GIS REGISTRY INFORMATION

SITE NAME: RACM

BRRTS #: 02-41-242986 **FID # (if appropriate):** 341002310

COMMERCE # (if appropriate): —

CLOSURE DATE: 9-11-06

STREET ADDRESS: 1825-31 N. Dr. Martin L. King Jr. Dr.

CITY: Milwaukee

SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection): X= 68987 Y= 288980

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

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

IF YES, STREET ADDRESS 1: _____

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

OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL): [ ] Yes [X] No

IF YES, STREET ADDRESS 1: _____

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

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

DOCUMENTS NEEDED:

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

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

WISCONSIN
DEPT. OF NATURAL RESOURCES

Jim Doyle, Governor
Scott Hassett, Secretary
Gloria L. McCutcheon, Regional Director

Southeast Region Headquarters
2300 N. Dr. Martin Luther King, Jr. Drive
PO Box 12436
Milwaukee, Wisconsin 53212-0436
Telephone 414-263-8500
FAX 414-263-8606
TTY 711

September 11, 2006

Mr. Benjamin Timm
The Redevelopment Authority of the City of Milwaukee
P.O. Box 324
Milwaukee, WI 53201-0324

FID# 341002310
BRRTS# 02-41-242986

Subject: Final Case Closure for 1825-31 N. Dr. Martin Luther King, Jr. Drive, Milwaukee

Dear Mr. Timm:

The Wisconsin Department of Natural Resources (Department) notified you that conditional closure was granted to this case on July 12, 2006. These conditions were the abandonment of all monitoring wells, disposal of investigative waste and notification of contamination in right-of-way. On August 31, 2006, the Department received correspondence indicating that you have complied with the conditions of closure. Based on the correspondence and data provided, it appears that your case has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code. The Department considers this case closed and no further investigation, remediation or other action is required at this time.

Your site will be listed on the DNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites. Information that was submitted with your closure request application will be included on the registry. To review the sites on the GIS Registry web page, visit http://gomapout.dnr.state.wi.us/org/at/et/geo/gwur/index.htm

Please be aware that this case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code, if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety or welfare, or the environment.

The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at (414) 263-8366.

Sincerely,

Brenda H. Boyce

Brenda H. Boyce, PG
Hydrogeologist
Bureau for Remediation & Redevelopment

c: Thomas J. Bauman – Giles Engineering Associates, Inc.

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

WISCONSIN
DEPT. OF NATURAL RESOURCES

Jim Doyle, Governor
Scott Hassett, Secretary
Gloria L. McCutcheon, Regional Director

Southeast Region Headquarters
2300 N. Dr. Martin Luther King, Jr. Drive
PO Box 12436
Milwaukee, Wisconsin 53212-0436
Telephone 414-263-8500
FAX 414-263-8606
TTY 711

July 12, 2006

Mr. Benjamin Timm
The Redevelopment Authority of the City of Milwaukee
P.O. Box 324
Milwaukee, WI 53201-0324

FID# 341002310
BRRTS# 02-41-242986

Subject: Conditional Case Closure for 1825-31 N. Dr. Martin Luther King, Jr. Drive, Milwaukee

Dear Mr. Timm:

The Wisconsin Department of Natural Resources (Department) received your request for closure of the above-referenced site on May 15, 2006. After careful review of the closure request and the supplemental information received on July 11, 2006, the Department has determined that the petroleum, metals and chlorinated solvent contamination on the site from the fill material and historic spills on the property appears to have been investigated and remediated to the extent practicable under site conditions. Your case has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code and will be closed if the following conditions are satisfied:

- The monitoring wells at the site must be properly abandoned in compliance with ch. NR 141, Wis. Adm. Code. Documentation of well abandonment must be submitted to Ms. Victoria Stovall on Form 3300-5B found at www.dnr.state.wi.us/org/water/dwg/gw/ or provided by the Department of Natural Resources.

- Any remaining waste (purge water, drilling spoil or soil piles) generated as part of site investigation or remediation activities must be removed from the site and disposed of or treated in accordance with Department of Natural Resources' rules. Please send a letter advising me that any remaining waste and/or soil piles have been removed once that work is completed.

- There is residual soil contamination in a public street, alley or highway right-of-way. Section NR 726.05(2)(b)4, Wis. Adm. Code, requires you to provide written notification of the presence of residual soil and/or groundwater contamination to the clerk of the town and county or municipality where the right-of-way is located and to the municipal department or state agency that maintains the right-of-way. Please provide me with a copy of the written notification.

When the above conditions have been satisfied, please submit a letter to let me know that applicable conditions have been met, and your case will be closed.

Recent groundwater monitoring data at this site indicates exceedances of the NR 140 preventive action limit (PAL) for tetrachloroethylene (PCE) and trichlorethylene (TCE) at MW-8 and chromium at MW-2, MW-3 and MW-5, but compliance with the NR 140 enforcement standard. The Department may grant an

exemption to a PAL for a substance of public health concern, other than nitrate, pursuant to s. NR 140.28(2)(b), Wis. Adm. Code, if all of the following criteria are met:

1. The measured or anticipated increase in the concentration of the substance will be minimized to the extent technically and economically feasible.

2. Compliance with the PAL is either not technically or economically feasible.

3. The enforcement standard for the substance will not be attained or exceeded at the point of standards application.

4. Any existing or projected increase in the concentration of the substance above the background concentration does not present a threat to public health or welfare.

Based on the information you provided, the Department believes that the above criteria have been or will be met. Therefore, pursuant to s. NR 140.28(2)(b), Wis. Adm. Code, an exemption to the PAL is granted for PCE and TCE at MW-8 and chromium at MW-2, MW-3 and MW-5. This letter serves as your exemption.

The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at (414) 263-8366.

Sincerely,

Brenda H. Boyce

Brenda H. Boyce, PG
Hydrogeologist
Bureau for Remediation & Redevelopment

c: Bill Phelps, DG/2
Thomas J. Bauman – Giles Engineering Associates, Inc.

Document Number

WARRANTY DEED

8177405

REGISTER'S OFFICE | SS
Milwaukee County, WI|

RECORDED AT 11:45 AM

11-29-2001

WALTER R. BARCZAK
REGISTER OF DEEDS

AMOUNT 13.00

Recording Area

Name and Return Address:
Mangan Development LLC
c/o Bryon & Kathryn Mangan-Kolitz
1934 North 2nd Street
Milwaukee, WI 53212

Tax Key No.: 353-0862-000-8 & 353-0861-000-2 (Part)

This transaction is exempt from the Wisconsin Real Estate Transfer Fee and Transfer Return pursuant to Sec. 77.25(2) of the Wisconsin Statutes.

REEL 5211 IMAGE 1371

THIS INDENTURE, Made this First Day of November, 2001, between the REDEVELOPMENT AUTHORITY OF THE CITY OF MILWAUKEE, an agency created, organized and existing as a separate and distinct body corporate of the State of Wisconsin under Section 66.1333, Wisconsin Statutes (hereinafter referred to as the Act), as Grantor, and MANGAN DEVELOPMENT LLC, a Wisconsin non-stock corporation, as Grantee:

WITNESSETH, That said Grantor for and in consideration of the sum of Four Thousand Five Hundred Seventy-Five and No/100ths Dollars ($4,575.00) and other good and valuable consideration, to it in hand paid by the said Grantee, the receipt whereof is hereby confessed and acknowledged, has given, granted, bargained, sold, remised, released, conveyed and confirmed, and by these presents does give, grant, bargain, sell, remise, release, convey and confirm unto the said Grantee, and to its successors and assigns forever, the real estate more particularly described as follows:

The South ½ of Lot 8 and the North ½ of Lot 9, in Block 38, in Sherman's Addition in the Northeast ¼ of Section 20. Town 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, State of Wisconsin.
Address: 1825 North Dr. Martin Luther King, Jr. Drive

The South 11 feet of the North ½ of Lot 8, in Block 38, in Sherman's Addition in the Northeast ¼ of Section 20, Town 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, State of Wisconsin.
Address: 1831 North Dr. Martin Luther King, Jr. Drive (Part)

Grantee agrees that the above-described lots shall be joined together to create a single parcel that cannot be divided without the prior approval of the Common Council of the City of Milwaukee.

The Grantee covenants for itself, its successors and assigns, that in pursuance of the objects and purposes of the Act that the use of the aforesaid parcel shall be subject to the terms and conditions of an Agreement for Sale entered into by the Grantor on October 31, 2001, and by the Grantee on October 30, 2001, which was recorded with the Office of the Register of Deeds on November 2, 2001, as Document Number 8162186, and which provides for reversion of title in the event of default by the Grantee.

The Grantee covenants for itself, its successors and assigns, that in pursuance of the objects and purposes of the Act that the use of the aforesaid parcel shall be subject to all the terms and conditions of that certain Redevelopment Plan for the North Dr. Martin Luther King, Jr. Drive – West Reservoir Avenue Redevelopment Area that was recorded in the Office of the Register of Deeds on July 16, 1985, as Document No. 5827423, together with any and all amendments thereto.

This conveyance is subject to any easements and restrictions appearing of record.

The Common Council approved the Report of Sale of the aforedescribed parcel of property to the said Grantee on March 2, 1999, by adoption of Resolution File 981540.

2

TO HAVE AND TO HOLD, the same, together with all and singular the appurtenances and privileges as thereunto belonging or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever of the said Grantor, either in law or equity, either in possession or expectancy of, to the only proper use, benefit and behoof of the said Grantee, its successors and assigns forever, but subject to the terms and conditions hereinbefore set forth in this Deed, and it will forever warrant and defend.

IN WITNESS WHEREOF, Grantor has executed this Deed in its name by its Chair and its Assistant Executive Director-Secretary and has affixed its corporate seal hereunto this First Day of November, 2001.

Signed and Sealed
in the Presence of

REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE

Tom D. Mellencamp
Chair

Gregory J. Shelko
Assistant Executive Director-Secretary

STATE OF WISCONSIN)
)SS
COUNTY OF MILWAUKEE)

Personally came before me this First Day of November, 2001, Tom D. Mellencamp and Gregory J. Shelko, who acknowledged themselves to be the Chair and Assistant Executive Director-Secretary of the Redevelopment Authority of the City of Milwaukee, a Corporation, and that they, as such officers of said Corporation, being authorized so to do, executed the foregoing instrument as such officers as the Deed of said Redevelopment Authority, by its authority.

Notary Public
Milwaukee County, Wisconsin
My commission expires 6/30/03

This document was drafted by the City of Milwaukee, Department of City Development.

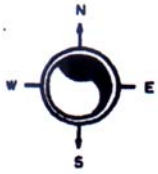
REEL 3711 IMAGE 1372

Certified Map (Plat Map)

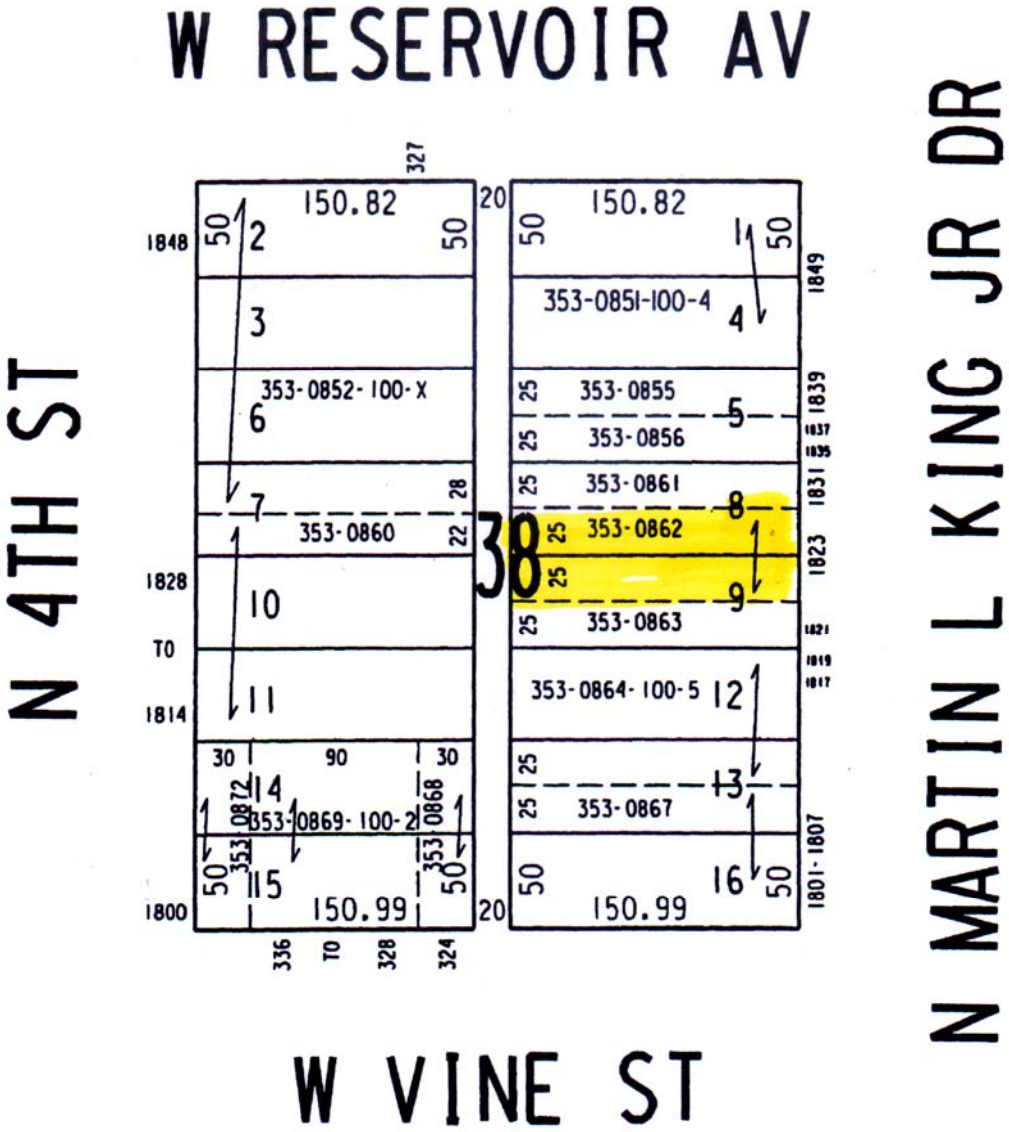
NE 20-7-22
ATLAS P. 353

353

353-25
SCALE 1" = 80'



SHERMAN'S ADDITION



97-153, 99-025, 00-014

01-25-00
ASSESSOR'S OFFICE
CITY OF MILWAUKEE

Property Identification Number

PROPERTY ASSESSMENT RESULTS

TAX ACCOUNT BALANCE

GENERAL INFORMATION

ADDRESS	1825 THRU 1825 N MARTIN L KING JR DR
TAXKEY	353-0862-100-4
OWNER	MANGAN DEVELOPMENT LLC C/O BRYON & KATHRYN MANGAN -KOLITZ
OWNER ADDRESS	1934 N 2ND ST MILWAUKEE WI 532120000

ASSESSMENT

	2003	2002
LAND	$49,700	$49,700
IMPROVEMENTS	$493,716	$0
TOTAL	$543,416	$49,700
CURRENT CLASS	LOCAL COMM'	

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

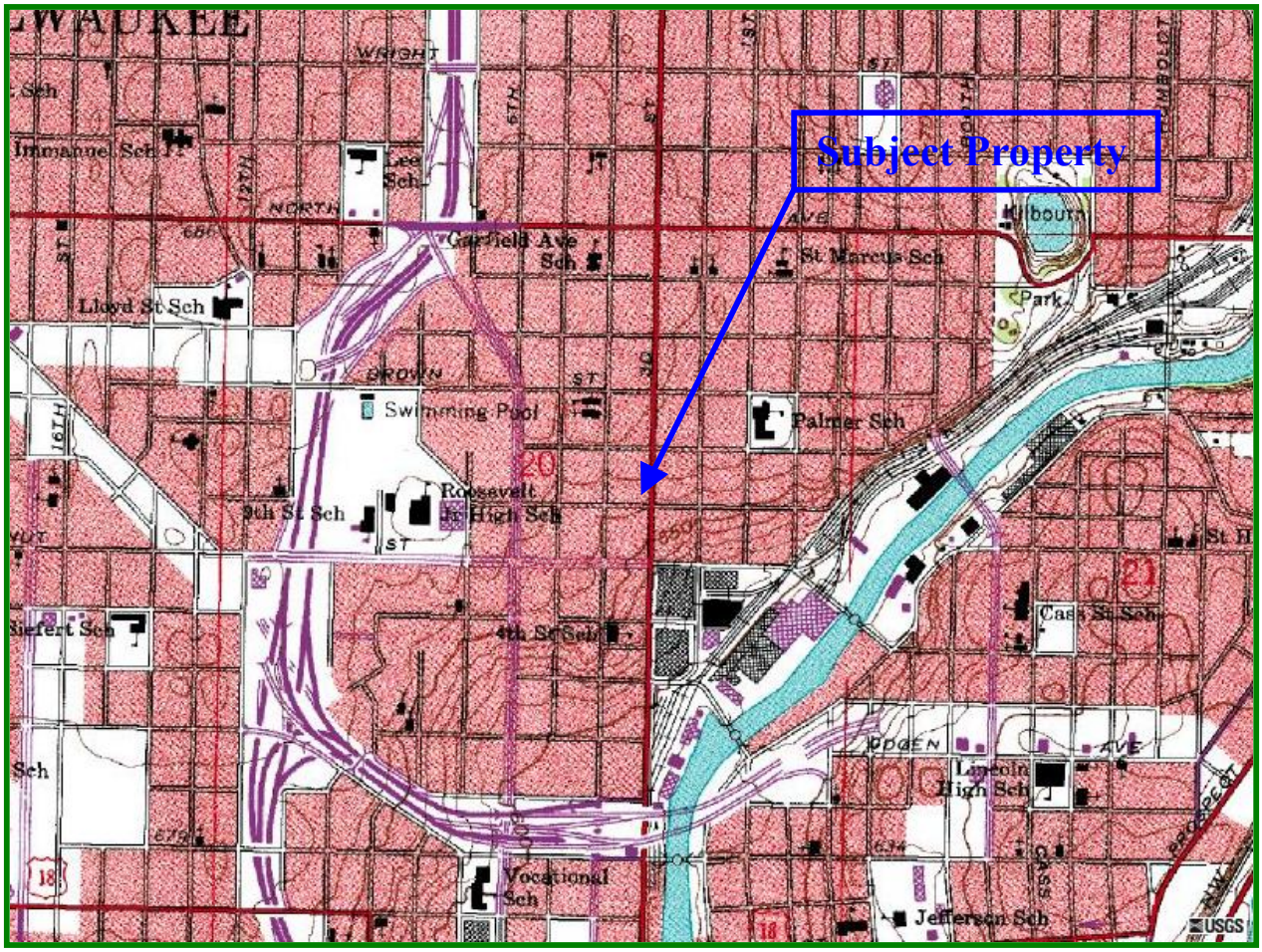
OTHER PROPERTY INFORMATION

- LAST CONVEYANCE:
  - DATE: 00/00
  - TRANSFER FEE: $0.00 (CLICK HERE FOR FEE EXPLANATION)
- STORIES: 0.0
- RESIDENTIAL BUILDING STYLE:
- EXTERIOR WALL TYPE:
- YEAR BUILT: 2001
- DWELLING UNITS: 0 (CLICK HERE FOR DWELLING UNITS EXPLANATION)
- TOTAL SQUARE FEET FLOOR AREA: 8,700
  - 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: 9211
- PLAT PAGE: 35325
- ZONING: LB2 (CLICK HERE FOR ZONING EXPLANATION)
  (For zoning information contact Milwaukee Development Center at 286-8211.)
- ASSESSMENT NEIGHBORHOOD 6266
- ALDERMANIC DISTRICT: 6
- CENSUS TRACT: 115
- LEGAL DESCRIPTION:
  LEGALS SHERMAN'S ADD'N IN NE 1/4 SEC 20-7-22
  DESCRIPTION BLOCK 38 S 36' OF LOT 8 & N 25' OF LOT 9
  COMMENT TID #32

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

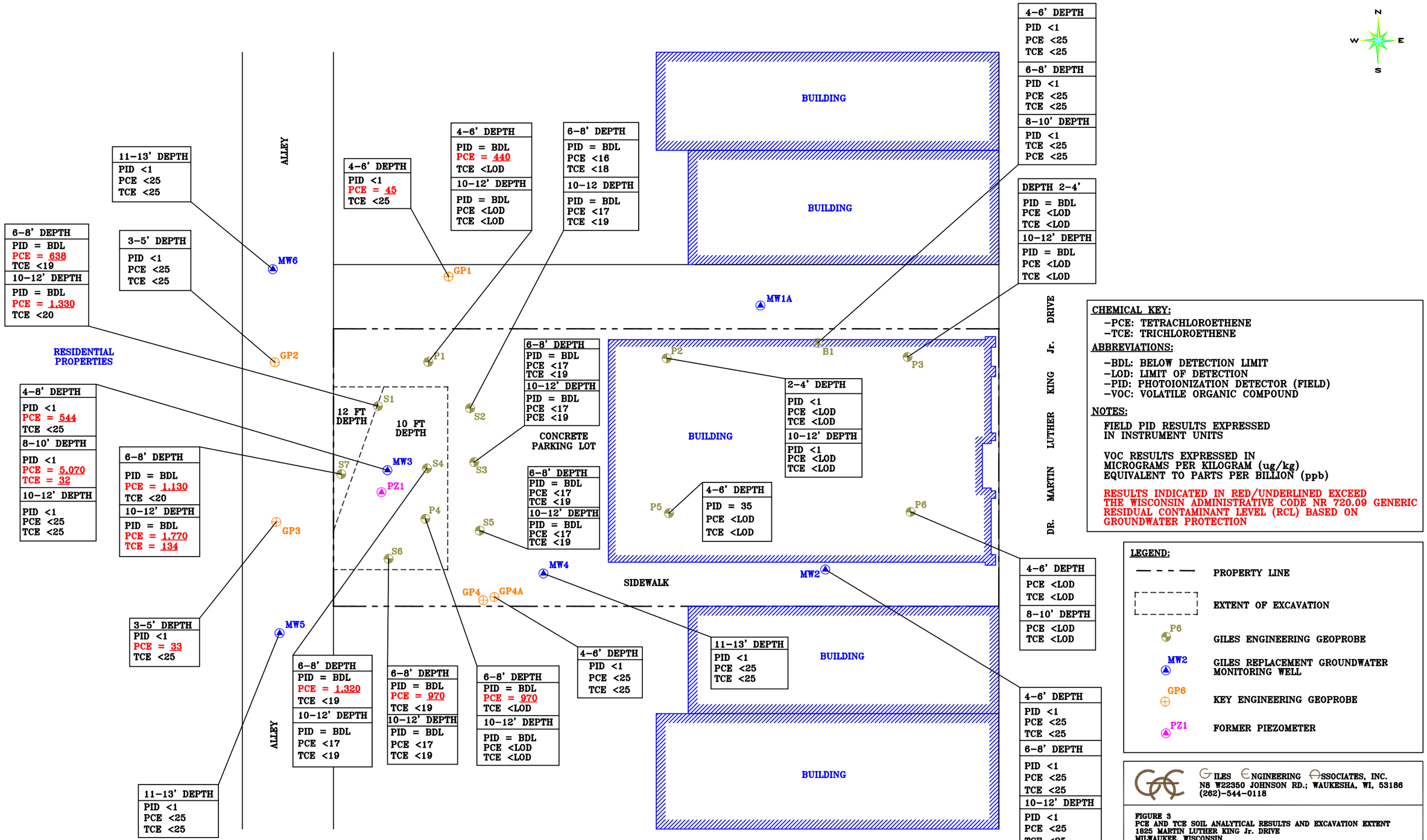


Source: USGS, Milwaukee (1959 photo revised 1971) 7.5-Minute Series (topographic) Quadrangle Map

Scale: 1:24,000
Contour Interval: 10 Feet

FIGURE 1
Subject Property Location

1825 Dr. Martin Luther King Jr. Drive
Milwaukee, Wisconsin
Project No. 1E-0011025



CHEMICAL KEY:

- -PCE: TETRACHLOROETHENE
- -TCE: TRICHLOROETHENE

ABBREVIATIONS:

- -BDL: BELOW DETECTION LIMIT
- -LOD: LIMIT OF DETECTION
- -PID: PHOTOIONIZATION DETECTOR (FIELD)
- -VOC: VOLATILE ORGANIC COMPOUND

NOTES:

FIELD PID RESULTS EXPRESSED IN INSTRUMENT UNITS

VOC RESULTS EXPRESSED IN MICROGRAMS PER KILOGRAM (ug/kg) EQUIVALENT TO PARTS PER BILLION (ppb)

RESULTS INDICATED IN RED/UNDERLINED EXCEED THE WISCONSIN ADMINISTRATIVE CODE NR 720.09 GENERIC RESIDUAL CONTAMINANT LEVEL (RCL) BASED ON GROUNDWATER PROTECTION

LEGEND:

- PROPERTY LINE
- EXTENT OF EXCAVATION
- P6 — GILES ENGINEERING GEOPROBE
- MW2 — GILES REPLACEMENT GROUNDWATER MONITORING WELL
- GP6 — KEY ENGINEERING GEOPROBE
- PZ1 — FORMER PIEZOMETER

GILES ENGINEERING ASSOCIATES, INC.
N8 W22350 JOHNSON RD.; WAUKESHA, WI, 53186
(262)-544-0118

FIGURE 3
PCE AND TCE SOIL ANALYTICAL RESULTS AND EXCAVATION EXTENT
1825 MARTIN LUTHER KING Jr. DRIVE
MILWAUKEE, WISCONSIN

DESIGNED	DRAWN	APPROVED	SCALE	DATE
RGL	JSZ	X	1" = 20'	06-04-03

PROJECT NO.: 1E-0011025 | CAD NO.: E0110253

TABLE 2

VOC SOIL ANALYTICAL RESULTS

1825 N. Dr. Martin Luther King Dr.

Milwaukee, Wisconsin

Project No. 1E-0011025

Sampling Location	Sample Date	Sample Depth (feet)	PID (Instrument Units)	TOC (mg/kg)	Detected Volatile Organic Compounds (VOCs) (ug/kg)														
					Acetone	Benzene	Sec-BuBz	1,2-DCBz	1,3-DCBz	1,3-DCP	IPBz	p-IPT	Napht	PCE	TCE	Toluene	1,2,3-TCBz	1,2,4-TCBz	1,3,5-TMB
P1	9/15/97	4-6	BDL	--	<210	<16	<22	<26	<21	**77j**	<17	<21	**18j**	**440**	<30	<15	<25	<22	<20
	9/15/97	10-12	BDL	--	<210	<16	<22	<26	<21	<67	<17	<21	**25j**	<49	<30	<15	<25	29j	**29j**
P2	9/15/97	2-4	BDL	--	<210	<16	<22	**55j**	<21	<67	<17	<21	**38j**	<49	<30	**18j**	<25	29j	<20
	9/15/97	10-12	BDL	--	<210	<16	<22	<26	<21	<67	<17	<21	**27j**	<49	<30	**16j**	<25	31j	<20
P3	9/15/97	2-4	BDL	--	<210	**16j**	<22	**38j**	**29j**	<67	<17	<21	**39j**	<49	<30	**18j**	**30j**	47j	<20
	9/15/97	10-12	BDL	--	<210	<16	<22	<26	<21	<67	<17	<21	**25j**	<49	<30	**16j**	<25	34j	<20
P4	9/15/97	6-8	BDL	--	**560j**	<16	<22	<26	<21	**220**	<17	<21	**17j**	**970**	<30	<15	<25	<22	<20
	9/15/97	10-12	BDL	--	<210	<16	<22	<26	<21	<67	<17	<21	**20j**	<49	<30	<15	<25	<22	<20
P5	9/15/97	4-6	32	--	<210	<16	**290**	<26	<21	<67	**21j**	**110**	**36j**	<49	<30	**19j**	<25	**42j**	<20
	9/15/97	10-12	BDL	--	<210	<16	<22	<26	<21	<67	<17	<21	**38j**	<49	<30	**18j**	<25	**29j**	<20
P6	9/15/97	4-6	BDL	--	<210	<16	<22	<26	<21	<67	<17	<21	**160**	<49	<30	**23j**	<25	**38j**	<20
	9/15/97	8-10	BDL	--	<210	<16	<22	**35j**	<21	<67	<17	<21	**140**	<49	<30	**17j**	<25	**41j**	<20
B1/MW1	10/25/99	4-6	<1	--	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25
	10/25/99	6-8	<1	--	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25
	10/25/99	8-10	<1	--	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25
B2/MW2	10/25/99	4-6	<1	--	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25
	10/25/99	6-8	<1	--	<25	<25	<25	<25	<25	<25	**536**	**383**	**569**	<25	<25	<25	<25	<25	<25
	10/25/99	10-12	<1	--	<25	<25	<25	<25	<25	<25	<25	<25	**66**	<25	<25	<25	<25	<25	<25
B3/MW3	10/25/99	4-6	<1	--	<25	<25	<25	<25	<25	<25	<25	<25	<25	**544**	<25	<25	<25	<25	<25
	10/25/99	8-10	<1	--	<25	<25	<25	<25	<25	<25	<25	<25	<25	**5070**	**32**	<25	<25	<25	<25
	10/25/99	10-12	<1	--	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25
NR 720 Generic Residual Contaminant Level				--	NS	5.5	NS	NS	NS	NS	NS	NS	NS	NS	NS	1500	NS	NS	NS
NR 746.06 Table 1 Soil Screening Level				--	NS	8,500	NS	NS	NS	NS	NS	NS	2,700	NS	NS	38,000	NS	NS	NS
NR 746.06 Table 2 Direct Contact Level*				--	NS	1,100	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS

NR: Natural Resources Chapter of the Wisconsin Administrative Code (WAC)

--: Not Analyzed / Not Applicable

BDL: Below Detection Limit

PID: Photoionization Detector

ug/kg: Micrograms per kilogram;equivalent to parts per billion (ppb)

mg/kg; Milligrams per kilogram;equivalent to parts per million (ppm)

TOC: Total Organic Carbon

*** :** - Standard only applicable to soil collected between 0-4 feet below the land surface.

bgs: Below the ground surface

DCP: Dichloropropane

IPBz: Isopropylbenzene

PCE: Tetrachloroethene

TCE: Trichloroethene

TCBz: Trichlorobenzene

TMB: Trimethylbenzene

NS: No Standard

VOC: Volatile Organic Compound

Sec-BuBz: Sec-Butylbenzene

Soil in red/underlined exceeds the NR 720 generic Residual Contaminant Level

TABLE 2 (Continued)

VOC SOIL ANALYTICAL RESULTS

1825 N. Dr. Martin Luther King Dr.

Milwaukee, Wisconsin

Project No. 1E-0011025

Sampling Location	Sample Date	Sample Depth (feet)	PID (Instrument Units)	TOC (mg/kg)	Detected Volatile Organic Compounds (VOCs) (ug/kg)														
					Acetone	Benzene	Sec-BuBz	1,2-DCBz	1,3-DCBz	1,3-DCP	IPBz	p-IPT	Napht	PCE	TCE	Toluene	1,2,3-TCBz	1,2,4-TCBz	1,3,5-TMB
B4	5/23/00	11-13	<1	16500	<25	<25	<25	<25	<25	<25	<25	<25	<38	<25	<25	<25	<25	<25	<25
B5A	5/23/00	11-13	<1	18700	<25	<25	<25	<25	<25	<25	<25	<25	<38	<25	<25	<25	<25	<25	<25
B6	5/23/00	13-15	<1	14500	<25	<25	<25	<25	<25	<25	<25	<25	<38	<25	<25	<25	<25	<25	<25
GP1	2/24/00	4-6	<1	--	<25	<25	<25	<25	<25	<25	<25	<25	<25	**45**	<25	<25	<25	<25	<25
GP2	2/24/00	3-5	<1	--	<25	<25	<25	<25	<25	<25	<25	<25	<25	**33**	<25	<25	<25	<25	<25
GP3	2/24/00	3-5	<1	--	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25
S1	3/2/01	6-8	BDL	--	--	<15	<19	<19	<15	<22	<18	<18	<42	**638**	<19	<16	<28	<26	<19
	3/2/01	10-12	BDL	--	--	<16	<20	<20	<15	<23	<19	<18	<44	**1330**	<20	<17	<29	<18	<20
S2	3/2/01	6-8	BDL	--	--	<14	<18	<14	<14	<21	<17	<17	<40	<16	<18	<16	<27	<25	<18
	3/2/01	10-12	BDL	--	--	<15	<18	<19	<14	<18	<18	<17	<41	<17	<19	<16	<27	<26	<19
S3	3/2/01	6-8	BDL	--	--	<15	<19	<19	<14	<22	<18	<17	<42	<17	<19	<16	<28	<26	<19
	3/2/01	10-12	BDL	--	--	<15	<19	<19	<14	<22	<18	<17	<42	<17	<19	<16	<27	<17	<19
S4	3/2/01	6-8	BDL	--	--	<15	<19	<19	<15	<22	<18	<18	<43	**1320**	<19	<16	<28	<26	<19
	3/2/01	10-12	BDL	--	--	<15	<18	<19	<14	<21	<18	<17	<41	<17	<19	<16	<27	<26	<19
S5	3/2/01	6-8	BDL	--	--	<15	<19	<19	<15	<22	<18	<18	<42	<17	<19	<16	<28	<26	<19
	3/2/01	10-12	BDL	--	--	<15	<19	<19	<14	<22	<18	<17	<42	<17	<19	<16	<27	<26	<19
S6	3/2/01	6-8	BDL	--	--	<15	<19	<19	<15	<22	<18	<18	<42	**970**	<14	<16	<28	<26	<19
	3/2/01	10-12	BDL	--	--	<15	<19	<19	<14	<22	<18	<18	<42	<17	<19	<16	<27	<26	<19
S7	3/2/01	6-8	BDL	--	--	<15	<19	<19	<15	<22	<19	<18	<43	**1130**	<20	<16	<28	<26	<19
	3/2/01	10-12	BDL	--	--	<15	<19	<19	<14	<22	<18	<17	<42	**1770**	**134**	<16	<28	<26	<19
NR 720 Generic Residual Contaminant Level				--	NS	5.5	NS	NS	NS	NS	NS	NS	NS	NS	NS	1500	NS	NS	NS
NR 746.06 Table 1 Soil Screening Level				--	NS	8,500	NS	NS	NS	NS	NS	NS	2,700	NS	NS	38,000	NS	NS	NS
NR 746.06 Table 2 Direct Contact Level*				--	NS	1,100	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS

NR: Natural Resources Chapter of the Wisconsin Administrative Code (WAC)

--: Not Analyzed / Not Applicable

BDL: Below Detection Limit

PID: Photoionization Detector

ug/kg: Micrograms per kilogram;equivalent to parts per billion (ppb)

mg/kg; Milligrams per kilogram;equivalent to parts per million (ppm)

TOC: Total Organic Carbon

*** :** - Standard only applicable to soil collected between 0-4 feet below the land surface.

bgs: Below the ground surface

Soil in red/underlined exceeds the NR 720 generic Residual Contaminant Level

DCP: Dichloropropane

IPBz: Isopropylbenzene

PCE: Tetrachloroethene

TCE: Trichloroethene

TCBz: Trichlorobenzene

TMB: Trimethylbenzene

NS: No Standard

VOC: Volatile Organic Compound

Sec-BuBz: Sec-Butylbenzene

DCBz: Dichlorobenzene

TABLE 4

RCRA Metals Soil Analytical Results

1825 N. Dr. Martin Luther King Dr.

Milwaukee, Wisconsin

Project No. 1E-0011025

Sample Location	Collection Date	Sample Depth	PID (instrument units)	Total RCRA Metals (mg/kg)								Lead TCLP
				Arsenic	Barium	Cadmium	Chromium	Lead	Mercury	Selenium	Silver	(mg/L)
B1/MW1	10/25/99	4-6	<1	**14j**	65	<0.4	14	**124**	<0.1	<5.5	<0.6	<0.051
	10/25/99	6-8	<1	**6.7j**	19	<0.4	9.9	9.9	<0.1	<5.2	<0.6	--
	10/25/99	8-10	<1	**6.4j**	18	<0.4	8.4	11	<0.1	<5.0	<0.6	--
B2/MW2	10/25/99	4-6	<1	**12j**	47	<0.4	14	46	<0.1	<5.7	<0.6	--
	10/25/99	6-8	<1	**8.6j**	252	<0.4	22	**568**	0.65	<5.8	<0.6	0.12j
	10/25/99	8-10	<1	**6.3j**	23	<0.4	8.1	8.1j	<0.1	<4.9	<0.6	--
B3/MW3	10/25/99	4-6	<1	**16j**	49	<0.4	24	**104**	<0.1	<5.2	<0.6	<0.051
	10/25/99	6-8	<1	<5.4	24	<0.4	7.1	16	<0.1	<5.2	<0.6	--
	10/25/99	8-10	<1	<5.1	18	<0.4	7.3	9.9j	<0.1	<4.9	<0.6	--
WDNR NR 720 RCL's (non-industrial)				0.039	NS	8	NS	50	NS	NS	NS	
Naturally Occurring Levels (1)				1 - 50	100 - 3000	0.01- 0.7	1- 1000	2- 200	0.01 - 0.3	0.1 - 2	0.01 - 5	
EPA TCLP Standard (mg/L) (2)				5	100	1	5	5	0.2	1	5	5

(1): Lindsay, Willard L. 1979. Chemical Equilibria in Soils,Table 1.1, pp.7-8.

(2): Total RCRA metals results must exceed the TCLP standard by at least 20 times for there to be a potential TCLP standard exceedance.

EPA: Environmental Protection Agency

TCLP: Toxicity characteristics leaching procedure

mg/kg: milligrams per kilogram

--: Not Analyzed / Not Applicable

NS: no standard

RCL: residual contaminant level

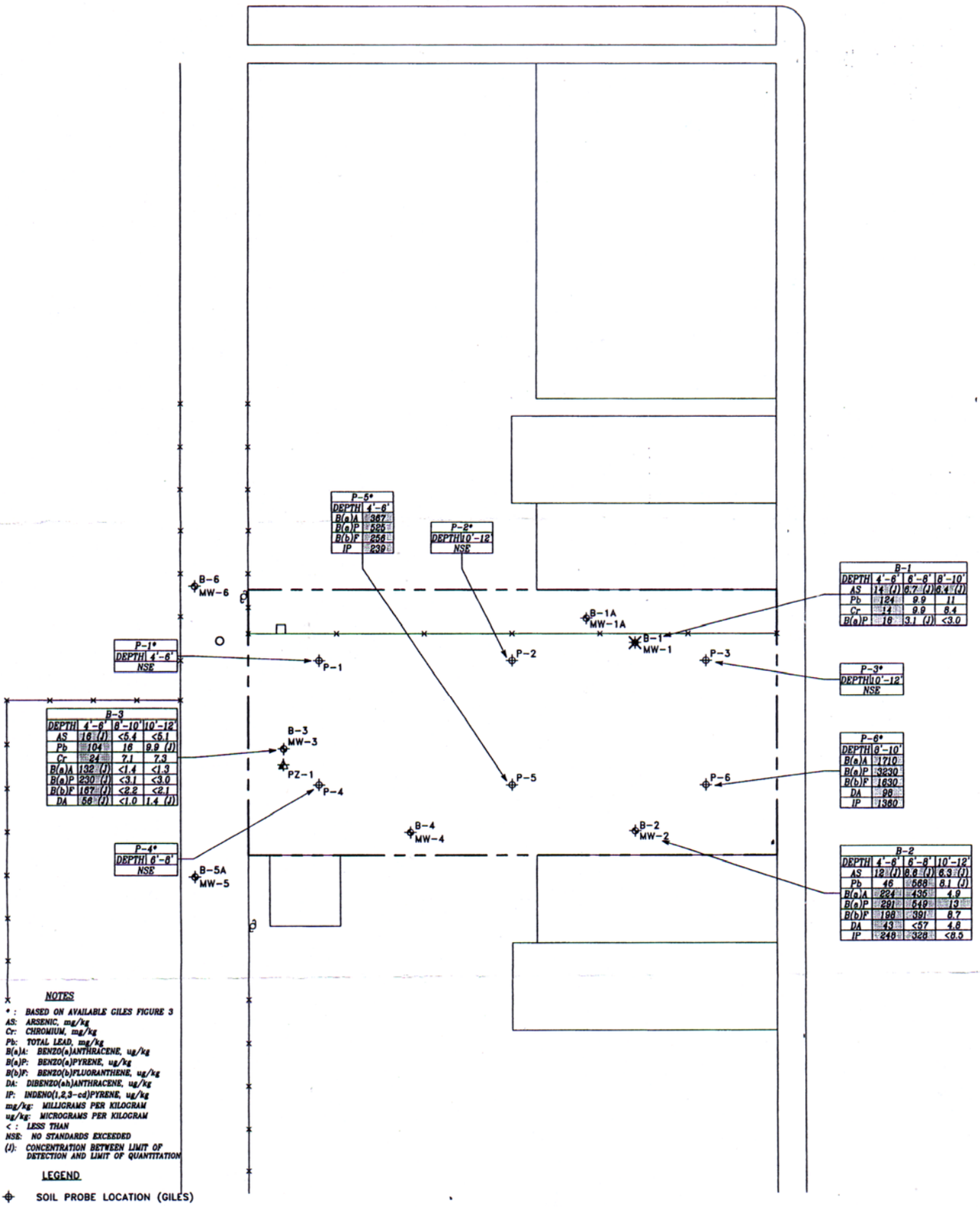
BDL: below the detection limit

RCRA: Resource Conservation and Recovery Act

PID: photoionization detector

####: results expressed in green exceed WDNR RCL's (non-industrial)

j: result is between the limit of detection and the limit of quantitation



NOTES

* : BASED ON AVAILABLE GILES FIGURE 3
AS: ARSENIC, mg/kg
Cr: CHROMIUM, mg/kg
Pb: TOTAL LEAD, mg/kg
B(a)A: BENZO(a)ANTHRACENE, ug/kg
B(a)P: BENZO(a)PYRENE, ug/kg
B(b)F: BENZO(b)FLUORANTHENE, ug/kg
DA: DIBENZO(ah)ANTHRACENE, ug/kg
IP: INDENO(1,2,3-cd)PYRENE, ug/kg
mg/kg: MILLIGRAMS PER KILOGRAM
ug/kg: MICROGRAMS PER KILOGRAM
< : LESS THAN
NSE: NO STANDARDS EXCEEDED
(J): CONCENTRATION BETWEEN LIMIT OF DETECTION AND LIMIT OF QUANTITATION

LEGEND

- SOIL PROBE LOCATION (GILES)
- PIEZOMETER LOCATION (KEY)
- MONITORING WELL LOCATION (KEY)
- ABANDONED MONITORING WELL LOCATION
- 1360 EXCEEDS NR 720 OR WDNR INTERIM GUIDANCE GENERIC RESIDUAL CONTAMINANT LEVEL (NON-INDUSTRIAL DIRECT CONTACT)

Reduced to 78% of original

0 15 30
SCALE: 1"=30'

DRN. BY:	J.J.J.	DATE:	07/19/00
DSN. BY:	C.M.H.	FILE NO.:	0910005
CHK. BY:	C.M.H.	DWG. NO.:	09100058
REV. BY:	G.L.J.	SHEET NO.:	3

KEY ENGINEERING GROUP LTD.

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FIGURE 3
SUMMARY OF SOIL SAMPLE ANALYTICAL RESULTS (METALS & PAHs)
NO FURTHER ACTION REQUEST/ SITE INVESTIGATION AND REMEDIAL ACTION OPTIONS REPORT
RACM
1825-31 N. MARTIN LUTHER KING JR. DRIVE
MILWAUKEE, WISCONSIN

TABLE 1 (CONTINUED)

SUMMARY OF SOIL SAMPLE ANALYTICAL RESULTS

NO FURTHER ACTION REQUEST/SITE INVESTIGATION AND REMEDIAL ACTION OPTIONS REPORT

REDEVELOPMENT AUTHORITY OF THE CITY OF MILWAUKEE
1825-31 North Dr. Martin Luther King Jr. Drive
Milwaukee, Wisconsin

SAMPLE IDENTIFICATION	GP-1	GP-2	GP-3	GP-4 A	B-4	B-5A	B-6	GRCL			USEPA	
								DIRECT CONTACT PATHWAY		GROUNDWATER PATHWAY	PRG	SSL
								Non-Industrial	Industrial			
Depth (feet bgs)	4-6	3-5	3-5	4-6	11-13	11-13	13.5-15.5					
Detected VOCs (µg/kg)												
Isopropylbenzene	<25	<25	<25	<25	<25	<25	<25	---	---	---	---	---
Naphthalene	<25	<25	<25	<25	<38	<38	<38	2.0E+04	1.1E+05	400	5.6E+04	8.4E+04
p-Isopropyltoluene	<25	<25	<25	<25	<25	<25	<25	---	---	---	---	---
Tetrachloroethene	45	33	<25	<25	<25	<25	<25	---	---	---	5,700	60
Trichloroethene	<25	<25	<25	<25	<25	<25	<25	---	---	---	2,800	60
PAHs (µg/kg)												
Acenaphthene	---	---	---	---	---	---	---	9.0E+05	6.0E+07	3.8E+04	NL	NL
Acenaphthylene	---	---	---	---	---	---	---	1.8E+04	3.6E+05	700	NL	NL
Anthracene	---	---	---	---	---	---	---	5.0E+06	3.0E+08	3.0E+06	NL	NL
Benzo(a)anthracene	---	---	---	---	---	---	---	88	3,900	1.7E+04	NL	NL
Benzo(a)pyrene	---	---	---	---	---	---	---	8.8	390	4.8E+04	NL	NL
Benzo(b)fluoranthene	---	---	---	---	---	---	---	88	3,900	3.6E+05	NL	NL
Benzo(ghi)perylene	---	---	---	---	---	---	---	1,800	3.9E+04	6.8E+06	NL	NL
Benzo(k)fluoranthene	---	---	---	---	---	---	---	880	3.9E+04	8.7E+05	NL	NL
Chrysene	---	---	---	---	---	---	---	8,800	3.9E+05	3.7E+04	NL	NL
Dibenzo(ah)anthracene	---	---	---	---	---	---	---	8.8	390	3.8E+04	NL	NL
Fluoranthene	---	---	---	---	---	---	---	6.0E+05	4.0E+07	5.0E+05	NL	NL
Fluorene	---	---	---	---	---	---	---	6.0E+05	4.0E+07	1.0E+05	NL	NL
1-Methyl naphthalene	---	---	---	---	---	---	---	1.1E+06	7.0E+07	2.3E+04	NL	NL
2-Methyl naphthalene	---	---	---	---	---	---	---	6.0E+05	4.0E+07	2.0E+04	NL	NL
Indeno(1,2,3-cd)pyrene	---	---	---	---	---	---	---	88	3,900	6.8E+05	NL	NL
Naphthalene	---	---	---	---	---	---	---	2.0E+04	1.1E+05	400	NL	NL
Phenanthrene	---	---	---	---	---	---	---	1.8E+04	3.9E+05	1,800	NL	NL
Pyrene	---	---	---	---	---	---	---	5.0E+05	3.0E+07	8.7E+06	NL	NL
Detected Metals (mg/kg)												
Arsenic	---	---	---	---	---	---	---	0.039	1.6	---	0.39	290
Barium	---	---	---	---	---	---	---	---	---	---	5,400	1,600
Cadmium	---	---	---	---	---	---	---	8	510	---	37	8
Chromium	---	---	---	---	---	---	---	14	200	---	2,100	40
Lead	---	---	---	---	---	---	---	50	500	---	400	---
Mercury	---	---	---	---	---	---	---	---	---	---	230	---
Selenium	---	---	---	---	---	---	---	---	---	---	3,900	5
Silver	---	---	---	---	---	---	---	---	---	---	3,900	30
TOC (mg/kg)	---	---	---	---	16,500	16,700	14,500	---	---	---	---	---

Notes:
Bold concentrations exceed non-industrial direct contact GRCL or PRG
Shaded concentrations exceed groundwater pathway GRCL or SSL
--- - not analyzed / no standard established
bgs - below ground surface
GRCL - Wisconsin Department of Natural Resources interim guidance or NR 720 generic residual contaminant level
J - concentration detected between limit of detection and limit of quantitation
mg/kg - milligrams per kilogram
NL - not listed
PAHs - polynuclear aromatic hydrocarbons
PRG - USEPA Region 9 residential direct contact preliminary remediation goal
SSL - USEPA Region 9 soil screening level for the protection of groundwater (with dilution)
TOC - total organic carbon
µg/kg - micrograms per kilogram
USEPA - United States Environmental Protection Agency
VOCs - volatile organic compounds

TABLE 1

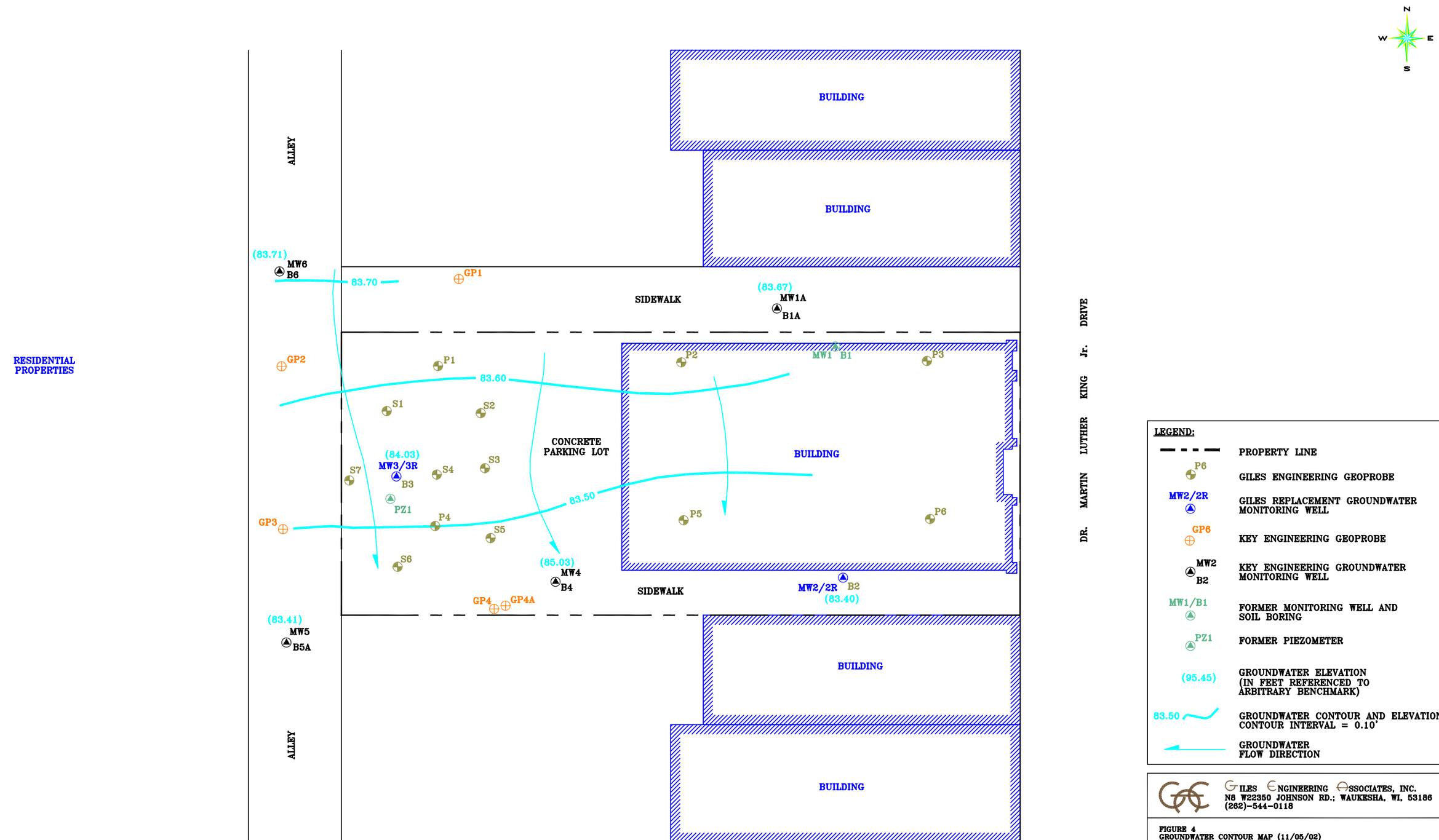
SUMMARY OF SOIL SAMPLE ANALYTICAL RESULTS

NO FURTHER ACTION REQUEST/SITE INVESTIGATION AND REMEDIAL ACTION OPTIONS REPORT

REDEVELOPMENT AUTHORITY OF THE CITY OF MILWAUKEE
1825-31 North Dr. Martin Luther King Jr. Drive
Milwaukee, Wisconsin

SAMPLE IDENTIFICATION	B-1/MW-1			B-2/MW-2			B-3MW-3			GRCL DIRECT CONTACT PATHWAY		GRCL GROUNDWATER PATHWAY	USEPA PRG	USEPA SSL
										Non-Industrial	Industrial			
Depth (feet bgs)	4-6	6-8	8-10	4-6	6-8	10-12	4-6	8-10	10-12					
Detected VOCs (µg/kg)														
Isopropylbenzene	<25	<25	<25	<25	536	<25	<25	<25	<25	---	---	---	---	---
Naphthalene	<25	<25	<25	<25	569	66	<25	<25	<25	2.0E+04	1.1E+05	400	5.6E+04	8.4E+04
p-Isopropyltoluene	<25	<25	<25	<25	383	<25	<25	<25	<25	---	---	---	---	---
Tetrachloroethene	<25	<25	<25	<25	<25	<25	544	5,070	<25	---	---	---	5,700	60
Trichloroethene	<25	<25	<25	<25	<25	<25	<25	32	<25	---	---	---	2,800	60
PAHs (µg/kg)														
Acenaphthene	<75	<67	<66	224 J	569 J	<65	<3,370	<69	<66	9.0E+05	6.0E+07	3.8E+04	NL	NL
Acenaphthylene	<65	<58	<57	104 J	<66	<57	<2,920	<59	<57	1.8E+04	3.6E+05	700	NL	NL
Anthracene	<12	<11	<11	175	372	<11	<550	<11	<11	5.0E+06	3.0E+08	3.0E+06	NL	NL
Benzo(a)anthracene	9.2	<1.3	<1.3	224	435	4.9	132 J	<1.4	<1.3	88	3,900	1.7E+04	NL	NL
Benzo(a)pyrene	16	3.1 J	<3.0	291	549	13	230 J	<3.1	<3.0	8.8	390	4.8E+04	NL	NL
Benzo(b)fluoranthene	12	2.6 J	<2.1	198	391	8.7	167 J	<2.2	<2.1	88	3,900	3.6E+05	NL	NL
Benzo(ghi)perylene	19	3.4 J	3.4 J	309	404 J	5.7 J	<146	13	<2.9	1,800	3.9E+04	6.6E+06	NL	NL
Benzo(k)fluoranthene	4.9	2.3	<0.55	93	169	3.8	84 J	1 J	<0.55	880	3.9E+04	8.7E+05	NL	NL
Chrysene	8 J	<6.6	<6.4	242	<372	<6.4	<331	<6.8	<6.5	8,800	3.9E+05	3.7E+04	NL	NL
Dibenzo(ah)anthracene	2.5 J	1.1 J	<0.98	43	<57	4.8	66 J	<1.0	1.4 J	8.8	390	3.8E+04	NL	NL
Fluoranthene	122	29 J	30 J	862	1,360	72 J	<1,350	50 J	63 J	6.0E+05	4.0E+07	5.0E+05	NL	NL
Fluorene	<8.1	<7.2	10 J	134	208	<7.1	<365	<7.4	<7.2	6.0E+05	4.0E+07	1.0E+05	NL	NL
1-Methyl naphthalene	360	207	97 J	132 J	<59	132 J	<2,640	180	146 J	1.1E+06	7.0E+07	2.3E+04	NL	NL
2-Methyl naphthalene	<55	<49	<48	500	719 J	<48	<2,470	<50	<49	6.0E+05	4.0E+07	2.0E+04	NL	NL
Indeno(1,2,3-cd)pyrene	<9.7	<8.7	<8.5	248	328	<8.5	<438	<8.9	<8.6	88	3,900	6.6E+05	NL	NL
Naphthalene	<102	<91	<90	115 J	<103	<89	<4,600	<94	<91	2.0E+04	1.1E+05	400	NL	NL
Phenanthrene	21 J	6.7 J	6.8 J	1,670	1,010	12 J	<314	11 J	8.4 J	1.8E+04	3.9E+05	1,800	NL	NL
Pyrene	49	<9.3	<9.2	488	681 J	<9.2	<471	<9.6	<9.3	5.0E+05	3.0E+07	8.7E+06	NL	NL
Metals (mg/kg)														
Arsenic	14 J	6.7 J	6.4 J	12 J	8.6 J	6.3 J	16 J	<5.4	<5.1	0.039	1.6	---	0.39	290
Barium	65	19	18	47	252	23	49	24	18	---	---	---	5,400	1,600
Cadmium	<0.4	<0.4	<0.4	<0.4	<0.4	<0.4	<0.4	<0.4	<0.4	8	510	---	37	8
Chromium	14	9.9	8.4	14	22	8.1	24	7.1	7.3	14	200	---	2,100	40
Lead	124	9.9	11	46	568	8.1 J	104	16	9.9 J	50	500	---	400	---
Mercury	<0.1	<0.1	<0.1	<0.1	0.65	<0.1	<0.1	<0.1	<0.1	---	---	---	230	---
Selenium	<5.5	<5.2	<5.0	<5.7	<5.8	<4.9	<5.2	<5.2	<4.9	---	---	---	3,900	5
Silver	<0.6	<0.6	<0.6	<0.6	<0.6	<0.6	<0.6	<0.6	<0.6	---	---	---	3,900	30
TOC (mg/kg)	---	---	---	---	---	---	---	---	---	---	---	---	---	---

Notes:
Bold concentrations exceed non-industrial direct contact GRCL or PRG
Shaded concentrations exceed groundwater pathway GRCL or SSL
--- - not analyzed / no standard established
bgs - below ground surface
GRCL - Wisconsin Department of Natural Resources interim guidance or NR 720 generic residual contaminant level
J - concentration detected between limit of detection and limit of quantitation
mg/kg - milligrams per kilogram
NL - not listed
PAHs - polynuclear aromatic hydrocarbons
PRG - USEPA Region 9 residential direct contact preliminary remediation goal
SSL - USEPA Region 9 soil screening level for the protection of groundwater (with dilution)
TOC - total organic carbon
µg/kg - micrograms per kilogram
USEPA - United States Environmental Protection Agency
VOCs - volatile organic compounds



NOTE:
- GROUNDWATER MEASUREMENTS COLLECTED ON 11/05/02
- MONITORING WELLS MW3 AND MW4 WERE NOT USED FOR CONTOURING BECAUSE DATA WAS ANOMALOUS

GILES ENGINEERING ASSOCIATES, INC.
N8 W22350 JOHNSON RD.; WAUKESHA, WI, 53186
(262)-544-0118

FIGURE 4
GROUNDWATER CONTOUR MAP (11/05/02)
1825 MARTIN LUTHER KING Jr. DRIVE
MILWAUKEE, WISCONSIN

DESIGNED	DRAWN	APPROVED	SCALE	DATE
RGL	JSZ	X	1" = 20'	06-04-03

PROJECT NO.: 1E-0011025 | CAD NO.: E0110252

TABLE 4

RCRA Metals Soil Analytical Results

1825 N. Dr. Martin Luther King Dr.

Milwaukee, Wisconsin

Project No. 1E-0011025

Sample Location	Collection Date	Sample Depth	PID (instrument units)	Total RCRA Metals (mg/kg)								Lead TCLP (mg/L)
				Arsenic	Barium	Cadmium	Chromium	Lead	Mercury	Selenium	Silver	
B1/MW1	10/25/1999	4-6	<1	**14j**	65	<0.4	14	**124**	<0.1	<5.5	<0.6	<0.051
	10/25/1999	6-8	<1	**6.7j**	19	<0.4	9.9	9.9	<0.1	<5.2	<0.6	--
	10/25/1999	8-10	<1	**6.4j**	18	<0.4	8.4	11	<0.1	<5.0	<0.6	--
B2/MW2	10/25/1999	4-6	<1	**12j**	47	<0.4	14	46	<0.1	<5.7	<0.6	--
	10/25/1999	6-8	<1	**8.6j**	252	<0.4	22	**568**	0.65	<5.8	<0.6	0.12j
	10/25/1999	8-10	<1	**6.3j**	23	<0.4	8.1	8.1j	<0.1	<4.9	<0.6	--
B3/MW3	10/25/1999	4-6	<1	**16j**	49	<0.4	24	**104**	<0.1	<5.2	<0.6	<0.051
	10/25/1999	6-8	<1	<5.4	24	<0.4	7.1	16	<0.1	<5.2	<0.6	--
	10/25/1999	8-10	<1	<5.1	18	<0.4	7.3	9.9j	<0.1	<4.9	<0.6	--
WDNR NR 720 RCL's (non-industrial)				0.039	NS	8	NS	50	NS	NS	NS	
Naturally Occurring Levels (1)				1 - 50	100 - 3000	0.01- 0.7	1- 1000	2- 200	0.01 - 0.3	0.1 - 2	0.01 - 5	
EPA TCLP Standard (mg/L) (2)				5	100	1	5	5	0.2	1	5	5

(1): Lindsay, Willard L. 1979. Chemical Equilibria in Soils,Table 1.1, pp.7-8.

(2): Total RCRA metals results must exceed the TCLP standard by at least 20 times for there to be a potential TCLP standard exceedance.

EPA: Environmental Protection Agency

TCLP: Toxicity characteristics leaching procedure

mg/kg: milligrams per kilogram

--: Not Analyzed / Not Applicable

NS: no standard

RCL: residual contaminant level

BDL: below the detection limit

RCRA: Resource Conservation and Recovery Act

PID: photoionization detector

####: results expressed in green exceed WDNR RCL's (non-industrial)

j: result is between the limit of detection and the limit of quantitation

TABLE 1

GROUNDWATER ANALYTICAL RESULTS (RCRA METALS)

1825 N. Dr. Martin Luther King Dr.

Milwaukee, Wisconsin

Project No. 1E-0011025

Sample Location	Collection Date	RCRA Metals							
		Arsenic (ug/l)	Barium	Cadmium (ug/l)	Chromium	Lead (ug/l)	Mercury	Selenium (ug/l)	Silver
MW-1A	10/30/2001	<5.6	0.08	<0.4	0.01j	<1.5	<0.0002	<4.8	<0.004
MW-2	10/30/2001	<5.6	0.06	<0.4	(0.02)j	<1.5	<0.0002	<4.8	<0.004
MW-3	10/30/2001	<5.6	0.23	<0.4	(0.02)j	<1.5	<0.0002	<4.8	<0.004
MW-4	10/30/2001	<5.6	0.07	<0.4	0.01j	<1.5	<0.0002	<4.8	<0.004
MW-5	10/30/2001	<5.6	0.24	<0.4	(0.03)	<1.5	<0.0002	<4.8	<0.004
MW-6	10/30/2001	<5.6	0.21	<0.4	<0.008	<1.5	<0.0002	<4.8	<0.004
PZ-1	10/30/2001	<5.6	0.12	<0.4	0.01	<1.5	<0.0002	<4.8	<0.004
NR 140 PAL		5	0.4	0.5	0.01	1.5	0.0002	10	0.01
NR140 ES		50	2.0	5	0.1	15	0.002	50	0.05

NOTE: All groundwater sample results and associated NR140 PAL/ES are reported in mg/l, unless otherwise indicated

mg/l: milligrams per liter

ug/l: micrograms per liter

Results indicated in Blue/Parentheses are above the Wisconsin Administrative Code NR 140 Preventive Action Limit

####: Results indicated in Red/Underlined Exceed the Wisconsin Administrative Code NR140 Enforcement Standard

j: result is between the limit of detection and the limit of quantitation

RCRA: Resource Conservation and Recovery Act

NR: Natural Resources Chapter of the Wisconsin Administration Code (WAC)

PAL; Preventive Action Limit

ES: Enforcement Standard

MW; Monitoring Well

PZ; Piezometer

City of Milwaukee

Department of City Development

Housing Authority
Redevelopment Authority
City Plan Commission
Historic Preservation Commission

Julie A. Penman
Commissioner

Michal A. Dawson
Deputy Commissioner

I, Gregory J. Shelko, Special Deputy Commissioner of the Department of City Development, state that Mangan Development LLC c/o Bryon & Kathryn Mangan-Kolitz is the fee owner of the property at 1825 North Martin Luther King Jr. Drive Milwaukee, Wisconsin. Mangan Development LLC acquired the property by a Warranty Deed dated November 1, 2001.

The attached legal description in this document completely and accurately describes the parcel within the contaminated site boundaries associated with BRRTS No. 02-41-242986.

City of Milwaukee

By: _____
Gregory J. Shelko
Special Deputy Commissioner
Department of City Development

Date: 8-13-03

809 North Broadway, Milwaukee, Wisconsin, Phone (414) 286-5900
Mailing Address: P.O. Box 324, Milwaukee, WI, 53201-0324
Internet Address: www.mkedcd.org Business Information: www.milwaukeebiz.com
T.D.D. Numbers: Rent Assistance 286-2921 and Community Services 286-3504

GILES
ENGINEERING ASSOCIATES, INC.
GEOTECHNICAL, ENVIRONMENTAL & CONSTRUCTION MATERIALS CONSULTANTS

• Atlanta, GA
• Baltimore, MD
• Dallas, TX
• Los Angeles, CA
• Milwaukee, WI
• Orlando, FL
• Tampa, FL

August 29, 2006

Mr. Ronald Leonhardt
City Clerk, City of Milwaukee
200 E. Wells Street, Room 205
Milwaukee, WI 53202

RE: **Notice of Perchloroethylene Impacts Within Public Street or Right-of-Way**
1825 N. Dr. Martin Luther King Jr. Drive
BRRTS No: 02-41-242986
Project No. 1E-0011025

Dear Mr. Leonhardt:

Enclosed please find a copy of the Notice of Residual perchloroethylene impacts letter which was submitted to the City of Milwaukee-Department of Public Works. Chapter NR 726.05 (2)(b)(4) of the Wisconsin Administrative Code requires the Municipal Clerk and Municipal Department responsible for maintaining the street or highway be given written notification of the potential presence of perchloroethylene impacts within the right-of-way. The attached letter serves as this notification. Please place a copy of this notification in the appropriate files.

If you have any questions or comments regarding this notification, please feel free to contact us at (262) 544-0118.

Sincerely,

GILES ENGINEERING ASSOCIATES, INC.

Thomas J. Bauman, P.G.
Hydrogeologist

Richard A. Kormanik, P.E.
Senior Project Manager

Distribution: City Clerk, City of Milwaukee
Attn: Mr. Ronald Leonhardt (1)
Redevelopment Authority of the City of Milwaukee
Attn: Mr. Benjamin Timm(1)
Wisconsin Department of Natural Resources
Attn: Ms. Brenda Boyce (1)

G:/1e0011025-citynot.let1/00env3/tjb

N8 W22350 Johnson Drive • Suite A1 • Waukesha, WI 53186
262/544-0118 • Fax 262/549-5868 • E-mail milwauke@gilesengr.com

GILES
ENGINEERING ASSOCIATES, INC.
GEOTECHNICAL, ENVIRONMENTAL & CONSTRUCTION MATERIALS CONSULTANTS

• Atlanta, GA
• Baltimore, MD
• Dallas, TX
• Los Angeles, CA
• Milwaukee, WI
• Orlando, FL
• Tampa, FL

August 29, 2006

Mr. Jeffrey Polenske
City Engineer, City of Milwaukee
Department of Public Works
Infrastructure Services Division
841 North Broadway
Milwaukee, WI 53202

RE: **Notice of Perchloroethylene Impacts Within Public Street or Right-of-Way**
1825 N. Dr. Martin Luther King Jr. Drive
BRRTS No: 02-41-242986
Project No. 1E-0011025

Dear Mr. Polenske:

On behalf of the Redevelopment Authority of the City of Milwaukee, Giles Engineering Associates, Inc. (Giles) is notifying the City of Milwaukee Department of Public Works regarding the potential presence of residual perchloroethylene (PCE) impacts within soil located along the west of the property boundary (adjacent to the City Alley, between West Reservior Avenue and West Vine Street) at the above referenced site. Giles has petitioned the Wisconsin Department of Natural Resources (WDNR) for case closure for the site, conditional upon filing of the appropriate GIS registry information and notifying municipal authorities of PCE impacts potentially extending into public right-of-ways.

Giles is notifying your department pursuant to Wisconsin Administrative Code, Chapter NR 726.05 (2)(b)(4), of the potential presence of soil impacts beneath the right-of-way, which may exceed applicable Wisconsin Administrative Code, Chapter NR 720 standards for soil.

Giles has enclosed a Soil Quality Map showing soil boring locations and historical soil quality. PCE impacted soil above WAC NR 720 Soil Standards are present within the Alley right-of-way.

If future construction activities disturb soil in the vicinity of the above referenced site, the excavated soil may be considered a solid waste and require proper disposal. In addition, if future construction activities require dewatering, or if groundwater is to be otherwise extracted in the vicinity of the above-referenced site, the groundwater shall be sampled and managed in compliance with applicable statutes and rules.

N8 W22350 Johnson Drive • Suite A1 • Waukesha, WI 53186
262/544-0118 • Fax 262/549-5868 • E-mail milwauke@gilesengr.com

GILES
ENGINEERING ASSOCIATES, INC.

If you have any questions or comments, please contact us at (262) 544-0118.

Sincerely,

GILES ENGINEERING ASSOCIATES, INC.

Thomas J. Bauman, P.G.
Hydrogeologist

Richard A. Kormanick, P.E.
Senior Project Manager

Enclosure: Soil Quality Map (1)

Distribution: City Engineer, City of Milwaukee
Attn: Mr. Jeffrey Polenske (1)
Redevelopment Authority of the City of Milwaukee
Attn: Mr. Benjamin Timm(1)
Wisconsin Department of Natural Resources
Attn: Ms. Brenda Boyce (1)
City of Milwaukee City Clerk
Attn: Mr. Ronald Leonhardt (1)

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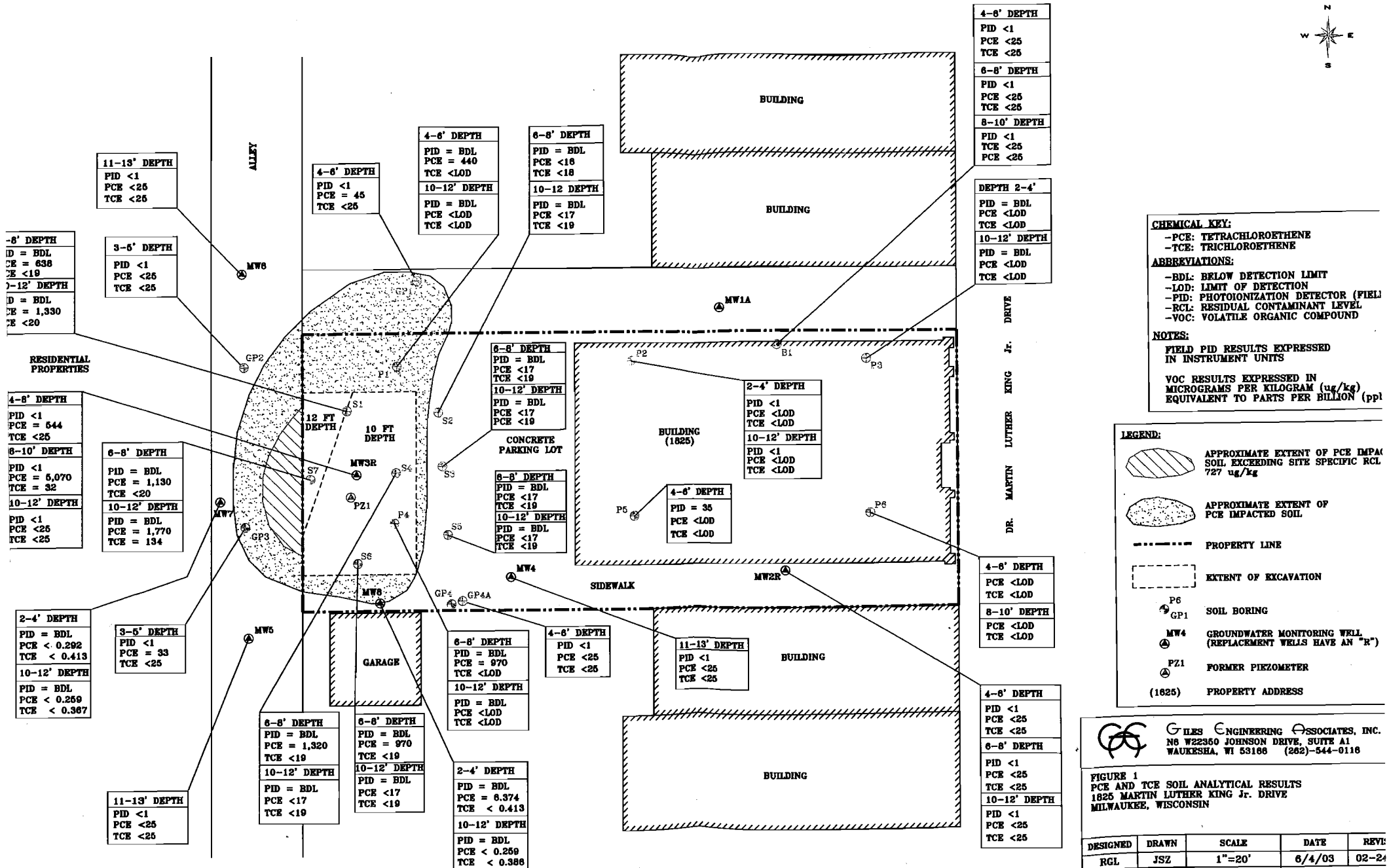

CHEMICAL KEY:

- -PCE: TETRACHLOROETHENE
- -TCE: TRICHLOROETHENE

ABBREVIATIONS:

- -BDL: BELOW DETECTION LIMIT
- -LOD: LIMIT OF DETECTION
- -PID: PHOTOIONIZATION DETECTOR (FIEL
- -RCL: RESIDUAL CONTAMINANT LEVEL
- -VOC: VOLATILE ORGANIC COMPOUND

NOTES:

FIELD PID RESULTS EXPRESSED IN INSTRUMENT UNITS

VOC RESULTS EXPRESSED IN MICROGRAMS PER KILOGRAM (ug/kg) EQUIVALENT TO PARTS PER BILLION (ppl

LEGEND:

- APPROXIMATE EXTENT OF PCE IMPA SOIL EXCEEDING SITE SPECIFIC RCL 727 ug/kg
- APPROXIMATE EXTENT OF PCE IMPACTED SOIL
- PROPERTY LINE
- EXTENT OF EXCAVATION
- P6 / GP1 — SOIL BORING
- MW4 — GROUNDWATER MONITORING WELL (REPLACEMENT WELLS HAVE AN "R")
- PZ1 — FORMER PIEZOMETER
- (1625) — PROPERTY ADDRESS

GILES ENGINEERING ASSOCIATES, INC.
N6 W22350 JOHNSON DRIVE, SUITE A1
WAUKESHA, WI 53186 (262)-544-0116

FIGURE 1
PCE AND TCE SOIL ANALYTICAL RESULTS
1825 MARTIN LUTHER KING Jr. DRIVE
MILWAUKEE, WISCONSIN

DESIGNED	DRAWN	SCALE	DATE	REVI
RGL	JSZ	1"=20'	6/4/03	02-2
PROJECT NO.: 1E-0011025			CAD No. E0110253	