

GIS REGISTRY

Cover Sheet

JUN 25 2008

May, 2008
(RR 5367)

Source Property Information

CLOSURE DATE: Jun 20, 2008

BRRTS #: 02-41-551762

FID #: 241641180

ACTIVITY NAME: The Clarke Building

DATCP #:

PROPERTY ADDRESS: 633 West Wisconsin Avenue

COMM #:

MUNICIPALITY: Milwaukee

PARCEL ID #: 361-0713-111-0

*WTM COORDINATES:

WTM COORDINATES REPRESENT:

X: 689435 Y: 287170

Approximate Center Of Contaminant Source

**Coordinates are in
WTM83, NAD83 (1991)*

Approximate Source Parcel Center

Please check as appropriate: (BRRTS Action Code)

Contaminated Media:

Groundwater Contamination > ES (236)

Soil Contamination > *RCL or **SSRCL
or Direct Contact > 4 ft (232)

Contamination in ROW

Contamination in ROW

Off-Source Contamination

Off-Source Contamination

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

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

Land Use Controls:

Soil: maintain industrial zoning (220)

Cover or Barrier (222)

*(note: soil contamination concentrations
between residential and industrial levels)*

*(note: maintenance plan for
groundwater or direct contact)*

Structural Impediment (224)

Vapor Mitigation (226)

Site Specific Condition (228)

Maintain Liability Exemption (230)

*(note: local government or economic
development corporation)*

Monitoring wells properly abandoned? (234)

Yes No

*Residual Contaminant Level

**Site Specific Residual Contaminant Level

This Adobe Fillable form is intended to provide a list of information that is required for evaluation for case closure. It is to be used in conjunction with Form 4400-202, Case Closure Request. The closure of a case means that the Department has determined that no further response is required at that time based on the information that has been submitted to the Department.

NOTICE: Completion of this form is mandatory for applications for case closure pursuant to ch. 292, Wis. Stats. and ch. NR 726, Wis. Adm. Code, including cases closed under ch. NR 746 and ch. NR 726. The Department will not consider, or act upon your application, unless all applicable sections are completed on this form and the closure fee and any other applicable fees, required under ch. NR 749, Wis. Adm. Code, Table 1 are included. It is not the Department's intention to use any personally identifiable information from this form for any purpose other than reviewing closure requests and determining the need for additional response action. The Department may provide this information to requesters as required by Wisconsin's Open Records law [ss. 19.31 - 19.39, Wis. Stats.].

BRRTS #:

02-41-551762

PARCEL ID #:

361-0713-111-0

ACTIVITY NAME:

The Clarke Building

WTM COORDINATES: X:

689435

Y: 287170

CLOSURE DOCUMENTS (the Department adds these items to the final GIS packet for posting on the Registry)

- Closure Letter**
- Maintenance Plan** (if activity is closed with a land use limitation or condition (land use control) under s. 292.12, Wis. Stats.)
- Conditional Closure Letter**
- Certificate of Completion (COC)** for VPLE sites

SOURCE LEGAL DOCUMENTS

Deed: The most recent deed as well as legal descriptions, for the **Source Property** (where the contamination originated). Deeds for other, off-source (off-site) properties are located in the **Notification** section.

Note: If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.

Certified Survey Map: A copy of the certified survey map or the relevant section of the recorded plat map for those properties where the legal description in the most recent deed refers to a certified survey map or a recorded plat map. (lots on subdivided or platted property (e.g. lot 2 of xyz subdivision)).

Figure #: **Title:**

Signed Statement: A statement signed by the Responsible Party (RP), which states that he or she believes that the attached legal description accurately describes the correct contaminated property.

MAPS (meeting the visual aid requirements of s. NR 716.15(2)(h))

Maps must be no larger than 8.5 x 14 inches unless the map is submitted electronically.

Location Map: A map outlining all properties within the contaminated site boundaries on a U.S.G.S. topographic map or plat map in sufficient detail to permit easy location of all parcels. If groundwater standards are exceeded, include the location of all potable wells within 1200 feet of the site.

Note: Due to security reasons municipal wells are not identified on GIS Packet maps. However, the locations of these municipal wells must be identified on Case Closure Request maps.

Figure #: **Title:**

Detailed Site Map: A map that shows all relevant features (buildings, roads, individual property boundaries, contaminant sources, utility lines, monitoring wells and potable wells) within the contaminated area. This map is to show the location of all contaminated public streets, and highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding a ch. NR 140 Enforcement Standard (ES), and/or in relation to the boundaries of soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Levels (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.

Figure #: **Title:**

Soil Contamination Contour Map: For sites closing with residual soil contamination, this map is to show the location of all contaminated soil and a single contour showing the horizontal extent of each area of contiguous residual soil contamination that exceeds a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.

Figure #: **Title:**

BRRTS #: 02-41-551762

ACTIVITY NAME: The Clarke Building

NOTIFICATIONS

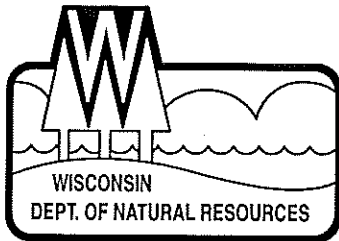
Source Property

- Letter To Current Source Property Owner:** If the source property is owned by someone other than the person who is applying for case closure, include a copy of the letter notifying the current owner of the source property that case closure has been requested.
- Return Receipt/Signature Confirmation:** Written proof of date on which confirmation was received for notifying current source property owner.

Off-Source Property

Group the following information per individual property and label each group according to alphabetic listing on the "Impacted Off-Source Property" attachment.

- Letter To "Off-Source" Property Owners:** Copies of all letters sent by the Responsible Party (RP) to owners of properties with groundwater exceeding an Enforcement Standard (ES), and to owners of properties that will be affected by a land use control under s. 292.12, Wis. Stats.
Note: Letters sent to off-source properties regarding residual contamination must contain standard provisions in Appendix A of ch. NR 726.
Number of "Off-Source" Letters:
- Return Receipt/Signature Confirmation:** Written proof of date on which confirmation was received for notifying any off-source property owner.
- Deed of "Off-Source" Property:** The most recent deed(s) as well as legal descriptions, for all affected deeded **off-source property(ies)**. This does not apply to right-of-ways.
Note: If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.
- Letter To "Governmental Unit/Right-Of-Way" Owners:** Copies of all letters sent by the Responsible Party (RP) to a city, village, municipality, state agency or any other entity responsible for maintenance of a public street, highway, or railroad right-of-way, within or partially within the contaminated area, for contamination exceeding a groundwater Enforcement Standard (ES) and/or soil exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL).
Number of "Governmental Unit/Right-Of-Way Owner" Letters:



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

June 20, 2008

Towne Realty, Inc
Attn: Thomas Bernacchi
710 North Plankinton Avenue
Milwaukee, WI 53203

Subject: Final Case Closure with Land Use Limitations or Conditions for The Clark Building, 633 West Wisconsin Avenue, Milwaukee, WI

FID: 241641180
BRRTS: 02-41-551762

Dear Mr. Bernacchi:

On June 20, 2008, the Wisconsin Department of Natural Resources ("the Department") reviewed the above referenced case for closure. The Department reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. 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.

Please be aware that pursuant to s. 292.12 Wisconsin Statutes, compliance with the requirements of this letter is a responsibility to which you 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.

Residual Soil Contamination

Residual soil contamination remains at soil boring locations SP-4, SP-5, SP-6, and SP-7 (seen enclosed Map Figure 2) as indicated in the information submitted to the Department of Natural Resources. 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 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.

Engineered Cap

Pursuant to s. 292.12(2)(a), Wis. Stats., the paved surfaces and building foundation that currently exists in the location shown on the attached map shall be maintained in compliance with the attached maintenance plan in

order to minimize the infiltration of water and prevent additional groundwater contamination that would violate the groundwater quality standards in ch. NR 140, Wis. Adm. Code, and 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 following activities are prohibited on any portion of the property where the paved surfaces and building foundation (engineered cap) 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.

GIS Registry

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 GIS Registry. To review the sites on the GIS Registry web page, visit <http://dnr.wi.gov/org/aw/rr/gis/index.htm>.

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 John J. Hnat 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,



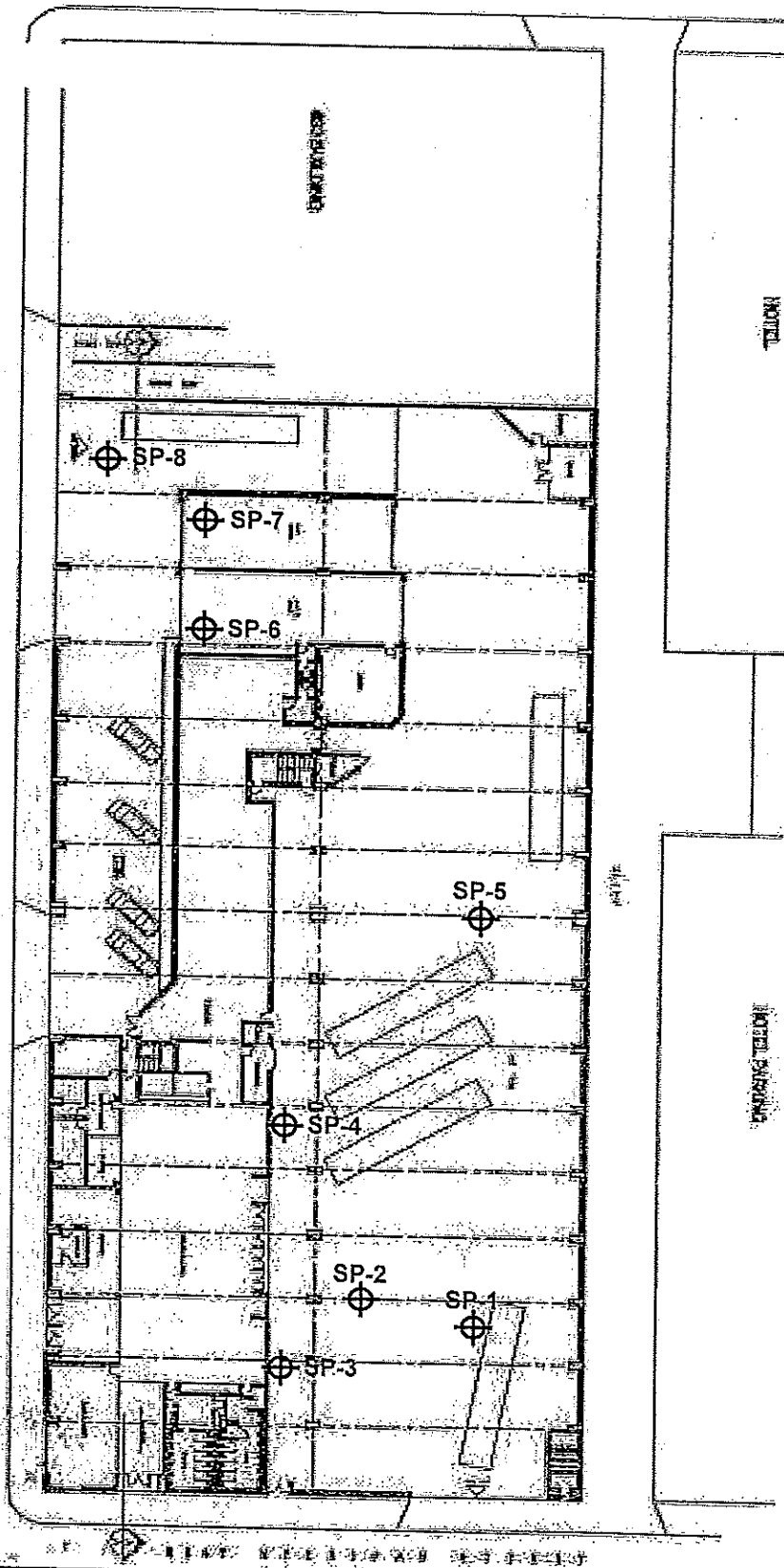
James A. Schmidt.
Southeast Region Team Supervisor
Bureau of Remediation and Redevelopment

Enclosure: Figure 2, The 633 Building, Site Layout with Soil Boring Locations
Engineered Cap and Building Barrier Maintenance Plan, The Clarke Building (633)

C: Kristopher King, PSI
WDNR SER Files

Notes:

⊕ - Soil Boring Location



Environmental Services
 W228 N727 Westmound Drive
 Waukesha, Wisconsin 53188
 (262) 970-9022 Fax (262) 970-9033

The 633 Building
 Milwaukee, Wisconsin
Figure 2
 Site Layout with Soil Boring Locations

PSI Proposal Number:
 054-8G002

Scale:
 1" = 50'

Date:
 3/3/2008



ENGINEERED CAP AND BUILDING BARRIER MAINTENANCE PLAN

May 13, 2008

Property Located at:

The Clark Building
633 West Wisconsin Avenue
Milwaukee, Wisconsin 53203

WDNR FID #: 241641180, WDNR BRRTS #: To Be Assigned

PARTION OF EAST HALF OF SW ¼ SEC 29-7-22
BLOCK 66 LOTS 1-4-5-6-7 & VAC E & W ALLEY SD SUBD & LOT 1
BLK 177 ADJ ON N & ALL N & S ALLEY ADJ BLKS 66 & 177

Tax Key #: 3610713111

Introduction

The purpose of this document is to present a Maintenance Plan for an engineered cap and building barrier at the above-referenced property per the requirements of NR 724.13(2) of the Wisconsin Administrative Code. The maintenance activities relate to the existing slab on grade building and other paved surfaces occupying the area over the contaminated soil on-site. The contaminated soil is impacted by foundry waste material with polynuclear aromatic hydrocarbon constituents above Wisconsin Department of Natural Resources non-industrial direct contact and protection of groundwater standards. The location of the paved surfaces and building to be maintained in accordance with this Maintenance Plan, as well as the impacted soil are identified in the attached map (Exhibit A).

Engineered Cap Purpose

The paved surfaces and the building foundation over the contaminated soil serve as a barrier to prevent direct human contact with residual soil contamination that might otherwise pose a threat to human health. These paved surfaces and building foundation also act as an infiltration barrier to minimize future soil-to-groundwater contamination migration that would violate the standards of NR 140 of the Wisconsin Administrative Code. Based on the current and future use of the property, the barrier should function as intended unless disturbed.

Annual Inspection

The paved surfaces and building foundation overlying the contaminated soil and as depicted in Exhibit A will be inspected once a year for cracks and other potential exposures to underlying soils. The inspections will be performed to evaluate damage to the floor due to exposure to the weather, wear from traffic, increasing age and other factors. Any area where soils have become or are likely to become exposed will be documented. A log of the inspections will be maintained by the property owner and is included as Exhibit B, *Cap Inspection Log*. The

log will include recommendations for necessary repair of any areas where underlying soils are exposed. Once repairs are completed, they will be documented in the inspection log.

Maintenance Activities

If exposed soils are noted during the annual inspections or at any other time during the year, repairs will be scheduled as soon as practical. Maintenance activities can include patching and filling operations or they can include larger resurfacing or construction operations. In the event that necessary maintenance activities expose the underlying soil, the owner must inform maintenance workers of the direct contact exposure hazard and provide them with appropriate personal protection equipment ("PPE"). The owner must also sample any soil that is excavated from the site prior to disposal to ascertain if contamination remains. The soil must be treated, stored and disposed of by the owner in accordance with applicable local, state and federal law.

In the event the paved surfaces and/or the building overlying the contaminated soil are removed or replaced, the replacement barrier must be equally impervious, with an infiltration rate equal to or less than 1×10^{-7} cm/s. Any replacement barrier will be subject to the same maintenance and inspection guidelines as outlined in this Maintenance Plan unless indicated otherwise by the Wisconsin Department of Natural Resources ("WDNR") or its successor.

The property owner, in order to maintain the integrity of the building structure, will maintain a copy of this Maintenance Plan on-site and make it available to all interested parties (i.e. on-site employees, contractors, future property owners, etc.) for viewing.

Amendment or Withdrawal of Maintenance Plan

This Maintenance Plan can be amended or withdrawn by the property owner and its successors with the written approval of WDNR.

Contact Information
(as of May 13, 2008)

Site Owner and Operator: Towne Realty, Inc.
710 North Plankinton Avenue
Milwaukee, Wisconsin 53203
(414) 274-2744

Consultant: Professional Service Industries, Inc.
W228 N727 Westmound Drive, Suite A
Waukesha, Wisconsin 53186
(262) 970-9022

WDNR: ~~Ms. Nancy Ryan~~ John J. Hvat
2300 North Martin Luther King Drive
Milwaukee, WI 53212
(414) 263-8500

Notes:

⊕ - Soil Boring Location

RETAIL

BADGER LANE

OFFICE

NORTH JARED LOVELL

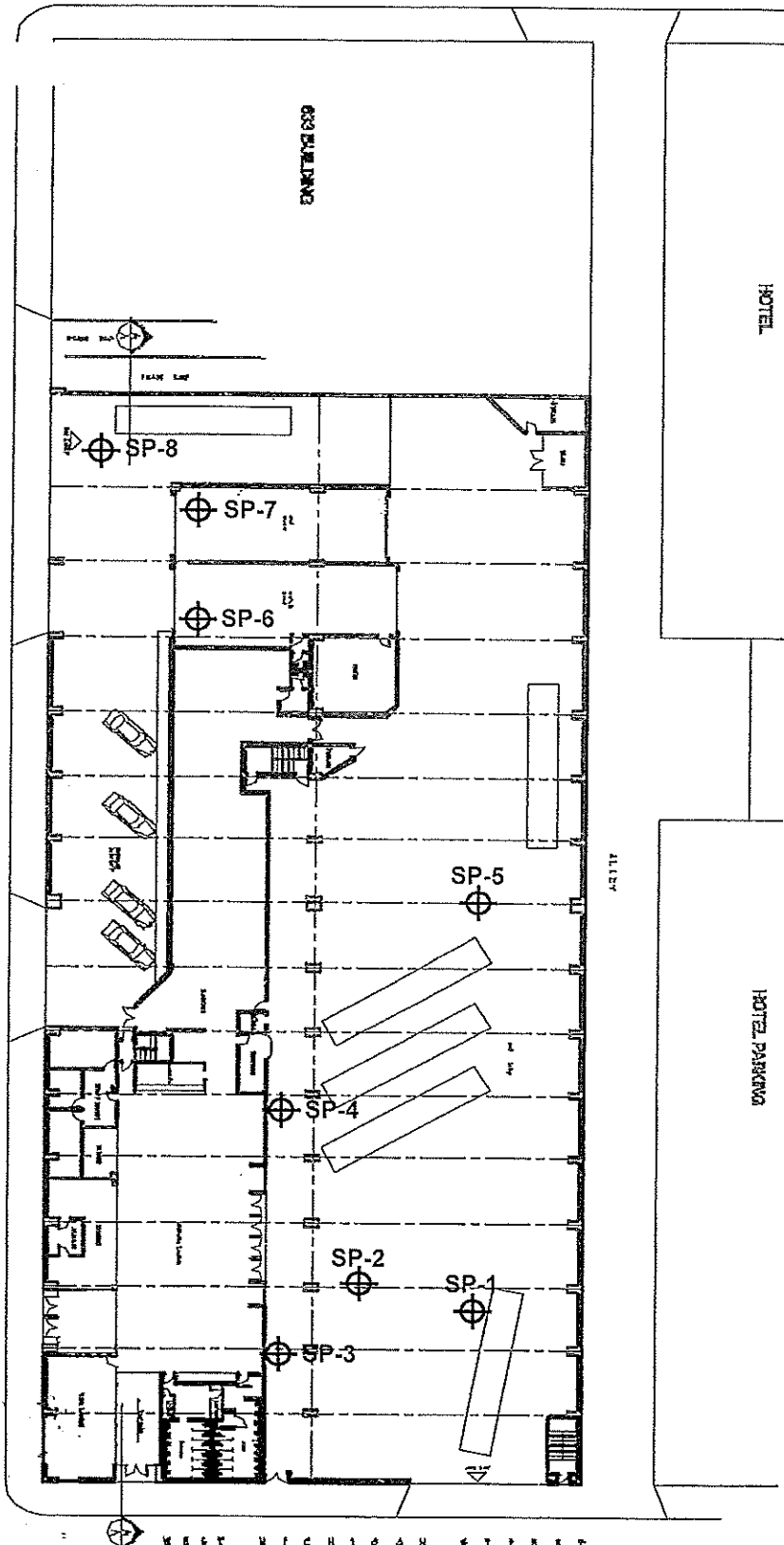
WEST WISCONSIN AVENUE

633 BUILDING

HOTTEL

HOTTEL PARKING

WEST WISCONSIN STREET



Environmental Services
 W228 N727 Westmound Drive
 Waukesha, Wisconsin 53186
 (262) 970-9022 Fax (262) 970-9033

The 633 Building
 Milwaukee, Wisconsin

Exhibit A

PSI Proposal Number:
 054-8G002

Scale:
 1" = 50'

Date:
 3/3/2008



EXHIBIT B

BARRIER INSPECTION LOG

Inspection Date	Inspector	Condition of Cap	Recommendations	Have Recommendations from previous inspection been implemented?

27

TRUSTEE'S DEED

REEL 1832 IMAG 304

5876468

REGISTER'S OFFICE } ss
Milwaukee County, WI }
RECORDED AT 11:50 AM M

DEC 8 0 1985
REEL 1832 IMAG 304

Walter Campbell REGISTER OF DEEDS

RETURN TO MR. JAMES B. YOUNG
YOUNG & McMANUS B.C.
710 NORTH PLANKINTON
MILWAUKEE, WIS 53203

Norwest Bank South Dakota, N.A., and Roger C. Minahan
as Trustees of
The Emory T. Clark 1982 Great Grandchildren Trust
for a valuable consideration convey without warranty to
The Clark Building Joint Venture
Grantee,
Milwaukee County,
the following described real estate in Milwaukee County,
State of Wisconsin:

Tax Parcel No: 361-0713-111-0

Lots numbered One (1) and Four (4) together with the vacated alley between Lots 1 and 4, and Lots numbered Five (5), Six (6) and Seven (7) in Block numbered Sixty-six (66), in Plat of the Town of Milwaukee on the West Side of the River in the East Half (1/2) of the Southwest Quarter (1/4) of Section numbered Twenty-nine (29), Township Seven (7) North, Range Twenty-two (22) East, and also Lot Numbered One (1) in Block numbered One Hundred Seventy-seven (177), in Plat of the East Half of the Northwest Quarter (1/4) of Section numbered Twenty-nine (29) in Township Seven (7) North, Range Twenty-two (22) East, all in the City of Milwaukee.

Also, all of the North-South alley in the block bounded by West Michigan Street, West Wisconsin Avenue, North 6th Street and North 7th Streets, lying South of the North line of Block 177 in Plat of the East 1/2 of the N W 1/4 of Section 29 a recorded Subdivision in the N W 1/4 of Section 29, T 7 N, R 22 E, and North of the following described line: Commencing at the Southeast corner of Lot 7 in Block 66 in Partition of the East 1/2 of the S W 1/4 of Section 29 a recorded Subdivision in the S W 1/4 of Section 29, T 7 N, R 22 E; running thence Northeasterly to a point in the West line of Lot 8 in Block 66 in said Subdivision, said point lying 10.00 ft. North of the Southwest corner of said Lot 8.

TRANSFER \$10,084.80 FEE

5876468 #
RECORD 4.00
RTX 10084.80

Dated this 27th day of December, 1985

NORWEST BANK SOUTH DAKOTA, N.A. (SEAL) Trustee
By: Orley Rath (Seal) + Roger C. Minahan (Seal)
Attest: Francis C. Campbell Secretary

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s)
authenticated this 27th day of December, 1985
JOHN H. LHOST
TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, authorized by § 706.06, Wis. Stats.)

STATE OF WISCONSIN } ss.
.....County.
Personally came before me thisday of
....., 19..... the above named
to me known to be the person who executed the foregoing instrument and acknowledge the same.

THIS INSTRUMENT WAS DRAFTED BY

Michael D. Zeka

Notary Public County, Wis.
My Commission is permanent. (If not, state expiration date:, 19.....)

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

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

ALTA/ACSM LAND TITLE SURVEY

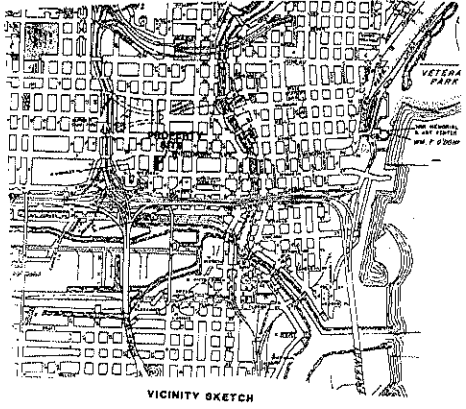
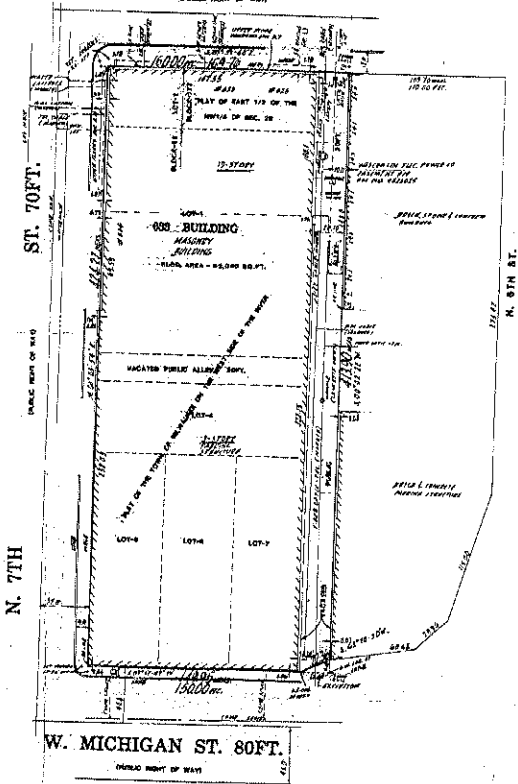
KNOWN AS 825 WEST WISCONSIN AVENUE, CITY OF MILWAUKEE, WISCONSIN.

PARCEL FOR
 LOTS ONE (1) AND FOUR (4), TOGETHER WITH THE VACATED ALLEY BETWEEN LOTS ONE (1) AND FOUR (4) AND LOTS FIVE (5), SIX (6) AND SEVEN (7) IN BLOCK FIFTY-ONE (51) IN THE PLAT OF THE TOWN OF MILWAUKEE ON THE WEST SIDE OF THE AVENUE, IN THE EAST ONE-HALF (1/2) OF THE NORTHWEST ONE-QUARTER (1/4) OF SECTION TWENTY-NINE (29), IN TOWNSHIP SEVEN (7) NORTH, RANGE TWENTY-TWO (22) EAST, AND ALSO LOT ONE (1) IN BLOCK ONE HUNDRED SEVENTY-FOUR (174) IN PLAT OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION TWENTY-NINE (29), IN TOWNSHIP SEVEN (7) NORTH, RANGE TWENTY-TWO (22) EAST, OF THE CITY OF MILWAUKEE, COUNTY OF WISCONSIN, STATE OF WISCONSIN.

ALSO, ALL OF THE NORTH-SOUTH ALLEY IN THE BLOCK BOUNDED BY WEST MICHIGAN STREET, WEST WISCONSIN AVENUE, NORTH 8TH STREET AND NORTH 7TH STREETS, LYING SOUTH OF THE NORTH LINE OF BLOCK ONE HUNDRED SEVENTY-FOUR (174) IN PLAT OF THE EAST ONE-HALF (1/2) OF THE NORTHWEST ONE-QUARTER (1/4) OF SECTION TWENTY-NINE (29), A RECORDED SUBDIVISION IN THE NORTHWEST ONE-QUARTER (1/4) OF SECTION TWENTY-NINE (29), IN TOWNSHIP SEVEN (7) NORTH, RANGE TWENTY-TWO (22) EAST, AND NORTH OF THE FOLLOWING DESCRIBED LINE, COMMENCING AT THE SOUTHWEST CORNER OF LOT 1 IN BLOCK 1 IN PLATTON BY THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 29, A RECORDED SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 29, IN TOWNSHIP 7 NORTH, RANGE 22 EAST, RUNNING THENCE NORTHEASTERLY TO A POINT IN THE WEST LINE OF LOT 8 IN BLOCK 49 OF SAID SUBDIVISION, SAID POINT BEING 18.00 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 1.

NOVEMBER 3, 1997 TOWNE REALTY, INC. SURVEY NO. 18704-MS
 (REVISED PER LETTER DATED 12/29/97) KEYVISION NO. 1

W. WISCONSIN AVE. 80FT



VICINITY SKETCH

NOTES:

1. READINGS ARE BASED ON THE CENTERLINE OF NORTH 7TH STREET WHICH IS ASSUMED TO BEAR NORTH 00°33'34" EAST.
 2. THIS SURVEY WAS PREPARED BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 399323, EFFECTIVE DATE OF SEPTEMBER 4, 1997, WHICH LISTS THE FOLLOWING EASEMENTS AND/OR RESTRICTIONS:
 - A. UTILITY EASEMENT RECORDED ON OCTOBER 11, 1984 IN VOLUME 44 OF DEEDS AT PAGE 2076, AS DOCUMENT NO. 44864 - 80704.
 3. ACCORDING TO FLOOD INSURANCE RATE MAP OF THE CITY OF MILWAUKEE, COMMUNITY PANEL NO. 30279/003 B, EFFECTIVE DATE OF MARCH 1, 1982, THIS SITE FALLS IN ZONE (C) AREAS OF MINIMAL FLOODING.
 4. THERE ARE 28 REGULAR PARKING SPACES, 8 HANDICAPPED SPACES AND 11 BUS SPACES MARKED ON THIS SITE.
 5. THE BASIC ZONING INFORMATION LISTED BELOW IS TAKEN FROM MUNICIPAL CODES AND DOES NOT REFLECT ALL REGULATIONS THAT MAY APPLY: SITE IS ZONED CTR-1A OFFICE & SERVICE.
- FRONT SETBACK - 0'
 REAR-YARD SETBACK - 0'
 MINIMUM HEIGHT - 30'

PARCEL OF LAND CONTAINS 7,193 SQUARE FEET OR 1.6313 ACRES



Nations! Survey & Engineering



I HEREBY CERTIFY TO THE LIFE INSURANCE COMPANY, FIRST AMERICAN TITLE INSURANCE COMPANY, TAMM TRUST TRUST OF 1919, MARLYN ZILBER TRUST OF 1919 AND SEM PARTNERSHIP, THAT THIS PLAT REPRESENTS A TRUE AND CORRECT SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION ON NOVEMBER 3, 1997. THIS SURVEY HAS BEEN PREPARED TO COMPLY WITH MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1992. THAT THESE BUILDINGS DO NOT ENCRoACH ON ANY STREET, TIE LINE OR BUILDING LINE, NOR ARE THERE ENCROACHMENTS BY IMPROVEMENTS FROM ADJOINING PROPERTIES, EXCEPT AS FOLLOWS:

PART OF THE BUILDING ENCROACHES ON THE WEST;
 THE AWNING ON THE BUILDING ENCROACHES ON THE NORTH;
 THE UPPER FLOOR WINDOW ENCROACHES ON THE NORTH.

THIS SURVEY IS CONDUCTED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Signature: *Donald C. Clout*
 DONALD C. CLOUT
 REGISTERED LAND SURVEYOR
 REGISTRATION NO. 6-2318

PROPERTY ASSESSMENT RESULTS
TAX ACCOUNT BALANCE

GENERAL INFORMATION

ADDRESS	633 THRU 633 W WISCONSIN AV
TAXKEY	361-0713-111-0
OWNER	THE CLARK BUILDING JOINT VENTURE C/O TOWNE REALTY
OWNER ADDRESS	710 N PLANKINTON AVE 10TH F MILWAUKEE WI 532030000

ASSESSMENT

	2008	2007
LAND	\$1,428,000	\$1,428,000
IMPROVEMENTS	\$11,013,000	\$10,672,000
TOTAL	\$12,441,000	\$12,100,000
CURRENT CLASS	SPECIAL COMM'L	

Assessments reflect the estimated value on January 1st .of the indicated year.

OTHER PROPERTY INFORMATION

- **LAST CONVEYANCE:**
 - DATE: 12/85
 - TRANSFER FEE: \$10084.80 ([CLICK HERE FOR FEE EXPLANATION](#))
- **STORIES:** 20.0
- **RESIDENTIAL BUILDING STYLE:**
- **EXTERIOR WALL TYPE:**
- **YEAR BUILT:** 0000
- **DWELLING UNITS:** 0 ([CLICK HERE FOR DWELLING UNITS EXPLANATION](#))
- **TOTAL SQUARE FEET FLOOR AREA:** 424,295
 - FIRST FLOOR AREA:
 - SECOND FLOOR AREA:
 - THIRD FLOOR AREA:
 - FINISHED ATTIC AREA:
 - FINISHED HALF STORY AREA:
 - BASEMENT LIVING AREA:
- **ROOM-COUNTS**
 - TOTAL ROOMS: 0
 - BEDROOMS: 0
 - BATHS: 0
 - HALF BATHS: 0
- **CENTRAL AIR CONDITIONING:** NO
- **BASEMENT:** NONE
- **FIRE PLACE:**
- **GARAGE TYPE:** NONE
- **LOT SIZE:** 71400
- **PLAT PAGE:** 39801
- **ZONING:** C9F(A) ([CLICK HERE FOR ZONING EXPLANATION](#))
 (For zoning information contact Milwaukee Development Center at 286-8211.)
- **ASSESSMENT NEIGHBORHOOD:** 6460
- **ALDERMANIC DISTRICT:** 4
- **CENSUS TRACT:** 152
- **LEGAL DESCRIPTION:**
 LEGALS PARTITION OF EAST HALF OF SW 1/4 SEC 29-7-22
 DESCRIPTION BLOCK 66 LOTS 1-4-5-6-7 & VAC E & W ALLEY SD SUBD & LOT 1
 BLK 177 ADJ ON N & ALL N & S ALLEY ADJ BLKS 66 & 177
 COMMENT BIDS #5, #21
 COMMENT 25-04

For more information contact the Assessor's office at 414-286-3651

Towne InvestmentsSM

REAL ESTATE SPECIALISTS

Thomas G. Bernacchi, CPM

May 13, 2008

Wisconsin Department of Natural Resources
Southeast Region Headquarters
2300 North Dr. Martin Luther King, Jr. Drive
Post Office Box 10448
Milwaukee, Wisconsin 53212

Attn: Program Assistant

Re: Geographic Information System Registry
The Clark Building
633 West Wisconsin Avenue
Milwaukee, Wisconsin
PSI Project No.: 054-8G004
WDNR BRRTS No.: To Be Assigned
WDNR FID No.: 241641180

To Whom It May Concern:

I, Thomas G. Bernacchi, Vice President of Towne Realty, Inc., owner of the above referenced property, do hereby declare to the best of my knowledge that the attached legal property description represents completely and accurately the above referenced property for which I am requesting listing on the Wisconsin Department of Natural Resource's Geographic Information System Registry of Closed Remediation Sites.

Please find attached a copy of the property deed for the above referenced property.

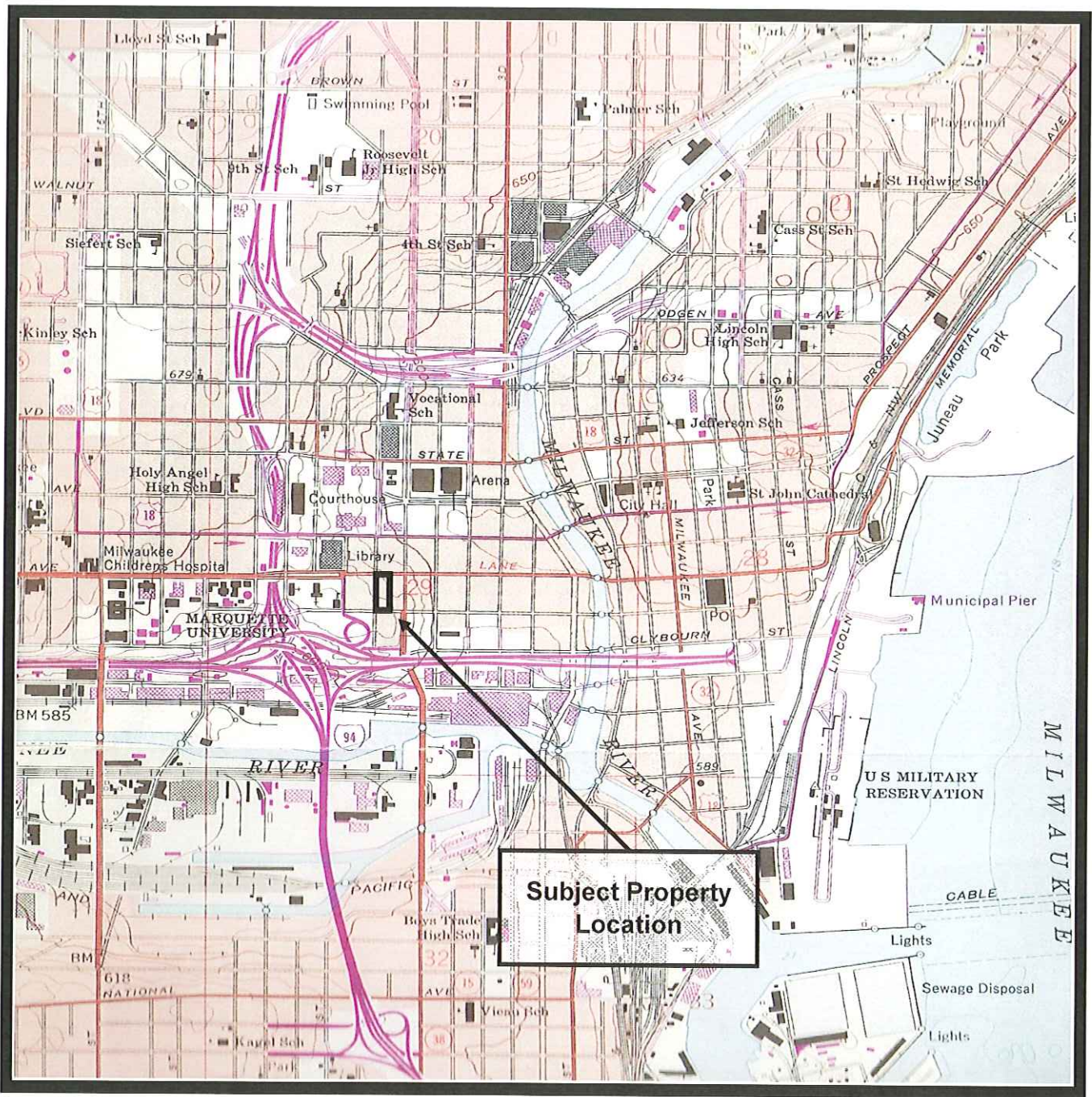
Signed: _____



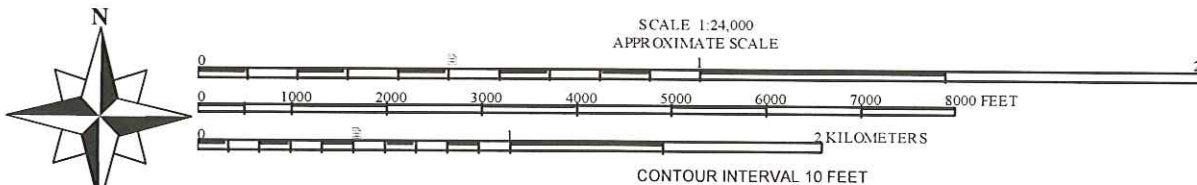
Date: _____

MAY 13, 2008

Thomas G. Bernacchi
Vice President
Towne Realty, Inc.



Source: United States Geological Survey, Milwaukee Wisconsin, 7.5-Minute Topographic Map, 1958, photorevised 1971.

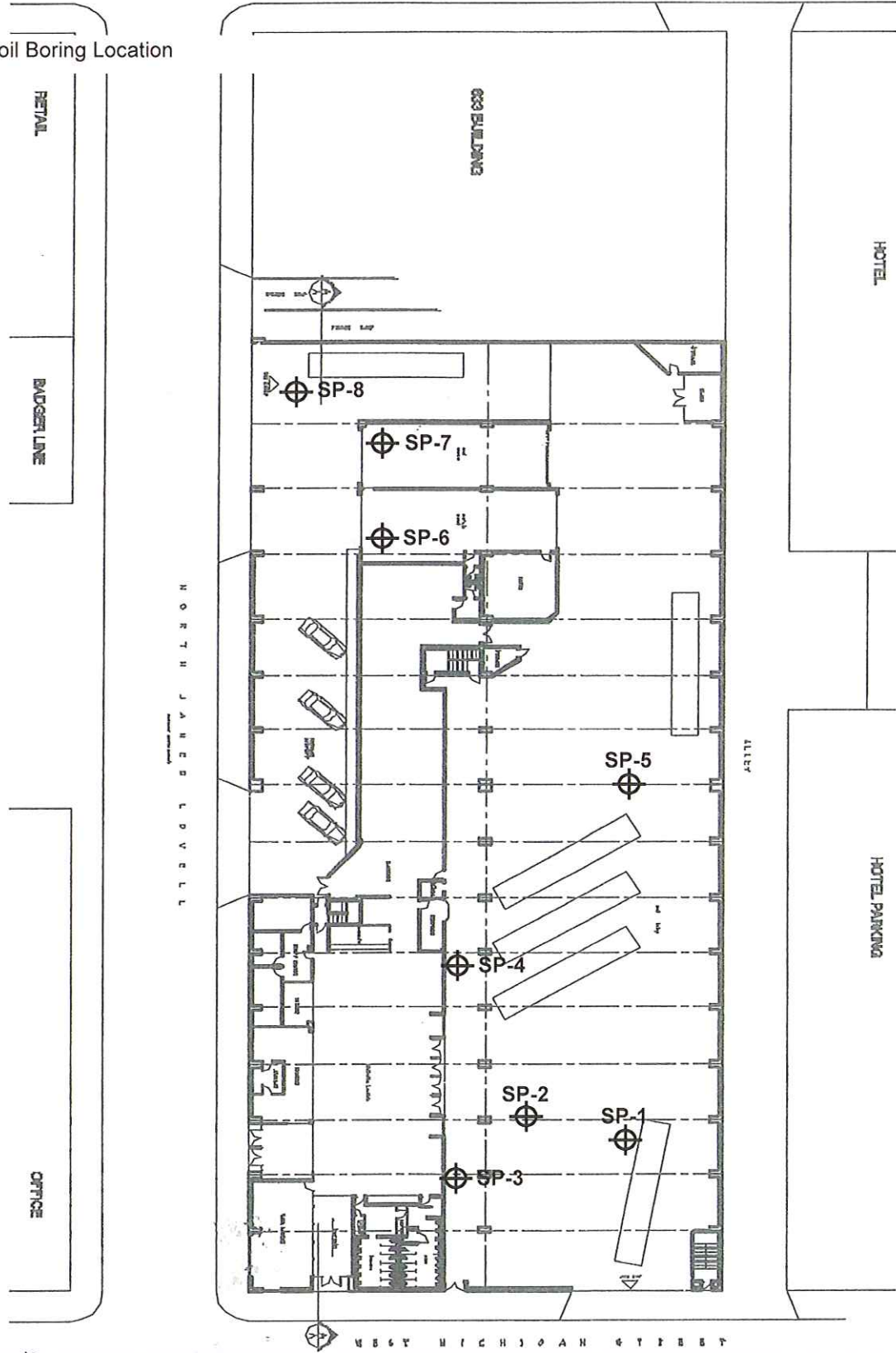


Milwaukee, Milwaukee County, Wisconsin
 SE 1/4 of the NW 1/4, Section 29, Township 7 North, Range 22 East

	Environmental Services W228 N727 Westmound Drive Waukesha, Wisconsin 53186 (262) 970-9022 Fax (262) 970-9032	633 Building 633 W. Wisconsin Ave., Milwaukee, WI	Project Number: 054-8G002
		Figure 1 Site Location Map	DATE: 3/3/2008

Notes:

⊕ - Soil Boring Location



Environmental Services
 W228 N727 Westmound Drive
 Waukesha, Wisconsin 53186
 (262) 970-9022 Fax (262) 970-9033

The 633 Building
 Milwaukee, Wisconsin
Figure 2
 Site Layout with Soil Boring Locations



PSI Proposal Number:
 054-8G002

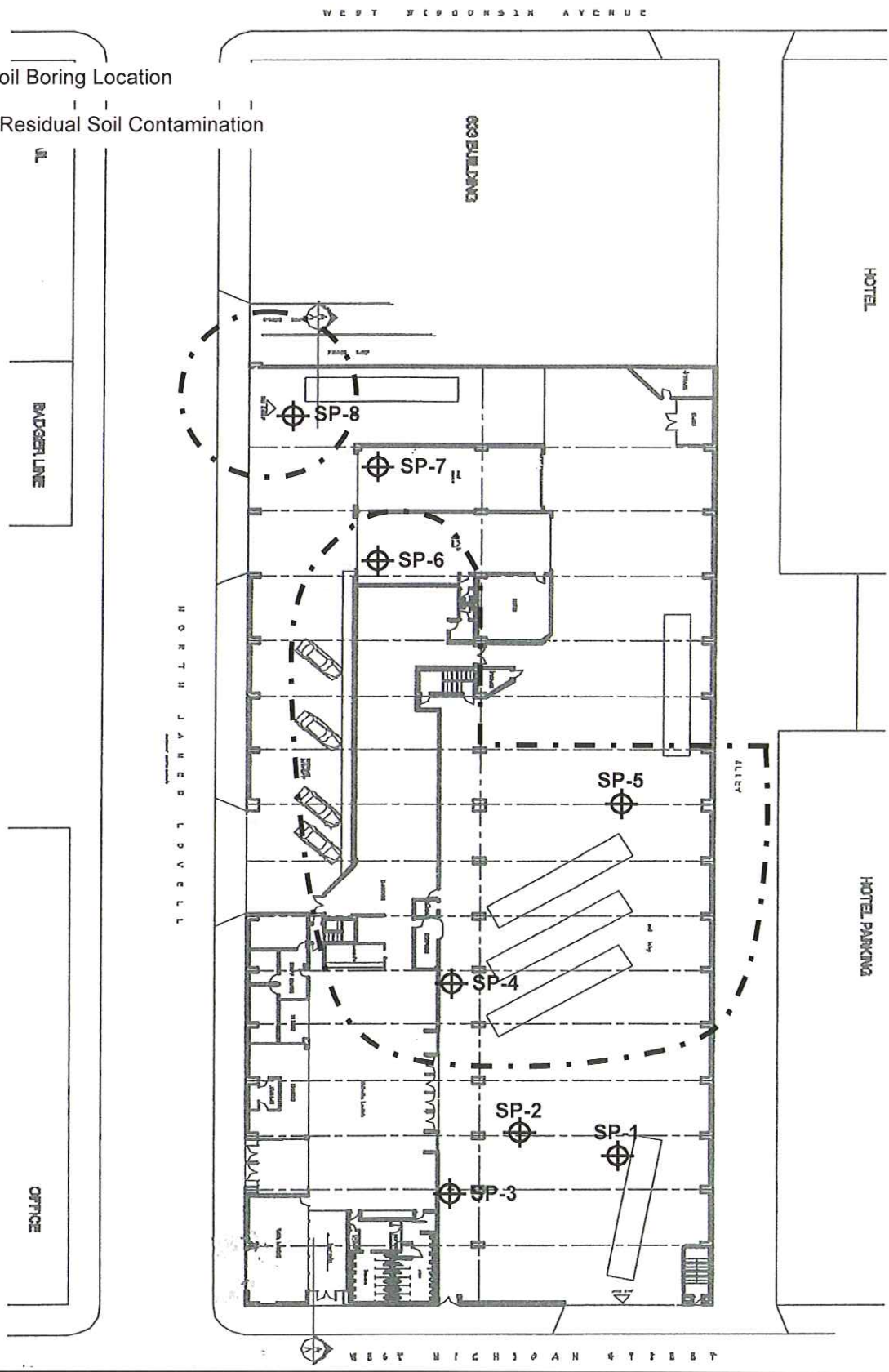
Scale:
 1" = 50'

Date:
 3/3/2008



Notes:

-  - Soil Boring Location
-  - Residual Soil Contamination



Environmental Services
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 Waukesha, Wisconsin 53186
 (262) 970-9022 Fax (262) 970-9033

The 633 Building
 Milwaukee, Wisconsin

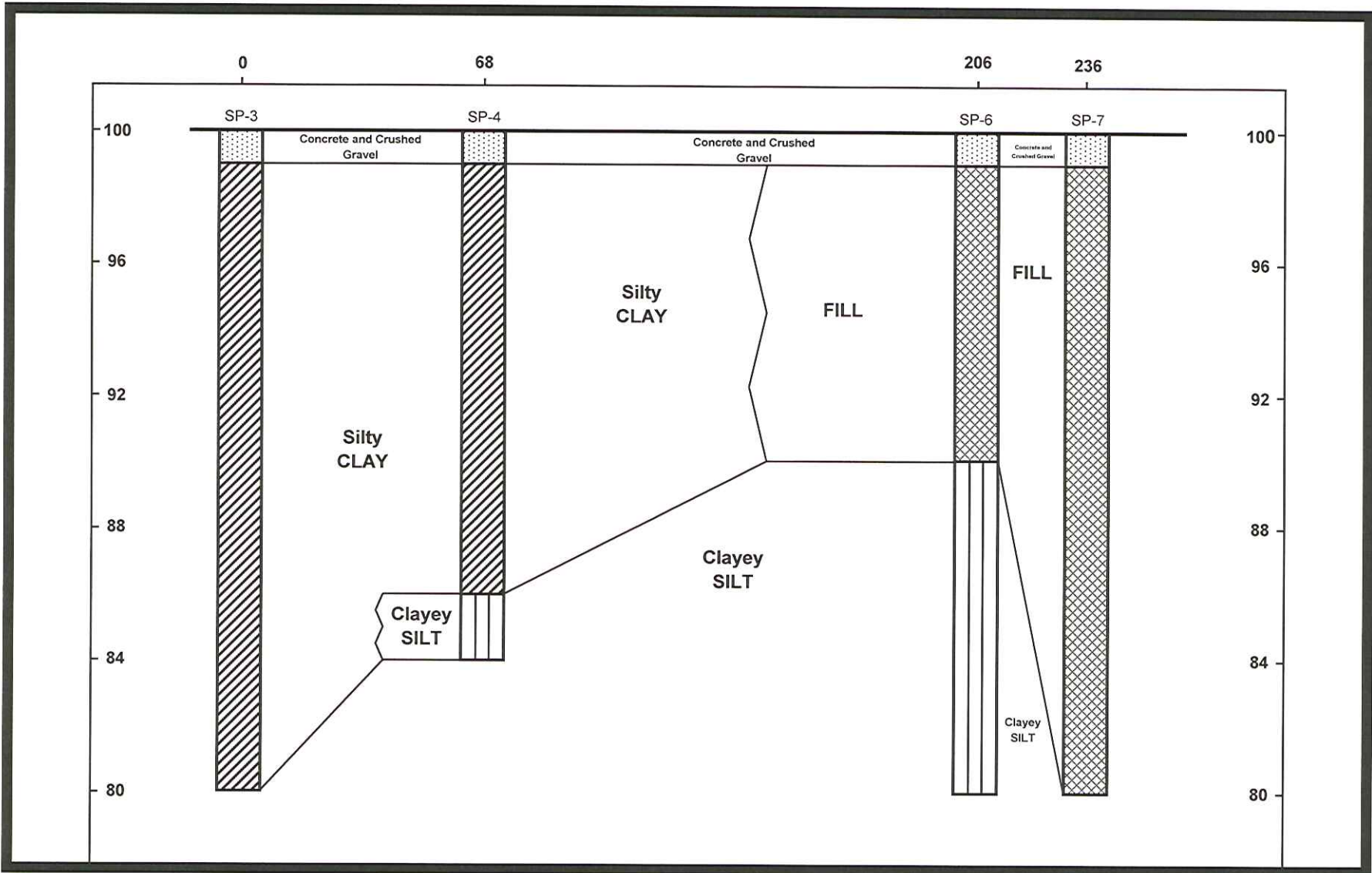
Figure 3
 Residual Soil Contamination Map

PSI Proposal Number:
 054-8G004

Scale:
 1" = 50'

Date:
 5/9/2008





Notes:



- Concrete and Crushed Gravel



- FILL



- Silty CLAY



- Clayey SILT



Environmental Services
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 Waukesha, Wisconsin 53186
 (262) 970-9022 Fax (262) 970-9033

The Clark Building
 Milwaukee, Wisconsin

Pre-Remedial Geological Cross-Section

PSI Project Number:
 054-8G004

Date:
 5/8/2008

TABLE 1

Summary of Soil Sample Analytical Results

633 Building
633 West Wisconsin Avenue
Milwaukee, Wisconsin 53203

Analytical Parameter	Sample ID	SP-1	SP-2	SP-3	SP-4	SP-5	SP-6	SP-7	SP-8	NR 720 RCL	Suggested PAH Generic Soil Cleanup Groundwater Pathway	Suggested PAH Non-Industrial Direct Contact RCL
	Date Depth Units	2/29/2008 8' - 10'	2/29/2008 6' - 8'	2/29/2008 10' - 12'	2/29/2008 8' - 10'	2/29/2008 6' - 8'	2/29/2008 2' - 4'	2/29/2008 14' - 16'	2/29/2008 2' - 4'			
PID	i.u.	2.5	3.5	< 1	< 1	3.5	11.5	< 1	< 1	---	---	---
DRO	mg/kg	1.0 J	1.9	1.2 J	1.3 J	173	29.1	0.59 J	1.9	100	---	---
GRO	mg/kg	3.5	3.7	2.9	3.7	< 3.0	< 2.8	< 3.0	< 2.8	100	---	---
Detected VOCs												
Naphthalene	ug/kg	< 25.0	< 25.0	< 25.0	< 25.0	< 25.0	88.4	< 25.0	< 25.0	---	---	---
PAHs												
Acenaphthene	ug/kg	< 1.8	< 1.8	< 1.8	86.1 J	112 J	60.1 J	< 1.9	5.5 J	---	38,000	900,000
Acenaphthylene	ug/kg	< 2.0	< 2.0	< 2.0	143 J	149 J	29.1 J	< 2.0	4.1 J	---	700	18,000
Anthracene	ug/kg	< 2.2	< 2.2	< 2.2	586	768	383	< 2.2	43.0	---	3,000,000	5,000,000
Benzo(a)anthracene	ug/kg	< 2.2	< 2.2	< 2.2	1,360	1,690	952	< 2.2	169	---	17,000	88
Benzo(a)pyrene	ug/kg	< 2.1	< 2.1	< 2.1	1,230	1,500	918	< 2.1	174	---	48,000	8.8
Benzo(b)fluoranthene	ug/kg	< 2.1	< 2.1	< 2.1	999	1,210	749	< 2.1	150	---	360,000	88
Benzo(ghi)perylene	ug/kg	< 2.3	< 2.3	< 2.3	663	826	496	< 2.3	95.7	---	6,800,000	1,800
Benzo(k)fluoranthene	ug/kg	< 2.0	< 2.0	< 2.0	1,280	1,540	847	< 2.0	146	---	870,000	880
Chrysene	ug/kg	< 2.4	< 2.4	< 2.4	1,440	1,760	984	< 2.4	179	---	37,000	8,800
Dibenzo(a,h)anthracene	ug/kg	< 2.2	< 2.3	< 2.2	215 J	272 J	162.0	< 2.3	30.6	---	38000.0	8.8
Fluoranthene	ug/kg	< 2.2	< 2.2	< 2.2	2,700	3,560	2,120	< 2.2	324	---	500,000	600,000
Fluorene	ug/kg	< 2.0	< 2.0	< 2.0	109 J	179 J	65.7 J	< 2.0	5.3 J	---	100,000	600,000
Indeno(1,2,3-cd)pyrene	ug/kg	< 2.2	< 2.2	< 2.2	582	721	435	< 2.2	83.7	---	680,000	88
1-Methylnaphthalene	ug/kg	< 1.6	2.5 J	< 1.6	133 J	171 J	20.9 J	< 1.6	3.2 J	---	23,000	1,100,000
2-Methylnaphthalene	ug/kg	< 1.7	2.8 J	< 1.7	155 J	238 J	24.7 J	< 1.7	5.6 J	---	20,000	600,000
Naphthalene	ug/kg	< 1.4	4.2 J	< 1.4	204 J	256 J	42.5 J	< 1.4	8.6 J	---	400	20,000
Phenanthrene	ug/kg	< 2.1	4.6 J	2.3 J	1,400	1,990	1,090	< 2.2	107	---	1,800	18,000
Pyrene	ug/kg	< 2.3	< 2.3	< 2.3	2,490	3,160	1,810	< 2.3	285	---	8,700,000	500,000

Notes:

Boxed concentrations exceed protection of groundwater RCL

Bold concentrations exceed non-Industrial direct contact standard

--- - not analyzed/no standard established

i.u. - instrument units

mg/kg - milligrams per kilogram

PAHs - polynuclear aromatic hydrocarbons

PID - photoionization detector

J - concentration detected between the laboratory Limit of Detection and the Limit of Quantitation

RCL - residual contaminant level

ug/kg - micrograms per kilogram

VOC - volatile organic compounds