

GIS REGISTRY
Cover Sheet

July, 2008
(RR 5367)

Source Property Information

BRRTS #: 02-41-550355
ACTIVITY NAME: Teutonia Gardens
PROPERTY ADDRESS: 2711 N Teutonia Ave
MUNICIPALITY: Milwaukee
PARCEL ID #: 311-3521-000-8

CLOSURE DATE: Jan 8, 2009
FID #: 341152350
DATCP #:
COMM #:

***WTM COORDINATES:**

X: 688545 Y: 290480

** 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 #: 02-41-550355 PARCEL ID #: 311-0213-100-5, 311-0212-000-3, 311-0207-100 (part)
ACTIVITY NAME: Teutonia Gardens *NEW- 311-3521-000-8*
WTM COORDINATES: X: 688545 Y: 290506

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 #: N/A Title: Certified Survey Map No. 8008
- 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 #: 1 Title: Site Location Map & GIS Identification Map
- 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 #: 5 Title: Soil Quality Map
- 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:

also

BRRTS #: 02-41-550355

ACTIVITY NAME: Teutonia Gardens

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 #: 1, 2, 3 & 4 Title: **PRE-REMEDIAL: PAH Results; RCRA Metals; Soil TCLP, & VOCS**

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 #: 5 Title: **PRE-REMEDIAL: Summary of Groundwater VOC Results (Detected Compounds Only)**

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 #: 02-41-550355

ACTIVITY NAME: Teutonia Gardens

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: N/A

- 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 53212-0436
Telephone 414-263-8500
FAX 414-263-8716
TTY 414-263-8713

January 8, 2009

Mr. Philip Schultz
Teutonia Gardens, LLC
3900 S. Prairie Hill Lane
Greenfield, WI 53228

SUBJECT: Final Case Closure with Land Use Limitations or Conditions
Teutonia Gardens, 2711 N. Teutonia Avenue, Milwaukee, WI
WDNR BRRTS Activity #: 02-41-550355, FID#341152350

Dear Mr. Schultz:

The Department of Natural Resources has reviewed the above referenced case for closure. The Department reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. The site investigation identified polycyclic aromatic hydrocarbon (PAH) compounds, arsenic and lead in soil at the site, and remedial efforts were incorporated into the redevelopment of the property to address these impacts. Specifically, soil with the highest impacts and within the areas of construction excavation, were removed and disposed in accordance with state solid waste law. Remaining soil contamination could pose a direct contact threat over a long term of exposure, and the site development features (building and pavement) and additional soil cover will be maintained over the site to protect this potential exposure pathway. The remediation and case closure documentation was provided to the Department October 23, 2008, in the "Closure Documentation" submittal prepared by Shaw Environmental, Inc.

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.

GIS Registry

The conditions of case closure set out below in this letter require that your site be listed on the Remediation and Redevelopment Program's GIS Registry. The specific reasons are summarized below:

- Residual soil contamination exists that must be properly managed should it be excavated or removed
- Pavement, an engineered cover or a soil barrier must be maintained over contaminated soil and the state must approve any changes to this barrier

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 the RR Sites Map page at <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://dnr.wi.gov/org/water/dwg/3300254.pdf> or at the web address listed above for the GIS Registry.

Closure Conditions

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.

Cover or Barrier

Pursuant to s. 292.12(2)(a), Wis. Stats., the pavement, building foundation and soil cover that currently exist 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 from the site 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 attached maintenance plan and inspection log are to be kept up-to-date and on-site, and the inspection log need only be submitted to the Department upon request.

Prohibited Activities

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

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 **Pam Mylotta** at **(414)263-8758**.

Sincerely,



James A. Schmidt
Southeast Region Remediation & Redevelopment Team Supervisor

Enclosure: "Final Site Layout" map, and September 12, 2008 "Pavement cover, building barrier, & landscaping maintenance plan", from case closure submittal

cc: Timothy Welch – Shaw Environmental – w/o enclosure



September 12, 2008

RE: Pavement cover, building barrier, & landscaping maintenance plan

Property: Teutonia Gardens, LLC
2709 N. Teutonia Avenue
Milwaukee, WI

WDNR FID No.: 341152350

WDNR BRRTS No.: 02-41-550355

This document represents the Barrier Maintenance Plan prepared by Teutonia Gardens, LLC for pavement cover and building barriers at the above-referenced property in accordance with the close requirements of Chapter NR 726 of the Wisconsin Administrative Code. The maintenance activities relate to the existing slab-on-grade buildings and paved surfaces covering the areas over isolated areas of polynuclear aromatic and metal affected soil on the property.

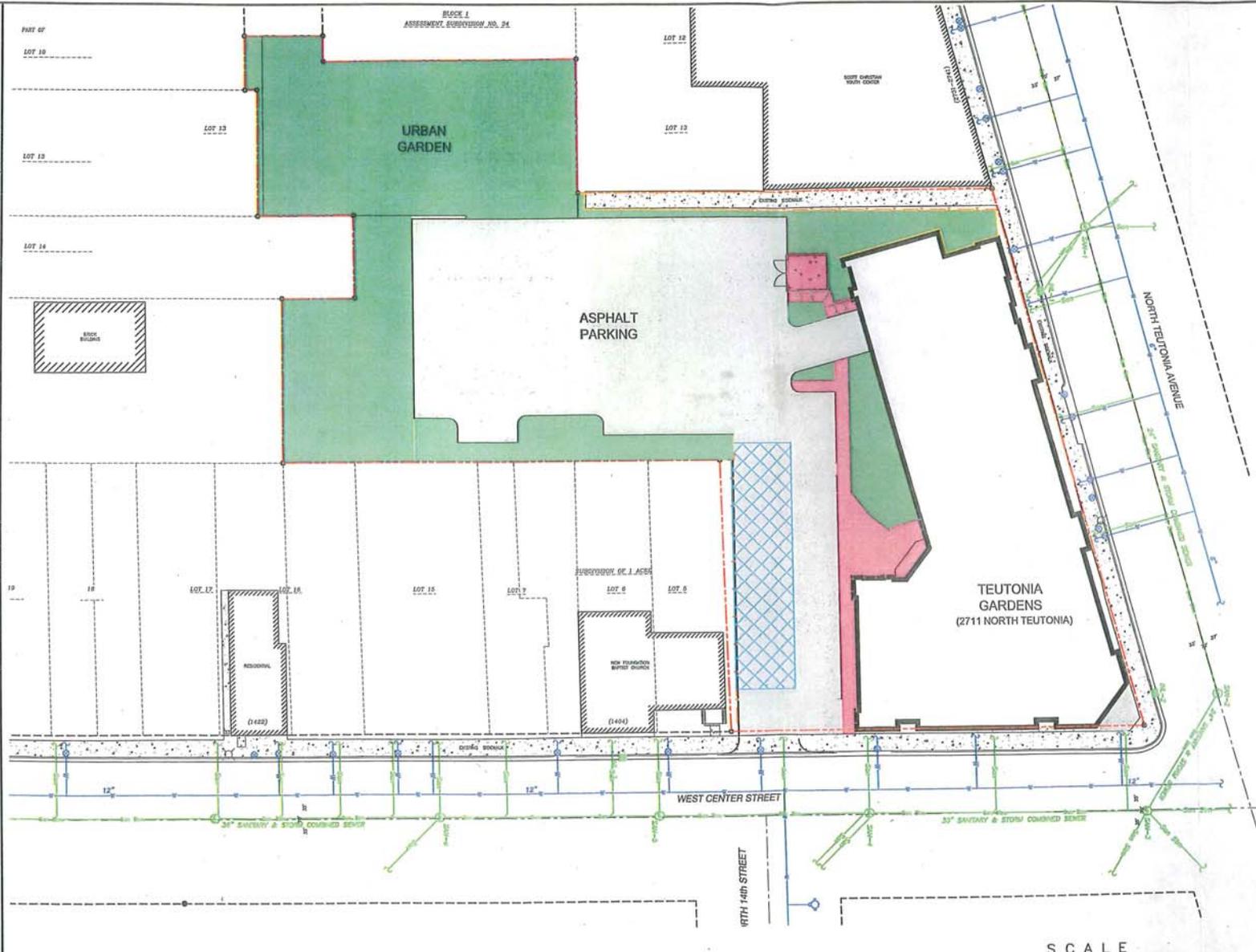
The paved surfaces and building foundations covering the affected soil serve as a barrier to prevent direct human contact with residual soil contamination that could pose a threat to human health, and act as an infiltration barrier to minimize leaching of contaminants from soil to groundwater that could exceed the groundwater standards in Chapter NR 140 of the Wisconsin Administrative Code. The building foundations also provide a barrier to vapor intrusion.

The property is zoned residential/commercial, and will continue to be used for only residential/commercial purposes. The paved areas and buildings will remain in place and will be maintained. The paved surfaces and building foundations covering the affected soils will be inspected annually for deterioration, cracks, and other potential problems that could cause exposure to the underlying soils or infiltration of surface water through the barrier. Inspection records will be retained by the owner.

If problems are noted during the annual inspections or at any other time during the year, appropriate repairs will be scheduled as soon as practical. Repairs can include, but are not limited to, patching and filling operations, sealing, or larger resurfacing or construction operations. In the event that necessary maintenance activities expose the underlying soils, the owner must inform maintenance workers of the direct contact exposure hazard and provide them with the appropriate personal protective equipment (PPE). The owner must also sample any soil that is excavated from the site prior to disposal to ascertain the appropriate soil management practices. The soil must be treated, stored, and disposed of by the owner in accordance with the applicable local, state, and federal laws.

In the event that the paved surfaces and/or building overlying the affected soil are removed or replaced, the replacement barrier must be equally impervious. Any replacement barrier will be subject to the same maintenance and inspection guidelines as outlined in this Maintenance Plan unless otherwise indicated by the WDNR or its successor.

OFFICE: Milwaukee, WI
 DATE: 10/19/07
 DESIGNED BY: JCH
 DRAWN BY: JRD
 CHECKED BY:
 APPROVED BY:
 DRAWING NUMBER: 128870smp1



LEGEND

- 3/4" REBAR SET
- ⊙ W/4" NAIL SET IN CONCRETE
- EXISTING BUILDINGS
- PROPOSED CSM LINE
- PLATTED LINE
- RIGHT OF WAY LINE
- CENTER LINE
- PAVEMENT EDGE
- CONCRETE
- CURB AND GUTTER
- WATER LINE
- SANITARY SEWER
- STORM SEWER
- COMBINED SANITARY AND STORM SEWER
- TELEPHONE LINE
- UTILITY BOX
- TREE
- UNDERGROUND STORM WATER COLLECTION CHAMBER (STORMWATER)

SURFACE FEATURES

- BITUMINOUS PAVEMENT
- BUILDING PAD-CONCRETE
- GREEN/LANDSCAPE SPACE
- CONCRETE

Shaw Environmental, Inc.
 TEUTONIA GARDENS, LLC
 GREENFIELD, WISCONSIN
FIGURE 5
FINAL SITE LAYOUT
 2711 NORTH TEUTONIA AVENUE
 MILWAUKEE, WISCONSIN



SOURCE:
 SITE PLAN DERIVED FROM JENKINS SURVEY & DESIGN PLANS DATED 9/10/2007



PROPERTY ASSESSMENT RESULTS
TAX ACCOUNT BALANCE

GENERAL INFORMATION

ADDRESS	2711 THRU 2711 N TEUTONIA AV
TAXKEY	311-3521-000-8
OWNER	TEUTONIA GARDENS LLC
OWNER ADDRESS	3900 S PRAIRIE HILL LN GREENFIELD WI 532280000

ASSESSMENT

	2009	2008
LAND	N/A	\$29,400
IMPROVEMENTS	N/A	\$157,400
TOTAL	N/A	\$186,800
CURRENT CLASS	LOCAL COMM'	

Assessments reflect the estimated value on January 1st .of the indicated year.
The current assessment will be available after April 27.

OTHER PROPERTY INFORMATION

- LAST CONVEYANCE:
 - DATE: 12/07
 - TRANSFER FEE: \$0.00 (CLICK HERE FOR FEE EXPLANATION)
- STORIES: 3.0
- RESIDENTIAL BUILDING STYLE:
- EXTERIOR WALL TYPE:
- YEAR BUILT: 0000
- DWELLING UNITS: 31 (CLICK HERE FOR DWELLING UNITS EXPLANATION)
- TOTAL SQUARE FEET FLOOR AREA: 47,475
 - FIRST FLOOR AREA:
 - SECOND FLOOR AREA:
 - THIRD FLOOR AREA:
 - FINISHED ATTIC AREA:
 - FINISHED HALF STORY AREA:
 - BASEMENT LIVING AREA:
- ROOM-COUNTS
 - TOTAL ROOMS: 0
 - BEDROOMS: 0
 - BATHS: 0
 - HALF BATHS: 0
- CENTRAL AIR CONDITIONING: NO
- BASEMENT: NONE
- FIRE PLACE:
- GARAGE TYPE: NONE
- LOT SIZE: 58724

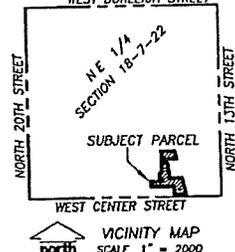
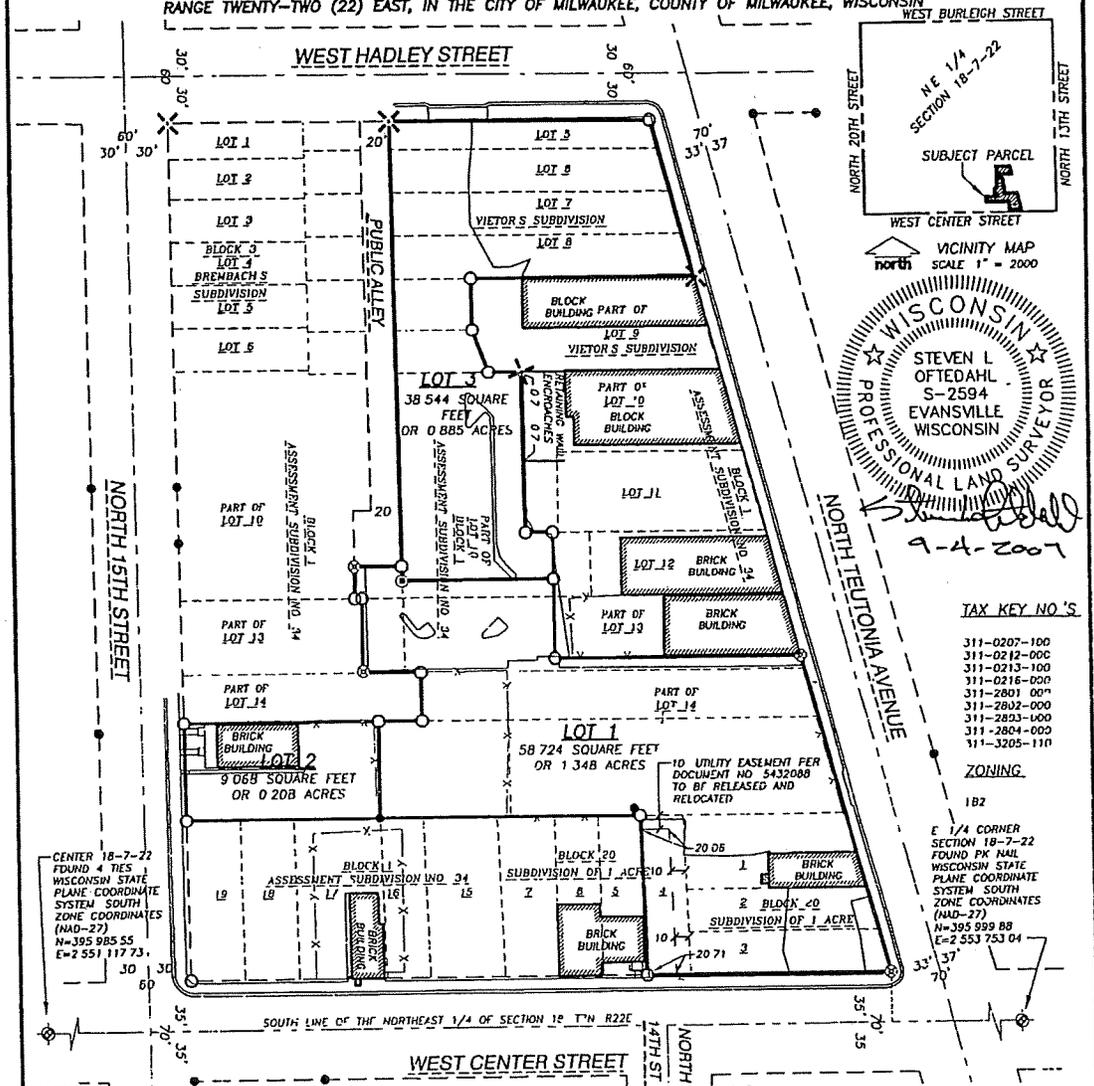
- PLAT PAGE: 31119
- ZONING: LB2 (CLICK HERE FOR ZONING EXPLANATION)
(For zoning information contact Milwaukee Development Center at 286-8211.)
- ASSESSMENT NEIGHBORHOOD 6256
- ALDERMANIC DISTRICT: 15
- CENSUS TRACT: 85
- LEGAL DESCRIPTION:
LEGALS CERTIFIED SURVEY MAP NUMBER 8008 IN NE 1/4 SEC 18-7-22
DESCRIPTION LOT 1
COMMENT TID # 44

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

DCD# 2655

CERTIFIED SURVEY MAP NO. 8008

BEING A REDVISION OF ALL OF LOTS 1, 2, 3 AND 4, BLOCK 20, SUBDIVISION OF 1 ACRE, AND PART OF LOTS 10, 13 AND 14, BLOCK 1, ASSESSMENT SUBDIVISION NO. 34 AND PART OF LOTS 5 THROUGH 9, VIETOR'S SUBDIVISION, BEING A PART OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 18, TOWNSHIP SEVEN (7) NORTH, RANGE TWENTY-TWO (22) EAST, IN THE CITY OF MILWAUKEE, COUNTY OF MILWAUKEE, WISCONSIN



WISCONSIN
 STEVEN L. OFTEDAHL
 S-2594
 EVANSVILLE
 WISCONSIN
 PROFESSIONAL LAND SURVEYOR
 9-4-2007

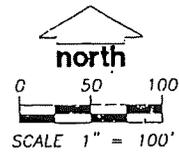
- TAX KEY NO.'S**
- 311-0207-100
 - 311-0212-000
 - 311-0213-100
 - 311-0216-000
 - 311-2801-000
 - 311-2802-000
 - 311-2803-100
 - 311-2804-000
 - 311-3205-110

ZONING

1B2

E 1/4 CORNER SECTION 18-7-22 FOUND PK NAIL WISCONSIN STATE PLANE COORDINATE SYSTEM SOUTH ZONE COORDINATES (NAD-27)
 N=305 939 88
 E=2 553 753 04

- NOTES**
- 1 FIELD WORK PERFORMED BY JENKINS SURVEY & DESIGN INC THE WEEK OF APRIL 30 2007
 - 2 BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 18 17N R22E RECORDED AS S 89 41 18" W



- LEGEND**
- SECTION CORNER FOUND AS NOTED
 - PROPERTY CORNER FOUND AS NOTED
 - MAG NAIL SET IN CONCRETE
 - 3/4"x24" REBAR SET 150 LB/FT
 - COTTON SPINDLE SET
 - CUT CROSS SFT
 - BUILDINGS
 - PROPERTY LINE
 - PLATTED LINE
 - EASEMENT LINE
 - CENTER LINE
 - RIGHT OF WAY LINE
 - SECTION LINE
 - PREVIOUSLY RECORDED INFORMATION

PREPARED BY JSD - Engineers - Surveyors Jenkins Survey & Design, Inc. 181 HORIZON DRIVE SUITE 101 VERONA WISCONSIN 53593 PHONE 7608184-5000	PREPARED FOR TEUTONIA CARDENS, LLC 2711 N TEUTONIA AVE MILWAUKEE, WI 53206-2650
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REVISED SEPTEMBER 4 2007
 SHEET 1 OF 7

DEPARTMENT OF CITY DEVELOPMENT
 CITY OF MILWAUKEE

AUG 22 2007

STAFF APPROVED

INFRASTRUCTURE SERVICES DIVISION

Maria Lindholm 9/11/07
 CENTRAL DRAFTING & RECORDS MANAGER

Martin Leung 9/11/07
 ENGR IN CHARGE ENVIRON. ENGR

Jeff 9/13/07
 CITY ENGINEER

APPROVED *no*

J:\2007\10-2727\0-dwg\07-2727-F-csm (8-30-07).dwg



* 0 9 5 3 5 2 8 3 *

DOC.# 09535283

REGISTER'S OFFICE | SS
Milwaukee County, WI

RECORDED 12/13/2007 02:01PM

JOHN LA FAVE
REGISTER OF DEEDS
AMOUNT: 15.00
FEE EXEMPT 77.25 #2

Document Number

QUIT CLAIM DEED

Name and Return Address

Andre M Wright
Whyte Hirschboeck Dudek S C
555 E Wells Street
Suite 1900
Milwaukee, WI 53217

Tax Key No 311-0213-100-5, 311-0212-000-3, 311-0207-100-2 (part)

This deed and conveyance are exempt from the Wisconsin Real Estate Transfer Fee and Return pursuant to Sections 77 25(2) and 77 255, Wisconsin Statutes, respectively The Grantor is not a lender in this transaction

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(3)(f), as "Grantor," hereby quit-claims and conveys to TEUTONIA GARDENS, LLC, a Wisconsin Limited Liability Company as "Grantee" for Ten Thousand and No/100ths Dollars (\$10,000 00) 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")

Conveyance of Property. Grantor hereby conveys and quit-claims to Grantee, on an "AS-IS, WHERE-IS" basis, with all faults and defects, known or unknown, physical or otherwise, including environmental, geotechnical, utility and title defects, if any, and without representation or warranty, express or implied, all of Grantor's right, title, and interest, whatsoever, in and to the real estate described below and collectively referred to as the "Property"

The South 67 64 feet of Lot 14, in Block 1, in Assessment Subdivision No 34, being a subdivision of a part of the East 1/2 of the Northeast 1/4 of Section 18, Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin EXCEPTING the West 225 feet thereof
Address 2723 North Teutonia Avenue

Block 1, the North 34 feet, excluding the West 225 feet of Lot 14, in Assessment Subdivision No 34, in the Northeast 1/4 of Section 18, Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin
Address 2725-2727 North Teutonia Avenue

Commencing at the Southeast corner of Lot 13, in Block 1, in Assessment Subdivision Number 34, thence West 308 31 feet, thence North 52 14 feet, thence West 5 feet, thence North 22 40 feet, thence East 32 86 feet, thence North 202 feet, thence East 54 feet, thence South 36 feet, thence Southeast 31 62 feet, thence East 23 04 feet, thence South 113 40 feet, thence East 18 96 feet, thence South 88 14 feet, thence East 172 19 feet, thence Southeast 9 26 feet to the point of beginning, all being in the Northeast 1/4 of Section 18, Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin
Address 1445 - 1445 (R) West Hadley Street (part)

Deed Restriction. Grantee, on behalf of itself and successors and assigns, understands and agrees that the real property being conveyed and assembled with Grantee's adjoining parcels remain taxable regardless of whether the owner or its use would otherwise qualify for or be entitled to exemption. Grantee covenants for itself, its successors and assigns, that it shall not apply to the City of Milwaukee or any taxing jurisdiction for exemption from and Grantee or its successors or assigns shall not accept exemption from the payment of property taxes pursuant to Section 70.11, Wisconsin Statutes, and any successor statute thereto.

Grantee, on behalf of itself and successors and assigns, understands and agrees that the use of the aforesaid Property is subject to the terms and conditions of a Purchase And Sale Agreement entered into by the Grantor on November 28, 2007 and by Grantee on November 21, 2007, and recorded with the Office of the Register of Deeds on December 5, 2007, as Document Number 09531935, and which provides for reversion of title in the event of default by the Grantee.

The Grantor approved the Land Disposition Report for sale of the Property to the said Grantee on November 16, 2006, by passage of Resolutions No. 9867 and the Common Council of the City of Milwaukee approved the Land Disposition Report for the sale of the Property to the said Grantee on December 12, 2006, by adoption of Resolution No. 061026.

Joining Restriction. The above-described Property shall be joined with the Grantee's adjoining parcels more particularly described below so as to create a single parcel to be used as a unit that cannot be divided without the approval of the Common Council of the City of Milwaukee.

Lots Two (2) and Three (3) except a triangular piece being Thirty-six Hundredths (0.36) feet on the Easterly line by No Hundredths (0.00) feet of the West line of Lot Two (2) in Block Twenty (20), the South Twenty-three and twenty-five Hundredths (23.25) feet of Lot One (1) and a triangular piece being Thirty-six Hundredths (0.36) feet on the Easterly line by No Hundredths (0.00) feet on the West line of Lot Two (2) in Block Twenty (20), the North Twenty-eight and Ninety-three Hundredths (28.93) feet of Lot One (1) in Block Twenty (20) in SUBDIVISION OF ONE ACRE OF LAND IN THE EAST ONE-HALF (1/2) OF THE NORTHEAST ONE-QUARTER of Section Eighteen (18), in Township Seven (7) North, Range Twenty-two (22) East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

2713-2715 North Teutonia Avenue
2711 North Teutonia Avenue
2701-2707 North Teutonia Avenue

Tax Parcel No. 311-2801-1
Tax Parcel No. 311-2802-7
Tax Parcel No. 311-2803-2

Lot Four (4) in Block Twenty (20) in SUBDIVISION OF ONE ACRE OF LAND IN THE EAST ONE-HALF (1/2) OF THE NORTHEAST ONE-QUARTER of Section Eighteen (18), in Township Seven (7) North, Range Twenty-two (22) East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

1382 W Center Street

Tax Parcel No. 311-2804-8

Part of Lot 14, Block 1, Assessment Subdivision No. 34, located in the Southeast 1/4 of the Northeast 1/4 of Section 18, T7N, R22E, City of Milwaukee, Milwaukee County, Wisconsin, more particularly described as follows:

Commencing at the East Quarter Corner of said Section 18, thence South 89°41'18" West along the East-West centerline of said Section a distance of 960.12 feet to the East right-of-way line of North 15th Street extended South, thence North 00°44'31" West along said line and the East right-of-way line of North 15th Street 147.18 feet to the Southwest corner of said Lot 14, thence North 89°43'09" East, 133.86 feet to the Point of Beginning, thence North 00°14'38" West, 67.55 feet, thence North 89°45'22" East, 30.55 feet, thence North 00°44'30" West, 34.00 feet, thence North 89°45.22" East, 60.00 feet, thence South 00°44'30" East, 101.50 feet to the South line line of said Lot 14, thence South 89°43'09" West along said South line, 91.14 feet to the point of beginning.

Address: 2720-22 North 15th Street (part)

Tax Key Number: 311-0216-5 (part)

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed by its duly authorized signatory as of the 6th day of December 2007

REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE

Kathryn M West

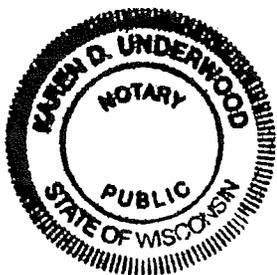
Kathryn M West
Chair

Rocky Marcoux

Rocky Marcoux
Executive Director-Secretary

STATE OF WISCONSIN)
)SS
COUNTY OF MILWAUKEE)

Personally came before me this 6th Day of December, 2007, Kathryn M West and Rocky Marcoux, who acknowledged themselves to be the Chair and Executive Director-Secretary of the Redevelopment Authority of the City of Milwaukee and that they executed the foregoing instrument by its authority



Karen D. Underwood

Notary Public
Milwaukee County, Wisconsin
My commission expires

July 26, 2009

This document was drafted by the City of Milwaukee, Department of City Development

State Bar of Wisconsin Form 1-2003
WARRANTY DEED

Document Number

Document Name

THIS DEED, made between Haralson Moore and Thaddeus Moore

("Grantor," whether one or more), and Teutonia Gardens, LLC, a Wisconsin limited liability company

("Grantee," whether one or more).

Grantor for a valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Milwaukee County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

See attached Exhibit A for legal description.

Recording Area

Name and Return Address

André M. Wright
Whyte Hirschboeck Dudek S.C.
555 E. Wells Street, Suite 1900
Milwaukee, WI 53202

311-2801-1; 311-2802-7; 311-2803-2; 311-2804-8

Parcel Identification Number (PIN)

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

Grantor warrants that the title to the Property 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 2007.

Dated December 6, 2007

(SEAL) Haralson Moore (SEAL)
* Haralson Moore

(SEAL) Thaddeus Moore (SEAL)
* Thaddeus Moore

AUTHENTICATION

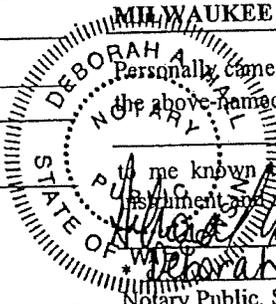
Signature(s) _____
authenticated on _____

ACKNOWLEDGMENT

STATE OF MILWAUKEE)
) ss.
MILWAUKEE COUNTY)

* Personally came before me on December 6, 2007
The above-named Haralson Moore and Thaddeus Moore

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



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

THIS INSTRUMENT DRAFTED BY:
André M. Wright
Whyte Hirschboeck Dudek S.C.

Deborah A. Hall
Notary Public, State of Wisconsin
My commission (is permanent) (expires: 2/03/08)

EXHIBIT A – LEGAL DESCRIPTION

Lots Two (2) and Three (3) except a triangular piece being Thirty-six Hundredths (0.36) feet on the Easterly line by No Hundredths (0.00) feet of the West line of Lot Two (2) in Block Twenty (20), the South Twenty-three and Twenty-five Hundredths (23.25) feet of Lot One (1) and a triangular piece being Thirty-six Hundredths (0.36) feet on the Easterly line by No Hundredths (0.00) feet on the West line of Lot Two (2) in Block Twenty (20), the North Twenty-eight and Ninety-three Hundredths (28.93) feet of Lot One (1) in Block Twenty (20) in SUBDIVISION OF ONE ACRE OF LAND IN THE EAST ONE-HALF (1/2) OF THE NORTHEAST ONE- QUARTER of Section Eighteen (18), in Township Seven (7) North, Range Twenty-two (22) East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

2713-2715 North Teutonia Avenue Tax Parcel No. 311-2801-1

2711 North Teutonia Avenue Tax Parcel No. 311-2802-7

2701-2707 North Teutonia Avenue Tax Parcel No. 311-2803-2

Lot Four (4) in Block Twenty (20) in SUBDIVISION OF ONE ACRE OF LAND IN THE EAST ONE-HALF (1/2) OF THE NORTHEAST ONE-QUARTER of Section Eighteen (18), in Township Seven (7) North, Range Twenty-two (22) East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Tax Parcel No. 311-2804-8

1382 W Center Street

State Bar of Wisconsin Form 1-2003
WARRANTY DEED

Document Number

Document Name

THIS DEED, made between GFG Real Estate, LLC, a Wisconsin limited liability company

("Grantor," whether one or more), and Teutonia Gardens, LLC, a Wisconsin limited liability company

("Grantee," whether one or more).

Grantor for a valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Milwaukee County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

Part of Lot 14, Block 1, Assessment Subdivision No. 34, located in the Southeast 1/4 of the Northeast 1/4 of Section 18, T7N, R22E, City of Milwaukee, Milwaukee County, Wisconsin, more particularly described as follows:

Commencing at the East Quarter Corner of said Section 18; thence South 89°41'18" West along the East-West centerline of said Section a distance of 960.12 feet to the East right-of-way line of North 15th Street extended South; thence North 00°44'31" West along said line and the East right-of-way line of North 15th Street 147.18 feet to the Southwest corner of said Lot 14; thence North 89°43'09" East, 133.86 feet to the Point of Beginning; thence North 00°14'38" West, 67.55 feet; thence North 89°45'22" East, 30.55 feet; thence North 00°44'30" West, 34.00 feet; thence North 89°45'22" East, 60.00 feet; thence South 00°44'30" East, 101.50 feet to the South line of said Lot 14; then South 89°43'09" West along said South line, 91.14 feet to the point of beginning.

Property Address: 2720-2722 N. 15th Street, Milwaukee, WI

Grantor warrants that the title to the Property 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 2007.

Dated December 6, 2007

GFG REAL ESTATE, LLC

(SEAL)

By: The Goins Group, Inc., Manager

(SEAL)

*

(SEAL)

[Signature]

(SEAL)

* Melissa Goins, President

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s) _____

STATE OF MILWAUKEE)

) ss.

authenticated on _____

MILWAUKEE

_____) COUNTY)

*

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, _____
 authorized by Wis. Stat. § 706.06)

Personally came before me on December 6, 2007

the above-named Melissa Goins

to be known to be the person(s) who executed the foregoing instrument and acknowledged the same.

THIS INSTRUMENT DRAFTED BY:

André M. Wright

Whyte Hirschboeck Dudek S.C.

* Deborah A. Hall
 Notary Public, State of Wisconsin

My commission (is permanent) (expires: 2/03/08)

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

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATION TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

WARRANTY DEED

©2003 STATE BAR OF WISCONSIN

FORM NO. 1-2003

*Type name below signatures.

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Recording Area

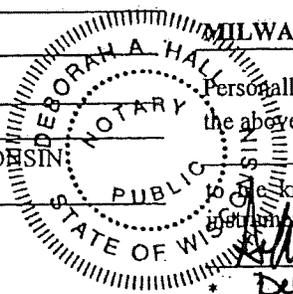
Name and Return Address

André M. Wright
Whyte Hirschboeck Dudek S.C.
555 E. Wells Street, Suite 1900
Milwaukee, WI 53202

Part of 311-0216-000-5

Parcel Identification Number (PIN)

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





RECEIVED SEP 19 2008

September 17, 2008

Re: Soil GIS List
Teutonia Gardens LLC
2711 N. Teutonia Avenue
Milwaukee, WI
Tax Key No: 311-0213-100-5, 3110212-000-3, 311-0207-100-2 (part),
311-2801, 311-2802, 311-2803, 311-2804-8, 311-0216-000-5 (part)
Shaw Project No. 128870

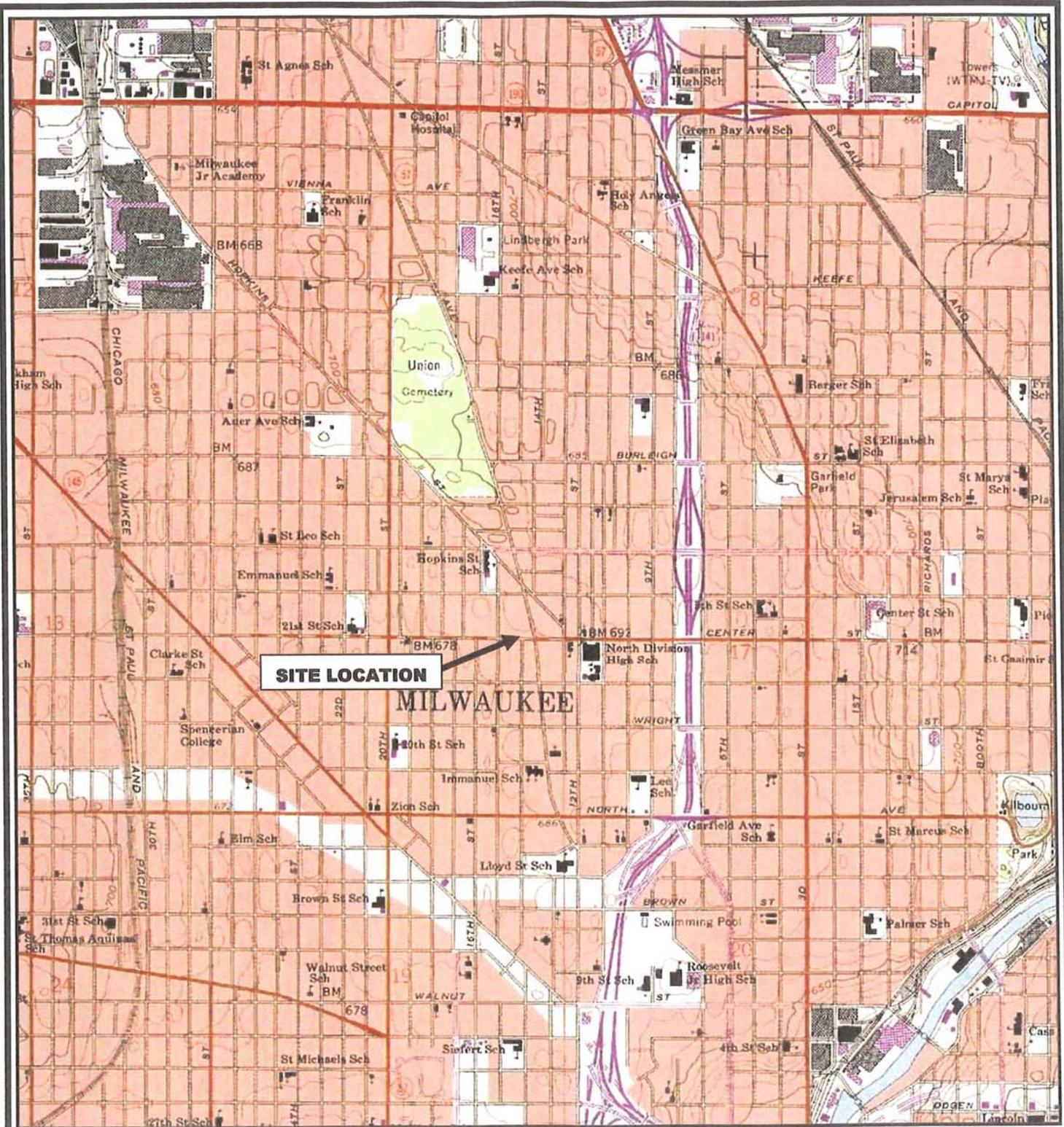
To Whom It May Concern:

This is an affirmation that I believe that the Legal Description of the Subject Property, Teutonia Gardens, LLC, as provided on the attached Certified Survey Map #8008, is true and accurate.

↳ Lot 2 of B



Philip J. Schultz
Managing Partner
Horizon Development Group, Inc.



Source: USGS Milwaukee, Wisconsin 7.5-minute Series (topographic) Quadrangle Map
 Scale: 1:24,000
 Contour Interval: 10 feet

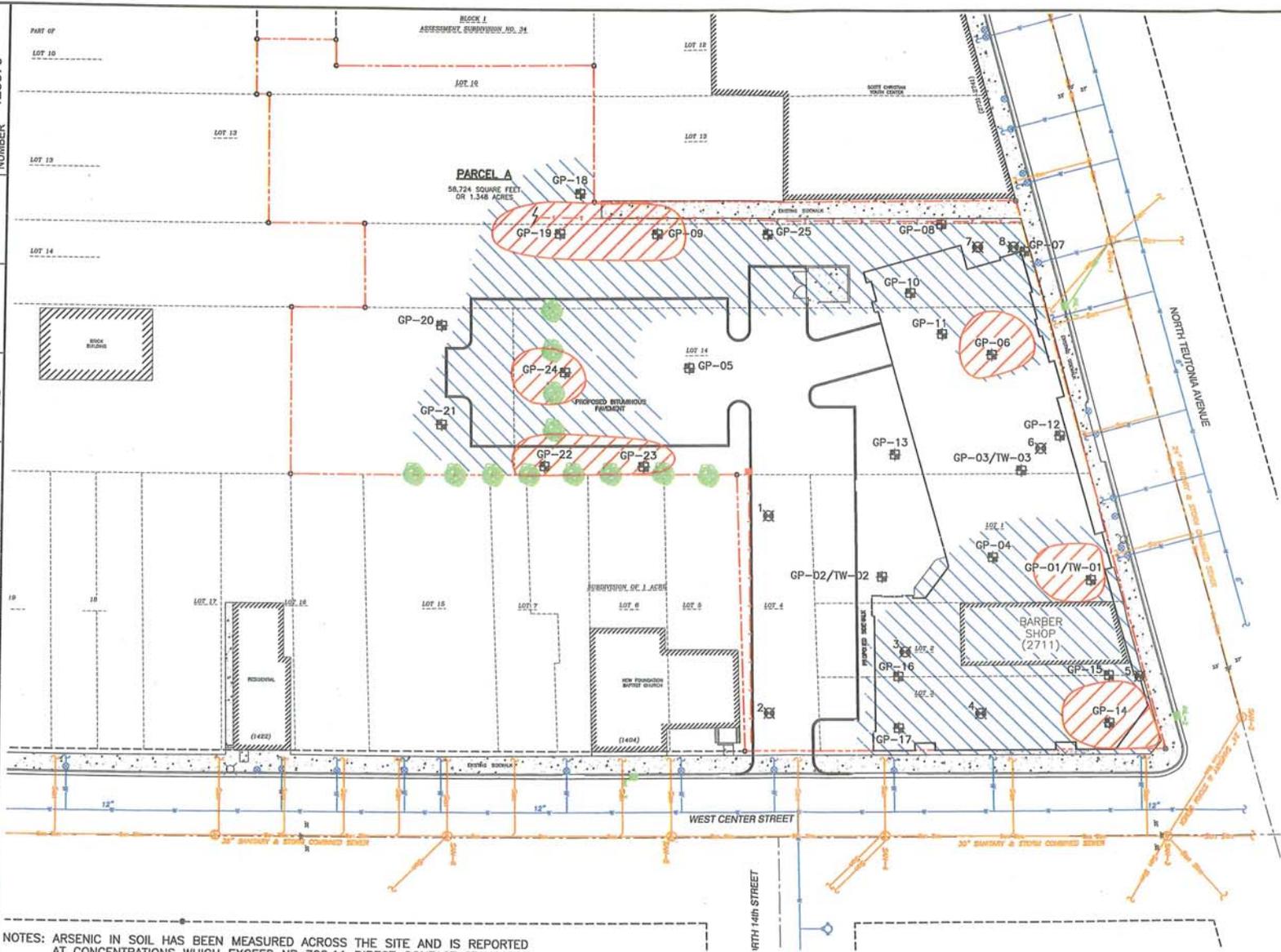


Teutonia Gardens
 2713-2727 North Teutonia Avenue
 Milwaukee, Wisconsin

Project No.
 128573

Figure 1
 Site Location Map

OFFICE: Milwaukee, WI
 DATE: 10/15/07
 DESIGNED BY: T.J.H.
 DRAWN BY: J.R.D.
 CHECKED BY:
 APPROVED BY:
 DRAWING NUMBER: 128870



LEGEND

GP-1/TW-01	GEOPROBE AND TEMPORARY WELL LOCATION
1	APPROXIMATE GEOTECHNICAL BORING LOCATION (NUMMELIN)
o	3/4" REBAR SET
o	MAG NAIL SET IN CONCRETE
[Hatched Box]	BUILDINGS
[Red Dashed Line]	PROPOSED CSM LINE
[Blue Dashed Line]	PLATTED LINE
[Black Dashed Line]	RIGHT OF WAY LINE
[Black Dotted Line]	CENTER LINE
[Black Solid Line]	PAVEMENT EDGE
[Black Box]	PROPOSED BITUMINOUS PAVEMENT
[Black Box]	CONCRETE
[Black Box]	CURB AND GUTTER
[Blue Line]	WATER LINE
[Orange Line]	SANITARY SEWER
[Green Line]	STORM SEWER
[Yellow Line]	COMBINED SANITARY AND STORM SEWER
[Red Dashed Line]	TELEPHONE LINE
[Red Square]	UTILITY BOX
[Red Hatched Box]	ESTIMATED EXTENT OF LEAD IMPACTED SOIL (0-4" ABOVE NR 720.11 STANDARDS (GENERAL BOUNDARY UNDEFINED)
[Blue Hatched Box]	ESTIMATED EXTENT OF PAH IMPACTED SOIL (0-4" ABOVE NR-518-97 STANDARDS (GENERAL BOUNDARY UNDEFINED)

NOTES: ARSENIC IN SOIL HAS BEEN MEASURED ACROSS THE SITE AND IS REPORTED AT CONCENTRATIONS WHICH EXCEED NR 720.11 DIRECT CONTACT STANDARDS. ELEVATED ARSENIC CONCENTRATIONS IN SOIL ARE COMMON TO THIS GEOLOGICAL REGION AND MAY BE CONSIDERED BACKGROUND.
 SOURCE: SITE PLAN DERIVED FROM JENKINS SURVEY & DESIGN PLANS DATED 9/10/2007



Shaw Group, Inc. Engineering & Construction

TEUTONIA GARDENS, LLC
 GREENFIELD, WISCONSIN

FIGURE 5
 SOIL QUALITY MAP

2713-2727 NORTH TEUTONIA AVENUE
 MILWAUKEE, WISCONSIN

Table 1

Summary of Soil PAH Results (PRE-REMEDIAL)
Teutonia Gardens
2713-2727 North Teutonia Avenue
Milwaukee, Wisconsin

Boring/Well Number	RR-519-97 Table 1		GP-01		GP-02		GP-03		GP-04		GP-05		GP-06	
	Sample Date	Groundwater	8/31/2007	8/31/2007	8/31/2007	8/31/2007	8/31/2007	8/31/2007	8/31/2007	8/31/2007	8/31/2007	8/31/2007	8/31/2007	8/31/2007
Sample Depth	Units	Pathway	2-4'	8-10'	0-2'	8-10'	2-4'	8-10'	2-4'	6-8'	2-4'	8-10'	2-4'	10-12'
		Non-Ind												
PID	ppm/v		0	0	4	0	1	5	0	0	0	0	3	0
1-Methylnaphthalene	µg/kg	23000	5.6	< 1.5	< 1.6	1.9	< 1.5	< 1.5	4.4	Q	< 1.6	< 1.7	< 1.6	65
2-Methylnaphthalene	µg/kg	20000	6.5	< 1.6	< 1.7	2.5	Q	< 1.6	8.6	< 1.7	< 1.7	< 1.6	75	Q
Acenaphthene	µg/kg	38000	2.7	Q	< 1.7	< 1.8	< 1.7	< 1.7	< 1.8	< 1.8	< 1.9	< 1.8	370	< 1.7
Acenaphthylene	µg/kg	700	5.7	< 1.9	< 2.0	< 1.9	< 1.9	< 1.9	< 2.0	< 2.0	< 2.1	< 2.0	64	Q
Anthracene	µg/kg	3000000	15	< 2.1	< 2.2	< 2.1	< 2.1	< 2.1	3.5	Q	< 2.2	< 2.2	1900	< 2.1
Benzo(a)anthracene	µg/kg	17000	64	< 2.0	< 2.2	5.7	Q	< 2.1	15	< 2.2	Q	< 2.1	5100	< 2.1
Benzo(a)pyrene	µg/kg	48000	88	< 1.9	< 2.1	5.7	Q	< 2.0	18	< 2.1	3.0	Q	5300	< 2.0
Benzo(b)fluoranthene	µg/kg	360000	100	< 2.0	< 2.1	4.9	Q	< 2.0	17	< 2.1	2.9	Q	5000	< 2.0
Benzo(ghi)perylene	µg/kg	6800000	45	< 2.1	< 2.3	3.6	Q	< 2.2	12	< 2.3	< 2.3	< 2.2	3500	< 2.1
Benzo(k)fluoranthene	µg/kg	870000	84	< 1.9	< 2.0	5.9	Q	< 1.9	17	< 2.0	< 2.8	Q	3900	< 1.9
Chrysene	µg/kg	37000	72	< 2.3	< 2.4	6.8	Q	< 2.3	17	< 2.4	3.0	Q	4900	< 2.3
Dibenz(a,h)anthracene	µg/kg	38000	15	< 2.1	< 2.3	< 2.1	< 2.1	< 2.1	3.8	Q	< 2.3	< 2.3	1200	< 2.1
Fluoranthene	µg/kg	500000	130	< 2.1	< 2.2	15	< 2.1	< 2.1	30	< 2.2	5.9	Q	14000	2.5
Fluorene	µg/kg	100000	< 2.0	< 1.9	< 2.0	< 1.9	< 1.9	< 1.9	< 2.0	< 2.0	< 2.0	< 1.9	380	< 1.9
Indeno(1,2,3-cd)pyrene	µg/kg	680000	39	< 2.0	< 2.2	3.1	Q	< 2.1	9.6	< 2.2	< 2.2	< 2.1	3100	< 2.1
Naphthalene	µg/kg	400	5.7	< 1.3	< 1.4	< 1.3	< 1.3	< 1.3	5.3	< 1.4	< 1.4	< 1.3	130	< 1.3
Phenanthrene	µg/kg	1800	37	< 2.0	< 2.1	11	< 2.0	< 2.0	12	< 2.1	2.6	Q	5300	2.6
Pyrene	µg/kg	8700000	100	< 2.2	< 2.3	11	< 2.2	< 2.2	22	< 2.3	5.0	Q	11000	< 2.2

Boring/Well Number	RR-519-97 Table 1		GP-7	GP-8	GP-9	GP-10	GP-11	GP-12	GP-13	GP-14	GP-15	GP-16	GP-17	GP-18
	Sample Date	Groundwater	9/20/2007	9/20/2007	9/20/2007	9/20/2007	9/20/2007	9/20/2007	9/20/2007	9/20/2007	9/20/2007	9/20/2007	9/20/2007	10/12/2007
Sample Depth	Units	Pathway	2-4'	2-4'	2-4'	2-4'	2-4'	2-4'	2-4'	2-4'	2-4'	2-4'	2-4'	2-4'
		Non-Ind												
PID	ppm/v		0	0	0	0	0	0	0	0	0	0	0	0
1-Methylnaphthalene	µg/kg	23000	180	100	45000	< 160	< 33	< 32	< 34	< 330	< 160	< 33	120	< 37
2-Methylnaphthalene	µg/kg	20000	1300	840	430000	930	< 27	< 27	< 28	480	380	< 28	730	410
Acenaphthene	µg/kg	38000	420	300	120000	310	< 54	< 53	< 57	< 540	< 260	< 56	240	99
Acenaphthylene	µg/kg	700	< 460	< 190	< 9500	< 420	< 92	< 90	< 97	< 920	< 450	< 95	< 180	< 100
Anthracene	µg/kg	3000000	570	390	190000	420	< 5.4	< 5.3	< 5.7	200	160	< 5.6	350	290
Benzo(a)anthracene	µg/kg	17000	1700	1200	210000	1000	< 5.4	< 5.3	< 5.7	700	660	27	940	400
Benzo(a)pyrene	µg/kg	48000	1800	1200	190000	950	< 5.4	< 5.3	< 5.7	670	760	30	930	250
Benzo(b)fluoranthene	µg/kg	360000	1400	900	130000	860	< 5.4	< 5.3	< 5.7	550	560	23	640	210
Benzo(ghi)perylene	µg/kg	6800000	1100	830	91000	590	< 5.4	< 5.3	< 5.7	470	640	64	550	170
Benzo(k)fluoranthene	µg/kg	870000	830	550	87000	430	< 5.4	< 5.3	< 5.7	330	340	14	450	150
Chrysene	µg/kg	37000	1400	930	170000	840	< 5.4	< 5.3	< 5.7	570	530	22	750	340
Dibenz(a,h)anthracene	µg/kg	38000	240	160	21000	120	< 8.1	< 8	< 8.5	95	92	< 8.4	120	40
Fluoranthene	µg/kg	500000	3700	2600	600000	2300	< 11	< 11	< 11	1600	1300	51	2100	840
Fluorene	µg/kg	100000	170	130	96000	150	< 11	< 11	< 11	< 110	< 53	< 11	120	130
Indeno(1,2,3-cd)pyrene	µg/kg	680000	1200	820	92000	600	< 5.4	< 5.3	< 5.7	450	520	24	600	140
Naphthalene	µg/kg	400	< 160	250	120000	< 160	< 33	< 32	< 34	< 330	< 160	< 33	240	< 37
Phenanthrene	µg/kg	1800	1500	1200	610000	1200	< 5.4	< 5.3	< 5.7	610	420	13	1000	770
Pyrene	µg/kg	8700000	2700	2000	350000	1500	< 5.4	< 5.3	< 5.7	1000	900	30	1500	540

NOTES:
 PID = organic vapor meter/photoionization detector
 PAH = Polycyclic Aromatic Hydrocarbons
 ppm/v = parts per million per volume
 µg/kg = micrograms per kilogram
 NA = not analyzed
 Q = analyte detected between the limit of detection (LOD) and limit of quantitation (LOQ)
 Blue/italic = RR-519-97 Table 1 (suggested groundwater pathway RCL) exceedance
 Red/Bold = RR-519-97 Table 1 (suggested non-industrial direct contact pathway RCL) exceedance
 Subsurface Investigative Analytical Results: No Soil Samples collected post remediation

Summary of Soil PAH Results
 Tetrachloroethene (PCE)
 Toluene
 trans-1,2-Dichloroethene (DCE)

Boring/Well Number Sample Date Sample Depth	RR-519-97 Table 1		GP-19 10/12/2007 2-4'	GP-20 10/12/2007 2-4'	GP-21 10/12/2007 2-4'	GP-22 10/12/2007 2-4'	GP-23 10/12/2007 2-4'	GP-24 10/12/2007 2-4'	GP-25 10/12/2007 2-4'
	Groundwater Pathway	Direct Contact Non-Ind							
PID	ppm/v		0	0	0	0	0	0	0
1-Methylnaphthalene	µg/kg	23000 1100000	< 35	< 34	< 34	< 66	< 33	< 36	< 1100
2-Methylnaphthalene	µg/kg	20000 600000	< 29	< 28	< 28	< 55	< 28	< 30	10000
Acenaphthene	µg/kg	38000 900000	< 58	< 57	< 57	< 110	< 55	< 59	2800
Acenaphthylene	µg/kg	700 18000	< 99	< 96	< 96	< 190	< 94	< 100	< 3200
Anthracene	µg/kg	3000000 5000000	13	< 5.7	5.7	16	11	39	3800
Benzo(a)anthracene	µg/kg	17000 88	45	< 5.7	11	69	52	150	5100
Benzo(a)pyrene	µg/kg	48000 8.8	44	< 5.7	9.5	71	56	180	4400
Benzo(b)fluoranthene	µg/kg	360000 88	39	< 5.7	9.5	67	61	150	3300
Benzo(ghi)perylene	µg/kg	6800000 1800	48	6.2	12	70	68	200	3500
Benzo(k)fluoranthene	µg/kg	870000 880	25	< 5.7	< 5.7	38	37	92	2200
Chrysene	µg/kg	37000 8800	42	< 5.7	11	60	53	140	4200
Dibenz(a,h)anthracene	µg/kg	38000 8.8	< 8.7	< 8.5	< 8.5	< 17	8.7	25	600
Fluoranthene	µg/kg	500000 600000	120	< 11	33	150	130	350	14000
Fluorene	µg/kg	100000 600000	< 12	< 11	< 11	< 22	< 11	< 12	2500
Indeno(1,2,3-cd)pyrene	µg/kg	680000 88	39	< 5.7	9.1	62	47	160	2700
Naphthalene	µg/kg	400 20000	< 35	< 34	< 34	< 66	< 33	< 36	4000
Phenanthrene	µg/kg	1800 18000	59	5.7	20	61	46	130	12000
Pyrene	µg/kg	8700000 500000	110	< 5.7	28	140	120	370	8000

NOTES:
 PID = organic vapor meter/photoionization detector
 PAH = Polycyclic Aromatic Hydrocarbons
 ppm/v = parts per million per volume
 µg/kg = micrograms per kilogram
 NA = not analyzed
 Q = analyte detected between the limit of detection (LOD) and limit of quantitation (LOQ)
 Blue/italic = RR-519-97 Table 1 (suggested groundwater pathway RCL) exceedance
 Red/Bold = RR-519-97 Table 1 (suggested non-industrial direct contact pathway RCL) exceedance
 Subsurface Investigative Analytical Results: No Soil Samples collected post remediation

Table 2

Summary of Soil RCRA Metals Results (PRE-REMEDIAL)
Teutonia Gardens
2713-2727 North Teutonia Avenue
Milwaukee, Wisconsin

Boring/Well Number	NR 720.11 Table 2		GP-01	GP-02	GP-03	GP-04	GP-05	GP-06		GP-7	GP-8
Sample Date	Direct Contact		8/31/2007	8/31/2007	8/31/2007	8/31/2007	8/31/2007	8/31/2007	8/31/2007	9/20/2007	9/20/2007
Sample Depth	Units	Non-Ind	2-4'	0-2'	2-4'	2-4'	2-4'	2-4'	10-12'	2-4'	2-4'
Arsenic	mg/kg	0.039	6.5	3.6	2.6	13	13	5.1	3.5	NA	NA
Barium	mg/kg	NES	69	63	27 N	71	91	64	34	NA	NA
Cadmium	mg/kg	8	0.49	0.49	0.44	0.33	0.90	0.36	0.20	NA	NA
Chromium(total)	mg/kg	16000	18	12	10	23	30	13	15	NA	NA
Lead	mg/kg	50	80	28	8.7	28	33	67	7.6	24	21
Mercury	mg/kg	NES	0.080	0.055	0.010	0.036	0.073	0.15	0.0094	NA	NA
Selenium	mg/kg	NES	0.37	0.50	0.21	0.42	0.63	0.41	0.27	NA	NA
Silver	mg/kg	NES	0.061 Q	0.035 Q	0.024 Q	0.049 Q	0.091	0.051 Q	0.022 Q	NA	NA

Boring/Well Number	NR 720.11 Table 2		GP-9	GP-10	GP-11	GP-12	GP-13	GP-14	GP-15	GP-16	GP-17
Sample Date	Direct Contact		9/20/2007	9/20/2007	9/20/2007	9/20/2007	9/20/2007	9/20/2007	9/20/2007	9/20/2007	9/20/2007
Sample Depth	Units	Non-Ind	2-4'	2-4'	2-4'	2-4'	2-4'	2-4'	2-4'	2-4'	2-4'
Arsenic	mg/kg	0.039	NA	NA	NA	NA	NA	NA	NA	NA	NA
Barium	mg/kg	NES	NA	NA	NA	NA	NA	NA	NA	NA	NA
Cadmium	mg/kg	8	NA	NA	NA	NA	NA	NA	NA	NA	NA
Chromium(total)	mg/kg	16000	NA	NA	NA	NA	NA	NA	NA	NA	NA
Lead	mg/kg	50	72	25	12	15	21	95 ^a	15	15	14
Mercury	mg/kg	NES	NA	NA	NA	NA	NA	NA	NA	NA	NA
Selenium	mg/kg	NES	NA	NA	NA	NA	NA	NA	NA	NA	NA
Silver	mg/kg	NES	NA	NA	NA	NA	NA	NA	NA	NA	NA

Boring/Well Number	NR 720.11 Table 2		GP-18	GP-19	GP-20	GP-21	GP-22	GP-23	GP-24	GP-25
Sample Date	Direct Contact		10/12/2007	10/12/2007	10/12/2007	10/12/2007	10/12/2007	10/12/2007	10/12/2007	10/12/2007
Sample Depth	Units	Non-Ind	2-4'	2-4'	2-4'	2-4'	2-4'	2-4'	2-4'	2-4'
Arsenic	mg/kg	0.039	NA	NA	NA	NA	NA	NA	NA	NA
Barium	mg/kg	NES	NA	NA	NA	NA	NA	NA	NA	NA
Cadmium	mg/kg	8	NA	NA	NA	NA	NA	NA	NA	NA
Chromium(total)	mg/kg	16000	NA	NA	NA	NA	NA	NA	NA	NA
Lead	mg/kg	50	23	62	32	26	160	490 ^a	90	26
Mercury	mg/kg	NES	NA	NA	NA	NA	NA	NA	NA	NA
Selenium	mg/kg	NES	NA	NA	NA	NA	NA	NA	NA	NA
Silver	mg/kg	NES	NA	NA	NA	NA	NA	NA	NA	NA

NOTES:

- PID = organic vapor meter/photoionization detector
- RCRA = Resource Conservation Recovery Act
- ppm/v = parts per million per volume
- mg/kg = milligrams per kilogram
- NES = no established standard
- Q = analyte detected between the limit of detection (LOD) and limit of quantitation (LOQ)
- N = Spiked sample recovery not within control limits
- NA = Not Analyzed
- ^a = elevated reported lead concentration - soil sample submitted for TCLP analysis
- Red/Bold = Wisconsin Administrative Code NR 720.11 Table 2 (non-industrial RCL) exceedance**

Table 3

Summary of Soil TCLP Lead Results (PRE-REMEDIAL)
Teutonia Gardens
2713 - 2727 North Teutonia Avenue
Milwaukee, Wisconsin

Boring/Well Number		GP-14	GP-23
Sample Date	40 CFR 261.24	9/20/2007	10/12/2007
Sample Depth	Table 1	2-4'	2-4'
Lead	mg/l 5.0	0.24	< 0.2

NOTES:

mg/l = milligrams per liter

Red/Bold = 40 Code of Federal Regulations Part 261, Section 24 Table 1 (Maximum TCLP) exceedence

Summary of Groundwater VOC Results (Detected Compounds Only: PRE-REMEDIAL)
Teutonia Gardens
2713-2727 North Teutonia Avenue
Milwaukee, Wisconsin

Well Number Sample Date	Units	NR 140.10 Table 1		TW-01	TW-02	TW-03
		PAL	ES	8/31/2007	8/31/2007	9/31/07
Chloromethane	µg/l	<i>0.3</i>	3	<i>0.65</i> Q	< 0.24	< 0.24
Benzene	µg/l	<i>0.5</i>	5	< 0.41	0.47 Q	< 0.41
Toluene	µg/l	<i>200</i>	1000	< 0.67 Q	0.82 Q	0.7 Q
NOTES						
NES = no established standard						
NA = not analyzed						
µg/l = micrograms per liter						
Q = analyte detected between the limit of detection (LOD) and limit of quantitation (LOQ)						
Red/Bold = Wisconsin Administrative Code NR 140 Enforcement Standard (ES) exceedence						
<i>Blue/Italic = Wisconsin Administrative Code NR 140 Preventive Action Limit (PAL) exceedence</i>						

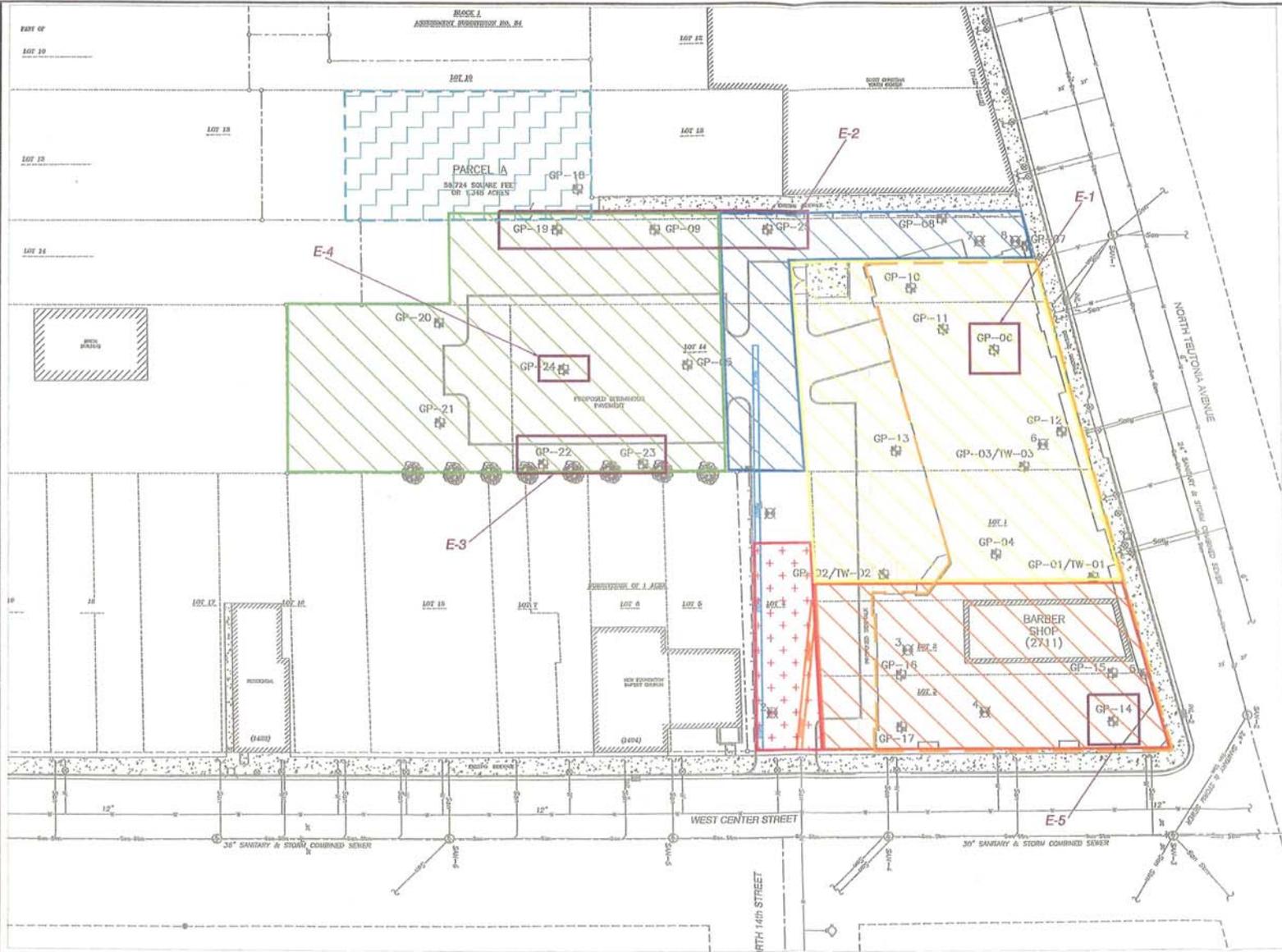
TABLE 1
SOIL MANAGEMENT SUMMARY
Teutonia Gardens
2713 - 2727 North Teutonia Avenue
Milwaukee, Wisconsin

DATE	AREA	VOLUME	DESTINATION
11/28/2007	"Hot Spot" Excavation (Purple) *	496 Tons	Orchard Ridge RDF
11/28/2007	Western Parking Lot - Grading (Green) *	195 Yards	Rowe Sand and Gravel
11/29/2007	Northern / Central - Grading (Blue) *	930 Yards	Rowe Sand and Gravel
11/30/2007	Building Pad - Grading (Yellow) *	825 Yards	Rowe Sand and Gravel
12/4/2007	Barber Shop - Grading (Red) *	180 Yards	Rowe Sand and Gravel
12/6/2007	Building Footings - Excavation (Orange Dash) *	225 Yards	Rowe Sand and Gravel
12/10/2007	Building Footings - Excavation (Orange Dash) *	360 Yards	Rowe Sand and Gravel
12/12/2007	Building Footings - Excavation (Orange Dash) *	405 Yards	Rowe Sand and Gravel
12/13/2007	Building Footings - Excavation (Orange Dash)	420 Yards	Rowe Sand and Gravel
1/2/2008 1/9/2008 1/15/2008	Building Footings (Interior) - Excavation (Orange Dash) *	255 Yards 180 Yards 150 Yards	Rowe Sand and Gravel
4/18/2008	StormTech Installation-Excavation (Magenta-Stipple) *	300 Yards	Rowe Sand and Gravel
6/11/2008	Storm Sewer - Trench (Blue) *	45 Yards	Rowe Sand and Gravel
7/15/2008	Parking Lot	150 yards	Rowe Sand and Gravel
7/30/2008	Urban Garden Area (Aqua-Pattern) *	45 Yards	Rowe Sand and Gravel

TOTALS: Rowe Sand & Gravel: 4,665 yd³ or 6,998 tons
Orchard Ridge RDF: 496 tons

* See Figure 3- Soil Management & Excavation Plan

OFFICE DATE DESIGNED BY DRAWN BY CHECKED BY APPROVED BY DRAWING NUMBER
 Milwaukee, WI 07/29/08 TCH JPD 128870SMEP_1



LEGEND	
GP-1/TW-01	GEOPROBE AND TEMPORARY WELL LOCATION
⊠	APPROXIMATE GEOTECHNICAL BORING LOCATION (HAMMERS)
○	3/4" REBAR SET
⊙	1/4" HAIL SET IN CONCRETE
▨	BUILDINGS
---	PROPOSED CSM LINE
---	PLATED LINE
---	RIGHT OF WAY LINE
---	CENTER LINE
---	PAVEMENT EDGE
▨	PROPOSED BITUMINOUS PAVEMENT
▨	CONCRETE
---	CURB AND GUTTER
---	WATER LINE
---	SANITARY SEWER
---	STORM SEWER
---	COMBINED SANITARY AND STORM SEWER
---	TELEPHONE LINE
⊠	UTILITY BOX
E-1	AREAS EXCAVATED ON 11/29/07; HAULED TO ORCHARD RIDGE LANDFILL
E-2	AREA EXCAVATED ON 11/29/07 TO GRADE; HAULED TO ROWE QUARRY LANDFILL
E-3	AREA EXCAVATED ON 11/29/07 TO GRADE; HAULED TO ROWE QUARRY LANDFILL
E-4	AREA EXCAVATED ON 11/30/07 TO GRADE; HAULED TO ROWE QUARRY LANDFILL
E-5	AREA EXCAVATED ON 12/04/07 TO GRADE; HAULED TO ROWE QUARRY LANDFILL
---	TRENCHING FOR FOOTINGS AND OUTSIDE WALLS CONDUCTED BETWEEN 12/6/07 AND 12/13/07; HAULED TO ROWE QUARRY LANDFILL
+	STORM TECH EXCAVATION 4/18/08; HAULED TO ROWE QUARRY LANDFILL
⊠	URBAN GARDEN AREA 7/30/08; HAULED TO ROWE QUARRY LANDFILL
---	TRENCHING FOR SANITARY SEWER 02/15/08
---	TRENCHING FOR STORM SEWER 06/11/08

SOURCE: SITE PLAN DERIVED FROM JENKINS SURVEY & DESIGN PLANS DATED 9/10/2007



Shaw Environmental, Inc.
 TEUTONIA GARDENS, LLC
 GREENFIELD, WISCONSIN
FIGURE 3
 SOIL MANAGEMENT:
 EXCAVATION PLAN
 2713-2727 NORTH TEUTONIA AVENUE
 MILWAUKEE, WISCONSIN