

Source Property Information

BRRTS #:

ACTIVITY NAME:

PROPERTY ADDRESS:

MUNICIPALITY:

PARCEL ID #:

CLOSURE DATE:

FID #:

DATCP #:

COMM #:

***WTM COORDINATES:**

X: Y:

**Coordinates are in
WTM83, NAD83 (1991)*

WTM COORDINATES REPRESENT:

- Approximate Center Of Contaminant Source
- Approximate Source Parcel Center

Please check as appropriate: (BRRTS Action Code)

Contaminated Media:

Groundwater Contamination > ES (236)

- Contamination in ROW
- Off-Source Contamination

(note: for list of off-source properties see "Impacted Off-Source Property")

Soil Contamination > *RCL or **SSRCL (232)

- Contamination in ROW
- Off-Source Contamination

(note: for list of off-source properties see "Impacted Off-Source Property")

Land Use Controls:

Soil: maintain industrial zoning (220)

(note: soil contamination concentrations between residential and industrial levels)

Structural Impediment (224)

Site Specific Condition (228)

Cover or Barrier (222)

(note: maintenance plan for groundwater or direct contact)

Vapor Mitigation (226)

Maintain Liability Exemption (230)

(note: local government or economic development corporation)

Monitoring wells properly abandoned? (234)

- Yes No N/A

* Residual Contaminant Level
** Site Specific Residual Contaminant Level

This Adobe Fillable form is intended to provide a list of information that is required for evaluation for case closure. It is to be used in conjunction with Form 4400-202, Case Closure Request. The closure of a case means that the Department has determined that no further response is required at that time based on the information that has been submitted to the Department.

NOTICE: Completion of this form is mandatory for applications for case closure pursuant to ch. 292, Wis. Stats. and ch. NR 726, Wis. Adm. Code, including cases closed under ch. NR 746 and ch. NR 726. The Department will not consider, or act upon your application, unless all applicable sections are completed on this form and the closure fee and any other applicable fees, required under ch. NR 749, Wis. Adm. Code, Table 1 are included. It is not the Department's intention to use any personally identifiable information from this form for any purpose other than reviewing closure requests and determining the need for additional response action. The Department may provide this information to requesters as required by Wisconsin's Open Records law [ss. 19.31 - 19.39, Wis. Stats.].

BRRTS #:	02-41-548036	PARCEL ID #:	2710705000		
ACTIVITY NAME:	Atkinson Plaza Property	WTM COORDINATES: X:	688637	Y:	292420

CLOSURE DOCUMENTS (the Department adds these items to the final GIS packet for posting on the Registry)

- Closure Letter**
- Maintenance Plan** (if activity is closed with a land use limitation or condition (land use control) under s. 292.12, Wis. Stats.)
- Conditional Closure Letter**
- Certificate of Completion (COC)** for VPLE sites

SOURCE LEGAL DOCUMENTS

- Deed:** The most recent deed as well as legal descriptions, for the **Source Property** (where the contamination originated). Deeds for other, off-source (off-site) properties are located in the **Notification** section.
Note: If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.
- Certified Survey Map:** A copy of the certified survey map or the relevant section of the recorded plat map for those properties where the legal description in the most recent deed refers to a certified survey map or a recorded plat map. (lots on subdivided or platted property (e.g. lot 2 of xyz subdivision)).
Figure #: **Title:**
- Signed Statement:** A statement signed by the Responsible Party (RP), which states that he or she believes that the attached legal description accurately describes the correct contaminated property.

MAPS (meeting the visual aid requirements of s. NR 716.15(2)(h))

- Maps must be no larger than 8.5 x 14 inches unless the map is submitted electronically.
- Location Map:** A map outlining all properties within the contaminated site boundaries on a U.S.G.S. topographic map or plat map in sufficient detail to permit easy location of all parcels. If groundwater standards are exceeded, include the location of all potable wells within 1200 feet of the site.
Note: Due to security reasons municipal wells are not identified on GIS Packet maps. However, the locations of these municipal wells must be identified on Case Closure Request maps.
Figure #: **Title:**
 - Detailed Site Map:** A map that shows all relevant features (buildings, roads, individual property boundaries, contaminant sources, utility lines, monitoring wells and potable wells) within the contaminated area. This map is to show the location of all contaminated public streets, and highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding a ch. NR 140 Enforcement Standard (ES), and/or in relation to the boundaries of soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Levels (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.
Figure #: **Title:**
 - Soil Contamination Contour Map:** For sites closing with residual soil contamination, this map is to show the location of all contaminated soil and a single contour showing the horizontal extent of each area of contiguous residual soil contamination that exceeds a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.
Figure #: **Title:**

BRRTS #: 02-41-548036

ACTIVITY NAME: Atkinson Plaza Property

MAPS (continued)

- Geologic Cross-Section Map:** A map showing the source location and vertical extent of residual soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL). If groundwater contamination exceeds a ch. NR 140 Enforcement Standard (ES) when closure is requested, show the source location and vertical extent, water table and piezometric elevations, and locations and elevations of geologic units, bedrock and confining units, if any.

Figure #: Title:

Figure #: Title:

- Groundwater Isoconcentration Map:** For sites closing with residual groundwater contamination, this map shows the horizontal extent of all groundwater contamination exceeding a ch. NR140 Preventive Action Limit (PAL) and an Enforcement Standard (ES). Indicate the direction and date of groundwater flow, based on the most recent sampling data.

Note: This is intended to show the total area of contaminated groundwater.

Figure #: Title:

- Groundwater Flow Direction Map:** A map that represents groundwater movement at the site. If the flow direction varies by more than 20° over the history of the site, submit 2 groundwater flow maps showing the maximum variation in flow direction.

Figure #: Title:

Figure #: Title:

TABLES (meeting the requirements of s. NR 716.15(2)(h)(3))

Tables must be no larger than 8.5 x 14 inches unless the table is submitted electronically. Tables must not contain shading and/or cross-hatching. The use of **BOLD** or *ITALICS* is acceptable.

- Soil Analytical Table:** A table showing remaining soil contamination with analytical results and collection dates.
Note: This is one table of results for the contaminants of concern. Contaminants of concern are those that were found during the site investigation, that remain after remediation. It may be necessary to create a new table to meet this requirement.

Table #: Title:

- Groundwater Analytical Table:** Table(s) that show the most recent analytical results and collection dates, for all monitoring wells and any potable wells for which samples have been collected.

Table #: Title:

- Water Level Elevations:** Table(s) that show the previous four (at minimum) water level elevation measurements/dates from all monitoring wells. If present, free product is to be noted on the table.

Table #: Title:

IMPROPERLY ABANDONED MONITORING WELLS

For each monitoring well not properly abandoned according to requirements of s. NR 141.25 include the following documents.

Note: If the site is being listed on the GIS Registry for only an improperly abandoned monitoring well you will only need to submit the documents in this section for the GIS Registry Packet.

- Not Applicable**

- Site Location Map:** A map showing all surveyed monitoring wells with specific identification of the monitoring wells which have not been properly abandoned.

Note: If the applicable monitoring wells are distinctly identified on the Detailed Site Map this Site Location Map is not needed.

Figure #: Title:

- Well Construction Report:** Form 4440-113A for the applicable monitoring wells.

- Deed:** The most recent deed as well as legal descriptions for each property where a monitoring well was not properly abandoned.

- Notification Letter:** Copy of the notification letter to the affected property owner(s).

BRRTS #: 02-41-548036

ACTIVITY NAME: Atkinson Plaza Property

NOTIFICATIONS

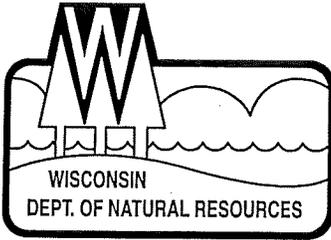
Source Property

- Letter To Current Source Property Owner:** If the source property is owned by someone other than the person who is applying for case closure, include a copy of the letter notifying the current owner of the source property that case closure has been requested.
- Return Receipt/Signature Confirmation:** Written proof of date on which confirmation was received for notifying current source property owner.

Off-Source Property

Group the following information per individual property and label each group according to alphabetic listing on the "Impacted Off-Source Property" attachment.

- Letter To "Off-Source" Property Owners:** Copies of all letters sent by the Responsible Party (RP) to owners of properties with groundwater exceeding an Enforcement Standard (ES), and to owners of properties that will be affected by a land use control under s. 292.12, Wis. Stats.
Note: Letters sent to off-source properties regarding residual contamination must contain standard provisions in Appendix A of ch. NR 726.
Number of "Off-Source" Letters:
- Return Receipt/Signature Confirmation:** Written proof of date on which confirmation was received for notifying any off-source property owner.
- Deed of "Off-Source" Property:** The most recent deed(s) as well as legal descriptions, for all affected deeded **off-source property(ies)**. This does not apply to right-of-ways.
Note: If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.
- Letter To "Governmental Unit/Right-Of-Way" Owners:** Copies of all letters sent by the Responsible Party (RP) to a city, village, municipality, state agency or any other entity responsible for maintenance of a public street, highway, or railroad right-of-way, within or partially within the contaminated area, for contamination exceeding a groundwater Enforcement Standard (ES) and/or soil exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL).
Number of "Governmental Unit/Right-Of-Way Owner" Letters:



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
Matthew J. Frank, Secretary
Gloria L. McCutcheon, Regional Director

Southeast Region Headquarters
2300 N. Dr. Martin Luther King, Jr. Drive
Milwaukee, Wisconsin 53212-3128
FAX 414-263-8606
Telephone 414-263-8500
TTY Access via relay - 711

July 18, 2008

Mr. Charahjit Kaput
Lahal, LLC
W127 N6370 Sumac Court
Menomonee Falls, WI 53051

Subject: Final Case Closure with Land Use Limitations or Conditions for the Atkinson Plaza Property, 1337 West Atkinson Avenue, Milwaukee, WI

FID: 341134200
BRRTS: 02-41-548036

Dear Mr. Kaput:

On October 17, 2007, the Wisconsin Department of Natural Resources ("the Department") reviewed the above referenced case for closure. This committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. Based on the correspondence and data provided, it appears that your case has been remediated to Department standards in accordance with s. NR 726.05, 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.

Residual Soil Contamination

Residual soil contamination remains at locations A-2, D-2, D-3, D-1, and C-3 (see enclosed Figure 4A, and Table 2) for PAHs at a depth greater than 4-feet, as indicated in the information submitted to the Department of Natural Resources. 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 standards 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 to prevent a direct contact health threat to humans.

In addition, depending on site-specific conditions, construction over contaminated materials may result in vapor migration into enclosed structures or migration along newly placed underground utility lines. The potential for vapor inhalation and mitigation should be evaluated when planning any future redevelopment, and measures should be taken to ensure the continued protection of public health, safety, welfare and the environment at the site.

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>.

Please be aware that the case maybe reopened pursuant to s. NR 726.09, Wis. Admin. 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. Failure to submit the above documentation may result in enforcement actions.

The Department appreciates the actions you have taken to investigate and remediate the contamination at this site. If you have any questions or comments, please feel free to contact John J. Hnat at the above address or at (414) 263-8644. Please refer to the FID number at the top of this letter in any future correspondence. Future correspondence should be sent directly to the Remediation and Redevelopment Program Assistant Vicky Stovall (414-263-8688) at the above address.

Sincerely,

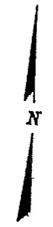
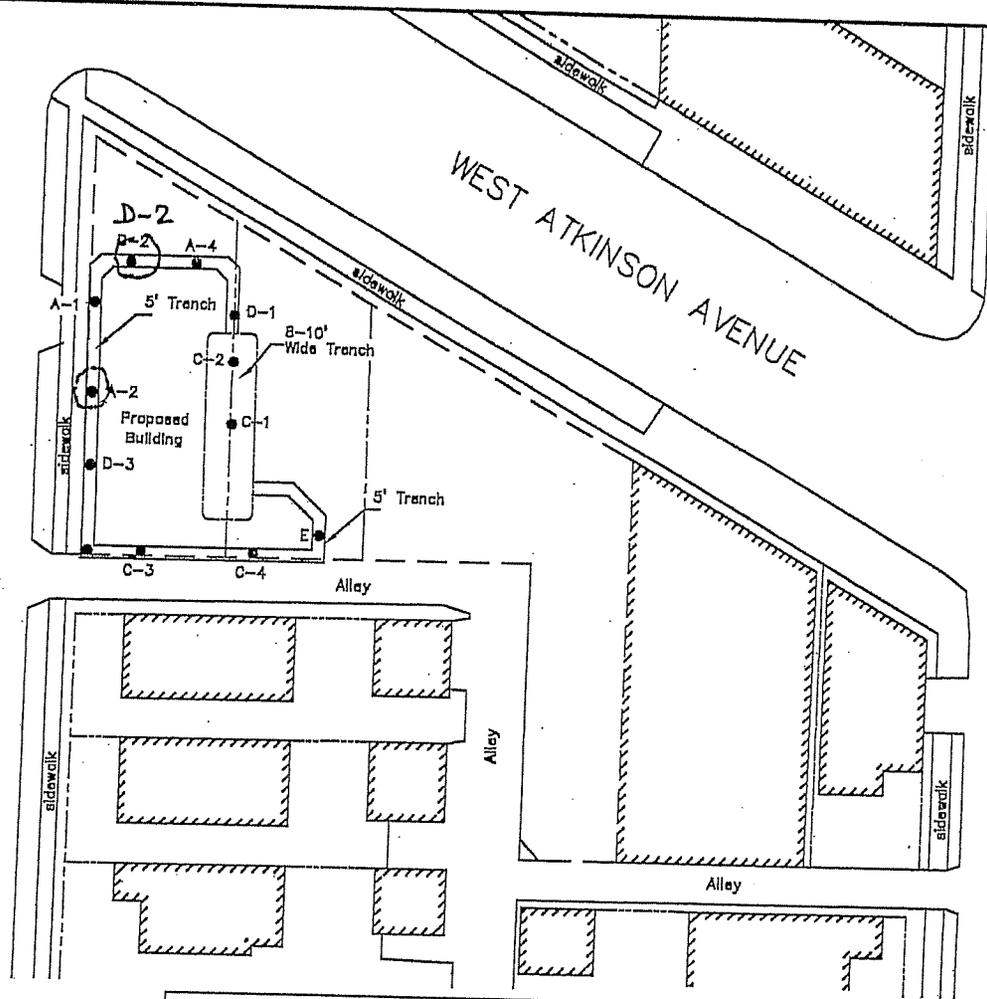


James A. Schmidt
Southeast Region Team Supervisor
Remediation and Redevelopment

Enclosures: Figure 4A, Building Footing Trench and Soil Sample Location
Table 2, Summary of Soil Sample PAH Analytical Results

C: Debra Roszak, WDNR Enforcement
Virendra Verma, Axis Consulting
WDNR SER Files

NORTH 14TH STREET



Atkinson Plaza
1337 West
Atkinson Avenue
Milwaukee, Wisconsin

NOT TO SCALE

DRN. BY:	DATE:	X
DSN. BY:	FILE NO.	
CHK. BY:	DWG. NO.	
REV. BY:	SHEET NO.	

 **AXIS**
CONSULTING, L.L.C.
P.O. Box 700
Brookfield, WI 53005
Phone: 262-780-2890 Fax: 262-780-9378

FIGURE 4A
Building Footing
Trench and Soil
Sample Location

TABLE 2
SUMMARY OF SOIL SAMPLE PAH ANALYTICAL RESULTS
13th Atkinson Avenue
Atkinson Plaza, Wisconsin
Axis Project No.CON-12-06

Date	Boring ID	Depth(feet bg)	Acenaphthene	Acenaphthylene	Anthracene	Benzo (a) anthracene	Benzo (a) pyrene	Benzo (b) fluoranthene	Benzo (k) fluoranthene	Benzo (g,h,i) perylene	Chrysene	Dibenzo (a,h) anthracene	Fluoranthene	Fluorene	Indeno (1,2,3-cd) pyrene	Naphthalene	1-Methylnaphthalene	2-Methylnaphthalene	Phenanthrene	Pyrene
12/6/2006	A-2	7.0	<60	<100	<6.0	29	17	14	23	21	23	<9.0	52	<12	18	<36	<30			
12/6/2006	A-4	7.0	<56	<96	<5.6	<5.6	<5.6	<5.6	<5.6	<5.6	<5.6	<8.4	23	<11	<5.6	<34	<28	<34	9.9	<5.6
12/6/2006	D-2	6.0	<59	<100	<5.9	15	9.8	5.9	15	21	9.9	<8.8	40	<12	17	<35	<29	<35	13	19
12/6/2006	D-3	7.0	<61	<100	<6.1	<6.1	<6.1	<6.1	<6.1	<6.1	<6.1	<9.2	19	<12	<6.1	<37	<31	<37	7	<6.1
12/6/2006	D-1	8.0	<69	<120	<6.9	9.1	<6.9	<6.9	8.2	8.4	<6.9	<10	32	<14	<6.9	<41	<35	<41	9.2	8.4
12/6/2006	C-3	5.0	<72	<120	<7.2	<7.2	<7.2	<7.2	<7.2	<7.2	<7.2	<11	23	<14	<7.2	<43	<36	<43	<7.2	<7.2
Interim Guidance RCL	Pro. GW		38000	700	3.E+06	17000	48000	3.E+05	7.E+06	9.E+05	37000	38000	5.E+05	1.E+05	7.E+05	400	23000	20000	1100	900
	Industrial		6.E+07	3.E+05	3.E+07	3900	390	3900	4.E+04	4.E+04	4.E+05	390	4.E+07	4.E+07	3900	1.E+05	7.E+07	4.E+07	4.E+05	3.E+07
	Non-Indus.		9.E+05	18000	5.E+06	88	8.8	88	1800	880	8800	8.8	6.E+05	6.E+05	88	2.E+04	1.E+06	6.E+05	18000	5.E+05

Notes:
Concentrations in microgram per milligram
PAH = Polynuclear Aromatic Hydrocarbons
RCL = Residual Contaminant Level
Pro. GW = Protection of Groundwater
Industrial = Industrial Levels for Direct Contact
Non-Indus. = Non-Industrial Levels for Direct Contact
bg = Below Grade
xxx = Bold Numbers are Detected Compounds



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
Matthew J. Frank, Secretary
Gloria L. McCutcheon, Regional Director

Southeast Region Headquarters
2300 N. Dr. Martin Luther King, Jr. Drive
Milwaukee, Wisconsin 53212-3128
FAX 414-263-8606
Telephone 414-263-8500
TTY Access via relay - 711

October 17, 2007

Lahal, LLC
Attn: Charahjit Kaur
1301 West Atkinson Avenue
Milwaukee, WI 53206

Subject: Conditional Closure Letter for the Atkinson Plaza Property, 1337 West Atkinson Avenue, Milwaukee, WI

FID: 341134200
BRRTS: 02-41-548036

Dear Ms Kaur:

On October 17, 2007, the Wisconsin Department of Natural Resources ("the Department") reviewed your request for closure of the case described above. The Department 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 Department has determined that the benzo(a)pyrene and dibenzo(a,h)anthracene soil contamination from the fill material appears to have been investigated and remediated to the extent practicable under site conditions. Your case has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code and will be closed if the following conditions are satisfied:

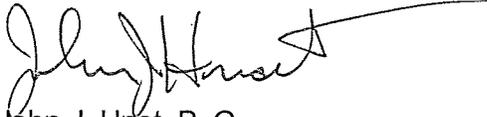
- **Monitoring Well Abandonment:** The groundwater monitoring wells and any other remediation systems at the site must be properly abandoned in compliance with ch. NR 141, Wis. Admin. Code. Documentation of well abandonment must be submitted to this office on Form 3300-5B found at www.dnr.state.wi.us/org/water/dgw/gw within 60-days on receipt of this letter as required in s. NR 726.05(8)(a)1 and s. NR 141.25 Wis. Admin. Code. The Department requires the abandonment of these wells before issuing a final closure letter.

When the above conditions have been satisfied, please submit the appropriate documentation to verify that applicable conditions have been met, and your case will be closed. Your site will be listed on the DNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites. Information that was submitted with your closure request application will be included on the GIS Registry. To review the site on the GIS Registry web page, visit <http://maps.dnr.state.wi.us/brrts>.

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.

If you have any questions or comments, please feel free to contact me at the above address or at (414) 263-8644. Please refer to the FID number at the top of this letter in any future correspondence. Future correspondence should be sent directly to the Remediation and Redevelopment Program Assistant Vicky Stovall (414-263-8688) at the above address.

Sincerely,

A handwritten signature in black ink, appearing to read "John J. Hrat", with a long horizontal flourish extending to the right.

John J. Hrat, P. G.
Project Manager\Senior Hydrogeologist
Southeast Region
Remediation and Redevelopment

C: Virendra Verma, Axis Consulting
WDNR SER Files



Document Number

QUIT CLAIM DEED

DOC.# 09333391

Name and Return Address:

Lahal, LLC
Attn: Ms. Charnjit Kaur
1301 West Atkinson Avenue
Milwaukee, WI 53206

REGISTER'S OFFICE | SS
Milwaukee County, WI

RECORDED 11/03/2006 11:35AM

JOHN LA FAVE
REGISTER OF DEEDS

AMOUNT: 13.00

Tax Key No.: 271-0703-100-1, 271-0704-0, 271-0705-6

This transaction is exempt from the Wisconsin Real Estate Transfer Fee and Transfer Return pursuant to Sec. 77.25(2) and 77.255 of the Wisconsin Statutes

This deed does not convey homestead property.

Recording Area

The REDEVELOPMENT AUTHORITY OF THE CITY OF MILWAUKEE, an independent, separate and distinct public body and a body corporate and politic under Wis. Stat. § 66.1333, as Grantor, hereby quit-claims and conveys to LAHAL, LLC, as Grantee, for Fifty Thousand and No/100ths (\$50,000) whatever right, title, and interest Grantor has in and to, that certain property in the City of Milwaukee, County of Milwaukee, State of Wisconsin described as follows (the "Property"):

Lots 4 and 5, in Block 1, in Irving Park, in the Southeast 1/4 of the Northeast 1/4 of Section 7, in Township 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, State of Wisconsin, excepting that portion conveyed in Deed recorded on February 10, 1992 as Document No. 1132066 and reserving there from a triangular shaped part of Lot 4 bounded and described as follows: Commencing at the Southwest corner of said Lot 4; thence North 5 feet to a point in the West line of Lot 4; thence Southeasterly to a point in the South line of Lot 4 which is 5 feet East of the Southwest corner of Lot 4; thence West along the South line of Lot 4 to the point of commencement.

Address: 1317-25 West Atkinson Avenue

Lot 6 and the East 15 feet of Lot 7 in Block 1, in Irving Park in the Southeast 1/4 of the Northeast 1/4 of Section 7, in Township 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, State of Wisconsin, excepting that portion conveyed in Deed recorded on February 10, 1992 as Document No. 1132066.

Address: 1329-1333 West Atkinson Avenue

Lot 8 and the West 15 feet of Lot 7 in Block 1, in Irving Park in the Southeast 1/4 of the Northeast 1/4 of Section 7, in Township 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, State of Wisconsin, excepting that portion conveyed in Deed recorded on February 10, 1992 as Document No. 1132066.

Address: 1337 West Atkinson Avenue

The above-described Property shall be joined with Grantee's adjoining properties described below so as to create a single parcel that cannot be divided without the approval of the Common Council of the City of Milwaukee:

Lot 1, except the North 39.16 feet measured on the East line of Lot 1, in Block 1, in Irving Park, in the Southeast 1/4 of the Northeast 1/4 of Section 7, in Township 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, State of Wisconsin, except that part conveyed by deed recorded as Document No. 2153198

Address: 1301 West Atkinson Avenue

Key No.: 271-0701-4

The West 0.25 feet of a foot of Lot 1 and Lots 2 and 3, in Block 1, in Irving Park, in the Southeast 1/4 of the Northeast 1/4 of Section 7, in Township 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, State of Wisconsin, except that part dedeed to the City of Milwaukee.

Address: 1307-1311 West Atkinson Avenue

Key No.: 271-0702-X

Grantee, on behalf of itself and its successors and its assigns, understands and agrees that the real property being conveyed is subject to all the terms and conditions of an Agreement for Sale entered into by the Grantor on October 26, 2006 and Grantee on October 24, 2006, and recorded with the Office of the Register of Deeds on November 2, 2006, as Document Number 09332907, and which provides for reversion of title in the event of default by the Grantee

This is a quit-claim deed. This conveyance and the property conveyed are on an AS-IS, WHERE-IS basis with no representations or warranties whatsoever.

The Common Council approved the Land Disposition Report for the sale of the Property to the said Grantee on September 26, 2006, by adoption of Resolution File 060579.

IN WITNESS WHEREOF, Grantor has executed this Deed in its name by its Chair and its Assistant Executive Director-Secretary and has affixed its corporate seal hereunto this 30 Day of October, 2006.

Signed and Sealed
in the Presence of

REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE

Matthew L. Haessly

Kenneth L. Johnson
Kenneth L. Johnson
Chair

Matthew L. Haessly

Joel T. Brennan
Joel T. Brennan
Assistant Executive Director-Secretary

STATE OF WISCONSIN)
)SS
COUNTY OF MILWAUKEE)

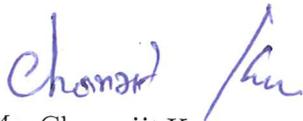
Personally came before me this 30th Day of October, 2006, Kenneth L. Johnson and Joel T. Brennan, who acknowledged themselves to be the Chair and Assistant Executive Director-Secretary of the Redevelopment Authority of the City of Milwaukee, a Corporation, and that they, as such officers of said Corporation, being authorized so to do, executed the foregoing instrument as such officers as the Deed of said Redevelopment Authority, by its authority.



Karen D. Underwood
Notary Public
Milwaukee County, Wisconsin
My commission expires 7/26/09

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

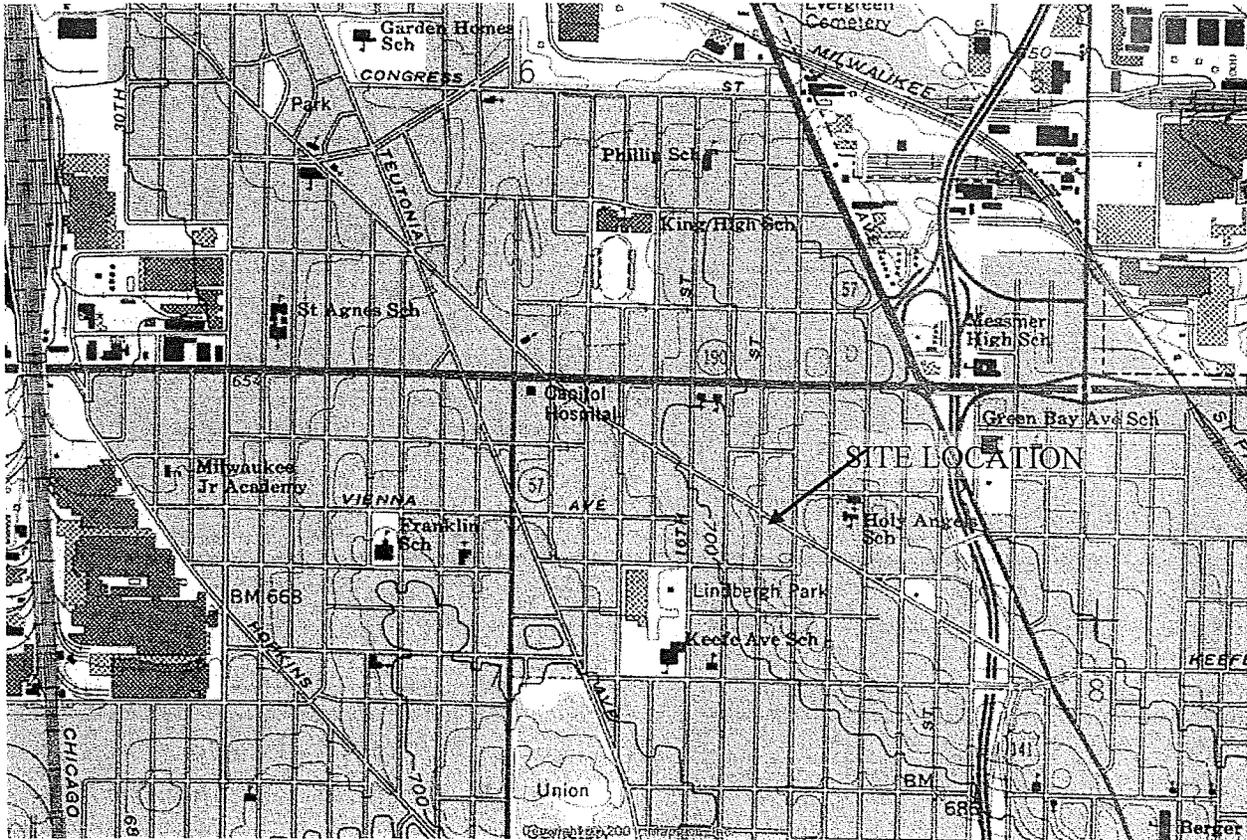
I Ms. Charanjit Kaur, on behalf of Lhall, LLC, to the best of my knowledge the enclosed deed for the property located at 1337 West Atkinson Avenue, Milwaukee, Milwaukee County, Wisconsin is correct.

A handwritten signature in blue ink, appearing to read "Charanjit Kaur".

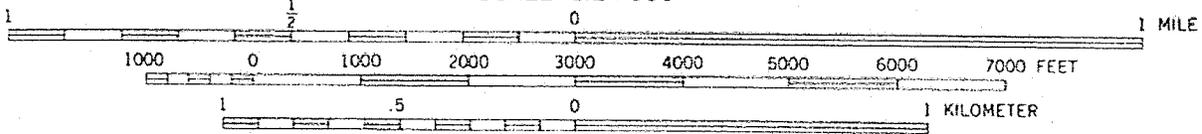
Ms. Charanjit Kaur
Owner

OCT 4 2007

Date: October 4, 2007



SCALE 1:24 000



CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929



QUADRANGLE LOCATION
MILWAUKEE, WIS.
SW 1/4 MILWAUKEE 15' QUADRANGLE
43087-AB-TF-024
1968
PHOTOREVISED 1971



<p>Axis Consulting, LLC P.O. Box 709 Brookfield, WI 53005 Phone: (262) 790-2696 FAX: (262) 790-9378</p>	<p>SITE TOPOGRAPHY</p> <p>1317-1337 W. Atkinson Avenue Milwaukee, WI</p>		DRAWN BY	D.S.	8/20/2005
			CHECKED BY		
			APPROVED BY		
			CAD FILE	SCALE See Figure	
			AXIS PROJECT #	FIGURE NO. 1	



0-2' DEPTH	10-12' DEPTH
PID = 1.5	PID = 1.5
CA < 12	CA < 0.11
Pb = 14	Pb = 8.6
VOCs < LOD	VOCs < LOD
DETECTED PAHs	PAHs < LOD
B(a)P = (142)	
B(a)P = (183)	
B(b) = (176)	
B(ghi) = 74	
B(k) = 72	
C = 136	
DIBA = (82)	
F = 234	
PA = 85	
P = 230	

0-2' DEPTH	12-14' DEPTH
PID = 1.2	PID = 0.9
CA = 1.2	CA < 0.12
Pb = (219)	Pb = 8.4
DETECTED VOCs	VOCs < LOD
Naph = 68	PAHs < LOD
PCE = 76	
DETECTED PAHs	
AT = 278	
B(a) = (973)	
B(a)P = (887)	
B(b) = (1,246)	
B(ghi) = (1,041)	
B(k) = (1,040)	
C = 1,010	
F = 2,060	
IP = (304)	
PA = 930	
P = 1,530	

2-4' DEPTH	12-14' DEPTH
PID = 1.1	PID = 2.7
CA < 0.12	CA < 0.11
Pb = 12	Pb = 7.3
VOCs < LOD	VOCs < LOD
PAHs < LOD	PAHs < LOD

2-4' DEPTH	16-18' DEPTH
PID = 1.2	PID = 0.4
CA = 1.3	CA < 0.11
Pb = (111)	Pb = 7.7
DETECTED VOCs	VOCs < LOD
Naph = 256	DETECTED PAHs
PCE = 30	PA = 29
DETECTED PAHs	
1-MN = 688	
2-MN = 923	
AN = 2,260	
AT = 3,820	
B(a) = (5,060)	
B(a)P = (3,630)	
B(b) = (5,150)	
B(ghi) = 958	
B(k) = (2,050)	
C = 4,310	
DIBA = (340)	
F = 9,840	
FL = 2,450	
IP = (870)	
PA = 10,100	
P = 8,620	

2-4' DEPTH	8-10' DEPTH
PID = 1.2	PID = 1.1
CA < 0.12	CA < 0.12
Pb = 12	Pb = 6.9
VOCs < LOD	VOCs < LOD
DETECTED PAHs	DETECTED PAHs
AT = 90	B(a) = 34
B(a) = (181)	F = 57
B(a)P = (112)	PA = 30
B(b) = (171)	P = 39
B(ghi) = 39	
B(k) = 59	
C = 189	
F = 424	
IP = 39	
PA = 251	
P = 253	

0-2' DEPTH
PID = 1.2
CA < 0.11
Pb = 38.0
VOCs < LOD
DETECTED PAHs
B(a)P = 74
B(b) = 77
B(k) = 26
C = 63
F = 132
PA = 62
P = 100

2-4' DEPTH	10-12' DEPTH
PID = 0.1	PID = 0.7
CA < 0.12	CA < 0.12
Pb = 15	Pb = 7.8
VOCs < LOD	VOCs < LOD
PAHs < LOD	PAHs < LOD

CHEMICAL KEY:

- AN: ACENAPHTHENE
- AT: ANTHRACENE
- B(a): BENZO (a) ANTHRACENE
- B(a)P: BENZO (a) PYRENE
- B(b): BENZO (b) FLUANTHRENE
- B(ghi): BENZO (ghi) PERYLENE
- B(k): BENZO (k) FLUANTHRENE
- C: CRYSTALINE
- CA: CADMIUM
- DIB(a): DI BENZO (a,h) ANTHRACENE
- F: FLUORANTHRENE
- FL: FLOURENE
- IP: INDENO (1,2,3-cd) PYRENE
- 1-MN: METHYLNAPHTHALENE
- 2-MN: METHYLNAPHTHALENE
- P: PYRENE
- PA: PHTHANTHRENE
- Pb: LEAD
- PCE: TETRACHLOROETHENE

ABBREVIATIONS:

- LOD: LIMIT OF DETECTION
- NR: NATURAL RESOURCES
- PAH: POLYCYCLIC AROMATIC HYDROCARBON
- PCE: POLYCHLORINATED ETHERS (PCE)
- RCL: RESIDUAL CONTAMINANT LEVEL
- USEPA: UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
- VOC: VOLATILE ORGANIC COMPOUND
- WAC: WISCONSIN ADMINISTRATIVE CODE
- WDR: WISCONSIN DEPT. OF NATURAL RESOURCES

NOTES:

FIELD PID RESULTS EXPRESSED IN INSTRUMENT UNITS

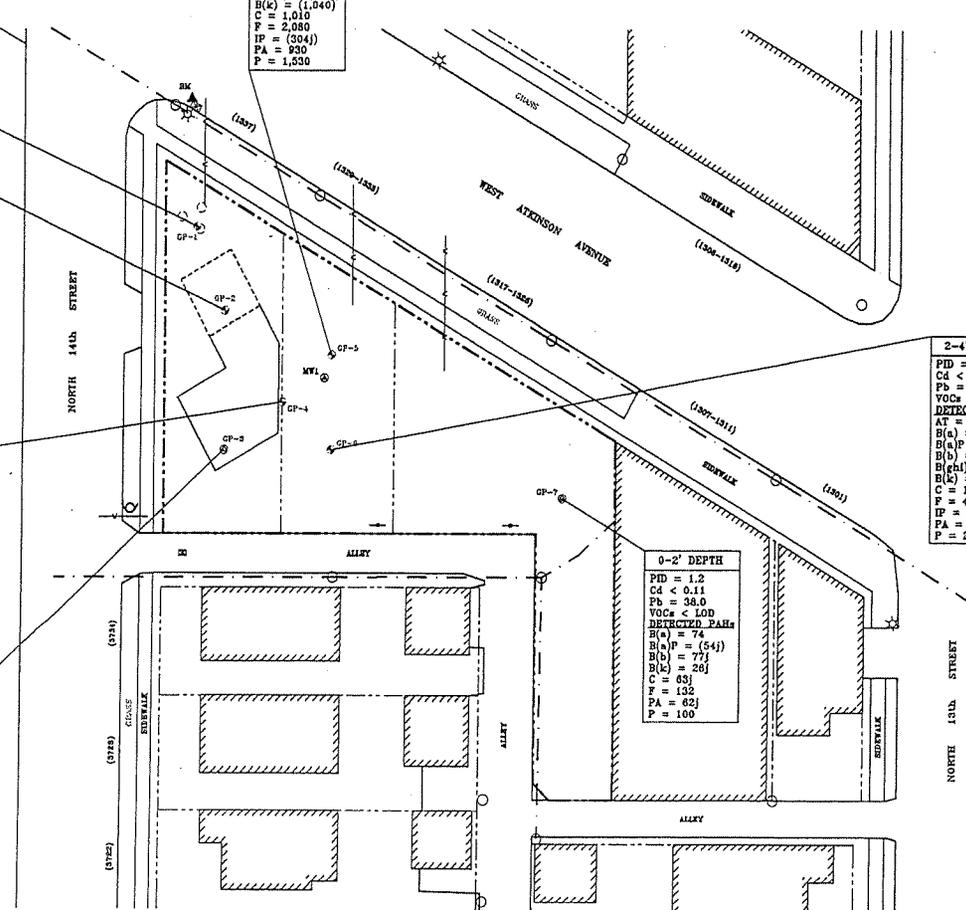
CADMIUM AND LEAD RESULTS EXPRESSED IN MICROGRAMS PER KILOGRAM (ug/kg) EQUIVALENT TO PARTS PER MILLION (ppm)

VOC AND PAH RESULTS EXPRESSED IN MICROGRAMS PER KILOGRAM (ug/kg) EQUIVALENT TO PARTS PER MILLION (ppm)

RESULTS INDICATED IN RED/UNDERLINED EXCEEDED THE USEPA SOIL SCREENING LEVEL BASED ON GROUNDWATER PROTECTION (GWP), OR THE WDR SUGGESTED GENERIC RCL BASED ON GROUNDWATER PROTECTION

RESULTS INDICATED IN GREEN/PARENTHESES EXCEEDED THE WAC OR 720-1.1 RCL (METALS) OR THE SUGGESTED GENERIC RCL (PAH) (DIRECT CONTACT, NON-INDUSTRIAL PATHWAY) FOR SOILS SHALLOWER THAN 4 FEET

-R: CONCENTRATION BETWEEN LABORATORY LIMIT OF DETECTION AND QUANTIFICATION LIMIT.



- LEGEND:**
- MW1: GROUNDWATER MONITORING WELL
 - GP-6: GEOPHONE BORING
 - GP-7: GEOPHONE BORING/TEMPORARY GROUNDWATER MONITORING WELL
 - : SUBJECT PROPERTY LINE
 - - - - -: PARCEL BOUNDARY
 - : CURB LINK
 - : OVERHEAD ELECTRIC LINE
 - : ELECTRIC POLE
 - ☆: LIGHT FOOT
 - : WATER LINE
 - ▽: FIRE HYDRANT
 - CS: CATCH BASIN
 - : SIGN
 - : APPROXIMATE LOCATION OF FORMER GASOLINE TANK
 - : APPROXIMATE LOCATION OF FORMER PUMP BUILDING
 - : APPROXIMATE LOCATION OF FORMER FILLING STATION BUILDING
 - ▲: BENCHMARK: RIM OF CATCH BASIN, ASSUMED ELEVATION = 100.0'

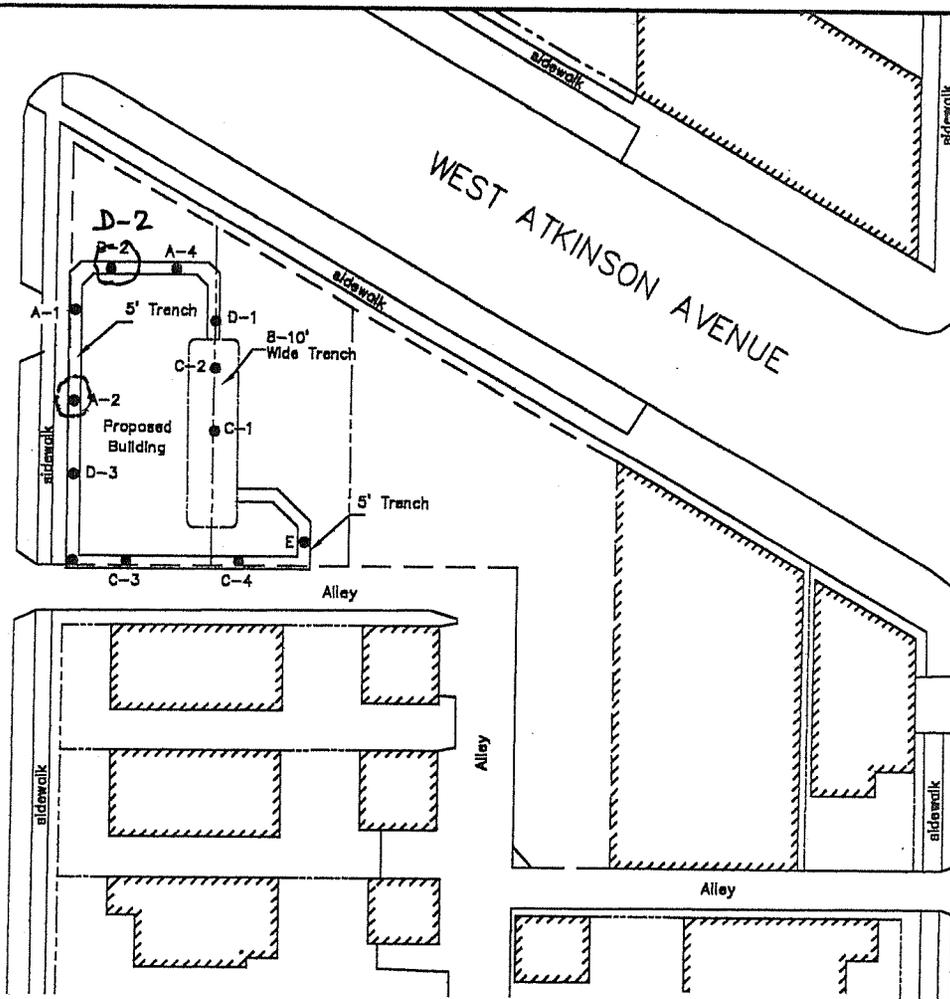
GILES ENGINEERING ASSOCIATES, INC.
 1517-1537 WEST ATKINSON AVENUE
 MILWAUKEE, WI 53186 (262) 544-6116

FIGURE 4
 SOIL ANALYTICAL RESULTS
 1517-1537 WEST ATKINSON AVENUE
 MILWAUKEE, WISCONSIN

DESIGNED	DRAWN	SCALE	DATE	REVISED
ELD	STZ	1"=30'	08-03-06	09-16-06

PROJECT NO. 1E-031003 CAD NO. E2110026

NORTH 14TH STREET



Atkinson Plaza
1337 West
Atkinson Avenue
Milwaukee, Wisconsin

NOT TO SCALE

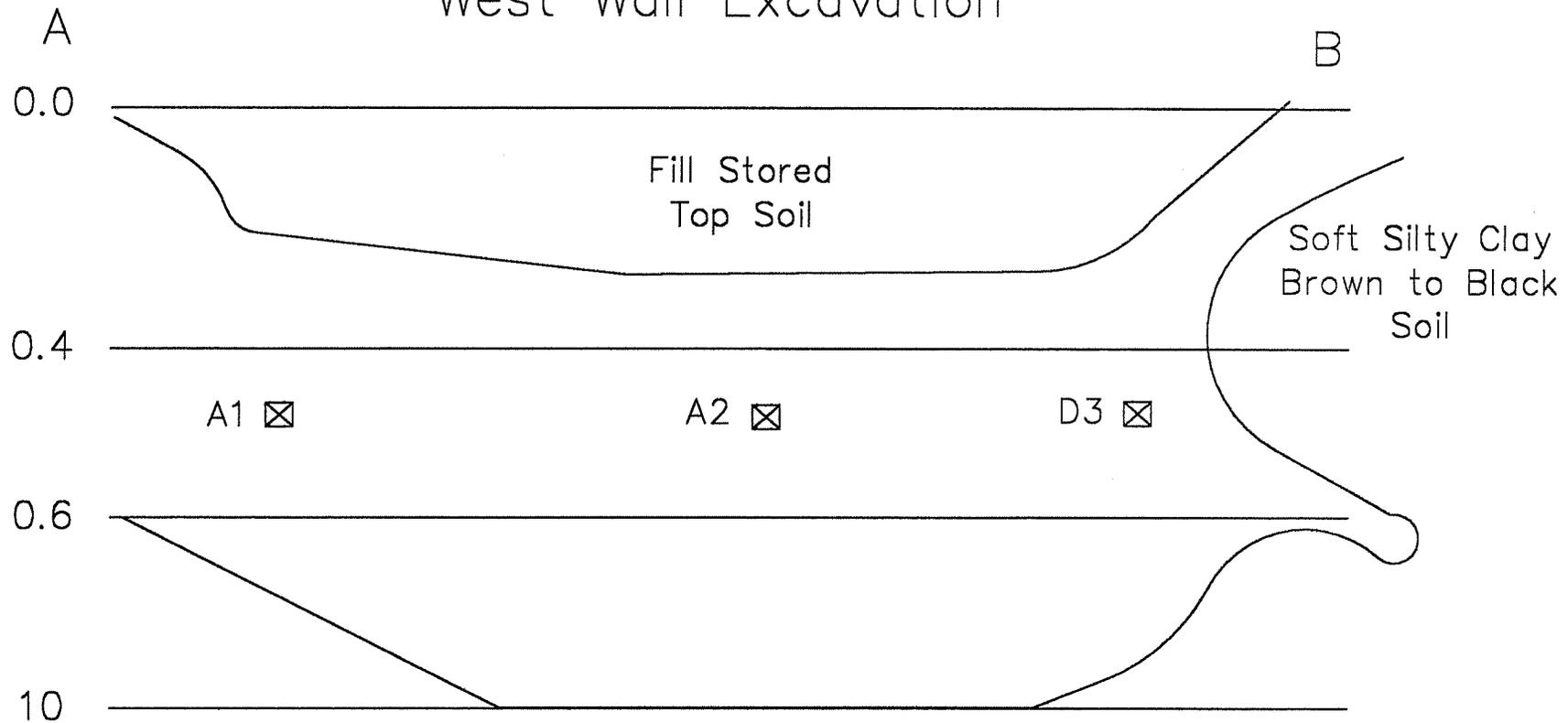
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DSN. BY:	FILE NO.	
CHK. BY:	DWG. NO.	
REV. BY:	SHEET NO.	

 **AXIS**
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FIGURE 4A
Building Footing
Trench and Soil
Sample Location

West Wall Excavation



Soil Sample
 No ground water was encountered

Atkinson Plaza
 1337 West
 Atkinson Avenue
 Milwaukee, Wisconsin

Vertical Scale 1"=2"
 Horizontal Scale 1"=15"

DRN.BY:	DATE:	X
DSN.BY:	FILE NO.	
CHK.BY:	DWG. NO.	
REV.BY:	SHEET NO.	


AXIS
 CONSULTING, L.L.C.

P.O. Box 709
 Brookfield, WI 53005
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FIGURE :
 Geologic
 Cross Section
 A-A

Table 1
Soil Analytical Results
1317-1337 West Atkinson Avenue
Milwaukee, Wisconsin
Project No. 1E-0311003

Analyte	Sample Location													WDNR Suggested Generic RCLs		NR 720 RCLs	NR 746 Table 1 Values (Product Indicator)	EPA Soil Screening Levels	
	GP-1		GP-2		GP-3		GP-4		GP-5		GP-6		GP-7	Direct-Contact, Non-Industrial Pathway	Groundwater Pathway			Direct-Contact, Non-Industrial*	Soil to GW**
Sample Depth (feet)	0-2	10-12	2-4	12-14	2-4	10-12	2-4	16-18	0-2	12-14	2-4	8-10	0-2						
Sample Date	7/2/04	7/2/04	7/2/04	7/2/04	7/2/04	7/2/04	7/2/04	7/2/04	7/2/04	7/2/04	7/2/04	7/2/04	7/2/04						
PID	1.5	1.8	1.1	2.7	0.1	0.7	1.2	0.4	1.2	0.9	1.2	1.1	1.2						
Cadmium (mg/kg)	<12	<0.11	<0.12	<0.11	<0.12	<0.12	1.3	<0.11	1.2	<0.12	<0.12	<0.12	<0.11	NS	NS	8	NS	NC	NC
Lead (mg/kg)	14	8.6	12	7.3	15	7.8	(111)	7.7	(219)	8.4	12	8.9	38	NS	NS	50	NS	NC	NC
Detected VOCs µg/kg																			
Naphthalene	<46	<43	<45	<43	<45	<44	256	<43	68j	<45	<45	<44	<43	NS	NS	NS	2,700	NC	NC
Tetrachloroethene	<19	<17	<18	<17	<18	<18	36j	<17	76	<18	<18	<18	<17	NS	NS	NS	NS	1,230	4.1
Detected PAHs µg/kg																			
1-Methylnaphthalene	<58	<55	<57	<55	<57	<55	668	<55	<220	<57	<57	<56	<55	1,100,000	23,000	NS	NS	NC	NC
2-Methylnaphthalene	<59	<55	<58	<55	<58	<56	923	<55	<223	<57	<58	<57	<55	600,000	20,000	NS	NS	NC	NC
Acenaphthene	<40	<47	<39	<37	<39	<37	2,260	<37	<149	<38	<39	<38	<37	900,000	38,000	NS	NS	NC	NC
Anthracene	<29	<27	<29	<27	<29	<28	3,620	<27	278j	<28	98	<28	<27	5,000,000	3,000,000	NS	NS	NC	NC
Benzo (a) anthracene	(142)	<21	<22	<21	<22	<21	(5,060)	<21	(973)	<22	(181)	34j	74	88	17,000	NS	NS	NC	NC
Benzo (a) pyrene	(133)	<21	<22	<21	<22	<22	(3,630)	<21	(867)	<22	(112)	<22	(54j)	8.8	48,000	NS	NS	NC	NC
Benzo (b) fluoranthene	(176)	<31	<33	<31	<33	<31	(5,150)	<31	(1,240)	<32	(171)	<32	77j	88	360,000	NS	NS	NC	NC
Benzo (g,h,i) perylene	74j	<36	<38	<36	<38	<37	958	<36	304j	<37	39j	<37	<36	1,800	6,800,000	NS	NS	NC	NC
Benzo (k) fluoranthene	72	<17	<18	<17	<18	<17	(2,050)	<17	(1,040)	<18	59	<18	26j	880	870,000	NS	NS	NC	NC
Chrysene	136	<27	<28	<27	<28	<27	4,310	<27	1,010	<28	169	<28	63j	8,800	37,000	NS	NS	NC	NC
Dibenz (a,h) anthracene	(62j)	<37	<39	<37	<39	<37	(340)	<37	<149	<38	<39	<38	<37	8.8	38,000	NS	NS	NC	NC
Fluoranthene	294	<25	<27	<25	<27	<26	9,840	<25	2,080	<26	424	57j	132	600,000	500,000	NS	NS	NC	NC
Fluorene	<48	<45	<47	<45	<47	<45	2,630	<45	<180	<46	<47	<46	<44	600,000	100,000	NS	NS	NC	NC
Indeno (1,2,3-c,d) pyrene	<37	<35	<37	<35	<37	<35	(970)	<35	(304j)	<36	39j	<36	<35	880	680,000	NS	NS	NC	NC
Naphthalene	<59	<55	<58	<55	<58	<56	1,300	<55	<222	<57	<58	<57	<55	20,000	400	NS	NS	NC	NC
Phenanthrene	85	<23	<24	<23	<24	<23	10,100	28j	930	<24	251	30j	62j	18,000	1,800	NS	NS	NC	NC
Pyrene	230	<23	<24	<23	<24	<23	8,620	<23	1,530	<23	283	39j	100	500,000	8,700,000	NS	NS	NC	NC

NOTES:

- PID: Photoionization Detector
- PAHs: Polynuclear Aromatic Hydrocarbons
- VOCs: Volatile Organic Compounds
- mg/kg: Milligrams per kilogram; equivalent to parts per million (ppm)
- µg/kg: Micrograms per kilogram; equivalent to parts per billion (ppb)
- WDNR: Wisconsin Department of Natural Resources
- EPA: US Environmental Protection Agency
- NR: Natural Resources Chapter of the Wisconsin Administrative Code (WAC)
- RCLs: Residual Contaminant Levels
- *: Calculated using State of Wisconsin Defaults presented in PUB-RR-682, dated January 11, 2002
- NS: No Established Standard
- NC: Not Calculated
- j: Laboratory analytical result is between the laboratory method limit of detection and the limit of quantification

Results indicated in green/parenthesis exceed the NR 720.11 (metals) or the suggested generic RCLs (PAHs) (Direct Contact, Non-Industrial Pathway) for soils shallower than 4 feet
Results indicated in red/underlined exceed the US EPA soil screening level (PCE) or the suggested generic RCLs based on groundwater protection

TABLE 1
 Summary of Soil Analytical Test Result
 13 th Atkinson Avenue
 13 th Atkinson Plaza WI
 Axis Project No. CON-12-06

Date	Sample Number	Depth (feet)	GRO	LEAD	B	E	T	X	MtBE	Naph.	1,2,4-Tri	1,3,5- Tri
12/6/2006	A-1	6.00	<5.9	11	<29	<29	33	<88	<29	NA	<29	<29
12/6/2006	A-2	7.00	<6.0	NA	<30	<30	<30	<100	<30	<60	<30	<30
12/6/2006	D-2	6.00	<5.9	40	<29	<29	<29	<88	<29	NA	<29	<29
12/6/2006	D-1	8.00	<5.5	NA	<28	<28	<28	<83	<28	NA	<28	<28
12/6/2006	C-4	5.00	<5.7	NA	<29	<29	<29	<86	<29	NA	35	<29
12/6/2006	C-1	8.00	NA	NA	<31	<31	<31	<100	<31	<61	<31	<31
12/6/2006	C-2	8.00	NA	NA	<28	<28	<28	<96	<28	130	89	<28
12/8/2006	E	7.00	<5.7	13	<29	<29	<29	<86	<29	NA	<29	<29
12/8/2006	F	7.00	NA	NA	<29	<29	<29	<98	<29	<58	<29	<29
12/6/2006	Trip blank				<25	<25	<25	<85	<25	<50	<25	<25
NR 746 Table 1			NE		8500	4600	38000	42500		2700	83000	11000
NR 746 Table 2			NE		1100	NE	NE	NE		NE	NE	NE

Notes:

B = Benzene

E = Ethylbenzene

T = Toluene

X = Total Xylenes

Naph. = Naphthalene

1,2,4-Tri = 1,2,4-Trimethylbenzene

1,3,5-Tri = 1,3,5-Trimethylbenzene

Concentrations in microgram per kilogram (ug/kg)

NE = Standard not established

Bold concentrations exceed NR 746 table 1 and/or table 2 values

AGP-1 = Additional soil boring completed in place of side grab sample

NA = Not Analyzed

TABLE 2
SUMMARY OF SOIL SAMPLE PAH ANALYTICAL RESULTS
13th Atkinson Avenue
Atkinson Plaza, Wisconsin
Axis Project No. CON-12-06

Date	Boring ID	Depth(feet bg)	Acenaphthene	Acenaphthylene	Anthracene	Benzo (a) anthracene	Benzo (a) pyrene	Benzo (b) fluoranthene	Benzo (k) fluoranthene	Benzo (g,h,i) perylene	Chrysene	Dibenzo (a,h) anthracene	Fluoranthene	Fluorene	Indeno (1,2,3-cd) pyrene	Naphthalene	1-Methylnaphthalene	2-Methylnaphthalene	Phenanthrene	Pyrene
12/6/2006	A-2	7.0	<60	<100	<6.0	29	17	14	23	21	23	<9.0	52	<12	18	<36	<30			
12/6/2006	A-4	7.0	<56	<96	<5.6	<5.6	<5.6	<5.6	<5.6	<5.6	<5.6	<8.4	23	<11	<5.6	<34	<28	<34	9.9	<5.6
12/6/2006	D-2	6.0	<59	<100	<5.9	15	9.8	5.9	15	21	9.9	<8.8	40	<12	17	<35	<29	<35	13	19
12/6/2006	D-3	7.0	<61	<100	<6.1	<6.1	<6.1	<6.1	<6.1	<6.1	<6.1	<9.2	19	<12	<6.1	<37	<31	<37	7	<6.1
12/6/2006	D-1	8.0	<69	<120	<6.9	9.1	<6.9	<6.9	8.2	8.4	<6.9	<10	32	<14	<6.9	<41	<35	<41	9.2	8.4
12/6/2006	C-3	5.0	<72	<120	<7.2	<7.2	<7.2	<7.2	<7.2	<7.2	<7.2	<11	23	<14	<7.2	<43	<36	<43	<7.2	<7.2
Interim	Pro. GW		38000	700	3.E+06	17000	48000	3.E+05	7.E+06	9.E+05	37000	38000	5.E+05	1.E+05	7.E+05	400	23000	20000	1100	900
Guidance	Industrial		6.E+07	3.E+05	3.E+07	3900	390	3900	4.E+04	4.E+04	4.E+05	390	4.E+07	4.E+07	3900	1.E+05	7.E+07	4.E+07	4.E+05	3.E+07
RCL	Non-Indus.		9.E+05	18000	5.E+06	88	8.8	88	1800	880	8800	8.8	6.E+05	6.E+05	88	2.E+04	1.E+06	6.E+05	18000	5.E+05

Notes:
Concentrations in microgram per milligram
PAH = Polynuclear Aromatic Hydrocarbons
RCL = Residual Contaminant Level
Pro. GW = Protection of Groundwater
Industrial = Industrial Levels for Direct Contact
Non-Indus. = Non-Industrial Levels for Direct Contact
bg = Below Grade
xxx = Bold Numbers are Detected Compounds