GIS REGISTRY
Cover Sheet

May, 2009
(RR 5367)

Source Property Information

CLOSURE DATE: Jan 28, 2010

BRRTS #: **03-41-004868**

FID #: 241361560

ACTIVITY NAME: Milwaukee Redevelopment Authority

DATCP #:

PROPERTY ADDRESS: 2121 S Kinnickinnic

COMM #:

MUNICIPALITY: Milwaukee

PARCEL ID #: 466-1146-112-7

***WTM COORDINATES:**

X: **690558** Y: **283609**

** 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:

- [x] Groundwater Contamination > ES *(236)*
  - [x] Contamination in ROW
  - [ ] Off-Source Contamination

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

- [x] 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:

- [ ] N/A (*Not Applicable*)
- [ ] Soil: maintain industrial zoning *(220)*

  *(**note:** soil contamination concentrations between non-industrial and industrial levels)*
- [ ] Structural Impediment *(224)*
- [ ] Site Specific Condition *(228)*
- [x] 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:

Are all monitoring wells properly abandoned per NR 141? *(234)*

(●) Yes ( ) No ( ) N/A

** Residual Contaminant Level*
***Site Specific Residual Contaminant Level*

NOV 20 2009

US

State of Wisconsin
Department of Natural Resources
http://dnr.wi.gov

GIS Registry Checklist

Form 4400-245 (R 4/08)

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 #: 02-41-001131 ✓ 03-41-004868 PARCEL ID #: 466-1146-112-7

ACTIVITY NAME: 2121 South Kinnickinnic Avenue WTM COORDINATES: X: 690558 Y: 283609

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 #: 1 **Title: Site Location 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 #: 2 **Title: Pre-Remedial Monitoring Well and Former UST Location Plan**

☒ **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 #: 5 **Title: ~~Confirmation Sampling Analytical Results and~~ Extent of Impacted Soil**

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BRRTS #: 02-41-001131 ACTIVITY NAME: 2121 South Kinnickinnic Avenue

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 #: 9 **Title: Post-Remedial GW Analytical Results and Est Extent of Post-Remeidal Impacted GW**

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

Figure #: 8 **Title: Groundwater Contour Map (8/1/07)**

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 #: 3 **Title: Confirmation Soil Sample Analytical Results**

☒ **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: Groundwater Analytical Results**

☒ **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 #: 4 **Title: Groundwater Elevation Data**

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 #: 02-41-001131 ACTIVITY NAME: 2121 South Kinnickinnic Avenue

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: 1

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

January 28, 2010

In Reply Refer To: FID# 241361560
County of Milwaukee
BRRTS# 02-41-001131

Ms. Tory Kress
Redevelopment Authority of Milwaukee
City of Milwaukee
809 N Broadway Ave, 2nd Floor
Milwaukee, WI 53202

Subject: Review of the Case Closure Request for the Property at 2121 South Kinnickinnic Avenue, Milwaukee, WI

Dear Ms. Kress:

The Wisconsin Department of Natural Resources (WDNR) received a Case Closure Request from your consultant, Giles Engineering Associates, Inc. (Giles) on November 20, 2009 for the above referenced property. The submittal contained a request for the WDNR to review the case for closure and the required fee was paid.

The WDNR had previously received a Case Closure Request from you on March 25, 2009. On June 11, 2009, the WDNR had issued a letter denying your closure request and listing the items necessary to have the case reconsidered for closure. The WDNR has again reviewed the case for closure. The WDNR reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases.

Based on the correspondence and data provided, it appears that your case meets the closure requirements in ch. NR 726, Wisconsin Administrative Code. The Department considers this case closed and no further investigation or remediation is required at this time, however, you and future property owners must comply with certain continuing obligations as explained in this letter.

GIS Registry

This site will 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
- Groundwater contamination is present above Chapter NR 140 enforcement standards

This letter and 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 the 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 the current property owner and any subsequent property owners must adhere. You must pass on the information about these continuing obligations to the next property owner or owners. 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. The Department intends 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 and building foundation that currently exist in the locations shown on the attached map shall be maintained in compliance with the attached maintenance plan in order to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health. If soil in the specific locations described above is excavated in the future, the property owner at the time of excavation must sample and analyze the excavated soil to determine if residual contamination remains. If sampling confirms that contamination is present the property owner at the time of excavation will need to determine whether the material is 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. Please submit the inspection log to the Department only upon request.

Prohibited Activities

The following activities are prohibited on any portion of the property where [pavement, a building foundation, soil cover, engineered cap 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; 6) construction or placement of a building or other structure.

Residual Groundwater Contamination

Groundwater impacted by benzene contamination greater than enforcement standards set forth in ch. NR140, Wis. Adm. Code, is present both on this contaminated property and off this contaminated property. Off-property owners have been notified of the presence of groundwater contamination. For more detailed information regarding the locations where groundwater samples have been collected (i.e., monitoring well locations) and the associated contaminant concentrations, refer to the Remediation and Redevelopment Program's GIS Registry at the RR Sites Map page at http://dnr.wi.gov/org/aw/rr/gis/index.htm.

Vapor Migration

In addition, depending on site-specific conditions, construction over contaminated materials may result in vapor migration of contaminants into enclosed structures or migration along newly placed underground utility lines. The potential for vapor inhalation and means of 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.

Dewatering Permits

The Department's Watershed Management Program regulates point source discharges of contaminated water, including discharges to surface waters, storm sewers, pits or to the ground surface. This includes discharges from construction related dewatering activities, including utility and building construction.

Based on the concentrations of contaminants remaining in groundwater at this location, it appears likely that dewatering activities would require a permit from the Watershed Management Program. If you or any other person plan to conduct such activities, you or that person must contact that program, and if necessary, apply for the necessary discharge permit. Additional information regarding discharge permits is available at http://www.dnr.state.wi.us/org/water/wm/ww/

Post-Closure Notification Requirements

In accordance with ss, 292.12 and 292.13, Wis. Stats., you must notify the Department before making changes that affect or relate to the conditions of closure in this letter. For this case, examples of changed conditions requiring prior notification include, but are not limited to:

- Disturbance, construction on, change or removal in whole or part of pavement, an engineered cover or a soil barrier that must be maintained over contaminated soil

Please send written notifications in accordance with the above requirements to the Department, to the attention of Andrew Boettcher at the address at the top of this letter.

We appreciate your efforts to protect and restore the environment at this site. Please refer to the FID and BRRTS numbers on the top of this letter in any future correspondence. If you have any questions regarding this letter or the site in general, please contact me at 414-263-8541.

Sincerely,

James A Schmidt

James A Schmidt
SER Remediation & Redevelopment Team Supervisor

Encl: Cap Maintenance Plan

cc: Bay View Commons Condominium c/o Randy Scoville 13890 Bishops Dr #120 Brookfield WI 53005
Tom Bauman, Giles Engineering N8 W22350 Johnson Dr. - Suite A1, Waukesha, WI 53186

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
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January 28, 2010

In Reply Refer To: FID# 241361560
County of Milwaukee
BRRTS# 02-41-001131

Bay View Commons Condominium
c/o Randy Scoville
13890 Bishops Drive - Suite 120
Brookfield, WI 53005

SUBJECT: Continuing Obligations and Property Owner Requirements for 2121 South Kinnickinnic Avenue, Milwaukee, WI

Dear Mr. Scoville:

The purpose of this letter is to notify you that certain continuing obligations apply to the property at 2121 South Kinnickinnic Avenue, Milwaukee, WI, (referred to in this letter as the "Property") due to contamination remaining on the Property. The continuing obligations are part of the cleanup and case closure approved for the above referenced case, located at 2121 South Kinnickinnic Avenue, Milwaukee, WI. (The case is referenced by the location of the source property, i.e. the property where the original discharge occurred, prior to contamination migrating to the Property.) The continuing obligations that apply to the Property are stated as conditions in the attached closure approval letter, and are consistent with s. 292.12, Wis. Stats., and ch. NR 700, Wis. Adm. Code, rule series. They are meant to limit exposure to any remaining environmental contamination at the Property. These continuing obligations will also apply to future owners of the Property, until the conditions no longer exist at the Property.

It is common for properties with approved cleanups to have continuing obligations as part of cleanup/closure approvals. Information on continuing obligations on properties is shown on the Internet at http://dnr.wi.gov/org/aw/rr/gis/index.htm. How to find further information about the closure and residual contamination for this site can be located at http://dnr.wi.gov/org/aw/rr/clean.htm.

The Department reviewed and approved the case closure request regarding the petroleum and chlorinated volatile organic compounds in the soil and groundwater at this site, based on the information submitted by Giles Engineering on behalf of the Redevelopment Authority of the City of Milwaukee. As required by state law, you received notification about the requested closure from the person conducting the cleanup. No further investigation or cleanup is required at this time. However, the closure decision is conditioned on the long-term compliance with certain continuing obligations, as described below.

Continuing Obligations Applicable to Your Property

A number of continuing obligations are described in the attached case closure letter to the Redevelopment Authority of the City of Milwaukee, dated January 28, 2010. However, only the following continuing obligations apply to your Property.

- 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
- Groundwater contamination is present above Chapter NR 140 enforcement standards

GIS Registry – Well Construction Approval Needed

Because of the residual soil and groundwater contamination and the continuing obligations, this site, which includes your Property, will be listed on the Department's internet accessible GIS Registry, at http://dnr.wi.gov/org/aw/rr/gis/index.htm. If you intend to construct or reconstruct a well on the Property, you will need to get 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. A well driller can help with this form. This form can be obtained on-line http://dnr.wi.gov/org/water/dwg/3300254.pdf. If at some time, all these continuing obligations are fulfilled, and the remaining contamination is either removed or meets applicable standards, you may request the removal of the Property from the GIS Registry.

Property Owner Responsibilities

The owner (you and any subsequent property owner) of this Property is responsible for compliance with these continuing obligations, pursuant to s. 292.12, Wis. Stats. You are strongly encouraged to pass on the information about these continuing obligations to anyone who purchases this property from you (i.e. pass on this letter). For residential property transactions, you are required to make disclosures under Wis. Stats. s. 709.02. You may have additional obligations to notify buyers of the condition of the property and the continuing obligations set out in this letter and the closure letter.

Please be aware that failure to comply with the continuing obligations may result in enforcement action by the Department. The Department intends to conduct inspections in the future to ensure that the conditions included in this letter, including compliance with referenced maintenance plans, are met.

These responsibilities are the property owner's. A property owner may enter into a legally binding agreement (such as a contract) with someone else (the person responsible for the cleanup) to take responsibility for compliance with the continuing obligations. If the person with whom any property owner has an agreement fails to adequately comply with the appropriate continuing obligations, the Department has the authority to require the property owner to complete the necessary work.

A legal agreement between you and another party to carry out any of the continuing obligations listed in this letter does not automatically transfer to a new owner of the property. If a subsequent property owner cannot negotiate a new agreement, the responsibility for compliance with the applicable continuing obligations resides with that Property owner.

When maintenance of a continuing obligation is required, the Property owner is responsible for inspections, repairs, or replacements as needed. Such actions should be documented by the Property owner and the records kept accessible for the Department to review for as long as the Department directs.

You and any subsequent Property owners are responsible for notifying the Department, and obtaining approval, before making any changes to the property that would affect the obligations applied to the Property. Please send written notifications in accordance with the above requirements to the Department, to the attention of Andrew Boettcher at the address at the top of this letter.

The Department appreciates your efforts. If you have any questions regarding this closure decision or anything outlined in this letter, please contact Andrew Boettcher at 414-263-8541.

Sincerely,

James A Schmidt
SER Remediation & Redevelopment Team Supervisor

Encl: Cap Maintenance Plan

cc: Ms. Tory Kress RACM 809 N Broadway Ave, 2nd Floor Milwaukee, WI 53202
Tom Bauman, Giles Engineering N8 W22350 Johnson Dr. - Suite A1, Waukesha, WI 53186

Enclosure: RR 819 – Continuing Obligations Fact Sheet

ENGINEERED CAP AND BUILDING BARRIER MAINTENANCE PLAN

September 22, 2009

Property Located at:

2121 South Kinnickinnic Avenue
Milwaukee, Wisconsin
FID # 241361560, WDNR BRRTS # 02-41-001131 & 03-41-004868

SEE "EXHIBIT A" FOR LEGAL DESCRIPTION

TAX # 466-1146-112-7

Introduction

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

Engineered Cap Purpose

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

Annual Inspection

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

Maintenance Activities

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

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

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

Amendment or Withdrawal of Maintenance Plan

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

Contact Information
(as of September 2009)

Site Owner and Operator:	BBD Bay View Commons, LLC c/o Randy Scoville 13890 Bishops Way, Suite 120, Brookfield, WI 53005 (262)-347-4862
Consultant:	Thomas J Bauman, P.G. Giles Engineering Associates, Inc. N8 W22350 Johnson Drive, Waukesha, WI 53186 tbauman@gilesengr.com (262)544-0118
WDNR:	Andrew F Boettcher Wisconsin Department of Natural Resources 2300 N. Dr. Martin Luther King Jr. Dr., WI 53212 Andrew.Boettcher@Wisconsin.gov 414)263-8541

"EXHIBIT A"

4

Document No.

WARRANTY DEED

DOC.# 08929797

REGISTER'S OFFICE | SS
Milwaukee County, WI

RECORDED 01/07/2005 12:15PM

JOHN LA FAVE
REGISTER OF DEEDS

AMOUNT:17.00

THIS WARRANTY DEED is made as of this 31st day of December, 2004, by the REDEVELOPMENT AUTHORITY OF THE CITY OF MILWAUKEE, a public body corporate, hereinafter called "Agency," with an office at 809 North Broadway, Milwaukee, Wisconsin, as the Grantor, to BBD Bay View Commons, LLC, hereinafter called "BBD," as the Grantee with an office at W232 S7530 Big Bend Drive, Big Bend, Wisconsin.

WITNESSETH: FEE # 77.25 (2) EXEMPT

1. **Conveyance of Property**. Agency, for valuable consideration, hereby conveys and warrants to BBD the following real estate, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, described on **EXHIBIT A** attached hereto (the "Property").

This document was drafted by
The Redevelopment Authority of the City of Milwaukee

RETURN TO:

Scott Langlois
Quarles & Brady
20th Floor
411 East Wisconsin Ave.
Milwaukee, WI 53202

Tax Key No.:
466-1146-112-7

Agency warrants title per Wis. Stat. § 706.10(5) such that Agency covenants, for the benefit of BBD, its heirs, successors, and assigns: (a) that, at the time of conveyance, Agency is lawfully seized of the Property and has good right to convey the same and its title to BBD; (b) that Agency will guarantee and defend the title and quiet possession of the Property against all lawful claims whatever originating prior to conveyance except as the claims may arise out of open and notorious rights of easement, or out of public building, zoning or use restrictions, or out of exceptions to the warranty provided for herein; and (c) that the title is free from all encumbrances except:

(1) federal, state, and local laws, rules and regulations, including zoning, building and land-subdivision laws and regulations, and the Americans with Disabilities Act of 1990, USC § 12101, et. Seq. (as the same may from time to time be amended);
(2) easements, restrictions and covenants of record;
(3) matters that an accurate survey of the Property would reveal;
(4) matters or claims that may arise out of open and notorious rights of easement, or out of public building, zoning or use restrictions;
(5) Possible easement rights of utilities or third parties under Wis. Stat. § 80.32;
(6) The terms and conditions in that certain "Agreement for Sale and Development Contract, Bay View Commons" by and between Agency and BBD dated as of December 31, 2004, and recorded in the Milwaukee County Register of Deeds Office (the "Agreement"). This subsection (6) shall be deemed to be automatically removed of record against the Property upon the recording of the Certificate (as referred to in the Agreement) in the Register of Deeds Office. Be aware that under the Agreement, there is a possibility of reverter of title to the Agency and there are restrictions on alienation.

(7) BBD agrees for itself, and its successors and assigns, and every successor in interest to the Property, or any part thereof, to not discriminate upon the basis of race, color, creed, sex, or national origin in the sale, lease or rental, or in the use or occupancy of the Property or any improvements located or to be erected thereon, or any part thereof. This subsection (7) is a covenant running with the land that shall remain in effect without limitation as to time. It shall be binding to the fullest extent permitted by law and equity. It is enforceable by any of Agency, the City of Milwaukee, and/or the United States of America.

2. **No Transfer Fee; No Transfer Return**. There is no real-estate-transfer fee due with respect to this Deed as it represents a conveyance from the Agency as a subdivision of the State under Wis. Stat. § 77.25(2). And, there is no real-estate-transfer return required with respect to this Deed pursuant to the exemption from returns under Wis. Stat. § 77.255 (no return required for conveyances exempt under § 77.25 (2) where the Agency is not a lender in the transaction, and the Agency is not a lender in this transaction).

IN WITNESS WHEREOF, the Agency, as Grantor, has caused this Deed to be executed by its duly authorized officers effective as of the 31st day of December, 2004.

AGENCY: Redevelopment Authority of the City of Milwaukee

By: _____

Name Printed: Kenneth L. Johnson
Title: Chair

Attest: _____
Name Printed: Joel T. Brennan
Title: Asst. Executive Director-Secretary

AGENCY NOTARIES

STATE OF WISCONSIN)
)ss.
MILWAUKEE COUNTY)

Personally came before me this 31st day of December, 2004, Kenneth L. Johnson, and Joel T. Brennan, the Chair, and Assistant Executive Director-Secretary, respectively, of the Redevelopment Authority of the City of Milwaukee ("Agency"), who by Agency's authority and on its behalf executed the foregoing instrument and acknowledged the same.

_____
NOTARY PUBLIC, State of Wisconsin
My commission Expires: 6/26/05
1089-2004-2895

EXHIBIT A

Description of Property

All that certain parcel or parcels of land located in the City of Milwaukee, County of Milwaukee, State of Wisconsin, more particularly described as follows:

Address: 2121 South Kinnickinnic Avenue

Tax Key Number: 466-1146-112-7

Legal Description:

PARCEL A:

Lots Nine (9), Ten (10), Eleven (11), Fourteen (14), Fifteen (15), Sixteen (16), Seventeen (17), Eighteen (18), Nineteen (19), Twenty (20) and Twenty-one (21) and One-half (1/2) of vacated alley adjoining in Block One (1) in C.C. ROBINSON'S SUBDIVISION OF PART OF LOTS TWENTY-FIVE (25) AND TWENTY-SIX (26) in the Subdivision of the West One-half (1/2) of the Southwest One-quarter (1/4) of Section Four (4), Township Six (6) North, Range Twenty-two (22) East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, excepting those parts acquired by the City of Milwaukee via Document No. 5171369. ALSO Lots One (1), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11) and Twelve (12) and One-half (1/2) of vacated alley adjoining in Block One (1) in HORTER'S SUBDIVISION of part of Lot Twenty-four (24), in the Southwest One-quarter (1/4) of Section Four (4) in Township Six (6) North, Range Twenty-two (22) East. Together with the Southwesterly One-half (1/2) of the vacated alley abutting Lot Twelve (12) on the Northeast. ALSO that part of Lot Twenty-five (25) of the SUBDIVISION OF THE WEST ONE-HALF (1/2) OF THE SOUTHWEST ONE-QUARTER (1/4) of Section Four (4), in Township Six (6) North, Range Twenty-two (22) East, which is bounded and described as follows: Commencing at the Southeasterly corner of Lot 11, in Block 1 in above-mentioned Robinson's Subdivision; running thence Southeasterly along the Westerly line of South Kinnickinnic Avenue, 100.00 feet to the Northeasterly corner of Lot 1 in Block 1 in above-mentioned Horter's Subdivision; thence Southwesterly along the Northerly line of Lots 1 and 7 and the vacated alley, in Block 1 in above mentioned Horter's Subdivision, 215.00 feet to the Northwesterly corner of said Lot 7, thence Northwesterly along the Easterly line of South Robinson Avenue, 30.00 feet to the Southwesterly corner of Lot 14, in Block 1 in above-mentioned Robinson's Subdivision, thence Northeasterly along the Southerly line of said Lot 14, 65.00 feet to the Southeasterly corner of said Lot 14; thence Northwesterly along the Easterly line of Lots 14, 15 and part of Lot 16, 70.00 feet to a point; thence Northeasterly along the Southerly line of Lots 16 and 11, in Block 1 in said Robinson's Subdivision, 150.00 feet to the point of commencement, all in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

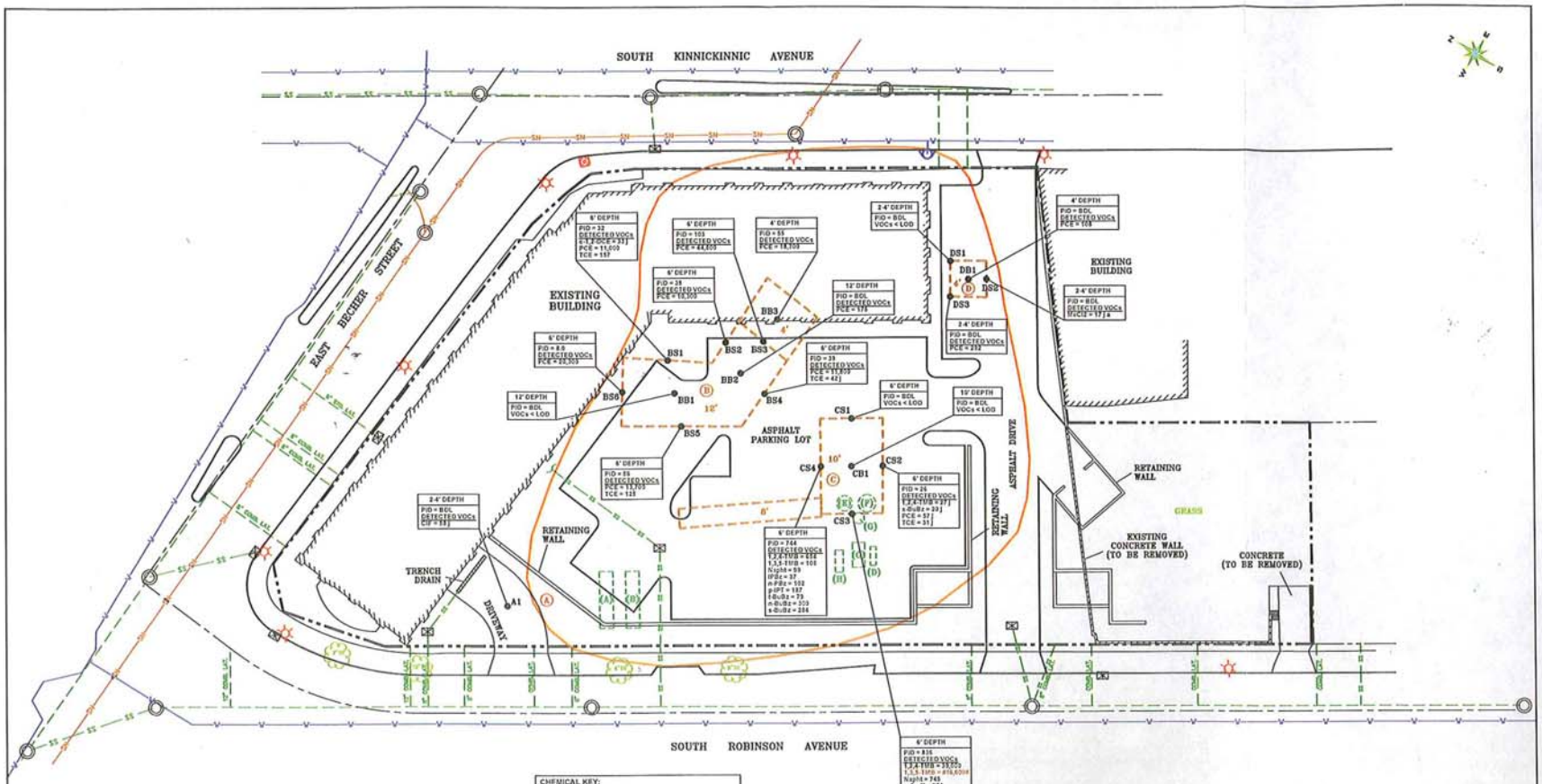
PARCEL B:

That part of Lots Twenty-two (22) and Twenty-three (23) in C.C. ROBINSON'S

SUBDIVISION OF PART OF LOTS TWENTY-FIVE (25) AND TWENTY-SIX (26) IN BLOCK ONE (1) IN THE SUBDIVISION OF THE WEST ONE-HALF (1/2) OF the Southwest One-quarter (1/4) of Section Four (4), in Township Six (6) North, Range Twenty-two (22) East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin described as follows: Commencing at the most Westerly corner of Lot 21 in Block 1 of Robinson's Subdivision, a recorded Subdivision in said 1/4 Section; thence North 12°26'25" West, 48.37 feet to a point; thence North 46°48'10" East, 21.96 feet to a point; thence South 83°49'15" East, 64.13 feet to the point of intersection of the Northwesterly line of said Lot 21 and the present Southerly line of East Becher Street; thence South 51°24'00" West, along said Northwesterly line, 88.73 feet to the point of commencement.

PARCEL C:

That part of Lots Six (6), Seven (7) and Eight (8) in C.C. ROBINSON'S SUBDIVISION OF PART OF LOTS TWENTY-FIVE (25) AND TWENTY-SIX (26) IN BLOCK ONE (1) IN THE SUBDIVISION OF THE WEST ONE-HALF (1/2) of the Southwest One-quarter (1/4) of Section Four (4), in Township Six (6) North, Range Twenty-two (22) East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, described as follows: Commencing at the point of intersection of the present Southerly line of East Becher Street and the Northwesterly line of Lot 9 in Block 1 of Robinson's Subdivision, a recorded Subdivision in said 1/4 Section; thence South 51°24'00" West, along said Northwesterly line and its Southwesterly extension, 82.71 feet to a point in the center line of the Northwesterly-Southeasterly 15-foot wide alley as platted in said Block 1; thence North 31°17'20" West, along said center line, 73.39 feet to the point of intersection of said center line and the present Southerly line of East Becher Street; thence South 83°49'15" East, 103.35 feet to the point of commencement.



LEGEND:

- SUBJECT PROPERTY LINE
- LIGHT POST
- GUY WIRE POLE
- TRAFFIC LIGHT
- WATER LINE
- FIRE HYDRANT
- SANITARY SEWER LINE
- STORM SEWER LINE
- COMBINATION SANITARY AND SEWER LINE
- CATCH BASIN
- MANHOLE
- TREE
- BS1 / CS1 — EXCAVATION SOIL SAMPLE
- A1 — SOIL SAMPLE

LEGEND:

- APPROXIMATE EXTENT OF RESIDUAL CHLORINATED SOLVENT AND PETROLEUM IMPACTED SOIL
- EXCAVATION AREA
- 12' — EXCAVATION DEPTH
- (A) — AREA DESIGNATION

FORMER OBJECT LEGEND:

(A)	FORMER 10,000-GALLON GASOLINE UST
(B)	FORMER 7,000-GALLON GASOLINE UST
(C)	FORMER CONCRETE PAD
(D)	FORMER 1,000-GALLON SOLVENT UST
(E)	FORMER 2,000-GALLON SOLVENT UST
(F)	FORMER 2,500-GALLON GASOLINE UST
(G)	FORMER 300-GALLON SOLVENT UST
(H)	FORMER 2,000-GALLON FUEL OIL UST

CHEMICAL KEY:

- -CIF: CHLOROFORM
- -DCE: DICHLOROETHENE
- -iPBz: ISOPROPYLBENZENE
- -MeCl2: METHYLENE CHLORIDE
- -n-BuBz: n-BUTYLBENZENE
- -n-PBz: n-PROPYLBENZENE
- -Naph: NAPHTHALENE
- -PCE: TETRACHLOROETHENE
- -p-iPT: p-ISOPROPYLTOLUENE
- -s-BuBz: Sec-BUTYLBENZENE
- -t-BuBz: TERT-BUTYLBENZENE
- -TCE: TRICHLOROETHENE
- -TMB: TRIMETHYLBENZENE
- -m&p-X: m&p-XYLENES

ABBREVIATIONS:

- -BDL: BELOW DETECTION LIMIT
- -LOD: LIMIT OF DETECTION
- -NR: NATURAL RESOURCES
- -PID: PHOTOIONIZATION DETECTOR (FIELD)
- -VOC: VOLATILE ORGANIC COMPOUND
- -WAC: WISCONSIN ADMINISTRATIVE CODE

NOTES:

FIELD PID RESULTS EXPRESSED IN INSTRUMENT UNITS

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

+: CONCENTRATION BETWEEN LABORATORY LIMIT OF DETECTION AND QUANTITATION LIMIT.

-a: CONCENTRATIONS MEASURED ARE CHARACTERISTIC OF A LABORATORY ARTIFACT

RESULTS INDICATED IN BROWN EXCEED THE WAC NR 746 TABLE 1 RESIDUAL PETROLEUM PRODUCT INDICATOR LEVELS

NOTES:

1.) SITE PLAN BASED ON SITE UTILITY PLAN PREPARED BY LAND INFORMATION SERVICES, INC. (DATED SEPT. 21, 2004)

2.) THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS SURVEY ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

3.) AREA A – PETROLEUM CONTAMINATED AREA, FORMER LOCATION OF ONE 7,000 GALLON AND ONE 10,000 GALLON GASOLINE USTs.

4.) AREA B – CHLORINATED CONTAMINATED AREA, AREA IDENTIFIED DURING THE INSTALLATION OF PZ-2, AND LOCATION OF MW-3, HIGHEST DISSOLVED PHASE CONCENTRATION OF PCE IN GROUNDWATER ON THE SUBJECT PROPERTY.

5.) AREA C – CHLORINATED CONTAMINATED AREA, FORMER LOCATION OF ONE 2,000 GALLON FUEL OIL, ONE 1,000 GALLON, ONE 300 GALLON, ONE 2,000 GALLON, AND ONE 2,500 GALLON SOLVENT USTs

6.) FORMER USTs ARE APPROXIMATE AND WERE DEVELOPED FROM THE "LOCATIONS OF FORMER TANKS, BORINGS AND MONITORING WELLS", DATED 8/10/99, PREPARED BY ARCADIS GERAGHTY & MILLER. FORMER USTs ARE PLACED RELATIVE TO THE NEAREST SOIL BORINGS.

GILES ENGINEERING ASSOCIATES, INC.
N8 W22350 JOHNSON RD.; WAUKESHA, WI. 53186
(262)-544-0118

EXHIBIT B
EXISTING CAP AREA
EXTENT OF IMPACTED SOIL
2121 SOUTH KINNICKINNIC AVENUE
MILWAUKEE, WISCONSIN

DESIGNED	DRAWN	SCALE	DATE	REVISED
SCT	JSZ	1" = 50'	09-17-09	--

PROJECT NO.: 1E-0202024 | CAD NO.: 1E0202024N3

EXHIBIT C

BARRIER INSPECTION LOG

Inspection Date	Inspector	Condition of Cap	Recommendations	Have Recommendations from previous inspection been implemented?

CORRECTIVE CONDOMINIUM DEED

Document Number | Document Name

09606799

DOC.# 09606799

REGISTER'S OFFICE | SS
Milwaukee County, WI

RECORDED 05/29/2008 10:52AM

JOHN LA FAVE
REGISTER OF DEEDS
AMOUNT: 11.00
FEE EXEMPT 77.25 #: 3

Recording Area

Name and Return Address

BBD Bay View Commons, LLC
13890 Bishops Drive, Suite 120
Brookfield, WI 53005

Attn Randy L Scoville

466-1578-000
Parcel Identification Number (PIN)

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

THIS DEED, made between **BBD Bay View Commons, LLC**, a Wisconsin limited liability company ("Grantor," whether one or more), and **Jason Kemp and Kamilah D. Williams-Kemp, husband and wife** ("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")

Unit 103, Parking Unit Nos 34 and 18 and Storage Unit No 18 in Bay View Commons Condominium, created by a "Condominium Declaration" recorded on October 31, 2005, in the Office of the Register of Deeds for Milwaukee County, Wisconsin, as Document No 09121162, and by its Condominium Plat

Grantor warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances, except terms, provisions, conditions and restrictions contained in the Condominium Ownership Act for the State of Wisconsin, as well as in any of the "Condominium Documents" (consisting of the Declaration and Condominium Plat, the Bylaws, and Articles of Incorporation of the Condominium Association, any Rules or Regulations adopted pursuant to the Declaration or Bylaws), and all amendments to any of those Condominium Documents and easements for the performance of Association duties

This Corrective Condominium Deed is recorded to correct the Storage Unit (locker) from No. 14 previously conveyed by Condominium Deed dated June 5, 2007 and recorded with the Milwaukee County Register of Deeds on June 12, 2007 as Document No. 09445102 to Storage Unit No. 18.

Grantee, by acceptance of this Deed, agrees and binds Grantee and Grantee's heirs, representatives, successors and assigns to all the terms, provisions and conditions of the Condominium Documents and all amendments thereto

Dated as of May 1, 2008

BBD Bay View Commons, LLC

_____ (SEAL) By Randy L Scoville (SEAL)
* _____ * Randy L. Scoville, Member

AUTHENTICATION

Signature(s) _____

authenticated on _____

* _____

TITLE MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by Wis Stat § 706 06)

THIS INSTRUMENT DRAFTED BY

Scott L Langlois, Esq

Quarles & Brady LLP

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss
Waukesha COUNTY)

Personally came before me on May 01, 2008, the above named Randy L. Scoville, Member of BBD Bay View Commons, LLC, a Wisconsin limited liability company to me known to be the person(s) who executed the foregoing instrument and acknowledge the same

VICTORIA L. KNAPP
* Victoria L Knapp
Notary Public, State of Wisconsin
My Commission (is permanent) (expires 9-25-2011)

VICTORIA L. KNAPP
Notary Public
STATE OF WISCONSIN
My commission expires 09-25-2011

QBMKE\6173208 1

Document Number

STATE BAR OF WISCONSIN FORM 8 – 2000
CONDOMINIUM DEED

09445102

DOC.# 09445102

REGISTER'S OFFICE | SS
Milwaukee County, WI

RECORDED 06/12/2007 10:46AM

JOHN LA FAVE
REGISTER OF DEEDS

AMOUNT: 13.00

Recording Area

Name and Return Address
Jason and Kamilah Kemp
2121 S Kinnickinnic Ave #103
Milwaukee, WI 53207

466-1578-000
Parcel Identification Number (PIN)
This is not homestead property

This Deed, made between BBD Bay View Commons, LLC, a Wisconsin limited liability company Grantor, and Jason Kemp and Kamilah D. Williams-Kemp, husband and wife Grantee, **as survivorship marital property**

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

Unit 103, Parking Unit No.** in BAY VIEW COMMONS Condominium, being a condominium created under the Condominium Ownership Act of the State of Wisconsin by a "Declaration of Condominium for Bay View Commons Condominium", dated the -- day of ----, -- and recorded the 31st day of October, 2005 in the Office of the Register of Deeds for MilwaukeeCounty, Wisconsin, in (Reel)(Vol) -- of Records, at (Images) (Pages) -- through --, as Document No 9121162 and by a Condominium Plat therefor,

Together with all appurtenant rights, title and interests, including (without limitation)

a) the undivided percentage interest in all Common Elements as specified for such Unit in the aforementioned Declaration,
b) the right to use of the areas and /or facilities, if any, specified in the aforementioned Declaration, as Limited Common Elements for such Unit, and
c) membership in the Bay View Commons Owner's Association, Inc., (hereafter the "Owner's Association"), a Wisconsin Corporation, as provided for in the aforementioned Declaration and in any Articles of Incorporation and/or Bylaws for such Owner's Association

TRANSFER
$ 67.40
FEE

**34 and 18 and Storage Locker 14
See Full Legal Attached

Grantor warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances, except terms, provisions, conditions and restrictions contained in the Condominium Ownership Act for the State of Wisconsin and/or contained in any of the "Condominium Documents" (consisting of the aforementioned Declaration and Condominium Plat, the Bylaws, any Articles of Incorporation of such Owner's Association, any Rules or Regulations adopted pursuant to the Declaration or Bylaws) and all amendments to any of those Condominium Documents and easements for the performance of Association duties.

Grantee, by acceptance of this Deed, agrees and binds Grantee and all his/her heirs, representatives, successors and assigns to all the terms, provisions and conditions of the Condominium Documents and all amendments thereto

Dated this 5th day of June, 2007

BBD Bay View Commons, LLC, a Wisconsin limited liability company

Randy L Scoville

*By Randy L Scoville, Member

*

AUTHENTICATION

Signature(s) _____ authenticated this _____ day of _____,

*

TITLE MEMBER STATE BAR OF WISCONSIN
(If not, _____, authorized by § 706 06, Wis Stats)

THIS INSTRUMENT WAS DRAFTED BY

Ryan H. Wolter, Esq.

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

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss
Waukesha County)

Personally came before me this 5th day of June, 2007 the above named BBD Bay View Commons, LLC, a Wisconsin limited liability company, by Randy L Scoville, Member to me known to be the person (s) who executed the foregoing instrument and acknowledged the same

Cheryl L Fitzgerald

* Cheryl L. Fitzgerald
Notary Public, State of Wisconsin
My Commission is permanent (If not, state expiration date: May 23, 2010)

NOTARY PUBLIC
CHERYL L FITZGERALD
STATE OF WISCONSIN

*Names of persons signing in any capacity must be typed or printed below their signature

CONDOMINIUM DEED STATE BAR OF WISCONSIN FORM No 8 – 2000

Unit No. 103 and Parking Unit Nos. 34 and 18 and Storage Locker 14 and so much of the undivided interest in the common areas and facilities appurtenant to such unit in the percentage specified and established in the hereinafter-mentioned Declaration, in a Condominium commonly known as BAY VIEW COMMONS CONDOMINIUM, created under the Condominium Ownership Act of the State of Wisconsin by Declaration recorded on October 31, 2005 in the Office of the Register of Deeds for Milwaukee County, Wisconsin as Document No 9121162 The Post office address of the above unit is 2121 South Kinnickinnic Avenue, Milwaukee, WI

0805A0242

Document Number

STATE BAR OF WISCONSIN FORM 8 – 2000
CONDOMINIUM DEED

09616166

DOC.# 09616166

REGISTER'S OFFICE | SS
Milwaukee County, WI|

RECORDED 06/20/2008 01:10PM

JOHN LA FAVE
REGISTER OF DEEDS
AMOUNT: 13.00
FEE EXEMPT 77.25 #: 0
TRANSFER FEE: 735.00

This Deed, made between BBD Bay View Commons, LLC, a Wisconsin limited liability company Grantor, and
Tasha S. Boerema and Jeremy A. Young
Grantee

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

Unit 104, Parking Space 8 & 31 * in BAY VIEW COMMONS Condominium, being a condominium created under the Condominium Ownership Act of the State of Wisconsin by a "Declaration of Condominium for Bay View Commons Condominium", dated the -- day of ----, -- and recorded the 31st day of October, 2005 in the Office of the Register of Deeds for MilwaukeeCounty, Wisconsin, in (Reel)(Vol) -- of Records, at (Images) (Pages) -- through --, as Document No 9121162 and by a Condominium Plat therefor,

Together with all appurtenant rights, title and interests, including (without limitation)
a) the undivided percentage interest in all Common Elements as specified for such Unit in the aforementioned Declaration,
b) the right to use of the areas and /or facilities, if any, specified in the aforementioned Declaration, as Limited Common Elements for such Unit, and
c) membership in the Bay View Commons Owner's Association, Inc , (hereafter the "Owner's Association"), a Wisconsin Corporation, as provided for in the aforementioned Declaration and in any Articles of Incorporation and/or Bylaws for such Owner's Association

* and Storage Space 8

Recording Area

Name and Return Address

Tasha S. Boerema and
Jeremy A. Young
2121 S Kinnickinnic Ave #104
Milwaukee, WI 53207

466-1579-000

Parcel Identification Number (PIN)
This is not homestead property

Grantor warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances, except terms, provisions, conditions and restrictions contained in the Condominium Ownership Act for the State of Wisconsin and/or contained in any of the "Condominium Documents" (consisting of the aforementioned Declaration and Condominium Plat, the Bylaws, any Articles of Incorporation of such Owner's Association, any Rules or Regulations adopted pursuant to the Declaration or Bylaws) and all amendments to any of those Condominium Documents and
easements for the performance of Association duties.

Grantee, by acceptance of this Deed, agrees and binds Grantee and all his/her heirs, representatives, successors and assigns to all the terms, provisions and conditions of the Condominium Documents and all amendments thereto

Dated this 30th day of May, 2008

BBD Bay View Commons, LLC, a Wisconsin limited liability company

Randy L Scoville

*By Randy L Scoville, Member

*

AUTHENTICATION

Signature(s) _____ authenticated this _____ day of _____,

*

TITLE MEMBER STATE BAR OF WISCONSIN
(If not, _____, authorized by § 706 06, Wis Stats)

THIS INSTRUMENT WAS DRAFTED BY

Ryan H. Wolter, Esq.

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

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss
Waukesha County)

Personally came before me this 30th day of May, 2008 the above named BBD Bay View Commons, LLC, a Wisconsin limited liability company, by Randy L Scoville, Member to me known to be the person (s) who executed the foregoing instrument and acknowledged the same

Jeanine M Kaylor

* Jeanine M Kaylor
Notary Public, State of Wisconsin
My Commission is permanent (If not, state expiration date 8-21-2011)

NOTARY PUBLIC JEANINE M KAYLOR STATE OF WISCONSIN

*Names of persons signing in any capacity must be typed or printed below their signature

GRANTOR: BBD BAYVIEW COMMON, LLC, A LIMITED LIABILITY COMPANY
GRANTEE: TASHA S. BOEREMA AND JEREMY A. YOUNG

UNIT NO. 104, PARKING SPACE NOS. 8 AND 31 AND STORAGE NO. 8 AND SO MUCH OF THE UNDIVIDED INTEREST IN THE COMMON AREAS AND FACILITIES APPURTENANT TO SUCH UNIT IN THE PERCENTAGE SPECIFIED AND ESTABLISHED IN THE HEREINAFTER-MENTIONED DECLARATION, IN A CONDOMINIUM COMMONLY KNOWN AS BAY VIEW COMMONS CONDOMINIUM, CREATED UNDER THE CONDOMINIUM OWNERSHIP ACT OF THE STATE OF WISCONSIN BY DECLARATION RECORDED ON OCTOBER 31, 2005 IN THE OFFICE OF THE REGISTER OF DEEDS FOR MILWAUKEE COUNTY, WISCONSIN AS DOCUMENT NO.9121162. THE POST OFFICE ADDRESS OF THE ABOVE UNIT IS 2121 SOUTH KINNICKINNIC AVENUE MILWAUKEE, WI.

Document Number	CORRECTIVE CONDOMINIUM DEED Document Name

09606798

DOC.# 09606798

REGISTER'S OFFICE | SS
Milwaukee County, WI

RECORDED 05/29/2008 10:52AM

JOHN LA FAVE
REGISTER OF DEEDS
AMOUNT: 11.00
FEE EXEMPT 77.25 #: 3

Recording Area

Name and Return Address

BBD Bay View Commons, LLC
13890 Bishops Drive, Suite 120
Brookfield, WI 53005

Attn Randy L Scoville

466-1580-000
Parcel Identification Number (PIN)

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

THIS DEED, made between **BBD Bay View Commons, LLC**, a Wisconsin limited liability company ("Grantor," whether one or more), and **Brent Bullock, a single person** ("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")

Unit 105, Parking Unit Nos 14 and 25 and Storage Unit No 14 in Bay View Commons Condominium, created by a "Condominium Declaration" recorded on October 31, 2005, in the Office of the Register of Deeds for Milwaukee County, Wisconsin, as Document No 09121162, and by its Condominium Plat

Grantor warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances, except terms, provisions, conditions and restrictions contained in the Condominium Ownership Act for the State of Wisconsin, as well as in any of the "Condominium Documents" (consisting of the Declaration and Condominium Plat, the Bylaws, and Articles of Incorporation of the Condominium Association, any Rules or Regulations adopted pursuant to the Declaration or Bylaws), and all amendments to any of those Condominium Documents and easements for the performance of Association duties

This Corrective Condominium Deed is recorded to correct the Storage Unit from No. 10 previously conveyed by Condominium Deed dated April 27, 2007 and recorded with the Milwaukee County Register of Deeds on May 7, 2007 as Document No 09428630 to Storage Unit No. 14.

Grantee, by acceptance of this Deed, agrees and binds Grantee and Grantee's heirs, representatives, successors and assigns to all the terms, provisions and conditions of the Condominium Documents and all amendments thereto

Dated as of May 01, 2008

BBD Bay View Commons, LLC

_____ (SEAL) By Randy L Scoville (SEAL)
* _____ * Randy L Scoville, Member

AUTHENTICATION

Signature(s) _____

authenticated on _____

* _____

TITLE MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by Wis Stat § 706 06)

THIS INSTRUMENT DRAFTED BY

Scott L Langlois, Esq

Quarles & Brady LLP

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss
Waukesha COUNTY)

Personally came before me on May 01, 2008, the above named Randy L Scoville, Member of BBD Bay View Commons, LLC, a Wisconsin limited liability company to me known to be the person(s) who executed the foregoing instrument and acknowledge the same

VICTORIA L. KNAPP
* _____

Notary Public, State of Wisconsin
My Commission (is permanent) (expires 9-25-2011)

VICTORIA L. KNAPP
Notary Public
STATE OF WISCONSIN
My commission expires 09-25-2011

QBMKE\6173219 1

0703A0518
Document Number

STATE BAR OF WISCONSIN FORM 8 – 2000
CONDOMINIUM DEED

09428630

DOC.# 09428630

REGISTER'S OFFICE | SS
Milwaukee County, WI|

RECORDED 05/07/2007 01:54PM

JOHN LA FAVE
REGISTER OF DEEDS

AMOUNT: 13.00

This Deed, made between BBD Bay View Commons, LLC, a Wisconsin limited liability company Grantor, and
Brent Bullock, a single person
Grantee

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

Unit 105, Parking Unit No. ** in BAY VIEW COMMONS Condominium, being a condominium created under the Condominium Ownership Act of the State of Wisconsin by a "Declaration of Condominium for Bay View Commons Condominium", dated the -- day of ----, -- and recorded the 31st day of October, 2005 in the Office of the Register of Deeds for MilwaukeeCounty, Wisconsin, in (Reel)(Vol) -- of Records, at (Images) (Pages) -- through --, as Document No 9121162 and by a Condominium Plat therefor,

Together with all appurtenant rights, title and interests, including (without limitation)
a) the undivided percentage interest in all Common Elements as specified for such Unit in the aforementioned Declaration,
b) the right to use of the areas and /or facilities, if any, specified in the aforementioned Declaration, as Limited Common Elements for such Unit, and
c) membership in the Bay View Commons Owner's Association, Inc, (hereafter the "Owner's Association"), a Wisconsin Corporation, as provided for in the aforementioned Declaration and in any Articles of Incorporation and/or Bylaws for such Owner's Association

**14 and 25 and Storage Unit No. 10

TRANSFER
$674.20
FEE

Recording Area

Name and Return Address
Brent Bullock
2121 S Kinnickinnic Ave #105
Milwaukee, WI 53207

466-1580-000
Parcel Identification Number (PIN)
This is not homestead property

Grantor warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances, except terms, provisions, conditions and restrictions contained in the Condominium Ownership Act for the State of Wisconsin and/or contained in any of the "Condominium Documents" (consisting of the aforementioned Declaration and Condominium Plat, the Bylaws, any Articles of Incorporation of such Owner's Association, any Rules or Regulations adopted pursuant to the Declaration or Bylaws) and all amendments to any of those Condominium Documents and easements for the performance of Association duties.

Grantee, by acceptance of this Deed, agrees and binds Grantee and all his/her heirs, representatives, successors and assigns to all the terms, provisions and conditions of the Condominium Documents and all amendments thereto

Dated this 27th day of April 2007, ~~2006~~

BBD Bay View Commons, LLC, a Wisconsin limited liability company

*By Randy L Scoville, Member

*_____

AUTHENTICATION

Signature(s) _____ authenticated this _____ day of _____, _____

*_____
TITLE MEMBER STATE BAR OF WISCONSIN
(If not, _____, authorized by § 706 06, Wis Stats)

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss
Waukesha County)

Personally came before me this 27th day of April 2007, ~~2006~~ the above named BBD Bay View Commons, LLC, a Wisconsin limited liability company, by Randy L Scoville, Member to me known to be the person (s) who executed the foregoing instrument and acknowledged the same

THIS INSTRUMENT WAS DRAFTED BY
~~Marvin Ripp~~ Ryan H. Wolter, Esq.

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

Notary Public, State of Wisconsin
My Commission is permanent (If not, state expiration date _____,) 4-29-07

NOTARY PUBLIC ANNEMARIE EHRLICH STATE OF WISCONSIN

*Names of persons signing in any capacity must be typed or printed below their signature

Unit No. 105 and Parking Unit No. 14 and 25 and Storage Unit No. 10 and so much of the undivided interest in the common areas and facilities appurtenant to such unit in the percentage specified and established in the hereinafter-mentioned Declaration, in a Condominium commonly known as BAY VIEW COMMONS CONDOMINIUM, created under the Condominium Ownership Act of the State of Wisconsin by Declaration recorded on October 31, 2005 in the Office of the Register of Deeds for Milwaukee County, Wisconsin as Document No.9121162. The Post office address of the above unit is 2121 South Kinnickinnic Avenue, Unit 105, Milwaukee, Wisconsin 53207-1327.

2

0709A0100
Document Number

STATE BAR OF WISCONSIN FORM 8 – 2000
CONDOMINIUM DEED

09506689

DOC.# 09506689

REGISTER'S OFFICE | SS
Milwaukee County, WI|

RECORDED 10/10/2007 11:22AM

JOHN LA FAVE
REGISTER OF DEEDS
AMOUNT: 13.00
TRANSFER FEE: 659.70

This Deed, made between BBD Bay View Commons, LLC, a Wisconsin limited liability company Grantor, and
Dustin L. Swanson, a single person
Grantee

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

Unit No. 106 and Parking Space ** in BAY VIEW COMMONS Condominium, being a condominium created under the Condominium Ownership Act of the State of Wisconsin by a "Declaration of Condominium for Bay View Commons Condominium", dated the -- day of ----, -- and recorded the 31st day of October, 2005 in the Office of the Register of Deeds for MilwaukeeCounty, Wisconsin, in (Reel)(Vol) -- of Records, at (Images) (Pages) -- through --, as Document No 9121162 and by a Condominium Plat therefor,

Together with all appurtenant rights, title and interests, including (without limitation)
a) the undivided percentage interest in all Common Elements as specified for such Unit in the aforementioned Declaration,
b) the right to use of the areas and /or facilities, if any, specified in the aforementioned Declaration, as Limited Common Elements for such Unit, and
c) membership in the Bay View Commons Owner's Association, Inc , (hereafter the "Owner's Association"), a Wisconsin Corporation, as provided for in the aforementioned Declaration and in any Articles of Incorporation and/or Bylaws for such Owner's Association

Recording Area

Name and Return Address
Dustin L. Swanson
2121 South Kinnickinnic Ave #106
Milwaukee, WI 53207

466-1581-000-2
Parcel Identification Number (PIN)
This is not homestead property

**No. 11 and Storage Space No. 11

Grantor warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances, except terms, provisions, conditions and restrictions contained in the Condominium Ownership Act for the State of Wisconsin and/or contained in any of the "Condominium Documents" (consisting of the aforementioned Declaration and Condominium Plat, the Bylaws, any Articles of Incorporation of such Owner's Association, any Rules or Regulations adopted pursuant to the Declaration or Bylaws) and all amendments to any of those Condominium Documents and easements for the performance of Association duties.

Grantee, by acceptance of this Deed, agrees and binds Grantee and all his/her heirs, representatives, successors and assigns to all the terms, provisions and conditions of the Condominium Documents and all amendments thereto

Dated this ~~25~~ 27th day of September, 2007

BBD Bay View Commons, LLC, a Wisconsin limited liability company

*By Randy L Scoville, Member

*

AUTHENTICATION

Signature(s) _____ authenticated this _____ day of _____,

*

TITLE MEMBER STATE BAR OF WISCONSIN
(If not, _____, authorized by § 706 06, Wis Stats)

THIS INSTRUMENT WAS DRAFTED BY
Ryan H. Wolter, Esq.

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

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss
Waukesha County)

Personally came before me this 25th day of September, 2007 the above named BBD Bay View Commons, LLC, a Wisconsin limited liability company, by Randy L Scoville, Member to me known to be the person (s) who executed the foregoing instrument and acknowledged the same

*Cheryl L. Fitzgerald
Notary Public, State of Wisconsin
My Commission is permanent (If not, state expiration date May 23, 2010)

NOTARY PUBLIC CHERYL L FITZGERALD STATE OF WISCONSIN

*Names of persons signing in any capacity must be typed or printed below their signature

Unit No. 106 and Parking Space No 11 and Storage Space No. 11 and so much of the undivided interest in the common areas and facilities appurtenant to such unit in the percentage specified and established in the hereinafter-mentioned Declaration, in a Condominium commonly known as BAY VIEW COMMONS CONDOMINIUM, created under the Condominium Ownership Act of the State of Wisconsin by Declaration recorded on October 31, 2005 in the Office of the Register of Deeds for Milwaukee County, Wisconsin as Document No.9121162. The Post office address of the above unit is 2121 South Kinnickinnic Avenue, Milwaukee, WI

CORRECTIVE CONDOMINIUM DEED

Document Number | Document Name

09606801

DOC.# 09606801

REGISTER'S OFFICE | SS
Milwaukee County, WI

RECORDED 05/29/2008 10:52AM

JOHN LA FAVE
REGISTER OF DEEDS
AMOUNT: 11.00
FEE EXEMPT 77.25 #: 3

Recording Area

Name and Return Address

BBD Bay View Commons, LLC
13890 Bishops Drive, Suite 120
Brookfield, WI 53005

Attn Randy L Scoville

466-1582-000
Parcel Identification Number (PIN)

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

THIS DEED, made between **BBD Bay View Commons, LLC**, a Wisconsin limited liability company ("Grantor," whether one or more), and **Brian P. Miller and Timothy E. Fortmann, single people as joint tenants with right of survivorship** ("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")

Unit 107, Parking Unit No 15 and Storage Unit No 15 in Bay View Commons Condominium, created by a "Condominium Declaration" recorded on October 31, 2005, in the Office of the Register of Deeds for Milwaukee County, Wisconsin, as Document No 09121162, and by its Condominium Plat

Grantor warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances, except terms, provisions, conditions and restrictions contained in the Condominium Ownership Act for the State of Wisconsin, as well as in any of the "Condominium Documents" (consisting of the Declaration and Condominium Plat, the Bylaws, and Articles of Incorporation of the Condominium Association, any Rules or Regulations adopted pursuant to the Declaration or Bylaws), and all amendments to any of those Condominium Documents and

This Corrective Condominium Deed is recorded to correct the Storage Unit from No. 11 previously conveyed by Condominium Deed dated May 29, 2007 and recorded with the Milwaukee County Register of Deeds on June 12, 2007 as Document No. 09445135 to Storage Unit No. 15.

Grantee, by acceptance of this Deed, agrees and binds Grantee and Grantee's heirs, representatives, successors and assigns to all the terms, provisions and conditions of the Condominium Documents and all amendments thereto

Dated as of May 01, 2008

BBD Bay View Commons, LLC

_____ (SEAL) By _____ (SEAL)
* _____ * Randy L. Scoville, Member

AUTHENTICATION

Signature(s) _____

authenticated on _____

* _____

TITLE MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by Wis Stat § 706 06)

THIS INSTRUMENT DRAFTED BY

Scott L Langlois, Esq

Quarles & Brady LLP

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss
Waukesha COUNTY)

Personally came before me on May 01, 2008, the above named Randy L Scoville, Member of BBD Bay View Commons, LLC, a Wisconsin limited liability company to me known to be the person(s) who executed the foregoing instrument and acknowledge the same

Victoria L. Knapp

* _____

Notary Public, State of Wisconsin
My Commission (is permanent) (expires 9-25-2011)

VICTORIA L. KNAPP
Notary Public
STATE OF WISCONSIN
My commission expires 09-25-2011

QBMKE\6173224 1

2

0704A0286
Document Number

STATE BAR OF WISCONSIN FORM 8 – 2000
CONDOMINIUM DEED

09445135

DOC.# 09445135

REGISTER'S OFFICE | SS
Milwaukee County, WI

RECORDED 06/12/2007 11:47AM

JOHN LA FAVE
REGISTER OF DEEDS

AMOUNT: 13.00

This Deed, made between BBD Bay View Commons, LLC, a Wisconsin limited liability company Grantor, and Brian P. Miller and Timothy E. Fortmann, single people* Grantee *as joint tenants w/rt of survivorship

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

Unit #107 Parking Unit No. 15 ** in BAY VIEW COMMONS Condominium, being a condominium created under the Condominium Ownership Act of the State of Wisconsin by a "Declaration of Condominium for Bay View Commons Condominium", dated the -- day of ----, -- and recorded the 31st day of October, 2005 in the Office of the Register of Deeds for MilwaukeeCounty, Wisconsin, in (Reel)(Vol) -- of Records, at (Images) (Pages) -- through --, as Document No 9121162 and by a Condominium Plat therefor,

Together with all appurtenant rights, title and interests, including (without limitation)

a) the undivided percentage interest in all Common Elements as specified for such Unit in the aforementioned Declaration,

b) the right to use of the areas and /or facilities, if any, specified in the aforementioned Declaration, as Limited Common Elements for such Unit, and

c) membership in the Bay View Commons Owner's Association, Inc., (hereafter the "Owner's Association"), a Wisconsin Corporation, as provided for in the aforementioned Declaration and in any Articles of Incorporation and/or Bylaws for such Owner's Association

**and Storage Unit No. 11

TRANSFER
$674.70
FEE

Recording Area

Name and Return Address
Brian P. Miller
Timothy E. Fortmann
2121 S Kinnickinnic Ave #107
Milwaukee, WI 53207

466-1582-000
Parcel Identification Number (PIN)
This is not homestead property

Grantor warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances, except terms, provisions, conditions and restrictions contained in the Condominium Ownership Act for the State of Wisconsin and/or contained in any of the "Condominium Documents" (consisting of the aforementioned Declaration and Condominium Plat, the Bylaws, any Articles of Incorporation of such Owner's Association, any Rules or Regulations adopted pursuant to the Declaration or Bylaws) and all amendments to any of those Condominium Documents and easements for the performance of Association duties.

Grantee, by acceptance of this Deed, agrees and binds Grantee and all his/her heirs, representatives, successors and assigns to all the terms, provisions and conditions of the Condominium Documents and all amendments thereto

Dated this 29th day of May, 2007

BBD Bay View Commons, LLC, a Wisconsin limited liability company

Randy L Scoville

*By Randy L Scoville, Member

*_____

AUTHENTICATION

Signature(s) _____ authenticated this _____ day of _____, _____

*_____

TITLE MEMBER STATE BAR OF WISCONSIN
(If not, _____, authorized by § 706 06, Wis Stats)

THIS INSTRUMENT WAS DRAFTED BY

Ryan H. Wolter, Esq.

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

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss
Waukesha County)

Personally came before me this 29th day of May 2007 the above named BBD Bay View Commons, LLC, a Wisconsin limited liability company, by Randy L Scoville, Member to me known to be the person (s) who executed the foregoing instrument and acknowledged the same

Cheryl L. Fitzgerald

*Cheryl L. Fitzgerald
Notary Public, State of Wisconsin
My Commission is permanent (If not, state expiration date May 23 2010)

NOTARY PUBLIC CHERYL L. FITZGERALD STATE OF WISCONSIN

*Names of persons signing in any capacity must be typed or printed below their signature

Unit No 107 and Parking Unit No.15 and Storage Unit No. 11 and so much of the undivided interest in the common areas and facilities appurtenant to such unit in the percentage specified and established in the hereinafter-mentioned Declaration, in a Condominium commonly known as BAY VIEW COMMONS CONDOMINIUM, created under the Condominium Ownership Act of the State of Wisconsin by Declaration recorded on October 31, 2005 in the Office of the Register of Deeds for Milwaukee County, Wisconsin as Document No 9121162. The Post office address of the above unit is 2121 South Kinnickinnic Avenue, Milwaukee, WI.

V.

071 1A0101
Document Number

STATE BAR OF WISCONSIN FORM 8 – 2000
CONDOMINIUM DEED

09538666

DOC.# 09538666

REGISTER'S OFFICE | SS
Milwaukee County, WI

RECORDED 12/24/2007 08:10AM

JOHN LA FAVE
REGISTER OF DEEDS
AMOUNT. 13.00
TRANSFER FEE: 660.00

This Deed, made between BBD Bay View Commons, LLC, a Wisconsin limited liability company Grantor, and
Michael P. Pias, a single person
Grantee

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

Unit No. 109, Parking Space Nos. * in BAY VIEW COMMONS Condominium, being a condominium created under the Condominium Ownership Act of the State of Wisconsin by a "Declaration of Condominium for Bay View Commons Condominium", dated the -- day of ----, -- and recorded the 31st day of October, 2005 in the Office of the Register of Deeds for MilwaukeeCounty, Wisconsin, in (Reel)(Vol) -- of Records, at (Images) (Pages) -- through --, as Document No 9121162 and by a Condominium Plat therefor,

Together with all appurtenant rights, title and interests, including (without limitation)
a) the undivided percentage interest in all Common Elements as specified for such Unit in the aforementioned Declaration,
b) the right to use of the areas and /or facilities, if any, specified in the aforementioned Declaration, as Limited Common Elements for such Unit, and
c) membership in the Bay View Commons Owner's Association, Inc., (hereafter the "Owner's Association"), a Wisconsin Corporation, as provided for in the aforementioned Declaration and in any Articles of Incorporation and/or Bylaws for such Owner's Association

*9 and 30 and Storage No. 9

Recording Area

Name and Return Address

Mr. Michael P. Pias
2121 South Kinnickinnic Ave #109
Milwaukee, WI 53207

466-1584-9
Parcel Identification Number (PIN)
This is not homestead property

Grantor warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances, except terms, provisions, conditions and restrictions contained in the Condominium Ownership Act for the State of Wisconsin and/or contained in any of the "Condominium Documents" (consisting of the aforementioned Declaration and Condominium Plat, the Bylaws, any Articles of Incorporation of such Owner's Association, any Rules or Regulations adopted pursuant to the Declaration or Bylaws) and all amendments to any of those Condominium Documents and easements for the performance of Association duties.

Grantee, by acceptance of this Deed, agrees and binds Grantee and all his/her heirs, representatives, successors and assigns to all the terms, provisions and conditions of the Condominium Documents and all amendments thereto

Dated this 3rd day of December, 2007

BBD Bay View Commons, LLC, a Wisconsin limited liability company

*By Randy L Scoville, Member

*

AUTHENTICATION

Signature(s) _____ authenticated this _____ day of _____, _____

*

TITLE MEMBER STATE BAR OF WISCONSIN
(If not, _____, authorized by § 706 06, Wis Stats)

THIS INSTRUMENT WAS DRAFTED BY

Ryan H. Wolter, Esq.

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

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss
Waukesha County)

Personally came before me this 3rd day of December, 2007 the above named BBD Bay View Commons, LLC, a Wisconsin limited liability company, by Randy L Scoville, Member to me known to be the person (s) who executed the foregoing instrument and acknowledged the same

*Cheryl L. Fitzgerald
Notary Public, State of Wisconsin
My Commission is permanent (If not, state expiration date: May 23 2010)

NOTARY PUBLIC CHERYL L FITZGERALD STATE OF WISCONSIN

*Names of persons signing in any capacity must be typed or printed below their signature

Unit No. 109 , Parking Space Nos. 9 and 30 and Storage No 9 and so much of the undivided interest in the common areas and facilities appurtenant to such unit in the percentage specified and established in the hereinafter-mentioned Declaration, in a Condominium commonly known as BAY VIEW COMMONS CONDOMINIUM, created under the Condominium Ownership Act of the State of Wisconsin by Declaration recorded on October 31, 2005 in the Office of the Register of Deeds for Milwaukee County, Wisconsin as Document No 9121162 The Post office address of the above unit is 2121 South Kinnickinnic Avenue, Milwaukee, WI

2

STATE BAR OF WISCONSIN FORM 8 – 2000
CONDOMINIUM DEED

Document Number

09492572

DOC.# 09492572

REGISTER'S OFFICE | SS
Milwaukee County, WI|

RECORDED 09/13/2007 02:33PM

JOHN LA FAVE
REGISTER OF DEEDS

AMOUNT. 13.00

Recording Area

Name and Return Address
Shaun Schrader
2121 South Kinnickinnic Ave #110
Milwaukee, WI 53207

466-1585-000-4
Parcel Identification Number (PIN)
This is not homestead property

This Deed, made between BBD Bay View Commons, LLC, a Wisconsin limited liability company Grantor, and
Shaun Schrader, a single person
Grantee

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

Unit No. ~~114~~ 110 RLS & Parking ~~Unit~~ Space RLS *** in BAY VIEW COMMONS Condominium, being a condominium created under the Condominium Ownership Act of the State of Wisconsin by a "Declaration of Condominium for Bay View Commons Condominium", dated the -- day of ----, -- and recorded the 31st day of October, 2005 in the Office of the Register of Deeds for MilwaukeeCounty, Wisconsin, in (Reel)(Vol) -- of Records, at (Images) (Pages) -- through --, as Document No 9121162 and by a Condominium Plat therefor,

Together with all appurtenant rights, title and interests, including (without limitation)
a) the undivided percentage interest in all Common Elements as specified for such Unit in the aforementioned Declaration,
b) the right to use of the areas and /or facilities, if any, specified in the aforementioned Declaration, as Limited Common Elements for such Unit, and
c) membership in the Bay View Commons Owner's Association, Inc., (hereafter the "Owner's Association"), a Wisconsin Corporation, as provided for in the aforementioned Declaration and in any Articles of Incorporation and/or Bylaws for such Owner's Association

***Nos. ~~11~~ 10 RLS and ~~12~~ 29 RLS and Locker Space No. ~~8~~ 10 RLS

Grantor warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances, except terms, provisions, conditions and restrictions contained in the Condominium Ownership Act for the State of Wisconsin and/or contained in any of the "Condominium Documents" (consisting of the aforementioned Declaration and Condominium Plat, the Bylaws, any Articles of Incorporation of such Owner's Association, any Rules or Regulations adopted pursuant to the Declaration or Bylaws) and all amendments to any of those Condominium Documents and easements for the performance of Association duties.

Grantee, by acceptance of this Deed, agrees and binds Grantee and all his/her heirs, representatives, successors and assigns to all the terms, provisions and conditions of the Condominium Documents and all amendments thereto

Dated this 27th day of August, 2007

BBD Bay View Commons, LLC, a Wisconsin limited liability company

Randy L Scoville

*By Randy L Scoville, Member

*

AUTHENTICATION

Signature(s) _____ authenticated this _____ day of _____,

*

TITLE MEMBER STATE BAR OF WISCONSIN
(If not, _____, authorized by § 706 06, Wis Stats)

THIS INSTRUMENT WAS DRAFTED BY
Ryan H. Wolter, Esq.

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

ACKNOWLEDGMENT

TRANSFER
$ 674.20
FEE

STATE OF WISCONSIN)
) ss
Waukesha County)

Personally came before me this 27th day of August 2007 the above named BBD Bay View Commons, LLC, a Wisconsin limited liability company, by Randy L Scoville Member to me known to be the person (s) who executed the foregoing instrument and acknowledged the same

Cheryl L Fitzgerald

* Cheryl L. Fitzgerald
Notary Public, State of Wisconsin
My Commission is permanent (If not, state expiration date: May 23, 2010)

NOTARY PUBLIC CHERYL L FITZGERALD STATE OF WISCONSIN

*Names of persons signing in any capacity must be typed or printed below their signature

Unit No 110 and Parking Space Nos 10 and 29 and Storage No. 10 and so much of the undivided interest in the common areas and facilities appurtenant to such unit in the percentage specified and established in the hereinafter-mentioned Declaration, in a Condominium commonly known as BAY VIEW COMMONS CONDOMINIUM, created under the Condominium Ownership Act of the State of Wisconsin by Declaration recorded on October 31, 2005 in the Office of the Register of Deeds for Milwaukee County, Wisconsin as Document No 9121162. The Post office address of the above unit is 2121 South Kinnickinnic Avenue Milwaukee, WI.

DOCUMENT NO

QUIT CLAIM DEED

DOC.# 09532751

REGISTER'S OFFICE .| SS
Milwaukee County, WI|

RECORDED 12/07/2007 10:49AM

JOHN LA FAVE
REGISTER OF DEEDS
AMOUNT: 11.00
FEE EXEMPT 77.25 #15S

MICHAEL MCNEELY and SANDRA MCNEELY, Husband and Wife, hereby quit-claim to TENSLEEP LLC, the following described real estate in Milwaukee County, State of Wisconsin

RESERVED FOR RECORDING DATA

RETURN TO
MICHAEL & SANDRA MCNEELY
2121 S KINNICKINNIC AVE , #111
MILWAUKEE, WI 53207

Tax Key No 466-1586-X

Unit 111, Parking No 5 and Storage No 1 together with an undivided interest in the common elements and the exclusive use of the limited common elements appurtenant to said Unit in Bay View Condominium, a condominium created and existing under and by virtue of the Condominium Ownership Act of the State of Wisconsin, dated October 26, 2005 and recorded in the Register of Deeds office for Milwaukee County, on October 31, 2005, as Document No 9121162 Incorporated herein by this reference thereto is the real estate described in and subject to said Declaration which is located in the City of Milwaukee The Post Office Address of the above described Unit is 2121 South Kinnickinnic Avenue, Milwaukee, Wisconsin

This is homestead property

Dated this 19 day of September, 2007

MICHAEL MCNEELY

SANDRA MCNEELY, POA by Michael McNeeley as POA

ACKNOWLEDGEMENT
STATE OF WISCONSIN)
) SS
Waukesha COUNTY)

Personally came before me this 19 day of September, 2007, the above named MICHAEL MCNEELY and SANDRA MCNEELY* to me known to be the persons who executed the foregoing instrument and acknowledge the same

* by Michael McNeeley as P.O.A

Notary Public
My Commission expires 8-8-2010

MARY A. JAHNKE NOTARY PUBLIC WISCONSIN

Drafted by MICHAEL MCNEELY

2

0708A0489
Document Number

STATE BAR OF WISCONSIN FORM 8 – 2000
CONDOMINIUM DEED

09499812

DOC.# 09499812

REGISTER'S OFFICE | SS
Milwaukee County, WI|

RECORDED 09/27/2007 09:34AM

JOHN LA FAVE
REGISTER OF DEEDS

AMOUNT: 13.00

Recording Area

Name and Return Address
Michael W. and Sandra L. McNeely
2121 S. Kinnickinnic Ave #111
Milwaukee, WI 53207

466-1586-000-X
Parcel Identification Number (PIN)
This is not homestead property

This Deed, made between BBD Bay View Commons, LLC, a Wisconsin limited liability company Grantor, and Michael W. McNeely and Sandra L. McNeely, husband and wife Grantee

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

Unit No. 111, Parking ~~Unit~~ Space RLS No.*** in BAY VIEW COMMONS Condominium, being a condominium created under the Condominium Ownership Act of the State of Wisconsin by a "Declaration of Condominium for Bay View Commons Condominium", dated the -- day of ----, -- and recorded the 31st day of October, 2005 in the Office of the Register of Deeds for MilwaukeeCounty, Wisconsin, in (Reel)(Vol) -- of Records, at (Images) (Pages) -- through --, as Document No 9121162 and by a Condominium Plat therefor,

Together with all appurtenant rights, title and interests, including (without limitation)

a) the undivided percentage interest in all Common Elements as specified for such Unit in the aforementioned Declaration,
b) the right to use of the areas and /or facilities, if any, specified in the aforementioned Declaration, as Limited Common Elements for such Unit, and
c) membership in the Bay View Commons Owner's Association, Inc., (hereafter the "Owner's Association"), a Wisconsin Corporation, as provided for in the aforementioned Declaration and in any Articles of Incorporation and/or Bylaws for such Owner's Association

***5 and Storage ~~Unit~~ Space RLS No. 1

TRANSFER
$674.70
FEE

Grantor warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances, except terms, provisions, conditions and restrictions contained in the Condominium Ownership Act for the State of Wisconsin and/or contained in any of the "Condominium Documents" (consisting of the aforementioned Declaration and Condominium Plat, the Bylaws, any Articles of Incorporation of such Owner's Association, any Rules or Regulations adopted pursuant to the Declaration or Bylaws) and all amendments to any of those Condominium Documents and easements for the performance of Association duties.

Grantee, by acceptance of this Deed, agrees and binds Grantee and all his/her heirs, representatives, successors and assigns to all the terms, provisions and conditions of the Condominium Documents and all amendments thereto

Dated this 13th day of September, 2007

BBD Bay View Commons, LLC, a Wisconsin limited liability company

Randy L Scoville

*By Randy L. Scoville, Member

*

AUTHENTICATION

Signature(s) _____ authenticated this _____ day of _____,

*

TITLE MEMBER STATE BAR OF WISCONSIN
(If not, _____, authorized by § 706 06, Wis Stats)

THIS INSTRUMENT WAS DRAFTED BY

Ryan H. Wolter, Esq.

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

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss
Waukesha County)

Personally came before me this 13 day of September, 2007 the above named BBD Bay View Commons, LLC, a Wisconsin limited liability company, by Randy L Scoville, Member to me known to be the person (s) who executed the foregoing instrument and acknowledged the same

Cheryl B Fitzgerald

* Cheryl B. Fitzgerald
Notary Public, State of Wisconsin
My Commission is permanent (If not, state expiration date May 23, 2010)

NOTARY PUBLIC CHERYL FITZGERALD STATE OF WISCONSIN

*Names of persons signing in any capacity must be typed or printed below their signature

- LEGAL DESCRIPTION EXHIBIT -

Unit 111, Parking No 5 and Storage No 1 together with an undivided interest in the common elements and the exclusive use of the limited common elements appurtenant to said Unit in Bay View Commons Condominium, a condominium created and existing under and by virtue of the Condominium Ownership Act of the State of Wisconsin, dated October 26, 2005 and recorded in the Register of Deeds office for - Milwaukee County, on October 31, 2005, as Document No 9121162 Incorporated herein by this reference thereto is the real estate described in and subject to said Declaration which is located in the City of Milwaukee The Post Office Address of the above described Unit is 2121 South Kinnickinnic Avenue, Milwaukee, Wisconsin

Tax Key No 466-1586-X

8

0804A0321
Document Number

STATE BAR OF WISCONSIN FORM 8 – 2000
CONDOMINIUM DEED

09618773

DOC.# 09618773

REGISTER'S OFFICE | SS
Milwaukee County, WI|

RECORDED 06/26/2008 10:57AM

JOHN LA FAVE
REGISTER OF DEEDS
AMOUNT: 13.00
FEE EXEMPT 77.25 #: 0
TRANSFER FEE: 659.70

This Deed, made between BBD Bay View Commons, LLC, a Wisconsin limited liability company Grantor, and Jason E. Fullerton and Julia M.P. Fullerton, husband & wife Grantee

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

Unit **** in BAY VIEW COMMONS Condominium, being a condominium created under the Condominium Ownership Act of the State of Wisconsin by a "Declaration of Condominium for Bay View Commons Condominium", dated the -- day of ----, -- and recorded the 31st day of October, 2005 in the Office of the Register of Deeds for MilwaukeeCounty, Wisconsin, in (Reel)(Vol) -- of Records, at (Images) (Pages) -- through --, as Document No 9121162 and by a Condominium Plat therefor,

Together with all appurtenant rights, title and interests, including (without limitation)

a) the undivided percentage interest in all Common Elements as specified for such Unit in the aforementioned Declaration,
b) the right to use of the areas and /or facilities, if any, specified in the aforementioned Declaration, as Limited Common Elements for such Unit, and
c) membership in the Bay View Commons Owner's Association, Inc , (hereafter the "Owner's Association"), a Wisconsin Corporation, as provided for in the aforementioned Declaration and in any Articles of Incorporation and/or Bylaws for such Owner's Association

**** No. 112 and Parking Space Nos. 13 and 26 and Storage Unit No. 13

Recording Area

Name and Return Address

Jason and Julia Fullerton
2121 s Kinnickinnic Ave #112
Milwaukee, WI 53207

466-1587-000-5
Parcel Identification Number (PIN)
This is not homestead property

Grantor warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances, except terms, provisions, conditions and restrictions contained in the Condominium Ownership Act for the State of Wisconsin and/or contained in any of the "Condominium Documents" (consisting of the aforementioned Declaration and Condominium Plat, the Bylaws, any Articles of Incorporation of such Owner's Association, any Rules or Regulations adopted pursuant to the Declaration or Bylaws) and all amendments to any of those Condominium Documents and easements for the performance of Association duties.

Grantee, by acceptance of this Deed, agrees and binds Grantee and all his/her heirs, representatives, successors and assigns to all the terms, provisions and conditions of the Condominium Documents and all amendments thereto

Dated this 16th day of June, 2008

BBD Bay View Commons, LLC, a Wisconsin limited liability company

*By Randy L. Scoville, Member

*

AUTHENTICATION

Signature(s) _____ authenticated this _____ day of _____,

*

TITLE. MEMBER STATE BAR OF WISCONSIN
(If not, _____, authorized by § 706 06, Wis Stats)

THIS INSTRUMENT WAS DRAFTED BY

Ryan H. Wolter, Esq.

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

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss
Milwaukee County)

Personally came before me this 16th day of June 2008 the above named BBD Bay View Commons, LLC, a Wisconsin limited liability company, by Randy L. Scoville, Member to me known to be the person (s) who executed the foregoing instrument and acknowledged the same

Jeanine M Kaylor
Notary Public, State of Wisconsin
My Commission is permanent (If not, state expiration date: 8-21-2011)

NOTARY PUBLIC JEANINE M. KAYLOR STATE OF WISCONSIN

*Names of persons signing in any capacity must be typed or printed below their signature

WORZ

UNIT NO. 112 AND PARKING SPACE NOS. 13 AND 26 AND STORAGE UNIT NO. 13 AND SO MUCH OF THE UNDIVIDED INTEREST IN THE COMMON AREAS AND FACILITIES APPURTENANT TO SUCH UNIT IN THE PERCENTAGE SPECIFIED AND ESTABLISHED IN THE HEREINAFTER-MENTIONED DECLARATION, IN A CONDOMINIUM COMMONLY KNOWN AS BAY VIEW COMMONS CONDOMINIUM, CREATED UNDER THE CONDOMINIUM OWNERSHIP ACT OF THE STATE OF WISCONSIN BY DECLARATION RECORDED ON OCTOBER 31, 2005 IN THE OFFICE OF THE REGISTER OF DEEDS FOR MILWAUKEE COUNTY, WISCONSIN AS DOCUMENT NO.9121162. THE POST OFFICE ADDRESS OF THE ABOVE UNIT IS 2121 SOUTH KINNICKINNIC AVENUE, MILWAUKEE, WI.

Document Number	Document Name
	CORRECTIVE CONDOMINIUM DEED

09606802

DOC.# 09606802

REGISTER'S OFFICE | SS
Milwaukee County, WI

RECORDED 05/29/2008 10:52AM

JOHN LA FAVE
REGISTER OF DEEDS
AMOUNT: 11.00
FEE EXEMPT 77.25 #: 3

Recording Area

Name and Return Address

BBD Bay View Commons, LLC
13890 Bishops Drive, Suite 120
Brookfield, WI 53005

Attn Randy L Scoville

466-1588-000
Parcel Identification Number (PIN)

This ____is not____ homestead property
(is) (is not)

THIS DEED, made between **BBD Bay View Commons, LLC**, a Wisconsin limited liability company ("Grantor," whether one or more), and **Richard J. Traeger and Shirley C. Traeger, husband and wife** ("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")

Unit 113, Parking Unit Nos 22 and 23 and Storage Unit No 22 in Bay View Commons Condominium, created by a "Condominium Declaration" recorded on October 31, 2005, in the Office of the Register of Deeds for Milwaukee County, Wisconsin, as Document No 09121162, and by its Condominium Plat

Grantor warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances, except terms, provisions, conditions and restrictions contained in the Condominium Ownership Act for the State of Wisconsin, as well as in any of the "Condominium Documents" (consisting of the Declaration and Condominium Plat, the Bylaws, and Articles of Incorporation of the Condominium Association, any Rules or Regulations adopted pursuant to the Declaration or Bylaws), and all amendments to any of those Condominium Documents and easements for the performance of Association duties

This Corrective Condominium Deed is recorded to correct the Storage Unit from No. 17 previously conveyed by Condominium Deed dated April 20, 2007 and recorded with the Milwaukee County Register of Deeds on April 26, 2007 as Document No. 09423932 to Storage Unit No. 22.

Grantee, by acceptance of this Deed, agrees and binds Grantee and Grantee's heirs, representatives, successors and assigns to all the terms, provisions and conditions of the Condominium Documents and all amendments thereto

Dated as of May 01, 2008

BBD Bay View Commons, LLC

_____ (SEAL) By Randy L Scoville (SEAL)
* _____ * Randy L Scoville, Member

AUTHENTICATION

Signature(s) _____

authenticated on _____

* _____

TITLE MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by Wis Stat § 706 06)

THIS INSTRUMENT DRAFTED BY

Scott L Langlois, Esq

Quarles & Brady LLP

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss
Waukesha COUNTY)

Personally came before me on May 01, 2008, the above named Randy L Scoville, Member of BBD Bay View Commons, LLC, a Wisconsin limited liability company to me known to be the person(s) who executed the foregoing instrument and acknowledge the same

VICTORIA L. KNAPP
* Victoria L. Knapp

Notary Public, State of Wisconsin
My Commission (is permanent) (expires 9-25-2011)

VICTORIA L. KNAPP
Notary Public
STATE OF WISCONSIN
My commission expires 09-25-2011

QBMKE\6175488 1

2

0703A0408
Document Number

STATE BAR OF WISCONSIN FORM 8 – 2000
CONDOMINIUM DEED

09423932

DOC.# 09423932

REGISTER'S OFFICE | SS
Milwaukee County, WI

RECORDED 04/26/2007 01:17PM

JOHN LA FAVE
REGISTER OF DEEDS

AMOUNT: 13.00

This Deed, made between BBD Bay View Commons, LLC, a Wisconsin limited liability company Grantor, and Richard J. Traeger and Shirley C. Traeger, husband & Wife Grantee

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

Unit **** in BAY VIEW COMMONS Condominium, being a condominium created under the Condominium Ownership Act of the State of Wisconsin by a "Declaration of Condominium for Bay View Commons Condominium", dated the -- day of ---, -- and recorded the 31st day of October, 2005 in the Office of the Register of Deeds for MilwaukeeCounty, Wisconsin, in (Reel)(Vol) -- of Records, at (Images) (Pages) -- through --, as Document No 9121162 and by a Condominium Plat therefor,

Together with all appurtenant rights, title and interests, including (without limitation)

a) the undivided percentage interest in all Common Elements as specified for such Unit in the aforementioned Declaration,
b) the right to use of the areas and /or facilities, if any, specified in the aforementioned Declaration, as Limited Common Elements for such Unit, and
c) membership in the Bay View Commons Owner's Association, Inc , (hereafter the "Owner's Association"), a Wisconsin Corporation, as provided for in the aforementioned Declaration and in any Articles of Incorporation and/or Bylaws for such Owner's Association

**** No. 113 and Parking Unit No. 22 and 23 and Storage Unit No. 17

Recording Area

Name and Return Address
Richard and Shirley Traeger
2121 S Kinnickinnic Ave #113
Milwaukee, WI 53207

466-1588-000
Parcel Identification Number (PIN)
This is not homestead property

Grantor warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances, except terms, provisions, conditions and restrictions contained in the Condominium Ownership Act for the State of Wisconsin and/or contained in any of the "Condominium Documents" (consisting of the aforementioned Declaration and Condominium Plat, the Bylaws, any Articles of Incorporation of such Owner's Association, any Rules or Regulations adopted pursuant to the Declaration or Bylaws) and all amendments to any of those Condominium Documents and easements for the performance of Association duties.

Grantee, by acceptance of this Deed, agrees and binds Grantee and all his/her heirs, representatives, successors and assigns to all the terms, provisions and conditions of the Condominium Documents and all amendments thereto

Dated this 20th day of April 2007, ~~2006~~

BBD Bay View Commons, LLC, a Wisconsin limited liability company

*By Randy L Scoville, Member

TRANSFER $ 67470 FEE

AUTHENTICATION

Signature(s) _____ authenticated this _____ day of _____,

*

TITLE MEMBER STATE BAR OF WISCONSIN
(If not, _____, authorized by § 706 06, Wis Stats)

THIS INSTRUMENT WAS DRAFTED BY
~~Marvin Ripp~~ Ryan H. Wolter, Esq.

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

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss
Waukesha County)

Personally came before me this 20th day of April 2007, ~~2006~~ the above named BBD Bay View Commons, LLC, a Wisconsin limited liability company, by Randy L Scoville, Member to me known to be the person (s) who executed the foregoing instrument and acknowledged the same

*

Notary Public, State of Wisconsin
My Commission is permanent (If not, state expiration date _____, 4-29-07)

NOTARY PUBLIC ANNEMARIE EHRLICH STATE OF WISCONSIN

*Names of persons signing in any capacity must be typed or printed below their signature

CONDOMINIUM DEED — STATE BAR OF WISCONSIN — FORM No 8 – 2000

Unit No 113 and Parking Unit No 22 and 23 and Storage Unit No 17 and so much of the undivided interest in the common areas and facilities appurtenant to such unit in the percentage specified and established in the hereinafter-mentioned Declaration, in a Condominium commonly known as BAY VIEW COMMONS CONDOMINIUM, created under the Condominium Ownership Act of the State of Wisconsin by Declaration recorded on October 31, 2005 in the Office of the Register of Deeds for Milwaukee County, Wisconsin as Document No.9121162 The Post office address of the above unit is 2121 South Kinnickinnic Avenue, Milwaukee, WI

Document Number	Document Name
	CORRECTIVE CONDOMINIUM DEED

09606803

DOC.# 09606803

REGISTER'S OFFICE | SS
Milwaukee County, WI|

RECORDED 05/29/2008 10:52AM

JOHN LA FAVE
REGISTER OF DEEDS
AMOUNT: 11.00
FEE EXEMPT 77.25 #: 3

Recording Area

Name and Return Address

BBD Bay View Commons, LLC
13890 Bishops Drive, Suite 120
Brookfield, WI 53005

Attn Randy L Scoville

466-1589-6
Parcel Identification Number (PIN)

This ___is not___ homestead property
(is) (is not)

THIS DEED, made between **BBD Bay View Commons, LLC**, a Wisconsin limited liability company ("Grantor," whether one or more), and **MNSR, LLC** ("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")

Unit 114, Parking Unit No 20 and Storage Unit No 20 in Bay View Commons Condominium, created by a "Condominium Declaration" recorded on October 31, 2005, in the Office of the Register of Deeds for Milwaukee County, Wisconsin, as Document No 09121162, and by its Condominium Plat

Grantor warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances, except terms, provisions, conditions and restrictions contained in the Condominium Ownership Act for the State of Wisconsin, as well as in any of the "Condominium Documents" (consisting of the Declaration and Condominium Plat, the Bylaws, and Articles of Incorporation of the Condominium Association, any Rules or Regulations adopted pursuant to the Declaration or Bylaws), and all amendments to any of those Condominium Documents and

This Corrective Condominium Deed is recorded to add the Storage Unit No. 20 as previously conveyed by Condominium Deed dated November 9, 2005 and recorded with the Milwaukee County Register of Deeds on November 10, 2005 as Document No. 09128677.

Grantee, by acceptance of this Deed, agrees and binds Grantee and Grantee's heirs, representatives, successors and assigns to all the terms, provisions and conditions of the Condominium Documents and all amendments thereto

Dated as of May 01, 2008

BBD Bay View Commons, LLC

_____(SEAL) By _____(SEAL)
* _____ * Randy L Scoville, Member

AUTHENTICATION

Signature(s) _____

authenticated on _____

* _____

TITLE MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by Wis Stat § 706 06)

THIS INSTRUMENT DRAFTED BY

Scott L Langlois, Esq

Quarles & Brady LLP

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss
Waukesha COUNTY)

Personally came before me on May 01, 2008, the above named Randy L Scoville, Member of BBD Bay View Commons, LLC, a Wisconsin limited liability company to me known to be the person(s) who executed the foregoing instrument and acknowledge the same

VICTORIA L. KNAPP
* _____

Notary Public, State of Wisconsin
My Commission (is permanent) (expires 9-25-2011)

VICTORIA L. KNAPP
Notary Public
STATE OF WISCONSIN
My commission expires 09-25-2011

QBMKE\6175541 1

DOCUMENT NO.

MORTGAGE

* 0 9 1 2 8 6 7 8 *

DOC.# 09128678

REGISTER'S OFFICE | SS
Milwaukee County, WI

RECORDED 11/10/2005 10:33AM

JOHN LA FAVE
REGISTER OF DEEDS

AMOUNT: 11.00

RECORDING AREA

NAME AND RETURN ADDRESS

ROD BOX 306

TAX KEY NO.: PART OF 466-1146-112-7

KNOW ALL MEN, That the undersigned MNSR, LLC, Mortgagors, of Ozaukee County, Wisconsin, hereby mortgage to BAY VIEW FEDERAL SAVINGS AND LOAN ASSOCIATION, a Corporation, Mortgagee, of Milwaukee County, Wisconsin, for the sum of One Hundred Twenty-Three Thousand and No/100- Dollars ($ 123,000.00), the following described real estate in Milwaukee County, Wisconsin:

AND PARKING UNIT NO. 20
UNIT NO. 114 AND SO MUCH OF THE UNDIVIDED INTEREST IN THE COMMON AREAS AND FACILITIES APPURTENANT TO SUCH UNIT IN THE PERCENTAGE SPECIFIED AND ESTABLISHED IN THE HEREINAFTER-MENTIONED DECLARATION, IN A CONDOMINIUM COMMONLY KNOWN AS BAY VIEW COMMONS CONDOMINIUM, CREATED UNDER THE CONDOMINIUM OWNERSHIP ACT OF THE STATE OF WISCONSIN BY DECLARATION RECORDED ON OCTOBER 31, 2005 IN THE OFFICE OF THE REGISTER OF DEEDS FOR MILWAUKEE COUNTY, WISCONSIN AS DOCUMENT NO. 9121162.

THIS IS A PURCHASE MONEY MORTGAGE. THIS IS NON-HOMESTEAD PROPERTY.

including all apparatus, equipment, fixtures or articles, whether in single units or centrally controlled, used to supply heat, gas, air conditioning, water, light, power, refrigeration, ventilation, or otherwise, and any other thing now or hereafter therein or thereon the furnishing of which by lessors to lessees is customary or appropriate, including screens, window shades, storm doors and windows, floor coverings, screen doors, awnings, built-in stoves and water heaters (all of which are fixtures and a part of said real estate whether physically attached thereto or not), together with the privileges, hereditaments, appurtenances and improvements now or hereafter belonging to or erected thereon, and all the rents, profits and income which shall arise or be had therefrom, hereby releasing and waiving all rights under and by virtue of any Homestead Exemption Laws, and all right to retain possession of said premises after any default in payment of the above obligation, or breach of any of the covenants or agreements herein contained.

This mortgage is given to secure an indebtedness to the Mortgagee in the above mentioned sum, and such additional sums subsequently advanced in accordance with and pursuant to the terms of a mortgage note of even date, executed by the Mortgagors, which note is made a part hereof.

It is the intent hereof to secure payment of said note whether the entire amount shall have been advanced to the Mortgagors at the date hereof or at later date, or having been advanced, shall have been repaid in part and further advances made at a later date, but at no time shall this mortgage secure advances on account of said original note together with additional advances in a sum in excess of

One Hundred Twenty-Three Thousand and No/100---------- Dollars, ($ 123,000.00), providing that nothing herein contained shall be considered as limiting the amounts that shall be secured hereby when advanced to protect the security, or in accordance with covenants contained in the mortgage and the note hereby secured.

The Mortgagors agree that in the event of the foreclosure of this mortgage they will be bound by the provisions of Section 846.101 of the Wisconsin Statutes.

In he event of the non-performance of any of the agreements contained in the note or mortgage, said Mortgagee is hereby authorized to grant, bargain, sell and convey said real estate at public auction, and make all needful deeds of conveyance to the purchaser thereof.

In the event that the mortgaged premises or any part thereof are sold, conveyed, or transferred, or in the event that either legal or equitable title shall vest in any other persons than the Mortgagors for any reason whatsoever, the entire indebtedness pursuant to this mortgage and the note that it secures, shall become due and payable forthwith, at the option of the Mortgagee, without further notice.

If only one person executes this mortgage, the term "Mortgagors" and the use of the plural number herein shall be read and construed accordingly.

In Witness Whereof, said Mortgagors have executed and sealed this instrument at Milwaukee, Wisconsin, this 9th day of November, 2005.

Executed, sealed and delivered in presence of:

Stephen W. Johnson

Jeffrey J. Marsho

MNSR, LLC

Mark Wiener, Sole Member (SEAL)

(SEAL)

(SEAL)

STATE OF WISCONSIN, Milwaukee COUNTY, } ss. Personally came before me this 9th day of November, 2005 the above named Mark Wiener, Sole Member

to me known to be the persons who executed the foregoing instrument and acknowledged the same.

THIS INSTRUMENT WAS DRAFTED BY

C. Hanson (SEAL)

Stephen W. Johnson
Notary Public, State of Wisconsin
My commission expires May 27, 2007

382104

09128677

DOC.# 09128677

REGISTER'S OFFICE | SS
Milwaukee County, WI|

RECORDED 11/10/2005 10:33AM

JOHN LA FAVE
REGISTER OF DEEDS

AMOUNT: 11.00

Document Number

STATE BAR OF WISCONSIN FORM 8 – 2000
CONDOMINIUM DEED

This Deed, made between BBD Bay View Commons, LLC, a Wisconsin limited liability company Grantor, and MNSR, LLC Grantee.

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

Unit 114 and Parking Space #20 in Bay View Commons Condominium, being a condominium created under the Condominium Ownership Act of the State of Wisconsin by a "Declaration of Condominium for Bay View Commons Condominium", dated the _____ day of _____, _ and recorded the 31st day of October, 2005 in the Office of the Register of Deeds for _County, Wisconsin, in (Reel)(Vol.) _ of Records, at (Images) (Pages) _ through _, as Document No. 9121162 and by a Condominium Plat therefor;

Together with all appurtenant rights, title and interests, including (without limitation):

a) the undivided percentage interest in all Common Elements as specified for such Unit in the aforementioned Declaration;
b) the right to use of the areas and /or facilities, if any, specified in the aforementioned Declaration, as Limited Common Elements for such Unit; and
c) membership in the Bay View Commons Owner's Association, _____, (hereafter the "Owner's Association"), a Wisconsin Corporation, as provided for in the aforementioned Declaration and in any Articles of Incorporation and/or Bylaws for such Owner's Association.

Recording Area

Name and Return Address
MNSR LLC
10425 Applewood Ct.
Mequon, WI 53092

TRANSFER
$ 465.90
FEE

Part of 466-1146-112-7

Parcel Identification Number (PIN)
This is not homestead property.

Grantor warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances, except terms, provisions, conditions and restrictions contained in the Condominium Ownership Act for the State of Wisconsin and/or contained in any of the "Condominium Documents" (consisting of the aforementioned Declaration and Condominium Plat, the Bylaws, any Articles of Incorporation of such Owner's Association, any Rules or Regulations adopted pursuant to the Declaration or Bylaws) and all amendments to any of those Condominium Documents and

Grantee, by acceptance of this Deed, agrees and binds Grantee and all his/her heirs, representatives, successors and assigns to all the terms, provisions and conditions of the Condominium Documents and all amendments thereto.

Dated this 9th day of November, 2005.

BBD BAY VIEW COMMONS, LLC

*___

*By: Randy L. Scoville, Member

AUTHENTICATION

Signature(s) _____ authenticated this _____ day of _____, _____.

*_____

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

THIS INSTRUMENT WAS DRAFTED BY

Marvin Ripp

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

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
Milwaukee County)

Personally came before me this 9th day of November, 2005 the above named Randy L. Scoville to me known to be the person _____ who executed the foregoing instrument and acknowledged the same.

*_____
Notary Public, State of Wisconsin
My Commission is permanent. (If not, state expiration date: _____, _.)
March 4, 2007

*Names of persons signing in any capacity must be typed or printed below their signature.

CORRECTIVE CONDOMINIUM DEED

Document Number | Document Name

09606804

DOC.# 09606804

REGISTER'S OFFICE | SS
Milwaukee County, WI

RECORDED 05/29/2008 10:52AM

JOHN LA FAVE
REGISTER OF DEEDS
AMOUNT: 11.00
FEE EXEMPT 77.25 #: 3

Recording Area

Name and Return Address

BBD Bay View Commons, LLC
13890 Bishops Drive, Suite 120
Brookfield, WI 53005

Attn Randy L Scoville

466-1591-000
Parcel Identification Number (PIN)

This ___is not___ homestead property
(is) (is not)

THIS DEED, made between **BBD Bay View Commons, LLC**, a Wisconsin limited liability company ("Grantor," whether one or more), and **Kerrie L. Solofra** ("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")

Unit 116, Parking Unit No 16 and Storage Unit No 16 in Bay View Commons Condominium, created by a "Condominium Declaration" recorded on October 31, 2005, in the Office of the Register of Deeds for Milwaukee County, Wisconsin, as Document No 09121162, and by its Condominium Plat

Grantor warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances, except terms, provisions, conditions and restrictions contained in the Condominium Ownership Act for the State of Wisconsin, as well as in any of the "Condominium Documents" (consisting of the Declaration and Condominium Plat, the Bylaws, and Articles of Incorporation of the Condominium Association, any Rules or Regulations adopted pursuant to the Declaration or Bylaws), and all amendments to any of those Condominium Documents and easements for the performance of Association duties

This Corrective Condominium Deed is recorded to add the Storage Unit No. 16 as previously conveyed by Condominium Deed dated September 18, 2006 and recorded with the Milwaukee County Register of Deeds on October 17, 2006 as Document No. 09321798.

Grantee, by acceptance of this Deed, agrees and binds Grantee and Grantee's heirs, representatives, successors and assigns to all the terms, provisions and conditions of the Condominium Documents and all amendments thereto

Dated as of May 01, 2008

BBD Bay View Commons, LLC

_____ (SEAL) By _____ (SEAL)
* _____ * Randy L Scoville, Member

AUTHENTICATION

Signature(s) _____

_____

authenticated on _____

_____

* _____

TITLE MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by Wis Stat § 706 06)

THIS INSTRUMENT DRAFTED BY

Scott L Langlois, Esq

Quarles & Brady LLP

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss
Waukesha COUNTY)

Personally came before me on May 01, 2008, the above named Randy L Scoville, Member of BBD Bay View Commons, LLC, a Wisconsin limited liability company to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.

VICTORIA L. KNAPP

Notary Public, State of Wisconsin
My Commission (is permanent) (expires 9-25-2011)

VICTORIA L. KNAPP
Notary Public
STATE OF WISCONSIN
My commission expires 09-25-2011

QBMKE\6175566 1

2

0608A0426

Document Number

STATE BAR OF WISCONSIN FORM 8 – 2000
CONDOMINIUM DEED

* 0 9 3 2 1 7 9 8 *

DOC.# 09321798

REGISTER'S OFFICE | SS
Milwaukee County, WI

RECORDED 10/17/2006 10:04AM

JOHN LA FAVE
REGISTER OF DEEDS

AMOUNT: 13.00

This Deed, made between BBD Bay View Commons, LLC, a Wisconsin limited liability company Grantor, and KERRIE L. SOLOFRA Grantee

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

Unit 116 & PARKING SPACE #16 in BAY VIEW COMMONS Condominium, being a condominium created under the Condominium Ownership Act of the State of Wisconsin by a "Declaration of Condominium for Bay View Commons Condominium", dated the -- day of ----, -- and recorded the 31st day of October, 2005 in the Office of the Register of Deeds for MilwaukeeCounty, Wisconsin, in (Reel)(Vol) -- of Records, at (Images) (Pages) -- through --, as Document No 9121162 and by a Condominium Plat therefor,

Together with all appurtenant rights, title and interests, including (without limitation)

a) the undivided percentage interest in all Common Elements as specified for such Unit in the aforementioned Declaration,

b) the right to use of the areas and /or facilities, if any, specified in the aforementioned Declaration, as Limited Common Elements for such Unit, and

c) membership in the Bay View Commons Owner's Association, Inc., (hereafter the "Owner's Association"), a Wisconsin Corporation, as provided for in the aforementioned Declaration and in any Articles of Incorporation and/or Bylaws for such Owner's Association

Recording Area

Name and Return Address

KERRIE L. SOLOFRA
2121 SOUTH KINNICKINNIC AVE UNIT 11
MILWAUKEE, WI 53207

466-1591-000
Parcel Identification Number (PIN)

This is not homestead property

Grantor warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances, except terms, provisions, conditions and restrictions contained in the Condominium Ownership Act for the State of Wisconsin and/or contained in any of the "Condominium Documents" (consisting of the aforementioned Declaration and Condominium Plat, the Bylaws, any Articles of Incorporation of such Owner's Association, any Rules or Regulations adopted pursuant to the Declaration or Bylaws) and all amendments to any of those Condominium Documents and easements for the performance of Association duties.

Grantee, by acceptance of this Deed, agrees and binds Grantee and all his/her heirs, representatives, successors and assigns to all the terms, provisions and conditions of the Condominium Documents and all amendments thereto

Dated this 18th day of SEPTEMBER, 2006

BBD Bay View Commons, LLC, a Wisconsin limited liability company

Randy L Scoville

*By Randy L Scoville, Member

*

AUTHENTICATION

Signature(s) _____ authenticated this _____ day of _____,

*

TITLE MEMBER STATE BAR OF WISCONSIN
(If not, _____, authorized by § 706 06, Wis Stats)

THIS INSTRUMENT WAS DRAFTED BY
Marvin Ripp

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

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss
Milw County)

Personally came before me this 18th day of SEPTEMBER 2006 the above named BBD Bay View Commons, LLC, a Wisconsin limited liability company, by Randy L Scoville, Member to me known to be the person (s) who executed the foregoing instrument and acknowledged the same

Annemarie Ehrlich

*

Notary Public, State of Wisconsin
My Commission is permanent (If not, state expiration date _____,
) 4-29-07

NOTARY PUBLIC ANNEMARIE EHRLICH STATE OF WISCONSIN

TRANSFER FEE $480.00

*Names of persons signing in any capacity must be typed or printed below their signature

Unit No 116 and Parking Space No 16 and so much of the undivided interest in the common areas and facilities appurtenant to such unit in the percentage specified and established in the hereinafter-mentioned Declaration, in a Condominium commonly known as BAY VIEW COMMONS CONDOMINIUM, created under the Condominium Ownership Act of the State of Wisconsin by Declaration recorded on October 31, 2005 in the Office of the Register of Deeds for Milwaukee County, Wisconsin as Document No 9121162 The post office address of the above unit is 2121 South Kinnickinnic Avenue, Milwaukee, Wisconsin

Document Number	CORRECTIVE CONDOMINIUM DEED Document Name

09611465

DOC.# 09611465

REGISTER'S OFFICE | SS
Milwaukee County, WI

RECORDED 06/09/2008 03:33PM

JOHN LA FAVE
REGISTER OF DEEDS
AMOUNT: 11.00
FEE EXEMPT 77.25 #: 3

Recording Area

Name and Return Address

BBD Bay View Commons, LLC
13890 Bishops Drive, Suite 120
Brookfield, WI 53005

Attn Randy L Scoville

466-1595-000-9
Parcel Identification Number (PIN)

This ____is not____ homestead property
(is) (is not)

THIS DEED, made between **BBD Bay View Commons, LLC**, a Wisconsin limited liability company ("Grantor," whether one or more), and **Abdul R. Motlani and Aisha Motlani, husband and wife** ("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")

Unit 120, Parking Unit Nos 19 and 27 and Storage Unit No 19 in Bay View Commons Condominium, created by a "Condominium Declaration" recorded on October 31, 2005, in the Office of the Register of Deeds for Milwaukee County, Wisconsin, as Document No 09121162, and by its Condominium Plat

Grantor warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances, except terms, provisions, conditions and restrictions contained in the Condominium Ownership Act for the State of Wisconsin, as well as in any of the "Condominium Documents" (consisting of the Declaration and Condominium Plat, the Bylaws, and Articles of Incorporation of the Condominium Association, any Rules or Regulations adopted pursuant to the Declaration or Bylaws), and all amendments to any of those Condominium Documents and

This Corrective Condominium Deed is recorded to add Parking Unit Nos. 19 and 27 and Storage Unit No. 19 as previously conveyed by Condominium Deed dated April 13, 2006 and recorded with the Milwaukee County Register of Deeds on May 9, 2006 as Document No. 09231907.

Grantee, by acceptance of this Deed, agrees and binds Grantee and Grantee's heirs, representatives, successors and assigns to all the terms, provisions and conditions of the Condominium Documents and all amendments thereto

Dated as of May 01, 2008

BBD Bay View Commons, LLC

_____ (SEAL) By _____ (SEAL)
* _____ * Randy L Scoville, Member

AUTHENTICATION

Signature(s) _____

authenticated on _____

*_____

TITLE MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by Wis Stat § 706 06)

THIS INSTRUMENT DRAFTED BY

Scott L Langlois, Esq

Quarles & Brady LLP

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss
Waukesha COUNTY)

Personally came before me on May 01, 2008, the above named Randy L Scoville, Member of BBD Bay View Commons, LLC, a Wisconsin limited liability company to me known to be the person(s) who executed the foregoing instrument and acknowledge the same

VICTORIA L. KNAPP
*_____
Notary Public, State of Wisconsin
My Commission (is permanent) (expires _____)

VICTORIA L. KNAPP
Notary Public
STATE OF WISCONSIN
My commission expires 09-25-2011

QBMKE\6175582 1

DOCUMENT NO.

STATE BAR OF WISCONSIN FORM 17-1982
CONDOMINIUM DEED

* 0 9 2 3 1 9 0 7 *

DOC.# 09231907

REGISTER'S OFFICE | SS
Milwaukee County, WI

RECORDED 05/09/2006 12:16PM

JOHN LA FAVE
REGISTER OF DEEDS

AMOUNT: 13.00

RETURN TO

Abdul & Aisha Motlani
2121 S. Kinnickinnic Ave.,#120
Milwaukee, WI 53207

Tax Parcel No.: 466-1595-000-9

THIS DEED made between BBD Bay View Commons, LLC, a Wisconsin limited liability company ("Grantor") and Abdul R. Motlani and Aisha Motlani, husband and wife ("Grantee"),

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

Unit 120 in BAY VIEW COMMONS Condominium, being a condominium created under the Condominium Ownership Act of the State of Wisconsin by a "Declaration of Condominium for BAY VIEW COMMONS Condominium", dated the day of , and recorded the 31st day of October, 2005 in the Office of the Register of Deeds for Milwaukee County, Wisconsin, in (Reel) (Vol.) of Records, at (Images) (Pages) through , as Document No. 9121162 and by a Condominium Plat therefor;

Together with all appurtenant rights, title and interests, including (without limitation):

a) the undivided percentage interest in all Common Elements as specified for such Unit in the aforementioned Declaration;

b) the right to use of the areas and/or facilities, if any, specified in the aforementioned Declaration, as Limited Common Elements for such Unit; and

c) membership in the BAYVIEW COMMONS Owner's Association, , (hereafter the "Owners Association"), a WISCONSIN CORPORATION, as provided for in the aforementioned Declaration and in any Articles of Incorporation and/or Bylaws for such Owner's Association.

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

The Unit identified above is restricted to the use authorized under the aforementioned Declaration and any amendments thereto.

Grantor warrants that title is good, indefeasible in fee simple and free and clear of encumbrances, except: municipal and zoning ordinances and agreements thereunder; recorded easements and easements for public utilities and access; recorded building and use restrictions; taxes and assessments (including, without limitation, assessments by the Owner's Association) levied or to be levied for the current and subsequent years; encroachments overlaps, boundaryline disputes and other similar matters not reflected on the Plat for the aforementioned Condominium; and all terms, provisions, conditions and restrictions contained in the Condominium Ownership Act for the State of Wisconsin and/or contained in any of the "Condominium Documents" (consisting of the aforementioned Declaration and Condominium Plat, the Bylaws, any Articles of Incorporation of such Owner's Association, and any Rules or Regulations adopted pursuant to the Declaration or Bylaws) and all amendments to any of those Condominium Documents and (additional exceptions, if any)

Grantee, by acceptance of this Deed, agrees and binds Grantee and all his/her heirs, representatives, successors and assigns to all the terms, provisions and conditions of the Condominium Documents and all amendments thereto.

Dated this 13th day of April, 2006.

BBD Bay View Commons, LLC, a Wisconsin limited liability
BY: Randy L. Scoville
* RANDY L. SCOVILLE (Grantor)

* (Grantor)

TRANSFER
$585.00
FEE

AUTHENTICATION

Signature(s)

authenticated this day of ,

*

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

THIS INSTRUMENT WAS DRAFTED BY
MARVIN RIPP

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

ACKNOWLEDGMENT

STATE OF WISCONSIN
Milwaukee County. } ss.

Personally came before me this 13th day of April, 2006 the above named BBD Bay View Commons, LLC, a Wisconsin limited liability company to me known to be the person who executed the foregoing instrument and acknowledge the same.

Lois S. Witkowski
Lois S. Witkowski
Notary Public Waukesha County, Wis.
My Commission is permanent. (If not, state expiration date: January 24, 2010)

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

CONDOMINIUM DEED

Form 8C002WI Rev. 12/07/98

Unit No. 120 and Parking Units No. 19 and 27 and so much of the undivided interest in the common areas and facilities appurtenant to such unit in the percentage specified and established in the hereinafter-mentioned Declaration, in a Condominium commonly known as BAY VIEW COMMONS CONDOMINIUM, created under the Condominium Ownership Act of the State of Wisconsin by Declaration recorded on October 31, 2005 in the Office of the Register of Deeds for Milwaukee County, Wisconsin as Document No. 9121162. The post office address of the above unit is 2121 South Kinnickinnic Avenue, Milwaukee, Wisconsin.

Document Number	Document Name
	CORRECTIVE CONDOMINIUM DEED

09606800

DOC.# 09606800

REGISTER'S OFFICE | SS
Milwaukee County, WI

RECORDED 05/29/2008 10:52AM

JOHN LA FAVE
REGISTER OF DEEDS
AMOUNT: 11.00
FEE EXEMPT 77.25 #: 3

Recording Area

Name and Return Address

BBD Bay View Commons, LLC
13890 Bishops Drive, Suite 120
Brookfield, WI 53005

Attn Randy L Scoville

THIS DEED, made between **BBD Bay View Commons, LLC**, a Wisconsin limited liability company ("Grantor," whether one or more), **and Steven L. Puyleart** ("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")

Unit 121, Parking Unit Nos 17 and 28 and Storage Unit No 17 in Bay View Commons Condominium, created by a "Condominium Declaration" recorded on October 31, 2005, in the Office of the Register of Deeds for Milwaukee County, Wisconsin, as Document No 09121162, and by its Condominium Plat

Grantor warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances, except terms, provisions, conditions and restrictions contained in the Condominium Ownership Act for the State of Wisconsin, as well as in any of the "Condominium Documents" (consisting of the Declaration and Condominium Plat, the Bylaws, and Articles of Incorporation of the Condominium Association, any Rules or Regulations adopted pursuant to the Declaration or Bylaws), and all amendments to any of those Condominium Documents and

466-1596-4
Parcel Identification Number (PIN)

This ___ is not ___ homestead property
(is) (is not)

This Corrective Condominium Deed is recorded to add the Storage Unit No. 17 as previously conveyed by Condominium Deed dated May 12, 2006 and recorded with the Milwaukee County Register of Deeds on May 30, 2006 as Document No. 09243427.

Grantee, by acceptance of this Deed, agrees and binds Grantee and Grantee's heirs, representatives, successors and assigns to all the terms, provisions and conditions of the Condominium Documents and all amendments thereto

Dated as of May 01, 2008

BBD Bay View Commons, LLC

_____ (SEAL) By _____ (SEAL)
* _____ * Randy L Scoville, Member

AUTHENTICATION

Signature(s) _____

authenticated on _____

*

TITLE MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by Wis Stat § 706 06)

THIS INSTRUMENT DRAFTED BY

Scott L Langlois, Esq

Quarles & Brady LLP

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss
Waukesha COUNTY)

Personally came before me on May 01, 2008, the above named Randy L Scoville, Member of BBD Bay View Commons, LLC, a Wisconsin limited liability company to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.

VICTORIA L. KNAPP
*

Notary Public, State of Wisconsin
My Commission (is permanent) (expires 9-25-2011)

VICTORIA L. KNAPP
Notary Public
STATE OF WISCONSIN
My commission expires 09-25-2011

QBMKE\6175601 1

* 0 9 2 4 3 4 2 7 *

DOC.# 09243427

REGISTER'S OFFICE | SS
Milwaukee County, WI|

RECORDED 05/30/2006 02:19PM

JOHN LA FAVE
REGISTER OF DEEDS

AMOUNT: 13.00

Recording Area

Name and Return Address

Steven L. Puyleart
2121 SOUTH KINNICKINNIC AVE. #121
MILWAUKEE, WI 53207

STATE BAR OF WISCONSIN FORM 8 – 2000
CONDOMINIUM DEED

Document Number

This Deed, made between BBD Bay View Commons, LLC, a Wisconsin limited liability company Grantor, and Steven L. Puyleart Grantee.

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

Unit No. 121 and Parking Units 17 and 28 in BAY VIEW COMMONS Condominium, being a condominium created under the Condominium Ownership Act of the State of Wisconsin by a "Declaration of Condominium for BAY VIEW COMMONS Condominium", dated the -- day of ----, -- and recorded the 31st day of October, 2005 in the Office of the Register of Deeds for MilwaukeeCounty, Wisconsin, in (Reel)(Vol.) -- of Records, at (Images) (Pages) -- through --, as Document No. 9121162 and by a Condominium Plat therefor;

Together with all appurtenant rights, title and interests, including (without limitation):

a) the undivided percentage interest in all Common Elements as specified for such Unit in the aforementioned Declaration;
b) the right to use of the areas and /or facilities, if any, specified in the aforementioned Declaration, as Limited Common Elements for such Unit; and
c) membership in the Bay View Commons Owner's Association, Inc., (hereafter the "Owner's Association"), a Wisconsin Corporation, as provided for in the aforementioned Declaration and in any Articles of Incorporation and/or Bylaws for such Owner's Association.

TRANSFER
$660.00
FEE

Part of 446-1146-112-7

Parcel Identification Number (PIN)
This is not homestead property.

Grantor warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances, except terms, provisions, conditions and restrictions contained in the Condominium Ownership Act for the State of Wisconsin and/or contained in any of the "Condominium Documents" (consisting of the aforementioned Declaration and Condominium Plat, the Bylaws, any Articles of Incorporation of such Owner's Association, any Rules or Regulations adopted pursuant to the Declaration or Bylaws) and all amendments to any of those Condominium Documents and

Grantee, by acceptance of this Deed, agrees and binds Grantee and all his/her heirs, representatives, successors and assigns to all the terms, provisions and conditions of the Condominium Documents and all amendments thereto.

Dated this 12th day of May, 2006.

BBD Bay View Commons, LLC, a Wisconsin limited liability company

*By: Randy L. Scoville, Member

*_____

AUTHENTICATION

Signature(s) _____ authenticated this _____ day of _____, _____.

*_____

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

THIS INSTRUMENT WAS DRAFTED BY
Marvin Ripp

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

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
Waukesha County)

Personally came before me this 12th day of May, 2006 the above named BBD Bay View Commons, LLC, a Wisconsin limited liability company, by: Randy L. Scoville, Member to me known to be the person (s) who executed the foregoing instrument and acknowledged the same.

Annemarie Ehrlich

Notary Public, State of Wisconsin
My Commission is permanent. (If not, state expiration date: 4-29-07.)

NOTARY PUBLIC ANNEMARIE EHRLICH STATE OF WISCONSIN

*Names of persons signing in any capacity must be typed or printed below their signature.

Legal Description

Unit No. 121 and Parking Units 17 and 28 and so much of the undivided interest in the common areas and facilities appurtenant to such unit in the percentage specified and established in the hereinafter-mentioned Declaration, in a Condominium commonly known as BAY VIEW COMMONS CONDOMINIUM, created under the Condominium Ownership Act of the State of Wisconsin by Declaration recorded on October 31, 2005 in the Office of the Register of Deeds for Milwaukee County, Wisconsin as Document No. 9121162. The post office address of the above unit is 2121 South Kinnickinnic Avenue, Milwaukee, Wisconsin.

Part of Tax Key No. 446-1146-112-7 (2005)
Tax Key No. 466-1596-000 (2006)

JMH:lb

73

* 0 9 1 2 1 1 6 2 *

DOC.# 09121162

REGISTER'S OFFICE | SS
Milwaukee County, WI|

RECORDED 10/31/2005 01:34PM

JOHN LA FAVE
REGISTER OF DEEDS

AMOUNT: 55.00

Condominium Declaration

Document Number | Document Title

BAY VIEW COMMONS CONDOMINIUM

DECLARANT:

BBD Bay View Commons, LLC
W232 S7530 Big Bend Drive
Big Bend, WI 53103

Agent:

Randy L. Scoville
W232 S7530 Big Bend Drive
Big Bend, WI 53103

Recording Area

Name and Return Address

Scott L. Langlois
Quarles & Brady LLP
411 East Wisconsin Avenue
Milwaukee, WI 53202

Parcel Identification Number (PIN)

CONDOMINIUM DECLARATION

BAY VIEW COMMONS CONDOMINIUM

THIS DECLARATION is made pursuant to the Condominium Ownership Act of the State of Wisconsin, Chapter 703 of the Wisconsin Statutes (hereinafter sometimes referred to as the "Act") this 26 day of OCTOBER, 2005, by BBD Bay View Commons, LLC, a Wisconsin limited liability company (hereinafter referred to as "Declarant").

1. **STATEMENT OF DECLARATION.**

The purpose of this Declaration is to submit the lands hereinafter described and the improvements constructed or to be constructed thereon to the condominium form of ownership in the matter provided by the Act and this Declaration.

Declarant hereby declares that it is the sole owner of the real property described in Section 4 hereof, together with all buildings and improvements thereon or to be constructed thereon and the sole tenant under the lease of the land described in Section 4 hereof, together with all buildings and improvements thereon or to be constructed thereon (hereinafter

collectively referred to as "the Property") which is hereby submitted to the condominium form of ownership as provided in the Act and this Declaration. All provisions hereof shall be deemed to run with the land and shall constitute benefits and burdens to the Declarant, its successors and assigns, and to all parties hereafter having any interest in the Property.

2. **NAME AND ADDRESS.**

The real estate described in Section 4 and all buildings and improvements thereon and thereto shall be known as **BAY VIEW COMMONS CONDOMINIUM**. The address of the Condominium is 2121 South Kinnickinnic Avenue, Milwaukee, Wisconsin 53207.

3. **LEGAL DESCRIPTION.**

The following described owned real property, also described in the condominium plat attached hereto (the "Condominium Plat"), is hereby subjected to the provisions of this Declaration:

PARCEL A:

Lots Nine (9), Ten (10), Eleven (11), Fourteen (14), Fifteen (15), Sixteen (16), Seventeen (17), Eighteen (18), Nineteen (19), Twenty (20) and Twenty-one (21) and One-half (1/2) of vacated alley adjoining in Block One (1) in C.C. ROBINSON'S SUBDIVISION of part of Lots Twenty-five (25) and Twenty-six (26) in the Subdivision of the West One-half (1/2)of the Southwest One-quarter (1/4) of Section Four (4), Township Six (6) North, Range Twenty-two (22) East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, excepting those parts acquired by the City of Milwaukee via Document No. 5171369. ALSO Lots One (1), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11) and Twelve (12) and One-half (1/2) of vacated alley adjoining in Block One (1) in HORTER'S SUBDIVISION of part of Lot Twenty-four (24), in the Southwest One-quarter (1/4) of Section Four (4) in Township Six (6) North, Range Twenty-two (22) East. Together with the Southwesterly One-half (1/2) of the vacated alley abutting Lot Twelve (12) on the Northeast. ALSO that part of Lot Twenty-five (25) of the subdivision of the West One-half (1/2) of the Southwest One-quarter (1/4) of Section Four (4), in Township Six (6) North, Range Twenty-two (22) East, which is bounded and described as follows: Commencing at the Southeasterly corner of Lot 11, In Block 1 in above-mentioned Robinson's Subdivision, running thence Southeasterly along the Westerly line of South Kinnickinnic Avenue, 100.00 feet to the Northeasterly corner of Lot 1 in Block 1 in above-mentioned Horter's Subdivision; thence Southwesterly along the Northerly line of Lots 1 and 7 and the vacated alley, in Block 1 in above-mentioned Horter's Subdivision, 215.00 feet to the Northwesterly corner of said Lot 7, thence Northwesterly along the Easterly line of South Robinson Avenue, 30.00 feet to the Southwesterly corner of Lot 14, in Block 1 in above-mentioned Robinson's Subdivision, thence Northeasterly along the Southerly line of said Lot 14, 65.00 feet to the Southeasterly corner of said Lot 14; thence Northwesterly along the Easterly line of Lots 14, 15 and part of Lot 16, 70.00 feet to a point; thence Northeasterly along the Southerly line of Lots 16 and 11 in Block 1 in said

Robinson's Subdivision, 150.00 feet to the point of commencement, all in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

PARCEL B:

That part of Lots Twenty-two (22) and Twenty-three (23) in C.C. ROBINSON'S SUBDIVISION of Part of Lots Twenty-five (25) and Twenty-six (26) in Block One (1) in the Subdivision of the West One-half (1/2) of the Southwest One-quarter (1/4) of Section Four (4), in Township Six (6) North, Range Twenty-two (22) East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin described as follows: Commencing at the most Westerly corner of Lot 21 in Bock 1 of Robinson's Subdivision, a recorded Subdivision in said 1/4 Section; thence North 12°26'25" West, 48.37 feet to a point; thence North 46°48'10" East, 21.96 feet to a point; thence South 83°49'15" East 64.13 feet to the point of intersection of the Northwesterly line of said Lot 21 and the present Southerly line of East Becher Street; thence South 51°24'00" West, along said Northwesterly line 88.73 feet to the point of commencement.

PARCEL C:

That part of Lots Six (6), Seven (7) and Eight (8) in C.C. ROBINSON'S SUBDIVISION of part of Lots Twenty-five (25) and Twenty-six (26) in Block One (1) in the Subdivision of the West one-half (1/2) of the Southwest One-quarter (1/4) of Section Four (4), in Township Six (6) North, Range Twenty-two (22) East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, described as follows: Commencing at the point of intersection of the present Southerly line of East Becher Street and the Northwesterly line of Lot 9 in Block 1 of Robinson's Subdivision, a recorded Subdivision in said 1/4 Section; thence South 51°24'00" West, along said Northwesterly line and its Southwesterly extension 82.71 feet to a point in the center line of the Northwesterly-Southeasterly 15-foot wide alley as plotted in said Block 1; thence North 31°17'20" West, along said center line 73.39 feet to the point of intersection of said center line and the present Southerly line of East Becher Street; thence South 83°49'15" East, 103.35 feet to the point of commencement.

4. DEFINITION AND DESCRIPTION OF UNITS.

4.1 **Number.** Twenty-one (21) residential condominium units (the "Residential Units") and five (5) commercial condominium units (the "Commercial Units") are hereby declared in **BAY VIEW COMMONS CONDOMINIUM** (individually a "Unit" and collectively the "Units").

4.2 **Definition.** A Unit is that separate area within a building intended for independent, private use, comprised of one or more cubicles of air at one or more levels of space, having outer boundaries formed by the interior unfinished surfaces of the perimeter walls, floors, and ceilings, including the windows, window frames, doors and door frames of the Units, as said boundaries are shown in the Condominium Plat attached hereto, together with all fixtures and improvements therein contained. In the event that Commercial Units are not separated by walls,

the boundaries between such Commercial Units will be defined by the vertical plane between such Commercial Units as shown on the Condominium Plat attached hereto.

4.3 **Identification.** The Commercial Units are designated as Units 1 through 5 as set forth on the Condominium Plat. The Residential Units are designated by the numbers as set forth on the Condominium Plat as Units 101 through 121. The Unit designations and locations and plans for the Units are as set forth in the Condominium Plat attached hereto. The approximate dimensions and square footage area of each Unit, immediate Common Elements (as hereinafter defined) to which the Units have access, and further details identifying and describing the Units are as set forth in the Condominium Plat.

5. DESCRIPTION AND LOCATION OF BUILDING.

There is one (1) building (the "Building") on the real estate described in Section 3 above. The Building is or will be located on the real estate as indicated upon the Condominium Plat. The Building will vary between two (2) and three (3) levels above ground level, with a basement level below ground. The Commercial Units are located on the first level of the Building above ground and the Residential Units are located on the second or the second and third levels of the Building above ground. The Building is or will be constructed with a wood frame with brick veneer with some metal panel accents and a single ply membrane (EPDM) roof. Plans of the Units are attached hereto as a part of the Condominium Plat.

6. COMMON ELEMENTS AND FACILITIES.

6.1 **Description.** The common elements ("Common Elements") shall consist of all of **BAY VIEW COMMONS CONDOMINIUM**, except the individual Units and fixtures therein, as defined hereunder, and shall include, without limitation, the land on which the building is located; the building structures and exteriors, perimeter and bearing walls; common sidewalks, driveways and walkways; building roofs; foundations; pipes; ducts; electrical wiring and conduits; utility services; heating, ventilation and air conditioning equipment serving more than one Unit; public utility lines; master television cable or antenna and lines; water mains and lines, sewer laterals; outside walls; girders, beams and supports; elevators and stairways; the landscaping comprising or which may comprise the Property; and all other improvements and appurtenances.

6.2 **Unit Owner Easements.** Each Unit owner shall have an easement to the space between the interior and exterior walls or common walls of his or her or its Unit for purposes of adding additional utility outlets, wall hangings, erection of non-bearing partition walls, and the like, where space between the walls may be necessary for such uses, provided that the Unit owner shall do nothing to impair the structural integrity of the building, and provided further that the Common Elements be restored to their former condition by the Unit owner at his, her or its sole expense upon completion or termination of the use requiring the easement. Easements are hereby granted and declared for the benefit of the Unit owners and the Association (hereinafter described) for the installation, maintenance and repair of common utility services in and on any part of the Common Elements or Units.

7. LIMITED COMMON ELEMENTS.

7.1 **Description.** A portion of the Common Elements are designated as "Limited Common Elements," as shown in the Condominium Plat. Such Limited Common Elements shall be reserved for the exclusive and permanent use of the owner or occupant of the Unit to which they are appurtenant, to the exclusion of all other Units in **BAY VIEW COMMONS CONDOMINIUM**. Such Limited Common Elements consist of the parking areas in the basement level of the Building designated as Limited Common Elements on the Condominium Plat, which shall be designated by number on the Condominium Plat and shall be appurtenant to the Residential Units to which such Limited Common Element parking areas are assigned by the initial deed of the Units or subsequent assignment by the Declarant, the outdoor parking areas designated as Limited Common Elements on the Condominium Plat, which shall be appurtenant to the Commercial Units as set forth on the Condominium Plat, the outdoor raised patio, which will be appurtenant to Commercial Unit 1, the storage areas located on the basement level of the Building, which shall be designated by number on the Condominium Plat and appurtenant to the Residential Units to which such Limited Common Element storage areas are assigned by the initial Deed of the Units or subsequent assignment by Declarant, the balconies which shall be appurtenant to the Residential Units to which they adjoin and such other Limited Common Elements as may be identified in the Condominium Plat.

7.2 **Use.** The manner of use of the Limited Common Elements shall be governed by the Bylaws of, and such rules and regulations as may be established by, the Association, and no Unit owner shall alter, remove, repair, paint, decorate, landscape or adorn any Limited Common Element, or permit such, in any manner contrary to such Bylaws and rules and regulations. No major or structural changes or alterations shall be made by any Unit owner to any of the Limited Common Elements without the prior written approval of the Association, which approval may be given upon such terms and conditions as the Association deems appropriate.

7.3 **Transfer of Limited Common Elements.** Once originally deeded or assigned by Declarant, any Limited Common Element parking space or storage area may be assigned by a Unit owner to another Unit by an instrument of assignment recorded in the Milwaukee County real property records by describing such Limited Common Element in such assignment with reference to the Condominium Plat. Upon any such assignment, such Limited Common Element shall be appurtenant to and reserved for the exclusive use of the Unit referenced in such assignment, and such Unit owner shall have all of the rights and obligations regarding such Limited Common Element as provided in the Declaration. Thereafter, any such Unit owner may likewise assign any such Limited Common Element parking space or storage area to any other Unit by a similar assignment recorded in the Milwaukee County real property records, whereupon such Limited Common Element shall be appurtenant to and reserved for the exclusive use of the Unit referenced in such assignment, and such Unit owner shall have all of the rights and obligations regarding such Limited Common Element as provided in the Declaration.

8. OWNERSHIP OF UNIT AND PERCENTAGE OF OWNERSHIP IN COMMON ELEMENTS AND LIMITED COMMON ELEMENTS.

Each Unit owner shall own a fee simple interest in his, her or its Unit. Each Unit owner shall also own an undivided interest in the Common Elements and Limited Common Elements as a tenant in common with all other Unit owners and, except as otherwise limited in this

Declaration, shall have the right to use and occupy the Common Elements and Limited Common Elements for all purposes incident to the use and occupancy of a Residential Unit for residential purposes and the use and occupancy of a Commercial Unit for commercial purposes and such other uses permitted by this Declaration and the Bylaws of the Association, which rights shall be appurtenant to and run with each Unit.

The percentage of such undivided ownership interest in the Common Elements and Limited Common Elements relating to each Unit and its owner shall be as follows:

Unit	Percentage
1	8.33
2	8.10
3	6.80
4	8.86
5	8.86
101	3.18
102	3.47
103	3.05
104	3.34
105	3.05
106	3.05
107	3.05
108	3.05
109	3.05
110	3.05
111	3.05
112	3.05
113	3.01
114	1.85
115	2.47
116	1.73
117	2.63
118	2.63
119	2.63
120	2.33
121	2.33
Total	100%

9. **ASSOCIATION OF UNIT OWNERS.**

9.1 **Membership, Duties and Obligations.** All Unit owners shall be entitled and required to be a member of an association of Unit owners to be known as **BAY VIEW COMMONS CONDOMINIUM ASSOCIATION, LTD.** (the "Association") which shall be responsible for carrying out the purposes of this Declaration, including the exclusive management and control of the Common Elements and Limited Common Elements. Such Association shall be incorporated as a nonstock corporation under the laws of the State of Wisconsin. Each Unit owner and the occupants of the Units shall abide by and be subject to all

of the rules, regulations, duties and obligations of this Declaration and the Bylaws and rules and regulations of the Association.

9.2 **Voting Rights.** Commercial Units 1, 2 and 3 shall be entitled to four (4) votes each at meetings of the Association, Commercial Units 4 and 5 shall be entitled to five (5) votes each at meetings of the Association and each Residential Unit shall be entitled to one (1) vote at meetings of the Association. Only one membership shall exist for each Unit; if title to a Unit is held by more than one person, the membership and vote(s) related to that Unit shall be shared by such owners in the same proportionate interests and by the same type of tenancy in which title to the Unit is held. Voting rights may not be split, and shared membership interests must be voted pursuant to the designation contained in the Membership List maintained pursuant to the Bylaws. The Declarant shall be entitled to cast the votes pertaining to any Unit or Units declared as a part of **BAY VIEW COMMONS CONDOMINIUM** but not sold, until such time as the respective Units are sold by Declarant or its successors or assigns. Notwithstanding the foregoing, in the event that a matter being voted upon by the Unit owners only affects the Residential Units and does not, in the reasonable discretion of the owner of the Commercial Units, affect the Commercial Units in any way, including but not limited to the allocation of expenses to the Commercial Units, the maintenance or repair obligations of the Commercial Units, the exterior of the Building, any structural elements or any electrical, plumbing, heating, ventilation, air conditioning or mechanical systems of such Building, the Commercial Units shall abstain from voting on such matter, and only the Residential Units shall vote on such matter.

The respective rights, qualifications and obligations of the members of the Association shall be as set forth in the Bylaws of the Association.

9.3 **Declarant Control.** Notwithstanding any other provisions herein contained, Declarant, its successors and assigns, shall have the right at its option to appoint and remove the members of the Board of Directors and officers of the Association and to amend the Bylaws or rules and regulations of the Association, until the earlier of: (a) three (3) years from the date of first sale of a Unit by Declarant, (b) thirty (30) days after the conveyance of seventy-five percent (75%) of the Common Element percentage interest to purchasers by Declarant, or (c) until such earlier time as may be determined by Declarant, subject in each case to provisions of the Act. Each owner of a Unit in **BAY VIEW COMMONS CONDOMINIUM** shall be deemed by acceptance of any deed to any Unit to agree, approve, and consent to the right of Declarant to so control the Association.

9.4 **Association Personnel.** The Association may obtain and pay for the services of any person or entity to manage its affairs to the extent it deems advisable, and may hire such other personnel as it shall determine to be necessary or advisable for the proper operation of **BAY VIEW COMMONS CONDOMINIUM**. The Association may contract for common services or utilities as may be required for each Unit.

9.5 **Association Records.** The Association shall have current copies of this Declaration, the Articles of Incorporation and the Bylaws of the Association, the Condominium Plat, any rules or regulations affecting **BAY VIEW COMMONS CONDOMINIUM,** and the Association's books, records and financial statements available for inspection during normal business hours by Unit owners or by holders, insurers or guarantors of first mortgages secured by condominium Units in **BAY VIEW COMMONS CONDOMINIUM.** Upon written request, the Association shall provide a written financial statement for the preceding fiscal year to any

such holder, insurer or guarantor of a first mortgage secured by a Unit in **BAY VIEW COMMONS CONDOMINIUM**. The Association shall make available to sellers within ten (10) days after request, current copies of the Declaration, Bylaws of the Association, any rules and regulations affecting **BAY VIEW COMMONS CONDOMINIUM**, any other materials necessary for a seller to comply with Section 703.33 of the Act and the most recent financial statement of the Association during normal business hours. The seller shall pay the Association the actual costs of furnishing the information.

10. **USES.**

The Residential Units and appurtenant Limited Common Elements are intended for and restricted exclusively to residential uses, as governed by the terms and conditions contained herein and in the Bylaws of the Association. The Commercial Units and appurtenant Limited Common Elements are intended to be leased or owned for commercial uses as governed by the terms and conditions contained herein and in the Bylaws of the Association including, but not limited to retail sales, coffee shop and restaurant purposes, but may also be used for other uses, consistent with all applicable zoning regulations. Notwithstanding the foregoing, the Declarant reserves the right, at its option and in its sole discretion, to use and occupy various Units, selected by the Declarant, as "model" Units and sales offices, and to designate reserved parking spaces to be used in connection with Declarant's sale activities, until such time as all Units have been sold, or until such earlier time as may be determined by Declarant.

11. **REPAIRS AND MAINTENANCE.**

11.1 **Individual Units.** Each Unit owner shall be responsible for keeping the interior of his, her or its Unit and all of its equipment, fixtures and appurtenances in good order, condition and repair and in a clean and sanitary condition, and shall be responsible for interior decorating, painting and varnishing which may at any time be necessary to maintain the good appearance and condition of his, her or its Unit, all as is more fully set forth in the Bylaws of the Association. Without in any way limiting the foregoing, in addition to decorating and keeping the interior of the Unit in good repair, each Unit owner shall be responsible for the maintenance, repair or replacement of any interior walls, and items therein, not forming the perimeter of a Unit, doors and windows (including replacement of broken glass), patio and balcony doors, screens and screening, cabinetry, finished interior surfaces including paint, wallpaper, carpeting, tile and the like, lighting fixtures, refrigerators, ranges, heating, ventilation and air conditioning equipment servicing only that particular Unit, and equipment, plumbing fixtures, dishwashers, disposals, laundry equipment such as washers and dryers, water heaters, interior electrical wiring and fixtures, door bells, or other equipment which may be in, or connect with, the Unit or the Limited Common Elements appurtenant to the Unit. For purposes of uniformity of external appearance and quality, the Association may specify the type, color and quality of materials to be used in replacing, repairing, painting or maintaining external fixtures such as entry doors, lighting fixtures and other items which may be determined from time to time by the Board of Directors of the Association.

11.2 **Common Elements.** Except as provided below, the Association shall be responsible for the replacement, repair, management and control of the Common Elements and Limited Common Elements, and shall cause the same to be kept in good, clean, attractive and sanitary condition, order, and repair, except to the extent individual Unit owners are responsible therefore as provided hereinafter with respect to Limited Common Elements. Without in any

way limiting the foregoing, this shall include all routine painting, repair, and maintenance of building exteriors, including walls and roof, and repair and maintenance of walkways and driveways, as is all more fully set forth in the Bylaws. Except as hereinafter provided below, all expenses of maintenance of the Common Elements shall be a common expense of the Association. The Association shall have control over all additions, improvements and alterations to Common Elements and Limited Common Elements. Individual Unit owners may make alterations or additions to Common Elements or Limited Common Elements, upon application to and prior approval by the Association. In the event any repair or maintenance of the Common Elements is necessitated by reason of the negligence or misuse of a Unit owner or the guest or agent of a Unit owner, such expense shall be charged and specially assessed against the responsible Unit owner, unless such loss is covered by insurance.

11.3 **Limited Common Elements.** Except as hereinafter provided, each Unit owner shall keep the Limited Common Elements appurtenant to his, her or its Unit, as defined in Section 7 hereof and as described in the Condominium Plat, in a good, clean, sanitary and attractive condition and shall be responsible for any regular maintenance (including painting or varnishing) required to keep the Limited Common Elements in such condition. The Association shall keep the Limited Common Element outdoor parking spaces appurtenant to the Commercial Units free of ice and snow and shall be responsible for any repair or restriping necessary in connection with the maintenance of the entire parking lot.

11.4 **Prohibition Against Structural Changes by Owner.** A Unit owner shall not, without first obtaining the written consent of the Association, make or permit to be made any structural alterations, changes or improvements to his, her or its Unit, or in or to the exterior of any building or any Common Elements or Limited Common Elements, or make or install any improvements or equipment which may affect other Units or the owners of other Units. A Unit owner shall not perform, or allow to be performed, any act or work which will impair the structural soundness or integrity of the buildings or Units, or the safety of the Property, or impair any easement or property right, without the prior written consent of the Association.

11.5 **Entry for Repairs.** The Association may enter any Unit at reasonable times and under reasonable conditions when necessary in connection with any maintenance, construction or repair of public utilities or for any other matters for which the Association is responsible. Such entry shall be made with prior notice to the Unit owners, except in the case of an emergency when injury or property damage will result from delayed entry, and with as little inconvenience to the Unit owners as practical, and any damage caused thereby shall be repaired by the Association and treated as a common expense except as allocable to an individual Unit or Units in the discretion of the Board of Directors.

11.6 **Decorating.** Each Unit owner shall have the exclusive right to carpet, paint, repaint, tile, panel, paper or otherwise refurbish and decorate the interior surfaces of the walls, ceilings, floors and doors forming the boundaries of his, her or its Unit and all walls, ceilings, floors and doors within such boundaries, and to erect partition walls of a non-structural nature within his, her or its Unit, provided, however, in the event a Residential Unit owner contracts with a manager to lease or rent the Residential Unit on a short term basis, such a contract may restrict such Residential Unit owner's rights to insure uniformity of quality and experience among such Units.

12. **REALLOCATION OF BOUNDARIES/SEPARATION AND MERGER OF UNITS.** Residential Unit owners in **BAY VIEW COMMONS CONDOMINIUM** may not reallocate Residential Unit boundaries between adjoining Units or separate or merge Residential Units. Commercial Unit owners may reallocate Unit boundaries between adjoining Commercial Units or separate or merge Commercial Units as provided in Section 703.13 of the Act.

13. **DESTRUCTION AND RECONSTRUCTION.**

In the event of a partial or total damage or destruction of a Building or any other part of the Common Elements, such shall be repaired and rebuilt as soon as practicable and substantially to the same design, plan and specifications as originally built, so as to be compatible with the remainder of **BAY VIEW COMMONS CONDOMINIUM**. However, in the case of damage or destruction, the repair or reconstruction of which would exceed available insurance proceeds, the Association may determine not to rebuild or repair by affirmative vote and written consent of at least 75% of the votes in the Association within 90 days of the date of the damage or destruction. In such event, the Property shall be subject to an action for partition and shall be partitioned pursuant to §703.18 of the Act, providing for distribution of net proceeds of sale of the Property and net proceeds of insurance in proportion to the undivided percentage ownership interests in the Common Elements and in accordance with the priority of interests in each Unit, and the Association shall be dissolved.

On reconstruction, the design, plan and specifications of any building or Unit may vary from that of the original upon approval of the Association, provided, however, that the number of square feet of any Unit may not vary by more than ten percent (10%) from the number of square feet for such Unit as originally constructed, and the location of the building shall be substantially the same as prior to damage or destruction. The proceeds of any insurance provided by the Association and collected for such damage or destruction shall be available to the Association for the purpose of repair or reconstruction, as provided in Section 14 hereof. The Association shall have the right to levy assessments as a common expense against all Unit owners in the event that the proceeds of any insurance collected are insufficient to pay the estimated or actual costs of repair or reconstruction.

14. **INSURANCE.**

14.1 **Units.** Individual Unit owners shall provide insurance for the interior of their respective Units and all fixtures and improvements contained therein. Premiums for such insurance shall be an individual expense of the respective Unit owners.

14.2 **Common Elements.** The Association shall provide and maintain fire and broad form extended coverage insurance on the Building, improvements, and any other Common Elements and Limited Common Elements in an amount not less than the full replacement value thereof from time to time. Such insurance shall be obtained in the name of the Association as trustee for each of the Unit owners and their respective mortgagees in the percentages established in this Declaration, as their interests may appear. Premiums shall be a common expense.

In the event of partial or total destruction of a Building and the repair or reconstruction of such Building in accordance with Section 13 hereof, the proceeds of such insurance shall be paid to the Association as trustee to be applied to the cost thereof. If it is determined not to reconstruct or repair, then the insurance proceeds together with the net proceeds of sale, shall be

distributed to the Unit owners and their mortgagees, if any, as their respective interests may appear, in the manner provided by the Act.

14.3 **Combined Insurance.** If insurance coverage is available to combine protection for the Association and the Unit owner's individual Unit, the Board of Directors is hereby given discretionary power to negotiate such combination of insurance protection on an equitable cost-sharing basis under which the Unit owner would be assessed individually for the amount of insurance which he or she directs the Board of Directors to include in such policies for his, her or its additional protection. Copies of all such policies shall be provided to each mortgagee. Nothing contained in this paragraph shall be deemed to prohibit any Unit owner, at his, her or its own expense, to provide any additional insurance coverage on his, her or its improvements or on his, her or its Unit which will not duplicate any insurance provided by the Association.

14.4 **Liability Insurance.** The Association shall also provide public liability insurance covering the Common Elements and the Limited Common Elements with respect to all claims commonly insured against in such amounts as may be determined at the discretion of the Association from time to time. The Association may also provide workman's compensation insurance, directors' and officers' liability insurance and fidelity bonds on such officers and employees in such amounts and with such coverage as is determined by the Board of Directors to be necessary or advisable from time to time.

14.5 **Terms of Insurance.** To the extent possible, the insurance shall provide that the insurer waives its rights of subrogation as to any claim against Unit owners, the Association, and their respective agents, invitees and guests, and that the insurance cannot be cancelled, invalidated nor suspended on account of conduct of any one or more Unit owners, or the Association, or their agents, invitees and guests, without thirty (30) days prior written notice to the Association giving it opportunity to cure the defect within that time. The amount of protection and the types of hazards to be covered shall be reviewed by the Board of Directors at least annually and the amount of coverage may be increased or decreased at any time it is deemed necessary as determined by the Board of Directors to conform to the requirements of full insurable value.

15. LIABILITY FOR COMMON EXPENSES.

15.1 **Assessments for Common Expenses.** The costs of administration of the Association, insurance, repair, maintenance and other expenses of the Building, improvements, the Common Elements and Limited Common Elements, including common services provided to the Unit owners such as professional management services, trash removal, sewer, snow removal, and repair and maintenance of landscaping, walkways, private roadways, driveways, driveway lights, and parking areas, shall be paid for by the Association. The Association shall make assessments against the Residential Unit owners and the Commercial Unit owners and the Residential Units and Commercial Units for such common expenses depending upon the category of expense as hereinafter provided. Expenses which mainly benefit the Residential Units, including, but not limited to, trash removal from the trash bin on the basement level of the Building, cleaning and maintenance of the lobby areas and common hallways, roof patio area and basement parking area (the "Residential Expenses") shall be allocated amongst the Residential Units in proportion to the relative percentage interests in the Common Elements of only the Residential Units, after subtracting the percentage interests of the Commercial Units. Expenses which mainly benefit the Commercial Units, including, but not limited to, the trash

removal from the trash bin located in the outdoor parking lot (the "Commercial Expenses") shall be allocated amongst the Commercial Units in proportion to the relative percentage interests in the Common Elements of only the Commercial Units, after subtracting the percentage interests of the Residential Units. Expenses which benefit both the Residential Units and the Commercial Units, including, but not limited to, the maintenance of the structure, exterior and roof of the Building, the landscaping of the Common Elements, the insurance maintained by the Association, the repair and maintenance of the outdoor parking lot and the management fees of the manager contracted for by the Association (the "General Expenses") shall be allocated amongst all of the Units by their relative percentage interests in the Common Elements. The categorization of an expense not set forth herein as a Residential Expense, Retail Expense or General Expense shall be determined by the Association. While separate bank accounts will not be maintained for assessments collected for Residential Expenses, Commercial Expenses and General Expenses, there will be separate accounting of amounts collected in each category of expense so that assessments may be collected from the Units responsible for a certain category of expense. Likewise, separate accounting shall be maintained for the reserve account between Residential Expenses and General Expenses, so that expenditures for reserve items are allocated to the Units responsible to pay such expenses. No Unit owner may exempt himself, herself or it or his, her or its Unit ownership from liability for his, her or its contribution toward the common expenses by waiver of the use or enjoyment of any of the Common Elements or Limited Common Elements or services or by abandonment of his, her or its Unit or because of a dispute over services provided or not provided by the Association; and no conveyance shall relieve the Unit owner-grantor or his, her or its Unit of such liability, and he, she or it shall be jointly, severally and personally liable along with his, her or its grantee in any such conveyance for the common expenses incurred up to the date of sale, until all expenses charged to his, her or its Unit have been paid. The Association shall be responsible for the management and control of the Common Elements and Limited Common Elements, and no Unit owner shall have any "self help" rights regarding the Common Elements or Limited Common Elements or any right to reimbursement from the Association for any purported benefit conferred upon any Common Element or Limited Common Element by any Unit owner without the explicit consent of the Association.

15.2 **Assessment Installments.** All assessments, when due, shall immediately become a personal debt of the Unit owner and also a lien, until paid, against the Unit to which charged, as provided in the Act. Assessments shall be made against the Unit owners and the Units at the beginning of each fiscal year of the Association to meet estimated common expenses of the Association for the ensuing year; however, if prorated and paid in installments, the assessments shall not be considered due until the respective installment payment dates. In the event of delinquency in payment, the Association may assess penalties and interest, and may accelerate annual assessments remaining unpaid with respect to such delinquent Unit for purposes of collection or foreclosure action by the Association.

15.3 **Unpaid Assessments.** If a Unit owner defaults in any payment, the Association shall take appropriate measures as provided by law. The defaulting Unit owner shall be responsible for all costs incurred by the Association in seeking to enforce payment including the Association's actual attorney fees. Unit owners shall be both personally liable for assessments and a lien shall be imposed against such owner's Unit for same; provided, however, such lien shall be subordinate to the lien of a first mortgage recorded prior to the due date of the delinquent assessment. Liens for unpaid assessments as provided in the Act shall also extend to and secure

interest, fines and reasonable costs of collection including attorneys' fees incurred by the Association incident to the collection of assessments or enforcement of liens. The Association may purchase a Unit upon the foreclosure of its lien. A lien for assessments will not be affected by the sale or transfer of a Unit, provided that the foreclosure of a first mortgage lien extinguishes the lien for any assessments payable prior to such foreclosure sale.

15.4 **No Statutory Reserve Account.** A statutory reserve account is not established under Section 703.163 of the Act. The foregoing shall constitute a statutory reserve account statement under Section 703.163(11) of the Act. A reserve fund shall be designated as provided in the Bylaws of the Association.

16. PARTITION OF COMMON ELEMENTS PROHIBITED.

There shall be no partition of the Common Elements and Limited Common Elements through judicial proceedings or otherwise, except as otherwise provided in this Declaration, until this Declaration is terminated and the Property is withdrawn from its terms or from the terms of the Act; provided, however, that if any Unit shall be owned by two or more co-owners as tenants in common or as joint tenants, nothing contained herein shall be deemed to prohibit a voluntary or judicial partition of said single Unit as between such co-owners.

17. CONVEYANCE TO INCLUDE INTERESTS IN COMMON ELEMENTS AND LIMITED COMMON ELEMENTS.

The percentage of undivided interest in the Common Elements and Limited Common Elements shall not be separated from the Unit to which it appertains. No Unit owner shall execute any deed, mortgage, lease or other instrument affecting title to such Unit ownership without including therein both his, her or its interest in the Unit and his, her or its corresponding percentage of ownership in the Common Elements and Limited Common Elements, it being the intention hereof to prevent any severance of such combined ownership. Any such deed, mortgage, lease or other instrument purporting to affect the one without including also the other shall be deemed and taken to include the interest so omitted even though the latter is not expressly mentioned or described therein.

18. EASEMENTS, RESERVATIONS AND ENCROACHMENTS.

18.1 **Utilities.** Easements are hereby declared and granted for the benefit of the Unit owners and the Association and reserved for the benefit of the Declarant for utility purposes, including the right to install, lay, maintain, repair and replace water lines and pipes, sewer lines, gas mains, telephone wires and equipment, master television antenna system or cable wires and equipment, and electrical conduits and wires and equipment, including power transformers, over, under, along and on any part of the Common Elements, to service the Property. The Association or the Declarant has the right to grant easements for utilities as provided above under, through or over the Common Elements which are reasonably necessary to the ongoing development and operation of **BAY VIEW COMMONS CONDOMINIUM.**

18.2 **Encroachments.** In the event that by reason of the construction, reconstruction, repair, settlement, movement or shifting of any building, or the design or construction of any

Unit, any part of the Common Elements or Limited Common Elements, encroaches or shall hereafter encroach upon any part of any Unit, or any part of any Unit encroaches or shall hereafter encroach upon any part of the Common Elements or Limited Common Elements, or any portion of any Unit encroaches upon any part of any other Unit, valid easements for the maintenance of such encroachment are hereby established and shall exist for the benefit of such Unit so long as all or any part of the building containing such Unit shall remain standing, and Unit and Common Element boundaries shall be as provided in the Act. Provided, however, that in no event shall a valid easement for any encroachment be created in favor of the owner of any Unit or in favor of the owner or owners of the Common Elements or Limited Common Elements, if such encroachment occurred due to the willful and knowing conduct of said owner or owners.

18.3 **Rights of Ingress and Egress.** Each Unit owner shall have an unrestricted right of ingress and egress to and from his, her or its Unit that shall be perpetual and pass with the Unit upon transfers of ownership.

18.4 **Binding Effect.** All easements and rights described in this Section 18 are easements appurtenant, running with the land, and are subject to the reasonable control of the Association. All easements and rights described herein are granted and reserved to, and shall inure to the benefit of and be binding on, the undersigned, its successors and assigns, and on all Unit owners, purchasers and mortgagees and their heirs, personal representatives, successors and assigns. The Association or the Declarant shall have the authority to execute and record all documents necessary to carry out the intent of this Section 18.

19. RIGHTS OF ACTION; FAILURE OF ASSOCIATION TO INSIST ON STRICT PERFORMANCE NOT WAIVER.

19.1 **Rights of Action.** If any Unit owner fails to comply with this Declaration or the Bylaws or decisions made by the Association, the Association or any other Unit owner may sue such Unit owner for damages caused by the failure or for injunctive relief. In addition, the Association shall have the enforcement authority contained in the Bylaws of the Association. If the Association fails to comply with this Declaration or the Bylaws, any Unit owner may sue the Association for damages caused by such failure.

19.2 **No Waiver.** The failure of the Association to insist, in any one or more instances, upon the strict performance of any of the terms, covenants, conditions or restrictions of this Declaration, or to exercise any right or option herein contained, or to serve any notice or to institute any action, shall not be construed as a waiver or a relinquishment for the future of such term, covenant, condition or restriction, but such term, covenant, condition or restriction shall remain in full force and effect. The receipt by the Association of payment of any assessment from a Unit owner, with knowledge of the breach of any covenant hereof, shall not be deemed as a waiver of such breach, and no waiver by the Association of any provision hereof shall be deemed to have been made unless expressed in writing and signed by the Association.

20. **AMENDMENTS TO DECLARATION.** Except as otherwise provided by the Act, this Declaration may be amended (i) pursuant to Section 703.09(2) of the Act, only with the written consent of Unit owners with not less than two-thirds (2/3) of the aggregate number of votes in the Association, and such consents are approved by the first mortgagee of the Unit, or the holder of an equivalent security interest, if any, or (ii) pursuant to Section 703.093 of the Act with written consent of Unit owners with at least two-thirds (2/3) of the aggregate number of

votes in the Association, and such consents are approved by the mortgagees or holders of equivalent security interests in the Units and as otherwise provided in such Section. Prior to completion of construction and initial sale of all Units by Declarant, the consent in writing of the Declarant, its successors or assigns, shall also be required. No amendment shall alter or abrogate the rights of Declarant as contained in this Declaration. Amendments shall be executed by the President of the Association and shall become effective when recorded in the Office of the Register of Deeds for Milwaukee County, Wisconsin. A copy of the amendment shall be recorded with the Office of the Register of Deeds for Milwaukee County, and a copy of the amendment shall also be mailed or personally delivered to each Unit owner at his, her or its address on file with the Association.

21. **NOTICES.**

All notices and other documents required to be given by this Declaration or the Bylaws of the Association shall be sufficient if given to one (1) registered owner of a Unit regardless of the number of owners who have an interest therein. Notices and other documents to be served upon Declarant shall be given to the Agent specified for receipt of process herein. All Unit owners shall provide the Secretary of the Association with an address for the mailing or service of any notice or other documents and the Secretary shall be deemed to have discharged his, her or its duty with respect to the giving of notice by mailing it or having it delivered personally to such address as is on file with him or her.

22. **RESIDENT AGENT.**

The Resident Agent for the Condominium and the Association shall be Randy L. Scoville, W232 S7530 Big Bend Drive, Big Bend, Wisconsin 53103, or such other person or entity as may be designated from time to time by the Board of Directors of the Association, which designation shall be filed with the Department of Financial Institutions of the State of Wisconsin. A designation of a Resident Agent in replacement of said Agent shall be filed by the Association within thirty (30) days after the date Declarant has sold all Units in the Condominium, or at such earlier time as may be requested by said Agent. The Association may designate successors to the Resident Agent by affirmative vote of the Unit owners with a majority of the votes present or represented by proxy at a meeting of the Association at which a quorum is in attendance.

23. **NUMBER AND GENDER.**

Whenever used herein, unless the context shall otherwise provide, the singular number shall include the plural, the plural shall include the singular, and the use of any gender shall include all genders.

24. **CAPTIONS.**

The captions and section headings herein are inserted only as matters of convenience and for reference, and in no way define nor limit the scope or intent of the various provisions hereof.

25. **SEVERABILITY AND ASSIGNMENT.**

The provisions hereof shall be deemed independent and severable, and the invalidity or partial invalidity or unenforceability of any one provision or portion thereof shall not affect the validity or enforceability of the remaining portion of said provision or of any other provision hereof. Declarant may freely assign any and all rights provided to Declarant herein.

IN WITNESS WHEREOF, the said BBD Bay View Commons, LLC, a Wisconsin limited liability company, Declarant, has caused this document to be executed at BIG BEND, Wisconsin as of the date first set forth above.

BBD Bay View Commons, LLC, a
Wisconsin limited liability company

By: Randy L. Scoville
Randy L. Scoville, Member

AUTHENTICATION

Signature of Randy L. Scoville as Member of BBD Bay View Commons, LLC authenticated this 26th day of October, 2005.

Victoria L. Knapp
VICTORIA L. KNAPP
MY COMMISSION EXPIRES 11-18-07

VICTORIA L. KNAPP NOTARY PUBLIC STATE OF WISCONSIN

CONSENT OF MORTGAGEE

The undersigned first mortgagee of the Property consents to the recordation of this Declaration and executes this Declaration pursuant to Section 703.09(1c) of the Act.

Anchor Bank

By: Michael J. Carew
Name: Michael J. Carew
Title: Vice President

STATE OF WISCONSIN)
) SS.
Waukesha COUNTY)

Personally came before me this 26 day of October, 2005, the above named Michael J Carew as Vice President of Anchor Bank, to me known to be the person who executed the foregoing instrument and acknowledged the same on behalf of said Anchor Bank.

Margaret E. Wabiszewski
Notary Public, State of Wisconsin
My commission expires: 2-11-07

MARGARET E WABISZEWSKI NOTARY PUBLIC STATE OF WISCONSIN

This instrument was drafted by:

Scott L. Langlois
Quarles & Brady LLP
411 East Wisconsin Avenue
Milwaukee, Wisconsin 53202

BAY VIEW COMMONS CONDOMINIUM
CONDOMINIUM PLAT

CITY OF MILWAUKEE

MILWAUKEE COUNTY, WISCONSIN

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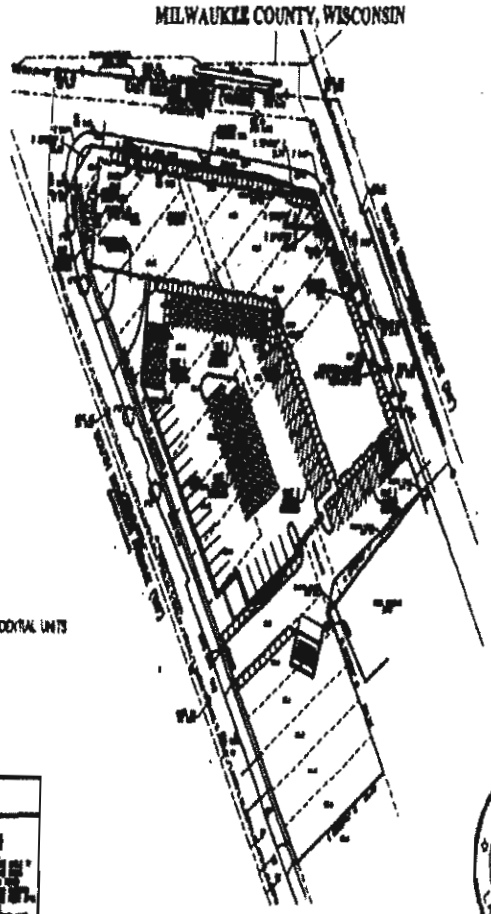
THIRD FLOOR PLAN	6

LAKE INFORMATION SERVICES, INC.

PLAT OF CONDOMINIUM FOR
BAY VIEW COMMONS CONDOMINIUM

CITY OF MILWAUKEE
MILWAUKEE COUNTY, WISCONSIN



LEGEND

- LIMITED COMMON ELEMENT - DESIGNATED TO RESIDENTIAL UNITS
- LIMITED COMMON ELEMENT - UNITS 1, 2, AND 3
- LIMITED COMMON ELEMENT - UNITS 4 AND 5
- LIMITED COMMON ELEMENT - UNIT 1

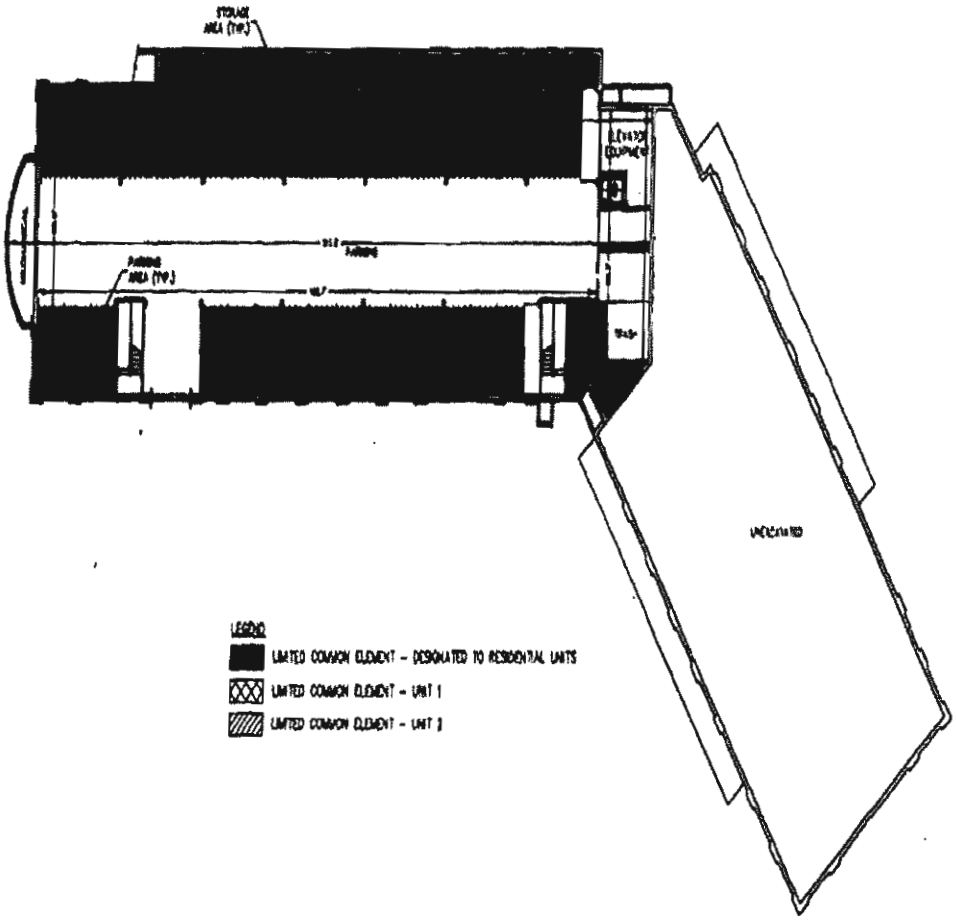
LEGEND

GRAPHIC SCALE

WISCONSIN MARK L. WERTZ S-1915 MILWAUKEE WI LAND SURVEYOR

PAGE 2 OF 6

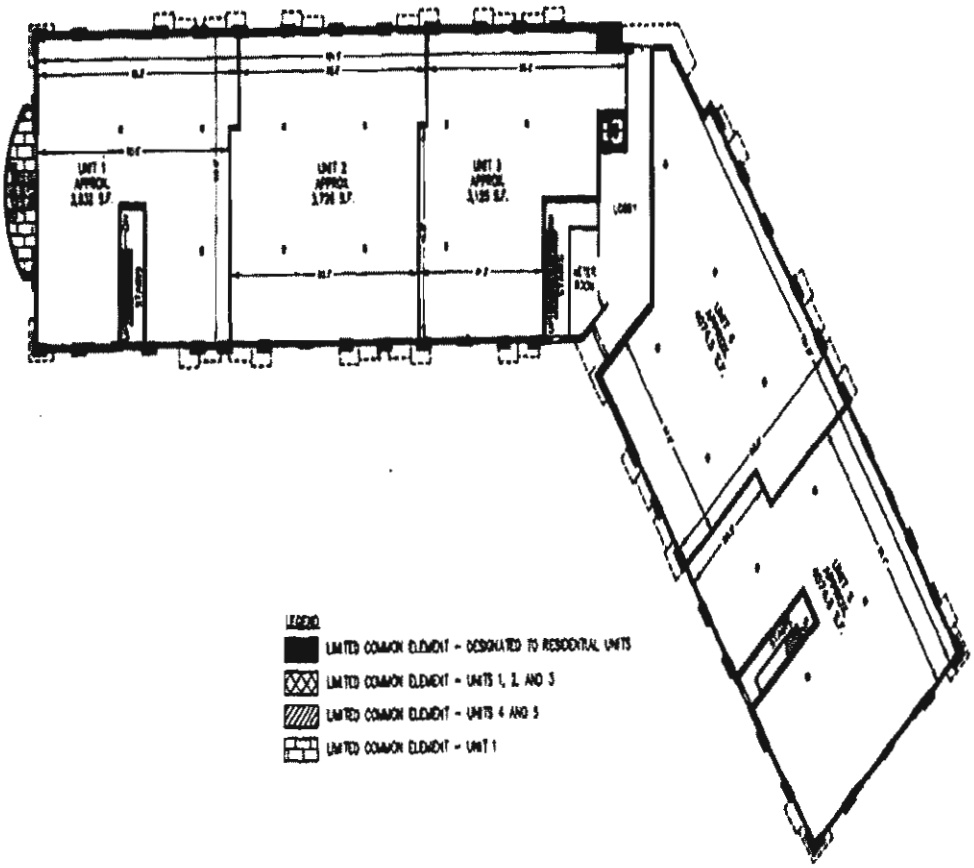
BAY VIEW COMMONS CONDOMINIUM
CONDOMINIUM PLAT
CITY OF MILWAUKEE
MILWAUKEE COUNTY, WISCONSIN



GRAPHIC SCALE

LOWER PARKING PLAN

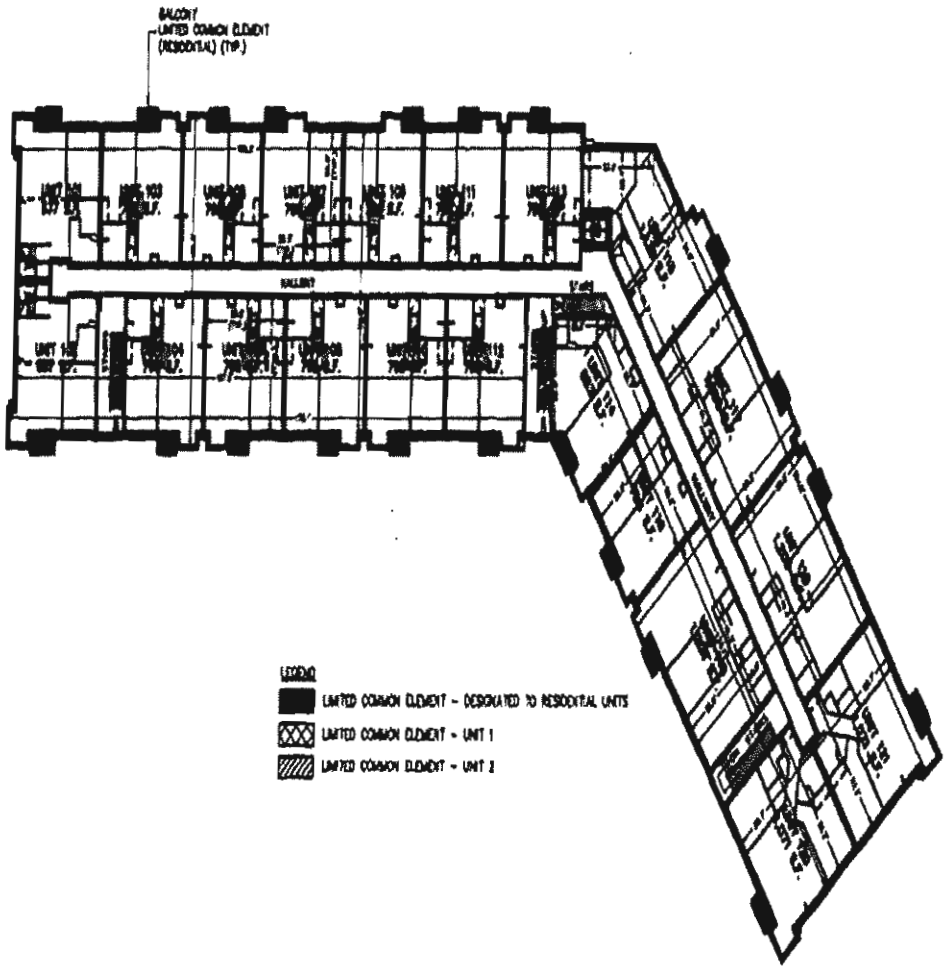
BAY VIEW COMMONS CONDOMINIUM
CONDOMINIUM PLAT
CITY OF MILWAUKEE
MILWAUKEE COUNTY, WISCONSIN



GRAPHIC SCALE

FIRST FLOOR PLAN

BAY VIEW COMMONS CONDOMINIUM
CONDOMINIUM PLAT
CITY OF MILWAUKEE
MILWAUKEE COUNTY, WISCONSIN

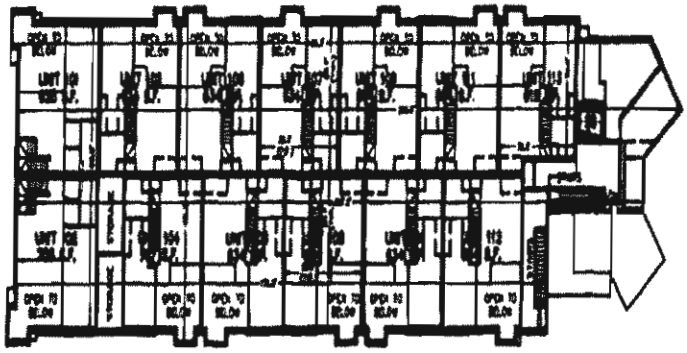


GRAPHIC SCALE

SECOND FLOOR PLAN

PAGE 5 OF 6

BAY VIEW COMMONS CONDOMINIUM
CONDOMINIUM PLAT
CITY OF MILWAUKEE
MILWAUKEE COUNTY, WISCONSIN



LEGEND

LIMITED COMMON ELEMENT - DESIGNATED TO RESIDENTIAL UNITS

LIMITED COMMON ELEMENT - UNIT 1

LIMITED COMMON ELEMENT - UNIT 2

GRAPHIC SCALE

1 inch = 20 ft

THIRD FLOOR PLAN

Signed Statement By Responsible Party (Representative) That the Following Legal Description is Complete and Accurate for the Referenced Property

As a representative of the responsible party for the property located at 2121 South Kinnickinnic Avenue, Milwaukee, I believe the legal description provided to the Wisconsin Department of Natural Resources and following below for the case file reference DNR BRRTS # 02-41-001131 and 03-41-004868 is complete and accurate to the best of my knowledge.

Legal Description:

PARCEL A:

Lots Nine (9), Ten (10), Eleven (11), Fourteen (14), Fifteen (15), Sixteen (16), Seventeen (17), Eighteen (18), Nineteen (19), Twenty (20) and Twenty-one (21) and One-half (1/2) of vacated alley adjoining in Block One (1) in C.C. ROBINSON'S SUBDIVISION OF PART OF LOTS TWENTY-FIVE (25) AND TWENTY-SIX (26) in the Subdivision of the West One-half (1/2) of the Southwest One-quarter (1/4) of Section Four (4), Township Six (6) North, Range Twenty-two (22) East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, excepting those parts acquired by the City of Milwaukee via Document No. 5171369. ALSO Lots One (1), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11) and Twelve (12) and One-half (1/2) of vacated alley adjoining in Block One (1) in HORTER'S SUBDIVISION of part of Lot Twenty-four (24), in the Southwest One-quarter (1/4) of Section Four (4) in Township Six (6) North, Range Twenty-two (22) East. Together with the Southwesterly One-half (1/2) of the vacated alley abutting Lot Twelve (12) on the Northeast. ALSO that part of Lot Twenty-five (25) of the SUBDIVISION OF THE WEST ONE-HALF (1/2) OF THE SOUTHWEST ONE-QUARTER (1/4) of Section Four (4), in Township Six (6) North, Range Twenty-two (22) East, which is bounded and described as follows: Commencing at the Southeasterly corner of Lot 11, in Block 1 in above-mentioned Robinson's Subdivision; running thence Southeasterly along the Westerly line of South Kinnickinnic Avenue, 100.00 feet to the Northeasterly corner of Lot 1 in Block 1 in above-mentioned Horter's Subdivision; thence Southwesterly along the Northerly line of Lots 1 and 7 and the vacated alley, in Block 1 in above mentioned Horter's Subdivision, 215.00 feet to the Northwesterly corner of said Lot 7, thence Northwesterly along the Easterly line of South Robinson Avenue, 30.00 feet to the Southwesterly corner of Lot 14, in Block 1 in above-mentioned Robinson's Subdivision, thence Northeasterly along the Southerly line of said Lot 14, 65.00 feet to the Southeasterly corner of said Lot 14; thence Northwesterly along the Easterly line of Lots 14, 15 and part of Lot 16, 70.00 feet to a point; thence Northeasterly along the Southerly line of Lots 16 and 11, in Block 1 in said Robinson's Subdivision, 150.00 feet to the point of commencement, all in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

PARCEL B:

That part of Lots Twenty-two (22) and Twenty-three (23) in C.C. ROBINSON'S SUBDIVISION OF PART OF LOTS TWENTY-FIVE (25) AND TWENTY-SIX (26) IN

BLOCK ONE (1) IN THE SUBDIVISION OF THE WEST ONE-HALF (1/2) OF the Southwest One-quarter (1/4) of Section Four (4), in Township Six (6) North, Range Twenty-two (22) East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin described as follows: Commencing at the most Westerly corner of Lot 21 in Block 1 of Robinson's Subdivision, a recorded Subdivision in said 1/4 Section; thence North 12°26'25" West, 48.37 feet to a point; thence North 46°48'10" East, 21.96 feet to a point; thence South 83°49'15" East, 64.13 feet to the point of intersection of the Northwesterly line of said Lot 21 and the present Southerly line of East Becher Street; thence South 51°24'00" West, along said Northwesterly line, 88.73 feet to the point of commencement.

PARCEL C:

That part of Lots Six (6), Seven (7) and Eight (8) in C.C. ROBINSON'S SUBDIVISION OF PART OF LOTS TWENTY-FIVE (25) AND TWENTY-SIX (26) IN BLOCK ONE (1) IN THE SUBDIVISION OF THE WEST ONE-HALF (1/2) of the Southwest One-quarter (1/4) of Section Four (4), in Township Six (6) North, Range Twenty-two (22) East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, described as follows: Commencing at the point of intersection of the present Southerly line of East Becher Street and the Northwesterly line of Lot 9 in Block 1 of Robinson's Subdivision, a recorded Subdivision in said 1/4 Section; thence South 51°24'00" West, along said Northwesterly line and its Southwesterly extension, 82.71 feet to a point in the center line of the Northwesterly-Southeasterly 15-foot wide alley as platted in said Block 1; thence North 3l°l7'20" West, along said center line, 73.39 feet to the point of intersection of said center line and the present Southerly line of East Becher Street; thence South 83°49'15" East, 103.35 feet to the point of commencement.

Note: The following deeds and documents are attached:

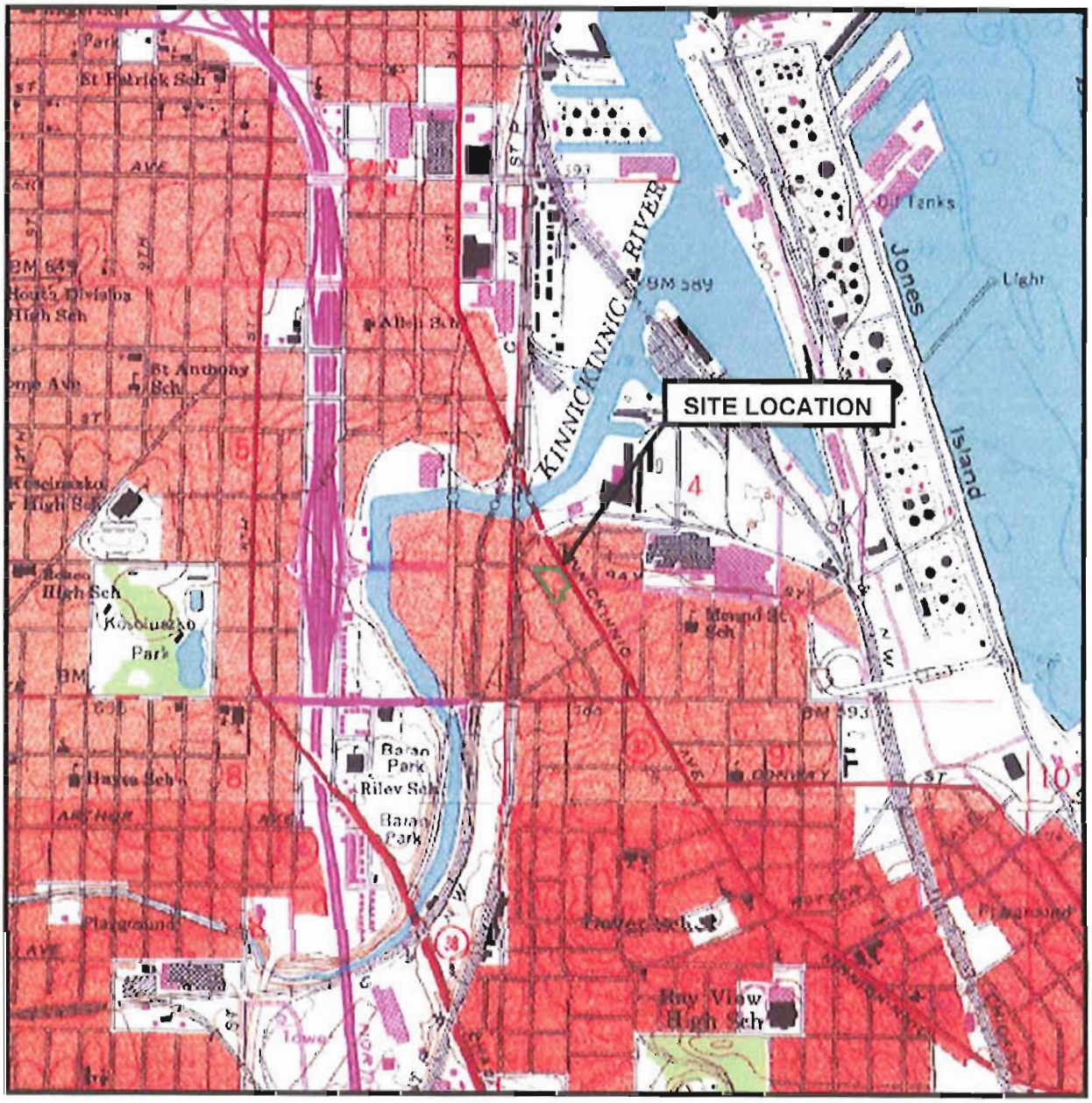
- Warranty Deed conveying property from RACM to BBD Bay View Commons (Doc. # 08929797, recorded 01/07/2005)
- Bay View Commons Condominium Declaration (Doc. # 09121162, recorded 10/31/2005)
- 14 Condominium Deeds, one for each unit sold
- List showing legal description for each unit

Signed,

Joy Kress for RACM

Sr. Enviro. Project Coordinator

Title



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

Scale: 1:24,000 (1"-2000')

FIGURE 1
SITE LOCATION MAP

Bay View Commons
2121 South Kinnickinnic Avenue
Milwaukee, Wisconsin
Project No. 1E-0202024

GILES
ENGINEERING ASSOCIATES, INC.

SOUTH KINNICKINNIC AVENUE

EAST BECHER STREET

EXISTING BUILDING

EXISTING BUILDING

PZ3 MW2

MW6

MW3 PZ2

STORM SEWER CONNECTION

RETAINING WALL

TRENCH DRAIN

DRIVEWAY

MW5

MW4

PZ1 MW1

(A) (B) (C) (D) (E) (F) (G) (H)

RETAINING WALL

MW7

RETAINING WALL

GRASS

SOUTH ROBINSON AVENUE

APPROXIMATE LOCATION OF EXISTING BUILDING

APPROXIMATE LOCATION OF EXISTING BUILDINGS

0 15 30

LEGEND:

- SUBJECT PROPERTY LINE
- LIGHT POST
- GUY WIRE POLE
- TRAFFIC LIGHT
- WATER LINE
- FIRE HYDRANT
- SANITARY SEWER LINE
- STORM SEWER LINE
- COMBINATION SANITARY AND SEWER LINE
- CATCH BASIN
- MANHOLE
- TREE

FORMER OBJECT LEGEND:

MW2	FORMER GROUNDWATER MONITORING WELL
PZ3	FORMER PIEZOMETER
(A)	FORMER 10,000-GALLON GASOLINE UST
(B)	FORMER 7,000-GALLON GASOLINE UST
(C)	FORMER CONCRETE PAD
(D)	FORMER 1,000-GALLON SOLVENT UST
(E)	FORMER 2,000-GALLON SOLVENT UST
(F)	FORMER 2,500-GALLON GASOLINE UST
(G)	FORMER 300-GALLON SOLVENT UST
(H)	FORMER 2,000-GALLON FUEL OIL UST

NOTES:

1.) SITE PLAN BASED ON SITE UTILITY PLAN PREPARED BY LAND INFORMATION SERVICES, INC. (DATED SEPT. 21, 2004)

2.) THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS SURVEY ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

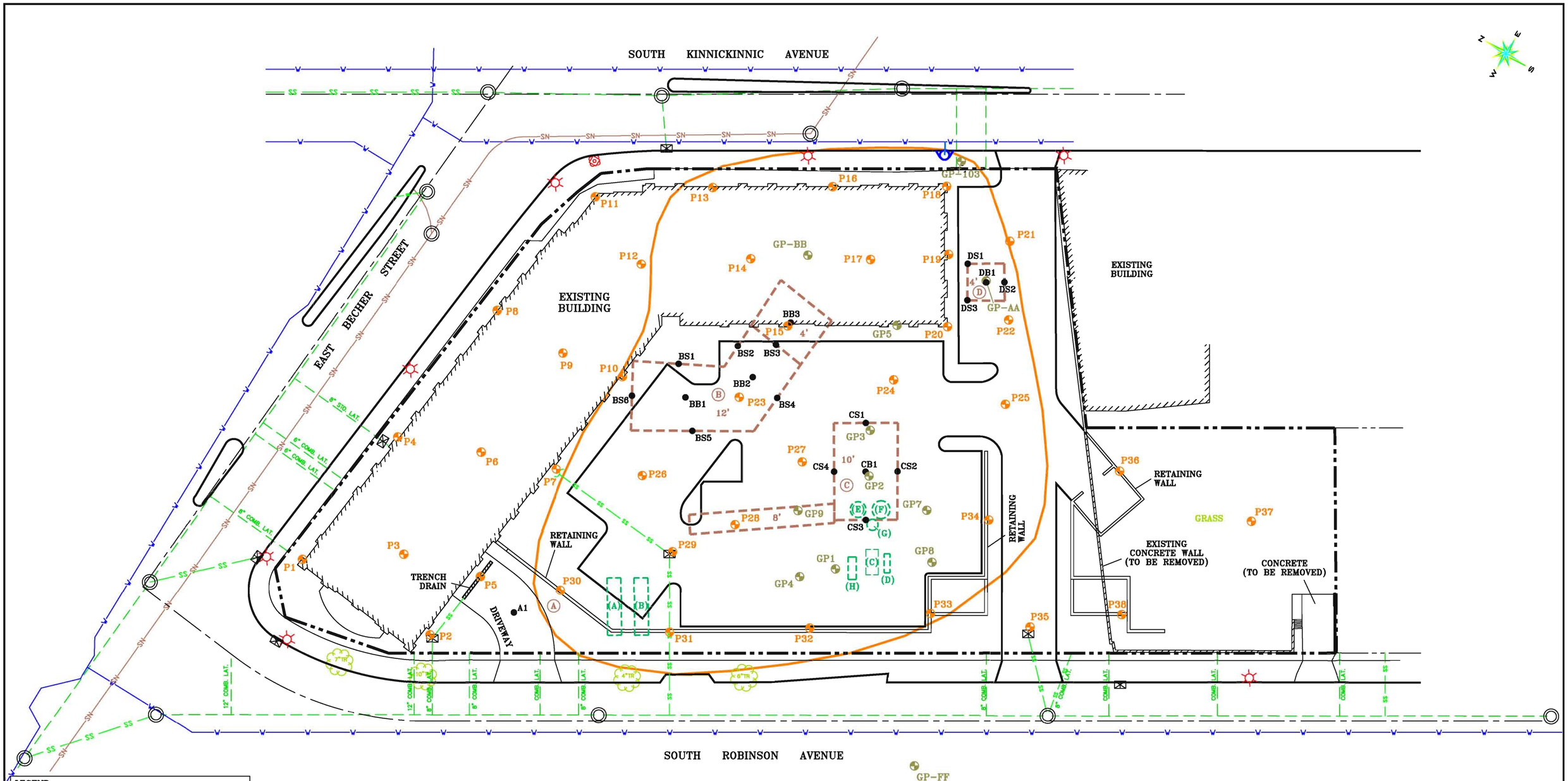
3.) FORMER USTs ARE APPROXIMATE AND WERE DEVELOPED FROM THE "LOCATIONS OF FORMER TANKS, BORINGS AND MONITORING WELLS", DATED 8/10/99, PREPARED BY ARCADIS GERAGHTY & MILLER. FORMER USTs ARE PLACED RELATIVE TO THE NEAREST SOIL BORINGS.

GILES ENGINEERING ASSOCIATES, INC.
N8 W22350 JOHNSON RD.; WAUKESHA, WI, 53186
(262)-544-0118

FIGURE 2
PRE-REMEDIAL MONITORING WELL AND FORMER UST LOCATION PLAN
2121 SOUTH KINNICKINNIC AVENUE
MILWAUKEE, WISCONSIN

DESIGNED	DRAWN	SCALE	DATE	REVISED
SCT	JSZ	1" = 30'	09-14-07	05-06-08

PROJECT NO.: 1E-0202024 | CAD NO.: 1E0202024K2



LEGEND:

- SUBJECT PROPERTY LINE
- LIGHT POST
- GUY WIRE POLE
- TRAFFIC LIGHT
- WATER LINE
- FIRE HYDRANT
- SANITARY SEWER LINE
- STORM SEWER LINE
- COMBINATION SANITARY AND SEWER LINE
- CATCH BASIN
- MANHOLE
- TREE
- BS1 CS1 — EXCAVATION SOIL SAMPLE
- A1 — SOIL SAMPLE
- GP8 — SOIL BORING
- P1 — PRECONSTRUCTION GEOPROBE

LEGEND:

- APPROXIMATE EXTENT OF RESIDUAL CHLORINATED SOLVENT AND PETROLEUM IMPACTED SOIL
- EXCAVATION AREA
- 12' — EXCAVATION DEPTH
- (A) — AREA DESIGNATION

FORMER OBJECT LEGEND:

- (A) FORMER 10,000-GALLON GASOLINE UST
- (B) FORMER 7,000-GALLON GASOLINE UST
- (C) FORMER CONCRETE PAD
- (D) FORMER 1,000-GALLON SOLVENT UST
- (E) FORMER 2,000-GALLON SOLVENT UST
- (F) FORMER 2,500-GALLON GASOLINE UST
- (G) FORMER 300-GALLON SOLVENT UST
- (H) FORMER 2,000-GALLON FUEL OIL UST

NOTES:

1.) SITE PLAN BASED ON SITE UTILITY PLAN PREPARED BY LAND INFORMATION SERVICES, INC. (DATED SEPT. 21, 2004)

2.) THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS SURVEY ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

3.) AREA A – PETROLEUM CONTAMINATED AREA, FORMER LOCATION OF ONE 7,000 GALLON AND ONE 10,000 GALLON GASOLINE USTs.

4.) AREA B – CHLORINATED CONTAMINATED AREA, AREA IDENTIFIED DURING THE INSTALLATION OF PZ-2, AND LOCATION OF MW-3, HIGHEST DISSOLVED PHASE CONCENTRATION OF PCE IN GROUNDWATER ON THE SUBJECT PROPERTY.

5.) AREA C – CHLORINATED CONTAMINATED AREA, FORMER LOCATION OF ONE 2,000 GALLON FUEL OIL, ONE 1,000 GALLON, ONE 300 GALLON, ONE 2,000 GALLON, AND ONE 2,500 GALLON SOLVENT UST's

6.) FORMER USTs ARE APPROXIMATE AND WERE DEVELOPED FROM THE "LOCATIONS OF FORMER TANKS, BORINGS AND MONITORING WELLS", DATED 8/10/99, PREPARED BY ARCADIS GERAGHTY & MILLER. FORMER USTs ARE PLACED RELATIVE TO THE NEAREST SOIL BORINGS.

0 15 30

GILES ENGINEERING ASSOCIATES, INC.
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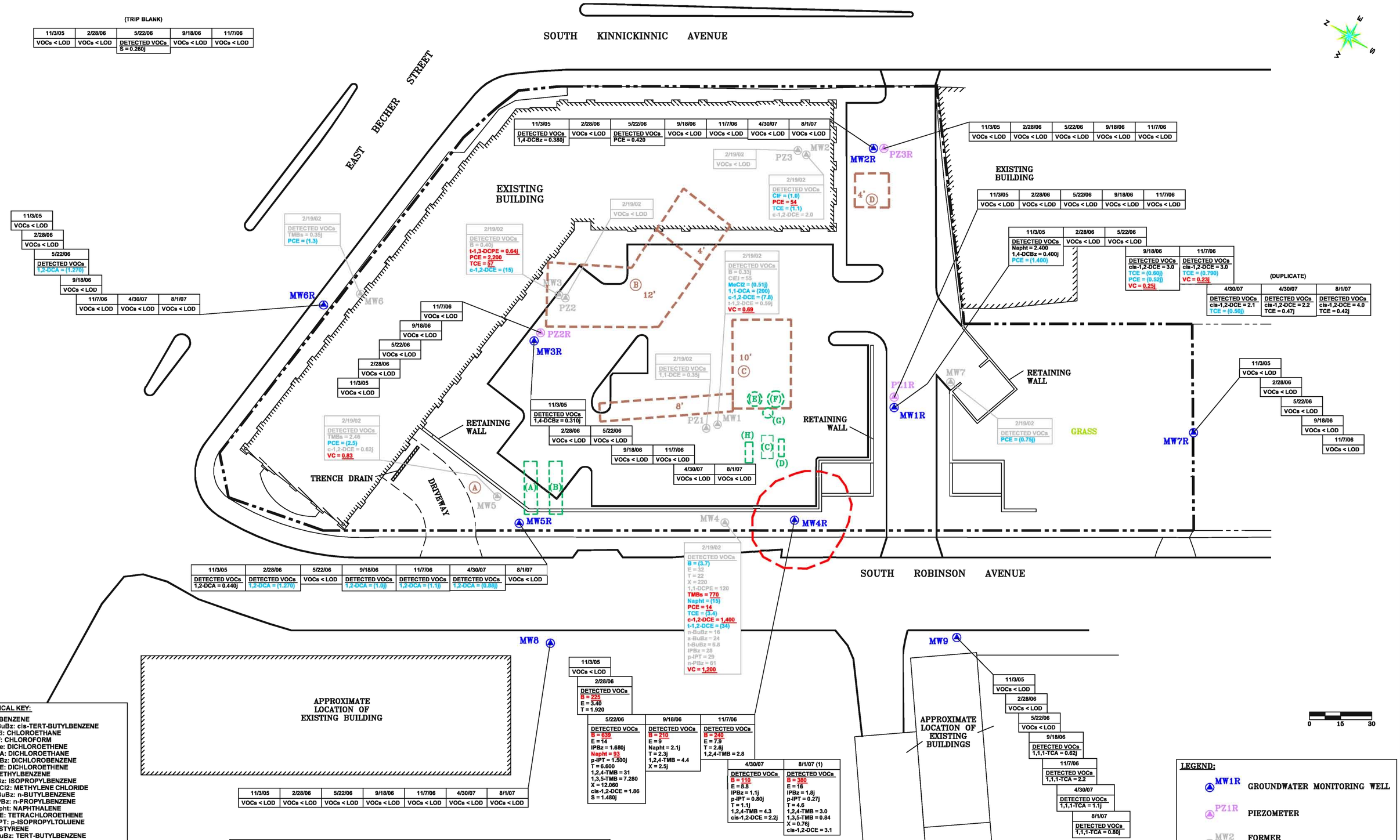
(262)-544-0118

FIGURE 5
EXTENT OF IMPACTED SOIL
2121 SOUTH KINNICKINNIC AVENUE
MILWAUKEE, WISCONSIN

DESIGNED	DRAWN	SCALE	DATE	REVISED
SCT/TJB	JSZ	1" = 30'	09-30-09	--

PROJECT NO.: 1E-0202024 | CAD NO.: 1E0202024T



CHEMICAL KEY:

- -B: BENZENE
- -c-BuBz: cis-TERT-BUTYLBENZENE
- -ClEI: CHLOROETHANE
- -ClF: CHLOROFORM
- -DCe: DICHLOROETHENE
- -DCA: DICHLOROETHANE
- -DCBz: DICHLOROBENZENE
- -DCE: DICHLOROETHENE
- -E: ETHYLBENZENE
- -IPBz: ISOPROPYLBENZENE
- -MeCl2: METHYLENE CHLORIDE
- -n-BuBz: n-BUTYLBENZENE
- -n-PBz: n-PROPYLBENZENE
- -Naph: NAPHTHALENE
- -PCE: TETRACHLOROETHENE
- -p-IPT: p-ISOPROPYLTOLUENE
- -S: STYRENE
- -t-BuBz: TERT-BUTYLBENZENE
- -T: TOLUENE
- -TCA: TRICHLOROETHANE
- -TCE: TRICHLOROETHENE
- -TMB: TRIMETHYLBENZENE
- -TMBs: TOTAL TRIMETHYLBENZENE
- -VC: VINYL CHLORIDE
- -X: TOTAL XYLENES

ABBREVIATIONS:

- -LOD: LIMIT OF DETECTION
- -NR: NATURAL RESOURCES
- -VOC: VOLATILE ORGANIC COMPOUND
- -WAC: WISCONSIN ADMINISTRATIVE CODE

NOTES:

VOC RESULTS EXPRESSED IN MICROGRAMS PER LITER (ug/l) EQUIVALENT TO PARTS PER BILLION (ppb)

RESULTS INDICATED IN BLUE/PARENTHESIS EXCEED WAC NR 140 PREVENTIVE ACTION LIMITS

RESULTS INDICATED IN RED/UNDERLINED EXCEED WAC NR 140 ENFORCEMENT STANDARDS

-j: CONCENTRATION BETWEEN LABORATORY LIMIT OF DETECTION AND QUANTITATION LIMIT.

NOTES:

1.) SITE PLAN BASED ON SITE UTILITY PLAN PREPARED BY LAND INFORMATION SERVICES, INC. (DATED SEPT. 21, 2004)

2.) THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS SURVEY ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

3.) AREA A – PETROLEUM CONTAMINATED AREA, FORMER LOCATION OF ONE 7,000 GALLON AND ONE 10,000 GALLON GASOLINE USTs.

4.) AREA B – CHLORINATED CONTAMINATED AREA, AREA IDENTIFIED DURING THE INSTALLATION OF PZ-2, AND LOCATION OF MW-3, HIGHEST DISSOLVED PHASE CONCENTRATION OF PCE IN GROUNDWATER ON THE SUBJECT PROPERTY.

5.) AREA C – CHLORINATED CONTAMINATED AREA, FORMER LOCATION OF ONE 2,000 GALLON FUEL OIL, ONE 1,000 GALLON, ONE 300 GALLON, ONE 2,000 GALLON, AND ONE 2,500 GALLON SOLVENT UST's

6.) FORMER USTs ARE APPROXIMATE AND WERE DEVELOPED FROM THE "LOCATIONS OF FORMER TANKS, BORINGS AND MONITORING WELLS", DATED 8/10/99, PREPARED BY ARCADIS GERAGHTY & MILLER. FORMER USTs ARE PLACED RELATIVE TO THE NEAREST SOIL BORINGS.

FORMER OBJECT LEGEND:

(A)	FORMER 10,000-GALLON GASOLINE UST
(B)	FORMER 7,000-GALLON GASOLINE UST
(C)	FORMER CONCRETE PAD
(D)	FORMER 1,000-GALLON SOLVENT UST
(E)	FORMER 2,000-GALLON SOLVENT UST
(F)	FORMER 2,500-GALLON GASOLINE UST
(G)	FORMER 300-GALLON SOLVENT UST
(H)	FORMER 2,000-GALLON FUEL OIL UST

LEGEND:

	ESTIMATED EXTENT OF POST-REMEDIAL BENZENE-IMPACTED GROUNDWATER EXCEEDING WAC NR 140 ENFORCEMENT STANDARDS
	EXCAVATION AREA
12'	EXCAVATION DEPTH
(A)	AREA DESIGNATION

LEGEND:

MW1R	GROUNDWATER MONITORING WELL
PZ1R	PIEZOMETER
MW2	FORMER GROUNDWATER MONITORING WELL
PZ3	FORMER PIEZOMETER
	PROPERTY LINE

GILES ENGINEERING ASSOCIATES, INC.
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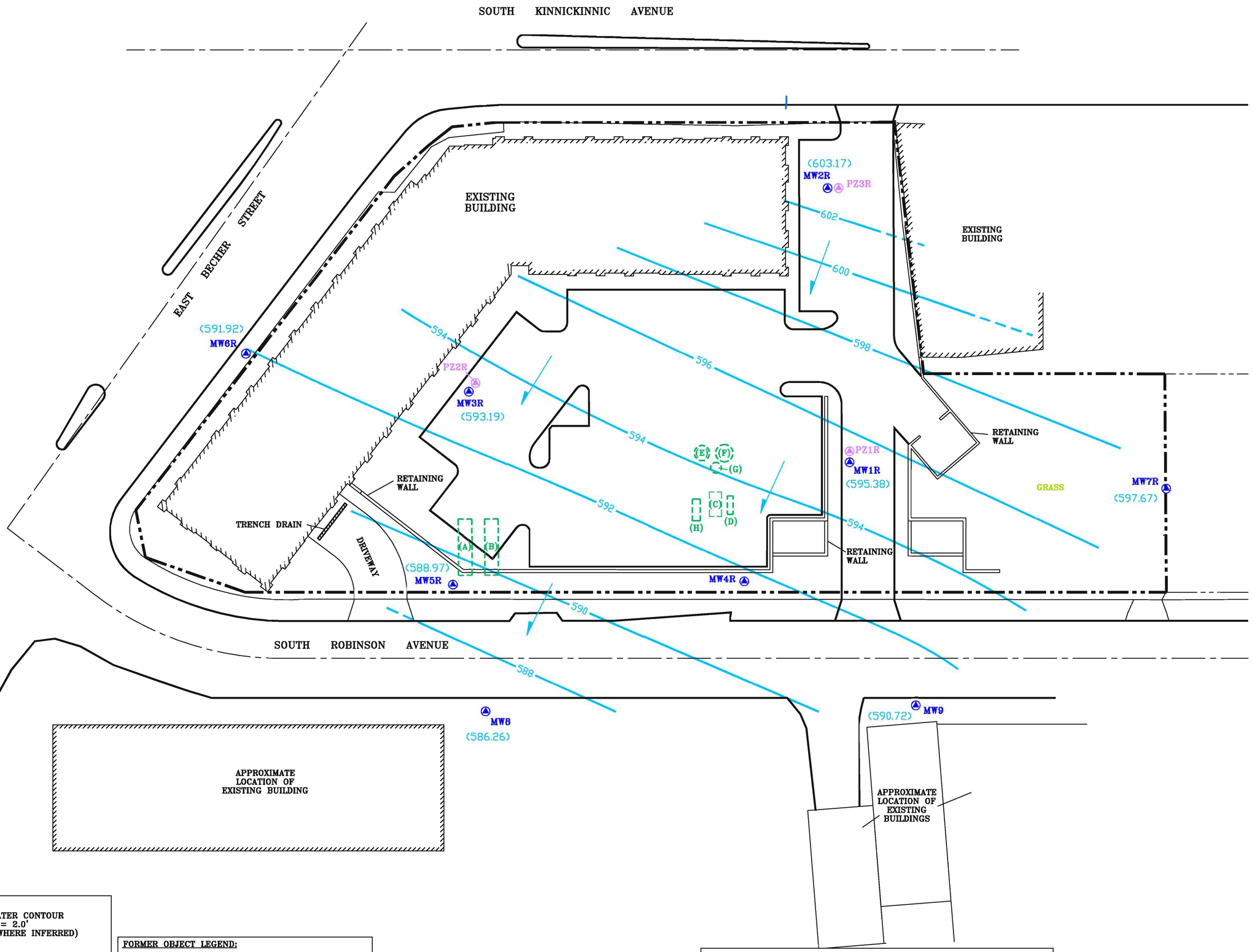
(262)-544-0118

FIGURE 9
POST-REMEDIAL GROUNDWATER ANALYTICAL RESULTS AND ESTIMATED EXTENT OF POST-REMEDIAL IMPACTED GROUNDWATER
2121 SOUTH KINNICKINNIC AVENUE
MILWAUKEE, WISCONSIN

DESIGNED	DRAWN	SCALE	DATE	REVISED
TJB/SCT	JSZ	1" = 30'	09-17-07	05-06-08

PROJECT NO.: 1E-0202024 | CAD NO.: 1E0202024R



LEGEND:

- 590 — GROUNDWATER CONTOUR INTERVAL = 2.0' (DASHED WHERE INFERRED)
- GROUNDWATER FLOW DIRECTION
- (586.26) — GROUNDWATER ELEVATION (IN FEET REFERENCED TO MEAN SEA LEVEL)
- MW1R — GROUNDWATER MONITORING WELL
- PZ1R — PIEZOMETER
- PROPERTY LINE

FORMER OBJECT LEGEND:

(A)	FORMER 10,000-GALLON GASOLINE UST
(B)	FORMER 2,000-GALLON FUEL OIL UST
(C)	FORMER CONCRETE PAD
(D)	FORMER 1,000-GALLON SOLVENT UST
(E)	FORMER 2,000-GALLON SOLVENT UST
(F)	FORMER 2,500-GALLON GASOLINE UST
(G)	FORMER 300-GALLON SOLVENT UST

NOTES:

1.) SITE PLAN BASED ON SITE UTILITY PLAN PREPARED BY LAND INFORMATION SERVICES, INC. (DATED SEPT. 21, 2004)

2.) THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS SURVEY ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

3.) FORMER USTs ARE APPROXIMATE AND WERE DEVELOPED FROM THE "LOCATIONS OF FORMER TANKS, BORINGS AND MONITORING WELLS", DATED 8/10/99, PREPARED BY ARCADIS GERAGHTY & MILLER. FORMER USTs ARE PLACED RELATIVE TO THE NEAREST SOIL BORINGS.

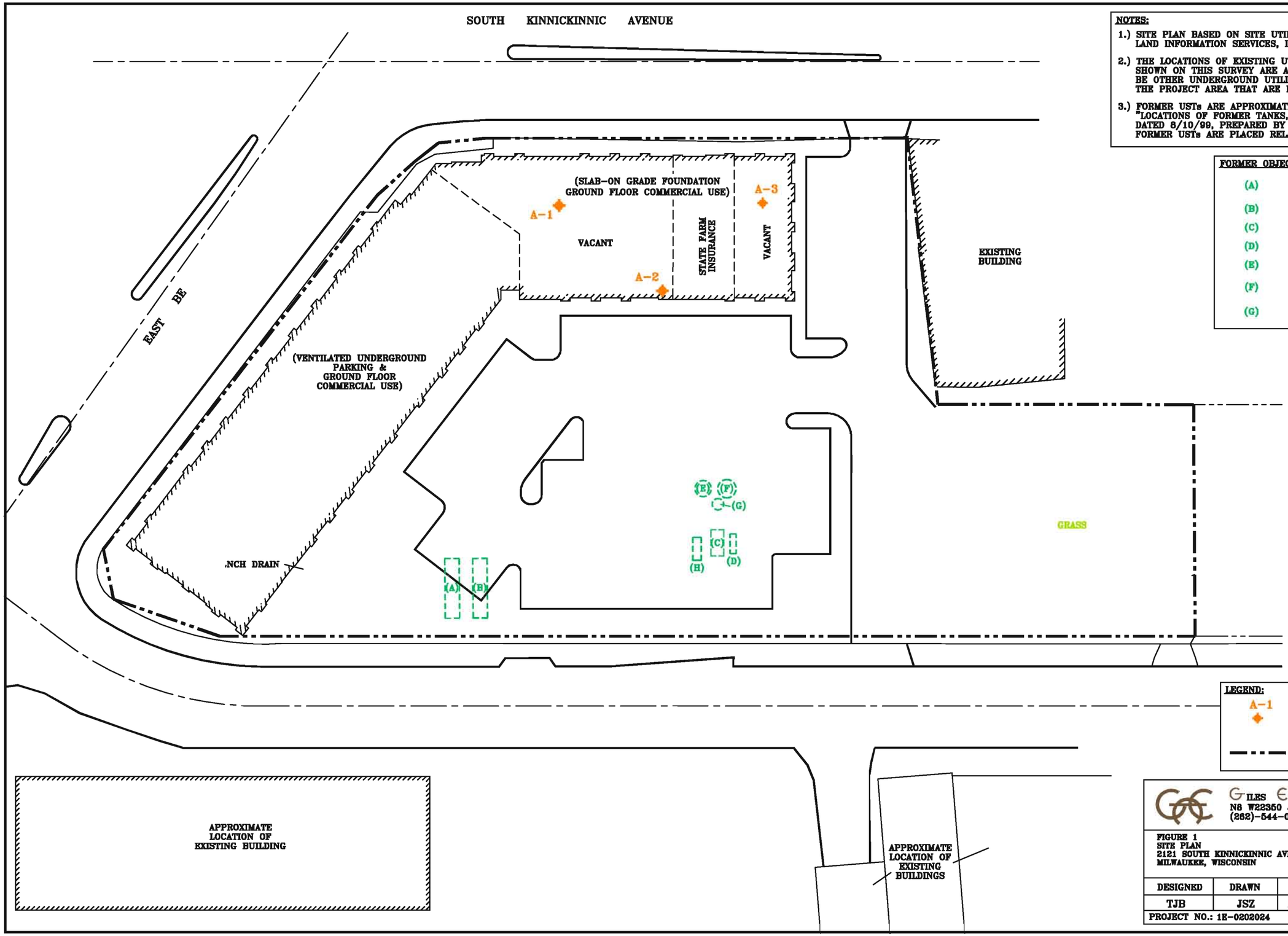
4.) MW4R WAS NOT USED FOR CONTOURING BECAUSE OF PERCHED WATER TABLE.

GILES ENGINEERING ASSOCIATES, INC.
N8 W22350 JOHNSON RD.; WAUKESHA, WI, 53186
(262)-544-0118

FIGURE 8
GROUNDWATER CONTOUR MAP (8/1/07)
2121 SOUTH KINNICKINNIC AVENUE
MILWAUKEE, WISCONSIN

DESIGNED	DRAWN	SCALE	DATE	REVISED
TJB	JSZ	1" = 30'	10-09-07	05-06-08

PROJECT NO.: 1E-0202024 | CAD NO.: 1E0202024Q



NOTES:

1.) SITE PLAN BASED ON SITE UTILITY PLAN PREPARED BY LAND INFORMATION SERVICES, INC. (DATED SEPT. 21, 2004)

2.) THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS SURVEY ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

3.) FORMER USTs ARE APPROXIMATE AND WERE DEVELOPED FROM THE "LOCATIONS OF FORMER TANKS, BORINGS AND MONITORING WELLS", DATED 8/10/99, PREPARED BY ARCADIS GERAGHTY & MILLER. FORMER USTs ARE PLACED RELATIVE TO THE NEAREST SOIL BORINGS.

FORMER OBJECT LEGEND:

(A)	FORMER 10,000-GALLON GASOLINE UST
(B)	FORMER 2,000-GALLON FUEL OIL UST
(C)	FORMER CONCRETE PAD
(D)	FORMER 1,000-GALLON SOLVENT UST
(E)	FORMER 2,000-GALLON SOLVENT UST
(F)	FORMER 2,500-GALLON GASOLINE UST
(G)	FORMER 300-GALLON SOLVENT UST

LEGEND:

A-1 SUBSLAB VAPOR SAMPLE LOCATION

PROPERTY LINE

GILES ENGINEERING ASSOCIATES, INC.
N8 W22350 JOHNSON RD.; WAUKESHA, WI, 53186
(262)-544-0118

FIGURE 1
SITE PLAN
2121 SOUTH KINNICKINNIC AVENUE
MILWAUKEE, WISCONSIN

DESIGNED	DRAWN	SCALE	DATE	REVISED
TJB	JSZ	1" = 40'	06-24-09	09-29-09

PROJECT NO.: 1E-0202024 | CAD NO.: 1E0202024K

TABLE 3

RESIDUAL SOIL SAMPLE ANALYTICAL RESULTS

2121 South Kinnickinnic Avenue
Milwaukee, Wisconsin
Project No. 1E0202024

Analyte	Sample Location															NR 720.09 RCLs	NR 746.06 Table 1 (Product Indicator)	NR 746.06 Table 2 (Direct Contact)
	P1	P2	P3	P4	P5	P6	P7	P8	P9	P10	P10	P11	P12	P13	P14			
Sample Depth (feet)	2-3	5-6	2-4	5-6	5-6	8-9	11-12	4-5	11-12	3-4	11-12	1	11-12	1	1			
Sample Date	10/21/04	10/21/04	10/21/04	10/21/04	10/21/04	10/21/04	10/21/04	10/21/04	10/21/04	10/21/04	10/22/04	10/22/04	10/22/04	10/22/04	10/22/04			
PID (HNU)	BDL	BDL	22.0	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL			
Detected VOCs (ug/kg)																		
1,2,4-Trimethylbenzene	<34	<17	<80	<17	57	<17	<18	<16	<17	<17	<35	140	<35	<32	<31	NS	**83,000**	NS
1,2-Dichlorethane	<39	<20	<92	<20	**46j**	<20	<20	<18	<20	<19	<40	<37	<41	<36	<36	**4.9**	**600**	**540**
1,3,5-Trimethylbenzene	<38	<20	<92	<20	<20	<20	<20	<18	<20	<19	<40	58j	<40	<36	<36	NS	**11,000**	NS
Ethylbenzene	<28	<15	<67	<15	<14	<15	19j	<13	<14	<14	<29	<27	<30	<27	<26	**2,900**	**4,600**	NS
Napthalene	<84	<43	<201	<43	57j	<44	<44	<39	<43	<42	<88	<81	<89	108j	<79	NS	**2,700**	NS
Toluene	<33	<17	<78	<17	<17	<17	<17	<15	<17	<16	<34	<31	<34	<31	<30	**1,500**	**38,000**	NS
Xylenes	<88	<45	<209	<45	15j	<45	<46	<42	<44	<44	<91	<84	<92	<82	<82	**4,100**	**42,000**	NS
Isopropylbenzene	<37	<19	3,170	<19	<19	<19	<19	<17	<19	<18	<38	<35	<39	<34	<34	NS	NS	NS
n-Propylbenzene	<32	<16	<75	<19	<16	<16	<16	<15	<16	<16	<33	<30	<33	<30	<29	NS	NS	NS
p-Isopropyltoluene	<35	<18	3,900	<18	<18	<18	<18	76	<18	<18	<36	<34	<37	<33	<33	NS	NS	NS
n-Butylbenzene	<40	<21	<95	<21	<20	<21	<21	<19	<20	<20	<41	<38	<42	<37	<37	NS	NS	NS
sec-Butylbenzene	<38	<19	267j	<19	<19	<19	<20	<18	<19	<19	<39	<36	<40	<35	<35	NS	NS	NS
tert-Butylbenzene	<34	<17	<81	<17	<17	<17	<18	<16	<17	<17	<35	<32	<36	<32	<32	NS	NS	NS
Acetone	<173	<89	<413	<89	<89	<89	<90	<80	<88	<86	<180	<166	<182	<162	<162	NS	NS	NS
Bromobenzene	<35	<18	<83	<18	<18	<18	<18	<16	<18	<17	<36	<33	<37	<33	<32	NS	NS	NS
Chloroethane	<71	<37	<169	<36	<36	<37	<37	<33	<36	<35	<74	<68	<75	<67	<66	NS	NS	NS
Chloromethane	<55	<28	<132	<28	<28	<28	<29	<26	<28	<28	<57	<53	<58	<52	<51	NS	NS	NS
cis-1,2-Dichlorethene	<30	<16	<72	<16	<16	<16	<16	<14	<15	<15	<31	<29	<32	<28	<28	NS	NS	NS
Tetrachloroethene	<34	<18	<82	<18	3,370	<18	<18	<16	<17	78	<35	<33	<36	412	2,850	NS	NS	NS
Trichloroethene	<39	<20	<92	<20	<20	<20	<20	<18	<20	<19	<40	<37	<41	<36	<36	NS	NS	NS
Vinyl Chloride	<24	<12	<57	<12	<12	<12	<12	<11	<12	<12	<25	<23	<25	<22	<22	NS	NS	NS

Notes:

PID: Photoionization Detector
VOCs: Volatile Organic Compounds
ug/kg: Micrograms per kilogram; equivalent to parts per billion (ppb)
NR: Natural Resources Chapter of the Wisconsin Administrative Code (WAC)
BDL: Below Detection Limit
LOD: Limit of Detection

NS: No Established Standard
NA: Not Analyzed
RCLs: Residual Contaminant Levels
j: Concentration measured between the laboratory method detection limit and the quantitation limit
a: Concentrations measured are characteristic of a laboratory artifact

TABLE 3 (Continued)

RESIDUAL SOIL SAMPLE ANALYTICAL RESULTS

2121 South Kinnickinnic Avenue
Milwaukee, Wisconsin
Project No. 1E0202024

Analyte	Sample Location												NR 720.09 RCLs	NR 746.06 Table 1 (Product Indicator)	NR 746.06 Table 2 (Direct Contact)
	P16	P17	P18	P19	P20	P21	P21	P22	P22	P24	P24	P25			
Sample Depth (feet)	1-2	1	2-3	2-3	2-3	1-2	5-6	1-2	5-6	1	8-10	1			
Sample Date	10/22/04	10/22/04	10/22/04	10/22/04	10/22/04	10/22/04	10/22/04	10/22/04	10/22/04	10/22/04	10/22/04	10/22/04			
PID (HNU)	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	904	BDL			
Detected VOCs (ug/kg)															
1,2,4-Trimethylbenzene	160	<53	<34	<33	<54	<54	<33	<35	<35	116	<182	<34	NS	**83,000**	NS
1,2-Dichlorethane	**1,810**	<39	<40	<39	<40	<40	<40	<40	<40	**905**	<210	<40	**4.9**	**600**	**540**
1,3,5-Trimethylbenzene	616	<39	<39	<35	<39	<40	<39	<40	<40	438	<208	<39	NS	**11,000**	NS
Ethylbenzene	38	<28	<29	<28	<29	<29	<27	<29	<29	<29	<153	<29	**2,900**	**4,600**	NS
Napthalene	<82	<85	<86	<84	<86	<87	82	<87	<88	<87	<457	<86	NS	**2,700**	NS
Toluene	167	<33	<33	<32	<33	<34	<33	<34	<34	115	<176	<33	**1,500**	**38,000**	NS
Xylenes	195	<88	<90	<87	<90	<91	<89	<94	<91	83j	<474	<90	**4,100**	**42,000**	NS
Isopropylbenzene	<36	<37	<37	<33	<34	<38	<37	<38	<38	<38	<198	<37	NS	NS	NS
n-Propylbenzene	<31	<32	<32	<31	<32	<32	<58	<32	<33	<33	1,570	<32	NS	NS	NS
p-Isopropyltoluene	<34	<35	<36	<35	<36	<36	<37	<36	<36	<36	<190	<36	NS	NS	NS
n-Butylbenzene	<39	<40	<41	<40	<41	<41	<41	<41	<42	<41	1,920	<41	NS	NS	NS
sec-Butylbenzene	<37	<38	<39	<37	<39	<39	<38	<39	<39	<39	2,710	<38	NS	NS	NS
tert-Butylbenzene	<33	<34	<35	<34	<35	<35	<34	<35	<35	<35	678	<34	NS	NS	NS
Acetone	34,100	<174	<177	<172	<177	<179	<177	<179	<180	<179	<938	<177	NS	NS	NS
Bromobenzene	<34	<35	<35	<35	<36	<36	<35	<36	<36	<36	552j	<35	NS	NS	NS
Chloroethane	1,000	<71	<73	<71	<73	<73	<72	<73	<74	<73	<385	<72	NS	NS	NS
Chloromethane	15,500	<55	<56	<55	<56	<57	<56	<57	<57	8,160	<229	<56	NS	NS	NS
cis-1,2-Dichlorethene	<30	<30	<31	<30	<31	<31	<31	<31	<32	<31	<164	<31	NS	NS	NS
Tetrachloroethene	164	2,180	317	469	2,870	<35	<35	100j	109j	43j	<185	<35	NS	NS	NS
Trichloroethene	<38	<39	<39	<38	<39	<40	<39	<40	<40	<40	<209	<39	NS	NS	NS
Vinyl Chloride	68 J	<24	<24	<24	<24	<25	<24	<25	<25	58j	<129	<24	NS	NS	NS

Notes:

PID: Photoionization Detector
VOCs: Volatile Organic Compounds
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LOD: Limit of Detection

NS: No Established Standard
NA: Not Analyzed
RCLs: Residual Contaminant Levels
j: Concentration measured between the laboratory method detection limit and the quantitation limit
a: Concentrations measured are characteristic of a laboratory artifact

TABLE 3 (Continued)

RESIDUAL SOIL SAMPLE ANALYTICAL RESULTS

2121 South Kinnickinnic Avenue
Milwaukee, Wisconsin
Project No. 1E0202024

Analyte	Sample Location													NR 720.09 RCLs	NR 746.06 Table 1 (Product Indicator)	NR 746.06 Table 2 (Direct Contact)
	P26	P26	P27	P29	P30	P31	P32	P33	P34	P35	P36	P37	P38			
Sample Depth (feet)	1-2	10-11	6-8	11-12	4-5	9-10	8	2-3	1-2	4-5	4-5	1	5-6			
Sample Date	10/22/04	10/22/04	10/22/04	10/22/04	10/22/04	10/22/04	10/22/04	10/22/04	10/22/04	10/22/04	10/18/04	10/18/04	10/18/04			
PID (HNU)	BDL	BDL	695	BDL	BDL	BDL	1551	BDL	BDL	BDL	BDL	BDL	BDL			
Detected VOCs (ug/kg)																
1,2,4-Trimethylbenzene	35j	<56	256	<35	<35	<35	49,400	<35	<33	<35	<17	<16	<16	NS	**83,000**	NS
1,2-Dichlorethane	<39	<42	<43	<40	<40	<41	<102	<40	<38	<40	<20	<18	<19	**4.9**	**600**	**540**
1,3,5-Trimethylbenzene	<38	<41	<43	<40	<40	<40	**# 33,200 #**	<40	<38	<39	<19	<18	<18	NS	**11,000**	NS
Ethylbenzene	<28	<30	<31	<29	<30	<30	747	48j	<28	31j	<14	<13	<14	**2,900**	**4,600**	NS
Napthalene	<84	<90	<94	<87	<88	<88	<221	<88	<84	302	<43	<40	<40	NS	**2,700**	NS
Toluene	<32	<35	<36	<34	<34	<34	<85	<34	<32	<33	<17	115	<16	**1,500**	**38,000**	NS
Xylenes	<88	<94	<97	<91	<91	<92	2,432	<91	<87	<90	<44	<41	<42	**4,100**	**42,000**	NS
Isopropylbenzene	<36	<39	106j	<38	<38	<38	2,680	<38	<36	<38	<19	<17	<18	NS	NS	NS
n-Propylbenzene	<31	<39	<35	<33	<33	<33	7,550	<33	54j	<32	<16	<15	<15	NS	NS	NS
p-Isopropyltoluene	<35	<38	<39	<36	<37	<37	10,600	<36	<35	<36	<18	<17	<17	NS	NS	NS
n-Butylbenzene	<40	<43	<44	<41	<42	<42	<105	<42	<40	<41	<20	<19	<19	NS	NS	NS
sec-Butylbenzene	<38	<40	821	<39	<39	<39	7,310	<39	103j	<39	<19	<18	<18	NS	NS	NS
tert-Butylbenzene	<34	<36	137	<35	<35	<35	5,770	<35	<34	<35	<17	<16	<16	NS	NS	NS
Acetone	<173	<185	<193	<179	<181	<181	<454	<180	<172	<178	<88	<82	<83	NS	NS	NS
Bromobenzene	<35	<37	<39	<36	<36	<36	<91	<36	<34	<36	<18	<16	<17	NS	NS	NS
Chloroethane	<71	<76	<79	<73	<74	<74	<186	<74	<70	<73	<36	<34	<34	NS	NS	NS
Chloromethane	<55	<59	<61	<57	<58	<58	<145	<57	<55	<57	<28	<26	<76	NS	NS	NS
cis-1,2-Dichlorethene	<30	<32	<34	<31	<32	<32	<80	<32	71j	<31	<15	<14	<14	NS	NS	NS
Tetrachloroethene	2,490	<37	<38	68j	328	119	<90	44j	1,730	<35	<17	<16	<16	NS	NS	NS
Trichloroethene	<38	<41	<43	<40	98j	<40	<101	<40	160	<40	<20	<18	<18	NS	NS	NS
Vinyl Chloride	<24	<26	<27	<25	<25	<25	<63	<25	<24	<24	<12	<11	<11	NS	NS	NS

Notes:

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TABLE 3 (Continued)
RESIDUAL SOIL SAMPLE ANALYTICAL RESULTS

2121 South Kinnickinnic Avenue
Milwaukee, Wisconsin
Project No. 1E0202024

Analyte	Sample Location																			NR 720.09 RCLs	NR 746.06 Table 1 (Product Indicator)	NR 746.06 Table 2 (Direct Contact)
	BS-1	**BS-2**	**BS-3**	**BS-4**	**BS-5**	**BS-6**	**BB-1**	**BB-2**	**BB-3**	**DS-1**	**DS-2**	**DS-3**	**DB-1**	**CS-1**	**CS-2**	**CS-3**	**CS-4**	**CB-1**	**A-1**			
Sample Depth (feet)	6	6	6	6	6	6	12	12	4	2-4	2-4	2-4	4	6	6	6	6	10	2-4			
Sample Date	1/26/05	1/26/05	1/26/05	1/26/05	1/26/05	1/26/05	1/27/05	1/27/05	1/26/05	1/26/05	1/26/05	1/26/05	1/26/05	1/28/05	1/28/05	1/28/05	1/28/05	1/28/05	2/2/05			
PID (HNU)	32	38	103	39	56	8.0	BDL	BDL	55	BDL	BDL	BDL	BDL	BDL	26	836	744	BDL	BDL			
Detected VOCs (ug/kg)																						
1,2,4-Trimethylbenzene	<9.9	<10	<10	<10	<9.8	<9.7	<9.9	<10	<10	<10	<10	<10	<10	<10	27j	39,000	654	<10	<34	NS	**83,000**	NS
cis-1,2-Dichlorethene	33j	<23	<24	<24	<23	<23	<23	<23	<23	<23	<23	<23	<23	<23	<22	<24	<23	<23	<31	NS	NS	NS
1,3,5-Trimethylbenzene	<4.4	<4.4	<4.5	<4.5	<4.3	<4.3	<4.4	<4.4	<4.4	<4.4	<4.4	<4.4	<4.4	<4.4	<4.2	16,000	105	<4.4	<39	NS	**11,000**	NS
Napthalene	<9.0	<9.1	<9.2	<9.2	<8.9	<8.8	<9.0	<9.0	<9.1	<9.1	<9.1	<9.0	<9.1	<9.1	<8.7	745	99	<9.0	<86	NS	**2,700**	NS
Methylene chloride	<13	<13	<13	<13	<13	<12	<13	<13	<13	<13	17ja	<13	<13	<13	<12	<13	<13	<13	<34	**1,500**	**38,000**	NS
m&p-Xylenes	<9.1	<9.2	<9.3	<9.3	<9.0	<8.9	<9.1	<9.1	<9.2	<9.2	<9.2	<9.2	<9.2	<9.2	<8.8	674	<9.1	<9.2	<61	**4,100**	**42,000**	NS
Isopropylbenzene	<6.8	<6.9	<7.0	<6.9	<6.7	<6.7	<6.8	<6.8	<6.9	<6.9	<6.9	<6.8	<6.9	<6.9	<6.6	591	37	<6.8	<37	NS	NS	NS
n-Propylbenzene	<6.4	<6.5	<6.6	<6.6	<6.4	<6.3	<6.5	<6.5	<6.5	<6.5	<6.5	<6.5	<6.5	<6.5	<6.2	1,970	102	<6.5	<32	NS	NS	NS
p-Isopropyltoluene	<7.0	<7.1	<7.2	<7.2	<6.9	<6.9	<7.0	<7.1	<7.1	<7.1	<7.1	<7.1	<7.1	<7.1	<6.8	4,000	187	<7.1	<36	NS	NS	NS
tert-Butylbenzene	<13	<13	<13	<13	<13	<12	<13	<13	<13	<13	<13	<13	<13	<13	<12	337j	79	<13	<34	NS	NS	NS
n-Butylbenzene	<7.7	<7.8	<7.9	<7.9	<7.6	<7.6	<7.7	<7.8	<7.8	<7.8	<7.8	<7.8	<7.8	<7.8	<7.5	4,440	300	<7.8	<41	NS	NS	NS
sec-Butylbenzene	<14	<14	<14	<14	<14	<14	<14	<14	<14	<14	<14	<14	<14	<14	20j	2,740	284	<14	<38	NS	NS	NS
Chloroform	<15	<15	<15	<15	<15	<15	<15	<15	<15	<15	<15	<15	<15	<15	<14	<15	<15	<15	58j	NS	NS	NS
Tetrachloroethene	11,000	10,300	44,800	11,800	13,700	20,300	<20	175	18,700	<20	<20	292	108	<20	57j	<20	<20	<20	<35	NS	NS	NS
Trichloroethene	157	<15	<15	42j	125	<15	<15	<15	<15	<15	<15	<15	<15	<15	31j	<15	<15	<15	<39	NS	NS	NS
	11,000	10,300	44,800	11,800	13,700	20,300	10	175	18700	10	10	292	108	10	57	10	10	10	17.5			

Notes:

PID: Photoionization Detector
VOCs: Volatile Organic Compounds
ug/kg: Micrograms per kilogram; equivalent to parts per billion (ppb)
NR: Natural Resources Chapter of the Wisconsin Administrative Code (WAC)
BDL: Below Detection Limit

NS: No Established Standard
RCLs: Residual Contaminant Levels
j: Concentration measured between the laboratory method detection limit and the quantitation limit
a: Concentrations measured are characteristic of a laboratory artifact

TABLE 5
GROUNDWATER ANALYTICAL RESULTS

2121 South Kinnickinnic Avenue
Milwaukee, Wisconsin
Project No. 1E0202024

Sample Location	Date	Detected VOCs (ug/l)															
		Benzene	E	IPBz	Napht	p-IPT	Toluene	TMBs	Xylenes	1,4-DCBz	1,2-DCA	cis-1,2-DCE	S	1,1,1-TCA	TCE	PCE	VC
MW-1R	11/3/2005	<0.310	<0.260	<0.310	2.400	<0.290	<0.320	<0.260	<0.730	0.400j	<0.340	<0.440	NA	<0.380	<0.260	**(1.400)**	<0.310
	2/28/2006	<0.270	<0.250	<0.330	<0.750	<0.310	<0.290	<0.340	<0.780	<0.360	<0.350	<0.270	<0.250	<0.310	<0.340	<0.310	<0.200
	5/22/2006	<0.270	<0.250	<0.330	<0.750	<0.310	<0.290	<0.340	<0.780	<0.360	<0.340	<0.270	<0.250	<0.310	<0.340	<0.310	<0.200
	9/18/2006	<0.20	<0.50	<0.20	<0.25	<0.20	<0.20	<0.20	<0.50	<0.20	<0.50	3.0	<0.20	<0.50	**(0.60j)**	**(0.52j)**	**0.25j**
	11/7/2006	<0.20	<0.50	<0.20	<0.25	<0.20	<0.20	<0.20	<0.50	<0.20	<0.50	3.0	<0.20	<0.50	**(0.790)**	<0.50	**0.23j**
	4/30/2007	<0.20	<0.50	<0.20	<0.25	<0.20	<0.20	<0.20	<0.50	<0.20	<0.50	2.1	<0.20	<0.50	**(0.50j)**	<0.50	<0.20
	8/1/2007	<0.20	<0.50	<0.20	<0.25	<0.20	<0.20	<0.20	<0.50	<0.20	<0.50	4.0	<0.20	<0.50	0.42j	<0.50	<0.20
Duplicate (MW-1R)	11/7/2006	<0.20	<0.50	<0.20	<0.25	<0.20	<0.20	<0.20	<0.50	<0.20	<0.50	<0.50	<0.20	<0.50	<0.20	<0.50	<0.20
	4/30/2007	<0.20	<0.50	<0.20	<0.25	<0.20	<0.20	<0.20	<0.50	<0.20	<0.50	2.2	<0.20	<0.50	0.47j	<0.50	<0.20
MW-2R	11/3/2005	<0.310	<0.260	<0.310	<0.270	<0.290	<0.320	<0.260	<0.730	0.380j	<0.340	<0.440	NA	<0.380	<0.260	<0.430	<0.310
	2/28/2006	<0.270	<0.250	<0.330	<0.750	<0.310	<0.290	<0.340	<0.780	<0.360	<0.350	<0.270	<0.250	<0.310	<0.340	<0.310	<0.200
	5/22/2006	<0.270	<0.250	<0.330	<0.750	<0.310	<0.290	<0.340	<0.780	<0.360	<0.350	<0.270	<0.250	<0.310	<0.340	0.420	<0.200
	9/18/2006	<0.20	<0.50	<0.20	<0.25	<0.20	<0.20	<0.20	<0.50	<0.20	<0.50	<0.50	<0.20	<0.50	<0.20	<0.50	<0.20
	11/7/2006	<0.20	<0.50	<0.20	<0.25	<0.20	<0.20	<0.20	<0.50	<0.20	<0.50	<0.50	<0.20	<0.50	<0.20	<0.50	<0.20
	4/30/2007	<0.20	<0.50	<0.20	<0.25	<0.20	<0.20	<0.20	<0.50	<0.20	<0.50	<0.50	<0.20	<0.50	<0.20	<0.50	<0.20
	8/1/2007	<0.20	<0.50	<0.20	<0.25	<0.20	<0.20	<0.20	<0.50	<0.20	<0.50	<0.50	<0.20	<0.50	<0.20	<0.50	<0.20
MW-3R	11/3/2005	<0.310	<0.260	<0.310	<0.270	<0.290	<0.320	<0.260	<0.730	0.310j	<0.340	<0.440	NA	<0.380	<0.260	<0.430	<0.310
	2/28/2006	<0.270	<0.250	<0.330	<0.750	<0.310	<0.290	<0.340	<0.780	<0.360	<0.350	<0.270	<0.250	<0.310	<0.340	<0.310	<0.200
	5/22/2006	<0.270	<0.250	<0.330	<0.750	<0.310	<0.290	<0.340	<0.780	<0.360	<0.340	<0.270	<0.250	<0.310	<0.340	<0.310	<0.200
	9/18/2006	<0.20	<0.50	<0.20	<0.25	<0.20	<0.20	<0.20	<0.50	<0.20	<0.50	<0.50	<0.20	<0.50	<0.20	<0.50	<0.20
	11/7/2006	<0.20	<0.50	<0.20	<0.25	<0.20	<0.20	<0.20	<0.50	<0.20	<0.50	<0.50	<0.20	<0.50	<0.20	<0.50	<0.20
	4/30/2007	<0.20	<0.50	<0.20	<0.25	<0.20	<0.20	<0.20	<0.50	<0.20	<0.50	<0.50	<0.20	<0.50	<0.20	<0.50	<0.20
	8/1/2007	<0.20	<0.50	<0.20	<0.25	<0.20	<0.20	<0.20	<0.50	<0.20	<0.50	<0.20	<0.20	<0.50	<0.20	<0.50	<0.20
Duplicate (MW-3R)	11/3/2005	<0.310	<0.260	<0.310	<0.270	<0.290	<0.320	<0.260	<0.730	<0.300	<0.340	<0.440	NA	<0.380	<0.260	<0.430	<0.310
	2/28/2006	<0.270	<0.250	<0.330	<0.750	<0.310	<0.290	<0.340	<0.780	<0.360	<0.350	<0.270	<0.250	<0.310	<0.340	<0.310	<0.200
	5/22/2006	<0.270	<0.250	<0.330	<0.750	<0.310	<0.290	<0.340	<0.780	<0.360	<0.350	<0.270	<0.250	<0.310	<0.340	<0.310	<0.200
	9/18/2006	<0.20	<0.50	<0.20	<0.25	<0.20	<0.20	<0.20	<0.50	<0.20	<0.50	<0.50	<0.20	<0.50	<0.20	<0.50	<0.20
MW-4R	11/3/2005	<0.310	<0.260	<0.310	<0.270	<0.290	<0.320	<0.20	<0.730	<0.300	<0.340	<0.440	NA	<0.380	<0.260	<0.430	<0.310
	2/28/2006	**225**	3.400	<1.320	<3.000	<1.240	1.920	<1.360	<3.120	<1.440	<1.400	<1.080	<1.000	<1.240	<1.360	<1.240	<0.800
	5/22/2006	**639**	14	1.680j	**(93)**	1.500j	6.600	38.3	12.060	<0.720	<0.700	1.86	1.480j	<0.620	<0.680	<0.620	<0.400
	9/18/2006	**210**	9	<0.80	2.1j	<0.80	2.3j	4.4	2.5j	<0.80	<2.0	<2.0	<0.80	<2.0	<0.80	<2.0	<0.80
	11/7/2006	**240**	7.9	<0.80	<1.0	<0.80	2.6j	2.8	<2.0	<0.80	<2.0	<2.0	<0.80	<2.0	<0.80	<2.0	<0.80
	4/30/2007	**110**	8.8	1.1j	<0.50	0.80j	1.1j	4.3	<1.0	<0.40	<1.0	2.2j	<0.40	<1.0	<0.40	<1.0	<0.40
	8/1/2007 (1)	**380**	16	1.8j	<0.25	0.27j	4.6	3.84	0.76j	<0.20	<0.50	3.1	<0.20	<0.50	<0.20	<0.50	<0.20
MW-5R	11/3/2005	<0.310	<0.260	<0.310	<0.270	<0.290	<0.320	<0.260	<0.730	<0.300	0.440j	<0.440	NA	<0.380	<0.260	<0.430	<0.310
	2/28/2006	<0.270	<0.250	<0.330	<0.750	<0.310	<0.290	<0.340	<0.780	<0.360	**(1.270)**	<0.270	<0.250	<0.310	<0.340	<0.310	<0.200
	5/22/2006	<0.270	<0.250	<0.330	<0.750	<0.310	<0.290	<0.340	<0.7800	<0.360	<0.350	<0.270	<0.250	<0.310	<0.340	<0.310	<0.200
	9/18/2006	<0.20	<0.50	<0.20	<0.25	<0.20	<0.20	<0.20	<0.50	<0.20	**(1.0j)**	<0.50	<0.20	<0.50	<0.20	<0.50	<0.20
	11/7/2006	<0.20	<0.50	<0.20	<0.25	<0.20	<0.20	<0.20	<0.50	<0.20	**(1.1j)**	<0.50	<0.20	<0.50	<0.20	<0.50	<0.20
	4/30/2007	<0.20	<0.50	<0.20	<0.25	<0.20	<0.20	<0.20	<0.50	<0.20	**(0.88j)**	<0.50	<0.20	<0.50	<0.20	<0.50	<0.20
	8/1/2007	<0.20	<0.50	<0.20	<0.25	<0.20	<0.20	<0.20	<0.50	<0.20	<0.50	<0.50	<0.20	<0.50	<0.20	<0.50	<0.20
MW-6R	11/3/2005	<0.310	<0.260	<0.310	<0.270	<0.290	<0.320	<0.260	<0.730	<0.300	<0.340	<0.440	NA	<0.380	<0.260	<0.430	<0.310
	2/28/2006	<0.270	<0.250	<0.330	<0.750	<0.310	<0.290	<0.340	<0.780	<0.360	<0.350	<0.270	<0.250	<0.310	<0.340	<0.310	<0.200
	5/22/2006	<0.270	<0.250	<0.330	<0.750	<0.310	<0.290	<0.340	<0.780	<0.360	**(1.270)**	<0.270	<0.250	<0.310	<0.340	<0.310	<0.200
	9/18/2006	<0.20	<0.50	<0.20	<0.25	<0.20	<0.20	<0.20	<0.50	<0.20	<0.50	<0.50	<0.20	<0.50	<0.20	<0.50	<0.20
	11/7/2006	<0.20	<0.50	<0.20	<0.25	<0.20	<0.20	<0.20	<0.50	<0.20	<0.50	<0.50	<0.20	<0.50	<0.20	<0.50	<0.20
	4/30/2007	<0.20	<0.50	<0.20	<0.25	<0.20	<0.20	<0.20	<0.50	<0.20	<0.50	<0.50	<0.20	<0.50	<0.20	<0.50	<0.20
	8/1/2007	<0.20	<0.50	<0.20	<0.25	<0.20	<0.20	<0.20	<0.50	<0.20	<0.50	<0.50	<0.20	<0.50	<0.20	<0.50	<0.20
NR 140 PAL		0.5	140	NS	10	NS	200	96	1,000	NS	0.5	7	10	40	0.5	0.5	0.02
NR 140 ES		5	700	NS	100	NS	1,000	480	10,000	NS	5	70	100	200	5	5	0.2

NOTES:

VOCs: Volatile Organic Compounds
MW: Monitoring Well
E: Ethylbenzene
IPBz: Isopropylbenzene
Napht: Naphthalene
IPT: Isopropyltoluene

TMBs: Trimethylbenzenes
MeCl2: Methylene Chloride
DCBz: Dichlorobenzene
DCA: Dichloroethane
DCE: Dichloroethene
S: Styrene

TCA: Trichloroethane
TCE: Trichloroethene
PCE: Tetrachloroethene
VC: Vinyl chloride
PAL: Preventive Action Limit
ES: Enforcement Standard

NR: Natural Resources Chapter of the Wisconsin Administrative Code
j: Concentration Between Laboratory Limit of Detection and Limit of Quantitation
ug/l: micrograms per liter equivalent to parts per billion (ppb)
NT: not tested
(1): The VOC compounds n-Propylbenzene (1.0j ug/l) and sec-Butylbenzene (0.32j ug/l) were detected only during this sampling event in Methylene chloride was detected in the trip blank and samples collected on 11/3/2005 and 2/28/06, and is considered a laboratory artifac

Results in parentheses/blue exceed the Wisconsin Administrative Code NR 140.10 PAL
Results in underlined/red exceed the Wisconsin Administrative Code NR 140.10 ES

TABLE 5 (Continued)
GROUNDWATER ANALYTICAL RESULTS

2121 South Kinnickinnic Avenue
Milwaukee, Wisconsin
Project No. 1E0202024

Sample Location	Date	Detected VOCs (ug/l)															
		Benzene	E	IPBz	Napht	p-IPT	Toluene		Xylenes	1,4-DCBz	1,2-DCA	cis-1,2-DCE	S	1,1,1-TCA	TCE	PCE	VC
MW-7R	11/3/2005	<0.310	<0.260	<0.310	<0.270	<0.290	<0.320	<0.260	<0.730	<0.300	<0.340	<0.440	NA	<0.730	<0.260	<0.430	<0.310
	2/28/2006	<0.270	<0.250	<0.330	<0.750	<0.310	<0.290	<0.340	<0.780	<0.360	<0.350	<0.270	<0.250	<0.310	<0.340	<0.310	<0.200
	5/22/2006	<0.270	<0.250	<0.330	<0.750	<0.310	<0.290	<0.340	<0.780	<0.360	<0.350	<0.270	<0.250	<0.310	<0.340	<0.310	<0.200
	9/18/2006	<0.20	<0.50	<0.20	<0.25	<0.20	<0.20	<0.20	<0.50	<0.20	<0.50	<0.50	<0.20	<0.50	<0.20	<0.50	<0.20
	11/7/2006	<0.20	<0.50	<0.20	<0.25	<0.20	<0.20	<0.20	<0.50	<0.20	<0.50	<0.50	<0.20	<0.50	<0.20	<0.50	<0.20
	4/30/2007	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT
	8/1/2007	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT
MW-8	11/3/2005	<0.310	<0.260	<0.310	<0.270	<0.290	<0.320	<0.260	<0.730	<0.300	<0.340	<0.440	NA	<0.380	<0.260	<0.430	<0.310
	2/28/2006	<0.270	<0.250	<0.330	<0.750	<0.310	<0.290	<0.340	<0.780	<0.360	<0.350	<0.270	<0.250	<0.310	<0.340	<0.310	<0.200
	5/22/2006	<0.270	<0.250	<0.330	<0.750	<0.310	<0.290	<0.340	<0.780	<0.360	<0.350	<0.270	<0.250	<0.310	<0.340	<0.310	<0.200
	9/18/2006	<0.20	<0.50	<0.20	<0.25	<0.20	<0.20	<0.20	<0.50	<0.20	<0.50	<0.50	<0.20	<0.50	<0.20	<0.50	<0.20
	11/7/2006	<0.20	<0.50	<0.20	<0.25	<0.20	<0.20	<0.20	<0.50	<0.20	<0.50	<0.50	<0.20	<0.50	<0.20	<0.50	<0.20
	4/30/2007	<0.20	<0.50	<0.20	<0.25	<0.20	<0.20	<0.20	<0.50	<0.20	<0.50	<0.50	<0.20	<0.50	<0.20	<0.50	<0.20
	8/1/2007	<0.20	<0.50	<0.20	<0.25	<0.20	<0.20	<0.20	<0.50	<0.20	<0.50	<0.50	<0.20	<0.50	<0.20	<0.50	<0.20
MW-9	11/3/2005	<0.310	<0.260	<0.310	<0.270	<0.290	<0.320	<0.260	<0.730	<0.360	<0.340	<0.440	NA	<0.380	<0.260	<0.430	<0.310
	2/28/2006	<0.270	<0.250	<0.330	<0.750	<0.310	<0.290	<0.340	<0.780	<0.360	<0.350	<0.270	<0.250	<0.310	<0.340	<0.310	<0.200
	5/22/2006	<0.270	<0.250	<0.330	<0.750	<0.310	<0.290	<0.340	<0.780	<0.360	<0.350	<0.270	<0.250	<0.310	<0.340	<0.310	<0.200
	9/18/2006	<0.20	<0.50	<0.20	<0.25	<0.20	<0.20	<0.20	<0.50	<0.20	<0.50	<0.50	<0.20	0.62j	<0.20	<0.50	<0.20
	11/7/2006	<0.20	<0.50	<0.20	<0.25	<0.20	<0.20	<0.20	<0.50	<0.20	<0.50	<0.50	<0.20	2.2	<0.20	<0.50	<0.20
	4/30/2007	<0.20	<0.50	<0.20	<0.25	<0.20	<0.20	<0.20	<0.50	<0.20	<0.50	<0.50	<0.20	1.1j	<0.20	<0.50	<0.20
	8/1/2007	<0.20	<0.50	<0.20	<0.25	<0.20	<0.20	<0.20	<0.50	<0.20	<0.50	<0.50	<0.20	0.80j	<0.20	<0.50	<0.20
PZ-1R	11/3/2005	<0.310	<0.260	<0.310	<0.270	<0.290	<0.320	<0.260	<0.730	<0.300	<0.340	<0.440	NA	<0.380	<0.260	<0.430	<0.310
	2/28/2006	<0.270	<0.250	<0.330	<0.750	<0.310	<0.290	<0.340	<0.780	<0.360	<0.350	<0.270	<0.250	<0.310	<0.340	<0.310	<0.200
	5/22/2006	<0.270	<0.250	<0.330	<0.750	<0.310	<0.290	<0.340	<0.780	<0.360	<0.350	<0.270	<0.250	<0.310	<0.340	<0.310	<0.200
	9/18/2006	<0.20	<0.50	<0.20	<0.25	<0.20	<0.20	<0.20	<0.50	<0.20	<0.50	<0.50	<0.20	<0.50	<0.20	<0.50	<0.20
	11/7/2006	<0.20	<0.50	<0.20	<0.25	<0.20	<0.20	<0.20	<0.50	<0.20	<0.50	<0.50	<0.20	<0.50	<0.20	<0.50	<0.20
	4/30/2007	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT
	8/1/2007	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT
PZ-2R	11/3/2005	<0.310	<0.260	<0.310	<0.270	<0.290	<0.320	<0.260	<0.730	<0.300	<0.340	<0.440	NA	<0.380	<0.260	<0.430	<0.310
	2/28/2006	<0.270	<0.250	<0.330	<0.750	<0.310	<0.290	<0.340	<0.780	<0.360	<0.350	<0.270	<0.250	<0.310	<0.340	<0.310	<0.200
	5/22/2006	<0.270	<0.250	<0.330	<0.750	<0.310	<0.290	<0.340	<0.780	<0.360	<0.350	<0.270	<0.250	<0.310	<0.340	<0.310	<0.200
	9/18/2006	<0.20	<0.50	<0.20	<0.25	<0.20	<0.20	<0.20	<0.50	<0.20	<0.50	<0.50	<0.20	<0.50	<0.20	<0.50	<0.20
	11/7/2006	<0.20	<0.50	<0.20	<0.25	<0.20	<0.20	<0.20	<0.50	<0.20	<0.50	<0.50	<0.20	<0.50	<0.20	<0.50	<0.20
	4/30/2007	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT
	8/1/2007	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT
PZ-3R	11/3/2005	<0.310	<0.260	<0.310	<0.270	<0.290	<0.320	<0.260	<0.730	<0.300	<0.340	<0.440	NA	<0.380	<0.260	<0.430	<0.310
	2/28/2006	<0.270	<0.250	<0.330	<0.750	<0.310	<0.290	<0.340	<0.780	<0.360	<0.350	<0.270	<0.250	<0.310	<0.340	<0.310	<0.200
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	9/18/2006	<0.20	<0.50	<0.20	<0.25	<0.20	<0.20	<0.20	<0.50	<0.20	<0.50	<0.50	<0.20	<0.50	<0.20	<0.50	<0.20
	11/7/2006	<0.20	<0.50	<0.20	<0.25	<0.20	<0.20	<0.20	<0.50	<0.20	<0.50	<0.50	<0.20	<0.50	<0.20	<0.50	<0.20
	4/30/2007	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT
	8/1/2007	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT
NR 140 PAL		0.5	140	NS	10	NS	200	96	1,000	NS	0.5	7	10	40	0.5	0.5	0.02
NR 140 ES		5	700	NS	100	NS	1,000	480	10,000	NS	5	70	100	200	5	5	0.2

NOTES:

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j: Concentration Between Laboratory Limit of Detection and Limit of Quantitation
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NT: not tested
(1): The VOC compounds n-Propylbenzene (1.0j ug/l) and sec-Butylbenzene (0.32j ug/l) were detected only during this sampling event in
Methylene chloride was detected in the trip blank and samples collected on 11/3/2005 and 2/28/06, and is considered a laboratory artifac

Results in parentheses/blue exceed the Wisconsin Administrative Code NR 140.10 PAL
Results in underlined/red exceed the Wisconsin Administrative Code NR 140.10 ES

Table 1
Subslab Vapor Results

2121 South Kinnickinnic Avenue
Milwaukee, Wisconsin
Project No. 1E-0202024

Analyte	Sample Location			USEPA Region 3 Risk-Based Industrial Air Screening Levels (ug/m^3) [(a)]	WDNR Suggested Subslab Screening Levels (ug/m^3) [(b)]
	A-1	A-2	A-3		
Sample Date	8/3/09	8/3/09	8/3/09		
Detected VOCs (ug/m^3)					
Acetone	22.6	35.6	47.7	140,000	14,000,000
Benzene	<0.96	<0.87	**(3.4)**	1.6	160
1,3-Butadiene	<0.67	<0.60	**(1.3)**	0.41	41
2-Butanone (MEK)	<0.89	23.4	<0.80	22,000	2,200,000
Cyclohexane	2.6	3.8	10.8	26,000	2,600,000
1,4-Dichlorobenzene	**(6.4)**	**(5.3)**	<1.6	1.1	110
Dichlorodifluromethane	<1.5	<1.3	1.6	880	88,000
cis-1,2-Dichloroethene	2.8	2.6	<1.1	NS	NS
Ethyl acetate	<1.1	15.4	<0.98	NS	NS
Ethylbenzene	<1.3	<1.2	**(12.4)**	4.9	490
4-Ethyltoluene	3.7	3.7	6.8	NS	NS
n-Heptane	3.3	5.8	13.9	NS	NS
n-Hexane	1.5	<0.96	3.4	3,100	310,000
2-Hexanone	<1.2	3.8	<1.1	NS	NS
Methylene Chloride	1.9	1.7	<0.95	26	2,600
4-Methyl-2-pentanone (MIBK)	<1.2	4.3	<1.1	13,000	1,300,000
Styrene	1.9	1.8	9.9	4,400	440,000
Tetrachloroethene	**(29.0)**	**(110)**	**(36.5)**	2.1	210
Tetrahydrofuran	<0.89	1.5	5.4	NS	NS
Toluene	9.6	8.4	83.3	22,000	2,200,000
Trichloroethene	5.0	**(7.0)**	4.7	6.1	610
Trichlorofluoromethane	1.8	<1.5	<1.5	3,100	310,000
1,3,5-Trimethylbenzene	<3.7	<3.4	7.3	26	2,600
Xylenes (Total)	7.4	6.5	57.7	3,100	310,000

NOTES:

VOCs: Volatile Organic Compounds
ug/m^3: Micrograms per cubic meter
USEPA: United States Environmental Protection Agency
WDNR: Wisconsin Department of Natural Resources
NS: No Established Standard
(a): WDNR Suggested Indoor Air Screening Level for Commercial Use is equivalent to USEPA Region 3 Risk Based Industrial Air Screening Level
(b): WDNR Suggested Subslab Screening Level is 100 times the USEPA Region 3 Risk Based Industrial Air Screening Level
Results indicated in blue/parenthesis exceed the USEPA Region 3 Industrial Air Screening Levels

TABLE 4
GROUNDWATER ELEVATION DATA

2121 South Kinnickinnic Avenue
Milwaukee, Wisconsin
Project No. 1E0202024

Well Number	Date	Ground Surface Elevation (ft)	Elevation Top of PVC (ft)	Top of Screen (ft)	Screen Length (ft)	Depth to Water from Top PVC Pipe (ft)	Groundwater Elevation (ft)	Approximate Depth to GW from Surface (ft)
MW-1R	11/3/2005	603.94	603.38	600.82	15	16.78	586.60	17.34
	2/22/2006					8.75	594.63	9.31
	5/22/2006					7.39	595.99	7.95
	9/18/2006					7.35	596.03	7.91
	11/7/2006					8.92	594.46	9.48
	4/30/2007					7.61	595.77	8.17
	8/1/2007					8.00	595.38	8.56
MW-2R	11/3/2005	608.69	608.29	605.78	15	8.65	599.64	9.05
	2/22/2006					6.76	601.53	7.16
	5/22/2006					4.89	603.40	5.29
	9/18/2006					5.42	602.87	5.82
	11/7/2006					5.67	602.62	6.07
	4/30/2007					3.70	604.59	4.10
	8/1/2007					5.12	603.17	5.52
MW-3R	11/3/2005	603.48	602.83	599.73	15	16.79	586.04	17.44
	2/22/2006					11.84	590.99	12.49
	5/22/2006					10.53	592.30	11.18
	9/18/2006					8.70	594.13	9.35
	11/7/2006					10.83	592.00	11.48
	4/30/2007					6.78	596.05	7.43
	8/1/2007					9.64	593.19	10.29
MW-4R	11/3/2005	601.83	603.75	598.71	15	3.91	599.84	1.99
	2/22/2006					4.13	599.62	2.21
	5/22/2006					3.35	600.40	1.43
	9/18/2006					4.73	599.02	2.81
	11/7/2006					3.44	600.31	1.52
	4/30/2007					3.18	600.57	1.26
	8/1/2007					3.65	600.10	1.73
MW-5R	11/3/2005	598.58	600.30	595.11	15	11.59	588.71	9.87
	2/22/2006					10.89	589.41	9.17
	5/22/2006					10.76	589.54	9.04
	9/18/2006					10.85	589.45	9.13
	11/7/2006					10.83	589.47	9.11
	4/30/2007					10.56	589.74	8.84
	8/1/2007					11.33	588.97	9.61
MW-6R	11/3/2005	599.24	598.86	596.20	15	6.90	591.96	7.28
	2/22/2006					7.40	591.46	7.78
	5/22/2006					6.67	592.19	7.05
	9/18/2006					6.69	592.17	7.07
	11/7/2006					6.83	592.03	7.21
	4/30/2007					6.56	592.30	6.94
	8/1/2007					6.94	591.92	7.32

Benchmark: Top of manhole rim of combined sewer located to west of southwest entrance to Site form South Robinson Avenue
Elevation = 20.11, equivalent to 600.71 MSL

TABLE 4 (Continued)
GROUNDWATER ELEVATION DATA

2121 South Kinnickinnic Avenue
Milwaukee, Wisconsin
Project No. 1E0202024

Well Number	Date	Ground Surface Elevation (ft)	Elevation Top of PVC (ft)	Top of Screen (ft)	Screen Length (ft)	Depth to Water from Top PVC Pipe (ft)	Groundwater Elevation (ft)	Approximate Depth to GW from Surface (ft)
MW-7R	11/3/2005	607.86	609.54	604.31	15	19.90	589.64	18.22
	2/22/2006					7.68	601.86	6.00
	5/22/2006					6.49	603.05	4.81
	9/18/2006					11.53	598.01	9.85
	11/7/2006					11.14	598.40	9.46
	4/30/2007					5.72	603.82	4.04
	8//2007					11.87	597.67	10.19
MW-8	11/3/2005	597.89	597.34	594.44	15	14.50	582.84	15.05
	2/22/2006					8.65	588.69	9.20
	5/22/2006					5.00	592.34	5.55
	9/18/2006					9.81	587.53	10.36
	11/7/2006					10.10	587.24	10.65
	4/30/2007					3.31	594.03	3.86
	8/1/2007					11.08	586.26	11.63
MW-9	11/3/2005	600.30	599.94	597.37	15	31.18	568.76	31.54
	2/22/2006					7.37	592.57	7.73
	5/22/2006					7.47	592.47	7.83
	9/18/2006					11.59	588.35	11.95
	11/7/2006					6.92	593.02	7.28
	4/30/2007					6.59	593.35	6.95
	8/1/2007					9.22	590.72	9.58
PZ-1R	11/3/2005	604.20	603.86	573.84	5	17.94	585.92	18.28
	2/22/2006					12.35	591.51	12.69
	5/22/2006					13.56	590.30	13.90
	9/18/2006					10.96	592.90	11.30
	11/7/2006					11.17	592.69	11.51
	4/30/2007					11.59	592.27	11.93
	8/1/2007					11.77	592.09	12.11
PZ-2R	11/3/2005	603.44	602.43	572.20	5	10.66	591.77	11.67
	2/22/2006					15.28	587.15	16.29
	5/22/2006					14.39	588.04	15.40
	9/18/2006					14.29	588.14	15.30
	11/7/2006					14.32	588.11	15.33
	4/30/2007					10.03	592.40	11.04
	8/1/2007					14.62	587.81	15.63
PZ-3R	11/3/2005	608.57	608.27	578.36	5	15.59	592.68	15.89
	2/22/2006					9.41	598.86	9.71
	5/22/2006					8.01	600.26	8.31
	9/18/2006					8.09	600.18	8.39
	11/7/2006					8.46	599.81	8.76
	4/30/2007					7.83	600.44	8.13
	8/1/2007					8.61	599.66	8.91

Benchmark: Top of manhole rim of combined sewer located to west of southwest entrance to Site form South Robinson Avenue
Elevation = 20.11, equivalent to 600.71 MSL

List for Notification of Closure Request for 2121 S Kinnickinnic Ave

Tax Key	Unit	Name 1	Name 2	Legal Description
4661571000	2121-2121 (1) S KINNICKINNIC AV	BBD BAY VIEW COMMONS LLC	C/O RANDY SCOVILLE	BAY VIEW COMMONS CONDOMINIUM IN SW 1/4 SEC 4-6-22 UNIT 1 WITH A 8.33 % INTEREST IN COMMON AREAS & FACILITIES
4661572000	2121-2121 (2) S KINNICKINNIC AV	BBD BAY VIEW COMMONS LLC	C/O RANDY SCOVILLE	BAY VIEW COMMONS CONDOMINIUM IN SW 1/4 SEC 4-6-22 UNIT 2 AND A 8.10 % INTEREST IN COMMON AREAS & FACILITIES
4661573000	2121-2121 (3) S KINNICKINNIC AV	BBD BAY VIEW COMMONS LLC	C/O RANDY SCOVILLE	BAY VIEW COMMONS CONDOMINIUM IN SW 1/4 SEC 4-6-22 UNIT 3 AND A 6.8 % INTEREST IN COMMON AREAS & FACILITIES
4661574000	2121-2121 (4) S KINNICKINNIC AV	BBD BAY VIEW COMMONS LLC	C/O RANDY SCOVILLE	BAY VIEW COMMONS CONDOMINIUM IN SW 1/4 SEC 4-6-22 UNIT 4 AND A 8.86 % INTEREST IN COMMON AREAS & FACILITIES
4661575000	2121-2121 (5) S KINNICKINNIC AV	BBD BAY VIEW COMMONS LLC	C/O RANDY SCOVILLE	BAY VIEW COMMONS CONDOMINIUM IN SW 1/4 SEC 4-6-22 UNIT 5 AND A 8.86 % INTEREST IN COMMON AREAS & FACILITIES
4661576000	2121-2121 (101) S KINNICKINNIC AV	BBD BAY VIEW COMMONS LLC	C/O RANDY SCOVILLE	BAY VIEW COMMONS CONDOMINIUM IN SW 1/4 SEC 4-6-22 UNIT 101 WITH A 3.18 % INTEREST IN COMMON AREAS & FACILITIES
4661577000	2121-2121 (102) S KINNICKINNIC AV	BBD BAY VIEW COMMONS LLC	C/O RANDY SCOVILLE	BAY VIEW COMMONS CONDOMINIUM IN SW 1/4 SEC 4-6-22 UNIT 102 WITH A 3.47 % INTEREST IN COMMON AREAS & FACILITIES
4661578000	2121-2121 (103) S KINNICKINNIC AV	JASON KEMP	KAMILAH D WILLIAMS-KEMP	BAY VIEW COMMONS CONDOMINIUM IN SW 1/4 SEC 4-6-22 UNIT 103 & PKG UNIT 34 & 18 STOR 18 WITH A 3.05 % INTEREST IN COMMON AREAS & FACILITIES
4661579000	2121-2121 (104) S KINNICKINNIC AV	TASHA S BOEREMA	JEREMY A YOUNG	BAY VIEW COMMONS CONDOMINIUM IN SW 1/4 SEC 4-6-22 UNIT 104 PKG SP 8 & 31 STOR 8 WITH A 3.34 % INTEREST IN COMMON AREAS & FACILITIES
4661580000	2121-2121 (105) S KINNICKINNIC AV	BRENT BULLOCK		BAY VIEW COMMONS CONDOMINIUM IN SW 1/4 SEC 4-6-22 UNIT 105, PKG UNITS 14 & 25 & STORAGE UNIT 14 WITH A 3.05 % INTEREST IN COMMON AREAS & FACILITIES
4661581000	2121-2121 (106) S KINNICKINNIC AV	DUSTIN L SWANSON		BAY VIEW COMMONS CONDOMINIUM IN SW 1/4 SEC 4-6-22 UNIT 106, PKG SP 11, STORAGE SP 11, WITH A 3.05 % INTEREST IN COMMON AREAS & FACILITIES
4661582000	2121-2121 (107) S KINNICKINNIC AV	BRIAN P MILLER	TIMOTHY E FORTMANN	BAY VIEW COMMONS CONDOMINIUM IN SW 1/4 SEC 4-6-22 UNIT 107 PKG UNIT 15 STOR 11WITH A 3.05 % INTEREST IN COMMON AREAS & FACILITIES
4661583000	2121-2121 (108) S KINNICKINNIC AV	BBD BAY VIEW COMMONS LLC	C/O RANDY SCOVILLE	BAY VIEW COMMONS CONDOMINIUM IN SW 1/4 SEC 4-6-22 UNIT 108 WITH A 3.05 % INTEREST IN COMMON AREAS & FACILITIES
4661584000	2121-2121 (109) S KINNICKINNIC AV	MICHAEL P PIAS		BAY VIEW COMMONS CONDOMINIUM IN SW 1/4 SEC 4-6-22 UNIT 109 AND PKG 9, & 30 AND STORAGE 9 WITH A 3.05 % INT IN COMMON AREAS & FACILITIES
4661585000	2121-2121 (110) S KINNICKINNIC AV	SHAWN SCHRADER		BAY VIEW COMMONS CONDOMINIUM IN SW 1/4 SEC 4-6-22 UNIT 110 WITH PARKING 10, 29 & STORAGE 10 AND AN UNDIVIDED 3.05 % INTEREST IN COMMON AREAS & FACILITIES
4661586000	2121-2121 (111) S KINNICKINNIC AV	TENSLEEP LLC		BAY VIEW COMMONS CONDOMINIUM IN SW 1/4 SEC 4-6-22 UNIT 111, PKG UNIT #5 & STORAGE 5 WITH A 3.05 % INTEREST IN COMMON AREAS & FACILITIES
4661587000	2121-2121 (112) S KINNICKINNIC AV	JASON E FULLERTON	JULIA M P FULLERTON	BAY VIEW COMMONS CONDOMINIUM IN SW 1/4 SEC 4-6-22 UNIT 112 & PKG SP 13 & 26 STOR 13 WITH A 3.05 % INTEREST IN COMMON AREAS & FACILITIES
4661588000	2121-2121 (113) S KINNICKINNIC AV	RICHARD J TRAEGER	SHIRLEY C TREAGER	BAY VIEW COMMONS CONDOMINIUM IN SW 1/4 SEC 4-6-22 UNIT 113 & PKG UNIT 22 & 23 & STOR 22 WITH A 3.01 % INTEREST IN COMMON AREAS & FACILITIES
4661589000	2121-2121 (114) S KINNICKINNIC AV	MNSR LLC		BAY VIEW COMMONS CONDOMINIUM IN SW 1/4 SEC 4-6-22 UNIT 114 AND PKG UNIT 20 & STOR 20 WITH A 1.85 % INTEREST IN COMMON AREAS & FACILITIES
4661590000	2121-2121 (115) S KINNICKINNIC AV	BBD BAY VIEW COMMONS LLC	C/O RANDY SCOVILLE	BAY VIEW COMMONS CONDOMINIUM IN SW 1/4 SEC 4-6-22 UNIT 115 WITH A 2.47 % INTEREST IN COMMON AREAS & FACILITIES
4661591000	2121-2121 (116) S KINNICKINNIC AV	KERRIE L SOLOFRA		BAY VIEW COMMONS CONDOMINIUM IN SW 1/4 SEC 4-6-22 UNIT 116 & PKG 16 & STOR 16 WITH A 1.73 % INTEREST IN COMMON AREAS & FACILITIES
4661592000	2121-2121 (117) S KINNICKINNIC AV	BBD BAY VIEW COMMONS LLC	C/O RANDY SCOVILLE	BAY VIEW COMMONS CONDOMINIUM IN SW 1/4 SEC 4-6-22 UNIT 117 WITH A 2.63 % INTEREST IN COMMON AREAS & FACILITIES
4661593000	2121-2121 (118) S KINNICKINNIC AV	BBD BAY VIEW COMMONS LLC	C/O RANDY SCOVILLE	BAY VIEW COMMONS CONDOMINIUM IN SW 1/4 SEC 4-6-22 UNIT 118 WITH A 2.63 % INTEREST IN COMMON AREAS & FACILITIES
4661594000	2121-2121 (119) S KINNICKINNIC AV	BBD BAY VIEW COMMONS LLC	C/O RANDY SCOVILLE	BAY VIEW COMMONS CONDOMINIUM IN SW 1/4 SEC 4-6-22 UNIT 119 WITH A 2.63 % INTEREST IN COMMON AREAS & FACILITIES
4661595000	2121-2121 (120) S KINNICKINNIC AV	ABDUL R MOTLANI	AISHA MOTLANI	BAY VIEW COMMONS CONDOMINIUM IN SW 1/4 SEC 4-6-22 UNIT 120 & PKG 19 & 27 STOR #19 WITH A 2.33 % INTEREST IN COMMON AREAS & FACILITIES
4661596000	2121-2121 (121) S KINNICKINNIC AV	STEVEN L PUYLEART		BAY VIEW COMMONS CONDOMINIUM IN SW 1/4 SEC 4-6-22 UNIT 121 AND PKG 17 & 28 & STOR 17 WITH A 2.33 % INTEREST IN COMMON AREAS & FACILITIES
4661597000	2121-2121 S KINNICKINNIC AV	BBD BAY VIEW COMMONS LLC	C/O RANDY SCOVILLE	BAY VIEW COMMONS CONDOMINIUM IN SW 1/4 SEC 4-6-22 UNSOLD PARKING

GILES
ENGINEERING ASSOCIATES, INC.

GEOTECHNICAL, ENVIRONMENTAL & CONSTRUCTION MATERIALS CONSULTANTS

- Atlanta, GA
- Baltimore/Wash. DC
- Dallas, TX
- Los Angeles, CA
- Milwaukee, WI
- Orlando, FL

September 17, 2009

Mr. Randy Scoville
BBD Bay View Commons, LLC
13890 Bishops Way, Suite 120
Brookfield, Wisconsin 53005

RE: **Notice of Residual Chlorinated Solvent and Peti**
Bay View Commons
Tax Key No. 4661571000
2121 South Kinnickinnic Avenue
Milwaukee, Wisconsin
BRRTS No: 02-41-001131 & 03-41-004868
Project No. 1E-0202024

Dear Mr. Scoville:

On behalf of the Redevelopment Authority of the City of I
Associates, Inc. (Giles) is providing notification to you, the
presence of residual soil and groundwater contamination
property. Giles has petitioned the Wisconsin Departm
review the site for case closure.

Residual soil and groundwater contamination originated
systems on your property. The chlorinated solvent con
property is not above the state groundwater enforcement standards found in chapter NR 140, Wisconsin Administrative Code; and petroleum soil impact exceeds applicable Wisconsin Administrative Code, Chapter NR 720 standards for soil. The chlorinated solvent and petroleum groundwater contaminant plume is stable or receding and will naturally degrade over time. Giles believes that allowing natural attenuation to complete the cleanup at this site will meet the requirements for case closure that are found in chapter NR 726 of the Wisconsin Administrative Code, and will be requesting that the WDNR accept natural attenuation as the final remedy for this site and grant case closure. Closure means that the WDNR will not be requiring any further investigation or cleanup action to be taken, other than the reliance on natural attenuation.

If this case is closed, the property will be listed on the Department of Natural Resources (WDNR) geographic information system (GIS) Registry of Closed Remediation Sites. The

SENDER: COMPLETE THIS SECTION
- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
Mr. Randy Scoville
BBD Bay View Commons, LLC
13890 Bishops Way, Suite 120
Brookfield, WI 53005

COMPLETE THIS SECTION ON DELIVERY
A. Signature X [signature] ☐ Agent ☐ Addressee
B. Received by (Printed Name) Randy Scoville C. Date of Delivery
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7005 2570 0002 3360 0932

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

N8 W22350 Johnson Drive • Suite A1 • Waukesha, WI 53186
262/544-0118 • Fax 262/549-5868 • E-mail milwauke@gilesengr.com

GILES
ENGINEERING ASSOCIATES, INC.

information on the GIS Registry includes maps showing the location of properties in Wisconsin where soil and groundwater contamination is above chapter NR 720 and NR 140 enforcement standards found at the time that the case was closed. This GIS Registry will be available to the general public on the WDNR internet web site.

Once the WDNR makes a decision on the RACM closure request, it will be documented in a letter. If the WDNR grants closure, you may obtain a copy of this letter by requesting a copy from RACM, by writing to the agency address given below or by accessing the WDNR GIS Registry of Closed Remediation Sites on the internet at http://www.dnr.wi.gov/org/aw/rr/gis/index.htm . A copy of the closure letter is included as part of the site file on the GIS Registry of Closed Remediation Sites.

Should you or any subsequent property owner wish to construct or reconstruct a well on your property, special well construction standards may be necessary to protect the well from the residual soil and groundwater contamination. Any well driller who proposes to construct a well on your property in the future will first need to obtain approval from a regional water supply specialist in DNR's Drinking Water and Groundwater Program. The well construction application, form 3300-254, is on the internet at http://www.dnr.wi.gov/org/water/dwg/3300254.pdf, or may be accessed through the GIS Registry web address in the preceding paragraph.

If you need more information, you may contact the undersigned at N8 W22350 Johnson Drive, Waukesha, WI 53186, and (262)544-0118, or you may contact Andrew Boettcher at 2300 North Dr. Martin Luther King Jr. Drive, Milwaukee, WI 53212, and (414)263-8541.

Sincerely,

GILES ENGINEERING ASSOCIATES, INC.

Thomas J. Bauman, P.G.
Project Hydrogeologist

Kevin T. Bugel, P.G., C.P.G.
Environmental Division Manager

Enclosures: Soil and Groundwater Figures

Distribution: Current Property Owner
Attn: Mr. Randy Scoville (1)
✓ Redevelopment Authority of the City of Milwaukee
Attn: Ms. Tory Kress (1)
Wisconsin Department of Natural Resources
Attn: Mr. Andrew Boettcher (1)

G:/1e0202024-not.let1/00env3/tjb

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- Atlanta, GA
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September 17, 2009

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Brookfield, Wisconsin 53005

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Project No. 1E-0202024

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Associates, Inc. (Giles) is providing notification to you, the
presence of residual soil and groundwater contamination lc
property. Giles has petitioned the Wisconsin Departme
review the site for case closure.

Residual soil and groundwater contamination originated fr
systems on your property. The chlorinated solvent conta
property is not above the state groundwater enforcement
but residual chlorinated solvent soil impact remains in place after completion of site remediation. In addition, the levels of petroleum contamination in the groundwater on your property are above the state groundwater enforcement standards found in chapter NR 140, Wisconsin Administrative Code; and petroleum soil impact exceeds applicable Wisconsin Administrative Code, Chapter NR 720 standards for soil. The chlorinated solvent and petroleum groundwater contaminant plume is stable or receding and will naturally degrade over time. Giles believes that allowing natural attenuation to complete the cleanup at this site will meet the requirements for case closure that are found in chapter NR 726 of the Wisconsin Administrative Code, and will be requesting that the WDNR accept natural attenuation as the final remedy for this site and grant case closure. Closure means that the WDNR will not be requiring any further investigation or cleanup action to be taken, other than the reliance on natural attenuation.

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BBD Bay View Commons, LLC
13890 Bishops Way, Suite 120
Brookfield, WI 53005

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A. Signature X [signature] ☐ Agent ☐ Addressee
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D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

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GILES
ENGINEERING ASSOCIATES, INC.

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Sincerely,

GILES ENGINEERING ASSOCIATES, INC.

Thomas J. Bauman, P.G.
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Wisconsin Department of Natural Resources
Attn: Mr. Andrew Boettcher (1)

G:/1e0202024-not.let1/00env3/tjb

GILES
ENGINEERING ASSOCIATES, INC.

GEOTECHNICAL, ENVIRONMENTAL & CONSTRUCTION MATERIALS CONSULTANTS

- Atlanta, GA
- Baltimore/Wash. DC
- Dallas, TX
- Los Angeles, CA
- Milwaukee, WI
- Orlando, FL

September 17, 2009

Mr. Randy Scoville
BBD Bay View Commons, LLC
13890 Bishops Way, Suite 120
Brookfield, Wisconsin 53005

RE: **Notice of Residual Chlorinated Solvent and Pe**
Bay View Commons
Tax Key No. 4661573000
2121 South Kinnickinnic Avenue
Milwaukee, Wisconsin
BRRTS No: 02-41-001131 & 03-41-004868
Project No. 1E-0202024

Dear Mr. Scoville:

On behalf of the Redevelopment Authority of the City of I
Associates, Inc. (Giles) is providing notification to you, the
presence of residual soil and groundwater contamination i
property. Giles has petitioned the Wisconsin Departme
review the site for case closure.

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1. Article Addressed to:
Mr. Randy Scoville
BBD Bay View Commons, LLC
13890 Bishops Way, Suite 120
Brookfield, WI 53005

COMPLETE THIS SECTION ON DELIVERY
A. Signature X [signature] ☐ Agent ☐ Addressee
B. Received by (Printed Name) Randy Scoville C. Date of Delivery
D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No

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4. Restricted Delivery? (Extra Fee) ☐ Yes

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262/544-0118 • Fax 262/549-5868 • E-mail milwauke@gilesengr.com

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ENGINEERING ASSOCIATES, INC.

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Sincerely,

GILES ENGINEERING ASSOCIATES, INC.

Thomas J. Bauman, P.G.
Project Hydrogeologist

Kevin T. Bugel, P.G., C.P.G.
Environmental Division Manager

Enclosures: Soil and Groundwater Figures

Distribution: Current Property Owner
Attn: Mr. Randy Scoville (1)
Redevelopment Authority of the City of Milwaukee
Attn: Ms. Tory Kress (1)
Wisconsin Department of Natural Resources
Attn: Mr. Andrew Boettcher (1)

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September 17, 2009

Mr. Randy Scoville
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Brookfield, Wisconsin 53005

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Bay View Commons
Tax Key No. 4661574000
2121 South Kinnickinnic Avenue
Milwaukee, Wisconsin
BRRTS No: 02-41-001131 & 03-41-004868
Project No. 1E-0202024

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Sincerely,

GILES ENGINEERING ASSOCIATES, INC.

Thomas J. Bauman, P.G.
Project Hydrogeologist

Kevin T. Bugel, P.G., C.P.G.
Environmental Division Manager

Enclosures: Soil and Groundwater Figures

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Attn: Mr. Randy Scoville (1)
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Attn: Ms. Tory Kress (1)
Wisconsin Department of Natural Resources
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September 17, 2009

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13890 Bishops Way, Suite 120
Brookfield, Wisconsin 53005

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Bay View Commons
Tax Key No. 4661575000
2121 South Kinnickinnic Avenue
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BRRTS No: 02-41-001131 & 03-41-004868
Project No. 1E-0202024

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BBD Bay View Commons, LLC
13890 Bishops Way, Suite 120
Brookfield, WI 53005

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Sincerely,

GILES ENGINEERING ASSOCIATES, INC.

Thomas J. Bauman, P.G.
Project Hydrogeologist

Kevin T. Bugel, P.G., C.P.G.
Environmental Division Manager

Enclosures: Soil and Groundwater Figures

Distribution: Current Property Owner
Attn: Mr. Randy Scoville (1)
Redevelopment Authority of the City of Milwaukee
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September 17, 2009

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13890 Bishops Way, Suite 120
Brookfield, Wisconsin 53005

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Tax Key No. 4661576000
2121 South Kinnickinnic Avenue
Milwaukee, Wisconsin
BRRTS No: 02-41-001131 & 03-41-004868
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Mr. Randy Scoville
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GILES ENGINEERING ASSOCIATES, INC.

Thomas J. Bauman, P.G.
Project Hydrogeologist

Kevin T. Bugel, P.G., C.P.G.
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Enclosures: Soil and Groundwater Figures

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Mr. Jason Kemp
Ms. Kamilah D Williams-Kemp
2121 South Kinnickinnic Avenue #103
Milwaukee, Wisconsin 53207

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A. Signature ☐ Agent ☐ Addressee
X
B. Received by (Printed Name) C. Date of Delivery
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☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7005 1820 0003 6469 6854

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

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information on the GIS Registry includes maps showing the location of properties in Wisconsin where soil and groundwater contamination is above chapter NR 720 and NR 140 enforcement standards found at the time that the case was closed. This GIS Registry will be available to the general public on the WDNR internet web site.

Once the WDNR makes a decision on the RACM closure request, it will be documented in a letter. If the WDNR grants closure, you may obtain a copy of this letter by requesting a copy from RACM, by writing to the agency address given below or by accessing the WDNR GIS Registry of Closed Remediation Sites on the internet at http://www.dnr.wi.gov/org/aw/rr/gis/index.htm . A copy of the closure letter is included as part of the site file on the GIS Registry of Closed Remediation Sites.

Should you or any subsequent property owner wish to construct or reconstruct a well on your property, special well construction standards may be necessary to protect the well from the residual soil and groundwater contamination. Any well driller who proposes to construct a well on your property in the future will first need to obtain approval from a regional water supply specialist in DNR's Drinking Water and Groundwater Program. The well construction application, form 3300-254, is on the internet at http://www.dnr.wi.gov/org/water/dwg/3300254.pdf, or may be accessed through the GIS Registry web address in the preceding paragraph.

If you need more information, you may contact the undersigned at N8 W22350 Johnson Drive, Waukesha, WI 53186, and (262)544-0118, or you may contact Andrew Boettcher at 2300 North Dr. Martin Luther King Jr. Drive, Milwaukee, WI 53212, and (414)263-8541.

Sincerely,

GILES ENGINEERING ASSOCIATES, INC.

Thomas J. Bauman, P.G.
Project Hydrogeologist

Kevin T. Bugel, P.G., C.P.G.
Environmental Division Manager

Enclosures: Soil and Groundwater Figures

Distribution: Current Property Owner
Attn: Mr. Jason Kemp and Ms. Kamilah D Williams-Kemp (1)
Redevelopment Authority of the City of Milwaukee
Attn: Ms. Tory Kress (1)
Wisconsin Department of Natural Resources
Attn: Mr. Andrew Boettcher (1)

G:/1e0202024-not.let1/00env3/tjb

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- Los Angeles, CA
- Milwaukee, WI
- Orlando, FL

September 17, 2009

Ms. Tasha S Boerema
Mr. Jeremy A Young
2121 South Kinnickinnic Avenue #104
Milwaukee, Wisconsin 53207

RE: **Notice of Residual Chlorinated Solvent and Pe**
Bay View Commons
Tax Key No. 4661579000
2121 South Kinnickinnic Avenue
Milwaukee, Wisconsin
BRRTS No: 02-41-001131 & 03-41-004868
Project No. 1E-0202024

SENDER: COMPLETE THIS SECTION
- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
Tasha S. Boerema
Jeremy A. Young
2121 South Kinnickinnic Ave. #104
Milwaukee, WI 53207

COMPLETE THIS SECTION ON DELIVERY
A. Signature ☐ Agent ☐ Addressee
B. Received by (Printed Name) Date of Delivery
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No
3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes
2. Article Number (Transfer from service label) 7005 1820 0003 6469 6960
PS Form 3811, February 2004 Domestic Return Receipt 102595-

Dear Ms. Boerema and Mr. Young:

On behalf of the Redevelopment Authority of the City of M
Associates, Inc. (Giles) is providing notification to you, the
presence of residual soil and groundwater contamination i
property. Giles has petitioned the Wisconsin Departme
review the site for case closure.

Residual soil and groundwater contamination originated f
systems on your property. The chlorinated solvent cont
property is not above the state groundwater enforcemen
but residual chlorinated solvent soil impact remains in place after completion of site remediation. In addition, the levels of petroleum contamination in the groundwater on your property are above the state groundwater enforcement standards found in chapter NR 140, Wisconsin Administrative Code; and petroleum soil impact exceeds applicable Wisconsin Administrative Code, Chapter NR 720 standards for soil. The chlorinated solvent and petroleum groundwater contaminant plume is stable or receding and will naturally degrade over time. Giles believes that allowing natural attenuation to complete the cleanup at this site will meet the requirements for case closure that are found in chapter NR 726 of the Wisconsin Administrative Code, and will be requesting that the WDNR accept natural attenuation as the final remedy for this site and grant case closure. Closure means that the WDNR will not be requiring any further investigation or cleanup action to be taken, other than the reliance on natural attenuation.

If this case is closed, the property will be listed on the Department of Natural Resources (WDNR) geographic information system (GIS) Registry of Closed Remediation Sites. The

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information on the GIS Registry includes maps showing the location of properties in Wisconsin where soil and groundwater contamination is above chapter NR 720 and NR 140 enforcement standards found at the time that the case was closed. This GIS Registry will be available to the general public on the WDNR internet web site.

Once the WDNR makes a decision on the RACM closure request, it will be documented in a letter. If the WDNR grants closure, you may obtain a copy of this letter by requesting a copy from RACM, by writing to the agency address given below or by accessing the WDNR GIS Registry of Closed Remediation Sites on the internet at http://www.dnr.wi.gov/org/aw/rr/gis/index.htm . A copy of the closure letter is included as part of the site file on the GIS Registry of Closed Remediation Sites.

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Sincerely,

GILES ENGINEERING ASSOCIATES, INC.

Thomas J. Bauman, P.G.
Project Hydrogeologist

Kevin T. Bugel, P.G., C.P.G.
Environmental Division Manager

Enclosures: Soil and Groundwater Figures

Distribution: Current Property Owner
Attn: Ms. Tasha S Boerema and Mr. Jeremy A. Young (1)
Redevelopment Authority of the City of Milwaukee
Attn: Ms. Tory Kress (1)
Wisconsin Department of Natural Resources
Attn: Mr. Andrew Boettcher (1)

G:/1e0202024-not.let1/00env3/tjb

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- Los Angeles, CA
- Milwaukee, WI
- Orlando, FL

September 17, 2009

Mr. Brent Bullock
2121 South Kinnickinnic Avenue #105
Milwaukee, Wisconsin 53207

RE: **Notice of Residual Chlorinated Solvent and Petr**
Bay View Commons
Tax Key No. 4661580000
2121 South Kinnickinnic Avenue
Milwaukee, Wisconsin
BRRTS No: 02-41-001131 & 03-41-004868
Project No. 1E-0202024

SENDER: COMPLETE THIS SECTION
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1. Article Addressed to:
Mr. Brent Bullock
2121 S. Kinnickinnic Ave. #105
Milwaukee, WI 53207

COMPLETE THIS SECTION ON DELIVERY
A. Signature X ☐ Agent ☐ Addressee
B. Received by (Printed Name) C. Date of Delivery
D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7005 1820 0003 6469 6878

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

Dear Mr. Bullock:

On behalf of the Redevelopment Authority of the City of M
Associates, Inc. (Giles) is providing notification to you, the
presence of residual soil and groundwater contamination k
property. Giles has petitioned the Wisconsin Departme
review the site for case closure.

Residual soil and groundwater contamination originated fr
systems on your property. The chlorinated solvent conta
property is not above the state groundwater enforcement
but residual chlorinated solvent soil impact remains in plac
In addition, the levels of petroleum contamination in th
above the state groundwater enforcement standards fo
Administrative Code; and petroleum soil impact exceeds applicable Wisconsin Administrative Code, Chapter NR 720 standards for soil. The chlorinated solvent and petroleum groundwater contaminant plume is stable or receding and will naturally degrade over time. Giles believes that allowing natural attenuation to complete the cleanup at this site will meet the requirements for case closure that are found in chapter NR 726 of the Wisconsin Administrative Code, and will be requesting that the WDNR accept natural attenuation as the final remedy for this site and grant case closure. Closure means that the WDNR will not be requiring any further investigation or cleanup action to be taken, other than the reliance on natural attenuation.

If this case is closed, the property will be listed on the Department of Natural Resources (WDNR) geographic information system (GIS) Registry of Closed Remediation Sites. The information on the GIS Registry includes maps showing the location of properties in Wisconsin

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Sincerely,

GILES ENGINEERING ASSOCIATES, INC.

Thomas J. Bauman, P.G.
Project Hydrogeologist

Kevin T. Bugel, P.G., C.P.G.
Environmental Division Manager

Enclosures: Soil and Groundwater Figures

Distribution: Current Property Owner
Attn: Mr. Brent Bullock (1)
Redevelopment Authority of the City of Milwaukee
Attn: Ms. Tory Kress (1)
Wisconsin Department of Natural Resources
Attn: Mr. Andrew Boettcher (1)

G:/1e0202024-not.let1/00env3/tjb

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• Dallas, TX
• Los Angeles, CA
• Milwaukee, WI
• Orlando, FL

September 17, 2009

Mr. Dustin L. Swanson
2121 South Kinnickinnic Avenue #106
Milwaukee, Wisconsin 53207

RE: **Notice of Residual Chlorinated Solvent and Petro**
Bay View Commons
Tax Key No. 4661581000
2121 South Kinnickinnic Avenue
Milwaukee, Wisconsin
BRRTS No: 02-41-001131 & 03-41-004868
Project No. 1E-0202024

Dear Mr. Swanson:

On behalf of the Redevelopment Authority of the City of Mi
Associates, Inc. (Giles) is providing notification to you, the c
presence of residual soil and groundwater contamination loc
property. Giles has petitioned the Wisconsin Departmen
review the site for case closure.

Residual soil and groundwater contamination originated fro
systems on your property. The chlorinated solvent contam
property is not above the state groundwater enforcement s
but residual chlorinated solvent soil impact remains in place
In addition, the levels of petroleum contamination in the
above the state groundwater enforcement standards found in chapter NR 140, Wisconsin Administrative Code; and petroleum soil impact exceeds applicable Wisconsin Administrative Code, Chapter NR 720 standards for soil. The chlorinated solvent and petroleum groundwater contaminant plume is stable or receding and will naturally degrade over time. Giles believes that allowing natural attenuation to complete the cleanup at this site will meet the requirements for case closure that are found in chapter NR 726 of the Wisconsin Administrative Code, and will be requesting that the WDNR accept natural attenuation as the final remedy for this site and grant case closure. Closure means that the WDNR will not be requiring any further investigation or cleanup action to be taken, other than the reliance on natural attenuation.

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■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
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1. Article Addressed to:
Mr. Dustin L. Swanson
2121 S. Kinnickinnic Ave. #106
Milwaukee, WI 53207

COMPLETE THIS SECTION ON DELIVERY
A. Signature X ☐ Agent ☒ Addressee
B. Received by (Printed Name) Dustin Swanson
C. Date of Delivery 9/23
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7005 2570 0002 3360 0925

PS Form 3811 February 2004 Domestic Return Receipt 102595-02-M-1540

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If you need more information, you may contact the undersigned at N8 W22350 Johnson Drive, Waukesha, WI 53186, and (262)544-0118, or you may contact Andrew Boettcher at 2300 North Dr. Martin Luther King Jr. Drive, Milwaukee, WI 53212, and (414)263-8541.

Sincerely,

GILES ENGINEERING ASSOCIATES, INC.

Thomas J. Bauman, P.G.
Project Hydrogeologist

Kevin T. Bugel, P.G., C.P.G.
Environmental Division Manager

Enclosures: Soil and Groundwater Figures

Distribution: Current Property Owner
Attn: Mr. Dustin L. Swanson (1)
Redevelopment Authority of the City of Milwaukee
Attn: Ms. Tory Kress (1)
Wisconsin Department of Natural Resources
Attn: Mr. Andrew Boettcher (1)

G:/1e0202024-not.let1/00env3/tjb

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- Milwaukee, WI
- Orlando, FL

September 17, 2009

Mr. Brian P. Miller
Mr. Timothy E. Fortmann
2121 South Kinnickinnic Avenue #107
Milwaukee, Wisconsin 53207

RE: **Notice of Residual Chlorinated Solvent and Petro**
Bay View Commons
Tax Key No. 4661582000
2121 South Kinnickinnic Avenue
Milwaukee, Wisconsin
BRRTS No: 02-41-001131 & 03-41-004868
Project No. 1E-0202024

Dear Mr. Miller and Mr. Fortmann:

On behalf of the Redevelopment Authority of the City of Mil
Associates, Inc. (Giles) is providing notification to you, the c
presence of residual soil and groundwater contamination loc
property. Giles has petitioned the Wisconsin Departmen
review the site for case closure.

Residual soil and groundwater contamination originated fro
systems on your property. The chlorinated solvent contan
property is not above the state groundwater enforcement s
but residual chlorinated solvent soil impact remains in place after completion of site remediation.
In addition, the levels of petroleum contamination in the groundwater on your property are above the state groundwater enforcement standards found in chapter NR 140, Wisconsin Administrative Code; and petroleum soil impact exceeds applicable Wisconsin Administrative Code, Chapter NR 720 standards for soil. The chlorinated solvent and petroleum groundwater contaminant plume is stable or receding and will naturally degrade over time. Giles believes that allowing natural attenuation to complete the cleanup at this site will meet the requirements for case closure that are found in chapter NR 726 of the Wisconsin Administrative Code, and will be requesting that the WDNR accept natural attenuation as the final remedy for this site and grant case closure. Closure means that the WDNR will not be requiring any further investigation or cleanup action to be taken, other than the reliance on natural attenuation.

If this case is closed, the property will be listed on the Department of Natural Resources (WDNR) geographic information system (GIS) Registry of Closed Remediation Sites. The

SENDER: COMPLETE THIS SECTION
- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
Mr. Brian P. Miller
Mr. Timothy E. Fortmann
2121 S. Kinnickinnic Ave. #107
Milwaukee, WI 53207

COMPLETE THIS SECTION ON DELIVERY
A. Signature X ☐ Agent ☐ Addressee
B. Received by (Printed Name) Brian P. Miller C. Date of Delivery SEP 24 2009
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No
53207/35

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7005 2570 0002 3360 0918
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Sincerely,

GILES ENGINEERING ASSOCIATES, INC.

Thomas J. Bauman, P.G.
Project Hydrogeologist

Kevin T. Bugel, P.G., C.P.G.
Environmental Division Manager

Enclosures: Soil and Groundwater Figures

Distribution: Current Property Owner
Attn: Mr. Brian P. Miller and Mr. Timothy E. Fortmann (1)
✓Redevelopment Authority of the City of Milwaukee
Attn: Ms. Tory Kress (1)
Wisconsin Department of Natural Resources
Attn: Mr. Andrew Boettcher (1)

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- Dallas, TX
- Los Angeles, CA
- Milwaukee, WI
- Orlando, FL

September 17, 2009

Mr. Randy Scoville
BBD Bay View Commons, LLC
13890 Bishops Way, Suite 120
Brookfield, Wisconsin 53005

RE: **Notice of Residual Chlorinated Solvent and Petr**
Bay View Commons
Tax Key No. 4661583000
2121 South Kinnickinnic Avenue
Milwaukee, Wisconsin
BRRTS No: 02-41-001131 & 03-41-004868
Project No. 1E-0202024

Dear Mr. Scoville:

On behalf of the Redevelopment Authority of the City of M
Associates, Inc. (Giles) is providing notification to you, the
presence of residual soil and groundwater contamination lo
property. Giles has petitioned the Wisconsin Departmer
review the site for case closure.

Residual soil and groundwater contamination originated fr
systems on your property. The chlorinated solvent contam
property is not above the state groundwater enforcement standards found in chapter NR 140; but residual chlorinated solvent soil impact remains in place after completion of site remediation. In addition, the levels of petroleum contamination in the groundwater on your property are above the state groundwater enforcement standards found in chapter NR 140, Wisconsin Administrative Code; and petroleum soil impact exceeds applicable Wisconsin Administrative Code, Chapter NR 720 standards for soil. The chlorinated solvent and petroleum groundwater contaminant plume is stable or receding and will naturally degrade over time. Giles believes that allowing natural attenuation to complete the cleanup at this site will meet the requirements for case closure that are found in chapter NR 726 of the Wisconsin Administrative Code, and will be requesting that the WDNR accept natural attenuation as the final remedy for this site and grant case closure. Closure means that the WDNR will not be requiring any further investigation or cleanup action to be taken, other than the reliance on natural attenuation.

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SENDER: COMPLETE THIS SECTION
- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
Mr. Randy Scoville
BBD Bay View Commons, LLC
13890 Bishops Way, Suite 120
Brookfield, WI 53005

COMPLETE THIS SECTION ON DELIVERY
A. Signature X Randy Scoville ☐ Agent ☐ Addressee
B. Received by (Printed Name) Randy Scoville C. Date of Delivery
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7005 2570 0002 3360 0932
PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

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GILES ENGINEERING ASSOCIATES, INC.

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Sincerely,

GILES ENGINEERING ASSOCIATES, INC.

Thomas J. Bauman, P.G.
Project Hydrogeologist

Kevin T. Bugel, P.G., C.P.G.
Environmental Division Manager

Enclosures: Soil and Groundwater Figures

Distribution: Current Property Owner
Attn: Mr. Randy Scoville (1)
Redevelopment Authority of the City of Milwaukee
Attn: Ms. Tory Kress (1)
Wisconsin Department of Natural Resources
Attn: Mr. Andrew Boettcher (1)

G:/1e0202024-not.let1/00env3/tjb

GILES
ENGINEERING ASSOCIATES, INC.

GEOTECHNICAL, ENVIRONMENTAL & CONSTRUCTION MATERIALS CONSULTANTS

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- Dallas, TX
- Los Angeles, CA
- Milwaukee, WI
- Orlando, FL

September 17, 2009

Mr. Michael P. Pias
2121 South Kinnickinnic Avenue #109
Milwaukee, Wisconsin 53207

RE: **Notice of Residual Chlorinated Solvent and Petr**
Bay View Commons
Tax Key No. 4661584000
2121 South Kinnickinnic Avenue
Milwaukee, Wisconsin
BRRTS No: 02-41-001131 & 03-41-004868
Project No. 1E-0202024

Dear Mr. Pias:

On behalf of the Redevelopment Authority of the City of M
Associates, Inc. (Giles) is providing notification to you, the
presence of residual soil and groundwater contamination lo
property. Giles has petitioned the Wisconsin Departme
review the site for case closure.

Residual soil and groundwater contamination originated fr
systems on your property. The chlorinated solvent conta
property is not above the state groundwater enforcement
but residual chlorinated solvent soil impact remains in plac
In addition, the levels of petroleum contamination in the groundwater on your p
above the state groundwater enforcement standards found in chapter NR 140, Wisconsin Administrative Code; and petroleum soil impact exceeds applicable Wisconsin Administrative Code, Chapter NR 720 standards for soil. The chlorinated solvent and petroleum groundwater contaminant plume is stable or receding and will naturally degrade over time. Giles believes that allowing natural attenuation to complete the cleanup at this site will meet the requirements for case closure that are found in chapter NR 726 of the Wisconsin Administrative Code, and will be requesting that the WDNR accept natural attenuation as the final remedy for this site and grant case closure. Closure means that the WDNR will not be requiring any further investigation or cleanup action to be taken, other than the reliance on natural attenuation.

If this case is closed, the property will be listed on the Department of Natural Resources (WDNR) geographic information system (GIS) Registry of Closed Remediation Sites. The information on the GIS Registry includes maps showing the location of properties in Wisconsin

SENDER: COMPLETE THIS SECTION
- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
Mr. Michael P. Pias
2121 S. Kinnickinnic Ave. #109
Milwaukee, WI 53207

COMPLETE THIS SECTION ON DELIVERY
A. Signature
X Rebecca Pias ☐ Agent ☐ Addressee
B. Received by (Printed Name) Rebecca Pias C. Date of Delivery
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7005 2570 0002 3360 0901

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

N8 W22350 Johnson Drive • Suite A1 • Waukesha, WI 53186
262/544-0118 • Fax 262/549-5868 • E-mail milwauke@gilesengr.com

GILES
ENGINEERING ASSOCIATES, INC.

where soil and groundwater contamination is above chapter NR 720 and NR 140 enforcement standards found at the time that the case was closed. This GIS Registry will be available to the general public on the WDNR internet web site.

Once the WDNR makes a decision on the RACM closure request, it will be documented in a letter. If the WDNR grants closure, you may obtain a copy of this letter by requesting a copy from RACM, by writing to the agency address given below or by accessing the WDNR GIS Registry of Closed Remediation Sites on the internet at http://www.dnr.wi.gov/org/aw/rr/gis/index.htm . A copy of the closure letter is included as part of the site file on the GIS Registry of Closed Remediation Sites.

Should you or any subsequent property owner wish to construct or reconstruct a well on your property, special well construction standards may be necessary to protect the well from the residual soil and groundwater contamination. Any well driller who proposes to construct a well on your property in the future will first need to obtain approval from a regional water supply specialist in DNR's Drinking Water and Groundwater Program. The well construction application, form 3300-254, is on the internet at http://www.dnr.wi.gov/org/water/dwg/3300254.pdf, or may be accessed through the GIS Registry web address in the preceding paragraph.

If you need more information, you may contact the undersigned at N8 W22350 Johnson Drive, Waukesha, WI 53186, and (262)544-0118, or you may contact Andrew Boettcher at 2300 North Dr. Martin Luther King Jr. Drive, Milwaukee, WI 53212, and (414)263-8541.

Sincerely,

GILES ENGINEERING ASSOCIATES, INC.

Thomas J. Bauman, P.G.
Project Hydrogeologist

Kevin T. Bugel, P.G., C.P.G.
Environmental Division Manager

Enclosures: Soil and Groundwater Figures

Distribution: Current Property Owner
Attn: Mr. Michael P. Pias (1)
✓Redevelopment Authority of the City of Milwaukee
Attn: Ms. Tory Kress (1)
Wisconsin Department of Natural Resources
Attn: Mr. Andrew Boettcher (1)

G:/1e0202024-not.let1/00env3/tjb

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GEOTECHNICAL, ENVIRONMENTAL & CONSTRUCTION MATERIALS CONSULTANTS

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- Milwaukee, WI
- Orlando, FL

September 17, 2009

Mr. Shawn Schrader
2121 South Kinnickinnic Avenue #110
Milwaukee, Wisconsin 53207

RE: **Notice of Residual Chlorinated Solvent and Petro**
Bay View Commons
Tax Key No. 4661585000
2121 South Kinnickinnic Avenue
Milwaukee, Wisconsin
BRRTS No: 02-41-001131 & 03-41-004868
Project No. 1E-0202024

Dear Mr. Schrader:

On behalf of the Redevelopment Authority of the City of Mil
Associates, Inc. (Giles) is providing notification to you, the c
presence of residual soil and groundwater contamination loc
property. Giles has petitioned the Wisconsin Department
review the site for case closure.

Residual soil and groundwater contamination originated fro
systems on your property. The chlorinated solvent contam
property is not above the state groundwater enforcement s
but residual chlorinated solvent soil impact remains in place
In addition, the levels of petroleum contamination in the groundwater on your property are above the state groundwater enforcement standards found in chapter NR 140, Wisconsin Administrative Code; and petroleum soil impact exceeds applicable Wisconsin Administrative Code, Chapter NR 720 standards for soil. The chlorinated solvent and petroleum groundwater contaminant plume is stable or receding and will naturally degrade over time. Giles believes that allowing natural attenuation to complete the cleanup at this site will meet the requirements for case closure that are found in chapter NR 726 of the Wisconsin Administrative Code, and will be requesting that the WDNR accept natural attenuation as the final remedy for this site and grant case closure. Closure means that the WDNR will not be requiring any further investigation or cleanup action to be taken, other than the reliance on natural attenuation.

If this case is closed, the property will be listed on the Department of Natural Resources (WDNR) geographic information system (GIS) Registry of Closed Remediation Sites. The information on the GIS Registry includes maps showing the location of properties in Wisconsin

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- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
Mr. Shawn Schrader
2121 S. Kinnickinnic Ave. #110
Milwaukee, WI 53207

COMPLETE THIS SECTION ON DELIVERY
A. Signature X ☐ Agent ☐ Addressee
B. Received by (Printed Name) SEAN VEGAN C. Date of Delivery
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No
SEP 22 2009
3. Service Type ☒ Certified Mail ☐ Express Mail ☐ Registered ☐ Return Receipt for Merchandise ☐ Insured Mail ☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes
2. Article Number (Transfer from service label) 7005 2570 0002 3360 0895
PS Form 3811 February 2004 Domestic Return Receipt 102595-02-M-1540

N8 W22350 Johnson Drive • Suite A1 • Waukesha, WI 53186
262/544-0118 • Fax 262/549-5868 • E-mail milwauke@gilesengr.com

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If you need more information, you may contact the undersigned at N8 W22350 Johnson Drive, Waukesha, WI 53186, and (262)544-0118, or you may contact Andrew Boettcher at 2300 North Dr. Martin Luther King Jr. Drive, Milwaukee, WI 53212, and (414)263-8541.

Sincerely,

GILES ENGINEERING ASSOCIATES, INC.

Thomas J. Bauman, P.G.
Project Hydrogeologist

Kevin T. Bugel, P.G., C.P.G.
Environmental Division Manager

Enclosures: Soil and Groundwater Figures

Distribution: Current Property Owner
Attn: Mr. Shawn Schrader (1)
✓Redevelopment Authority of the City of Milwaukee
Attn: Ms. Tory Kress (1)
Wisconsin Department of Natural Resources
Attn: Mr. Andrew Boettcher (1)

G:/1e0202024-not.let1/00env3/tjb

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- Dallas, TX
- Los Angeles, CA
- Milwaukee, WI
- Orlando, FL

September 17, 2009

Tensleep, LLC.
2121 South Kinnickinnic Avenue #111
Milwaukee, Wisconsin 53207

RE: **Notice of Residual Chlorinated Solvent and Petro**
Bay View Commons
Tax Key No. 4661586000
2121 South Kinnickinnic Avenue
Milwaukee, Wisconsin
BRRTS No: 02-41-001131 & 03-41-004868
Project No. 1E-0202024

SENDER: COMPLETE THIS SECTION
- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
Tensleep, LLC
2121 S. Kinnickinnic Ave. #111
Milwaukee, WI 53207

COMPLETE THIS SECTION ON DELIVERY
A. Signature ☐ Agent ☐ Addressee
B. Received by (Printed Name) C. Date of Delivery
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7005 2570 0002 3360 0888

Dear Tensleep, LLC.:

On behalf of the Redevelopment Authority of the City of Mi
Associates, Inc. (Giles) is providing notification to you, the c
presence of residual soil and groundwater contamination loc
property. Giles has petitioned the Wisconsin Department
review the site for case closure.

Residual soil and groundwater contamination originated fro
systems on your property. The chlorinated solvent contam
property is not above the state groundwater enforcement s
but residual chlorinated solvent soil impact remains in place
In addition, the levels of petroleum contamination in the groundwater on your property are above the state groundwater enforcement standards found in chapter NR 140, Wisconsin Administrative Code; and petroleum soil impact exceeds applicable Wisconsin Administrative Code, Chapter NR 720 standards for soil. The chlorinated solvent and petroleum groundwater contaminant plume is stable or receding and will naturally degrade over time. Giles believes that allowing natural attenuation to complete the cleanup at this site will meet the requirements for case closure that are found in chapter NR 726 of the Wisconsin Administrative Code, and will be requesting that the WDNR accept natural attenuation as the final remedy for this site and grant case closure. Closure means that the WDNR will not be requiring any further investigation or cleanup action to be taken, other than the reliance on natural attenuation.

If this case is closed, the property will be listed on the Department of Natural Resources (WDNR) geographic information system (GIS) Registry of Closed Remediation Sites. The information on the GIS Registry includes maps showing the location of properties in Wisconsin

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262/544-0118 • Fax 262/549-5868 • E-mail milwauke@gilesengr.com

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where soil and groundwater contamination is above chapter NR 720 and NR 140 enforcement standards found at the time that the case was closed. This GIS Registry will be available to the general public on the WDNR internet web site.

Once the WDNR makes a decision on the RACM closure request, it will be documented in a letter. If the WDNR grants closure, you may obtain a copy of this letter by requesting a copy from RACM, by writing to the agency address given below or by accessing the WDNR GIS Registry of Closed Remediation Sites on the internet at http://www.dnr.wi.gov/org/aw/rr/gis/index.htm . A copy of the closure letter is included as part of the site file on the GIS Registry of Closed Remediation Sites.

Should you or any subsequent property owner wish to construct or reconstruct a well on your property, special well construction standards may be necessary to protect the well from the residual soil and groundwater contamination. Any well driller who proposes to construct a well on your property in the future will first need to obtain approval from a regional water supply specialist in DNR's Drinking Water and Groundwater Program. The well construction application, form 3300-254, is on the internet at http://www.dnr.wi.gov/org/water/dwg/3300254.pdf, or may be accessed through the GIS Registry web address in the preceding paragraph.

If you need more information, you may contact the undersigned at N8 W22350 Johnson Drive, Waukesha, WI 53186, and (262)544-0118, or you may contact Andrew Boettcher at 2300 North Dr. Martin Luther King Jr. Drive, Milwaukee, WI 53212, and (414)263-8541.

Sincerely,

GILES ENGINEERING ASSOCIATES, INC.

Thomas J. Bauman, P.G.
Project Hydrogeologist

Kevin T. Bugel, P.G., C.P.G.
Environmental Division Manager

Enclosures: Soil and Groundwater Figures

Distribution: Current Property Owner
Attn: Tensleep, LLC. (1)
Redevelopment Authority of the City of Milwaukee
Attn: Ms. Tory Kress (1)
Wisconsin Department of Natural Resources
Attn: Mr. Andrew Boettcher (1)

G:/1e0202024-not.let1/00env3/tjb

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- Orlando, FL

September 17, 2009

Mr. Jason E. Fullerton
Ms. Julia M. P. Fullerton
2121 South Kinnickinnic Avenue #112
Milwaukee, Wisconsin 53207

RE: **Notice of Residual Chlorinated Solvent and Petr**
Bay View Commons
Tax Key No. 4661587000
2121 South Kinnickinnic Avenue
Milwaukee, Wisconsin
BRRTS No: 02-41-001131 & 03-41-004868
Project No. 1E-0202024

COMPLETE THIS SECTION ON DELIVERY

A. Signature X ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery 9/28/09

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

SENDER: COMPLETE THIS SECTION

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1. Article Addressed to:
Mr. Jason E. Fullerton
Ms. Julia M. P. Fullerton
2121 S. Kinnickinnic Ave. #112
Milwaukee, WI 53207

2. Article Number (Transfer from service label) 7005 2570 0002 3360 0871

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

Dear Mr. Fullerton and Ms. Fullerton:

On behalf of the Redevelopment Authority of the City of M
Associates, Inc. (Giles) is providing notification to you, the
presence of residual soil and groundwater contamination lo
property. Giles has petitioned the Wisconsin Departmer
review the site for case closure.

Residual soil and groundwater contamination originated fr
systems on your property. The chlorinated solvent conta
property is not above the state groundwater enforcement standards found in chapter
but residual chlorinated solvent soil impact remains in place after completion of site remediation. In addition, the levels of petroleum contamination in the groundwater on your property are above the state groundwater enforcement standards found in chapter NR 140, Wisconsin Administrative Code; and petroleum soil impact exceeds applicable Wisconsin Administrative Code, Chapter NR 720 standards for soil. The chlorinated solvent and petroleum groundwater contaminant plume is stable or receding and will naturally degrade over time. Giles believes that allowing natural attenuation to complete the cleanup at this site will meet the requirements for case closure that are found in chapter NR 726 of the Wisconsin Administrative Code, and will be requesting that the WDNR accept natural attenuation as the final remedy for this site and grant case closure. Closure means that the WDNR will not be requiring any further investigation or cleanup action to be taken, other than the reliance on natural attenuation.

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262/544-0118 • Fax 262/549-5868 • E-mail milwauke@gilesengr.com

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information on the GIS Registry includes maps showing the location of properties in Wisconsin where soil and groundwater contamination is above chapter NR 720 and NR 140 enforcement standards found at the time that the case was closed. This GIS Registry will be available to the general public on the WDNR internet web site.

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If you need more information, you may contact the undersigned at N8 W22350 Johnson Drive, Waukesha, WI 53186, and (262)544-0118, or you may contact Andrew Boettcher at 2300 North Dr. Martin Luther King Jr. Drive, Milwaukee, WI 53212, and (414)263-8541.

Sincerely,

GILES ENGINEERING ASSOCIATES, INC.

Thomas J. Bauman, P.G.
Project Hydrogeologist

Kevin T. Bugel, P.G., C.P.G.
Environmental Division Manager

Enclosures: Soil and Groundwater Figures

Distribution: Current Property Owner
Attn: Mr. Jason E. Fullerton and Ms. Julia M. P. Fullerton (1)
Redevelopment Authority of the City of Milwaukee
Attn: Ms. Tory Kress (1)
Wisconsin Department of Natural Resources
Attn: Mr. Andrew Boettcher (1)

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- Los Angeles, CA
- Milwaukee, WI
- Orlando, FL

September 17, 2009

Mr. Richard J. Traeger
Ms. Shirley C. Treager
2121 South Kinnickinnic Avenue #113
Milwaukee, Wisconsin 53207

RE: **Notice of Residual Chlorinated Solvent and Petro**
Bay View Commons
Tax Key No. 4661588000
2121 South Kinnickinnic Avenue
Milwaukee, Wisconsin
BRRTS No: 02-41-001131 & 03-41-004868
Project No. 1E-0202024

SENDER: COMPLETE THIS SECTION
- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
Mr. Richard J. Traeger
Ms. Shirley C. Treager
2121 S. Kinnickinnic Ave. #113
Milwaukee, WI 53207

COMPLETE THIS SECTION ON DELIVERY
A. Signature: X Shirley Treager ☐ Agent ☐ Addressee
B. Received by (Printed Name): Shirley Treager C. Date of Delivery: 9/23/09
D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:
SEP 23 2009 53207
3. Service Type: ☒ Certified Mail ☐ Express Mail ☐ Registered ☐ Return Receipt for Merchandise ☐ Insured Mail ☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes
2. Article Number (Transfer from service label): 7005 1820 0003 6469 6922
PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

Dear Mr. Traeger and Ms. Treager:

On behalf of the Redevelopment Authority of the City of Mi Associates, Inc. (Giles) is providing notification to you, the c presence of residual soil and groundwater contamination lo property. Giles has petitioned the Wisconsin Departmer review the site for case closure.

Residual soil and groundwater contamination originated fr systems on your property. The chlorinated solvent contai property is not above the state groundwater enforcement but residual chlorinated solvent soil impact remains in place after completion of site remediation. In addition, the levels of petroleum contamination in the groundwater on your property are above the state groundwater enforcement standards found in chapter NR 140, Wisconsin Administrative Code; and petroleum soil impact exceeds applicable Wisconsin Administrative Code, Chapter NR 720 standards for soil. The chlorinated solvent and petroleum groundwater contaminant plume is stable or receding and will naturally degrade over time. Giles believes that allowing natural attenuation to complete the cleanup at this site will meet the requirements for case closure that are found in chapter NR 726 of the Wisconsin Administrative Code, and will be requesting that the WDNR accept natural attenuation as the final remedy for this site and grant case closure. Closure means that the WDNR will not be requiring any further investigation or cleanup action to be taken, other than the reliance on natural attenuation.

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GILES ENGINEERING ASSOCIATES, INC.

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Sincerely,

GILES ENGINEERING ASSOCIATES, INC.

Thomas J. Bauman, P.G.
Project Hydrogeologist

Kevin T. Bugel, P.G., C.P.G.
Environmental Division Manager

Enclosures: Soil and Groundwater Figures

Distribution: Current Property Owner
Attn: Mr. Richard J. Traeger and Ms. Shirley C. Treager (1)
✓Redevelopment Authority of the City of Milwaukee
Attn: Ms. Tory Kress (1)
Wisconsin Department of Natural Resources
Attn: Mr. Andrew Boettcher (1)

G:/1e0202024-not.let1/00env3/tjb

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GEOTECHNICAL, ENVIRONMENTAL & CONSTRUCTION MATERIALS CONSULTANTS

• Atlanta, GA
• Baltimore/Wash. DC
• Dallas, TX
• Los Angeles, CA
• Milwaukee, WI
• Orlando, FL

September 17, 2009

MNSR, LLC.
10425 North Applewood Court
Mequon, Wisconsin 53092

RE: **Notice of Residual Chlorinated Solvent and Petro**
Bay View Commons
Tax Key No. 4661589000
2121 South Kinnickinnic Avenue
Milwaukee, Wisconsin
BRRTS No: 02-41-001131 & 03-41-004868
Project No. 1E-0202024

Dear MNSR, LLC.:

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1. Article Addressed to:
MNSR, LLC
10425 North Applewood Court
Mequon, WI 53092

COMPLETE THIS SECTION ON DELIVERY
A. Signature
X [signature] ☒ Agent ☐ Addressee
B. Received by (Printed Name) [signature] C. Date of Delivery 9-18-09
D. Is delivery address different from item 1? ☐ Yes
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where soil and groundwater contamination is above chapter NR 720 and NR 140 enforcement standards found at the time that the case was closed. This GIS Registry will be available to the general public on the WDNR internet web site.

Once the WDNR makes a decision on the RACM closure request, it will be documented in a letter. If the WDNR grants closure, you may obtain a copy of this letter by requesting a copy from RACM, by writing to the agency address given below or by accessing the WDNR GIS Registry of Closed Remediation Sites on the internet at http://www.dnr.wi.gov/org/aw/rr/gis/index.htm . A copy of the closure letter is included as part of the site file on the GIS Registry of Closed Remediation Sites.

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If you need more information, you may contact the undersigned at N8 W22350 Johnson Drive, Waukesha, WI 53186, and (262)544-0118, or you may contact Andrew Boettcher at 2300 North Dr. Martin Luther King Jr. Drive, Milwaukee, WI 53212, and (414)263-8541.

Sincerely,

GILES ENGINEERING ASSOCIATES, INC.

Thomas J. Bauman, P.G.
Project Hydrogeologist

Kevin T. Bugel, P.G., C.P.G.
Environmental Division Manager

Enclosures: Soil and Groundwater Figures

Distribution: Current Property Owner
Attn: MNSR, LLC. (1)
Redevelopment Authority of the City of Milwaukee
Attn: Ms. Tory Kress (1)
Wisconsin Department of Natural Resources
Attn: Mr. Andrew Boettcher (1)

G:/1e0202024-not.let1/00env3/tjb

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GEOTECHNICAL, ENVIRONMENTAL & CONSTRUCTION MATERIALS CONSULTANTS

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- Los Angeles, CA
- Milwaukee, WI
- Orlando, FL

September 17, 2009

Mr. Randy Scoville
BBD Bay View Commons, LLC
13890 Bishops Way, Suite 120
Brookfield, Wisconsin 53005

RE: **Notice of Residual Chlorinated Solvent and Petr**
Bay View Commons
Tax Key No. 4661590000
2121 South Kinnickinnic Avenue
Milwaukee, Wisconsin
BRRTS No: 02-41-001131 & 03-41-004868
Project No. 1E-0202024

Dear Mr. Scoville:

On behalf of the Redevelopment Authority of the City of M
Associates, Inc. (Giles) is providing notification to you, the
presence of residual soil and groundwater contamination lo
property. Giles has petitioned the Wisconsin Departmer
review the site for case closure.

Residual soil and groundwater contamination originated fr
systems on your property. The chlorinated solvent contai
property is not above the state groundwater enforcement standards found in chapter
but residual chlorinated solvent soil impact remains in place after completion of site remediation. In addition, the levels of petroleum contamination in the groundwater on your property are above the state groundwater enforcement standards found in chapter NR 140, Wisconsin Administrative Code; and petroleum soil impact exceeds applicable Wisconsin Administrative Code, Chapter NR 720 standards for soil. The chlorinated solvent and petroleum groundwater contaminant plume is stable or receding and will naturally degrade over time. Giles believes that allowing natural attenuation to complete the cleanup at this site will meet the requirements for case closure that are found in chapter NR 726 of the Wisconsin Administrative Code, and will be requesting that the WDNR accept natural attenuation as the final remedy for this site and grant case closure. Closure means that the WDNR will not be requiring any further investigation or cleanup action to be taken, other than the reliance on natural attenuation.

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- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
Mr. Randy Scoville
BBD Bay View Commons, LLC
13890 Bishops Way, Suite 120
Brookfield, WI 53005

COMPLETE THIS SECTION ON DELIVERY
A. Signature X ☐ Agent ☐ Addressee
B. Received by (Printed Name) Randy Scoville C. Date of Delivery
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
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4. Restricted Delivery? (Extra Fee) ☐ Yes

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Sincerely,

GILES ENGINEERING ASSOCIATES, INC.

Thomas J. Bauman, P.G.
Project Hydrogeologist

Kevin T. Bugel, P.G., C.P.G.
Environmental Division Manager

Enclosures: Soil and Groundwater Figures

Distribution: Current Property Owner
Attn: Mr. Randy Scoville (1)
✓Redevelopment Authority of the City of Milwaukee
Attn: Ms. Tory Kress (1)
Wisconsin Department of Natural Resources
Attn: Mr. Andrew Boettcher (1)

G:/1e0202024-not.let1/00env3/tjb

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GEOTECHNICAL, ENVIRONMENTAL & CONSTRUCTION MATERIALS CONSULTANTS

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- Dallas, TX
- Los Angeles, CA
- Milwaukee, WI
- Orlando, FL

September 17, 2009

Ms. Kerrie L. Solofra
2121 South Kinnickinnic Avenue #116
Milwaukee, Wisconsin 53207

RE: **Notice of Residual Chlorinated Solvent and Petro**
Bay View Commons
Tax Key No. 4661591000
2121 South Kinnickinnic Avenue
Milwaukee, Wisconsin
BRRTS No: 02-41-001131 & 03-41-004868
Project No. 1E-0202024

Dear Ms. Solofra:

On behalf of the Redevelopment Authority of the City of Mil
Associates, Inc. (Giles) is providing notification to you, the c
presence of residual soil and groundwater contamination loc
property. Giles has petitioned the Wisconsin Department
review the site for case closure.

Residual soil and groundwater contamination originated fro
systems on your property. The chlorinated solvent contan
property is not above the state groundwater enforcement s
but residual chlorinated solvent soil impact remains in place
In addition, the levels of petroleum contamination in the groundwater on your property are above the state groundwater enforcement standards found in chapter NR 140, Wisconsin Administrative Code; and petroleum soil impact exceeds applicable Wisconsin Administrative Code, Chapter NR 720 standards for soil. The chlorinated solvent and petroleum groundwater contaminant plume is stable or receding and will naturally degrade over time. Giles believes that allowing natural attenuation to complete the cleanup at this site will meet the requirements for case closure that are found in chapter NR 726 of the Wisconsin Administrative Code, and will be requesting that the WDNR accept natural attenuation as the final remedy for this site and grant case closure. Closure means that the WDNR will not be requiring any further investigation or cleanup action to be taken, other than the reliance on natural attenuation.

If this case is closed, the property will be listed on the Department of Natural Resources (WDNR) geographic information system (GIS) Registry of Closed Remediation Sites. The information on the GIS Registry includes maps showing the location of properties in Wisconsin

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1. Article Addressed to:
Ms. Kerrie L. Solofra
2121 S. Kinnickinnic Ave. #116
Milwaukee, WI 53207

COMPLETE THIS SECTION ON DELIVERY
A. Signature: X Solofra ☐ Agent ☐ Addressee
B. Received by (Printed Name) C. Date of Delivery
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If YES, enter delivery address below: ☐ No

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4. Restricted Delivery? (Extra Fee) ☐ Yes

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Sincerely,

GILES ENGINEERING ASSOCIATES, INC.

Thomas J. Bauman, P.G.
Project Hydrogeologist

Kevin T. Bugel, P.G., C.P.G.
Environmental Division Manager

Enclosures: Soil and Groundwater Figures

Distribution: Current Property Owner
Attn: Ms. Kerrie L. Solofra (1)
Redevelopment Authority of the City of Milwaukee
Attn: Ms. Tory Kress (1)
Wisconsin Department of Natural Resources
Attn: Mr. Andrew Boettcher (1)

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- Dallas, TX
- Los Angeles, CA
- Milwaukee, WI
- Orlando, FL

September 17, 2009

Mr. Randy Scoville
BBD Bay View Commons, LLC
13890 Bishops Way, Suite 120
Brookfield, Wisconsin 53005

RE: **Notice of Residual Chlorinated Solvent and Petr**
Bay View Commons
Tax Key No. 4661592000
2121 South Kinnickinnic Avenue
Milwaukee, Wisconsin
BRRTS No: 02-41-001131 & 03-41-004868
Project No. 1E-0202024

Dear Mr. Scoville:

On behalf of the Redevelopment Authority of the City of M
Associates, Inc. (Giles) is providing notification to you, the c
presence of residual soil and groundwater contamination lo
property. Giles has petitioned the Wisconsin Departmen
review the site for case closure.

Residual soil and groundwater contamination originated fro
systems on your property. The chlorinated solvent contan
property is not above the state groundwater enforcement standards found in chapter NR 140; but residual chlorinated solvent soil impact remains in place after completion of site remediation. In addition, the levels of petroleum contamination in the groundwater on your property are above the state groundwater enforcement standards found in chapter NR 140, Wisconsin Administrative Code; and petroleum soil impact exceeds applicable Wisconsin Administrative Code, Chapter NR 720 standards for soil. The chlorinated solvent and petroleum groundwater contaminant plume is stable or receding and will naturally degrade over time. Giles believes that allowing natural attenuation to complete the cleanup at this site will meet the requirements for case closure that are found in chapter NR 726 of the Wisconsin Administrative Code, and will be requesting that the WDNR accept natural attenuation as the final remedy for this site and grant case closure. Closure means that the WDNR will not be requiring any further investigation or cleanup action to be taken, other than the reliance on natural attenuation.

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1. Article Addressed to:
Mr. Randy Scoville
BBD Bay View Commons, LLC
13890 Bishops Way, Suite 120
Brookfield, WI 53005

COMPLETE THIS SECTION ON DELIVERY
A. Signature X [signature] ☐ Agent ☐ Addressee
B. Received by (Printed Name) Randy Scoville C. Date of Delivery
D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No

3. Service Type ☐ Certified Mail ☐ Express Mail ☐ Registered ☐ Return Receipt for Merchandise ☐ Insured Mail ☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7005 2570 0002 3360 0932
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Sincerely,

GILES ENGINEERING ASSOCIATES, INC.

Thomas J. Bauman, P.G.
Project Hydrogeologist

Kevin T. Bugel, P.G., C.P.G.
Environmental Division Manager

Enclosures: Soil and Groundwater Figures

Distribution: Current Property Owner
Attn: Mr. Randy Scoville (1)
Redevelopment Authority of the City of Milwaukee
Attn: Ms. Tory Kress (1)
Wisconsin Department of Natural Resources
Attn: Mr. Andrew Boettcher (1)

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GEOTECHNICAL, ENVIRONMENTAL & CONSTRUCTION MATERIALS CONSULTANTS

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- Dallas, TX
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- Orlando, FL

September 17, 2009

Mr. Randy Scoville
BBD Bay View Commons, LLC
13890 Bishops Way, Suite 120
Brookfield, Wisconsin 53005

RE: **Notice of Residual Chlorinated Solvent and Petr**
Bay View Commons
Tax Key No. 4661593000
2121 South Kinnickinnic Avenue
Milwaukee, Wisconsin
BRRTS No: 02-41-001131 & 03-41-004868
Project No. 1E-0202024

Dear Mr. Scoville:

On behalf of the Redevelopment Authority of the City of Mi
Associates, Inc. (Giles) is providing notification to you, the c
presence of residual soil and groundwater contamination lo
property. Giles has petitioned the Wisconsin Departmen
review the site for case closure.

Residual soil and groundwater contamination originated fr
systems on your property. The chlorinated solvent contar
property is not above the state groundwater enforcement
but residual chlorinated solvent soil impact remains in place after completion of site remediation. In addition, the levels of petroleum contamination in the groundwater on your property are above the state groundwater enforcement standards found in chapter NR 140, Wisconsin Administrative Code; and petroleum soil impact exceeds applicable Wisconsin Administrative Code, Chapter NR 720 standards for soil. The chlorinated solvent and petroleum groundwater contaminant plume is stable or receding and will naturally degrade over time. Giles believes that allowing natural attenuation to complete the cleanup at this site will meet the requirements for case closure that are found in chapter NR 726 of the Wisconsin Administrative Code, and will be requesting that the WDNR accept natural attenuation as the final remedy for this site and grant case closure. Closure means that the WDNR will not be requiring any further investigation or cleanup action to be taken, other than the reliance on natural attenuation.

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1. Article Addressed to:
Mr. Randy Scoville
BBD Bay View Commons, LLC
13890 Bishops Way, Suite 120
Brookfield, WI 53005

COMPLETE THIS SECTION ON DELIVERY
A. Signature X ☐ Agent ☐ Addressee
B. Received by (Printed Name) C. Date of Delivery
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Sincerely,

GILES ENGINEERING ASSOCIATES, INC.

Thomas J. Bauman, P.G.
Project Hydrogeologist

Kevin T. Bugel, P.G., C.P.G.
Environmental Division Manager

Enclosures: Soil and Groundwater Figures

Distribution: Current Property Owner
Attn: Mr. Randy Scoville (1)
Redevelopment Authority of the City of Milwaukee
Attn: Ms. Tory Kress (1)
Wisconsin Department of Natural Resources
Attn: Mr. Andrew Boettcher (1)

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September 17, 2009

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13890 Bishops Way, Suite 120
Brookfield, Wisconsin 53005

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BRRTS No: 02-41-001131 & 03-41-004868
Project No. 1E-0202024

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Residual soil and groundwater contamination originated fr
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GILES ENGINEERING ASSOCIATES, INC.

Thomas J. Bauman, P.G.
Project Hydrogeologist

Kevin T. Bugel, P.G., C.P.G.
Environmental Division Manager

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Distribution: Current Property Owner
Attn: Mr. Randy Scoville (1)
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Attn: Ms. Tory Kress (1)
Wisconsin Department of Natural Resources
Attn: Mr. Andrew Boettcher (1)

G:/1e0202024-not.let1/00env3/tjb

GILES
ENGINEERING ASSOCIATES, INC.

GEOTECHNICAL, ENVIRONMENTAL & CONSTRUCTION MATERIALS CONSULTANTS

- Atlanta, GA
- Baltimore/Wash. DC
- Dallas, TX
- Los Angeles, CA
- Milwaukee, WI
- Orlando, FL

September 17, 2009

Mr. Abdul R. Motlani
Ms. Aisha Motlani
2121 South Kinnickinnic Avenue #120
Milwaukee, Wisconsin 53207

RE: **Notice of Residual Chlorinated Solvent and Petro**
Bay View Commons
Tax Key No. 4661595000
2121 South Kinnickinnic Avenue
Milwaukee, Wisconsin
BRRTS No: 02-41-001131 & 03-41-004868
Project No. 1E-0202024

Dear Mr. Motlani and Ms. Motlani:

On behalf of the Redevelopment Authority of the City of Mil Associates, Inc. (Giles) is providing notification to you, the c presence of residual soil and groundwater contamination loc property. Giles has petitioned the Wisconsin Departmen review the site for case closure.

Residual soil and groundwater contamination originated fro systems on your property. The chlorinated solvent contan property is not above the state groundwater enforcement standards found in chapter NR 140; but residual chlorinated solvent soil impact remains in place after completion of site remediation. In addition, the levels of petroleum contamination in the groundwater on your property are above the state groundwater enforcement standards found in chapter NR 140, Wisconsin Administrative Code; and petroleum soil impact exceeds applicable Wisconsin Administrative Code, Chapter NR 720 standards for soil. The chlorinated solvent and petroleum groundwater contaminant plume is stable or receding and will naturally degrade over time. Giles believes that allowing natural attenuation to complete the cleanup at this site will meet the requirements for case closure that are found in chapter NR 726 of the Wisconsin Administrative Code, and will be requesting that the WDNR accept natural attenuation as the final remedy for this site and grant case closure. Closure means that the WDNR will not be requiring any further investigation or cleanup action to be taken, other than the reliance on natural attenuation.

If this case is closed, the property will be listed on the Department of Natural Resources (WDNR) geographic information system (GIS) Registry of Closed Remediation Sites. The

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
Mr. Abdul R. Motlani
Ms. Aisha Motlani
2121 South Kinnickinnic Ave. #120
Milwaukee, WI 53207

COMPLETE THIS SECTION ON DELIVERY

A. Signature: X ☐ Agent ☐ Addressee
B. Received by (Printed Name) C. Date of Delivery
D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7005 1820 0003 6469 6977

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

N8 W22350 Johnson Drive • Suite A1 • Waukesha, WI 53186
262/544-0118 • Fax 262/549-5868 • E-mail milwauke@gilesengr.com

GILES
ENGINEERING ASSOCIATES, INC.

information on the GIS Registry includes maps showing the location of properties in Wisconsin where soil and groundwater contamination is above chapter NR 720 and NR 140 enforcement standards found at the time that the case was closed. This GIS Registry will be available to the general public on the WDNR internet web site.

Once the WDNR makes a decision on the RACM closure request, it will be documented in a letter. If the WDNR grants closure, you may obtain a copy of this letter by requesting a copy from RACM, by writing to the agency address given below or by accessing the WDNR GIS Registry of Closed Remediation Sites on the internet at http://www.dnr.wi.gov/org/aw/rr/gis/index.htm . A copy of the closure letter is included as part of the site file on the GIS Registry of Closed Remediation Sites.

Should you or any subsequent property owner wish to construct or reconstruct a well on your property, special well construction standards may be necessary to protect the well from the residual soil and groundwater contamination. Any well driller who proposes to construct a well on your property in the future will first need to obtain approval from a regional water supply specialist in DNR's Drinking Water and Groundwater Program. The well construction application, form 3300-254, is on the internet at http://www.dnr.wi.gov/org/water/dwg/3300254.pdf, or may be accessed through the GIS Registry web address in the preceding paragraph.

If you need more information, you may contact the undersigned at N8 W22350 Johnson Drive, Waukesha, WI 53186, and (262)544-0118, or you may contact Andrew Boettcher at 2300 North Dr. Martin Luther King Jr. Drive, Milwaukee, WI 53212, and (414)263-8541.

Sincerely,

GILES ENGINEERING ASSOCIATES, INC.

Thomas J. Bauman, P.G.
Project Hydrogeologist

Kevin T. Bugel, P.G., C.P.G.
Environmental Division Manager

Enclosures: Soil and Groundwater Figures

Distribution: Current Property Owner
Attn: Mr. Abdul R. Motlani and Ms. Aisha Motlani (1)
Redevelopment Authority of the City of Milwaukee
Attn: Ms. Tory Kress (1)
Wisconsin Department of Natural Resources
Attn: Mr. Andrew Boettcher (1)

G:/1e0202024-not.let1/00env3/tjb

GILES
ENGINEERING ASSOCIATES, INC.

GEOTECHNICAL, ENVIRONMENTAL & CONSTRUCTION MATERIALS CONSULTANTS

- Atlanta, GA
- Baltimore/Wash. DC
- Dallas, TX
- Los Angeles, CA
- Milwaukee, WI
- Orlando, FL

September 17, 2009

Mr. Steven L. Puyleart
2121 South Kinnickinnic Avenue #121
Milwaukee, Wisconsin 53207

RE: **Notice of Residual Chlorinated Solvent and Petr**
Bay View Commons
Tax Key No. 4661596000
2121 South Kinnickinnic Avenue
Milwaukee, Wisconsin
BRRTS No: 02-41-001131 & 03-41-004868
Project No. 1E-0202024

Dear Mr. Puyleart:

On behalf of the Redevelopment Authority of the City of Mi
Associates, Inc. (Giles) is providing notification to you, the c
presence of residual soil and groundwater contamination lo
property. Giles has petitioned the Wisconsin Departmer
review the site for case closure.

Residual soil and groundwater contamination originated fr
systems on your property. The chlorinated solvent contar
property is not above the state groundwater enforcement
but residual chlorinated solvent soil impact remains in place
In addition, the levels of petroleum contamination in the groundwater on your property are above the state groundwater enforcement standards found in chapter NR 140, Wisconsin Administrative Code; and petroleum soil impact exceeds applicable Wisconsin Administrative Code, Chapter NR 720 standards for soil. The chlorinated solvent and petroleum groundwater contaminant plume is stable or receding and will naturally degrade over time. Giles believes that allowing natural attenuation to complete the cleanup at this site will meet the requirements for case closure that are found in chapter NR 726 of the Wisconsin Administrative Code, and will be requesting that the WDNR accept natural attenuation as the final remedy for this site and grant case closure. Closure means that the WDNR will not be requiring any further investigation or cleanup action to be taken, other than the reliance on natural attenuation.

If this case is closed, the property will be listed on the Department of Natural Resources (WDNR) geographic information system (GIS) Registry of Closed Remediation Sites. The information on the GIS Registry includes maps showing the location of properties in Wisconsin

SENDER: COMPLETE THIS SECTION
- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
Mr. Steven L. Puyleart
2121 S. Kinnickinnic Ave. #121
Milwaukee, WI 53207

COMPLETE THIS SECTION ON DELIVERY
A. Signature ☐ Agent ☐ Addressee
B. Received by (Printed Name) C. Date of Delivery
Steven Puyleart
D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7005 1820 0003 6469 6885
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262/544-0118 • Fax 262/549-5868 • E-mail milwauke@gilesengr.com

GILES
ENGINEERING ASSOCIATES, INC.

where soil and groundwater contamination is above chapter NR 720 and NR 140 enforcement standards found at the time that the case was closed. This GIS Registry will be available to the general public on the WDNR internet web site.

Once the WDNR makes a decision on the RACM closure request, it will be documented in a letter. If the WDNR grants closure, you may obtain a copy of this letter by requesting a copy from RACM, by writing to the agency address given below or by accessing the WDNR GIS Registry of Closed Remediation Sites on the internet at http://www.dnr.wi.gov/org/aw/rr/gis/index.htm . A copy of the closure letter is included as part of the site file on the GIS Registry of Closed Remediation Sites.

Should you or any subsequent property owner wish to construct or reconstruct a well on your property, special well construction standards may be necessary to protect the well from the residual soil and groundwater contamination. Any well driller who proposes to construct a well on your property in the future will first need to obtain approval from a regional water supply specialist in DNR's Drinking Water and Groundwater Program. The well construction application, form 3300-254, is on the internet at http://www.dnr.wi.gov/org/water/dwg/3300254.pdf, or may be accessed through the GIS Registry web address in the preceding paragraph.

If you need more information, you may contact the undersigned at N8 W22350 Johnson Drive, Waukesha, WI 53186, and (262)544-0118, or you may contact Andrew Boettcher at 2300 North Dr. Martin Luther King Jr. Drive, Milwaukee, WI 53212, and (414)263-8541.

Sincerely,

GILES ENGINEERING ASSOCIATES, INC.

Thomas J. Bauman, P.G.
Project Hydrogeologist

Kevin T. Bugel, P.G., C.P.G.
Environmental Division Manager

Enclosures: Soil and Groundwater Figures

Distribution: Current Property Owner
Attn: Mr. Steven L. Puyleart (1)
✓Redevelopment Authority of the City of Milwaukee
Attn: Ms. Tory Kress (1)
Wisconsin Department of Natural Resources
Attn: Mr. Andrew Boettcher (1)

G:/1e0202024-not.let1/00env3/tjb

GILES
ENGINEERING ASSOCIATES, INC.

GEOTECHNICAL, ENVIRONMENTAL & CONSTRUCTION MATERIALS CONSULTANTS

- Atlanta, GA
- Baltimore/Wash. DC
- Dallas, TX
- Los Angeles, CA
- Milwaukee, WI
- Orlando, FL

September 17, 2009

Mr. Randy Scoville
BBD Bay View Commons, LLC
13890 Bishops Way, Suite 120
Brookfield, Wisconsin 53005

RE: **Notice of Residual Chlorinated Solvent and Petr**
Bay View Commons
Tax Key No. 4661597000
2121 South Kinnickinnic Avenue
Milwaukee, Wisconsin
BRRTS No: 02-41-001131 & 03-41-004868
Project No. 1E-0202024

Dear Mr. Scoville:

On behalf of the Redevelopment Authority of the City of M
Associates, Inc. (Giles) is providing notification to you, the
presence of residual soil and groundwater contamination lc
property. Giles has petitioned the Wisconsin Departme
review the site for case closure.

Residual soil and groundwater contamination originated fr
systems on your property. The chlorinated solvent conta
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- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
Mr. Randy Scoville
BBD Bay View Commons, LLC
13890 Bishops Way, Suite 120
Brookfield, WI 53005

COMPLETE THIS SECTION ON DELIVERY
A. Signature X ☐ Agent ☐ Addressee
B. Received by (Printed Name) Randy Scoville C. Date of Delivery
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7005 2570 0002 3360 0932

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GILES ENGINEERING ASSOCIATES, INC.

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Sincerely,

GILES ENGINEERING ASSOCIATES, INC.

Thomas J. Bauman, P.G.
Project Hydrogeologist

Kevin T. Bugel, P.G., C.P.G.
Environmental Division Manager

Enclosures: Soil and Groundwater Figures

Distribution: Current Property Owner
Attn: Mr. Randy Scoville (1)
Redevelopment Authority of the City of Milwaukee
Attn: Ms. Tory Kress (1)
Wisconsin Department of Natural Resources
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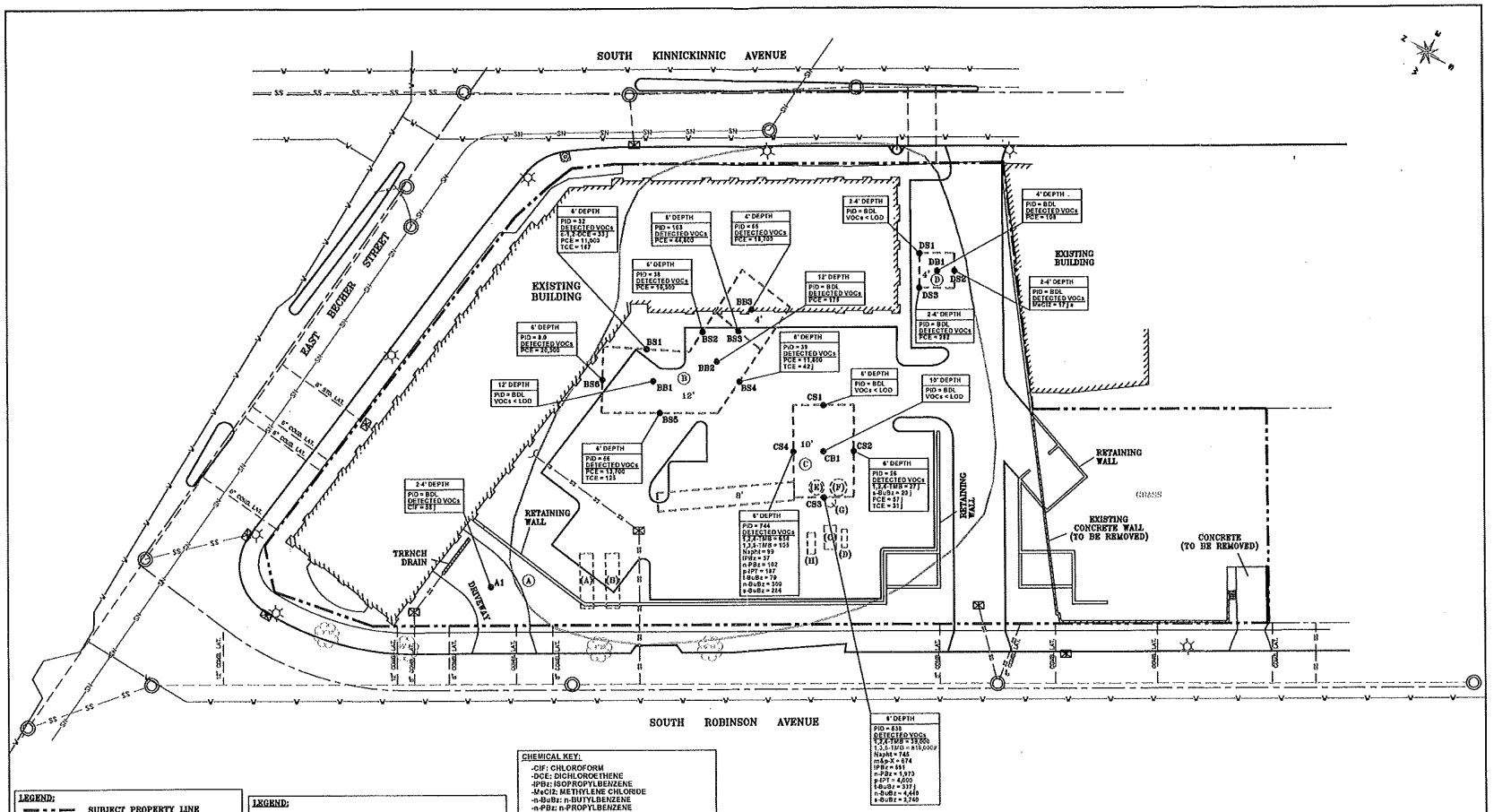
G:/1e0202024-not.let1/00env3/tjb



LEGEND:

- SUBJECT PROPERTY LINE
- LIGHT POST
- GUY WIRE POLE
- TRAFFIC LIGHT
- WATER LINE
- FIRE HYDRANT
- SANITARY SEWER LINE
- STORM SEWER LINE
- COMBINATION SANITARY AND SEWER LINE
- CATCH BASIN
- MANHOLE
- TREE
- BS1 / CS1 — EXCAVATION SOIL SAMPLE
- A1 — SOIL SAMPLE

LEGEND:

- APPROXIMATE EXTENT OF RESIDUAL CHLORINATED SOLVENT AND PETROLEUM IMPACTED SOIL
- EXCAVATION AREA
- 12' — EXCAVATION DEPTH
- (A) — AREA DESIGNATION

FORMER OBJECT LEGEND:

(A)	FORMER 10,000-GALLON GASOLINE UST
(B)	FORMER 7,000-GALLON GASOLINE UST
(C)	FORMER CONCRETE PAD
(D)	FORMER 1,000-GALLON SOLVENT UST
(E)	FORMER 2,000-GALLON SOLVENT UST
(F)	FORMER 2,000-GALLON GASOLINE UST
(G)	FORMER 300-GALLON SOLVENT UST
(H)	FORMER 2,000-GALLON FUEL OIL UST

CHEMICAL KEY:

- -CIF: CHLOROFORM
- -DCE: DICHLOROETHENE
- -PBz: ISOPROPYLBENZENE
- -MeCl2: METHYLENE CHLORIDE
- -n-BuBz: n-BUTYLBENZENE
- -n-PBz: n-PROPYLBENZENE
- -Naph: NAPHTHALENE
- -PCE: TETRACHLOROETHENE
- -p-IPT: p-ISOPROPYLTOLUENE
- -s-BuBz: Sec-BUTYLBENZENE
- -t-BuBz: TERT-BUTYLBENZENE
- -TCE: TRICHLOROETHENE
- -TMB: TRIMETHYLBENZENE
- -m&p-X: m&p-XYLENES

ABBREVIATIONS:

- -BDL: BELOW DETECTION LIMIT
- -LOD: LIMIT OF DETECTION
- -NR: NATURAL RESOURCES
- -PID: PHOTOIONIZATION DETECTOR (FIELD)
- -VOC: VOLATILE ORGANIC COMPOUND
- -WAC: WISCONSIN ADMINISTRATIVE CODE

NOTES:

FIELD PID RESULTS EXPRESSED IN INSTRUMENT UNITS

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

-J: CONCENTRATION BETWEEN LABORATORY LIMIT OF DETECTION AND QUANTITATION LIMIT.

-a: CONCENTRATIONS MEASURED ARE CHARACTERISTIC OF A LABORATORY ARTIFACT

RESULTS INDICATED IN BROWN# EXCEED THE WAC NR 746-TABLE 1 RESIDUAL PETROLEUM PRODUCT INDICATOR LEVELS

NOTES:

1.) SITE PLAN BASED ON SITE UTILITY PLAN PREPARED BY LAND INFORMATION SERVICES, INC. (DATED SEPT. 21, 2004)

2.) THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS SURVEY ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

3.) AREA A – PETROLEUM CONTAMINATED AREA, FORMER LOCATION OF ONE 7,000 GALLON AND ONE 10,000 GALLON GASOLINE USTs.

4.) AREA B – CHLORINATED CONTAMINATED AREA, AREA IDENTIFIED DURING THE INSTALLATION OF PZ-2, AND LOCATION OF MW-3, HIGHEST DISSOLVED PHASE CONCENTRATION OF PCE IN GROUNDWATER ON THE SUBJECT PROPERTY.

5.) AREA C – CHLORINATED CONTAMINATED AREA, FORMER LOCATION OF ONE 2,000 GALLON FUEL OIL, ONE 1,000 GALLON, ONE 500 GALLON, ONE 2,000 GALLON, AND ONE 2,000 GALLON SOLVENT UST's

6.) FORMER USTs ARE APPROXIMATE AND WERE DEVELOPED FROM THE "LOCATIONS OF FORMER TANKS, BORINGS AND MONITORING WELLS", DATED 8/10/99, PREPARED BY ARCADIS GERAGHTY & MILLER. FORMER USTs ARE PLACED RELATIVE TO THE NEAREST SOIL BORINGS.

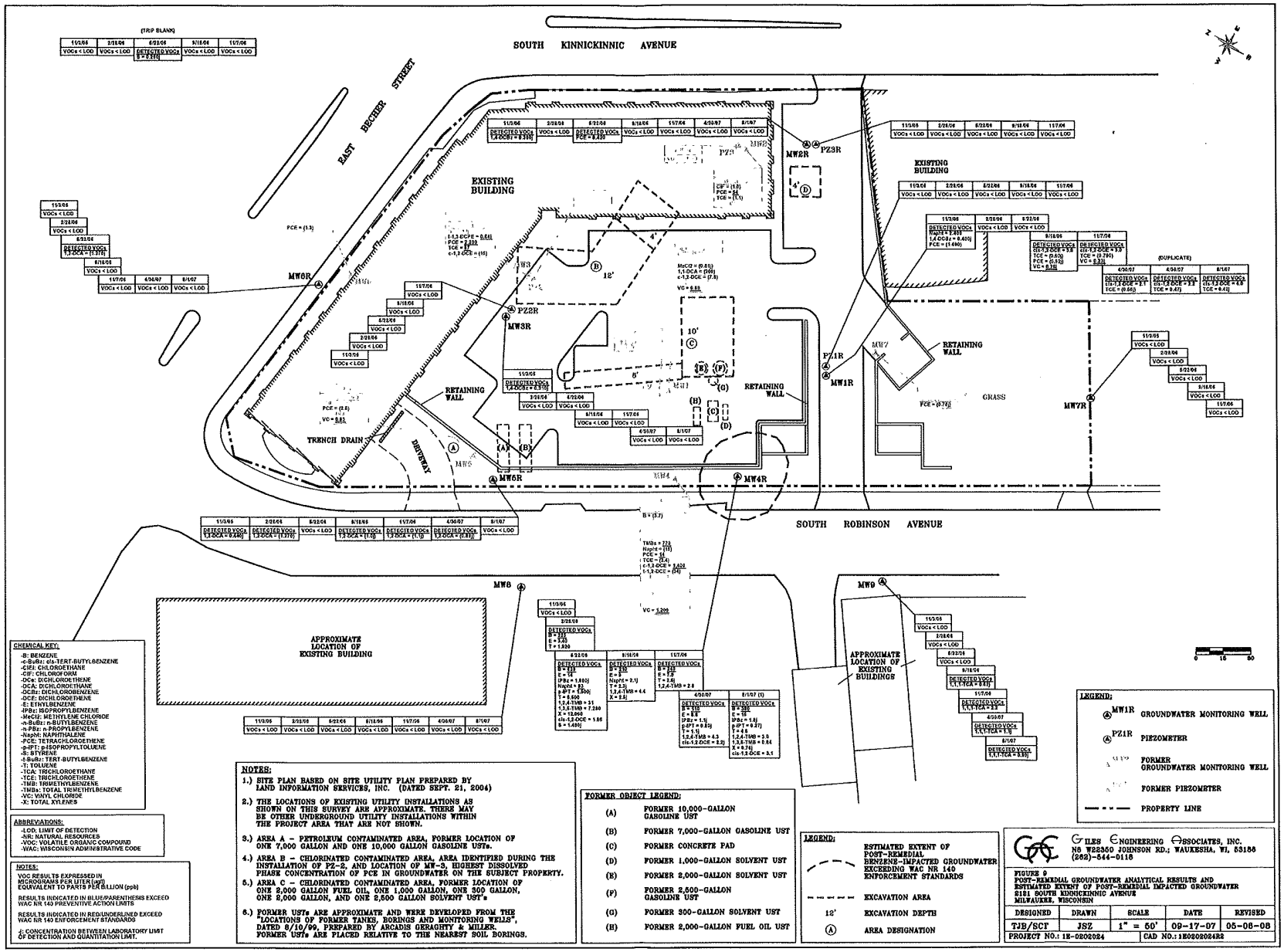
0 15 30

GILES ENGINEERING ASSOCIATES, INC.
N8 W22350 JOHNSON RD.; WAUKESHA, WI. 53186
(262)-544-0118

FIGURE 5
CONFIRMATION SAMPLING ANALYTICAL RESULTS AND EXTENT OF IMPACTED SOIL
2191 SOUTH KINNICKINNIC AVENUE
MILWAUKEE, WISCONSIN

DESIGNED	DRAWN	SCALE	DATE	REVISED
SCT	JSZ	1" = 50'	09-14-07	05-06-08

PROJECT NO.: 1E-0202024 | CAD NO.: 1E0202024N2



CHEMICAL KEY:

- -B: BENZENE
- -c-BuBz: cis-TERT-BUTYLBENZENE
- -CIEt: CHLOROETHANE
- -CF: CHLOROFORM
- -DCe: DICHLOROETHENE
- -DCA: DICHLOROETHANE
- -DCBz: DICHLOROBENZENE
- -DCE: DICHLOROETHENE
- -E: ETHYLBENZENE
- -IPBz: ISOPROPYLBENZENE
- -MeCl: METHYLENE CHLORIDE
- -n-BuBz: n-BUTYLBENZENE
- -n-PBz: n-PROPYLBENZENE
- -NapH: NAPHTHALENE
- -PCE: TETRACHLOROETHENE
- -p-IPT: p-ISOPROPYLTOLUENE
- -S: STYRENE
- -t-BuBz: TERT-BUTYLBENZENE
- -T: TOLUENE
- -TCA: TRICHLOROETHANE
- -TCE: TRICHLOROETHENE
- -TMB: TRIMETHYLBENZENE
- -TMBs: TOTAL TRIMETHYLBENZENE
- -VC: VINYL CHLORIDE
- -X: TOTAL XYLENES

ABBREVIATIONS:

- -LOD: LIMIT OF DETECTION
- -NR: NATURAL RESOURCES
- -VOC: VOLATILE ORGANIC COMPOUND
- -WAC: WISCONSIN ADMINISTRATIVE CODE

NOTES:

VOC RESULTS EXPRESSED IN MICROGRAMS PER LITER (ug/l) EQUIVALENT TO PARTS PER BILLION (ppb)

RESULTS INDICATED IN BLUE/PARENTHESIS EXCEED WAC NR 140 PREVENTIVE ACTION LIMITS

RESULTS INDICATED IN RED/UNDERLINED EXCEED WAC NR 140 ENFORCEMENT STANDARDS

-L: CONCENTRATION BETWEEN LABORATORY LIMIT OF DETECTION AND QUANTITATION LIMIT.

NOTES:

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5.) AREA C – CHLORINATED CONTAMINATED AREA, FORMER LOCATION OF ONE 2,000 GALLON FUEL OIL, ONE 1,000 GALLON, ONE 300 GALLON, ONE 2,000 GALLON, AND ONE 2,500 GALLON SOLVENT UST's

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FORMER OBJECT LEGEND:

(A)	FORMER 10,000-GALLON GASOLINE UST
(B)	FORMER 7,000-GALLON GASOLINE UST
(C)	FORMER CONCRETE PAD
(D)	FORMER 1,000-GALLON SOLVENT UST
(E)	FORMER 2,000-GALLON SOLVENT UST
(F)	FORMER 2,500-GALLON GASOLINE UST
(G)	FORMER 300-GALLON SOLVENT UST
(H)	FORMER 2,000-GALLON FUEL OIL UST

LEGEND:

	ESTIMATED EXTENT OF POST-REMEDIAL BENZENE-IMPACTED GROUNDWATER EXCEEDING WAC NR 140 ENFORCEMENT STANDARDS
	EXCAVATION AREA
12'	EXCAVATION DEPTH
(A)	AREA DESIGNATION

LEGEND:

(A) MW1R	GROUNDWATER MONITORING WELL
(A) PZ1R	PIEZOMETER
	FORMER GROUNDWATER MONITORING WELL
	FORMER PIEZOMETER
	PROPERTY LINE

GILES ENGINEERING ASSOCIATES, INC.
N8 W22350 JOHNSON RD.; WAUKESHA, WI, 53186
(262)-544-0118

FIGURE 9
POST-REMEDIAL GROUNDWATER ANALYTICAL RESULTS AND ESTIMATED EXTENT OF POST-REMEDIAL IMPACTED GROUNDWATER
2121 SOUTH KINNICKINNIC AVENUE
MILWAUKEE, WISCONSIN

DESIGNED	DRAWN	SCALE	DATE	REVISED
TJB/SCT	JSZ	1" = 50'	09-17-07	05-08-08

PROJECT NO.: 18-0202024 | CAD NO.: 18020202482

RIGHT-OF-WAY

GILES
ENGINEERING ASSOCIATES, INC.

GEOTECHNICAL, ENVIRONMENTAL & CONSTRUCTION MATERIALS CONSULTANTS

- Atlanta, GA
- Baltimore/Wash. DC
- Dallas, TX
- Los Angeles, CA
- Milwaukee, WI
- Orlando, FL

May 7, 2008

Mr. Ronald Leonhardt
City Clerk, City of Milwaukee
200 E. Wells Street, Room 205
Milwaukee, WI 53202

RE: **Notice of Residual Petroleum and Chlorinated Impacts Within Public Street or Right-of-Way**
Bay View Commons
2121 South Kinnickinnic Avenue
Milwaukee, Wisconsin
WDNR BRRTS #02-41-001131
Project No. 1E-0202024

Dear Mr. Leonhardt:

Enclosed please find a copy of the Notice of Residual Petroleum Impacts letter which was submitted to the City of Milwaukee-Department of Public Works. Chapter NR 726.05 (2)(b)(4) of the Wisconsin Administrative Code requires the Municipal Clerk and Municipal Department responsible for maintaining the street or highway be given written notification of the potential presence of petroleum and chlorinated impacts within the right-of-way. The attached letter serves as this notification. Please place a copy of this notification in the appropriate files.

If you have any questions or comments regarding this notification, please feel free to contact us at (262) 544-0118.

Sincerely,

GILES ENGINEERING ASSOCIATES, INC.

Thomas J. Bauman, P.G.
Project Hydrogeologist

Kevin T. Bugel, PG., C.P.G.
Environmental Department Manager

Distribution: City Clerk, City of Milwaukee
Attn: Mr. Ronald Leonhardt (1)
City of Milwaukee
Attn: Ms. Karen Dettmer (1)
Wisconsin Department of Natural Resources
Attn: Ms. Victoria Stovall (1)

G:/1E-0202024-citynot.let1/00env3/tjb

N8 W22350 Johnson Drive • Suite A1 • Waukesha, WI 53186
262/544-0118 • Fax 262/549-5868 • E-mail milwauke@gilesengr.com

RIGHT-OF-WAY

GILES
ENGINEERING ASSOCIATES, INC.

GEOTECHNICAL, ENVIRONMENTAL & CONSTRUCTION MATERIALS CONSULTANTS

- Atlanta, GA
- Baltimore/Wash. DC
- Dallas, TX
- Los Angeles, CA
- Milwaukee, WI
- Orlando, FL

May 7, 2008

Mr. Jeffrey Polenske
City Engineer, City of Milwaukee
Department of Public Works
Infrastructure Services Division
841 North Broadway
Milwaukee, WI 53202

RE: **Notice of Residual Petroleum and Chlorinated Impacts Within Public Street or Right-of-Way**
Bay View Commons
2121 South Kinnickinnic Avenue
Milwaukee, Wisconsin
WDNR BRRTS #02-41-001131
Project No. 1E-0202024

Dear Mr. Polenske:

On behalf of the City of Milwaukee, Giles Engineering Associates, Inc. (Giles) is notifying the City of Milwaukee Department of Public Works regarding the potential presence of residual petroleum hydrocarbon and chlorinated solvent impacts in soil and groundwater located along the west property line (adjacent to South Robinson Avenue) at the above referenced site. Giles has petitioned the Wisconsin Department of Natural Resources (WDNR) for case closure for the site, conditional upon filing of the appropriate GIS registry information and notifying municipal authorities of petroleum and chlorinated impacts potentially extending into public right-of-ways.

Giles is notifying your department pursuant to Wisconsin Administrative Code, Chapter NR 726.05 (2)(b)(4), of the potential presence of soil and groundwater impacts beneath the right-of-way, which may exceed applicable Wisconsin Administrative Code, Chapter NR 720 and NR 140 standards for soil and groundwater, respectively.

Giles has enclosed Groundwater and Soil Quality Maps showing soil boring and monitoring well locations and historical soil and groundwater quality. Petroleum-impacted groundwater above Wisconsin Administrative Code (WAC), Chapter NR 140 standards is present at the location of Monitoring Wells MW4R adjacent to the South Robinson Avenue right-of-way. Petroleum impacted soil above WAC NR 720 Soil Standards are also present near the South Robinson Avenue right-of-way.

If future construction activities disturb soil in the vicinity of the above referenced site, the excavated soil may be considered a solid waste and require proper disposal. In addition, if

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future construction activities require dewatering, or if groundwater is to be otherwise extracted in the vicinity of the above-referenced site, the groundwater shall be sampled and managed in compliance with applicable statutes and rules.

If you have any questions or comments, please contact us at (262) 544-0118.

Sincerely,

GILES ENGINEERING ASSOCIATES, INC.

Thomas J. Bauman, P.G.
Project Hydrogeologist

Kevin T. Bugel, PG., C.P.G.
Environmental Department Manager

Enclosure: Groundwater and Soil Quality Maps (2)

Distribution: City Engineer, City of Milwaukee
Attn: Mr. Jeffrey Polenske (1)
City of Milwaukee
Attn: Ms. Karen Dettmer (1)
Wisconsin Department of Natural Resources
Attn: Ms. Victoria Stovall (1)
City of Milwaukee City Clerk
Attn: Mr. Ronald Leonhardt (1)

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