

GIS REGISTRY INFORMATION

SITE NAME: Toussaint Square Development Property  
 BRRTS #: 02-41-544277 FID # (if appropriate): 34118800  
 COMMERCE # (if appropriate): \_\_\_\_\_  
 CLOSURE DATE: 10-23-06  
 STREET ADDRESS: 3401-3421 W. North Ave  
 CITY: Milwaukee  
 SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection): X= 686400 Y= 289545

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)

<input checked="" type="checkbox"/>
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NA
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NA
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NA
NA



## 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 53212-0436  
Telephone 414-263-8500  
FAX 414-263-8606  
TTY 711

October 23, 2006

Mr. Damon Dorsey  
North Avenue Community Development Corp.  
3341 W. North Ave.  
Milwaukee, WI 53208

FID# 341118800  
BRRTS# 02-41-544277

Subject: Case Closure for the Toussaint Square Development, 3401-3421 W. North Ave.,  
Milwaukee

Dear Mr. Dorsey:

The Wisconsin Department of Natural Resources (Department) received the *Completion of Remedial Action Plan and the Request for Case Closure* report for the above-referenced site on October 2, 2006. The Department reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. 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 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 pavement and 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 the pavement and building foundation are 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 Brenda Boyce at (414) 263-8366.

Sincerely,



James A. Schmidt  
Southeast Remediation & Redevelopment Team Supervisor

Attachment

C: Steven Thuemling – Giles Engineering Associates, Inc.

## ENGINEERED CAP AND BUILDING BARRIER MAINTENANCE PLAN

October 17, 2006

Property Located at:

3401-3421 West North Avenue

FID # 341118800, WDNR BRRTS # 02-41-544277

**Legal Description:** Lots One (1), Two (2), Three (3), Four (4), Five (5), and Six (6) in Block Three (3) in COLUMBIA PARK, in the Northeast One-quarter (1/4) of Section Twenty-Four (24), in Township Seven (7) North, Range Twenty-One (21) East in TID No. 40, in the City of Milwaukee, County of Milwaukee, State of Wisconsin., recorded on October 10, 2005, as Document No. 09147999 and 09107081.

**TAX KEY NO'S. 349-0248-7, 349-0249-2, 349-0250-8, 349-0251-3, AND 349-0252-9**

### Introduction

The purpose of this document is to present a Maintenance Plan for an engineered cap and building barrier at the above-referenced property per the requirements of NR 724.13(2) of the Wisconsin Administrative Code. The maintenance activities relate to the slab on grade building and other paved surfaces located on the area over the contaminated soil on-site. The contaminated soil is impacted by Polynuclear Aromatic Hydrocarbons (PAHs). The location of the paved surfaces and building to be maintained in accordance with this Maintenance Plan, as well as the impacted soil are identified in the attached map (Exhibit A).

### Engineered Cap Purpose

The paved surfaces and the building foundation over the contaminated soil serve as a barrier to prevent direct human contact with residual soil contamination that might otherwise pose a threat to human health. These paved surfaces and building foundation also act as an infiltration barrier to minimize future soil-to-groundwater contamination migration that would violate the standards of NR 140 of the Wisconsin Administrative Code. Based on the current and future use of the property, the barrier should function as intended unless disturbed.

### Annual Inspection

The paved surfaces and building foundation overlying the contaminated soil and as depicted in Exhibit A will be inspected by or on behalf of the property owner once a year for cracks and other potential exposures to underlying soils. The inspections will be performed to evaluate damage to the floor due to exposure to the weather, wear from traffic, increasing age and other factors. Any area where soils have become or are likely to become exposed will be documented. A log of the inspections will be maintained by the property owner and is included as Exhibit B, *Cap Inspection Log*. The log will include recommendations for necessary repair of any areas where underlying soils are exposed. Once repairs are completed, they will be documented in the inspection log.

### Maintenance Activities

If exposed soils are noted during the annual inspections or at any other time during the year, repairs will be scheduled as soon as practical. Maintenance activities can include patching and filling operations or they can include larger resurfacing or construction operations. In the event that necessary maintenance activities expose the underlying soil, the owner must inform maintenance workers of the direct contact exposure hazard and provide them with appropriate personal protection equipment ("PPE"). The owner must also sample any soil that is excavated from the site prior to disposal to ascertain if contamination remains. The soil must be treated, stored and disposed of by the owner in accordance with applicable local, state and federal law.

In the event the paved surfaces and/or the building overlying the contaminated soil are removed or replaced, the replacement barrier must be equally impervious, with an infiltration rate equal to or less than  $1 \times 10^{-7}$  cm/s. Any replacement barrier will be subject to the same maintenance and inspection guidelines as outlined in this Maintenance Plan unless indicated otherwise by the Wisconsin Department of Natural Resources ("WDNR") or its successor.

The property owner, in order to maintain the integrity of the building structure, will maintain a copy of this Maintenance Plan on-site and make it available to all interested parties (i.e. on-site employees, contractors, future property owners, etc.) for viewing.

### Amendment or Withdrawal of Maintenance Plan

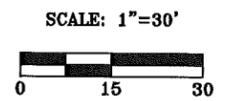
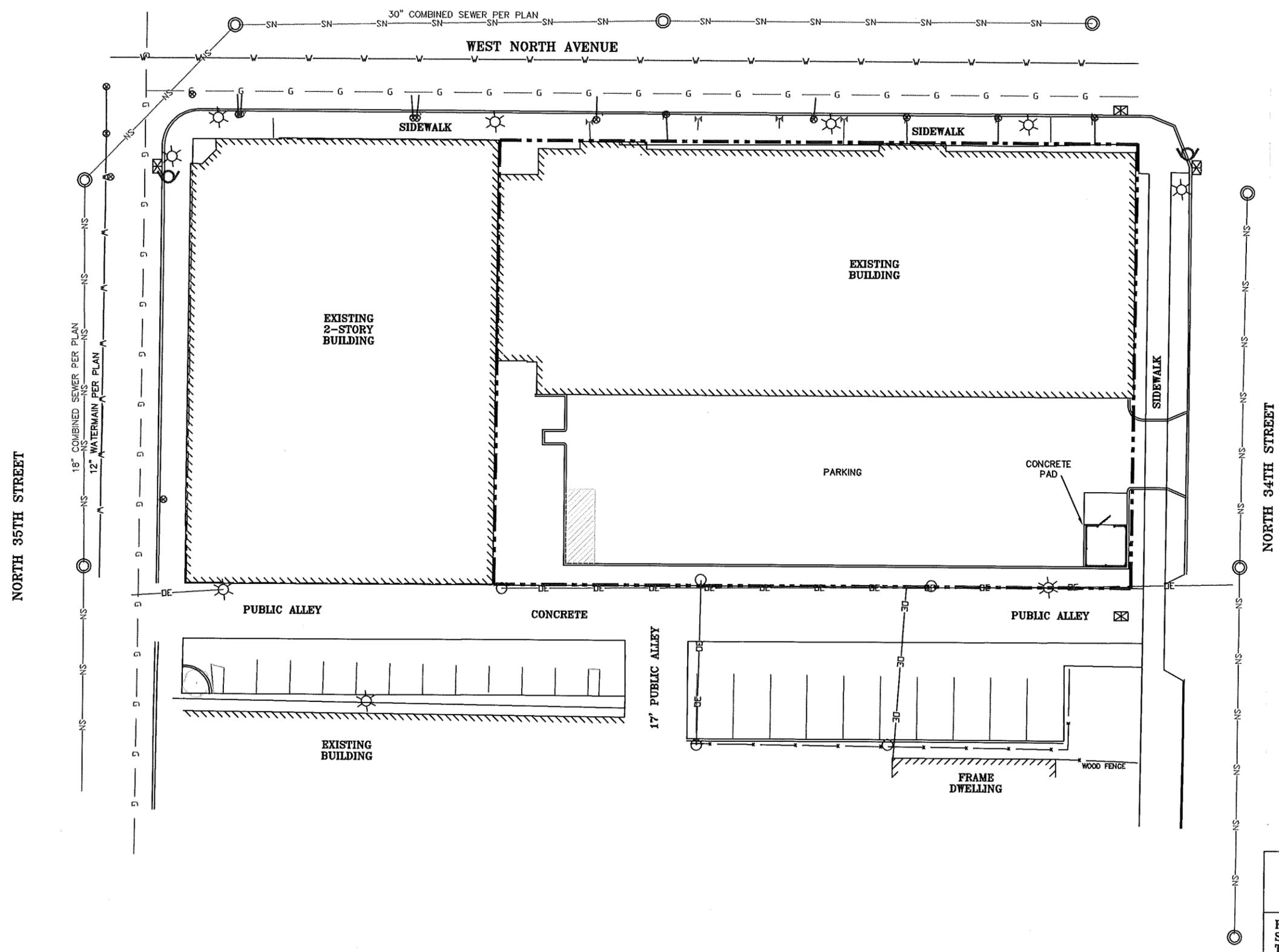
This Maintenance Plan can be amended or withdrawn by the property owner and its successors with the written approval of WDNR.

*Contact Information*  
(as of **October 17, 2006**)

Site Owner and Operator: Toussaint Square, LLC  
c/o Toussaint Square MM, LLC and North Avenue Community  
Development Corporation, LLC  
2212 North Dr. Martin Luther King, Jr, Drive  
Milwaukee, Wisconsin 53212  
414-265-5803  
Attn: Mr. Damon Dorsey or Mr. Teig Whaley-Smith

Consultant: Giles Engineering Associates, Inc.  
N8 W 22350 Johnson Road; Waukesha, WI 53186  
262-544-0118  
Attn: Mr. Steve Thuemling

WDNR: Ms. Barbara Grundl  
2300 North Dr. Martin Luther King, Jr, Drive  
Milwaukee, Wisconsin 53212  
414-263-8564



**LEGEND:**

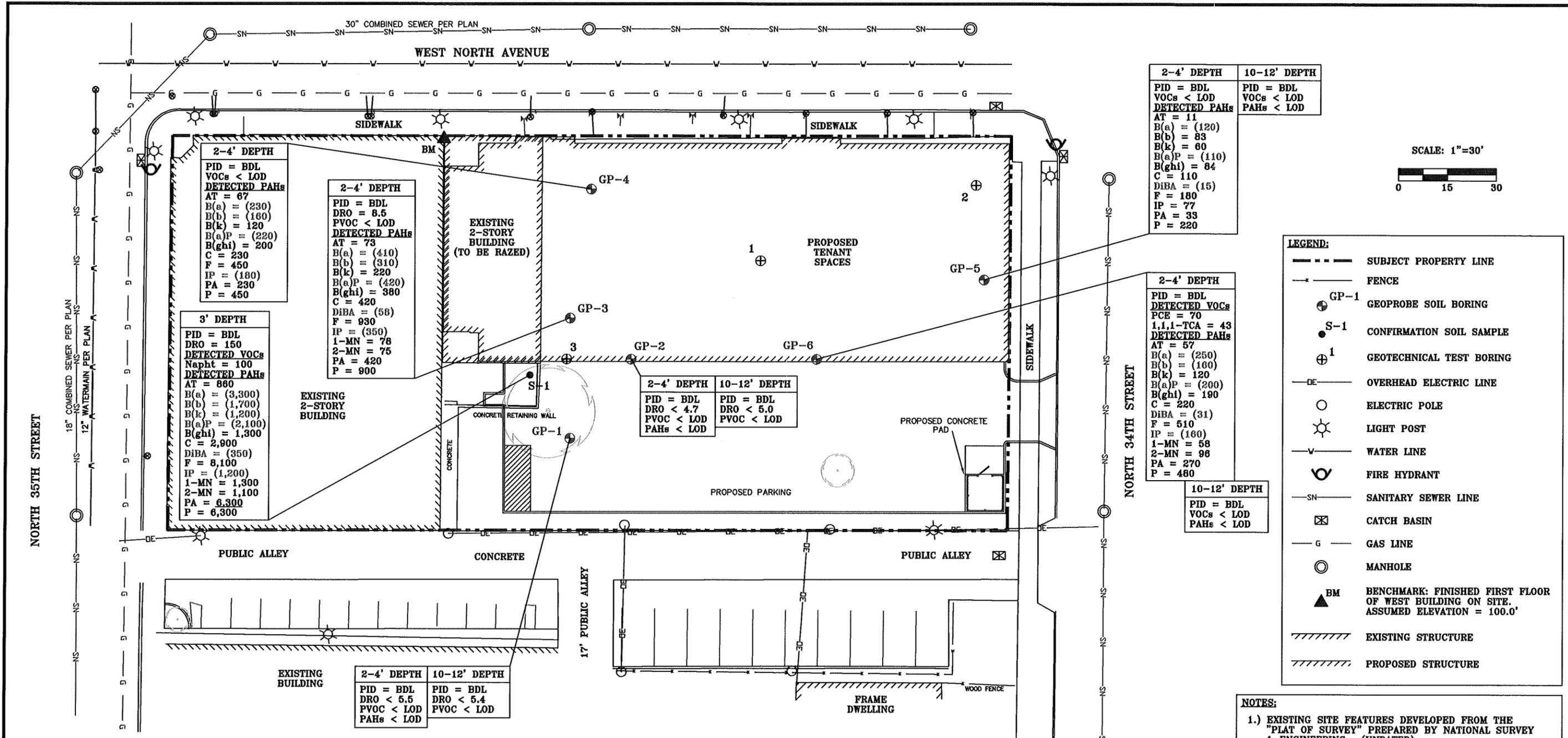
- PROPERTY LINE
- - - FENCE
- DE- OVERHEAD ELECTRIC LINE
- ELECTRIC POLE
- ☼ LIGHT POST
- V- WATER LINE
- ⊖ FIRE HYDRANT
- SN- SANITARY SEWER LINE
- ⊠ CATCH BASIN
- G- GAS LINE
- ⊙ MANHOLE
- ////// EXISTING STRUCTURE

**NOTES:**  
 1.) EXISTING SITE FEATURES DEVELOPED FROM THE "PLAT OF SURVEY" PREPARED BY NATIONAL SURVEY & ENGINEERING. (UNDATED)

**GILES ENGINEERING ASSOCIATES, INC.**  
 N8 W22350 JOHNSON DRIVE, SUITE A1  
 WAUKESHA, WI 53186 (262)-544-0118

**FIGURE 2  
 SITE FEATURES  
 TOUSSAINT SQUARE  
 3417 WEST NORTH AVENUE  
 MILWAUKEE, WISCONSIN**

DESIGNED	DRAWN	SCALE	DATE	REVISED
SCT	JSZ	1"=30'	10-17-06	--
PROJECT NO.: 1E-0509014			CAD No. 1E0509014N	



**CHEMICAL KEY:**

- AT: ANTHRACENE
- B(a): BENZO (a) ANTHRACENE
- B(a)P: BENZO (a) PYRENE
- B(b): BENZO (b) FLUORANTHENE
- B(g,h,i): BENZO (g,h,i) PERYLENE
- B(k): BENZO (k) FLUORANTHENE
- C: CHRYSENE
- DiBA: di BENZO (a,h) ANTHRACENE
- F: FLUORANTHENE
- IP: INDENO (1,2,3-cd) PYRENE
- MN: METHYLNAPHTHALENE
- Napht: NAPHTHALENE
- P: PYRENE
- PA: PHENANTHRENE
- PCE: TETRACHLOROETHENE
- TCA: TRICHLOROETHANE

**ABBREVIATIONS:**

- BDL: BELOW DETECTION LIMIT
- DRO: DIESEL RANGE ORGANIC
- LOD: LIMIT OF DETECTION
- PAH: POLYNUCLEAR AROMATIC HYDROCARBON
- PID: PHOTOIONIZATION DETECTOR (FIELD)
- PVOC: PETROLEUM VOLATILE ORGANIC COMPOUND
- RCL: RESIDUAL CONTAMINANT LEVEL
- VOC: VOLATILE ORGANIC COMPOUND
- WDNR: WISCONSIN DEPARTMENT OF NATURAL RESOURCES

**NOTES:**

FIELD PID RESULTS EXPRESSED IN INSTRUMENT UNITS

DRO RESULTS EXPRESSED IN MILLIGRAMS PER KILOGRAM (mg/kg) EQUIVALENT TO PARTS PER MILLION (ppm)

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

RESULTS INDICATED IN RED/UNDERLINED EXCEED THE WDNR INTERIM GUIDANCE (APRIL 1997) TABLE 1 - SUGGESTED GENERIC RCLs FOR PAH COMPOUNDS IN SOIL-GROUNDWATER PATHWAY

RESULTS INDICATED IN GREEN/PARENTHESIS EXCEED THE WDNR INTERIM GUIDANCE (APRIL 1997) TABLE 1 - SUGGESTED GENERIC RCLs FOR PAH COMPOUNDS IN SOIL-DIRECT CONTACT, NON-INDUSTRIAL PATHWAY

**NOTES:**

- EXISTING SITE FEATURES DEVELOPED FROM THE "PLAT OF SURVEY" PREPARED BY NATIONAL SURVEY & ENGINEERING. (UNDATED)
- PROPOSED BUILDING FEATURES DEVELOPED FROM THE "SITE PLAN/FIRST FLOOR PLAN" PREPARED BY ENGBERG ANDERSON DESIGN PARTNERSHIP, INC. (DATED 7/1/05)

**GILES ENGINEERING ASSOCIATES, INC.**  
 N8 W22350 JOHNSON DRIVE, SUITE A1  
 WAUKESHA, WI 53186 (262)-544-0118

**FIGURE 3**  
 SOIL ANALYTICAL RESULTS  
 TOUSSAINT SQUARE  
 3401-3433 WEST NORTH AVENUE  
 MILWAUKEE, WISCONSIN

DESIGNED	DRAWN	SCALE	DATE	REVISED
TJB	JSZ	1"=30'	10-13-05	--
PROJECT NO.: 1E-0509014			CAD No. 1E0509014B	

**EXHIBIT B**

***BARRIER INSPECTION LOG***

<b>Inspection Date</b>	<b>Inspector</b>	<b>Condition of Cap</b>	<b>Recommendations</b>	<b>Have Recommendations from previous inspection been implemented?</b>



3

# Court Order



Document Number

Document Title

DOC.# 09107081

REGISTER'S OFFICE | SS  
Milwaukee County, WI

RECORDED 10/10/2005 09:55AM

JOHN LA FAVE  
REGISTER OF DEEDS

AMOUNT: 15.00

TRANSFER  
\$ 54.00  
FEE

(see attached)

Recording Area

Name and Return Address

Teig Whaley-Smith, Esq.  
CDA  
2212 N. MLK. DR.  
Milwaukee, WI 53212

Legal Description of Property is:

349-0250-8

Parcel Identification Number (PIN)

Lot Four (4) in Block Three (3) in Columbia Park, in the Northeast one-quarter (1/4) of Section Twenty-four (24), in Township Seven (7) North, Range Twenty-one (21) East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

This document was drafted by:

Teig Whaley-Smith, Esq.  
2212 N. MLK Drive  
Milwaukee, WI 53212 (414) 265-5803

STATE OF WISCONSIN

CIRCUIT COURT  
CIVIL DIVISION

MILWAUKEE COUNTY

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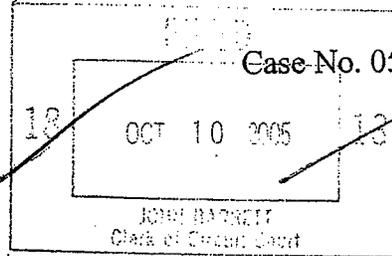
TOUSSAINT SQUARE, LLC,

Plaintiff,

vs.

JOHN A. PALMER,

Defendant.



Case No. 05-CV-005179

Code: 30405

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**ORDER FOR JUDGMENT**

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This action came on for hearing on October 3, 2005, before the Court, the Hon. Patricia D. McMahon presiding; plaintiff having brought a motion for default judgment on the pleadings, and the issues having been argued before the Court and briefs having been submitted by the parties, and the issues thus having been duly heard by the Court and a decision having been duly rendered granting plaintiff's motion;

IT IS HEREBY ORDERED that plaintiff's motion is granted and judgment shall be entered in favor of plaintiff Toussaint Square, LLC of 3329-33 West North Avenue, Milwaukee, Wisconsin 53208 and against defendant John A. Palmer of 3717 West North Avenue, Milwaukee, Wisconsin 53202, as follows:

1. Plaintiff is entitled to specific performance of the Vacant Land Offer to Purchase and the Court shall judicially convey title of the property located at

3413-15 West North Avenue, Milwaukee, Wisconsin to plaintiff in accordance with Wis. Stats. § 840.03(1)(i).

2. The purchase price of \$16,750 shall be paid into the Court for future payment to the lien holders of record in accordance with the priority of the liens.

3. Plaintiff has suffered a pecuniary loss due to defendant's violation of Wis. Stats. § 100.18 and plaintiff is entitled to its costs and reasonable attorneys' fees in accordance with Wis. Stats. § 100.18(11)(b).

Dated this OCT 10 2005 day of October, 2005.

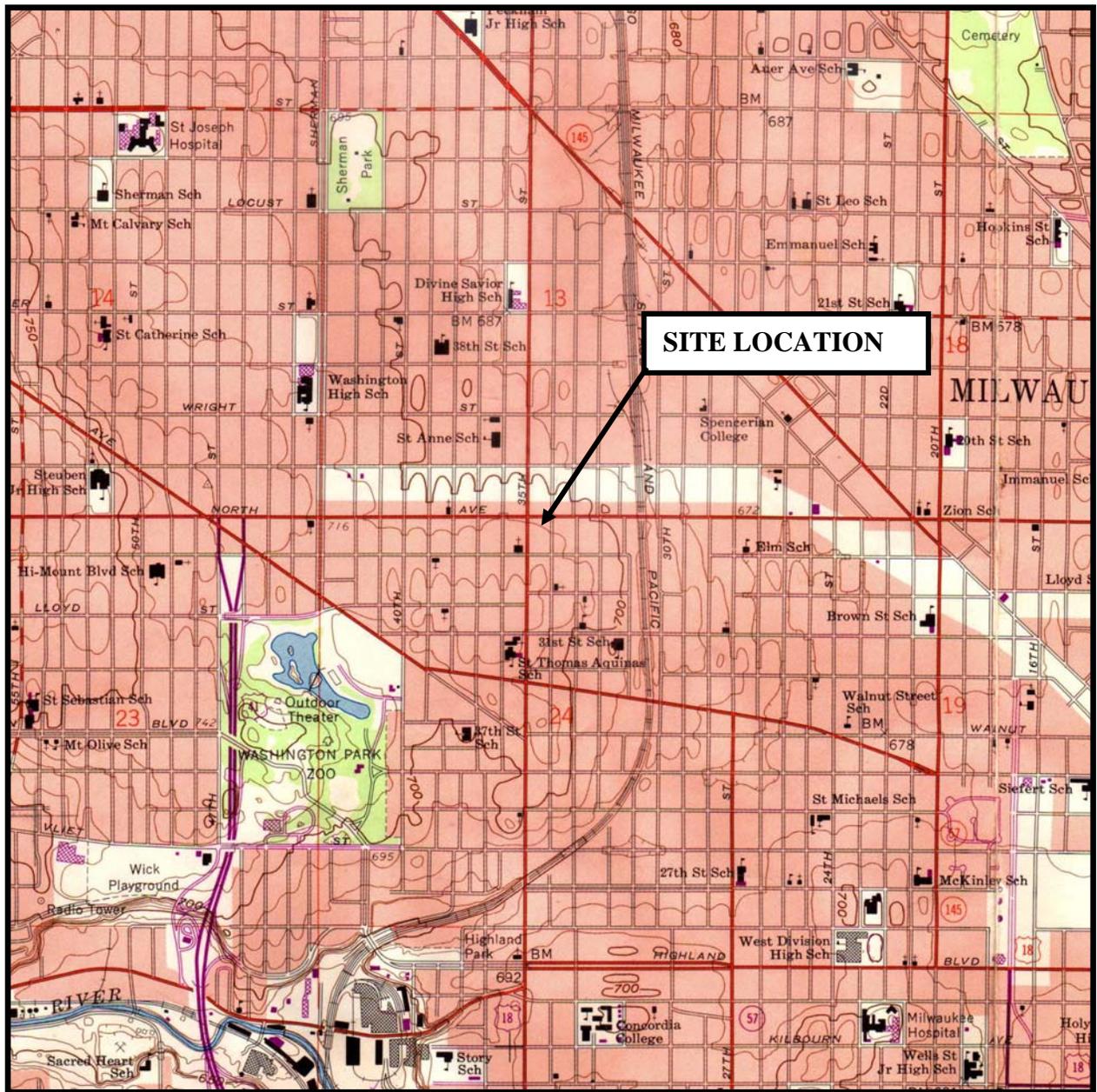
BY THE COURT:



 **PATRICIA D. McMAHON**  
Hon. Patricia D. McMahon  
Circuit Court Judge



- All activities
- LUST open
- ERP open
- LUST closed
- ERP closed
- Large Activities
- LUST open
- ERP open
- LUST closed
- ERP closed
- Great Lakes Region
- LAKE MICHIGAN
- LAKE SUPERIOR
- MICHIGAN-UPPER
- County Boundary
- Local Roads
- Rivers and Streams
- 24K Open Water
- Municipalities
- Digital Air Photo



Source: USGS topographic *Milwaukee, Wisconsin* 7.5 minute topographic quadrangle map

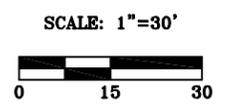
Scale: 1:24,000 (1"=200')



**FIGURE 1**  
**SITE LOCATION**

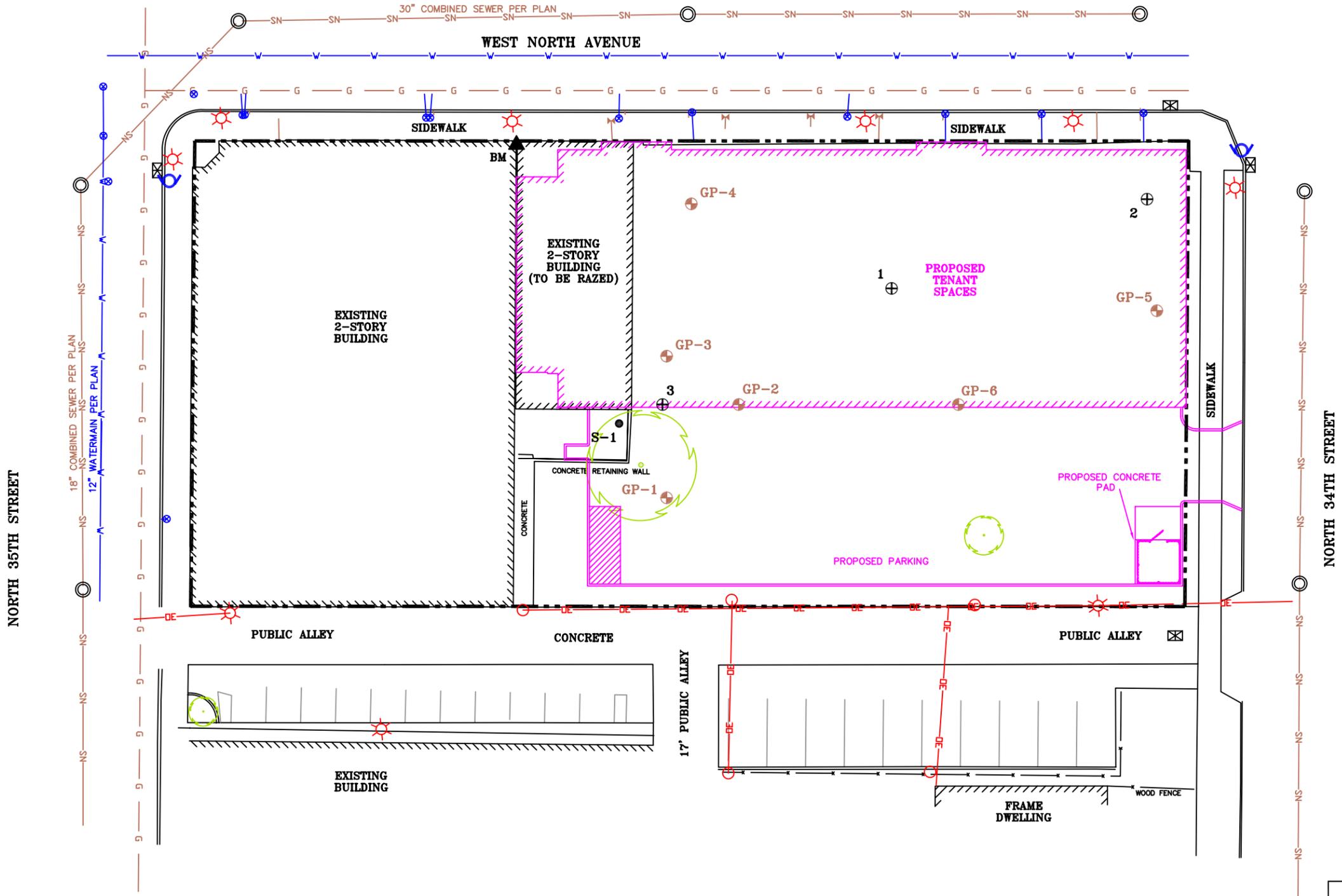
**Toussaint Square Development**  
**3401-3421 West North Avenue**  
**Milwaukee, Wisconsin**  
**Project No. 1E-0509014**

 **GILES**  
 ENGINEERING ASSOCIATES, INC.



**LEGEND:**

	SUBJECT PROPERTY LINE
	FENCE
	GEOPROBE SOIL BORING
	CONFIRMATION SOIL SAMPLE
	GEOTECHNICAL TEST BORING
	OVERHEAD ELECTRIC LINE
	ELECTRIC POLE
	LIGHT POST
	WATER LINE
	FIRE HYDRANT
	SANITARY SEWER LINE
	CATCH BASIN
	GAS LINE
	MANHOLE
	BENCHMARK: FINISHED FIRST FLOOR OF WEST BUILDING ON SITE. ASSUMED ELEVATION = 100.0'
	EXISTING STRUCTURE
	PROPOSED STRUCTURE



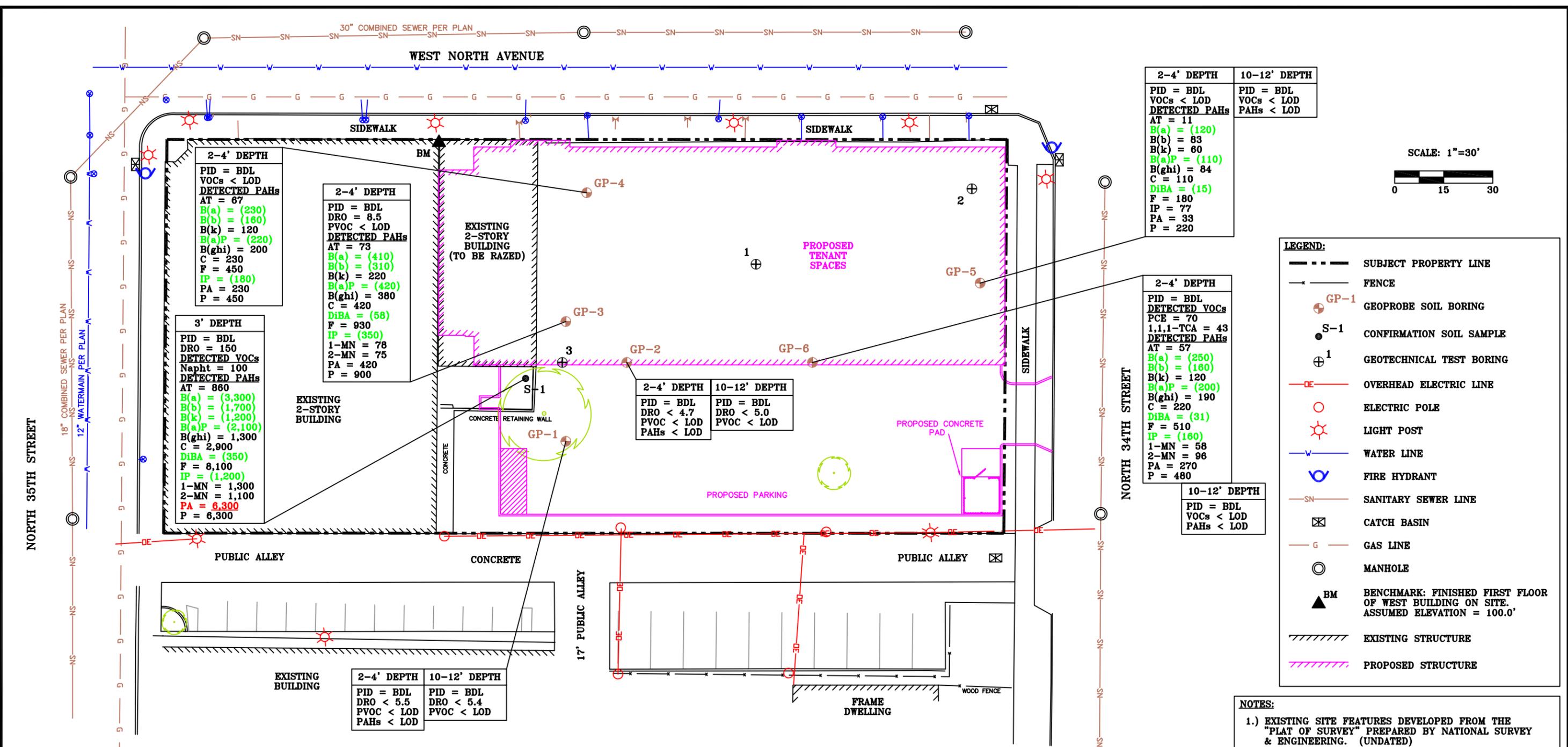
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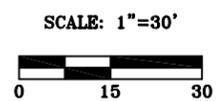
**GILES ENGINEERING ASSOCIATES, INC.**  
 N8 W22350 JOHNSON DRIVE, SUITE A1  
 WAUKESHA, WI 53186 (262)-544-0118

**FIGURE 2**  
 SITE FEATURES AND BORING LOCATION PLAN  
 TOUSSAINT SQUARE  
 3401-3433 WEST NORTH AVENUE  
 MILWAUKEE, WISCONSIN

DESIGNED	DRAWN	SCALE	DATE	REVISED
TJB	JSZ	1"=30'	09-30-05	--
PROJECT NO.: 1E-0509014			CAD No. 1E0509014A	



2-4' DEPTH	10-12' DEPTH
PID = BDL VOCs < LOD DETECTED PAHs AT = 11 B(a) = (120) B(b) = 83 B(k) = 60 B(a)P = (110) B(ghi) = 84 C = 110 DiBA = (15) F = 180 IP = 77 PA = 33 P = 220	PID = BDL VOCs < LOD PAHs < LOD



**LEGEND:**

- SUBJECT PROPERTY LINE
- FENCE
- GP-1 GEOPROBE SOIL BORING
- S-1 CONFIRMATION SOIL SAMPLE
- ⊕ 1 GEOTECHNICAL TEST BORING
- OVERHEAD ELECTRIC LINE
- ELECTRIC POLE
- ☀ LIGHT POST
- WATER LINE
- FIRE HYDRANT
- SANITARY SEWER LINE
- ☒ CATCH BASIN
- GAS LINE
- MANHOLE
- ▲ BM BENCHMARK: FINISHED FIRST FLOOR OF WEST BUILDING ON SITE. ASSUMED ELEVATION = 100.0'
- /// EXISTING STRUCTURE
- /// PROPOSED STRUCTURE

2-4' DEPTH	10-12' DEPTH
PID = BDL DETECTED VOCs PCE = 70 1,1,1-TCA = 43 DETECTED PAHs AT = 57 B(a) = (250) B(b) = (180) B(k) = 120 B(a)P = (200) B(ghi) = 190 C = 220 DiBA = (31) F = 510 IP = (160) 1-MN = 58 2-MN = 96 PA = 270 P = 480	PID = BDL VOCs < LOD PAHs < LOD

10-12' DEPTH
PID = BDL VOCs < LOD PAHs < LOD

2-4' DEPTH	10-12' DEPTH
PID = BDL DRO < 4.7 PVOC < LOD PAHs < LOD	PID = BDL DRO < 5.0 PVOC < LOD

2-4' DEPTH
PID = BDL DRO = 8.5 PVOC < LOD DETECTED PAHs AT = 73 B(a) = (410) B(b) = (310) B(k) = 220 B(a)P = (420) B(ghi) = 380 C = 420 DiBA = (58) F = 930 IP = (350) 1-MN = 78 2-MN = 75 PA = 420 P = 900

2-4' DEPTH
PID = BDL VOCs < LOD DETECTED PAHs AT = 67 B(a) = (230) B(b) = (160) B(k) = 120 B(a)P = (220) B(ghi) = 200 C = 230 F = 450 IP = (180) PA = 230 P = 450

3' DEPTH
PID = BDL DRO = 150 DETECTED VOCs Napht = 100 DETECTED PAHs AT = 680 B(a) = (3,300) B(b) = (1,700) B(k) = (1,200) B(a)P = (2,100) B(ghi) = 1,300 C = 2,900 DiBA = (350) F = 8,100 IP = (1,200) 1-MN = 1,300 2-MN = 1,100 PA = 6,300 P = 6,300

2-4' DEPTH	10-12' DEPTH
PID = BDL DRO < 5.5 PVOC < LOD PAHs < LOD	PID = BDL DRO < 5.4 PVOC < LOD

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- B(k): BENZO (k) FLUORANTHENE
- C: CHRYSENE
- DiBA: di BENZO (a,h) ANTHRACENE
- F: FLUORANTHENE
- IP: INDENO (1,2,3-cd) PYRENE
- MN: METHYLNAPHTHALENE
- Napht: NAPHTHALENE
- P: PYRENE
- PA: PHENANTHRENE
- PCE: TETRACHLOROETHENE
- TCA: TRICHLOROETHANE

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

**RESULTS INDICATED IN RED/UNDERLINED EXCEED THE WDNR INTERIM GUIDANCE (APRIL 1997) TABLE 1 - SUGGESTED GENERIC RCLs FOR PAH COMPOUNDS IN SOIL-GROUNDWATER PATHWAY**

**RESULTS INDICATED IN GREEN/PARENTHESIS EXCEED THE WDNR INTERIM GUIDANCE (APRIL 1997) TABLE 1 - SUGGESTED GENERIC RCLs FOR PAH COMPOUNDS IN SOIL-DIRECT CONTACT, NON-INDUSTRIAL PATHWAY**

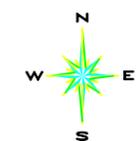
**NOTES:**

- EXISTING SITE FEATURES DEVELOPED FROM THE "PLAT OF SURVEY" PREPARED BY NATIONAL SURVEY & ENGINEERING. (UNDATED)
- PROPOSED BUILDING FEATURES DEVELOPED FROM THE "SITE PLAN/FIRST FLOOR PLAN" PREPARED BY ENGBERG ANDERSON DESIGN PARTNERSHIP, INC. (DATED 7/1/05)

**GILES ENGINEERING ASSOCIATES, INC.**  
 N8 W22350 JOHNSON DRIVE, SUITE A1  
 WAUKESHA, WI 53186 (262)-544-0118

**FIGURE 3**  
 SOIL ANALYTICAL RESULTS  
 TOUSSAINT SQUARE  
 3401-3433 WEST NORTH AVENUE  
 MILWAUKEE, WISCONSIN

DESIGNED	DRAWN	SCALE	DATE	REVISED
TJB	JSZ	1"=30'	10-13-05	--
PROJECT NO.: 1E-0509014			CAD No. 1E0509014B	



**Table 1**

**Soil Analytical Results (VOCs/PVOCs/DRO)  
(Detected Compounds Only)**

**Toussaint Square Development  
3401-3433 West North Avenue  
Milwaukee, Wisconsin  
Project No. 1E-0509014**

Analyte	Sample Location											NR 720.09 RCLs	NR 746.06 Table 1 (Product Indicator)	NR 746.06 Table 2 (Direct Contact)
	GP-1		GP-2		GP-3	GP-4	GP-5		GP-6		S-1			
Sample Depth (feet)	2-4	10-12	2-4	10-12	2-4	2-4	2-4	10-12	2-4	10-12	3			
Sample Date	10/4/05	10/4/05	10/4/05	10/4/05	10/4/05	10/4/05	10/4/05	10/4/05	10/4/05	10/4/05	10/4/05			
PID (HNU)	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL			
DRO (mg/kg)	<5.5	<5.4	<4.7	<5.0	8.5	NA	NA	NA	NA	NA	150	250	NS	NS
PVOCs	<LOD	<LOD	<LOD	<LOD	<LOD	NA	NA	NA	NA	NA	NA	NS	NS	NS
<b>Detected VOCs (ug/kg)</b>														
Tetrachloroethene	NA	NA	NA	NA	NA	<30	<28	<30	70	<29	<29	NS	NS	NS
1,1,1-Trichloroethane	NA	NA	NA	NA	NA	<30	<28	<30	43	<29	<29	NS	NS	NS
Naphthalene	NA	NA	NA	NA	NA	<59	<56	<59	<55	<58	100	NS	2,700	NS

**NOTES:**

**PID:** Photoionization Detector

**DRO:** Diesel Range Organics

**VOCs:** Volatile Organic Compounds

**PVOCs:** Petroleum Volatile Organic Compounds

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

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

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

**BDL:** Below Detection Limit

**NA:** Not Analyzed

**NS:** No Established Standard

**RCLs:** Residual Contaminant Levels

Table 2

## Soil Analytical Results (PAHs)

Toussaint Square Development  
3401-3433 West North Avenue  
Milwaukee, Wisconsin  
Project No. 1E-0509014

Analyte	Sample Location									Suggested Generic RCLs	
	GP-1	GP-2	GP-3	GP-4	GP-5		GP-6		S-1	Groundwater Pathway (1)	Direct Contact, Non-industrial Pathway (2)
Sample Depth (feet)	2-4	2-4	2-4	2-4	2-4	10-12	2-4	10-12	3		
Sample Date	10/4/05	10/4/05	10/4/05	10/4/05	10/4/05	10/4/05	10/4/05	10/4/05	10/4/05	10/4/05	
PID (HNU)	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	
<b>PAHs (ug/kg)</b>											
Acenaphthene	<55	<56	<59	<300	<56	<59	<55	<58	<290	38,000	900,000
Acenaphthylene	<93	<95	<100	<500	<95	<100	<93	<98	<490	700	18,000
Anthracene	<5.5	<5.6	73	67	11	<5.9	57	<5.8	860	3,000,000	5,000,000
Benzo (a) anthracene	<5.5	<5.6	(410)	(230)	(120)	<5.9	(250)	<5.8	(3,300)	17,000	88
Benzo (b) fluoranthene	<5.5	<5.6	(310)	(160)	83	<5.9	(160)	<5.8	(1,700)	360,000	88
Benzo (k) fluoranthene	<5.5	<5.6	220	120	60	<5.9	120	<5.8	(1,200)	870,000	880
Benzo (a) pyrene	<5.5	<5.6	(420)	(220)	(110)	<5.9	(200)	<5.8	(2,100)	48,000	8.8
Benzo (ghi) perylene	<5.5	<5.6	380	200	84	<5.9	190	<5.8	1,300	6,800,000	1,800
Chrysene	<5.5	<5.6	420	230	110	<5.9	220	<5.8	2,900	37,000	8,800
Dibenzo (a,h) anthracene	<8.2	<8.4	(58)	<44	(15)	<8.9	(31)	<8.7	(350)	38,000	8.8
Fluoranthene	<11	<11	930	450	180	<12	510	<12	8,100	500,000	600,000
Fluorene	<11	<11	<12	<59	<11	<12	<11	<12	<58	100,000	600,000
Indeno (1,2,3-cd) pyrene	<5.5	<5.6	(350)	(180)	77	<5.9	(160)	<5.8	(1,200)	680,000	88
1-Methylnaphthalene	<33	<34	78	<180	<33	<36	58	<35	1,300	23,000	1,100,000
2-Methylnaphthalene	<27	<28	75	<150	<28	<30	96	<29	1,100	20,000	600,000
Naphthalene	<33	<34	<35	<180	<33	<36	<33	<35	<170	400	20,000
Phenanthrene	<5.5	<5.6	420	230	33	<5.9	270	<5.8	<u>6,300</u>	1,800	18,000
Pyrene	<5.5	<5.6	900	450	220	<5.9	480	<5.8	6,300	8,700,000	500,000

## NOTES:

**PID:** Photoionization Detector

**PAHs:** Polynuclear Aromatic Hydrocarbons

**WDNR:** Wisconsin Department of Natural Resources

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

**RCLs:** Residual Contaminant Levels

(1): Suggested Generic RCLs, "Soil Cleanup Levels for PAHs, Interim Guidance" (Groundwater Pathway) [April 1997]

(2): Suggested Generic RCLs, "Soil Cleanup Levels for PAHs, Interim Guidance" (Direct Contact Non-industrial Pathway) [April 1997]

Results indicated in red/underlined, exceed the WDNR Interm Guidance (April 1997) Table 1- Suggested Generic RCLs for PA Compounds in Soil- Groundwater Pathway

Results indicated in green/underlined, exceed the WDNR Interm Guidance (April 1997) Table 1- Suggested Generic RCLs for PA Compounds in Soil- Direct Contact, Non-Industrial Pathway

**Table 3**

**Groundwater Analytical Results-Temporary Wells  
(Detected VOCs)**

**Toussaint Square Development  
3401-3433 West North Avenue  
Milwaukee, Wisconsin  
Project No. 1E-0509014**

Analyte	Sample Location	NR 140 PAL (ug/L)	NR 140 ES (ug/L)
	GP-3		
Sample Date	8/15/05		
Detected VOCs (ug/L)			
Naphthalene	0.61j	8	40

**NOTES:**

**VOCs:** Volatile Organic Compounds

**WAC:** Wisconsin Administrative Code

**NR:** Natural Resources Chapter of the WAC

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

**PAL:** NR 140 Preventive Action Limits

**ES:** NR 140 Enforcement Standards

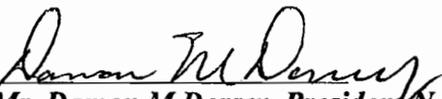
**j:** Result detected between the laboratory method detection limit and the quantitation limit

Mr. Damon M. Dorsey as authorized signatory for Toussaint Square, LLC states that Toussaint Square, LLC is the owner of the property which is located at 3401-3421 West North Avenue, and which is legally described in the Quit Claim Deed recorded as Document No. 09147999, recorded on 12/14/05, and the Court Order recorded as Document No. 09107081, recorded on 10/10/05, which completely and accurately describes the complete parcel of the property (BRRTS No. 02-41-544277).

Toussaint Square, LLC

*By: Toussaint Square MM, LLC, its Managing Member*

*By: North Avenue Community Development Corporation, its Managing Member*

By:   
Mr. Damon M Dorsey, President NACDC

9-25-06  
Date: