

GIS REGISTRY INFORMATION

SITE NAME: 621-633 W. Mitchell Street
 BRRTS #: 02-41-267355 FID # (if appropriate): 34162990
 COMMERCE # (if appropriate): _____
 CLOSURE DATE: _____
 STREET ADDRESS: 621-33 W. Mitchell Street
 CITY: Milwaukee, WI
 SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection): X= 689553 Y= 284260

CONTAMINATED MEDIA: Groundwater Soil Both
 OFF-SOURCE GW CONTAMINATION >ES: Yes 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 No

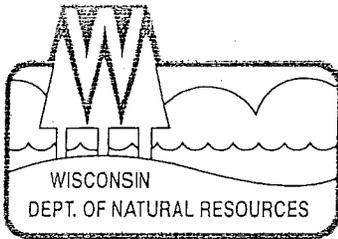
IF YES, STREET ADDRESS 1: _____
 GPS COORDINATES (meters in WTM91 projection): X= _____ Y= _____

CONTAMINATION IN RIGHT OF WAY: Yes No

DOCUMENTS NEEDED:

- Closure Letter, and any conditional closure letter or denial letter issued
- Copy of any maintenance plan referenced in the final closure letter.
- Copy of (soil or land use) deed notice *if any required as a condition of closure*
- 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)
- 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
- GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)
- 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)
- RP certified statement that legal descriptions are complete and accurate
- Copies of off-source notification letters (if applicable)
- Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)

Cap Maintenance Plan



State of Wisconsin \ DEPARTMENT 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
Milwaukee, Wisconsin 53212
FAX 414-263-8606
Telephone 414-263-8500
TTY Access via relay - 711

April 4, 2007

Mitchell Street Development Opportunities Corporation
Ms, Judith Keller
1717 South 12th Street
Milwaukee, WI 53204

SUBJECT: Final Case Closure with Land Use Limitations or Conditions, 621-633 W. Mitchell Str.,
621-633 W. Mitchell Str., Milwaukee, WI, **WDNR FID#:** 341029920,
WDNR BRRTS#: 02-41-267355

Dear Ms. Keller:

On September 24, 2002, the Southeastern Regional Remediation and Redevelopment Closure Committee reviewed the above referenced case for closure. This committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. On September 24, 2002, you were notified that the Closure Committee had granted conditional closure to this case.

Based on the correspondence and data provided, it appears that your case meets the requirements of ch. NR 726, Wisconsin Administrative Code. The Department considers this case closed and no further investigation or remediation is required at this time.

Please be aware that pursuant to s. 292.12 Wisconsin Statutes, compliance with the requirements of this letter is a responsibility to which you or the current property owner and any subsequent property owners must adhere. If these requirements are not followed or if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, welfare, or the environment, the Department may take enforcement action under s. 292.11 Wisconsin Statutes to ensure compliance with the specified requirements, limitations or other conditions related to the property or this case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code. It is the Department's intent to conduct inspections in the future to ensure that the conditions included in this letter including compliance with referenced maintenance plans are met.

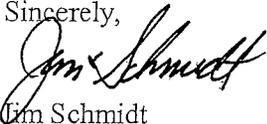
Pursuant to s. 292.12(2)(a), Wis. Stats., the building foundation that currently exists in the location shown on the attached map shall be maintained in compliance with the attached maintenance plan in order to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health. If soil in the specific locations described above is excavated in the future, the property owner at the time of excavation must sample and analyze the excavated soil to determine if residual contamination remains. If sampling confirms that contamination is present the property owner at the time of excavation will need to determine whether the material would be considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable statutes and rules. In addition, all current and future owners and occupants of the property need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken during excavation activities to prevent a health threat to humans.

The following activities are prohibited on any portion of the property where [pavement, a building foundation, soil cover, engineered cap or other barrier] is required as shown on the attached map, unless prior written approval has been obtained from the Wisconsin Department of Natural Resources: 1) removal of the existing barrier; 2) replacement with another barrier; 3) excavating or grading of the land surface; 4) filling on capped or paved areas; 5) plowing for agricultural cultivation; or 6) construction or placement of a building or other structure.

Your site will be listed on the DNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites. Information that was submitted with your closure request application will be included on the GIS Registry. To review the sites on the GIS Registry web page, visit <http://dnr.wi.gov/org/aw/rr/gis/index.htm>. If your property is listed on the GIS Registry because of remaining contamination and you intend to construct or reconstruct a well, you will need prior Department approval in accordance with s. NR 812.09(4)(w), Wis. Adm. Code. To obtain approval, Form 3300-254 needs to be completed and submitted to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line <http://www.dnr.state.wi.us/org/water/dwg/3300254.pdf> or at the web address listed above for the GIS Registry.

The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this closure decision or anything outlined in this letter, please contact Andy Boettcher at 414-263-8541.

Sincerely,



Jim Schmidt

SE Remediation & Redevelopment Team Supervisor

cc: T. Bauman-Giles Engineering
WDNR SER Case File

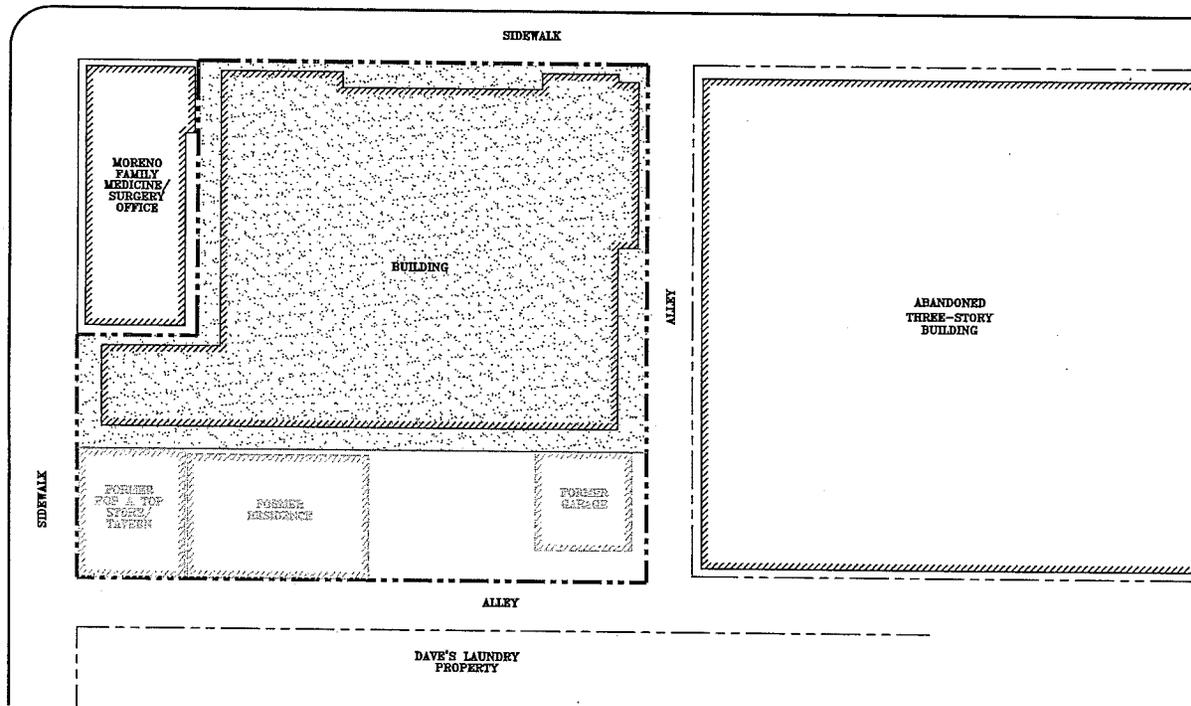
CAP MAINTENANCE PLAN

The Mitchell Street Development Opportunities Corporation, LLC and its Successors will maintain the existing Building depicted on the attached Figure 1, to prevent direct exposure to shallow Polynuclear Aromatic Hydrocarbon (PAH) contaminated soil and minimize the infiltration of water to prevent groundwater contamination. The cap on the property will serve as institutional control as required for case close out under s. NR726.05 (8) (b), Wis Adm. Code. Semiannually (annually would be acceptable), the cap will be visually inspected for applicable deterioration, cracks, settlement and erosion. Repairs of the cap will be completed as necessary to minimize exposure to contaminated soil, and reduce surface water infiltration. The Mitchell Street Development Opportunities Corporation, LLC and its successor will record and keep a log to document inspections and repairs of the building foundation and will make the log available to the Wisconsin Department of Natural Resources or its successors on an annual basis.

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W
E
S

HISTORIC WEST MITCHELL STREET

SOUTH 7th STREET



LEGEND:

- SUBJECT PROPERTY LINE
- PROPERTY LINE
- CURB LINE
- BENCHMARK: TOP FLANGE BOLT OF FIRE HYDRANT ASSUMED ELEVATION = 100.00'
- PAH IMPACTED SOIL

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

FIGURE 1
 EXISTING SITE FEATURES
 621-633 HISTORIC WEST MITCHELL STREET
 MILWAUKEE, WISCONSIN

DESIGNED	DRAWN	APPROVED	SCALE	DATE
TJB	RH	X	1" = 30'	09-14-04

PROJECT NO.: 1E-0010008 CAD NO.: E0100086



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Scott McCallum, Governor
Darrell Bazzell, 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 414-263-8483
TTY 414-263-8713

September 25, 2002

In Reply Refer To: FID# 341029920
County of Milwaukee
BRRTS# 03-41-267355

Attn. Mr. Rudy Salcedo
Redevelopment Authority of the City of Milwaukee
809 N Broadway Ave, 2nd Floor
Milwaukee, WI 53202

Subject: Conditional Case Closure of 621-633 West Historic Mitchell Street,
Milwaukee, Wisconsin WDNR BRRTS # 03-41-267355

Dear Mr. Salcedo:

On September 10, 2002, the Southeast Regional Closure Committee reviewed your request for closure of the case described above. The committee reviews environmental remediation cases for compliance with state rules and statutes to maintain consistency in the closure of these cases. After careful review of the closure request, the committee has determined that the petroleum contamination on the site from the MMSD Deep Tunnel Project Fill Material 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:

MONITORING WELL ABANDONMENT

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

DEED RESTRICTION FOR CONTAMINATED SOIL

To close this site, the Department requires that a deed restriction be signed and recorded to address the issue of the remaining soil contamination associated with the site. The purpose of the restriction is to maintain a surface barrier over the remaining soil contamination to prevent it from impacting human health and the environment.

NOTICE OF RESIDUAL SOIL CONTAMINATION

To close this site, the Department requires that a deed notice be signed and recorded to give notice of the remaining soil contamination associated with the site. Residual soil contamination remains under the entire building footprint as indicated in the information submitted to the Department of Natural Resources. If soil in this location is excavated in the future, the property owner at that time will be required to sample and analyze the excavated soil in order to determine whether the contamination still remains. The owner will also have to properly store, treat, or dispose of any excavated materials, based upon the results of that characterization, and take special precautions during excavation activities to prevent a direct contact threat to

humans. The purpose of the notice is to notify all future owners that excavation of the contaminated soil may pose an inhalation or other direct contact hazard at the time of excavation.

The deed restriction and deed notice can be combined into one document. You will need to submit a draft deed restriction/notice to me before the document is signed and recorded. You may find a model deed notice and a model deed restriction on our web site at www.dnr.state.wi.us/org/tr. To assist us in our review of the deed restriction/notice, you should submit a copy of the property deed to me along with the draft document. After Department of Natural Resources has reviewed the document for completeness, you should sign it if you own the property, or have the appropriate property owner sign it, and have it recorded at the Milwaukee County Register of Deeds Office. Then, you must submit a copy of the recorded document, with the recording information stamped on it, to me. Please be aware that if a deed restriction/notice is recorded for the wrong property because of an inaccurate legal description that you have provided, you will be responsible for recording corrected documents at the Register of Deeds Office to correct the problem.

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

We appreciate your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at 414-263-8541.

Sincerely,



Andrew Boettcher
Hydrogeologist
Bureau for Remediation & Redevelopment

cc: Richard Reesman – Giles Engineering, N8 W22350 Johnson Rd, Suite A1, Waukesha, WI 53186
SER Case File

Document Number

QUIT CLAIM DEED

Name and Return Address:
MSDOCI, LLC
C/o Mitchell Street Development Opportunities Corporation
Attn: Judith Keller
1717 South 12th Street
Milwaukee, WI 53204

Tax Key No.: 461-0502-000-7

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

THIS INDENTURE, Made this 24th day of September, 2001, between the City of Milwaukee, a municipal corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, located at Milwaukee, Wisconsin, party of the first part, and MSDOCI, LLC herein referred to as "Buyer", party of the second part.

WITNESSETH, That the said party of the first part, for and in consideration of the sum of **One and No/100ths (\$1.00) Dollars** to it paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, has given, granted, bargained, sold, remised, released and quitclaimed, and by these presents does give grant and assigns forever, the following described real estate, situated in the City of Milwaukee and County of Milwaukee, State of Wisconsin, to-wit:

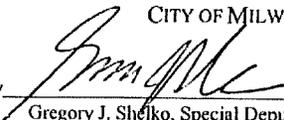
The North 90.0 feet Lots 6 to 9 and the East 2.4 feet of the North 90.0 feet and South 30.0 feet of the North 90.0 feet of West 27.6 feet of Lot 10, Block 1, Mitchell's Subdivision, in the Northwest 1/4 of Section 5, Township 6 North, Range 22 East, in BID No. 4.

Address: 621-33 West Historic Mitchell Street CREO No.: 461/243

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging or in any wise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever of the said party of the first part, either in law or equity, either in possession or expectancy of, to the only proper use, benefit and behoof of the said party of the second part, its heirs, personal representatives, successors and assigns forever.

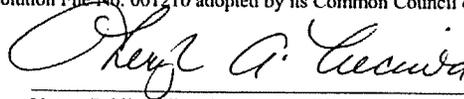
IN WITNESS WHEREOF, the said City of Milwaukee, party of the first part, has caused these presents to be signed by Gregory J. Shelko, its Special Deputy Commissioner of the Department of City Development, at Milwaukee, Wisconsin, this 24th day of September, 2001.

CITY OF MILWAUKEE

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

STATE OF WISCONSIN)
MILWAUKEE COUNTY) ss.

Personally came before me this 24th day of September, 2001., Special Deputy Commissioner of the above named municipal corporation, to me known to be the person who executed the foregoing instrument and to me known to be such Special Deputy Commissioner of said municipal corporation, and acknowledged that he executed the foregoing instrument as such officer as the deed of said municipal corporation, by its authority, and pursuant to Resolution File No. 001210 adopted by its Common Council on December 15, 2000.



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

This document drafted by the City of Milwaukee

461

SCALE 50 FT. = 1 IN.



W. MITCHELL

637
635

615 to 601 ST.

ST.

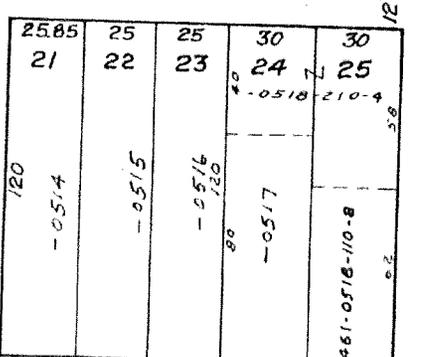
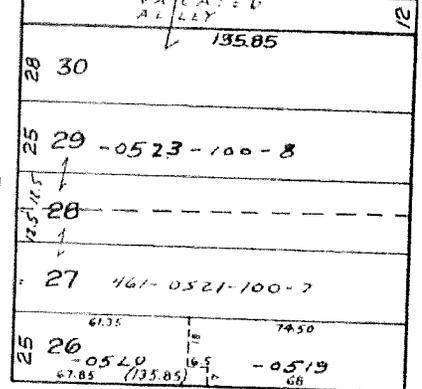
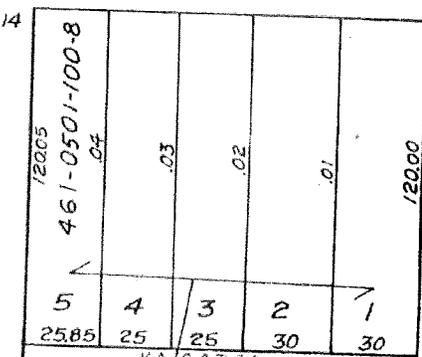
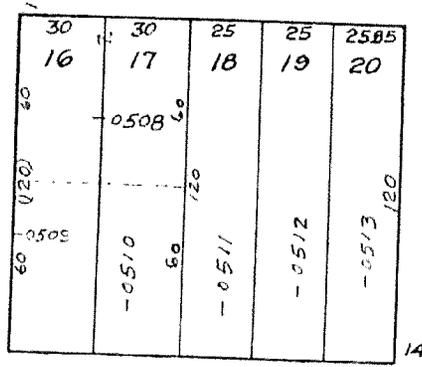
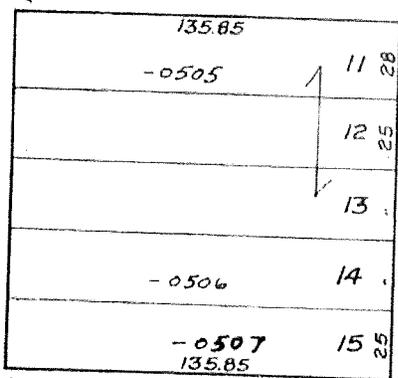
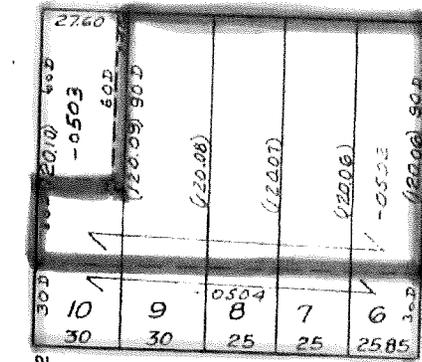
1714

1724

1728

1732

S. 7TH 1736



ST.

1719

1721
1723

1729

1733
1733A REAR

1737
1739

S. 6TH

1747

636 630 626 622 624 620 616 610 612 608 602 600
W. MAPLE ST.



CITY OF
MILWAUKEE



Services Problems City Govt Licenses/Permits Payments Enjoy Milwaukee Businesses Nei

PROPERTY ASSESSMENT RESULTS

TAX ACCOUNT BALANCE

GENERAL INFORMATION

ADDRESS	621 THRU 633 W HISTORIC MITCHELL ST
TAXKEY	461-0502-000-7
OWNER	MSDOC I LLC
OWNER ADDRESS	N16 W23233 STONE RIDGE DR WAUKESHA, WI 531880000

ASSESSMENT

	2004	2003
LAND	N/A	\$29,200
IMPROVEMENTS	N/A	\$2,270,800
TOTAL	N/A	\$2,300,000
CURRENT CLASS	LOCAL COMM'	

Assessments reflect the estimated value on January 1st .of the indicated year.
The current assessment will be available after April 28.

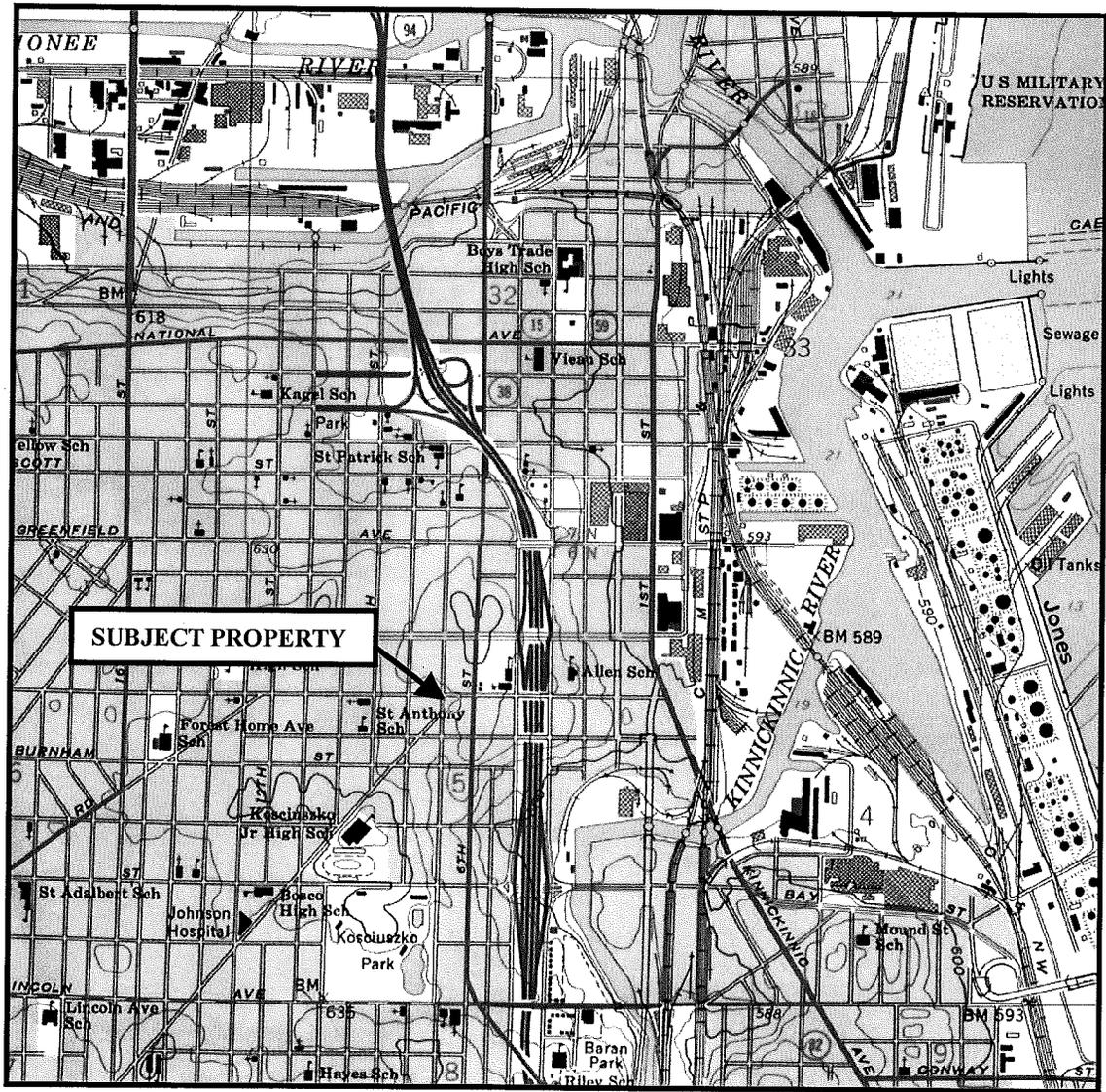
OTHER PROPERTY INFORMATION

- LAST CONVEYANCE:
 - DATE: 09/01
 - TRANSFER FEE: \$0.00 ([CLICK HERE FOR FEE EXPLANATION](#))
- STORIES: 0.0
- RESIDENTIAL BUILDING STYLE:
- EXTERIOR WALL TYPE:
- YEAR BUILT: 2002

- DWELLING UNITS: 0 ([CLICK HERE FOR DWELLING UNITS EXPLANATION](#))
- TOTAL SQUARE FEET FLOOR AREA: 28,530
 - 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: 9720
- PLAT PAGE: 46104
- ZONING: LB2 ([CLICK HERE FOR ZONING EXPLANATION](#))
(For zoning information contact Milwaukee Development Center at 286-8211.)
- ASSESSMENT NEIGHBORHOOD 6280
- ALDERMANIC DISTRICT: 12
- CENSUS TRACT: 167
- LEGAL DESCRIPTION:
LEGALS MITCHELL'S SUBD IN NW 1/4 SEC 5-6-22
DESCRIPTION BLOCK 1 N 90' LOTS 6 TO 9 & E 2.4' OF N 90' &
S 30' OF N 90' OF W 27.6' LOT 10
COMMENT BID #4

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

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Source: USGS Milwaukee, Wisconsin (1958; photorevised 1971) 7.5 Minute Series (topographic) Quadrangle Map

Scale: 1"=2000'

Contour Interval: 10 Feet

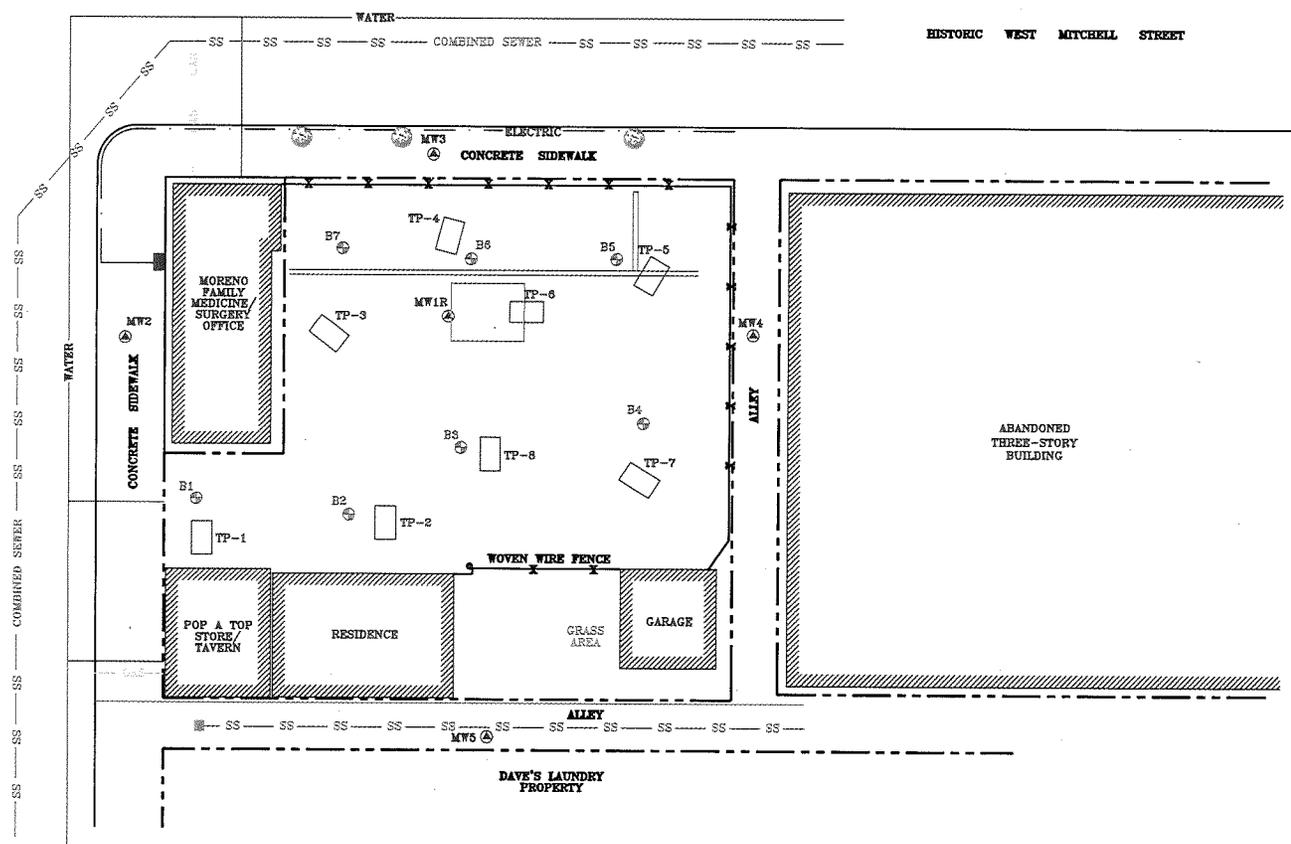


Figure 1
Subject Property Location

621-33 W. Historic Mitchell Street
Milwaukee, Wisconsin
Project No. 1E-0010008



SOUTH 7th STREET



LEGEND:

- MW1 (triangle in circle) MONITORING WELL INSTALLED FOR GILES ENGINEERING IN 2000
- B1 (circle with cross) BORING ADVANCED BY HYDRO-SEARCH IN 1996
- TP-1 (square) TEST PIT ADVANCED BY SIGMA IN 1994
- (circle with cross) NATURAL GAS
- SS (dashed line) COMBINED SEWER OR STORM SEWER
- (solid line) WATER
- (dashed line) ELECTRIC
- (dotted line) COMMUNICATION
- (circle with cross) TREE WITH 4' DRIPLINE
- (square) TEST PITS AND TRENCHES ADVANCED FOR GILES ENGINEERING IN 1999
- (triangle) BENCHMARK: TOP FLANGE BOLT OF FIRE HYDRANT ASSUMED ELEVATION = 100.00'

GILES ENGINEERING ASSOCIATES, INC.
 78 W22560 JOHNSON RD.; WAUKESHA, WI 53186
 (262)-544-0115

FIGURE 2
 SITE FEATURES AND BOLL BORING/MONITORING WELL LOCATION PLAN
 621-633 HISTORIC WEST MITCHELL STREET
 MILWAUKEE, WISCONSIN

DESIGNED	DRAWN	APPROVED	SCALE	DATE
DSR	RE	X	1" = 30'	06/10/02

PROJECT NO.: 18-0010006 CAD NO.: BD100006

Table 1
Soil Analytical Results (GRO, DRO, PCB, VOC)
 621-33 W. Historic Mitchell Street
 Milwaukee, Wisconsin
 Project No. 1E-0010008

Test Boring Number	Sample Depth (feet)	PID (instrument units)	PCBs	GRO (mg/kg)	DRO (mg/kg)	VOCs														
						Benzene	n-BuBz	sec-BuBz	tert-BuBz	Ethylbenzene	Isopropylbenzene	p-Isopropyltoluene	MTBE	Naphthalene	n-Propylbenzene	Toluene	1,2,4-TMB	1,3,5-TMB	Xylenes	
B1	0-1	0.1	<51	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	4-6	8	--	35	188	<25	<25	43	<25	31	<25	145	<25	800	40	47	302	100	223	--
B2	0-1	BDL	<51	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	4-6	2.8	--	56	135	<25	<25	103	<25	35	<25	139	<25	901	56	<25	186	178	96	--
B3	0-1	BDL	<51	<2.1	37	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25
B4	0-1	BDL	<51	<2.2	149	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25
B5	0-1	BDL	<51	<2.2	60	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25
B6	0-1	0.8	<51	<2.1	8.1	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25
B7	0-1	0.8	<51	<2.1	66	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25
TP2-3	6-8	12.3	--	4.9	86	<0.8	<3.0	<2.4	<3.1	<0.9	<0.9	4.0	<4.2	<1.6	<1.3	<0.9	6.1	1.7	<0.8	--
TP3-5	10-12	76.4	--	79	1550	<125	3590	437	113	<0.9	93	<13	<674	4180	1060	<150	457	830	121	--
TP4-5	10-12	4.8	--	31	709	<0.8	9.3	<2.5	<3.3	1.9	<1.0	14	<4.5	6.0	2.6	5.2	34	12	7.3	--
TP5-4	8-10	75.5	--	1410	17100	<1.5	102	92	<6.1	85	40	97	<8.2	131	82	28	105	111	105	--
TP6-4	8-10	10.8	--	109	467	1.3	35	19	<3.1	29	11	23	<4.2	34	16	18	92	34	94	--
MW1	0-2	BDL	--	--	56	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	12-13.5	BDL	--	--	67	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	17-18.5	BDL	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
MW2	2-4	BDL	--	--	14	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	7-8.5	BDL	--	--	15	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	12-13.5	BDL	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
MW3	9.5-11	BDL	--	--	16	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	2-4	BDL	--	--	12	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	9.5-11	BDL	--	--	18	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
MW4	2-4	BDL	--	--	18	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	9.5-11	BDL	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	12-13.5	BDL	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
MW5	2-4	BDL	--	--	9.2	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	7-8.5	BDL	--	--	16	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
WDNR Generic Residual Contaminant Levels (RCLs)			NS	100	100	5.5	NS	NS	NS	2900	NS	NS	NS	NS	NS	1500	NS	NS	4100	--

GRO: Gasoline Range Organic
 DRO: Diesel Range Organic
 PID: Photoionization Detector
 PCBs: Polychlorinated Biphenyls
 MTBE: Methyl tert butyl ether

TMBs: Trimethylbenzenes
 NS: No standards available
 WDNR: Wisconsin Department of Natural Resources
 mg/kg: Milligrams per kilogram, equivalent to parts per million (ppm)
 ug/kg: Micrograms per kilogram, equivalent to parts per billion (ppb)
 Results in red exceed WDNR Residual Contaminant Level (RCL)

TABLE 2
SOIL ANALYTICAL RESULTS (PAH)
621-33 W. Historic Mitchell Street
Milwaukee, Wisconsin
Project No. 1E-0010008

Analytes	Sampling Locations																WDNR RCL's				
	B1	B2	B3	B4	B5	B6	B7	MW1	MW2	MW3	MW4	MW5	Beneath Floor Slab	Bottom	Groundwater Pathway	Direct Contact Non-Industrial					
Sample Date	11/26/96	11/28/96	11/28/96	12/6/96	12/6/96	12/6/96	12/6/96	1/29/01	1/29/01	1/30/01	1/30/01	1/29/01	1/29/01	1/30/01	1/30/01	11/16/99	11/16/99	(ug/kg)	(ug/kg)		
Sample Depth (feet)	0-1	0-1	0-1	0-1	0-1	0-1	0-1	2-4	12-13.5	2-4	7-8.5	9.5-11	2-4	9.5-11	2-4	7-8.5	14			17-18	
PID (HNU units)	0.1	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	50	BDL				
Polynuclear Aromatic Hydrocarbons (PAHs) (ug/kg)	1-methyl Naphthalene	<14700	<14500	<733	<782	<755	<73	<7410	<234	<283	<56	<59	<57	<55	<57	<55	<56	498	446	23,000	1,100,000
	2-methyl Naphthalene	<14000	<13800	<698	<744	<719	<70	<7060	<237	<286	<57	<59	<57	<56	<58	<56	<57	793	<52	20,000	600,000
	Acenaphthene	102000	<14300	<721	<769	<743	<72	<7290	<159	<192	<38	<40	<38	<37	<39	<37	<38	<74	<71	38,000	900,000
	Acenaphthylene	<12900	<12700	<640	<682	<659	<64	<6470	<196	<236	<47	<49	<48	<46	<48	<46	<47	<64	<61	700	18,000
	Anthracene	<1170	3680	<58	<62	<60	10	<588	<118	<142	<28	<29	<29	<28	<29	<28	<28	17*	<12	3,000,000	5,000,000
	Benzo (a) anthracene	377	<207	116	153	157	32	412	<89	159*	<21	<22	<22	<21	<22	<21	<21	8	6.2	17,000	88
	Benzo (a) pyrene	4370	4500	172	332	267	43	1290	<91	137*	<22	<23	<22	<21	<22	<21	<22	7.4*	7.1*	48,000	8.8
	Benzo (b) fluoranthene	3740	1050	152	227	194	33	329	<133	225*	<32	<33	<32	<31	<33	<31	<32	<2.3	7.8	360,000	88
	Benzo (ghi) perylene	656	906	88	195	187	28	260	<155	<187	<37	<39	<38	<36	<38	<36	<37	12	19	6,800,000	1,800
	Benzo (k) fluoranthene	<70	159	51	96	77	14	318	<73	<89	<18	<18	<18	<17	<18	<17	<18	2.4	2.6	870,000	880
	Chrysene	7890	10100	290	415	404	54	1310	<116	154*	<28	<29	<28	<27	<28	<27	<28	21*	8.4*	37,000	8,800
	Dibenzo (a,h) anthracene	412	585	36	64	16	8.5	98	<159	<192	<38	<40	<38	<37	<39	<37	<38	2.5*	1.5*	38,000	8.8
	Fluoranthene	<4670	11900	281	340	317	68	<2350	118*	307*	<26	<27	<26	<26	<27	<26	<26	282	<28	500,000	600,000
	Fluorene	<2800	2890	<140	<149	<144	<14	<1410	<191	<231	<46	<48	<46	<45	<47	<45	<46	42	<7.7	100,000	600,000
	Indeno (1,2,3-cd) pyrene	<1210	<1210	<60	<65	63	18	<612	<150	<181	<36	<38	<36	<35	<37	<35	<36	<9.6	<9.2	680,000	88
	Naphthalene	<14700	<14700	<733	<782	<755	<73	<7410	<236	<285	<57	<59	<57	<56	<58	<55	<56	<101	<97	400	20,000
Phenanthrene	2500	11860	243	176	175	15	<682	<98	210*	<23	<25	<24	<23	<24	<23	<23	146	7.3*	1,800	18,000	
Pyrene	5020	6220	304	408	416	73	<1530	118*	291*	<23	<24	<24	<23	<24	<23	<23	132	21*	8,700,000	500,000	

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

PID: Photoionization Detector

RCL: Residual Contaminant Level

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

#####: Results in green exceed the direct contact WDNR RCL for a non-industrial use property

#####: Results in blue exceed the WDNR RCL based on the protection of groundwater

TABLE 3
Soil Analytical Results (RCRA Metals)

621-33 W. Mitchell Street
 Milwaukee, Wisconsin
 Project No. 1E-0010008

Sample Location	Sample Depth	PID (instrument units)	Collection Date	Total RCRA Metals (mg/kg)							
				Arsenic	Barium	Cadmium	Chromium	Lead	Mercury	Selenium	Silver
B1	0-1	0.1	11/26/96	<2.6	29.7	<0.4	8.2	54.5	<0.05	<5.2	<1.0
B2	0-1	BDL	11/26/96	<2.4	100.2	<0.3	14.1	54.8	0.09	<4.7	<0.9
B3	0-1	BDL	11/26/96	<2.4	51.5	<0.3	10.8	29.6	0.06	<4.8	<0.9
B4	0-1	BDL	12/6/96	<2.5	57.1	<0.4	16	18.7	<0.05	8.3*	<0.9
B5	0-1	BDL	12/6/96	<2.5	58.7	<0.4	14.7	41.5	<0.05	<5.0	<0.9
B6	0-1	BDL	12/6/96	<2.4	51.8	<0.3	14.8	24.5	<0.05	<4.8	<0.9
B7	0-1	BDL	12/6/96	<2.1	48	<0.3	11.2	40.1	<0.05	<4.3	<0.8
WDNR NR 720 RCLs (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

(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

NS: no standard

RCL: residual contaminant level

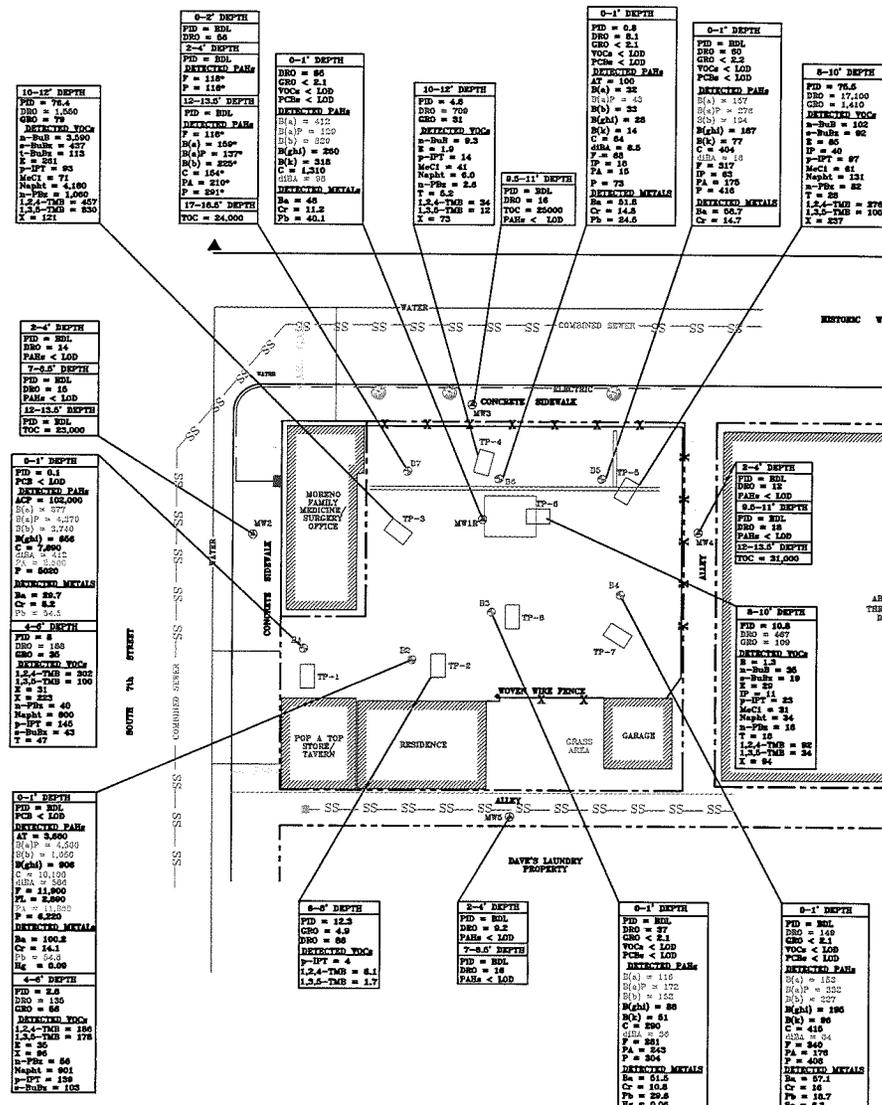
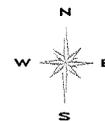
BDL: below the detection limit

RCRA: Resource Conservation and Recovery Act

PID: photoionization detector

####: results expressed in green exceed WDNR RCLs (non-industrial)

*: result is between the laboratory limit of detection and the limit of quantitation



10-12' DEPTH
 PID = BDL
 DRO = 1,500
 GRO = 74
DETECTED VOCs
 n-But = 5,000
 n-But = 477
 n-But = 113
 X = 201
 T = 201
 Methyl = 83
 Methyl = 4,180
 n-PH = 1,000
 1,2,4-TMB = 407
 1,2,3-TMB = 830
 X = 121

0-2' DEPTH
 PID = BDL
 DRO = 66
2-4' DEPTH
 PID = BDL
DETECTED PAHs
 F = 110*
 F = 110*
12-12.5' DEPTH
 PID = BDL
DETECTED PAHs
 n-But = 150
 B(a)P = 410
 B(a)P = 250
 B(a)P = 157*
 B(b) = 218
 C = 1,510
 PA = 210*
 F = 251*
10-10.5' DEPTH
 PID = BDL
 TOC = 24,000

0-1' DEPTH
 DRO = 85
DETECTED PAHs
 B(a)P = 150
 B(a)P = 410
 B(a)P = 250
 B(a)P = 157*
 B(b) = 218
 C = 1,510
 PA = 210*
 F = 251*
DETECTED METALS
 Ba = 40
 Cr = 11.2
 Pb = 40.1

10-12' DEPTH
 PID = 4.8
 DRO = 700
 GRO = 31
DETECTED VOCs
 n-But = 9.2
 X = 1.0
 p-DT = 14
 Methyl = 41
 Napht = 2.0
 n-PH = 2.0
 T = 5.2
 1,2,4-TMB = 24
 1,2,3-TMB = 12
 X = 73

0.5-11' DEPTH
 PID = 306
 DRO = 16
 TOC = 25,000
DETECTED METALS
 Ba = 14.8
 Cr = 14.8
 Pb = 24.6

0-1' DEPTH
 PID = BDL
 DRO = 8.1
 GRO = 2.1
DETECTED PAHs
 AT = 100
 B(a)P = 25
 B(a)P = 23
 B(a)P = 25
 B(a)P = 14
 C = 64
 PA = 15
 PA = 15
 P = 73
DETECTED METALS
 Ba = 58.7
 Cr = 14.7

0-1' DEPTH
 PID = BDL
 DRO = 50
 GRO = 2.2
DETECTED PAHs
 VOCs < LOD
 PCBs < LOD
 B(a)P = 157
 B(a)P = 275
 B(a)P = 124
 B(a)P = 187
 C = 404
 PA = 47
 PA = 312
 PA = 15
 PA = 175
 F = 415
DETECTED METALS
 Ba = 58.7
 Cr = 14.7

8-10' DEPTH
 PID = 76.5
 DRO = 17,100
 GRO = 1,410
DETECTED VOCs
 n-But = 102
 n-But = 82
 X = 85
 IP = 40
 p-DT = 97
 Methyl = 81
 Napht = 131
 n-PH = 82
 T = 28
 1,2,4-TMB = 275
 1,2,3-TMB = 100
 X = 237

2-4' DEPTH
 PID = BDL
 DRO = 14
PAHs < LOD

7-7.5' DEPTH
 PID = BDL
 DRO = 15
PAHs < LOD

12-12.5' DEPTH
 PID = BDL
 TOC = 23,000

0-1' DEPTH
 PID = BDL
 PCB < LOD
DETECTED PAHs
 AT = 102,000
 B(a)P = 377
 B(a)P = 4,370
 B(a)P = 3,740
 B(a)P = 666
 C = 7,880
 PA = 2,540
 PA = 2,540
 F = 5,800
DETECTED METALS
 Ba = 20.7
 Cr = 8.2
 Pb = 24.5

4-4' DEPTH
 PID = 8
 DRO = 30
DETECTED VOCs
 1,2,4-TMB = 302
 1,2,3-TMB = 100
 X = 31
 X = 22
 n-PH = 40
 Napht = 300
 p-DT = 140
 n-But = 43
 X = 47

0-1' DEPTH
 PID = BDL
 PCB < LOD
DETECTED PAHs
 AT = 4,490
 B(a)P = 1,050
 B(a)P = 906
 C = 10,100
 PA = 1,350
 PA = 1,350
 F = 11,800
 F = 6,200
DETECTED METALS
 Ba = 100.2
 DRO = 1.8
 Cr = 14.1
 Pb = 54.8
 Pb = 6.00

4-4' DEPTH
 PID = 2.8
 DRO = 150
 GRO = 68
DETECTED VOCs
 1,2,4-TMB = 180
 1,2,3-TMB = 178
 X = 35
 X = 85
 Napht = 801
 n-DT = 150
 n-But = 103

0-1' DEPTH
 PID = BDL
 DRO = 4.9
DETECTED VOCs
 p-DT = 4
 1,2,4-TMB = 8.1
 1,2,3-TMB = 1.7

2-2' DEPTH
 PID = BDL
 DRO = 6.2
PAHs < LOD

7-7.5' DEPTH
 PID = BDL
 DRO = 15
PAHs < LOD

0-1' DEPTH
 PID = BDL
 DRO = 27
 GRO = 2.1
DETECTED PAHs
 B(a)P = 112
 B(a)P = 172
 B(a)P = 152
 B(a)P = 80
 C = 290
 C = 290
 PA = 243
 PA = 304
DETECTED METALS
 Ba = 57.1
 Cr = 10.8
 Pb = 20.8
 Pb = 5.00

0-1' DEPTH
 PID = BDL
 DRO = 149
 GRO = 2.1
DETECTED PAHs
 B(a)P = 112
 B(a)P = 232
 B(a)P = 207
 B(a)P = 180
 C = 410
 C = 54
 PA = 379
 F = 408
DETECTED METALS
 Ba = 57.1
 Cr = 16
 Pb = 18.7
 Pb = 8.3

0-1' DEPTH
 PID = BDL
 DRO = 149
 GRO = 2.1
DETECTED PAHs
 B(a)P = 112
 B(a)P = 232
 B(a)P = 207
 B(a)P = 180
 C = 410
 C = 54
 PA = 379
 F = 408
DETECTED METALS
 Ba = 57.1
 Cr = 16
 Pb = 18.7
 Pb = 8.3

0-1' DEPTH
 PID = BDL
 DRO = 149
 GRO = 2.1
DETECTED PAHs
 B(a)P = 112
 B(a)P = 232
 B(a)P = 207
 B(a)P = 180
 C = 410
 C = 54
 PA = 379
 F = 408
DETECTED METALS
 Ba = 57.1
 Cr = 16
 Pb = 18.7
 Pb = 8.3

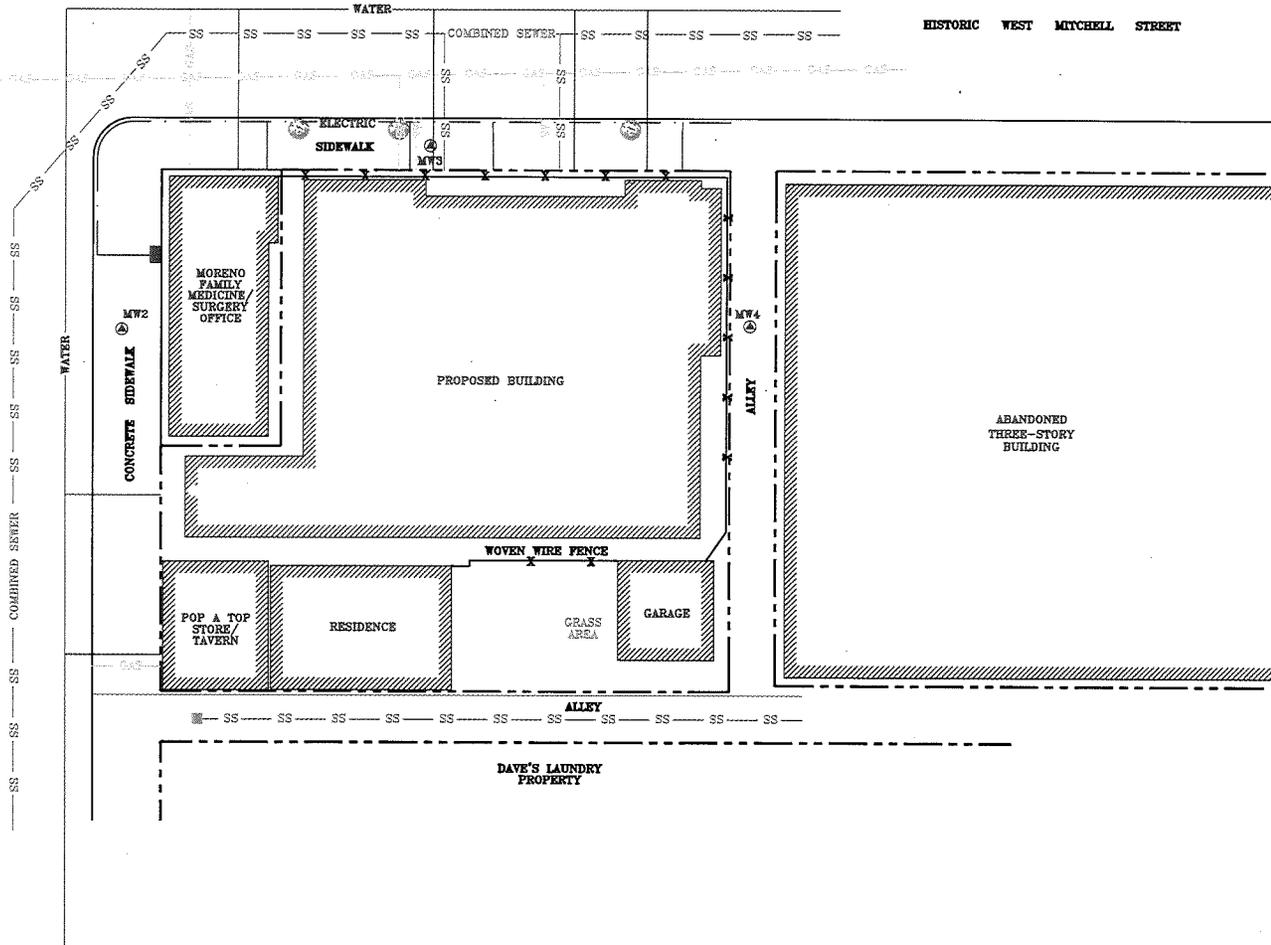
0-1' DEPTH
 PID = BDL
 DRO = 149
 GRO = 2.1
DETECTED PAHs
 B(a)P = 112
 B(a)P = 232
 B(a)P = 207
 B(a)P = 180
 C = 410
 C = 54
 PA = 379
 F = 408
DETECTED METALS
 Ba = 57.1
 Cr = 16
 Pb = 18.7
 Pb = 8.3

CHEMICAL KEY:
 -Ba BARIUM
 -B(a)P BENZO (a) ANTHRACENE
 -B(b)P BENZO (b) FLUORANTHENE
 -B(a)A BENZO (a,a) FLUORENE
 -B(k) BENZO (k) FLUORANTHENE
 -C CHRYSENE
 -Ct CEBROMPH
 -C14H10 BENZO (a,h) ANTHRACENE
 -F FLUORANTHENE
 -Hg MERCURY
 -IP1 INDENO (1,2,3-cd) PYRENE
 -MCH METHYLENE CHLORIDE
 -n-But n-BUTYLENE
 -n-PH n-PROPYLBENZENE
 -Naph1 NAPHTHALENE
 -P LEAD
 -P1 PYRENE
 -P1P1 P-PROPYLENBENZENE
 -PC PCHELANTHRENE
 -Se SELENIUM
 -TMB1 TERT-BUTYLENE
 -TMB2 TERT-BUTYLENE
 -TMB3 TERT-BUTYLENE
 -TMB4 TERT-BUTYLENE
 -TMB5 TERT-BUTYLENE
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SOUTH 7th STREET

HISTORIC WEST MITCHELL STREET



LEGEND:

- NATURAL GAS
- SS --- COMBINED SEWER OR STORM SEWER
- WATER
- ELECTRIC
- COMMUNICATION
- ⊙ TREE WITH 4' DRIPLINE
- ▲ BENCHMARK TOP FLANGE BOLT OF FIRE HYDRANT ASSUMED ELEVATION = 100.00'

GILES ENGINEERING ASSOCIATES, INC.
 80 WESSHO JOHNSON RD., WAUKESHA, WI, 53186
 (262)-644-0118

FIGURE #
PROPOSED DEVELOPMENT
 621-633 HISTORIC WEST MITCHELL STREET
 MILWAUKEE, WISCONSIN

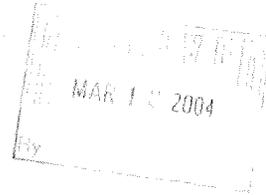
DESIGNED	DRAWN	APPROVED	SCALE	DATE
DSR	RH	X	1" = 30'	06/11/02

PROJECT NO.: 18-0010000 CAD NO.: E0100000



Department of City Development

Housing Authority
Redevelopment Authority
City Plan Commission
Historic Preservation Commission



I, Gregory J. Shelko, Assistant Executive Director-Secretary of the Redevelopment Authority of the City of Milwaukee, state that the Redevelopment Authority of the City of Milwaukee is the responsible party of the property at 621-33 West Historic Mitchell Street, Milwaukee, Wisconsin. The associated WDNR BRRTS Number is 02-41-267355.

The legal descriptions is described as:

The North 90.0 feet of Lots 6 to 9 and the East 2.4 feet of the North 90.0 feet and South 30.0 feet of West 27.6 feet of Lot 10, Block 1, Mitchell's Subdivision, in the Northwest $\frac{1}{4}$ of Section 5, Township 6 North, Range 22 East, in BID No. 4, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Redevelopment Authority of the City of Milwaukee

By:

Gregory J. Shelko
Assistant Executive Director-Secretary
Redevelopment Authority of the City of Milwaukee

Date: March 17, 2004