

Source Property Information

BRRTS #:	03-41-544482	Closure Date:	March 12, 2010
ACTIVITY NAME:	DNS Construction Trades Section	FID#:	
PROPERTY ADDRESS:	6204 W Appleton Ave	DATCP#:	
MUNICIPALITY:	Milwaukee	COMM#:	53210-1439-04
PARCEL ID#:	305-0112-000		

***WTM Coordinates:**

X: Y:

**Coordinates are in WTM83, NAD83 (1991)*

WTM Coordinates Represent:

- Approximate Center of Contaminant Source
 Approximate Source Parcel Center

Please check as appropriate: (BRRTS Action Code)

Contaminated Media:

- | | |
|--------------------------------------------------------------------------|---------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Groundwater Contamination > ES (236) | <input checked="" type="checkbox"/> Soil Contamination > *RCLs or **SSRCL (232) |
| <input checked="" type="checkbox"/> Groundwater Contamination in ROW | <input checked="" type="checkbox"/> Soil Contamination in ROW |
| <input type="checkbox"/> Off-Source Contamination | <input type="checkbox"/> Off-Source Contamination |

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

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Land Use Controls:

- | | |
|-----------------------------------------------------------------|-------------------------------------------------------------|
| <input type="checkbox"/> Soil: maintain industrial zoning (220) | <input type="checkbox"/> Cover or Barrier (222) |
| <input type="checkbox"/> Structural Impediment (224) | <input type="checkbox"/> Vapor Mitigation (226) |
| <input type="checkbox"/> Site-Specific Condition (228) | <input type="checkbox"/> Maintain Liability Exemption (230) |

(note: soil contaminant concentrations between residential and industrial levels)

(note: maintenance plan for groundwater or direct contact)

(note: local government or economic development corporation)

Monitoring wells properly abandoned? (234)

- Yes No N/A

This Adobe Fillable form is intended to provide a list of information that is required for evaluation for case closure. It is to be used in conjunction with Form 4400-202, Case Closure Request. The closure of a case means that the Department has determined that no further response is required at that time based on the information that has been submitted to the Department.

NOTICE: Completion of this form is mandatory for applications for case closure pursuant to ch. 292, Wis. Stats. and ch. NR 726, Wis. Adm. Code, including cases closed under ch. NR 746 and ch. NR 726. The Department will not consider, or act upon your application, unless all applicable sections are completed on this form and the closure fee and any other applicable fees, required under ch. NR 749, Wis. Adm. Code, Table 1 are included. It is not the Department's intention to use any personally identifiable information from this form for any purpose other than reviewing closure requests and determining the need for additional response action. The Department may provide this information to requesters as required by Wisconsin's Open Records law [ss. 19.31 - 19.39, Wis. Stats.].

BRRTS #: 03-41-544482

PARCEL ID #: 305-0112-000

ACTIVITY NAME: 6204 W. Appleton Avenue

WTM COORDINATES: X: 683654 Y: 290927

CLOSURE DOCUMENTS (the Department adds these items to the final GIS packet for posting on the Registry)

- Closure Letter**
- Maintenance Plan** (if activity is closed with a land use limitation or condition (land use control) under s. 292.12, Wis. Stats.)
- Conditional Closure Letter**
- Certificate of Completion (COC)** for VPLE sites

SOURCE LEGAL DOCUMENTS

- Deed:** The most recent deed as well as legal descriptions, for the **Source Property** (where the contamination originated). Deeds for other, off-source (off-site) properties are located in the **Notification** section.
Note: If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.
- Certified Survey Map:** A copy of the ~~certified survey map or the~~ relevant section of the recorded plat map for those properties where the legal description in the most recent deed refers to a certified survey map or a recorded plat map. (lots on subdivided or platted property (e.g. lot 2 of xyz subdivision)).
Figure #: 1 Title: Plat Map
- Signed Statement:** A statement signed by the Responsible Party (RP), which states that he or she believes that the attached legal description accurately describes the correct contaminated property.

MAPS (meeting the visual aid requirements of s. NR 716.15(2)(h))

Maps must be no larger than 8.5 x 14 inches unless the map is submitted electronically.

- Location Map:** A map outlining all properties within the contaminated site boundaries on a U.S.G.S. topographic map or plat map in sufficient detail to permit easy location of all parcels. If groundwater standards are exceeded, include the location of all potable wells within 1200 feet of the site.
Note: Due to security reasons municipal wells are not identified on GIS Packet maps. However, the locations of these municipal wells must be identified on Case Closure Request maps.
Figure #: 1 Title: Site Location Map
- Detailed Site Map:** A map that shows all relevant features (buildings, roads, individual property boundaries, contaminant sources, utility lines, monitoring wells and potable wells) within the contaminated area. This map is to show the location of all contaminated public streets, and highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding a ch. NR 140 Enforcement Standard (ES), and/or in relation to the boundaries of soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Levels (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.
Figure #: 1 Title: Site Plan Map
- Soil Contamination Contour Map:** For sites closing with residual soil contamination, this map is to show the location of all contaminated soil and a single contour showing the horizontal extent of each area of contiguous residual soil contamination that exceeds a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.
Figure #: 2 Title: Soil Quality Map

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ACTIVITY NAME: 6204 W. Appleton Avenue

MAPS (continued)

- Geologic Cross-Section Map:** A map showing the source location and vertical extent of residual soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL). If groundwater contamination exceeds a ch. NR 140 Enforcement Standard (ES) when closure is requested, show the source location and vertical extent, water table and piezometric elevations, and locations and elevations of geologic units, bedrock and confining units, if any.

Figure #: Title:

Figure #: Title:

- Groundwater Isoconcentration Map:** For sites closing with residual groundwater contamination, this map shows the horizontal extent of all groundwater contamination exceeding a ch. NR140 Preventive Action Limit (PAL) and an Enforcement Standard (ES). Indicate the direction and date of groundwater flow, based on the most recent sampling data.

Note: This is intended to show the total area of contaminated groundwater.

Figure #: 3 Title: Groundwater Quality Map

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

Figure #: 3 Title: Groundwater Contour Map (5/14/07)

Figure #: 4 Title: Groundwater Contour Map (5/14/08)

TABLES (meeting the requirements of s. NR 716.15(2)(h)(3))

Tables must be no larger than 8.5 x 14 inches unless the table is submitted electronically. Tables must not contain shading and/or cross-hatching. The use of **BOLD** or *ITALICS* is acceptable.

- Soil Analytical Table:** A table showing remaining soil contamination with analytical results and collection dates.
Note: This is one table of results for the contaminants of concern. Contaminants of concern are those that were found during the site investigation, that remain after remediation. It may be necessary to create a new table to meet this requirement.

Table #: 2 Title: Soil Quality Results

- Groundwater Analytical Table:** Table(s) that show the most recent analytical results and collection dates, for all monitoring wells and any potable wells for which samples have been collected.

Table #: 3 Title: Groundwater Quality Results

- Water Level Elevations:** Table(s) that show the previous four (at minimum) water level elevation measurements/dates from all monitoring wells. If present, free product is to be noted on the table.

Table #: 1 Title: Groundwater Elevation Data

IMPROPERLY ABANDONED MONITORING WELLS

For each monitoring well not properly abandoned according to requirements of s. NR 141.25 include the following documents.

Note: If the site is being listed on the GIS Registry for only an improperly abandoned monitoring well you will only need to submit the documents in this section for the GIS Registry Packet.

- Not Applicable**

- Site Location Map:** A map showing all surveyed monitoring wells with specific identification of the monitoring wells which have not been properly abandoned.

Note: If the applicable monitoring wells are distinctly identified on the Detailed Site Map this Site Location Map is not needed.

Figure #: Title:

- Well Construction Report:** Form 4440-113A for the applicable monitoring wells.

- Deed:** The most recent deed as well as legal descriptions for each property where a monitoring well was not properly abandoned.

- Notification Letter:** Copy of the notification letter to the affected property owner(s).

BRRTS #: 03-41-544482

ACTIVITY NAME: 6204 W. Appleton Avenue

NOTIFICATIONS

Source Property

- Letter To Current Source Property Owner:** If the source property is owned by someone other than the person who is applying for case closure, include a copy of the letter notifying the current owner of the source property that case closure has been requested.
- Return Receipt/Signature Confirmation:** Written proof of date on which confirmation was received for notifying current source property owner.

Off-Source Property

Group the following information per individual property and label each group according to alphabetic listing on the "Impacted Off-Source Property" attachment.

- Letter To "Off-Source" Property Owners:** Copies of all letters sent by the Responsible Party (RP) to owners of properties with groundwater exceeding an Enforcement Standard (ES), and to owners of properties that will be affected by a land use control under s. 292.12, Wis. Stats.
Note: Letters sent to off-source properties regarding residual contamination must contain standard provisions in Appendix A of ch. NR 726.

Number of "Off-Source" Letters:

- Return Receipt/Signature Confirmation:** Written proof of date on which confirmation was received for notifying any off-source property owner.
- Deed of "Off-Source" Property:** The most recent deed(s) as well as legal descriptions, for all affected deeded **off-source property(ies)**. This does not apply to right-of-ways.
Note: If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.

- Letter To "Governmental Unit/Right-Of-Way" Owners:** Copies of all letters sent by the Responsible Party (RP) to a city, village, municipality, state agency or any other entity responsible for maintenance of a public street, highway, or railroad right-of-way, within or partially within the contaminated area, for contamination exceeding a groundwater Enforcement Standard (ES) and/or soil exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL).

Number of "Governmental Unit/Right-Of-Way Owner" Letters: 2 - City of Milwaukee
- Wisconsin Department of Transportation



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
9316 North 107th Street
Milwaukee, Wisconsin 53224-1121
TTY: Contact Through Relay
Fax: (414) 357-4700
Jim Doyle, Governor
Richard J. Leinenkugel, Secretary

March 12, 2010

Ms. Tory Kress
Redevelopment Authority
City of Milwaukee
809 North Broadway
Milwaukee, WI 53202

RE: **Final Closure**

Commerce # 53210-1439-04-A DNR BRRTS # 03-41-544482
Ubert Property/Milwaukee Dept. of Neighborhood Services, 6204 West Appleton Avenue

Dear Ms. Kress:

The Wisconsin Department of Commerce (Commerce) has received the monitoring well abandonment forms that were required as the condition for closure of the site referenced above. This site is now listed as "closed" on the Commerce database and will be included on the Department of Natural Resources (DNR) Geographic Information System (GIS) Registry of Closed Remediation Sites to address residual soil and groundwater contamination. To review all sites on the GIS Registry web page, visit <http://dnr.wi.gov/org/law/rr/gis/index.htm>. If you intend to construct a potable well on this property, you must get prior DNR approval.

All current and future owners and occupants of the property need to be aware that excavation of contaminated soil may pose a hazard. Special precautions may be needed to prevent inhalation, ingestion or dermal contact with the residual contamination when it is removed. If soil is excavated, the property owner at the time of excavation must have the soil sampled and analyzed to determine if residual contamination remains. If sampling confirms that contamination is present, the property owner at the time of excavation must determine whether the material would be considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable State and federal regulations.

Depending on site-specific conditions, construction over contaminated materials may result in vapor migration into enclosed structures or along newly placed underground utility lines. The potential for vapor inhalation and mitigation should be evaluated when planning any future redevelopment, and measures should be taken to ensure the continued protection of public health, safety, welfare and the environment at the site.

Costs for sampling and excavation activities conducted after case closure are not eligible for PECFA reimbursement. However, if it is determined that any undisturbed remaining petroleum contamination poses a threat, the case may be reopened and further investigation or remediation may be required. If this case is reopened, any original claim under the PECFA fund would also reopen and you may apply for assistance to the extent of remaining eligibility. It is in your best interest to keep all documentation related to environmental activities at your site.

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) 357-4703.

Sincerely,

A handwritten signature in black ink, appearing to read "Linda M. Michalets".

Linda M. Michalets
Senior Hydrogeologist
Site Review Section

cc: Mr. Stephen Meer, Sigma Environmental Services Inc.
Ms. Margaret Brunette, DNR



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
9316 North 107th Street
Milwaukee, Wisconsin 53224-1121
TTY: Contact Through Relay
Fax: (414) 357-4700
Jim Doyle, Governor
Richard J. Leinenkugel, Secretary

December 10, 2009

Ms. Tory Kress
Redevelopment Authority
City of Milwaukee
809 North Broadway
Milwaukee, WI 53202

RE: **Conditional Case Closure**

Commerce # 53210-1439-04-A DNR BRRTS # 03-41-544482
Ubert Property/Milwaukee Dept. of Neighborhood Services, 6204 West Appleton Avenue
Five 1,000-gallon leaded gasoline underground storage tanks removed in 2005

Dear Ms. Kress:

The Wisconsin Department of Commerce (Commerce) has reviewed the request for case closure prepared by your consultant, Sigma Environmental Services, Inc., for the site referenced above. It is understood that residual soil and groundwater petroleum 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 to address the petroleum release.

The following condition must be satisfied to obtain final closure of the petroleum site:

The six monitoring wells (MW-1 through MW-6) must be properly abandoned within 60 days and the appropriate documentation forwarded to Commerce at the letterhead address within 120 days of the date of this letter. Noncompliance with the abandonment requirement and deadline can result in enforcement action and financial penalties.

Please inform Commerce if management these wells will be transferred to the non-petroleum contamination site under the jurisdiction of the DNR (BRRTS # 02-41-552413).

Information submitted with your closure request will be included on the Department of Natural Resources (DNR) GIS Registry of Closed Remediation Sites. All sites on the Registry can be viewed via the Remediation and Redevelopment (RR) Sites Map at <http://dnr.wi.gov/org/aw/rr/gis/index.htm>. Because residual contamination remains at the time of case closure, if you intend to construct or reconstruct a potable well on this property, you must get prior DNR approval.

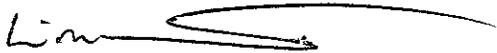
All current and future owners and occupants of the property need to be aware that excavation of contaminated soil may pose a hazard. Special precautions may be needed to prevent inhalation, ingestion or dermal contact with the residual contamination when it is removed. If soil is excavated, the property owner at the time of excavation must have the soil sampled and analyzed to determine if residual contamination remains. If sampling confirms that contamination is present, the property owner at the time of excavation must determine whether the material would be considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable standards and rules. Costs

for sampling and excavation activities conducted after the date of this letter are not eligible for PECFA reimbursement.

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 from 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) 357-4703.

Sincerely,



Linda M. Michalets
Senior Hydrogeologist
Site Review Section

cc: Mr. Stephen Meer, Sigma Environmental Services, Inc.
Ms. Margaret Brunette, DNR

2

SATISFACTION OF AN ORDER TO
RAZE AND REMOVE THE BUILDING PURSUANT TO
SECTION 218-4 MILW CODE



DOC.# 09517301

REGISTER'S OFFICE | SS
Milwaukee County, WI

RECORDED 10/31/2007 04:19PM

JOHN LA FAVE

REGISTER OF DEEDS
AMOUNT: 13.00

Document Number

Document Title

Department of Neighborhood Services
Inspectional services for health, safety and neighborhood improvement



City
of
Milwaukee

Martin G Collins
Commissioner

Thomas G Mishetske
Operations Manager

Recording Area

Name and Return Address
CITY OF MILWAUKEE
NEIGHBORHOOD SERVICES
841 N. Broadway Room 105
Milwaukee, WI 532023613

ALAMEDA IN NE ¼ SEC 15-
7-21 BLOCK 6 ALL OF
BLOCK 6

6204 W APPLETON AV
305-0112-000

Parcel Identification Number (PIN)

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 Statute, §9 43(2m) WRDA 2/99

1/2/99

22



DOC.# 09478875

REGISTER'S OFFICE | SS
Milwaukee County, WI

RECORDED 08/13/2007 12:43PM

JOHN LA FAVE
REGISTER OF DEEDS

AMOUNT: 53.00

Document Number

JUDGMENT

Document Title

Type of Service: Recording, Mail

Date: August 13, 2007

Tax Liens for: 2007 (see attached)

Name and Return Address

Genevieve O'Sullivan-Crowley
Assistant City Attorney
200 E Wells Street, Suite 800
Milwaukee, WI 53202
414-286-2601

Parcel No see attached
Tax Key No . see attached

COPY

STATE OF WISCONSIN

CIRCUIT COURT

MILWAUKEE COUNTY

IN THE MATTER OF THE FORECLOSURE
OF TAX LIENS PURSUANT TO SEC. 75.521,
WISCONSIN STATUTES, BY THE CITY OF MILWAUKEE,
MILWAUKEE, A MUNICIPAL CORPORATION

JUDGMENT

Case No. 07CV004412

FILED
10
AUG 13 2007
10
Clerk of Circuit Court

CODE NO. 30405

List of Tax Liens for 2007 No. 01

The list of parcels of property affected by unpaid tax liens, as shown on the delinquent tax rolls in the Treasurer's Office of the City of Milwaukee and Milwaukee County wherein said parcels have been sold to the City of Milwaukee for delinquent taxes and County of Milwaukee having assigned its interest to the City of Milwaukee and one year has elapsed and a petition for judgment vesting title to petitioner in each of the parcels of land in the City and County of Milwaukee remaining unredeemed or for which no answer pursuant to Sec. 75.521(7), Stats., having been duly filed in the Office of the Clerk of Court of Milwaukee County on the 18th day of April, 2007 and a copy of the petition and that part of the list of tax liens as includes a description of the parcels having been mailed by certified mailing, return receipt requested as evidenced by the affidavit of JAMES L. HANNA, Deputy City Treasurer of the City of Milwaukee, duly filed with the Clerk of Circuit of Court of Milwaukee; and said affidavit evidencing the posting of the tax liens and publication of the notice of commencement of this special proceeding including the list of tax liens and the petition herein, and setting forth those parcels which have been timely redeemed except for: 2, 4, 11, 15, 16, 18, 25, 31, 34, 35, 36, 38, 41, 45, 48, 57, 59, 61, 62, 63, 66, 68, 70, 75, 76, 77, 79, 80, 83, 86, 94, 97, 98, 99, 103, 104, 105, 106, 108, 109, 110, 111, 113, 116, 117, 118, 119, 120, 123, 124, 126, 129, 131, 132, 133, 135, 136, 137, 140, 141, 144, 146, 155, 156, 158, 160, 161, 162, 165, 168, 169, 170, 172, 173, 175, 176, 177, 181, 182, 184, 186, 187, 188, 189, 190, 193, 194, 197, 198, 199, 207, 209, 211, 212, 213, 218, 219, 220, 221, 222, 223, 225, 226, 227, 230, 231, 232, 238, 243, 244, 245, 246, 247, 248, 250, 251, 253, 254, 255, 261, 262, 263, 267, 268, 269, 270, 272, 273, 274, 275, 279, 280, 282, 283, 287, 290, 293, 302, 303, 305, 308, 310, 311, 312, 313, 314, 315, 316, 317, 318, 321, 324, 325, 327, 329, 331, 339, 344, 345, 346, 347, 349, 350, 352, 355, 357, 358, 359, 360, 364, 365, 366, 378, 379, 383, 385, 158

And the affidavit of Mark W. C. Stodder, Publisher of the Daily Reporter attached thereto as Exhibit "A"; and Attorney Chris Velnetske, having been duly appointed guardian ad litem pursuant to Sec. 75.521(12)(8) Stats.;

NOW, THEREFORE, on motion of Grant F. Langley, city Attorney for the City of Milwaukee, by ~~Genevieve O'Sullivan-Crowley, Assistant City Attorney, attorneys for petitioner, and by authority of Sec. 75 521(8) Stats.,~~

IT IS ORDERED AND ADJUDGED:

That there has been failure to redeem or answer by any person having the right to redeem or answer as provided by Sec. 75.521 Stats., as to parcels: 2, 4, 11, 15, 16, 18, 25, 31, 34, 35, 36, 38, 41, 45, 48, 57, 59, 61, 62, 63, 66, 68, 70, 75, 76, 77, 79, 80, 83, 86, 94, 97, 98, 99, 103, 104, 105, 106, 108, 109, 110, 111, 113, 116, 117, 118, 119, 120, 123, 124, 126, 129, 131, 132, 133, 135, 136, 137, 140, 141, 144, 146, 155, 156, 158, 160, 161, 162, 165, 168, 169, 170, 172, 173, 175, 176, 177, 181, 182, 184, 186, 187, 188, 189, 190, 193, 194, 197, 198, 199, 207, 209, 211, 212, 213, 218, 219, 220, 221, 222, 223, 225, 226, 227, 230, 231, 232, 238, 243, 244, 245, 246, 247, 248, 250, 251, 253, 254, 255, 261, 262, 263, 267, 268, 269, 270, 272, 273, 274, 275, 279, 280, 282, 283, 287, 290, 293, 302, 303, 305, 308, 310, 311, 312, 313, 314, 315, 316, 317, 318, 321, 324, 325, 327, 329, 331, 339, 344, 345, 346, 347, 349, 350, 352, 355, 357, 358, 359, 360, 364, 365, 366, 378, 379, 383, 385.

That all persons claiming under and through the person or persons having the right to redeem or answer from and after the 27th day of June, 2007 are foreclosed of all their right, title and interest and equity of redemption in and to parcels: 2, 11, 15, 16, 18, 25, 35, 38, 41, 48, 57, 59, 61, 62, 63, 66, 68, 75, 76, 77, 83, 94, 97, 98, 104, 105, 106, 108, 109, 110, 111, 113, 116, 117, 118, 119, 120, 123, 124, 126, 129, 131, 132, 133, 135, 137, 141, 144, 146, 155, 156, 158, 160, 161, 162, 165, 168, 169, 170, 172, 173, 175, 176, 177, 181, 182, 184, 186, 187, 188, 189, 190, 193, 194, 197, 198, 199, 207, 209, 211, 212, 213, 218, 220, 221, 222, 223, 226, 227, 230, 231, 232, 238, 243, 244, 246, 247, 248, 250, 251, 254, 255, 261, 262, 263, 268, 270, 272, 273, 274, 275, 279, 280, 282, 283, 287, 290, 293, 302, 303, 305, 308, 310, 311, 312, 313, 314, 315, 316, 317, 318, 321, 324, 325, 327, 329, 331, 339, 344, 345, 346, 347, 349, 350, 352, 355, 357, 358, 359, 360, 365, 366, 378, 379, 383, 385.

1. That the City of Milwaukee is vested with an estate in fee simple absolute in the below list of parcels subject to all unpaid taxes and charges which are subsequent to the latest dated valid tax lien appearing on the 2007 List of Tax Liens No. 01, filed herein and subject to recorded restrictions as provided by ~~Sec. 75 14(4), Stats., and that all persons, both natural and artificial, including the State of Wisconsin,~~ infants, incompetents, absentees and nonresidents who may have any right, title, interest, claim, lien or equity of redemption are forever barred and foreclosed of such right, title, interest claim, lien or equity of redemption:

PARCEL: 2 TAXKEY: 031-0309-000-7
ADDRESS & DESCRIPTION: 9149 9149 N 70TH ST
NORTHRIDGE LAKES, ETC EAST BAY CONDOMINIUMS IN SW
1/4 SEC 3-8-21 BLDG 21 UNIT 1 & UNDIVIDED 0 8155% INTEREST
IN THE COMMON AREAS & FACILITIES

PARCEL: 11 TAXKEY: 122-9974-110-7
ADDRESS & DESCRIPTION: 4941 4941 W GOOD HOPE RD
LANDS IN NE 1/4 SEC 23-8-21 COM N LI & 313' E OF NW COR SD
1/4 SEC-TH S 1DEG 20MIN W 270.40'-TH E 70'-TH N 1DEG 20MIN E
270.40'-TH W ALG N LI SD 1/4 SEC 7-' TO BEG EXC N 80' FOR ST

PARCEL: 15 TAXKEY: 144-0205-000-5
ADDRESS & DESCRIPTION: 6731 6731 R N 91ST ST
RIVERWOODS OF MILWAUKEE IN NE 1/4 OF SE 1/4 SEC 20-8-21
OUTLOT 1

PARCEL: 16 TAXKEY: 145-0461-000-5
ADDRESS & DESCRIPTION: 6622 6622 N BOURBON ST
ROYAL ORLEANS CONDOMINIUM - ADDITION 1 IN SW 1/4 SEC
20-8-21 UNIT 13 & UND INT IN COMMON AREA & FACILITIES

PARCEL: 18 TAXKEY: 145-0781-000-5
ADDRESS & DESCRIPTION: 6770 6770 N 107TH ST
CERTIFIED SURVEY MAP NO 4629 IN SW 1/4 SEC 20-8-21 PARCEL
1

PARCEL: 25 TAXKEY: 192-1142-000-9
ADDRESS & DESCRIPTION: 5461 5461 N 41ST ST
SAWYER'S ADDN IN NW 1/4 SEC 36-8-21 BLOCK 2 S 20' LOT 5 & N
20' LOT 6

PARCEL: 132 TAXKEY: 284-0218-000-7
ADDRESS & DESCRIPTION: 3452 3452 N TEUTONIA AV
ASSESSOR'S PLAT NO 116 IN SE 1/4 SEC 7-7-22 BLOCK 3 LOT 4

PARCEL: 133 TAXKEY: 284-0221-100-X
ADDRESS & DESCRIPTION: 1815 1815 W KEEFE AV
ASSESSOR'S PLAT NO 116 IN SE 1/4 SEC 7-7-22 BLOCK 3 W 39.96'
LOT 7

PARCEL: 135 TAXKEY: 285-0405-100-7
ADDRESS & DESCRIPTION: 3314 3314 N 22ND ST
CONTINUATION OF BECKER'S SUBD IN SW 1/4 SEC 7-7-22
BLOCK 4 LOTS 7 & 8

PARCEL: 137 TAXKEY: 285-0867-000-3
ADDRESS & DESCRIPTION: 2463 2465 W AUER AV
GRAND VIEW IN SW 1/4 SEC 7-7-22 BLOCK 7 W 10' LOT 3 & E 25'
LOT 4

PARCEL: 141 TAXKEY: 285-1367-000-3
ADDRESS & DESCRIPTION: 2320 2322 W HOPKINS ST
LINCOLN HEIGHTS BEING A SUBD OF LOTS 82,83 & 84 IN
PEASE'S SUBD & OF LANDS IN SW 1/4 SEC 7-7-22 BLOCK 4 E
33.17' LOT 19

PARCEL: 144 TAXKEY: 286-0401-000-6
ADDRESS & DESCRIPTION: 3249 3249 N 34TH ST
FOND DU LAC AVE HEIGHTS ETC IN SE 1/4 SEC 12-7-21 & NE 1/4
SEC 13-7-21 BLOCK 2 LOT 1

PARCEL: 146 TAXKEY: 286-0465-100-1
ADDRESS & DESCRIPTION: 3168 3168 N 34TH ST
FOND DU LAC AV HEIGHTS ETC IN SE 1/4 SEC 12-7-21 & NE 1/4
SEC 13-7-21 BLOCK 4 LOTS 3 & 4

PARCEL: 155 TAXKEY: 305-0112-000-2
ADDRESS & DESCRIPTION: 6204 6204 W APPLETON AV
ALAMEDA IN NE 1/4 SEC 15-7-21 BLOCK 6 ALL OF BLOCK 6

PARCEL: 156 TAXKEY: 305-1018-000-X
ADDRESS & DESCRIPTION: 6642 6644 W LISBON AV
LENOX HEIGHTS IN NE 1/4 SEC 15-7-21 BLOCK 9 LOT 8 & E 1/2
LOT 7

PARCEL: ~~158~~ TAXKEY: ~~307-1237-000-5~~
~~ADDRESS & DESCRIPTION: 4529 4529 W HADLEY ST~~
~~VERNON HEIGHTS CONTINUATION ETC IN NE 1/4 SEC 14-7-21~~
~~BLOCK 18 N 40' ON W LI LOT 2~~

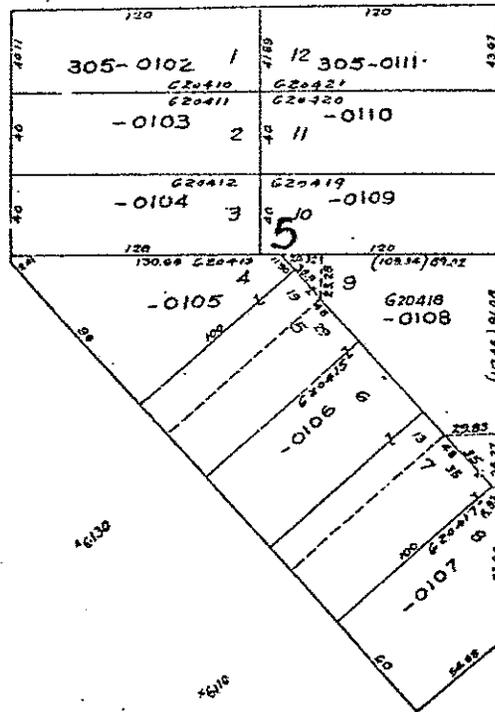


W. Chambers St.



W. Appleton

N. 62nd St.



2977

St.

2971-3

2965-7

2959-61

N. 61st

MICROFILMED

26. in Dist 1

Figure 1 - Plat Map

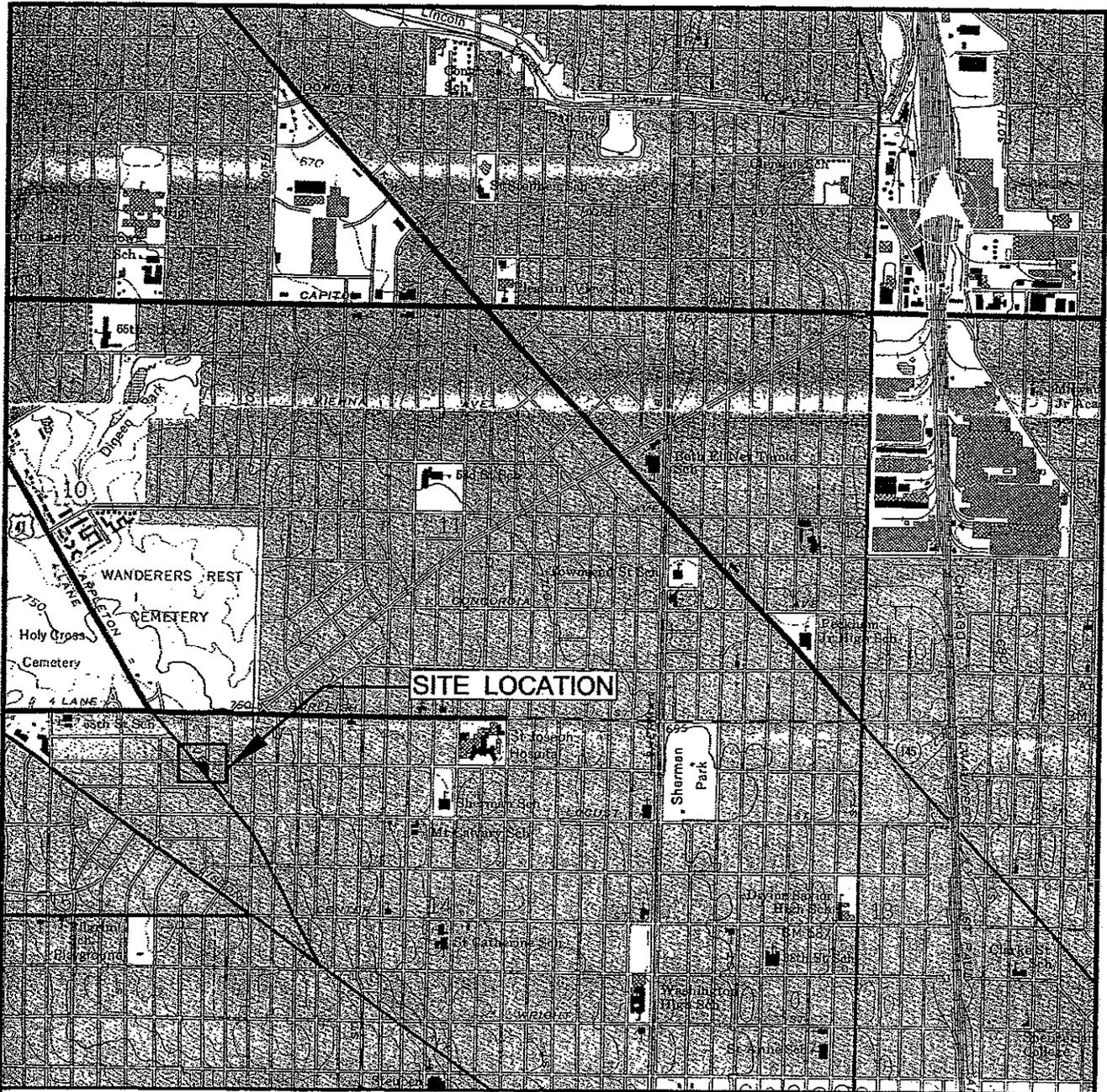
GIS Registry Packet
6204 W. Appleton Avenue

STATEMENT BY RESPONSIBLE PARTY

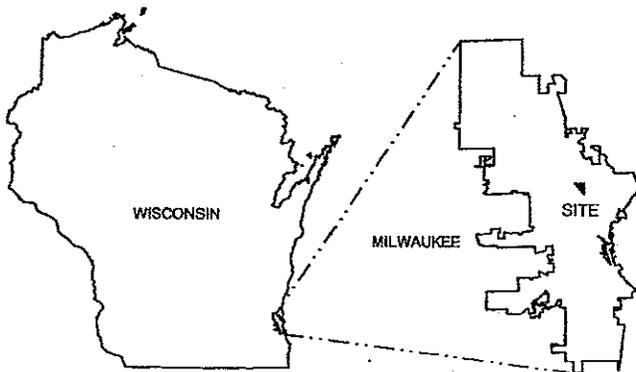
The Redevelopment Authority of the City of Milwaukee, the responsible party for the property located at 6204 W. Appleton Avenue, Milwaukee, Wisconsin, states that the legal description for each property within the contaminated site boundaries for case file reference 03-41-544482 is attached.

Joey Kress for RACM
Signature of Representative for Responsible Party

11/2/09
Date



BASE MAP SOURCE: USGS 7.5 MINUTE TOPOGRAPHIC QUADRANGLE, MILWAUKEE, WISCONSIN.



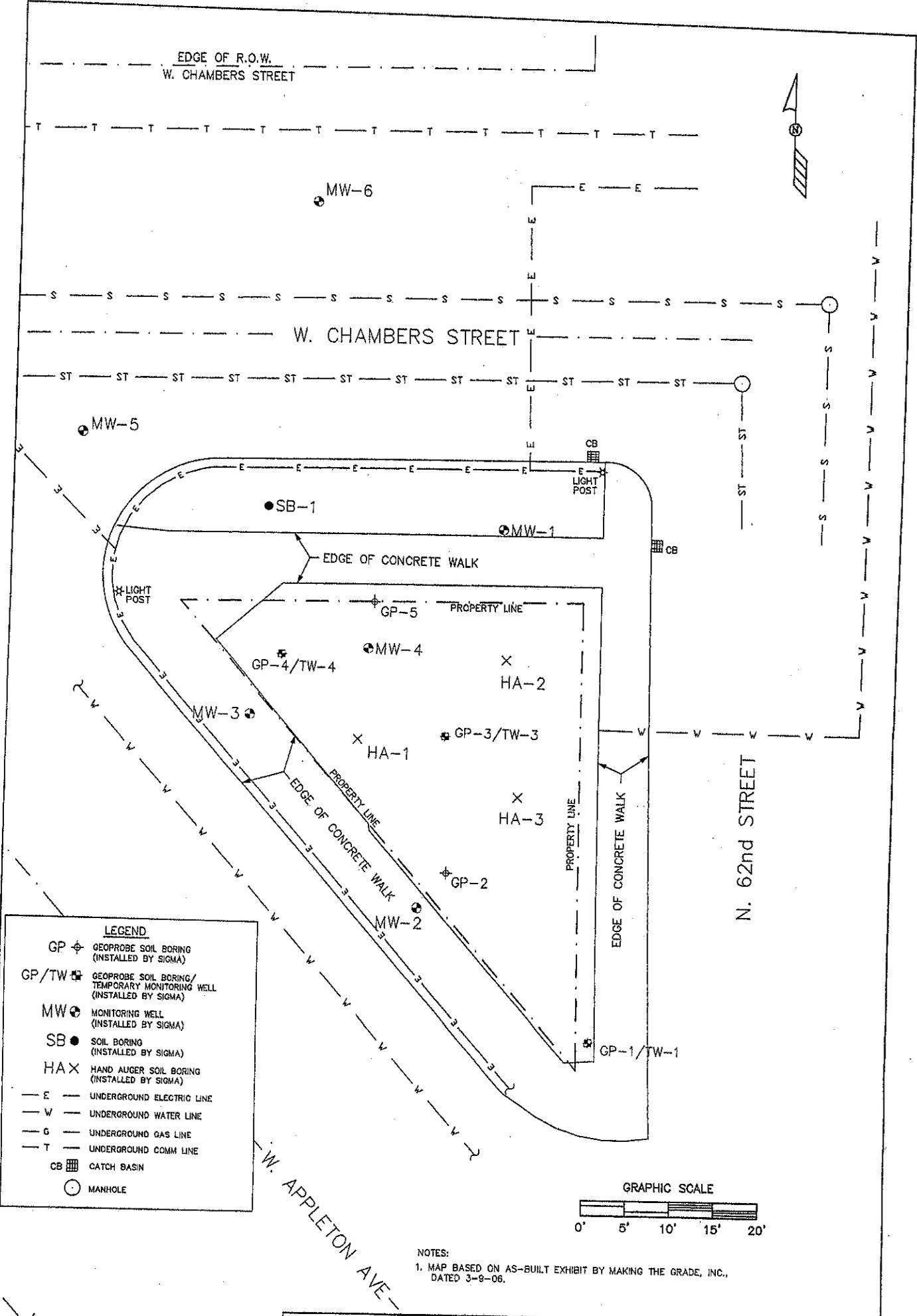
CITY OF MILWAUKEE
6024 W. APPLETON AVE.
MILWAUKEE, WI

FIGURE 1
SITE LOCATION MAP

DESIGNED BY	DR
DRN. BY	RF
PROJ. NO.	25688245.00100
DATE	9/22/06

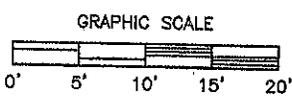
URS

K:\ACTYOFMIL1914019140-006.dwg, F1-PROP. BOR LOC., 8/11/2008 12:03:35 PM, ANST B (11 x 17 Inches), 1:1



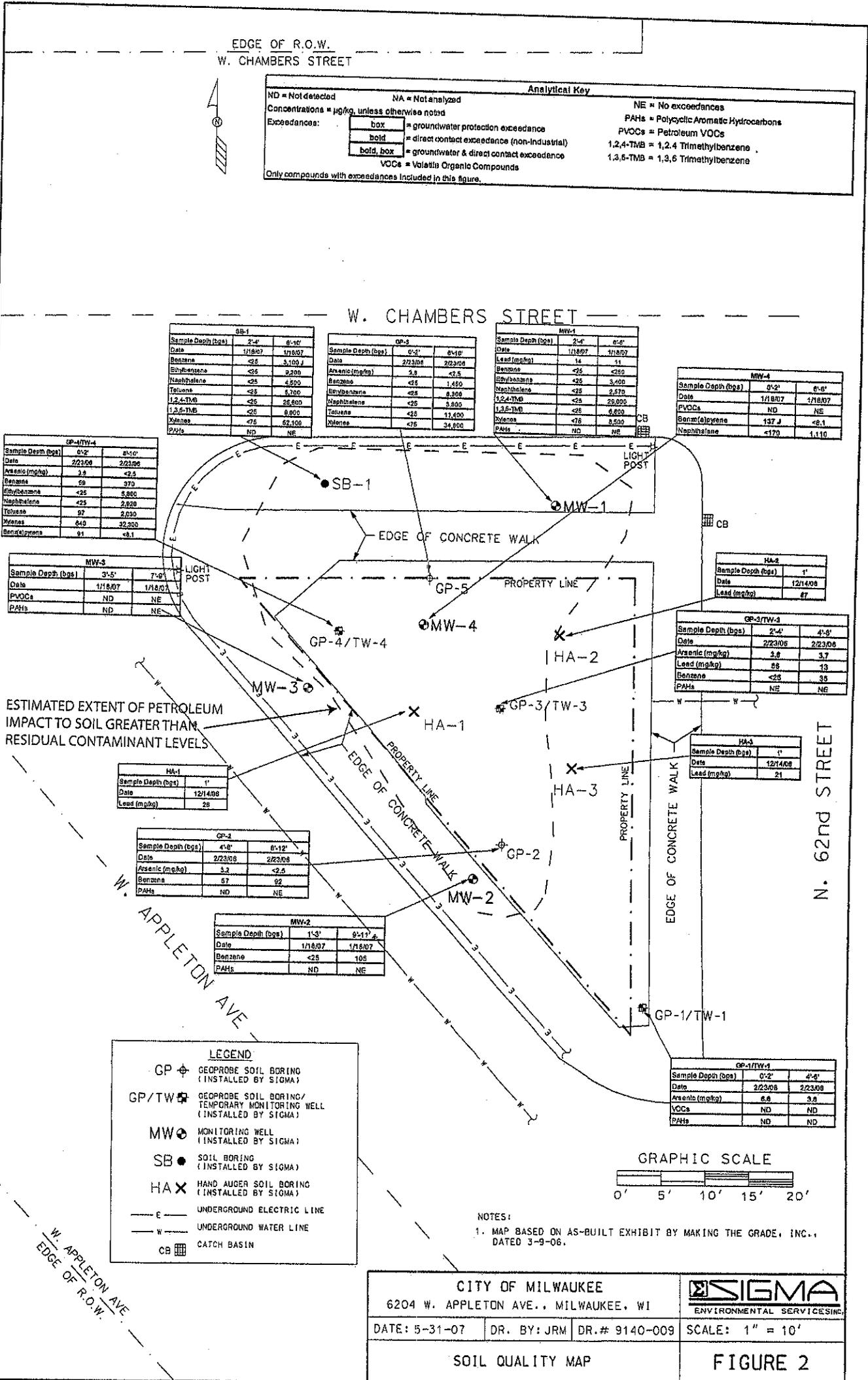
LEGEND

- GP ⊕ GEOPROBE SOIL BORING (INSTALLED BY SIGMA)
- GP/TW ⊕ GEOPROBE SOIL BORING/TEMPORARY MONITORING WELL (INSTALLED BY SIGMA)
- MW ⊕ MONITORING WELL (INSTALLED BY SIGMA)
- SB ● SOIL BORING (INSTALLED BY SIGMA)
- HA X HAND AUGER SOIL BORING (INSTALLED BY SIGMA)
- E — UNDERGROUND ELECTRIC LINE
- W — UNDERGROUND WATER LINE
- G — UNDERGROUND GAS LINE
- T — UNDERGROUND COMM LINE
- CB [] CATCH BASIN
- MANHOLE



NOTES:
1. MAP BASED ON AS-BUILT EXHIBIT BY MAKING THE GRADE, INC., DATED 3-8-06.

CITY OF MILWAUKEE 6204 W. APPLETON AVE., MILWAUKEE, WI			THE SIGMA GROUP <small>www.thesigmagroup.com 1300 West Canal Street Milwaukee, WI 53233 414-843-4200</small>
DATE: 04/15/08	DR. BY: RML	DR.# 9140-006	
SITE PLAN MAP			Figure 1



Analytical Key

ND = Not detected NA = Not analyzed NE = No exceedances
 Concentrations = µg/g, unless otherwise noted PAHs = Polycyclic Aromatic Hydrocarbons
 Exceedances: **box** = groundwater protection exceedance PVOCs = Petroleum VOCs
 bold = direct contact exceedance (non-industrial) 1,2,4-TMB = 1,2,4 Trimethylbenzene
 bold, box = groundwater & direct contact exceedance 1,3,5-TMB = 1,3,6 Trimethylbenzene
 VOCs = Volatile Organic Compounds

Only compounds with exceedances included in this figure.

SB-1			GP-5			MW-1		
Sample Depth (bgs)	2'-4"	6'-10"	Sample Depth (bgs)	0'-3"	8'-10"	Sample Depth (bgs)	2'-4"	6'-6"
Date	1/18/07	1/18/07	Date	2/23/08	2/23/08	Date	1/18/07	1/18/07
Benzene	<25	3,100 J	Arsenic (mg/g)	3.3	<2.5	Benzene	14	11
Ethylbenzene	<25	2,200	Benzene	<25	<250	Ethylbenzene	<25	3,700
Naphthalene	<25	4,500	Benzene	<25	1,450	Naphthalene	<25	2,870
Toluene	<25	5,700	Ethylbenzene	<25	8,300	1,2,4-TMB	<25	23,900
1,2,4-TMB	<25	25,800	Naphthalene	<25	3,800	1,3,5-TMB	<25	4,800
Toluene	<25	8,900	Toluene	<25	11,400	Xylenes	<75	8,500
Xylenes	<75	82,100	Xylenes	<75	34,800	PAHs	ND	NE
PAHs	ND	NE						

GP-4/TW-4		
Sample Depth (bgs)	0'-2"	6'-10"
Date	2/23/08	2/23/08
Arsenic (mg/g)	1.8	<2.5
Benzene	59	370
Ethylbenzene	<25	5,800
Naphthalene	<25	2,820
Toluene	97	2,020
Xylenes	640	32,350
Ben(a)pyrene	91	<8.1

MW-3		
Sample Depth (bgs)	3'-5"	7'-9"
Date	1/18/07	1/18/07
PVOCs	ND	NE
PAHs	ND	NE

MW-4		
Sample Depth (bgs)	0'-2"	6'-6"
Date	1/18/07	1/18/07
PVOCs	ND	NE
Ben(a)pyrene	137 J	<8.1
Naphthalene	<170	1,110

HA-2		
Sample Depth (bgs)	1'	
Date	12/14/06	
Lead (mg/kg)	87	

GP-3/TW-3		
Sample Depth (bgs)	2'-4"	4'-6"
Date	2/23/08	2/23/08
Arsenic (mg/g)	3.8	3.7
Lead (mg/kg)	86	13
Benzene	<25	35
PAHs	NE	NE

HA-3		
Sample Depth (bgs)	1'	
Date	12/14/06	
Lead (mg/kg)	21	

HA-1		
Sample Depth (bgs)	1'	
Date	12/14/06	
Lead (mg/kg)	28	

GP-2		
Sample Depth (bgs)	4'-8"	8'-12"
Date	2/23/08	2/23/08
Arsenic (mg/g)	3.2	<2.5
Benzene	67	92
PAHs	ND	NE

MW-2		
Sample Depth (bgs)	1'-3"	8'-17"
Date	1/18/07	1/18/07
Benzene	<25	105
PAHs	ND	NE

GP-1/TW-1		
Sample Depth (bgs)	0'-2"	4'-6"
Date	2/23/08	2/23/08
Arsenic (mg/g)	6.6	3.8
VOCs	ND	ND
PAHs	ND	ND

LEGEND

GP ⊕ GEOPROBE SOIL BORING (INSTALLED BY SIGMA)
 GP/TW ⊕ GEOPROBE SOIL BORING/TEMPORARY MONITORING WELL (INSTALLED BY SIGMA)
 MW ⊕ MONITORING WELL (INSTALLED BY SIGMA)
 SB ⊙ SOIL BORING (INSTALLED BY SIGMA)
 HA X HAND AUGER SOIL BORING (INSTALLED BY SIGMA)
 — E — UNDERGROUND ELECTRIC LINE
 — W — UNDERGROUND WATER LINE
 CB ☐ CATCH BASIN

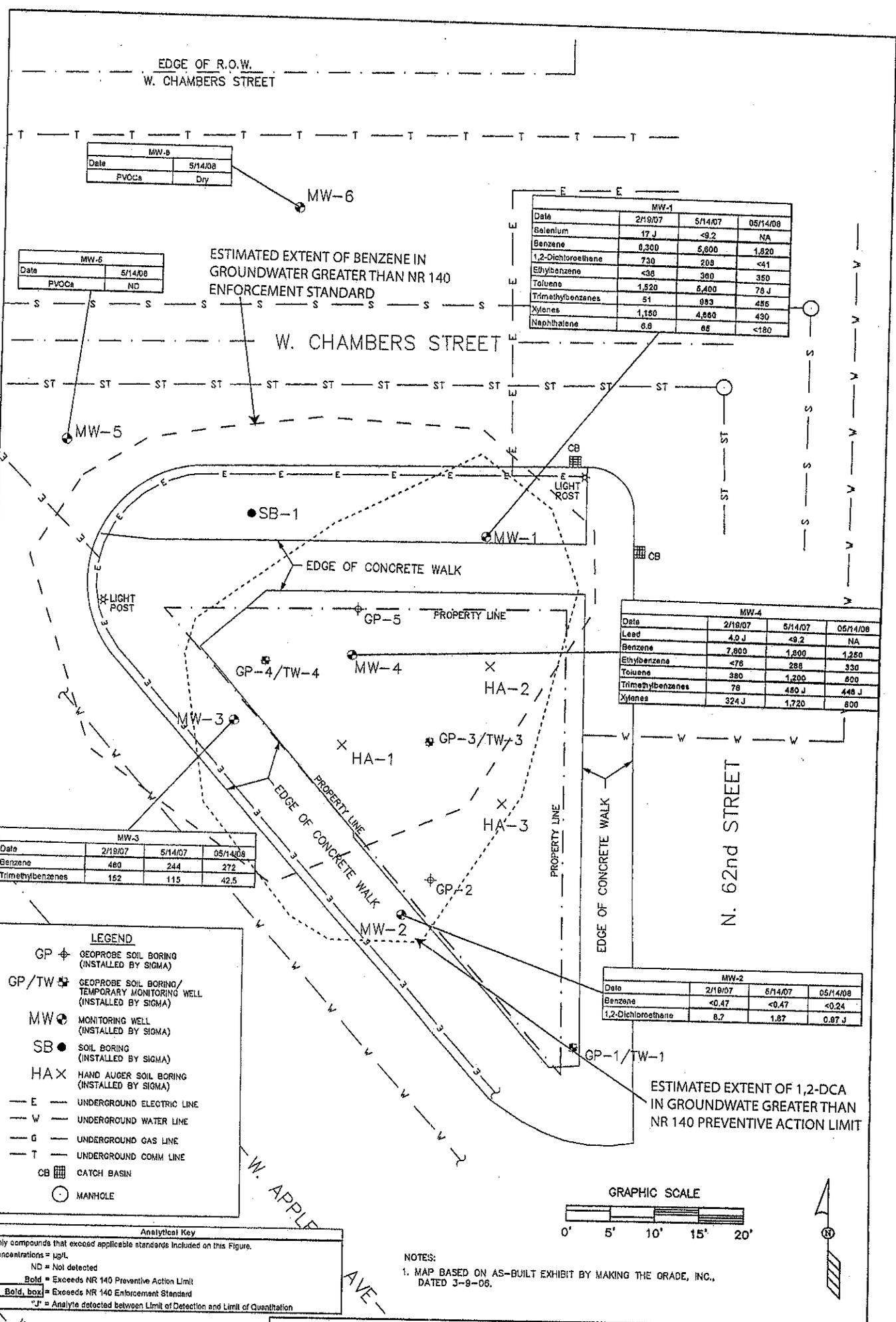


NOTES:
 1. MAP BASED ON AS-BUILT EXHIBIT BY MAKING THE GRADE, INC., DATED 3-9-06.

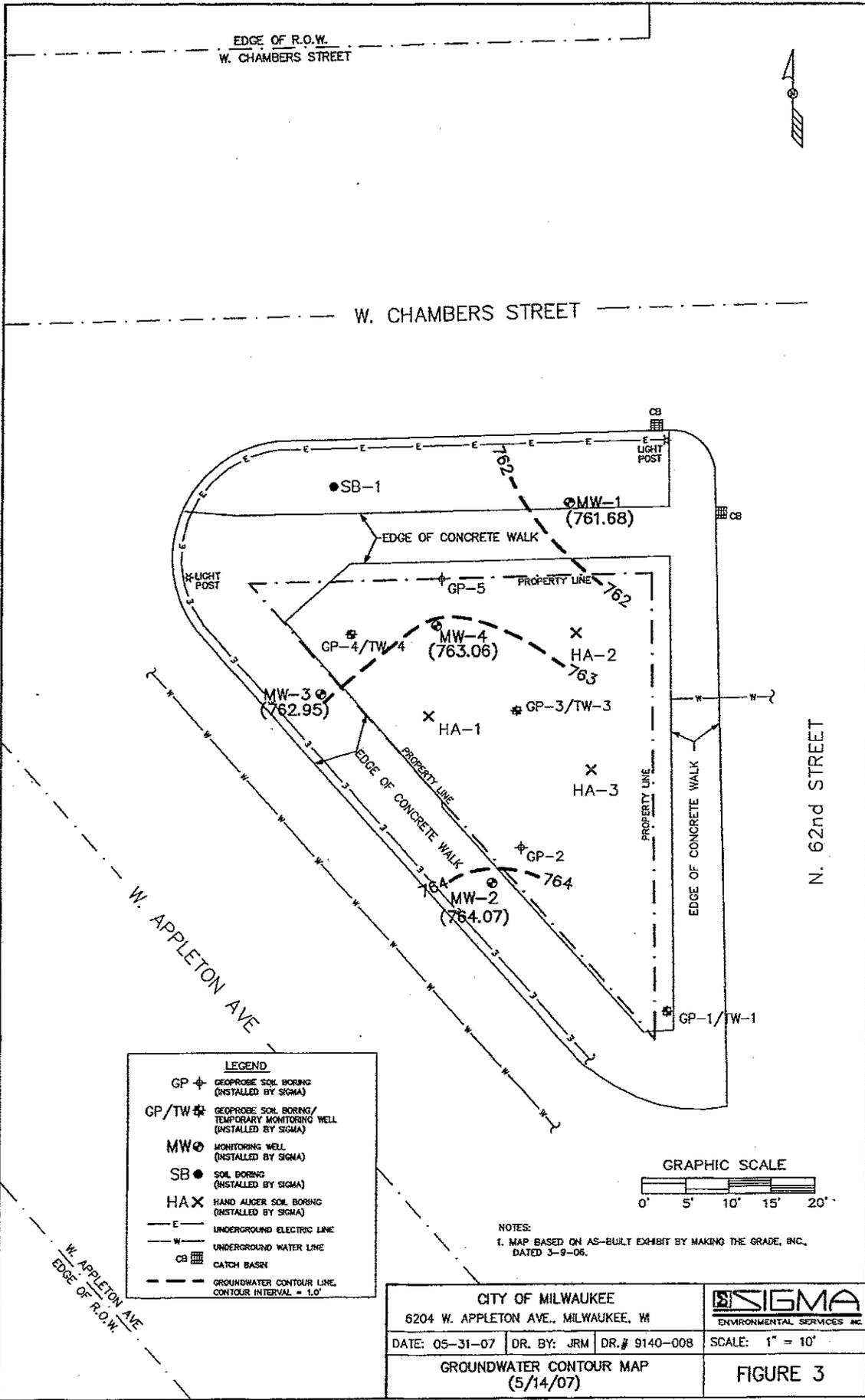
K:\CTYOPMIL\9140\9140-009.dwg, Model, 8/25/2008 1:08:25 PM, 11x17, 1:10

CITY OF MILWAUKEE 6204 W. APPLETON AVE., MILWAUKEE, WI		SIGMA ENVIRONMENTAL SERVICES, INC.	
DATE: 5-31-07	DR. BY: JRM	DR. # 9140-009	SCALE: 1" = 10'
SOIL QUALITY MAP		FIGURE 2	

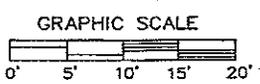
K:\ACTYOP\MIL19140\9140-006.dwg, F6-GWQM, 8/11/2008 12:53:10 PM, ANSI B (11 x 17 inches), 1:1



CITY OF MILWAUKEE 6204 W. APPLETON AVE., MILWAUKEE, WI		 <small>www.thesigmagroup.com</small> <small>1300 West Canal Street</small> <small>Milwaukee, WI 53233</small> <small>414-643-4200</small>
DATE: 08/11/08	DR. BY: JRM	
GROUNDWATER QUALITY MAP		SCALE: 1" = 10' Figure 3

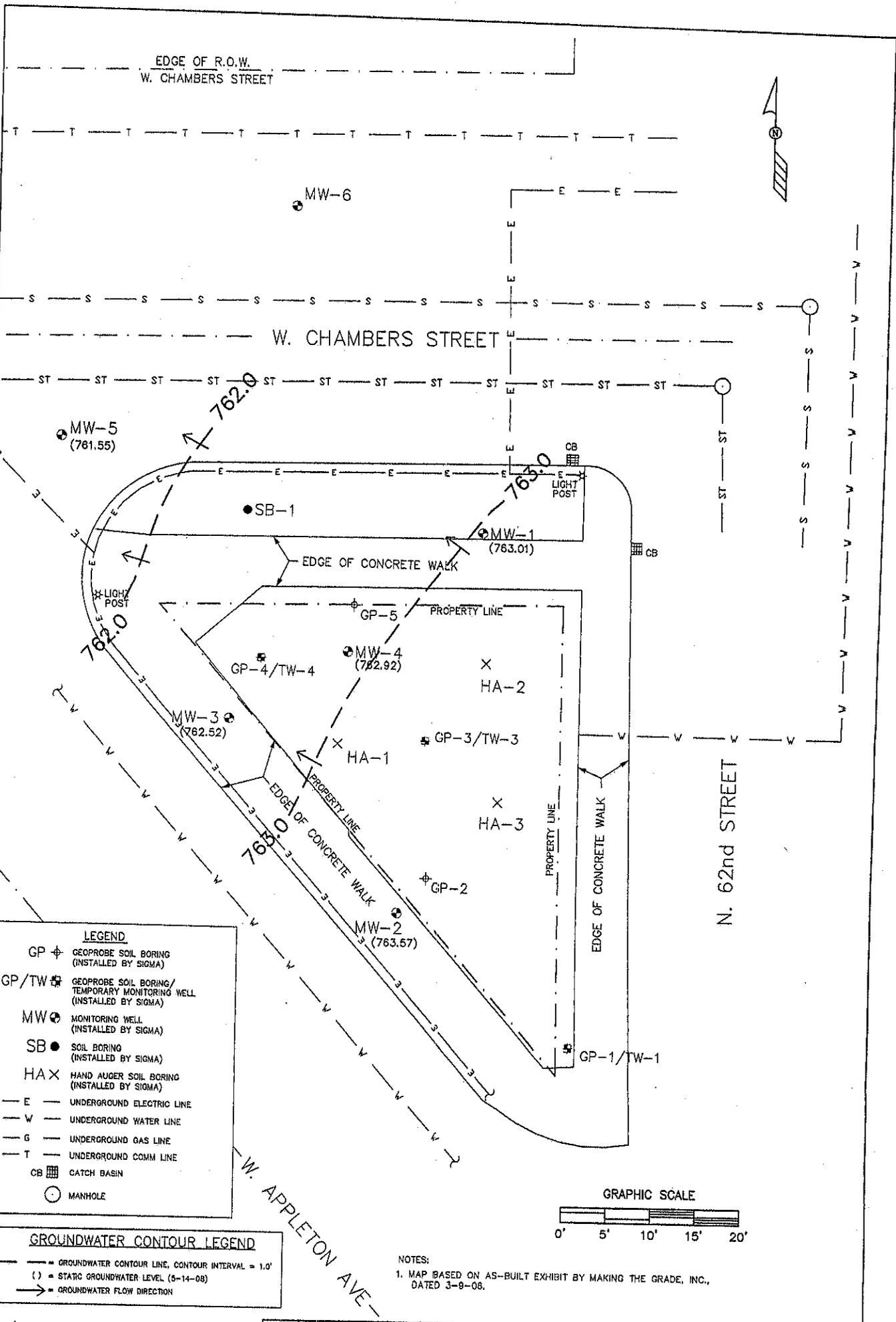


LEGEND	
GP +	GEOPROBE SOIL BORING (INSTALLED BY SIGMA)
GP/TW #	GEOPROBE SOIL BORING/TEMPORARY MONITORING WELL (INSTALLED BY SIGMA)
MW ⊕	MONITORING WELL (INSTALLED BY SIGMA)
SB ●	SOIL BORING (INSTALLED BY SIGMA)
HAX	HAND AUGER SOIL BORING (INSTALLED BY SIGMA)
-E-	UNDERGROUND ELECTRIC LINE
-W-	UNDERGROUND WATER LINE
CB	CATCH BASIN
- - -	GROUNDWATER CONTOUR LINE, CONTOUR INTERVAL = 1.0'



NOTES:
1. MAP BASED ON AS-BUILT EXHIBIT BY MAKING THE GRADE, INC., DATED 3-9-06.

CITY OF MILWAUKEE 6204 W. APPLETON AVE., MILWAUKEE, WI			
DATE: 05-31-07	DR. BY: JRM	DR. # 9140-008	
GROUNDWATER CONTOUR MAP (5/14/07)			FIGURE 3

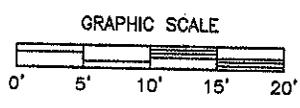


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- LEGEND**
- GP ⊕ GEOPROBE SOIL BORING (INSTALLED BY SIGMA)
 - GP/TW ⊕ GEOPROBE SOIL BORING/TEMPORARY MONITORING WELL (INSTALLED BY SIGMA)
 - MW ⊕ MONITORING WELL (INSTALLED BY SIGMA)
 - SB ● SOIL BORING (INSTALLED BY SIGMA)
 - HA X HAND AUGER SOIL BORING (INSTALLED BY SIGMA)
 - E — UNDERGROUND ELECTRIC LINE
 - W — UNDERGROUND WATER LINE
 - G — UNDERGROUND GAS LINE
 - T — UNDERGROUND COMM LINE
 - CB [] CATCH BASIN
 - MANHOLE

- GROUNDWATER CONTOUR LEGEND**
- GROUNDWATER CONTOUR LINE, CONTOUR INTERVAL = 1.0'
 - () = STATIC GROUNDWATER LEVEL (5-14-08)
 - GROUNDWATER FLOW DIRECTION

NOTES:
 1. MAP BASED ON AS-BUILT EXHIBIT BY MAKING THE GRADE, INC., DATED 3-9-08.



CITY OF MILWAUKEE 6204 W. APPLETON AVE., MILWAUKEE, WI			 <small>www.thealpsgroup.com 1300 West Canal Street Milwaukee, WI 53233 414-643-4200</small>
DATE: 08/11/08	DR. EY: JRM	DR.# 9140-006	
GROUNDWATER CONTOUR MAP (5/14/08)			SCALE: 1" = 10' Figure 4

Table 2
Soil Quality Results - 6204 W. Appleton Avenue Site
Milwaukee, Wisconsin
Sigma Project No. 9140

Soil Boring Identification:		GP-1/TW-1		GP-2		GP-3/TW-3		GP-4/TW-4		GP-5		NR 720.09	NR 720.11	NR 720.11	NR 720.19	NR 720.19	NR Interim PAH	NR Interim PAH	
Date		02/23/06		02/23/06		02/23/06		02/23/06		02/23/06		RCL	RCL	RCL	EPA SSL	EPA SSL	Generic RCLs	Generic RCLs	
Analytes	Depth	0-2	4-6	4-6	8-12	2-4	4-8	0-2	8-10	0-2	8-10	GW Protection	Direct Contact Non-Ind.	Direct Contact Industrial	GW Protection	Direct Contact Non-Ind.	GW Protection	10-6 Risk Factor	
RCRA Metals																			
Arsenic	mg/kg	6.6	3.8	3.2	<2.5	3.8	3.7	3.9	<2.5	3.5	<2.5								
Barium	mg/kg	110	80	63	42	74	54	97	51	100	51		0.039	1.6					
Cadmium	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5								
Chromium	mg/kg	30	19	17	13	19	16	16	14	17	16		8.0	510					
Lead	mg/kg	14	7.1	7.9	6.1	56	13	23	8.1	13	7.1		16,000						
Mercury	mg/kg	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2		50	500					
Selenium	mg/kg	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5								
Silver	mg/kg	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5								
Detected VOCs																			
Benzene	µg/kg	<25	<25	57	92	<25	35	59	370	<25	1,450	5.5			2.3	170			
sec-Butylbenzene	µg/kg	<25	<25	<25	<25	<25	<25	<25	<25	<25	273								
n-Butylbenzene	µg/kg	<25	<25	<25	47	<25	<25	<25	<25	1,650	<25								
Ethylbenzene	µg/kg	<25	<25	<25	<25	<25	39	<25	<25	5,800	<25	2,900							
Isopropylbenzene	µg/kg	<25	<25	<25	<25	<25	<25	<25	<25	930	<25				13,000	8,900			
p-Isopropyltoluene	µg/kg	<25	<25	<25	<25	<25	<25	<25	<25	302	<25					860,000			
Naphthalene	µg/kg	<25	<25	<25	<25	<25	33 *J	<25	<25	2,920	<25				350	68,000			
Toluene	µg/kg	<25	<25	<25	<25	<25	<25	<25	<25	3,300	<25								
1,2,4-Trimethylbenzene	µg/kg	<25	<25	<25	<25	<25	61	97	2,030	<25	11,400	1,500			1,440	670,000			
1,3,5-Trimethylbenzene	µg/kg	<25	<25	<25	26.1 *J	<25	42	81	20,500	<25	16,400					52,000			
Xylenes	µg/kg	<75	<75	<75	<75	<75	149	640	32,300	<75	34,800	4,100			210,000	270,000			
PAHs																			
Acenaphthene	µg/kg	<17	<17	<17	<17	<17	<17	<17	<17	<17	<17								
Acenaphthylene	µg/kg	<19	<19	<19	<19	<19	<19	<19	<19	<19	<19						38,000	900,000	
Anthracene	µg/kg	<11	<11	<11	<11	<11	<11	<11	<11	<11	<11						700	18,000	
Benz(a)anthracene	µg/kg	<12	<12	<12	<12	27 *J	17 *J	129	<12	<12	<12						3,000,000	5,000,000	
Benzo(b)fluoranthene	µg/kg	<7.5	<7.5	<7.5	<7.5	69	57	251	<7.5	<7.5	<7.5						17,000	880	
Benzo(k)fluoranthene	µg/kg	<14	<14	<14	<14	22 *J	<14	109	<14	<14	<14						360,000	880	
Benzo(a)pyrene	µg/kg	<8.1	<8.1	<8.1	<8.1	14 *J	8.6 *J	91	<8.1	<8.1	<8.1						870,000	8,800	
Benzo(ghi)perylene	µg/kg	<8.5	<8.5	<8.5	<8.5	30	23 *J	65	<8.5	<8.5	<8.5						48,000	88	
Chrysene	µg/kg	<20	<20	<20	<20	52 *J	35 *J	222	<20	<20	<20						6,800,000	1,800	
Dibenz(a,h)anthracene	µg/kg	<11	<11	<11	<11	<11	<11	15 *J	<11	<11	<11						37,000	8,800	
Fluoranthene	µg/kg	<7.4	<7.4	<7.4	<7.4	86	64	353	<7.4	7.4 *J	<7.4						38,000	88	
Fluorene	µg/kg	<9.5	<9.5	<9.5	<9.5	<9.5	<9.5	<9.5	<9.5	<9.5	<9.5						500,000	600,000	
Indeno(1,2,3-cd)pyrene	µg/kg	<9.5	<9.5	<9.5	<9.5	18 *J	19 *J	52	<9.5	<9.5	<9.5						100,000	600,000	
1-Methylnaphthalene	µg/kg	<11	<11	<11	30 *J	<11	208	66	748	<11	1,470						680,000	880	
2-Methylnaphthalene	µg/kg	<12	<12	<12	22 *J	<12	376	82	1,620	<12	3,790						23,000	1,100,000	
Naphthalene	µg/kg	<17	<17	<17	31 *J	<17	383	37 *J	1,850	<17	3,220						20,000	600,000	
Phenanthrene	µg/kg	<8.9	<8.9	<8.9	<8.9	22 *J	24 *J	100	<8.9	<8.9	<8.9						400	20,000	
Pyrene	µg/kg	<11	<11	<11	<11	69	50	282	<11	<11	<11						1,800	18,000	
																		87,000	500,000

Notes:

1. D = diluted for analysis

2. NS = no standard

3. µg/kg = micrograms per kilogram (equivalent to parts per billion, ppb)

4. mg/kg = milligrams per kilogram (equivalent to parts per million, ppm)

5. NA = Not Analyzed

6. Exceedances:

box = exceeds groundwater protection standard

bold = exceeds direct contact pathway standard

bold = exceeds both groundwater protection and direct contact standard

Table 2
Soil Quality Results - 6204 W. Appleton Ave.
Milwaukee, Wisconsin
Sigma Project No. 9140

Soil Boring Identification:		MW-1		MW-2		MW-3		MW-4		SB-1		HA-1	HA-2	HA-3	NR 720.09	NR 720.11	NR 720.11	NR 720.19	NR 720.19	NR Interim PAH	NR Interim PAH
Date		01/18/07		01/18/07		01/18/07		01/18/07		01/18/07		12/14/06	12/14/06	12/14/06	RCL	RCL	RCL	EPA SSL	EPA SSL	Generic RCLs	Generic RCLs
Analytes	Depth	2-4	6-8	1-3	9-11	3-5	7-9	0-2	6-8	2-4	8-10	1	1	2	GW Protection	Direct Contact	Direct Contact	RCL	RCL	Non-Industrial	Non-Industrial
RCRA Metals																					
Lead	mg/kg	14	11	NA	NA	NA	NA	NA	NA	NA	NA	26	87	21	GW Protection	Non-Industrial	Industrial	GW Protection	Non-Industrial	Non-Industrial	Non-Industrial
PVOCs/Defected VOCs																					
Benzene	µg/kg	<25	<250	<25	105	<25	<25	<25	<25	<25	3,100 J	NA	NA	NA	5.5			NC	170		
1,2-Dichloroethane	µg/kg	<25	<250	<25	<25	<25	<25	<25	<25	<25	<1250	NA	NA	NA	4.9			NC	77		
Ethylbenzene	µg/kg	<25	3,400	<25	69	<25	81	<25	72	<25	9,200	NA	NA	NA	2,900			NC	400,000		
Methyl-Tert-Butyl-Ether	µg/kg	<25	<250	<25	<25	<25	<25	<25	<25	<25	<1250	NA	NA	NA	NS			NS	6,200,000		
Naphthalene	µg/kg	<25	2,200	<25	<25	<25	38 J	<25	276	<25	4,500	NA	NA	NA	NS			350	68,000		
Toluene	µg/kg	<25	<250	<25	310	<25	<25	<25	<25	<25	5,700	NA	NA	NA	1,500			NC	670,000		
1,2,4-Trimethylbenzene	µg/kg	<25	29,000	<25	175	<25	101	<25	2,910	<25	26,600	NA	NA	NA	NS			7,600	50,000		
1,3,5-Trimethylbenzene	µg/kg	<25	6,600	<25	52 J	<25	37 J	<25	640	<25	9,000	NA	NA	NA	NS			3,500	29,000		
Xylenes, Total	µg/kg	<75	8,500	<75	403	<75	<75	<75	570.8	<75	52,100	NA	NA	NA	4,100			NC	280,000		
PAHs																					
Acenaphthene	µg/kg	<17	<17	<17	<17	<17	<17	<170	<17	<17	<17	NA	NA	NA						38,000	9,000,000
Acenaphthylene	µg/kg	<19	<19	<19	<19	<19	<19	<190	<19	<19	<19	NA	NA	NA						700	180,000
Anthracene	µg/kg	<11	<11	<11	<11	<11	<11	<110	<11	<11	<11	NA	NA	NA						3,000,000	50,000,000
Benz(a)anthracene	µg/kg	<12	<12	16.5 J	<12	<12	<12	180 J	<12	<12	<12	NA	NA	NA						17,000	880
Benzo(b)fluoranthene	µg/kg	<7.5	<7.5	17 J	<7.5	<7.5	<7.5	276	<7.5	<7.5	<7.5	NA	NA	NA						360,000	880
Benzo(k)fluoranthene	µg/kg	<14	<14	<14	<14	<14	<14	158 J	<14	<14	<14	NA	NA	NA						870,000	8,800
Benzo(a)pyrene	µg/kg	<8.1	<8.1	<8.1	<8.1	<8.1	<8.1	137 J	<8.1	<8.1	<8.1	NA	NA	NA						48,000	88
Benzo(ghi)perylene	µg/kg	<8.5	<8.5	<8.5	<8.5	<8.5	<8.5	192 J	<8.5	<8.5	<8.5	NA	NA	NA						6,800,000	18,000
Chrysene	µg/kg	<20	<20	<20	<20	<20	<20	246 J	<20	<20	<20	NA	NA	NA						37,000	88,000
Dibenz(a,h)anthracene	µg/kg	<11	<11	<11	<11	<11	<11	<110	<11	<11	<11	NA	NA	NA						38,000	88
Fluoranthene	µg/kg	<7.4	<7.4	29.3	<7.4	<7.4	<7.4	350	<7.4	<7.4	<7.4	NA	NA	NA						500,000	6,000,000
Fluorene	µg/kg	<9.5	<9.5	<9.5	<9.5	<9.5	<9.5	<95	<9.5	<9.5	<9.5	NA	NA	NA						100,000	6,000,000
Indeno(1,2,3-cd)pyrene	µg/kg	<9.5	<9.5	<9.5	<9.5	<9.5	<9.5	108 J	<9.5	<9.5	<9.5	NA	NA	NA						680,000	880
1-Methylnaphthalene	µg/kg	<11	950	<11	17.4 J	<11	102	<110	640	<11	1,390	NA	NA	NA						23,000	11,000,000
2-Methylnaphthalene	µg/kg	<12	2,630	<12	<12	<12	27.4 J	<120	1,640	<12	3,800	NA	NA	NA						20,000	6,000,000
Naphthalene	µg/kg	<17	2,570	<17	<17	<17	62	<170	1,110	<17	3,110	NA	NA	NA						400	200,000
Phenanthrene	µg/kg	<8.9	12.1 J	13.3 J	<8.9	<8.9	<8.9	123 J	<8.9	<8.9	9.3 J	NA	NA	NA						1,800	180,000
Pyrene	µg/kg	<11	<11	22.6 J	<11	<11	<11	266 J	<11	<11	<11	NA	NA	NA						87,000	5,000,000

Notes:
 J = between limit of detection and limit of quantitation
 NA = Not Analyzed
 µg/kg = micrograms per kilogram (equivalent to parts per billion, ppb)
 mg/kg = milligrams per kilogram (equivalent to parts per million, ppm)
bold, italics = exceeds groundwater protection standard
bold, box = exceeds direct contact pathway standard
 NS = no standard

Table 1
Groundwater Elevation Data
6204 W. Appleton Ave. Site
City of Milwaukee, Milwaukee Wisconsin
Sigma Project #9140

Well Identification	Ground Surface Elevation (feet MSL)	Top of Casing Elevation (feet MSL)	Screen Interval (feet bgs)	Depth to Groundwater		Groundwater Elevation (feet MSL)	Date
				(feet toc)	(feet bgs)		
TW-1	768.79	769.16	5-20	4.76	5.39	762.36	03/10/2006
		Stick-Up		4.20	4.83	762.92	03/13/2006
TW-3	767.6	769.21	4-14	3.55	4.13	764.92	03/10/2006
		Stick-Up		3.42	4.00	765.05	03/13/2006
TW-4	767.98	768.53	4.5-14.5	2.28	-0.89	769.58	03/10/2006
		Stick-Up		3.27	0.10	768.59	03/13/2006
MW-1	767.75	767.12	3-13	11.03	11.66	756.09	02/19/2007
				5.44	6.07	761.68	05/14/2007
				2.95	3.58	764.17	04/09/2008
				2.65	3.28	764.47	04/14/2008
				4.11	4.74	763.01	05/14/2008
		Flushmount					
MW-2	769.17	768.65	3-13	8.83	9.41	759.64	02/19/2007
				4.40	4.98	764.07	05/14/2007
				3.50	4.08	764.97	04/09/2008
				3.22	3.80	765.25	04/14/2008
				4.90	5.48	763.57	05/14/2008
		Flushmount					
MW-3	769.05	768.47	3.5-13.5	8.42	9.00	760.05	02/19/2007
				5.52	6.10	762.95	05/14/2007
				4.85	5.43	763.62	04/09/2008
				4.15	4.73	764.32	04/14/2008
				5.95	6.53	762.52	05/14/2008
		Flushmount					
MW-4	768.69	771.86	3-13	12.97	9.80	758.89	02/19/2007
				8.80	5.63	763.06	05/14/2007
				7.91	4.74	763.95	04/09/2008
				7.71	4.54	764.15	04/14/2008
				8.94	5.77	762.92	05/14/2008
		Stick-Up					
MW-5	768.47	768.28	4-14	6.73	6.92	761.55	05/14/2008
		Flushmount					
MW-6	766.94	766.43	5-15	DRY	DRY	DRY	05/14/2008
		Flushmount					

Notes: MSL = mean sea level
feet toc = feet below top of casing
feet bgs = feet below ground surface

November 2, 2009

Project Reference #9140

Mr. Jeffrey S. Polenske
City Engineer
Department of Public Works
Zeidler Municipal Building, Room 701
841 N. Broadway
Milwaukee, WI 53202

Certified Mail

Mr. Ronald D. Leonhardt
Milwaukee City Clerk
City Hall, Room 205
200 E. Wells Street
Milwaukee, WI 53202

Subject: Notification of Contamination Within West Chambers Street and West Appleton Avenue Right-of-Way in Milwaukee

Dear Mr. Polenske and Mr. Leonhardt:

On behalf of the Redevelopment Authority of the City of Milwaukee, Sigma Environmental Services, Inc. (Sigma) is notifying the City of Milwaukee of the presence of residual petroleum hydrocarbon impacts within soil and groundwater located beneath West Chambers Street to the north and West Appleton Avenue to the west of the of the property located at 6204 West Appleton Avenue. Wisconsin Administrative Code (WAC) Chapter NR 726.05 (2)(b)4 requires the Municipal Clerk and Municipal Department responsible for maintaining the street or highway be given written notification of the presence of petroleum impacts within the right-of-way. This letter serves as that notification.

Following is a summary of information that must be disclosed according to the Wisconsin Department of Natural Resources (WDNR):

County: Milwaukee
Roadway: West Chambers Street and West Appleton Avenue
Site name: 6204 West Appleton Avenue
Site address: 6204 West Appleton Avenue, Milwaukee, WI 53210
WDNR BRRTS#: 03-41-544482

Responsible Party's name: Redevelopment Authority of the City of Milwaukee (contact: Ms. Tory Kress, P.E.)
Owner's address: 809 North Broadway, Milwaukee, WI 53202
Consulting firm: Sigma Environmental Services, Inc.
Consultant contact: Stephen Meer, P.E.

I:\milwci\9140\NotificationMilwaukee.docc

Consultant address: 1300 West Canal Street, Milwaukee, WI 53233
Phone and fax: (414) 643-4200 / (414) 643-4210
Email: smeer@thesigmagroup.com

Soil contamination: Yes

Depth to contaminated soil: Approximately 4 feet below ground surface

Vertical extent of contaminated soil: Approximately 4 to 12 feet below ground surface

Groundwater contamination: Yes

Depth to water table: Approximately 3 to 7 feet below ground surface

Description of contamination: Gasoline range organics, benzene, ethylbenzene, toluene, trimethylbenzenes and xylenes (petroleum hydrocarbons)

Summary of cleanup activities: Five gasoline underground storage tanks and approximately 10 tons of soil were removed from the 6204 W. Appleton Avenue property in October 2005. Analytical results of soil and groundwater samples indicate residual impacts remain in the location of the former USTs and the surrounding subsurface.

Natural attenuation of existing soil and groundwater contamination is being proposed as an acceptable remedial strategy for the site.

Soil and groundwater quality maps: Attached, see "Soil Quality Map" and "Groundwater Quality Map"

The Wisconsin Department of Commerce, Bureau of PECFA (COMM) will be making a final case closure determination shortly. As part of the closure process, the 6204 West Appleton Avenue property will be listed in the WDNR's Geographic Information System (GIS) database for properties with residual soil and groundwater contamination at the time of case closure.

If future construction activities disturb soil or groundwater within the West Chambers Street and West Appleton Avenue right-of-way as described above, or if soil or groundwater is to be otherwise extracted in the vicinity of this area, the soil or groundwater should be sampled and managed in compliance with applicable statutes and rules.

If you have any questions or comments, please contact Sigma at (414) 643-4200.

Sincerely,

SIGMA ENVIRONMENTAL SERVICES, INC.


Stephen Meer, P.E.
Staff Engineer

Enclosures: Soil Quality Map
Groundwater Quality Map

cc: Ms. Tory Kress, P.E.

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

*J. Polenski; City Eng.
DPA
Zedler Bld. RM 701
841 N. Broadway
Milwaukee 53202*

2. Article Number
(Transfer from service label)

7009 1680 0002 2963 1044

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

- A. Signature
Shirley D. Peavie Agent Addressee
- B. Received by (Printed Name) *Shirley D. Peavie*
- C. Date of Delivery *11-4-09*
- D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below;

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

4. Restricted Delivery? (Extra Fee) Yes

UNITED STATES POSTAL SERVICE

MILWAUKEE WI 532

04 NOV 2009 PM 3

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

• Sender: Please print your name, address, and ZIP+4 in this box •

The Sigma Group
1300 W. Canal Street
Milwaukee, WI 53233

9140 Marconi 4/3 SM

3583



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

*Mr. Ronald Leonhardt
Milw. City Clerk
200 E. Wells
Milw, WI. 53202*

2. Article Number:

7009 1680 0002 2963 1051

(Transfer from service label)

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
x Gloria Ware Addressee

B. Received by (Printed Name) C. Date of Delivery
G. WARE *11/4/09*

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- Certified Mail Express Mail
- Registered Return Receipt for Merchandise
- Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

UNITED STATES POSTAL SERVICE

MILWAUKEE WI 532

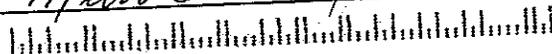
04 NOV 2009 PM 3:1

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

• Sender: Please print your name, address, and ZIP+4 in this box •

The Sigma Group
1300 W. Canal Street
Milwaukee, WI 53233

9140 Malvici 11/3 SM



MAILED
11/3

November 2, 2009

Project Reference #9140

Mr. Dewayne Johnson
Wisconsin Department of Transportation
141 NW Barstow Street
P.O. Box 798
Waukesha, WI 53187

Certified Mail

Subject: Notification of Contamination Within West Appleton Avenue (STH 41) Right-of-Way in Milwaukee

Dear Mr. Johnson:

On behalf of the Redevelopment Authority of the City of Milwaukee, Sigma Environmental Services, Inc. (Sigma) is notifying the WDOT of the presence of residual petroleum hydrocarbon impacts within soil and groundwater located beneath West Appleton Avenue (STH 41) to the west of the of the property located at 6204 West Appleton Avenue. Wisconsin Administrative Code (WAC) Chapter NR 726.05 (2)(b)4 requires the Department responsible for maintaining the street or highway be given written notification of the presence of petroleum impacts within the right-of-way. This letter serves as that notification.

Following is a summary of information that must be disclosed according to the Wisconsin Department of Natural Resources (WDNR):

County: Milwaukee
Roadway: West Appleton Avenue (STH 41)
Site name: 6204 West Appleton Avenue
Site address: 6204 West Appleton Avenue, Milwaukee, WI 53210
WDNR BRRTS#: 03-41-544482

Responsible Party's name: Redevelopment Authority of the City of Milwaukee (contact: Ms. Tory Kress, P.E.)
Owner's address: 809 North Broadway, Milwaukee, WI 53202
Consulting firm: Sigma Environmental Services, Inc.
Consultant contact: Stephen Meer, P.E.
Consultant address: 1300 West Canal Street, Milwaukee, WI 53233
Phone and fax: (414) 643-4200 / (414) 643-4210
Email: smeer@thesigmagroup.com

Soil contamination: Yes
Depth to contaminated soil: Approximately 4 feet below ground surface
Vertical extent of contaminated soil: Approximately 4 to 12 feet below ground surface
Groundwater contamination: Yes

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Depth to water table: Approximately 3 to 7 feet below ground surface

Description of contamination: Gasoline range organics, benzene, ethylbenzene, toluene, trimethylbenzenes and xylenes (petroleum hydrocarbons)

Summary of cleanup activities: Five gasoline underground storage tanks and approximately 10 tons of soil were removed from the 6204 W. Appleton Avenue property in October 2005. Analytical results of soil and groundwater samples indicate residual impacts remain in the location of the former USTs and the surrounding subsurface.

Natural attenuation of existing soil and groundwater contamination is being proposed as an acceptable remedial strategy for the site.

Soil and groundwater quality maps: Attached, see "Soil Quality Map" and "Groundwater Quality Map"

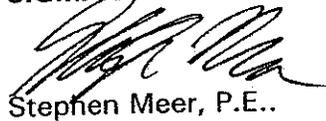
The Wisconsin Department of Commerce, Bureau of PECFA (COMM) will be making a final case closure determination shortly. As part of the closure process, the 6204 West Appleton Avenue property will be listed in the WDNR's Geographic Information System (GIS) database for properties with residual soil and groundwater contamination at the time of case closure.

If future construction activities disturb soil or groundwater within the West Appleton Avenue (STH 41) right-of-way as described above, or if soil or groundwater is to be otherwise extracted in the vicinity of this area, the soil or groundwater should be sampled and managed in compliance with applicable statutes and rules.

If you have any questions or comments, please contact Sigma at (414) 643-4200.

Sincerely,

SIGMA ENVIRONMENTAL SERVICES, INC.



Stephen Meer, P.E.
Staff Engineer

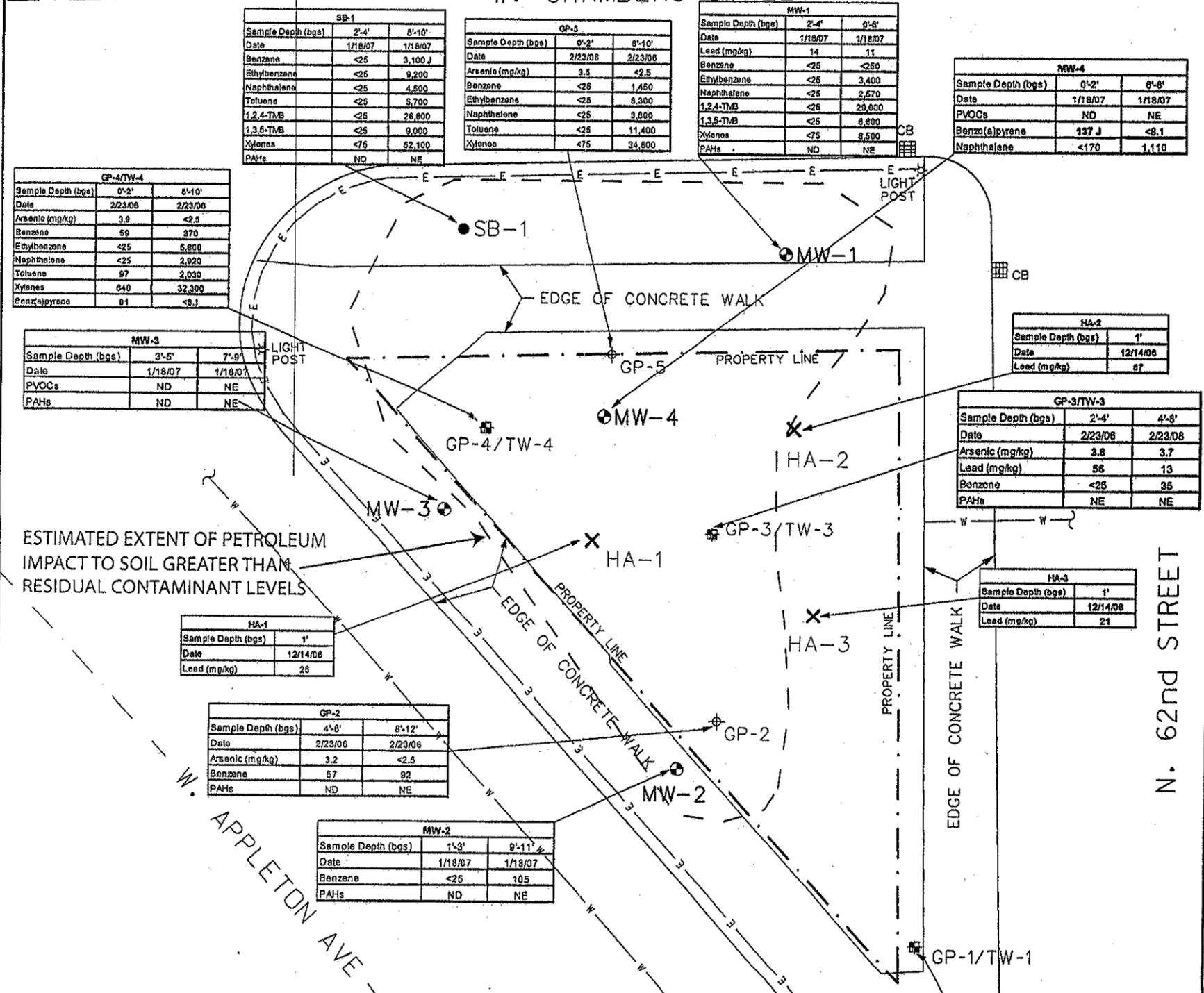
Enclosures: Soil Quality Map
Groundwater Quality Map

cc: Ms. Tory Kress, P.E.

EDGE OF R.O.W.
W. CHAMBERS STREET

Analytical Key		
ND = Not detected	NA = Not analyzed	NE = No exceedances
Concentrations = µg/kg, unless otherwise noted		
Exceedances:	box = groundwater protection exceedance	PAHs = Polycyclic Aromatic Hydrocarbons
	bold = direct contact exceedance (non-Industrial)	PVOCs = Petroleum VOCs
	bold, box = groundwater & direct contact exceedance	1,2,4-TMB = 1,2,4 Trimethylbenzene
	VOCs = Volatile Organic Compounds	1,3,5-TMB = 1,3,5 Trimethylbenzene
Only compounds with exceedances included in this figure.		

W. CHAMBERS STREET



GP-4/TW-4		
Sample Depth (bgs)	0'-2'	8'-10'
Date	2/23/06	2/23/06
Arsenic (mg/kg)	3.9	<2.5
Benzene	69	370
Ethylbenzene	<25	6,800
Naphthalene	<25	2,920
Toluene	97	2,030
Xylenes	640	32,300
Benzo(a)pyrene	81	<8.1

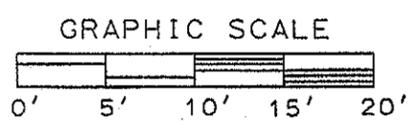
MW-3		
Sample Depth (bgs)	3'-5'	7'-9'
Date	1/18/07	1/18/07
PVOCs	ND	NE
PAHs	ND	NE

HA-1		
Sample Depth (bgs)	1'	
Date	12/14/08	
Lead (mg/kg)	28	

GP-2		
Sample Depth (bgs)	4'-8'	8'-12'
Date	2/23/06	2/23/06
Arsenic (mg/kg)	3.2	<2.5
Benzene	57	92
PAHs	ND	NE

MW-2		
Sample Depth (bgs)	1'-3'	9'-11'
Date	1/18/07	1/18/07
Benzene	<25	105
PAHs	ND	NE

LEGEND	
GP ⊕	GEOPROBE SOIL BORING (INSTALLED BY SIGMA)
GP/TW ⊕	GEOPROBE SOIL BORING/TEMPORARY MONITORING WELL (INSTALLED BY SIGMA)
MW ⊕	MONITORING WELL (INSTALLED BY SIGMA)
SB ●	SOIL BORING (INSTALLED BY SIGMA)
HA X	HAND AUGER SOIL BORING (INSTALLED BY SIGMA)
— E —	UNDERGROUND ELECTRIC LINE
— W —	UNDERGROUND WATER LINE
CB	CATCH BASIN



NOTES:
1. MAP BASED ON AS-BUILT EXHIBIT BY MAKING THE GRADE, INC., DATED 3-9-06.

K:\CTYOFMIL\9140\9140-009.dwg, Model, 8/25/2008 1:08:25 PM, 11x17, 1:10

CITY OF MILWAUKEE 6204 W. APPLETON AVE., MILWAUKEE, WI			
DATE: 5-31-07	DR. BY: JRM	DR.# 9140-009	
SOIL QUALITY MAP			FIGURE 2

EDGE OF R.O.W.
W. CHAMBERS STREET

MW-6	
Date	5/14/08
PVOCs	Dry

MW-6

ESTIMATED EXTENT OF BENZENE IN
GROUNDWATER GREATER THAN NR 140
ENFORCEMENT STANDARD

MW-1			
Date	2/19/07	5/14/07	05/14/08
Selenium	17 J	<9.2	NA
Benzene	8,300	5,600	1,820
1,2-Dichloroethane	730	208	<41
Ethylbenzene	<38	360	350
Toluene	1,520	5,400	78 J
Trimethylbenzenes	51	983	455
Xylenes	1,150	4,660	430
Naphthalene	6.6	65	<180

MW-5	
Date	5/14/08
PVOCs	ND

MW-5

W. CHAMBERS STREET

MW-4			
Date	2/19/07	5/14/07	05/14/08
Lead	4.0 J	<9.2	NA
Benzene	7,800	1,800	1,260
Ethylbenzene	<78	288	330
Toluene	380	1,200	500
Trimethylbenzenes	78	460 J	448 J
Xylenes	324 J	1,720	800

MW-3			
Date	2/19/07	5/14/07	05/14/08
Benzene	480	244	272
Trimethylbenzenes	152	115	42.5

LEGEND

- GP ⊕ GEOPROBE SOIL BORING (INSTALLED BY SIGMA)
- GP/TW ⊕ GEOPROBE SOIL BORING/TEMPORARY MONITORING WELL (INSTALLED BY SIGMA)
- MW ⊕ MONITORING WELL (INSTALLED BY SIGMA)
- SB ● SOIL BORING (INSTALLED BY SIGMA)
- HAX ✕ HAND AUGER SOIL BORING (INSTALLED BY SIGMA)
- E — UNDERGROUND ELECTRIC LINE
- W — UNDERGROUND WATER LINE
- G — UNDERGROUND GAS LINE
- T — UNDERGROUND COMM LINE
- CB [] CATCH BASIN
- MANHOLE

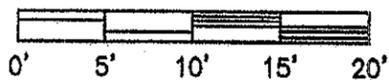
Analytical Key

Only compounds that exceed applicable standards included on this Figure.
Concentrations = µg/L
ND = Not detected
Bold = Exceeds NR 140 Preventive Action Limit
Bold, box = Exceeds NR 140 Enforcement Standard
*J = Analyte detected between Limit of Detection and Limit of Quantitation

NOTES:

1. MAP BASED ON AS-BUILT EXHIBIT BY MAKING THE GRADE, INC., DATED 3-9-06.

GRAPHIC SCALE



CITY OF MILWAUKEE
6204 W. APPLETON AVE., MILWAUKEE, WI

THE SIGMA GROUP
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
414-643-4200

DATE: 08/11/08 DR. BY: JRM DR.# 9140-006

SCALE: 1" = 10'

GROUNDWATER QUALITY MAP

Figure 3

K:\CTYOFMIL\9140\9140-006.dwg, F6-GWQM, 8/11/2008 12:53:10 PM, ANSI B (11 x 17 inches), 1:1

W. APPLETON AVE
EDGE OF R.O.W.

RIGHT-OF-WAY

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:
O. Johnson
W. DOT
141 NW. Barstow
Waukesha, W.
53188

2. Article Number
 (Transfer from service label)

7009 1680 0002 2963 1037

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee
[Signature]

B. Received by (Printed Name) Date of Delivery
[Signature] *1/4/01*

D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:

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

4. Restricted Delivery? (Extra Fee) Yes

UNITED STATES POSTAL SERVICE



First-Class Mail
 Postage & Fees Paid
 USPS
 Permit No. G-10

• Sender: Please print your name, address, and ZIP+4 in this box •

The Sigma Group
 1300 W. Canal Street
 Milwaukee, WI 53233

9140 Malin ci 11/3 SM

