

## State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Tommy G. Thompson, Governor  
George E. Meyer, Secretary  
Gloria L. McCutcheon, Regional Director

Southeast Regional Headquarters  
2300 N. Dr. ML King Drive, PO Box 12436  
Milwaukee, Wisconsin 53212-0436  
Telephone 414-263-8500  
FAX 414-263-8483  
TDD 414-263-8713

February 1, 2001

In Reply Refer To: FID# 241095140  
BRRTS# 02-41-240960  
County of Milwaukee  
BRR-ERP

Mr. Michael Looney  
Point Loomis Associates  
3555 S 27<sup>th</sup> Street  
Milwaukee, WI 53221

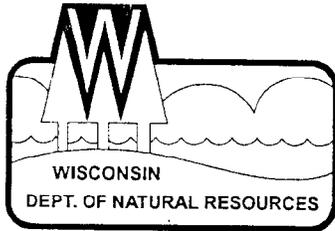
SUBJECT: Conditional Closure of the *Point Loomis Center Mall*, 3555 S 27<sup>th</sup> Street,  
Milwaukee, WI

Dear Mr. Looney:

The Wisconsin Department of Natural Resources (WDNR) previously reviewed the case file for the above referenced site to determine if case closure could be granted for the site. A letter was issued on September 12, 2000, that stated that the requirements for case closure were: 1) that a "groundwater use restriction" be placed on the deed of the Point Loomis property, according to s. NR 726.05(8)(am); 2) that a "groundwater use restriction" be placed on the deed of the City of Milwaukee-owned drainage easement, according to s. NR 726.05(8)(am); 3) that the City of Milwaukee is notified of the presence of this contamination along the Morgan Avenue road right-of-way, north of the property; 4) that copies of the well abandonment forms for all on-site monitoring wells are submitted to WDNR and 5) that the requirements of the "Exemption to Construct on an Abandoned Landfill" are followed now and in the future.

I have received copies of the required "groundwater use restrictions", documentation of notice to the City of Milwaukee and well abandonment forms for the site. Based upon the information in the case file, it appears that the degree and extent of contamination has been determined in the soil and groundwater at the site. It appears that the contamination, located along the northern edge of the property, at the above-named site has been remediated in compliance with the requirements of chs. NR 700 to 724, Wis. Adm. Code. Therefore, the Department considers the site "closed," having determined that no further remedial action is necessary related to the site at this time. However, 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 the environment.

The concentration(s) of one or more PAHs detected in eight of the eleven soil borings in the area were above the calculated non-industrial, site-specific residual contaminant level (SRCL) for the direct contact exposure pathway, therefore an exposure barrier (i.e. building, pavement, etc.) is required if the soils above the SRCL are to remain in this area. This area is currently paved with asphalt, which is acceptable. Provided that the requirements of the "Exemption to Construct on an Abandoned Landfill" are followed, additional soil and groundwater investigation of the area is not required at this time, except as required by the "Exemption to Construct on an Abandoned Landfill". Please note that if any contaminated soil is ever discovered and excavated due to construction or other activities, the soil must be properly handled according to all requirements of the "Exemption to Construct on an Abandoned Landfill" and any applicable laws in effect at that time.



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2300 N. Dr. ML King Drive, PO Box 12436  
Milwaukee, Wisconsin 53212-0436  
Telephone 414-263-8500  
FAX 414-263-8483  
TDD 414-263-8713

September 12, 2000

In Reply Refer To: FID# 241095140  
BRRTS# 02-41-240960  
County of Milwaukee  
BRR-ERP

Mr. Michael Looney  
Point Loomis Associates  
3555 S 27<sup>th</sup> Street  
Milwaukee, WI 53221

SUBJECT: Conditional Closure of the *Point Loomis Center Mall*, 3555 S 27<sup>th</sup> Street,  
Milwaukee, WI

Dear Mr. Looney:

The Wisconsin Department of Natural Resources (WDNR) has reviewed the report entitled *Supplemental Phase II Environmental Site Assessment*, dated August 1, 2000, which was prepared by URS/Dames & Moore. The report contains the conclusion that "No Further Action" is warranted at the site. The WDNR had previously written a letter on March 14, 2000, which required that the degree and extent of groundwater contamination be determined along the northern edge of the site, in the vicinity of a drainage easement apparently owned by the City of Milwaukee. Based upon the information in the case file and in the above referenced report, it appears that the degree and extent of contamination has been determined in the soil and groundwater at the site.

The concentration(s) of one or more PAHs detected in eight of the eleven soil borings in the area were above the calculated non-industrial, site-specific residual contaminant level (SRCL) for the direct contact exposure pathway, therefore an exposure barrier (i.e. building, pavement, etc.) is required if the soils above the SRCL are to remain in this area. Provided that the requirements of the "Exemption to Construct on an Abandoned Landfill" are followed, additional soil and groundwater investigation of the area is not required at this time, except as required by the "Exemption to Construct on an Abandoned Landfill". Please note that if any contaminated soil is ever discovered and excavated due to construction or other activities, the soil must be properly handled according to all requirements of the "Exemption to Construct on an Abandoned Landfill" and any applicable laws in effect at that time.

Due to the presence of naphthalene, benzo(a)pyrene and methylene chloride in the groundwater at the site, at a concentration above the NR 140 Enforcement Standard (ES), a requirement of case closure is that "groundwater use restrictions" be placed on the deeds of both the Point Loomis property and the City of Milwaukee-owned drainage easement, according to s. NR 726.05(8)(am). You may wish to submit a draft copy of the proposed deed restriction prior to placement on the deed of the property so that the WDNR can verify that the restriction is acceptable. The language in the deed restriction should follow the template contained in the guidance document entitled "Close Out Guidance on the Use of Deed and Groundwater Use Restrictions and Deed Notices". If you need a copy of this document, please contact me. In addition to the language, please attach a map that identifies the location of the remaining groundwater contamination to the deed restriction.

GROUNDWATER USE  
RESTRICTION

7980374

REGISTER'S OFFICE, 1 SS  
Milwaukee County, WI

RECORDED AT 12:10 PM

10-24-2000

WALTER R. BARCZAK  
REGISTER OF DEEDS

AMOUNT 28.00

Document Number

Document Title

Recording Area

Name and Return Address

J. BUSHNELL NIELSEN  
REINHART, BOERNER, VAN DEUREN,  
NORRIS & RIESELBACH, S.C.  
1000 N. WATER STREET, SUITE 2100  
MILWAUKEE, WI 53202

553-9999-114-4

Parcel Identification Number (PIN)

969098000

THIS PAGE IS PART OF THIS LEGAL DOCUMENT-DO NOT REMOVE

This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clauses, legal description, etc. may be placed on this first page of the document or may be placed on additional pages of the document. Note: Use of this cover page adds one page to your document and \$2.00 to the recording fee. Wisconsin Statutes, 59.517. WRDA 2/96

Document Number

GROUNDWATER USE RESTRICTION

Declaration of Restrictions

In Re: [Property described on attached Exhibit A.]

Recording Area

Name and Return Address

STATE OF WISCONSIN )  
 )ss  
COUNTY OF MILWAUKEE )

J. Bushnell Nielsen  
Reinhart, Boerner, Van Deuren,  
Norris & Rieselbach, s.c.  
1000 N. Water Street, Ste. 2100  
Milwaukee, WI 53202

WHEREAS, the Point Loomis Associates, a Wisconsin limited partnership, is the owner of the above-described property.

WHEREAS, one or more naphthalene, benzo(a)pyrene and methylene chloride discharges have occurred on this property and naphthalene, benzo(a)pyrene and methylene chloride-contaminated groundwater above ch. NR 140, Wis. Adm. Code, enforcement standards existed on this property at the locations shown on the attached Exhibit B in August, 2000.

WHEREAS, it is the desire and intention of the property owner to impose on the property restrictions which will make it unnecessary to conduct further groundwater or soil remediation activities on the property at the present time.

WHEREAS, natural attenuation has been approved by the Department of Natural Resources to remediate groundwater contamination exceeding ch. NR 140, Wis. Adm. Code, groundwater standards within the boundaries of this property.

WHEREAS, construction of wells where the water quality does not comply with drinking water standards in ch. NR 809, Wis. Adm. Code, is restricted by chs. NR 811 and NR 812, Wis. Adm. Code. Special well construction standards or water treatment requirements, or both, or well construction prohibitions may apply.

000360691

NOW THEREFORE, the owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitation and restrictions:

Anyone who proposes to construct or reconstruct a well on this property is required to contact the Department of Natural Resources; Bureau of Drinking Water and Groundwater, or its successor agency, to determine what specific requirements are applicable, prior to constructing or reconstructing a well on this property. No well may be constructed on this property unless applicable requirements are met.

If construction is proposed on this property that will require dewatering, or if groundwater is to be otherwise extracted from this property, while this groundwater use restriction is in effect, the groundwater shall be sampled and analyzed for contaminants that were previously detected on the property and any extracted groundwater shall be managed in compliance with applicable statutes and rules.

This restriction is hereby declared to be a covenant running with the land and shall be fully binding upon all persons acquiring the above-described property whether by descent, devise, purchase or otherwise. This restriction benefits and is enforceable by the Wisconsin Department of Natural Resources, its successors or assigns. The Department, its successors or assigns, may initiate proceedings at law or in equity against any person or persons who violate or are proposing to violate this covenant, to prevent the proposed violation or to recover damages for such violation.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Natural Resources or its successor issue a determination that one or more of the restrictions set forth in this covenant is no longer required. Upon the receipt of such a request, the Wisconsin Department of Natural Resources shall determine whether or not the restrictions contained herein can be extinguished. If the Department determines that the restrictions can be extinguished, an affidavit, attached to a copy of the Department's written determination, may be recorded to give notice that this deed restriction, or portions of this deed restriction, are no longer binding.

000360698

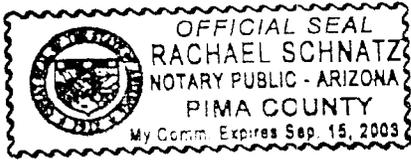




ACKNOWLEDGEMENTS

STATE OF Arizona )  
Pima COUNTY ) ss.

Personally came before me this 5<sup>th</sup> day of October, 2000, the above named William A. Spring, a general partner of Point Loomis Associates, a Wisconsin limited partnership, to me known to be a general partner of said limited partnership and to me known to be the person who executed the foregoing instrument, and acknowledged that he executed the same on behalf of said limited partnership being duly authorized so to do.



Rachael Schnatz

Notary Public, State of Arizona

My commission expires: 9-15-03

000360701

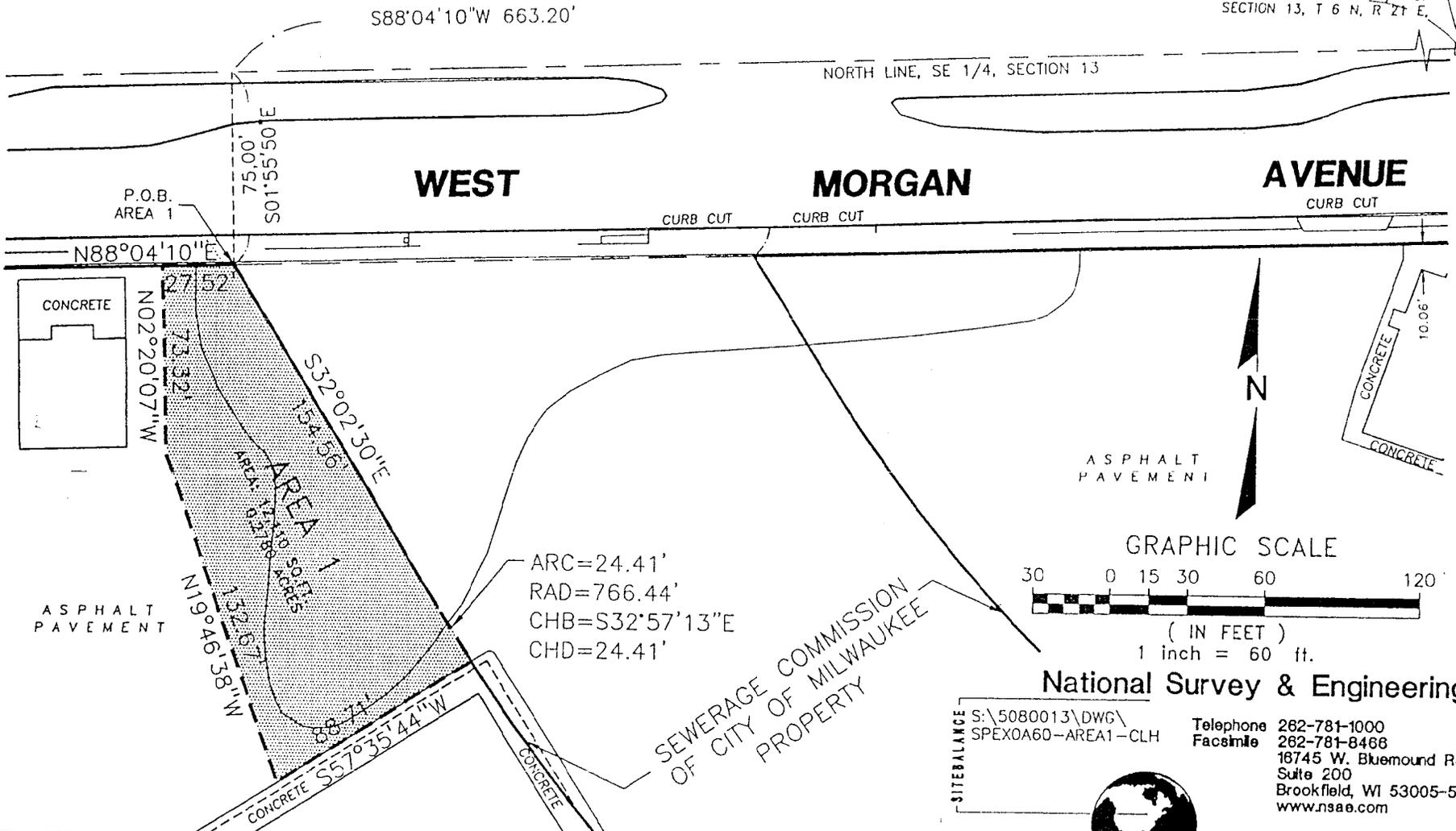
# AREA 1 - EXHIBIT A

PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWN 6 NORTH, RANGE 21 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE NORTHEAST CORNER OF SAID 1/4 SECTION; THENCE SOUTH 88°04'10" WEST ALONG THE NORTH LINE OF SAID 1/4 SECTION 663.20 FEET TO A POINT; THENCE SOUTH 01°55'50" EAST 75.00 FEET TO THE POINT ON THE SOUTH LINE OF WEST MORGAN AVENUE AND THE POINT OF BEGINNING OF THE LANDS TO BE DESCRIBED; THENCE SOUTH 32°02'30" EAST ALONG THE SOUTHWEST LINE OF PROPERTY OWNED BY THE SEWERAGE COMMISSION OF THE CITY OF MILWAUKEE 154.56 FEET TO A POINT; THENCE SOUTHEASTERLY 24.41 FEET ALONG SAID SOUTHWEST LINE AND THE ARC OF A CURVE, WHOSE CENTER LIES TO THE NORTHEAST, WHOSE RADIUS IS 766.44 FEET AND WHOSE CHORD BEARS SOUTH 32°57'13" EAST 24.41 FEET TO A POINT; THENCE SOUTH 57°35'44" WEST 88.71 FEET TO A POINT; THENCE NORTH 19°46'38" WEST 132.67 FEET TO A POINT; THENCE SOUTH LINE 27.52 FEET TO THE POINT OF BEGINNING.  
 SAID PARCEL CONTAINS 12,110 SQUARE FEET OR 0.2780 ACRES.

OCTOBER 6, 2000

DRAWING NO.: 050013-CLH

NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 13, T 6 N, R 21 E.



## National Survey & Engineering

S:\5080013\DWG\  
 SPEX0A60-AREA1-CLH

Telephone 262-781-1000  
 Facsimile 262-781-8468  
 18745 W. Bluemound Road  
 Suite 200  
 Brookfield, WI 53005-5938  
 www.nsaeng.com



National Survey & Engineering

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000360703

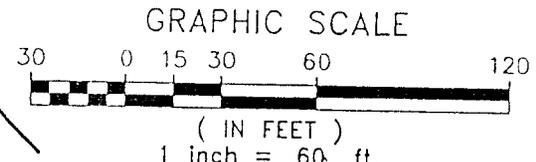
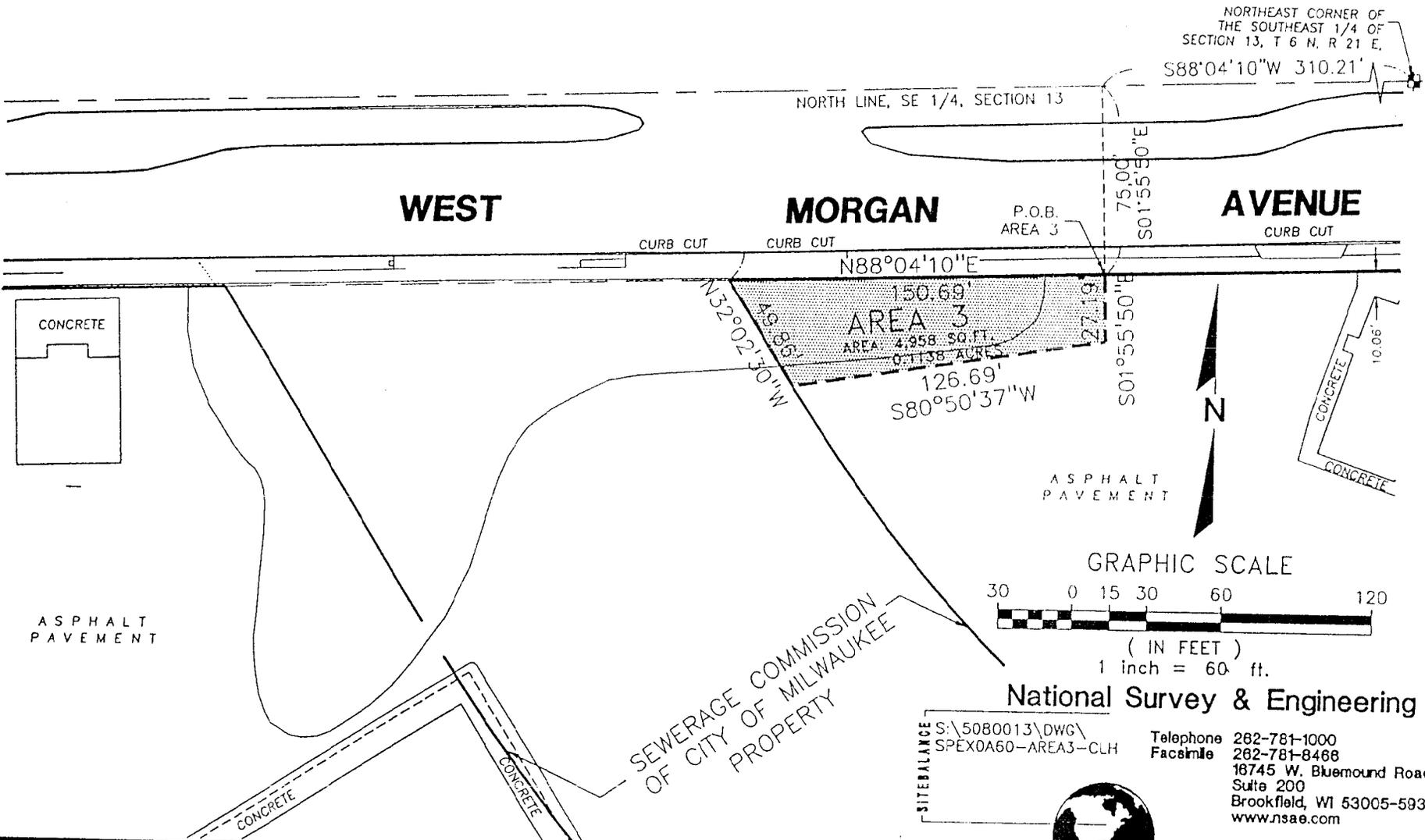
# AREA 3 - EXHIBIT A

(Page 2 of 2)

PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWN 6 NORTH, RANGE 21 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE NORTHEAST CORNER OF SAID 1/4 SECTION; THENCE SOUTH 88°04'10" WEST ALONG THE NORTH LINE OF SAID 1/4 SECTION 310.21 FEET TO A POINT; THENCE SOUTH 01°55'50" EAST 75.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF WEST MORGAN AVENUE AND THE POINT OF BEGINNING OF THE LANDS TO BE DESCRIBED; THENCE CONTINUING SOUTH 01°55'50" EAST 27.19 FEET TO A POINT; THENCE SOUTH 80°50'37" WEST 126.69 FEET TO A POINT ON THE NORTHEASTERLY LINE OF PROPERTY OWNED BY THE SEWERAGE COMMISSION OF THE CITY OF MILWAUKEE; THENCE NORTH 32°02'30" WEST ALONG SAID NORTHEAST LINE 49.86 FEET TO A POINT ON THE SOUTH LINE OF WEST MORGAN AVENUE; THENCE NORTH 88°04'10" EAST ALONG SAID SOUTH LINE 150.69 FEET TO THE POINT OF BEGINNING.  
 SAID PROPERTY CONTAINS 4,958 SQUARE FEET OR 0.1138 ACRES.

OCTOBER 6, 2000

DRAWING NO.: 080013-CLH



### National Survey & Engineering

S:\5080013\DWG\  
 SPEX0A60-AREA3-CLH

Telephone 262-781-1000  
 Facsimile 262-781-8468  
 16745 W. Bluemound Road  
 Suite 200  
 Brookfield, WI 53005-5938  
 www.nsaeng.com



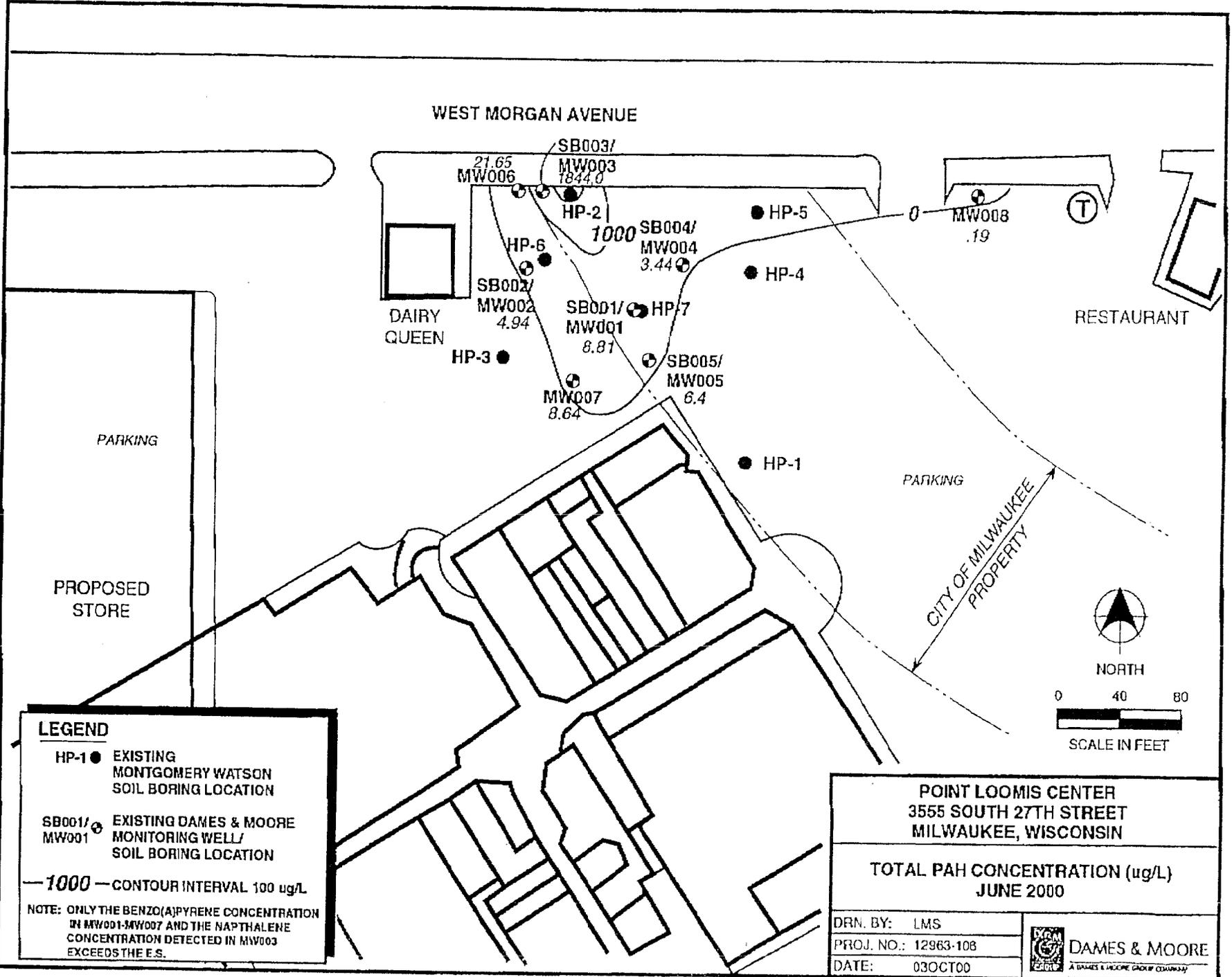
National Survey & Engineering

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P. 02/03

OCT 04 '00 11:03 FR RADIAN INTERNATIONAL 414 327 2129 TO 9298097

P:12963.106\FIGURES\NAPCON10-00.A1

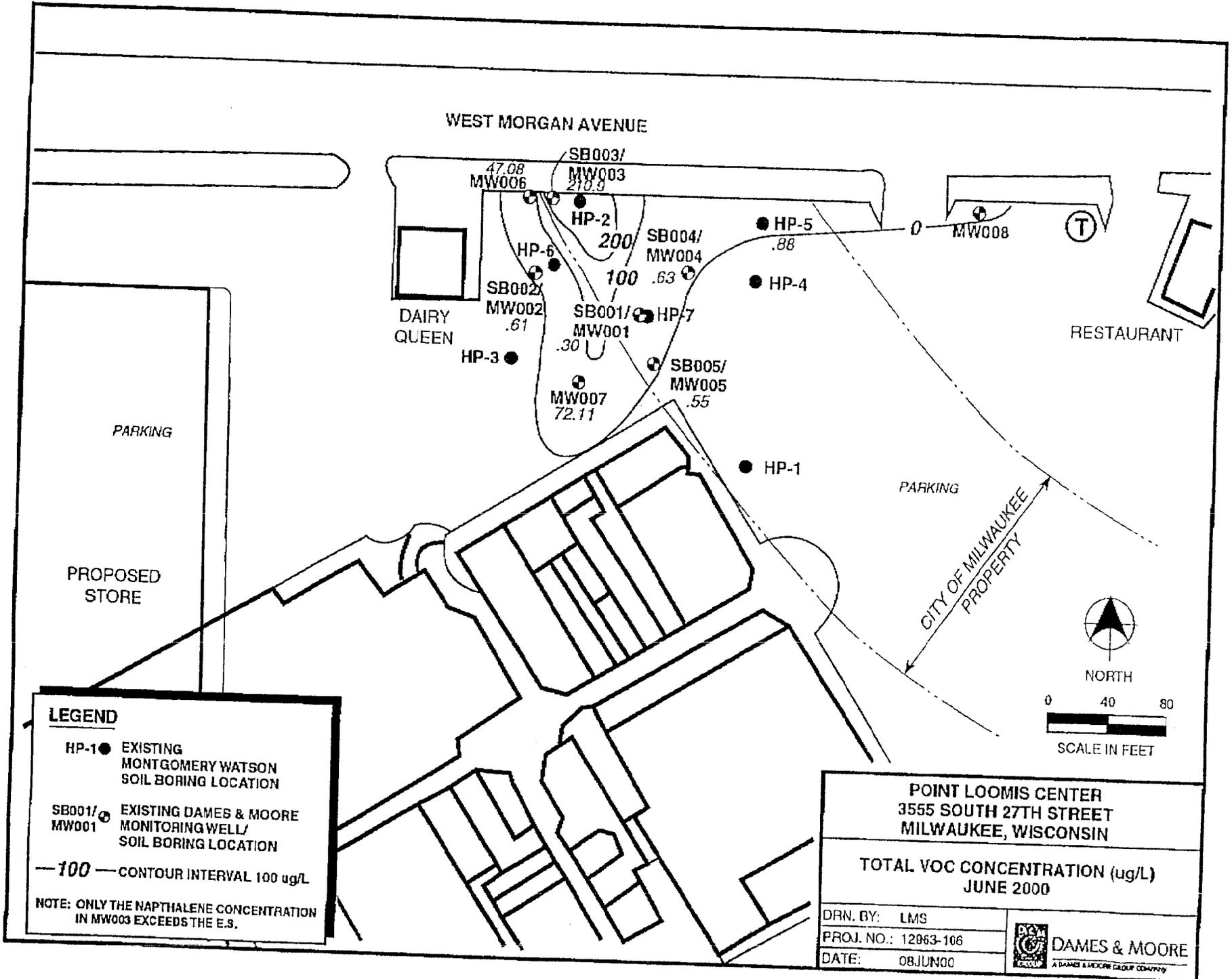


P. 03/03

OCT 04 '00 11:04 FR RADIANT INTERNATIONAL 414 327 2129 TO 92988097

P:12963.106\FIGURES\CON10-00.A1

\*\* TOTAL PAGE 03 \*\*



Document Number

GROUNDWATER USE RESTRICTION AND SOIL DEED NOTICE

8005281

REGISTER'S OFFICE / SS Milwaukee County, WI

RECORDED AT 3:54 PM

12-28-2000

WALTER R. BARCZAK REGISTER OF DEEDS

AMOUNT 16.00

000434372

Declaration of Restrictions

In Re: Area 2

Part of the Northeast 1/4 of the Southeast 1/4 of Section 13, Town 6 North, Range 21 East, in the City of Milwaukee, Milwaukee County, Wisconsin, Bounded and Described as Follows:

Commencing at the Northeast corner of said 1/4 section; thence South 88°04'10" West along the North line of said 1/4 section 460.90 feet to a point; thence South 01°55'50" East 75.00 feet to a point on the South line of West Morgan Avenue, said point being the point of beginning of the lands to be described; thence South 32°02'30" East along the Northeast line of property owned by the Sewerage Commission of the City of Milwaukee 53.07 feet to a point; thence Southeasterly 12.95 feet along said Northeast line and the arc of a curve, whose center lies to the Northeast, whose radius is 591.44 feet and whose chord bears South 32°40'07" East 12.95 feet to a point; thence South 56°42'15" West 175.00 feet to a point on the Southwest line of said Sewerage Commission property; thence Northwesterly 16.78 feet along said Southwest line and the arc of a curve, whose center lies Northeast, whose radius is 766.44 feet and whose chord bears North 32°40'07" West 16.78 feet to a point; thence North 32°02'30" West along said Southwest line 154.56 feet to a point on the South line of West Morgan Avenue; thence North 88°04'10" East along said South line 202.30 feet to the point of beginning. Said property contains 20,769 square feet or 0.4768 acres.

see exhibit 1, attached

Recording Area

Name and Return Address: Dennis Stefanik, Real Estate Agent MMSD P.O. Box 3049 260 West Seeboth Street. Milwaukee, WI 53201-3049

STATE OF WISCONSIN } COUNTY OF MILWAUKEE } SS

553-9999-114

Parcel Identification Number (PIN)

WHEREAS, the Milwaukee Metropolitan Sewerage District (MMSD or Owner) is the owner of the above-described property as the successor to the Sewerage Commission of the City of Milwaukee in accordance with Section 39 of Chapter 282, Laws of 1981. See, S.D. Realty Company v. Sewerage Commission of City of Milwaukee, 15 Wis.2d 15 (1961) (history of property and drainage function). The property contains an "enclosed conduit" within the meaning of Chapter 30, Wis. Stats. (1998), commonly known as the "South Branch of the Kinnickinnic River" in reaches of the stream not entombed underground.

WHEREAS, one or more volatile organic compounds (VOC) and Polycyclic Aromatic Hydrocarbons (PAH) discharges have occurred on this property. VOC- and PAH- contaminated groundwater above ch. NR 140, Wis. Adm. Code, enforcement standards existed on this property at the following locations on the following dates:

4

Monitoring Well-1 (MW-1) in December, 1998, benzo(a)pyrene at 0.62 micrograms per liter (ug/l), methylene chloride at 5.7 ug/l, and in June, 2000, benzo(a)pyrene at 0.47 ug/l; MW-3 in December, 1998, benzo(a)pyrene at 16 ug/l, naphthalene at 500 ug/l and in June, 2000, benzo(a)pyrene at 78 ug/l, naphthalene at 200 ug/l; MW-4 in June, 2000, benzo(a)pyrene at 0.21 ug/l; MW-5 in June, 2000, benzo(a)pyrene at .49 ug/l; Geoprobe-1 (GP-1) in December, 1998, benzo(a)pyrene at 14 ug/l; GP-12 in December, 1998, benzo(a)pyrene at 2 ug/l.

Soil contamination existed in the property at the following locations in December, 1998: MW-1, phenanthrene at 23,700 micrograms per kilogram (mg/kg), naphthalene at 5,290 mg/kg; MW-3, naphthalene at 1410 mg/kg, 2-methylnaphthalene at 35,300 mg/kg, phenanthrene at 40,000 mg/kg; MW-4 naphthalene at 59 mg/kg. The locations of the monitoring wells and geoprobes are depicted on the attached Exhibit 1 which is hereby made a part of this restriction.

WHEREAS, it is the desire and intention of the property owner to impose on the property restrictions which will make it unnecessary to conduct further groundwater or soil remediation activities on the property at the present time.

WHEREAS, natural attenuation has been approved by the Department of Natural Resources to remediate groundwater contamination exceeding ch. NR 140, Wis. Adm. Code, groundwater standards within the boundaries of this property.

WHEREAS, construction of wells where the water quality does not comply with drinking water standards in ch. NR 809, Wis. Adm. Code, is restricted by chs. NR 811 and NR 812, Wis. Adm. Code. Special well construction standards or water treatment requirements, or both, or well construction prohibitions may apply.

000434373

NOW THEREFORE, the Owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitation and restrictions:

Anyone who proposes to construct, maintain or use a well on this property is required to contact the Department of Natural Resources' Bureau of Drinking Water and Groundwater, or its successor agency, to determine what specific requirements are applicable, prior to constructing or reconstructing a well on this property. No well may be constructed on this property unless applicable requirements are met.

If construction is proposed on this property that will require dewatering, or if groundwater is to be otherwise extracted from this property, while this groundwater use restriction is in effect, the groundwater shall be sampled and analyzed for contaminants that were previously detected on the property and any extracted groundwater shall be managed in compliance with applicable statutes and rules.

This restriction is hereby declared to be a covenant running with the land and shall be fully binding upon all persons acquiring the above-described property whether by descent, devise, purchase or otherwise. This restriction benefits and is enforceable by the Wisconsin Department of Natural Resources, its successors or assigns. The Department, its successors or assigns, may initiate proceedings at law or in equity against any person or persons who violate or are proposing to violate this covenant, to prevent the proposed violation or to recover damages for such violation.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Natural Resources or its successors issue a determination that one or more of the restrictions set forth in this covenant is no longer required. Upon the receipt of such a request, the Wisconsin Department of Natural Resources shall determine whether or not the restrictions contained herein can be extinguished. If the Department determines that the restrictions can be extinguished, an affidavit, attached to a copy of the Department's written determination, may be recorded to give notice that this deed restriction, or portions of this deed restriction, are no longer binding. See, Chapter NR 726, Wis. Adm. Code (1997).

Pursuant to Commission Resolution 00-215-12, Anne Spray Kinney is duly authorized to sign this document on behalf of Milwaukee Metropolitan Sewerage District.

IN WITNESS WHEREOF the undersigned executed this Declaration on 12/26, 2000.

Milwaukee Metropolitan Sewerage District

By: [Signature]  
Anne Spray Kinney, Executive Director

Subscribed and sworn to before me this 26 day of December, 2000.

[Signature]  
Notary Public, State of Wisconsin  
My commission is permanent. expires 12/5/04



000434374

This document was drafted by Thomas J. Crawford, Esq., based on information provided by the Wisconsin Department of Natural Resources.

000434375

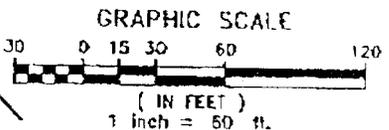
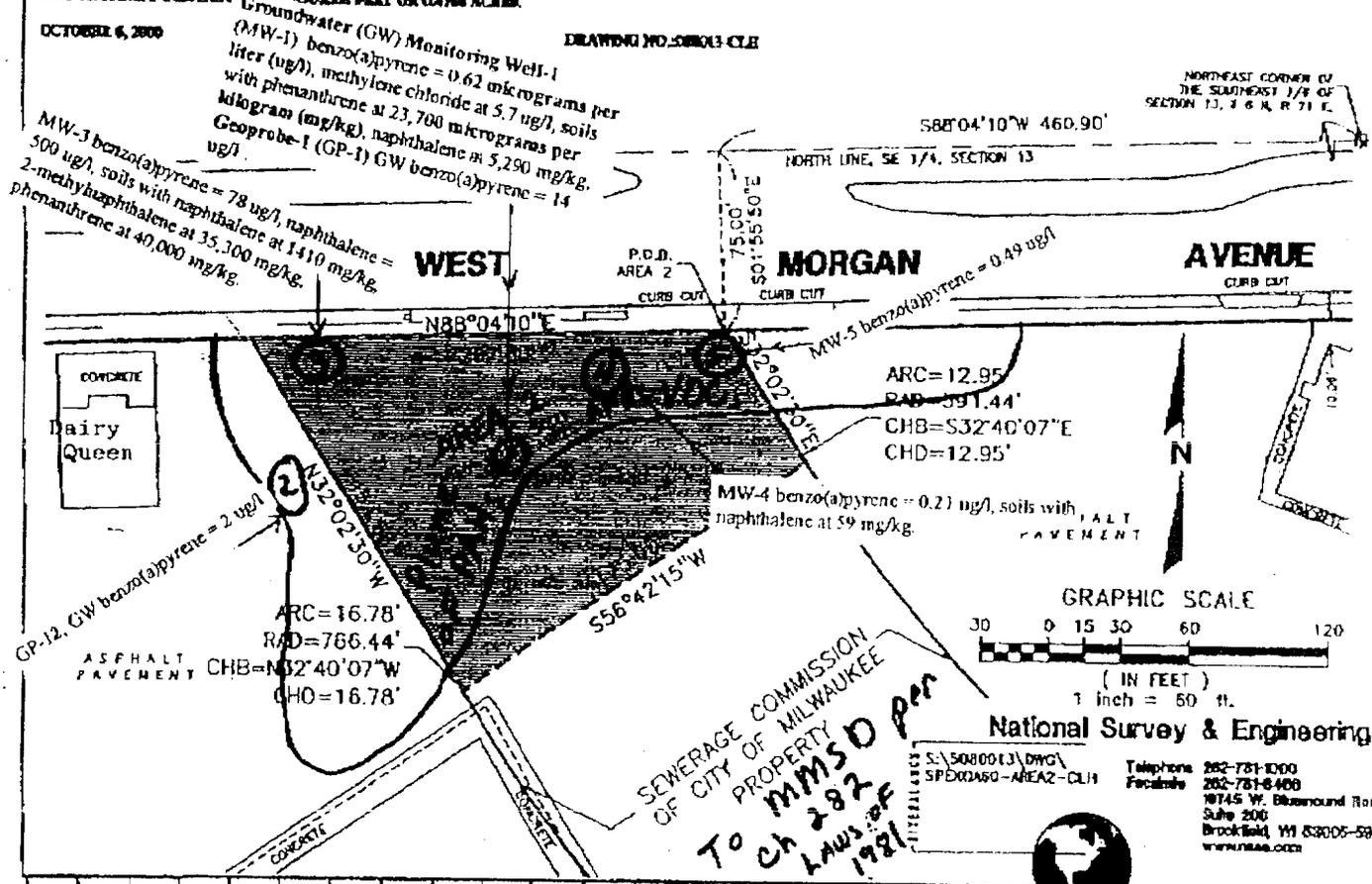
# AREA 2 - EXHIBIT I

PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWN 6 NORTH, RANGE 21 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE NORTHEAST CORNER OF SAID 1/4 SECTION; THENCE SOUTH 89°04'30" WEST ALONG THE NORTH LINE OF SAID 1/4 SECTION 460.90 FEET TO A POINT; THENCE SOUTH 01°31'50" EAST 75.00 FEET TO A POINT ON THE SOUTH LINE OF WEST MORGAN AVENUE, SAID POINT BEING THE POINT OF BEGINNING OF THE LAMOS TO BE DESCRIBED; THENCE SOUTH 32°02'30" EAST ALONG THE NORTHEAST LINE OF PROPERTY OWNED BY THE SEWERAGE COMMISSION OF THE CITY OF MILWAUKEE 23.87 FEET TO A POINT; THENCE SOUTHEASTERLY 12.95 FEET ALONG SAID NORTHEAST LINE AND THE ARC OF A CURVE, WHOSE CENTER LIES TO THE NORTHEAST, WHOSE RADIUS IS 391.44 FEET AND WHOSE CHORD BEARS NORTH 32°40'07" EAST 12.95 FEET TO A POINT; THENCE SOUTH 56°42'15" WEST 175.00 FEET TO A POINT ON THE SOUTHWEST LINE OF SAID SEWERAGE COMMISSION PROPERTY; THENCE NORTHWESTERLY 86.79 FEET ALONG SAID SOUTHWEST LINE AND THE ARC OF A CURVE, WHOSE CENTER LIES NORTHEAST, WHOSE RADIUS IS 766.44 FEET AND WHOSE CHORD BEARS NORTH 32°40'07" WEST 86.79 FEET TO A POINT; THENCE NORTH 89°04'30" WEST ALONG SAID SOUTHWEST LINE 194.36 FEET TO A POINT ON THE SOUTH LINE OF WEST MORGAN AVENUE; THENCE NORTH 89°04'30" EAST ALONG SAID SOUTH LINE 382.36 FEET TO THE POINT OF BEGINNING.

SAID PROPERTY CONTAINS APPROXIMATELY 0.4768 ACRES.

OCTOBER 6, 2000

DRAWING NO. S0803-CL1



National Survey & Engineering

S:\S08001\3\DWG\SP020260-AREA2-CL11  
 Telephone: 262-761-8100  
 Facsimile: 262-761-8400  
 18745 W. Bluemound Road  
 Suite 200  
 Brookfield, WI 53005-5938  
 www.nseae.com



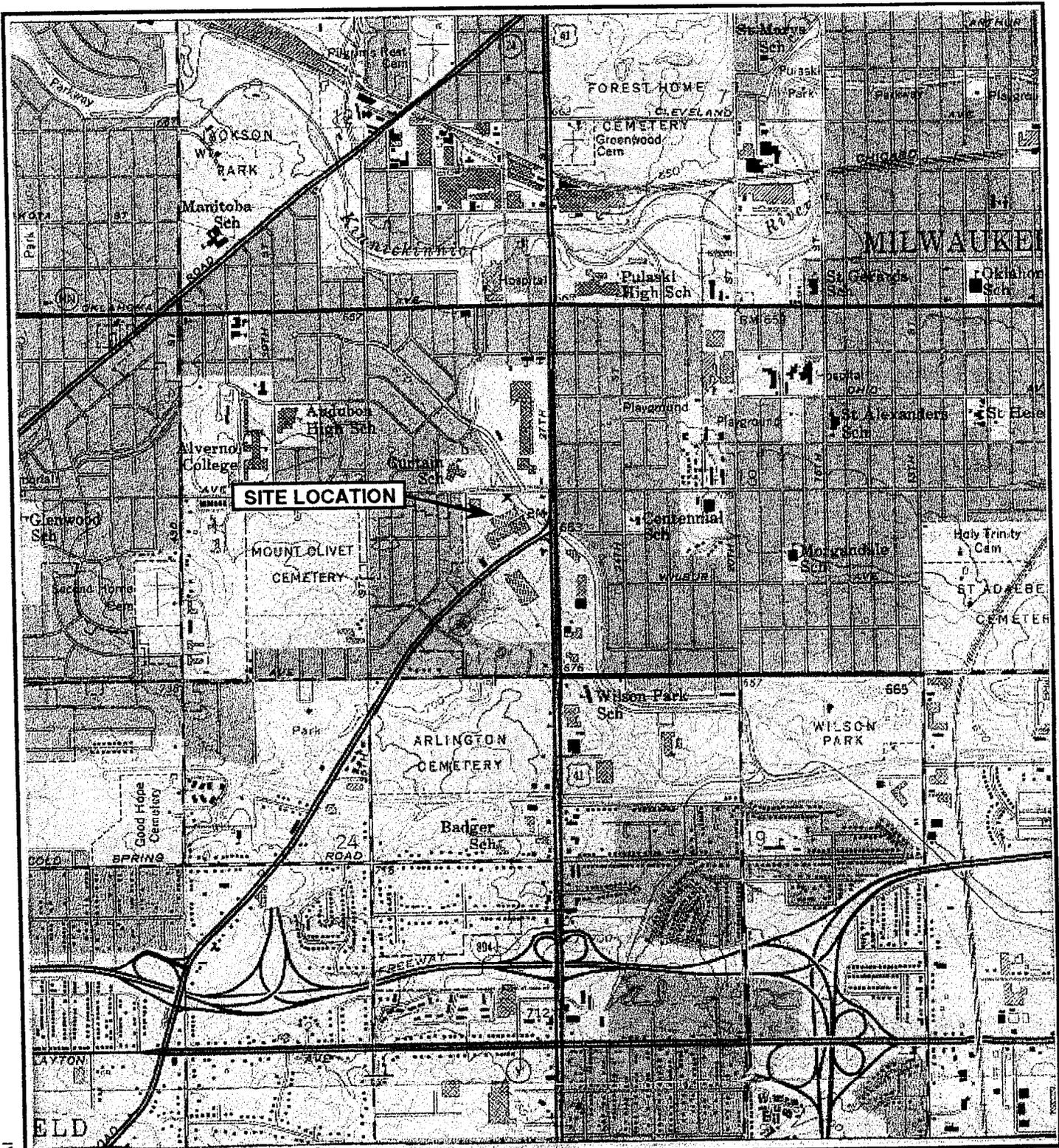
National Survey & Engineering

POOR COPY PRESENTED FOR RECORDING Page 4 of 4 - MMSD Deed Restriction

CT&T FAMILY

JAN-31-2001 12:44

SEWERAGE COMMISSION  
 PROPERTY  
 OF CITY OF MILWAUKEE  
 To MMSD per  
 Ch 287  
 Laws of  
 1981



SOURCE: USGS 7.5 Minute Topographic Map, GREENDALE, WISCONSIN, Quadrangle 1976



NORTH

0 1000 2000



SCALE IN FEET

**POINT LOOMIS CENTER  
3555 SOUTH 27TH STREET  
MILWAUKEE, WISCONSIN**

**FIGURE 1  
SITE LOCATION MAP**

DRN. BY: LMS

PROJ. NO.: 24399.004.0105

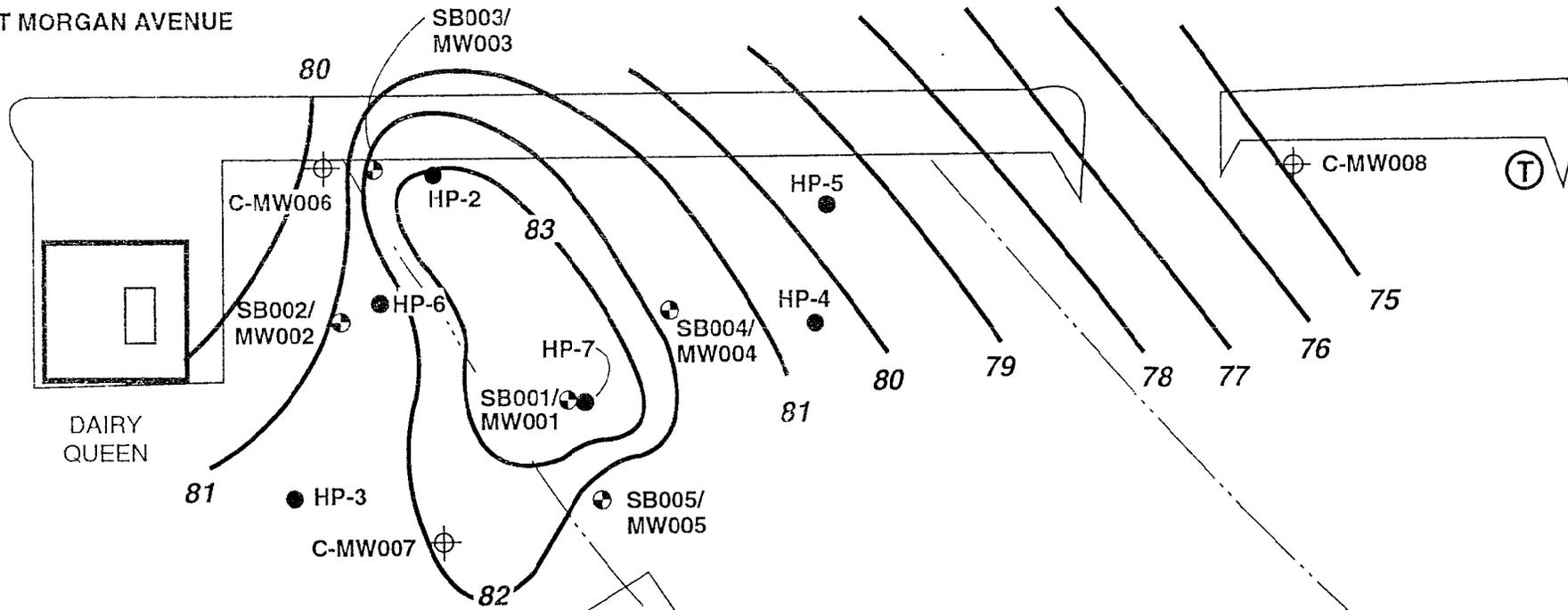
DATE: 09JUN00



**DAMES & MOORE**

A DAMES & MOORE GROUP COMPANY

WEST MORGAN AVENUE



DAIRY QUEEN

EXISTING POINT LOOMIS CENTER

PARKING



NORTH  
NOT TO SCALE

**LEGEND**

- HP-1 ● MONTGOMERY WATSON SOIL BORING LOCATION
- SB001/MW001 ● DAMES & MOORE MONITORING WELL/ SOIL BORING LOCATION
- C-MW006 ⊕ NEW MONITORING WELL LOCATIONS

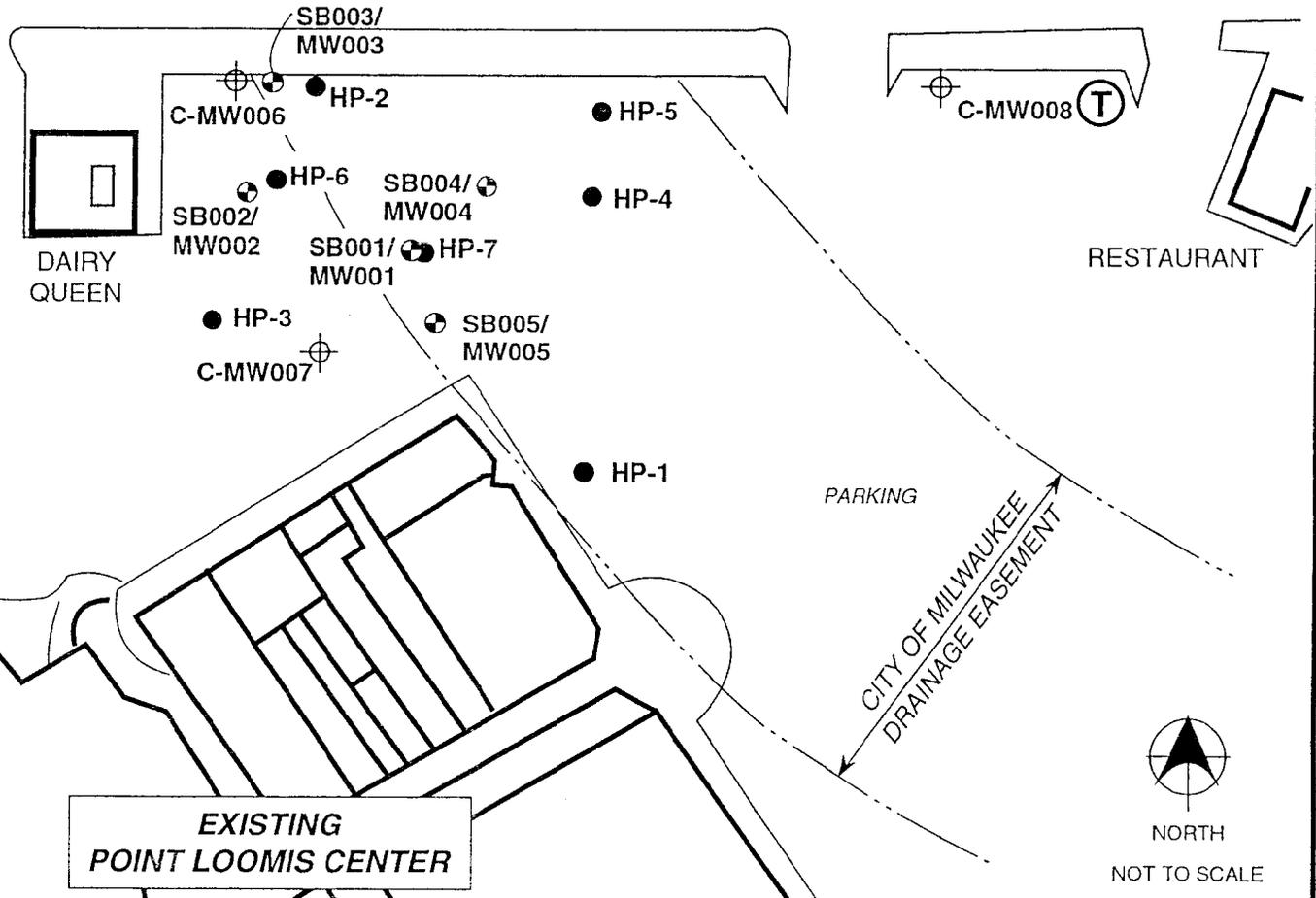
**POINT LOOMIS CENTER**  
 3555 SOUTH 27TH STREET  
 MILWAUKEE, WISCONSIN

**FIGURE 3**  
**GROUNDWATER ELEVATION**  
**CONTOUR MAP**

DRN. BY: LMS  
 PROJ. NO.: 24399.004.0105  
 DATE: 15JUN00



WEST MORGAN AVENUE



DAIRY QUEEN

RESTAURANT

PARKING

CITY OF MILWAUKEE DRAINAGE EASEMENT



NORTH  
NOT TO SCALE

EXISTING  
POINT LOOMIS CENTER

**LEGEND**

- HP-1 ● MONTGOMERY WATSON SOIL BORING LOCATION
- SB001/MW001 ⊕ DAMES & MOORE MONITORING WELL/ SOIL BORING LOCATION
- C-MW006 ⊕ NEW MONITORING WELL LOCATIONS

<b>POINT LOOMIS CENTER</b> 3555 SOUTH 27TH STREET MILWAUKEE, WISCONSIN	
<b>FIGURE 2</b> <b>SOIL BORING/          MONITORING WELL LOCATIONS</b>	
DRN. BY: LMS	 <b>DAMES &amp; MOORE</b> <small>A DAMES &amp; MOORE GROUP COMPANY</small>
PROJ. NO.: 24399.004.0105	
DATE: 09JUN00	

P: 24399.004.0105 (G:\UHS\MMWLOC000.A)

Table 1  
 Laboratory Analytical Results - Groundwater Samples  
 Point Loomis Center  
 3555 South 27th Street  
 Milwaukee, Wisconsin

PARAMETER	SAMPLE IDENTIFICATION												ES	PAL		
	MW001 Dec-98	MW001 Jun-00	MW002 Dec-98	MW002 Jun-00	MW003 Dec-98	MW003 Jun-00	DUP-1 Jun-00	MW004 Jun-00	MW005 Jun-00	C-MW0006 Jun-00	C-MW0007 Jun-00	C-MW0008 Jun-00				
VOC																
BENZENE	ND	ND	ND	ND	0.43	ND	ND	ND	ND	0.35	ND	ND	5	0.5		
DI-ISOPROPYL ETHER	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	0.9	ND	NE	NE		
ETHYLBENZENE	ND	ND	ND	ND	2.1	2.4	2.6	ND	ND	1.7	1.3	ND	700	140		
ISOPROPYLBENZENE	ND	ND	ND	ND	ND	0.76	0.76	ND	ND	0.35	0.38	ND	NE	NE		
p-ISOPROPYLTOLUENE	ND	ND	ND	ND	ND	ND	ND	ND	ND	0.38	0.73	ND	NE	NE		
METHYLENE CHLORIDE	5.7 L	.30 L	ND	.67 L	1.2 L	3.9 L	3.7 L	.63 L	.55 L	1.0 L	.71 L	ND	5	0.5		
METHYL-T-BUTYL ETHER	1	ND	7.2	12	ND	60	12									
NAPHTHALENE	17	ND	ND	ND	500	200	235	ND	ND	1	2.2	ND	40	8		
n-PROPYLBENZENE	ND	ND	ND	ND	ND	0.38	0.38	ND	ND	3.5	2.3	0.20	1000	200		
TOLUENE	ND	ND	ND	ND	0.48	0.38	0.38	ND	ND	15	34	0.68	NE	NE		
1,2,4-TRIMETHYLBENZENE	ND	ND	0.9	ND	1.2	1.2	1.2	ND	ND	3.50	7.4	ND	NE	NE		
1,3,5-TRIMETHYLBENZENE	ND	ND	ND	ND	0.55	0.26	0.24	ND	ND	13.0	10	ND	620	124		
XYLENES	ND	ND	ND	ND	2.5	2.0	2.2	ND	ND							
PAH																
ACENAPHTHENE	5.8	ND	ND	ND	57	160	180	ND	ND	ND	ND	ND	NE	NE		
ACENAPHTHYLENE	ND	ND	ND	ND	ND	ND	ND	ND	ND	0.14	0.13	0.075	NE	NE		
ANTHRACENE	1.9	0.69	0.094	0.17	34	160	86	0.27	0.14	0.37	0.35	0.35	ND	NE	NE	
BENZO(A)ANTHRACENE	0.43	0.56	0.13	0.48	18	96	36	0.26	0.37	0.33	0.41	ND	NE	NE		
BENZO(B)FLUORANTHENE	0.14	0.30	0.08	0.37	7	41	13	0.12	0.45	0.32	0.51	ND	NE	NE		
BENZO(K)FLUORANTHENE	0.18	0.33	0.036	0.31	6.2	50	16	0.12	0.47	0.41	0.46	ND	0.2	0.02		
BENZO(A)PYRENE	0.82	0.47	0.12	0.45	15	78	26	0.21	0.49	0.56	0.81	ND	NE	NE		
BENZO(GH)PERYLENE	0.75	0.51	0.14	0.55	14	74	26	0.24	0.67	0.38	0.4	ND	NE	NE		
CHRYSENE	0.56	0.41	0.11	0.44	15	76	29	0.21	0.46	ND	ND	ND	NE	NE		
DIBENZO(A,H)ANTHRACENE	ND	ND	ND	ND	1.3	ND	ND	ND	ND	1.2	1.1	0.15	NE	NE		
FLUORANTHENE	2.6	2.3	0.37	1.2	64	300	150	0.69	1.3	0.26	ND	ND	400	80		
FLUORENE	4.8	0.770	0.055	ND	49	700	120	0.093	0.47	0.33	0.43	ND	NE	NE		
INDENO(1,2,3-CD)PYRENE	0.46	0.30	0.1	0.33	9.9	50	16	0.12	0.47	3.4	0.46	ND	NE	NE		
1-METHYLNAPHTHALENE	3.2	ND	ND	ND	21	43	70	ND	ND	5.8	0.87	ND	NE	NE		
2-METHYLNAPHTHALENE	19.0	ND	ND	ND	180	ND	ND	ND	ND	6.2	1.5	ND	40	8		
NAPHTHALENE	26.0	ND	ND	ND	210	260	210	0.65	0.46	1.1	0.49	0.036	NE	NE		
PHENANTHRENE	8.2	1.0	0.25	0.63	100	400	290	0.45	0.82	0.88	0.77	ND	NE	NE		
PYRENE	1.9	1.5	0.32	ND	46	190	87									

VOC - Volatile organic compounds, expressed in micrograms per liter  
 PAH- Polycyclic Aromatic Hydrocarbons, expressed in micrograms per liter  
 ND - Not detected  
 NA - Not analyzed  
 Only detected VOCs and PAHs listed  
 ES - Wisconsin Administrative Code Chapter NR 140 Enforcement Standard  
 PAL - Wisconsin Administrative Code Chapter NR 140 Preventive Action Limit  
 L - Identified as a laboratory contaminant  
 Italics denote PAL exceedance  
 Dark shaded areas denote ES exceedance