

CD=6.4 MB

GIS REGISTRY INFORMATION

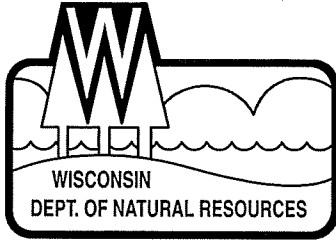
SITE NAME: Fabricare Cleaners of Waukesha
 BRRTS #: 02-68-247141 FID # (if appropriate): 26 8188690
 COMMERCE # (if appropriate): _____
 CLOSURE DATE: 2-18-08
 STREET ADDRESS: 2140 Silvermail Road
 CITY: Pewaukee
 SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection): X= 661687 Y= 287293

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 any maintenance plan referenced in the final closure letter.
- Copy of (soil or land use) deed notice *if any required as a condition of closure*
- 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)

X
 NA
 NA
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 NA



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
Matthew J. Frank, Secretary
Gloria L. McCutcheon, Regional Director

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

February 18, 2008

Mr. Greg Boderman
United Properties
3500 American Blvd. W.
Minneapolis, MN 55431

FID# 268188690
BRRTS# 02-68-247141

Subject: Final Closure for the Former Klinke Cleaners, 2140 Silvernail Road, Waukesha

Dear Mr. Boderman:

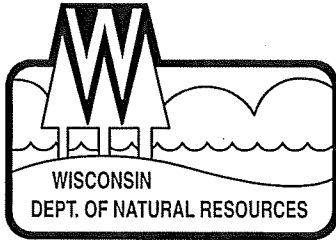
On January 30, 2008, the Wisconsin Department of Natural Resources (Department) notified you that conditional closure was granted to this case. These conditions of closure were the abandonment of wells and the disposal of investigative waste. On February 8, 2008, the Department received correspondence indicating that you have complied with the conditions of closure. Based on the correspondence and data provided, it appears that the case meets the requirements of ch. NR 726, Wis. Adm. Code. The Department considers this case closed and no further investigation, remediation or other action is required at this time.

Your site will be listed on the DNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites. Information that was submitted with your closure request application will be included on the registry. To review the sites on the GIS Registry web page, visit <http://gomapout.dnr.state.wi.us/org/at/et/geo/gwur/index.htm> If your property is listed on the GIS Registry due to groundwater contamination exceeding ch. NR 140 standards at the time of closure, and you intend to construct or reconstruct a well, you will need Department approval. Department approval is required before construction or reconstruction of a well on a property listed on the GIS Registry, in accordance with s. NR 812.09(4)(w). To obtain approval, Form 3300-254 needs to be completed and submitted to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line at the web address listed above.

Please be aware that this case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code, if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety or welfare, or the environment. The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at (414) 263-8366 or (262) 574-2140.

Sincerely,

Brenda H. Boyce, PG
Hydrogeologist
Bureau for Remediation & Redevelopment
C: Tim Welch – Shaw Environmental, Inc.



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
Matthew J. Frank, Secretary
Gloria L. McCutcheon, Regional Director

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

January 30, 2008

Mr. Greg Boderman
United Properties
3500 American Blvd. W.
Minneapolis, MN 55431

FID# 268188690
BRRTS# 02-68-247141

Subject: Conditional Closure for the Former Klinke Cleaners, 2140 Silvernail Road, Waukesha

Dear Mr. Boderman:

The Wisconsin Department of Natural Resources (Department) received your request for closure of the case described above on September 14, 2007. The case was presented to the Southeast Region Closure Committee in November 2007. The Department reviews environmental remediation cases for compliance with state rules and statutes to maintain consistency in the closure of these cases. After careful review of the closure request, the Closure Committee has determined that the chlorinated solvent contamination on the site from the former dry cleaning operation appears to have been investigated and remediated to the extent practicable under site conditions. Your case has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code and will be closed if the following conditions are satisfied:

- The monitoring wells and piezometers at the site must be properly abandoned in compliance with ch. NR 141, Wis. Adm. Code. Documentation of well abandonment must be submitted to Ms. Victoria Stovall on Form 3300-5B found at www.dnr.state.wi.us/org/water/dwg/gw/ or provided by the Department of Natural Resources.
- Any remaining waste (soil piles, drilling spoil, and/or purge water) generated as part of site investigation activities must be removed from the site and disposed of or treated in accordance with Department of Natural Resources' rules. Please send a letter advising me that any remaining waste has been removed once that work is completed.

When the above conditions have been satisfied, please submit a letter to let me know that applicable conditions have been met, and your case will be closed. We appreciate your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at (262) 574-2140.

Sincerely,

Brenda H. Boyce, P.G.
Hydrogeologist
Remediation and Redevelopment Program
C: Tim Welch – Shaw Environmental, Inc.

DOCUMENT NO.

State Bar of Wisconsin Form 1 - 1982

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this _____ day of August, 2001, between Silvernail Shopping Center Associates, A Limited Partnership, an Illinois limited partnership, party of the first part, and Waukesha Retail LLC, a Delaware limited liability company, whose address is 3500 West 80th Street, Minneapolis, Minnesota 55431, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its successors and assigns, FOREVER, all the following described real estate, situated in the County of Waukesha and State of Wisconsin known and described as follows, to wit:

THIS SPACE RESERVED FOR RECORDING DATA

Return Document to:

Linda M. Cross
 Oppenheimer Wolff & Donnelly LLP
 3300 Plaza VII
 45 South Seventh Street
 Minneapolis, MN 55402-1609

See Exhibit "A" attached hereto and made a part hereof.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, its successors and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said party of the first part will FOREVER WARRANT AND DEFEND that title to the premises is good, indefeasible in fee simple, and free and clear of encumbrances arising by, through or under Silvernail Shopping Center Associates, A Limited Partnership, an Illinois limited partnership, but not otherwise, except to those matters set forth on Exhibit "B" attached hereto and made a part hereof.

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by the President of the General Partner the day and year first above written.

SILVERNAIL SHOPPING CENTER ASSOCIATES, A LIMITED PARTNERSHIP, an Illinois limited partnership (the "Partnership")

By: Longmeadow Associates, Ltd., an Illinois corporation ("Longmeadow"), General Partner of the Partnership

By: [Signature] Marc J. Lane President of Longmeadow

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Marc J. Lane, personally known to me to be the President of Longmeadow Associates, Ltd., an Illinois corporation (the "Corporation"), which Corporation is the General Partner of Silvernail Shopping Center Associates, A Limited Partnership, an Illinois limited partnership (the "Partnership"), and the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary action of such Corporation as General Partner of the Partnership pursuant to the authority given by the Board of Directors and for the uses and purposes therein set forth.

Given under my hand and official seal, this 23 day of August, 2001

[Signature]
Notary Public

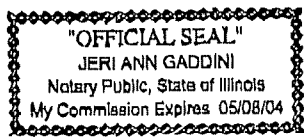


EXHIBIT A**LEGAL DESCRIPTION****PARCEL A:**

Lot 2 of Certified Survey Map No. 4515, recorded on May 11, 1984 in Volume 36 of Certified Survey Maps on Pages 107, 108 and 109, as Document No. 1256496, being a part of the NW 1/4 of Section 28, T7N, R19E, City of Waukesha, County of Waukesha, State of Wisconsin.

Tax Key No. WAKC 974.008

ADDRESS: 2100-2160 Silvernail Road

PARCEL B:

Lot 1 of Certified Survey Map No. 4718, recorded on May 17, 1985 in Volume 38 of Certified Survey Maps on Pages 97, 98, 99 and 100, as Document No. 1296321, being a redivision of Lot 3 of Certified Survey Map No. 4515, recorded May 11, 1984 in Volume 36 of Certified Survey Maps on Pages 107, 108 and 109, as Document No. 1256496, being a part of the NW 1/4 of Section 28, T7N, R19E, City of Waukesha, County of Waukesha, State of Wisconsin.

Tax Key No. WAKC 974.011

ADDRESS: 2050 Silvernail Road

PARCEL C:

Lot 1 of Certified Survey Map No. 4514, recorded on May 9, 1984 in Volume 36 of Certified Survey Maps on Pages 104, 105 and 106, as Document No. 1256173, being a part of the NW 1/4 of Section 28, T7N, R19E, City of Waukesha, County of Waukesha, State of Wisconsin. EXCEPT all of Certified Survey Map No. 5377, recorded November 19, 1987 in Volume 43 of Certified Survey Maps on Pages 173-176 inclusive, as Document No. 1457416.

Tax Key No. WAKC 974.006

ADDRESS: 1900 Silvernail Road

ARCEL G:

Lot 1 of Certified Survey Map No. 5377, recorded November 19, 1987 in Volume 43 of Certified Survey Maps on Pages 173-176 inclusive, as Document No. 1457416, being a re-division of Parcel 1 of Certified Survey Map No. 4514, recorded in Volume 36 of Certified Survey Maps on Pages 104-106, as Document No. 1256173, being a part of the NE 1/4 of the NW 1/4 of Section 28, T7N, R19E, City of Waukesha, County of Waukesha, State of Wisconsin.

Tax Key No. WAKC 974.016

ADDRESS: 1910 Silvernail Road

PARCEL H:

Non-exclusive parking and access easements for the benefit of the above parcels and other real estate, as set forth in Declaration of Easements dated March 23, 1988 and recorded March 25, 1988 on Reel 984, Image 370, as Document No. 1471911.

EXHIBIT B**PERMITTED EXCEPTIONS**

1. General taxes for the year 2001.
2. Limitations imposed upon access to I-94 set forth in Warranty Deed from Steve Martin Beia and Nance Beia, husband and wife, to Waukesha County, recorded in Volume 724, Image 378, as Document No. 450271 and set forth in Certified Survey Map No. 4515 recorded in Volume 26 of Certified Survey Maps on Pages 107-109, as Document No. 1256496. (Affects Parcel A)
3. Sanitary Sewer and Public Utilities Easement granted to the City of Waukesha, recorded on Reel 20, Image 889, as Document No. 832291 and "30' Sanitary Sewer Easement" as set forth in Certified Survey Map No. 4515, recorded in Volume 26 of Certified Survey Maps on Pages 107-109 as Document No. 1256496. (Affects Parcel A)
4. "110' Storm Drainage Sewer Easement" as set forth in Certified Survey Map No. 4515, recorded in Volume 26 of Certified Survey Maps on Pages 107-109, as Document No. 1256496 (Affects Parcel A)
5. Utility Easement granted to The Milwaukee Electric Railway and Light Company, recorded as Document No. 219088. (Affects Parcel A)
6. Utility Easement granted to Wisconsin Natural Gas Company, recorded on Reel 644, Image 1335, as Document No. 1279449. (Affects Parcel A)
7. Utility Easement granted to Wisconsin Electric Power Company, recorded on Reel 643, Image 1051, as Document No. 1278730. (Affects Parcels A and B)
8. Storm Sewer Easement granted to the City of Waukesha, recorded on Reel 632, Image 425, as Document No. 1271807. (Affects Parcel A)
9. Water Main Easement granted to Waukesha Water Utility, recorded on Reel 628, Image 1029, as Document No. 1269713 (Affects Parcel A)
10. "50' Cross Easement to run with the land for ingress and egress" set forth on Certified Survey Map No. 4515, recorded as Document No. 1256496 and Certified Survey Map recorded as Document No. 1296321. (Affects Parcels A, B and C)
11. Sign Parking and Drainage Easement Agreement entered into by and between Silvernail Associates Limited Partnership, a Wisconsin limited partnership, and Wendy's International, Inc., an Ohio Corporation, recorded on Reel 697, Image 869, as Document No. 1310879. (Affects Parcels A and B)
12. Utility Easement granted to Wisconsin Electric Power Company, recorded on Reel 716, Image 1168, as Document No. 1322339. (Affects Parcel A)

13. Utility Easement granted to Wisconsin Electric Power Company, recorded on Reel 727, Image 617, as Document No. 1327593. (Affects Parcel B)
14. Rights of Walgreen Co., as lessee only, under an unrecorded lease entered into by and between said lessee and Silvernail Associates Limited Partnership, as lessor, dated August 27, 1985, wherein a portion of Parcel A is leased to said lessee for a term commencing September 1, 1985 to August 31, 2025 as disclosed in Memorandum of Lease recorded September 12, 1985 on Reel 699, Image 30, as Document No. 1311704. (Affects Parcel A)
15. Rights of Wendy's International, Inc., as lessee only, under an unrecorded lease entered into by and between said lessee and Silvernail Associates Limited Partnership, as lessor, dated July 31, 1985, wherein a portion of Parcel B is leased to said lessee for a term of 15 years with an option to renew for 5 periods of 5 additional years as disclosed in Memorandum of Lease recorded September 9, 1985 on Reel 697, Image 865, as Document No. 1310878. Assignment and Assumption Agreement entered into by and between Wendy's International, Inc., an Ohio Corporation, and Bridgeman Foods II, Inc., a Wisconsin corporation and Ulysses L. Bridgeman, dated June 19, 1989 and recorded June 14, 1989 on Reel 1115, Image 390, as Document No. 1540287. (Affects Parcel B)
16. Mutual Easements set forth in Declaration of Easements by and between Silvernail Associates Limited Partnership, a Wisconsin limited partnership and First Wisconsin Development Corporation, dated March 23, 1988 and recorded March 25, 1988 on Reel 984, Image 370, as Document No. 1471911.
17. Avigation Easement entered into by and between Silvernail Shopping Center Associates, a Limited Partnership, an Illinois Partnership and The County of Waukesha, a Municipal Corporation, recorded on Reel 1945, Image 525, as Document No. 1971041. (Affects Parcel A)
18. Avigation Easement entered into by and between Silvernail Shopping Center Associates, a Limited Partnership, an Illinois Partnership and The County of Waukesha, a Municipal Corporation, recorded on Reel 1945, Image 541, as Document No. 1971043 (Affects Parcel B)
19. Permanent Limited Easement for Traffic Signal Operations entered into by and between Silvernail Shopping Center Associates, a Limited Partnership, an Illinois Limited Partnership, by: Longmeadow Associates, Ltd., a General Partner, and the City of Waukesha, a Wisconsin municipal corporation, recorded on Reel 2613, Image 654, as Document No. 2296249. (Affects Parcel A)
20. Rights of tenants in possession under unrecorded leases solely as tenants and solely with respect to space occupied by each such tenant including any rights to tenants fixtures owned by such tenants located on the demised premises and any liens on such tenants fixtures, and all parties having a lien on or claiming by, through or under the lessee, which parties and liens are not separately shown herein.
21. Mortgage, according to the terms and provisions thereof, from SILVERNAIL SHOPPING CENTER ASSOCIATES, a limited partnership to General Electric Capital Corporation, to secure the originally stated indebtedness of \$7,808,000.00 and any other amount payable under the terms thereof dated January 20, 1999 and recorded January 28, 1999, Reel 2829, Image 1030

- as Document No. 2412835. Assignment of the above Mortgage to Norwest Bank Minnesota, National Association, dated March 11, 1999, recorded on January 11, 2000, as Document No. 2531404.
22. Assignment of Leases and Rents from SILVERNAIL SHOPPING CENTER ASSOCIATES, a limited partnership to General Electric Capital Corporation, dated January 20, 1999, recorded on January 28, 1999, Reel 2829, Image 1048, as Document No. 2412836. Assignment of the above to Norwest Bank Minnesota, National Association, dated January 20, 1999, recorded on January 11, 2000, as Document No. 2531404.
 23. Subordination, Non-disturbance and Attornment Agreement by and between General Electric Capital Corporation and Bridgeman Foods II, Inc. a Wisconsin corporation and Ulysses L. Bridgeman, an individual, dated January 20, 1999, recorded on February 10, 1999, Reel 2838, Image 82, as Document No. 2417378. (Affects Parcels A & B)
 24. Subordination, Non-disturbance and Attornment Agreement by and between General Electric Capital Corp. and Bridgestone/Firestone, Inc., dated November 20, 1998, recorded on February 10, 1999, Reel 2838, Image 90, as Document No. 2417379. (Affects Parcels A & B)
 25. Subordination, Non-disturbance and Attornment Agreement by and between General Electric Capital Corporation and Walgreen Co., dated November 2, 1998, recorded on February 10, 1999, Reel 2838, Image 96, as Document No. 2417380. (Affects Parcels A & B)
 26. Subordination, Non-disturbance and Attornment Agreement by and between General Electric Capital Corporation and Marshall-McCoy Enterprises a Wisconsin general partnership, dated November 30, 1998, recorded on February 10, 1999, Reel 2838, Image 103, as Document No. 2417381. (Affects Parcels A & B)
 27. Security interest of Bank One, Wisconsin, secured party, as to lessee's interest only, as disclosed by Financing Statement filed on April 10, 2000 as No. 781394 executed by Shop Rite, Inc., debtor, in certain chattels on the subject premises. (Affects Parcel A)
 28. Agreement by and between SILVERNAIL SHOPPING CENTER ASSOCIATES, a limited partnership, and Walgreen Co., dated July 13, 1999, recorded on April 24, 2000, as Document No. 2554666.
 29. Rights of Bridgeman Foods II, Inc., a Wisconsin corporation and Ulysses L. Bridgeman, as Lessees only under an unrecorded Lease as disclosed in Document No. 2417378.
 30. Rights of Shop Rite as tenant only under an unrecorded Lease as disclosed by Document No. 781394.
 31. Security interest of General Electric Capital Corporation, secured party, as disclosed by Financing Statement filed on January 28, 1999 as No. 777665 executed by Silvernail Shopping Center Associates, a Limited Partnership, debtor, in certain chattels on the subject premises. OK

32. Easement Agreement entered into by and between Waukesha Developers and Michael P. Martello and Angelo Martello, recorded on Reel 457, Image 289, as Document No. 1160393. (Affects Parcel G)
33. Access Restriction set forth on Certified Survey Map No. 4514, recorded in Volume 36 of Certified Survey Maps on Pages 104-106, as Document No. 1256173, reciting as follows: "No access to Silvernail Rd." (Affects Parcel C)
34. Utility Easement granted to Wisconsin Electric Power Company, recorded on Reel 720, Image 1062, as Document No. 1324557. (Affects Parcel C)
35. Right of Marshall-McCoy Enterprises, a Wisconsin partnership, successor-in-interest to James F. Marshall, David M. Marshall, Richard J. Marshall and David L. Smith, as tenant only, under an unrecorded land lease dated October 29, 1984, as amended pursuant to Amendment to Lease Modification dated December 16, 1992 and recorded February 3, 1993 on Reel 1645, Image 757, as Document No. 1808894 and as assigned pursuant to unrecorded Assignment of Lease by and between James F. Marshall, David M. Marshall, Richard J. Marshall and David L. Smith, as assignor, and Marshall-McCoy Enterprises, a Wisconsin partnership, as assignee, and as disclosed in Document No. 2417381. Rights of Fazoli's Restaurants, Inc., as subtenant only, under a Sublease Agreement dated April 15, 1996 between Marshall-McCoy Enterprises, a Wisconsin partnership, as sublessor, and Fazoli's Restaurants, Inc., as sublessee, as disclosed pursuant to a Memorandum of Sublease dated September 30, 1998 and recorded on March 9, 1999, Reel 2857, Image 1173, as Document No. 2428651, and Memorandum of Sublease dated September 30, 1998 and recorded March 9, 1999, Reel 2857, Image 1178, as Document No. 2428652. Rights of UP, Inc., a Wisconsin corporation, as subsublessee only, under an unrecorded Sub-Sublease Agreement dated May 8, 2000 by and between Fazoli's Restaurants, Inc., a Kentucky corporation, as sub-sublessor, and UP, Inc., as sub-sublessee.
36. Rights of The Firestone Tire & Rubber Company, an Ohio Corporation, as lessee under an unrecorded lease entered into by and between said lessee and Silvernail Associates Limited Partnership, a Wisconsin limited partnership, as lessor, dated August 13, 1987, wherein the subject premises are leased to said lessee for a term of 10 years with an option to renew for 20 years, as set forth in Evidence of Lease dated August 13, 1987 and recorded November 18, 1987 on Reel 957, Image 793, as Document No. 1457261. (Affects Parcel G) and also recorded February 29, 1988 on Reel 978, Image 8, as Document No. 1468708. (Affects Parcel G) and as disclosed in Document No. 2417379.
37. 30' wide ingress and egress easement set forth on Certified Survey Map No. 5377, recorded as Document 1457416, affecting the Northeasterly 15 feet of the subject premises. (Affects Parcel G)
38. Utility Easement granted to Wisconsin Electric Power Company, recorded on Reel 1002, Image 700, as Document No. 1481302. (Affects Parcel G)
39. Avigation Easement entered into by and between Silvernail Shopping Center Associates, a Limited Partnership, an Illinois Partnership and The County of Waukesha, a Municipal Corporation, recorded on Reel 1945, Image 533, as Document No. 1971042. (Affects Parcel C)

40. Avigation Easement entered into by and between Silvernail Shopping Center Associates, a Limited Partnership, an Illinois Partnership and The County of Waukesha, a Municipal Corporation, recorded on Reel 1945, Image 548, as Document No. 1971044. (Affects Parcel G)
41. Leasehold Mortgage, according to the terms and provisions thereof, from Fazoli's Restaurants, Inc. to BANKBOSTON, N.A., as to lessee's interest only, to secure the originally stated indebtedness of \$80,000,000.00 and any other amount payable under the terms thereof dated March 30, 1999 and recorded on April 8, 1999, Reel 2878, Image 463 as Document No. 2444947.

LEGAL DESCRIPTION:
 Parcel A: Lot 2 of Certified Survey Map No. 4515, recorded on May 11, 1984 in Volume 36 of Certified Survey Maps on Pages 107, 108 and 109 as Document No. 1256496, being a part of the NW 1/4 of Section 28, 77N, R15E, City of Waukesha, County of Waukesha, State of Wisconsin.
 ADDRESS: 2100 - 2160 SILVERNAAL RD.
 TAX KEY NO. 374.004

Parcel B: Lot 1 of Certified Survey Map No. 4718, recorded on May 17, 1985 in Volume 36 of Certified Survey Maps on Pages 47, 58, 59 and 100, as Document No. 1296321, being a re-division of Lot 1 of Certified Survey Map No. 4515, recorded May 11, 1984 in Volume 36 of Certified Survey Maps on Pages 107, 108 and 109, as Document No. 1256496, being a part of the NW 1/4 of Section 28, 77N, R15E, City of Waukesha, County of Waukesha, State of Wisconsin.
 ADDRESS: 1900 SILVERNAAL RD.
 Tax Key No. 974.006

ADDRESS: 2050 SILVERNAAL RD.
 TAX KEY NO. WAKG-974.01

- NOTES:**
- ZONING: B-3 GENERAL BUSINESS, PLANNED UNIT DEVELOPMENT SET BACKS: 25' EXCEPT 1' FROM PUBLIC RIGHT-OF-WAY HEIGHT RESTRICTION-3 STORES OR 40 FEET.
 - TRASH ENCLOSURE AT NE CORNER PAR-A AND SIGN ON WEST SIDE OF PAR-B ENCLOSURE ON DOC. NO. 127807, EXC. NO. 17.
 - TRASH ENCLOSURE AT NE CORNER PAR-C ENCLOSURES ON DOC. NO. 1324357, EXC. NO. 24.
 - SECTION 22-52 (4) OF CITY ZONING CODE REQUIRES 2 SF OF OFF-STREET PARKING PER 152 SF OF RETAIL SPACE.
 - PARCELS A, B, C & G MUST MEET THE CODE.
 - PARKING: 16 HANDICAPPED PAR-B, 436 STANDARD PAR-B, 40 STANDARD PAR-C, 2 HANDICAP PAR-C, 19 STANDARD PAR-B, 12 STANDARD PAR-B, 2 HANDICAP

Parcel C:
 Lot 1 of Certified Survey Map No. 4514, recorded on May 9, 1984 in Volume 36 of Certified Survey Maps on Pages 104, 105 and 106 as Document No. 1256493, being a part of the NW 1/4 of Section 28, 77N, R15E, City of Waukesha, County of Waukesha, State of Wisconsin.
 ADDRESS: 1900 SILVERNAAL RD.
 Tax Key No. 974.006

Parcel G:
 Lot 1 of Certified Survey Map No. 5377, recorded November 19, 1987 in Volume 43 of Certified Survey Maps on Pages 173-176 inclusive, as Document No. 1457416, being a re-division of Parcel 1 of Certified Survey Map No. 4514, recorded in Volume 36 of Certified Survey Maps on Pages 104-106 as Document No. 1256493, being a part of the NW 1/4 of Section 28, 77N, R15E, City of Waukesha, County of Waukesha, State of Wisconsin.
 ADDRESS: 1900 SILVERNAAL RD.
 Tax Key No. 974.016

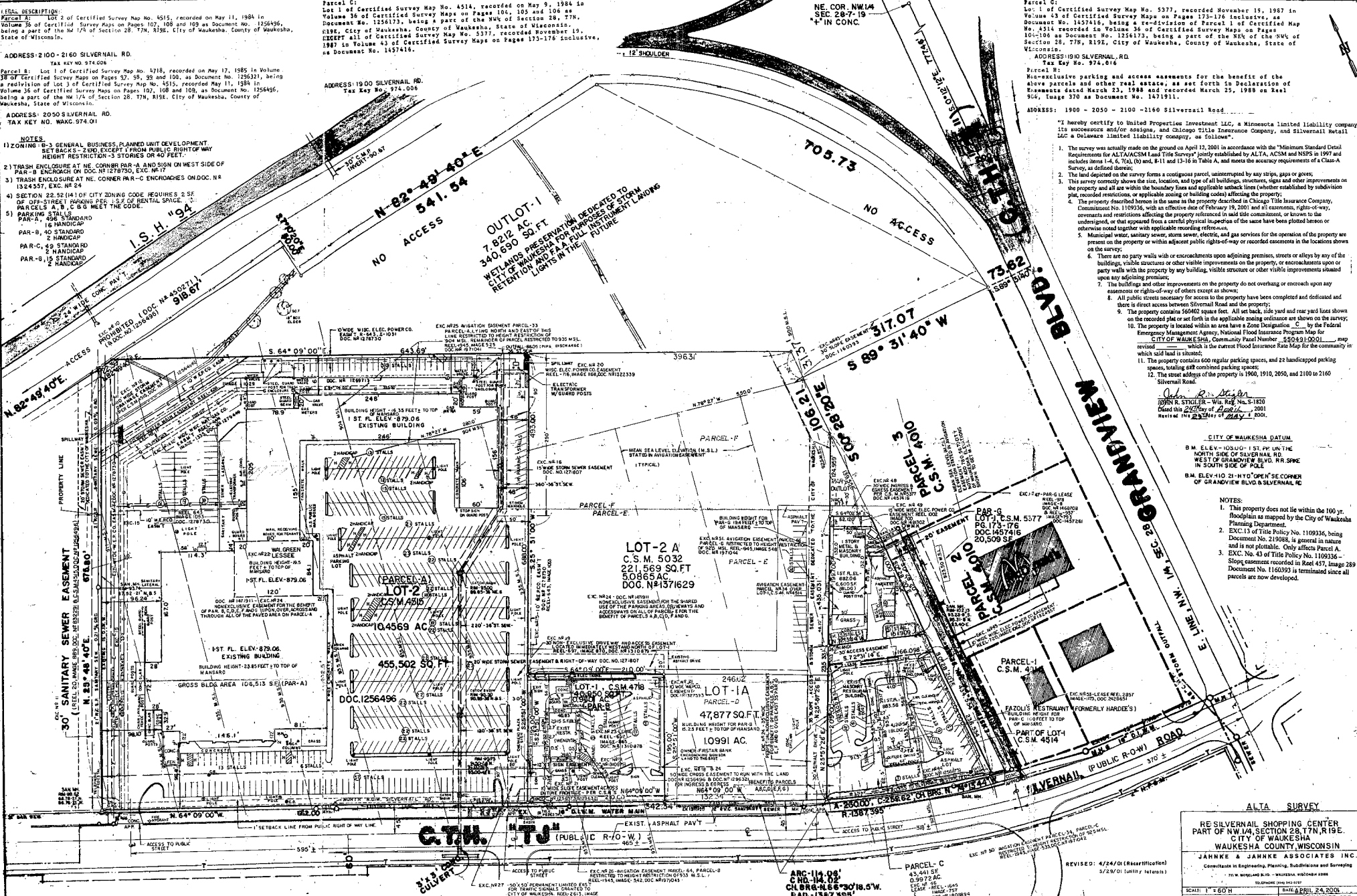
Parcel H:
 Non-exclusive parking and access easements for the benefit of the above parcels and other real estate, as set forth in Declaration of Easements dated March 23, 1988 and recorded March 25, 1988 on Real 906, Trage 370 as Document No. 1421911.

- "I hereby certify to United Properties Investment LLC, a Minnesota Limited Liability company its successors and/or assigns, and Chicago Title Insurance Company, and Silvernaal Retail LLC a Delaware Limited Liability company, as follows:
- The survey was actually made on the ground on April 12, 2001 in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established by ALTA, ACSM and NSPS in 1997 and includes items 14-A, 7(b), (c) and (d), #11 and 13-16 in Table A, and meets the accuracy requirements of a Class-A Survey, as defined therein.
 - The land depicted on the survey forms a contiguous parcel, uninterupted by any strips, paths or green.
 - This survey correctly shows the size, location, and type of all buildings, structures, signs and other improvements on the property and all easements and other interests therein (whether established by subdivision plat, recorded restrictions, or applicable zoning or building codes) affecting the property.
 - The property described herein is the same as the property described in Chicago Title Insurance Company, Commission No. 1109336, with an effective date of February 19, 2001 and all easements, rights-of-way, encumbrances and restrictions affecting the property referenced in said title commitment, or known to the undersigned, or that appeared from a careful physical inspection of the same have been plotted hereon or otherwise noted together with applicable recording references.
 - Municipal water, sanitary sewer, storm sewer, electric, and gas services for the operation of the property are present on the property or within adjacent public rights-of-way or recorded easements in the locations shown on the survey.
 - There are no party walls or encroachments upon adjoining premises, streets or alleys by any of the buildings, visible structures or other visible improvements on the property, or encroachments upon or party walls with the property by any building, visible structure or other visible improvements situated upon any adjoining premises.
 - The buildings and other improvements on the property do not overhang or encroach upon any easement or right-of-way of others except as shown.
 - All public access necessary for access to the property have been completed and dedicated and there is direct access between Silvernaal Road and the property.
 - The property contains 56040 square feet. All set back, side yard and rear yard lines shown on the survey are in the recorded plat or set forth in the applicable zoning ordinance as shown on the survey.
 - The property is located within an area have a Zone Designation "C" by the Federal Emergency Management Agency, National Flood Insurance Program Map for the CITY OF WAUKESHA, Community Flood Number: 5504310001, map revised 11/2000, which is the current Flood Insurance Rate Map for the community in which said land is situated.
 - The property contains 600 regular parking spaces, and 22 handicapped parking spaces, totaling 622 combined parking spaces.
 - The street address of the property is 1900, 1910, 2050, and 2100 to 2160 Silvernaal Road.

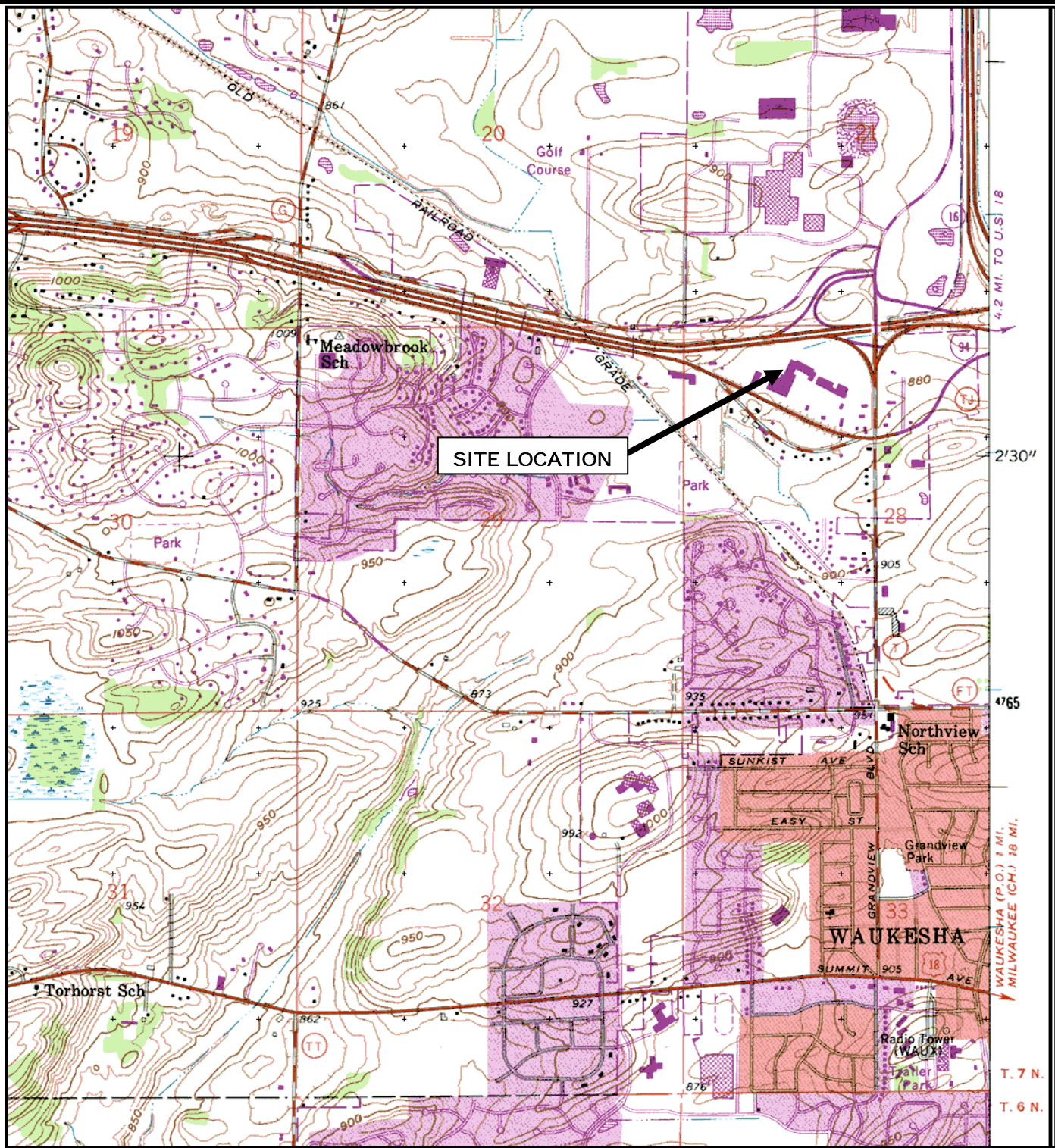
John R. Stigler
 JOHN R. STIGLER - Wis. Reg. No. S-1820
 Dated this 22nd day of April, 2001
 Revised: the 22nd day of May, 2001

CITY OF WAUKESHA DATUM
 B.M. ELEV. 100.00' ± ST. PIN IN THE NORTH SIDE OF SILVERNAAL RD. WEST OF GRANDVIEW BLVD. N.R. 59W IN ELEV. SIDE OF POLE
 B.M. ELEV. 110.21' ± HYD. OPEN SE CORNER OF GRANDVIEW BLVD. & SILVERNAAL RD.

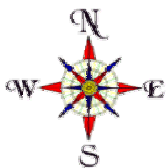
- NOTES:**
- This property does not lie within the 100 yr. floodplain as mapped by the City of Waukesha Planning Department.
 - EXC. 13 of Title Policy No. 1109336, being Document No. 219088, is general in nature and is not shown.
 - EXC. No. 43 of Title Policy No. 1109336, being Document No. 1160393 is terminated since all parcels are now developed.




RE SILVERNAAL SHOPPING CENTER
 PART OF NW 1/4, SECTION 28, 77N, R15E
 CITY OF WAUKESHA
 WAUKESHA COUNTY, WISCONSIN
 JANKNE & JANKNE ASSOCIATES INC.
 Consultants in Engineering, Planning, Subdivisions and Surveying
 770 W. WASHINGTON ST. - WAUKESHA, WISCONSIN 53091
 TELEPHONE 783-2222
 FAX 783-2223
 DATE: APRIL 24, 2001
 SCALE: 1" = 60'
 DRAWN BY: S. CHICKO AND J. J. THE NO PREPARED BY: SBT
 REVISION: 4/24/01 (Reclassification)
 5/23/01 (Utility Reliefs)
 SHEET 1 OF 1



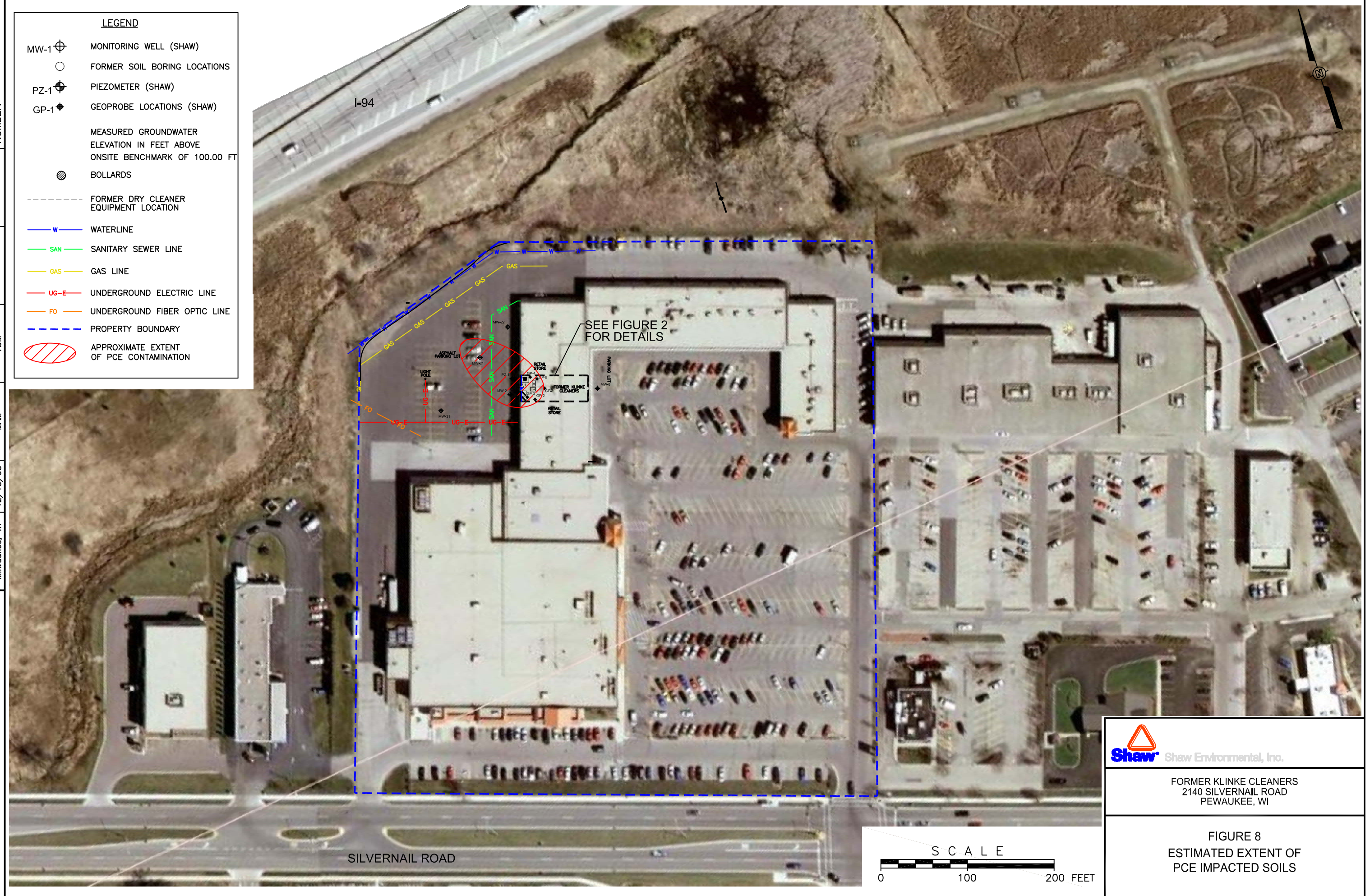
Source: USGS *Hartland, Wisconsin* 7.5-minute Series (topographic) Quadrangle Map
 Scale: 1:24,000
 Site: NE ¼ of the NW ¼, Section 28, Township 7N, Range 19E



 Project No. 117414	Former Klinke Cleaners Site 2140 Silvernail Road Pewaukee, Wisconsin
	Figure 1 Site Location Map

OFFICE Milwaukee, WI
 DATE 12/13/05
 DESIGNED BY MAM
 DRAWN BY AJM
 CHECKED BY --
 APPROVED BY --
 DRAWING NUMBER 117414_6

LEGEND	
MW-1 ⊕	MONITORING WELL (SHAW)
○	FORMER SOIL BORING LOCATIONS
PZ-1 ⊕	PIEZOMETER (SHAW)
GP-1 ◆	GEOPROBE LOCATIONS (SHAW)
	MEASURED GROUNDWATER ELEVATION IN FEET ABOVE ONSITE BENCHMARK OF 100.00 FT
●	BOLLARDS
---	FORMER DRY CLEANER EQUIPMENT LOCATION
— W —	WATERLINE
— SAN —	SANITARY SEWER LINE
— GAS —	GAS LINE
— UG-E —	UNDERGROUND ELECTRIC LINE
— FO —	UNDERGROUND FIBER OPTIC LINE
- - - - -	PROPERTY BOUNDARY
⊕	APPROXIMATE EXTENT OF PCE CONTAMINATION



Shaw Shaw Environmental, Inc.

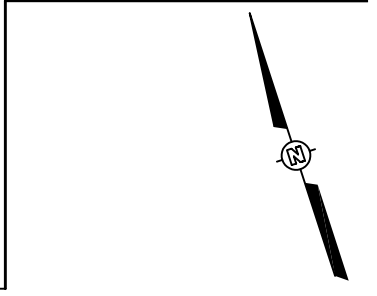
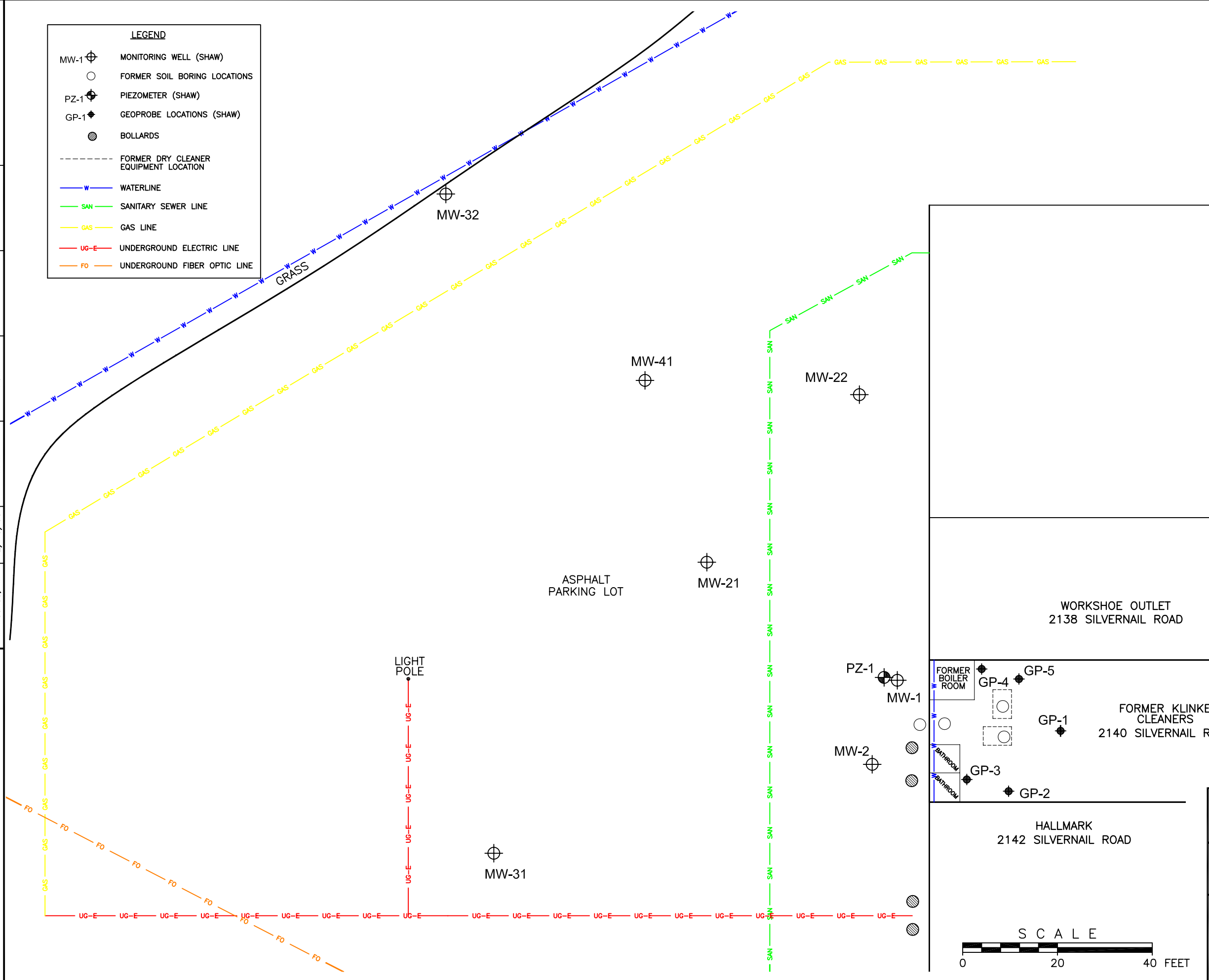
FORMER KLINKE CLEANERS
 2140 SILVERNAIL ROAD
 PEWAUKEE, WI

FIGURE 8
 ESTIMATED EXTENT OF
 PCE IMPACTED SOILS

OFFICE: Milwaukee, WI
 DATE: 12/13/05
 DESIGNED BY: MAM
 DRAWN BY: AJM
 CHECKED BY: --
 APPROVED BY: --
 DRAWING NUMBER: 117414_5

LEGEND

- MW-1 MONITORING WELL (SHAW)
- FORMER SOIL BORING LOCATIONS
- PZ-1 PIEZOMETER (SHAW)
- GP-1 GEOPROBE LOCATIONS (SHAW)
- BOLLARDS
- FORMER DRY CLEANER EQUIPMENT LOCATION
- WATERLINE
- SANITARY SEWER LINE
- GAS LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND FIBER OPTIC LINE



FORMER KLINKE CLEANERS
 2140 SILVERNAIL ROAD
 PEWAUKEE, WI

FIGURE 2
 SOIL BORING & MONITORING WELL
 LOCATION MAP

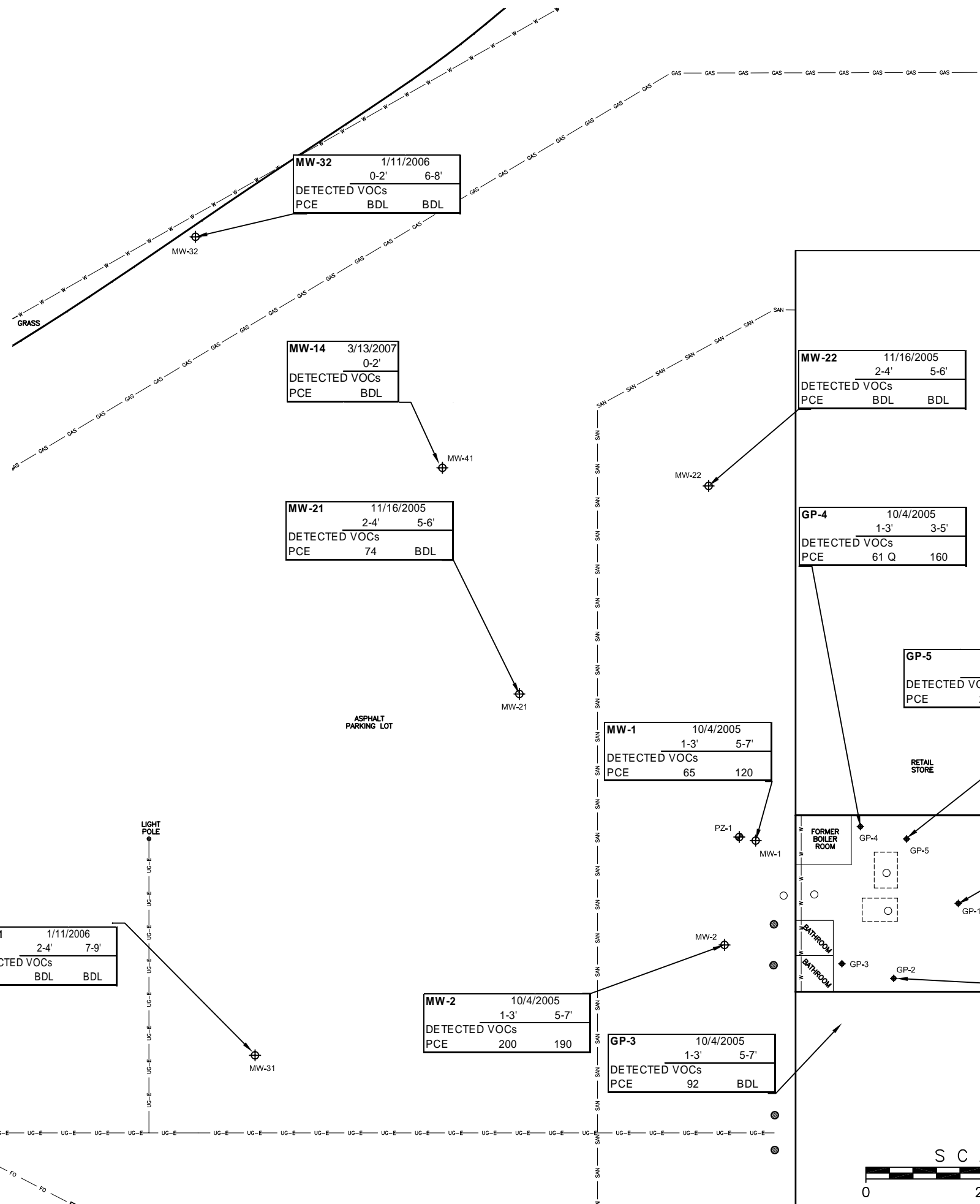
LEGEND

- MW-1 ⊕ MONITORING WELL (SHAW)
- FORMER SOIL BORING LOCATIONS
- PZ-1 ⊕ PIEZOMETER (SHAW)
- GP-1 ⊕ GEOPROBE LOCATIONS (SHAW)
- BOLLARDS
- FORMER DRY CLEANER EQUIPMENT LOCATION
- W — WATERLINE
- SAN — SANITARY SEWER LINE
- GAS — GAS LINE
- UG-E — UNDERGROUND ELECTRIC LINE
- FO — UNDERGROUND FIBER OPTIC LINE

CHEMICAL KEY
PCE: TETRACHLOROETHENE

ABBREVIATIONS
BDL: BELOW DETECTION LIMIT
VOC: VOLATILE ORGANIC COMPOUND
ug/kg: MICROGRAMS PER KILOGRAM

NOTES
ALL UNITS EXPRESSED IN (ug/kg)



MW-31	1/11/2006
DETECTED VOCs	2-4' 7-9'
PCE	BDL BDL

MW-21	11/16/2005
DETECTED VOCs	2-4' 5-6'
PCE	74 BDL

MW-14	3/13/2007
DETECTED VOCs	0-2'
PCE	BDL

MW-32	1/11/2006
DETECTED VOCs	0-2' 6-8'
PCE	BDL BDL

MW-2	10/4/2005
DETECTED VOCs	1-3' 5-7'
PCE	200 190

GP-3	10/4/2005
DETECTED VOCs	1-3' 5-7'
PCE	92 BDL

MW-1	10/4/2005
DETECTED VOCs	1-3' 5-7'
PCE	65 120

GP-1	10/4/2005
DETECTED VOCs	1-3' 3-5'
PCE	BDL BDL

GP-2	10/4/2005
DETECTED VOCs	1-3' 3.5-5.5'
PCE	190 BDL

GP-4	10/4/2005
DETECTED VOCs	1-3' 3-5'
PCE	61 Q 160

GP-5	10/4/2005
DETECTED VOCs	1-3' 3-5'
PCE	220 66

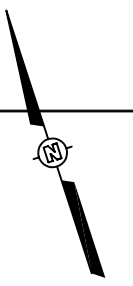
MW-22	11/16/2005
DETECTED VOCs	2-4' 5-6'
PCE	BDL BDL

MW-3	10/4/2005
DETECTED VOCs	1-3' 3-5'
PCE	BDL BDL

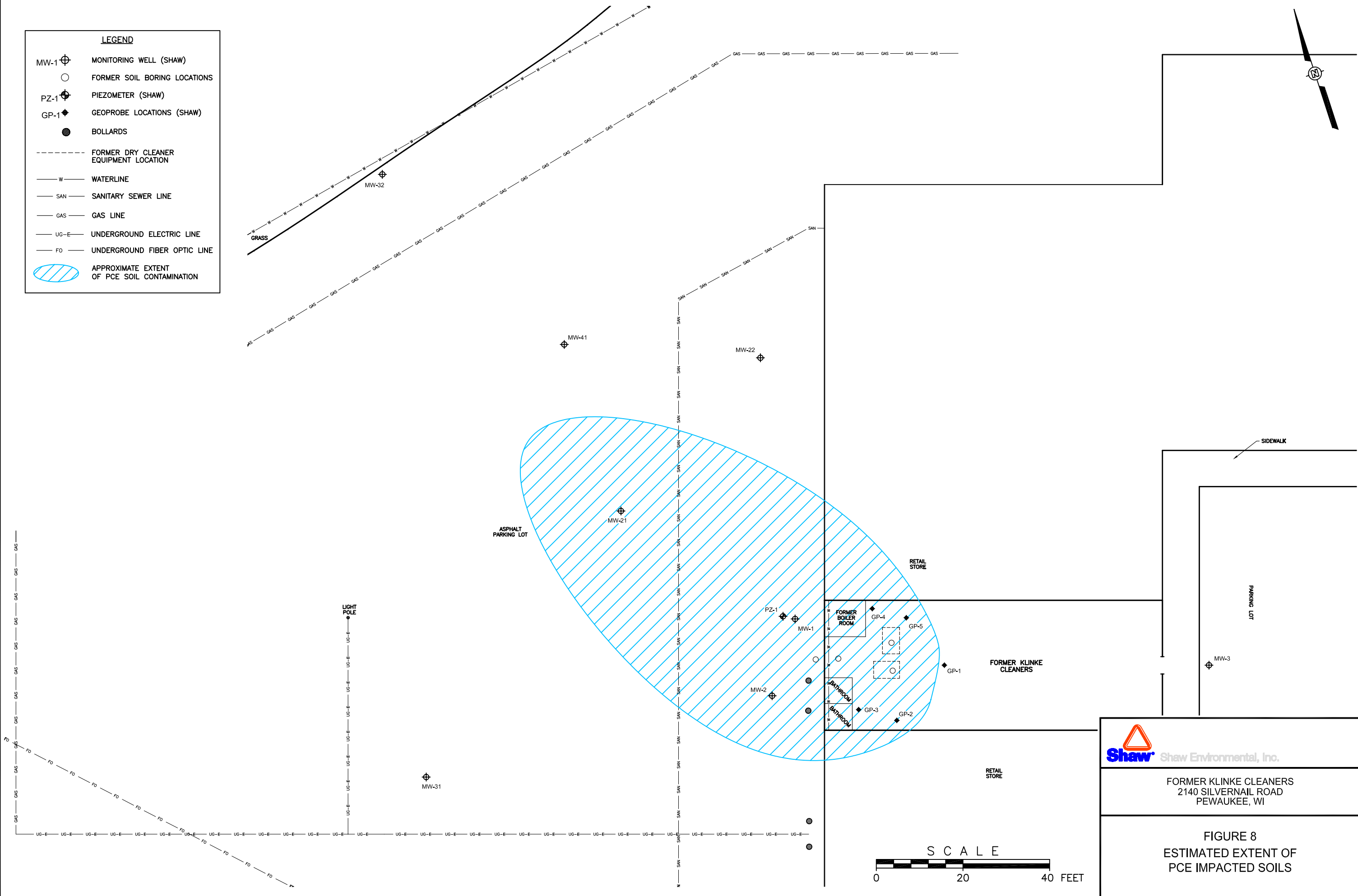


FORMER KLINKE CLEANERS
2140 SILVERNAIL ROAD
PEWAUKEE, WI

FIGURE 7
SOIL QUALITY MAP



LEGEND	
MW-1	MONITORING WELL (SHAW)
○	FORMER SOIL BORING LOCATIONS
PZ-1	PIEZOMETER (SHAW)
◆	GEOPROBE LOCATIONS (SHAW)
●	BOLLARDS
---	FORMER DRY CLEANER EQUIPMENT LOCATION
— W —	WATERLINE
— SAN —	SANITARY SEWER LINE
— GAS —	GAS LINE
— UG-E —	UNDERGROUND ELECTRIC LINE
— FO —	UNDERGROUND FIBER OPTIC LINE
	APPROXIMATE EXTENT OF PCE SOIL CONTAMINATION



FORMER KLINKE CLEANERS
2140 SILVERNAIL ROAD
PEWAUKEE, WI

FIGURE 8
ESTIMATED EXTENT OF
PCE IMPACTED SOILS

**Summary of Detected Soil VOC Results
Former Klinke Cleaners Property Site
2140 Silvernail Road
Pewaukee, Wisconsin**

Boring/Well Number	Units	NR 720.09		NR 746.06		GP-1		GP-2		GP-3	
		Generic RCLs	Table 1 (Product)	Table 2 (Contact)		10/4/2005 1-3'	10/4/2005 3-5'	10/4/2005 1-3'	10/4/2005 3.5-5.5'	10/4/2005 1-3'	10/4/2005 5-7'
PID	ppm/v					< 10	< 10	< 10	< 10	< 10	< 10
Tetrachloroethene (PCE)	µg/kg	NES	NES	NES		< 25	< 25	190	< 25	92	< 25

NOTES:

NA = not analyzed

NES = no established standard

PID = photoionization detector/organic vapor meter results

ppm/v = parts per million per volume

µg/kg = micrograms per kilogram

VOCs = Volatile Organic Compounds

Red/Bold = Wisconsin Administrative Code NR 720.09 Generic Residual Contaminant Level (RCL) exceedence

Blue/Italic = Wisconsin Administrative Code NR 746.06 Table 2 (Direct Contact) exceedence

[Violet/Bold] = Wisconsin Administrative Code NR 746.06 Table 1 (Product Indicator) exceedence

**Summary of Detected Soil VOC Results
Former Klinke Cleaners Property Site
2140 Silvernail Road
Pewaukee, Wisconsin**

Boring/Well Number	Units	NR 720.09		NR 746.06		GP-4		GP-5		MW-1	
		Generic RCLs	Table 1 (Product)	Table 2 (Contact)		10/4/2005 1-3'	10/4/2005 3-5'	10/4/2005 1-3'	10/4/2005 3-5'	10/4/2005 1-3'	10/4/2005 5-7'
PID	ppm/v				< 10	< 10	< 10	< 10	< 10	< 10	
Tetrachloroethene (PCE)	µg/kg	NES	NES	NES	61	Q 160	220	66	65	120	

NOTES:

NA = not analyzed

NES = no established standard

PID = photoionization detector/organic vapor meter results

ppm/v = parts per million per volume

µg/kg = micrograms per kilogram

VOCs = Volatile Organic Compounds

Red/Bold = Wisconsin Administrative Code NR 720.09 Generic Residual Contaminant Level (RCL) exceedence

Blue/Italic = Wisconsin Administrative Code NR 746.06 Table 2 (Direct Contact) exceedence

[Violet/Bold] = Wisconsin Administrative Code NR 746.06 Table 1 (Product Indicator) exceedence

**Summary of Detected Soil VOC Results
Former Klinke Cleaners Property Site
2140 Silvernail Road
Pewaukee, Wisconsin**

Boring/Well Number	Units	NR 720.09		NR 746.06		MW-2		MW-3		MW-21	
		Generic RCLs	Table 1 (Product)	Table 2 (Contact)		10/4/2005 1-3'	10/4/2005 5-7'	10/4/2005 1-3'	10/4/2005 3-5'	11/16/2005 2-4'	11/16/2005 5-6'
PID	ppm/v					< 10	< 10	< 10	< 10	< 10	< 10
Tetrachloroethene (PCE)	µg/kg	NES	NES	NES		200	190	< 25	< 25	74	< 25

NOTES:

NA = not analyzed

NES = no established standard

PID = photoionization detector/organic vapor meter results

ppm/v = parts per million per volume

µg/kg = micrograms per kilogram

VOCs = Volatile Organic Compounds

Red/Bold = Wisconsin Administrative Code NR 720.09 Generic Residual Contaminant Level (RCL) exceedence

Blue/Italic = Wisconsin Administrative Code NR 746.06 Table 2 (Direct Contact) exceedence

[Violet/Bold] = Wisconsin Administrative Code NR 746.06 Table 1 (Product Indicator) exceedence

**Summary of Detected Soil VOC Results
Former Klinke Cleaners Property Site
2140 Silvernail Road
Pewaukee, Wisconsin**

Boring/Well Number	Units	NR 720.09		NR 746.06		MW-22		MW-31		MW-32		MW-41
		Generic RCLs	Table 1 (Product)	Table 2 (Contact)	Table 2 (Contact)	11/16/2005 2-4'	11/16/2005 5-6'	1/11/2006 2-4'	1/11/2006 7-9'	1/11/2006 0-2'	1/11/2006 6-8'	3/13/2007 0-2'
PID	ppm/v					< 10	< 10	< 10	< 10	15	< 10	< 10
Tetrachloroethene (PCE)	µg/kg	NES	NES	NES		< 25	< 25	< 25	< 25	< 25	< 25	< 25

NOTES:

NA = not analyzed

NES = no established standard

PID = photoionization detector/organic vapor meter results

ppm/v = parts per million per volume

µg/kg = micrograms per kilogram

VOCs = Volatile Organic Compounds

Red/Bold = Wisconsin Administrative Code NR 720.09 Generic Residual Contaminant Level (RCL) exceedence

Blue/Italic = Wisconsin Administrative Code NR 746.06 Table 2 (Direct Contact) exceedence

[Violet/Bold] = Wisconsin Administrative Code NR 746.06 Table 1 (Product Indicator) exceedence

**Summary of Detected Groundwater VOC Results
Former Klinke Cleaners Property Site
2140 Silvernail Road
Pewaukee, Wisconsin**

Well Number	NR 140.10 Table 1			MW-1						MW-2						MW-3											
	Sample Date	Units	PAL	ES	10/11/2005	1/16/2006	4/24/2006	7/31/2006	3/14/2007	6/11/2007	10/11/2005	1/16/2006 (Duplicate)	1/16/2006	4/24/2006	7/31/2006	3/14/2007	6/11/2007	10/11/2005	1/16/2006	4/24/2006	4/24/2006 (Duplicate)	7/31/2006					
cis-1,2-Dichloroethene (DCE)	µg/l	7	70		140	76	65	120	27	19	9.4	1.5	1.8	Q	0.93	Q	1.6	Q	0.54	J	0.86	Ja	< 0.83	< 0.83	< 0.83	< 0.83	< 0.83
Tetrachloroethene (PCE)	µg/l	0.5	5		51	22	7.3	12	54	75	15	37	36		25		16		50		42		< 0.45	< 0.45	< 0.45	< 0.45	< 0.45
trans-1,2-Dichloroethene (DCE)	µg/l	20	100		4.5	5	6	8.2	1.4	J	1.2	Ja		< 0.89	< 0.89	< 0.89	< 0.89	< 0.89	< 0.2	< 0.5		< 0.89	< 0.89	< 0.89	< 0.89	< 0.89	< 0.89
Trichloroethene (TCE)	µg/l	0.5	5		60	17	14	36	11	13	2.9	1.8	1.8		1.9		2.5		0.76		1.5		< 0.48	< 0.48	< 0.48	< 0.48	< 0.48
Vinyl Chloride	µg/l	0.02	0.2		0.27	< 0.18	< 0.18	0.22	Q	< 0.2	< 0.2		< 0.18	< 0.18	< 0.18	< 0.18	< 0.18	< 0.18	< 0.2	< 0.2		< 0.18	< 0.18	< 0.18	< 0.18	< 0.18	

Well Number	NR 140.10 Table 1			MW-21						MW-22								
	Sample Date	Units	PAL	ES	11/18/2005	11/18/05 (Duplicate)	1/16/2006	4/24/2006	7/31/2006	3/14/2007	6/11/2007	11/18/2005	1/16/2006	4/24/2006	7/31/2006	3/14/2007	6/11/2007	
cis-1,2-Dichloroethene (DCE)	µg/l	7	70		1.4	1.4	< 0.83	< 0.83	1.2	Q	< 0.5	< 0.5	< 0.83	< 0.83	< 0.83	< 0.83	< 0.5	< 0.5
Tetrachloroethene (PCE)	µg/l	0.5	5		14	16	130	< 0.45	16		53	< 68	< 0.45	< 0.45	< 0.45	< 0.45	< 0.5	< 0.5
trans-1,2-Dichloroethene (DCE)	µg/l	20	100		< 0.89	< 0.89	< 0.89	< 0.89	< 0.89	< 0.2	< 0.2	< 0.2	< 0.89	< 0.89	< 0.89	< 0.89	< 0.5	< 0.5
Trichloroethene (TCE)	µg/l	0.5	5		6.4	7	9.8	< 9.8	2		7.1	13	< 0.48	< 0.48	< 0.48	< 0.48	< 0.2	< 0.2
Vinyl Chloride	µg/l	0.02	0.2		< 0.18	< 0.18	< 0.18	< 0.18	< 0.18	< 0.2	< 0.2	< 0.2	< 0.18	< 0.18	< 0.18	< 0.18	< 0.2	< 0.2

Well Number	NR 140.10 Table 1			MW-31			MW-32					PZ-1				MW-41			
	Sample Date	Units	PAL	ES	1/16/2006	4/24/2006	7/31/2006	1/16/2006	4/24/2006	7/31/2006	7/31/2006 (Duplicate)	3/14/2007	6/11/2007	10/11/2005	1/16/2006	4/24/2006	7/31/2006	3/14/2007	6/11/2007
cis-1,2-Dichloroethene (DCE)	µg/l	7	70		< 0.83	< 0.83	< 0.83	< 0.83	< 0.83	< 0.83	1.2	< 0.5	< 0.5	< 0.83	< 0.83	< 0.83	< 0.83	< 0.5	< 0.5
Tetrachloroethene (PCE)	µg/l	0.5	5		< 0.45	< 0.45	< 0.45	< 0.45	< 0.45	< 0.45	16	< 0.5	< 0.5	< 0.45	< 0.45	< 0.45	< 0.45	< 0.5	< 0.5
trans-1,2-Dichloroethene (DCE)	µg/l	20	100		< 0.89	< 0.89	< 0.89	< 0.89	< 0.89	< 0.89	< 0.89	< 0.5	< 0.5	< 0.89	< 0.89	< 0.89	< 0.89	< 0.5	< 0.5
Trichloroethene (TCE)	µg/l	0.5	5		< 0.48	< 0.48	< 0.48	< 0.48	< 0.48	< 0.48	2	< 0.2	< 0.2	< 0.48	< 0.48	< 0.48	< 0.48	< 0.2	< 0.2
Vinyl Chloride	µg/l	0.02	0.2		< 0.18	< 0.18	< 0.18	< 0.18	< 0.18	< 0.18	< 0.18	< 0.2	< 0.2	< 0.18	< 0.18	< 0.18	< 0.18	< 0.2	< 0.2

NOTES
 [D] = duplicate sample
 NA = not analyzed
 NES = no established standard
 µg/l = micrograms per liter
 Q = analyte detected between the limit of detection (LOD) and limit of quantitation (LOQ)
 J = Concentration detected equal or greater than the method detection limit but less than the reporting limit
 Ja = Results reported between the method detection limit (MDL) and the limit of quantitation (LOQ) are less certain than results at or above the LOQ
Red/Bold = Wisconsin Administrative Code NR 140 Enforcement Standard (ES) exceedence
Blue/Italic = Wisconsin Administrative Code NR 140 Preventive Action Limit (PAL) exceedence

OFFICE: Milwaukee, WI
 DATE: 12/13/05
 DESIGNED BY: MAM
 DRAWN BY: A/JM
 CHECKED BY:
 APPROVED BY:
 DRAWING NUMBER: 117414-2007

LEGEND

- MW-1 ⊕ MONITORING WELL (SHAW)
- FORMER SOIL BORING LOCATIONS
- PZ-1 ⊕ PIEZOMETER (SHAW)
- GP-1 ◆ GEOPROBE LOCATIONS (SHAW)
- BOLLARDS
- FORMER DRY CLEANER EQUIPMENT LOCATION
- W WATERLINE
- SAN SANITARY SEWER LINE
- GAS GAS LINE
- UG-E UNDERGROUND ELECTRIC LINE
- FO UNDERGROUND FIBER OPTIC LINE

CHEMICAL KEY

DCE: DICHLOROETHENE
 PCE: TETRACHLOROETHENE
 TCE: TRICHLOROETHENE
 VCL: VINYL CHLORIDE

ABBREVIATIONS

BDL: BELOW DETECTION LIMIT
 VOC: VOLATILE ORGANIC COMPOUND
 ug/L: MICROGRAMS PER LITER
 NI: NOT INSTALLED
 Q: ANALYTE DETECTED BETWEEN THE LIMIT OF DETECTION (LOD) AND LIMIT OF QUANTITATION (LOQ)
 J: CONCENTRATION DETECTED EQUAL TO OR GREATER THAN THE DETECTION LIMIT BUT LESS THAN THE REPORTING LIMIT
 Ja: RESULTS REPORTED BETWEEN THE METHOD DETECTION LIMIT (MDL) AND LIMIT OF QUANTITATION (LOQ) ARE LESS CERTAIN THAN RESULTS AT OR ABOVE THE LOQ

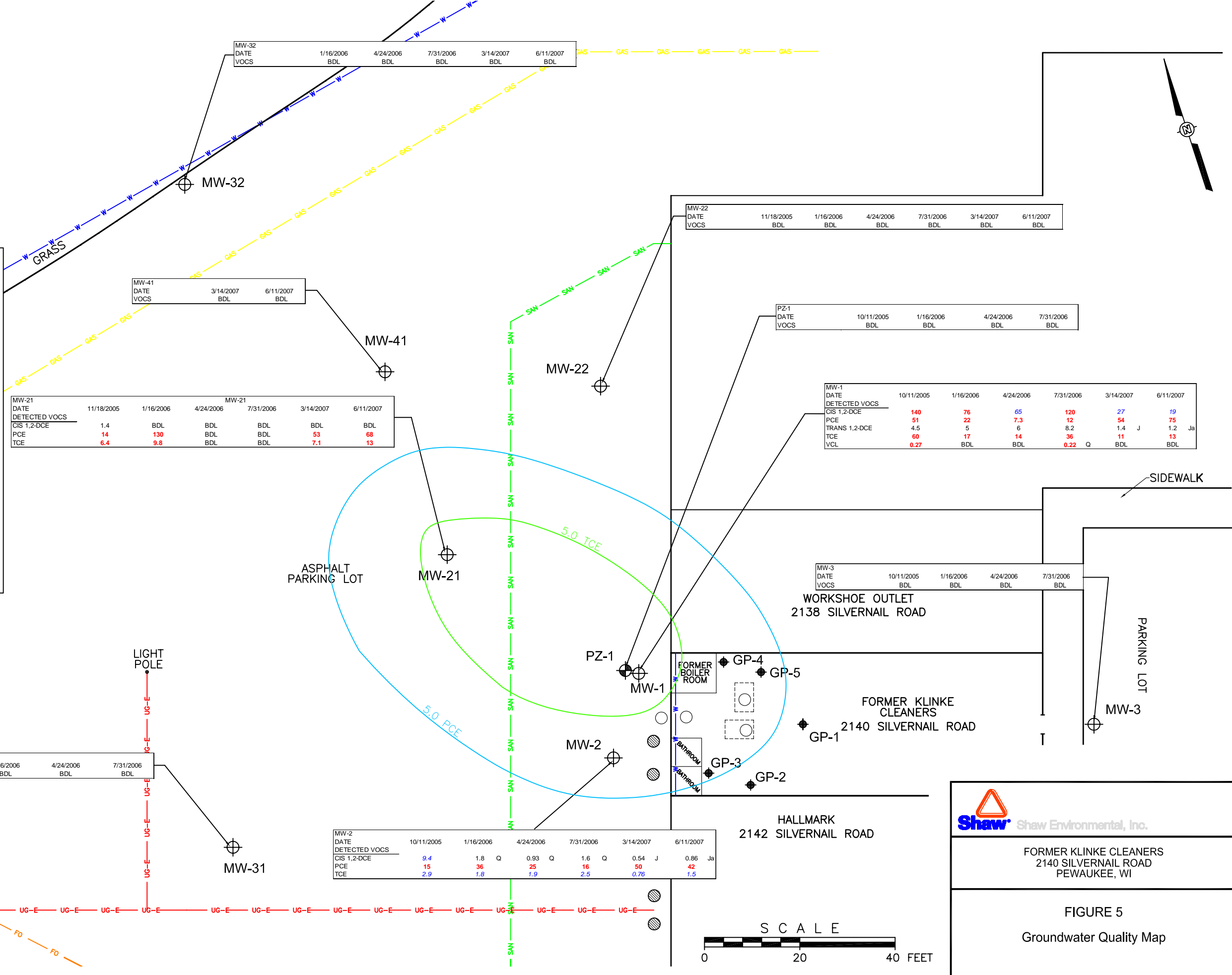
NOTES

RESULTS EXPRESSED IN (ug/L)

GROUNDWATER COLOR KEY

BLUE: WISCONSIN ADMINISTRATIVE CODE NR140 PREVENTATIVE ACTION LIMIT (PAL) EXCEEDANCE
 RED: WISCONSIN ADMINISTRATIVE CODE NR 140 ENFORCEMENT STANDARD (ES) EXCEEDANCE

5.0 PCE ESTIMATED EXTENT: PCE ENFORCEMENT STANDARD CONCENTRATION CONTOUR (5 ug/L)
 5.0 TCE ESTIMATED EXTENT: TCE ENFORCEMENT STANDARD CONCENTRATION CONTOUR (5 ug/L)



FORMER KLINKE CLEANERS
 2140 SILVERNAIL ROAD
 PEWAUKEE, WI

FIGURE 5
 Groundwater Quality Map



**Summary of Groundwater Elevations
Former Klinke Cleaners Property Site
2140 Silvernail Road
Pewaukee, Wisconsin**

Well Number	Measurement Date	Top of Casing		Screen Interval		Depth to Water (ft btoc)	Water Elevation (ft bm)	Change in Water Elevation (ft)
		Elevation (ft bm)	Top (ft btoc)	Bottom (ft btoc)				
MW-1	10/11/2005	99.48	96.48	86.78	4.40	95.08		
	1/18/2006	99.48	96.48	86.78	3.70	95.78	0.70	
	4/24/2006	99.48	96.48	86.78	3.32	96.16	0.38	
	7/31/2006	99.48	96.48	86.78	3.64	95.84	0.06	
	3/13/2007	99.48	96.48	86.78	2.18	97.30	1.52	
	6/11/2007	99.48	96.48	86.78	2.97	96.51	0.35	
MW-2	10/11/2005	99.71	96.71	86.92	4.53	95.18		
	11/16/2005	99.71	96.71	86.94	4.24	95.47	0.29	
	11/18/2005	99.71	96.71	86.96	4.23	95.48	0.01	
	1/18/2006	99.71	96.71	86.96	3.92	95.79	0.31	
	4/24/2006	99.71	96.71	86.96	3.51	96.20	0.41	
	7/31/2006	99.71	96.71	86.96	3.80	95.91	0.12	
	3/13/2007	99.71	96.71	86.96	2.29	97.42	1.63	
	6/11/2007	99.71	96.71	86.96	3.24	96.47	0.27	
MW-3	10/11/2005	99.63	96.63	86.99	4.39	95.24		
	11/16/2005	99.63	96.63	87.01	4.23	95.40	0.16	
	11/18/2005	99.63	96.63	87.03	4.13	95.50	0.10	
	1/18/2006	99.63	96.63	87.03	3.70	95.93	0.43	
	4/24/2006	99.63	96.63	87.03	3.26	96.37	0.44	
	7/31/2006	99.63	96.63	87.03	3.55	96.08	0.15	
	3/13/2007	99.63	96.63	87.03	2.75	96.88	0.95	
	6/11/2007	99.63	96.63	87.03	2.67	96.96	0.59	
PZ-1	10/11/2005	99.49	96.49	71.99	4.02	95.47		
	1/18/2006	99.49	96.49	71.99	3.02	96.47	1.00	
	4/24/2006	99.49	96.49	71.99	2.60	96.89	0.42	
	7/31/2006	99.49	96.49	71.99	3.71	95.78	-0.69	
	3/13/2007	99.49	96.49	71.99	1.93	97.56	1.09	
	6/11/2007	99.49	96.49	71.99	2.64	96.85	-0.04	
MW-21	11/16/2005	98.96	95.96	86.51	3.72	95.24		
	11/18/2005	98.96	95.96	86.52	3.64	95.32	0.08	
	1/18/2006	98.96	95.96	86.52	3.02	95.94	0.62	
	4/24/2006	98.96	95.96	86.52	2.74	96.22	0.28	
	7/31/2006	98.96	95.96	86.52	3.11	95.85	-0.09	
	3/13/2007	98.96	95.96	86.52	2.38	96.58	0.64	
	6/11/2007	98.96	95.96	86.52	2.48	96.48	0.26	
	MW-22	11/16/2005	99.52	96.52	86.82	4.30	95.22	
11/18/2005		99.52	96.52	86.82	4.27	95.25	0.03	
1/18/2006		99.52	96.52	86.82	3.78	95.74	0.49	
4/24/2006		99.52	96.52	86.82	3.46	96.06	0.32	
7/31/2006		99.52	96.52	86.82	3.78	95.74	0.00	
3/13/2007		99.52	96.52	86.82	1.51	98.01	-2.27	
6/11/2007		99.52	96.52	86.82	3.17	96.35	-0.29	
MW-31	1/18/2006	98.24	95.24	85.69	2.06	96.18		
	4/24/2006	98.24	95.24	85.69	1.73	96.51	0.33	
	7/31/2006	98.24	95.24	85.69	2.05	96.19	-0.32	
	3/13/2007	98.24	95.24	85.69	0.95	97.29	0.78	
	6/11/2007	98.24	95.24	85.69	1.64	96.60	0.41	
MW-32	1/18/2006	97.73	94.73	85.32	1.85	95.88		
	4/24/2006	97.73	94.73	85.32	1.66	96.07	0.19	
	7/31/2006	97.73	94.73	85.32	1.96	95.77	-0.30	
	3/13/2007	97.73	94.73	85.32	0.70	97.03	0.96	
	6/11/2007	97.73	94.73	85.32	1.49	96.24	0.47	
MW-41	3/13/2007	98.74	96.74	85.64	1.41	97.33		
	6/11/2007	98.74	96.74	85.64	2.35	96.39	-0.94	

NOTES

ft bm = feet relative to on-site benchmark, elevation = 100 ft

ft btoc = feet below top of casing

MW-1 and PZ-1 inaccessible in November 2005

Checked by: _____ Approved by: _____

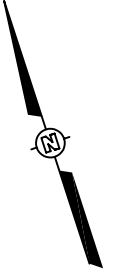
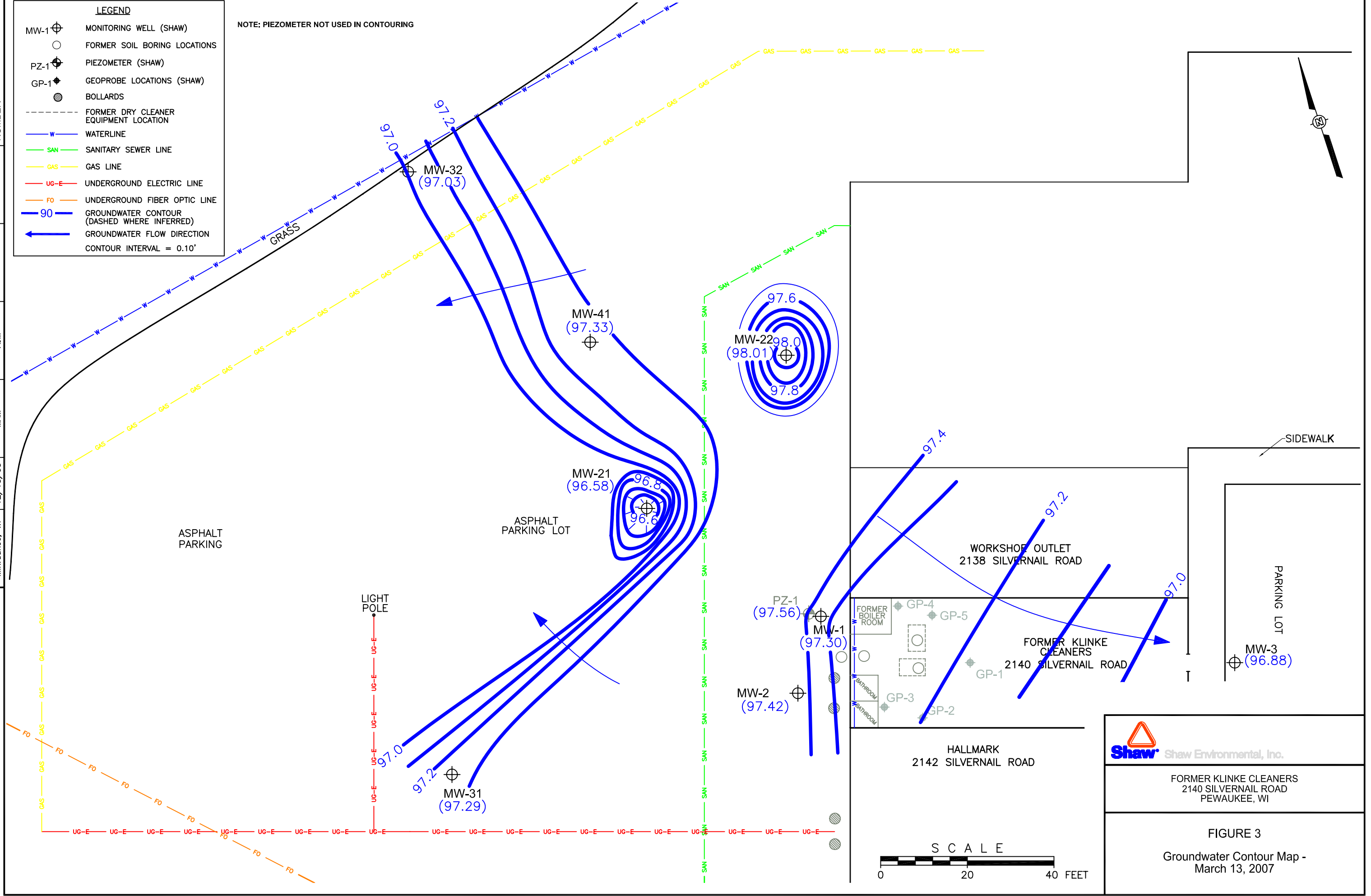
OFFICE Milwaukee, WI
 DATE 12/13/05
 DESIGNED BY MAM
 DRAWN BY AJM
 CHECKED BY --
 APPROVED BY --
 DRAWING NUMBER 117414-2007

LEGEND

- MW-1 ⊕ MONITORING WELL (SHAW)
- FORMER SOIL BORING LOCATIONS
- PZ-1 ⊕ PIEZOMETER (SHAW)
- GP-1 ◆ GEOPROBE LOCATIONS (SHAW)
- BOLLARDS
- - - FORMER DRY CLEANER EQUIPMENT LOCATION
- W WATERLINE
- SAN SANITARY SEWER LINE
- GAS GAS LINE
- UG-E UNDERGROUND ELECTRIC LINE
- FO UNDERGROUND FIBER OPTIC LINE
- 90 GROUNDWATER CONTOUR (DASHED WHERE INFERRED)
- ← GROUNDWATER FLOW DIRECTION

CONTOUR INTERVAL = 0.10'

NOTE: PIEZOMETER NOT USED IN CONTOURING



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FORMER KLINKE CLEANERS
 2140 SILVERNAIL ROAD
 PEWAUKEE, WI

FIGURE 3
 Groundwater Contour Map -
 March 13, 2007

DRAWING NUMBER 117414-2007

APPROVED BY

CHECKED BY

DRAWN BY A/M

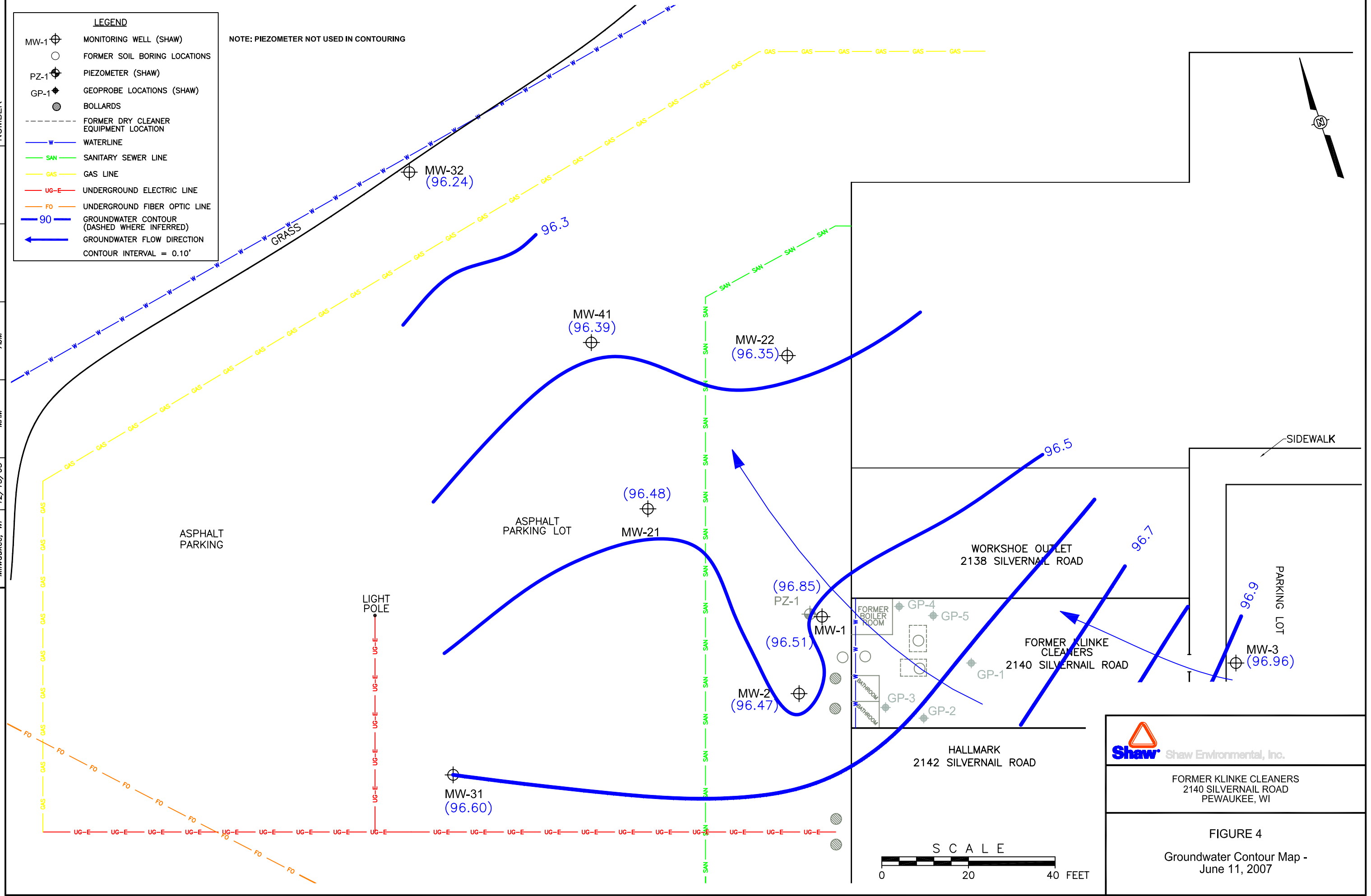
DESIGNED BY MAM

DATE 12/13/05

OFFICE Milwaukee, WI

LEGEND	
MW-1	MONITORING WELL (SHAW)
○	FORMER SOIL BORING LOCATIONS
PZ-1	PIEZOMETER (SHAW)
GP-1	GEOPROBE LOCATIONS (SHAW)
●	BOLLARDS
- - -	FORMER DRY CLEANER EQUIPMENT LOCATION
W	WATERLINE
SAN	SANITARY SEWER LINE
GAS	GAS LINE
UG-E	UNDERGROUND ELECTRIC LINE
FO	UNDERGROUND FIBER OPTIC LINE
90	GROUNDWATER CONTOUR (DASHED WHERE INFERRED)
←	GROUNDWATER FLOW DIRECTION
CONTOUR INTERVAL = 0.10'	

NOTE: PIEZOMETER NOT USED IN CONTOURING



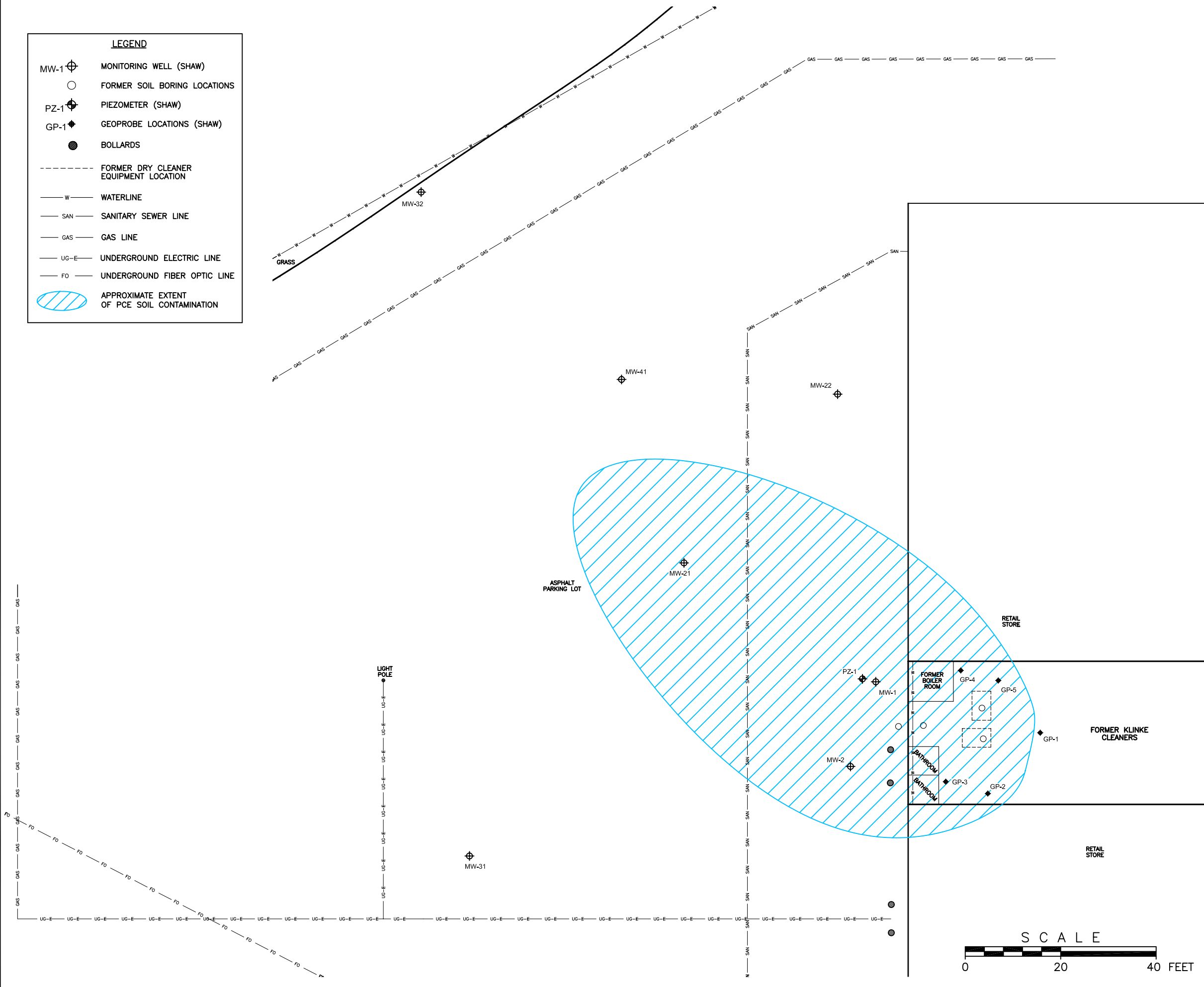
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2140 SILVERNAIL ROAD
PEWAUKEE, WI

FIGURE 4
Groundwater Contour Map -
June 11, 2007



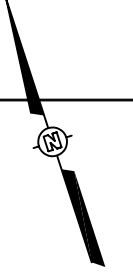
LEGEND

- MW-1 MONITORING WELL (SHAW)
- FORMER SOIL BORING LOCATIONS
- PZ-1 PIEZOMETER (SHAW)
- GP-1 GEOPROBE LOCATIONS (SHAW)
- BOLLARDS
- FORMER DRY CLEANER EQUIPMENT LOCATION
- W WATERLINE
- SAN SANITARY SEWER LINE
- GAS GAS LINE
- UG-E UNDERGROUND ELECTRIC LINE
- FO UNDERGROUND FIBER OPTIC LINE
- APPROXIMATE EXTENT OF PCE SOIL CONTAMINATION



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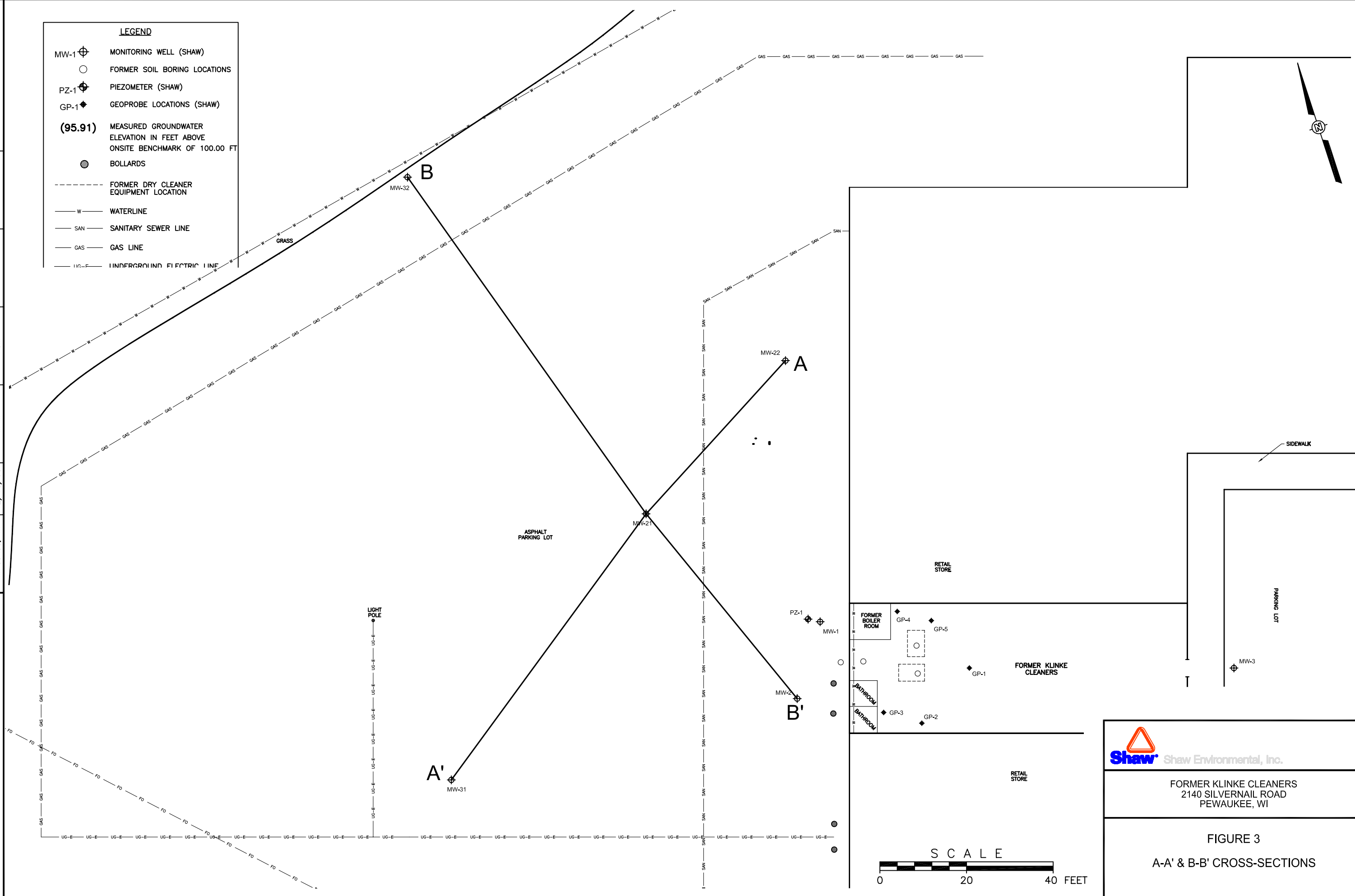
FIGURE 8
ESTIMATED EXTENT OF
PCE IMPACTED SOILS



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 APPROVED BY: --
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LEGEND

- MW-1 MONITORING WELL (SHAW)
- FORMER SOIL BORING LOCATIONS
- PZ-1 PIEZOMETER (SHAW)
- GP-1 GEOPROBE LOCATIONS (SHAW)
- (95.91) MEASURED GROUNDWATER ELEVATION IN FEET ABOVE ONSITE BENCHMARK OF 100.00 FT
- BOLLARDS
- FORMER DRY CLEANER EQUIPMENT LOCATION
- W WATERLINE
- SAN SANITARY SEWER LINE
- GAS GAS LINE
- UG-E UNDERGROUND ELECTRIC LINE

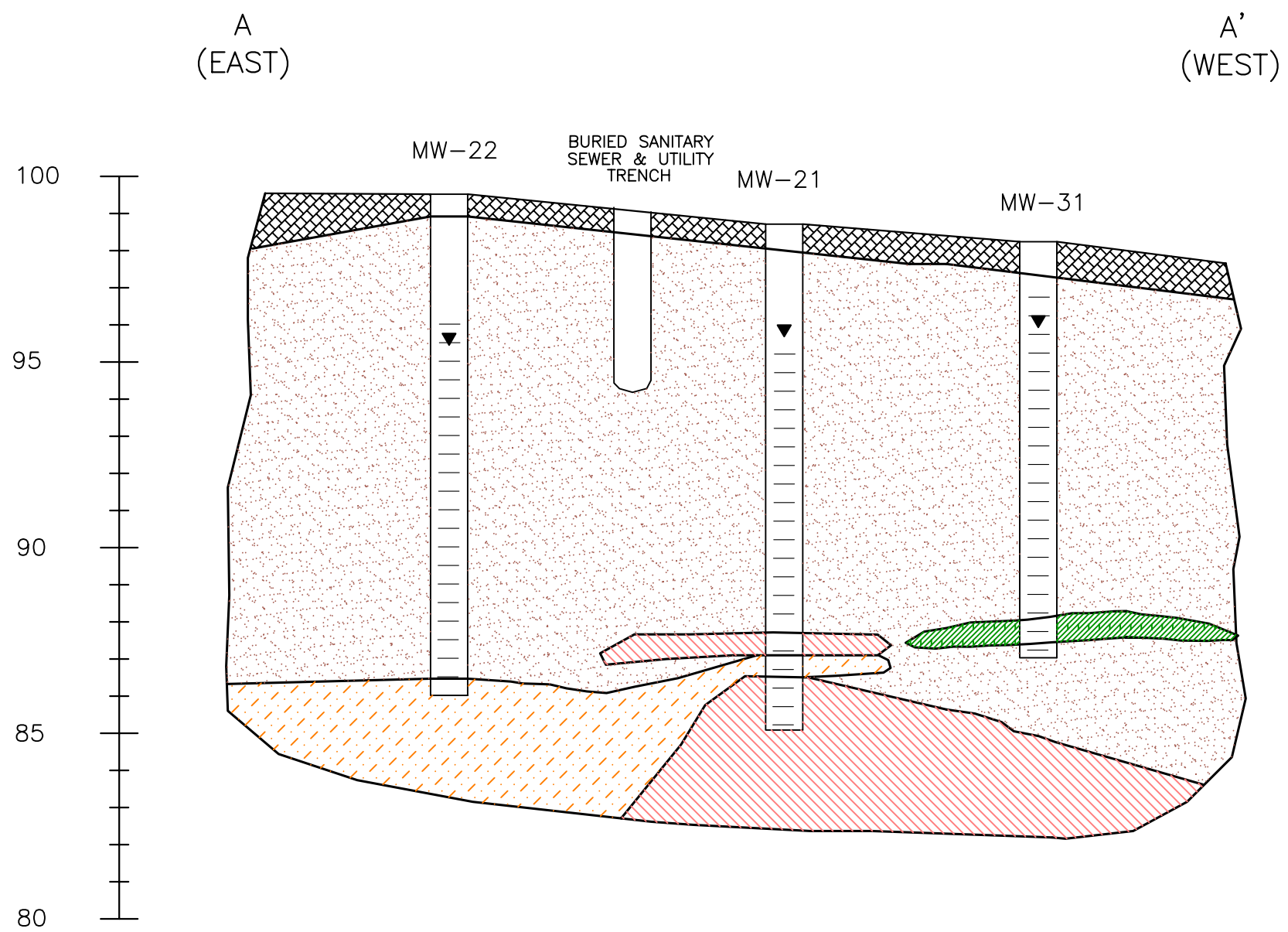


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 PEWAUKEE, WI

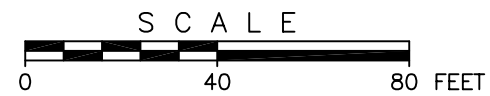
FIGURE 3
 A-A' & B-B' CROSS-SECTIONS

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 APPROVED BY --
 DRAWING NUMBER 117414_6

FEET (ABOVE ONSITE BENCHMARK)



- ▼ STATIC WATER LEVEL (1-18-06)
- WELL SCREEN INTERVAL
- ▨ SAND
- ▨ SILTY SAND
- ▨ SILTY CLAY
- ▨ ASPHALT
- ▨ SILT



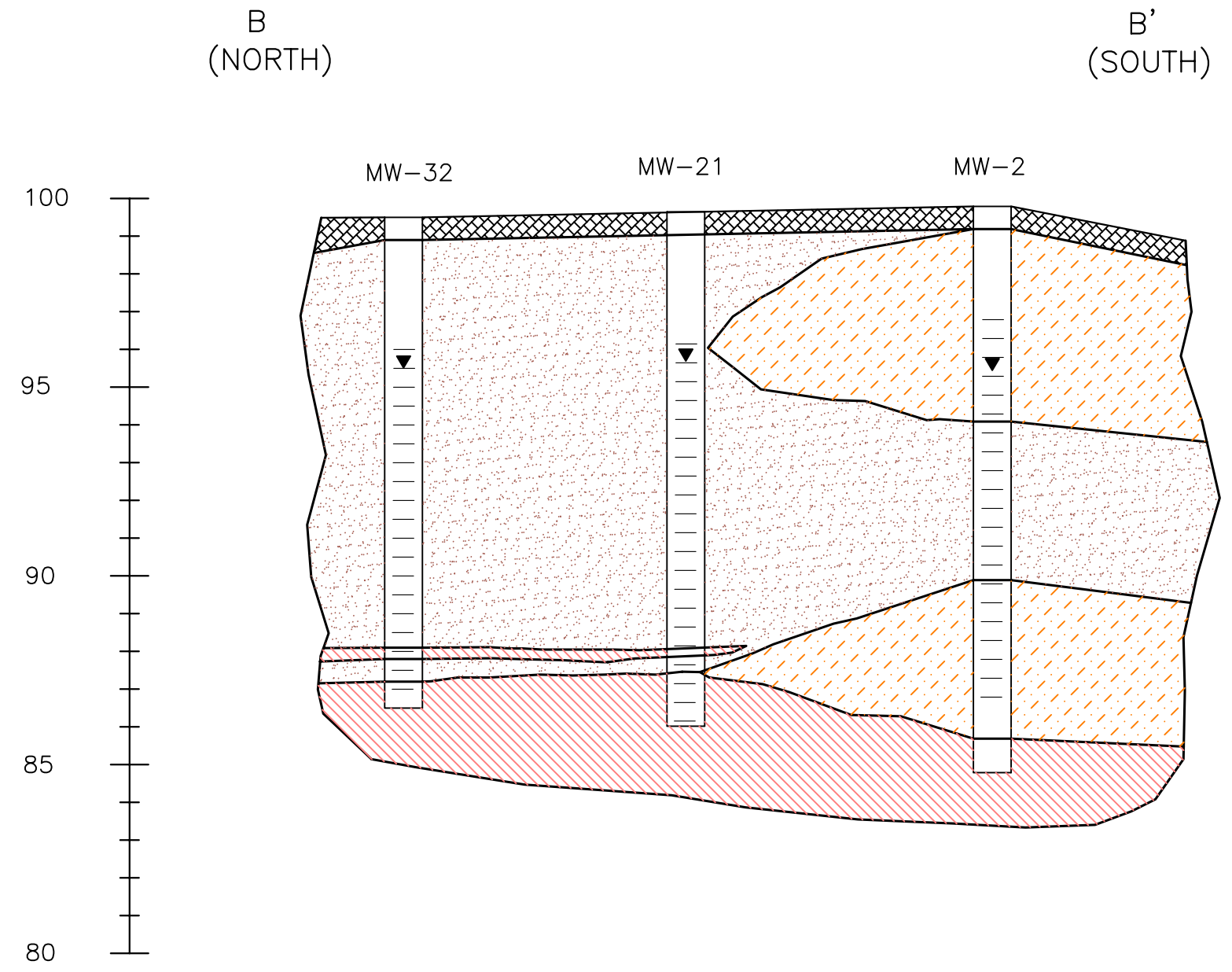
Shaw Shaw Environmental, Inc.

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 2140 SILVERNAIL ROAD
 PEWAUKEE, WI

FIGURE 4
 A-A' GEOLOGIC CROSS-SECTION


OFFICE Milwaukee, WI
 DATE 2/14/06
 DESIGNED BY A/JM
 DRAWN BY A/JM
 CHECKED BY --
 APPROVED BY --
 DRAWING NUMBER 117414_6

FEET (ABOVE ONSITE BENCHMARK)



- ▼ STATIC WATER LEVEL (1/18/06)
- ▨ SAND, SILTY SAND
- — — WELL SCREEN INTERVAL
- ▨ CLAY, SILTY CLAY
- ▨ SAND
- ▨ ASPHALT




Shaw Shaw Environmental, Inc.
 FORMER KLINKE CLEANERS
 2140 SILVERNAIL ROAD
 PEWAUKEE, WI
FIGURE 5
 B-B' GEOLOGIC CROSS-SECTION

CERTIFICATION

I WAUKESHA RETAIL, LLC, Responsible Party (RP) or Agent for the site investigation and remediation at former Klinke's Cleaners site located in the Silvernail Shopping Center at 2140 Silvernail Road in Pewaukee, Wisconsin (BRRTS No. 02-68-247141), do hereby certify that to the best of my knowledge the legal description of the property included are complete and accurate.

BY: UNITED PROPERTIES INVESTMENT LLC
ITS: MANAGER

BY: 
Signature of RP or Agent

9-27-06
Date

ITS: AYP