GIS REGISTRY INFORMATION

MAY 30 2008

SITE NAME: Former Giovanni's

BRRTS #: 06-41-548862 FID # (if appropriate): 341143220

COMMERCE # (if appropriate): 53202-2017-83A

CLOSURE DATE: January 31, 2008

STREET ADDRESS: 1683 Van Buren St

CITY: Milwaukee 53202

SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection): X= 690720 Y= 288795

CONTAMINATED MEDIA: Groundwater [ ] Soil [X] Both [ ]

OFF-SOURCE GW CONTAMINATION >ES: [ ] Yes [X] 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 [X] No

IF YES, STREET ADDRESS 1: _____

GPS COORDINATES (meters in WTM91 projection): X= _____ Y= _____

CONTAMINATION IN RIGHT OF WAY: [ ] Yes [X] No

DOCUMENTS NEEDED:

Closure Letter, and any conditional closure letter or denial letter issued	X
Copy of any maintenance plan referenced in the final closure letter.	X
Copy of (soil or land use) deed notice *if any required as a condition of closure*	NA
Copy of most recent deed, including legal description, for all affected properties	X
Certified survey map or relevant portion of the recorded plat map (*if referenced in the legal description*) for all affected properties	X
County Parcel ID number, *if used for county*, for all affected properties 360-006-1000-4	
Location Map which outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy). If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site.	X
Detailed Site Map(s) for all affected properties, showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy) This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or SSRCLs.	X
Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)	NA
Tables of Latest Soil Analytical Results (no shading or cross-hatching)	X
Isoconcentration map(s), *if required for site investigation (SI)* (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of groundwater contamination defined. If not available, include the latest extent of contaminant plume map.	NA
GW: Table of water level elevations, with sampling dates, and free product noted if present	NA
GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)	NA
SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour	X most
Geologic cross-sections, *if required for SI.* (8.5x14' if paper copy)	NA
RP certified statement that legal descriptions are complete and accurate	X
Copies of off-source notification letters (if applicable)	NA
Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)	NA

WISCONSIN
DEPT. OF NATURAL RESOURCES

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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

Southeast Region Headquarters
2300 N. Dr. Martin Luther King, Jr. Drive
Milwaukee, Wisconsin 53212-3128
FAX 414-263-8606
Telephone 414-263-8500
TTY Access via relay - 711

January 31, 2008

Mr. Randy Roth
Endeavour Project Development
770 North Milwaukee Street
Milwaukee, WI 53244

Subject: Final Case Closure and NR 140 Exemption for the Former Giovanni's Property, 1683 North Van Buren Street, Milwaukee, WI

FID: 341143220
BRRTS: 03-41-548862
PECFA: 53202-2017-83

Dear Mr. Roth:

On January 25, 2008, the Department of Natural Resources ("the Department") reviewed your request for closure of the case described above. The Department reviews environmental remediation cases for compliance with state rules and statutes to maintain consistency in the closure of these cases. On September 19, 2007, Key Engineering submitted a request for case closure for the above named site.

Based on the correspondence and data provided, it appears that your case meets the requirements of ch. NR 726, Wisconsin Administrative Code. The Department considers this case closed and no further investigation or remediation is required at this time.

GIS Registry

The conditions of case closure set out below in this letter require that your site be listed on the Remediation and Redevelopment Program's GIS Registry. The specific reasons are summarized below:

- Residual soil contamination exists that must be properly managed should it be excavated or removed
- If a structural impediment that obstructs a complete site investigation or cleanup is removed or modified, additional environmental work must be completed
- Pavement, an engineered cover or a soil barrier must be maintained over contaminated soil and the state must approve any changes to this barrier

Information that was submitted with your closure request application will be included on the GIS Registry. To review the sites on the GIS Registry web page, visit the RR Sites Map page at: http://dnr.wi.gov/org/aw/rr/gis/index.htm. If your property is listed on the GIS Registry because of

remaining contamination and you intend to construct or reconstruct a well, you will need prior Department approval in accordance with s. NR 812.09(4)(w), Wis. Adm. Code. 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 http://dnr.wi.gov/org/water/dwg/3300254.pdf or at the web address listed above for the GIS Registry.

Closure Conditions

Please be aware that pursuant to s. 292.12 Wisconsin Statutes, compliance with the requirements of this letter is a responsibility to which you or the current property owner and any subsequent property owners must adhere. If these requirements are not followed or if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, welfare, or the environment, the Department may take enforcement action under s. 292.11 Wisconsin Statutes to ensure compliance with the specified requirements, limitations or other conditions related to the property or this case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code. It is the Department's intent to conduct inspections in the future to ensure that the conditions included in this letter including compliance with referenced maintenance plans are met.

Remaining Residual Soil Contamination

Residual soil contamination remains at the locations indicated on the enclosed Figure 4, and associated data from Tables 1 and Table 1 (continued) as information submitted to the Department of Natural Resources. If soil in the specific locations described above is excavated in the future, then pursuant to ch. NR 718 or, if applicable, ch. 289, Stats., and chs. 500 to 536, the property owner at the time of excavation must sample and analyze the excavated soil to determine if residual contamination remains. If sampling confirms that contamination is present the property owner at the time of excavation will need to determine whether the material would be considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable standards and rules. In addition, all current and future owners and occupants of the property need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken to prevent a direct contact health threat to humans.

Structural Impediments

Structural impediments existing at the time of cleanup, the onsite building, made complete investigation and remediation of the soil contamination on this property impracticable. Pursuant to s. 292.12(2)(b), Wis. Stats., if the structural impediments on this property that are described above are removed, the property owner shall conduct an investigation of the degree and extent of petroleum contamination. . If contamination is found at that time, the Wisconsin Department of Natural Resources shall be immediately notified and the contamination shall be properly remediated in accordance with applicable statutes and rules. If soil in the specific locations described above is excavated, the property owner at the time of excavation must sample and analyze the excavated soil to determine if residual contamination remains. If sampling confirms that contamination is present the property owner at the time of excavation will need to determine whether the material would be considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable statutes and rules. In addition, all current and future owners and occupants of the property need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken during excavation activities to prevent a health threat to humans.

Cover or Barrier

Pursuant to s. 292.12(2)(a), Wis. Stats., the asphaltic concrete pavement and Portland cement concrete sidewalk areas that currently exists in the location shown on the attached map shall be maintained in compliance with the attached maintenance plan in order to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health. If soil in the specific locations described above is excavated in the future, the property owner at the time of excavation must sample and analyze the excavated soil to determine if residual contamination remains. If sampling confirms that contamination is present the property owner at the time of excavation will need to determine whether the material would be considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable statutes and rules. In addition, all current and future owners and occupants of the property need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken during excavation activities to prevent a health threat to humans.

The attached maintenance plan and inspection log are to be kept up-to-date and on-site, and the inspection log need only be submitted to the Department upon request.

Prohibited Activities

The following activities are prohibited on any portion of the property where [pavement, a building foundation, soil cover, engineered cap or other barrier] is required as shown on the attached map, unless prior written approval has been obtained from the Wisconsin Department of Natural Resources: 1) removal of the existing barrier; 2) replacement with another barrier; 3) excavating or grading of the land surface; 4) filling on capped or paved areas; 5) plowing for agricultural cultivation; or 6) construction or placement of a building or other structure.

Vapor Migration

In addition, depending on site-specific conditions, construction over contaminated materials may result in vapor migration into enclosed structures or migration along newly placed underground utility lines. The potential for vapor inhalation and mitigation should be evaluated when planning any future redevelopment, and measures should be taken to ensure the continued protection of public health, safety, welfare and the environment at the site.

Chapter NR 140, Wis. Adm. Code Exemption

Recent groundwater monitoring data at this site indicates exceedances of the ch. NR 140, Wis. Adm. Code, preventative action limit, for benzo(b)flouranthene at groundwater monitoring well MW-1 (see Figure 4). The Department may grant an exemption for a substance of public welfare concern, or nitrate, pursuant to s. NR 140.28(3)(a), Wis. Adm. Code, if actions have been taken to achieve the lowest possible concentration for that substance which is technically and economically feasible and the existing or anticipated increase in the concentration of that substance does not present a threat to public health or welfare.

Based on the information you provided, the Department believes that the above criteria have been or will be met because of the soil excavation and depth of the groundwater at this location (40 feet bgs). Therefore, pursuant to s. NR 140.28(3)(a), Wis. Adm. Code, an exemption to the preventative action limit for benzo(b)flouranthene at MW-1, This letter serves as your exemption.

Section 101.143, Wis. Stats., requires that PECFA claimants seeking reimbursement of interest costs, for sites with petroleum contamination, submit a final reimbursement claim within 120 days after they receive a closure letter on their site. For claims not received by the PECFA Program within 120 days of the date of this letter, interest costs after 60 days of the date of this letter will not be eligible for PECFA reimbursement. If there is equipment purchased with PECFA funds remaining at the site, contact the Commerce PECFA Program to determine the method for salvaging the equipment.

Please be aware that the 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 to the environment.

The Department appreciates the actions you have taken to investigate and remediate the contamination at this site. If you have any questions or comments, please feel free to contact me at the above address or at (414) 263-8644. Please refer to the FID number at the top of this letter in any future correspondence. Future correspondence should be sent directly to the Remediation and Redevelopment Program Assistant Vicky Stovall (414-263-8688) at the above address.

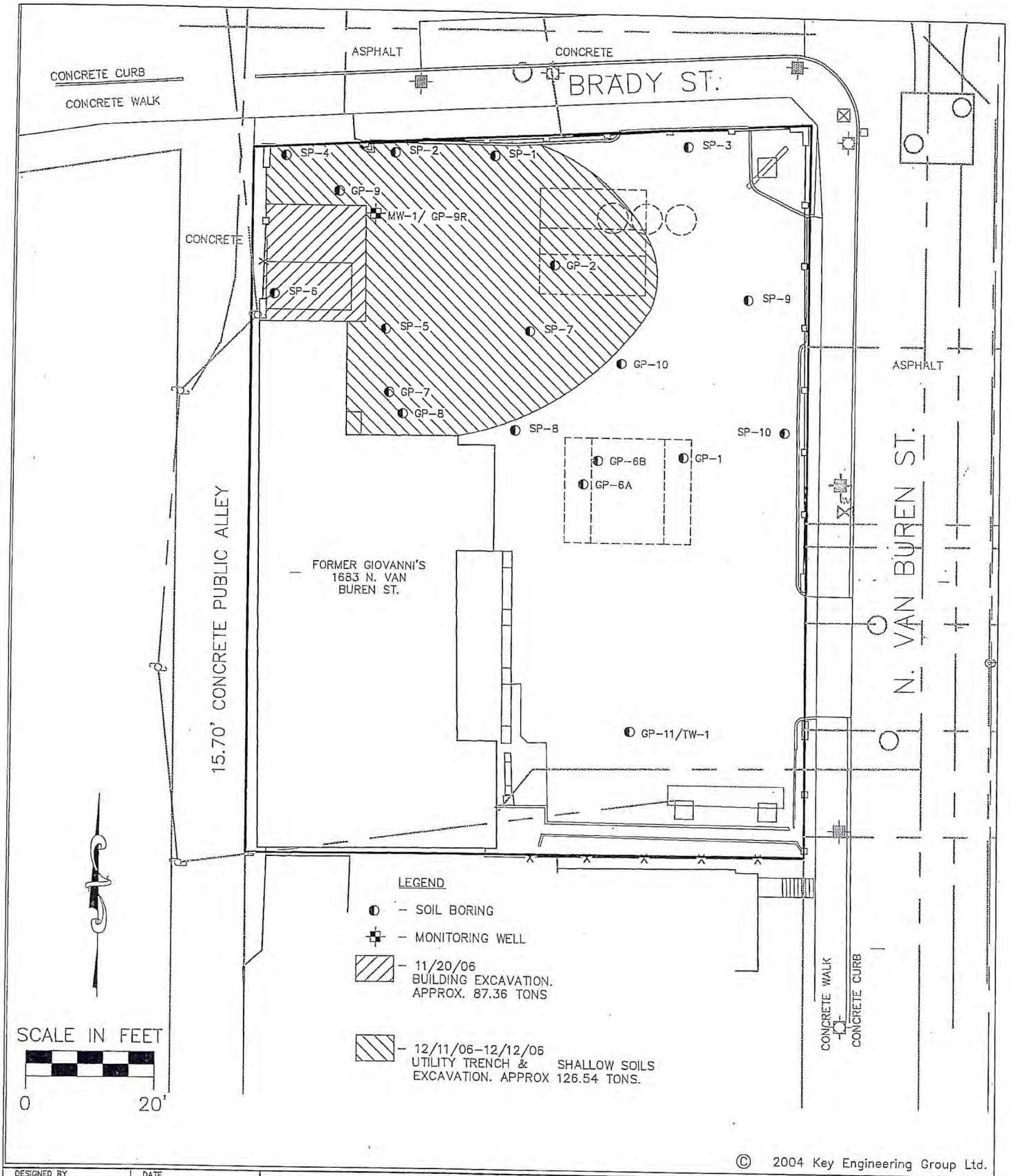
Sincerely,

James A. Schmidt

James A. Schmidt
Remediation and Redevelopment Team Supervisor
Southeast Region

Enclosures: Figure 4, Soil Excavation Areas, Key Environmental
Table 1, Summary of Soil Sample Analytical Results
Table 1 (continued), Summary of Soil Sample Analytical Results
Cap Maintenance Plan, 7 pages

C: Michael Treazise, Key Engineering
WDNR SER Files



DESIGNED BY MRT	DATE 3/26/07
DRAWN BY AMF	PROJECT 1603009
APPROVED BY MRT	SHEET NO. 1
CADFILE G:\ACAD\1603009\FIGURE 2.dwg XREF G:\ACAD\1603009\FIGURE 2.dwg LMAN	

FIGURE 4
SOIL EXCAVATION AREAS
FORMER GIOVANNI'S
1683 N. VAN BUREN ST.
MILWAUKEE, WISCONSIN

KEY ENGINEERING GROUP LTD.
ENVIRONMENTAL • CIVIL • RAILROAD
735 N. WATER STREET, SUITE 1000 - MILWAUKEE, WI 53202
414.224.8300 (tel) - 414.224.8393 (fax)

Sep 04, 2007 – 2:52pm G:\ACAD\1603009\FIGURE 2.dwg

TABLE 1

SUMMARY OF SOIL SAMPLE ANALYTICAL RESULTS

FORMER GIOVANNI'S
1683 North Van Buren Street
Milwaukee, Wisconsin

PARAMETERS	SAMPLE IDENTIFICATION														GENERIC RCLs	
	GP-1	GP-2		GP-6B	GP-7	GP-8	GP-9		GP-9R	GP-10		GP-11		PIle [3]	PROTECTION OF GROUNDWATER	DIRECT CONTACT (NON-INDUSTRIAL)
Date Collected	11/7/05	11/7/05	11/7/05	11/7/05	11/7/05	5/10/06	5/10/06	5/10/06	6/15/06	5/10/06	5/10/06	5/10/06	5/10/06	11/9/05		
Depth (feet bgs)	10-11	3-4	9-10	3-4	3-4	3-4	2-4	8-10	30-32	2-4	8-10	2-4	14-16		—	—
Bulk Dry Density (lbs/ft^3)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
GRO	—	—	—	—	—	—	—	—	—	—	—	—	—	9.0		
TPH DRO	—	—	—	—	—	—	—	—	—	—	—	—	—	410		
Detected VOCs (µg/kg)																
Benzene	<25	39	<25	<25	<25	<28	<28	180	<25	<29	<29	<30	<29	<150	5.5 (1)	—
sec-Butylbenzene	<25	117	<25	<25	<25	<28	<28	<27	<25	<29	<29	<30	<29	<150	—	—
tert-Butylbenzene	<25	430	<25	<25	<25	<28	<28	<27	<25	<29	<29	<30	<29	<150	—	—
cis-1,2-Dichloroethene	<25	<25	<25	<25	<25	<28	460	300	<25	<29	<29	<30	<29	320	—	—
trans-1,2-Dichloroethene	<25	<25	<25	<25	<25	<28	470	<27	<25	<29	<29	<30	<29	<150	—	—
Ethylbenzene	<25	2,550	<25	<25	<25	<28	<28	310	<25	<29	<29	<30	<29	<150	2,900 (1)	—
Isopropylbenzene	<25	284	<25	<25	<25	<28	<28	<27	<25	<29	<29	<30	<29	<150	—	—
p-Isopropyltoluene	<25	57	<25	<25	<25	<28	<28	<27	<25	<29	<29	<30	<29	<150	—	—
Naphthalene	<25	1,100	<25	<25	<25	<55	<56	<54	<25	<58	230	<59	<59	<300	—	—
n-Propylbenzene	<25	1,090	<25	<25	<25	<28	<28	<27	<25	<29	<29	<30	<29	<150	—	—
Tetrachloroethene	<25	<25	<25	<25	51 J	<28	<28	<27	<25	<29	<29	<30	<29	13,000	—	—
Toluene	<25	170	<25	<25	<25	<28	<28	140	<25	<29	<29	<30	<29	<150	1,500 (1)	—
Trichloroethene	<25	<25	<25	<25	<25	<28	110	490	<25	<29	<29	<30	<29	1,500	—	—
1,2,4-Trimethylbenzene	<25	5,200	29 J	<25	<25	<28	<28	<27	<25	<29	<29	<30	<29	<150	—	—
1,3,5-Trimethylbenzene	<25	1,120	<25	<25	<25	<28	<28	<27	<25	<29	<29	<30	<29	<150	—	—
Vinyl Chloride	<25	<25	<25	<25	<25	<39	<39	82	<25	<29	<29	<30	<29	<210	—	—
Xylenes	<75	5,300	<75	<75	<75	<94	<96	150	<25	<41	<41	<41	<29	<510	4,100 (1)	—
Detected PAHs (µg/kg)																
Acenaphthene	<17	357 J	<17	<17	441	—	<56	<54	<17	<58	<59	<59	<59		38,000 (2)	900,000 (2)
Anthracene	<11	678	<11	<11	1,830	—	87	<5.4	<11	12	<5.9	<5.9	9.9		3,000,000 (2)	5,000,000 (2)
Benzo(a)anthracene	<12	920	<12	<12	3,650	—	410	<5.4	22 J	36	16	<5.9	15		17,000 (2)	88 (2)
Benzo(a)pyrene	<8.1	539	<8.1	<8.1	3,160	—	430	<5.4	13 J	37	15	<5.9	8.2		48,000 (2)	8.8 (2)
Benzo(b)fluoranthene	<7.5	1,170	<7.5	<7.5	4,230	—	310	<5.4	15 J	35	15	<5.9	8.5		360,000 (2)	88 (2)
Benzo(g,h,i)perylene	<8.5	433	<8.5	<8.5	1,780	—	250	<5.4	14 J	18	17	<5.9	6.6		6,800,000 (2)	1,800 (2)
Benzo(k)fluoranthene	<14	513	<14	<14	1,180	—	220	<5.4	<14	21	10	<5.9	<5.9		870,000 (2)	880 (2)
Chrysene	<20	1,140	<20	<20	2,450	—	370	<5.4	<20	37	16	<5.9	12		37,000 (2)	8,800 (2)
Dibenzo(a,h)anthracene	<11	<110	<11	<11	245	—	60	<8.1	<11	<8.8	<8.8	<8.9	<8.8		38,000 (2)	8.8 (2)
Fluoranthene	<7.4	3,020	<7.4	<7.4	7,780	—	650	30	24	130	50	16	68		500,000 (2)	600,000 (2)
Fluorene	<9.5	408	<9.5	<9.5	386	—	19	<11	<9.5	<12	<12	<12	<12		100,000 (2)	600,000 (2)
Indeno(1,2,3-cd)pyrene	<9.5	300	<9.5	<9.5	1,250	—	290	<5.4	<9.5	31	14	<5.9	<5.9		680,000 (2)	88 (2)
1-methyl naphthalene	<11	4,850	<11	<11	<55	—	<34	<32	<11	<35	<35	<35	<35		23,000 (2)	1,100,000 (2)
2-methyl naphthalene	<12	10,500	<12	<12	<60	—	120	<27	<12	43	<19	<30	<29		20,000 (2)	600,000 (2)
Naphthalene	<17	15,300	<17	<17	<85	—	<34	<32	<17	<35	<35	<35	<35		400 (2)	20,000 (2)
Phenanthrene	<8.9	1,890	<8.9	<8.9	4,110	—	230	23	23 J	110	37	12	86		1,800 (2)	18,000 (2)
Pyrene	<11	2,470	<11	<11	6,080	—	490	<5.4	24 J	85	32	10	28		8,700,000 (2)	500,000 (2)

Notes:

Bold concentrations exceed NR 746 Table 1 values or generic RCL for non-industrial direct contact
Boxed concentrations exceed generic RCL for protection of groundwater
— - not analyzed or no standard established
(1) - NR 720 generic RCLS
(2) - Suggested generic RCLs PAHs Interim Guidance (WDNR), Publication RR-519-97, April 1997 corrected).
(3) - A sample was collected from soil excavated from the northwest corner of the parking lot.
(4) - This boring was discontinued after 1.5 feet, due to contact with a solid surface. The boring was subsequently abandoned.
bgs - below ground surface
J - analyte detected between limit of detection and limit of quantitation
lbs/ft^3 - pounds per cubic foot
PAHs - polynuclear aromatic hydrocarbons
RCL - residual contaminant level
µg/kg - micrograms per kilogram
VOCs - volatile organic compounds

TABLE 1 (CONTINUED)

SUMMARY OF SOIL SAMPLE ANALYTICAL RESULTS

FORMER GIOVANNI'S
1633 North Van Buren Street
Milwaukee, Wisconsin

PARAMETERS	SP-1		SP-2		SP-3		SP-4		SP-5		SP-6		SP-7		SP-8		SP-9		SP-10		GENERIC RCLs: PROTECTION OF GROUNDWATER	GENERIC RCLs: DIRECT CONTACT (NON-INDUSTRIAL)
Date Collected	11/2/06	11/2/06	11/2/06	11/2/06	11/2/06	11/2/06	11/2/06	11/2/06	11/2/06	11/2/06	11/2/06	11/2/06	11/2/06	11/2/06	11/2/06	11/2/06	11/2/06	11/2/06	11/2/06	11/2/06		
Depth (feet bgs)	2-4	8-10	2-4	8-10	2-4	10-12	2-4	8-10	2-4	8-10	2-4	8-10	2-4	10-12	2-4	8-10	2-4	10-12	2-4	8-10		
Bulk Dry Density (lbs/ft^3)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—		
Detected VOCs (µg/kg)																						
Benzene	550	107	<25	<25	<25	<25	<25	<25	<125	221	<25	<25	<25	<25	—	—	<25	<25	—	—	5.5 (1)	—
sec-Butylbenzene	<25	<25	<25	<25	<25	<25	<25	<25	<125	25.6 J	<25	<25	<25	<25	—	—	<25	<25	—	—	—	—
tert-Butylbenzene	<25	<25	<25	<25	<25	<25	<25	<25	<125	<25	<25	<25	<25	<25	—	—	<25	<25	—	—	—	—
cis-1,2-Dichloroethene	<25	283	43 J	<25	<25	<25	87	58 J	<125	<25	35 J	<25	<25	<25	—	—	<25	<25	—	—	—	—
trans-1,2-Dichloroethene	<25	<25	<25	<25	<25	<25	<25	<25	<125	<25	<25	<25	<25	<25	—	—	<25	<25	—	—	—	—
Ethylbenzene	1,270	<25	<25	<25	<25	<25	<25	<25	<125	5,900	<25	<25	<25	<25	—	—	<25	<25	—	—	2,900 (1)	—
Isopropylbenzene	50 J	<25	<25	<25	<25	<25	<25	<25	<125	730	<25	<25	<25	<25	—	—	<25	<25	—	—	—	—
p-Isopropyltoluene	196	<25	<25	<25	<25	<25	<25	<25	<125	<25	<25	<25	<25	<25	—	—	<25	<25	—	—	—	—
Naphthalene	600	<25	47 J	<25	<25	63	<25	<25	<125	580	<25	<25	<25	<25	—	—	<25	<25	—	—	—	—
n-Propylbenzene	<25	<25	<25	<25	<25	<25	<25	<25	<125	1,630	<25	<25	<25	<25	—	—	<25	<25	—	—	—	—
Tetrachloroethene	<25	2,960	9,400	97	<25	<25	660	<25	16,900	<25	4,000	<25	<25	<25	—	—	<25	<25	—	—	—	—
Toluene	28.8 J	<25	<25	88	<25	<25	<25	<25	<125	168	<25	<25	<25	<25	—	—	<25	<25	—	—	—	—
Trichloroethene	<25	1,090	400	<25	<25	<25	308	87	<125	<25	110	<25	<25	<25	—	—	<25	<25	—	—	1,500 (1)	—
1,2,4-Trimethylbenzene	156	<25	25.9 J	<25	<25	<25	<25	<25	<125	3,300	<25	<25	<25	<25	—	—	<25	<25	—	—	—	—
1,3,5-Trimethylbenzene	25.5 J	<25	<25	<25	<25	<25	<25	<25	<125	380	<25	<25	<25	<25	—	—	<25	<25	—	—	—	—
Vinyl Chloride	<25	<25	<25	<25	<25	<25	<25	<25	<125	<25	<25	<25	<25	<25	—	—	<25	<25	—	—	—	—
Xylenes	548 J	<75	<75	57 J	<75	<75	<75	<75	<375	2,590	<75	<75	<75	<75	—	—	<75	<75	—	—	4,100 (1)	—
Detected PAHs (µg/kg)																						
Acenaphthene	499	<17	<17	<17	<17	30 J	<17	<17	44 J	<17	<17	<17	<17	<17	<17	29 J	<17	<17	<17	<17	38,000 (2)	900,000 (2)
Acenaphthylene	<19	<19	<19	<19	<19	<19	<19	<19	82	<19	<19	<19	<19	<19	<19	<19	<19	<19	<19	<19		
Anthracene	441	11 J	11 J	<11	<11	100	<11	<11	116	<11	16 J	<11	<11	<11	<11	46	17 J	<11	<11	35	3,000,000 (2)	5,000,000 (2)
Benzo(a)anthracene	532	18 J	44	<12	40	291	34 J	20 J	598	<12	62	<12	<12	<12	<12	63	74	<12	<12	65	17,000 (2)	88 (2)
Benzo(a)pyrene	690	10 J	52	<8.1	47	325	31	15 J	935	<8.1	87	<8.1	<8.1	<8.1	<8.1	60	97	<8.1	<8.1	83	48,000 (2)	8.8 (2)
Benzo(b)fluoranthene	920	14 J	72	<7.5	64	518	49	31	1,530	18 J	158	8.5 J	<7.5	<7.5	7.9 J	128	150	<7.5	15 J	172	360,000 (2)	88 (2)
Benzo(g,h,i)perylene	560	20 J	110	<8.5	29	288	30	20 J	1,090	18 J	98	<8.5	<8.5	<8.5	<8.5	58	80	<8.5	<8.5	76	6,800,000 (2)	1,800 (2)
Benzo(k)fluoranthene	303	<14	26 J	<14	24 J	176	21 J	<14	554	<14	51	<14	<14	<14	<14	32 J	47	<14	<14	59	870,000 (2)	880 (2)
Chrysene	739	21 J	55 J	<20	50 J	401	43 J	34 J	907	21 J	107	<20	<20	<20	<20	152	123	<20	<20	158	37,000 (2)	8,800 (2)
Dibenzo(a,h)anthracene	119	<11	21 J	<11	<11	60	<11	<11	181	<11	<11	<11	<11	<11	<11	<11	12 J	<11	<11	19 J	39,000 (2)	8.8 (2)
Fluoranthene	1,700	49	103	<7.4	98	877	79	84	1,450	26	167	17 J	8.1 J	<7.4	17 J	469	244	8.3 J	18 J	377	500,000 (2)	600,000 (2)
Fluorene	358	<9.5	<9.5	<9.5	<9.5	30 J	<9.5	<9.5	30 J	<9.5	<9.5	<9.5	<9.5	<9.5	<9.5	34	<9.5	<9.5	<9.5	18 J	100,000 (2)	600,000 (2)
Indeno(1,2,3-cd)pyrene	389	13 J	52	<9.5	20 J	245	20 J	13 J	606	<9.5	63	<9.5	<9.5	<9.5	<9.5	35	46	<9.5	<9.5	53	680,000 (2)	88 (2)
1-methyl naphthalene	669	<11	<11	<11	<11	12 J	<11	<11	14 J	<11	<11	<11	<11	<11	<11	43	<11	<11	<11	<11	23,000 (2)	1,100,000 (2)
2-methyl naphthalene	703	<12	<12	<12	<12	<12	<12	<12	14 J	<12	<12	<12	<12	<12	<12	68	<12	<12	<12	<12	20,000 (2)	600,000 (2)
Naphthalene	2,960	<17	<17	<17	<17	<17	<17	<17	<17	372	<17	<17	<17	<17	<17	24 J	<17	<17	<17	<17	400 (2)	20,000 (2)
Phenanthrene	1,580	60	52	22 J	43	470	43	66	232	31	72	22 J	9.0 J	11 J	18 J	430	139	9.1 J	11 J	252	1,800 (2)	18,000 (2)
Pyrene	1,590	41	87	<11	92	684	68	61	1,140	20 J	131	14 J	<11	<11	12 J	303	214	<11	14 J	259	8,700,000 (2)	500,000 (2)

Notes:

Bold concentrations exceed NR 746 Table 1 values or generic RCL for non-industrial direct contact
Boxed concentrations exceed generic RCL for protection of groundwater
— - not analyzed or no standard established
(1) - NR 720 generic RCLS
(2) - Suggested generic RCLs PAHs Interim Guidance (WDNR), Publication RR-519-97, April 1997 corrected).
bgs - below ground surface
J - analyte detected between limit of detection and limit of quantitation
lbs/ft^3 - pounds per cubic foot
PAHs - polynuclear aromatic hydrocarbons
RCL - residual contaminant level
µg/kg - micrograms per kilogram
VOCs - volatile organic compounds

CAP MAINTENANCE PLAN

Former Giovanni's
1683 North Van Buren Street
Milwaukee, Wisconsin
BRRTS #: 03-41-548862
FID #: 341143220

This *Cap Maintenance Plan* shall be applicable to the parcel of Property depicted on the site location map included as Figure 1, and depicted on the site layout map included as Figure 2, and a copy of this *Cap Maintenance Plan* shall be maintained on file in the offices of the owner of the Property, RR 101 LLC & EK 101 LLC or its successor(s) in interest (the "Owner"), and any company that is retained to manage the Property on behalf of the Owner (the "Property Manager").

The Cap on the Property includes the following: Asphaltic concrete pavement and Portland cement concrete sidewalk areas.

INSPECTION

Inspect paved and unpaved areas of the Property to ensure that the integrity of the cover in the unpaved areas is maintained and that no significant fissures or cracks develop in the paved areas. Inspections shall be semi-annual for the first two years, then annual thereafter.

Prepare a brief inspection report that documents the date of the inspection, the individual(s) conducting the inspection, any observed disturbance of the cover in the unpaved areas, and any significant cracking observed in the paved areas. A cap inspection form is included as Attachment 1. Maintain a copy of the inspection report, with a copy of this *Cap Maintenance Plan*, to be made available to representatives of the Wisconsin Department of Natural Resources (WDNR), upon reasonable request.

REPAIR CAPPED AREAS

If, during the annual inspection, the soil cover in unpaved areas is observed to have been disturbed or significant cracking is observed in paved areas, the Owner shall arrange to have repairs made to such areas, in a manner consistent with this *Cap Maintenance Plan*. Such repairs shall be carried out within six months. A cap maintenance log is included as Attachment 2 to document any maintenance or repairs of the paved and capped areas.

MODIFICATION TO CAPPED AREAS

The following steps shall be taken if Owner plans to remove, replace or repair pavement or perform activities that would penetrate below the Cap into the contaminated soils below the Cap (i.e., install or replace trees, shrubs, fencing, retaining walls or buildings):

1. The contractor performing the work shall be provided with a copy of this *Cap Maintenance Plan* and shall prepare a *Health and Safety Plan (HASP)*, to protect workers from exposure to contaminated soils.

2. Separate excavated material (or granular layer materials where they exist) so that they may be replaced upon completion of the work. Excavation into the contaminated soils beneath the Cap shall be conducted in accordance with the *HASP*, and any excavated contaminated soils shall be segregated and kept on site, in conformance with the requirements of Chapter NR 718, Wisconsin Administrative Code, until completion of the work.

- Upon completion of the work, place previously excavated contaminated soils back into the excavation, but only to the extent such replacement does not interfere with the replacement and maintenance of the Cap, and does not constitute a violation of Wisconsin hazardous waste management law (Chapter 291, Wisconsin Statutes).

- Any remaining contaminated soils that cannot be replaced in the excavation shall be properly characterized and disposed of at an appropriately licensed facility.

- Prepare a brief report documenting the work performed, identifying the person(s) performing the work, and verifying that this *Cap Maintenance Plan* was adhered to. Maintain report on file (to be made available to WDNR, upon reasonable request).

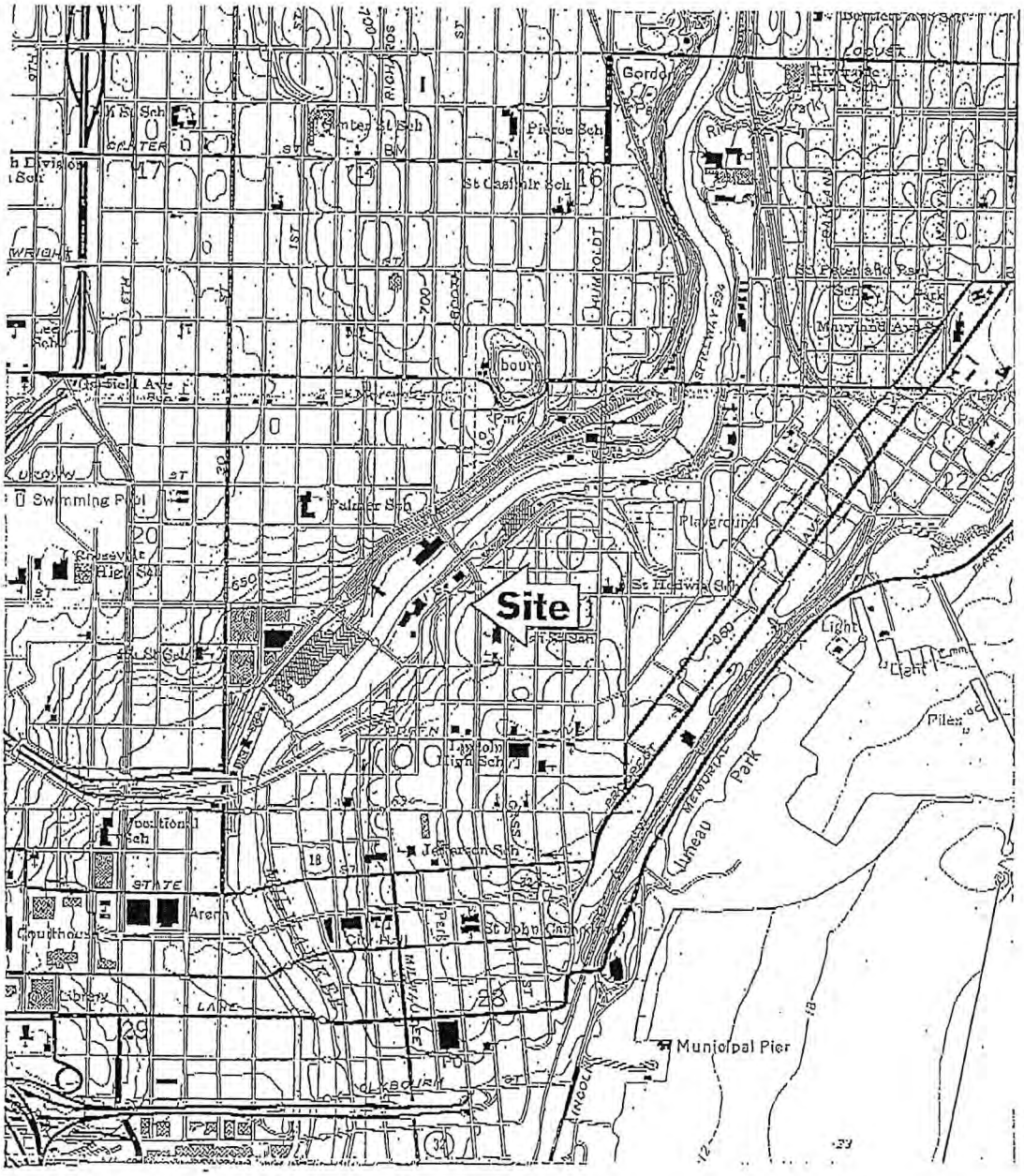
UTILITY REPAIRS

No underground utility repairs or installation of new or replacement utilities shall be conducted on the Property until after the utility and any contractor(s) for the utility have acknowledged receipt of a copy of this *Cap Maintenance Plan*.

- The underground utility repairs or installation(s) shall be conducted in accordance with the methods above with respect to excavations into unpaved and paved areas.

- If the underground utility repairs or installation(s) involve any disturbance of the material used to seal the soils on the property, such Material shall be replaced with new seals of like or superior quality.

- Prepare a brief report documenting the work performed, identifying the person(s) performing the work, and verifying that this *Cap Maintenance Plan* was adhered to. Maintain report on file (to be made available to WDNR, upon reasonable request).



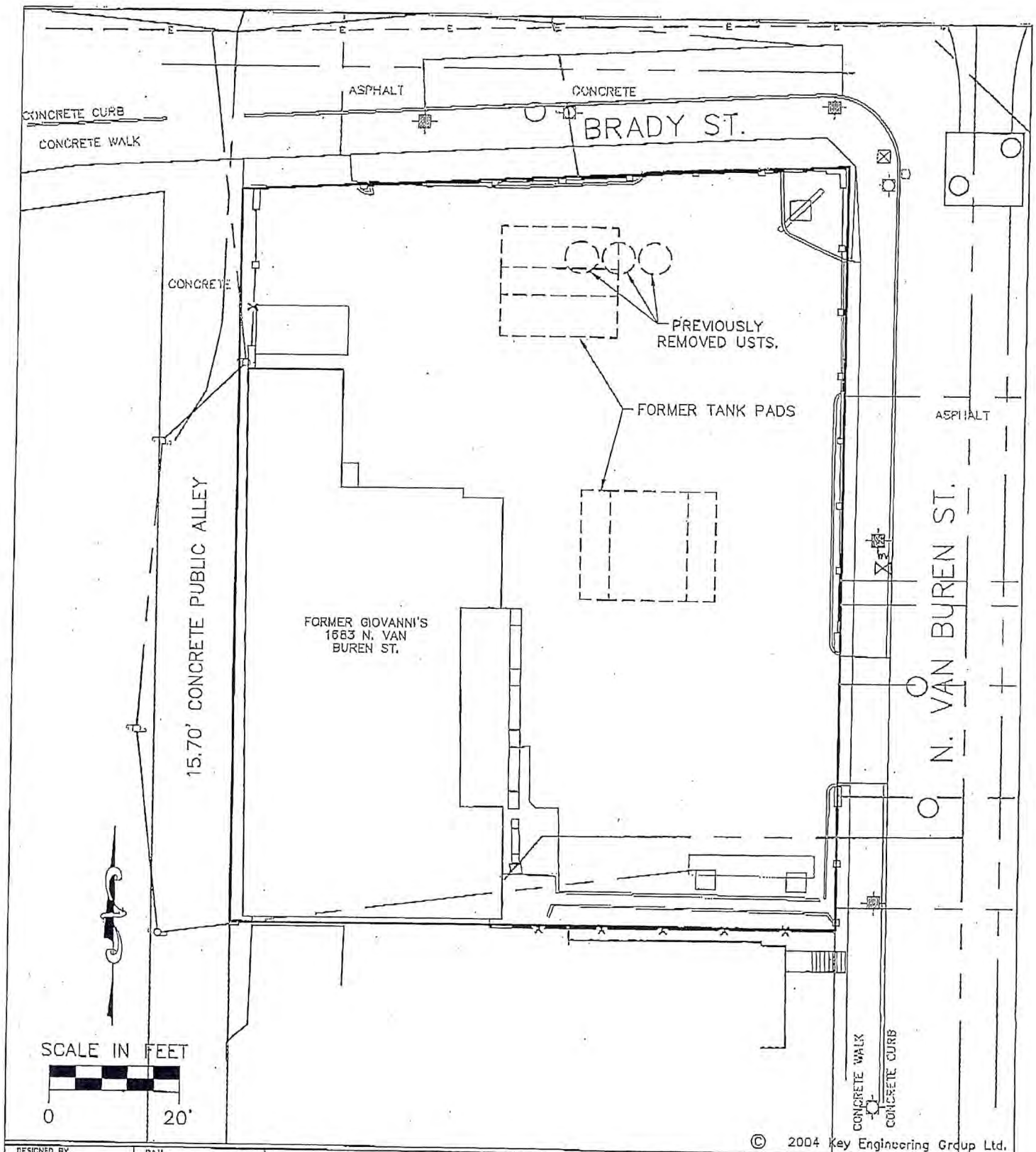
SOURCE:
USGS
Milwaukee, Wisconsin 7.5 Minute Series
Quadrangle Map 1958, Photorevised 1971

SCALE IN FEET
0 2000'

DESIGNED BY MRT	DATE 04/04/07
DRAWN BY	PROJECT 1603009
APPROVED BY MRT	SHEET NO. 1
H:\PROJECTS\2006\ENI\1603009\1603009 Figure 1.dwg	

FIGURE 1
SITE LOCATION MAP
FORMER GIOVANNI'S
1683 NORTH VAN BUREN STREET
MILWAUKEE, WISCONSIN

KEY ENGINEERING GROUP LTD.



DESIGNED BY MRT	DATE 3/26/07
DRAWN BY AMF	PROJECT 1603009
APPROVED BY MRT	SHEET NO. 1
CADFILE G:\ACAD\1603009\FIGURE 2.dwg XREF G:\ACAD\1603009\FIGURE 2.dwg LWAN	

FIGURE 2
SITE LAYOUT
FORMER GIOVANNI'S
1683 N. VAN BUREN ST.
MILWAUKEE, WISCONSIN

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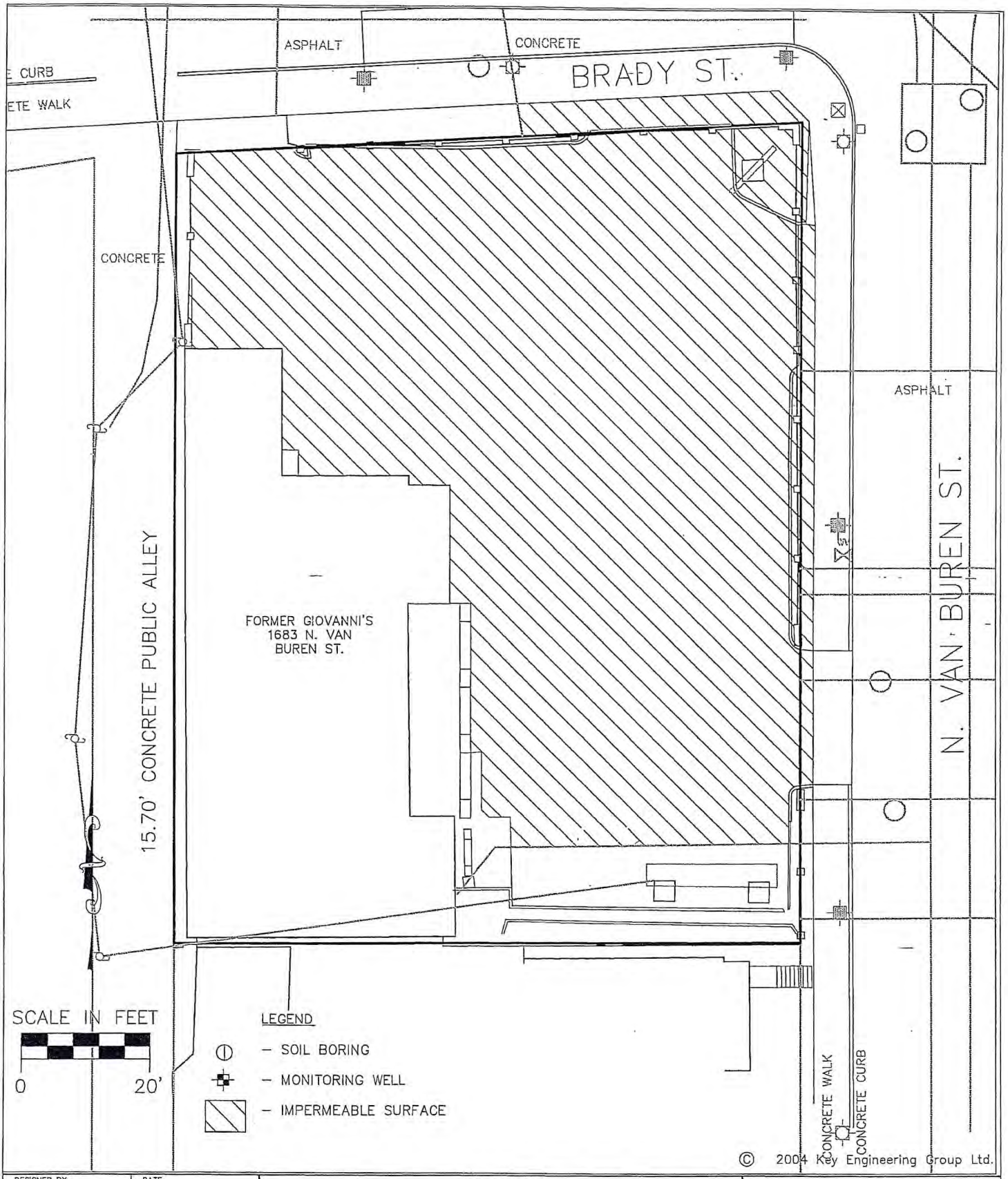
735 N. WATER STREET, SUITE 1000 - MILWAUKEE, WI 53202
414.224.8300 (tel) - 414.224.8383 (fax)

Jul 18, 2007 - 3:19pm G:\ACAD\1603009\FIGURE 2.dwg



DESIGNED BY MRT	DATE 3/26/07
DRAWN BY AMF	PROJECT 1603009
APPROVED BY MRT	SHEET NO. 1
CADFILE G:\ACAD\1603009\FIGURE 2b.dwg XREF G:\ACAD\1603009\FIGURE 2.dwg LMAN	

FIGURE 5
LOCATION OF IMPERMEABLE ASHPHALT CAP
FORMER GIOVANNI'S
1683 N. VAN BUREN ST.
MILWAUKEE, WISCONSIN

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735 N. WATER STREET, SUITE 1000 - MILWAUKEE, WI 53202
414.224.8300 (tel) - 414.224.8383 (fax)

Jul 19, 2007 – 1:54pm G:\ACAD\1603009\FIGURE 2b.dwg

Attachment 1
CAP INSPECTION FORM
Former Giovanni's
1683 North Van Buren Street
Milwaukee, Wisconsin
BRRTS #: 03-41-548862
FID #: 341143220

ASPHALT COVER:

INSPECTION CRITERIA	COMMENTS	MAINTENANCE ACTION REQUIRED
Significant Cracking		
Evidence of Ponding (standing water, discoloration, sedimentation)		
Storm Water Drainage		

LANDSCAPED AREA COVER:

INSPECTION CRITERIA	COMMENTS	MAINTENANCE ACTION REQUIRED
Evidence of Erosion		
Evidence of Ponding		
Vegetation Loss		

Limitations to Observation: _____

Completed by: _____

Date: _____

Attachment 2
CAP MAINTENANCE LOG
Former Giovanni's
1683 North Van Buren Street
Milwaukee, Wisconsin
BRRTS #: 03-41-548862
FID #: 341143220

Repair / Maintenance Description:		Date of Discovery:
Contractor / Individual Performing Repairs:		Date of Repair:
Inspector Name (Print)	Inspector Signature	Date of Inspection:

Repair / Maintenance Description:		Date of Discovery:
Contractor / Individual Performing Repairs:		Date of Repair:
Inspector Name (Print)	Inspector Signature	Date of Inspection:

Repair / Maintenance Description:		Date of Discovery:
Contractor / Individual Performing Repairs:		Date of Repair:
Inspector Name (Print)	Inspector Signature	Date of Inspection:

Document Number

State Bar of Wisconsin Form 1 - 2003

WARRANTY DEED

Document Name

THIS DEED, made between GIOVANNI SAFINA AND ROSA SAFINA ("Grantor," whether one or more), and RR 101, LLC, an undivided 50% interest and EK 101, LLC, an undivided 50% interest, as tenants in common ("Grantee," whether one or more).

Grantor, for a valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in MILWAUKEE County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):
All of Lots 3, 4 and 5,and that part of Lot 2,in Block "B", in Hathaway's Subdivision, in the Southwest 1/4 of Section 21, Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, bounded and described as follows: Commencing at a point in the East line and 2.58 feet South of the Northeast corner of Lot 2; thence South on and along the East line of said Lot 2, 37.42 feet to the Southeast corner of said Lot 2; thence West on and along the South line of said Lot 2, 120 feet to the Southwest corner of said Lot 2; thence North on and along the West line of said Lot 2, 31.15 feet to a point; thence Northeasterly on a line 120.16 feet, more or less, to the point of commencement.

Recording Area

Name and Return Address
Attorney Victor A. Kronis
Mawicke & Goisman, S.C.
1509 North Prospect Avenue
Milwaukee, WI 53202

360-006-100-4
Parcel Identification Number (PIN)

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

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except: municipal and zoning ordinances and agreements entered under them; recorded easements for the distribution of utility and municipal services; recorded building and use restrictions and covenants; general taxes levied in the year of closing; encroachment to the extent of 0.6 inches upon the premises on the South by a fence located principally on the subject premises

Dated: September 1, 2006

* Giovanni Safina (SEAL)

* Rosa Safina (SEAL)

* (SEAL)

* (SEAL)

AUTHENTICATION

Signature(s) _____

authenticated on _____

* _____

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

THIS INSTRUMENT DRAFTED BY:
Attorney Martin J. Greenberg

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
MILWAUKEE COUNTY)

Personally came before me on SEPT 1, 2006, the above-named GIOVANNI SAFINA AND ROSA SAFINA to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

* M. J. SCHMALFELT

Notary Public, State of Wisconsin
My Commission (~~is permanent~~) (expires: 6/22/08)

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

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

WARRANTY DEED — STATE BAR OF WISCONSIN — FORM No. 1-2003

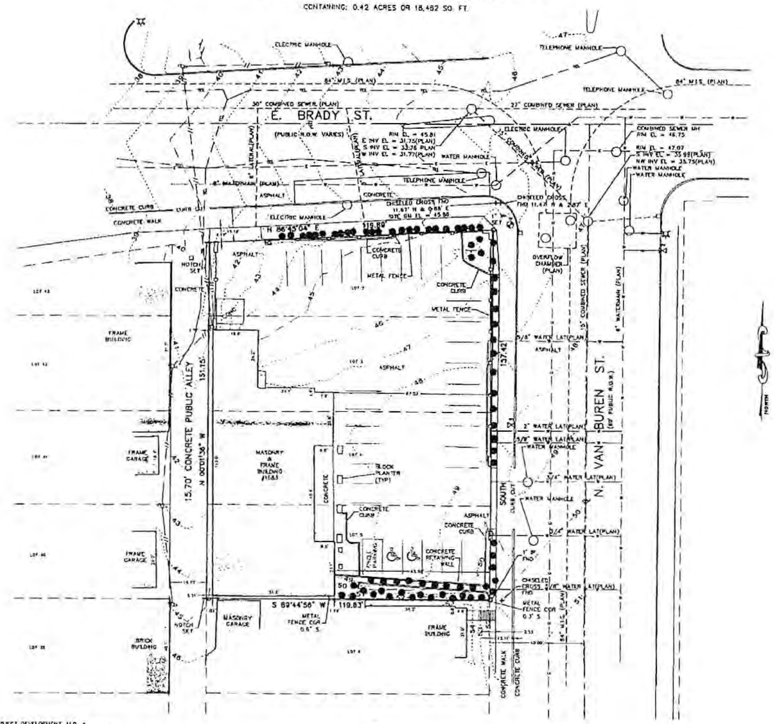
*Type name below signatures.

LEGAL DESCRIPTION:

ALL OF LOTS 3, 4 AND 5, AND THAT PART OF LOT 2, IN BLOCK "B", IN HATHAWAY'S SUBDIVISION, IN THE SOUTHWEST 1/4 OF SECTION 21, TOWN 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT IN THE EAST LINE AND 2.58 FEET SOUTH OF THE NORTHEAST CORNER OF LOT 2, THENCE SOUTH ON AND ALONG THE EAST LINE OF SAID LOT 2, 37.42 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE WEST ON AND ALONG THE SOUTH LINE OF SAID LOT 2, 120 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH ON AND ALONG THE WEST LINE OF SAID LOT 2, 31.15 FEET TO A POINT; THENCE NORTHEASTERLY ON A LINE 120.16 FEET, MORE OR LESS, TO THE POINT OF COMMENCEMENT.

CONTAINING: 0.42 ACRES OR 18,462 SQ. FT.

VICINITY MAP



DIGGERS HOTLINE

Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

NOTES

1. SUBJECT PROPERTY ZONED: LB2, LOCAL BUSINESS DISTRICT DISTRICT.

2. SETBACKS BASED ON CITY OF MILWAUKEE ZONING CODE AND ARE AS FOLLOWS:

FRONT SETBACK:	MIN – NONE
	MAX – AVERAGE
SECONDARY:	MIN – NONE
	MAX – 5'
REAR:	NONE
SIDE:	NONE
HEIGHT	MIN – 18'
	MAX – 60'

3. LEGAL DESCRIPTION OF SUBJECT PROPERTY IS BASED ON CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 12123210 EFFECTIVE DATE OF MARCH 8, 2006.

4. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, ON INFORMATION FURNISHED BY THE UTILITY COMPANIES, DIGGERS HOTLINE AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

5. SUBJECT PROPERTY LIES IN ZONE C AND IS NOT IN THE 100 YEAR FLOOD PLAIN PER FLOOD INSURANCE RATE MAP – COMMUNITY PANEL #550278 0004 B, EFFECTIVE DATE MARCH 1, 1982.

6. BUILDING CONTAINS 18,482 SQUARE FEET.

7. SITE CONTAINS 25 REGULAR PARKING STALLS, 2 HANDICAPPED PARKING STALLS AND 1 MOTORCYCLE PARKING STALL.

8. PROJECT BENCHMARK – CITY OF MILWAUKEE STANDARD BENCHMARK NO. 46, EL = 46.584

9. SITE BENCHMARK – CHISELED CROSS AT THE SOUTHWEST CORNER, INTERSECTION OF N. VAN BUREN AND E. BRADY STREET, EL = 45.98 (AS SHOWN).

10. ELEVATIONS BASED ON DATA RECEIVED FROM THE CITY OF MILWAUKEE AND ARE AT THE CITY OF MILWAUKEE DATUM.

EXCEPTIONS

THERE ARE NO PLOTTABLE EXCEPTIONS LISTED IN THE SUPPLIED TITLE COMMITMENT.

LEGEND

EXISTING WATER MAIN	
UNDERGROUND GAS SERVICE	
UNDERGROUND TELEPHONE SERVICE	
UNDERGROUND CABLE TV SERVICE	
UNDERGROUND ELECTRIC SERVICE	
OVERHEAD UTILITY LINES	
METAL FENCE	
UTILITY POLE	MAIL BOX
ELECTRIC METER	METAL SIGN
CABLE TV PEDESTAL	HYDRANT
TELEPHONE PEDESTAL	BOLLARD
GAS METER	BUSH

To: CHICAGO TITLE INSURANCE COMPANY, ENDEAVOR PROJECT DEVELOPMENT, LLC, A WISCONSIN LIMITED LIABILITY COMPANY, GIOVANNI SAFINA AND ROSA SAFINA, the successors and assigns of any of the foregoing and any other person who purchases, mortgages or guarantees the title thereto within one year of the date of this survey.

I hereby certify that the survey was prepared from an actual on-the-ground instrument survey of the subject premises; that the same accurately shows the location of the boundaries of the subject premises and the location of all streets, highways, alleys and public ways crossing and abutting said premises; that the dimensions of any improvements and the location thereof with respect to the boundaries are accurately shown as the same were situated on APRIL 6, 2006; that there are no encroachments by improvements appurtenant to adjoining premises upon the subject premises, nor from the subject premises unless shown hereon; that all easements and rights of way which are appurtenant to or burden the subject premises and are referred to in the title commitment number 1212320 for the subject premises dated MARCH 8, 2006; issued by CHICAGO TITLE INSURANCE COMPANY or are apparent from a visual inspection, are delineated hereon; that the subject premises are not in a 100-year interval flood plain or special flood hazard area and that, without limiting the foregoing, this survey was made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and ACSM in 1999, and meets the accuracy requirements of an Suburban Survey as defined therein.

4-6, 2006
DATE

MICHAEL J. BERRY, R.L.S.
REGISTERED LAND SURVEYOR S-2545

GRAPHIC SCALE

REVISION NO.	DESCRIPTION	DATE	BY

DESIGNED BY DHS	DATE 4-6-06
DRAWN BY DHS	DATE 4-6-06
APPROVED BY MJB	DATE 4-6-06
CADFILE XREF LMAN	

ALTA/ACSM LAND TITLE SURVEY
ENDEAVOUR PROJECT DEVELOPMENT, LLC
MILWAUKEE, WI

"THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO."

KEY ENGINEERING GROUP LTD.
735 NORTH WATER STREET, SUITE 1000
MILWAUKEE, WI 53202

KEY PROJECT NUMBER	1603009
PROJECT SCALE	1" = 20'
SHEET NUMBER	C-1

Reference: *Geographic Information System Registry*
Former Giovanni's
1683 North Van Buren Street
Milwaukee, Wisconsin 53202

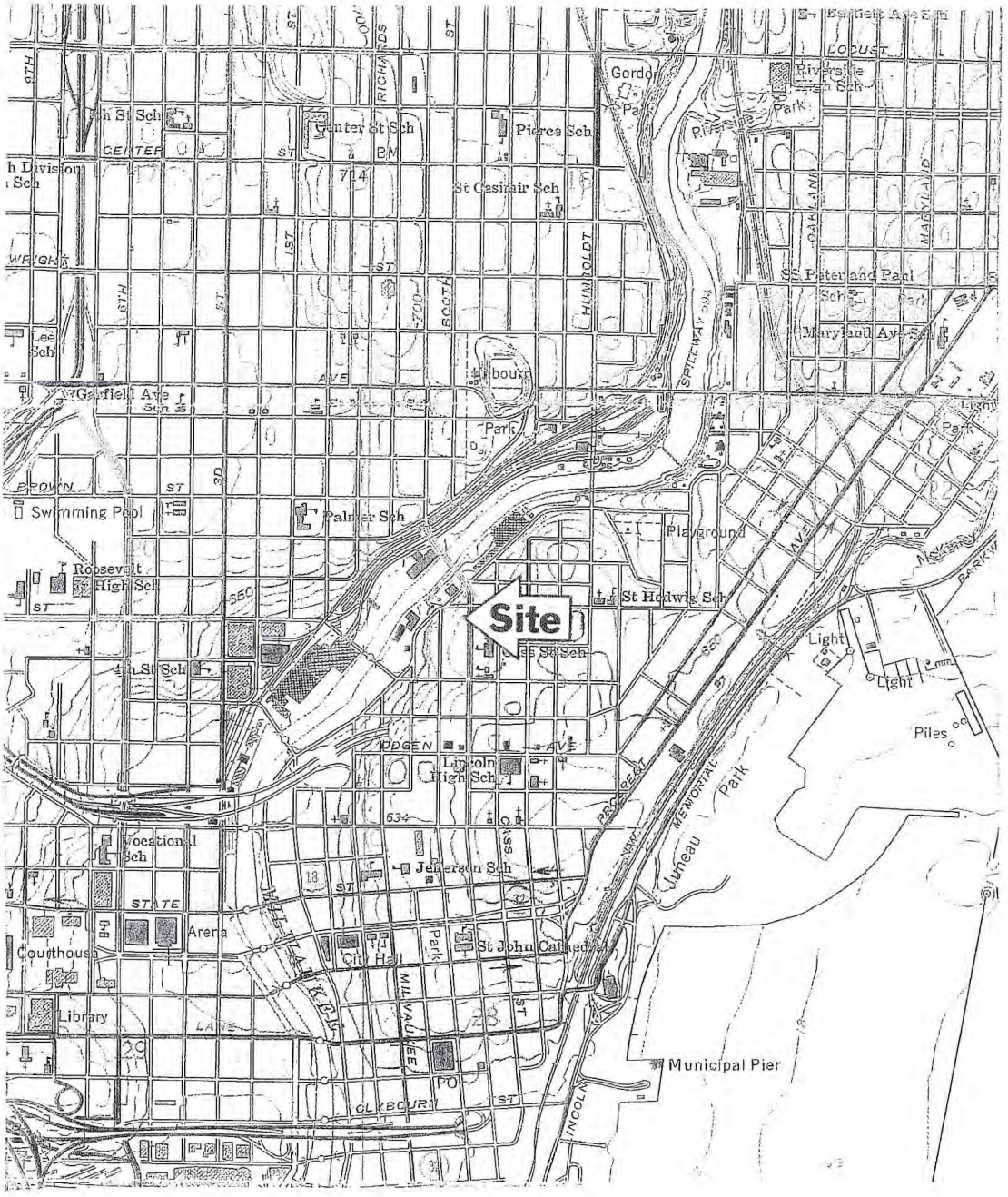
To Whom it May Concern:

I, Randy Roth of RR 101 LLC & EK 101 LLC, representative of the responsible party do hereby declare to the best of my knowledge that the attached legal property description represents completely and accurately the above reference property for which I am requesting listing on the Wisconsin Department of Natural Resources Geographic Information System Registry of Closed Remediation Sites.

Please find a copy of the legal description as stated in the property deed for the above reference property.

Signed: _____ Date: 9/5/07

Randy Roth, RR 101 LLC & EK 101 LLC.



SOURCE:
USGS
Milwaukee, Wisconsin 7.5 Minute Series
Quadrangle Map 1958, Photorevised 1971

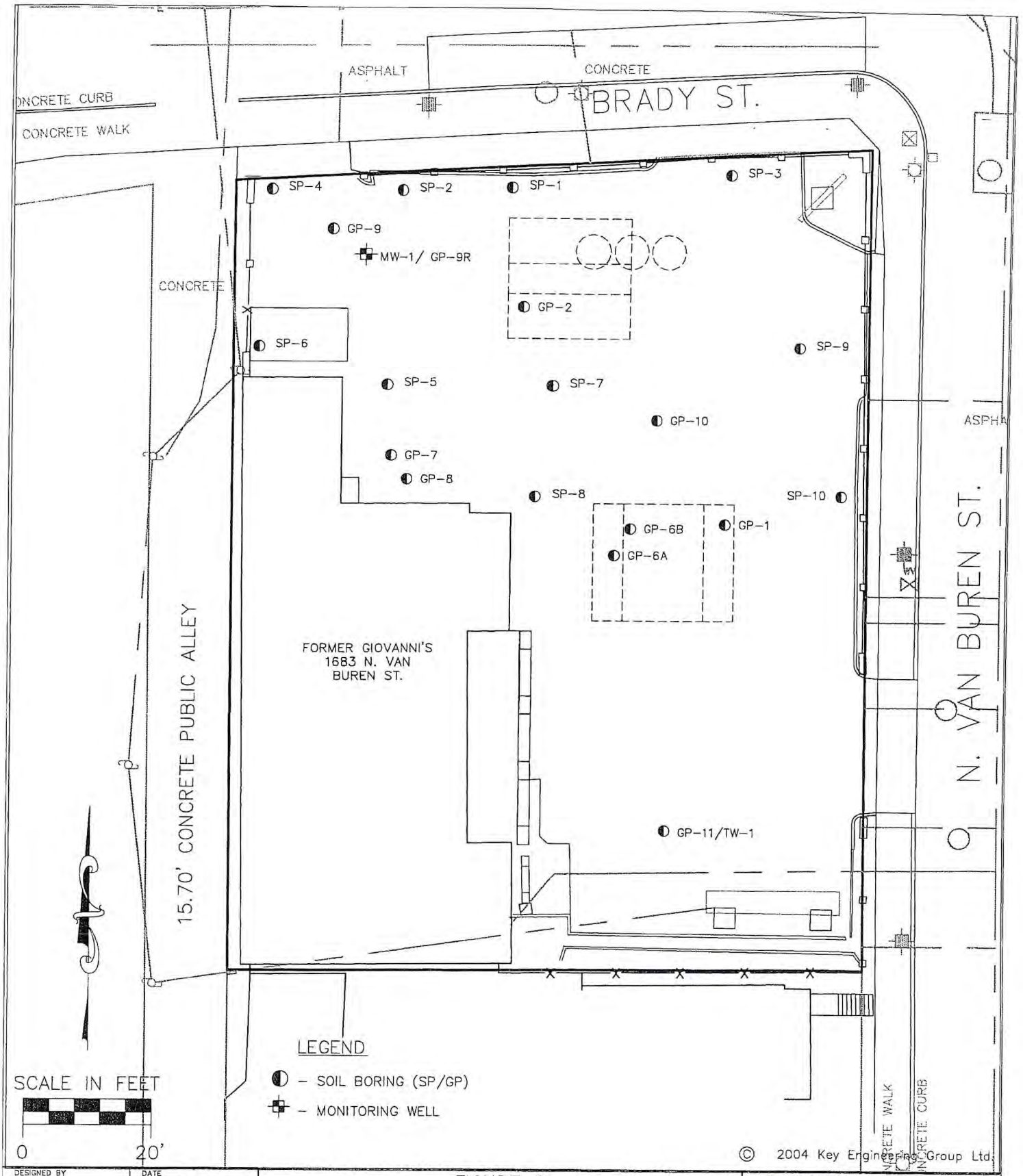
SCALE IN FEET

0 2000'

DESIGNED BY MRT	DATE 04/04/07
DRAWN BY	PROJECT 1603009
APPROVED BY MRT	SHEET NO. 1
H:\PROJECTS\2006\EN\1603009\1603009 Figure 1.dcc	

FIGURE 1
SITE LOCATION MAP
FORMER GIOVANNI'S
1683 NORTH VAN BUREN STREET
MILWAUKEE, WISCONSIN

KEY ENGINEERING GROUP LTD.



DESIGNED BY MRT	DATE 3/26/07
DRAWN BY AMF	PROJECT 1603009
APPROVED BY MRT	SHEET NO. 1
CADFILE G:\ACAD\1603009\FIGURE 2.dwg XREF G:\ACAD\1603009\FIGURE 2.dwg LMAN	

FIGURE 3
SOIL BORING LOCATIONS
FORMER GIOVANNI'S
1683 N. VAN BUREN ST.
MILWAUKEE, WISCONSIN

KEY ENGINEERING GROUP LTD.
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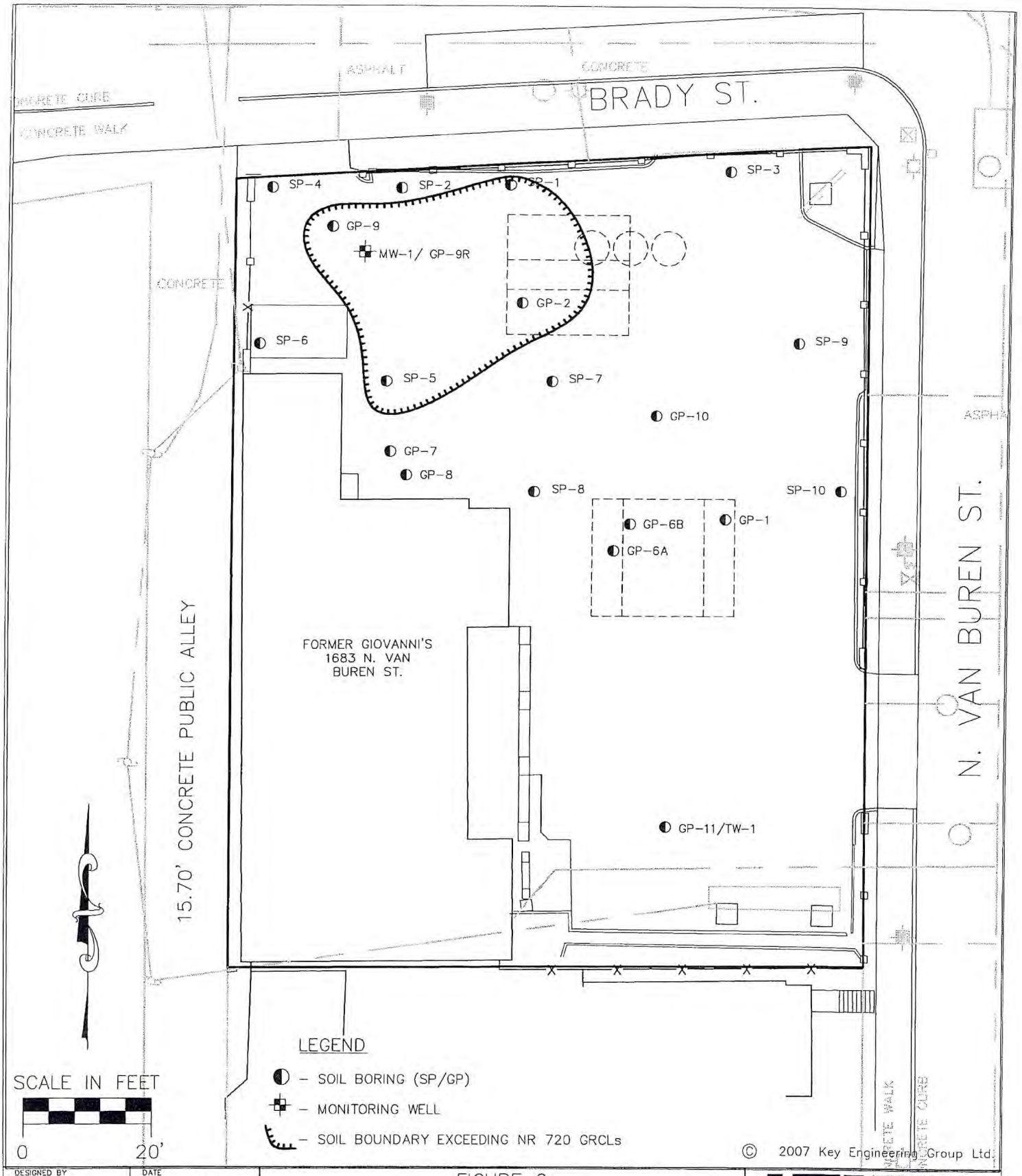
735 N. WATER STREET, SUITE 1000 - MILWAUKEE, WI 53202
414.224.8300 (tel) - 414.224.8383 (fax)

Jul 18, 2007 – 3:26pm G:\ACAD\1603009\FIGURE 2.dwg



DESIGNED BY: MRT	DATE: 10/23/2007
DRAWN BY: AMF	PROJECT: 1603009
APPROVED BY: MRT	SHEET NO.: 1
CADFILE G:\ACAD\1603009\FIGURE 2.dwg	
XREF G:\ACAD\1603009\FIGURE 2.dwg	
LMAN	

FIGURE 6
SOIL IMPACTS EXCEEDING NR 720 GRCLs
FORMER GIOVANNI'S
1683 N. VAN BUREN ST.
MILWAUKEE, WISCONSIN

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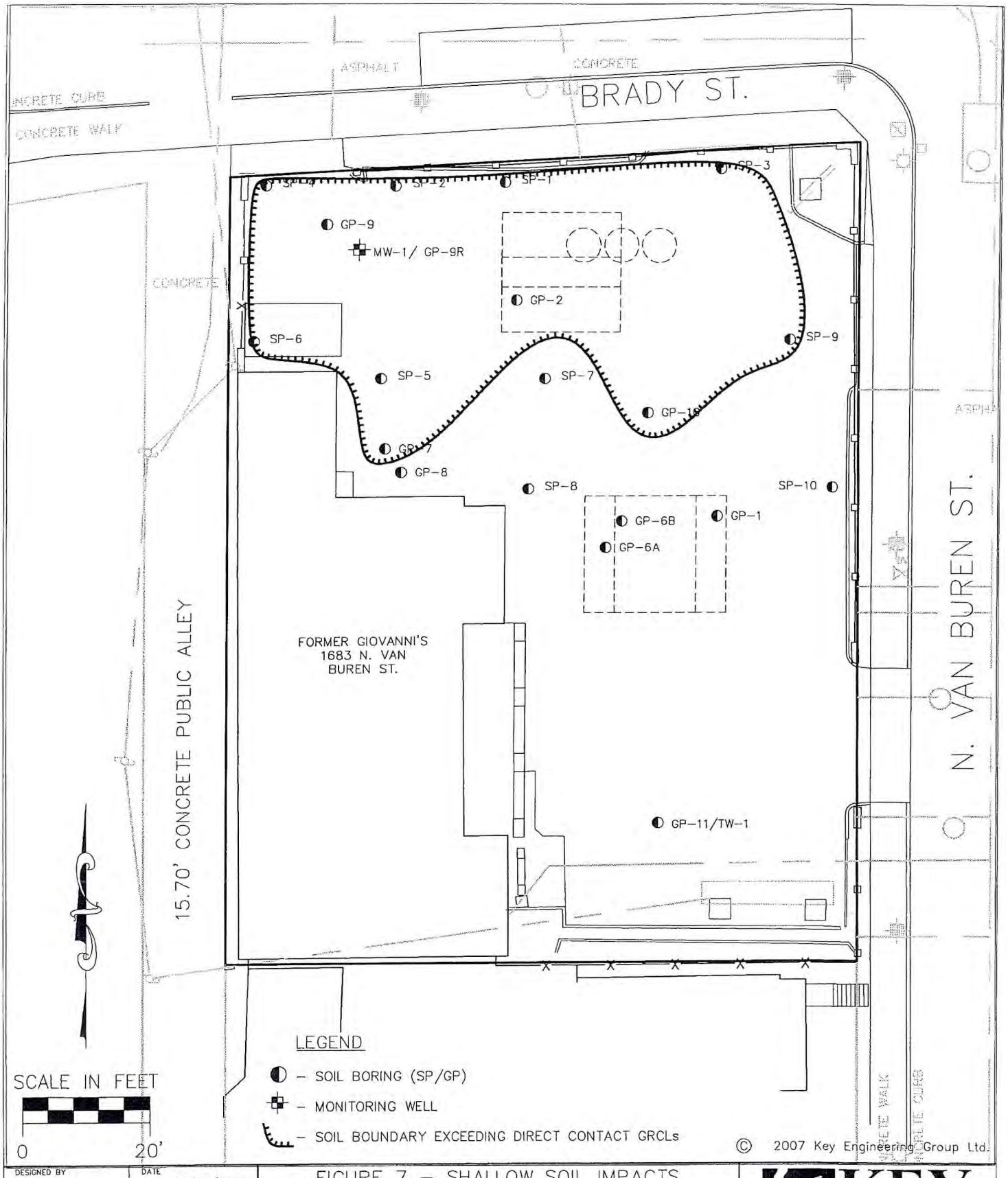
735 N. WATER STREET, SUITE 1000 - MILWAUKEE, WI 53202
414.224.8300 (tel) - 414.224.8383 (fax)

Oct 23, 2007 - 2:46pm G:\ACAD\1603009\FIGURE 2.dwg



DESIGNED BY: MRT	DATE: 10/23/2007
DRAWN BY: AMF	PROJECT: 1603009
APPROVED BY: MRT	SHEET NO.: 1
CADFILE G:\ACAD\1603009\FIGURE 2.dwg	
XREF G:\ACAD\1603009\FIGURE 2.dwg	
LMAN	

FIGURE 7 – SHALLOW SOIL IMPACTS EXCEEDING DIRECT CONTACT GRCLs
FORMER GIOVANNI'S
1683 N. VAN BUREN ST.
MILWAUKEE, WISCONSIN

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735 N. WATER STREET, SUITE 1000 - MILWAUKEE, WI 53202
414.224.8300 (tel) - 414.224.8383 (fax)

Oct 23, 2007 – 2:45pm G:\ACAD\1603009\FIGURE 2.dwg

TABLE 1

SUMMARY OF SOIL SAMPLE ANALYTICAL RESULTS

FORMER GIOVANNI'S
1683 North Van Buren Street
Milwaukee, Wisconsin

PARAMETERS	SAMPLE IDENTIFICATION														GENERIC RCLs	
	GP-1	GP-2		GP-6B	GP-7	GP-8	GP-9		GP-9R	GP-10		GP-11		Pile [3]	PROTECTION OF GROUNDWATER	DIRECT CONTACT (NON-INDUSTRIAL)
Date Collected	11/7/05	11/7/05	11/7/05	11/7/05	11/7/05	5/10/06	5/10/06	5/10/06	6/15/06	5/10/06	5/10/06	5/10/06	5/10/06	11/9/06		
Depth (feet bgs)	10-11	3-4	9-10	3-4	3-4	3-4	2-4	8-10	30-32	2-4	8-10	2-4	14-16		---	---
Bulk Dry Density (lbs/ft^3)	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
GRO	---	---	---	---	---	---	---	---	---	---	---	---	---	9.0		
TPH DRO	---	---	---	---	---	---	---	---	---	---	---	---	---	410		
Detected VOCs (µg/kg)																
Benzene	<25	39	<25	<25	<25	<28	<28	180	<25	<29	<29	<30	<29	<150	5.5 (1)	---
sec-Butylbenzene	<25	117	<25	<25	<25	<28	<28	<27	<25	<29	<29	<30	<29	<150	---	---
tert-Butylbenzene	<25	430	<25	<25	<25	<28	<28	<27	<25	<29	<29	<30	<29	<150	---	---
cis-1,2-Dichloroethene	<25	<25	<25	<25	<25	<28	460	300	<25	<29	<29	<30	<29	320	---	---
trans-1,2-Dichloroethene	<25	<25	<25	<25	<25	<28	470	<27	<25	<29	<29	<30	<29	<150	---	---
Ethylbenzene	<25	2,550	<25	<25	<25	<28	<28	310	<25	<29	<29	<30	<29	<150	2,900 (1)	---
Isopropylbenzene	<25	284	<25	<25	<25	<28	<28	<27	<25	<29	<29	<30	<29	<150	---	---
p-Isopropyltoluene	<25	57	<25	<25	<25	<28	<28	<27	<25	<29	<29	<30	<29	<150	---	---
Naphthalene	<25	1,100	<25	<25	<25	<55	<56	<54	<25	<58	230	<59	<59	<300	---	---
n-Propylbenzene	<25	1,090	<25	<25	<25	<28	<28	<27	<25	<29	<29	<30	<29	<150	---	---
Tetrachloroethene	<25	<25	<25	<25	51 J	<28	<28	<27	<25	<29	<29	<30	<29	13,000	---	---
Toluene	<25	170	<25	<25	<25	<28	<28	140	<25	<29	<29	<30	<29	<150	1,500 (1)	---
Trichloroethene	<25	<25	<25	<25	<25	<28	110	490	<25	<29	<29	<30	<29	1,500	---	---
1,2,4-Trimethylbenzene	<25	5,200	29 J	<25	<25	<28	<28	<27	<25	<29	<29	<30	<29	<150	---	---
1,3,5-Trimethylbenzene	<25	1,120	<25	<25	<25	<28	<28	<27	<25	<29	<29	<30	<29	<150	---	---
Vinyl Chloride	<25	<25	<25	<25	<25	<39	<39	82	<25	<29	<29	<30	<29	<210	---	---
Xylenes	<75	5,300	<75	<75	<75	<94	<96	150	<25	<41	<41	<41	<29	<510	4,100 (1)	---
Detected PAHs (µg/kg)																
Acenaphthene	<17	357 J	<17	<17	441	---	<56	<54	<17	<58	<59	<59	<59		38,000 (2)	900,000 (2)
Anthracene	<11	678	<11	<11	1,830	---	87	<5.4	<11	12	<5.9	<5.9	9.9		3,000,000 (2)	5,000,000 (2)
Benzo(a)anthracene	<12	**920**	<12	<12	**3,650**	---	**410**	<5.4	22 J	36	16	<5.9	15		17,000 (2)	88 (2)
Benzo(a)pyrene	<8.1	**539**	<8.1	<8.1	**3,160**	---	**430**	<5.4	**13 J**	37	**15**	<5.9	8.2		48,000 (2)	8.8 (2)
Benzo(b)fluoranthene	<7.5	**1,170**	<7.5	<7.5	**4,230**	---	**310**	<5.4	15 J	35	15	<5.9	8.5		360,000 (2)	88 (2)
Benzo(g,h,i)perylene	<8.5	433	<8.5	<8.5	1,780	---	250	<5.4	14 J	18	17	<5.9	6.6		6,800,000 (2)	1,800 (2)
Benzo(k)fluoranthene	<14	513	<14	<14	**1,180**	---	220	<5.4	<14	21	10	<5.9	<5.9		870,000 (2)	880 (2)
Chrysene	<20	1,140	<20	<20	2,450	---	370	<5.4	<20	37	16	<5.9	12		37,000 (2)	8,800 (2)
Dibenzo(a,h)anthracene	<11	<110	<11	<11	**245**	---	60	<8.1	<11	<8.8	<8.8	<8.9	<8.8		38,000 (2)	8.8 (2)
Fluoranthene	<7.4	3,020	<7.4	<7.4	7,780	---	650	30	24	130	50	16	68		500,000 (2)	600,000 (2)
Fluorene	<9.5	408	<9.5	<9.5	386	---	19	<11	<9.5	<12	<12	<12	<12		100,000 (2)	600,000 (2)
Indeno(1,2,3-cd)pyrene	<9.5	**300**	<9.5	<9.5	**1,250**	---	**290**	<5.4	<9.5	31	14	<5.9	<5.9		680,000 (2)	88 (2)
1-methyl naphthalene	<11	4,850	<11	<11	<55	---	<34	<32	<11	<35	<35	<35	<35		23,000 (2)	1,100,000 (2)
2-methyl naphthalene	<12	10,500	<12	<12	<60	---	120	<27	<12	43	<19	<30	<29		20,000 (2)	600,000 (2)
Naphthalene	<17	15,300	<17	<17	<85	---	<34	<32	<17	<35	<35	<35	<35		400 (2)	20,000 (2)
Phenanthrene	<8.9	1,890	<8.9	<8.9	4,110	---	230	23	23 J	110	37	12	86		1,800 (2)	18,000 (2)
Pyrene	<11	2,470	<11	<11	6,080	---	490	<5.4	24 J	85	32	10	28		8,700,000 (2)	500,000 (2)

Notes:

Bold concentrations exceed NR 746 Table 1 values or generic RCL for non-industrial direct contact
Boxed concentrations exceed generic RCL for protection of groundwater
--- - not analyzed or no standard established
(1) - NR 720 generic RCLS
(2) - Suggested generic RCLs PAHs Interim Guidance (WDNR), Publication RR-519-97, April 1997 corrected).
(3) - A sample was collected from soil excavated from the northwest corner of the parking lot.
(4) - This boring was discontinued after 1.5 feet, due to contact with a solid surface. The boring was subsequently abandoned.
bgs - below ground surface
J - analyte detected between limit of detection and limit of quantitation
lbs/ft^3 - pounds per cubic foot
PAHs - polynuclear aromatic hydrocarbons
RCL - residual contaminant level
µg/kg - micrograms per kilogram
VOCs - volatile organic compounds

TABLE 1 (CONTINUED)

SUMMARY OF SOIL SAMPLE ANALYTICAL RESULTS

FORMER GIOVANNI'S
1683 North Van Buren Street
Milwaukee, Wisconsin

PARAMETERS	SP-1		SP-2		SP-3		SP-4		SP-5		SP-6		SP-7		SP-8		SP-9		SP-10		GENERIC RCLs	
																					PROTECTION OF GROUNDWATER	DIRECT CONTACT (NON-INDUSTRIAL)
Date Collected	11/2/06	11/2/06	11/2/06	11/2/06	11/2/06	11/2/06	11/2/06	11/2/06	11/2/06	11/2/06	11/2/06	11/2/06	11/2/06	11/2/06	11/2/06	11/2/06	11/2/06	11/2/06	11/2/06	11/2/06		
Depth (feet bgs)	2-4	8-10	2-4	8-10	2-4	10-12	2-4	8-10	2-4	8-10	2-4	8-10	2-4	10-12	2-4	8-10	2-4	10-12	2-4	8-10	—	—
Bulk Dry Density (lbs/ft³)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Detected VOCs (µg/kg)																					—	—
Benzene	550	107	<25	<25	<25	<25	<25	<25	<125	221	<25	<25	<25	<25	—	—	<25	<25	—	—	5.5 (1)	—
sec-Butylbenzene	<25	<25	<25	<25	<25	<25	<25	<25	<125	25.6 J	<25	<25	<25	<25	—	—	<25	<25	—	—	—	—
tert-Butylbenzene	<25	<25	<25	<25	<25	<25	<25	<25	<125	<25	<25	<25	<25	<25	—	—	<25	<25	—	—	—	—
cis-1,2-Dichloroethene	<25	283	43 J	<25	<25	<25	87	58 J	<125	<25	35 J	<25	<25	<25	—	—	<25	<25	—	—	—	—
trans-1,2-Dichloroethene	<25	<25	<25	<25	<25	<25	<25	<25	<125	<25	<25	<25	<25	<25	—	—	<25	<25	—	—	—	—
Ethylbenzene	1,270	<25	<25	<25	<25	<25	<25	<25	<125	5,900	<25	<25	<25	<25	—	—	<25	<25	—	—	2,900 (1)	—
Isopropylbenzene	50 J	<25	<25	<25	<25	<25	<25	<25	<125	730	<25	<25	<25	<25	—	—	<25	<25	—	—	—	—
p-Isopropyltoluene	196	<25	<25	<25	<25	<25	<25	<25	<125	<25	<25	<25	<25	<25	—	—	<25	<25	—	—	—	—
Naphthalene	600	<25	47 J	<25	<25	63	<25	<25	<125	580	<25	<25	<25	<25	—	—	<25	<25	—	—	—	—
n-Propylbenzene	<25	<25	<25	<25	<25	<25	<25	<25	<125	1,630	<25	<25	<25	<25	—	—	<25	<25	—	—	—	—
Tetrachloroethene	<25	2,960	9,400	97	<25	<25	660	<25	16,900	<25	4,000	<25	<25	<25	—	—	<25	<25	—	—	—	—
Toluene	28 8 J	<25	<25	88	<25	<25	<25	<25	<125	168	<25	<25	<25	<25	—	—	<25	<25	—	—	1,500 (1)	—
Trichloroethene	<25	1,090	400	<25	<25	<25	308	87	<125	<25	110	<25	<25	<25	—	—	<25	<25	—	—	—	—
1,2,4-Trimethylbenzene	156	<25	25.9 J	<25	<25	<25	<25	<25	<125	3,300	<25	<25	<25	<25	—	—	<25	<25	—	—	—	—
1,3,5-Trimethylbenzene	25.5 J	<25	<25	<25	<25	<25	<25	<25	<125	380	<25	<25	<25	<25	—	—	<25	<25	—	—	—	—
Vinyl Chloride	<25	<25	<25	<25	<25	<25	<25	<25	<125	<25	<25	<25	<25	<25	—	—	<25	<25	—	—	—	—
Xylenes	548 J	<75	<75	57 J	<75	<75	<75	<75	<375	2,590	<75	<75	<75	<75	—	—	<75	<75	—	—	4,100 (1)	—
Detected PAHs (µg/kg)																						
Acenaphthene	499	<17	<17	<17	<17	30 J	<17	<17	44 J	<17	<17	<17	<17	<17	<17	29 J	<17	<17	<17	<17	38,000 (2)	900,000 (2)
Acenaphthylene	<19	<19	<19	<19	<19	<19	<19	<19	82	<19	<19	<19	<19	<19	<19	<19	<19	<19	<19	<19		
Anthracene	441	11 J	11 J	<11	<11	100	<11	<11	118	<11	16 J	<11	<11	<11	<11	46	17 J	<11	<11	35	3,000,000 (2)	5,000,000 (2)
Benzo(a)anthracene	532	18 J	44	<12	40	291	34 J	20 J	598	<12	62	<12	<12	<12	<12	63	74	<12	<12	65	17,000 (2)	88 (2)
Benzo(a)pyrene	690	10 J	52	<8.1	47	325	31	15 J	935	<8.1	87	<8.1	<8.1	<8.1	<8.1	60	97	<8.1	<8.1	83	48,000 (2)	8.8 (2)
Benzo(b)fluoranthene	920	14 J	72	<7.5	64	518	49	31	1,530	18 J	158	8.5 J	<7.5	<7.5	7.9 J	128	150	<7.5	15 J	172	360,000 (2)	88 (2)
Benzo(g,h,i)perylene	560	20 J	110	<8.5	29	288	30	20 J	1,090	18 J	98	<8.5	<8.5	<8.5	<8.5	58	80	<8.5	<8.5	76	6,800,000 (2)	1,800 (2)
Benzo(k)fluoranthene	303	<14	26 J	<14	24 J	176	21 J	<14	554	<14	51	<14	<14	<14	<14	32 J	47	<14	<14	59	870,000 (2)	880 (2)
Chrysene	739	21 J	55 J	<20	50 J	401	43 J	34 J	907	21 J	107	<20	<20	<20	<20	152	123	<20	<20	158	37,000 (2)	8,800 (2)
Dibenzo(a,h)anthracene	119	<11	21 J	<11	<11	60	<11	<11	181	<11	<11	<11	<11	<11	<11	<11	12 J	<11	<11	19 J	38,000 (2)	8.8 (2)
Fluoranthene	1,700	49	103	<7.4	98	877	79	84	1,450	26	167	17 J	8.1 J	<7.4	17 J	469	244	8.3 J	18 J	377	500,000 (2)	600,000 (2)
Fluorene	358	<9.5	<9.5	<9.5	<9.5	30 J	<9.5	<9.5	30 J	<9.5	<9.5	<9.5	<9.5	<9.5	<9.5	34	<9.5	<9.5	<9.5	18 J	100,000 (2)	600,000 (2)
Indeno(1,2,3-cd)pyrene	389	13 J	52	<9.5	20 J	245	20 J	13 J	606	<9.5	63	<9.5	<9.5	<9.5	<9.5	35	46	<9.5	<9.5	53	680,000 (2)	88 (2)
1-methyl naphthalene	669	<11	<11	<11	<11	12 J	<11	<11	14 J	<11	<11	<11	<11	<11	<11	43	<11	<11	<11	<11	23,000 (2)	1,100,000 (2)
2-methyl naphthalene	703	<12	<12	<12	<12	<12	<12	<12	14 J	<12	<12	<12	<12	<12	<12	69	<12	<12	<12	<12	20,000 (2)	600,000 (2)
Naphthalene	2,960	<17	<17	<17	<17	<17	<17	<17	<17	372	<17	<17	<17	<17	<17	24 J	<17	<17	<17	<17	400 (2)	20,000 (2)
Phenanthrene	1,680	60	62	22 J	43	470	43	66	232	31	72	22 J	9.0 J	11 J	18 J	430	139	9.1 J	11 J	252	1,800 (2)	18,000 (2)
Pyrene	1,590	41	87	<11	92	684	68	61	1,140	20 J	131	14 J	<11	<11	12 J	303	214	<11	14 J	259	8,700,000 (2)	600,000 (2)

Notes:

Bold concentrations exceed NR 746 Table 1 values or generic RCL for non-industrial direct contact
Boxed concentrations exceed generic RCL for protection of groundwater
— - not analyzed or no standard established
(1) - NR 720 generic RCLS
(2) - Suggested generic RCLs PAHs Interim Guidance (WDNR), Publication RR-519-97, April 1997 corrected).
bgs - below ground surface
J - analyte detected between limit of detection and limit of quantitation
lbs/ft³ - pounds per cubic foot
PAHs - polynuclear aromatic hydrocarbons
RCL - residual contaminant level
µg/kg - micrograms per kilogram
VOCs - volatile organic compounds

TABLE 2

SPLP ANALYTICAL SUMMARY

FORMER GIOVANNI'S
1683 North Van Buren Street
Milwaukee, Wisconsin

PARAMETERS	SAMPLE IDENTIFICATION GP-9R/MW-1	NR 140 ES (ug/l)	NR 140 PAL (ug/l)
Date Collected	6/15/06	---	---
Total Organic Carbon (mg/kg)	1,500	---	---
SPLP (ug/l)			
1,1-Dichloroethane	1.6	850	85
cis-1,2-Dichloroethene	3.0	70	7

Notes:

Bold concentrations exceed NR 140 PAL
--- - not analyzed, not applicable or no standard established
ES - enforcement standard
mg/kg - milligrams per kilogram
µg/l - micrograms per liter
PAL - preventive action limit
SPLP - synthetic precipitate leachate procedure