

GIS REGISTRY INFORMATION

SITE NAME:	5520 Burleigh, LLC		
BRRTS #:	03-41-369082		FID # (if appropriate):
COMMERCE # (if appropriate):	53210-1547-20		
CLOSURE DATE:	10/09/03		
STREET ADDRESS:	5520 W Burleigh St		
CITY:	Milwaukee		
SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):	X = 684218	Y = 291178	
CONTAMINATED MEDIA:	Groundwater <input type="checkbox"/>	Soil <input checked="" type="checkbox"/>	Both <input type="checkbox"/>
OFF-SOURCE GW CONTAMINATION >ES:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	<input type="checkbox"/>
• IF YES, STREET ADDRESS:			<input checked="" type="checkbox"/>
• 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"/>	<input type="checkbox"/>
• IF YES, STREET ADDRESS 1:			
• GPS COORDINATES (meters in WTM91 projection):	X =	Y =	
CONTAMINATION IN RIGHT OF WAY:	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
<u>DOCUMENTS NEEDED</u>			
Closure Letter, and any conditional closure letter issued			<input 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 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 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 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 checked="" 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"/>



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
<http://www.commerce.state.wi.us>
<http://www.wisconsin.gov>
Jim Doyle, Governor
Cory L. Nettles, Secretary

October 9, 2003

Mr. Royal Taxman
Taxman Investment Company
735 W. Wisconsin Ave., Suite 610
Milwaukee, WI 53202-3900

RE: **Final Closure**

Commerce # 53210-1547-20 **WDNR BRRTS # 03-41-369082**
5520 Burleigh, LLC, 5520 W. Burleigh St., Milwaukee

Dear Mr. Taxman:

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 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 cursive script that reads 'Monica Weis'.

Monica L. Weis
Hydrogeologist
Site Review Section

cc: Ms. Donna Volk, STS Consultants, Ltd.
Case File



September 8, 2003

Mr. Royal Taxman
Taxman Investment Company
735 W. Wisconsin Ave., Suite 610
Milwaukee, WI 53223

RE: **Conditional Case Closure**

Commerce # 53210-1547-20 WDNR BRRTS # 03-41-369082
5520 Burleigh, LLC, 5520 W. Burleigh St., Milwaukee

One 1,000-gallon fuel oil underground storage tank removed September 27, 2002

Dear Mr. Taxman:

The Wisconsin Department of Commerce (Commerce) has reviewed the request for case closure prepared by your consultant, STS Consultants, Ltd., for the site referenced above. It is understood that residual soil 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 condition must be satisfied to obtain final closure:

- All groundwater monitoring wells must be properly abandoned and the appropriate documentation forwarded 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.

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,

A handwritten signature in cursive script that reads 'Monica L. Weis'.

Monica L. Weis
Hydrogeologist
Site Review Section

cc: Ms. Donna Volk, STS Consultants, Ltd.
Case File

8419825

REGISTER'S OFFICE | SS
Milwaukee County, WI

RECORDED AT 10:50 AM
12-31-2002

IGNATIUS J. NIEMCZYK
REGISTER OF DEEDS

AMOUNT 13.00

REEL 5487

IMAGE 1663

QUIT CLAIM DEED

Document Number

Document Title

Taxman Investment Company, a Wisconsin general partnership, quit claims to 5520 Burleigh, LLC, a Wisconsin limited liability company, all of its right, title and interest in the real estate located in Milwaukee County, Wisconsin described on Exhibit A attached hereto.

TRANSFER
\$ 590.10
FEE

Recording Area

Name and Return Address:

Deborah A. Hall
Michael Best & Friedrich LLP
MROD Box 265

PIN: 289-0339-1

Dated as of the 31st day of December, 2002.

TAXMAN INVESTMENT COMPANY

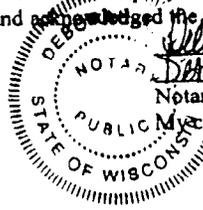
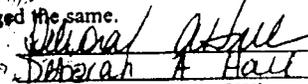
By


Royal Taxman, Managing Partner

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
COUNTY OF MILWAUKEE)

Personally came before me this 31st day of December, 2002, the above named Royal Taxman, as Managing Partner of Taxman Investment Company, to me known to be the persons who executed the foregoing instrument and acknowledged the same.



Deborah A. Hall
Notary Public, State of Wisconsin
My Commission: 2-08-04

This instrument drafted by:
Bret A. Roge, Esq.
Michael Best & Friedrich LLP

2

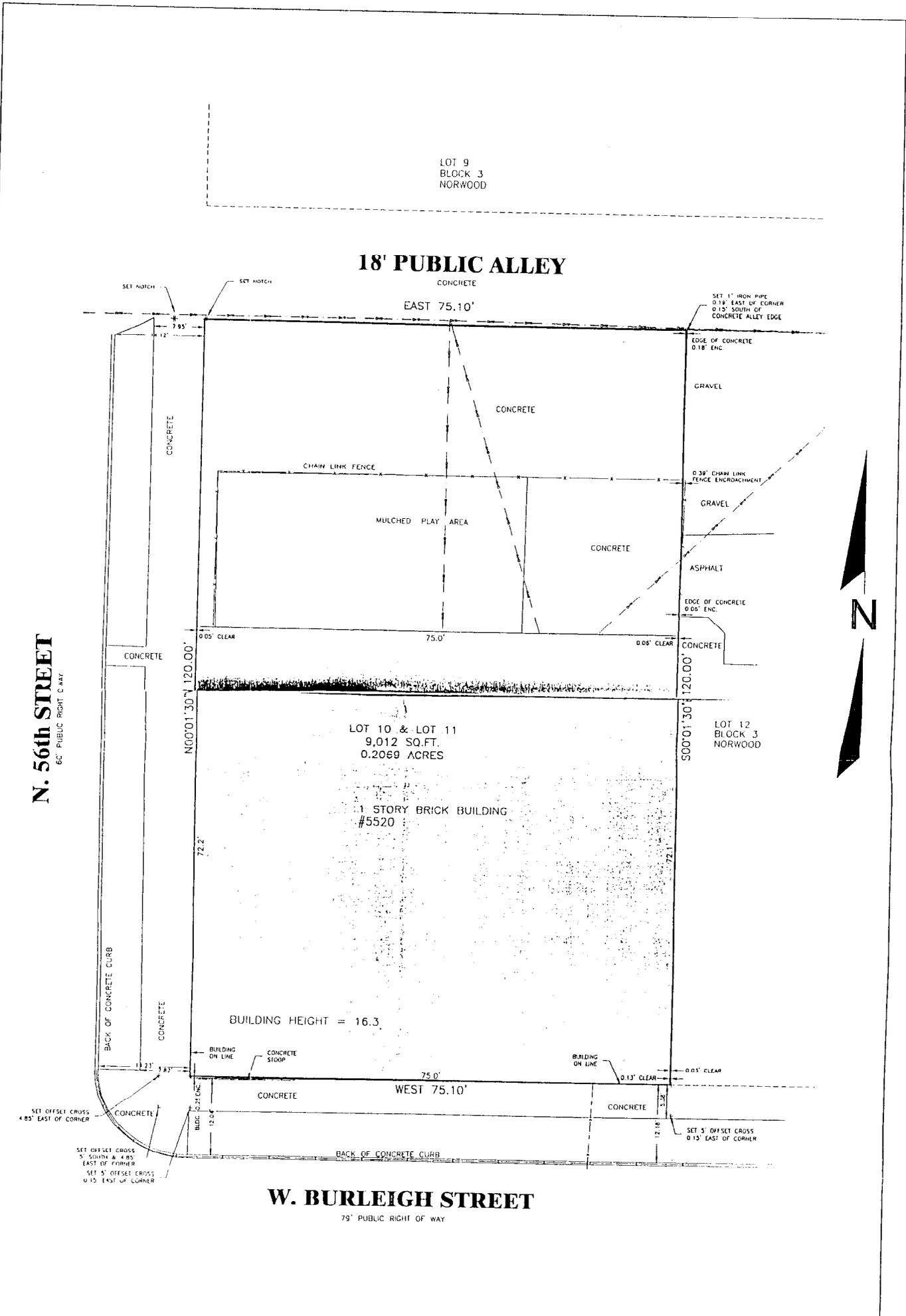
EXHIBIT A

Lots 10 and 11, in Block 3 in Norwood, being a subdivision of a part of the Southwest 1/4 of Section 11, Township 7 North, Range 21 East, in the City of Milwaukee, Milwaukee County, Wisconsin.

X:\CLIENTB\089009\0185\A\0487418.1

REEL 5487

IMAGE 1664



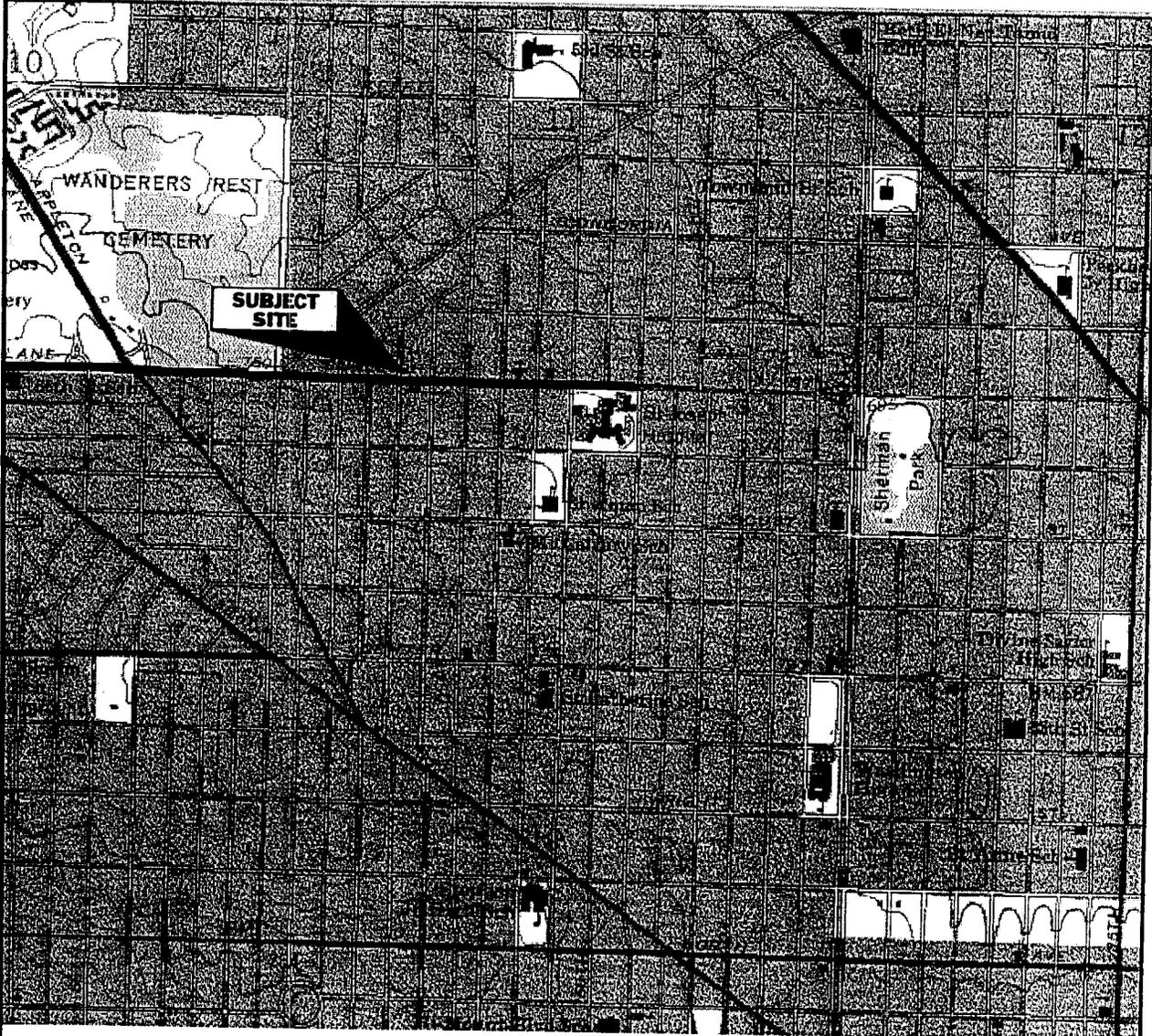
Survey provided by National Survey & Engineering



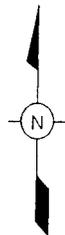
STS Consultants Ltd
Consulting Engineers

SITE DIAGRAM
5520 W. BURLEIGH STREET
MILWAUKEE, WI

DRAWN BY: DMV	DATE: 8/6/02
CHECKED BY: DMV	DATE: 8/6/02
FILE NO. Figure 2.doc	SCALE: None
STS PROJECT NO. 5-87140XA	FIGURE NO. 2



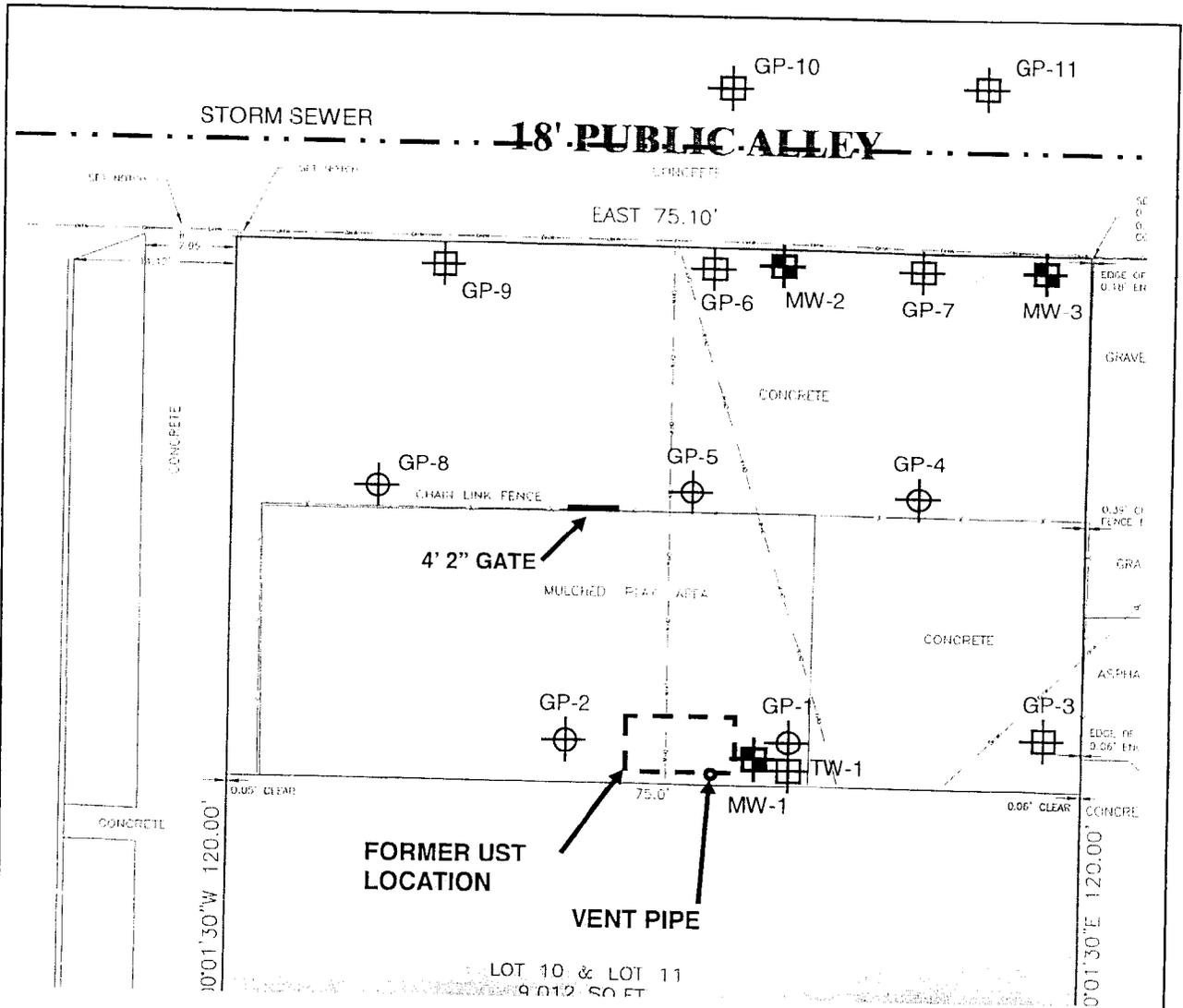
Map courtesy of <http://www.topozone.com>



STS Consultants Ltd
 Consulting Engineers

SITE LOCATION MAP
 5520 W. Burleigh
 Milwaukee, WI

DRAWN BY: DMV	DATE: 7/9/02
CHECKED BY: DMV	DATE: 7/9/02
APPROVED BY: DMV	DATE: 7/9/02
FILE NO.	SCALE: 1:25,000
STS PROJECT NO. 5-87140XA	FIGURE NO. 1



LEGEND

- SOIL PROBE LOCATION
- NR 141 MONITORING WELL LOCATION
- SOIL PROBE /TEMPORARY WELL LOCATION

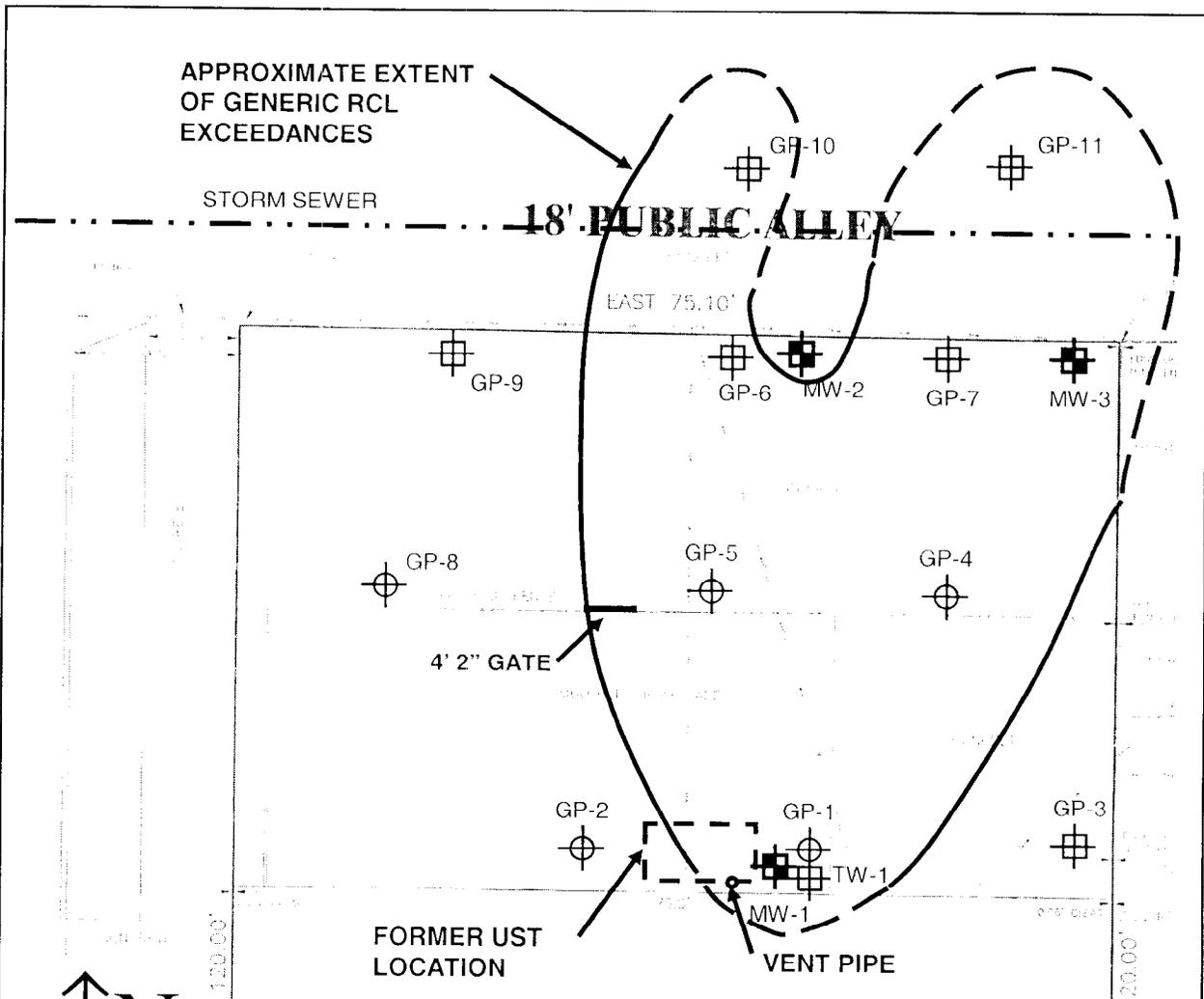


BASE MAP SOURCE: ALTA/ACSM LAND AND TITLE SURVEY - NATIONAL SURVEY & ENGINEERING - JUNE 14,2002.

STS Consultants Ltd
Consulting Engineers

SOIL PROBE/TEMPORARY WELL LOCATIONS
5520 WEST BURLEIGH STREET
MILWAUKEE, WISCONSIN

DRAWN BY: tpw	DATE: 05/12/03
CHECKED BY: dmw	DATE: 05/12/03
APPROVED BY:twk	DATE: 05/12/03
FILE NO. 5-87140XDfig3.doc	SCALE: AS SHOWN
STS PROJECT NO. 5-87140XD	FIGURE NO. 3



LEGEND

- SOIL PROBE LOCATION
- SOIL PROBE /TEMPORARY WELL LOCATION
- NR 141 MONITORING WELL LOCATION

Sample Location	Sample Depth	Parameter	Concentration
GP-1	6-8'	DRO	1410 mg/kg
GP-4	7-8'	DRO	1700 mg/kg
		Acenaphthylene	856 ug/kg
		Benzo(a)anthracene	136 ug/kg
		Phenanthrene	2700 ug/kg
		DRO	366 mg/kg
GP-5	9-10'	DRO	2520 mg/kg
		Acenaphthylene	5180 ug/kg
		Benzo(a)anthracene	333 ug/kg
		2-Methylnaphthalene	31500 ug/kg
		Naphthalene	8270 ug/kg
		Phenanthrene	7160 ug/kg
GP-6	6-7'	DRO	2640 mg/kg
		Acenaphthylene	996 ug/kg
		Benzo(a)anthracene	233 ug/kg
		Naphthalene	919 ug/kg
		Phenanthrene	4460 ug/kg
GP-7	7-8'	DRO	634 mg/kg
GP-10	7-8'	DRO	551 mg/kg
		Benzo(a)anthracene	294 ug/kg
GP-11	6.5-8'	DRO	1980 mg/kg
		Benzo(a)anthracene	342 ug/kg
MW-3	7.5-8.5'	DRO	653 mg/kg

BASE MAP SOURCE: ALTA/ACSM LAND AND TITLE SURVEY – NATIONAL SURVEY & ENGINEERING – JUNE 14, 2002.

STS Consultants Ltd
Consulting Engineers

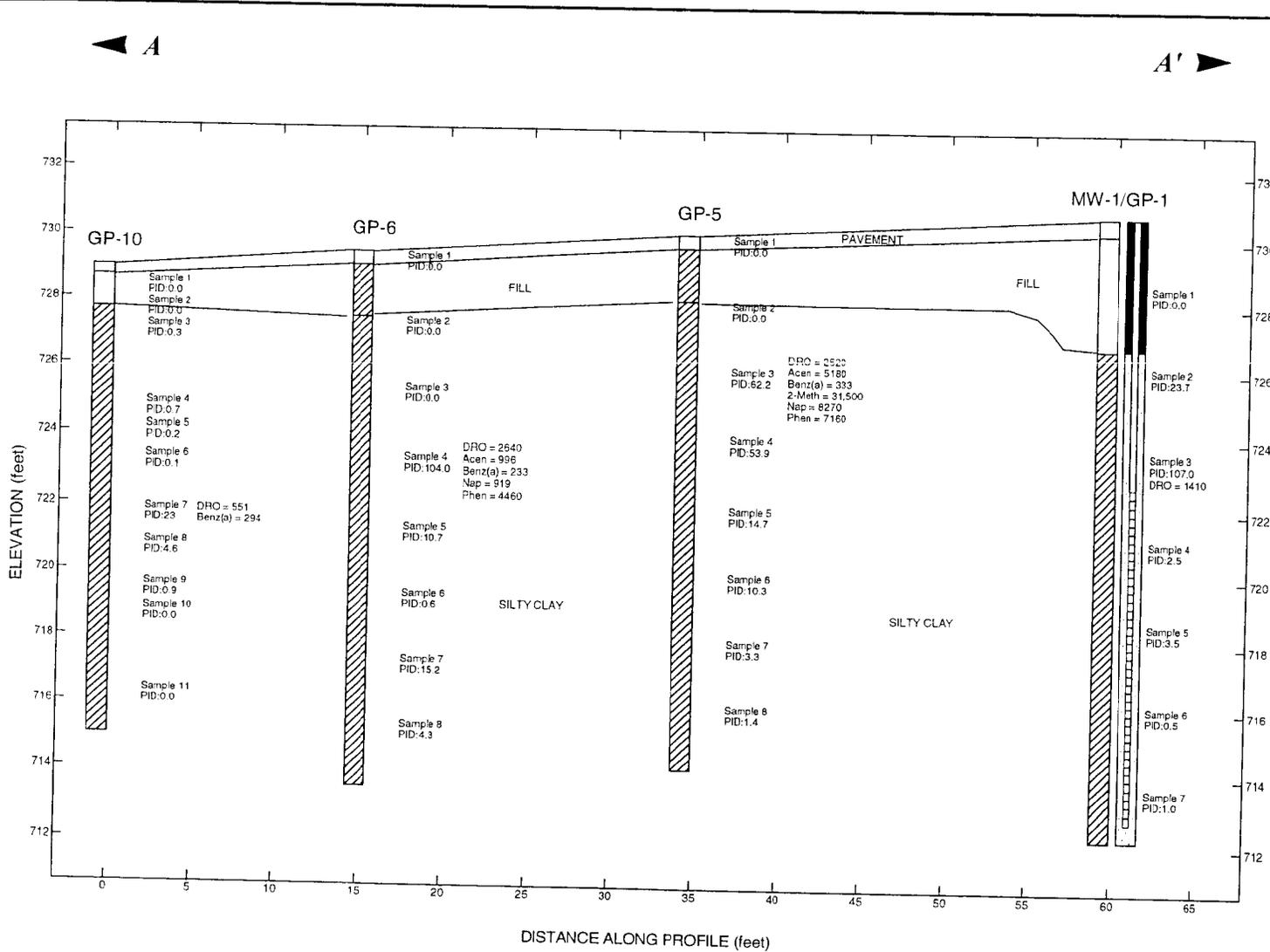
SUMMARY OF SOIL RCL EXCEEDANCES
5520 WEST BURLEIGH STREET
MILWAUKEE, WISCONSIN

DRAWN BY: tpw	DATE: 05/12/03
CHECKED BY: dmv	DATE: 05/12/03
APPROVED BY: twk	DATE: 05/12/03
FILE NO. 5-87140Xdfg4.doc	SCALE: AS SHOWN
STS PROJECT NO. 5-87140XD	FIGURE NO. Revised 4

Table 1
Summary of Soil Analytical Testing Results
5520 W. Burleigh Street
STS Project No. 5-87140XD

Sample Number Sample Depth PID Reading Sampling Date Parameter	Generic RCLs			GP-1	GP-1	GP-2	GP-3	GP-3	GP-4	GP-4	GP-5	GP-5	GP-6	GP-6	GP-7	GP-7	GP-8	GP-9	GP-9	GP-10	GP-11	MW-2	MW-2	MW-3	MW-3	
	Direct Contact Pathway		Groundwater Pathway ^c	6-8'	16-18'	10-12'	9-10'	11-12'	7-8'	9-10'	5-6'	10-11'	6-7'	11-12'	7-8'	11-12'	7-8'	2.5-4.0	6.5-8	7-8	6.5-8	7.5-8.5	10-12	5-7	7.5-8.5	
	Non-Industrial ^A	Industrial ^B		8/19/02	8/19/02	8/19/02	10/3/02	10/3/02	10/3/02	10/3/02	10/3/02	10/3/02	10/3/02	10/3/02	10/3/02	10/3/02	10/3/02	11/26/02	10/26/02	10/26/02	10/26/02	10/26/02	12/5/02	12/5/02	12/5/02	12/5/02
DRO (mg/kg)	--	--	250	1410	<5.89	<5.96	217 ^c	9.41	1700 ^c	366 ^c	2520 ^c	41.9	2640 ^c	21.0	634 ^c	9.76	<5.94	<5.78	<6.10	551 ^c	1980 ^c	173 ^c	<5.87	7.01	653 ^c	
PAHs (ug/kg)				NA	NA	NA	<125	<123	392	<120	686	<120	2050	<115	<123	<126	<119	<115	<122	<125	<124	201	<117	<13.3	<126	
Acenaphthene	900,000	60,000,000	38,000	NA	NA	NA	<125	<123	392	<120	686	<120	2050	<115	<123	<126	<119	<115	<122	<125	<124	201	<117	<13.3	<126	
Acenaphthylene	18,000	360,000	700	NA	NA	NA	<251	<247	856 ^c	<239	5180 ^c	<240	996 ^c	<230	<246	<252	<238	<231	<122	<250	<248	283	<235	<265	<251	
Anthracene	5,000,000	300,000,000	3,000,000	NA	NA	NA	<125	<123	379	<120	421	<120	402	<115	<123	<126	<119	<115	<122	<250	<248	252	<253	<117	<133	
Benzo(a)anthracene	88	3,900	17,000	NA	NA	NA	<62.7	<61.7	136 ^A	<59.8	333 ^A	<60.0	233 ^A	<57.5	<61.4	<63.0	<59.5	<57.7	<61.0	294 ^A	342 ^A	<59.1	<58.7	<66.3	<62.8	
Benzo (b) fluoranthene	88	3,900	350,000	NA	NA	NA	<62.7	<61.7	136 ^A	<59.8	333 ^A	<60.0	233 ^A	<57.5	<61.4	<63.0	<59.5	<57.7	<61.0	294 ^A	342 ^A	<59.1	<58.7	<66.3	<62.8	
Chrysene	8,800	390,000	37,000	NA	NA	NA	<125	<123	<120	<120	191	<120	151	<115	<123	<126	<119	<115	<122	67.5	<62.1	<59.1	<58.7	<66.3	<62.8	
Fluoranthene	600,000	40,000,000	500,000	NA	NA	NA	624	<123	2870	845	7040	<120	4660	<115	844	<126	<119	<115	<122	238	262	465	<117	<133	<126	
Fluorene	600,000	40,000,000	100,000	NA	NA	NA	<125	<123	1530	220	1810	<120	1450	<115	204	<126	<119	<115	<122	<125	1430	876	<117	<133	<126	
1-Methylnaphthalene	1,100,000	70,000,000	23,000	NA	NA	NA	<125	<123	7150	1950	20800	<120	12400	<115	841	<126	<119	<115	<122	<1250	3390	2770	<117	<133	<126	
2-Methylnaphthalene	600,000	40,000,000	20,000	NA	NA	NA	<125	<123	1070	375	31500 ^c	<120	1540	<115	149	<126	<119	<115	<122	<1250	3390	2770	<117	<133	<126	
Naphthalene	20,000	110,000	400	NA	NA	NA	<125	<123	<120	<120	8270 ^c	<120	919 ^c	<115	<123	<126	<119	<115	<122	207	473	476	<117	<133	536	
Phenanthrene	18,000	390,000	1,800	NA	NA	NA	<125	<123	2700 ^c	787	7160 ^c	<120	4460 ^c	<115	777	<126	<119	<115	<122	<124	194	476	<117	<133	<126	
Pyrene	500,000	30,000,000	8,700,000	NA	NA	NA	<125	<123	187	<120	<124	<120	<125	<115	<123	<126	<119	<115	<122	711	1690	1550	<117	<133	497	
PVOCs (ug/kg)				NA	NA	NA	115	<25.0	514	445	2320	137	673	<25.0	112	<25.0	<25.0	<25.0	<25.0	<25.0	32.6	128	147	<25.0	<25.0	213
Ethylbenzene	--	--	2,900	NA	NA	NA	115	<25.0	514	445	2320	137	673	<25.0	112	<25.0	<25.0	<25.0	<25.0	<25.0	32.6	128	147	<25.0	<25.0	213
Toluene	--	--	1,500	NA	NA	NA	<25.0	<25.0	81.5	38.7	227	<25.0	212	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	379	767	<25.0	<25.0	<25.0	
1,2,4-Trimethylbenzene	782,000	5,110,000	28,000	NA	NA	NA	430	<25.0	1040	554	528	115	758	<25.0	562	<25.0	<25.0	<25.0	<25.0	<25.0	29.7	<25.0	<25.0	<25.0	<25.0	
1,3,5-Trimethylbenzene	782,000	5,110,000	13,000	NA	NA	NA	612	<25.0	1810	970	1230	216	1580	<25.0	1040	<25.0	<25.0	<25.0	<25.0	<25.0	268	487	402	<25.0	<25.0	492
Xylenes-total	--	--	4,100	NA	NA	NA	688	<25.0	1560	783	2810	250	3300	<25.0	744	<25.0	<25.0	<25.0	<25.0	<25.0	203	1050	595	<25.0	<25.0	791

Notes:
DRO - Diesel Range Organics
PAHs - Polycyclic Aromatic Hydrocarbons
PVOCs - Petroleum Volatile Organic Compounds
Bold indicates value above generic RCL.
A - Exceeds Generic RCL for Non-Industrial Contact
B - Exceeds Generic RCL for Industrial Contact
C - Exceeds Generic RCL for Groundwater Pathway
Note: The RCL for DRO is based on the presence of low conductivity soils.
-- No standard available.
NA - Not analyzed



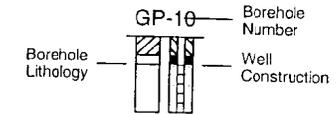
USCS Low Plasticity Clay

PID = Photoionization detector readings in units
 DRO = Diesel range organics (in mg/kg) exceeding NR 720 RCL
 Acen = Acenaphthylene (in ug/kg) exceeding NR 720 RCL
 Benz(a) = Benz(a)anthracene (in ug/kg) exceeding NR 720 RCL
 2-Meth = 2-methylnaphthalene (in ug/kg) exceeding NR 720 RCL
 Nap = Naphthalene (in ug/kg) exceeding NR 720 RCL
 Phen = Phenanthrene (in ug/kg) exceeding NR 720 RCL

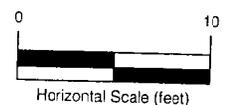


Site Map Scale 1 inch equals 35 feet

Explanation



- Water Level Reading at time of drilling.
- Water Level Reading on .



Vertical Exaggeration: 2x

STS Consultants Ltd.

5520 W. Burleigh St.
Milwaukee, WI

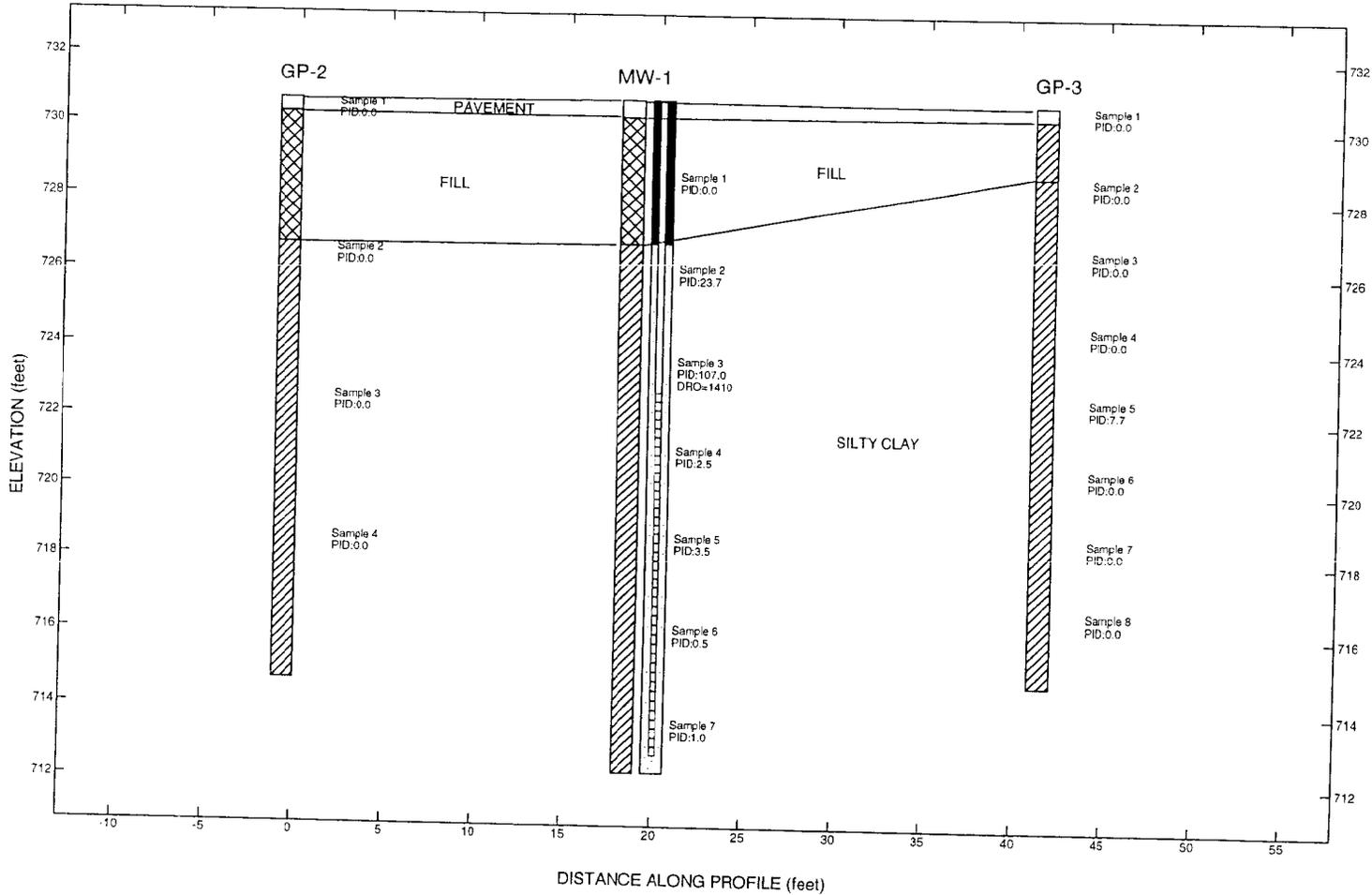


5520 Burleigh, LLC

JOB NUMBER	FIGURE NUMBER
5-87140XH	6

◀ B

B' ▶

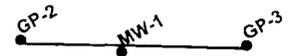


Lithology Graphics

- Fill (made ground)
- USCS Low Plasticity Clay

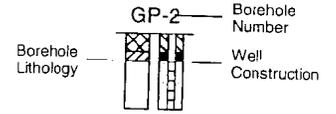
PID = Photoionization detector readings in units
 DRO = Diesel range organics (in mg/kg) exceeding NR 720 RCL

N

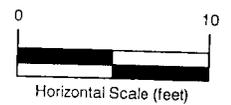


Site Map Scale 1 inch equals 35 feet

Explanation



- Water Level Reading at time of drilling.
- Water Level Reading on .



Vertical Exaggeration: 2x

STS Consultants Ltd.

5520 W. Burleigh St.
Milwaukee, WI



5520 Burleigh, LLC

JOB NUMBER	FIGURE NUMBER
5-87140XH	7

FENCEMKT 87140XH.GPJ WI UNROL.D.GDT 5/27/03

Responsible Party Certification

Site Name: 5520 W. Burleigh
Site Address: 5520 W. Burleigh Street
Milwaukee, WI 53210
Responsible Party: 5520 Burleigh, LLC
735 W. Wisconsin Avenue
Suite 610
Milwaukee, WI 53233

I, the above named responsible party, certify to the best of my knowledge that the attached legal description is complete and accurate for the property within the contaminated site's boundaries that has soil contamination exceeding NR 720 Generic Residual Contaminant Levels at the time of this case closure request.

5520 Burleigh, LLC
By: Taxman Investment Company, its manager


Royal Taxman, Managing Partner

6/3/03
Date

June 12, 2003

Mr. Jeffrey Polenske
City Engineer
City of Milwaukee
841 N. Broadway
Milwaukee, WI 53202

RE: Results of Environmental Testing Conducted Within the Public Alley Adjacent to 5520 W. Burleigh Street, Milwaukee, Wisconsin -- City of Milwaukee Permit No. 200224-0333

Dear Mr. Polenske:

STS Consultants, Ltd. (STS) has completed environmental testing within the public alley adjacent to 5520 W. Burleigh Street. Two soil probes (GP-10 and GP-11) were conducted within the alley. Soil samples were analyzed for diesel range organics (DRO), polycyclic aromatic hydrocarbons (PAHs) and petroleum volatile organic compounds (PVOCs). As required by the permit, STS is hereby providing a copy of the laboratory data on these two soil probe locations, as well as the tabulated data from the subject site investigation and soil boring logs from probes conducted within the alley.

The soil samples collected from the alley contained DRO and benzo(a)anthracene above the NR720 Residual Contaminant Levels (RCLs). These samples were collected from the zone of water table fluctuation, approximately six to nine feet below ground surface. There were no indications of impacts from the ground surface to a minimum depth of four feet below ground surface.

STS also collected groundwater samples from temporary wells at these locations. The groundwater sample from GP-10 contained benzene exceeding the NR 140 Preventive Action Limit (PAL) and naphthalene exceeding the Enforcement Standard (ES). Because organic compounds strongly adhere to the soil, turbid water samples which are typical in water collected from temporary wells are biased high for organic compounds. As such, the reported results from temporary wells are generally used for screening purposes only. In response to these exceedances three NR 141 monitoring wells were installed on the site property and sampled for VOCs and PAHs. There were no NR 140 Groundwater Quality Standard exceedances from the NR 140 monitoring wells. As such, no additional groundwater testing was conducted. Also, based on these results, we anticipate receiving closure from the Department of Commerce. We further anticipate that listing on WDNR's GIS registry will be required due to the NR 720 RCL exceedances for both the subject site and the adjacent alley.

Please note also that both temporary wells were properly abandoned immediately after sample collection and the alley surface was repaired with concrete patch.



City of Milwaukee
STS Project No. 5-87140XL
June 12, 2003

If you have any questions regarding the attached information, please feel free to contact either of the undersigned at your convenience. Thank you for your cooperation and assistance in allowing the completion of the testing within City right-of-way.

Respectfully,

STS CONSULTANTS, LTD.

Donna M. Volk
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Thomas W. Kroeger P.H.
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Principal Scientist - Hydrologist

cc: Mr. Reggie Belanger, 5520 Burleigh, LLC (letter only)
Ms. Pamela Gergens, Michael Best & Friedrich, LLP (letter only)

Attachments