

GIS REGISTRY INFORMATION

SITE NAME:	Milwaukee Redevelopment Authority								
BRRTS #:	02-41-247146			FID #	(if appropriate):				
COMMERCE # (if appropriate):	53212-1926-29								
CLOSURE DATE:	May 30, 2003								
STREET ADDRESS:	3229 N Dr Martin Luther King Dr								
CITY:	Milwaukee								
SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):		X =	689706		Y =	291475			
CONTAMINATED MEDIA:	Groundwater	<input type="checkbox"/>	Soil	<input type="checkbox"/>	Both	<input checked="" type="checkbox"/>			
OFF-SOURCE GW CONTAMINATION >ES:	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>					
• IF YES, STREET ADDRESS:									
• GPS COORDINATES (meters in WTM91 projection):									
	X =				Y =				
OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL):	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>					
• IF YES, STREET ADDRESS 1:									
• GPS COORDINATES (meters in WTM91 projection):									
	X =				Y =				
CONTAMINATION IN RIGHT OF WAY:	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>					
<u>DOCUMENTS NEEDED</u>									
Closure Letter, and any conditional closure letter issued									X
Copy of most recent deed, including legal description, for all affected properties									X
Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties									X
County Parcel ID number, if used for county, for all affected properties									X
Location Map which outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy). If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site.									X
Detailed Site Map(s) for all affected properties, showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy) This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or SSRCLs.									X
Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)									X
Tables of Latest Soil Analytical Results (no shading or cross-hatching)									X
Isoconcentration map(s), if required for site investigation (SI) (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of groundwater contamination defined. If not available, include the latest extent of contaminant plume map.									X
GW: Table of water level elevations, with sampling dates, and free product noted if present									X
GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)									X
SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour									X
Geologic cross-sections, if required for SI. (8.5x14" if paper copy)									<input type="checkbox"/>
RP certified statement that legal descriptions are complete and accurate									X
Copies of off-source notification letters (if applicable)									<input type="checkbox"/>
Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)									X
Copy of (soil or land use) deed restriction(s) or deed notice if any required as a condition of closure									<input type="checkbox"/>



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
101 West Pleasant Street, Suite 100A
Milwaukee, Wisconsin 53212-3963
TDD #: (608) 264-8777
Fax #: (414) 220-5374
<http://www.commerce.state.wi.us>
<http://www.wisconsin.gov>
Jim Doyle, Governor
Cory L. Nettles, Secretary

May 30, 2003

Mr. Benjamin Timm
City of Milwaukee Redevelopment Authority
809 N. Broadway St.
P.O. Box 324
Milwaukee, WI 53202

RE: **Final Closure**

Commerce # 53212-1926-29 WDNR BRRTS # 02-41-247146
Milwaukee Redevelopment Authority, 3229 N. Dr. Martin Luther King Jr. Dr.

Dear Mr. Timm:

The Wisconsin Department of Commerce (Commerce) has received all items required as conditions for closure for the site referenced above. This case is now listed as "closed" on the Commerce database and will be included on the Wisconsin Department of Natural Resources (WDNR) Geographic Information System (GIS) Registry of Closed Remediation Sites to address residual soil and groundwater contamination. It is in your best interest to keep all documentation related to the environmental activities that were conducted.

If residual contamination is encountered in the future, it must be managed in accordance with all applicable regulations. If it is determined that any remaining contamination poses a threat, the case may be reopened and further investigation or remediation may be required. If applicable, the PECFA claim for this site would also be reopened and you may apply for assistance to the extent of remaining eligibility.

Thank you for your efforts to bring this case to closure. If you have any questions, please contact me in writing at the letterhead address or by telephone at (414) 220-5361.

Sincerely,

A handwritten signature in cursive script that reads 'Monica Weis'.

Monica L. Weis
Hydrogeologist
Site Review Section

cc: Mr. Robert La Croix, Giles Engineering Associates, Inc.
Case File



August 6, 2002

Mr. Rudy Salcedo
City of Milwaukee Redevelopment Authority
809 N. Broadway
Milwaukee, WI 53202

RE: **Conditional Case Closure**

Commerce # 53212-1926-29 WDNR BRRTS # 02-41-247146
Milwaukee Redevelopment Authority, 3229 North Dr. Martin Luther King Drive,
Milwaukee

Dear Mr. Salcedo:

The Wisconsin Department of Commerce (Commerce) has reviewed the request for case closure prepared by your consultant, Giles Engineering Associates, Inc., for the site referenced above. It is understood that residual soil and groundwater contamination remains on-site. Commerce has determined that this site does not pose a significant threat to the environment and human health. No further investigation or remedial action is necessary.

The following conditions must be satisfied to obtain final closure:

- A letter addressing residual soil and groundwater contamination within the road right-of-way (ROW) of North Dr. Martin Luther King Jr. Drive must be sent to the appropriate department for the City of Milwaukee. A signed copy of the letter acknowledging the contamination, must be forwarded to Commerce at the letterhead address.
- A notification must be placed on the property deed addressing residual petroleum impacts to the soil. For case closure, Commerce will need a copy of the deed notification that contains the County Register of Deeds' recording information. **Commerce requires Figure 3 and Table 3 of the closure request dated January 11, 2002, indicating where the remaining contamination exists, be attached to the deed notification.** Enclosed is an example of a "Notice of Contamination to Property" for your use. If you wish to modify the language, submit a copy to this office for approval prior to recording. If an electronic copy of the "Notice of Contamination to Property" is desired, you may contact Commerce and a copy will be forwarded to you.

Please note: As of August 1, 2002, you may have this site listed on the Wisconsin Department of Natural Resources' (WDNR) Geographic Information System (GIS) Registry of Closed Remediation Sites in lieu of filing a soil deed affidavit. The GIS Registry database lists sites closed with contamination above regulatory standards. For more information regarding the registration process, including fee and documentation requirements, refer to the enclosed GIS Registry information.

Mr. Rudy Salcedo

Commerce # 53212-1926-29

WDNR BRRTS # 02-41-247146

Milwaukee Redevelopment Authority, 3229 North Dr. Martin Luther King Drive, Milwaukee

August 6, 2002

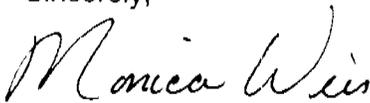
Page 2

- All four monitoring must be properly abandoned and the appropriate documentation forwarded to the letterhead address.

This letter serves as your written notice of "no further action". Timely filing of your final PECFA claim (if applicable) is encouraged. If your claim is not received within 120 days of the date of this letter, interest costs incurred after 60 days of the date of this letter will not be eligible for PECFA reimbursement. Costs associated with recording deed notices or other restrictions are not eligible for PECFA reimbursement, and the recording of these notices should not delay the claim submittal process.

Thank you for your efforts to protect Wisconsin's environment. If you have any questions, please contact me in writing at the letterhead address or by telephone at (414) 220-5361.

Sincerely,



Monica L. Weis
Hydrogeologist
Site Review Section

Enclosure

cc: Mr. Richard Reesman, Giles Engineering Associates, Inc.
Case File

Document Number

WARRANTY DEED

Name and Return Address:

Heartlove Place, Inc.
Attn: John White, Executive Director
P.O. Box 26183
Milwaukee, WI 53226

Tax Key No.: 282-1639-100-6

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

Recording Area

7959032
date: 2000-05-31

THIS INDENTURE, Made this Thirty-First day of May, 2000, 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 66.431, Wisconsin Statutes (hereinafter referred to as the Act), as Grantor, and HEARTLOVE PLACE, INC., a Wisconsin corporation, as Grantee:

WITNESSETH, That said Grantor for and in consideration of the sum of Thirty Thousand and No/100ths Dollars (\$30,000.00) 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:

Lots 2, 3, 6, 7, 10, 11, 14 and 15 in Block 9 in Pierce's Addition, in the Southeast 1/4 of Section 8, Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Address: 3229 North Dr. Martin Luther King, Jr. Drive

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 Green Bay Avenue-West Ring Street Redevelopment Area that was recorded in the Office of the Register of Deeds on June 30, 1976 as Document No. 5015046, on Reel 939, Image 215, together with any and all amendments thereto. The use of the aforesaid parcel is further subject to the terms and conditions of an Agreement for Sale entered into by the Grantor on May 31, 2000, and by the Grantee on June 19, 2000, which was recorded with the Office of the Register of Deeds on June 22, 2000, as Document Number 7927624, and which provides for reversion of title in the event of default by the Grantee.

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

The Common Council approved the Report of Sale of the aforescribed parcel of property to the said Grantee on October 19, 1999, by adoption of Resolution File 990899.

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 Thirty-First day of May, 2000.

Signed and Sealed
in the Presence of

REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE

Rosemary Truncel

Tom D. Mellencamp
Tom D. Mellencamp
Chair

Rosemary Truncel

Gregory J. Shelko
Gregory J. Shelko
Assistant Executive Director-Secretary

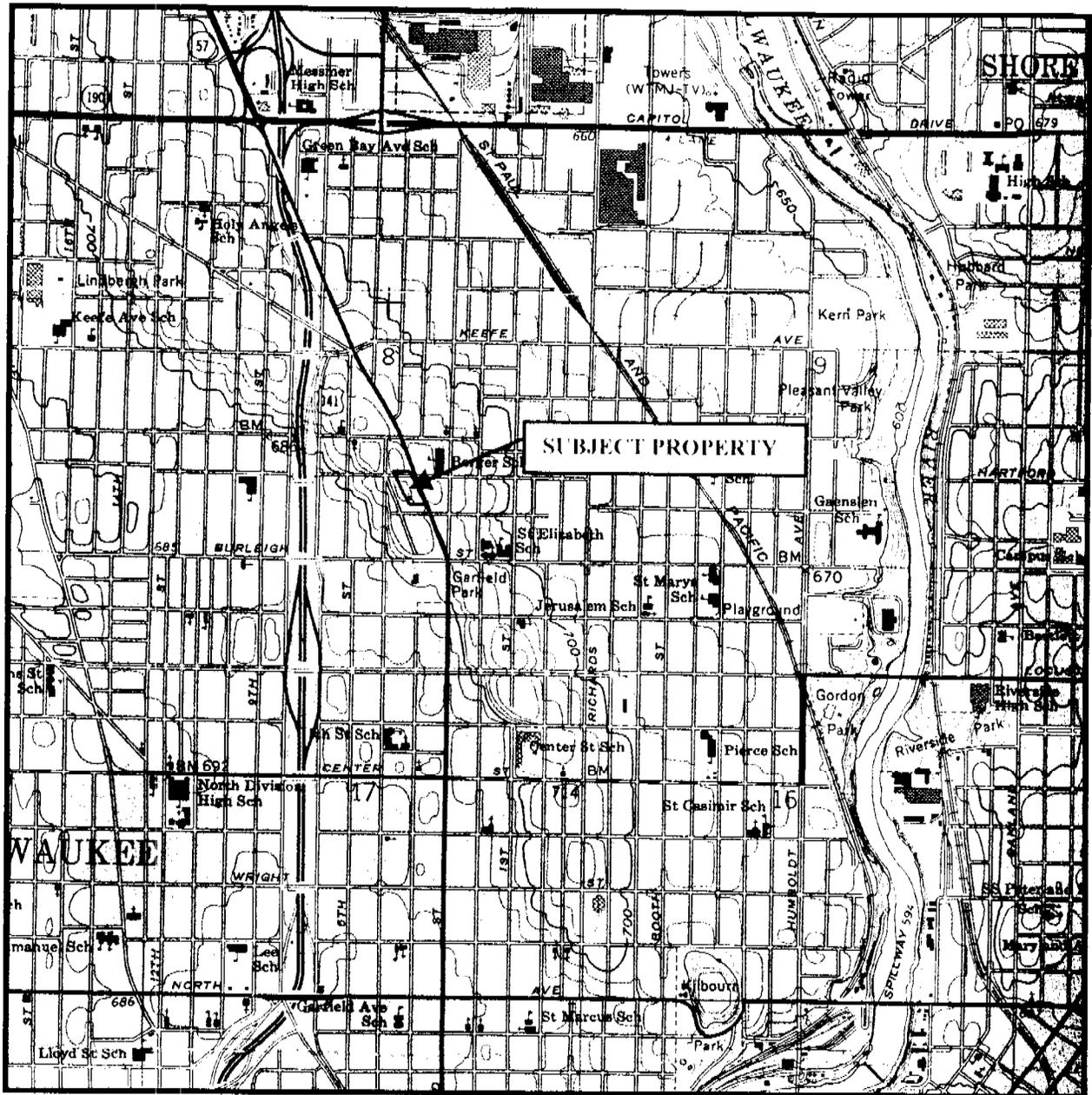
STATE OF WISCONSIN)
)SS
COUNTY OF MILWAUKEE)

Personally came before me this Thirty-First day of May, 2000, 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

Michael F. Roney
Notary Public
Milwaukee County, Wisconsin
My commission expires 8/10/03

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

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



Source: USGS Milwaukee, Wisconsin 7.5 Minute Series (topographic) Quadrangle Map

Scale: 1"=2000'

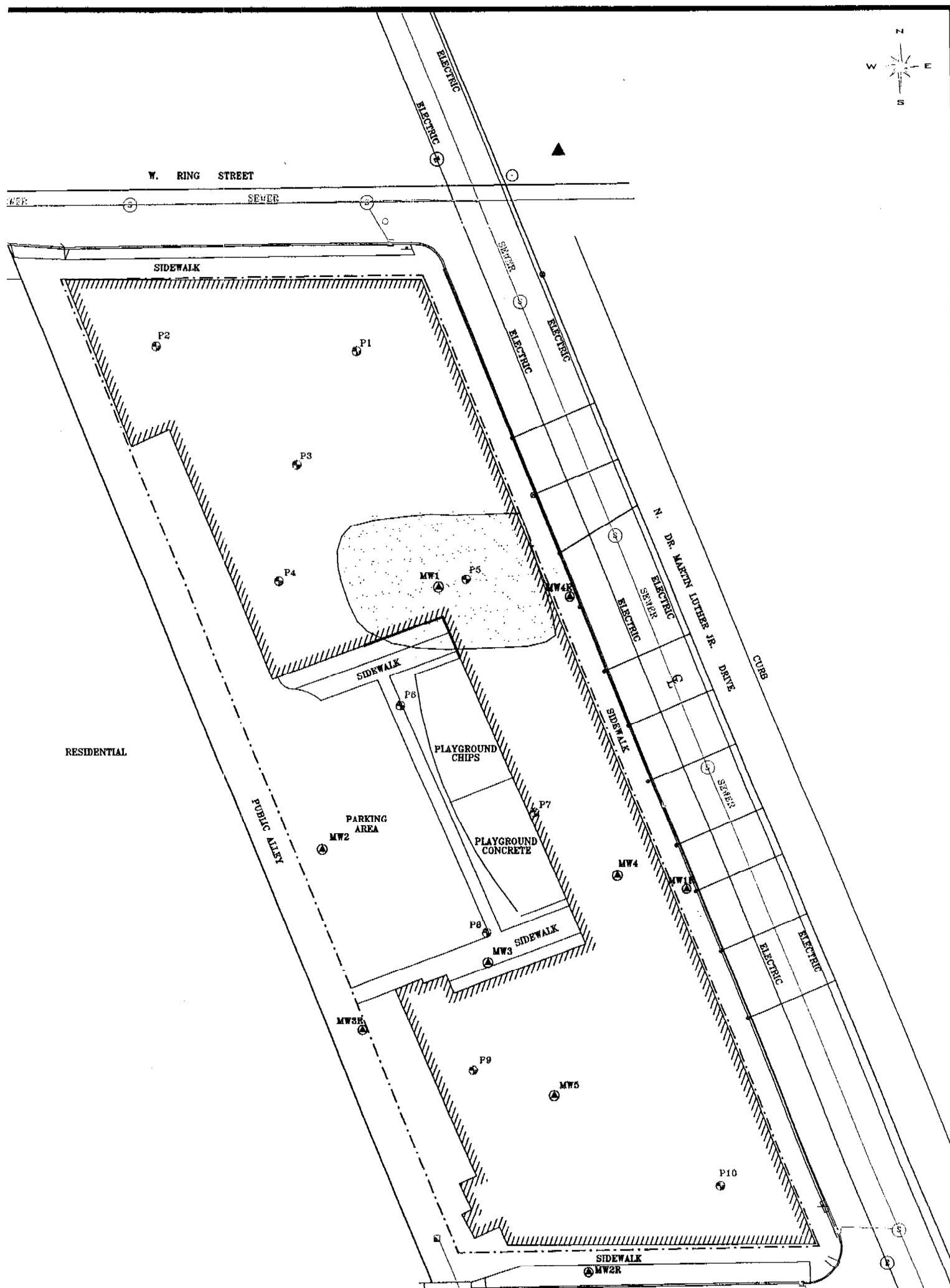
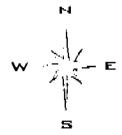
Contour Interval: 10 Feet

**FIGURE 1
SITE LOCATION**



3229 North Dr. Martin Luther King Jr. Drive
Milwaukee, Wisconsin
Project No. 1E-9907013

 **GILES**
ENGINEERING ASSOCIATES, INC.



RESIDENTIAL

- LEGEND:**
- P1 (circle with dot) FORMER SOIL BORING
 - MW5 (circle with triangle) FORMER GROUNDWATER MONITORING WELL
 - MW1R (circle with triangle) GROUNDWATER MONITORING WELL
 - ▲ BENCHMARK: SOUTHWEST FLANGE OF FIRE HYDRANT ASSUMED ELEVATION = 100.0
 - (stippled area) PETROLEUM IMPACTED SOIL
 - NATURAL GAS
 - WATER
 - ELECTRIC
 - SEWERS & DRAIN LINES
 - CONTAMINATED SOIL
 - EXCAVATION

Scale 1" = 50'

GILES ENGINEERING ASSOCIATES, INC. NO 22350 JOHNSON RD., WAUKESHA, WI, 53186 (414)-544-0118				
FIGURE 2 SITE FEATURES, SOIL BORING AND MONITORING WELL LOCATION HEARTLOVE PLACE 3229 N. DR. MARTIN LUTHER KING JR. DRIVE MILWAUKEE, WI				
DESIGNED	DRAWN	APPROVED	SCALE	DATE
RSR	RH	X	1" = 40'	10/31/01
PROJECT NO.: 1E-9907013			CAD NO.: 1E907013D	

TABLE 2
GROUNDWATER ANALYTICAL RESULTS
 3229 N. Dr. Martin Luther King Drive
 Milwaukee, Wisconsin
 Project No. 1E-9907013

Monitoring Wells	Date	Detected Volatile Organic Compounds (VOCs) (ug/L)															TOTAL VOC's (ug/L)
		Benzene	Ethylbenzene	Toluene	1,2,4/1,3,5-TMB	Xylenes	IPB	n-PBz	p-IPT	sec-BuBz	MEK	MTBE	Acetone	Trichloroethene	Naphthalene		
MW1	9-Nov-99	<0.19	<0.16	<0.33	<0.29	<0.36	<0.16	<0.25	<0.18	<0.3	4.5	<0.21	23	0.32*	<0.46	27.5	
	18-May-00	<0.42	<0.66	<0.68	<0.68	<1.4	NA	NA	NA	NA	NA	2.2	NA	--	<1.2	2.2	
	11-May-01	<0.44	1.5	1.4	2.8	4	NA	NA	NA	NA	NA	NA	NA	NA	<0.46	0	
MW2	2-Nov-99	<0.19	<0.16	<0.33	<0.29	<0.36	<0.16	<0.25	<0.18	<0.3	<1.4	<0.21	<1.6	<0.16	<1.2	2.7	
	18-May-00	<0.42	<0.66	<0.68	<0.68	<1.4	NA	NA	NA	NA	NA	2.7	NA	--	<1.2	2.7	
MW3	11-May-01	1.3	1.4	1.3	2.6	3.4	NA	NA	NA	NA	NA	NA	NA	<0.16	110	420.6	
	2-Nov-99	1.2*	40	32	91	106	11	16	5.4	9.2	<1.4	<0.42	<1.6	<0.16	112	22	
MW4	18-May-00	<0.42	3.5	<0.68	15.8	5.4*	NA	NA	NA	NA	NA	2.7	NA	--	<1.2	29.6	
	11-May-01	<0.44	<0.57	<0.44	2.4	2.92	NA	NA	NA	NA	NA	NA	NA	<0.17	0.65*	2	
MW5	17-Dec-99	<0.41	<1.5	<0.29	<0.45	<0.69	<0.32	<0.82	<0.12	<0.17	5.6	<0.26	24	<0.17	<1.2	2	
	18-May-00	<0.42	<0.66	<0.68	<0.68	<1.4	NA	NA	NA	NA	NA	2	NA	--	<1.2	2	
	11-May-01	<0.44	<0.57	<0.44	2.4	4.8	NA	NA	NA	NA	NA	NA	NA	<0.17	<0.23	0	
WDNR ES	17-Dec-99	<0.41	<1.5	<0.29	<0.45	<0.69	<0.32	<0.82	<0.12	<0.17	<0.71	<0.26	<7.3	<0.17	<1.2	0	
	18-May-00	<0.42	<0.66	<0.68	<0.68	<1.4	NA	NA	NA	NA	NA	1.2	NA	--	<1.2	1.2	
WDNR PAL	ES	5	700	343	480	620	NS	NS	NS	NS	460	60	1000	5	40		
	PAL	0.5	140	68.6	96	124	NS	NS	NS	NS	90	12	200	0.5	8		

IPBz: Isopropylbenzene
 MEK: Methyl ethyl ketone
 TMB: Trimethylbenzene
 n-PBz: n-Propylbenzene
 p-IPT: p-Isopropyltoluene
 sec-BuBz: sec-Butylbenzene
 NS: No standard established
 NA: Not Analyzed
 ug/L: Micrograms per liter, equivalent to parts per billion (ppb)
Results in red/underlined exceed the Wisconsin Administrative Code NR140.10 Enforcement Standard (ES)
 Results in blue are beyond the Wisconsin Administrative Code NR140 Preventive Action Limit (PAL)

**TABLE 4
GROUNDWATER ANALYTICAL RESULTS**

3229 North DR. Martin Luther King JR. Drive
Milwaukee, Wisconsin
Project No. 1E-9907013

Sample Point	Date	Detected VOCs/PVOCs (ug/L)									
		TMBs	Benzene	E	X	MTBE	Toluene	Napht	PVOCs	WDNR PAL	WDNR ES
MW-1R	15-Feb-01	<LOD	<LOD	<LOD	<LOD	<LOD	<LOD	<LOD	<LOD	<LOD	<LOD
	11-May-01	2.8	<0.44	1.5j	4j	<0.30	1.4	<1.2	4j		
	29-Aug-01	<0.63	<0.44	<0.57	<1	<0.30	<0.44	<1.2	<LOD		
MW-2R	15-Feb-01	<LOD	<LOD	<LOD	<LOD	<LOD	<LOD	<LOD	<LOD		
	11-May-01	2.6j	1.3j	1.4j	3.4j	<0.30	1.3j	1.8j	3.4j		
	29-Aug-01	<0.63	<0.44	<0.57	<1	<0.30	<0.44	<1.2	<LOD		
MW-3R	15-Feb-01	<LOD	<LOD	<LOD	<LOD	<LOD	<LOD	<LOD	<LOD		
	11-May-01	2.4j	<0.44	<0.57	2.92j	<0.30	<0.44	2.0j	2.92j		
	29-Aug-01	<0.63	<0.44	<0.57	<1	<0.30	<0.44	<1.2	<LOD		
MW-4R	15-Feb-01	<LOD	<LOD	<LOD	<LOD	<LOD	<LOD	<LOD	<LOD		
	11-May-01	2.4j	<0.44	<0.57	4.8j	<0.30	<0.44	1.2j	4.8j		
	29-Aug-01	<0.63	<0.44	<0.57	<1	<0.30	<0.44	<1.2	<LOD		
WDNR PAL		NS	200	90	NS	140	96	NS	1000		
WDNR ES		NS	1000	460	NS	700	480	NS	10000		

VOCs: Volatile organical compounds

X: Total Xylenes

PVOCs: Petroleum volatile organical compounds

MTBE: Methyl Tert Butyl Ether

Napht: Naphthalene

--: Not Applicable/Not Analyzed

E: Ethylbenzene

NS: No Regulatory Standard Established

TMBs: 1,2,4 & 1,3,5-Trimethylbenzene

*****: Concentration detected between the laboratory detection limit and the quantitation limit

ug/L: Micrograms per liter-equivalent to parts per billion (ppb)

Results in blue/() exceed the Wisconsin Administrative Code NR 140.10 Preventive Action Limit (PAL)

Results in red/underlined exceed the Wisconsin Administrative Code NR 140.10 Enforcement Standard (ES)

TABLE 3
SOIL ANALYTICAL RESULTS
 3229 N. Dr. Martin Luther King Dr.
 Milwaukee, Wisconsin
 Project No. 1E-9907013

Analytes	WDNR NR 720 Soil Standards	SAMPLING LOCATIONS																		
		P1	P2	P3	P4	P5	P6	P7	P8	P9	P10	P11	P12	P13	P14	P15	P16			
Date Sampled	-	10/1/99	10/1/99	10/1/99	10/1/99	10/1/99	10/1/99	10/1/99	10/1/99	10/1/99	10/1/99	10/1/99	10/1/99	10/1/99	10/1/99	10/1/99	10/1/99	10/1/99		
Sample Depth (feet)	-	12-14	10-12	12-14	12-14	10-12	14-16	8-10	8-10	14-16	18-20	8-10	12-14	6-8	10-12	10-12	8-10	14-16	14-16	
PID (Instrument units)	-	BDL	BDL	BDL	BDL	140	BDL	BDL	BDL	95	BDL	BDL	BDL	46	BDL	BDL	BDL	BDL	BDL	BDL
Gasoline Range Organics (GRO) (mg/kg)	100	-	-	-	-	-	-	-	-	-	-	-	-	<u>130</u>	1.5	<0.26	1.2	<0.26	<0.26	<0.26
Diesel Range Organics (DRO) (mg/kg)	100	<2.8	<2.8	4.6*	<2.8	290	<2.8	3.8*	3.8*	190	3.5*	<2.8	280	180	<2.8	3.6	<2.8	<2.8	<2.8	<2.8
n-Butylbenzene	NS	<14	<14	<14	34*	11000	<14	32*	<14	1500	<14	<14	<14	<6.9	<6.9	<6.9	<6.9	<6.9	<6.9	<6.9
sec-Butylbenzene	NS	<11	<11	<11	<11	1200	<11	18*	<11	530	<11	<11	<11	<9.0	<9.0	<9.0	<9.0	<9.0	<9.0	<9.0
tert-Butylbenzene	NS	<28	<28	<28	<28	890	<28	130	<28	210	<28	<28	<28	<6.2	<6.2	<6.2	<6.2	<6.2	<6.2	<6.2
Ethylbenzene	2900	<10	<10	<10	<10	950	<10	310	<10	390	<10	<10	<10	<4.7	<4.7	<4.7	<4.7	<4.7	<4.7	<4.7
Isopropylbenzene	NS	<10	<10	<10	<10	400	<10	52	<10	130	<10	<10	<10	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0
p-Isopropyltoluene	NS	<13	<13	<13	<13	7000	<13	39*	<13	330	<13	<13	<13	<5.5	<5.5	<5.5	<5.5	<5.5	<5.5	<5.5
Methyl ethyl ketone (MEK)	NS	<26	<26	36*	<26	<130	<26	<26	<26	<26	<26	<26	<26	<6.3	<6.3	<6.3	<6.3	<6.3	<6.3	<6.3
Naphthalene	NS	<14	<14	22*	<14	4800	<14	110	<14	370	<14	<14	<14	<14	<14	<14	<14	<14	<14	<14
n-Propylbenzene	NS	<12	<12	<12	<12	2800	<12	260	<12	310	<12	<12	<12	<7.5	<7.5	<7.5	<7.5	<7.5	<7.5	<7.5
Styrene	NS	<9.9	<9.9	<9.9	<9.9	2700	<9.9	54	<9.9	79	26*	<9.9	<9.9	-	-	-	-	-	-	-
Toluene	1500	<9.6	<9.6	<9.6	<9.6	790	<9.6	<9.6	<9.6	<9.6	<9.6	<9.6	<9.6	<9.9	<9.9	<9.9	<9.9	<9.9	<9.9	<9.9
1,2,4-Trimethylbenzene	NS	<16	<16	<16	<16	10000	<16	21*	<16	630	<16	<16	<16	<8.9	<8.9	<8.9	<8.9	<8.9	<8.9	<8.9
1,3,5-Trimethylbenzene	NS	<9.7	<9.7	<9.7	<9.7	3200	<9.7	92	<9.7	400	<9.7	<9.7	<9.7	<6.9	<6.9	<6.9	<6.9	<6.9	<6.9	<6.9
Total Xylenes	4100	<34	<34	<34	<34	<u>5000</u>	<34	410	<34	210	<34	<34	<34	<11	<11	<11	<11	<11	<11	<11
Total VOCs (ug/kg)	-	0	0	0	0	50720	0	1418	0	5089	0	0	0	0	0	0	0	0	0	0

VOC: Volatile Organic Compound

WDNR: Wisconsin Department of Natural Resources

NA: Not Analyzed / Not Applicable

NS: No Soil Standard

BDL: Below Detection Limit

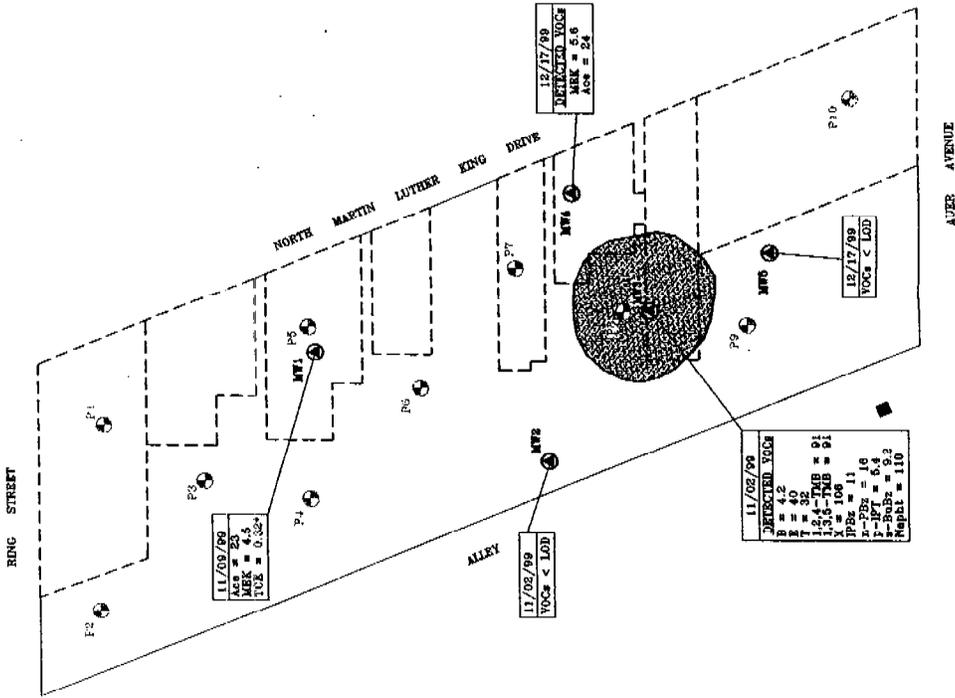
PID: Photoionization Detector

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

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

*: Concentration measured between the laboratory detection limit and the quantitation limit

#####: Results in red/underlined exceed the WDNR Residual Contaminant Level (RCL) established in NR 720.09



LEGEND:

- MW1: MONITORING WELL NUMBER AND LOCATION
- P1: BORING NUMBER AND LOCATION
- : FORMER BUILDING LOCATION
- : STORM SEWER GRATE
- ▲: BENCHMARK
- ⊗: ESTIMATED EXTENT OF CONTAMINATED GROUNDWATER

GCS ENGINEERING ASSOCIATES, INC.
 14 WESSON JOHNSON RD., WAUKESHA, WI, 53186
 (414)-544-0119

FIGURE 4 GROUNDWATER ANALYTICAL RESULTS
 HISTORICAL MONITORING WELL DATA
 NORTH MARTIN LUTHER KING DRIVE
 WISCONSIN

DESIGNED	DRAWN	APPROVED	SCALE	DATE
TJB	STM	X	1" = 80'	10-11-99

PROJECT NO.: 1E-9907013
 CAD No. E907013E

CHEMICAL KEY:

- B: BENZENE
- MEK: METHYL ETHYL KETONE
- Acet: ACETONE
- TOL: TOLUENE
- NAPh: NAPHTHALENE
- P-1PT: p-ISOPROPYLTOLUENE
- S-SuB: S-o-BUTYLENE
- T: TOLUENE
- t-BuB: TERT-BUTYLENE
- TMB: TRIMETHYLENE
- X: TOTAL XYLENES

ABBREVIATIONS:

- LOD: LIMIT OF DETECTION
- VOC: VOLATILE ORGANIC COMPOUNDS

NOTES:

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

RESULTS INDICATED IN RED EXCEEDED THE WDRS RESIDUAL CONTAMINANT LEVEL (RCL) ESTABLISHED IN NR 720.09

RESULTS INDICATED IN BLUE EXCEEDED THE WDRS PREVENTIVE ACTION LIMIT (PAL) SET FORTH IN NR 720.09

*: CONCENTRATION DETECTED BETWEEN THE LABORATORY DETECTION LIMIT AND QUANTITATION LIMIT

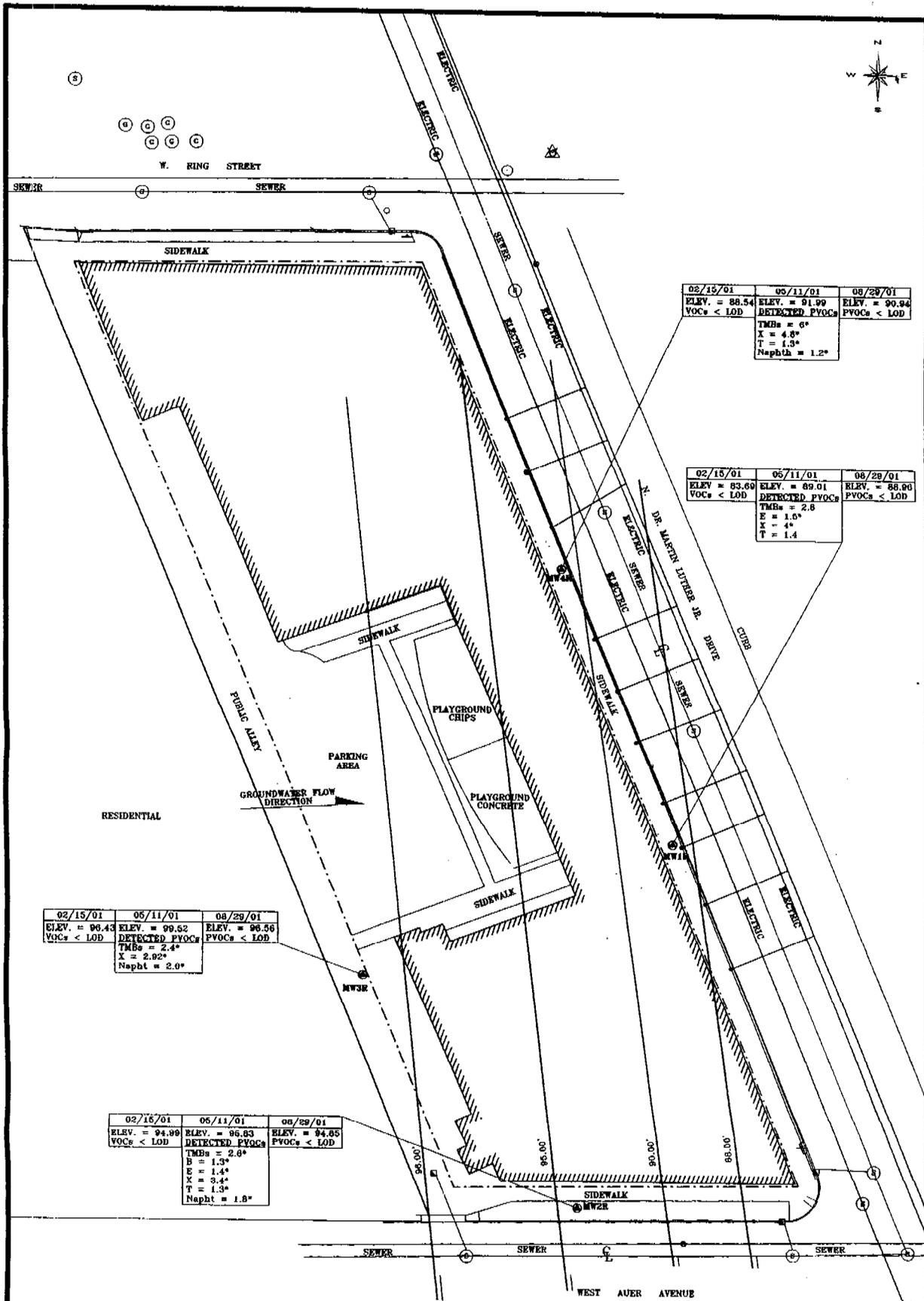
WELL	DATE	DETECTED VOCs
P1	11/09/99	B = 4.4 MEK = 4.4 TOL = 0.32*
P2	11/02/99	VOCs < LOD
P3	11/02/99	VOCs < LOD
P4	11/02/99	VOCs < LOD
P5	11/02/99	VOCs < LOD
P6	11/02/99	VOCs < LOD
P7	11/02/99	VOCs < LOD
P8	11/02/99	B = 4.2 MEK = 4.2 TOL = 3.0 1,2,4-TMB = 91 1,3,5-TMB = 91 P-1PT = 6.9 P-2PT = 1.6 P-3PT = 6.4 NAPh = 110
P9	11/02/99	VOCs < LOD
P10	12/17/99	DETECTED VOCs MEK = 6.6 Acet = 2.4

TABLE 2
GROUNDWATER ELEVATION DATA

3229 N. Dr. Martin Luther King Dr.
Milwaukee, Wisconsin
Project No. 1E-9907013

Well Number	Date	Elevation Top of PVC (ft)	Ground Elevation (ft)	Bottom of Screen Elevation (ft)	Top of Screen Elevation (ft)	Depth to Water from Ground Surface (ft)	Depth to Water from PVC Pipe (ft)	Groundwater Elevation (ft)
MW1	2/15/01	96.79	97.09	77.10	92.10	12.80	13.10	83.69
	5/11/01					8.08	7.78	89.01
	8/29/01					8.13	7.83	88.96
MW2	2/15/01	99.32	99.78	79.80	94.80	3.87	4.33	94.99
	5/11/01					3.95	3.49	95.83
	8/29/01					4.93	4.47	94.85
MW3	2/15/01	103.14	103.35	83.30	98.30	6.50	6.71	96.43
	5/11/01					3.83	3.62	99.52
	8/29/01					6.79	6.58	96.56
MW4	2/15/01	99.09	99.34	79.30	94.30	10.30	10.55	88.54
	5/11/01					7.35	7.10	91.99
	8/29/01					8.40	8.15	90.94

Benchmark: Southwest flange of fire hydrant at the northeast corner of N. Dr. Martin Luther King Dr. and Auer Ave.
Assume elevation = 100.00'



02/15/01	05/11/01	08/29/01
ELEV. = 88.54	ELEV. = 81.99	ELEV. = 90.94
VOCs < LOD	DETECTED PYOCs	PVOCs < LOD
TMBs = 6"		
X = 4.8"		
T = 1.3"		
Napht = 1.2"		

02/15/01	05/11/01	08/29/01
ELEV. = 83.69	ELEV. = 89.01	ELEV. = 86.90
VOCs < LOD	DETECTED PYOCs	PVOCs < LOD
TMBs = 2.8"		
E = 1.0"		
X = 4"		
T = 1.4"		

02/15/01	05/11/01	08/29/01
ELEV. = 96.43	ELEV. = 99.52	ELEV. = 96.56
VOCs < LOD	DETECTED PYOCs	PVOCs < LOD
TMBs = 2.4"		
X = 2.92"		
Napht = 2.0"		

02/15/01	05/11/01	08/29/01
ELEV. = 94.99	ELEV. = 96.83	ELEV. = 94.85
VOCs < LOD	DETECTED PYOCs	PVOCs < LOD
TMBs = 2.8"		
B = 1.3"		
E = 1.4"		
X = 3.4"		
T = 1.3"		
Napht = 1.8"		

LEGEND:

- MW1 GROUNDWATER MONITORING WELL
- NATURAL GAS
- WATER
- ELECTRIC
- SEWERS & DRAIN LINES
- CONTAMINATED SOIL
- EXCAVATION
- PETROLEUM IMPACTED SOIL

CHEMICAL KEY:

- MTEB: METHYL TERT BUTYL ETHER
- Napht: NAPHTHALENE
- TMB: TOLUENE
- B: BENZENE
- T: TOLUENE
- E: ETHYLENE
- X: TOTAL XYLENES

ABBREVIATIONS:

- PYOC: PETROLEUM VOLATILE ORGANIC COMPOUNDS
- VOC: VOLATILE ORGANIC COMPOUNDS
- ELEV.: GROUNDWATER ELEVATION

NOTES:

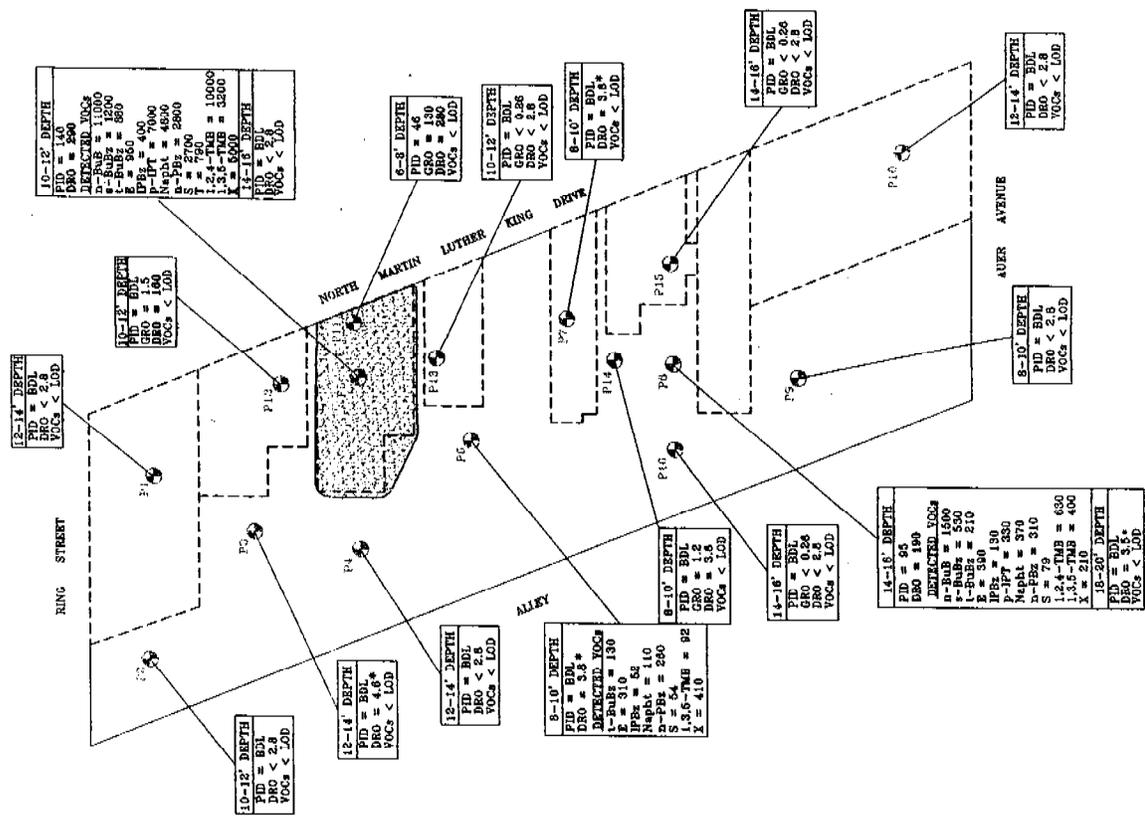
VOC AND PYOC RESULTS EXPRESSED IN MICROGRAMS PER LITER (ug/l) EQUIVALENT TO PARTS PER BILLION (ppb)

GILES ENGINEERING ASSOCIATES, INC.
 8225 N. DR. MARTIN LUTHER KING JR. DRIVE
 MILWAUKEE, WI (414) 544-0118

FIGURE 8
 GROUNDWATER ANALYTICAL RESULTS/ GROUNDWATER FLOW DIRECTION
 HEARTLOVE PLACE
 8225 N. DR. MARTIN LUTHER KING JR. DRIVE
 MILWAUKEE, WI

DESIGNED	DRAWN	APPROVED	SCALE	DATE
RSR	RH	X	1" = 40'	10/18/01

PROJECT NO.: 1E-9907013 CAD NO.: EDC70137



LEGEND:
 [Symbol] ESTIMATED LATERAL EXTENT OF CONTAMINATED SOILS
 [Symbol] FORMER BUILDING LOCATION
 [Symbol] SOIL BORING

		G&S ENGINEERING ASSOCIATES, INC. 1000 W. WASHINGTON RD., WAUKESHA, WI, 53186 (414) 544-7111	
FIGURE 3 SOIL ANALYTICAL RESULTS SOIL NORTH MARTIN LUTHER KING DRIVE WILMAHOCK, WISCONSIN			
DESIGNED	DATE	SCALE	DATE
BY	BY	1" = 80'	10-11-89
PROJECT NO. 13-8907013	APPROVED	X	CD. NO. 81020113

CHEMICAL KEY:
 -E- ETHYLENE
 -B- BENZENE
 -B-B- n-BUTYLENE
 -B-P- n-PROPYLBENZENE
 -Na- n-NAPHTHALENE
 -P- n-PROPYLENE
 -I- n-ISOPROPYLENE
 -S- STYRENE
 -T- TOLUENE
 -T-B- TERT-BUTYLENE
 -T-M- TRIMETHYLENE
 -X- XYLENE

ABBREVIATIONS:
 -BDL BELOW DETECTION LIMIT
 -DRO DETECTION RANGE
 -LDO LIMIT OF DETECTION
 -PID PHOTOIONIZATION DETECTOR (FIELD)
 -VOC VOLATILE ORGANIC COMPOUNDS

NOTES:
 FIELD PID RESULTS EXPRESSED IN INSTRUMENT UNITS
 DRO AND GEO RESULTS EXPRESSED IN MILLIGRAMS PER KILOGRAM (mg/kg) EQUIVALENT TO PARTS PER MILLION (ppm)
 VOC RESULTS EXPRESSED IN MICROGRAMS PER KILOGRAM (ug/kg) EQUIVALENT TO PARTS PER BILLION (ppb)
 RESULTS INDICATED IN RED EXCEEDED THE WORK RESIDUAL CONTAMINATION LEVEL (RCL) ESTABLISHED IN NR 740.06
 *CONCENTRATION DETECTED BETWEEN THE LABORATORY DETECTION LIMIT AND QUANTIFICATION LIMIT

14-18" DEPTH	
PID = BDL	DRG < 2.8
VOCs < LOD	

14-16" DEPTH	
PID = BDL	DRG < 2.8
VOCs < LOD	

8-10" DEPTH	
PID = BDL	DRG = 4.0
VOCs < LOD	

12-14" DEPTH	
PID = BDL	DRG = 4.0
VOCs < LOD	

10-12" DEPTH	
PID = BDL	DRG < 2.8
VOCs < LOD	

12-14" DEPTH	
PID = BDL	DRG < 2.8
VOCs < LOD	

12-14" DEPTH	
PID = BDL	DRG < 2.8
VOCs < LOD	

10-12" DEPTH	
PID = BDL	DRG < 2.8
VOCs < LOD	

10-12" DEPTH	
PID = 140	DRG = 140
DETECTED VOCs	
n-EMBz	= 10000
n-EBz	= 1200
n-PropBz	= 80
n-IBz	= 850
n-EBz	= 400
DRG	= 1000
S	= 2700
Na	= 4800
n-EBz	= 2800
S	= 2700
1.2.4-TMB	= 100000
1.3.5-TMB	= 3200
X	= 6000
PID = BDL	
DRG < 2.8	
VOCs < LOD	

6-8" DEPTH	
PID = 46	DRG = 46
DETECTED VOCs	
n-EMBz	= 130
n-EBz	= 200
n-PropBz	= 200
n-IBz	= 200
n-EBz	= 200
DRG	= 200
S	= 200
Na	= 200
1.2.4-TMB	= 200
1.3.5-TMB	= 200
X	= 200
PID = BDL	
DRG < 2.8	
VOCs < LOD	

10-12" DEPTH	
PID = BDL	DRG < 2.8
VOCs < LOD	

8-10" DEPTH	
PID = BDL	DRG = 5.8
VOCs < LOD	

14-16" DEPTH	
PID = BDL	DRG < 0.26
VOCs < LOD	

12-14" DEPTH	
PID = BDL	DRG < 2.8
VOCs < LOD	

8-10" DEPTH	
PID = BDL	DRG < 2.8
VOCs < LOD	



Department of City Development

Housing Authority
Redevelopment Authority
City Plan Commission
Historic Preservation Commission

Julie A. Penman
Commissioner

Michal A. Dawson
Deputy Commissioner

Gregory J. Shelko, representing the Redevelopment Authority of the City of Milwaukee, states that the Redevelopment Authority is the former fee owner of the property located at 3229 North Dr. Martin Luther King Jr. Drive, Milwaukee, Wisconsin, which is legally described in the Warranty Deed recorded on May 31, 2000, as Document No. 7959032, which completely and accurately describes the complete parcel of the property which represents the area associated with BRRS No. 02-41-247146.

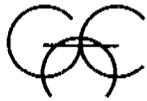
Redevelopment Authority of the City of Milwaukee

By:

Gregory J. Shelko

Assistant Executive Director-Secretary

Date: July 29, 2002



GILES

ENGINEERING ASSOCIATES, INC.

GEOTECHNICAL, ENVIRONMENTAL & CONSTRUCTION MATERIALS CONSULTANTS

- Atlanta, GA
- Dallas, TX
- Los Angeles, CA
- Madison, WI
- Milwaukee, WI
- Washington, D.C.

September 10, 2002

Department of Public Works
Infrastructure Services Division
841 North Broadway
Milwaukee, WI 53202

Attention: Mr. Jeffrey Polenske
City Engineer, City of Milwaukee

Subject: Notice of Residual Petroleum Impacts
Within Public Street or Right-of-Way
3229 North Dr. Martin Luther King Jr. Drive
Milwaukee, Wisconsin
Project No. 1E-9907013

Dear Mr. Polenske:

On behalf of the Redevelopment Authority of the City of Milwaukee, Giles is notifying the City of Milwaukee Public Works Department regarding the potential presence of residual petroleum hydrocarbon impacts within soil and groundwater located along the eastern property line (adjacent to Dr. Martin Luther King Jr. Drive) of the above-referenced site. Giles has petitioned the Wisconsin Department of Commerce (COMM) for case closure for the site, conditional upon filing of the appropriate GIS registry information and notifying municipal authorities of petroleum impacts 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 and groundwater impacts beneath the right-of-way, which may exceed applicable Wisconsin Administrative Code, Chapter NR 720 and NR 140 standards for soil and groundwater, respectively.

Giles has enclosed Soil Analytical and Groundwater Quality Maps showing soil boring locations, monitoring well locations, soil contamination and historical groundwater quality. Petroleum impacted groundwater above Wisconsin Administrative Code (WAC), Chapter NR 140 enforcement standards and residually impacted soil above WAC NR 720 Soil Standards may exist near the water main, parallel to Dr. Martin Luther King Jr. Drive. Giles investigation, remediation and monitoring data has confirmed that the groundwater contaminant plume is stable or receding and that natural attenuation will restore the groundwater to NR 140 standards and soil beneath NR 720 standards within a reasonable period of time.

Jeffrey Polenske, City of Milwaukee
September 10, 2002
Page Two



If future construction activities disturb soil in the right-of-way in the vicinity of the above-referenced site, the excavated soil may be considered a special 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.

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

Sincerely,

A handwritten signature in cursive script that reads 'Thomas J. Bauman'.

Thomas J. Bauman
Staff Hydrogeologist

A handwritten signature in cursive script that reads 'Richard S. Reesman'.

Richard S. Reesman, P.E.
Project Manager I

Enclosures: Figure 3, Historical Soil Analytical Results (1)
Figure 4, Historical Groundwater Analytical Results (1)
Figure 5, Groundwater Analytical Results/Groundwater Flow Direction (1)

Distribution: Redevelopment Authority of the City of Milwaukee
Attn: Mr. Rudy Salcedo (1)
Wisconsin Department of Commerce
Attn: Ms. Linda Michalets (1)
Milwaukee City Clerk
Attn: Mr. Ronald Leonhardt (1)