

GIS REGISTRY INFORMATION

SITE NAME:	RACM				
BRRTS #:	03-41-343436		FID #	(if appropriate):	
COMMERCE # (if appropriate):	53212-1925-04				
CLOSURE DATE:	March 10, 2005				
STREET ADDRESS:	3104 N Dr Martin Luther King Jr Dr				
CITY:	Milwaukee				
SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):	X =	689853	Y =	291258	
CONTAMINATED MEDIA:	Groundwater	<input type="checkbox"/>	Soil	<input type="checkbox"/>	Both <input checked="" type="checkbox"/>
OFF-SOURCE GW CONTAMINATION >ES:	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
• IF YES, STREET ADDRESS:					
• GPS COORDINATES (meters in WTM91 projection):					
	X =		Y =		
OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL):	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
• IF YES, STREET ADDRESS 1:					
• GPS COORDINATES (meters in WTM91 projection):					
	X =		Y =		
CONTAMINATION IN RIGHT OF WAY:	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
<u>DOCUMENTS NEEDED</u>					
Closure Letter, and any conditional closure letter issued					<input checked="" type="checkbox"/>
Copy of most recent deed, including legal description, for all affected properties					<input checked="" type="checkbox"/>
Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties					<input checked="" type="checkbox"/>
County Parcel ID number, if used for county, for all affected properties					<input checked="" type="checkbox"/>
Location Map which outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit the parcels to be located easily (8.5x14", if paper copy). If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site.					<input checked="" type="checkbox"/>
Detailed Site Map(s) for all affected properties , showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy) This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or SSRCLs.					<input checked="" type="checkbox"/>
Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)					<input checked="" type="checkbox"/>
Tables of Latest Soil Analytical Results (no shading or cross-hatching)					<input checked="" type="checkbox"/>
Isoconcentration map(s), if required for site investigation (SI) (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of groundwater contamination defined. If not available, include the latest extent of contaminant plume map.					<input checked="" type="checkbox"/>
GW: Table of water level elevations, with sampling dates, and free product noted if present					<input checked="" 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 checked="" type="checkbox"/>
SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour					<input checked="" type="checkbox"/>
Geologic cross-sections, if required for SI. (8.5x14" if paper copy)					<input checked="" type="checkbox"/>
RP certified statement that legal descriptions are complete and accurate.					<input checked="" type="checkbox"/>
Copies of off-source notification letters (if applicable)					<input type="checkbox"/>
Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)					<input type="checkbox"/>
Copy of (soil or land use) deed restriction (s) or deed notice if any required as a condition of closure					<input checked="" 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

March 10, 2005

Mr. Benjamin Timm
Redevelopment Authority of the City of Milwaukee
809 North Broadway Street
P.O. Box 324
Milwaukee, WI 53202

RE: **Final Closure**

Commerce # 53212-1925-04 WDNR BRRTS # 03-41-343436
RACM, 3104 North Dr. Martin Luther King Jr. Dr., Milwaukee

Dear Mr. Timm:

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 soil and groundwater 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) 220-5361.

Sincerely,

A handwritten signature in black ink that reads "Monica L. Weis". The signature is written in a cursive, flowing style.

Monica L. Weis
Hydrogeologist
Site Review Section

cc: Ms. Erika Pape, Giles Engineering Associates, Inc.
Case File



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
Cory L. Nettles, Secretary

January 4, 2005

Mr. David Misky
City of Milwaukee
Redevelopment Authority
809 North Broadway, 2nd Floor
Milwaukee, WI 53202-3613

RE: **Conditional Case Closure**

Commerce # 53212-1925-04 **WDNR BRRTS # 03-41-343436**
RACM, 3104 North Dr. Martin Luther King Jr. Drive, Milwaukee

Dear Mr. Misky:

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

The following conditions must be satisfied to obtain final closure:

- A notification must be placed on the property deed because residual petroleum contamination remains above regulatory limits within four feet of the ground surface. For final closure, submit a copy of the notice that contains the County Register of Deeds recording information to Commerce. Figure 9 and Table 2 from the *Site Investigation and Request for Case Closure* report must be attached to the recorded deed notice to show the degree and extent of residual contamination. A draft "Notice of Contamination to Property" has been prepared and is enclosed for your use. If you wish to modify the language, submit a copy to Commerce for approval prior to filing with the Register of Deeds.

Petroleum contamination above Wisconsin Administrative Code (Wis. Admin. Code) chapter NR 746 Table 1 Indicators of Residual Petroleum Product in Soil Pores in the vicinity of soil boring B-8 appears to pose a direct contact threat in soil within four feet of the ground surface. Additionally, the lead concentrations in shallow soil remain above Wis. Admin. Code, Chapter NR 720 direct contact residual contaminant levels (RCL) for a non-industrial site. Although it is helpful to know that the Department of Health and Family Services (DHFS) does not have any public health concerns regarding the lead contamination at this site, Commerce cannot disregard the state standards under which we regulate environmental contamination. However, based on the DHFS conclusions, Commerce is requiring a deed notice, rather than a restriction, for this site. The notice will require that the owner provide documentation of excavation and disposal of contaminated soil if encountered during excavation at the site.

Mr. David Misky

Commerce # 53212-1925-04

WDNR BRRTS # 03-41-343436

RACM, 3104 North Dr. Martin Luther King Jr. Drive, Milwaukee

January 4, 2005

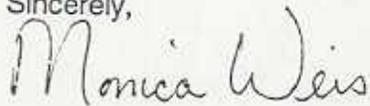
Page 2

- Properly abandon groundwater monitoring wells MW-1 through MW-5 and forward the appropriate documentation to me at the letterhead address.

This letter serves as your written notice of "no further action". Timely filing of your final PECFA claim (if applicable) is encouraged. If your claim is not received within 120 days of the date of this letter, interest costs incurred after 60 days of the date of this letter will not be eligible for PECFA reimbursement. Costs associated with recording deed notices or other restrictions are not eligible for PECFA reimbursement, and the recording of these notices should not delay the claim submittal process.

Thank you for your efforts to protect Wisconsin's environment. If you have any questions, please contact me in writing at the letterhead address or by telephone at (414) 220-5361.

Sincerely,



Monica L. Weis
Hydrogeologist
Site Review Section

Enclosure: Draft "Notice of Contamination to Property"

cc: Ms. Erica Pape, Giles Engineering Associates, Inc.
Case File



DOC. # 08954777

REGISTER'S OFFICE | SS
Milwaukee County, WI

RECORDED 02/08/2005 11:47AM

JOHN LA FAVE
REGISTER OF DEEDS

AMOUNT: 19.00

Recording Area

Name and Return Address

Redevelopment Authority of the City of
Milwaukee, Attn: Benjamin Timm
809 N. Broadway, PO Box 324
Milwaukee, WI 53202

282-2813-000-3

Parcel Identification Number (PIN)

Document Number

**NOTICE OF CONTAMINATION TO
PROPERTY**

Legal Description of the Property: In re:

Parcel 3, Certified Survey Map No. 4798, in the Southeast 1/4 of
Section 8, Township 7 North, Range 22 East, in the City of Milwaukee,
County of Milwaukee, State of Wisconsin.

Address: 3104 North Dr. Martin Luther King, Jr. Drive

STATE OF WISCONSIN)
) ss
COUNTY OF)

Section 1. The Redevelopment Authority of the City of Milwaukee is the owner of the above-described property.

Section 2. One or more petroleum discharges have occurred at this property. Contaminated soil remains in the vicinity of former underground storage tanks and dispenser islands. Attached to this notice is Figure 9 and Table 2, prepared by Giles Engineering Associates, Inc. Figure 9 shows the soil boring locations and extent of residual soil contamination and Table 2 summarizes the soil quality laboratory test results. The data for this site (Commerce #53212-1925-04, WDNR BRRTS #03-41-343436) were presented in the *Site Investigation and Request for Case Closure*, September 29, 2004 submittal.

Section 3. The owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitations and/or restrictions:

A notification is required for this property because high concentrations of residual petroleum contaminated soil remains on this property within four feet of the ground surface. Petroleum contaminated soil above Wisconsin Administrative Code (Wis. Admin. Code) Chapter NR 746 Table 1 *Indicators of Residual Petroleum Product in Soil Pores* and residual lead contamination above Wis. Admin. Code Chapter NR 720 Table 2 *Residual Contaminant Levels Based on Human Health Risk from Direct Contact* values remain in the vicinity of the former underground storage tanks and dispenser islands. It has been shown that the contaminant levels are protective of human health and the environment if the contamination remains in place. Natural attenuation is the approved remedial alternative for this site. If contaminated soil is encountered during any future subsurface excavation, the contamination shall be managed in accordance with all applicable laws and documentation of excavation and disposal of contaminated soil must be submitted to the Milwaukee office of the Wisconsin Department of Commerce Site Review Section.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Commerce, or its successor, issue a determination that the restrictions set forth in this covenant are no longer required.

That property owner shall provide any and all necessary information to the Department in order for the Department to be able to make a determination. Upon receipt of such a request, the Department shall determine whether or not the restrictions contained herein can be extinguished. Conditions under which a restriction may be extinguished will be determined in accordance with the site specific standards, rules and laws for this property. If the Department determines that the restrictions can be extinguished, an affidavit, with a copy of the Department's written determination, may be recorded to give notice that this restriction, or portions of this restriction are no longer binding. Any restriction placed upon this property shall not be extinguished without the Department's written determination.

IN WITNESS WHEREOF, the owner of the property has executed this document, this 8 day of February, 2005.

[When appropriate use the following clause]:

By signing this document, Kenneth L. Johnson and Joel T. Brennan acknowledge that they are duly authorized to sign this document on behalf of the Redevelopment Authority of the City of Milwaukee.

Signature: [Handwritten Signature]
Printed Name: Kenneth L. Johnson

Signature: [Handwritten Signature]
Printed Name: Joel T. Brennan

Title: Chair

Title: Assistant Executive Director-Secretary

Subscribed and sworn to before me
this 4 day of February, 2005.

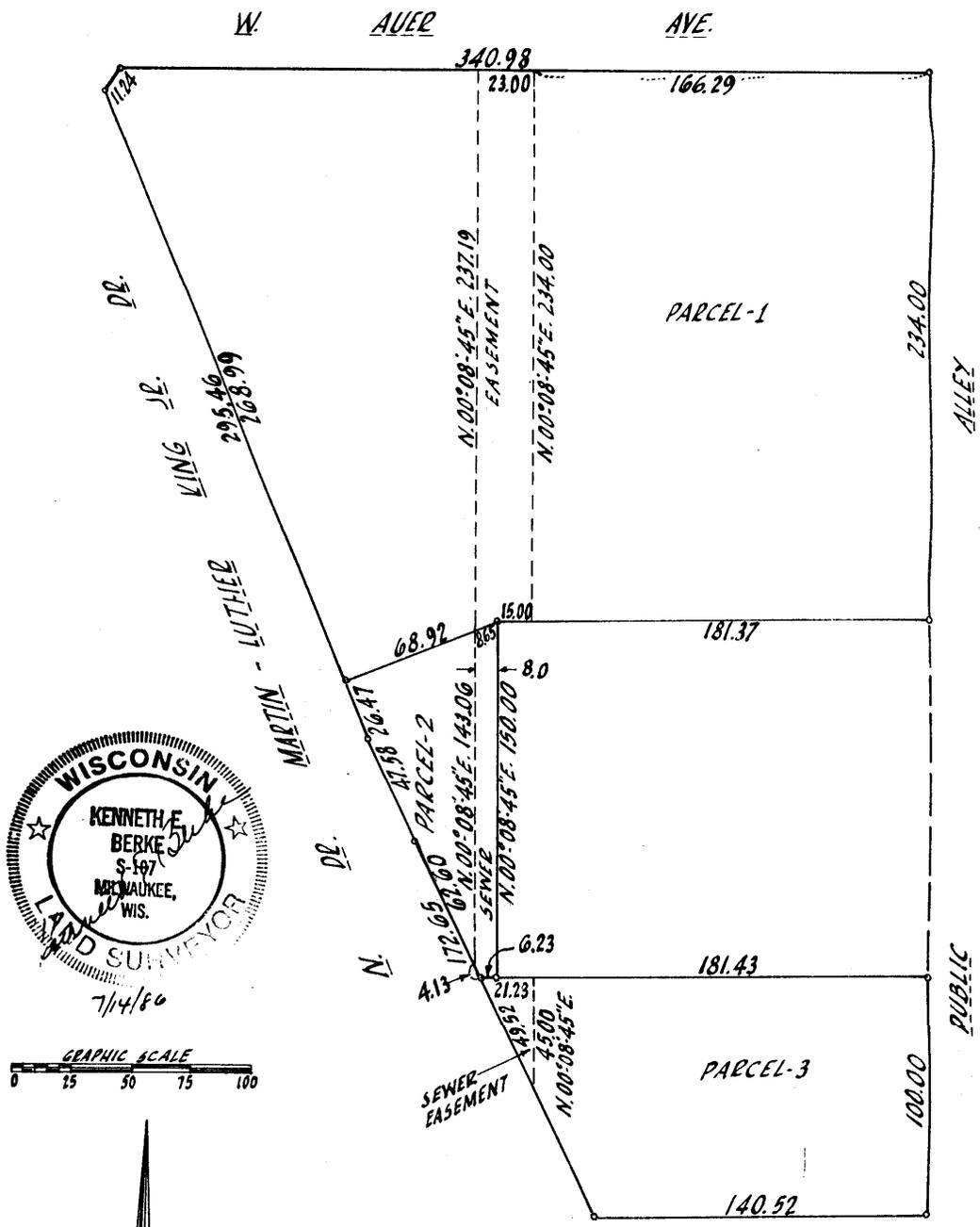
[Handwritten Signature]
Notary Public, State of Wisconsin
My commission 6/26/05



This document was drafted by the Wisconsin Department of Commerce

CERTIFIED SURVEY MAP NO. 4798 SHEET 2 OF 5 SHEETS

BEING A REDIVISION OF LOTS 1, 4, 12, 13, 16, 17 AND 20 IN BLOCK 1 AND ALL OF BLOCK 7, TOGETHER WITH THAT PART OF VACATED NORTH THIRD STREET LYING BETWEEN SAID BLOCKS IN PIERCE'S ADDITION, BEING A SUBDIVISION OF A PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 8, T 7 N, R 22 E, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.



W. BURLEIGH ST
SEWER EASEMENT DETAIL "A"

CERTIFIED SURVEY MAP NO. 4798 SHEET 3 OF 5 SHEETS

BEING A REDIVISION OF LOTS 1, 4, 12, 13, 16, 17 AND 20 IN BLOCK 1 AND ALL OF BLOCK 7, TOGETHER WITH THAT PART OF VACATED NORTH THIRD STREET LYING BETWEEN SAID BLOCKS IN PIERCE'S ADDITION, BEING A SUBDIVISION OF A PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 8, T 7 N, R 22 E, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, KENNETH E BERKE, REGISTERED SURVEYOR, DO HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED A REDIVISION OF LOTS 1, 4, 12, 13, 16, 17 AND 20 IN BLOCK 1 AND ALL OF BLOCK 7, TOGETHER WITH THAT PART OF VACATED NORTH THIRD STREET LYING BETWEEN SAID BLOCKS IN PIERCE'S ADDITION, BEING A SUBDIVISION OF A PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 8, T 7 N, R 22 E, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID 1/4 SECTION:
 THENCE SOUTH 89° 27' 00" WEST ALONG THE SOUTH LINE OF SAID 1/4 SECTION 1490.53 FT. TO A POINT:
 THENCE NORTH 00° 07' 32" EAST 33.00 FT. TO THE SOUTHEAST CORNER OF SAID LOT 1, BEING THE POINT OF BEGINNING OF THE LAND TO BE DESCRIBED:
 THENCE NORTH 00° 07' 32" EAST 100.00 FT. TO A POINT:
 THENCE SOUTH 89° 27' 00" WEST 184.93 FT. TO A POINT:
 THENCE NORTH 00° 08' 45" EAST 150.00 FT. TO A POINT:
 THENCE NORTH 89° 27' 00" EAST 184.87 FT. TO A POINT:
 THENCE NORTH 00° 07' 32" EAST 234.00 FT. TO THE NORTHEAST CORNER OF SAID LOT 20:
 THENCE SOUTH 89° 27' 00" WEST 362.01 FT. TO THE NORTHWEST CORNER OF SAID BLOCK 7:
 THENCE SOUTH 22° 10' 00" EAST 379.68 FT. TO THE MOST SOUTHERLY CORNER OF SAID BLOCK 7:
 THENCE NORTH 00° 08' 45" EAST 25.89 FT. TO A POINT:
 THENCE SOUTH 25° 13' 56" EAST 154.12 FT. TO A POINT:
 THENCE SOUTH 00° 08' 45" WEST 16.84 FT. TO A POINT ON THE NORTH LINE OF WEST BURLEIGH STREET:
 THENCE NORTH 89° 27' 00" EAST 151.96 FT. TO THE POINT OF BEGINNING.
 EXCEPTING THEREFROM THOSE PARTS HEREIN DEDICATED FOR THE NORTH - SOUTH ALLEY ADJOINING ON THE EAST AND NORTH DR MARTIN LUTHER KING JR. DRIVE ADJOINING ON THE WEST.

THAT I HAVE MADE SUCH SURVEY; LAND DIVISION AND MAP BY THE DIRECTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF MILWAUKEE, OWNER.

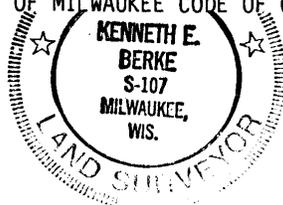
THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE LAND DIVISION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES AND CHAPTER 9 OF THE MILWAUKEE CODE OF ORDINANCES IN SURVEYING, DIVIDING AND MAPPING THE SAME.

Kenneth E Berke (SEAL)
 KENNETH E BERKE, REGISTERED LAND SURVEYOR S107
 7/14/86

CORPORATE OWNER'S CERTIFICATE

THE REDEVELOPMENT AUTHORITY OF THE CITY OF MILWAUKEE, A PUBLIC BODY, CORPORATED AND POLITIC, DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, MAPPED AND DIVIDED AS REPRESENTED ON THIS MAP IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 9-8.5 OF THE CITY OF MILWAUKEE CODE OF ORDINANCES.



CERTIFIED SURVEY MAP NO. 4798 SHEET 4 OF 5 SHEETS

BEING A REDIVISION OF LOTS 1, 4, 12, 13, 16, 17 AND 20 IN BLOCK 1 AND ALL OF BLOCK 7, TOGETHER WITH THAT PART OF VACATED NORTH THIRD STREET LYING BETWEEN SAID BLOCKS IN PIERCE'S ADDITION, BEING A SUBDIVISION OF A PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 8, T 7 N, R 22 E, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

IN CONSIDERATION OF THE APPROVAL OF THE MAP BY THE COMMON COUNCIL AND IN ACCORDANCE WITH CHAPTER 9 OF THE MILWAUKEE CODE, THE UNDERSIGNED AGREES:

THAT ALL UTILITY LINES TO PROVIDE ELECTRIC POWER AND TELEPHONE SERVICE AND CABLE TELEVISION OR COMMUNICATIONS SYSTEMS LINES OR CABLES TO ALL PARCELS IN THE CERTIFIED SURVEY MAP SHALL BE INSTALLED UNDERGROUND IN EASEMENTS PROVIDED THEREFORE, WHERE FEASIBLE.

THIS AGREEMENT SHALL BE BINDING ON THE UNDERSIGNED AND ASSIGNS.

IN WITNESS WHEREOF, THE SAID REDEVELOPMENT AUTHORITY OF THE CITY OF MILWAUKEE HAS CAUSED THESE PRESENTS TO BE SIGNED BY TIMOTHY P MURPHY, ITS CHAIRMAN AND COUNTERSIGNED BY WILLIAM RYAN DREW, ITS EXECUTIVE DIRECTOR, AT MILWAUKEE, WISCONSIN, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED THIS 24 DAY OF July, 1986.

IN THE PRESENCE OF:

Judith A. Allen

REDEVELOPMENT AUTHORITY OF THE CITY OF MILWAUKEE

Timothy P. Murphy (SEAL)
TIMOTHY P MURPHY, CHAIRMAN

Mary Jane Champagne

COUNTERSIGNED
William Ryan Drew (SEAL)
WILLIAM RYAN DREW, EXECUTIVE DIRECTOR

STATE OF WISCONSIN)
:SS
MILWAUKEE COUNTY (

PERSONALLY CAME BEFORE ME THIS 25th DAY OF July, 1986
TIMOTHY P MURPHY, CHAIRMAN AND WILLIAM RYAN DREW, EXECUTIVE DIRECTOR OF THE ABOVE NAMED CORPORATION, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND TO BE KNOWN TO BE SUCH CHAIRMAN AND EXECUTIVE DIRECTOR OF SAID CORPORATION AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID CORPORATION BY ITS AUTHORITY.



7/14/86

Mary Jane Champagne (SEAL)
Mary Jane Champagne
NOTARY PUBLIC, STATE OF WISCONSIN.
MY COMMISSION EXPIRES Oct 26 1988
MY COMMISSION IS PERMANENT

CERTIFIED SURVEY MAP NO. 4798 SHEET 5 OF 5 SHEETS

BEING A REDIVISION OF LOTS 1, 4, 12, 13, 16, 17 AND 20 IN BLOCK 1 AND ALL OF BLOCK 7, TOGETHER WITH THAT PART OF VACATED NORTH THIRD STREET LYING BETWEEN SAID BLOCKS IN PIERCE'S ADDITION, BEING A SUBDIVISION OF A PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 8, T 7 N, R 22 E, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

CERTIFICATE OF CITY TREASURER

I, WAYNE F WHITLOW, BEING THE DULY ELECTED, QUALIFIED AND ACTING CITY TREASURER OF THE CITY OF MILWAUKEE, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN THE OFFICE OF THE CITY TREASURER, THERE ARE NO DELINQUENT TAXES AND THAT THE METHOD OF PAYMENT OF ANY SPECIAL ASSESSMENTS RELATING TO THE LAND INCLUDED IN THIS CERTIFIED SURVEY MAP HAS BEEN AGREED UPON BETWEEN THE OWNERS AND THE CITY OF MILWAUKEE.

DATE 7-25-86

Wayne F. Whitlow
WAYNE F WHITLOW, CITY TREASURER

COMMON COUNCIL CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT THIS CERTIFIED SURVEY MAP WAS APPROVED UNDER RESOLUTION FILE NUMBER 86-768, ADOPTED BY THE COMMON COUNCIL OF THE CITY OF MILWAUKEE ON July 29, 1986.

Ben E. Johnson
BEN E JOHNSON, CITY CLERK
Henry W. Maier
HENRY W MAIER, MAYOR

5948822

REGISTER'S OFFICE } 88
Milwaukee County, WI }
RECORDED AT 3:55 PM

AUG 11 1986 1262 to

REEL 1934 IMAGE 1266 incl.

Ware copy REGISTER OF DEEDS

5948822
RECORD 12.00
SUBTOTAL 12.00
TOTAL 12.00
CHARGE 12.00
#554770 C002 R01 T15



7/14/86



THIS INSTRUMENT WAS DRAFTED BY KENNETH E BERKE, REGISTERED LAND SURVEYOR S107

SE 8-7-22
ATLAS P. 282

282

282-26

C. S. MAP NO. 4798

REC. 8-11-86



W. AUER AVE.

DR. KING JR. DR.

MARTIN LUTHER KING JR. DR.

DR.

N. 3104

282-2811-2
PARCEL 1
71,848 SQ. FT

282-1504-110-9
5

282-2813-3
PARCEL 3
16,407 SQ. FT

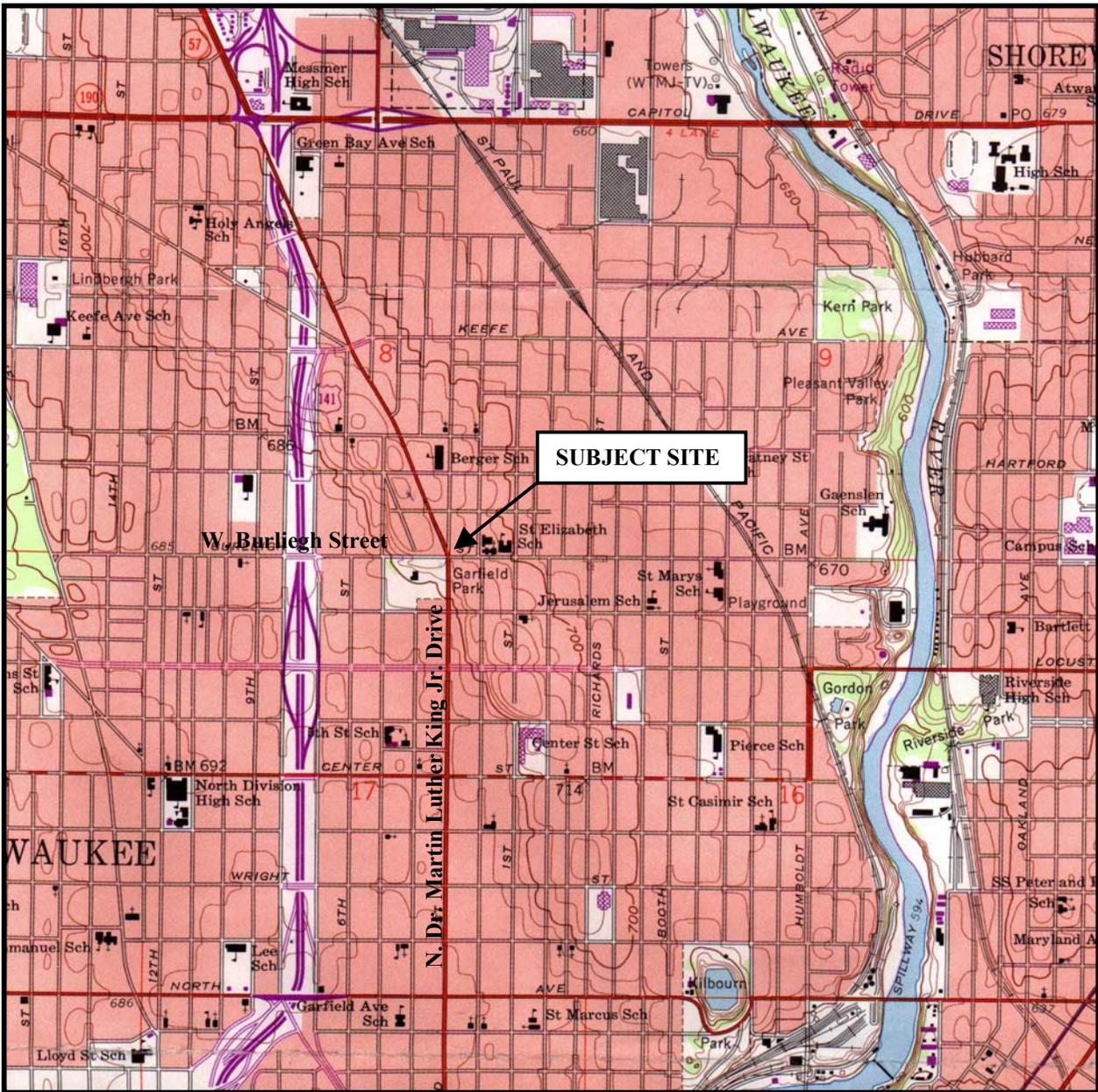
SEWER EASEMENT

VACATED PART OF
N. 3RD ST. 7-8-86

SEE P. 282-25 407
PIERCE'S ADD'N

W. BURLEIGH ST.

5-87



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

Scale: 1"=2000'
 Contour Interval: 10 Feet

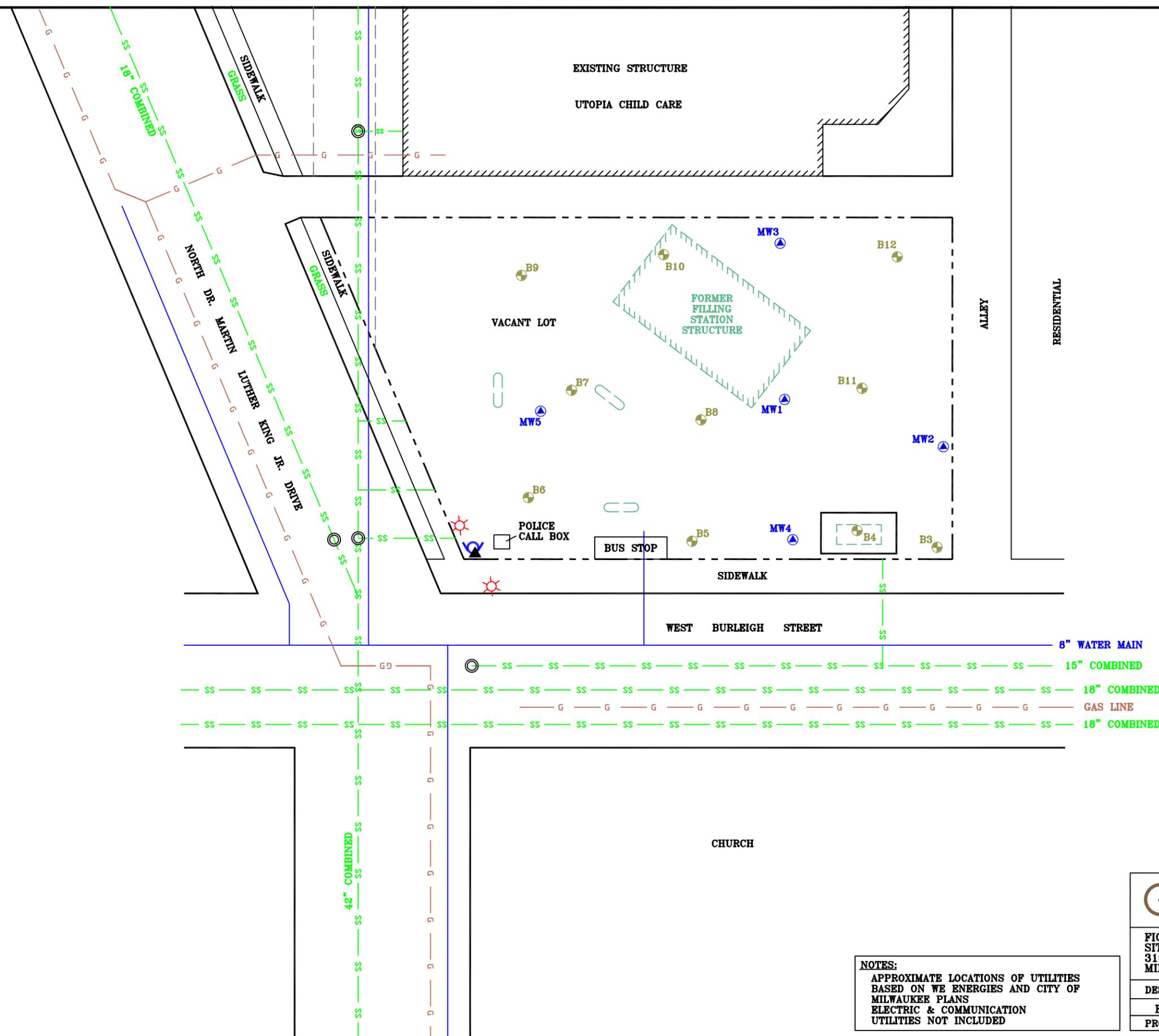


FIGURE 1
SITE LOCATION

3104 North Dr. Martin Luther King Jr. Drive
Milwaukee, Wisconsin
Project No. 1E-0205010



GILES
 ENGINEERING ASSOCIATES, INC.



LEGEND:

- SOIL BORING
- MONITORING WELL
- SUBJECT PROPERTY
- EXCAVATION LIMITS
- FORMER 2,000 GALLON LEADED GASOLINE UST
- FORMER PUMP ISLAND
- WATER LINE
- COMBINED STORM & SANITARY SEWER
- MANHOLE
- GAS LINE
- VACATED NORTH 3RD STREET (UTILITY CORRIDOR)
- LIGHT POLE
- FIRE HYDRANT
- BENCHMARK: TOP OF FIRE HYDRANT ASSUMED ELEVATION: 100.0'

NOTES:
 APPROXIMATE LOCATIONS OF UTILITIES BASED ON WE ENERGIES AND CITY OF MILWAUKEE PLANS
 ELECTRIC & COMMUNICATION UTILITIES NOT INCLUDED

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

FIGURE 2
 SITE FEATURES AND BORING LOCATION PLAN
 3104 NORTH DR. MARTIN LUTHER KING JR. DRIVE
 MILWAUKEE, WISCONSIN

DESIGNED	DRAWN	APPROVED	SCALE	DATE
ELP	RH	X	1" = 30'	08/06/02
PROJECT NO.: 1E-0205010			CAD No. E2050102	

**TABLE 4
GROUNDWATER ANALYTICAL RESULTS**

3104 North Dr. Martin Luther King Jr. Drive
Milwaukee, Wisconsin
Project No. 1E-0205010

Sample Location	Date	Detected Volatile Organic Compounds (VOCs) (ug/L)											Polynuclear Aromatic Hydrocarbons (PAHs) (ug/L)															
		TMB	Benzene	E	IPBz	Xylenes	n-PBz	Napht	p-IPT	sec-BuBz	PCE	Toluene	1-MN	2-MN	ACP	B(a)	B(a)P	B(b)	B(ghi)	B(k)	C	DiBA	F	FL	IP	Napht	PA	P
MW1	10/18/02	<u>1.808</u>	<u>771</u>	<u>955</u>	86	(4,547)	184	<u>63</u>	10	16	<3.1	<u>1,230</u>	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
	01/22/03	<u>6.500</u>	<135	<u>1,730</u>	200j	(4,475)	685	<375	<155	<170	<155	(635)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
	04/23/03	<u>902</u>	<u>748</u>	<u>912</u>	56	(1,762)	133	(37)	<3.1	8.6j	<3.1	(224)	2.4	30	0.70	4.6	<u>0.21</u>	<u>0.85</u>	5.7	1.4	<u>4.7</u>	0.03j	0.75	0.81	0.14j	(9.5)	0.85	0.57
	08/07/03	59	<u>163</u>	(171)	--	78	--	4.1j	--	--	--	2.7j	<0.13	<0.18	<0.12	<0.03	(0.04)	(0.04)	<0.01	<0.01	(0.07)	<0.01	<0.01	<0.11	<0.10	<0.22	<0.12	<0.01
MW2	10/18/02	<0.64	<0.27	<0.25	<0.33	<0.78	<0.28	<0.75	<0.31	<0.34	(2.1)	<0.29	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
	01/22/03	<0.64	<0.27	<0.25	<0.33	<0.78	<0.28	<0.75	<0.31	<0.34	<0.31	<0.29	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
	04/23/03	<0.64	<0.27	<0.25	<0.33	<0.78	<0.28	<0.75	<0.31	<0.34	<0.31	<0.29	<0.14	<0.19	<0.13	1.0	(0.03j)	<u>0.25</u>	1.3	0.13	<u>1.1</u>	0.33	0.17	<0.12	<0.11	<0.23	0.17j	0.07
	08/07/03	<1.25	<0.44	<0.57	--	<1.48	--	<1.2	--	--	--	<0.44	<0.13	<0.18	<0.12	<0.03	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.11	<0.10	<0.22	<0.12	<0.01
MW3	10/18/02	<0.64	<0.27	<0.25	<0.33	<0.78	<0.28	<0.75	<0.31	<0.34	(1.5)	<0.29	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
	01/22/03	<0.64	<0.27	<0.25	<0.33	<0.78	<0.28	<0.75	<0.31	<0.34	<0.31	<0.29	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
	04/23/03	<0.64	<0.27	<0.25	<0.33	<0.78	<0.28	<0.75	<0.31	<0.34	<0.31	<0.29	<0.13	<0.18	<0.12	0.36	0.01j	(0.05)	0.80	0.07	<0.01	0.04	0.09	<0.11	<0.10	<0.22	<0.12	0.04
	08/07/03	<1.25	<0.44	<0.57	--	<1.48	--	<1.2	--	--	--	<0.44	<0.13	<0.18	<0.12	<0.03	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.11	<0.10	<0.22	<0.12	<0.01
MW4	10/18/02	<0.64	<0.27	<0.25	<0.33	<0.78	<0.28	<0.75	<0.31	<0.34	<0.31	<0.29	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
	01/22/03	<0.64	<0.27	<0.25	<0.33	<0.78	<0.28	<0.75	<0.31	<0.34	<0.31	<0.29	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
	04/23/03	<0.64	<0.27	<0.25	<0.33	<0.78	<0.28	<0.75	<0.31	<0.34	<0.31	<0.29	<0.13	0.54j	<0.12	0.59	(0.04)	(0.09)	1.1	0.21	<u>0.77</u>	0.04	0.12	<0.11	<0.10	<0.22	<0.12	0.05
	08/07/03	<1.25	<0.44	<0.57	--	<1.48	--	<1.2	--	--	--	<0.44	<0.13	<0.18	<0.12	<0.03	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.11	<0.10	<0.22	<0.12	<0.01
MW5	10/18/02	Dry	Dry	Dry	Dry	Dry	Dry	Dry	Dry	Dry	Dry	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
	01/22/03	<0.64	<0.27	<0.25	<0.33	<0.78	<0.28	<0.75	<0.31	<0.34	<0.31	<0.29	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
	04/23/03	<0.64	<0.27	<0.25	<0.33	<0.78	<0.28	<0.75	<0.31	<0.34	<0.31	<0.29	<0.39	<0.55	<0.36	<0.09	<0.03	(0.03j)	<0.03	0.02	<0.03	<0.03	0.05j	<0.33	<0.30	<0.67	<0.36	<0.03
	08/07/03	<1.25	<0.44	<0.57	--	<1.48	--	<1.2	--	--	--	<0.44	<0.13	<0.18	<0.12	<0.03	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.11	<0.10	<0.22	<0.12	<0.01
NR 140 ES	480	5	700	NS	10,000	NS	40	NS	NS	5	1,000	NS	NS	NS	NS	0.2	0.2	NS	NS	0.2	NS	400	400	NS	40	NS	250	
NR 140 PAL	96	0.5	140	NS	1,000	NS	8	NS	NS	0.5	200	NS	NS	NS	NS	0.02	0.02	NS	NS	0.02	NS	80	80	NS	8	NS	50	

ug/L: Micrograms per liter, equivalent to parts per billion (ppb)
 MW: Monitoring Well
 NR: Natural Resources Chapter of the Wisconsin Administrative Code
 ES: NR 140 Enforcement Standard
 PAL: NR 140 Preventive Action Limit
 NS: No established standard
 -: Not Analyzed

TMB: Trimethylbenzene
 E: Ethylbenzene
 IPBz: Isopropylbenzene
 n-PBz: n-Propylbenzene
 Napht: Naphthalene
 p-IPT: p-Isopropyltoluene
 s-BuBz: sec-Butylbenzene
 PCE: Tetrachloroethene

1-MN: 1-Methylnaphthalene
 2-MN: 2-Methylnaphthalene
 ACP: Acenaphylene
 B(a): Benzo (a) anthracene
 B(a)P: Benzo (a) pyrene
 B(b): Benzo (b) fluoranthene
 B(ghi): Benzo (ghi) perylene
 B(k): Benzo (k) fluoranthene

C: Chrysene
 DiBA: Dibenzo (ah) anthracene
 F: Fluoranthene
 FL: Fluorene
 IP: Indeno (123-cd) pyrene
 PA: Phenanthrene
 P: Pyrene
 j: Concentration between the laboratory detection limit and quantitation limit

Results indicated in red/underline exceed the NR 140 ES
 Results indicated in blue/parentheses exceed the NR 140 PAL

TABLE 2
SOIL ANALYTICAL RESULTS (VOC/DRO/GRO)

3104 North Dr. Martin Luther King Jr. Drive
Milwaukee, Wisconsin
Project No. 1E-0205010

Analytes		Sample Location											NR 720.09 RCLs	NR 746 Values	
		B3	B4	B5	B6	B7	B8	B9	B10	B11	B12	MW2		Ground-water Pathway	Table 1 Product Indicator
Date Sampled		8/8/02	8/8/02	8/8/02	8/8/02	8/8/02	8/8/02	8/8/02	8/8/02	8/8/02	8/8/02	10/1/02			
Sample Depth (feet)		4-6	4-6	4-6	4-6	4-6	4-6	4-6	4-6	4-6	4-6	4-6			
PID (Instrument units)		BDL	14	BDL	BDL	BDL	66	BDL	BDL	30	BDL	BDL	--	--	--
Gasoline Range Organics (GRO) (mg/kg)		19	91	26	16	11	<u>3,150</u>	<0.54	<0.56	<0.53	<0.55	4	100	--	--
Diesel Range Organics (DRO) (mg/kg)		24	14	12	9.8	50	<u>1410</u>	11.0	48.0	<u>388</u>	40	31	100	--	--
Detected Volatile Organic Compounds (VOCs) (ug/kg)	1,2-Dichlorobenzene	<19	<19	<19	<17	<19	<199	<18	<19	122	<19	<19	--	--	--
	1,2-Dichloroethane	<18	<19	<19	<18	20j	<203	<29	<20	<18	<19	<19		600	540
	1,2,4-Trimethylbenzene	<17	381	23j	<15	<17	<u>#110,000#</u>	<16	<17	10,700	18j	45j	--	83,000	--
	1,3,5-Trimethylbenzene	<19	137	<19	<18	<19	<u>#39,700#</u>	<19	<19	479	<19	<19	--	11,000	--
	Benzene	<15	<15	<15	<14	<15	<u>#18,500#</u>	<15	<15	<u>825</u>	<15	<15	5.5	8,500	1,100
	Chloromethane	<27	114	<27	<25	123	<289	<27	<28	<26	<27	<27	--	--	--
	Ethylbenzene	<14	70	<14	<13	<14	<u>#86,700#</u>	<14	<14	696	<14	20j	2,900	4,600	--
	Isopropylbenzene	<18	151	<18	<17	<18	9,530	<18	<18	368	<18	<18	--	--	--
	Total Xylenes	<29	173j	<30	<27	<30	<u>#286,300#</u>	<29	<30	<u>5,183</u>	<29	99j	4,100	42,000	--
	n-Butylbenzene	<20	<20	<20	<18	<20	8,940	<19	<20	625	<20	<19	--	--	--
	n-Propylbenzene	<16	169	<16	<14	<16	29,000	<15	<16	1,240	<16	<15	--	--	--
	Naphthalene	<42	113j	<42	<39	<42	<u>#6,710#</u>	<41	<42	2,000	<42	<41	--	2,700	--
	p-Isopropyltoluene	<17	134	<17	<16	<18	3,750	<17	<18	<17	<17	<17	--	--	--
	sec-Butylbenzene	<19	76	<19	<17	<19	2,300	<18	<19	186	<19	<18	--	--	--
Toluene	41j	34j	<16	17j	22j	<u>6,700</u>	<16	<16	53	<16	51	1,500	38,000	--	

BDL: Below Detection Limit

NR: Natural Resources Chapter of the Wisconsin Administrative Code

PID: Photoionization Detector

RCL: Residual contaminant level

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

--: No established standard

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

j: Concentration measured between the laboratory detection limit and the quantitation limit

Results indicated in red/underline exceed the NR 720.09 groundwater pathway RCL

Results indicated in brown/#...# exceed the NR 746 Table 1 petroleum product indicator value

TABLE 2
SOIL ANALYTICAL RESULTS (PAHs, Pb and Cd)

3104 North Dr. Martin Luther King Jr. Drive

Milwaukee, Wisconsin

Project No. 1E-0205010

Analytes	Sample Location										NR 720.11 RCLs	WDNR Suggested Generic RCLs		
	B3	B4	B5	B6	B7	B8	B9	B10	B11	B12	Direct Contact Non-Industrial	Direct Contact Non-Industrial	Ground-water Pathway	
Date Sampled	8/8/02	8/8/02	8/8/02	8/8/02	8/8/02	8/8/02	8/8/02	8/8/02	8/8/02	8/8/02	Direct Contact Non-Industrial	Direct Contact Non-Industrial	Ground-water Pathway	
Sample Depth (feet)	2-4	2-4	2-4	2-4	2-4	2-4	2-4	2-4	2-4	2-4	--	--	--	
PID (Instrument units)	BDL	17	BDL	BDL	BDL	66	BDL	BDL	BDL	BDL	--	--	--	
Lead (mg/kg)	(52)	(119)	(58)	(68)	(53)	(69)	(61)	49	(50)	45	50	--	--	
Cadmium (mg/kg)	<0.37	<0.41	0.7	<0.36	<0.39	<0.39	<0.36	<0.40	<0.36	<0.37	8	--	--	
Polynuclear Aromatic Hydrocarbons (PAHs) (ug/kg)	1-methyl Naphthalene	<8.3	<8.8	<7.9	47	<8.5	38	<8.3	<8.8	<9.0	12j	--	1,100,000	23,000
	2-methyl Naphthalene	<5.6	<5.9	<5.3	71	<5.7	195	1170	<5.9	<6.0	<5.6	--	600,000	20,000
	Acenaphthene	<5.5	<5.9	<5.3	<5.3	<5.7	365	<5.5	<5.8	<6.0	5.7	--	900,000	38,000
	Acenaphthylene	<5.0	16j	<4.7	573	<5.1	<u>761</u>	<4.9	<5.2	<5.3	67	--	18,000	700
	Anthracene	<1.1	<12	<1.1	32	<1.2	63	<1.1	<1.2	<1.2	<1.1	--	5,000,000	3,000,000
	Benzo (a) anthracene	<0.12	12	0.25j	<0.11	3	<0.12	4.9	3	<0.12	62	--	88	17,000
	Benzo (a) pyrene	<0.11	(21)	<0.10	<0.10	3	<0.11	6.1	3.8	<0.12	(21)	--	8.8	48,000
	Benzo (b) Fluorathene	0.36	22	0.45	<0.10	0.58	<0.11	2.9	4.3	83	37	--	88	360,000
	Benzo (ghi) perylene	33	35	<0.42	319	58	595	159	63	513	200	--	1,800	6,800,000
	Benzo (k) fluoranthene	0.08j	6.4	0.44	<0.05	0.12j	<0.06	1.6	1.3	0.24	33	--	880	870,000.0
	Chrysene	<0.10	9	0.61	<0.10	3.5	<0.11	3.5	1.6	<0.11	90	--	8,800	37,000
	Dibenzo (a,h) anthracene	0.62	8.4	0.59	<0.10	1.1	<0.11	(29)	1.3	0.71	(67)	--	8.8	38,000
	Fluoranthene	0.29j	24	0.20j	188	8.2	259	8.5	4.5	<0.22	150	--	600,000	500,000
	Fluorene	<1.3	17	<1.3	63	<1.4	176	<1.3	<1.4	<1.4	14	--	600,000	100,000
	Indeno (1,2,3-cd) pyrene	<11	(373)	31j	<10	80	<11	(2070)	31j	13j	24j	--	88	680,000
	Naphthalene	<2.8	18	<2.7	391	<2.9	155	<2.8	<3.0	<3.1	81	--	20,000	400
Phenanthrene	<0.80	8.1	<0.76	286	5.4	686	11	<0.84	<0.87	33	--	18,000	1,800	
Pyrene	<0.38	20	<0.36	<0.37	6.2	198	7.9	4.1	0.65j	80	--	500,000	8,700,000	

BDL: Below Detection Limit

PID: Photoionization Detector

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

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

--: No established standard

NR: Natural Resources Chapter of the Wisconsin Administrative Code

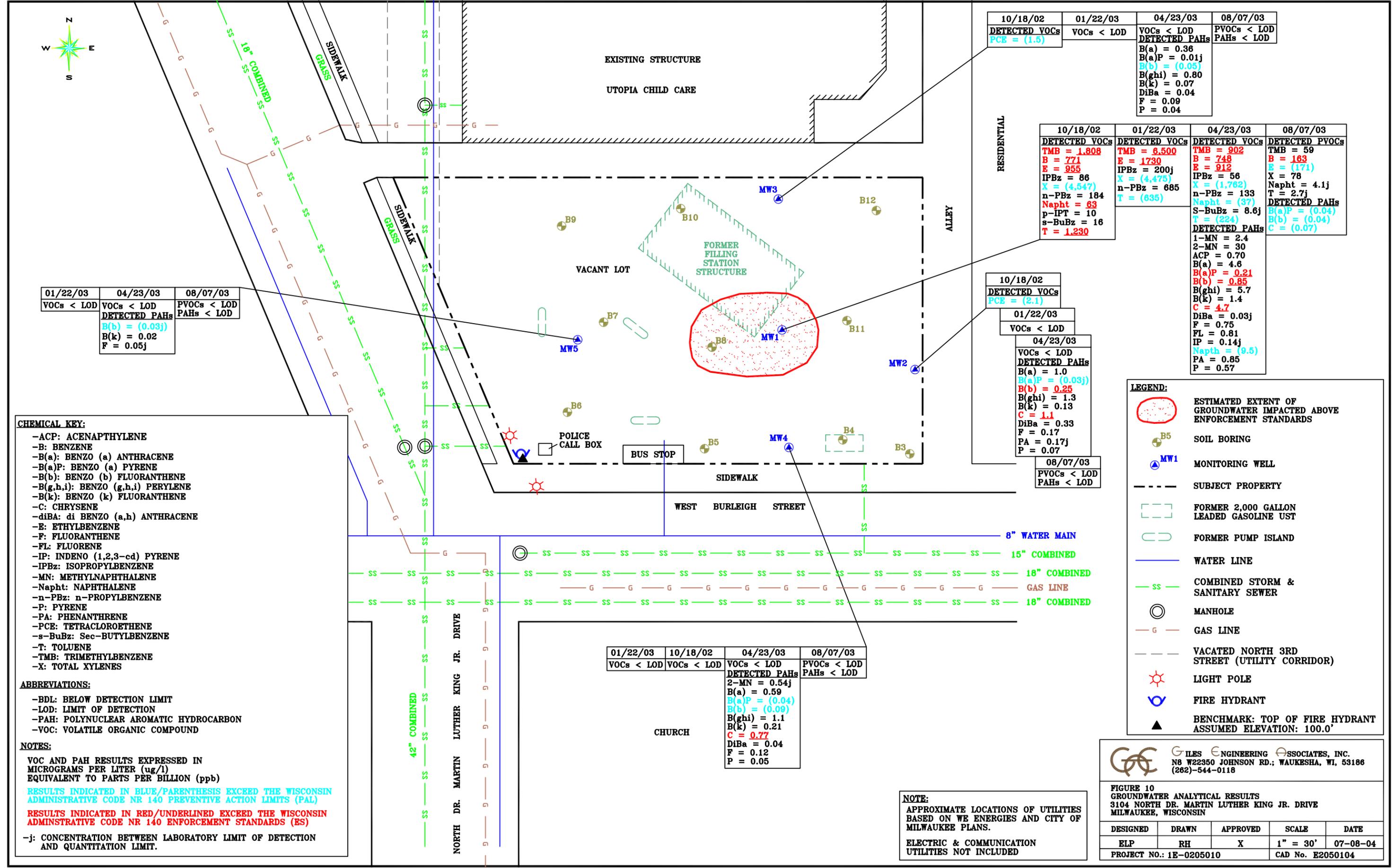
WDNR: Wisconsin Department of Natural Resources

RCL: Residual contaminant level

j: Concentration measured between the laboratory detection limit and the quantitation limit

Results in red/underline exceed the WDNR suggested generic RCL based on groundwater protection

Results in green/paranthesis exceed the NR 720.11 (lead and cadmium) or the WDNR suggested generic direct-contact RCL for a non-industrial property



01/22/03	04/23/03	08/07/03
VOCs < LOD	VOCs < LOD DETECTED PAHs	PVOCs < LOD PAHs < LOD
	B(b) = (0.03j) B(k) = 0.02 F = 0.05j	

10/18/02	01/22/03	04/23/03	08/07/03
DETECTED VOCs PCE = (1.5)	VOCs < LOD	VOCs < LOD DETECTED PAHs	PVOCs < LOD PAHs < LOD
		B(a) = 0.36 B(a)P = 0.01j B(b) = (0.05) B(ghi) = 0.80 B(k) = 0.07 DiBa = 0.04 F = 0.09 P = 0.04	

10/18/02	01/22/03	04/23/03	08/07/03
DETECTED VOCs TMB = 1.808 B = 771 E = 955 IPBz = 86 X = (4,547) n-PBz = 184 Napht = 63 p-IPT = 10 s-BuBz = 16 T = 1.230	DETECTED VOCs TMB = 6.500 E = 1730 IPBz = 200j X = (4,475) n-PBz = 685 T = (635)	DETECTED VOCs TMB = 902 B = 748 E = 912 IPBz = 56 X = (1,762) n-PBz = 133 Napht = (37) S-BuBz = 8.6j T = (224)	DETECTED PVOCs TMB = 59 B = 163 E = (171) X = 78 Napht = 4.1j T = 2.7j DETECTED PAHs B(a)P = (0.04) B(b) = (0.04) C = (0.07)
		DETECTED PAHs 1-MN = 2.4 2-MN = 30 ACP = 0.70 B(a) = 4.6 B(a)P = 0.21 B(b) = 0.85 B(ghi) = 5.7 B(k) = 1.4 C = 4.7 DiBa = 0.03j F = 0.75 FL = 0.81 IP = 0.14j Napht = (9.5) PA = 0.85 P = 0.57	

10/18/02	01/22/03	04/23/03	08/07/03
DETECTED VOCs PCE = (2.1)	VOCs < LOD	VOCs < LOD DETECTED PAHs	PVOCs < LOD PAHs < LOD
		B(a) = 1.0 B(a)P = (0.03j) B(b) = 0.25 B(ghi) = 1.3 B(k) = 0.13 C = 1.1 DiBa = 0.33 F = 0.17 PA = 0.17j P = 0.07	

- CHEMICAL KEY:**
- ACP: ACENAPHTHYLENE
 - B: BENZENE
 - B(a): BENZO (a) ANTHRACENE
 - B(a)P: BENZO (a) PYRENE
 - B(b): BENZO (b) FLUORANTHENE
 - B(g,h,i): BENZO (g,h,i) PERYLENE
 - B(k): BENZO (k) FLUORANTHENE
 - C: CHRYSENE
 - diBa: di BENZO (a,h) ANTHRACENE
 - E: ETHYLBENZENE
 - F: FLUORANTHENE
 - FL: FLUORENE
 - IP: INDENO (1,2,3-cd) PYRENE
 - IPBz: ISOPROPYLBENZENE
 - MN: METHYLNAPHTHALENE
 - Napht: NAPHTHALENE
 - n-PBz: n-PROPYLBENZENE
 - P: PYRENE
 - PA: PHENANTHRENE
 - PCE: TETRACHLOROETHENE
 - s-BuBz: Sec-BUTYLBENZENE
 - T: TOLUENE
 - TMB: TRIMETHYLBENZENE
 - X: TOTAL XYLENES

- ABBREVIATIONS:**
- BDL: BELOW DETECTION LIMIT
 - LOD: LIMIT OF DETECTION
 - PAH: POLYNUCLEAR AROMATIC HYDROCARBON
 - VOC: VOLATILE ORGANIC COMPOUND

NOTES:

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

RESULTS INDICATED IN BLUE/PARENTHESES EXCEED THE WISCONSIN ADMINISTRATIVE CODE NR 140 PREVENTIVE ACTION LIMITS (PAL)

RESULTS INDICATED IN RED/UNDERLINED EXCEED THE WISCONSIN ADMINISTRATIVE CODE NR 140 ENFORCEMENT STANDARDS (ES)

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

01/22/03	10/18/02	04/23/03	08/07/03
VOCs < LOD	VOCs < LOD	VOCs < LOD DETECTED PAHs	PVOCs < LOD PAHs < LOD
		2-MN = 0.54j B(a) = 0.59 B(a)P = (0.04) B(b) = (0.09) B(ghi) = 1.1 B(k) = 0.21 C = 0.77 DiBa = 0.04 F = 0.12 P = 0.05	

LEGEND:

- ESTIMATED EXTENT OF GROUNDWATER IMPACTED ABOVE ENFORCEMENT STANDARDS
- SOIL BORING
- MONITORING WELL
- SUBJECT PROPERTY
- FORMER 2,000 GALLON LEADED GASOLINE UST
- FORMER PUMP ISLAND
- WATER LINE
- COMBINED STORM & SANITARY SEWER
- MANHOLE
- GAS LINE
- VACATED NORTH 3RD STREET (UTILITY CORRIDOR)
- LIGHT POLE
- FIRE HYDRANT
- BENCHMARK: TOP OF FIRE HYDRANT ASSUMED ELEVATION: 100.0'

NOTE:

APPROXIMATE LOCATIONS OF UTILITIES BASED ON WE ENERGIES AND CITY OF MILWAUKEE PLANS.

ELECTRIC & COMMUNICATION UTILITIES NOT INCLUDED

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

FIGURE 10
 GROUNDWATER ANALYTICAL RESULTS
 3104 NORTH DR. MARTIN LUTHER KING JR. DRIVE
 MILWAUKEE, WISCONSIN

DESIGNED	DRAWN	APPROVED	SCALE	DATE
ELP	RH	X	1" = 30'	07-08-04
PROJECT NO.: 1E-0205010			CAD No. E2050104	

**TABLE 1
GROUNDWATER ELEVATIONS**

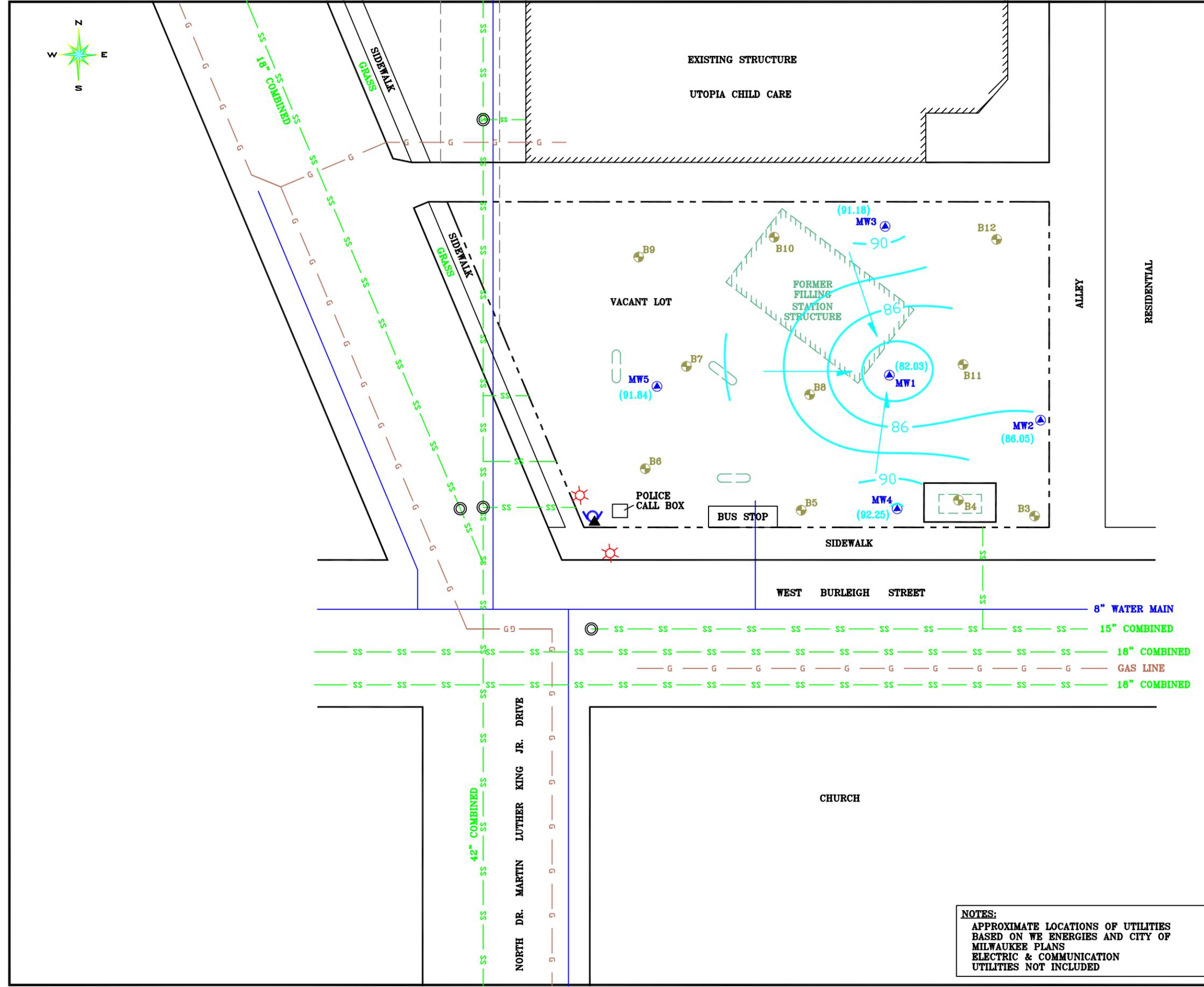
3104 North Dr. Martin Luther King Jr. Drive
Milwaukee, Wisconsin
Project No. 1E-0205010

Well No.	PVC Elevation	Ground Elevation	Borehole		Screen			Groundwater		
			Depth of borehole	Elevation of borehole bottom	Screen length	Elevation of screen bottom	Elevation of screen top	Date of Measurement	Depth from PVC	Elevation
MW1	101.23	98.33	22.89	75.44	15.00	75.44	90.44	10/18/02	16.70	84.53
								1/22/03	19.09	82.14
								4/23/03	19.20	82.03
								8/7/03	16.89	84.34
MW2	100.53	97.41	22.95	74.46	15.00	74.46	89.46	10/18/02	13.35	87.18
								1/22/03	13.02	87.51
								4/23/03	14.48	86.05
								8/7/03	11.40	89.13
MW3	101.64	98.53	23.41	75.12	15.00	75.12	90.12	10/18/02	20.55	81.09*
								1/22/03	10.87	90.77
								4/23/03	10.46	91.18
								8/7/03	9.26	92.38
MW4	99.84	97.11	22.89	74.22	15.00	74.22	89.22	10/18/02	10.16	89.68
								1/22/03	9.83	90.01
								4/23/03	7.59	92.25
								8/7/03	12.26	87.58
MW5	101.57	98.60	23.12	75.48	15.00	75.48	90.48	10/18/02	Dry	Dry
								1/22/03	21.87	79.70*
								4/23/03	9.73	91.84
								8/7/03	15.09	86.48

Note: All units are in feet

Benchmark: Fire hydrant north flange with assumed elevation of 100.00 feet

*: Well not fully recharged



LEGEND:

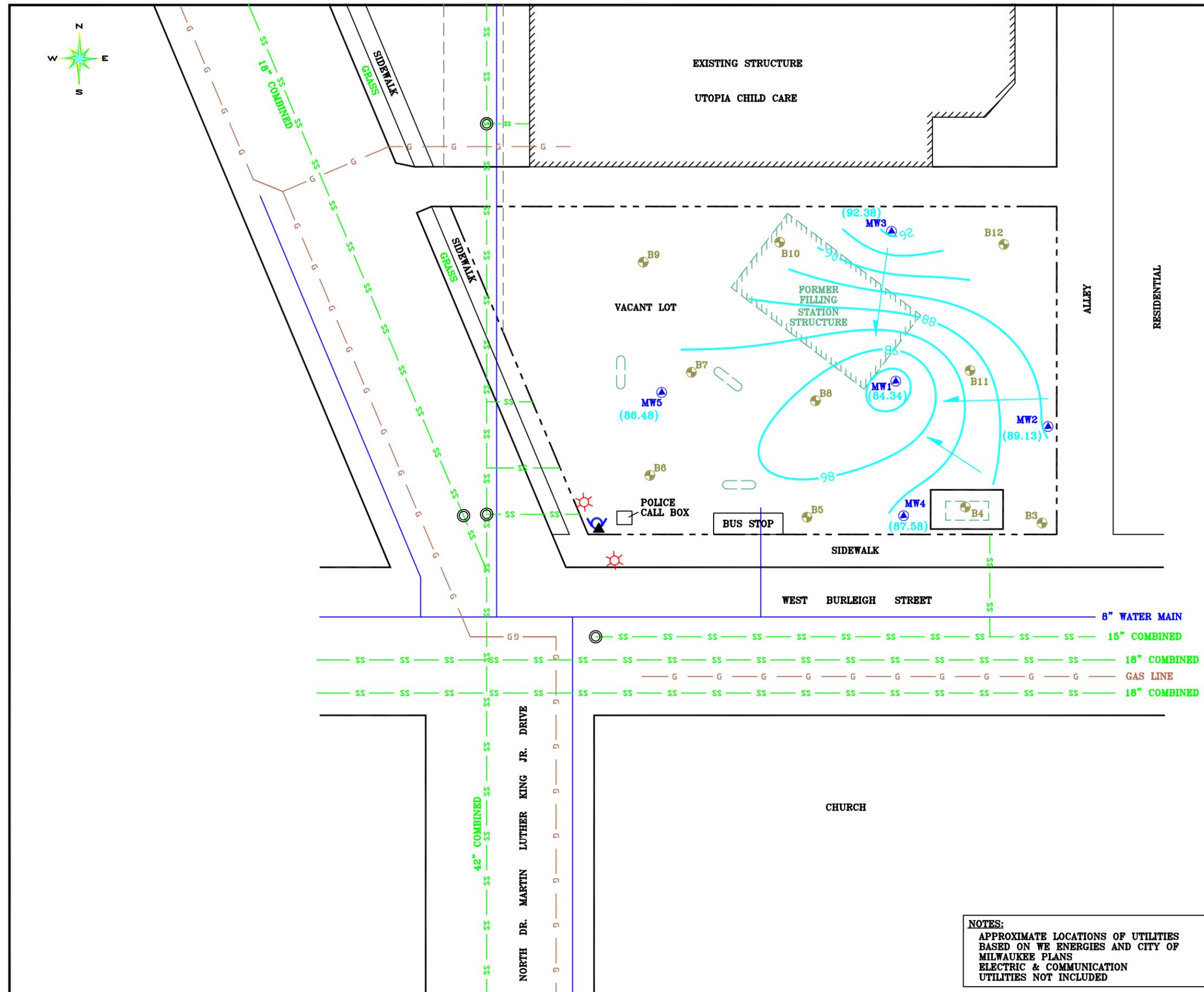
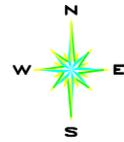
	GROUNDWATER CONTOUR INTERVAL = 2.0'
	GROUNDWATER FLOW DIRECTION
	GROUNDWATER ELEVATION (IN FEET REFERENCED TO ARBITRARY BENCHMARK)
	SOIL BORING
	MONITORING WELL
	SUBJECT PROPERTY
	EXCAVATION LIMITS
	FORMER 2,000 GALLON LEADED GASOLINE UST
	FORMER PUMP ISLAND
	WATER
	COMBINED STORM & SANITARY SEWER
	MANHOLE
	GAS LINE
	VACATED NORTH 3RD STREET (UTILITY CORRIDOR)
	LIGHT POLE
	FIRE HYDRANT
	BENCHMARK: TOP OF FIRE HYDRANT ASSUMED ELEVATION: 100.0'

NOTES:
 APPROXIMATE LOCATIONS OF UTILITIES
 BASED ON WE ENERGIES AND CITY OF
 MILWAUKEE PLANS
 ELECTRIC & COMMUNICATION
 UTILITIES NOT INCLUDED

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

FIGURE 7
 GROUNDWATER CONTOUR MAP (4/23/03)
 3104 NORTH DR. MARTIN LUTHER KING JR. DRIVE
 MILWAUKEE, WISCONSIN

DESIGNED	DRAWN	APPROVED	SCALE	DATE
ELP	JSZ	X	1" = 30'	03-17-04
PROJECT NO.: 1E-0205010			CAD No. E2050109	



LEGEND:

	88	GROUNDWATER CONTOUR INTERVAL = 1.0'
		GROUNDWATER FLOW DIRECTION
	(89.13)	GROUNDWATER ELEVATION (IN FEET REFERENCED TO ARBITRARY BENCHMARK)
	B5	SOIL BORING
	MW1	MONITORING WELL
		SUBJECT PROPERTY
		EXCAVATION LIMITS
		FORMER 2,000 GALLON LEADED GASOLINE UST
		FORMER PUMP ISLAND
		WATER
	SS	COMBINED STORM & SANITARY SEWER
		MANHOLE
	G	GAS LINE
		VACATED NORTH 3RD STREET (UTILITY CORRIDOR)
		LIGHT POLE
		FIRE HYDRANT
		BENCHMARK: TOP OF FIRE HYDRANT ASSUMED ELEVATION: 100.0'

NOTES:
 APPROXIMATE LOCATIONS OF UTILITIES
 BASED ON WE ENERGIES AND CITY OF
 MILWAUKEE PLANS
 ELECTRIC & COMMUNICATION
 UTILITIES NOT INCLUDED

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

FIGURE 8
 GROUNDWATER CONTOUR MAP (8/7/03)
 3104 NORTH DR. MARTIN LUTHER KING JR. DRIVE
 MILWAUKEE, WISCONSIN

DESIGNED	DRAWN	APPROVED	SCALE	DATE
ELP	JSZ	X	1" = 30'	02-26-04
PROJECT NO.: 1E-0205010			CAD No. E2050108	



2-4' DEPTH	
PID = BDL	Pb = 49
Cd < 0.40	
DETECTED PAHs	
B(a) = 3.0	B(a)P = 3.8
B(b) = 4.3	B(g,h,i) = 63
B(k) = 1.3	C = 1.6
diBA = 1.3	F = 4.5
IP = 31j	P = 4.1
4-6' DEPTH	
PID = BDL	GRO < 0.56
DRO = 48.0	VOCs < LOD

2-4' DEPTH	
PID = BDL	Pb = 45
Cd < 0.37	
DETECTED PAHs	
1-MN = 12j	AN = 5.7
ACP = 67	B(a) = 62
B(a)P = (21)	B(b) = 37
B(g,h,i) = 200	B(k) = 33
C = 90	diBA = (67)
F = 150	FL = 14
IP = 24j	Napht = 81
PA = 33	P = 80
4-6' DEPTH	
PID = BDL	GRO < 0.55
DRO = 40	
DETECTED VOCs	
1,2,4-TMB = 18j	1,3,5-TMB =

2-4' DEPTH	
PID = BDL	Pb = (50)
Cd < 0.36	
DETECTED PAHs	
B(b) = 83	B(g,h,i) = 513
B(k) = 0.24	diBA = 0.71
IP = 13j	P = 0.65j
4-6' DEPTH	
PID = 30	GRO < 0.53
DRO = 388	
DETECTED VOCs	
1,2-DCBz = 122	1,2-DCA =
1,2,4-TMB = 10,700	1,3,5-TMB = 479
B = 825	E = 696
IPBz = 368	X = 5,183
n-BuBz = 625	n-PBz = 1,240
Napht = 2,000	s-BuBz = 186
T = 53	

- CHEMICAL KEY:**
- ACP: ACENAPHTHYLENE
 - AN: ACENAPHTHENE
 - AT: ANTHRACENE
 - B: BENZENE
 - B(a): BENZO (a) ANTHRACENE
 - B(a)P: BENZO (a) PYRENE
 - B(b): BENZO (b) FLUORANTHENE
 - B(g,h,i): BENZO (g,h,i) PERYLENE
 - B(k): BENZO (k) FLUORANTHENE
 - C: CHRYSENE
 - Cd: CADMIUM
 - ChA: CHLOROMETHANE
 - DCA: DICHLOROETHANE
 - DCBz: DICHLOROBENZENE
 - diBA: di BENZO (a,h) ANTHRACENE
 - E: ETHYLBENZENE
 - F: FLUORANTHENE
 - FL: FLUORENE
 - IP: INDENO (1,2,3-cd) PYRENE
 - IPBz: ISOPROPYLBENZENE
 - MN: METHYLNAPHTHALENE
 - Napht: NAPHTHALENE
 - n-BuBz: n-BUTYLBENZENE
 - n-PBz: n-PROPYLBENZENE
 - P: PYRENE
 - PA: PHENANTHRENE
 - Pb: LEAD
 - p-IPt: p-ISOPROPYLTOLUENE
 - s-BuBz: Sec-BUTYLBENZENE
 - T: TOLUENE
 - TMB: TRIMETHYLBENZENE
 - X: TOTAL XYLENES

- ABBREVIATIONS:**
- BDL: BELOW DETECTION LIMIT
 - DRO: DIESEL RANGE ORGANICS
 - GRO: GASOLINE RANGE ORGANICS
 - LOD: LIMIT OF DETECTION
 - PAH: POLYNUCLEAR AROMATIC HYDROCARBONS
 - PID: PHOTOIONIZATION DETECTOR (FIELD)
 - RCL: RESIDUAL CONTAMINANT LEVEL
 - VOC: VOLATILE ORGANIC COMPOUNDS
 - WDNR: WISCONSIN DEPARTMENT OF NATURAL RESOURCES
- NOTES:**
- FIELD PID RESULTS EXPRESSED IN INSTRUMENT UNITS
- GRO, DRO, Pb AND Cd RESULTS EXPRESSED IN MILLIGRAMS PER KILOGRAM (mg/kg) EQUIVALENT TO PARTS PER MILLION (ppm)
- VOC PAH AND PVOC RESULTS EXPRESSED IN MICROGRAMS PER KILOGRAM (ug/kg) EQUIVALENT TO PARTS PER BILLION (ppb)

RESULTS INDICATED IN RED/UNDERLINED EXCEED THE WISCONSIN ADMINISTRATIVE CODE NR 720.09 GENERIC RESIDUAL CONTAMINANT LEVEL (RCL) BASED ON GROUNDWATER PROTECTION OR THE WDNR SUGGESTED GENERIC RCL BASED ON GROUNDWATER PROTECTION (PAH)

RESULTS INDICATED IN BROWN/# EXCEED THE WISCONSIN ADMINISTRATIVE CODE NR 746 TABLE 1 RESIDUAL PETROLEUM PRODUCT IN SOIL PORES SCREENING LEVELS

RESULTS IN GREEN/PARENTHESIS EXCEED THE WDNR SUGGESTED GENERIC DIRECT-CONTACT RCLs FOR A NON-INDUSTRIAL PROPERTY (PAH) OR THE WISCONSIN ADMINISTRATIVE CODE NR 720.11 DIRECT-CONTACT RCLs FOR A NON-INDUSTRIAL PROPERTY

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

2-4' DEPTH	
PID = BDL	Pb = (61)
Cd < 0.36	
DETECTED PAHs	
2-MN = 1,170	B(a) = 4.9
B(a)P = 6.1	B(b) = 2.9
B(g,h,i) = 159	B(k) = 1.6
C = 3.5	diBA = (29)
F = 8.5	IP = (2,070)
PA = 11	P = 7.9
4-6' DEPTH	
PID = BDL	GRO < 0.54
DRO = 11.0	VOCs < LOD

2-4' DEPTH	
PID = BDL	Pb = (53)
Cd < 0.39	
DETECTED PAHs	
B(a) = 3.0	B(a)P = 3.0
B(b) = 0.58	B(g,h,i) = 58
B(k) = 0.12j	C = 3.5
diBA = 1.1	F = 8.2
IP = 60	PA = 5.4
P = 6.2	
4-6' DEPTH	
PID = BDL	GRO = 11
DRO = 50	
DETECTED VOCs	
1,2-DCA = 20j	ChA = 123
T = 22j	

2-4' DEPTH	
PID = BDL	Pb = (68)
Cd < 0.36	
DETECTED PAHs	
1-MN = 47	2-MN = 71
ACP = 573	AT = 32
B(g,h,i) = 319	F = 188
FL = 63	Napht = 391
PA = 286	
4-6' DEPTH	
PID = BDL	GRO = 16
DRO = 9.8	
DETECTED VOCs	
T = 17j	

2-4' DEPTH	
PID = 60	Pb = (69)
Cd < 0.39	
DETECTED PAHs	
1-MN = 38	2-MN = 195
AN = 365	ACP = 761
AT = 63	B(g,h,i) = 595
F = 259	FL = 176
Napht = 155	PA = 686
P = 198	
4-6' DEPTH	
PID = 66	GRO = 3,150
DRO = 1,410	
DETECTED VOCs	
1,2,4-TMB = #110,000#	1,3,5-TMB = #39,700#
B = #18,500#	E = #86,700#
IPBz = 9,530	X = #286,300#
n-BuBz = 8,940	n-PBz = 29,000
Napht = #6,710#	p-IPz = 3,750
s-BuBz = 2,300	T = 6,700

2-4' DEPTH	
PID = BDL	Pb = (58)
Cd = 0.7	
DETECTED PAHs	
B(a) = 0.25j	B(b) = 0.45
B(k) = 0.44	C = 0.61
diBA = 0.59	F = 0.20j
IP = 31j	
4-6' DEPTH	
PID = BDL	GRO = 26
DRO = 12	
DETECTED VOCs	
1,2,4-TMB = 23j	

2-4' DEPTH	
PID = 17	Pb = (119)
Cd < 0.41	
DETECTED PAHs	
ACP = 16j	B(a) = 12
B(a)P = (21)	B(b) = 22
B(g,h,i) = 35	B(k) = 6.4
C = 9.0	diBA = 8.4
F = 24	FL = 17
IP = (373)	Napht = 18
PA = 8.1	P = 20
4-6' DEPTH	
PID = 14	GRO = 91
DRO = 14	
DETECTED VOCs	
1,2,4-TMB = 381	1,3,5-TMB = 137
ChA = 114	E = 70
IPBz = 151	X = 173j
n-PBz = 169	Napht = 113j
p-IPz = 134	s-BuBz = 76
T = 34j	

2-4' DEPTH	
PID = BDL	Pb = (52)
Cd < 0.37	
DETECTED PAHs	
B(b) = 0.36	B(g,h,i) = 33
B(k) = 0.08j	diBA = 0.62
F = 0.29j	
4-6' DEPTH	
PID = BDL	GRO = 19
DRO = 24	
DETECTED VOCs	
T = 41j	

LEGEND:

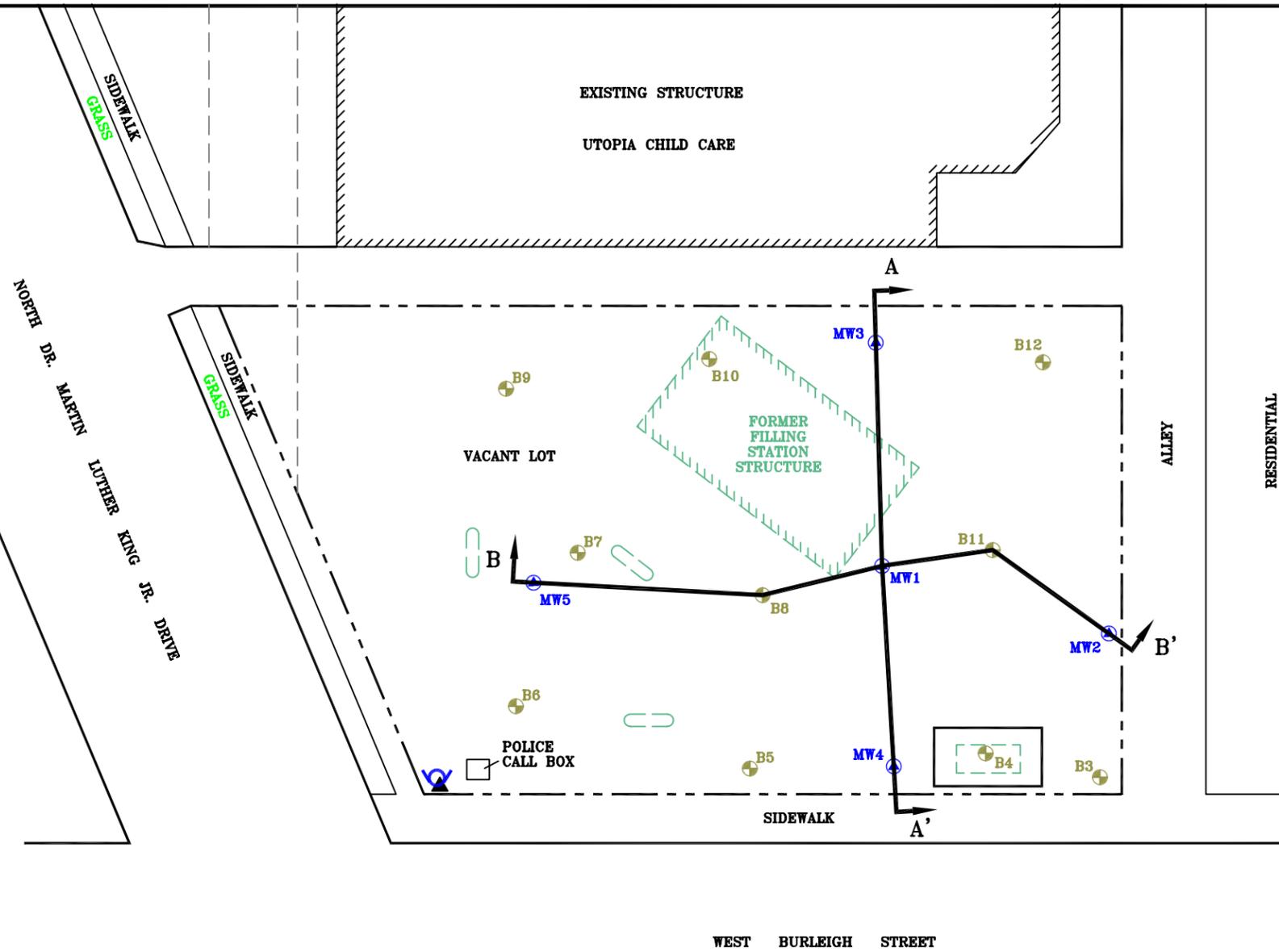
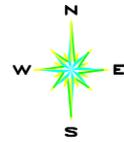
- ESTIMATED EXTENT OF SOIL IMPACTED ABOVE GROUNDWATER PATHWAY STANDARDS
- SUBJECT PROPERTY
- SOIL BORING
- MONITORING WELL
- FORMER 2,000 GALLON LEADED GASOLINE UST
- FORMER PUMP ISLAND
- VACATED NORTH 3RD STREET (UTILITY CORRIDOR)
- LIGHT POLE
- FIRE HYDRANT
- BENCHMARK: TOP OF FIRE HYDRANT ASSUMED ELEVATION: 100.0'

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

FIGURE 9
 SOIL ANALYTICAL RESULTS
 3104 NORTH DR. MARTIN LUTHER KING JR. DRIVE
 MILWAUKEE, WISCONSIN

DESIGNED	DRAWN	APPROVED	SCALE	DATE
ELP	JSZ	X	1" = 30'	07-08-04

PROJECT NO.: 1E-0205010 CAD No. E2050103



LEGEND:

- LINE OF CROSS-SECTION
- SOIL BORING
- MONITORING WELL
- SUBJECT PROPERTY
- EXCAVATION LIMITS
- FORMER 2,000 GALLON LEADED GASOLINE UST
- FORMER PUMP ISLAND
- VACATED NORTH 3RD STREET (UTILITY CORRIDOR)
- FIRE HYDRANT
- BENCHMARK: TOP OF FIRE HYDRANT ASSUMED ELEVATION: 100.0'

NOTES:
 APPROXIMATE LOCATIONS OF UTILITIES BASED ON WE ENERGIES AND CITY OF MILWAUKEE PLANS
 ELECTRIC & COMMUNICATION UTILITIES NOT INCLUDED

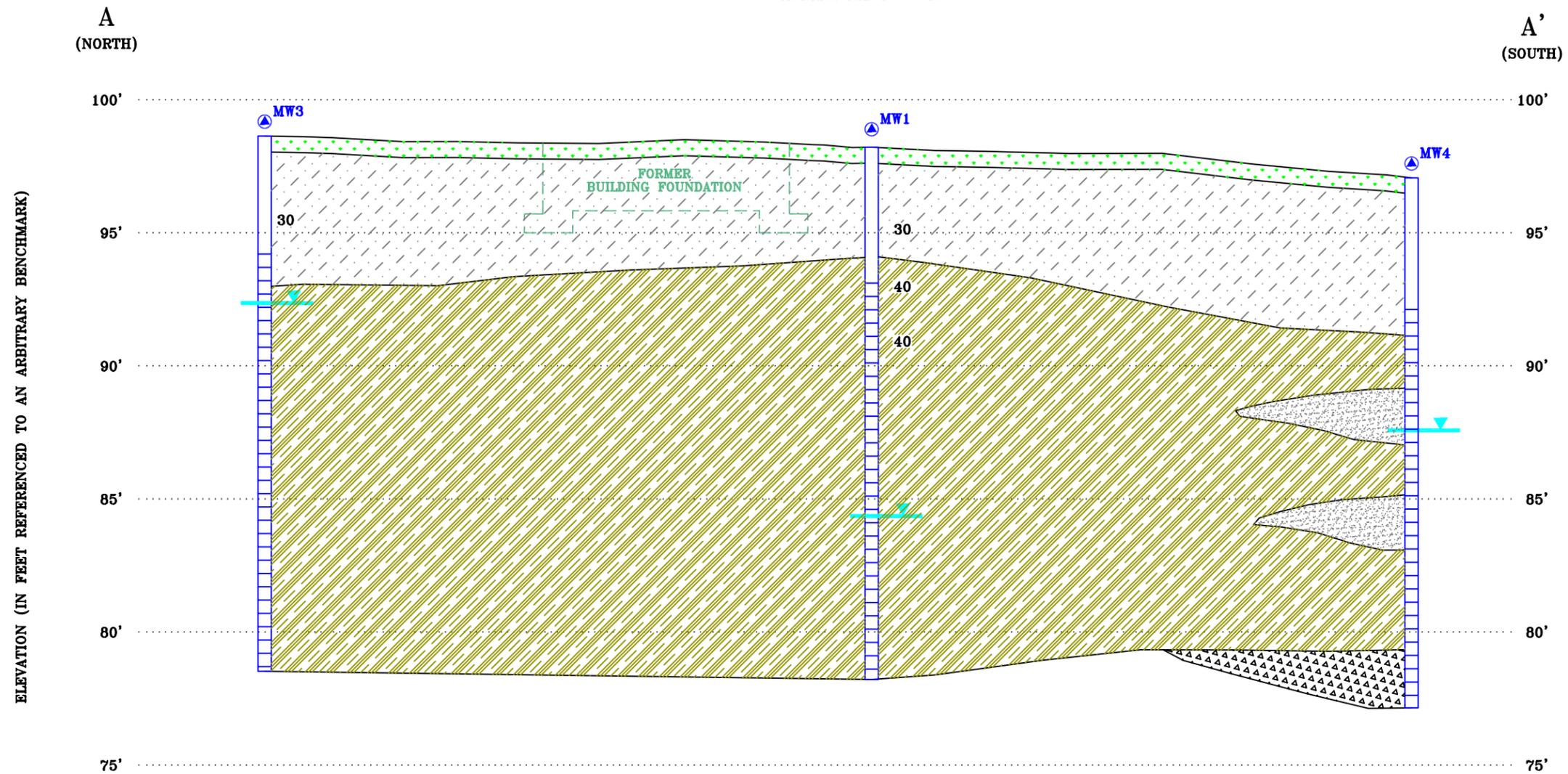
GILES ENGINEERING ASSOCIATES, INC.
 N8 W22350 JOHNSON RD.; WAUKESHA, WI, 53186
 (262)-544-0118

FIGURE 4
 CROSS-SECTION LOCATION PLAN
 3104 NORTH DR. MARTIN LUTHER KING JR. DRIVE
 MILWAUKEE, WISCONSIN

DESIGNED	DRAWN	APPROVED	SCALE	DATE
ELP	JSZ	X	1" = 30'	02-26-04
PROJECT NO.: 1E-0205010			CAD No. E2050107	

CROSS SECTION A-A'

SCALE: VERTICAL 1" = 5'
HORIZONTAL 1" = 10'



SOIL KEY:	
	ROOT MAT
	FILL: SILTY SAND TO SILTY CLAY WITH FINE TO COARSE SAND AND TRACE ORGANIC MATTER
	CLAYEY SILT TO SILTY CLAY WITH FINE TO COARSE SAND AND GRAVEL
	SILTY SAND TO SANDY SILT WITH FINE TO MEDIUM GRAVEL AND TRACE CLAY
	CLAY WITH TRACE SILT AND FINE TO MEDIUM GRAVEL

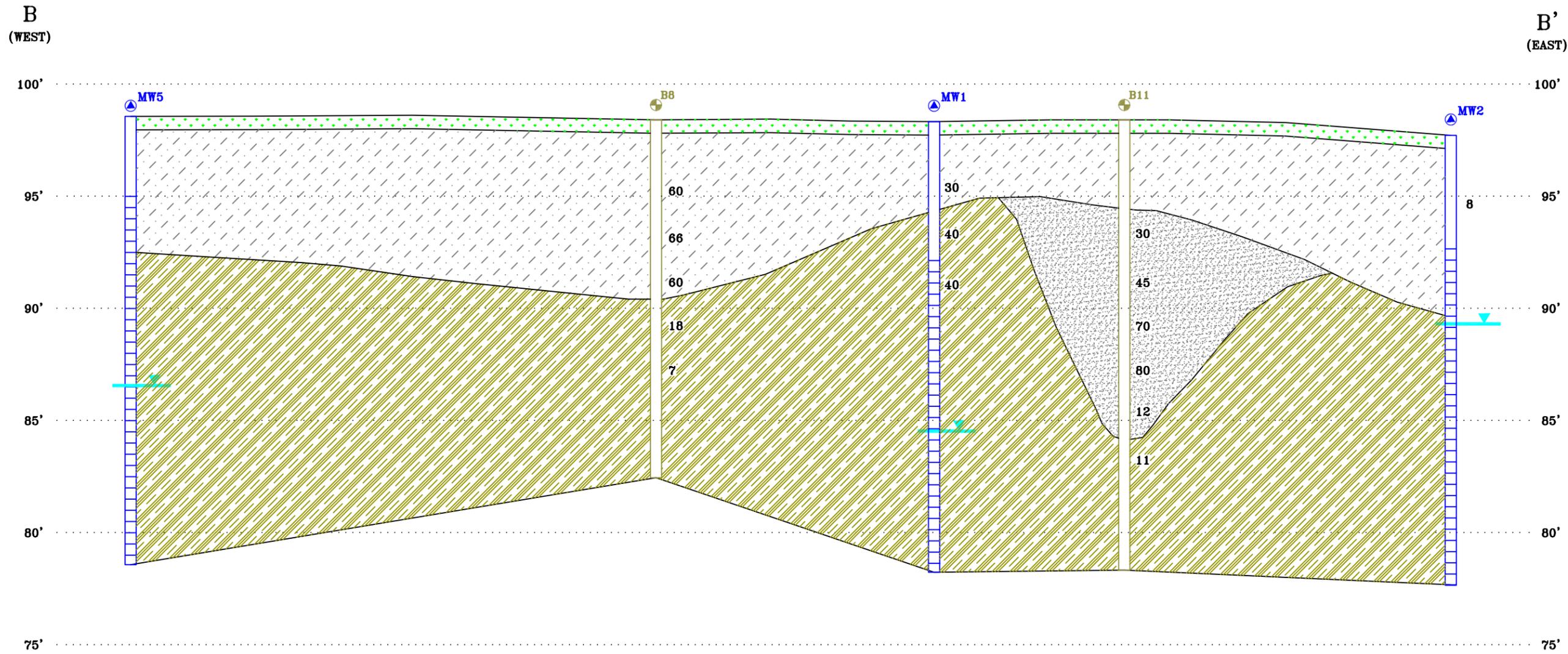
LEGEND:	
	MW1 GROUNDWATER MONITORING WELL
	WELL SCREEN
	STATIC WATER LEVEL (8/7/03)
40	PHOTOIONIZATION DETECTOR (PID) READING

NOTES:
 PID READINGS WERE TAKEN AT 2-FOOT INTERVALS. UNLESS OTHERWISE NOTED, READINGS WERE BELOW THE INSTRUMENT DETECTION LIMIT
 LINES BETWEEN BORINGS ARE INFERRED

GILES ENGINEERING ASSOCIATES, INC. N8 W22350 JOHNSON DRIVE, SUITE A1 WAUKESHA, WI, 53186 (262)-544-0118				
FIGURE 5 CROSS-SECTION A-A' 3104 NORTH DR. MARTIN LUTHER KING JR. DRIVE MILWAUKEE, WISCONSIN				
DESIGNED	DRAWN	APPROVED	SCALE	DATE
RLP	JSZ	X	NTS	02-26-04
PROJECT NO.: 1E-0205010			CAD No. E2050105	

CROSS SECTION B-B'

SCALE: VERTICAL 1" = 5'
HORIZONTAL 1" = 10'



ELEVATION (IN FEET REFERENCED TO AN ARBITRARY BENCHMARK)

NOTES:
PID READINGS WERE TAKEN AT 2-FOOT INTERVALS. UNLESS OTHERWISE NOTED, READINGS WERE BELOW THE INSTRUMENT DETECTION LIMIT
LINES BETWEEN BORINGS ARE INFERRED

SOIL KEY:	
	ROOT MAT
	FILL: SILTY SAND TO SILTY CLAY WITH FINE TO COARSE SAND AND TRACE ORGANIC MATTER
	CLAYEY SILT TO SILTY CLAY WITH FINE TO COARSE SAND AND GRAVEL
	SILTY SAND TO SANDY SILT WITH FINE TO MEDIUM GRAVEL AND TRACE CLAY

LEGEND:	
	SOIL BORING
	GROUNDWATER MONITORING WELL
	WELL SCREEN
	STATIC WATER LEVEL (8/7/03)
40	PHOTOIONIZATION DETECTOR (PID) READING

GILES ENGINEERING ASSOCIATES, INC. N8 W22350 JOHNSON DRIVE, SUITE A1 WAUKESHA, WI, 53186 (262)-544-0118				
FIGURE 6 CROSS-SECTION B-B' 3104 NORTH DR. MARTIN LUTHER KING JR. DRIVE MILWAUKEE, WISCONSIN				
DESIGNED	DRAWN	APPROVED	SCALE	DATE
ELP	JSZ	X	NTS	02-26-04
PROJECT NO.: 1E-0205010			CAD No. E2050106	



Department of City Development

Housing Authority
Redevelopment Authority
City Plan Commission
Historic Preservation Commission

Patricia S. Algiers
Commissioner

Steven J. Jacquart
Deputy Commissioner

I, Elaine Miller, Special Deputy Commissioner, state that the City of Milwaukee is the fee owner of the property now known as 3104 North Dr. Martin Luther King Jr. Drive, Milwaukee, Wisconsin. To the best of my knowledge, the legal description for this property is complete and accurate:

Lots 1 and 4, in Block 1, in Pierce's Addition of the South 49 Acres of the West ½ of the South East ¼ of Section 8, Township 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin, and reserving the east 3.50 feet for public alley purposes, and reserving for street widening purposes, that part of said Lot 1, bounded and described as follows: Commencing at the southwest corner of said Lot 1; thence North 0° 12' East along the West Line of said Lot 1, 5.46 feet; thence South 22° 08' East 5.87 feet to a point in the South Line of said Lot 1, 2.23 feet to the point of commencement.

By: Elaine Miller
Elaine Miller
Special Deputy Commissioner
Department of City Development

Date: 5/27/04