

## GIS REGISTRY INFORMATION

<b>SITE NAME:</b>	Imperial Service Center			<b>FID #</b>	
<b>BRRTS #:</b>	03-68-000584			<b>(if appropriate):</b>	
<b>COMMERCE #:</b>	53045-1223-45-A				
<b>CLOSURE DATE:</b>	April 13, 2005				
<b>STREET ADDRESS:</b>	4045 Imperial Dr				
<b>CITY:</b>	Brookfield				
<b>SOURCE PROPERTY GPS COORDINATES</b> (meters in WTM91 projection):	<b>X =</b>	671528	<b>Y =</b>	292622	
<b>CONTAMINATED MEDIA:</b>	Groundwater	<input type="checkbox"/>	Soil	<input checked="" type="checkbox"/>	Both <input type="checkbox"/>
<b>OFF-SOURCE GW CONTAMINATION &gt;ES:</b>		Yes <input type="checkbox"/>		No <input checked="" type="checkbox"/>	
• <b>IF YES, STREET ADDRESS:</b>					
• <b>GPS COORDINATES</b> (meters in WTM91 projection):					
	<b>X =</b>		<b>Y =</b>		
<b>OFF-SOURCE SOIL CONTAMINATION</b> >Generic or Site-Specific RCL (SSRCL):	Yes <input type="checkbox"/>		No <input checked="" type="checkbox"/>		
• <b>IF YES, STREET ADDRESS 1:</b>					
• <b>GPS COORDINATES</b> (meters in WTM91 projection):					
	<b>X =</b>		<b>Y =</b>		
<b>CONTAMINATION IN RIGHT OF WAY:</b>	Yes <input type="checkbox"/>		No <input checked="" type="checkbox"/>		
<b><u>DOCUMENTS NEEDED</u></b>					
Closure Letter, and any conditional closure letter issued or denial letter issued					<input checked="" type="checkbox"/>
Copy of any maintenance plan referenced in the final closure letter					<input type="checkbox"/>
Copy of (soil or land use) deed notice <i>if any required as a condition of closure</i>					<input type="checkbox"/>
Copy of most recent deed, including legal description, for all affected properties					<input checked="" type="checkbox"/>
Certified survey map or relevant portion of the recorded plat map <i>(if referenced in the legal description)</i> for all affected properties					<input checked="" type="checkbox"/>
County Parcel ID number, <i>if used for county</i> , for all affected properties					<input checked="" type="checkbox"/>
<b>Location Map</b> that outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit the parcels to be located easily. If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site.					<input checked="" type="checkbox"/>
<b>Detailed Site Map(s) for all affected properties</b> , showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or SSRCLs.					<input checked="" type="checkbox"/>
Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)					<input type="checkbox"/>
Tables of Latest Soil Analytical Results (no shading or cross-hatching)					<input checked="" type="checkbox"/>
Isoconcentration map(s), <i>if required for site investigation (SI)</i> . The isoconcentration map should have flow direction and extent of groundwater contamination defined. If not available, include the latest extent of contaminant plume map.					<input type="checkbox"/>
GW: Table of water level elevations, with sampling dates, and free product noted if present					<input type="checkbox"/>
GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)					<input type="checkbox"/>
SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour					<input checked="" type="checkbox"/>
Geologic cross-sections, <i>if required for SI</i>					<input type="checkbox"/>
RP certified statement that legal descriptions are complete and accurate					<input checked="" type="checkbox"/>
Copies of off-source notification letters (if applicable)					<input type="checkbox"/>
Letter informing ROW owner of residual contamination (if applicable) (public, highway or railroad ROW)					<input type="checkbox"/>



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

June 4, 2007

Mr. Roger Dibble  
Capitol Imperial, LLC  
4045 Imperial Drive  
Brookfield, WI 53045

**RE: Closed Case Added to the GIS Registry of Closed Remediation Sites**

**Commerce # 53045-1223-45-A DNR BRRTS # 03-68-000584**  
Former Imperial Service Center, 4045 Imperial Drive, Brookfield

Dear Mr. Dibble:

The Wisconsin Department of Commerce (Commerce) received the documentation that is required to add the above-referenced site to the Department of Natural Resources' GIS Registry of Closed Remediation Sites. This case was closed by Commerce on April 13, 2005. At that time, no analytical data was collected in the source area (two 10,000-gallon underground storage tanks and dispensers in use) to indicate that residual contamination remained in area of the underground storage tank system. There were no regulatory exceedances in soil samples collected outside the source area.

In November 2006, the tank systems were removed and residual soil contamination was detected in samples collected beneath the tanks and piping runs. The extent of contamination was defined by the previous investigative activities. To comply with regulatory requirements for sites that are closed with residual contamination, this site will be added to the DNR's Registry of Closed Remediation Sites.

No additional remedial activities are required at this site. If residual contamination is encountered in the future, it must be managed in accordance with all applicable state and federal regulations. If it is determined that any remaining contamination poses a threat, the case may be reopened and further investigation or remediation may be required.

Thank you for your efforts to 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,

A handwritten signature in black ink, appearing to read "L.M." followed by a stylized flourish.

Linda M. Michalets  
Senior Hydrogeologist  
Site Review Section

cc: Mr. Jason Bartley, Environmental & Development Solutions, Inc.



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

April 13, 2005

Mr. Scott Jackson  
Netzow Enterprises, Ltd.  
17100 West North Avenue, Suite 202  
Brookfield, WI 53005

RE: **Final Closure**

**Commerce # 53045-1223-45**      **WDNR BRRTS # 03-68-000584**  
Imperial Service Center, 4045 Imperial Drive, Brookfield

Dear Mr. Jackson:

The Wisconsin Department of Commerce (Commerce) has reviewed your request for case closure, including the additional reports you provided from Pioneer Environmental, Inc. and Chosen Valley Testing, Inc., for the site referenced above. Commerce has determined that this site does not pose a significant threat to the environment and human health. No further investigation or remedial action is necessary.

During groundwater sampling conducted on June 11, 2003, the preventive action limit (PAL) of 12 micrograms per liter ( $\mu\text{g/l}$ ) for methyl tertiary butyl ether was exceeded in a water sample collected from boring SB-3 (54  $\mu\text{g/l}$ ). Commerce is issuing a PAL exemption, per NR 140.28(2), Wisconsin Administrative Code, for methyl tertiary butyl ether at the referenced property.

This site is now listed as "closed" on the Commerce database. This letter serves as your written notice of "no further action". Timely filing of your final PECFA claim (if applicable) is encouraged. If your PECFA claim is not received within 120 days of the date of this letter, interest costs incurred after 60 days of the date of this letter will not be eligible for PECFA reimbursement.

It is in your best interest to keep all documentation related to the environmental activities at your site. If residual contamination is encountered in the future, it must be managed in accordance with all applicable state and federal regulations. If it is determined that any remaining contamination poses a threat, the case may be reopened and further investigation or remediation may be required.

Thank you for your efforts to protect Wisconsin's environment. If you have any questions, please contact me in writing at the letterhead address or by telephone at (414) 220-5376.

Sincerely,

A handwritten signature in black ink, appearing to read "L.M.", followed by a large, stylized flourish.

Linda M. Michalets  
Hydrogeologist  
Site Review Section

cc: Mr. Steven Kroll, Handex of Illinois, Inc.



WC3434307-001

100550 NOV-9 8

STATE BAR OF WISCONSIN FORM 1 - 2000

WARRANTY DEED

Document Number

THIS DEED, made between Capitol Progression, LLC, a Wisconsin limited liability company, ("Grantor", whether one or more), and Capitol Imperial, LLC, ("Grantee", whether one or more).

Grantor, for a valuable consideration, conveys to Grantee the following described real estate, together with rents, profits, fixtures and other appurtenant interests, in Waukesha County, State of Wisconsin (the "Property"):

Lot 15, Block 28, Imperial Estates, being a Subdivision of part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of Section 4, Township 7 North, Range 20 East, City of Brookfield, County of Waukesha, State of Wisconsin, excepting therefrom that portion conveyed to the State of Wisconsin by instrument recorded April 8, 1965 as Document No. 632612.

3434307

REGISTER'S OFFICE
WAUKESHA COUNTY, WI
RECORDED ON

11-09-2006 11:30 AM

MICHAEL J. HASSLINGER
REGISTER OF DEEDS

REC. FEE: 4.00
REC. FEE-CO: 5.00
REC. FEE-ST: 2.00
TRAN. FEE: 1380.00
TRAN. FEE-STAT: 520.00
PAGES: 1

Recording Area

Name and Return Address:

Richard R. Kobriger
CRAMER, MULHAUF & HAMMES, LLP
P.O. Box 558
WAUKESHA, WI 53187

611736

Handwritten initials

TRANSFER
\$1900.00
FEE

Together with all appurtenant rights, title and interests.

BRC 1021.446.001

Parcel Identification Number (PIN)

This is not homestead property.

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except municipal & zoning ordinances, recorded easements, recorded building & use restrictions & covenants & taxes levied in the year of closing, & will warrant and defend the same. Grantee has relied on its own inspections to determine the quality and condition of the Property. Grantor makes no representations or warranties, express or implied, with respect to the quality or condition of the Property, including without limitation any warranties of merchantability or fitness for any particular purpose. The Property is being conveyed in AS-IS/WHERE-IS condition and with all faults.

Dated this September 13, 2006.

Capitol Progression, LLC, a Wisconsin limited liability company

Signature of Scott L. Jackson
By: Scott Jackson, Managing member

AUTHENTICATION

Signature(s) Scott Jackson

authenticated this 13th day of September

ACKNOWLEDGMENT

STATE OF WISCONSIN )
COUNTY OF Waukesha ) ss.

Personally came before me this 13th day of September, 2006 the above named Scott Jackson

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

THIS INSTRUMENT IS DRAFTED BY

Attorney Daniel R. Heiden

(Signatures may be authenticated or acknowledged, both if not necessary.)

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

File No. 611736

to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

\* Laura Schroeder

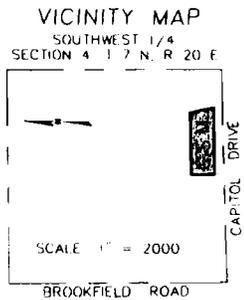
Notary Public, State of Wisconsin

My commission is permanent. (If not, state expiration date: 6/14/09)

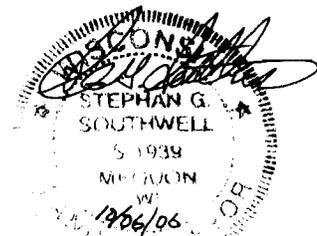
# CERTIFIED SURVEY MAP NO.

A DIVISION OF PART OF LOT 15, BLOCK 28 IN IMPERIAL ESTATES IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWN 7 NORTH, RANGE 20 EAST, IN THE CITY OF BROOKFIELD, WAUKESHA COUNTY, WISCONSIN

ADDITIONAL EASEMENTS ARE SHOWN ON SHEET 2



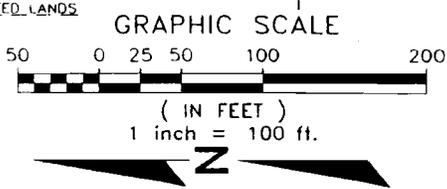
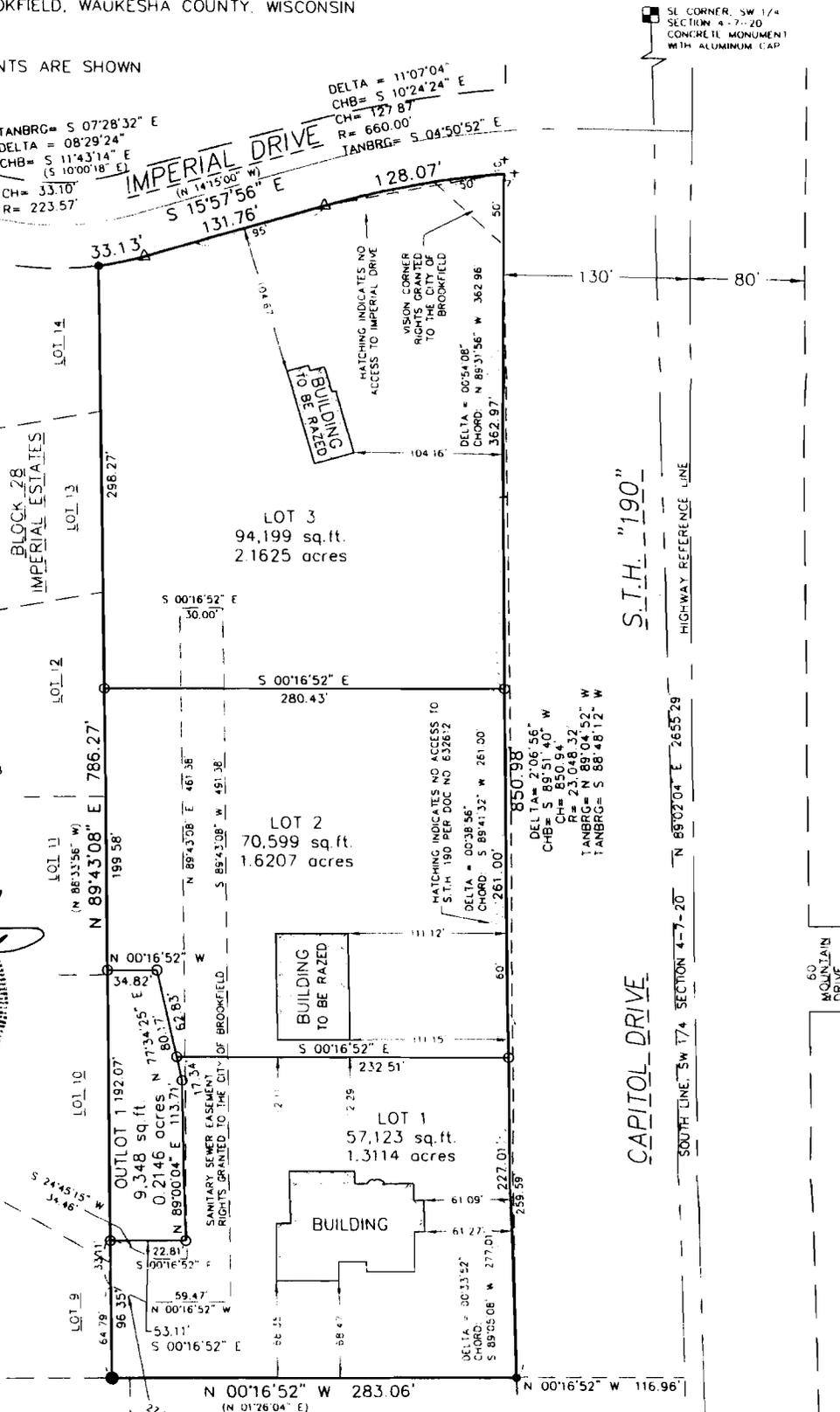
- + FOUND CROSS CHISELED IN CONCRETE
  - FOUND 1.315" OUTSIDE DIA. IRON PIPE
  - FOUND 2.375" OUTSIDE DIA. IRON PIPE
  - △ FOUND P-K NAIL
  - SET 1.315" OUTSIDE DIA. IRON PIPE, 18" LONG, WEIGHING 1.68 LBS. PER LINEAL FOOT
- PARENTHESES INDICATE RECORDED DIMENSION



Revised 11/27/06  
Revised 12/04/06

**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:\S110906\dwg\CS101L1H.DWG\Model  
SHEET 1 OF 5 SHEETS

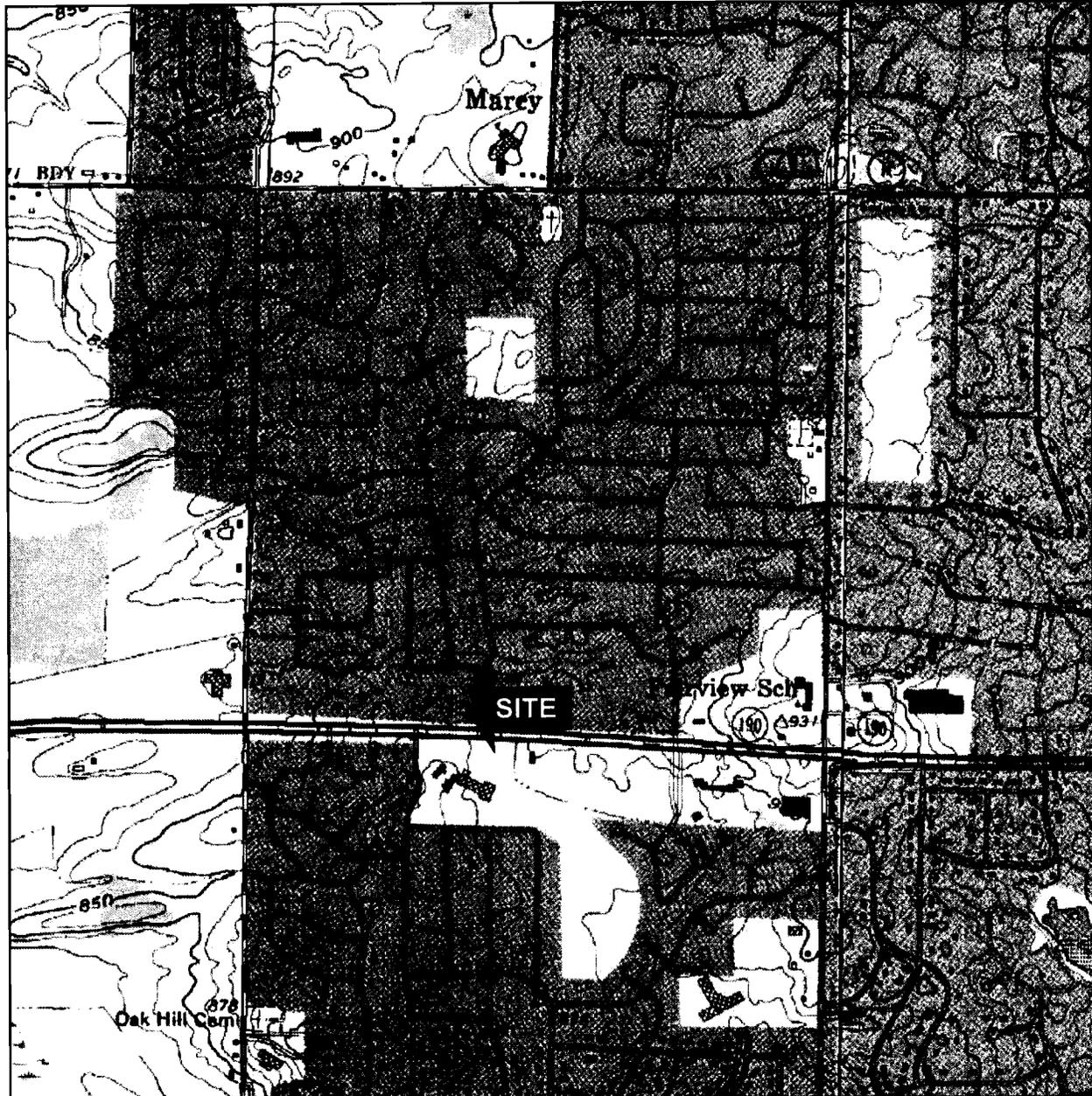


SL CORNER, SW 1/4 SECTION 4-7-20 CONCRETE MONUMENT WITH ALUMINUM CAP

SW CORNER, SW 1/4 SECTION 4-7-20 CONCRETE MONUMENT WITH BRASS CAP

60 MOUNTAIN DRIVE

1322.73'



Approximate  
Scale

1" = 1,600'

United States Geologic Society Topographic Map  
Waukesha Quadrangle

SE 1/4 of SW 1/4 of Sec 4, T7N, R20E

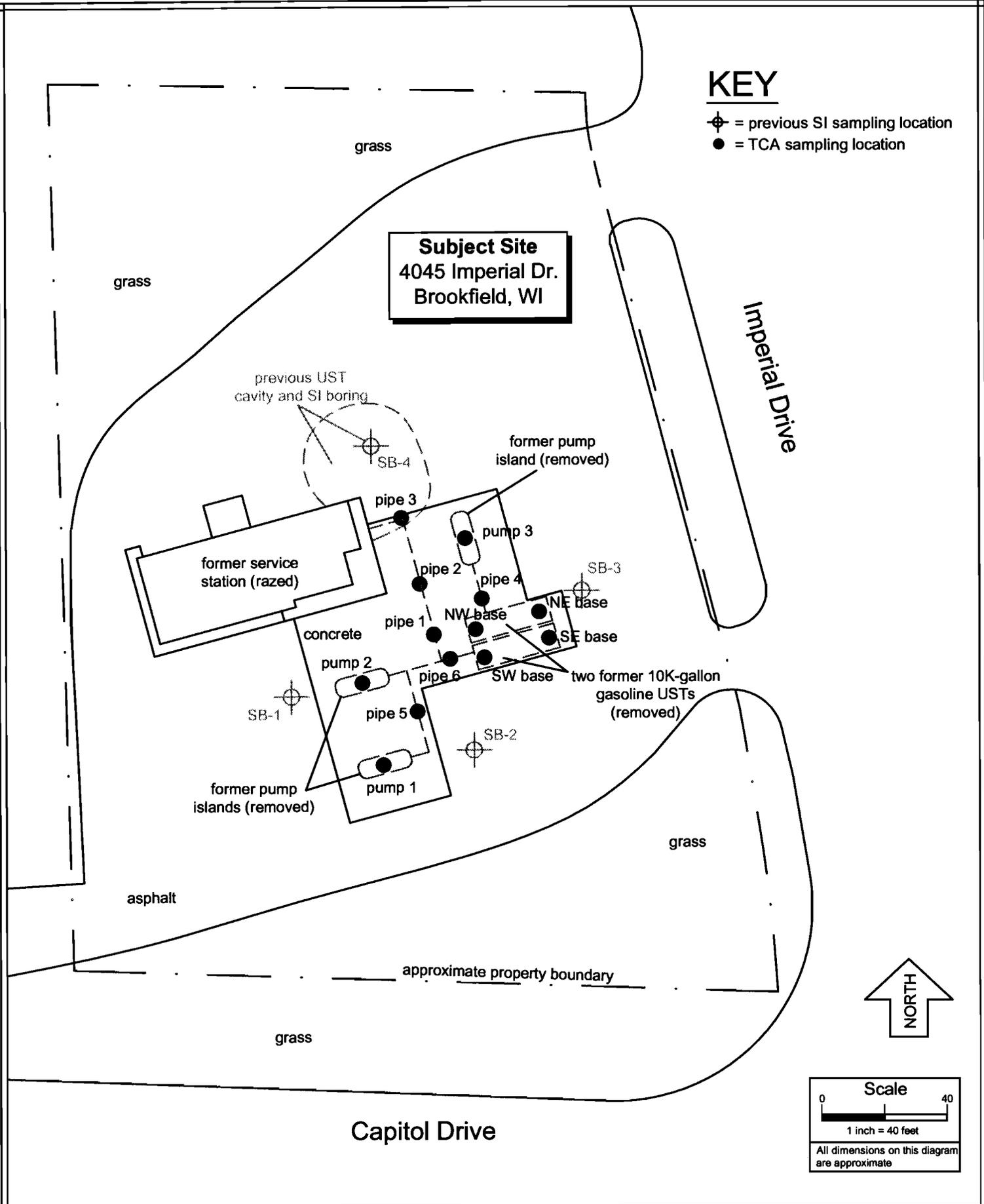


**Site Location Diagram**  
4045 Imperial Drive  
Brookfield, Wisconsin

**Figure**  
1

# KEY

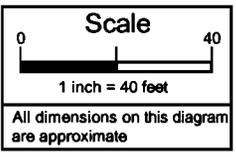
- ⊕ = previous SI sampling location
- = TCA sampling location



**Subject Site**  
4045 Imperial Dr.  
Brookfield, WI

Imperial Drive

Capitol Drive



File No.: 060708a  
 DWG Date: 02-12-07  
 Rev Date:  
 Drawn By: JEB  
 Checked By (PM): TJO

**Soil Sampling Locations Diagram**  
 4045 Imperial Drive  
 Brookfield, Wisconsin

**Figure**  
 2

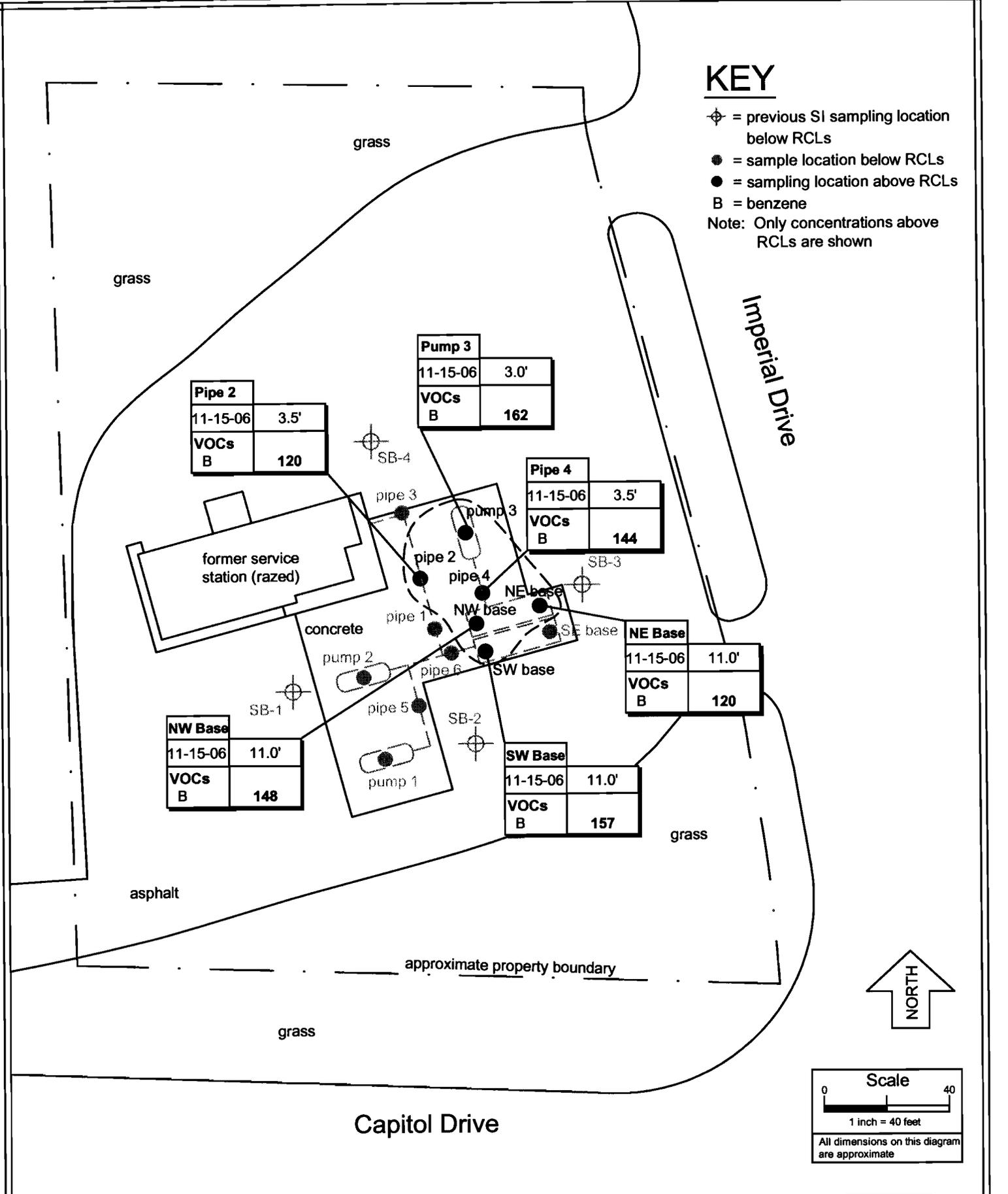
**TABLE 1**  
**Analytical Results — Soil Samples**  
**4045 Imperial Drive Property**  
**Brookfield, Wisconsin**

Sample No.	Sample Date	Sample Depth (ft.)	PID (iu)	GRO (ppm)	Benzene (ppb)	Ethyl-benzene (ppb)	Methyl tert-butyl ether (ppb)	Toluene (ppb)	Combined Trimethyl-benzenes (ppb)	Total xylenes (ppb)
Pipe 1	11/15/2006	4.25	38	<0.639	<16.0	<15.0	<12.0	<18.0	<43.0	<51.0
Pipe 2	11/15/2006	3.5	94	91.0	<b>120</b>	576	<12.0	<18.0	2,196	804
Pipe 3	11/15/2006	3.5	37	<0.602	<16.0	<15.0	<12.0	<18.0	<43.0	<51.0
Pipe 4	11/15/2006	3.5	151	4.32	<b>144</b>	<15.0	<12.0	<18.0	136	<51.0
Pipe 5	11/15/2006	3.5	44	<0.627	<16.0	<15.0	<12.0	<18.0	<43.0	<51.0
Pipe 6	11/15/2006	6.0	484	<0.585	<16.0	<15.0	<12.0	<18.0	<43.0	<51.0
Pump 1	11/15/2006	3.0	36	0.82	<16.0	<15.0	<12.0	<18.0	<43.0	<51.0
Pump 2	11/15/2006	4.0	45	<0.637	<16.0	<15.0	<12.0	<18.0	<43.0	<51.0
Pump 3	11/15/2006	3.0	633	27.0	<b>162</b>	151	<12.0	<18.0	475	217
SW Base	11/15/2006	11.0	15	5.87	<b>157</b>	<15.0	189	<18.0	<43.0	160
SE Base	11/15/2006	11.0	16	7.39	<16.0	<15.0	<12.0	<18.0	237	151
NW Base	11/15/2006	11.0	17	2.60	<b>148</b>	<15.0	<12.0	131	<43.0	<51.0
NE Base	11/15/2006	11.0	42	8.07	<b>317</b>	<15.0	<12.0	<18.0	<43.0	154
Generic RCL		—	—	100	5.5	2,900	NS	1,500	NS	4,100
NR 746 Table 1		—	—	—	8,500	4,600	NS	38,000	83K/11K	42,000

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

# KEY

- ⊕ = previous SI sampling location below RCLs
- = sample location below RCLs
- = sampling location above RCLs
- B = benzene
- Note: Only concentrations above RCLs are shown



File No.: 060708b  
 DWG Date: 05-21-07  
 Rev Date:  
 Drawn By: JEB  
 Checked By (PM): JEB

**Soil Results Above RCLs Diagram**  
 4045 Imperial Drive  
 Brookfield, Wisconsin

**Figure**  
 3

May 1, 2007 .

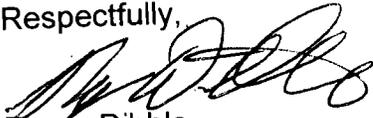
Wisconsin Department of Natural Resources  
2300 N. MLK Jr. Dr.  
Milwaukee, Wisconsin 53212

RE: Statement of Accuracy Regarding Legal Description on the Deed and  
Certified Survey Map for the Capitol Imperial LLC Property Located at  
4045 Imperial Drive in Brookfield, Wisconsin

The purpose of this letter is to indicate that I believe that the legal description  
attached on the Deed and Certified Survey Map included in this GIS packet are  
is to the best of my knowledge complete and accurate.

Please call if you need additional information.

Respectfully,



Roger Dibble  
1930D Bluemound Road  
Waukesha, WI 53186