deed restriction.

The Department appreciates your efforts to protect and restore the environment at this site. If you have any questions regarding this No Further Action determination, please contact me at the letterhead address or at (262) 574-2145.

Sincerely,

James C. Delwiche
Hydrogeologist
Bureau for Remediation & Redevelopment

cc: SER Case file
Katherine M. Juno – Natural Resource Technology



WC3108582-010

DEED RESTRICTION

Declaration of Restrictions

In Re: Parcel A: Lot 2 of Certified Survey Map No. 6803, recorded on July 15, 1992 in Volume 57 of Certified Survey Maps on Pages 67-70 as Document No. 1750296, being a part of the Northeast 1/4 of the Southwest 1/4 of Section 34, Town 7 North, Range 19 East, City of Waukesha, County of Waukesha, State of Wisconsin set forth in Certified Survey Map No. 6803 (see attached)

STATE OF WISCONSIN)
) ss
COUNTY OF Waukesha)

WHEREAS, The Moreland Medical Center, LLP is the owner of the above-described property (the "Property"); and

WHEREAS, one or more petroleum discharges have occurred on this property, with contamination of soil exceeding the Wisconsin Generic Residual Contaminant Levels (RCLs) existed on this Property. Contamination of soil exceeding the Direct-Contact (non-industrial) limit set in the WDNR Interim Guidance Draft Soil Cleanup Levels for Polynuclear Aromatic Hydrocarbons (PAHs) also existed on this Property. Pre-remediation contaminant concentrations are summarized on the attached Exhibit A. Post-remediation contaminant concentrations are summarized on the attached Exhibit B. The locations of the soil borings and test pits are provided on Exhibit C (Figure 2), attached hereto and made a part of this restriction.

WHEREAS, it is the desire and intention of the property owner to impose on the property restrictions which will make it unnecessary to conduct further soil remediation activities on the property at the present time.

NOW THEREFORE, the owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied, and improved subject to the following limitation and restrictions:

WHEREAS, An engineered cap (asphalt parking lot) has been constructed as a remedial action to address residual soil contamination on the property. Therefore, the following activities are prohibited on that portion of the property described above where a cap or cover has been placed (refer to Exhibit C, Figure 2 for capped area) unless prior written approval has been obtained from the Wisconsin Department of Natural Resources or its successor or assign; (1) excavating or grading of the land surface; (2) filling on the capped area; (3) plowing for agricultural cultivation; and (4) construction or installation of a building or other structure with a foundation that would sit on or be placed within the cap or cover. In addition, the cap or cover shall be maintained in compliance with a maintenance plan prepared and submitted to the Wisconsin Department of Natural Resources by WHS/Moreland Partnership on May 7, 2003, as required by section NR 724.13(2), Wis. Adm.Code (1997).

This restriction is hereby declared to be a covenant running with the land and shall be fully binding upon all persons acquiring the above-described property whether by descent, devise, purchase or otherwise. This restriction benefits and is enforceable by the Wisconsin Department of Natural Resources, its successors and assigns. The Department, its successors or assigns, may initiate proceedings at law or in equity against any person or persons who violate or are proposing to violate this covenant, to prevent the proposed violation or to recover damages for such violation.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Natural Resources or its successor issue a determination that the restrictions set forth in this covenant are no longer required. Upon the receipt of such a request, the Wisconsin Department of Natural Resources shall determine whether or not the restrictions contained herein can be extinguished. If the Department determines that the restrictions can be extinguished, an affidavit, with a copy of the department's written determination, may be recorded to give notice that this deed restriction, is no longer binding.

3108582

REGISTER'S OFFICE
WAUKESHA COUNTY, WI
RECORDED ON

12-11-2003 2:27 PM

MICHAEL J. HASSLINGER
REGISTER OF DEEDS

REC. FEE: 22.00
REC. FEE-CO: 5.00
REC. FEE-ST: 2.00
TRAN. FEE:
TRAN. FEE-STATE:
PAGES: 10

Recording Area

J. Steven Tikalsky
253 South Street
Waukesha, WI 53186

Tax Key Number: WAKC 999-267

Handwritten signature/initials

Cap Construction and Maintenance Plan

Construction of an asphalt cap over the area of impacts shall comply with the following sections of the State of WDOT Standard Specifications for Road and Bridge Construction, 1996 edition. The cap will be constructed on a three-layer system consisting of a base course, binder course, and a surface course. The base course should be installed per Section 304.2.6 (Gradation No. 1 or 2). The base will consist of an 8-inch thick compacted traffic bond material. The binder course will consist of a 2-inch coarse asphalt layer per Section 401.2.5 (Gradation No. 1 or 2) and Section 401.3.4. Compaction for the binder layer will follow Section 405.3.10.2 requirements. The final layer consisting of a smooth surface layer will meet WDOT specification Section 401.2.5 (Gradation 3 or 4) and Section 405.3.10.2 for compaction requirements.

The newly installed asphalt cap will be inspected annually for cracks and fissures. Inspection results will be documented by photographs and a written log, which will be kept on-site at all times. Repairs to the cap will be made as necessary using a compatible sealant.

2288942

2288942

DOCUMENT NO. STATE BAR OF WISCONSIN FORM 1 - 1982 WARRANTY DEED

THIS SPACE RESERVED FOR RECORDING DATA

REGISTER'S OFFICE WAUKESHA COUNTY, WIS. } SS

98 FEB 13 AM 10:34 REEL 2590MAY0043

WILLIAM C. YELLEN REGISTRAR OF DEEDS

This Deed, made between SEE ATTACHED ADDENDUM A. and WMS/MORELAND PARTNERSHIP, A WISCONSIN GENERAL PARTNERSHIP. Witnesseth, That the said Grantor, for a valuable consideration... conveys to Grantee the following described real estate in WAUKESHA County, State of Wisconsin:

WILLIAM C. YELLEN 20711 WATERTOWN ROAD WAUKESHA, WI 53186

Tax Parcel No. WAKC 999-267

SEE ATTACHED ADDENDUM B FOR LEGAL DESCRIPTION.

***SEE ATTACHED ADDENDUM C1 and C2

THIS WARRANTY DEED IS GIVEN IN COMPLETE FULFILLMENT OF THE LAND CONTRACTS RECORDED ON SEPTEMBER 24, 1992, AS DOCUMENT NOS. 1770188 AND 1770189.

Document Number 1770188 found in Reel 1560 Image 708 Document Number 1770189 found in Reel 1506 Image 710.

FEE 17.25 (17) EXEMPT

This IS NOT homestead property. (Is not)

Together with all and singular the hereditaments and appurtenances thereto belonging.

And grants warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except MUNICIPAL AND ZONING ORDINANCES, RECORDED EASEMENTS FOR PUBLIC UTILITIES SERVING THE PROPERTY, RECORDED BUILDING AND USE RESTRICTIONS AND COVENANTS, GENERAL TAXES LEVIED IN THE YEAR 1997. and will warrant and defend the same.

Dated this 3rd day of December 1997

Thomas O'Brien (SEAL) THOMAS O'BRIEN, SUCCESSOR TRUSTEE OF THE CARROLL FAMILY TRUST UNDER THE WILL OF PAUL E. CARROLL. (SEAL) See Addendum D for additional signatures.

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s) authenticated this day of 19. TITLE: MEMBER STATE BAR OF WISCONSIN (If not, authorized by § 700.06, Wis. Stats.)

STATE OF WISCONSIN WASHINGTON County. Personally came before me this day of December 1997. the above named THOMAS O'BRIEN.

THIS INSTRUMENT WAS DRAFTED BY BRIAN G. CARROLL 20700 SWENSON DR., STE. 250, WAUKESHA, WI (Signatures may be authenticated or acknowledged Both are not necessary.)

Notary Public Holly G. Lanzinger, State of Washington. My Commission is permanent. (If not, state expiration date: 4/22/99)

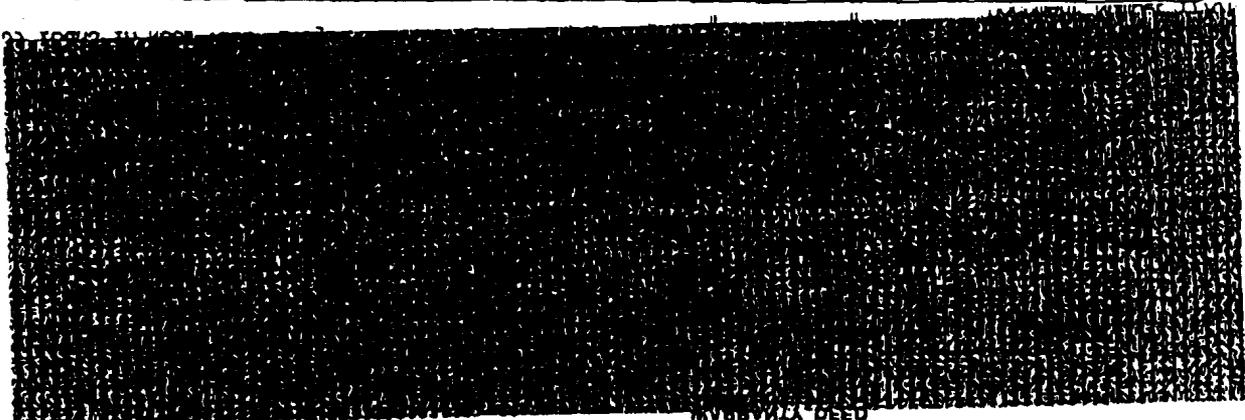
*Names of persons signing in any capacity should be typed or printed below their signatures.

6/20/98

REEL2599INB0044

ADDENDUM A

Robert F. Smart, Donald J. Tikelsky and M. Shannon Motzel, Ellen Schulz, David Schulz, Jeanne Schulz and Paul Schulz as heirs to the Estate of Mary M. Schulz, deceased; Ellen Schulz, as Successor Trustee Under the Will of Earl G. Schulz; Ellen Schulz, as beneficiary of the Trust under the Will of Earl G. Schulz; David Schulz, as beneficiary of the Trust under the Will of Earl G. Schulz; Thomas O'Brien, Successor trustee of the Carroll Family Trust under the Will of Paul E. Carroll; Joel Carroll, Mary Smyth, Sharon Weidinger, Maureen Marek, Geoffrey Carroll, Brian Carroll, Catherine Carter, and Monica Hocum, as beneficiaries of the Edith Carroll Oaks Family Trust under the Will of Edith Carroll Oaks



REC(2599)MAGT0045

APPENDIX B

Lot 2 of Certified Survey Map No. 6803 recorded July 15, 1992 in Volume 57 of Certified Survey Maps, Pages 67-70, as Document No. 1750296; being part of the Northeast 1/4 of the Southwest 1/4 of Section 34, Township 7 North, Range 19 East, City of Waukesha, Waukesha County, Wisconsin.

REEL 2599 IN 457 0046

APPENDUM C 1

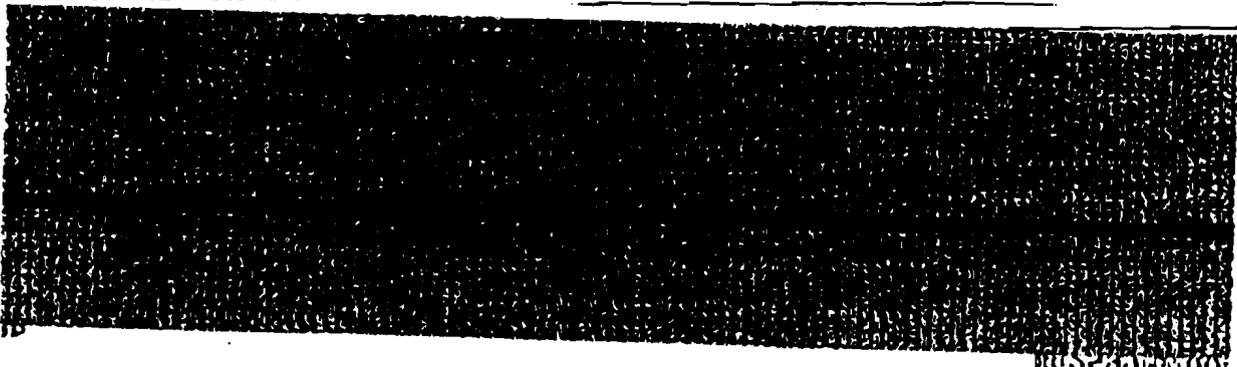
This document is a companion to the Warranty Deeds executed by: Ellen Schulz, David Schulz, Jeanne Schulz and Paul Schulz, as heirs to the Estate of Mary M. Schulz, deceased; Ellen Schulz, as Successor Trustee Under the Will of Earl G. Schulz; Ellen Schulz, as beneficiary of the Trust under the Will of Earl G. Schulz; David Schulz, as beneficiary of the Trust under the Will of Earl G. Schulz; Robert F. Smart, Donald J. Tikalsky, M. Shannon Matzel; Joel Carroll, Mary Smyth, Sharon Weidinger, Mauraeen Marek, Geoffrey Carroll, Brian Carroll, Catherine Carter and Monica Hocum, as beneficiaries of the Edith Carroll Oaks Family Trust under the Will of Edith Carroll Oaks.

County of Waushara, Wisconsin.
Sylvia J. Smyth, Deeds to East City of Waushara,
Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

REEL259JINAG0047

APPENDUM C2

This document is a companion to the Warranty Deeds executed by: Robert F. Smart, Donald J. Tikalsky, M. Shannon Motzel; Thomas O'Brien, Successor Trustee of the Carroll Family Trust under the Will of Paul E. Carroll; Joel Carroll, Mary Smyth, Sharon Weidinger, Maureen Marek, Geoffrey Carroll, Brian Carroll, Catherine Carter and Monica Hocum, as beneficiaries of the Edith Carroll Oaks Family Trust under the Will of Edith Carroll Oaks.



REEL 259914410048

APPENDIX D

Joel Carroll
 Joel Carroll, as a beneficiary
 of the Edith Carroll Oaks
 Family Trust under the Will of
 Edith Carroll Oaks.
 Dated: 12/24/97

Mary Smyth
 Mary Smyth, as a beneficiary
 of the Edith Carroll Oaks
 Family Trust under the Will of
 Edith Carroll Oaks.
 Dated: 12/25/97

Geoffrey Carroll
 Geoffrey Carroll, as a
 beneficiary of the Edith
 Carroll Oaks Family Trust under
 the Will of Edith Carroll Oaks.
 Dated: 12/25/97

Brian G. Carroll
 Brian G. Carroll, as a
 beneficiary of the Edith
 Carroll Oaks Family Trust under
 the Will of Edith Carroll Oaks.
 Dated: 12/25/97

Maureen Marek
 Maureen Marek, as a beneficiary
 of the Edith Carroll Oaks
 Family Trust under the will of
 Edith Carroll Oaks.
 Dated: 12-05-97

Sharon Weidinger
 Sharon Weidinger, as a
 beneficiary of the Edith
 Carroll Oaks Family Trust under
 the Will of Edith Carroll Oaks.
 Dated: 12-3-97

Catherine C. Carter
 Catherine Carter, as a
 beneficiary of the Edith
 Carroll Oaks Family Trust under
 the Will of the Edith Carroll
 Oaks.
 Dated: 12-27-1997

Monica C. Hocum
 Monica C. Hocum, as a
 beneficiary of the Edith
 Carroll Oaks Family Trust under
 the Will of the Edith Carroll
 Oaks.
 Dated: 11-26-97

AUTHENTICATION

Signatures of: Joel Carroll, Sharon Weidinger, Mary Smyth, Maureen Marek, Geoffrey Carroll, Catherine Carter, Brian Carroll, and Monica Hocum authenticated this 31st day of December, 1997.

Charles W. Casland
 Charles W. Casland
 Print Name
 Title: Member State Bar
 of Wisconsin.



1987 H

1750296

FORM NO. 955-A
H.C. 17000
Stock No. 26273

1750296

CERTIFIED SURVEY MAP NO. 10803
Part of the NE 1/4 of the SW 1/4 of Section 34, T7N, R19E
CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN

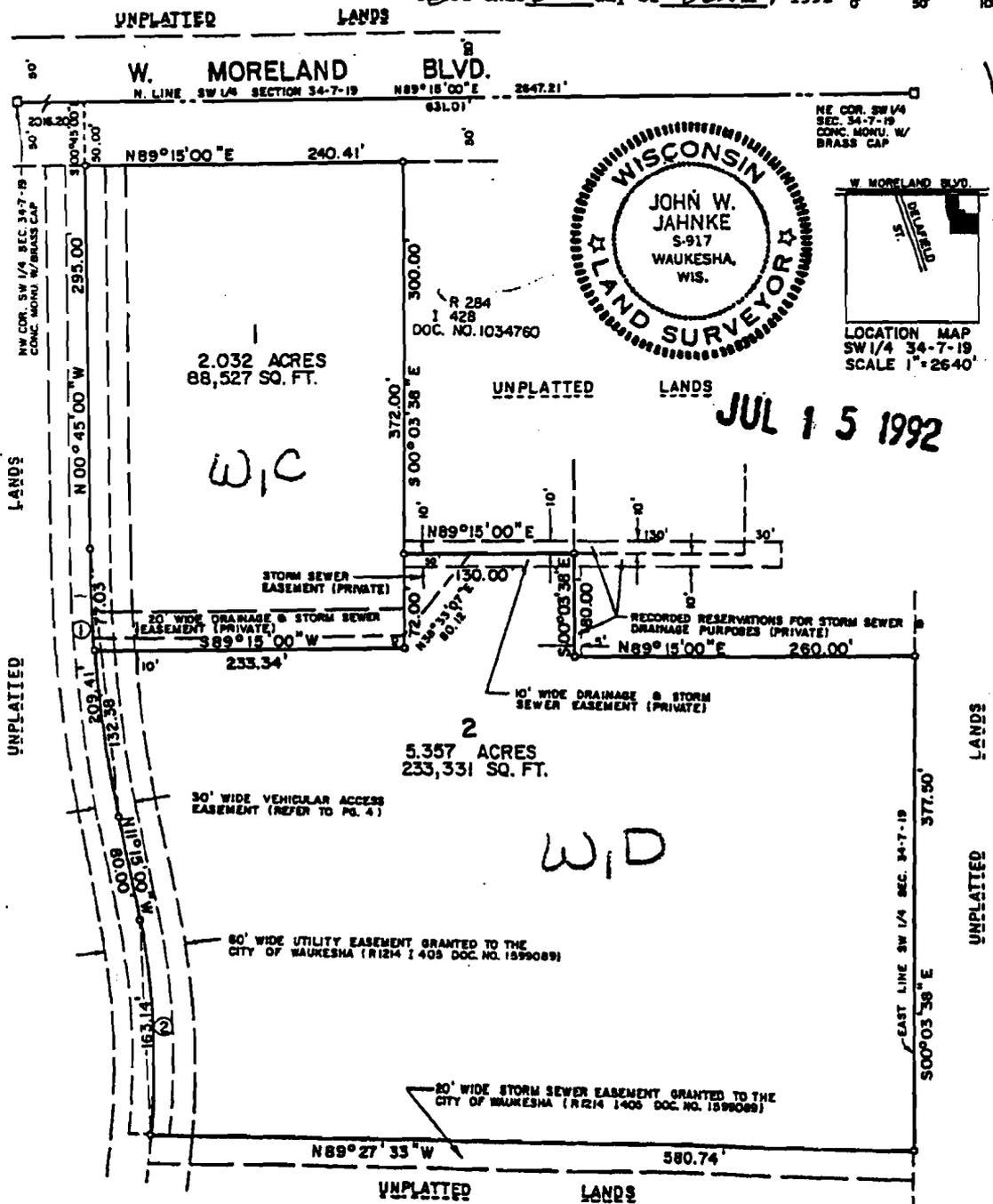
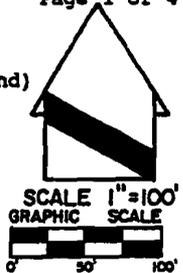
Page 1 of 4

LEGEND: o Iron pipe 24" x 1" dia. (placed) e Iron pipe 24" x 1" dia. (found)
1.13 + lbs per lin. ft. 1.13 + lbs per lin. ft.

REFERENCE BEARING: The north line of the SW 1/4 of Section 34, T7N, R19E is used as the reference bearing and has an assumed bearing of North 88°15'00" East.

OWNERS: ROBERT F. SMART ET AL

John W. Jahnke
JOHN W. JAHNKE - Wis. Reg. No. S-917
Dated this 5th day of JUNE, 1992



1750296



Stock No. 26273

CERTIFIED SURVEY MAP NO. 6803
Part of the NE 1/4 of the SW 1/4 of Section 34, T7N, R19E
CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN

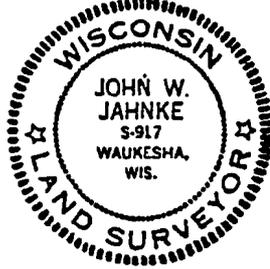
Page 2 of 4

SURVEYOR'S CERTIFICATE:

I, John W. Jahnke, registered land surveyor, being duly sworn on oath, hereby depose and say that I have surveyed, divided and mapped the following land bounded and described as follows:

~~All that part of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section 34, Town 7 North, Range 19 East, City of Waukesha, Waukesha County, Wisconsin,~~
bounded and described as follows: Commencing at the northwest corner of said Southwest Quarter (SW 1/4); thence North 89°15'00" East along the north line of said Southwest Quarter (SW 1/4) and center line of West Moreland Boulevard 2016.20 feet; thence South 00°45'00" East 50.00 feet to the point of intersection of the center line of an existing 60 feet wide utility easement granted to the City of Waukesha and recorded in Volume 1206 of Deeds on Page 558 as Document No. 770453 and the southerly right-of-way line of West Moreland Boulevard, the place of beginning of the lands hereinafter described; thence North 89°15'00" East along said southerly right-of-way line 240.41 feet; thence South 00°03'38" East 300.00 feet; thence North 89°15'00" East 130.00 feet; thence South 00°03'38" East 80.00 feet; thence North 89°15'00" East 260.00 feet to a point on the east line of said Southwest Quarter (SW 1/4); thence South 00°03'38" East along said east line 377.50 feet to a point on the north line of a 20 feet wide storm sewer easement granted to the City of Waukesha and recorded in Reel 1214 of Records on Image 405 as Document No. 1599089; thence North 89°27'33" West along the north line of said easement 580.74 feet to a point on the center line of the aforesaid 60 feet wide utility easement as recorded in said Document No. 770453; thence northwesterly 163.14 feet along the arc of said easement center line, curve center lies to the West, curve radius 581.41 feet, chord bears North 03°12'42" West 162.60 feet; thence North 11°15'00" West along said easement center line 80.00 feet; thence northwesterly 209.41 feet along the arc of said easement center line, curve center lies to the East, curve radius 1142.71 feet, chord bears North 06°00'00" West 209.12 feet; thence North 00°45'00" West along said easement center line 295.00 feet to the place of beginning. Containing an area of 321,858 square feet (7.389 acres) of land.

I further certify that I have made such survey, land division and map by the direction of the owners of said land; that such map is a correct representation of the exterior boundaries of the land surveyed and map thereof made; and that I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes pertaining to Certified Survey Maps (Section 236.34) and the regulations of the City of Waukesha in surveying, dividing and mapping the same.



John W. Jahnke
JOHN W. JAHNKE - Wis. Reg. No. S-917

STATE OF WISCONSIN) ss
COUNTY OF WAUKESHA)

The above certificate subscribed and sworn to me this 30th day of JUNE, 1992.

My commission expires September 12, 1993.

Jerome G. Wegner
JEROME G. WEGNER - NOTARY PUBLIC

CURVE CHART

CURVE NO.	ARC	CHORD	CHORD BEARING	RADIUS	CENTRAL ANGLE
1	209.41'	209.12'	N06°00'00"W	1142.71'	10°30'00"
1-Lot 1	77.03'	77.02'	N02°40'52.5"W	"	3°51'45"
1-Lot 2	132.38'	132.30'	N07°55'52.5"W	"	6°38'15"
2	163.14'	162.60'	N03°12'42"W	581.41'	16°04'36"

OWNERS: ROBERT F. SMART ET AL

Instrument drafted by John W. Jahnke

P.S. Pewaukee 2422

WIC: W/D (P2) me 1/4 SW 1/4 34 - 7-1-92



Stock No. 26273

CERTIFIED SURVEY MAP NO. 6809 Page 3 of 4
Part of the NE 1/4 of the SW 1/4 of Section 34, T7N, R19E
CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN

OWNERS' CERTIFICATE:

As owners we hereby certify that we caused the land described on this map to be surveyed, divided and mapped as represented on this map. We also certify that this Certified Survey Map is required to be submitted to the following for approval: City of Waukesha.

Robert F. Smart
ROBERT F. SMART - OWNER
Donald J. Tikalsky
DONALD J. TIKALSKY - OWNER
M. Shannon Motzel
M. SHANNON MOTZEL - OWNER

STATE OF WISCONSIN) ss
COUNTY OF WAUKESHA)

Personally came before me this 13 day of July, 1992, the above named ROBERT F. SMART, DONALD J. TIKALSKY and M. SHANNON MOTZEL, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

My commission expires 4/17/94

Carol P. Schmocker
NOTARY PUBLIC - Wisconsin
Carol P. Schmocker

OWNERS' CERTIFICATE:

As owner I hereby certify that I caused the land described on this map to be surveyed, divided and mapped as represented on this map. I also certify that this Certified Survey Map is required to be submitted to the following for approval: City of Waukesha.

Mary M. Schulz
MARY M. SCHULZ, INDIVIDUALLY, AND
AS SUCCESSOR TRUSTEE UNDER THE WILL OF
EARL G. SCHULZ

STATE OF WISCONSIN) ss
COUNTY OF WAUKESHA)

Personally came before me this 11th day of July, 1992, the above named MARY M. SCHULZ, to me known to be the person who executed the foregoing instrument and acknowledged the same.

My commission expires 5/15/1993

Robert F. Smart
NOTARY PUBLIC - Robert F. Smart
Wisconsin

OWNERS' CERTIFICATE:

As owner I hereby certify that I caused the land described on this map to be surveyed, divided and mapped as represented on this map. I also certify that this Certified Survey Map is required to be submitted to the following for approval: City of Waukesha.

Joan E. Swanson
TRUSTEE OF THE CARROLL FAMILY TRUST UNDER
WILL OF PAUL E CARROLL AND AS TRUSTEE OF
THE EDITH CARROLL OAKS FAMILY TRUST UNDER
WILL OF EDITH CARROLL OAKS.

STATE OF WISCONSIN) ss
COUNTY OF WAUKESHA)

Personally came before me this 13th day of July, 1992, the above named Brian Carroll to me known to be the person who executed the foregoing instrument and acknowledged the same.

My commission expires 10/15/95

Joan E. Swanson
NOTARY PUBLIC - JOAN E. SWANSON

John W. Jahnke
JOHN W. JAHNKE - Wis. Reg. No. S-917
Dated this 13th day of JULY, 1992.



Instrument drafted by John W. Jahnke



Stock No. 26273

CERTIFIED SURVEY MAP NO. 6803
 Part of the NE 1/4 of the SW 1/4 of Section 34, T7N, R19E
 CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN

Page 4 of 4

PROVISIONS APPLYING TO LOTS 1 AND 2:

1. Thirty Feet Wide Vehicular Ingress and Egress Easement: This easement is for the purpose of constructing a drive to provide ingress and egress from West Moreland Boulevard to Lots 1 and 2 and abutting unplatted lands lying to the West and to the South. Said drive to be constructed with six (6) inches of granular base material overlaid with a minimum of three (3) inches of asphalt to a width of 24 feet centered within this easement. When the owners of abutting lands use the above drive they shall be subject to their proportionate share of the costs associated with maintaining, reconstructing, plowing, and operating the said drive. Concrete curb and gutter is not a requirement.
2. Utility Connections: Lots 1 and 2 are hereby granted the right to construct and maintain laterals which connect to public sanitary and storm sewers, mains, now existing or hereafter constructed, within the 60 feet wide utility easement recorded in Document No. 1036760.
3. Drainage and Storm Sewer Easements: The drainage easements shown along the north line of Lot 2 and crossing the southerly part of Lot 1 are needed to carry the drainage from the unplatted lands lying east of Lot 1 and north of Lot 2. These easements extend from the east line of the City's 60 feet wide easement to a point 290 feet East of the east line of Lot 1 and also include a five (5) feet wide easement running North and South as shown. These easements are reserved in the property deeds for these unplatted lands with the commitment that the drainage will be carried across the intervening lands by means of open ditches or enclosed storm sewers to connect to the existing storm sewer installed within the 60 feet wide easement granted to the City of Waukesha.
4. Landscaping and Driveways: Control lies with the City of Waukesha relative to landscaping, drives, signs, and any other improvements which are to be constructed or located within the 60 feet wide easement granted to the City of Waukesha.
5. FUTURE STORM SEWER: The City of Waukesha has a 20-foot wide storm sewer easement along the southerly line of Lot 2. The owners of Lot 2 shall have the right to connect to a future storm sewer if one is constructed within this easement.

PLAN COMMISSION APPROVAL:Approved by the Plan Commission, City of Waukesha, this 21TH day of JUNE, 1992.

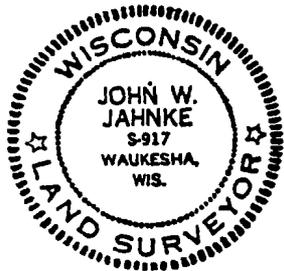
Paul G. Vrakas
 PAUL G. VRAKAS - CHAIRMAN

Frank M. Hedgcock
 FRANK HEDGCOCK - SECRETARY

COMMON COUNCIL APPROVAL:Approved by the Common Council, City of Waukesha, this 7TH day of JUNE, 1992.

Paul G. Vrakas
 PAUL G. VRAKAS - MAYOR

Thomas E. Neill
 THOMAS E. NEILL - CLERK



John W. Jahnke
 JOHN W. JAHNKE - Wis. Reg. No. S-917
 Dated this 3RD day of JUNE, 1992.
 Revised this 21ST day of JUNE, 1992.
 Instrument drafted by John W. Jahnke

1750296

REGISTER'S OFFICE)

DIKE AND CO. W.M.

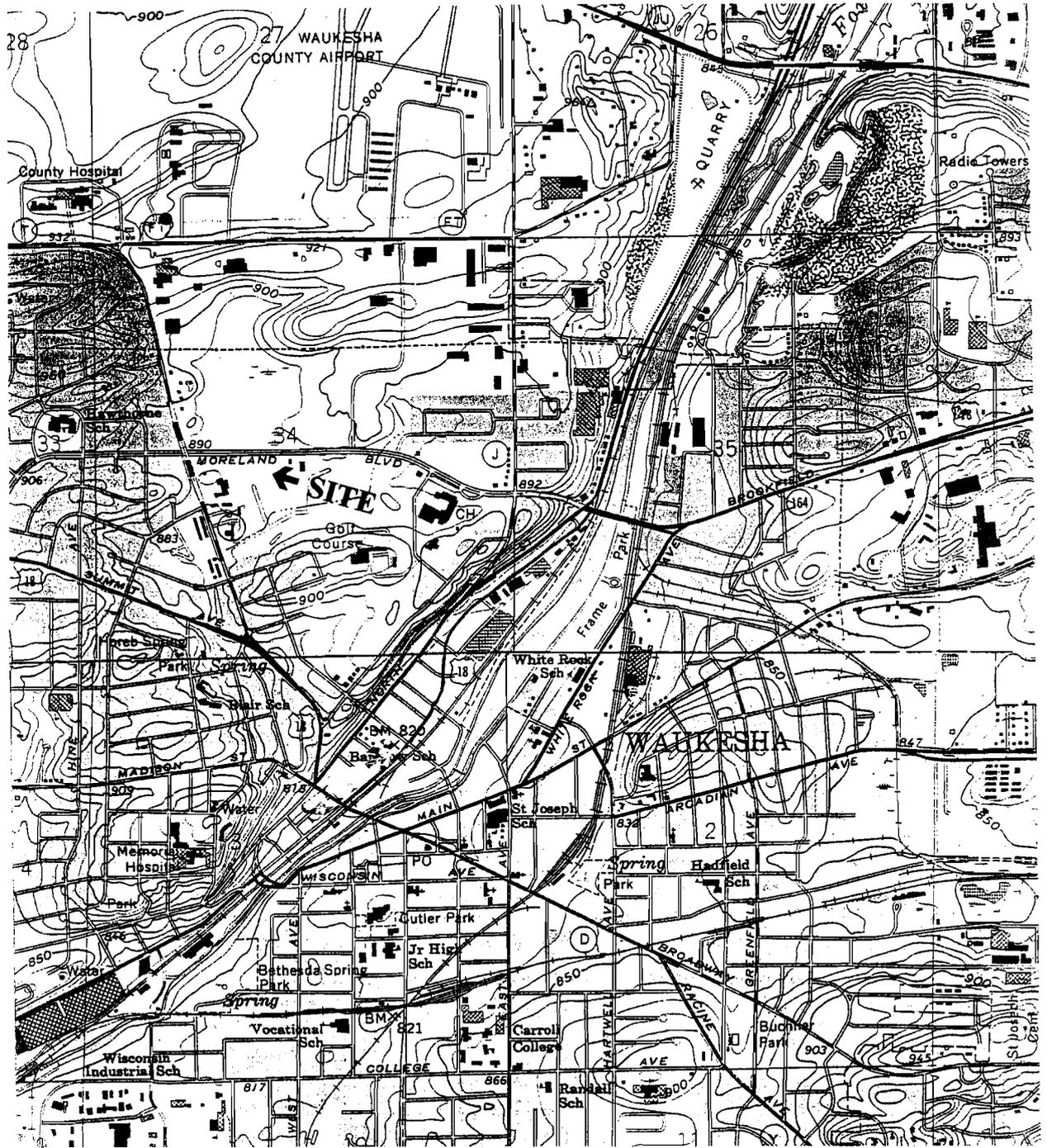
RECEIVED FOR RECORD THE 15th DAY

July A.D. 19 92 AT 1:39 p.m. pd
O'CLOCK P.M. & RECORDED IN Vol. 57 18

OF CSM's OR pages 67-70

Michael J. Hoelinger

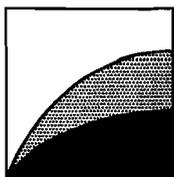
by Maureen Douglas Deputy



SOURCE: USGS 7.5 MINUTE QUADRANGLE,
 WAUKESHA. DATED 1959.
 REVISED 1994.



CONTOUR INTERVAL 10 FEET



Natural
 Resource
 Technology

N R T

SITE LOCATION MAP

8 ACRE PARCEL SOUTH OF 717 MORELAND BLVD.
 WAUKESHA, WISCONSIN

DRAWN BY: TAS

APPROVED BY: KMJ

DATE: 04/24/03

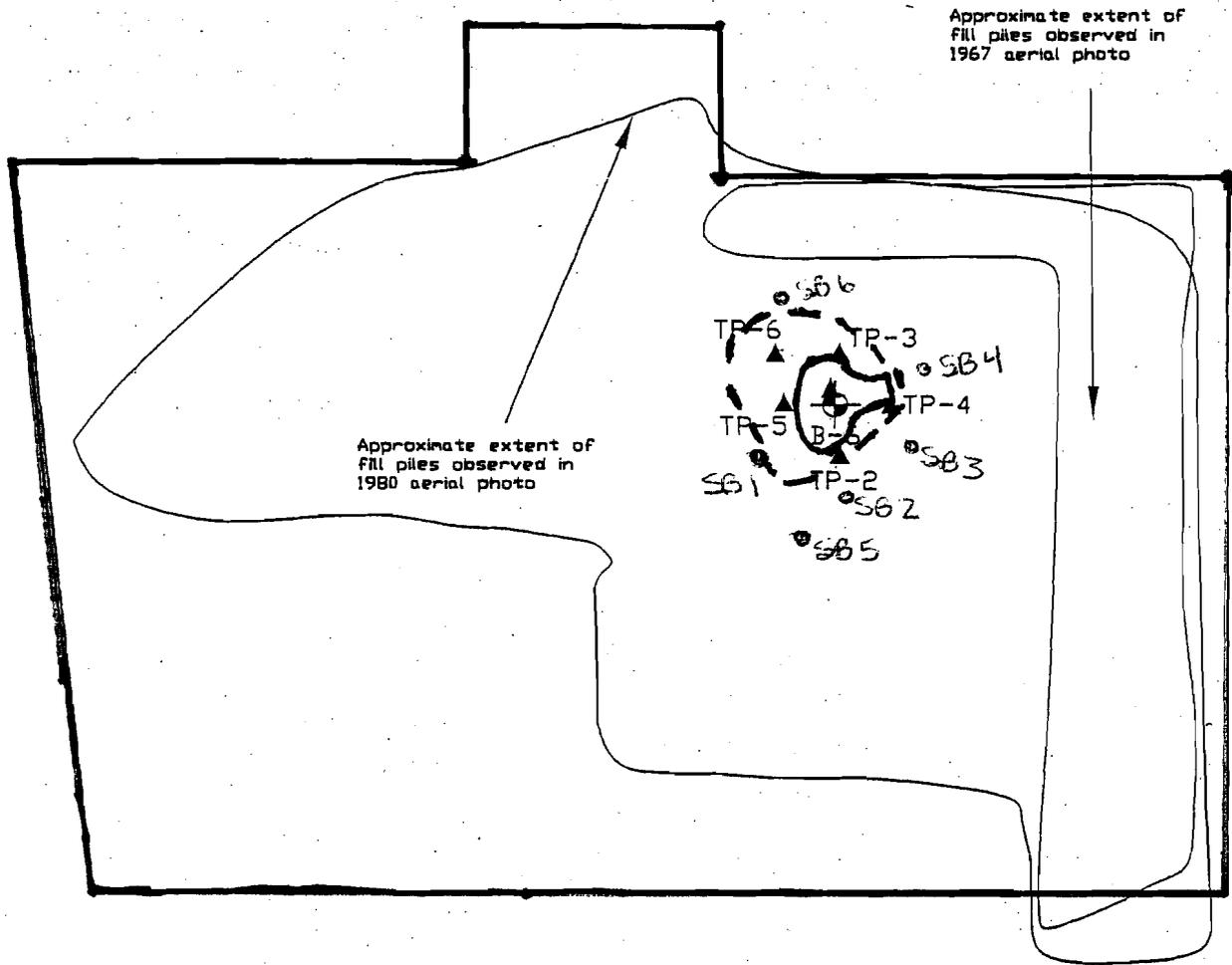
PROJECT NO.
 1537

DRAWING NO.
 1537-A01

FIGURE NO.
 1

Figure 2

- INDICATES PROPERTY BOUNDARY
- PEP EXCAVATED AREA (75 y³ removed)
- ⋯ APPROXIMATE EXTENT OF SOIL IMPACTS EXCEEDING DRAFT DIRECT CONTACT CLEANUP LEVELS FOR PAH'S



S



TEST PIT LOCATION DIAGRAM

Proposed Moreland Medical Center
 SEC W. Moreland Blvd. and Delafield St.
 Waukesha, Wisconsin

Scale: 1" = 100' +/-

Project Number: 7-11084

Date: 11/9/01

Drawn By: slh

Table 3. Groundwater Analytical Summary
Moreland Medical Center

Sample Location	Volatile Organic Compounds (VOCs) µg/L					Polynuclear Aromatic Hydrocarbons (PAHs) µg/L (Sampled 12/6/01)																
	Benzene	Naphthalene	Methylene Chloride L	1,2,4-Trimethylbenzene	Toluene	Acenaphthene	Acenaphthylene	Anthracene	Benzo(a) anthracene	Benzo(a) pyrene	Benzo(b) fluoranthene	Benzo(ghi) perylene	Benzo(k) fluoranthene	Chrysene	Fluoranthene	Fluorene	Indeno (1,2,3-cd) pyrene	1-Methylnaphthalene	2-Methylnaphthalene	Naphthalene	Phenanthrene	Pyrene
SB1	<0.10	1.2	<u>0.73</u>	0.11	0.26	26	<0.66	0.93	0.16	<u>0.073</u>	<u>0.11</u>	<0.11	<0.052	<u>0.12</u>	2.8	14	<0.040	0.58	8.6	<u>10</u>	0.24	1.6
SB3	<0.10	<0.25	<u>1.2</u>	<0.10	0.11	<0.40	<0.65	0.094	0.1	<u>0.14</u>	<u>0.14</u>	<0.11	0.061	<u>0.11</u>	0.35	<0.079	0.11	<0.52	<0.97	<0.38	0.26	0.29
SB4	<0.10	0.65	<u>2.7</u>	<0.10	0.11	79	<0.65	1.8	0.37	<u>0.22</u>	<u>0.17</u>	<0.11	0.079	<u>0.39</u>	7.3	0.66	0.093	<0.52	<0.98	<0.39	0.16	4.4
SB5	0.32	<u>29</u>	<u>3.3</u>	0.50	0.30	17	<u>3.8</u>	1.9	0.19	<u>0.13</u>	<u>0.13</u>	0.16	0.061	<u>0.16</u>	2.3	9.6	0.097	11	39	<u>28</u>	5.0	1.4
SB6	<0.10	1.0	<u>0.8</u>	0.13	0.29	0.42	<0.64	0.04	<0.033	<0.023	<0.056	<0.11	<0.050	<0.029	0.13	0.24	<0.039	<0.51	<0.96	<0.38	0.076	0.11
<i>Wisconsin Groundwater Quality Standards (NR 140)</i>																						
NR 140 PAL	0.5	8	0.5	96	200	ne	0.5	600	ne	0.02	0.02	ne	ne	0.02	80	80	ne	ne	ne	8	ne	50
NR 140 ES	5	40	5.0	480	1,000	ne	5	3000	ne	0.2	0.2	ne	ne	0.2	400	400	ne	ne	ne	40	ne	250

[O SAG 1/02/02 CKD/TB 020107]

Notes: Only those compounds detected are shown. Reference laboratory analytical reports for full parameter lists.

***Grab Samples Taken During Direct Push Sampling

Volatile Organic Compounds sampled 12/11/01.

Polynuclear Aromatic Hydrocarbons sampled 12/6/01.

NR 140 Enforcement Standard (ES). Bold and boxed indicates a ES exceedence.

NR 140 Preventive Action Limit (PAL). Bold and underlined indicates a PAL exceedence.

µg/L: micrograms per liter (part per billion)

L: Laboratory Analytical Report Comment - "Common lab solvent and contaminant" found in SB-1, SB-3, SB-4, SB-5 and SB-6.

ne: NR 140 ES or PAL standard have not been established.

**Table 1. Soil VOC Analytical Summary
Moreland Medical Center**

Sample Location	Sample Date	Volatile Organic Compounds (VOCs) µg/kg								Diesel Range Organics (mg/kg)
		n-Butylbenzene	sec-Butylbenzene	tert-Butylbenzene	Isopropylbenzene	p-Isopropyltoluene	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	Napthalene	
TP-1	10/29/01	687	379	105	113	293	130	117	2,390	1110
TP-2	10/29/01	40	nd	nd	nd	nd	nd	nd	nd	181
TP-4	10/29/01	nd	nd	nd	nd	nd	nd	nd	nd	683
TP-6	10/29/01	nd	nd	nd	nd	nd	nd	nd	nd	nd
Wisconsin Generic Residual Contaminant Levels										
NR 720 RCL		ns	ns	ns	ns	ns	ns	ns	ns	100

[O-PAH 4/03]

Notes:

Only those compounds detected are shown. Reference laboratory analytical reports for full parameter lists.

Bold a indicates an exceedence of Wisconsin Generic Residual Contaminant levels.

TP: Test pits performed by Midwest Engineering on November 5, 2001

µg/kg: Micrograms per kilogram (parts per billion)

nd: Not detected.

ns: No standard established.

**Table 2. Soil PAH Analytical Summary
Moreland Medical Center**

Sample Location	Sample Date	Sample Depth	Polynuclear Aromatic Hydrocarbons (PAHs) µg/kg																		
			Acenaphthene	Acenaphthylene	Anthracene	Benzo (a) anthracene	Benzo (b) fluoranthene	Benzo (k) fluoranthene	Benzo (a) pyrene	Benzo (ghi) perylene	Chrysene	Dibenzo (a, h) anthracene	Fluoranthene	Fluorene	Indeno(1,2,3-cd) pyrene	1-Methylnaphthalene	2-methylnaphthalene	Naphthalene	Phenanthrene	Pyrene	
TP-1	11/05/01	5-7	13,700	ND	6,000	3,650	3,270	ND	2,720	ND	5,940	252	10,700	7,120	ND	6,250	4,010	9,720	14,600	13,500	
TP-2	11/05/01	5-7	196	ND	ND	105	177	ND	105	ND	ND	51	372	ND	ND	164	ND	ND	202	297	
TP-4	11/05/01	5-7	7,970	ND	5,730	4,940	4,970	ND	4,390	ND	7,380	482	13,100	5,550	2,100	2,740	ND	8,890	12,100	15,900	
TP-6	11/05/01	4-6	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	
SB1	12/06/01	2-4	916	<1,000	868	2,500	2,260	820	2,140	1,900	2,140	273	5,710	476	1,660	<360	1,900	809	2,260	4,640	
SB3	12/06/01	4-6	<2,500	<4,250	2,870	3,700	4,520	1,380	3,700	2,670	3,900	472	12,900	1,500	2,670	<1,600	<1,300	<1,600	8,420	7,800	
SB4	12/06/01	2-4	3,970	<2,000	3,270	11,200	11,700	3,850	10,900	9,330	11,300	1,520	18,700	1,280	8,170	<700	<580	863	7,930	12,800	
SB5	12/06/01	6-8	<1,300	<2,200	1,640	4,910	4,660	1,510	4,530	3,400	4,030	479	11,600	504	3,150	<760	<620	<760	4,660	9,570	
DRAFT Soil Cleanup Levels for PAHs (Interim Guidance, WDNR Pub. RR-519-97, April 1997)																					
Groundwater Pathway			38,000	700	3,000,000	17,000	360,000	870,000	48,000	6,800,000	37,000	38,000	500,000	100,000	680,000	23,000	20,000	400	1,800	8,700,000	
Direct Contact (non-industrial)			900,000	18,000	5,000,000	88	88	880	8.8	1,800	8,800	8.8	600,000	600,000	88	1,100,000	600,000	20,000	18,000	500,000	
Direct Contact (industrial)			60,000,000	360,000	300,000,000	3,900	3,900	39,000	390	39,000	390,000	390	40,000,000	40,000,000	3,900	70,000,000	40,000,000	110,000	390,000	30,000,000	

[05 SAG 1 02 02 CKD JTB 026107]

Notes:

Only those compounds detected are shown. Reference laboratory analytical reports for full parameter lists.

bold a indicates an exceedence of draft direct contact non industrial soil cleanup levels.

Methylene Chloride: Laboratory Analytical Report Comment - "Common lab solvent and contaminant" found in SB-1 (2-4)

TP: Test pits performed by Midwest Engineering on November 5, 2001

SB: Soil borings performed by Natural Resource Technology on December 6, 2001.

µg/kg: Micrograms per kilogram (parts per billion)

ND: Not detected.

M: Laboratory analytical report qualifier - "Matrix interference", samples SB1 (2-4), SB3 (4-6), SB4 (2-4) and SB5 (6-8).

EXHIBIT A

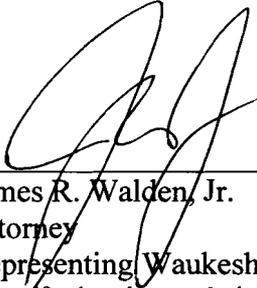
SOIL CONTAMINATION EXCEEDING WISCONSIN GENERIC RESIDUAL CONTAMINANT LEVELS (RCL'S)											
Sample Location	Sample Date	Diesel Range Organics (DRO)	Sample Date	Benzo(a)anthracene	Benzo (b) fluoranthene	Benzo (k) fluoranthene	Benzo (a) pyrene	Benzo (ghi) perylene	Chrysene	Dibenzo (a,h) anthracene	Indeno (1,2,3-cd) pyrene
TP-1	10/29/01	1,110	11/05/01	3,650	3,270		2,720			252	ND
TP-2	10/29/01	181	11/05/01	105	177		105			51	ND
TP-4	10/29/01	683	11/05/01	4,940	4,970		4,390			482	2,100
SB-1	12/06/01		12/06/01	2,500	2,260		2,140	1,900		273	1,660
SB-3	12/06/01		12/06/01	3,700	4,520	1,380	3,700	2,670		472	2,670
SB-4	12/06/01		12/06/01	11,200	11,700	3,850	10,900	9,330	11,300	1,520	8,170
SB-5	12/06/01		12/06/01	4,910	4,660	1,510	4,530	3,400		479	3,150
PRE-REMEDATION GROUNDWATER EXCEEDING CHAPTER NR 140 WISCONSIN ADMINISTRATIVE CODE ENFORCEMENT STANDARDS											
SB-4	12/06/01						0.22		.39		
SOIL CLEANUP LEVELS											
Groundwater Pathway		38,000		17,000	360,000	870,000	48,000	6,800,000	37,000	38,000	680,000
Direct Contact (non-industrial)		900,000		88	88	880	8.8	1,800	8,800	8.8	88
Direct Contact (industrial)		60,000,000		3,900	3,900	39,000	390	39,000	390,000	390	3,900

NOTE: White areas denote levels not detected or levels less than the RCL

EXHIBIT B

POST-REMEDATION SOIL ANALYTICAL RESULTS							
Sample Location			SS-1 East Wall	SS-2 South Wall	SS-3 West Wall	SS-4 North Wall	SS-5 Floor/Base
Date Collected			6/14/2002	6/14/2002	6/14/2002	6/14/2002	6/14/2002
Depth (feet bgs)			5	5	5	5	9
PID			0	00	0	0	0
	RCL-Groundwater Pathway	Direct Contact Pathway (non-industrial)					
Acenaphthene	38,000	900,000					
Acenaphthylene	700	18,000					
Anthracene	3,000,000	5,000,000					
Benzo (a) anthracene	17,000	88	852	409	1,590	1,680	
Benzo (a) pyrene	48,000	8.8	1,350	378	1,650	1,530	
Benzo (b) fluoranthene	360,000	88	1,360	389	1,780	1,580	
Benzo (ghi) fluoranthene	6,800,000	1,800					
Benzo (k) fluoranthene	870,000	880					
Chrysene	37,000	8,800					
Dibenzo (a,h) anthracene	38,000	8.8	650	398	1,040	820	
Fluoranthene	500,000	600,000					
Fluorene	100,000	600,000					
Indeno (1,2,3-cd) pyrene	680,000	88	655	231	886	781	
1-methyl Naphthalene	23,000	1,100,000					
2-methyl Naphthalene	20,000	600,000					
Naphthalene	400	20,000			1,330	1,050	
Phenanthrene	1,800	18,000					
Pyrene	8,700,000	500,000					

Legal Description Certification
Proposed Moreland Medical Center Parking Lot



James R. Walden, Jr.

Attorney

Representing Waukesha Health System, Inc.

"I certify that the attached legal description for the Proposed Moreland Medical Center parking lot is, to the best of my knowledge, complete and accurate."