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September 23, 2010

Mr. Matt Stamborski
Outlook Development
6495 South 27th Street
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*Via Email: matt@outlookdey.com
and First Class Mail*

Reference: *Phase I Environmental Site Assessment Report*
Aurora Advanced Healthcare
13850 West Capitol Drive
Brookfield, Wisconsin

KEY ENGINEERING GROUP, LTD.
File No. 2008012

Dear Mr. Stamborski:

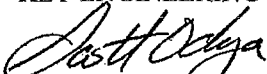
Key Engineering Group, Ltd. (KEY) has completed a *Phase I Environmental Site Assessment (ESA)* for the above-referenced property. This Phase I ESA was performed to assess the environmental condition of commercial real estate, taking into account commonly known and reasonable ascertainable information.

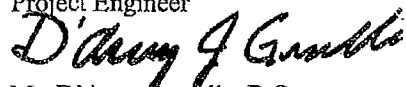
We have performed a *Phase I Environmental Site Assessment* in conformance with the scope and limitations of ASTM E1527 of 13850 West Capitol Drive, Brookfield, Wisconsin, the property. Any exceptions to, or deletions from this practice are described in Section 7.4 of this report. This assessment has revealed no evidence of *recognized environmental conditions* in connection with this property.

Please contact us at (414) 224-8300 if you have any questions about the report or need other assistance.

Sincerely,

KEY ENGINEERING GROUP, LTD.

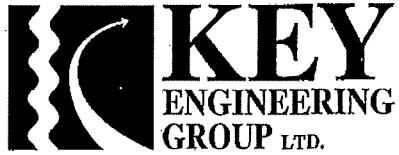

Mr. Scott Ody, P.E.
Project Engineer


Mr. D'Arcy Gravelle, P.G.
Environmental Professional

DJG/dmm

Enclosure: *Phase I Environmental Site Assessment*

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**PHASE I ENVIRONMENTAL
SITE ASSESSMENT REPORT**

Aurora Advanced Healthcare
13850 West Capitol Drive
Brookfield, Wisconsin

September 23, 2010

PREPARED FOR:

Mr. Matt Stamborski
Outlook Development
6495 South 27th Street
Franklin, Wisconsin 53132

Inc.
500

PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

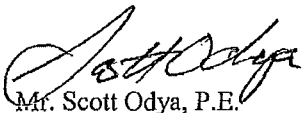
Aurora Advanced Healthcare
13850 West Capitol Drive
Brookfield, Wisconsin

September 23, 2010

PREPARED FOR:

Mr. Matt Stamborski
Outlook Development
6495 South 27th Street
Franklin, Wisconsin 53132

KEY ENGINEERING GROUP, LTD.



Mr. Scott Ody, P.E.
Project Engineer



Mr. D'Arcy Gravelle, P.G.
Environmental Professional

Environmental Professional Statement

I hereby certify that I possess the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

D'Arcy J Gravelle

Mr. D'Arcy Gravelle, P.G.

September 23, 2010

Date

TABLE OF CONTENTS

SUMMARY	1
1.0 INTRODUCTION.....	2
1.1 Purpose	2
1.2 Detailed Scope of Services	2
1.3 Significant Assumptions.....	3
1.4 Limitations and Exceptions	3
1.5 Special Terms and Conditions.....	3
1.6 User Reliance	3
2.0 SITE DESCRIPTION.....	4
2.1 Location and Legal Description	4
2.2 Site and Vicinity General Characteristics.....	4
2.3 Current Use of Property.....	4
2.4 Descriptions of Structures, Roads, Other Improvements on the Site.....	4
2.5 Current Uses of Adjoining Properties.....	4
3.0 USER-PROVIDED INFORMATION	5
3.1 Title Records	5
3.2 Environmental Liens or Activity and Use Limitations.....	5
3.3 Specialized Knowledge	5
3.4 Commonly Known or Reasonably Ascertainable Information.....	5
3.5 Valuation Reduction for Environmental Issues	5
3.6 Owner, Property Manager and Occupant Information	6
3.7 Reason for Performing the Phase I Environmental Site Assessment.....	6
3.8 Other.....	6
4.0 RECORDS REVIEW	7
4.1 Standard Environmental Record Sources	7
4.2 Additional Environmental Record Sources	8
4.3 Physical Setting Source(s)	8
4.4 Historical Aerial Photographs	9
4.5 Sanborn Fire Insurance Maps	9
4.6 Local Government Records	10
4.7 City Directories	10
5.0 SITE RECONNAISSANCE.....	11
5.1 Methodology and Limiting Conditions	11
5.2 General Site Setting.....	11
5.3 Exterior Observations	11
5.4 Interior Observations.....	12
5.5 Adjacent Land Use	12
6.0 INTERVIEWS.....	13
7.0 FINDINGS AND CONCLUSIONS.....	14
7.1 Findings.....	14
7.2 Opinions	14
7.3 Conclusions	14
7.4 Deviations.....	14
8.0 REFERENCES.....	15

TABLE OF CONTENTS (CONTINUED)

LIST OF FIGURES

Figure 1	Site Location Map
Figure 2	Site Aerial Map

LIST OF APPENDICES

Appendix 1	Qualifications of the Project Environmental Professionals
Appendix 2	User Questionnaire
Appendix 3	FirstSearch Technology Corporation Radius Map Report and Sanborn Map Report Search
Appendix 4	Wisconsin Department of Commerce Underground Storage Tank/Aboveground Storage Tank and Wisconsin Department of Natural Resources Activities at Discharge Sites Database Search Results
Appendix 5	FirstSearch Technology Corporation Aerial Photo Decade Package
Appendix 6	Selected Documents provided by the City of Brookfield Assessor's Office, and the Building Inspector's Office.
Appendix 7	Site Reconnaissance Photos

ABBREVIATIONS OF TERMS

AMSL	Above Mean Sea Level
AST	Aboveground Storage Tank
ASTM	American Society for Testing and Materials
AUL	Deed Restriction Closed Out Sites
BERS	Business Environmental Risks
BRRTS	Bureau of Remediation and Redevelopment Tracking System
CERCLA	Comprehensive Environmental Response, Compensation and Liability Act
CERCLIS	Comprehensive Environmental Response, Compensation and Liability Information System
Comm	Wisconsin Department of Commerce
CORRACTS	Resource Conservation and Recovery Act Corrective Action
CRS	Closed Remedial Sites
ERNS	Emergency Response Notification System
ERP	Environmental Repair Program
ESA	Environmental Site Assessment
FIRSTSEARCH	FirstSearch Technology Corporation
GIS	Geographic Information System
HREC	Historical Recognized Environmental Condition
KEY	Key Engineering Group, Ltd.
LUST	Leaking Underground Storage Tank
NA	Not Applicable
NFRAP	No Further Remedial Action Planned
NPL	National Priority List
OTHER	State database of non-leaking underground storage tank related clean-up actions
RCRA	Resource Conservation Recovery Act
RCRAGN	Resource Conservation Recovery Act Hazardous Material Generator
REC	Recognized Environmental Condition
SHWIMS	Solid and Hazardous Waste Information System
SPILLS	Discharge of Hazardous Substance Spills Database
SWF/LF	Solid Waste Facility/Landfill
TSDf	Transporters, Storage and Disposal
USGS	United States Geological Survey
UST	Underground Storage Tank
UWEX-GNSH	University of Wisconsin Extension and Geologic and Natural History Survey
WDNR	Wisconsin Department of Natural Resources
WI	Wisconsin

SUMMARY

KEY was retained by Outlook Development to complete a Phase I ESA for the property located at 13850 West Capitol Drive, Brookfield, Wisconsin (hereafter referred to as the subject site). The principal findings of the Phase I ESA are as follows:

- The subject site is comprised of one parcel of land identified with the address of 13850 West Capitol Drive, Brookfield, Wisconsin. A site location map depicting geographic location is presented as Figure 1. A site layout map depicting major site features is presented as Figure 2.
- The subject site is located in the Southwest ¼, of the Southwest ¼, Section 1, Township 7 North, Range 20 East.
- The subject site is associated with parcel number 1011-995-001, and occupies a total of approximately 2.7 acres.
- The subject site is currently used as a medical clinic for general practitioners. The facility consists of examination offices, lobby, x-ray rooms, administrative offices and a training room.
- The subject site was developed in 1995. The subject site was originally developed with three residences which were razed to construct the clinic.
- Relevant regulatory records associated with the neighboring property includes:
 - A LUST site closed with the WDNR is located across West Capitol Drive.
 - A neighboring strip mall across West Capitol Drive has an ongoing investigation of a dry cleaner related release, this same location is also a hazardous waste generator.

A BER is defined as a risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to the environmental issues required to be investigated under this practice.

This ESA has revealed the following BERs:

- The subject site is located adjacent to a site associated with “other” activities.
- The subject site is located adjacent to a site associated with RCRA activities.
- The subject site is located adjacent to a site associated with RCRA, UST, LUST activities.

An HREC is defined as an environmental condition which in the past would have been considered a REC, but which may or may not be considered a REC currently. This ESA has revealed no obvious evidence of HRECs.

We have performed a *Phase I Environmental Site Assessment* in conformance with the scope and limitations of ASTM E1527 of 13850 West Capitol Drive, Brookfield, Wisconsin, the property. Any exceptions to, or deletions from this practice are described in Section 7.4 of this report. This assessment has revealed no obvious evidence of *recognized environmental conditions* in connection with this property.

1.0 INTRODUCTION

1.1 Purpose

This Phase I ESA, prepared for Outlook Development was performed on the properties located at 13850 West Capitol Drive, Brookfield, Wisconsin (hereafter referred to as subject site).

The Phase I ESA was conducted to identify potential RECs associated with past or present land use with respect to the former or present use, storage, manufacture and/or disposal of hazardous substances on or near the subject site.

Recognized environmental conditions and historical recognized environmental conditions are defined in ASTM E1527-05, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. Recognized environmental conditions are defined as the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include de minimis conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an environmental action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis are not recognized environmental conditions.

Historical recognized environmental conditions are defined as environmental conditions which in the past would have been considered recognized environmental conditions, but which may or may not be considered a current recognized environmental condition.

1.2 Detailed Scope of Services

The scope of services included the following due diligence:

- Searching standard federal and state environmental record sources within ASTM search distances.
- Reviewing available physiographic information including topographic, pedologic, geologic and hydrogeologic information.
- Obtaining and reviewing historical aerial photographs and historical maps, including Sanborn Fire Insurance Maps (if available).
- Obtaining and reviewing information from local government agencies.
- Reviewing documents provided by client.
- Performing a visual site reconnaissance.
- Conducting interviews.
- Documenting the procedures, findings and conclusions of the Phase I ESA in this report.

Issues considered optional by ASTM E1527-05 such as asbestos-containing materials, radon, lead-based paint, lead in drinking water, regulatory compliance, cultural and historic resources, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality, biological agents and mold were not included in the scope of work.

1.3 Significant Assumptions

It is assumed that the information obtained by others is correct and that this report will be read as a whole by the user.

1.4 Limitations and Exceptions

This Phase I ESA is intended to reduce, but not eliminate, uncertainty regarding the potential for REC's in connection with the subject site, and recognizes reasonable limits of time and cost.

The Phase I ESA was performed using the degree of care and skill ordinarily exercised under similar circumstances, by environmental consultants practicing in this or similar localities. No other warranty or guarantee, expressed or implied, is made as to the findings, opinions and conclusions included in this report.

The findings of this Phase I ESA, to the best of KEY's knowledge, are valid as of the date of this report. However, changes in the conditions of a property can occur with the passage of time, whether due to natural processes or the works of man on this or adjacent properties. In addition, changes in applicable or appropriate regulations and standards may occur, whether they result from legislation, from the broadening of knowledge or from other reasons. Accordingly, the findings of this report may be invalidated wholly or partially by changes outside our control.

Specified information contained in this report has been obtained from publicly available sources and other secondary sources of information. Although care has been taken in compiling this information, KEY disclaims any and all liability for any errors, omissions or inaccuracies of the third parties in such information and data.

The Phase I ESA did not include sampling of rock, soil, groundwater, surface water, air or on-site substances or materials. It is, therefore, not possible to confirm the presence or absence of toxic or hazardous substances, wastes or materials in the environments associated with the subject site.

This assessment had no project specific limitations during the investigation for this Phase I ESA.

1.5 Special Terms and Conditions

The Phase I ESA was performed in accordance with KEY's *Phase I ESA Proposal* and ASTM E1527-05, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*.

The qualifications of the environmental professionals involved in this assessment are included in Appendix 1.

1.6 User Reliance

This Phase I ESA was performed for Outlook Development. Reliance on this *Phase I ESA Report* by anyone other than Outlook Development, shall be at the sole risk of the user.

2.0 SITE DESCRIPTION

2.1 Location and Legal Description

The subject site is comprised of two parcels of land identified with the address of 13850 West Capitol Drive, Brookfield, Wisconsin. The subject site is located in the Southwest ¼, of the Southwest ¼, Section 1, Township 7 North, Range 20 East. Waukesha County, Wisconsin.

2.2 Site and Vicinity General Characteristics

The subject site consists of a polygon shaped parcel of land located in a commercial and residential neighborhood. The subject property is approximately 2.7 acres.

2.3 Current Use of Property

The subject site is currently used as a medical clinic for general practitioners. The facility consists of examination offices, lobby, x-ray rooms, administrative offices and a training room.

2.4 Descriptions of Structures, Roads, Other Improvements on the Site

The subject site is developed with one concrete foundation, exposed lower level, concrete block wall with partial brick veneer building, with an asphalt paved parking lot to the north, south and east of the building. Access to the site is 138th Street, or the adjacent clinic to the west with a shared ingress/egress.

2.5 Current Uses of Adjoining Properties

Surrounding land-use is described as follows:

North: Wooded area with residential homes beyond.

South: West Capitol Drive and a strip mall beyond.

East: 138th Street and a strip mall beyond.

West: Wheaton Franciscan Medical Group and Westwood Medical Group

3.0 USER-PROVIDED INFORMATION

This section of the report is intended to identify tasks that a user of this Phase I ESA may provide the environmental professional with to assist in determining the presence of a REC. These tasks do not require the technical expertise of an environmental professional and are generally not performed by the environmental professional. Under ASTM E1527-05, these tasks are considered optional, and are the user's responsibility. Tasks that are the responsibility of the user include, but are not limited to:

- Review title and judicial records for environmental liens or activity and use limitations (AUL).
- Provide specialized knowledge or experience.
- Provide actual knowledge of any AUL before the site reconnaissance.
- Communicate any reason for significantly lower purchase price.
- Provide commonly known or reasonably ascertainable information.
- Provide any other information that may assist the environmental professional with identifying a REC.

KEY completed a *User Questionnaire* with the assistance of Outlook Development, the purchaser of the subject site. The use questionnaire was completed prior to conducting the site reconnaissance. The following summarizes the user's responses to this questionnaire. A copy of this completed questionnaire is included in Appendix 2.

3.1 Title Records

The user did not provide title and judicial records for environmental liens or AULs.

3.2 Environmental Liens or Activity and Use Limitations

The user was unaware of any environmental liens or activity and use limitations.

3.3 Specialized Knowledge

The user indicated that they had no specialized knowledge that would provide important information about identifying RECs.

3.4 Commonly Known or Reasonably Ascertainable Information

The user indicated that they had no commonly known or reasonably ascertainable information that would provide important information that might identify a REC.

3.5 Valuation Reduction for Environmental Issues

The user indicated that the purchase price for the subject property was not significantly reduced for environmental reasons.

3.6 Owner, Property Manager and Occupant Information

The user provided the following owner, property manager and occupant information:

Affiliation	Name	Company	Address	Telephone
Owner	Mr. Roy Funk	Froedtert & Medical College of Wisconsin	9200 West Wisconsin Avenue Milwaukee, Wisconsin 53226	(414) 805-9092
Site Manager	Mr. James Colbourne	Aurora Advanced Healthcare	13850 West Capitol Drive, Brookfield, Wisconsin	(414) 234-9105
Occupants	Mr. James Colbourne	Aurora Advanced Healthcare	13850 West Capitol Drive, Brookfield, Wisconsin	(414) 234-9105

3.7 Reason for Performing the Phase I Environmental Site Assessment

Absent any reason made known by the user of this report as to why this report has been completed, it is assumed that the purpose of this report is to qualify for one of the following CERCLA liability exemptions:

- Innocent Land Owner
- Lender
- Local Government Unit

3.8 Other

No other information was provided.

4.0 RECORDS REVIEW

4.1 Standard Environmental Record Sources

Federal and state environmental database records were reviewed by FIRSTSEARCH to determine if the subject site was listed on any of the existing databases and identify other sites of potential environmental concern within ASTM search distances from the subject site. A copy of the FIRSTSEARCH report is included in Appendix 3.

The following sites were listed within ASTM search distances from the subject site. The databases searched a number of sites within respective search distances as summarized below:

Database	Search Distance (mile)	Number of Sites
Federal NPL	1	0
Federal CERCLIS	0.5	0
Federal CERCLIS NFRAP	Property and Adjoining Property	0
Federal RCRA CORRACTS	1	1
Federal RCRA TSDF	0.5	0
Federal RCRAGN	Property and Adjoining Properties Only	3
Federal ERNS	Property Only	0
Federal OTHER	1	0
State-Equivalent NPL	1	0
State-Equivalent CERCLIS (State Hazardous Waste)	1	0
State SWF/LF	0.5	1
State Registered UST	Property and Adjoining Properties Only	2
State LUST	0.5	15
State ERP	1	0
State OTHER	1	5
Total		27

The following sites were evaluated by KEY, due to their proximity to the subject site:

Site Listed	Database	Pertinent Information	Distance from Subject Site (miles)
Safer Cleaning Center 13835 West Capitol Drive	Other	Open status of other database. Site currently undergoing remediation. Due to the Open status, KEY considers this site to be a BER.	0.05
Triangle Plaza LLC 13835 West Capitol Drive	RCRAGN	Site listed as a large quantity hazardous waste generator. Due to the location and higher elevation relative to the subject site, KEY considers this to be a BER.	0.05
Bills Power Center 13885 West Capitol Drive	RCRAGN, UST, LUST, SWL	Site achieved "Closed" status in November 1995. Three USTs removed from site in September 1991. Due to the location and higher elevation relative to the subject site, KEY considers this to be a BER.	0.05
Pinnacle Peak 13950 West Capitol Drive	RCRAGN, LUST	Site listed as a small quantity hazardous waste generator. Site achieved "Closed" status in June 1992. Due to the location and higher elevation relative to the subject site, KEY considers this to be a BER.	0.06
Chris K Konner 13950 West Capitol Drive	UST	UST removed from site in October 1991. Due to the location and higher elevation relative to the subject site, KEY considers this to be a BER.	0.06

In KEY's opinion, the remaining sites identified within the ASTM search distances of the subject site are unlikely to pose a significant threat to the soil and/or groundwater quality of the subject site.

4.2 Additional Environmental Record Sources

KEY reviewed available online database of registered USTs/ASTs to confirm the presence or absence of flammable liquid storage tanks. The review was conducted for the subject site and its immediate neighboring properties. A review of the available database identified no ASTs and no USTs with the subject site and no ASTs and no USTs with the immediate neighbors. A copy of the database search finding is included in Appendix 4.

KEY also reviewed available online databases of discharge sites. A review of the database and map system did not indicate a listing for the subject site or adjacent properties.

A copy of the available discharge database search findings is included in Appendix 4.

4.3 Physical Setting Source(s)

The elevation of the subject site is approximately 591 feet AMSL (USGS, 1992).

The subject site is located in the Menomonee River watershed (USGS Wauwatosa, 1958, revised 1994). The groundwater flow in the vicinity of the subject site is inferred to be north towards Lilly Creek and then into the Menomonee River. It is important to note that local conditions such as pumping wells, buried utilities, tunnels, roadways, building foundations and fill soil can affect local shallow groundwater flow direction.

The subject site is located in the soils of the Southeastern Upland; gently undulating to rolling soils of glaciated uplands; Morley, Blount, Ozaukee silt loam; ashkum silty clay loam. Phanerozoic rocks; sedimentary rocks of Paleozoic Age; Silurian System; dolomite, undivided; includes Cayugan, Niagaran and Alexandrian series. Shallow groundwater is inferred to be 15 feet AMSL.

4.4 Historical Aerial Photographs

Existing historical aerial photographs obtained from Waukesha County (1941, 1950, 1963, 1970, 1980, 1990, 1995, 2000, 2005 and 2007) were reviewed to identify prior land use and significant historical changes of the subject site and surrounding area. Aerial photos are presented in Appendix 5.

The summary below identifies the apparent land use of the subject site and surrounding properties depicted on the earliest aerial photograph reviewed (1941); observations noted from later aerial photographs pertain to land use/developmental changes to the subject site and adjacent properties.

Date	Apparent Features Observed
1941	No apparent structures on the property. Rural setting.
1950	No major changes.
1963	Three houses on the subject site, suburban style residential neighborhood with what appears to be a school to the immediate west.
1970	No major changes.
1980	No major changes.
1990	No major changes.
1995	No major changes.
2000	Three residences are gone, the current clinic is present. Similarly, the neighboring school to the west is gone and the current Wheaton Franciscan clinic is visible.
2005	No major changes.
2007	No major changes.

4.5 Sanborn Fire Insurance Maps

A search for historical Sanborn Fire Insurance maps was conducted by FIRSTSEARCH for the subject site. The FIRSTSEARCH search indicated that map coverage does not exist for the subject site.

4.6 Local Government Records

KEY visited the City of Brookfield Assessor's Office, and the Building Inspector's Office to review available property records, including building permit/inspection and property tax assessment records maintained by the municipality for the subject site.

The files maintained at the Assessor's and Building Inspection Offices do not suggest the potential presence of a REC associated with the subject site. A copy of typical building permit records is presented as Appendix 6.

4.7 City Directories

KEY attempted to review city directories maintained at the City of Brookfield Public Library for the subject site. The Brookfield library had no records for the subject site.

5.0 SITE RECONNAISSANCE

5.1 Methodology and Limiting Conditions

A reconnaissance of the subject site was conducted by representatives of KEY (Mr. D'Arcy Gravelle) on September 9, 2010. The site reconnaissance consisted of a walkthrough of the accessible areas of the subject site. KEY personnel were escorted during the site reconnaissance by Mr. Roy Funk, the manager for the subject site and Mr. James Colbourne, maintenance man for the site. A digital camera was used to document the walkthrough. Select photos are included in Appendix 7.

5.2 General Site Setting

The following is a summary of general site reconnaissance observations:

General Item	Description
Weather Conditions	Sunny, seventy degrees Fahrenheit.
Ground Surfaces	Unobstructed.
Buildings/ Structures	One building utilized a medical clinic, and one dumpster enclosure.
Surface Water	No surface water present.

General Use of Subject Site – The subject site is currently used as a medical clinic for general practitioners. The general condition of the grounds and building was that it is well kept. No accumulation of debris, staining or solid waste was observed. The escorts had sound knowledge regarding building history and operation. According to both sources, the property has been used as a medical clinic since its construction in 1995. Both sources also identified that the original structure was constructed in 1995, with an expansion of approximately 4,000 square feet in 2003.

5.3 Exterior Observations

The subject site is currently utilized as a medical clinic. The subject site has access from either 138th Street to the east, or a shared driveway with Wheaton Franciscan to the west. Parking is located to the north, east and south of the building. Observations of exterior features are described as follows:

Buildings – The Building is described as a concrete block structure with brick veneer. The entrance is at grade, with an exposed lower level.

Exterior observations as follows:

- Building Utilities – The building is serviced by municipal water and sewer. Gas and electric service is provided by WE Energies.
- Loading Docks – No loading docks observed.
- Transformer – Two ground mounted transformers are present. The transformer are owned by WE Energies and appeared in good condition and no staining observed around the transformer bases.

- Roof Drainage – Roof drainage discharges internally to the local storm sewer system.
- USTs/ASTs – No vent or fill pipes were observed around the building.
- Waste Storage – A trash dumpster is located to the north of the building. Primarily office waste, and paper and cardboard products occupy the dumpster with some plastic packaging, leaves, and grass.
- Chemical Storage – Some pharmaceuticals are stored on site. Additionally, biomedical waste is also stored on site, and is managed in accordance with Wisconsin rule.
- Surface Stains Near Building – None observed.
- Parking Lots – An asphalt parking lot services the south, east and north portion of the property. The parking lot is equipped with storm sewer catch basins that discharge to the local storm sewer system. No strange stains or odors were observed within the basins. The general condition of the parking lot appeared free of staining.

5.4 Interior Observations

General Use of Building – The building is currently used a medical complex. There are more than one hundred rooms including examination rooms, x-ray rooms, training rooms, administrative offices and lobby.

Chemical and Waste Storage – The following chemicals and waste are stored at the subject site:

- Chemicals
 - Some pharmaceuticals, no staining observed.
- Waste Storage
 - Solid waste – Office refuse stored in an enclosed dumpster.
 - Hazardous waste – Some bio hazardous waste, properly stored and disposed in accordance to Wisconsin rule.

The general appearance of the subject site was clean and orderly.

5.5 Adjacent Land Use

Direction	Name of Business	Description of Land-use Activity
North	Wooded area.	Wooded area and residential homes beyond.
South	West Capitol Drive and strip mall beyond.	Bills Power , Safer Dry Cleaning and various other businesses.
East	138 th Street and strip mall.	Various businesses.
West	Wheaton Franciscan Medical Group Westwood Medical Group	Utilized as a medical clinic.

6.0 INTERVIEWS

Subject Site Owner: KEY interviewed Mr. Roy Funk, the subject site owner representative, on September 9, 2010. Mr. Funk identified that they have owned the property since its construction in 1995. Mr. Funk stated that the property was originally owned by Falls Medical Group. Through a series of mergers and acquisitions, Froedtert & Medical College of Wisconsin currently owns the facility and leases to Aurora Advanced HealthCare. Mr. Funk was unaware of any condition that might constitute a REC.

Past Owners, Operators and Occupants: Mr. Roy Funk is the operator and occupant. KEY was unable to contact the prior residential home owners.

7.0 FINDINGS AND CONCLUSIONS

7.1 Findings

Principle findings as follows:

- The subject site is comprised of one parcel of land identified with the address of 13850 West Capitol Drive, Brookfield, Wisconsin. A site location map depicting geographic location is presented as Figure 1. A site layout map depicting major site features is presented as Figure 2.
- The subject site is located in the Southwest ¼, of the Southwest ¼, Section 1, Township 7 North, Range 20 East.
- The subject site is associated with parcel number 1011-995-001, and occupies a total of approximately 2.7 acres.
- The subject site is currently used as a medical clinic for general practitioners. The facility consists of examination offices, lobby, x-ray rooms, administrative offices and a training room.
- The subject site was developed in 1995. The subject site was originally developed with three residences which were razed to construct the clinic.
- Relevant regulatory records associated with the neighboring property includes:
 - A LUST site closed with the WDNR is located across West Capitol Drive.
 - A neighboring strip mall across West Capitol Drive has an ongoing investigation of a dry cleaner related release, this same location is also a hazardous waste generator.

7.2 Opinions

It is KEY's professional opinion that the following finding should be considered as a BER, however, these same findings do not meet the criteria of a REC as defined in ASTM E1527-05:

- The subject site is located adjacent to a site associated with "other" activities.
- The subject site is located adjacent to a site associated with RCRA activities.
- The subject site is located adjacent to a site associated with RCRA, UST, LUST activities.

7.3 Conclusions

We have performed a *Phase I Environmental Site Assessment* in conformance with the scope and limitations of ASTM E1527 of 13850 West Capitol Drive, Brookfield, Wisconsin, the property. Any exceptions to, or deletions from this practice are described in Section 7.4 of this report. This assessment has revealed no evidence of *recognized environmental conditions* in connection with this property.

7.4 Deviations

This assessment has been performed in accordance with ASTM Practice E1527-05. Any exceptions or deletions from these standards are described in Section 1.4 of this report.

8.0 REFERENCES

- American Society of Testing and Materials (2005). *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*, E1527-05.
- FirstSearch Technology Corporation (2009). *FirstSearch Report*, Inquiry Number 13850 Capitol
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