

GIS REGISTRY INFORMATION

SITE NAME:	Klug & Smith (Former)		
BRRTS #:	02-41-546646	FID #	
COMMERCE # (if appropriate):	53214-5402-25-B (former gasoline & diesel ASTs area)		
CLOSURE DATE:	August 7, 2006		
STREET ADDRESS:	4425 W Mitchell St		
CITY:	West Milwaukee		
SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):	X = 685439	Y =	284091
CONTAMINATED MEDIA:	Groundwater <input type="checkbox"/>	Soil <input checked="" type="checkbox"/>	Both <input type="checkbox"/>
OFF-SOURCE GW CONTAMINATION >ES:	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
• IF YES, STREET ADDRESS:			
• GPS COORDINATES (meters in WTM91 projection):	X =	Y =	
OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL):	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
• IF YES, STREET ADDRESS 1:			
• GPS COORDINATES (meters in WTM91 projection):	X =	Y =	
CONTAMINATION IN RIGHT OF WAY:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
<u>DOCUMENTS NEEDED</u>			
Closure Letter, and any conditional closure letter issued or denial letter issued.	<input checked="" type="checkbox"/>		
Copy of most recent deed, including legal description, for all affected properties	<input checked="" type="checkbox"/>		
Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties	<input checked="" type="checkbox"/>		
County Parcel ID number, if used for county, for all affected properties	<input checked="" type="checkbox"/>		
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.	<input checked="" type="checkbox"/>		
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.	<input checked="" type="checkbox"/>		
Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)	<input type="checkbox"/>		
Tables of Latest Soil Analytical Results (no shading or cross-hatching)	<input checked="" type="checkbox"/>		
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.	<input type="checkbox"/>		
GW: Table of water level elevations, with sampling dates, and free product noted if present	<input type="checkbox"/>		
GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)	<input type="checkbox"/>		
SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour	<input checked="" type="checkbox"/>		
Geologic cross-sections, if required for SI. (8.5x14" if paper copy)	<input checked="" type="checkbox"/>		
RP certified statement that legal descriptions are complete and accurate.	<input checked="" type="checkbox"/>		
Copies of off-source notification letters (if applicable)	<input type="checkbox"/>		
Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)	<input type="checkbox"/>		
Copy of (soil or land use) deed restriction (s) or deed notice if any required as a condition of closure	<input type="checkbox"/>		
Copy of any maintenance plan referenced in the deed restriction	<input type="checkbox"/>		



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
101 West Pleasant Street, Suite 100A
Milwaukee, Wisconsin 53212-3963
TDD #: (608) 264-8777
Fax #: (414) 220-5374
Jim Doyle, Governor
Mary P. Burke, Secretary

August 7, 2006

Mr. Dennis Klein
KBS Mitchell St. -A Wisconsin Ltd. Partnership
16985 W. Bluemound Rd.
Brookfield, WI 53005

RE: **Final Closure (Former Gasoline and Diesel AST Area)**

Commerce # 53214-5402-25-B DNR BRRTS # 02-41-546646
Klug & Smith (Former), 4425 W. Mitchell St., West Milwaukee

Dear Mr. Klein:

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

If residual contamination is encountered in the future, it must be managed in accordance with all applicable state and federal regulations. If it is determined that any remaining contamination poses a threat, the case may be reopened and further investigation or remediation may be required.

Thank you for your efforts to bring this case to closure. If you have any questions, please contact me in writing at the letterhead address or by telephone at (414) 220-5402.

Sincerely,

A handwritten signature in black ink, appearing to read "Stephen D. Mueller", with a long horizontal flourish extending to the right.

Stephen D. Mueller
Senior Hydrogeologist
Site Review Section

cc: Steven Thuemling, Giles Engineering Associates, Inc.



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
101 West Pleasant Street, Suite 100A
Milwaukee, Wisconsin 53212-3963
TDD #: (608) 264-8777
Fax #: (414) 220-5374
Jim Doyle, Governor
Mary P. Burke, Secretary

June 6, 2006

Mr. Dennis Klein
KBS Mitchell St. - A Wisconsin Ltd. Partnership
16985 W. Bluemound Rd.
Brookfield, WI 53005

RE: **Conditional Case Closure**

Commerce # 53214-5402-25-B DNR BRRTS # 02-41-546646
Klug & Smith (Former), 4425 W. Mitchell St., West Milwaukee

Dear Mr. Klein:

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

During the final groundwater sampling event conducted on April 4, 2006, the preventive action limit (PAL) for methyl tertiary butyl ether (MtBE) was exceeded at monitoring well MW-4 (39 µg/L). Commerce is issuing a PAL exemption, per NR 140.28(2), Wisconsin Administrative Code, for MtBE that was historically spilled in the immediate area of the former gasoline and diesel fuel aboveground storage tanks at the referenced property.

The following conditions must be satisfied to obtain final closure:

- The three groundwater monitoring wells (MW-4, 5, and 6) must be properly abandoned and the appropriate documentation forwarded to Commerce at the letterhead address.
- Submittal of an 8.5" x 11" copy of the map (or portion of) referred to as "Assessor's Plat No. 290" in the legal description attached to the property warranty deed submitted as part of the GIS Registry package.

Commerce will not require placement of the site onto the GIS Registry for groundwater contamination, as the residual groundwater concentrations have decreased below the NR 140, Wis. Adm. Code, enforcement standards. Therefore, you may request that the Wisconsin Department of Natural Resources return the \$250 GIS Registry groundwater fee.

This letter serves as your written notice of "no further action." Timely filing of your final PECFA claim (if applicable) is encouraged. If your claim is not received within 120 days of the date of this letter, interest costs incurred after 60 days of the date of this letter will not be eligible for PECFA reimbursement.

Thank you for your efforts to protect and restore Wisconsin's environment. If you have any questions, please contact me in writing at the letterhead address or by telephone at (414) 220-5402.

Sincerely,

A handwritten signature in cursive script, appearing to read "Stephen D. Mueller".

Stephen D. Mueller
Senior Hydrogeologist
Site Review Section

cc: Steven Thuemling, Giles Engineering Associates, Inc.

Document Number

WARRANTY DEED

8346209

This Deed, made between Klug & Smith Co., a Wisconsin corporation, Grantor, and

KBS Mitchell Street, A Wisconsin Limited Partnership, Grantee.

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

REGISTER'S OFFICE 1 SS
Milwaukee County, WI
RECORDED AT 12:17 PM
09-16-2002

IGNATIUS J. NIEMCZYK
REGISTER OF DEEDS

AMOUNT 13.00

Recording Area
Name and Return Address

Luke J. Chiarelli
Domnitz, Mawicke & Goisman, S.C.
1509 North Prospect Avenue
Milwaukee, WI 53202

436-1119-001 AND 436-1118

(Parcel Identification Number)

SEE EXHIBIT A LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

TRANSFER
\$1,275.⁰⁰
FEE

This is not homestead property.

Together with all and singular the hereditaments and appurtenances thereunto belonging; And Grantor warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except: municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, and general taxes levied in the year of closing.

Dated this 29th day of August, 2002

KLUG & SMITH CO., a Wisconsin corporation

By: William H. Emory

* WILLIAM H. EMORY
(Print Name and Title)

AUTHENTICATION

Signature(s) of: WILLIAM H. EMORY
authenticated this 29th day of AUGUST 2002.

* J. Miles Goodwin
MEMBER STATE BAR OF WISCONSIN
J. MILES GOODWIN

ACKNOWLEDGMENT

STATE OF WISCONSIN
MILWAUKEE COUNTY
Personally came before me this _____ day of _____, the above named

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

signature
type or print name _____
Notary Public _____ County, _____
My commission is permanent.
(If not, state expiration date: _____.)

THIS INSTRUMENT WAS DRAFTED BY:
Luke J. Chiarelli
(Signatures may be authenticated or acknowledged. Both are not necessary.)

REEL 5413
IMAGE 3845

EXHIBIT A

LEGAL DESCRIPTION

TAX KEY NOS.: 436-1119-001 AND 436-1118
PROPERTY ADDRESS: 4425 WEST MITCHELL STREET, MILWAUKEE

Parcel 1:

That part of Lot 1, Block 19 of Assessor's Plat No. 290 in the Northeast 1/4 of Section 2, Town 6 North, Range 21 East, in the Village of West Milwaukee, Milwaukee County, Wisconsin, bounded and described as follows:

Commencing at point which is 472.50 feet West of the East line and 385 feet North of the South line of said Northeast 1/4 of Section 2; running thence North and parallel to the East line of said 1/4 Section 382 feet to a point; thence West and parallel to the South line of said 1/4 Section, 228.62 feet to a point; thence South and parallel to the East line of said 1/4 Section, 382 feet to a point; thence East and parallel to the South line of said 1/4 Section, 228.62 feet to the point of commencement.

Except the North 30 feet and the East 7.50 feet.

Together with all right, title and interest of the grantors in and to the easement created in that certain agreement between Milwaukee Grey Iron Foundry Co. and Wisconsin Grey Iron Foundry Co. and relating to the use of a spur track and a right of way as described in that certain Warranty Deed from Milwaukee Grey Foundry Co. to Wisconsin Grey Iron Foundry Co., dated and acknowledged November 7, 1929 and recorded on January 29, 1930 in Volume 1329 of Deeds on Page 168, as Document No. 1759397.

Parcel 2:

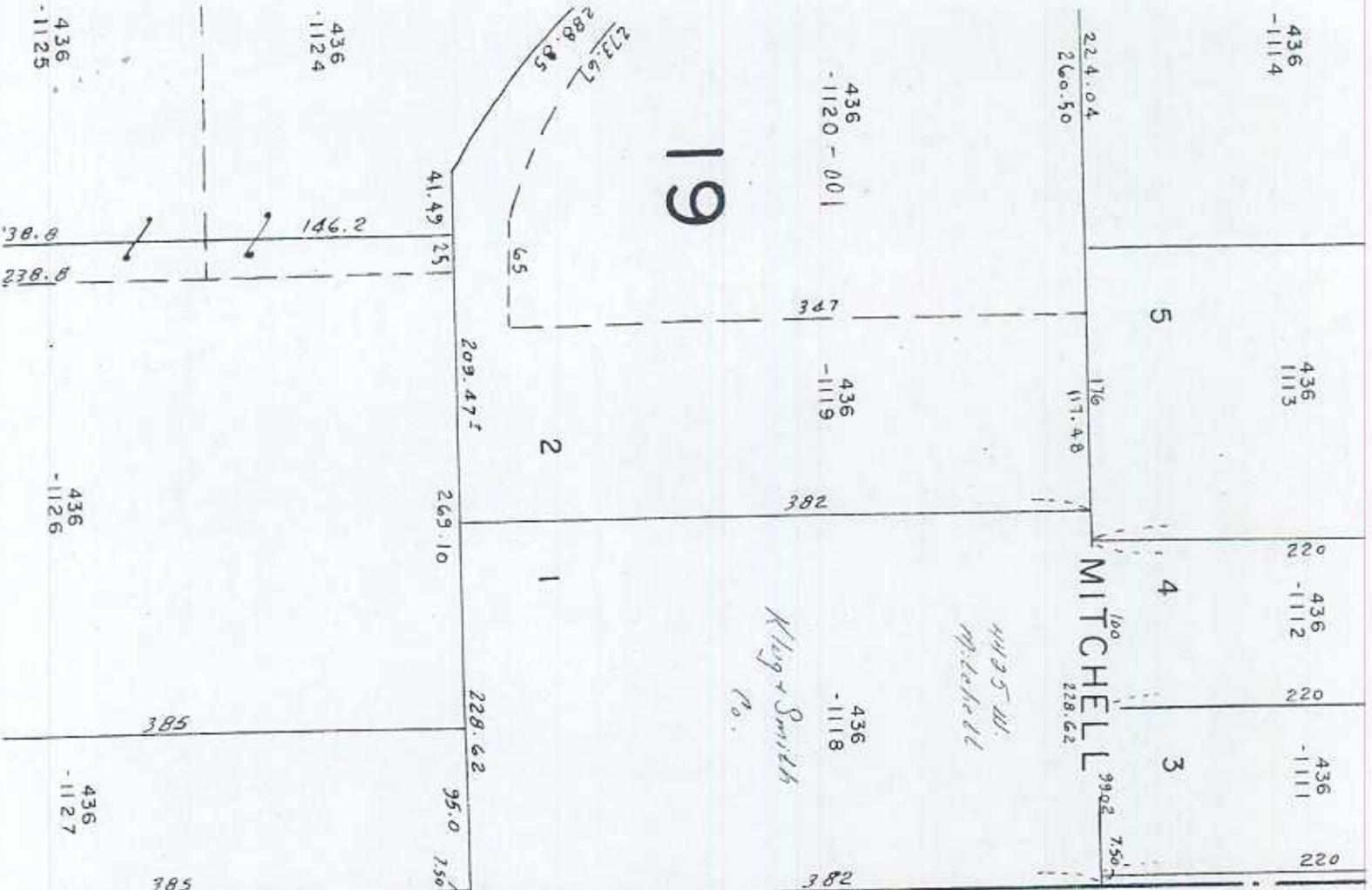
That part of Lot 2, Block 19, of Assessor's Plat No. 290, being a part of the Northeast 1/4 of Section 2, in Town 6 North, Range 21 East, in the Village of West Milwaukee, Milwaukee County, Wisconsin, bounded and described as follows:

Commencing at the Northeast corner of said Lot 2, running thence South 0° 26' 15" West along the East line of said Lot 2, 382.0 feet to a point in the South line of said Lot 2; thence West along the South line of said Lot 2, 209.47 feet to a point; thence Northwesterly along the Southwesterly line of said Lot 2, being a curved line having a radius of 359.26 feet with its center to the Northeast and a chord 281.14 feet in length which bears North 36° 23' 03" West, a distance of 288.85 feet to a point; thence East and parallel to the South line of said Lot 2, 14.0 feet to a point; thence Southeasterly along a curved line, having a radius of 277.95 feet with its center to the Northeast and its chord 262.75 feet in length which bears South 43° 18' 20" East, a distance of 273.67 feet to a point; thence East and parallel to the South line of said Lot 2, 65.0 feet to a point; thence North 0° 26' 25" East 347.0 feet to a point in the North line of said Lot 2; thence East along the North line of said Lot 2, 117.48 feet to the place of commencement.

Except the North 30.0 feet thereof.

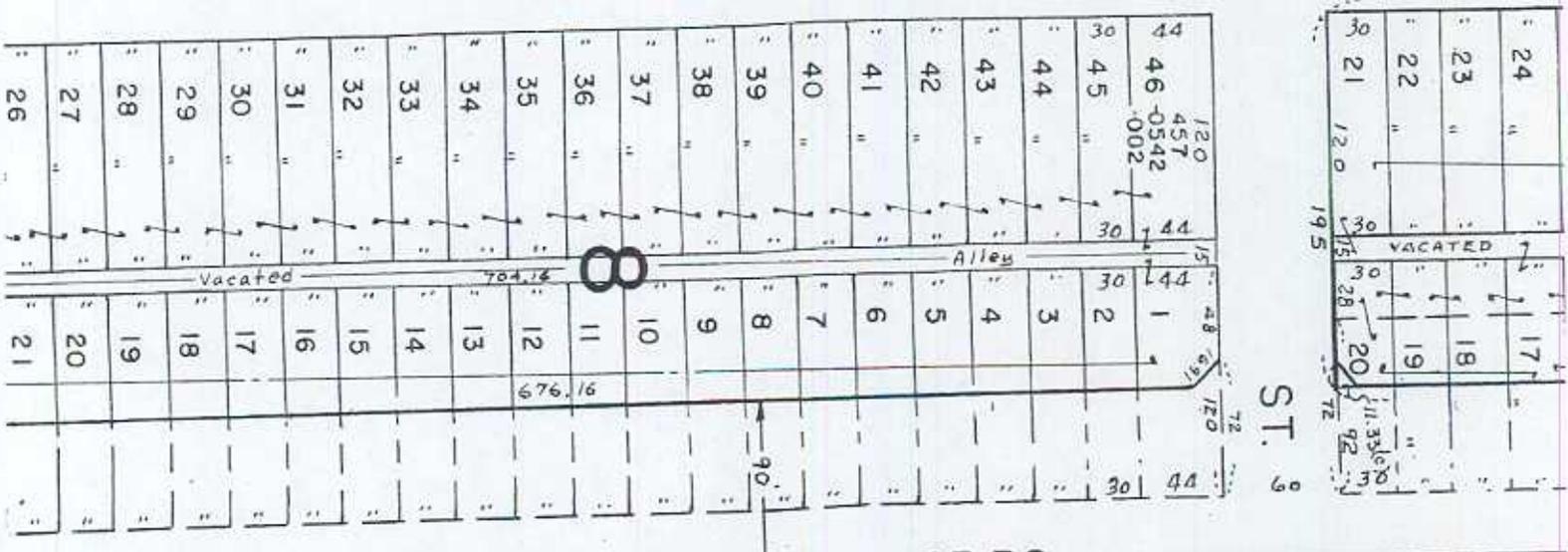
Also except that part of Lot 2 in Block 19 in Assessor's Plat No. 290, being a part of the Northeast 1/4 of Section 2, Town 6 North, Range 21 East, in the Village of West Milwaukee, Milwaukee County, Wisconsin, which is bounded and described as follows:

Commencing at the Southeast corner of said Lot 2; thence West along the South line of Lot 2 aforesaid 117.48 feet to the point of beginning of the lands to be described; continuing thence West along said South line 90.63 feet to a point; thence Northwesterly along the Southeasterly line of Lot 2 aforesaid 288.85 feet along the arc of a curve whose center lies to the Northeast whose radius is 359.26 feet with its center to the Northeast and a chord 281.14 feet in length which bears North 36° 23' 03" West a distance of 288.85 feet to a point; thence East and parallel with the South line of Lot 2 aforesaid 14.00 feet to a point; thence Southeasterly 273.67 feet along the arc of a curve whose center lies to the Northeast whose radius is 277.94 feet whose chord bears South 43° 15' 00" East 262.75 feet to a point; thence East and parallel with said South line 65.00 feet (recorded distance 63.05 computed) to a point, being on the Westerly line of a Quit Claim Deed recorded as Document No. 6343109; thence South 00° 26' 15" East and parallel with the East line of Lot 2 aforesaid 35.00 feet to the point of beginning.



17	457	0609
18	457	0610
19	457	0611
20	457	0612
1	457	0582
2	457	0583
3	457	0584
4	457	0585
5	457	0586
6	457	0587
7	457	0588
8	457	0589
9	457	0590
10	457	0591
11	457	0592
12	457	0593
13	457	0594
14	457	0595
15	457	0596
16	457	0597
17	457	0598
18	457	0599
19	457	0600
20	457	0601

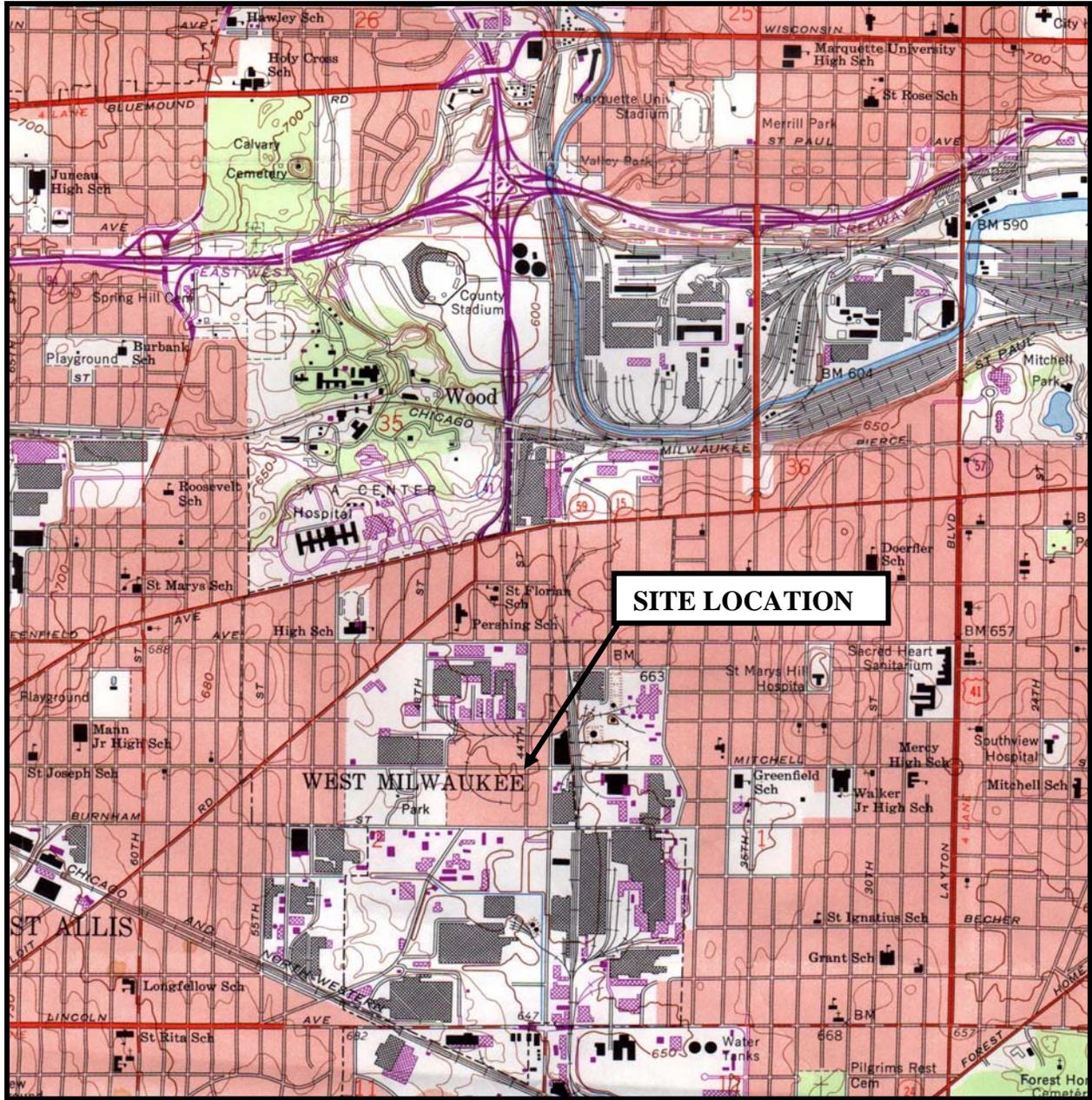
44 TH



43 RD

JUNEAU HEIGHTS

ST. 9



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

Scale: 1:24,000

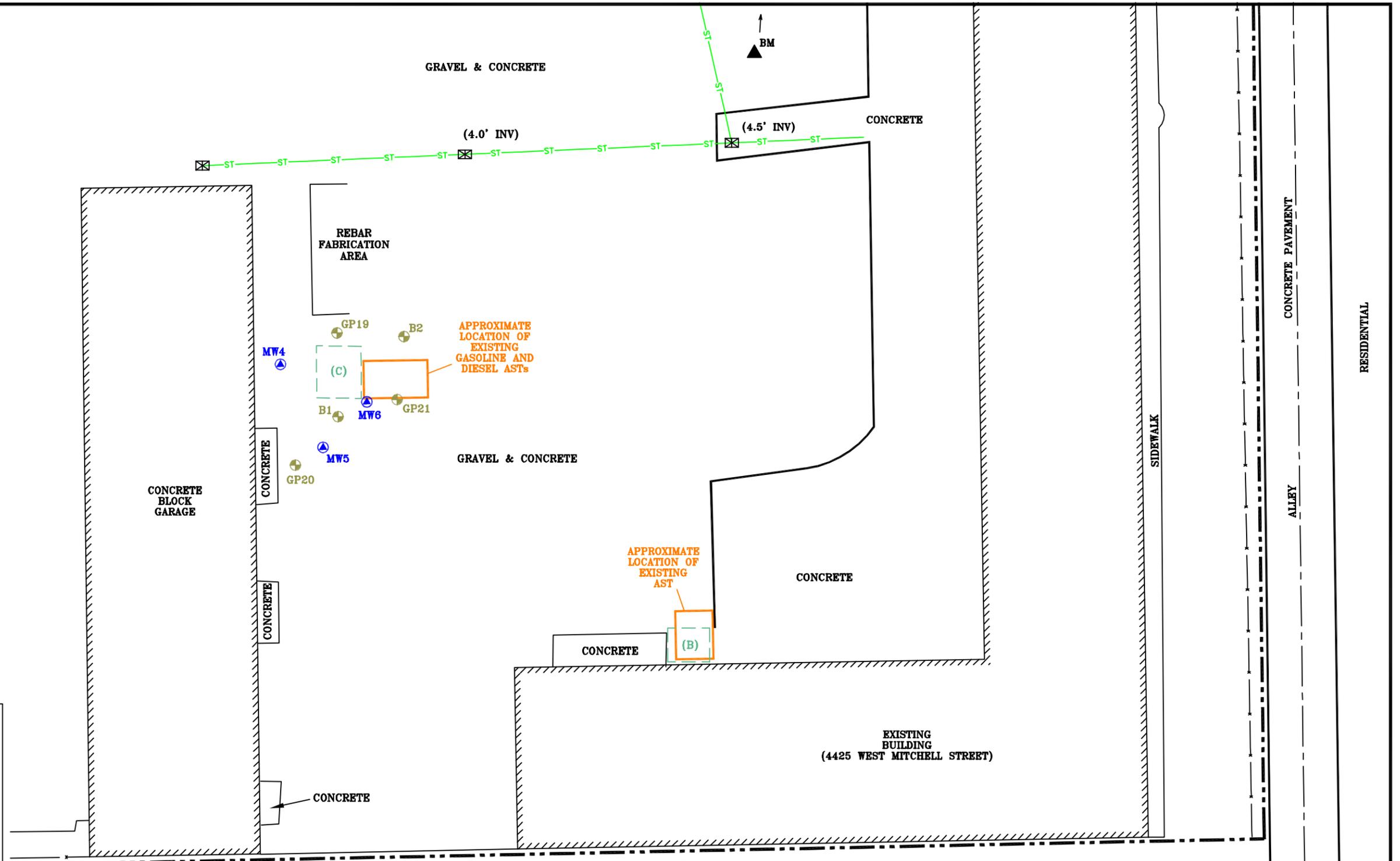
Contour Interval: 10 Feet

**FIGURE 1
SITE LOCATION**



**Former Klug & Smith Company
Gasoline and Diesel AST Area
4425 West Mitchell Street
West Milwaukee, Wisconsin
Project No. 1E-0210023**





LEGEND:

	PROPERTY LINE
	CURB LINE
	FENCE
	ELECTRIC LINE
	STORM SEWER LINE
	CATCH BASIN
	FORMER METAL SHED WITH DIESEL AND GASOLINE ASTs
	FORMER WASTE OIL AST
	INVERT DEPTH
	BENCHMARK: NORTH SIDE OF STORM GRATE. (164' N. AND 97' E. OF BORING B2) ASSUMED ELEVATION = 100.0'
	SOIL BORING
	MONITORING WELL



NOTES:
 SITE FEATURES DERIVED FROM THE "PLOT PLAN"
 PREPARED BY KLUG & SMITH CONSULTING ENGINEERS. (DATED 1-1-99)

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

FIGURE 2
 SITE FEATURES, SOIL BORING AND MONITORING WELL LOCATION PLAN
 FORMER KLUG & SMITH (GASOLINE AND DIESEL AST AREA)
 4425 WEST MITCHELL STREET
 WEST MILWAUKEE, WISCONSIN

DESIGNED	DRAWN	SCALE	DATE	REVISED
SCT	JSZ	1"=20'	04-2006	--
PROJECT NO.: 1E-0210023			CAD No. 1E0210023A	

**TABLE 2
SOIL ANALYTICAL RESULTS (VOCs and LEAD)**

Former Klug & Smith (Gasoline & Diesel AST Area)
4425 West Mitchell Street
West Milwaukee, Wisconsin
Project No. 1E-0210023

Analytes		NR Generic RCL 720 Soil Standards	NR 746.06 Table 1 (Product Indicator)	NR 746.06 Table 2 (Direct Contact)	Sampling Locations									
					B1		B2		GP19	GP20	GP21	MW4	MW5	MW6
Date Sampled					8/29/02	8/29/02	8/29/02	8/29/02	11/15/02	11/15/02	11/15/02	11/18/02	11/18/02	11/18/02
Sample Depth (feet)					0-2	8-10	0-2	10-12	10-12	2-4	4-6	14-16	2-4	0-2
PID (Instrument units)					BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL
Diesel Range Organics (DRO) (mg/kg)		100 mg/kg	--	--	<u>330</u>	28	33	<1.2	--	--	--	--	--	--
Lead (mg/kg)		500 mg/kg	--	--	13	--	155	--	<2.99	<2.65	<3.14	--	<2.38	<2.91
Detected Volatile Organic Compounds (VOCs) ug/kg	1,2,4-Trimethylbenzene	NS	83,000	NS	25j	<18	119	<18	<18	<18	<19	<18	<18	601
	1,3,5-Trimethylbenzene	NS	11,000	NS	<22	<20	31j	<21	<21	<20	<22	<21	<20	170
	1,2-Dichlorobenzene	NS	11,000	NS	<22	<20	<21	<21	<21	223	<22	<21	<20	<22
	1,4-Dichlorobenzene	NS	11,000	NS	<23	<21	<22	<21	<22	38j	<23	<22	<21	<23
	Benzene	5.5	8,500	NS	<17	<16	<17	<16	<16	<16	<17	<16	<16	<u>3140</u>
	Chloromethane	NS	NS	NS	<32	989	<31	<30	<30	<29	<25	<30	<29	<32
	Ethylbenzene	2,900	4,600	NS	<16	22j	64	<15	<15	<15	<16	<15	<15	632
	Isopropylbenzene	NS	NS	NS	<21	<19	<21	<20	<20	<19	<21	<20	<19	94
	Total Xylenes	4,100	42,000	NS	58j	<47	275	<47	<48	<47	<51	<48	<46	1217
	n-Propylbenzene	NS	NS	NS	<18	<17	38j	<17	<17	<17	<18	<17	<17	215
	Naphthalene	NS	2,700	NS	51j	<45	<47	<46	<46	<45	<49	<46	<44	72j
	p-Isopropyltoluene	NS	NS	NS	<20	<19	<20	<19	<19	<19	<20	<19	<19	30j
	sec-butylbenzene	NS	NS	NS	<22	<20	33j	<20	<21	<20	<22	<21	<20	<22
Toluene	1,500	38,000	NS	36j	22j	65	<18	<18	<17	<19	<18	<17	72	

NOTES:

WDNR: Wisconsin Department of Natural Resources

BDL: Below Detection Limit

PID: Photoionization Detector

--: Not analyzed or not applicable

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

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

NS: No Standard

NR: Natural Resources Chapter of the Wisconsin Administrative Code

RCL: Residual Contaminant Level

Results indicated in red/underlined exceed the WAC NR 720.09 Generic Residual Contaminant Level (RCL) Based on Groundwater Protection

TABLE 3
SOIL ANALYTICAL RESULTS (PAHs)

Former Klug & Smith (Gasoline & Diesel AST Area)
4425 West Mitchell Street
West Milwaukee, Wisconsin
Project No. 1E-0210023

Analytes		NR Generic RCL 720 Interim Soil Standards (Groundwater Pathway)	NR Generic RCL 720 Interim Soil Standards (Direct Contact Non- Industrial Pathway)	SAMPLING LOCATIONS					
				GP19	GP20	GP21	MW-4	MW-5	MW-6
Date Sampled				11/15/02	11/15/02	11/15/02	11/18/02	11/18/02	11/18/02
Sample Depth (feet)				10-12	2-4	4-6	6-8	8-10	0-2
PID (Instrument units)				BDL	BDL	BDL	BDL	BDL	BDL
Detected Polynuclear Aromatic Hydrocarbons (PAHs) (ug/kg)	1-methyl Naphthalene	23,000	1,100,000	<58	<57	<62	<59	<56	<62
	2-methyl Naphthalene	20,000	600,000	<59	<57	<63	<59	<57	<63
	Acenaphthene	38,000	900,000	<40	<38	<42	<40	<38	<42
	Acenaphthylene	700	18,000	<49	<48	<52	<49	<47	<52
	Anthracene	3,000,000	5,000,000	<29	<29	<31	<29	<28	<31
	Benzo (a) anthracene	17,000	88	<22	<22	<24	<22	<21	<24
	Benzo (a) pyrene	48,000	8.8	<23	<22	<24	<23	<22	<24
	Benzo (b) fluoranthene	360,000	88	<33	<32	<35	<33	<32	<35
	Benzo (ghi) perylene	6,800,000	1,800	<39	<38	<41	<39	<37	<41
	Benzo (k) fluoranthene	870,000	880	<18	<18	<19	<18	<18	<19
	Chrysene	37,000	8,800	<29	<28	<31	<29	<28	<31
	Dibenzo (a,h) anthracene	38,000	8.8	<40	<38	<42	<40	<38	<42
	Fluoranthrene	500,000	600,000	<27	<26	<29	<27	<26	<29
	Fluorene	100,000	600,000	<48	<46	<51	<48	<46	<51
	Indeno (1,2,3-cd) pyrene	680,000	88	<37	<36	<40	<37	<36	<40
	Naphthalene	400	20,000	<59	<57	<62	<59	<57	<62
	Phenanthrene	1,800	18,000	<24	<24	<26	<24	<24	<26
	Pyrene	8,700,000	500,000	<24	<24	<26	<24	<23	<26

Notes:

PID: Photoionization Detector

BDL: Below Detection Limit

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

NS: No Standard

NR: Wisconsin Administrative Code Natural Resources Chapter

RCL: Residual Contaminant Level

CHEMICAL KEY:

- B: BENZENE
- ChA: CHLOROMETHANE
- DCBz: DICHLOROBENZENE
- E: ETHYLBENZENE
- IPBz: ISOPROPYLBENZENE
- n-BuBz: n-BUTYLBENZENE
- n-PBz: n-PROPYLBENZENE
- Napht: NAPHTHALENE
- Pb: LEAD
- p-IPT: p-ISOPROPYLTOLUENE
- s-BuBz: Sec-BUTYLBENZENE
- T: TOLUENE
- TCE: TRICHLOROETHENE
- TMB: TRIMETHYLBENZENE
- X: TOTAL XYLENES

ABBREVIATIONS:

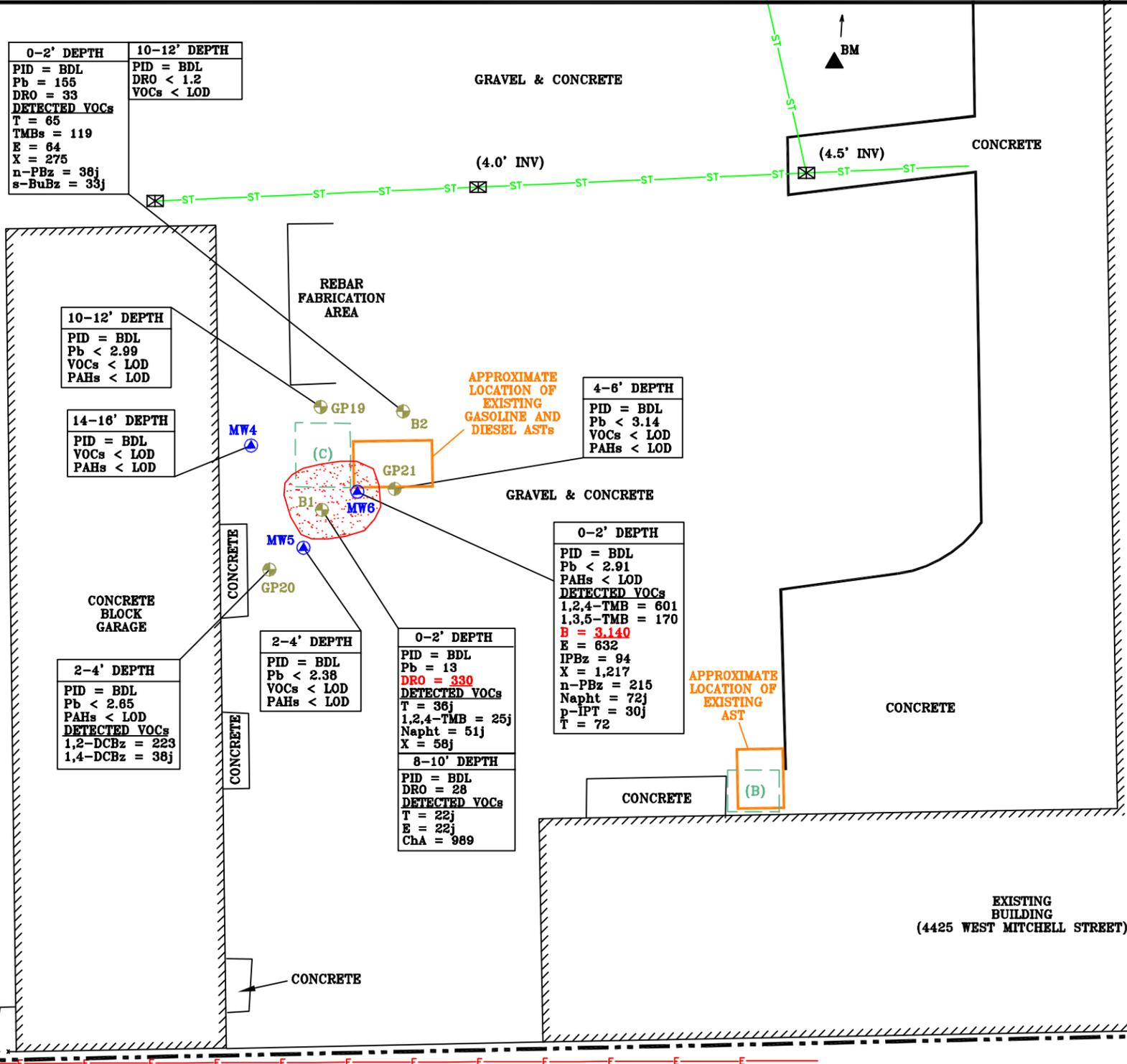
- BDL: BELOW DETECTION LIMIT
- DRO: DIESEL RANGE ORGANICS
- LOD: LIMIT OF DETECTION
- PAH: POLYNUCLEAR AROMATIC HYDROCARBON
- PID: PHOTOIONIZATION DETECTOR (FIELD)
- VOC: VOLATILE ORGANIC COMPOUNDS

NOTES:

FIELD PID RESULTS EXPRESSED IN INSTRUMENT UNITS
 DRO AND Pb RESULTS EXPRESSED IN MILLIGRAMS PER KILOGRAM (mg/kg) EQUIVALENT TO PARTS PER MILLION (ppm)
 VOC AND PAH RESULTS EXPRESSED IN MICROGRAMS PER KILOGRAM (ug/kg) EQUIVALENT TO PARTS PER BILLION (ppb)
RESULTS INDICATED IN RED/UNDERLINED EXCEED THE RESIDUAL CONTAMINANT LEVEL SET FORTH IN NR 720.
 -j: CONCENTRATION BETWEEN LABORATORY LIMIT OF DETECTION AND QUANTITATION LIMIT.

LEGEND:

- APPROXIMATE EXTENT OF PETROLEUM IMPACTED SOIL EXCEEDING NR 720
- PROPERTY LINE
- CURB LINE
- FENCE
- ELECTRIC LINE
- STORM SEWER LINE
- CATCH BASIN
- FORMER METAL SHED WITH DIESEL AND GASOLINE ASTs
- FORMER WASTE OIL AST
- (4.0' INV.) INVERT DEPTH
- BENCHMARK: NORTH SIDE OF STORM GRATE. (164' N. AND 97' E. OF BORING B2) ASSUMED ELEVATION = 100.0'
- SOIL BORING
- MONITORING WELL



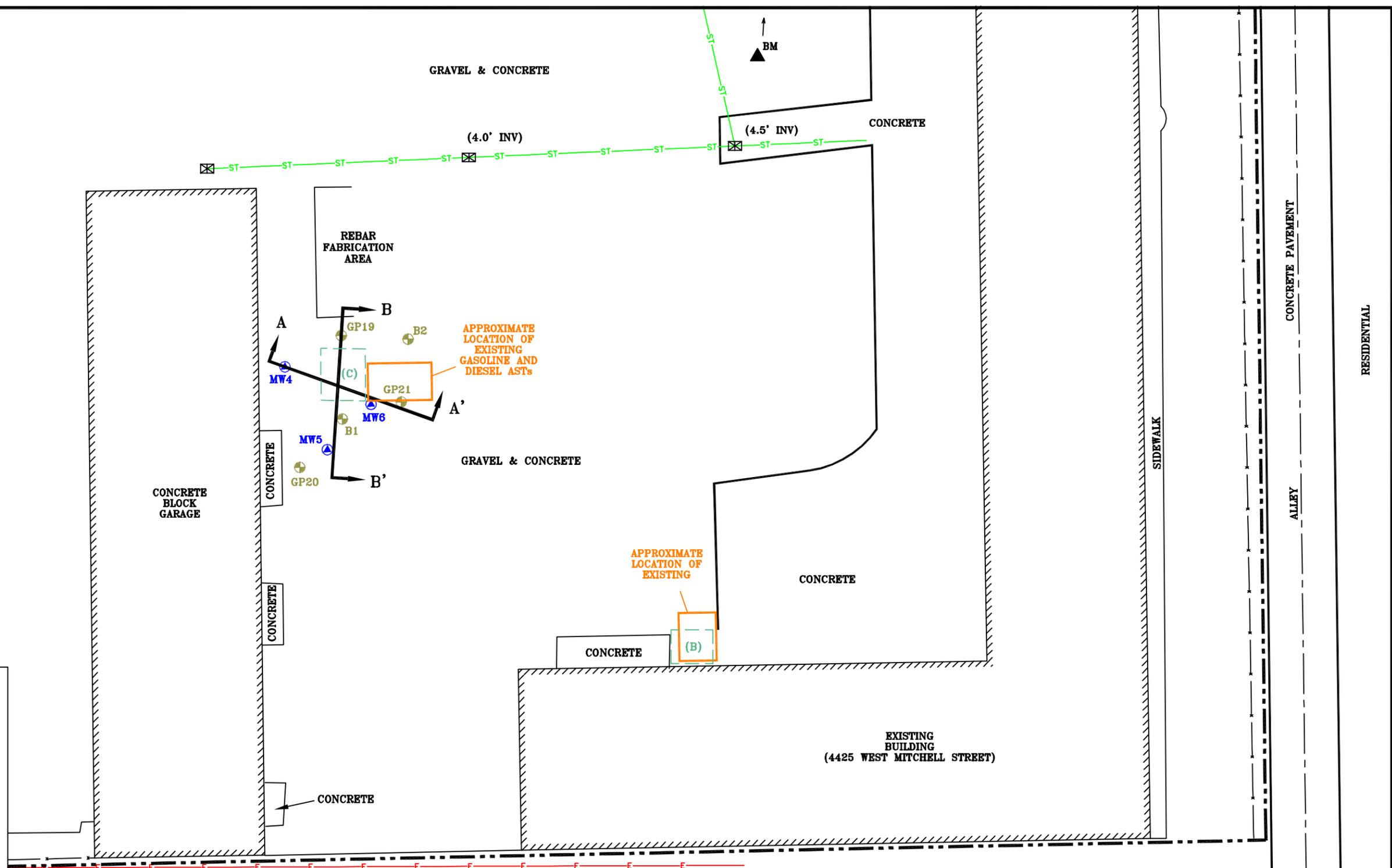
VERSA GROUP
 (4430 WEST BURNHAM STREET)

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

FIGURE 7
 SOIL ANALYTICAL RESULTS
 FORMER KLUG & SMITH (GASOLINE AND DIESEL AST AREA)
 4425 WEST MITCHELL STREET
 WEST MILWAUKEE, WISCONSIN

NOTES:
 SITE FEATURES DERIVED FROM THE "PLOT PLAN"
 PREPARED BY KLUG & SMITH CONSULTING ENGINEERS. (DATED 1-1-99)

DESIGNED	DRAWN	SCALE	DATE	REVISED
SCT	JSZ	1"=20'	04-20-06	--
PROJECT NO.: 1E-0210023			CAD No. 1E0210023G	



LEGEND:

- LINE OF CROSS-SECTION
- PROPERTY LINE
- CURB LINE
- FENCE
- ELECTRIC LINE
- STORM SEWER LINE
- CATCH BASIN
- FORMER METAL SHED WITH DIESEL AND GASOLINE ASTs
- FORMER WASTE OIL AST
- (4.0' INV.) INVERT DEPTH
- BENCHMARK: NORTH SIDE OF STORM GRATE. (164' N. AND 97' E. OF BORING B2) ASSUMED ELEVATION = 100.0'
- SOIL BORING
- MONITORING WELL



VERSA GROUP
(4430 WEST BURNHAM STREET)

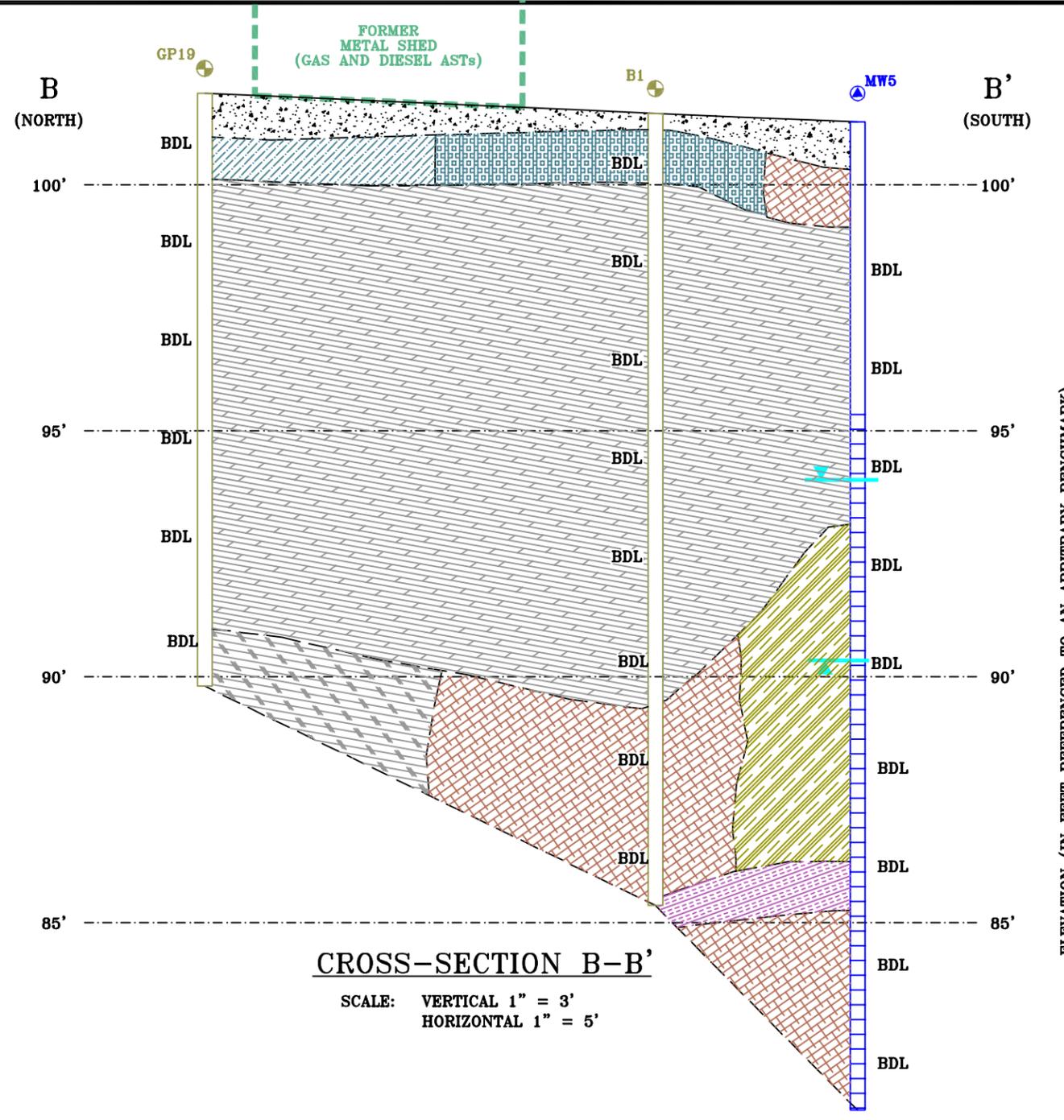
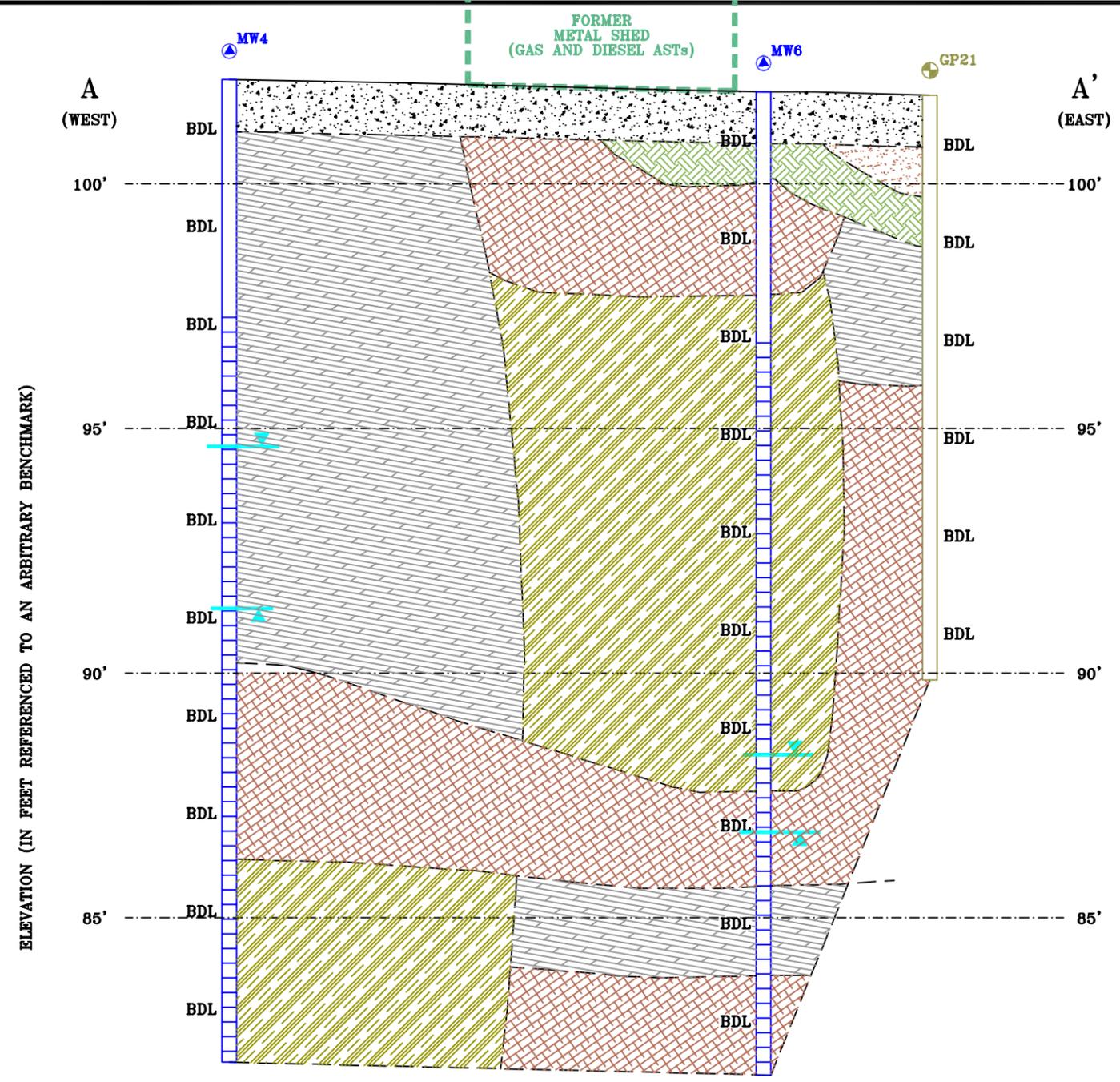
EXISTING BUILDING
(4425 WEST MITCHELL STREET)

NOTES:
SITE FEATURES DERIVED FROM THE "PLOT PLAN"
PREPARED BY KLUG & SMITH CONSULTING ENGINEERS. (DATED 1-1-99)

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

FIGURE 3
CROSS-SECTION LOCATION PLAN
FORMER KLUG & SMITH (GASOLINE AND DIESEL AST AREA)
4425 WEST MITCHELL STREET
WEST MILWAUKEE, WISCONSIN

DESIGNED	DRAWN	SCALE	DATE	REVISED
SCT	JSZ	1"=20'	04-19-06	--
PROJECT NO.: 1E-0210023			CAD No. 1E0210023B	



CROSS-SECTION B-B'
 SCALE: VERTICAL 1" = 3'
 HORIZONTAL 1" = 5'

LEGEND:

	SOIL BORING
	MONITORING WELL
	WELL SCREEN
	HIGH STATIC WATER LEVEL (4/4/06)
	LOW STATIC WATER LEVEL (3/2/03)
BDL	BELOW PID DETECTION LIMIT

CROSS-SECTION A-A'
 SCALE: VERTICAL 1" = 3'
 HORIZONTAL 1" = 5'

SOIL KEY:

	CRUSHED GRAVEL BASE COARSE
	FILL: SAND AND GRAVEL
	FILL: TOP SOIL
	FILL: SILTY CLAY
	FILL: CLAYEY SILT
---	SOIL CONTACT LINES ARE INFERRED

SOIL KEY:

	SILTY CLAY
	SILTY CLAY TO CLAY
	SILTY CLAY TO CLAYEY SILT/ CLAYEY SILT TO SILTY CLAY
	SANDY SILT TO SILTY SAND
	SILTY FINE SAND TO FINE SANDY SILT
---	SOIL CONTACT LINES ARE INFERRED

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

FIGURE 4
 CROSS-SECTIONS A-A' AND B-B'
 FORMER KLUG & SMITH (GASOLINE AND DIESEL AST AREA)
 4425 WEST MITCHELL STREET
 WEST MILWAUKEE, WISCONSIN

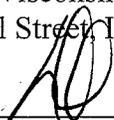
DESIGNED	DRAWN	SCALE	DATE	REVISED
SCT	JSZ	1"=20'	04-19-06	--
PROJECT NO.: 1E-0210023			CAD No. 1E0210023D	

April 25, 2006

To whom it may concern:

Mr. Dennis J. Klein as CEO of KBS Mitchell Street, Inc. the General Partner of KBS Mitchell Street, A Wisconsin Limited Partnership, states that KBS Mitchell Street, A Wisconsin Limited Partnership is the owner of the property which is located at 4425 West Mitchell Street, in the Village of West Milwaukee, Milwaukee County, State of Wisconsin and which is legally described in the Warranty Deed recorded in the Milwaukee County, State of Wisconsin Office of the Register of Deeds as Document No. 8346209, recorded on September 16, 2002, which completely and accurately describes the complete parcel of the property (BRRTS No. 02-41-546646).

KBS Mitchell Street, A Wisconsin Limited Partnership
By: KBS Mitchell Street, Inc., General Partner

By: 
Dennis J. Klein, CEO