**State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES**

WISCONSIN
DEPT. OF NATURAL RESOURCES

Scott McCallum, Governor
Darrell Bazzell, Secretary
Gloria L. McCutcheon, Regional Director

Southeast Region
2300 N. Dr. Martin Luther King, Jr. Drive
P.O. Box 12436
Milwaukee, Wisconsin 53212-0436
Telephone 414-263-8500
FAX 414-263-8716
TTY 414-263-8713

June 11, 2002

BRRTs # 02-41-306718
FID # 241480030
Milwaukee Co.

Mr. Marvin Cooper
Cooper & Associates
4903 64th Drive West
Bradenton, FL 3410-4052

Subject: Final Closure: Cooper and Associates Property (a.k.a. H.H. West Corp.), 2202 through 2302 West Clybourn Street, Milwaukee, Wisconsin 53233.

Dear Mr. Cooper:
On September 17, 2001 your site as described above was reviewed for closure by the Department of Natural Resources, Southeast Region, Milwaukee Service Center. The Department reviews environmental remediation cases for compliance with State laws and standards to maintain consistency in the closure of these cases. On October 1, 2001 you were notified that conditional closure was granted to this case.

On April 19, 2002 the Department received correspondence from your Consultant, KEY ENGINEERING GROUP Ltd. indicating that you have complied with the conditions of closure by recording a deed restriction, class one public notice, abandoning and submitting well abandonment forms (cover letter of February 12, 2002) and submitting a complete GIS package. The Department has on file the Plan of Action for the Recommendations of the Vapor Intrusion Analysis dated February 8, 2002. Based on the correspondence and the data provided, it appears that your site has been remediated to Department standards in accordance with s. NR 726, 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 the closure request application will be included on the registry. To view the sites on the GIS Registry wed page, visit http://gomapout.dnr.state.wi.us/org/at/et/geo/gwur/index.htm.

Please be ware that this case may be re-opened pursuant to s. NR 726.09, Wis. Adm. Code, if additional information regarding site conditions indicate 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 414-263-8607.

Sincerely,

Binyoti F. Amungwafor.
Hydrogeologist

Document Number

DEED RESTRICTION

8270380

REGISTER'S OFFICE ) SS
Milwaukee County, WI)

RECORDED AT 11:40 AM

04-25-2002

WALTER R. BARCZAK
REGISTER OF DEEDS

AMOUNT 17.00

Name and Return Address
Cooper & Associates
c/o Milton Kuyers
13625 W. Burleigh Rd #9
Brookfield, WI 53005

400-0759-111-1

Parcel Identification Number (PIN)

Declaration of Restrictions

In Re: MARINER'S ADD'N IN SW ¼ SEC 30-7-22 BLOCK 3 LOTS 60 THRU 72 & E 6' LOT 59 & PART VAC NW COR LOT 63-TH NLY 17.50'-TH ELY 129.42'-TH SLY WLY 129.42' TO PT OF COM BID #10

STATE OF WISCONSIN )
) ss
COUNTY OF MILWAUKEE )

WHEREAS, Cooper & Associates is the owner of the above-described property.

WHEREAS, one or more chlorinated volatile organic compounds discharges have occurred on this property. Specifically trichloroethene, cis-1,2-dichloroethene and vinyl chloride - contaminated soil exceeding calculated site-specific residual contaminant levels (SSRCLs) remains on this property at the following location(s): B-9, B-10, B-11, SV-1, SV-2, GP-1, GP-2, GP-3, GP-4, GP-5, GP-9, CB-10-1, CB-11-1, CB-12-1, CB-12-2 and CSV-2-1 (see Figure 1).

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

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

> An engineered cap or cover has been constructed as a remedial action to address residual soil contamination on the property. Therefore, the following activities are prohibited on that portion of the property described above where a cap or cover has been placed (see Figure 2), unless prior written approval has been obtained from the Wisconsin Department of Natural Resources or its successor or assign: (1) Excavating or grading of the land surface; (2) Filling on the capped area; (3) Plowing for agricultural cultivation; and (4) Construction or installation of a building or other structure with a foundation that would sit on or be placed within the cap or cover. In addition, the cap or cover shall be maintained in compliance with a plan prepared and submitted to the Wisconsin Department of Natural Resources by a responsible party, as required by section NR 724.13(2), Wis. Adm. Code (1997).

IMAGE 1653

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

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

By signing this document, Mr. Milton Kuyers asserts that he is duly authorized to sign this document on behalf of Cooper & Associates, a Wisconsin general partnership.

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 22nd day of April, 2002.

Signature: [signature]
Printed Name: Milton Kuyers

Subscribed and sworn to before me
this 22 day of April, 2002.
[signature]
Notary Public, State of Wisconsin
My commission June 16, 2002

This document was drafted by the Wisconsin Department of Natural Resources.

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CERTIFICATE NO. 249585

STATE OF WISCONSIN
MILWAUKEE COUNTY SS.

OFFICE OF
REGISTER OF DEEDS

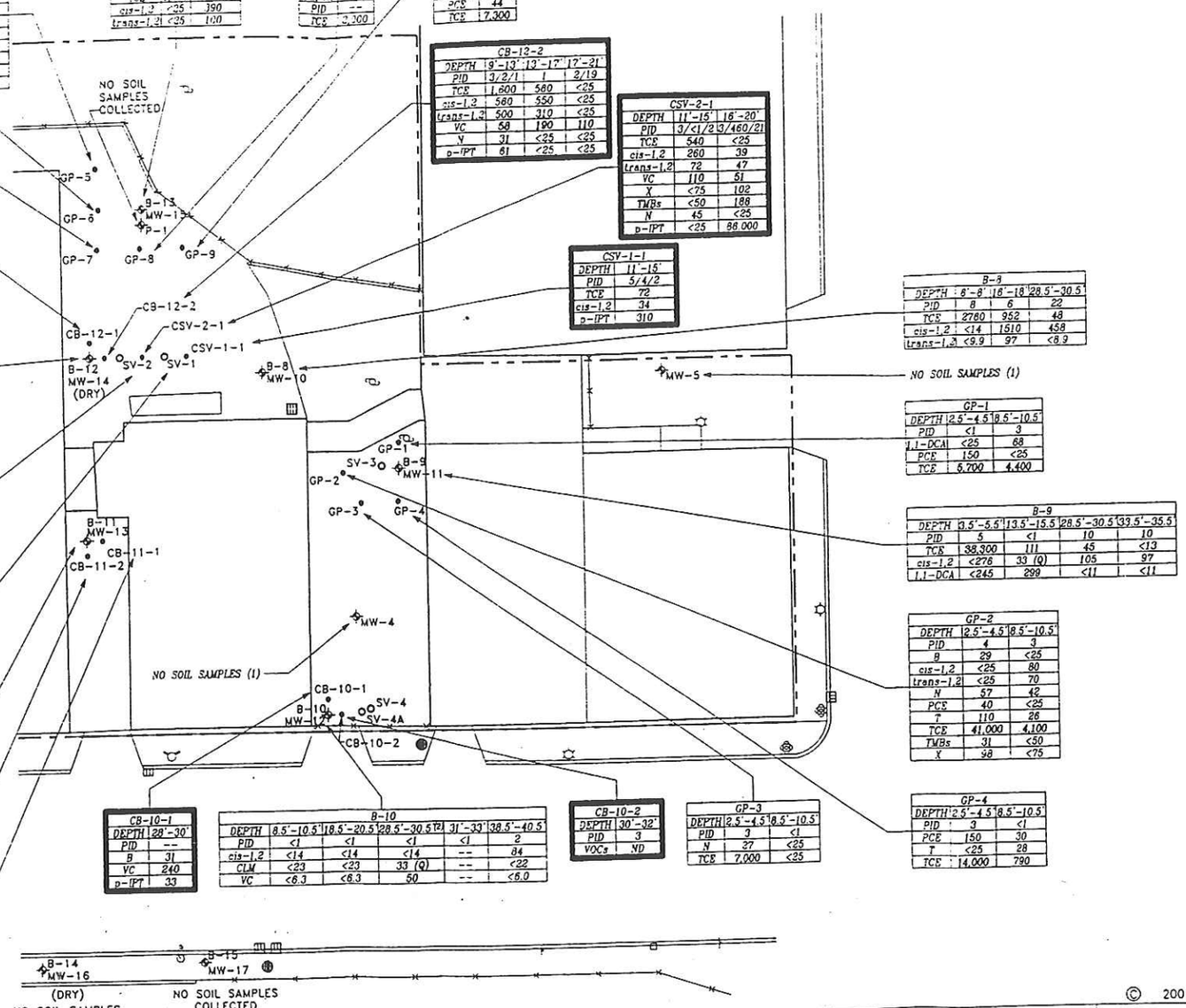
SEAL

I, the undersigned, Register of Deeds of Milwaukee County, hereby certify that this document is a true and correct copy of the original on file or record in this office.

Witness my hand and official seal this

MAY - 8 2002

Walter R. Barczak




| GP-5 | | |
|---|---|---|
| DEPTH | 0'-2' | 4'-10' |
| PID | -- | -- |
| B | 28 | <25 |
| 1,2-DBCP | 140 | <25 |
| cis-1,2 | 400 | <25 |
| trans-1,2 | 67 | <25 |
| X | 80 | <25 |
| T | 140 | <25 |
| TCE | 60,000 | 77 |
| 1,2,4-TMB | 38 | <25 |
| C | 107 | <75 |

| B-13 | | | |
|---|---|---|---|
| DEPTH | 3'-4' | 9.5'-11.5' | |
| PID | 3 | 6 | |
| TCE | 11,000 | 790 | |
| cis-1,2 | <25 | 390 | |
| trans-1,2 | <25 | 100 | |

| GP-8 | |
|---|---|
| DEPTH | 4'-8' |
| PID | -- |
| TCE | 2,300 |

| GP-9 | |
|---|---|
| DEPTH | 6'-8' |
| PID | -- |
| trans-1,2 | 100 |
| PCE | 44 |
| TCE | 7,300 |

| GP-6 | |
|---|---|
| DEPTH | 8'-10' |
| PID | -- |
| TCE | 49 |

| GP-7 | |
|---|---|
| DEPTH | 6'-8' |
| PID | -- |
| TCE | 170 |

| CB-12-1 | |
|---|---|
| DEPTH | 13.5'-17.5' |
| PID | 3/10 |
| TCE | 1,100 |
| cis-1,2 | 1,000 |
| trans-1,2 | 560 |
| VC | 140 |
| N | 100 |

| CB-12-2 | | | |
|---|---|---|---|
| DEPTH | 9'-13' | 13'-17' | 17'-21' |
| PID | 3/2/1 | 1 | 2/19 |
| TCE | 1,600 | 560 | <25 |
| cis-1,2 | 560 | 550 | <25 |
| trans-1,2 | 500 | 310 | <25 |
| VC | 58 | 190 | 110 |
| N | 31 | <25 | <25 |
| p-IPT | 61 | <25 | <25 |

| CSV-2-1 | | |
|---|---|---|
| DEPTH | 11'-15' | 16'-20' |
| PID | 3/<1/2 | 3/460/21 |
| TCE | 540 | <25 |
| cis-1,2 | 260 | 39 |
| trans-1,2 | 72 | 47 |
| VC | 110 | 51 |
| X | <75 | 102 |
| TMBs | <50 | 188 |
| N | 45 | <25 |
| p-IPT | <25 | 86,000 |

| CSV-1-1 | |
|---|---|
| DEPTH | 11'-15' |
| PID | 5/4/2 |
| TCE | 72 |
| cis-1,2 | 34 |
| p-IPT | 310 |

| B-8 | | | |
|---|---|---|---|
| DEPTH | 8'-8' | 18'-18' | 28.5'-30.5' |
| PID | 8 | 6 | 22 |
| TCE | 2780 | 952 | 48 |
| cis-1,2 | <14 | 1510 | 458 |
| trans-1,2 | <9.9 | 97 | <8.9 |

| B-12 | | | |
|---|---|---|---|
| DEPTH | 2'-4' | 14.5'-16.5' | 19.5'-21.5' |
| PID | <1 | 1 | 3 |
| TCE | <25 | 1,900 | <25 |
| cis-1,2 | <25 | 18,000 | <25 |
| trans-1,2 | <25 | 29,000 | <25 |
| VC | <25 | 4,000 | <25 |

| SV-2 | | | |
|---|---|---|---|
| DEPTH | 10'-12' | 17.5'-19.5' | |
| PID | 5 | <1 | |
| TCE | 1,200 | 200 | |
| cis-1,2 | 3,600 | 580 | |
| trans-1,2 | 880 | 820 | |
| 1,1-DCE | 55 | <25 | |
| VC | 1,800 | 4,700 | |

| GP-1 | | |
|---|---|---|
| DEPTH | 2.5'-4.5' | 8.5'-10.5' |
| PID | <1 | 3 |
| 1,1-DCA | <25 | 68 |
| PCE | 150 | <25 |
| TCE | 5,700 | 4,400 |

| B-9 | | | | | |
|---|---|---|---|---|---|
| DEPTH | 3.5'-5.5' | 13.5'-15.5' | 28.5'-30.5' | 33.5'-35.5' | |
| PID | 5 | <1 | 10 | 10 | |
| TCE | 38,300 | 111 | 45 | <13 | |
| cis-1,2 | <276 | 33 (Q) | 105 | 97 | |
| 1,1-DCA | <245 | 299 | <11 | <11 | |

| SV-1 | | | |
|---|---|---|---|
| DEPTH | 12.5'-14.5' | 25'-27' | 30'-32' |
| PID | 2 | 7 | 2 |
| TCE | 11,000 | <25 | <25 |
| cis-1,2 | 3,400 | 78 | 92 |
| trans-1,2 | 700 | <25 | <25 |
| 1,1-DCE | 33 | <25 | <25 |
| VC | 1,900 | <25 | <25 |

| GP-2 | | |
|---|---|---|
| DEPTH | 2.5'-4.5' | 8.5'-10.5' |
| PID | 4 | 3 |
| B | 29 | <25 |
| cis-1,2 | <25 | 80 |
| trans-1,2 | <25 | 70 |
| N | 57 | 42 |
| PCE | 40 | <25 |
| T | 110 | 26 |
| TCE | 41,000 | 4,100 |
| TMBs | 31 | <50 |
| X | 98 | <75 |

| B-11 | | | |
|---|---|---|---|
| DEPTH | 4.5'-6.5' | 14.5'-16.5' | 29.5'-31.5' |
| PID | <1 | 8 | 326 |
| VC | <25 | <25 | 85 |

| CB-11-2 | |
|---|---|
| DEPTH | 27'-31' |
| PID | 1 |
| T | 58 |

| CB-11-1 | | |
|---|---|---|
| DEPTH | 29.5'-31.5' | |
| PID | <1 | |
| cis-1,2 | 130 | |
| VC | 160 | |
| p-IPT | 26 | |

| CB-10-1 | |
|---|---|
| DEPTH | 28'-30' |
| PID | -- |
| B | 31 |
| VC | 240 |
| p-IPT | 33 |

| B-10 | | | | | |
|---|---|---|---|---|---|
| DEPTH | 8.5'-10.5' | 18.5'-20.5' | 28.5'-30.5' | 31'-33' | 38.5'-40.5' |
| PID | <1 | <1 | <1 | <1 | 2 |
| cis-1,2 | <14 | <14 | <14 | -- | 84 |
| CLM | <23 | <23 | 33 (Q) | -- | <22 |
| VC | <6.3 | <6.3 | 50 | -- | <6.0 |

| CB-10-2 | | |
|---|---|---|
| DEPTH | 30'-32' | |
| PID | 3 | |
| VOCs | ND | |

| GP-3 | | |
|---|---|---|
| DEPTH | 2.5'-4.5' | 8.5'-10.5' |
| PID | 3 | <1 |
| N | 27 | <25 |
| TCE | 7,000 | <25 |

| GP-4 | | |
|---|---|---|
| DEPTH | 2.5'-4.5' | 8.5'-10.5' |
| PID | 3 | <1 |
| PCE | 150 | 30 |
| T | <25 | 28 |
| TCE | 14,000 | 790 |

## NOTES

P.I.D.: PHOTOIONIZATION DETECTOR, I.U.
I.U.: INSTRUMENT UNITS
VOCs: VOLATILE ORGANIC COMPOUNDS, ug/kg
B: BENZENE, ug/kg
E: ETHYLBENZENE, ug/kg
1,2-DBCP: 1,2-DIBROMO-3-CHLOROPROPANE, ug/kg
TCE: TRICHLOROETHENE, ug/kg
PCE: TETRACHLOROETHENE, ug/kg
cis-1,2: cis-1,2 DICHLOROETHENE, ug/kg
trans-1,2: trans-1,2 DICHLOROETHENE, ug/kg
1,1-DCA: 1,1-DICHLOROETHANE, ug/kg
1,1-DCE: 1,1-DICHLOROETHENE, ug/kg
CLM: CHLOROMETHANE, ug/kg
VC: VINYL CHLORIDE, ug/kg
T: TOLUENE, ug/kg
X: XYLENES, ug/kg
TMBs: TRIMETHYLBENZENES, ug/kg
1,2,4-TMB: 1,2,4-TRIMETHYLBENZENE, ug/kg
N: NAPHTHALENE, ug/kg
p-IPT: p-ISOPROPYLTOLUENE, ug/kg
(Q): CONCENTRATION BETWEEN LIMIT OF DETECTION (LOD) AND LIMIT OF QUANTITATION (LOQ)
mg/kg: MILLIGRAMS PER KILOGRAM
ug/kg: MICROGRAMS PER KILOGRAM
mg/l: MILLIGRAMS PER LITER
ND: NO DETECTION
<: LESS THAN
--: NOT ANALYZED
(1): MONITORING WELL INSTALLATION OBSERVED BY NATURAL RESOURCE TECHNOLOGY, INC.
(2): SOIL SAMPLE COLLECTED TO CHARACTERIZE FILL MATERIAL

## LEGEND

- MONITORING WELL LOCATION
- SOIL BORING LOCATION
- SOIL PROBE LOCATION
- SOIL VAPOR EXTRACTION LOCATION
- CONCENTRATION GREATER THAN SITE SPECIFIC RESIDUAL CONTAMINANT LEVEL (SSRCL)
- CONFIRMATION SOIL SAMPLE DATA
- SUPPLEMENTAL SITE INVESTIGATION DATA

0 20 40
SCALE: 1"=40'

| | | | |
|---|---|---|---|
| DRN. BY: | J.J.J. | DATE: | 04/20/01 |
| DSN. BY: | D.K.P. | FILE NO.: | 0702013 |
| CHK. BY: | D.K.P. | DWG. NO.: | 70201310 |
| REV. BY: | G.L.J. | SHEET NO.: | 1 |

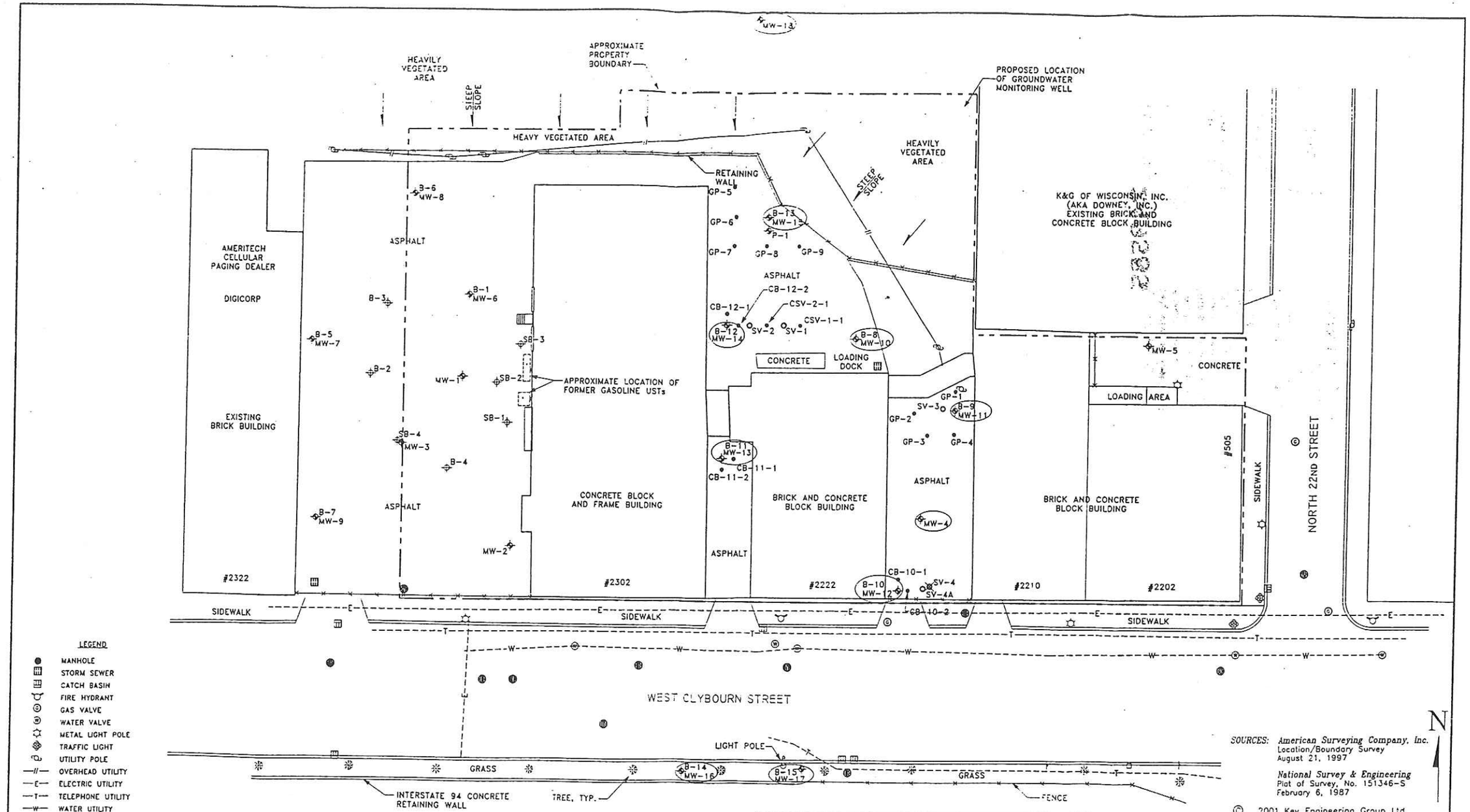
KEY ENGINEERING GROUP LTD.

© 2001 Key Engineering Group Ltd.

FIGURE 1
SUMMARY OF SOIL SAMPLE ANALYTICAL RESULTS

DEED RESTRICTION
COOPER & ASSOCIATES PROPERTY
2202-2222 WEST CLYBOURN STREET
MILWAUKEE, WISCONSIN

REEL 5314 IMAGE 1656




SOURCES: *American Surveying Company, Inc.* Location/Boundary Survey August 21, 1997

*National Survey & Engineering* Plat of Survey, No. 151346-S February 6, 1987

© 2001 Key Engineering Group Ltd.

FIGURE 2
SITE LAYOUT

DEED RESTRICTION
COOPER & ASSOCIATES PROPERTY
2202-2302 WEST CLYBOURN STREET

| Document Number | GROUNDWATER USE RESTRICTION |
|---|---|

8270381

REGISTER'S OFFICE ) SS
Milwaukee County, WI)

RECORDED AT 11:40 AM

04-25-2002

WALTER R. BARCZAK
REGISTER OF DEEDS

AMOUNT 17.00

Name and Return Address
Cooper & Associates
c/o Milton Kuyers
13625 W. Burleigh Rd #9
Brookfield, WI 53005

400-0759-111-1

Parcel Identification Number (PIN)

Declaration of Restrictions

In Re: MARINER'S ADD'N IN SW ¼ SEC 30-7-22 BLOCK 3 LOTS 60 THRU 72 & E 6' LOT 59 & PART VAC NW COR LOT 63-TH NLY 17.50'-TH ELY 129.42'-TH SLY WLY 129.42' TO PT OF COM BID #10

STATE OF WISCONSIN )
) ss
COUNTY OF MILWAUKEE )

WHEREAS, Cooper & Associates is the owner of the above-described property.

WHEREAS, one or more chlorinated volatile organic compounds discharges have occurred on this property. Specifically trichloroethene, cis-1,2-dichloroethene and vinyl chloride - contaminated groundwater above NR 140 enforcement standards existed on this property at the following location(s) on the following date(s): (see Figure 1 for the type and concentration groundwater contamination and the date and location on the property where this groundwater contamination was found) and soil contamination existed on the property at the following location(s) on the following dates: (see Figure 2 for the type and concentration of residual soil contamination with the date and location where contamination was encountered).

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

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

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

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

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

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

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

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

By signing this document, Mr. Milton Kuyers asserts that he is duly authorized to sign this document on behalf of Cooper & Associates, a Wisconsin general partnership.

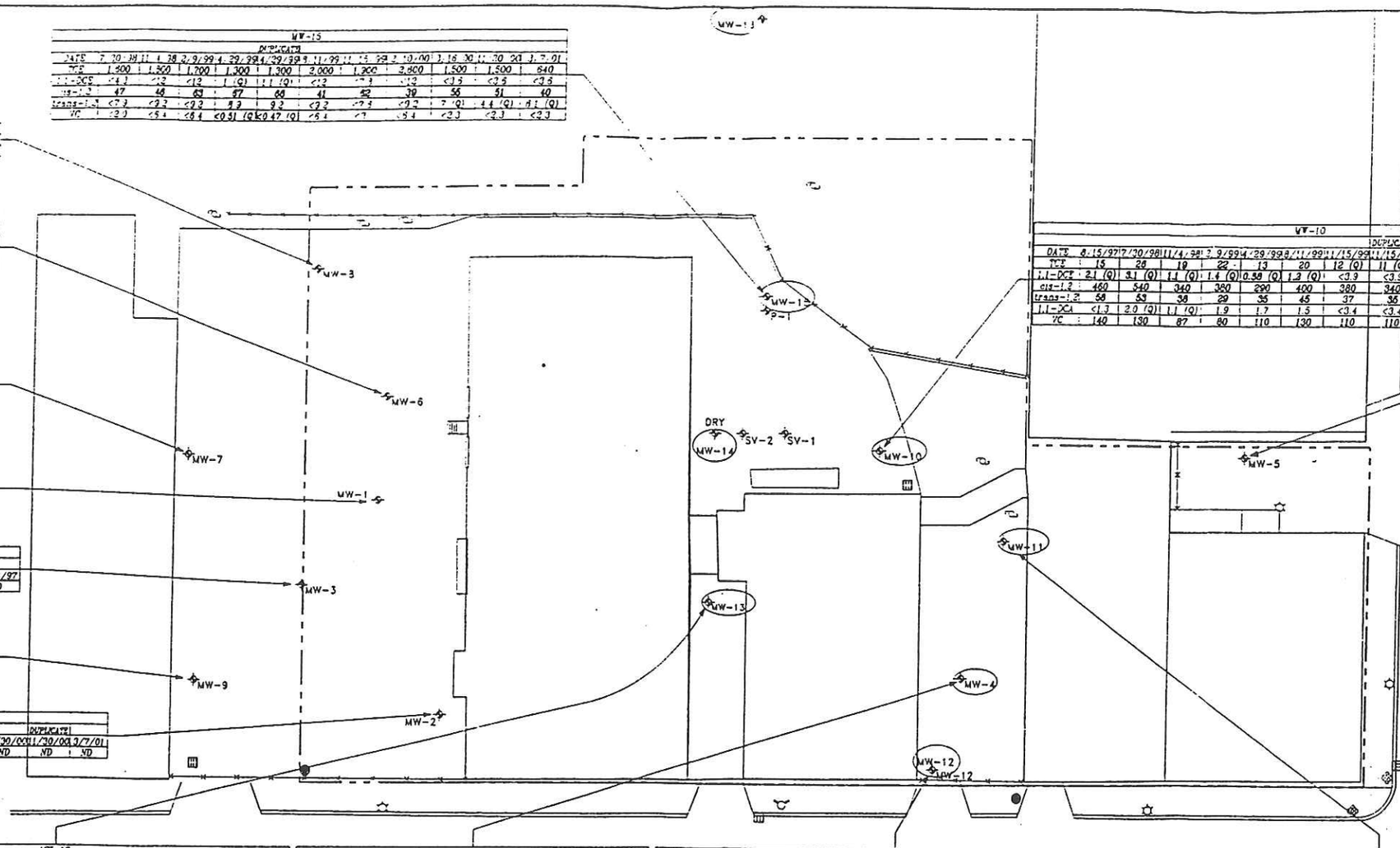
IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 22nd day of April, 2002

Signature: [signature]
Printed Name: Milton Kuyers

Subscribed and sworn to before me
this 22 day of April, 2002.
Donna Meidenbauer
Notary Public, State of Wisconsin
My commission June 16, 2002

This document was drafted by the Wisconsin Department of Natural Resources.

REEL 5314 IMAGE 1659




**MW-15**

| DATE | 7/30/98 | 11/4/98 | 2/8/99 | 4/29/99 | 4/29/99 | 11/99 | 11/15/99 | 2/10/00 | 11/30/00 | 3/7/01 |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | DUPLICATE | | | | | |
| TCE | 1,400 | 1,300 | 1,700 | 1,300 | 1,300 | 2,000 | 1,900 | 2,800 | 1,500 | 640 |
| 1,1-DCE | <4.3 | <13 | <13 | 1 (Q) | 1.1 (Q) | <13 | <13 | <13 | <3.5 | <3.5 | <3.6 |
| cis-1,2 | 47 | 48 | 63 | 57 | 66 | 41 | 52 | 39 | 56 | 51 | 40 |
| trans-1,2 | <7.3 | <9.2 | <9.2 | 9.3 | 9.2 | <9.2 | <9.2 | <9.2 | 7 (Q) | 4.4 (Q) | 4.1 (Q) |
| VC | <2.3 | <5.4 | <5.4 | <0.51 (Q) | 0.47 (Q) | <5.4 | <7 | <5.4 | <2.3 | <2.3 | <2.3 |

**MW-4**

| DATE | 7/30/98 | 11/4/98 | 2/8/99 | 4/29/99 | 11/99 | 11/15/99 | 2/10/00 | 11/30/00 | 3/7/01 |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | DUPLICATE | | | | |
| VOC | ND | ND | ND | | | | | | |

**MW-6**

| DATE | 9/4/97 | 11/24/97 |
|---|---|---|
| | | DUPLICATE |
| CVOC | ND | ND | ND |

**MW-7**

| DATE | 8/15/97 | 11/24/97 |
|---|---|---|
| TCE | 1.1 | <0.20 |
| 1,1-DCE | <0.28 | <0.28 |
| cis-1,2 | 46 | 3.5 |
| trans-1,2 | 3.6 | <0.25 |
| 1,1-DCA | <0.26 | <0.26 |
| VC | 5.4 | <0.23 |

**MW-1**

| DATE | 12/13/96 | 6/16/97 | 11/24/97 |
|---|---|---|---|
| CVOC | ND | ND | ND |

**MW-3**

| DATE | 12/13/96 | 6/16/97 | 6/16/97 | 11/24/97 |
|---|---|---|---|---|
| | | | DUPLICATE | |
| CVOC | ND | ND | ND | ND |

**MW-9**

| DATE | 9/4/97 | 9/14/97 | 11/24/97 |
|---|---|---|---|
| | | DUPLICATE | |
| CVOC | ND | ND | ND |

**MW-2**

| DATE | 12/13/96 | 6/16/97 | 11/24/97 | 11/30/00 | 11/30/00 | 3/7/01 |
|---|---|---|---|---|---|---|
| | | | | | DUPLICATE | |
| CVOC | ND | ND | ND | ND | ND | ND |

**MW-10**

| DATE | 8/15/97 | 7/30/98 | 11/4/98 | 2/8/99 | 4/29/99 | 8/11/99 | 11/15/99 | 11/15/99 | 2/10/00 | 11/30/00 | 3/7/01 | 3/7/01 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | DUPLICATE | | | | DUPLICATE |
| TCE | 15 | 28 | 19 | 22 | 13 | 20 | 12 (Q) | 11 (Q) | 12 | 12 | 4.6 (Q) | 4.8 |
| 1,1-DCE | 2.1 (Q) | 3.1 (Q) | 1.1 (Q) | 1.4 (Q) | 0.58 (Q) | 1.2 (Q) | <3.9 | <3.9 | <3.1 | 0.6 (Q) | <3.5 | <0.36 |
| cis-1,2 | 460 | 540 | 340 | 360 | 290 | 400 | 380 | 340 | 330 | 250 | 150 | 180 |
| trans-1,2 | 56 | 53 | 38 | 29 | 35 | 45 | 37 | 35 | 31 | 19 | 13 | 13 |
| 1,1-DCA | <1.3 | 2.0 (Q) | 1.1 (Q) | 1.9 | 1.7 | 1.5 | <3.4 | <3.4 | <1.6 | 7.5 | 3.5 (Q) | 4.4 |
| VC | 140 | 130 | 87 | 80 | 110 | 130 | 110 | 110 | 74 | 6 | 3.3 (Q) | 5.8 |

**MW-5**

| DATE | 12/13/96 | 7/30/98 |
|---|---|---|
| CVOC | ND | ND |

**MW-13**

| DATE | 7/30/98 | 11/4/98 | 2/8/99 | 4/29/99 | 8/11/99 | 11/15/99 | 2/10/00 | 11/30/00 | 3/7/01 |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | DUPLICATE | | | | |
| TCE | 10 | 11 | 18 | 5.2 | 2 | 1.5 | 1.1 (Q) | 2.8 | <0.36 | <0.36 |
| 1,1-DCE | 0.44 | <0.61 | <0.61 | <0.61 | <0.61 | <0.61 | <0.39 | <0.61 | <0.36 | <0.36 |
| cis-1,2 | 84 (Q) | 77 | 88 | 81 | 59 | 59 | 25 | 66 | 5.1 | 5.2 |
| trans-1,2 | 27 | 22 | 21 | 24 | 16 | 16 | 4.4 | 12 | 1 | 1.6 |
| 1,1-DCA | <0.35 | <0.32 | <0.32 | <0.32 | 0.44 (Q) | 0.47 (Q) | <0.34 | 1.4 | <0.34 | <0.34 |
| VC | 62 | 47 | 52 | 31 | 32 | 30 | 15 | 35 | 3.6 | 4.7 |

**MW-4**

| DATE | 12/13/96 | 6/16/97 | 7/30/98 | 3/16/00 | 3/16/00 | 11/30/00 | 3/7/01 |
|---|---|---|---|---|---|---|---|
| | | | | | DUPLICATE | | |
| TCE | <5.0 | 1.2 (Q) | <1.8 | <0.36 | <0.36 | <0.36 | 1.5 |
| 1,1-DCE | <5.0 | 2.3 (Q) | 3.0 (Q) | 0.54 (Q) | 0.54 (Q) | 0.37 (Q) | 0.49 (Q) |
| cis-1,2 | 660 | 420 | 520 | 230 | 230 | 84 | 92 |
| trans-1,2 | 39 | 46 | 49 | 17 | 17 | 7.6 | 8.5 |
| 1,1-DCA | 22 | 15 | 17 | 3.4 | 3.3 | 1.4 | 2.9 |
| VC | 120 | 86 | 90 | 19 | 18 | 8.5 | 10 |

**MW-12**

| DATE | 8/15/97 | 7/30/98 | 11/4/98 | 2/8/99 | 2/8/99 | 4/29/99 | 8/11/99 | 11/15/99 | 2/10/00 | 11/30/00 | 3/7/01 |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | DUPLICATE | | | | | | |
| 1,1-DCE | <1.4 | <2.1 | <6.1 | <6.1 | <6.1 | 3 | <6.1 | <3.9 | <3.1 | <3.6 | 10.47 (Q) |
| cis-1,2 | 410 | 590 | 720 | 690 | 660 | 950 | 500 | 350 | 270 | 92 | 110 |
| trans-1,2 | 26 | 36 | 42 | 38 | 37 | 67 | 25 | 21 | 18 | 10 | 14 |
| 1,1-DCA | 6.5 | 7.5 | 11 | 11 | 11 (Q) | 19 | 7.1 (Q) | <3.4 | 3.5 (Q) | <3.4 | 1.4 |
| VC | 110 | 150 | 100 | 78 | 69 | 120 | 47 | 70 | 40 | 29 | 64 |

**MW-11**

| DATE | 8/15/97 | 7/30/98 | 11/4/98 | 2/8/99 | 4/29/99 | 8/11/99 | 11/15/99 | 2/10/00 | 2/10/00 | 11/30/00 | 3/7/01 |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | DUPLICATE | | |
| TCE | 9.5 | 5.1 (Q) | <3.9 | 4.8 (Q) | 4.4 | <3.9 | <4.8 | 2.6 (Q) | 2.1 (Q) | <3.6 | <1.8 |
| 1,1-DCE | 4.9 (Q) | <4.3 | <6.1 | <6.1 | 1.8 (Q) | <6.1 | <3.9 | <3.1 | <3.1 | <3.6 | <1.8 |
| cis-1,2 | 880 | 920 | 620 | 790 | 590 | 570 | 330 | 230 | 250 | 150 | 86 |
| trans-1,2 | 71 | 66 | 42 | 66 | 49 | 36 | 20 | 16 | 18 | 9 | 5.4 |
| 1,1-DCA | 10 | 11 | 5.9 (Q) | 10 (Q) | 11 | 4.8 (Q) | <3.4 | 2.3 (Q) | 2.2 (Q) | <3.4 | <1.7 |
| VC | 150 | 110 | 53 | 58 | 73 | 20 | <1.5 | 8.7 | 9.1 | 11 | 2.8 (Q) |

NOTES

CVOC: CHLORINATED VOLATILE ORGANIC COMPOUNDS, ug/l
TCE: TRICHLOROETHENE, ug/l
1,1-DCE: 1,1-DICHLOROETHENE, ug/l
cis-1,2: cis-1,2-DICHLOROETHENE, ug/l
trans-1,2: trans-1,2-DICHLOROETHENE, ug/l
1,1-DCA: 1,1-DICHLOROETHANE, ug/l
VC: VINYL CHLORIDE, ug/l
ug/l: MICROGRAMS PER LITER
<: LESS THAN
--: NOT ANALYZED
ND: NOT DETECTED ABOVE LABORATORY METHOD DETECTION LIMITS
(Q): QUANTIFIED CONCENTRATION BETWEEN LIMIT OF DETECTION AND LIMIT OF QUANTITATION
SAMPLES COLLECTED BY NRT, INC
(1): GROUNDWATER SAMPLES COLLECTED BY NATURAL RESOURCE TECHNOLOGY, INC (12/13/96)

LEGEND

MONITORING WELL LOCATION
CONCENTRATION GREATER THAN NR 140 ENFORCEMENT STANDARD (ES)
CONCENTRATION GREATER THAN PREVENTIVE ACTION LIMIT (PAL)
12 TCE CONCENTRATION
CVOC SITE INVESTIGATION GROUNDWATER MONITORING WELL

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0 20 40
SCALE: 1"=40'

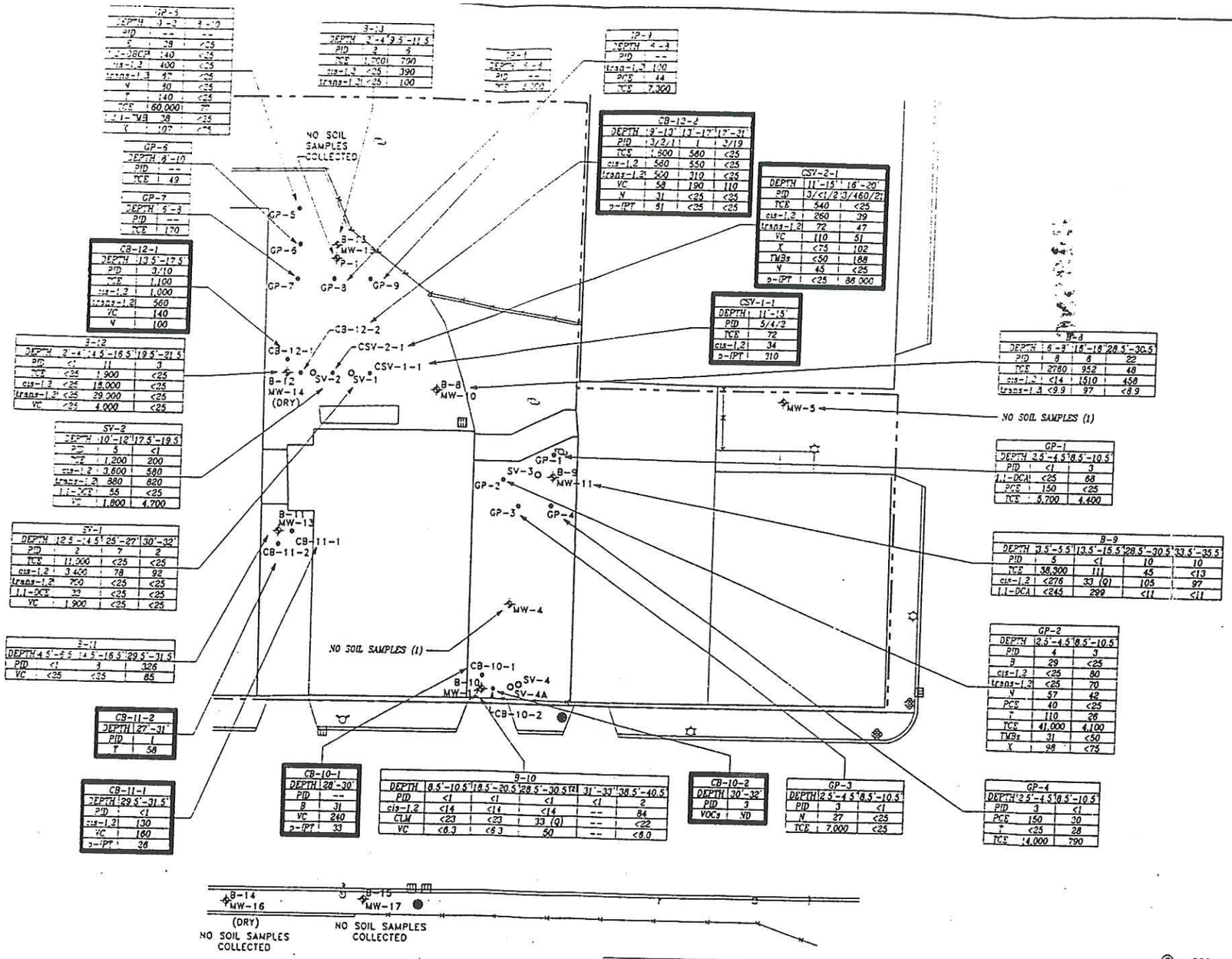
| | | | |
|---|---|---|---|
| DRN. BY: | J.J.J. | DATE: | 04/16/01 |
| DSN. BY: | D.K.P. | FILE NO.: | 0702013 |
| CHK. BY: | D.K.P. | DWG. NO.: | 07020130e |
| REV. BY: | C.L.J. | SHEET NO.: | 3 |

KEY ENGINEERING GROUP LTD.

FIGURE 1
SUMMARY OF GROUNDWATER SAMPLE ANALYTICAL RESULTS

GROUNDWATER USE RESTRICTION
COOPER & ASSOCIATES PROPERTY
2202-2302 WEST CLYBOURN STREET
MILWAUKEE, WISCONSIN

REEL 5314 IMAGE 1660




| GP-5 | | | |
|---|---|---|---|
| DEPTH | 0'-2' | 8'-10' | |
| PID | -- | -- | |
| B | 29 | <25 | |
| 1,2-DBCP | 140 | <25 | |
| cis-1,2 | 400 | <25 | |
| trans-1,2 | 47 | <25 | |
| N | 30 | <25 | |
| T | 140 | <25 | |
| TCE | 60,000 | 70 | |
| 1,2,4-TMB | 38 | <25 | |
| X | 107 | <25 | |

| GP-6 | |
|---|---|
| DEPTH | 8'-10' |
| PID | -- |
| TCE | 49 |

| GP-7 | |
|---|---|
| DEPTH | 6'-8' |
| PID | -- |
| TCE | 170 |

| B-13 | | |
|---|---|---|
| DEPTH | 2'-4' | 9.5'-11.5' |
| PID | 3 | 5 |
| TCE | 1,700 | 790 |
| cis-1,2 | <25 | 390 |
| trans-1,2 | <25 | 100 |

| P-1 | |
|---|---|
| DEPTH | 6'-8' |
| PID | -- |
| PCE | -- |
| TCE | 1,100 |

| P-1 | |
|---|---|
| DEPTH | 6'-8' |
| PID | -- |
| trans-1,2 | 100 |
| PCE | 44 |
| TCE | 7,300 |

| CB-12-2 | | | |
|---|---|---|---|
| DEPTH | 9'-13' | 13'-17' | 17'-21' |
| PID | 3/2/1 | 1 | 3/19 |
| TCE | 800 | 560 | <25 |
| cis-1,2 | 560 | 550 | <25 |
| trans-1,2 | 500 | 310 | <25 |
| VC | 58 | 190 | 110 |
| N | 31 | <25 | <25 |
| p-IPT | 91 | <25 | <25 |

| CSV-2-1 | | |
|---|---|---|
| DEPTH | 11'-15' | 16'-20' |
| PID | 3/<1/2 | 3/460/21 |
| TCE | 540 | <25 |
| cis-1,2 | 260 | 39 |
| trans-1,2 | 72 | 47 |
| VC | 110 | 51 |
| X | <75 | 102 |
| TMBs | <50 | 188 |
| N | 45 | <25 |
| p-IPT | <25 | 86,000 |

| CSV-1-1 | |
|---|---|
| DEPTH | 11'-15' |
| PID | 5/4/2 |
| TCE | 72 |
| cis-1,2 | 34 |
| p-IPT | 310 |

| CB-12-1 | |
|---|---|
| DEPTH | 13.5'-17.5' |
| PID | 3/10 |
| TCE | 1,100 |
| cis-1,2 | 1,000 |
| trans-1,2 | 560 |
| VC | 140 |
| N | 100 |

| B-12 | | | |
|---|---|---|---|
| DEPTH | 2'-4' | 14.5'-16.5' | 19.5'-21.5' |
| PID | <1 | 11 | 3 |
| TCE | <25 | 1,900 | <25 |
| cis-1,2 | <25 | 15,000 | <25 |
| trans-1,2 | <25 | 29,000 | <25 |
| VC | <25 | 4,000 | <25 |

| SV-2 | | |
|---|---|---|
| DEPTH | 10'-12' | 17.5'-19.5' |
| PID | 5 | <1 |
| TCE | 1,200 | 200 |
| cis-1,2 | 3,600 | 580 |
| trans-1,2 | 880 | 820 |
| 1,1-DCE | 55 | <25 |
| VC | 1,800 | 4,700 |

| SV-1 | | | |
|---|---|---|---|
| DEPTH | 12.5'-14.5' | 25'-27' | 30'-32' |
| PID | 2 | 7 | 2 |
| TCE | 11,500 | <25 | <25 |
| cis-1,2 | 3,400 | 78 | 92 |
| trans-1,2 | 700 | <25 | <25 |
| 1,1-DCE | 33 | <25 | <25 |
| VC | 1,900 | <25 | <25 |

| B-11 | | |
|---|---|---|
| DEPTH | 4.5'-6.5' | 14.5'-16.5' | 29.5'-31.5' |
| PID | <1 | 3 | 326 |
| VC | <25 | <25 | 65 |

| CB-11-2 | |
|---|---|
| DEPTH | 27'-31' |
| PID | 1 |
| T | 58 |

| CB-11-1 | |
|---|---|
| DEPTH | 29.5'-31.5' |
| PID | <1 |
| cis-1,2 | 130 |
| VC | 160 |
| p-IPT | 26 |

| CB-10-1 | |
|---|---|
| DEPTH | 28'-30' |
| PID | -- |
| B | 31 |
| VC | 240 |
| p-IPT | 33 |

| B-10 | | | | | |
|---|---|---|---|---|---|
| DEPTH | 8.5'-10.5' | 18.5'-20.5' | 28.5'-30.5' | 31'-33' | 38.5'-40.5' |
| PID | <1 | <1 | <1 | <1 | 2 |
| cis-1,2 | <14 | <14 | <14 | -- | 84 |
| CLM | <23 | <23 | 33 (Q) | -- | <22 |
| VC | <6.3 | <6.3 | 50 | -- | <6.0 |

| CB-10-2 | |
|---|---|
| DEPTH | 30'-32' |
| PID | 3 |
| VOCs | ND |

| GP-3 | | |
|---|---|---|
| DEPTH | 2.5'-4.5' | 8.5'-10.5' |
| PID | 3 | <1 |
| N | 27 | <25 |
| TCE | 7,000 | <25 |

| B-8 | | | |
|---|---|---|---|
| DEPTH | 6'-8' | 16'-18' | 28.5'-30.5' |
| PID | 8 | 8 | 22 |
| TCE | 2780 | 952 | 48 |
| cis-1,2 | <14 | 1510 | 458 |
| trans-1,2 | <9.9 | 97 | <8.9 |

| GP-1 | | |
|---|---|---|
| DEPTH | 2.5'-4.5' | 8.5'-10.5' |
| PID | <1 | 3 |
| 1,1-DCA | <25 | 68 |
| PCE | 150 | <25 |
| TCE | 5,700 | 4,400 |

| B-9 | | | | |
|---|---|---|---|---|
| DEPTH | 3.5'-5.5' | 13.5'-15.5' | 28.5'-30.5' | 33.5'-35.5' |
| PID | 5 | <1 | 10 | 10 |
| TCE | 38,300 | 111 | 45 | <13 |
| cis-1,2 | <276 | 33 (Q) | 105 | 97 |
| 1,1-DCA | <245 | 299 | <11 | <11 |

| GP-2 | | |
|---|---|---|
| DEPTH | 2.5'-4.5' | 8.5'-10.5' |
| PID | 4 | 3 |
| B | 29 | <25 |
| cis-1,2 | <25 | 80 |
| trans-1,2 | <25 | 70 |
| N | 57 | 42 |
| PCE | 40 | <25 |
| T | 110 | 26 |
| TCE | 41,000 | 4,100 |
| TMBs | 31 | <50 |
| X | 98 | <75 |

| GP-4 | | |
|---|---|---|
| DEPTH | 2.5'-4.5' | 8.5'-10.5' |
| PID | 3 | <1 |
| PCE | 150 | 30 |
| T | <25 | 28 |
| TCE | 14,000 | 790 |

## NOTES

P.I.D.: PHOTOIONIZATION DETECTOR, I.U.
I.U.: INSTRUMENT UNITS
VOCs: VOLATILE ORGANIC COMPOUNDS, ug/kg
B: BENZENE, ug/kg
E: ETHYLBENZENE, ug/kg
1,2-DBCP: 1,2-DIBROMO-3-CHLOROPROPANE, ug/kg
TCE: TRICHLOROETHENE, ug/kg
PCE: TETRACHLOROETHENE, ug/kg
cis-1,2: cis-1,2 DICHLOROETHENE, ug/kg
trans-1,2: trans-1,2 DICHLOROETHENE, ug/kg
1,1-DCA: 1,1-DICHLOROETHANE, ug/kg
1,1-DCE: 1,1-DICHLOROETHENE, ug/kg
CLM: CHLOROMETHANE, ug/kg
VC: VINYL CHLORIDE, ug/kg
T: TOLUENE, ug/kg
X: XYLENES, ug/kg
TMBs: TRIMETHYLBENZENES, ug/kg
1,2,4-TMB: 1,2,4-TRIMETHYLBENZENE, ug/kg
N: NAPHTHALENE, ug/kg
p-IPT: p-ISOPROPYLTOLUENE, ug/kg
(Q): CONCENTRATION BETWEEN LIMIT OF DETECTION (LOD) AND LIMIT OF QUANTITATION (LOQ)
mg/kg: MILLIGRAMS PER KILOGRAM
ug/kg: MICROGRAMS PER KILOGRAM
mg/L: MILLIGRAMS PER LITER
ND: NO DETECTION
<: LESS THAN
--: NOT ANALYZED
(1): MONITORING WELL INSTALLATION OBSERVED BY NATURAL RESOURCE TECHNOLOGY, INC.
(2): SOIL SAMPLE COLLECTED TO CHARACTERIZE FILL MATERIAL

## LEGEND

- MONITORING WELL LOCATION
- SOIL BORING LOCATION
- SOIL PROBE LOCATION
- SOIL VAPOR EXTRACTION LOCATION
- CONCENTRATION GREATER THAN SITE SPECIFIC RESIDUAL CONTAMINANT LEVEL (SSRCL)
- CONFIRMATION SOIL SAMPLE DATA
- SUPPLEMENTAL SITE INVESTIGATION DATA

0 20 40
SCALE: 1"=40'

| | | | |
|---|---|---|---|
| DRN. BY: | J.J.J. | DATE: | 04/20/01 |
| DSN. BY: | D.K.P. | FILE NO.: | 0702013 |
| CHK. BY: | D.K.P. | DWG. NO.: | 70201310 |
| REV. BY: | G.L.J. | SHEET NO.: | 1 |

KEY ENGINEERING GROUP LTD.

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FIGURE 2
SUMMARY OF SOIL SAMPLE ANALYTICAL RESULTS

GROUNDWATER USE RESTRICTION
COOPER & ASSOCIATES PROPERTY
2202-2222 WEST CLYBOURN STREET
MILWAUKEE, WISCONSIN

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Scott McCallum, Governor
Darrell Bazzell, Secretary
Gloria L. McCutcheon, Regional Director

Southeast Region
2300 N. Dr. Martin Luther King, Jr. Drive
P.O. Box 12436
Milwaukee, Wisconsin 53212-0436
Telephone 414-263-8500
FAX 414-263-8716
TTY 414-263-8713

October 1, 2001

BRRTs # 02-41-113108
FID # 241480030

Mr. Marvin Cooper
Cooper & Associates
4903 64th Drive West
Bradenton, FL 34210-4052

RE: Conditional Case Closure, Cooper and Associates Property (a.k.a. H. H. West Corp.), 2202 through 2302 West Clybourn Street, Milwaukee, Wisconsin 53233.

Dear Mr. Cooper:

On September 17, 2001 the Southeast Remediation and Redevelopment closure committee reviewed your request for closure of the case described above. This 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 closure committee has determined that chlorinated solvents contamination on this site appears to have been investigated and remediated to the extent practicable under site conditions. Your case will be closed under s. NR 726.05, Wis. Adm. Code, if the following conditions are satisfied:

1. Vapor Intrusion Analysis: You need to address the concerns or recommendations raised in the Correspondence Memorandum dated August 10, 2001 from the Department of Health & Family Services (DHFS). The concerns will be subject to the approval of the DHFS and the endorsement of the Department of Natural Resources prior to granting site closure.

2. Monitoring Well abandonment: The monitoring wells and soil vapor extraction system wells , air sparging wells and other remediation system wells at this site must be properly abandoned in compliance with ch. NR 141, Wis. Adm. Code, unless long term groundwater monitoring is going to be conducted. If monitoring wells will not be immediately abandoned because you do not file a groundwater use restriction and future groundwater monitoring is planned, you

will need to notify me of your monitoring plans in order to qualify for case closure. Documentation of well abandonment must be submitted to WDNR on Form 3300-5B found at www.dnr.state.wi.us/org/water/dgw/gw/ or provided by the Department of Natural Resources.

3. Groundwater Use Restriction: Section NR 726.05(2)(b), Wis. Adm. Code, provides that if groundwater contamination still exceeds NR 140 enforcement standards when a closure request is submitted, a case may only be closed if a groundwater use restriction is recorded for each property where enforcement standards are exceeded. Therefore, recording the required groundwater use restriction is an option that the Department of Natural Resources can offer to you in order to close this case. If you choose not to accept this option, you may be required to conduct additional investigation and cleanup of the remaining contamination in order to qualify for unconditional closure. If you choose to pursue closure with a groundwater use restriction, you will need to submit a draft groundwater use restriction to me before the document is signed and recorded. You may find attached a model groundwater use for your use or visit our web site at www.dnr.state.wi.us/org/rr for a copy of the model format and language. To assist us in the review of your draft groundwater use restriction document, you should submit a copy of the property deed or deeds to me along with the draft document. Once Department of Natural Resources has checked your draft 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 County of Milwaukee Register of Deeds Office. Then you must a copy of the recorded document, with the recording information stamped on it, to me. Please be aware that if a groundwater use restriction 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.

4. Deed Restriction for contaminated soil: The closure committee has required that a deed restriction be signed and recorded to address the issue of the remaining soil contamination 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, and/or require that the owner of the property investigate the degree and extent of residual contamination that is currently inaccessible, if structural impediments that currently exist on the property are removed as is the case on this site.

You will need to submit a draft restriction to me before the document is signed

and recorded. You may find a model deed restriction at the referenced web site above. You should follow the same review process for the draft and final deed restriction as in one above making sure of it's accuracy.

5. Notice of Residual Soil Contamination: You will need to public notice (Class One) of the residual soil contamination still remains on this site. If soil in this location (or these locations) 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 this notice is to notify all future owners that excavation of contaminated soil may pose an inhalation or other direct contact hazard at the time of the excavation. You will need to submit a draft deed notice to me before the document is signed and recorded. You may find a model deed notice in the referenced web page above.

6. Right-of-Way Soil and/or Groundwater Contamination: There is residual soil contamination in a public street or highway right-of-way. You should provide written notification of the presence of residual soil and/or groundwater contamination to the clerk of the Milwaukee County where this right-of-way is located and the municipal department or state agency that maintains the right-of-way. Please, provide me a copy of the written notification.

7. For this site to re-enter the Voluntary Party Liability Program (VPLE), some additional work will be required.

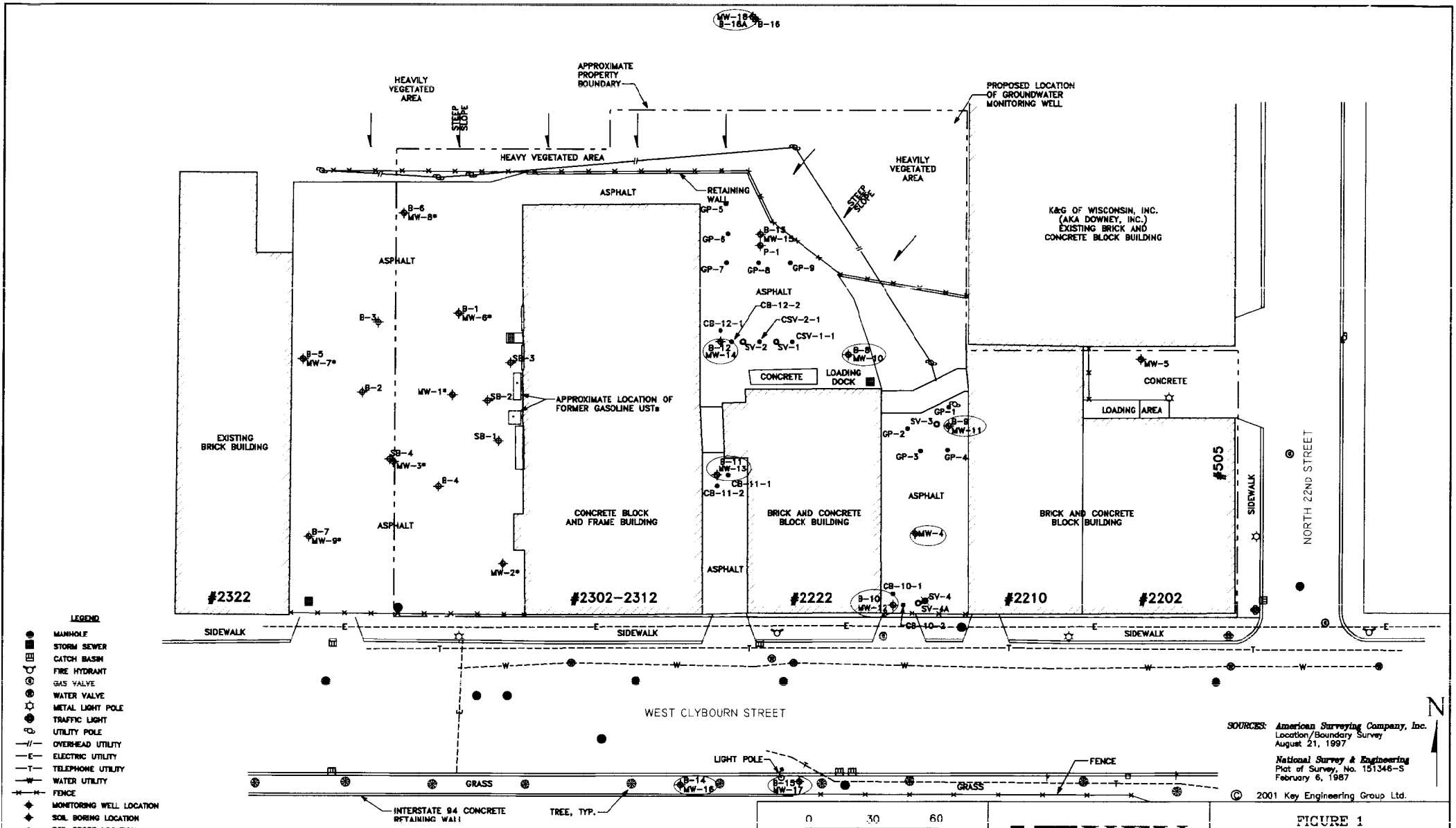
Please be aware that the case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, or welfare or to the environment.

We appreciate your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at (414)263-8607.

Sincerely,

Binyoti F. Amungwafor.
Hydrogeologist

CC: Mr. Milton Kuyers, Cooper & Associates,
Mr. Paul Boersma, HNTB, Milwaukee
Mr. Daniel Pelczar, Key Engineering Group
Case File.




**LEGEND**

- MANHOLE
- STORM SEWER
- CATCH BASIN
- FIRE HYDRANT
- GAS VALVE
- WATER VALVE
- METAL LIGHT POLE
- TRAFFIC LIGHT
- UTILITY POLE
- OVERHEAD UTILITY
- ELECTRIC UTILITY
- TELEPHONE UTILITY
- WATER UTILITY
- FENCE
- MONITORING WELL LOCATION
- SOIL BORING LOCATION
- SOIL PROBE LOCATION
- SOIL VAPOR EXTRACTION LOCATION
- ABANDONED SOIL VAPOR EXTRACTION LOCATION
- CVOC SITE INVESTIGATION GROUNDWATER MONITORING WELL

*PETROLEUM SITE INVESTIGATION GROUNDWATER MONITORING WELL (WDNR BRRTS #03-41-113108)

SOURCES: *American Surveying Company, Inc.* Location/Boundary Survey August 21, 1997

*National Survey & Engineering* Plat of Survey, No. 151346-S February 6, 1987

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0 30 60

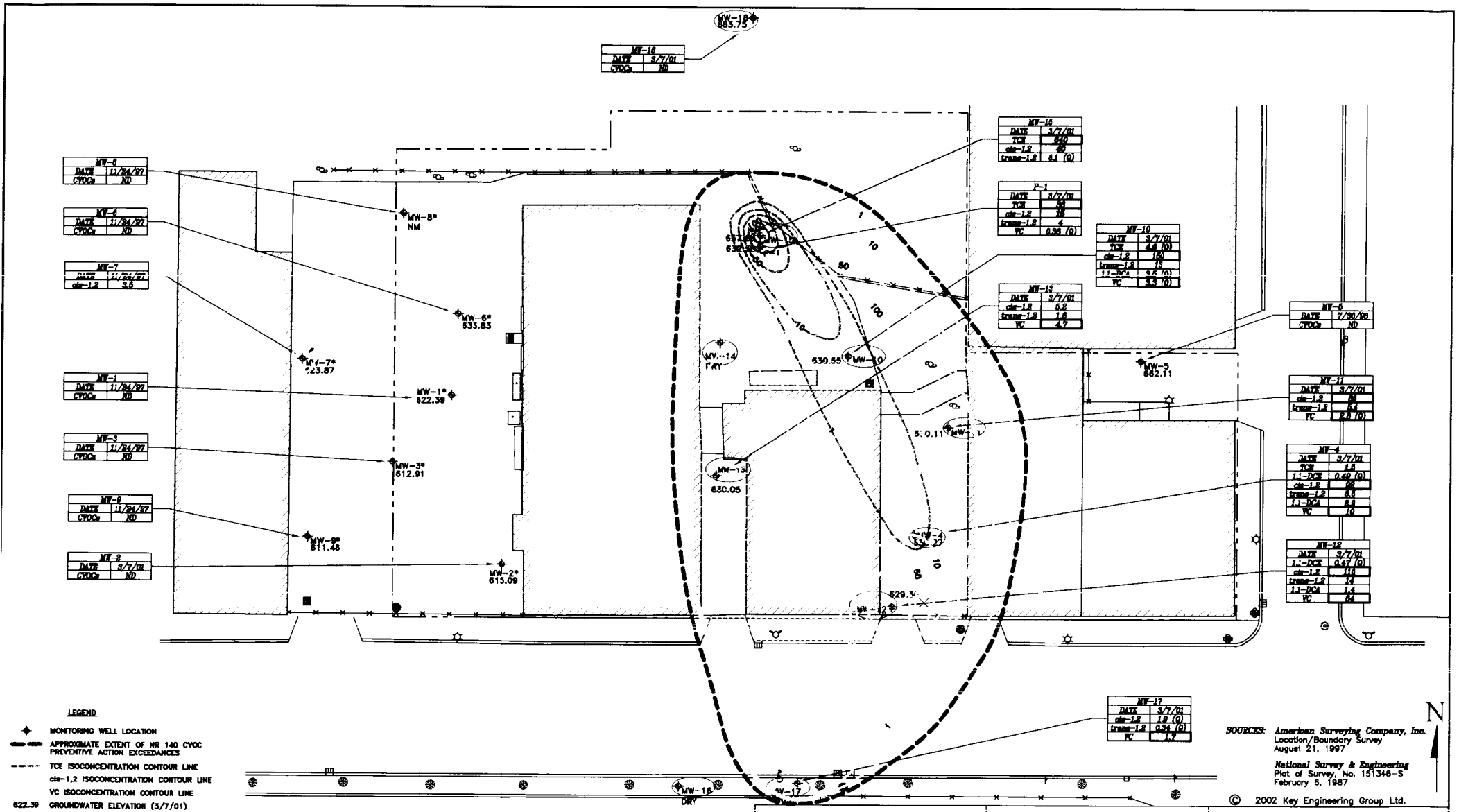
SCALE: 1"=60'

| | | | |
|---|---|---|---|
| DRN. BY: | J.J.J. | DATE: | 02/21/01 |
| DSN. BY: | D.K.P. | FILE NO.: | 0702013 |
| CHK. BY: | D.K.P. | DWG. NO.: | 0702013a |
| REV. BY: | G.L.J. | SHEET NO.: | 2 |

KEY ENGINEERING GROUP, LTD.

FIGURE 1
SITE LAYOUT

COOPER & ASSOCIATES PROPERTY
2202-2302 WEST CLYBOURN STREET
MILWAUKEE, WISCONSIN




LEGEND

- MONITORING WELL LOCATION
- APPROXIMATE EXTENT OF NR 140 CVOC PREVENTIVE ACTION EXCEEDANCES
- TCE ISOCONCENTRATION CONTOUR LINE
- cis-1,2 ISOCONCENTRATION CONTOUR LINE
- VC ISOCONCENTRATION CONTOUR LINE
- 622.39 GROUNDWATER ELEVATION (3/7/01)
- GROUNDWATER FLOW DIRECTION
- CVOC SITE INVESTIGATION GROUNDWATER MONITORING WELL
- 1.6 CONCENTRATION EXCEEDS NR140 PREVENTIVE ACTION LIMIT
- 62 CONCENTRATION EXCEEDS NR140 ENFORCEMENT STANDARD

*PETROLEUM SITE INVESTIGATION GROUNDWATER MONITORING WELL (WDNR BRRTS #03-41-113108)

NOTES:

CVOCs: CHLORINATED VOLATILE ORGANIC COMPOUNDS, ug/l
TCE: TRICHLOROETHENE, ug/l
1,1-DCE: 1,1-DICHLOROETHENE, ug/l
cis-1,2: cis-1,2-DICHLOROETHENE, ug/l
trans-1,2: trans-1,2-DICHLOROETHENE, ug/l
1,1-DCA: 1,1-DICHLOROETHANE, ug/l
VC: VINYL CHLORIDE, ug/l

ug/l: MICROGRAMS PER LITER
< : LESS THAN
— : NOT ANALYZED
ND: NOT DETECTED ABOVE LABORATORY MEASURED DETECTION LIMITS
(Q): QUANTIFIED CONCENTRATION BETWEEN LIMIT OF DETECTION AND LIMIT OF QUANTITATION
NM: NOT MEASURED

SOURCES: *American Surveying Company, Inc.* Location/Boundary Survey August 21, 1997

*National Survey & Engineering* Plat of Survey, No. 151346-S February 5, 1987

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0 30 60
SCALE: 1"=60'

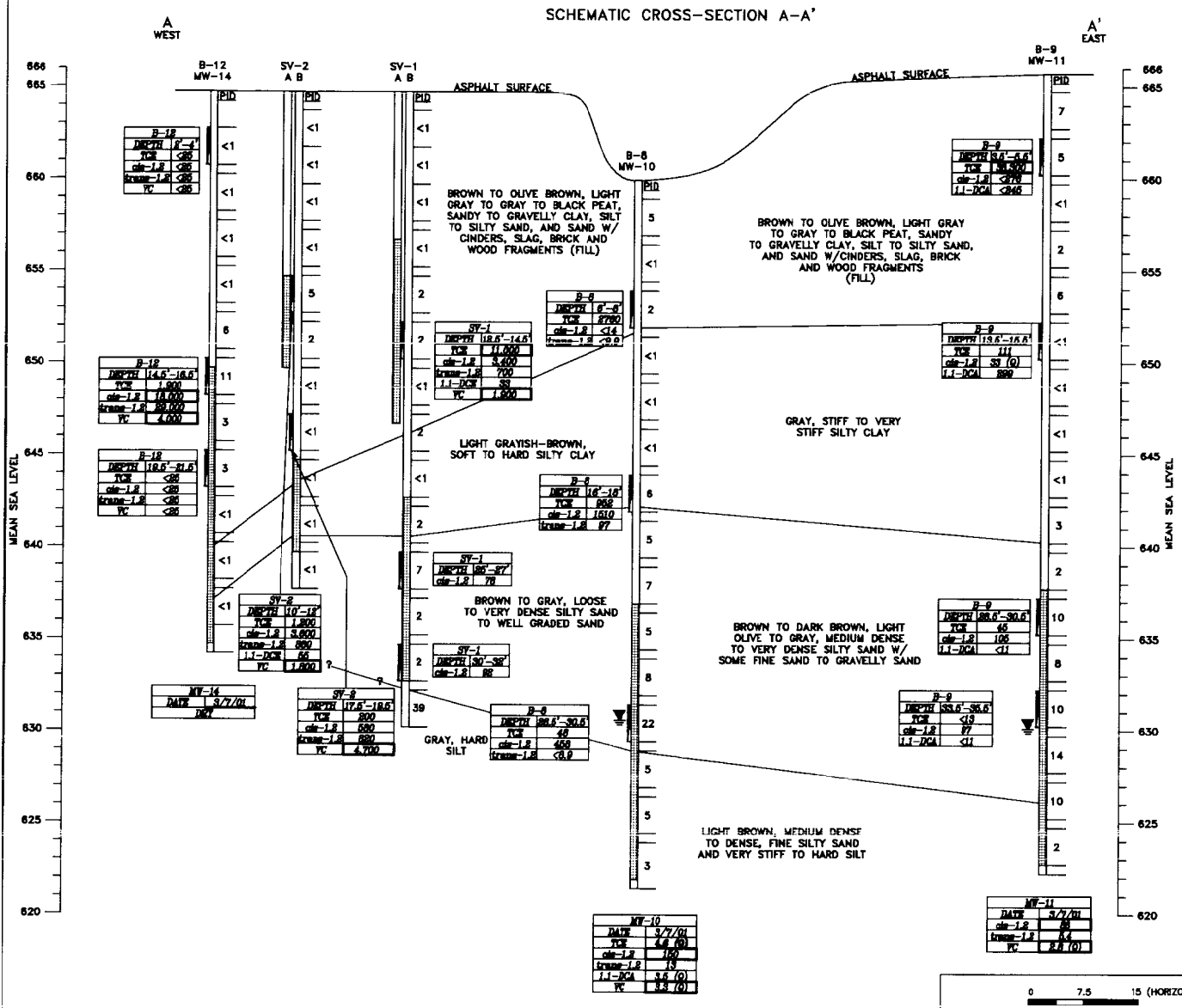
| | | | |
|---|---|---|---|
| DRN. BY: | C.S. | DATE: | 03/16/02 |
| DSN. BY: | D.K.P. | FILE NO.: | 0702013 |
| CHK. BY: | D.K.P. | DWG. NO.: | 0702013a |
| REV. BY: | G.L.J. | SHEET NO.: | 2 |

KEY ENGINEERING GROUP

FIGURE 2
SUMMARY OF GROUNDWATER SAMPLE ANALYTICAL RESULTS

COOPER & ASSOCIATES PROPERTY
2202-2302 WEST CLYBOURN STREET
MILWAUKEE, WISCONSIN

# SCHEMATIC CROSS-SECTION A-A'




## SOIL NOTES

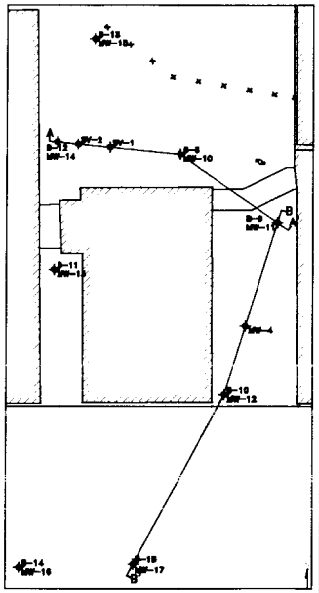
P.I.D.: PHOTOIONIZATION DETECTOR, I.U.
I.U.: INSTRUMENT UNITS
TCE: TRICHLOROETHENE, ug/kg
cis-1,2: cis-1,2 DICHLOROETHANE, ug/kg
trans-1,2: trans-1,2 DICHLOROETHENE, ug/kg
1,1-DCA: 1,1-DICHLOROETHANE, ug/kg
1,1-DCE: 1,1-DICHLOROETHENE, ug/kg
VC: VINYL CHLORIDE, ug/kg
(Q): CONCENTRATION BETWEEN LIMIT OF DETECTION (LOD) AND LIMIT OF QUANTITATION (LOQ)
ug/kg: MICROGRAMS PER KILOGRAM
< : LESS THAN

## GROUNDWATER NOTES

TCE: TRICHLOROETHENE, ug/l
1,1-DCE: 1,1-DICHLOROETHENE, ug/l
cis-1,2: cis-1,2-DICHLOROETHENE, ug/l
trans-1,2: trans-1,2-DICHLOROETHENE, ug/l
1,1-DCA: 1,1-DICHLOROETHANE, ug/l
VC: VINYL CHLORIDE, ug/l
As: ARSENIC, ug/l
Ba: BARIUM, ug/l
Hg: MERCURY, ug/l
ug/l: MICROGRAMS PER LITER
< : LESS THAN
-- : NOT ANALYZED
(Q): CONCENTRATION BETWEEN LIMIT OF DETECTION AND LIMIT OF QUANTITATION

## LEGEND

- GROUNDWATER LEVEL (3/7/01)
- SOIL SAMPLE INTERVAL
- GROUNDWATER MONITORING WELL SCREEN INTERVAL
- CONCENTRATION GREATER THAN: SITE SPECIFIC RESIDUAL CONTAMINANT LEVEL (SOIL) or NR 140 ENFORCEMENT STANDARD (GROUNDWATER)
- 5 CONCENTRATION GREATER THAN NR 140 PREVENTIVE ACTION LIMIT (GROUNDWATER)



CROSS-SECTION LOCATION MAP

© 2002 Key Engineering Group Ltd.

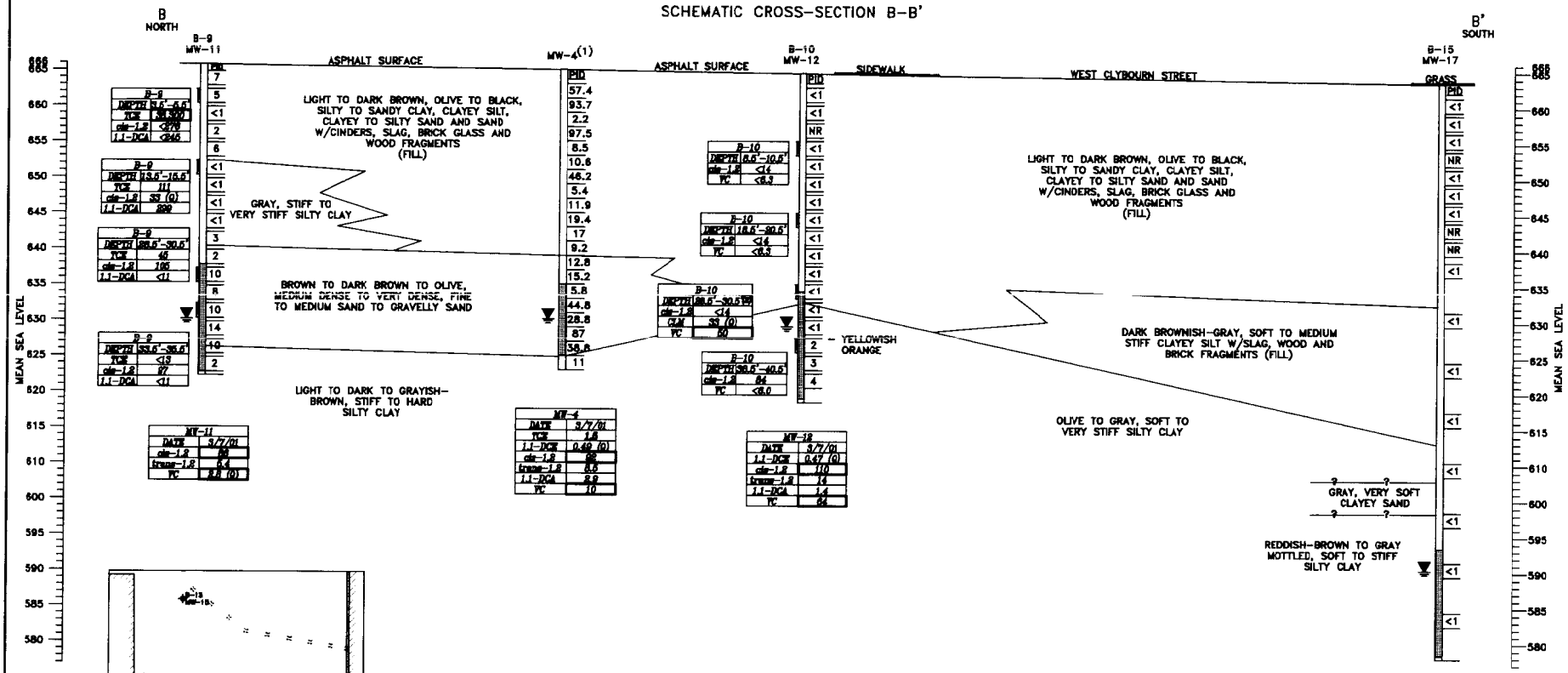
0 7.5 15 (HORIZONTAL)
0 3 6 (VERTICAL)
HORIZONTAL SCALE: 1"=15'
VERTICAL SCALE: 1"=6'

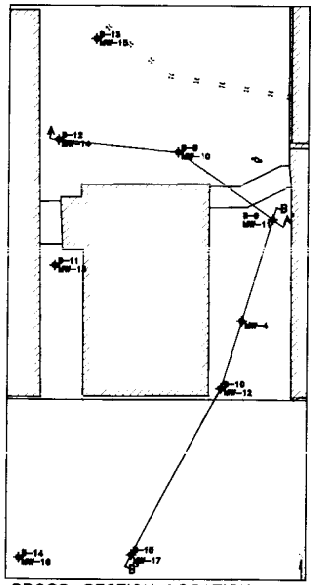
| | | | |
|---|---|---|---|
| DRN. BY: | J.J.J. | DATE: | 03/15/02 |
| DSN. BY: | D.K.P. | FILE NO.: | 0702013 |
| CHK. BY: | D.K.P. | DWG. NO.: | 70201315 |
| REV. BY: | G.L.J. | SHEET NO.: | 3A |

KEY ENGINEERING GROUP Ltd.

FIGURE 3A
SCHEMATIC CROSS-SECTION A-A'

COOPER & ASSOCIATES PROPERTY
2202-2222 WEST CLYBOURN STREET
MILWAUKEE, WISCONSIN




CROSS-SECTION LOCATION MAP

**SOIL NOTES**

P.I.D.: PHOTOIONIZATION DETECTOR, I.S.
I.C.: INCREMENT CHECK
TCE: TRICHLOROETHENE, mg/kg
cis-1,2: cis-1,2 DICHLOROETHENE, mg/kg
1,1-DCA: 1,1-DICHLOROETHANE, mg/kg
CLM: CHLOROMETHANE, mg/kg
VC: VINYL CHLORIDE, mg/kg
(Q): CONCENTRATION BETWEEN LIMIT OF DETECTION (LOD) AND LIMIT OF QUANTITATION (LOQ)
mg/kg: MILLIGRAMS PER KILOGRAM
< : LESS THAN
(1): MONITORING WELL INSTALLATION OBSERVED BY NATURAL RESOURCE TECHNOLOGY, INC.

**GROUNDWATER NOTES**

TCE: TRICHLOROETHENE, mg/l
1,1-DCE: 1,1-DICHLOROETHENE, mg/l
cis-1,2: cis-1,2-DICHLOROETHENE, mg/l
trans-1,2: trans-1,2-DICHLOROETHENE, mg/l
1,1-DCA: 1,1-DICHLOROETHANE, mg/l
VC: VINYL CHLORIDE, mg/l
As: ARSENIC, mg/l
Ba: BARIUM, mg/l
ug/l: MICROGRAMS PER LITER
< : LESS THAN
— : NOT ANALYZED
(Q): CONCENTRATION BETWEEN LIMIT OF DETECTION AND LIMIT OF QUANTITATION

0 7.5 15 (HORIZONTAL)
0 7.5 15 (VERTICAL)
HORIZONTAL SCALE: 1"=15'
VERTICAL SCALE: 1"=15'

| | | | |
|---|---|---|---|
| DRN. BY: | J.J.J. | DATE: | 03/15/02 |
| DSN. BY: | D.K.P. | FILE NO.: | 0702013 |
| CHK. BY: | D.K.P. | DWG. NO.: | 70201316 |
| REV. BY: | G.L.J. | SHEET NO.: | 3B |

KEY ENGINEERING GROUP LTD.

© 2002 Key Engineering Group Ltd.

FIGURE 3B
SCHEMATIC CROSS-SECTION B-B'

COOPER & ASSOCIATES PROPERTY
2202-2222 WEST CLYBOURN STREET
MILWAUKEE, WISCONSIN

TABLE 1

SUMMARY OF GROUNDWATER SAMPLE ANALYTICAL RESULTS

COOPER & ASSOCIATES PROPERTY
2202 Through 2222 West Clybourn Street
Milwaukee, Wisconsin

| PARAMETER | SAMPLE INDENTIFICATION | | | | | | | | | | | NR 140 GROUNDWATER QUALITY STANDARDS | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | MW-2 | MW-4 | MW-5 | MW-10 | MW-11 | MW-12 | MW-13 | MW-15 | MW-17 | MW-18 | P-1 | PAL | ES |
| Date Sampled | 3/7/01 | 3/7/01 | 7/30/98 | 3/7/01 | 3/7/01 | 3/7/01 | 3/7/01 | 3/7/01 | 3/7/01 | 3/7/01 | 3/7/01 | NA | NA |
| VOC (ug/l) | | | | | | | | | | | | | |
| Trichloroethene | <0.36 | **1.5** | <0.37 | **4.6 Q** | <1.8 | <0.36 | <0.36 | **640** | <0.36 | <0.36 | **36** | 0.5 | 5 |
| 1,1 - Dichloroethene | <0.36 | 0.49 Q | <0.43 | <3.6 | <1.8 | 0.42 Q | <0.36 | <3.6 | <0.36 | <0.36 | <0.36 | 0.7 | 7 |
| cis-1,2- Dichloroethene | <1 | **92** | <0.28 | **150** | **86** | **110** | **5.6** | **40** | 1.9 Q | <1 | **15** | 7 | 70 |
| trans-1,2-Dichloroethene | <0.23 | 8.5 | <0.79 | 13 | 5.4 | 14 | 1.6 | 6.1 Q | 0.34 Q | <0.23 | 4 | 20 | 100 |
| 1,1 - Dichloroethane | <0.34 | 2.9 | <0.35 | 3.5 Q | <1.7 | 1.4 | <0.34 | <3.4 | <0.34 | <0.34 | <0.34 | 85 | 850 |
| Vinyl Chloride | <0.23 | **10** | <2.0 | **3.3 Q** | **2.8 Q** | **64** | **4.7** | <2.3 | **1.7** | <0.23 | **0.36 Q** | 0.02 | 0.20 |

*Notes:*

Bold values exceed NR 140 PAL
Boxed valules exceed NR 140 ES
ES - NR 140 enforcement standard
PAL - NR 140 preventive action limit
Q - concentrations between the limit of detection (LOD) and the limit of quantification (LOQ)
ug/l - micrograms per liter

REEL 2670 IMAG 52

DOCUMENT NO.

STATE BAR OF WISCONSIN FORM 1 — 1982
WARRANTY DEED

THIS SPACE RESERVED FOR RECORDING DATA

6549774

-8 10 AM

REGISTER'S OFFICE
Milwaukee County, WI } ss
RECORDED AT ____ M

DEC 11 1991
REEL 2670 IMAGE 52
REGISTER OF DEEDS

This Deed, made between John D. Williams, Grantor,

and Cooper & Associates, a Wisconsin general partnership, Grantee,

Witnesseth, That the said Grantor, for a valuable consideration conveys to Grantee the following described real estate in Milwaukee County, State of Wisconsin:

RETURN TO Davis & Kuelthau, S.C.
Robert J. de Jong, Esq.
111 East Kilbourn Ave,
Milwaukee, WI 53202

Part of 400-0759-111-1

Tax Parcel No: .....

The East Six (6) feet of Lot Sixty-four (64), all of Lots Sixty-five (65), Sixty-six (66), Sixty-seven (67) and Sixty-eight (68) and all except the Easterly Forty-four (44) feet of the South One-half (1/2) of the vacated street adjoining on the North, in Block Three (3) in Mariner's Addition in the Southwest One-quarter (1/4) of Section Thirty (30), in Township Seven (7) North, Range Twenty-two (22) East, in the City of Milwaukee, Milwaukee County, Wisconsin.

6549774
RECORD 10.00
RTX 525.00

TRANSFER
$ 525.00
FEE

This is not (is) (is not) homestead property.

Together with all and singular the hereditaments and appurtenances thereunto belonging;
And John D. Williams warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except municipal and zoning ordinances, easements for public utilities and building and use restrictions recorded prior to the date hereof, if any, public and private rights, if any, in such portion of the Leased Premises as may be used, laid out or dedicated for road purposes, general property taxes and special assessments payable for the year of closing and any subsequent year and will warrant and defend the same.

Dated this 3 day of December, 19 91.

(SEAL) ..... (SEAL) John D. Williams

(SEAL) ..... (SEAL)

**AUTHENTICATION**

Signature(s) of John D. Williams

authenticated this 3 day of December, 19 91

• Diane S. Diel

TITLE: MEMBER STATE BAR OF WISCONSIN

~~(If not authorized by § 706.06, Wis. Stats.)~~

THIS INSTRUMENT WAS DRAFTED BY

Attorney Diane S. Diel

(Signatures may be authenticated or acknowledged. Both are not necessary.)

**ACKNOWLEDGMENT**

STATE OF WISCONSIN } ss.
..... County.

Personally came before me this ..... day of ....., 19..... the above named .....

to me known to be the person ..... who executed the foregoing instrument and acknowledge the same.

Notary Public ..... County, Wis.
My Commission is permanent. (If not, state expiration date: ....., 19.....)

*Name of persons signing in any capacity should be typed or printed below their signatures.

WARRANTY DEED

STATE BAR OF WISCONSIN
FORM No. 1 — 1982

Wisconsin Legal Blank Co. Inc.
Milwaukee, Wis.

6/104

DOCUMENT NO. 2035 IMAGE 1457

STATE BAR OF WISCONSIN FORM 1 — 1982
WARRANTY DEED

THIS SPACE RESERVED FOR RECORDING DATA

6015458

REGISTER'S OFFICE
Milwaukee County, WI } ss.
RECORDED AT 2:25 PM
JAN 29 1987
REEL 2035 IMAGE 1457
REGISTER OF DEEDS

This Deed, made between John W. Dadmun and Harold M. Knowlton, doing business as Valley Property Company, a Partnership, Grantor, and Cooper & Associates, Grantee,

Witnesseth, That the said Grantor, for a valuable consideration conveys to Grantee the following described real estate in Milwaukee County, State of Wisconsin:

RETURN TO
White & Hruschka S.C.
2100 Marine Plaza
Milwaukee, WI 53202
Attn: M. Fertl

Tax Parcel No: 400-0756-110-7 PT

The East 6' of lot numbered 59 and all of lots 60, 61, 62 and 63 and the West 24' of lot 64 and South 17.50' of West 54' of vacated Pettibone Place adjacent to lots 63 and 64 in block number 3 in Mariner's addition, part of Southwest 1/4 of section 30, in Township 7 North, Range 22 East, in the City of Milwaukee (also described as 2302 W. Clybourn Street, Milwaukee, Wisconsin).

TRANSFER FEE $825.00

6015458
RECORD 4.10
RTX 825.00

This is not homestead property.
(is not)

Together with all and singular the hereditaments and appurtenances thereunto belonging;
And Valley Property Company warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances

and will warrant and defend the same.

Dated this 31st day of December, 1986

(SEAL) John W. Dadmun (SEAL)
John W. Dadmun, Partner

(SEAL) Harold M. Knowlton (SEAL)
Harold M. Knowlton, Partner

**AUTHENTICATION**

Signature(s) John W. Dadmun

authenticated this 31 day of December, 1986.
Mary Meese Fertl
Mary Meese Fertl
TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY
James T. Barry Co., Inc.
William R. Quinlivan
(Signatures may be authenticated or acknowledged. Both are not necessary.)

**ACKNOWLEDGMENT**

STATE OF WISCONSIN
Milwaukee County. } ss.

Personally came before me this 19th day of December, 1986 the above named Harold M. Knowlton

to me known to be the person who executed the foregoing instrument and acknowledge the same.

Dolores A. Mau
Dolores A. Mau
Notary Public Milwaukee County, Wis.
My Commission is permanent. (If not, state expiration date: 1/1/87, 19)

*Names of persons signing in any capacity should be typed or printed below their signatures.

WARRANTY DEED 70860 STATE BAR OF WISCONSIN FORM No. 1—1982 Wisconsin Legal Blank Co. Inc. Milwaukee, Wis.

REEL 1606 IMAGE 926

DOCUMENT NO

STATE BAR OF WISCONSIN FORM 1 — 1982

THIS SPACE IS RESERVED FOR RECORDING DATA

# WARRANTY DEED

5687717

REGISTER'S OFFICE
Milwaukee County, WI } ss
RECORDED AT 11 05 AM

JAN 23 1984

REEL 1606 IMAGE 926

REGISTER OF DEEDS

This Deed, made between KIEFER CORPORATION a Wisconsin corporation, formerly known as A. L. Kiefer Company, a Wisconsin corporation, Grantor,

and COOPER & ASSOCIATES, a partnership, Grantee,

Witnesseth, That the said Grantor, for a valuable consideration conveys to Grantee the following described real estate in Milwaukee County, State of Wisconsin:

RETURN TO M&I West Suburban
3155 North 124th Street
Brookfield, 53005

Real Estate commonly known as 2202-2210 West Clybourn Milwaukee, Wisconsin and more particularly described as:

400-0758-100-0

Tax Parcel No: 400-0759-100-6

PARCEL I: Lot 69 and the West 22 feet of Lot 70, Block 3, in Mariner's Addition in the Southwest 1/4 of Section 30, Township 7 North, Range 22 East, in the City of Milwaukee.

Tax Key Number: 400-0758-100-0

PARCEL II: The East 8 feet of Lot 70, and all of Lots 71 and 72 in Block 3, in Mariner's Addition in the South West 1/4 of Section 30, in Township 7 North of Range 22 East, in the City of Milwaukee.

Tax Key Number: 400-0759-100-6

TRANSFER
$450.00
FEE

DOC # 5687717 #
RECORD 4.00
RTX 450.00

This deed is given in fulfillment of a certain land contract between the parties dated January 6, 1982 and recorded on January 7, 1982 in the office of the Register of Deeds for Milwaukee County in real 1422 image 1015 as document number 5519522.

This is not (is) (is not) homestead property.

Together with all and singular the hereditaments and appurtenances thereunto belonging;

And KIEFER CORPORATION, Grantor warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except taxes, assessments, municipal and zoning ordinances and recorded easements and restrictions, except any liens or encumbrances created or suffered to be created by the acts or defaults of the grantee, and will warrant and defend the same.

Dated this 6th day of January, 19 84.

KIEFER CORPORATION

(SEAL) by Michael F. Koeper (SEAL)
MICHAEL F. KOEPER, President

(SEAL) by Roger A. Freiburger (SEAL)
ROGER A. FREIBURGER, Secretary

## AUTHENTICATION

Signature(s)

authenticated this day of, 19

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY
HERBERT O. DONNER

(Signatures may be authenticated or acknowledged. Both are not necessary.)

## ACKNOWLEDGMENT

STATE OF WISCONSIN } ss.
Milwaukee County.

Personally came before me this 6th day of January, 19 84 the above named Michael F. Koeper, President and Roger A. Freiburger, Secretary of Kiefer Corporation

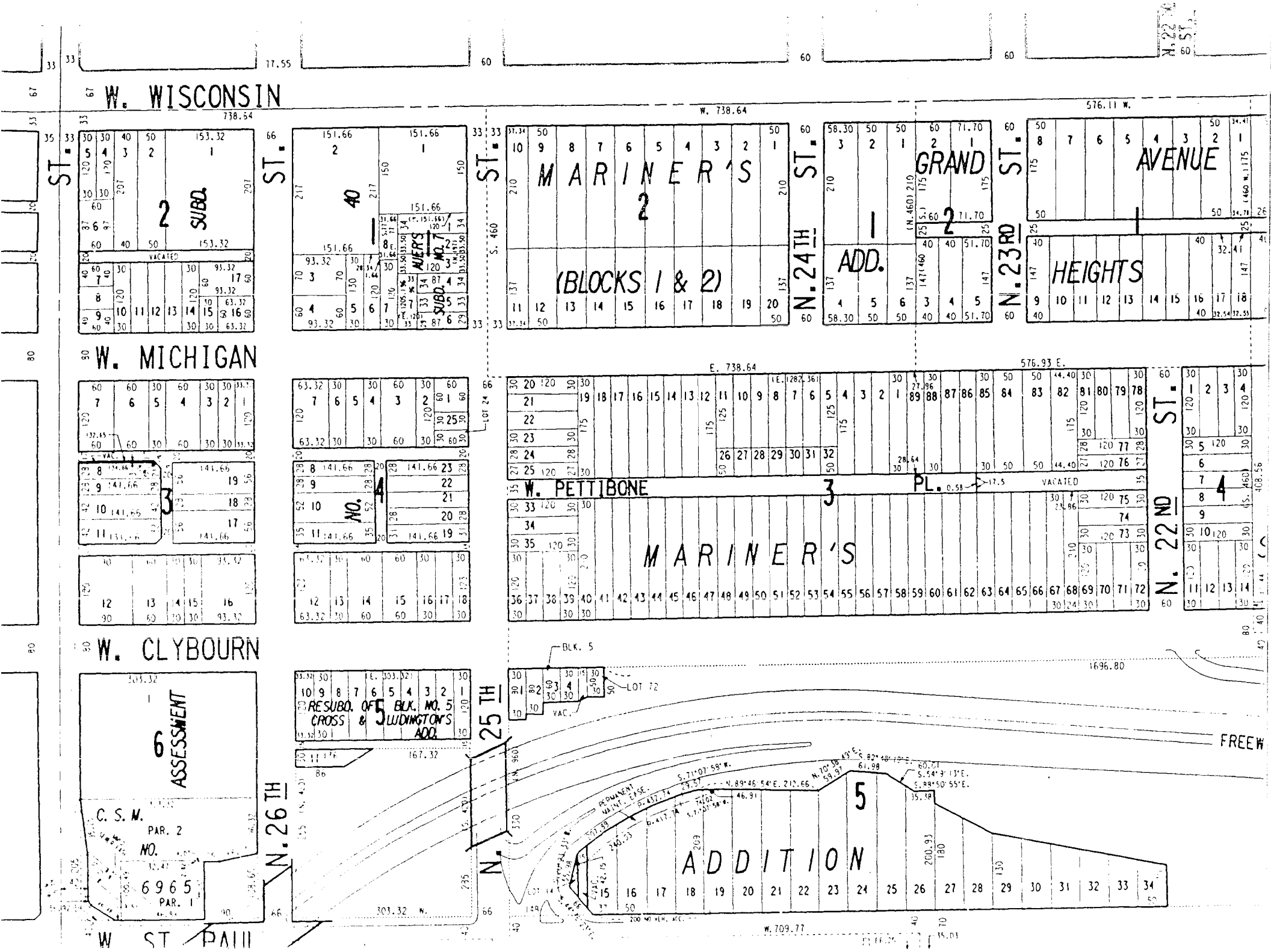
to me known to be the person s who executed the foregoing instrument and acknowledge the same.

Violet E. Kaun

Violet E. Kaun
Notary Public Milwaukee County, Wis.
My Commission is permanent. (If not, state expiration date: September 29, 19 85.)

*Names of persons signing in any capacity should be typed or printed below their signatures.

4001


W. WISCONSIN
W. MICHIGAN
W. CLYBOURN
W. ST. PAUL
W. PETTIBONE
MARINER'S
(BLOCKS 1 & 2)
GRAND
AVENUE
HEIGHTS
ADD.
SUBD.
AUER'S SUBD. NO. 7
NO.
ASSESSMENT
C. S. M.
PAR. 2
NO.
6965
PAR. 1
RESUBD. OF BLK. NO. 5 CROSS & LUDINGTON'S ADD.
ADDITION
N. 24TH ST.
N. 23RD ST.
N. 22ND ST.
N. 25TH
N. 26TH
FREEW
BLK. 5
LOT 72
VACATED
PERMANENT MAINT. EASE.
W. 738.64
576.11 W.
E. 738.64
576.93 E.
1696.80
W. 709.77
303.32 W.
167.32
408.56

PLAT OF SURVEY
FOR
H H WEST COMPANY

2302 W. CLYBOURN ST
2/19/87

KNOWN AS 505 NORTH 22ND STREET AND ALSO KNOWN AS 2202-2302 WEST CLYBOURN STREET IN THE CITY OF MILWAUKEE, WISCONSIN.

PARCEL "A": LOTS 60, 61, 62, 63, THE EAST 6.00 FT OF LOT 59 THE WEST 24.00 FT OF LOT 64 AND THE SOUTH 17.50 FT OF THE WEST 54.00 FT OF THE VACATED STREET ADJOINING IN BLOCK 3 IN MARINER'S ADDITION, BEING A SUBDIVISION OF A PART OF THE SW 1/4 OF SECTION 30, T 7 N, R 22 E, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

PARCEL "B": LOTS 65, 66, 67, 68, 69, 70, 71 AND 72 AND THE EAST 6.00 FT OF LOT 64 TOGETHER WITH THE SOUTH 1/2 OF VACATED STREET ADJOINING ON THE NORTH IN BLOCK 3 IN MARINER'S ADDITION, BEING A SUBDIVISION OF A PART OF THE SW 1/4 OF SECTION 30, T 7 N, R 22 E, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

FEBRUARY 6, 1987 H H WEST COMPANY SURVEY NO. 151346-S

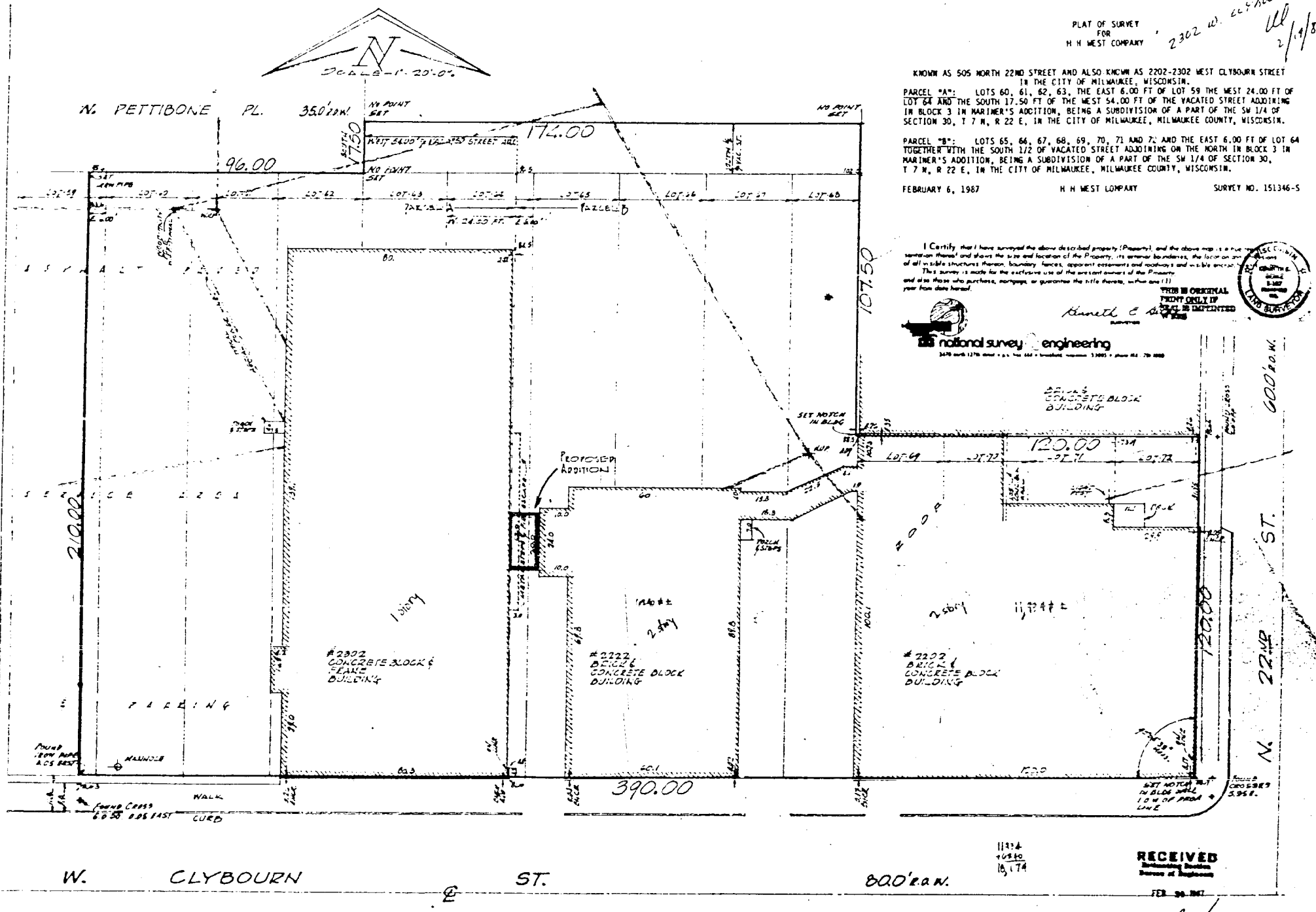
I Certify that I have surveyed the above described property (Property), and the above map is a true representation thereof and shows the size and location of the Property, its exterior boundaries, the location and [illegible] of all visible structures thereon, boundary fences, apparent easements and roadways and visible encroachments.

This survey is made for the exclusive use of the present owners of the Property and also those who purchase, mortgage, or guarantee the title thereto, within one (1) year from date hereof.

Kenneth E. [illegible]
SURVEYOR

THIS IS ORIGINAL PRINT ONLY IF SEAL IS IMPRINTED WITH RED

national survey engineering




RECEIVED
Estimating Section
Bureau of Engineers
FEB 20 1987
REFERRED TO [illegible]

#69

# PROPERTY ASSESSMENT RESULTS

TAX ACCOUNT BALANCE

## GENERAL INFORMATION

| | |
|---|---|
| ADDRESS | 2202 THRU 2312 W CLYBOURN ST |
| TAXKEY | 400-0759-111-1 |
| OWNER | COOPER & ASSOCIATES |
| OWNER ADDRESS | 13625 W BURLEIGH RD<br>BROOKFIELD, WI 530050000 |

## ASSESSMENT

| | 2002 | 2001 |
|---|---|---|
| LAND | N/A | |
| IMPROVEMENTS | N/A | |
| TOTAL | N/A | |
| CURRENT CLASS | SPECIAL COMM'L | |

Assessments reflect the estimated value on January 1st .of the indicated year.
The current assessment will be available after April 29.

## OTHER PROPERTY INFORMATION

- LAST CONVEYANCE:
  - DATE: 12/91
  - TRANSFER FEE: $525.00 (CLICK HERE FOR FEE EXPLANATION)
- STORIES: 2.0
- RESIDENTIAL BUILDING STYLE:
- EXTERIOR WALL TYPE:
- YEAR BUILT: 1930
- DWELLING UNITS: 0 (CLICK HERE FOR DWELLING UNITS EXPLANATION)
- TOTAL SQUARE FEET FLOOR AREA: 11,700
  - 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: 73355
- PLAT PAGE: 40008
- ZONING: MB85 Manufacturing District (CLICK HERE FOR ZONING EXPLANATION)
  (For zoning information contact Milwaukee Development Center at 286-8211.)
- ASSESSMENT NEIGHBORHOOD 6420
- ALDERMANIC DISTRICT: 4
- CENSUS TRACT: 149
- LEGAL DESCRIPTION:
  LEGALS MARINER'S ADD'N IN SW 1/4 SEC 30-7-22
  DESCRIPTION BLOCK 3 LOTS 60 THRU 72 & E 6' LOT 59 & PART VAC ST ADJ COM
  NW COR LOT 63-TH NLY 17.50'-TH ELY 129.42'-TH SLY 17.50'-TH
  WLY 129.42' TO PT OF COM
  COMMENT BID #10

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

# STATEMENT

In accordance with NR 726.05(3)(a)(4)(f) of the Wisconsin Administrative Code "*A statement signed by the responsible party that certifies that the legal descriptions that are attached to the statement are complete and accurate for all of the properties within or partially within the contaminated site's boundaries that have groundwater contamination that exceeds ch. NR 140 enforcement standards at the time that closure is requested.*"

Cooper & Associates

Signature

Milton Kuyers

Printed Name

2-21-02

Date

REEL 2670 IMAG 52

DOCUMENT NO.

STATE BAR OF WISCONSIN FORM 1 — 1982
WARRANTY DEED

THIS SPACE RESERVED FOR RECORDING DATA

6549774

-8 10 AM

REGISTER'S OFFICE
Milwaukee County, WI
RECORDED AT

DEC 11 1991
REEL 2670 IMAGE 52

REGISTER OF DEEDS

This Deed, made between John D. Williams

and Cooper & Associates, a Wisconsin general partnership, Grantor,

Witnesseth, That the said Grantor, for a valuable consideration, Grantee,

conveys to Grantee the following described real estate in Milwaukee County, State of Wisconsin:

Return to Davis & Kuelthau, S.C.
Robert J. de Jong, Esq.
111 East Kilbourn Ave,
Milwaukee, WI 53202

Part of 400-0759-111-1

Tax Parcel No:

The East Six (6) feet of Lot Sixty-four (64), all of Lots Sixty-five (65), Sixty-six (66), Sixty-seven (67) and Sixty-eight (68) and all except the Easterly Forty-four (44) feet of the South One-half (1/2) of the vacated street adjoining on the North, in Block Three (3) in Mariner's Addition in the Southwest One-quarter (1/4) of Section Thirty (30), in Township Seven (7) North, Range Twenty-two (22) East, in the City of Milwaukee, Milwaukee County, Wisconsin.

6549774
RECORD 10.00
RTX 525.00

TRANSFER
$ 5250
FEE

This is not homestead property.
(is) (is not)

Together with all and singular the hereditaments and appurtenances thereunto belonging;
And John D. Williams
warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except municipal and zoning ordinances, easements for public utilities and building and use restrictions recorded prior to the date hereof, if any, public and private rights, if any, in such portion of the Leased Premises as may be used, laid out or dedicated for road purposes, general property taxes and special assessments payable for the year of closing and any subsequent year and will warrant and defend the same.

Dated this 3 day of December, 19 91

(SEAL)

(SEAL)

(SEAL)
• John D. Williams

(SEAL)

AUTHENTICATION

Signature(s) of John D. Williams

authenticated this 3 day of December, 19 91

• Diane S. Diel
TITLE: MEMBER STATE BAR OF WISCONSIN
~~(If not, authorized by § 706.06, Wis. Stats.)~~

THIS INSTRUMENT WAS DRAFTED BY
Attorney Diane S. Diel

(Signatures may be authenticated or acknowledged. Both are not necessary.)

ACKNOWLEDGMENT

STATE OF WISCONSIN } ss.
County.

Personally came before me this day of, 19 the above named

to me known to be the person who executed the foregoing instrument and acknowledge the same.

Notary Public County, Wis.
My Commission is permanent. (If not, state expiration date: , 19 )

*Name of persons signing in any capacity should be typed or printed below their signatures.

WARRANTY DEED

STATE BAR OF WISCONSIN
FORM No. 1 — 1982

Wisconsin Legal Blank Co. Inc.
Milwaukee, Wis.

6/104

DOCUMENT NO. 2035 IMAGE 1457

STATE BAR OF WISCONSIN FORM 1 — 1982

WARRANTY DEED

THIS SPACE RESERVED FOR RECORDING DATA

6015458

REGISTER'S OFFICE
Milwaukee County, WI } ss
RECORDED AT 2:25 PM
JAN 29 1987
REEL 2035 IMAGE 1457
[signature] REGISTER OF DEEDS

RETURN TO
White & Hirschbeck SC
2100 Marine Plaza
Milwaukee, WI 53202
Attn: M. Fertl

Tax Parcel No: 400-0756-110-7 PT

John W. Dadmun and Harold M, Knowlton, doing business as

This Deed, made between Valley Property Company, a Partnership

and Cooper & Associates, Grantor,

Witnesseth, That the said Grantor, for a valuable consideration conveys to Grantee the following described real estate in Milwaukee County, State of Wisconsin:

The East 6' of lot numbered 59 and all of lots 60, 61, 62 and 63 and the West 24' of lot 64 and South 17.50' of West 54' of vacated Pettibone Place adjacent to lots 63 and 64 in block number 3 in Mariner's addition, part of Southwest 1/4 of section 30, in Township 7 North, Range 22 East, in the City of Milwaukee (also described as 2302 W. Clybourn Street, Milwaukee, Wisconsin).

TRANSFER
$825.00
FEE

6015458
RECORD 4.10
RTX 825.00

This is not homestead property.
(is not)

Together with all and singular the hereditaments and appurtenances thereunto belonging;
And Valley Property Company
warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances

and will warrant and defend the same.

Dated this 31st day of December, 1986

(SEAL)
John W. Dadmun (SEAL)
• John W. Dadmun, Partner

(SEAL)
Harold M. Knowlton (SEAL)
• Harold M. Knowlton, Partner

**AUTHENTICATION**

Signature(s) John W. Dadmun

authenticated this 31 day of December, 1986

Mary Neese Fertl
• Mary Neese Fertl

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY
James T. Barry Co., Inc.
William R. Quinlivan
(Signatures may be authenticated or acknowledged. Both are not necessary.)

**ACKNOWLEDGMENT**

STATE OF WISCONSIN
Milwaukee County. } ss.

Personally came before me this 19th day of December, 1986 the above named Harold M. Knowlton

to me known to be the person who executed the foregoing instrument and acknowledge the same.

Dolores A. Mau
• Dolores A. Mau

Notary Public Milwaukee County, Wis.
My Commission is permanent. (If not, state expiration date: 1/1/87, 19 )

*Names of persons signing in any capacity should be typed or printed below their signatures.

WARRANTY DEED 70860

STATE BAR OF WISCONSIN
FORM No. 1 — 1982

Wisconsin Legal Blank Co. Inc.
Milwaukee, Wis.

REEL 1606 IMAGE 926

DOCUMENT NO. STATE BAR OF WISCONSIN FORM 1 — 1982 THIS SPACE RESERVED FOR RECORDING DATA

# WARRANTY DEED

5687717

REGISTER'S OFFICE
Milwaukee County, WI } SS
RECORDED AT 11 05 AM
JAN 23 1984
REEL 1606 IMAGE 926
REGISTER OF DEEDS

This Deed, made between KIEFER CORPORATION a Wisconsin corporation, formerly known as A. L. Kiefer Company, a Wisconsin corporation, Grantor,

and COOPER & ASSOCIATES, a partnership, Grantee,

Witnesseth, That the said Grantor, for a valuable consideration conveys to Grantee the following described real estate in Milwaukee County, State of Wisconsin:

RETURN TO M&I West Suburban
3155 North 124th Street
Brookfield, 53005

Real Estate commonly known as 2202-2210 West Clybourn Milwaukee, Wisconsin and more particularly described as:

Tax Parcel No: 400-0758-100-0

PARCEL I: Lot 69 and the West 22 feet of Lot 70, Block 3, in Mariner's Addition in the Southwest 1/4 of Section 30, Township 7 North, Range 22 East, in the City of Milwaukee.

Tax Key Number: 400-0758-100-0

PARCEL II: The East 8 feet of Lot 70, and all of Lots 71 and 72 in Block 3, in Mariner's Addition in the South West 1/4 of Section 30, in Township 7 North of Range 22 East, in the City of Milwaukee.

Tax Key Number: 400-0759-100-6

TRANSFER
$450.00
FEE

DOC # 5687717 #
RECORD 4.00
RTX 450.00

This deed is given in fulfillment of a certain land contract between the parties dated January 6, 1982 and recorded on January 7, 1982 in the office of the Register of Deeds for Milwaukee County in real 1422 image 1015 as document number 5519522.

This is not (is not) homestead property.

Together with all and singular the hereditaments and appurtenances thereunto belonging;

And KIEFER CORPORATION, Grantor warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except taxes, assessments, municipal and zoning ordinances and recorded easements and restrictions, except any liens or encumbrances created or suffered to be created by the acts or defaults of the grantee, and will warrant and defend the same.

Dated this 6th day of January, 19 84.

KIEFER CORPORATION
by Michael F. Koeper (SEAL)
MICHAEL F. KOEPER, President

(SEAL) by Roger A. Freiburger (SEAL)
ROGER A. FREIBURGER, Secretary

## AUTHENTICATION

Signature(s)

authenticated this day of, 19

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY
HERBERT O. DONNER

(Signatures may be authenticated or acknowledged. Both are not necessary.)

## ACKNOWLEDGMENT

STATE OF WISCONSIN } ss.
Milwaukee County.

Personally came before me this 6th day of January, 19 84 the above named Michael F. Koeper, President and Roger A. Freiburger, Secretary of Kiefer Corporation

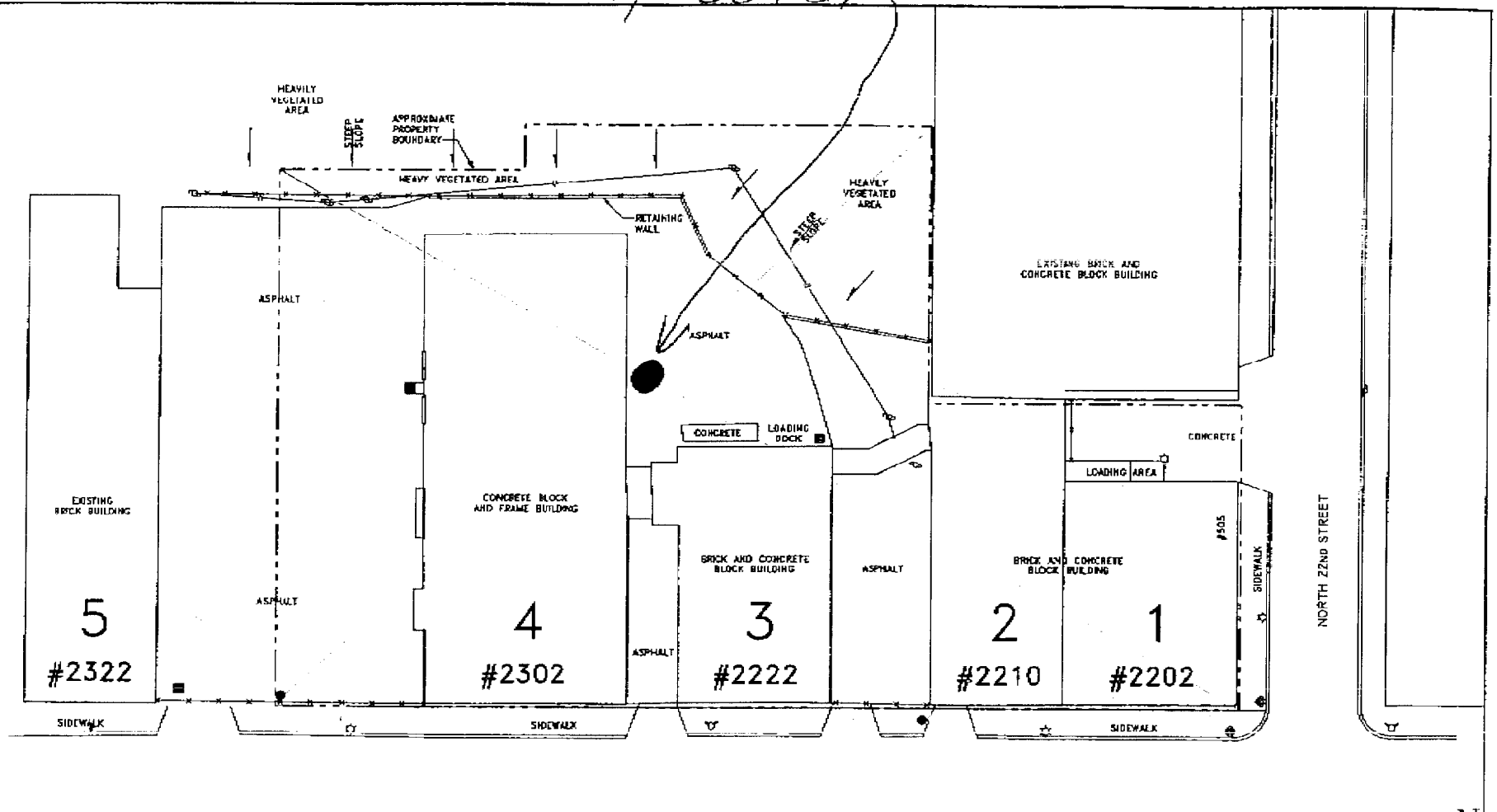
to me known to be the person S who executed the foregoing instrument and acknowledge the same.

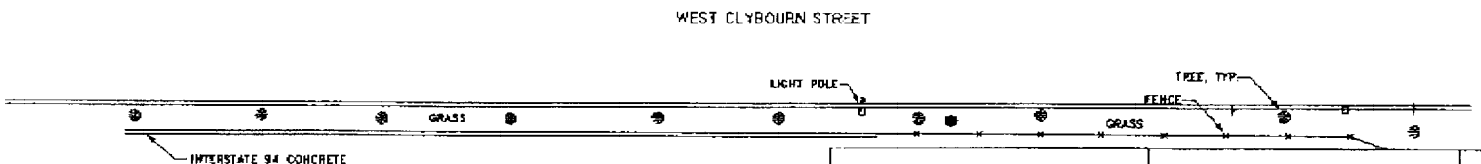
Violet E. Kaun
Notary Public Milwaukee County, Wis.
My Commission is permanent. If not, state expiration date: September 29, 19 85.

*Names of persons signing in any capacity should be typed or printed below their signatures.

400

687681, 286931




N

SOURCES: American Surveying Company, Inc. Location/Boundary Survey August 21, 1997

National Survey & Engineering Plat of Survey, No. 151346-5 February 6, 1987

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LEGEND
- FIRE HYDRANT
- METAL LIGHT POLE
- TRAFFIC LIGHT
- UTILITY POLE
- OVERHEAD UTILITY
- FENCE

0 20 40
SCALE: 1"=20'

| | | | |
|---|---|---|---|
| DRN. BY: | C.S. | DATE: | 02/02/02 |
| DSN. BY: | D.K.P. | FILE NO.: | 0702013 |
| CHK. BY: | D.K.P. | DWG. NO.: | 0702013Aa |
| REV. BY: | G.L.J. | SHEET NO.: | 1 |

KEY ENGINEERING GROUP LTD.

FIGURE 1
SITE DETAIL MAP

COOPER & ASSOCIATES PROPERTY
2202-2302 WEST CLYBOURN STREET
MILWAUKEE, WISCONSIN

RIGHT-OF-WAY

City of Milwaukee

Department of Public Works
Infrastructure Services Division

James C. Kaminski
Commissioner of Public Works

Mariano A. Schifalacqua
Deputy Commissioner of Public Works

James P. Purko
City Engineer

March 9, 2000

Mr. Daniel K. Pelczar
Key Engineering Group, LTD
W66N215 Commerce Court
Cedarburg, WI 53012

Subject: Cooper & Associates Property
2202-2302 West Clybourn Street

Dear Mr. Pelczar:

In response to your letter of January 25, 2000, requesting information on the ownership of the West Clybourn Street right-of-way adjacent to the subject property, we have investigated the procedure by which this right-of-way was opened. The entire right-of-way of West Clybourn Street was dedicated by recording of a subdivision plat. There was no acquisition of any of the lands by fee taking. Thus, it is our position that the property on which the City has the right to operate a public street remains in the "ownership" of the abutting properties from which it was dedicated. Upon a vacation of the street right-of-way, all property rights exercised by the City to operate the public street are relinquished, and control of the lands reverts to the current owners of those adjacent properties. In the case of this portion of West Clybourn Street, the area north of the centerline would revert to Cooper & Associates. The area south of the centerline would presumably revert to the State of Wisconsin, based on an assumption that the freeway lands were purchased by them.

With respect to the City's position on the placement of a "groundwater use restriction" on the right-of-way, we have no objection, as this restriction would in no way infringe on our ability to operate a public street.

It is hoped that this information satisfies your needs. If you have any questions, or require further information, please do not hesitate to contact me.

Very truly yours,

James P. Purko

James P. Purko, P.E.
City Engineer

JJM:cjb
cc: Mr. Jeffrey Gohlke
Mr. Stuart Mukamal
Dr. Rudolfo Salcedo

DPELCZAR

841 North Broadway, Room 620, Milwaukee, Wisconsin 53202. Phone (414) 286-2400, Fax 286-5994

RIGHT-OF-WAY

# Wisconsin Department of Transportation

April 26, 2000

TRANSPORTATION DISTRICT 2
141 N.W. Barstow Street
P.O. Box 798
Waukesha, WI 53187-0798

Telephone: (262) 521-5361
FAX: (262) 548-6465
E-mail: waukesha.dtd@dot.state.wi.u

Daniel K. Pelczar
Key Engineering Group, Ltd.
W66 N215 Commerce Court
Cedarburg, WI 53012

Re: Groundwater Use Restriction, Cooper & Associates Property FID 241480030

Dear Mr. Pelczar:

We have reviewed our records and have determined that Milwaukee County acquired the lands south of your site and Clybourn St. for the WDOT expressway project in 1958. The lands are held in trust for the WDOT and the WDOT has control over the property. The property was identified as Parcel 2 with William L. McKnight as the former owner. See the enclosed plat and award of damages(condemnation) papers.

WDOT is willing to sign documents you prepare using the description associated with Parcel 2 and the required DNR use restriction language. You may then record them and provide us a copy of the registered documents.

Call me at 262-548-6733 if you have any questions.

Sincerely,

Ken Wade

Ken Wade, P.E., P.G.
District 2 Hazardous Materials Engineer

DT1454