

## GIS REGISTRY INFORMATION

<b>SITE NAME:</b>	Christopher East Health Care Ctr.		
<b>BRRTS #:</b>	03-41-153227	<b>FID #</b>	
<b>COMMERCE #</b> (if appropriate):	53202-2829-32	(if appropriate):	
<b>CLOSURE DATE:</b>	February 17, 2006		
<b>STREET ADDRESS:</b>	1132 E. Knapp St.		
<b>CITY:</b>	Milwaukee		
<b>SOURCE PROPERTY GPS COORDINATES</b> (meters in WTM91 projection):	X = 691229	Y = 288223	
<b>CONTAMINATED MEDIA:</b>	Groundwater <input type="checkbox"/>	Soil <input checked="" type="checkbox"/>	Both <input type="checkbox"/>
<b>OFF-SOURCE GW CONTAMINATION &gt;ES:</b>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	X <input checked="" type="checkbox"/>
• <b>IF YES, STREET ADDRESS:</b>			
• <b>GPS COORDINATES</b> (meters in WTM91 projection):	X =	Y =	
<b>OFF-SOURCE SOIL CONTAMINATION</b> >Generic or Site-Specific RCL (SSRCL):	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
• <b>IF YES, STREET ADDRESS 1:</b>	1112 East Knapp St.		
• <b>GPS COORDINATES</b> (meters in WTM91 projection):	X = See reference in packet	Y = See reference in packet	
<b>CONTAMINATION IN RIGHT OF WAY:</b>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	X <input type="checkbox"/>
<b><u>DOCUMENTS NEEDED</u></b>			
Closure Letter, and any conditional closure letter issued or denial letter issued.			<input checked="" type="checkbox"/>
Copy of most recent deed, including legal description, for all affected properties			<input checked="" type="checkbox"/>
Certified survey map or relevant portion of the recorded plat map ( <i>if referenced in the legal description</i> ) for all affected properties			<input checked="" type="checkbox"/>
County Parcel ID number, <i>if used for county</i> , for all affected properties			<input checked="" type="checkbox"/>
<b>Location Map</b> which outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy). If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site.			<input checked="" type="checkbox"/>
<b>Detailed Site Map(s) for all affected properties</b> , showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy) This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or SSRCLs.			<input checked="" type="checkbox"/>
Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)			<input type="checkbox"/>
Tables of Latest Soil Analytical Results (no shading or cross-hatching)			<input checked="" type="checkbox"/>
Isoconcentration map(s), <i>if required for site investigation (SI)</i> (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of groundwater contamination defined. If not available, include the latest extent of contaminant plume map.			<input checked="" type="checkbox"/>
GW: Table of water level elevations, with sampling dates, and free product noted if present			<input type="checkbox"/>
GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)			<input type="checkbox"/>
SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour			<input checked="" type="checkbox"/>
Geologic cross-sections, <i>if required for SI</i> . (8.5x14" if paper copy)			<input checked="" type="checkbox"/>
RP certified statement that legal descriptions are complete and accurate.			<input checked="" type="checkbox"/>
Copies of off-source notification letters (if applicable)			<input type="checkbox"/>
Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)			<input type="checkbox"/>
Copy of (soil or land use) deed restriction (s) or deed notice if any required as a condition of closure			<input type="checkbox"/>
Copy of any maintenance plan referenced in the deed restriction			<input type="checkbox"/>



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

February 17, 2006

Mr. Joseph Allan  
Assistant Director of Engineering  
Reit Management & Research LLC  
9 Galen Street Suite 120  
Watertown, MA 02472

RE: **Final Closure**

**Commerce # 53202-2829-32**      **WDNR BRRTS # 03-41-153227**  
Christopher East Health Care Ctr., 1132 E. Knapp St., Milwaukee

Dear Mr. Kiesow:

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

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

Thank you for your efforts to bring this case to closure. If you have any questions, please contact me in writing at the letterhead address or by telephone at (414) 220-5403.

Sincerely,

A handwritten signature in black ink that reads "Lee R. Delcore". The signature is written in a cursive style.

Lee R. Delcore  
Hydrogeologist  
Site Review Section

cc: URS Corporation

Document Number	WARRANTY DEED
	Document Title

REEL 4655 IMAG 1268

7808113

REGISTER'S OFFICE | SS  
Milwaukee County, WI

RECORDED AT 1:18 PM

09-24-1999

REEL 4655 IMAGE 1268 TO 1272 *INCL.*

WALTER R. BARCZAK  
REGISTER OF DEEDS

AMOUNT 18.00

Recording Area

Name and Return Address

CHICAGO TITLE INSURANCE COMPANY  
ATTN: TERESA A. ROLAND  
1129 20TH STREET, N.W.  
SUITE 300  
WASHINGTON, D.C. 20036-3403

359-0501-100-4

Parcel Identification Number (PIN)

TRANSFER  
\$ 11,514.00  
FEE

THIS PAGE IS PART OF THIS LEGAL DOCUMENT-DO NOT REMOVE

This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clauses, legal description, etc. may be placed on this first page of the document or may be placed on additional pages of the document. Note: Use of this cover page adds one page to your document and \$2.00 to the recording fee. Wisconsin Statutes, 59.517. WRDA 2/96

[Christopher E., WI]

This instrument was drafted

By: Justin M. Nesbit  
Name: Justin M. Nesbit

Tax Key No. 359-0501-100-4

WARRANTY DEED

THIS WARRANTY DEED is made on June 30, 1999 by HRPT PROPERTIES TRUST, a Maryland real estate investment trust ("Grantor"), having a place of business at 400 Centre Street, Newton, MA 02458, to SPTMNR PROPERTIES TRUST, a Maryland real estate property trust ("Grantee"), having a place of business at 400 Centre Street, Newton, MA 02458.

GRANTOR, in consideration of Ten Dollars (\$10), receipt of which is hereby acknowledged, conveys to Grantee the tract of land in Milwaukee County, Wisconsin, (the "Property"), as more particularly described in Exhibit A, attached hereto and incorporated herein by reference.

GRANTOR COVENANTS AND WARRANTS with Grantee, its successors and assigns: that Grantor is lawfully seized of and has the right to convey the Property; that the Property is free of all encumbrances, other than encumbrances of record; and that it will forever guarantee and defend title and quiet possession of the Property against all acts by Grantor and all lawful claims of all persons or entities claiming title by, through, or under Grantor.

Witness the hand and seal of Grantor on the day and year first above written.

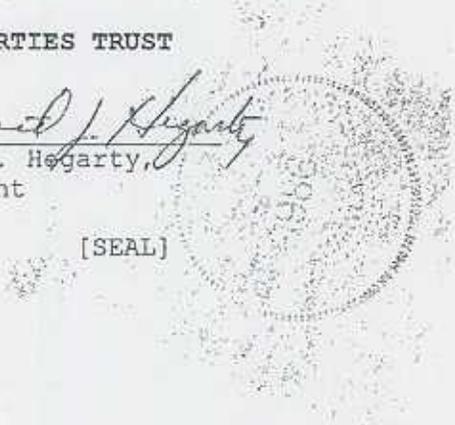
Attest:

HRPT PROPERTIES TRUST

By: Jennifer B. Clark  
Jennifer B. Clark,  
Assistant Secretary

By: David J. Hegarty  
David J. Hegarty,  
President

[SEAL]



COMMONWEALTH OF MASSACHUSETTS )  
 ) ss.  
COUNTY OF SUFFOLK )

On this 12 day of April, 1999, before me, the undersigned officer, personally appeared David J. Hegarty, the President of HRPT Properties Trust, known to me to be the person whose name is subscribed to the written instrument and acknowledged that he executed the same for the purposes therein contained.

In Witness Whereof, I hereunto set my hand and official seal.

*Charlotte M. Kanabich*

Notary Public CHARLOTTE M. KANABICH  
My Commission Expires: 10/9/01

[SEAL]

REEL 4655 IMAG 1271

EXHIBIT A

Legal Description

[See attached copy.]

REEL 4655-IMAG 1272

All that part of Parcel 2 of Certified Survey Map No. 6603, recorded on December 29, 1998, Reel 4466, Images 1316 to 1318 inclusive, as Document No. 7658370, which was formerly described as follows:

All of Lots 1, 2, 4, 5 and 7 all in Subdivision of Lots 4 and a part of Lot 3, in Block 196 in Rogers Addition, in the Southeast 1/4 of Section 21, in Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Tax Key No. 359-0501-100-4

ADDRESS: 1132 E. KNAPP STREET



**WARRANTY DEED**

**DOC. # 08987303**

**THIS DEED**, made between GS FAMILY LIMITED PARTNERSHIP NO. 1, Grantor(s), and C B PERKS LLC, a Wisconsin Limited Liability Company, Grantee(s),

REGISTER'S OFFICE | SS  
Milwaukee County, WI |

**WITNESSETH**, that the said Grantor(s), for a valuable consideration, hereby convey(s) to Grantee(s) the following described real estate in the State of Wisconsin:

RECORDED 04/06/2005 02:31PM

JOHN LA FAVE  
REGISTER OF DEEDS

AMOUNT: 11.00

Lot 6, in SUBDIVISION OF LOT 4 AND PART OF LOT 3, IN BLOCK 196, IN ROGERS ADDITION, being a subdivision of a part of the Southeast 1/4 of Section 21, in Township 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin.

**TRANSFER**

**\$ 4,050<sup>00</sup>**  
**FEE**

Return to:  
C B PERKS LLC  
3475 N. Breman Street  
Milwaukee, WI 53212

Tax Key No. (PIN):  
359-0506-5

Together with all and singular the hereditaments and appurtenances thereunto belonging.

This is not homestead property.

And Grantor(s) warrant(s) that the title is good, indefeasible in fee simple and clear of encumbrances except municipal and zoning ordinances and agreements entered into under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, and general taxes levied in the year of closing; and will WARRANT AND DEFEND the same.

Dated this <sup>24<sup>th</sup></sup> day of February, 2005

*[Handwritten Signature]*  
\_\_\_\_\_  
\* New Land Enterprises, L.L.P. General Partner  
Water Shuk, Partner

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**AUTHENTICATION**

Signature(s) of GS FAMILY LIMITED PARTNERSHIP NO. 1 authenticated this

\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Member, State Bar of Wisconsin  
for \_\_\_\_\_)

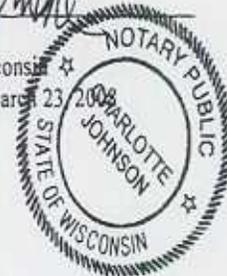
Drafted under the supervision of  
Attorney Michael D. Corcoran of  
Core Real Estate Services, LLC  
SBN 1018578  
C05020067

**ACKNOWLEDGMENT**

State of Wisconsin )  
) ss.  
Milwaukee County )

Came before me this <sup>24<sup>th</sup></sup> day of February, 2005 GS FAMILY LIMITED PARTNERSHIP NO. 1, who executed and acknowledged the foregoing Deed.

\*CHARLOTTE JOHNSON  
Notary Public, State of Wisconsin  
My Commission Expires: March 23, 2008



SE 21-7-22

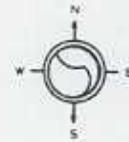
ATLAS P. 359

359

359-28

SCALE 1" = 80'

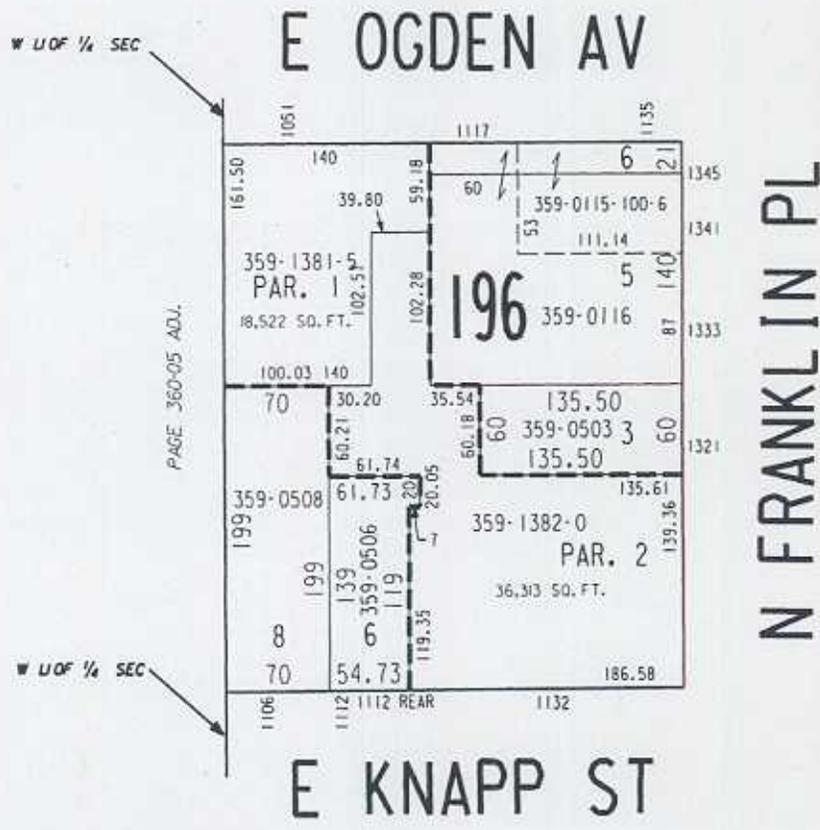
SEP 29 2000



CERT. SURVEY

MAP NO. 6603

ROGERS' ADDITION



SUBD OF LOT 4  
& PART OF LOT 3

99-156

11-02-99  
ASSESSOR'S OFFICE  
CITY OF MILWAUKEE

Parcel Identification Numbers:

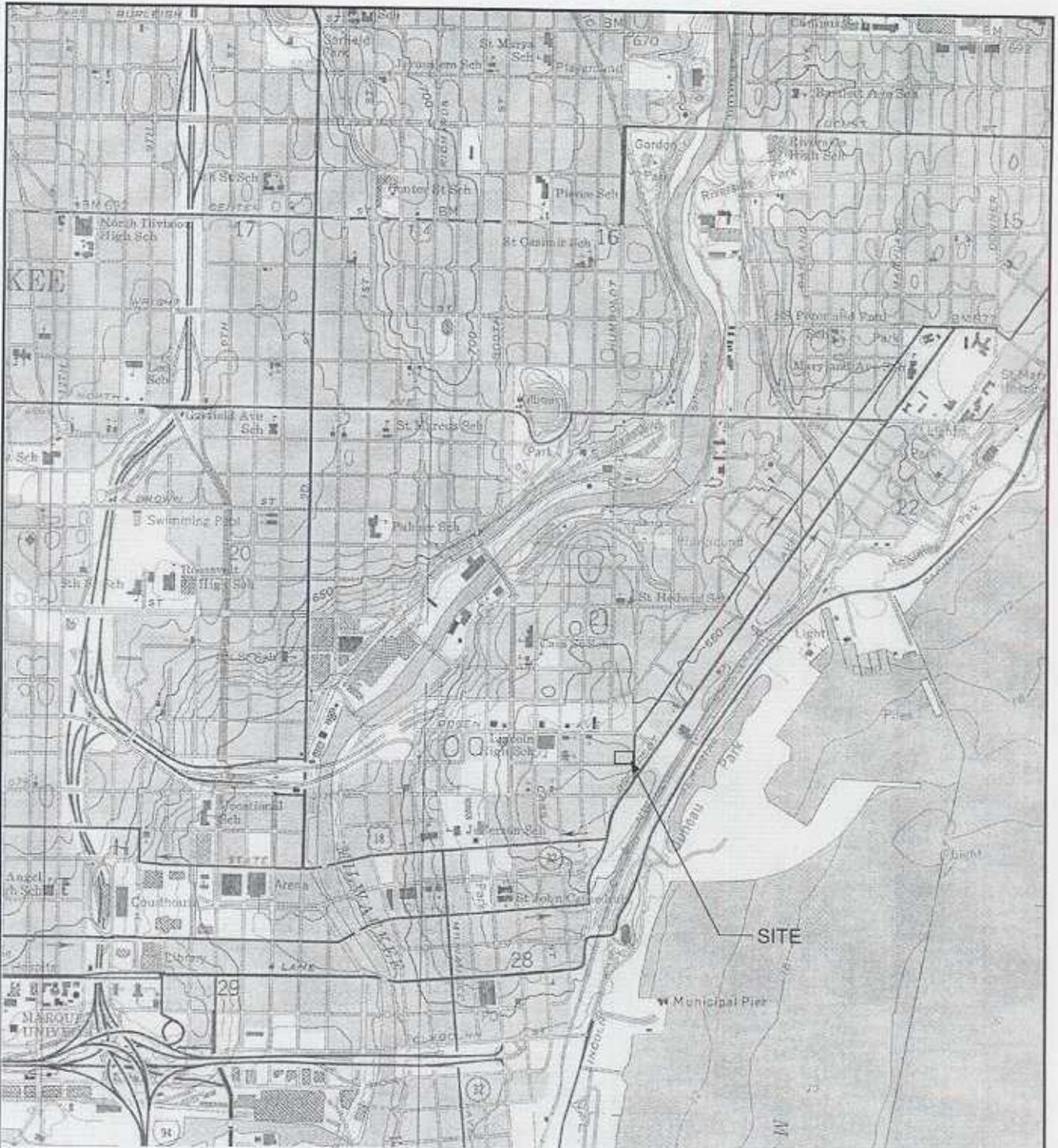
1132 East Knapp Street: 359-1382-000-0  
Milwaukee, WI 53202

1112 East Knapp Street: 359-0506-000-5  
Milwaukee, WI 53202

Geographic Position Coordinates:

Center: 691229, 288223

Boundary: 691276, 288180  
691206, 288181  
691206, 288241  
691236, 288241  
691236, 288228  
691276, 288229



SOURCE: USGS 7.5 Minute Topographic Map  
Milwaukee Quadrangle, Wisconsin  
1958 (Photorevised 1971)

SCALE 1:24,000  
(1" = 2000')



QUADRANGLE LOCATION

SITE LOCATION MAP  
CHRISTOPHER EAST HEALTHCARE CENTER  
1132 E. KNAPP STREET  
MILWAUKEE, WISCONSIN



10200 Innovation Drive, Suite 500  
Milwaukee, Wisconsin 53226  
414.831.4100  
414.831.4101

DATE:

12/8/05

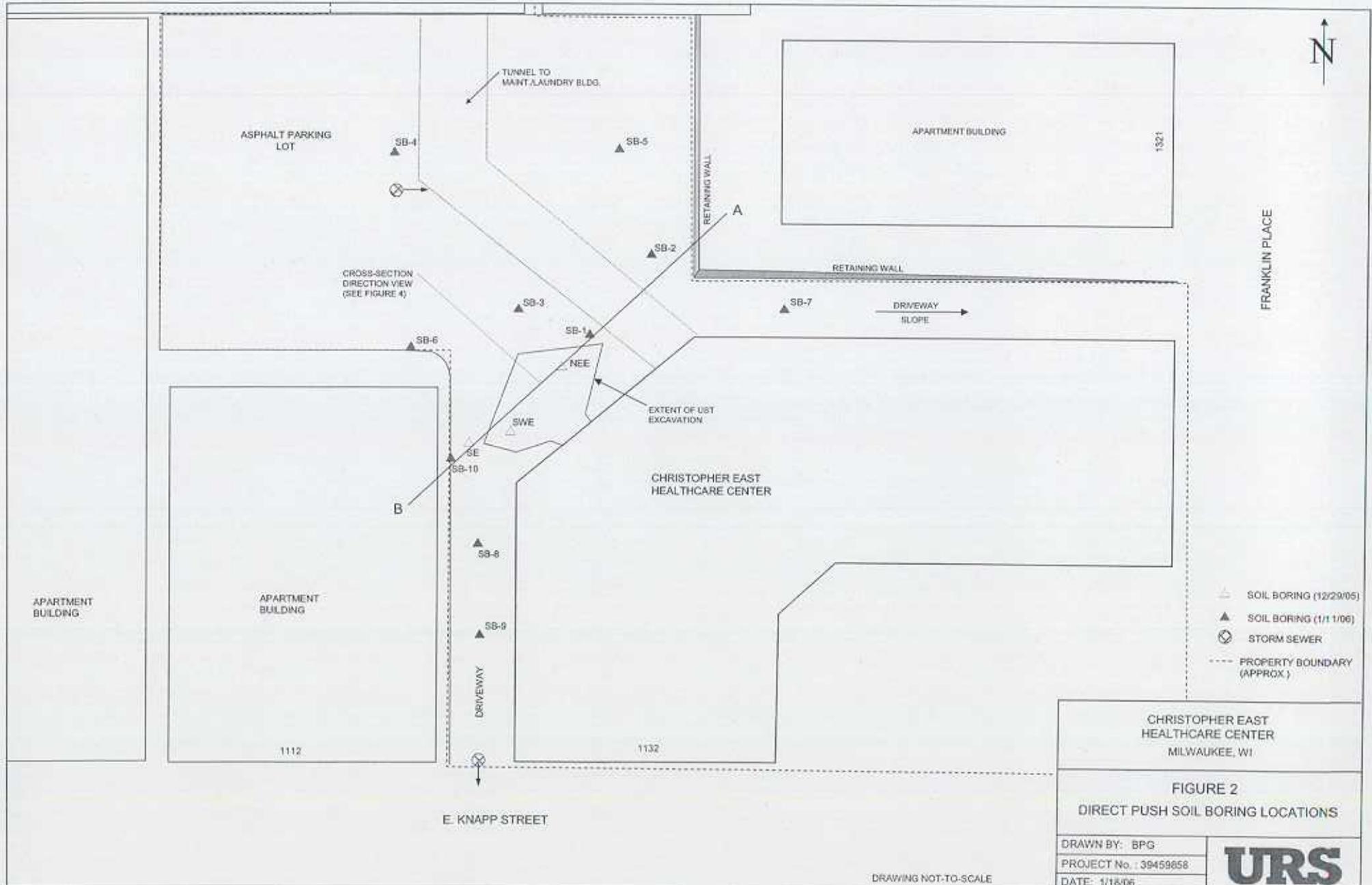
EDITED BY:

BPG

PROJECT No.:

39459858

FIGURE 1



**Table 1**  
**Soil Contaminant Sample Analytical Results**  
**Christopher East Healthcare Center**  
**1132 East Knapp Street**  
**Milwaukee, WI**

Sample Designation	Sample Date	Sample Depth (feet bgs)	PID (ppm)	PVOCs							Naphthalene
				Benzene	Ethylbenzene	Toluene	Total Xylene	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	MTBE	
NEE	12/29/05	12	NR	<35	<35	<35	<35	<35	<35	<35	1,300
		14	NR	<32	<32	<32	<32	<32	<32	<32	<65
SWE	12/29/05	12	NR	<35	<35	<35	<35	<35	<35	<35	<64
		14	NR	<32	<32	<32	<32	<32	<32	<32	<65
SE	12/29/05	10	NR	<35	220	<35	<35	48	<35	<35	1,100
		12	NR	<29	<29	<29	<29	<29	<29	<29	240
		14	NR	<32	<32	<32	<32	<32	<32	<32	650
SB-1	1/11/06	12	24	<28	<28	<28	<28	<28	<28	<28	84
		15	<1	<29	<29	<29	<29	<29	<29	<29	<59
SB-2	1/11/06	12	1.4	<29	<29	<29	<29	<29	<29	<29	<58
		14	<1	<29	<29	<29	<29	<29	<29	<29	92
SB-3	1/11/06	10	4.9	<32	<32	<32	<32	<32	<32	<32	100
		14	<1	<29	<29	<29	<29	<29	<29	<29	<58
SB-4	1/11/06	10	<1	<29	<29	<29	<29	<29	<29	<29	<58
		14	<1	<30	<30	<30	<30	<30	<30	<30	<59
SB-5	1/11/06	10	<1	<29	<29	<29	<29	<29	<29	<29	<59
		14	<1	<29	<29	<29	<29	<29	<29	<29	<58
SB-6	1/11/06	10	<1	<29	<29	<29	<29	<29	<29	<29	<58
		14	<1	<29	<29	<29	<29	<29	<29	<29	<59
SB-7	1/11/06	8	<1	<29	<29	<29	<29	<29	<29	<29	<59
SB-8	1/11/06	14	1.6	<29	<29	<29	<29	<29	<29	<29	<58
SB-9	1/11/06	9	<1	<29	<29	<29	<29	<29	<29	<29	<58
SB-10	1/11/06	16/dup	60	<30/<30	<30/260	<30/<30	<89/<89	48/300	<30/<30	<30/<30	470/1,300
		20	<1	<29	<29	<29	<29	<29	<29	<29	<59
SGRCLs										20,000*	
Region 9 PRG					400,000*			52,000*			

**Notes:**

Results are reported in ug/g unless otherwise noted

NR = No Reading

MTBE = Methyl tert-Butyl Ether

PID = Photo-Ionization Detector readings obtained using the standard headspace procedure recommended by WDNR

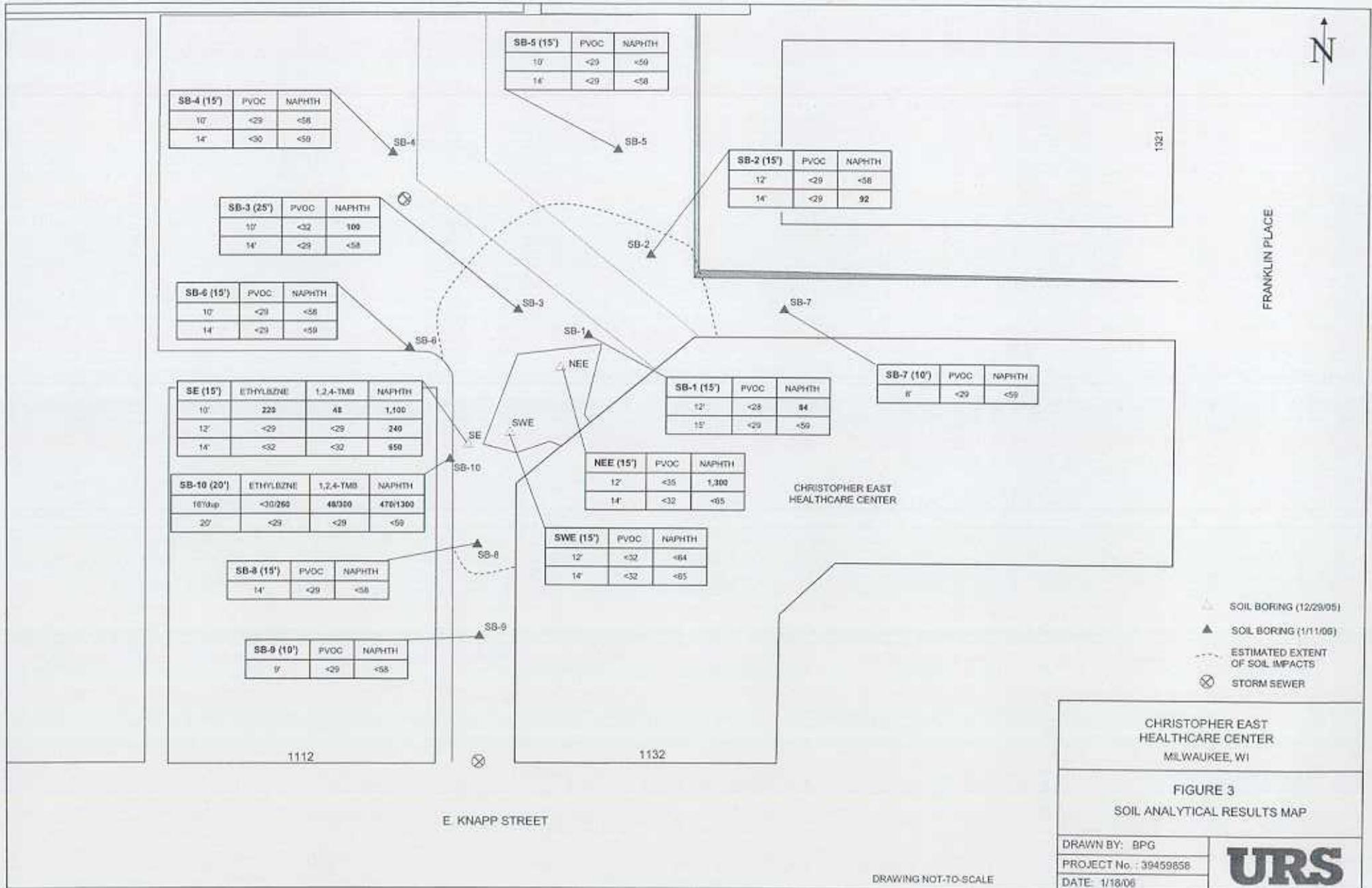
PID was calibrated for benzene using 100ppm isobutylene according to manufacturers guidelines

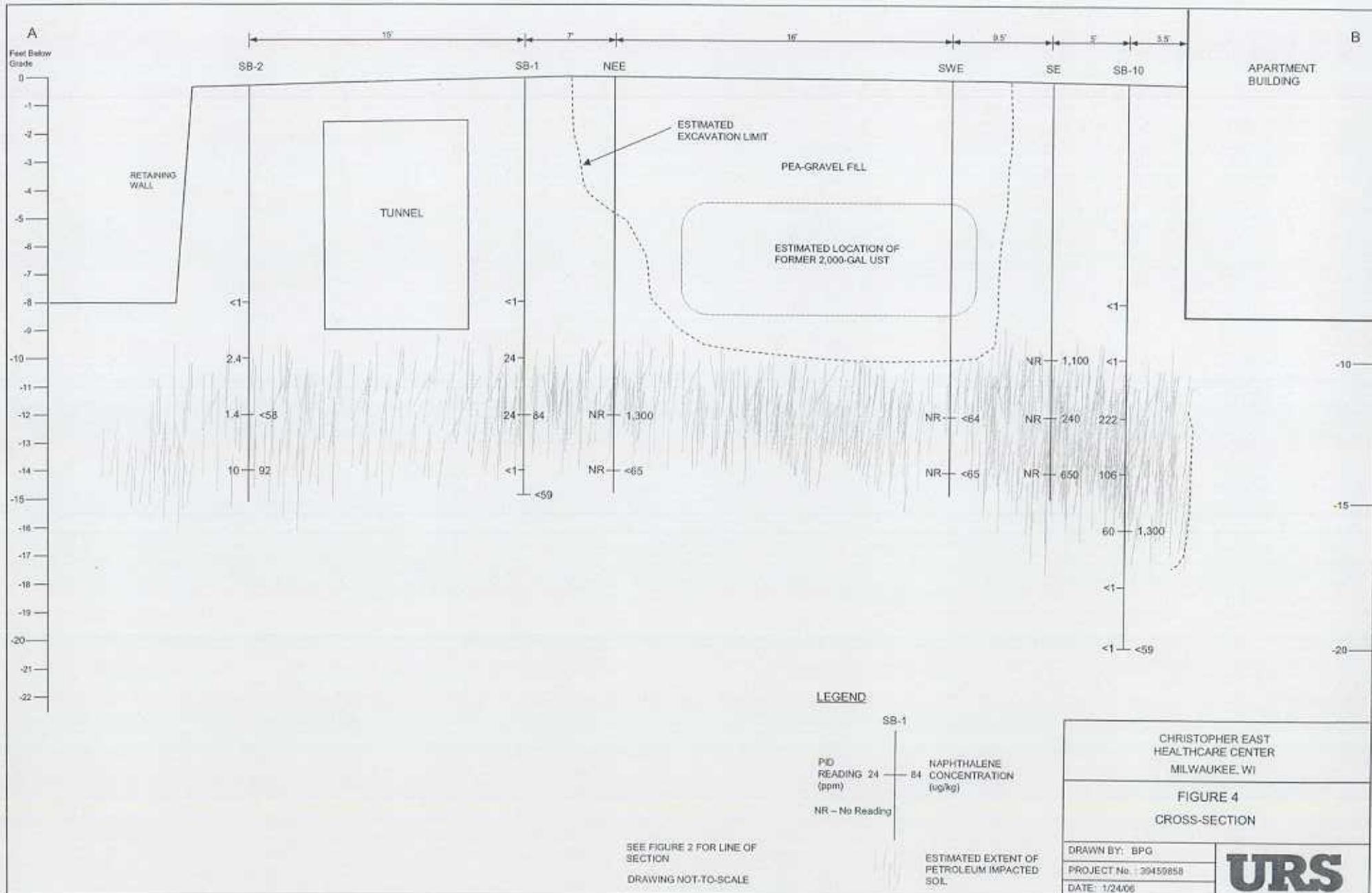
SGRCLs = Suggested Generic Residual Contaminant Levels

Table 1 "Soil Cleanup Levels for Polycyclic Aromatic Hydrocarbons (PAHs) Interim Guidance", WDNR April 1997

PRG = Preliminary Remediation Goals established by EPA Region 9 (10/04)

\* = Direct contact pathway (Ingestion/Inhalation) value for non-industrial/residential sites





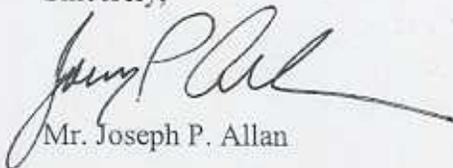
February 6, 2006

Wisconsin Department of Natural Resources  
Southeast Region  
2300 N. MLK Drive  
Milwaukee, WI 53212

Subject: Verification of Accuracy – Legal Description of Property  
Christopher East Healthcare Center and Adjacent Property  
1132 & 1112 East Knapp Street, Milwaukee, WI 53202  
BRRTS # 03-41-153227

This letter is to verify that the legal description of the above referenced properties, which are contained in the package of information prepared by URS Corporation for listing this site in the GIS Registry of Closed Remediation Sites, is complete and accurate to the best of my knowledge.

Sincerely,

A handwritten signature in black ink, appearing to read "Joseph P. Allan". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Mr. Joseph P. Allan

Assistant Director of Engineering  
Property Management & Leasing  
Reit Management & Research LLC