

GIS REGISTRY INFORMATION

SITE NAME:	Klug & Smith (Former)			FID #	
BRRTS #:	03-41-546637			(if appropriate):	
COMMERCE # (if appropriate):	53214-5402-25-D (former gasoline USTs area)				
CLOSURE DATE:	August 7, 2006				
STREET ADDRESS:	4425 W Mitchell St				
CITY:	West Milwaukee				
SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):	X =	685458	Y =	284138	
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 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 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 or denial letter issued.					<input checked="" type="checkbox"/>
Copy of most recent deed, including legal description, for all affected properties					<input checked="" type="checkbox"/>
Certified survey map or relevant portion of the recorded plat map (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 type="checkbox"/>
Copy of any maintenance plan referenced in the deed restriction					<input type="checkbox"/>



August 7, 2006

Mr. Dennis Klein
KBS Mitchell St. -A Wisconsin Ltd. Partnership
16985 W. Bluemound Rd.
Brookfield, WI 53005



RE: **Final Closure (Former Gasoline USTs Area)**

Commerce # 53214-5402-25-D DNR BRRTS # 03-41-546637
Klug & Smith (Former), 4425 W. Mitchell St., West Milwaukee

Dear Mr. Klein:

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 Department of Natural Resources (DNR) Geographic Information System (GIS) Registry of Closed Remediation Sites to address residual contamination. It is in your best interest to keep all documentation related to the environmental activities that were conducted.

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

Thank you for your efforts to bring this case to closure. If you have any questions, please contact me in writing at the letterhead address or by telephone at (414) 220-5402.

Sincerely,

A handwritten signature in black ink, appearing to read "Stephen D. Mueller". The signature is written in a cursive style and is positioned above the typed name and title.

Stephen D. Mueller
Senior Hydrogeologist
Site Review Section

cc: Steven Thuemling, Giles Engineering Associates, Inc.

Document Number

WARRANTY DEED

8346209

This Deed, made between Klug & Smith Co., a Wisconsin corporation, Grantor, and

KBS Mitchell Street, A Wisconsin Limited Partnership, Grantee.

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

REGISTER'S OFFICE 1 SS
Milwaukee County, WI
RECORDED AT 12:17 PM
09-16-2002

IGNATIUS J. NIEMCZYK
REGISTER OF DEEDS

AMOUNT 13.00

Recording Area
Name and Return Address

Luke J. Chiarelli
Domnitz, Mawicke & Goisman, S.C.
1509 North Prospect Avenue
Milwaukee, WI 53202

436-1119-001 AND 436-1118

(Parcel Identification Number)

SEE EXHIBIT A LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

TRANSFER
\$1,275.⁰⁰
FEE

This is not homestead property.

Together with all and singular the hereditaments and appurtenances thereunto belonging; And Grantor warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except: municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, and general taxes levied in the year of closing.

Dated this 29th day of August, 2002

KLUG & SMITH CO., a Wisconsin corporation

By: William H. Emory

* WILLIAM H. EMORY
(Print Name and Title)

AUTHENTICATION

Signature(s) of: WILLIAM H. EMORY
authenticated this 29th day of AUGUST 2002.

* J. Miles Goodwin
MEMBER STATE BAR OF WISCONSIN
J. MILES GOODWIN

ACKNOWLEDGMENT

STATE OF WISCONSIN
MILWAUKEE COUNTY
Personally came before me this _____ day of _____, the above named

_____ to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.

signature
type or print name _____
Notary Public _____ County, _____
My commission is permanent.
(If not, state expiration date: _____.)

THIS INSTRUMENT WAS DRAFTED BY:
Luke J. Chiarelli
(Signatures may be authenticated or acknowledged. Both are not necessary.)

REEL 5413
IMAGE 3845

EXHIBIT A

LEGAL DESCRIPTION

TAX KEY NOS.: 436-1119-001 AND 436-1118
PROPERTY ADDRESS: 4425 WEST MITCHELL STREET, MILWAUKEE

Parcel 1:

That part of Lot 1, Block 19 of Assessor's Plat No. 290 in the Northeast 1/4 of Section 2, Town 6 North, Range 21 East, in the Village of West Milwaukee, Milwaukee County, Wisconsin, bounded and described as follows:

Commencing at point which is 472.50 feet West of the East line and 385 feet North of the South line of said Northeast 1/4 of Section 2; running thence North and parallel to the East line of said 1/4 Section 382 feet to a point; thence West and parallel to the South line of said 1/4 Section, 228.62 feet to a point; thence South and parallel to the East line of said 1/4 Section, 382 feet to a point; thence East and parallel to the South line of said 1/4 Section, 228.62 feet to the point of commencement.

Except the North 30 feet and the East 7.50 feet.

Together with all right, title and interest of the grantors in and to the easement created in that certain agreement between Milwaukee Grey Iron Foundry Co. and Wisconsin Grey Iron Foundry Co. and relating to the use of a spur track and a right of way as described in that certain Warranty Deed from Milwaukee Grey Foundry Co. to Wisconsin Grey Iron Foundry Co., dated and acknowledged November 7, 1929 and recorded on January 29, 1930 in Volume 1329 of Deeds on Page 168, as Document No. 1759397.

Parcel 2:

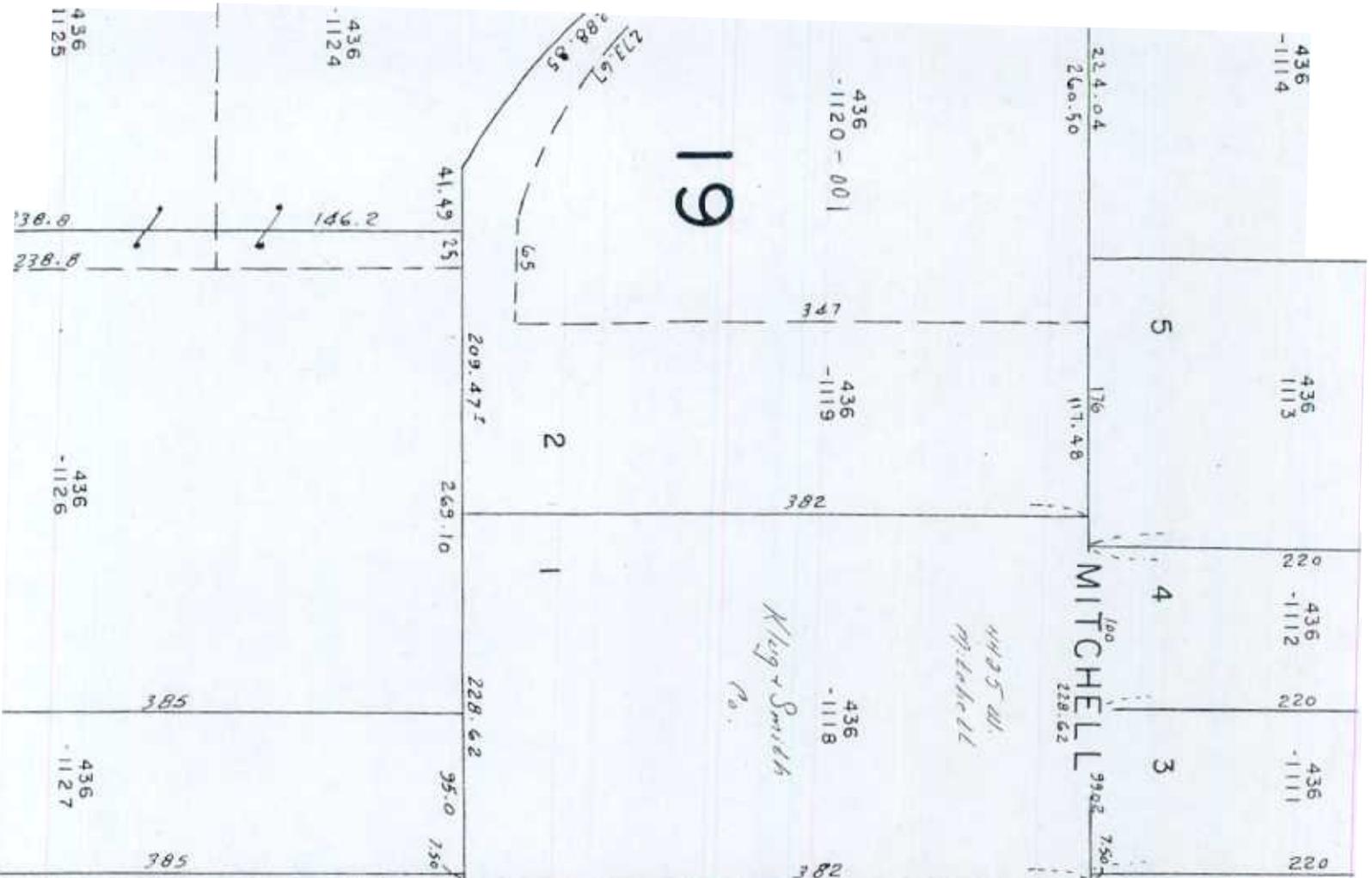
That part of Lot 2, Block 19, of Assessor's Plat No. 290, being a part of the Northeast 1/4 of Section 2, in Town 6 North, Range 21 East, in the Village of West Milwaukee, Milwaukee County, Wisconsin, bounded and described as follows:

Commencing at the Northeast corner of said Lot 2, running thence South 0° 26' 15" West along the East line of said Lot 2, 382.0 feet to a point in the South line of said Lot 2; thence West along the South line of said Lot 2, 209.47 feet to a point; thence Northwesterly along the Southwesterly line of said Lot 2, being a curved line having a radius of 359.26 feet with its center to the Northeast and a chord 281.14 feet in length which bears North 36° 23' 03" West, a distance of 288.85 feet to a point; thence East and parallel to the South line of said Lot 2, 14.0 feet to a point; thence Southeasterly along a curved line, having a radius of 277.95 feet with its center to the Northeast and its chord 262.75 feet in length which bears South 43° 18' 20" East, a distance of 273.67 feet to a point; thence East and parallel to the South line of said Lot 2, 65.0 feet to a point; thence North 0° 26' 25" East 347.0 feet to a point in the North line of said Lot 2; thence East along the North line of said Lot 2, 117.48 feet to the place of commencement.

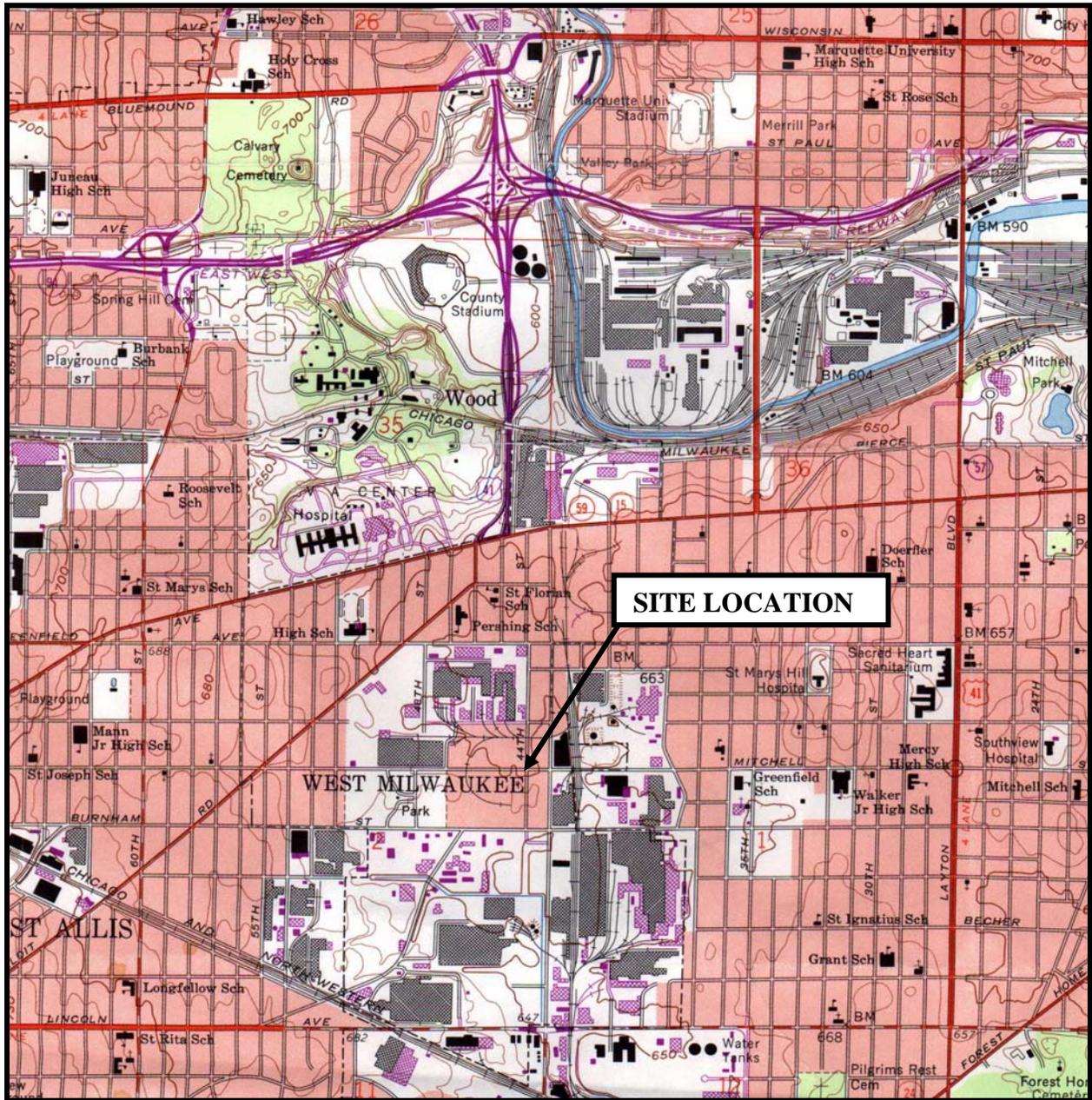
Except the North 30.0 feet thereof.

Also except that part of Lot 2 in Block 19 in Assessor's Plat No. 290, being a part of the Northeast 1/4 of Section 2, Town 6 North, Range 21 East, in the Village of West Milwaukee, Milwaukee County, Wisconsin, which is bounded and described as follows:

Commencing at the Southeast corner of said Lot 2; thence West along the South line of Lot 2 aforesaid 117.48 feet to the point of beginning of the lands to be described; continuing thence West along said South line 90.63 feet to a point; thence Northwesterly along the Southeasterly line of Lot 2 aforesaid 288.85 feet along the arc of a curve whose center lies to the Northeast whose radius is 359.26 feet with its center to the Northeast and a chord 281.14 feet in length which bears North 36° 23' 03" West a distance of 288.85 feet to a point; thence East and parallel with the South line of Lot 2 aforesaid 14.00 feet to a point; thence Southeasterly 273.67 feet along the arc of a curve whose center lies to the Northeast whose radius is 277.94 feet whose chord bears South 43° 15' 00" East 262.75 feet to a point; thence East and parallel with said South line 65.00 feet (recorded distance 63.05 computed) to a point, being on the Westerly line of a Quit Claim Deed recorded as Document No. 6343109; thence South 00° 26' 15" East and parallel with the East line of Lot 2 aforesaid 35.00 feet to the point of beginning.



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367	457	0



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

Scale: 1:24,000

Contour Interval: 10 Feet

**FIGURE 1
SITE LOCATION**



**Former Klug & Smith Company
Former Gasoline UST Area
4425 West Mitchell Street
West Milwaukee, Wisconsin
Project No. 1E-0210022**



TABLE 3
TEMPORARY GEOPROBE WELL GROUNDWATER ANALYTICAL RESULTS

Former Klug & Smith (Former Gasoline UST Area)
4425 West Mitchell Street
West Milwaukee, Wisconsin
Project No. 1E-0208008-1

Analytes		NR 140 Preventive Action Limit (PAL)	NR 140 Enforcement Standard (ES)	SAMPLING LOCATIONS
				B5
Date Sampled				08/29/02
Detected Volatile Organic Compounds (VOCs) (ug/l)	Trimethylbenzenes	96	480	30
	2-Butanone (MEK)	NS	NS	9.1
	Benzene	0.5	5	<u>244</u>
	Chloromethane	0	3	<0.49
	Ethylbenzene	140	700	19
	Isopropylbenzene	NS	NS	2.9
	Methyl-tert-butyl ether (MTBE)	12	60	35
	n-propylbenzene	NS	NS	4.9
	Naphthalene	8	40	15
	sec-butylbenzene	NS	NS	<0.34
	Total Xylenes	1,000	10,000	51.5
	Toluene	200	1,000	3.9

NOTES:

NR: Natural Resources Chapter of the Wisconsin Administrative Code

NS: No Standard

ug/L: Micrograms per liter; equivalent to parts per billion (ppb)

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

Results in red/underline exceed the NR 140 Enforcement Standard (ES)

Results in blue/paranthesis exceed the NR 140 preventive action limit (PAL)

**TABLE 4
GROUNDWATER ANALYTICAL RESULTS (VOCs and Lead)**

Former Klug & Smith (Former Gasoline UST Area)
4425 West Mitchell Street
West Milwaukee, Wisconsin
Project No. 1E-0210022

Analytes	WDNR Preventive Action Limit (PAL)	WDNR Enforcement Standard (ES)	SAMPLING LOCATIONS															
			MW-1					MW-2					MW-3					
Date Sampled	--	--	12/05/02	03/20/03	06/24/03	11/13/03	04/04/06	12/05/02	03/20/03	06/24/03	11/13/03	04/04/06	12/05/02	03/20/03	06/24/03	11/13/03	04/04/06	
Top of Well Casing Elevation	--	--	100.17					100.65					100.34					
Length of Well Screen	--	--	10 feet					10 feet					10 feet					
Static Water Level	--	--	14.19	13.68	13.41	14.36	12.65	5.11	5.87	3.62	3.84	2.92	16.71	DRY	16.22	16.1	14.36	
Water Elevation	--	--	85.98	86.49	86.76	85.81	87.52	95.54	94.78	97.03	96.81	97.73	83.63	DRY	84.12	84.24	85.98	
Lead (ug/l)	--	--	<1.5	NA	NA	NA	NA	<1.5	NA	NA	NA	NA	<1.5	NA	NA	NA	NA	
Detected Volatile Organic Compounds (VOCs) (ug/l)	Total Trimethylbenzenes	96	480	<u>622</u>	75	14	1.5	1.2j	<0.64	<0.125	<0.44	<0.44	<0.44	<0.64	NA	<0.44	<0.44	<0.44
	2-Butanone (MEK)	90	460	34	NA	NA	NA	NA	<1.4	NA	NA	NA	NA	<1.4	NA	NA	NA	NA
	Benzene	0.5	5	<u>221</u>	<u>1,270</u>	<u>1,200</u>	<u>130</u>	<u>190</u>	<0.27	<0.44	<0.25	<0.25	<0.25	<0.27	NA	<0.25	<0.25	<0.25
	Ethylbenzene	140	700	(221)	(137)	130	12	<0.88	<0.25	<0.57	<0.22	<0.22	<0.22	<0.25	NA	<0.22	<0.22	<0.22
	Isopropyl Ether	NS	NS	7	NA	NA	NA	NA	<0.3	NA	NA	NA	NA	<0.3	NA	NA	NA	NA
	Isopropylbenzene	NS	NS	55	NA	NA	NA	NA	<0.33	NA	NA	NA	NA	<0.33	NA	NA	NA	NA
	Total Xylenes	1,000	10,000	(1105)	47	36	1.3	6.0	<0.78	<1.48	<0.39	<0.39	<0.39	<0.78	NA	<0.39	<0.39	<0.39
	Methyl-t-butyl ether (MTBE)	12	60	(40)	(56)	(58)	(50)	(18)	<0.39	<0.3	<0.23	<0.23	<0.23	<0.39	NA	<0.23	<0.23	<0.23
	n-Butylbenzene	NS	NS	51	NA	NA	NA	NA	<0.36	NA	NA	NA	NA	<0.36	NA	NA	NA	NA
	n-Propylbenzene	NS	NS	117	NA	NA	NA	NA	<0.28	NA	NA	NA	NA	<0.28	NA	NA	NA	NA
	Naphthalene	8	40	<u>161</u>	<1.2	<5	<1.0	<2.0	<0.75	<1.2	<0.5	<0.5	<0.5	<0.75	NA	<0.5	<0.5	<0.5
	p-Isopropyltoluene	NS	NS	29	NA	NA	NA	NA	<0.31	NA	NA	NA	NA	<0.31	NA	NA	NA	NA
	sec-Butylbenzene	NS	NS	16	NA	NA	NA	NA	<0.34	NA	NA	NA	NA	<0.34	NA	NA	NA	NA
	Toluene	200	1,000	(313)	27	11	0.32	2.0	<0.29	<0.44	<0.11	<0.11	<0.11	<0.29	NA	<0.11	<0.11	<0.11

NOTES:

WDNR: Wisconsin Department of Natural Resources

NA: Not analyzed, not applicable

NS: No Standard

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

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

WAC: Wisconsin Administrative Code

Results indicated in red/underline exceed the WAC NR 140.10 Enforcement Standard (ES)

Results indicated in blue/parenthesis exceed the WAC NR 140.10 Preventive Action Limits (PAL)

**Table 5
Natural Attenuation Parameters**

**Former Klug & Smith (Former Gasoline UST Area)
4425 West Mitchell Street
West Milwaukee, Wisconsin
Project No. 1E-0210022**

Monitoring Well Number	Date	Field Measurements				
		Temperature (°C)	Dissolved Oxygen (mg/l)	PH (units)	Specific Conductance (us/cm)	Redox ORP (mV)
MW-1	12/5/2002	18.44	2.53	7.58	1539	336
	3/20/2003	13.05	0.47	7.15	2336	86
	6/24/2003	13.2	0.48	7.14	1765	129
	11/13/2003	15.66	0.39	7.65	1294	126
	4/4/2006	12.77	0.34	7.43	1223	234
MW-2	12/5/2002	15.76	4.4	7.3	1235	362
	3/20/2003	7.51	0.92	7.06	1109	360
	6/24/2003	13.67	0.42	7.5	1167	290
	11/13/2003	16.2	1.54	7.73	947	250
	4/4/2006	8.36	1.4	7.53	1085	373
MW-3	12/5/2002	17.89	3.31	7.54	1272	347
	3/20/2003	10.34	5.51	7.46	1150	366
	6/24/2003	13.13	0.37	7.45	1236	234
	11/13/2003	15.6	0.7	7.93	1141	200
	4/4/2006	12.62	0.55	7.36	1324	400

Notes:

mg/L: milligrams per liter

us/cm: microsiemens per centimeter

k-ohm-cm: kilo-ohm-centimeter

mV: millivolt

ORP: Oxygen Reduction Potential

--: not analyzed

**TABLE 2
SOIL ANALYTICAL RESULTS (VOCs and LEAD)**

**Former Klug & Smith (Former Gasoline UST Area)
4425 West Mitchell Street
West Milwaukee, Wisconsin
Project No. 1E-0210022**

Analytes		NR Generic RCL 720 Soil Standards	NR 746.06 Table 1 (Product Indicator)	NR 746.06 Table 2 (Direct Contact)	Sampling Locations										
					B 5	B 6	B 7	GP 14	GP 15	GP 16	GP 17	GP 18	MW1	MW2	MW3
Date Sampled					8/29/02	8/29/02	8/29/02	11/15/02	11/15/02	11/15/02	11/15/02	11/15/02	11/19/02	11/19/02	11/19/02
Sample Depth (feet)					4-6	6-8	6-8	8-10	6-8	10-12	6-8	8-10	10-12	6-8	8-10
PID (Instrument units)					640	400	BDL	BDL	BDL	BDL	BDL	BDL	27	BDL	45
Lead (mg/kg)		100 mg/kg	--	--	8.6	10	--	<2.88	--	<2.79	<3.11	--	<2.98	<2.94	<2.93
Detected Volatile Organic Compounds (VOCs) ug/kg	1,2,4-Trimethylbenzene	NS	83,000	NS	14100	49j	<17	<18	<19	<18	<19	<18	21j	<19	29j
	1,3,5-Trimethylbenzene	NS	11,000	NS	6210	28j	<19	<20	<22	<20	<22	<21	82	<22	108
	Benzene	5.5	8,500	1,100	<u>294</u>	<16	<15	<16	<17	<16	<17	<16	<16	<17	<16
	Chloromethane	NS	NS	NS	2240	<29	<28	<29	<31	<29	<31	<30	<30	<31	<29
	Ethylbenzene	2,900	4,600	NS	#5290#	78	<14	<15	<16	<15	<16	<15	<15	<16	<15
	Isopropylbenzene	NS	NS	NS	755	171	<18	<17	<18	<17	<18	<17	109	<21	133
	Total Xylenes	4,100	42,000	NS	<u>9413</u>	<47	<44	<46	<50	<47	<50	<47	<47	<50	<47
	n-Butylbenzene	NS	NS	NS	1990	499	<20	<21	<23	<21	<22	<21	<22	<23	<21
	n-Propylbenzene	NS	NS	NS	2610	843	<16	<17	<18	<17	<18	<17	263	<18	195
	Naphthalene	NS	2,700	NS	#3430#	590	<42	<44	<48	<45	<47	<45	563	<48	796
	p-Isopropyltoluene	NS	NS	NS	419	50j	<18	<18	<20	<19	<20	<19	355	<20	424
	sec-Butylbenzene	NS	NS	NS	<20	145	<19	<20	<21	<20	<21	<20	182	<21	191
	tert-Butylbenzene	NS	NS	NS	<18	<18	<17	<20	<21	<20	<21	<20	27j	<19	<18
Toluene	1,500	38,000	NS	108	<17	<16	<17	<18	<17	<18	<17	<18	<18	<17	

NOTES:

WDNR: Wisconsin Department of Natural Resources

BDL: Below Detection Limit

PID: Photoionization Detector

--: Not analyzed or not applicable

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

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

NS: No Standard

NR: Natural Resources Chapter of the Wisconsin Administrative Code

RCL: Residual Contaminant Level

Results in red/underline exceed the NR Residual Contaminant Level (RCL) established in NR 720

Results in brown/#.....#, exceed the NR Product Indicator Level established in NR 746

Results in green/paranthesis exceed the NR direct contact Residual Contaminant Level (RCL) established in NR 746

WEST MITCHELL STREET



CONC.

12/05/02	3/20/03	6/24/03	11/13/03	4/4/06
Pb < 1.5 DETECTED VOCs TMBs = 822 MEK = 34 B = 221 E = (221) IPE = 7 IPBz = 55 X = (1,105) MTBE = (40) n-BuBz = 51 n-PBz = 117 Napht = 181 p-IPT = 29 s-BuBz = 16 T = (313)	DETECTED PVOCs TMBs = 75 B = 1,270 E = (137) X = 47 MTBE = (58) T = 27	DETECTED PVOCs TMBs = 14 B = 1,200 E = 130 X = 36 MTBE = (58) T = 11	DETECTED PVOCs TMBs = 1.5 B = 130 E = 12 X = 1.3 MTBE = (50) T = 0.32	DETECTED PVOCs TMBs = 1.2j B = 190 X = 6.0 MTBE = (18) T = 2.0

EXISTING BUILDING
(4425 WEST MITCHELL STREET)

CHEMICAL KEY:

- B: BENZENE
- ChA: CHLOROMETHANE
- E: ETHYLBENZENE
- IPBz: ISOPROPYLBENZENE
- IPE: ISOPROPYLETHER
- MEK: METHYL ETHYL KETONE
- MTBE: METHYL TERT BUTYL ETHER
- Napht: NAPHTHALENE
- n-BuBz: n-BUTYLBENZENE
- n-PBz: n-PROPYLBENZENE
- p-IPBz: p-ISOPROPYLBENZENE
- p-IPT: p-ISOPROPYLTOLUENE
- s-BuBz: Sec-BUTYLBENZENE
- T: TOLUENE
- TMBs: TRIMETHYLBENZENES
- X: TOTAL XYLENES

ABBREVIATIONS:

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

NOTES:

VOC AND PVOC 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 STANDARD (ES)

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

12/05/02	3/20/03	6/24/03	11/13/03	4/4/06
Pb < 1.5 VOCs < LOD	PVOCs < LOD	PVOCs < LOD	PVOCs < LOD	PVOCs < LOD

ASPHALT

MW2

GRAVEL & CONCRETE

08/29/02
DETECTED VOCs TMBs = 30 MEK = 9.1 B = 244 E = 19 IPBz = 2.9 MTBE = 35 n-PBz = 4.9 Napht = 15 X = 51.5 T = 3.9

12/05/02
Pb < 1.5 VOCs < LOD

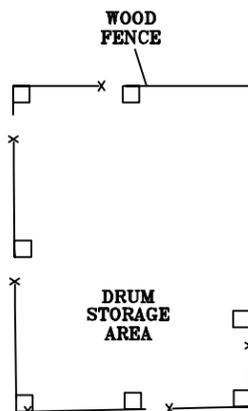
3/20/03
DRY WELL

6/24/03
PVOCs < LOD

11/13/03
PVOCs < LOD

4/4/06
PVOCs < LOD

HOPPER



DRUM STORAGE AREA

LEGEND:

- APPROXIMATE EXTENT OF DISSOLVED PHASE PETROLEUM GROUNDWATER IMPACTS EXCEEDING NR 140 (ES)
- PROPERTY LINE
- CURB LINE
- FENCE
- ELECTRIC LINE
- STORM SEWER LINE
- CATCH BASIN
- FORMER USTs AND COMPONENTS
- FORMER LOCATION OF 2 GASOLINE USTs
- BENCHMARK: NORTH SIDE OF STORM GRATE. ASSUMED ELEVATION = 100.0'
- SOIL BORING
- MONITORING WELL

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

FIGURE 9
GROUNDWATER ANALYTICAL RESULTS
FORMER KLUG & SMITH (FORMER UST AREA)
4425 WEST MITCHELL STREET
WEST MILWAUKEE, WISCONSIN

DESIGNED	DRAWN	SCALE	DATE	REVISED
SCT	JSZ	1"=20'	04-19-06	--
PROJECT NO.: 1E-0210022			CAD No. 1E0210022G	

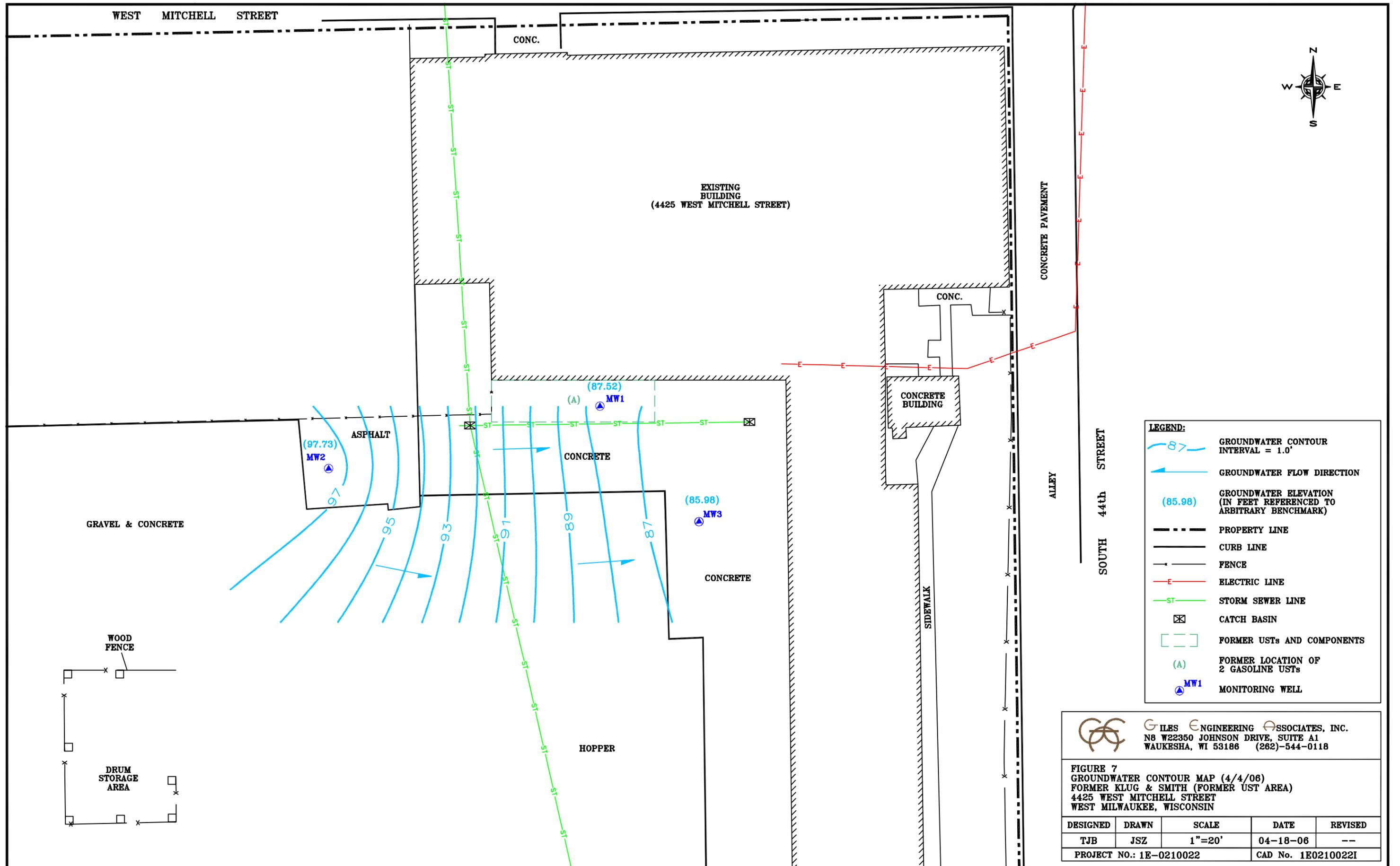
**TABLE 1
GROUNDWATER ELEVATIONS**

**Former Klug & Smith (Former UST Area)
4425 West Mitchell Street
West Milwaukee, Wisconsin
Project No. 1E-0210022**

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
MW-1	100.17	100.40	20.33	100.40	10.00	79.84	89.84	12/3/02	10.59	89.58
								12/5/02	14.19	85.98
								3/20/03	13.68	86.49
								6/23/03	13.41	86.76
								11/13/03	14.36	85.81
								4/4/06	12.65	87.52
MW-2	100.65	100.94	14.92	100.94	10.00	85.73	95.73	12/3/02	9.38	91.27
								12/5/02	5.11	95.54
								3/20/03	5.87	94.78
								6/23/03	3.62	97.03
								11/13/03	3.84	96.81
								4/4/06	2.92	97.73
MW-3	100.34	100.67	17.28	100.67	10.00	83.06	93.06	12/3/02	15.37	84.97
								12/5/02	15.61	84.73
								3/20/03	DRY WELL	DRY WELL
								6/23/03	16.22	84.12
								11/13/03	16.10	84.24
								4/4/06	14.36	85.98

Note: All units are in feet.

Benchmark: North side of storm grate near entrance to shop door by northern building.



LEGEND:

- GROUNDWATER CONTOUR INTERVAL = 1.0'
- GROUNDWATER FLOW DIRECTION
- GROUNDWATER ELEVATION (IN FEET REFERENCED TO ARBITRARY BENCHMARK)
- PROPERTY LINE
- CURB LINE
- FENCE
- ELECTRIC LINE
- STORM SEWER LINE
- CATCH BASIN
- FORMER USTs AND COMPONENTS
- FORMER LOCATION OF 2 GASOLINE USTs
- MONITORING WELL

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

FIGURE 7
 GROUNDWATER CONTOUR MAP (4/4/06)
 FORMER KLUG & SMITH (FORMER UST AREA)
 4425 WEST MITCHELL STREET
 WEST MILWAUKEE, WISCONSIN

DESIGNED	DRAWN	SCALE	DATE	REVISED
TJB	JSZ	1"=20'	04-18-06	--
PROJECT NO.: 1E-0210022			CAD No. 1E0210022I	

CHEMICAL KEY:

- B: BENZENE
- ChA: CHLOROMETHANE
- E: ETHYLBENZENE
- IPBz: ISOPROPYLBENZENE
- n-BuBz: n-BUTYLBENZENE
- n-PBz: n-PROPYLBENZENE
- Napht: NAPHTHALENE
- Pb: LEAD
- p-IPT: p-ISOPROPYLTOLUENE
- s-BuBz: Sec-BUTYLBENZENE
- t-BuBz: tert-BUTYLBENZENE
- T: TOLUENE
- TCE: TRICHLOROETHENE
- TMB: TRIMETHYLBENZENE
- X: TOTAL XYLENES

ABBREVIATIONS:

- BDL: BELOW DETECTION LIMIT
- DRO: DIESEL RANGE ORGANICS
- LOD: LIMIT OF DETECTION
- PID: PHOTOIONIZATION DETECTOR (FIELD)
- VOC: VOLATILE ORGANIC COMPOUNDS

NOTES:

FIELD PID RESULTS EXPRESSED IN INSTRUMENT UNITS
 DRO AND Pb RESULTS EXPRESSED IN MILLIGRAMS PER KILOGRAM (mg/kg) EQUIVALENT TO PARTS PER MILLION (ppm)

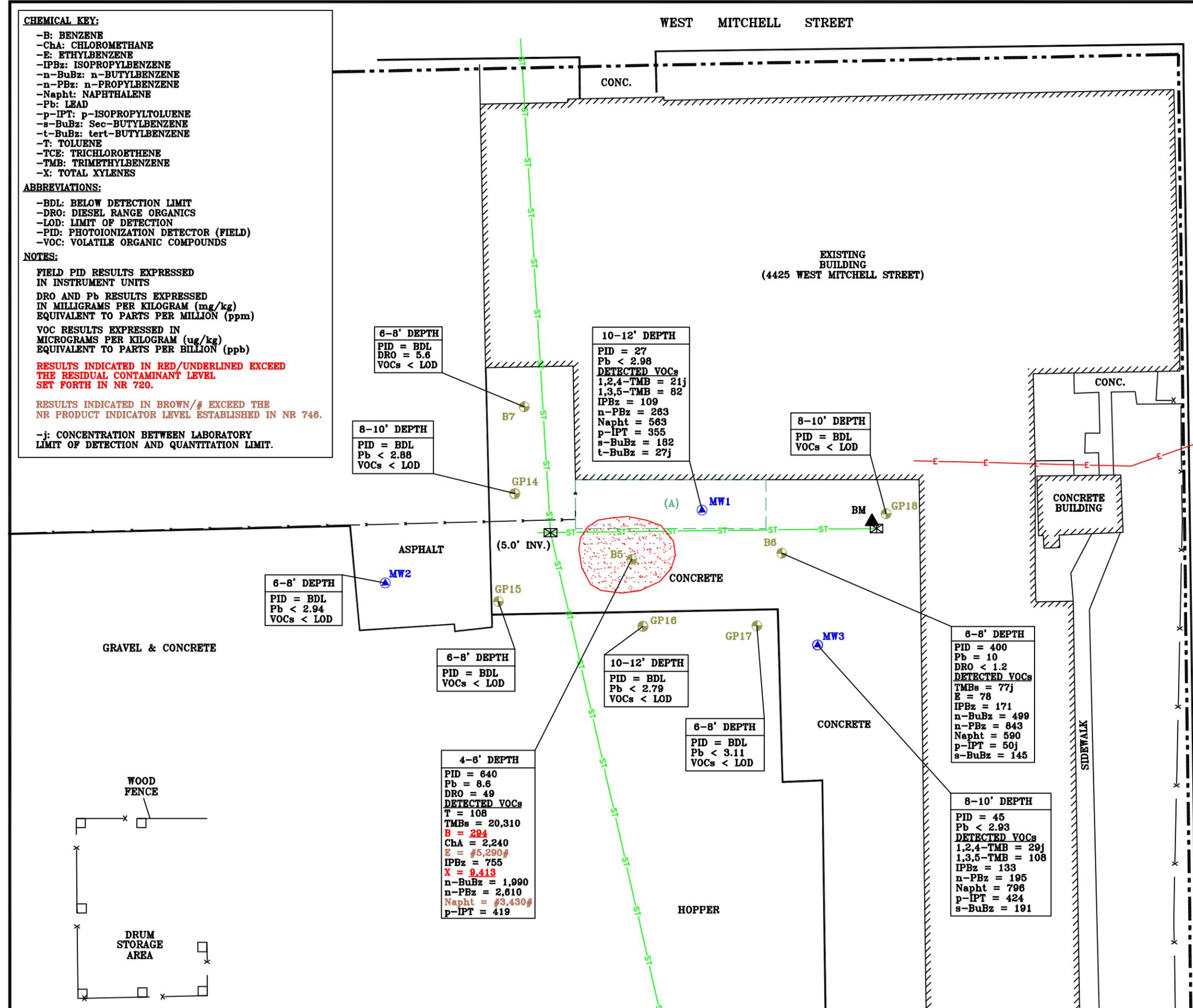
VOC RESULTS EXPRESSED IN MICROGRAMS PER KILOGRAM (ug/kg) EQUIVALENT TO PARTS PER BILLION (ppb)

RESULTS INDICATED IN RED/UNDERLINED EXCEED THE RESIDUAL CONTAMINANT LEVEL SET FORTH IN NR 720.

RESULTS INDICATED IN BROWN/# EXCEED THE NR PRODUCT INDICATOR LEVEL ESTABLISHED IN NR 746.

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

WEST MITCHELL STREET



6-8' DEPTH
 PID = BDL
 DRO = 5.6
 VOCs < LOD

10-12' DEPTH
 PID = 27
 Pb < 2.98
 DETECTED VOCs
 1,2,4-TMB = 21j
 1,3,5-TMB = 82
 IPBz = 109
 n-PBz = 263
 Napht = 563
 p-IPT = 355
 s-BuBz = 182
 t-BuBz = 27j

8-10' DEPTH
 PID = BDL
 Pb < 2.88
 VOCs < LOD

8-10' DEPTH
 PID = BDL
 VOCs < LOD

6-8' DEPTH
 PID = BDL
 Pb < 2.94
 VOCs < LOD

6-8' DEPTH
 PID = BDL
 VOCs < LOD

10-12' DEPTH
 PID = BDL
 Pb < 2.79
 VOCs < LOD

6-8' DEPTH
 PID = BDL
 Pb < 3.11
 VOCs < LOD

4-6' DEPTH
 PID = 640
 Pb = 8.6
 DRO = 49
 DETECTED VOCs
 T = 108
 TMBs = 20,310
 B = 294
 ChA = 2,240
 E = #5,290#
 IPBz = 755
 X = 9,413
 n-BuBz = 1,990
 n-PBz = 2,610
 Napht = #3,430#
 p-IPT = 419

6-8' DEPTH
 PID = 400
 Pb = 10
 DRO < 1.2
 DETECTED VOCs
 TMBs = 77j
 E = 78
 IPBz = 171
 n-BuBz = 499
 n-PBz = 843
 Napht = 590
 p-IPT = 50j
 s-BuBz = 145

8-10' DEPTH
 PID = 45
 Pb < 2.93
 DETECTED VOCs
 1,2,4-TMB = 29j
 1,3,5-TMB = 108
 IPBz = 133
 n-PBz = 195
 Napht = 796
 p-IPT = 424
 s-BuBz = 191

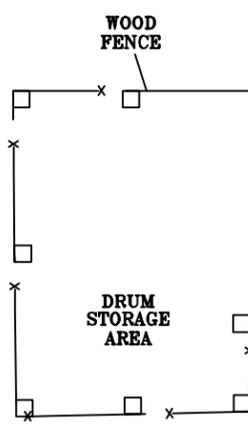
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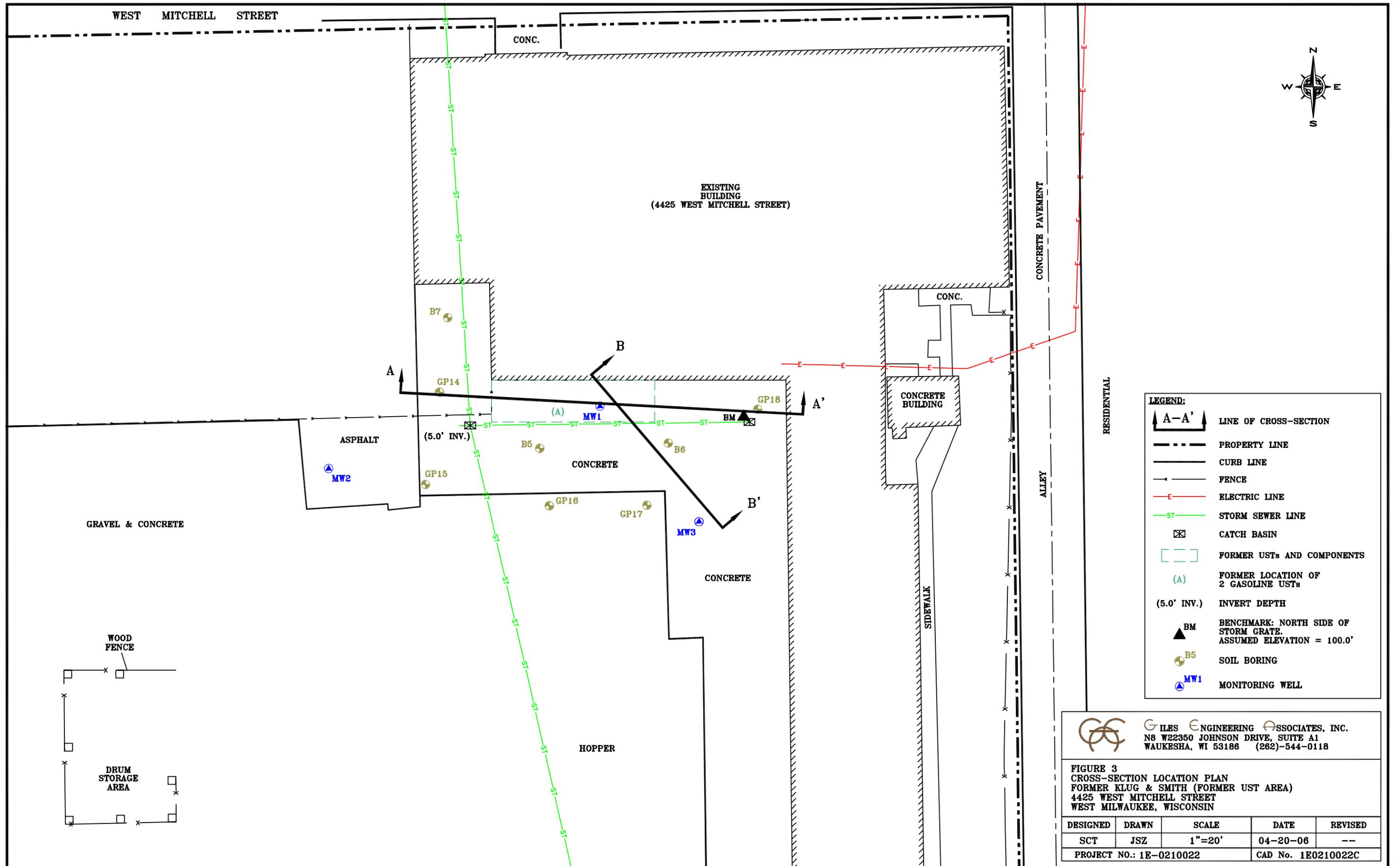
- APPROXIMATE EXTENT OF PETROLEUM IMPACTED SOIL EXCEEDING NR 720
- PROPERTY LINE
- CURB LINE
- FENCE
- ELECTRIC LINE
- STORM SEWER LINE
- CATCH BASIN
- FORMER USTs AND COMPONENTS
- FORMER LOCATION OF 2 GASOLINE USTs
- INVERT DEPTH
- BENCHMARK: NORTH SIDE OF STORM GRATE. ASSUMED ELEVATION = 100.0'
- SOIL BORING
- MONITORING WELL

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

FIGURE 8
 SOIL ANALYTICAL RESULTS
 FORMER KLUG & SMITH (FORMER UST AREA)
 4425 WEST MITCHELL STREET
 WEST MILWAUKEE, WISCONSIN

DESIGNED	DRAWN	SCALE	DATE	REVISED
SCT	JSZ	1"=20'	04-20-06	--
PROJECT NO.: 1E-0210022			CAD No. 1E0210022F	





LEGEND:

	A-A'	LINE OF CROSS-SECTION
		PROPERTY LINE
		CURB LINE
		FENCE
		ELECTRIC LINE
		STORM SEWER LINE
		CATCH BASIN
		FORMER USTs AND COMPONENTS
		FORMER LOCATION OF 2 GASOLINE USTs
		INVERT DEPTH
		BENCHMARK: NORTH SIDE OF STORM GRATE. ASSUMED ELEVATION = 100.0'
		SOIL BORING
		MONITORING WELL

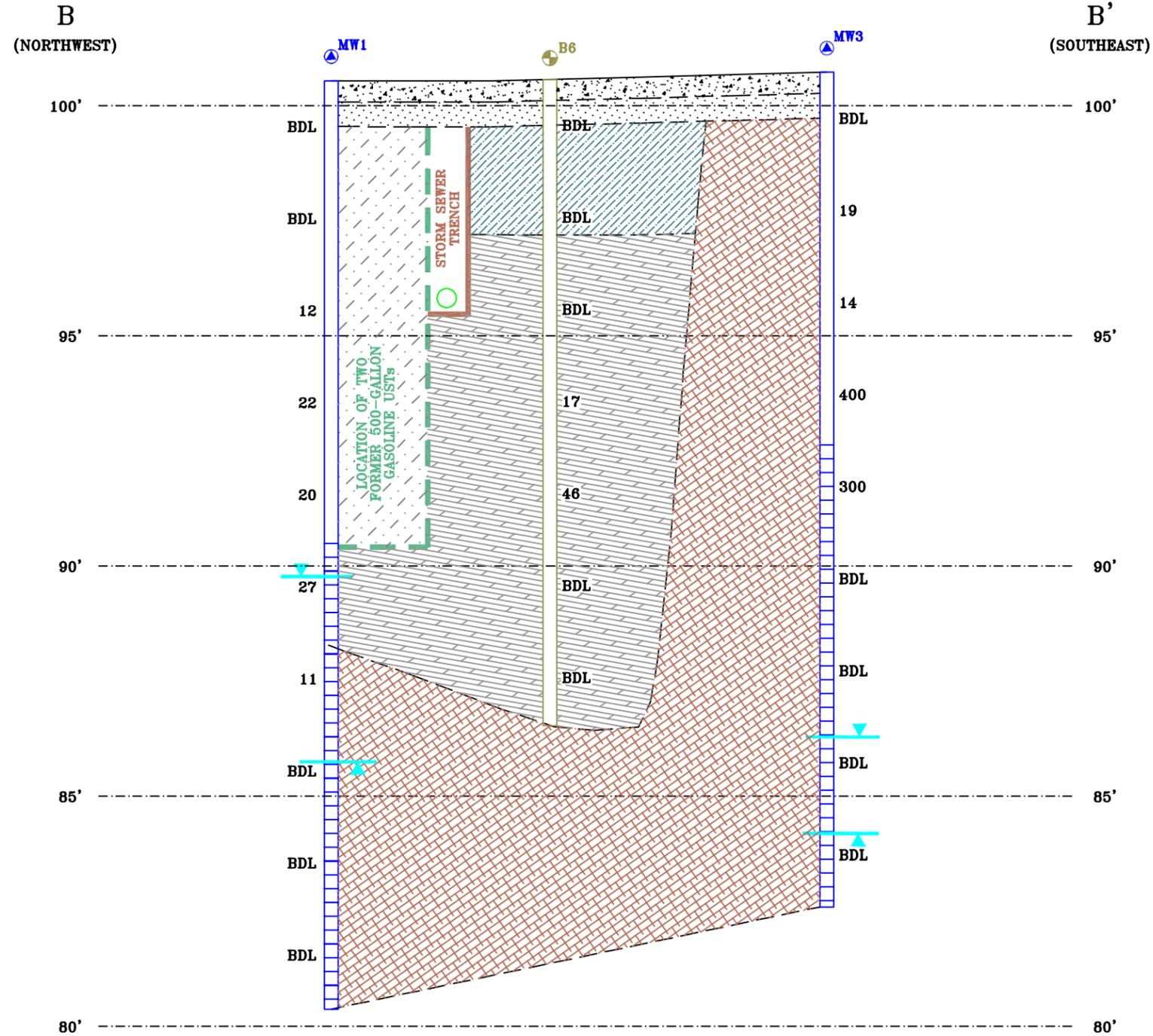
GILES ENGINEERING ASSOCIATES, INC.
 N8 W22350 JOHNSON DRIVE, SUITE A1
 WAUKESHA, WI 53186 (262)-544-0118

FIGURE 3
CROSS-SECTION LOCATION PLAN
 FORMER KLUG & SMITH (FORMER UST AREA)
 4425 WEST MITCHELL STREET
 WEST MILWAUKEE, WISCONSIN

DESIGNED	DRAWN	SCALE	DATE	REVISED
SCT	JSZ	1"=20'	04-20-06	--
PROJECT NO.: 1E-0210022			CAD No. 1E0210022C	

CROSS-SECTION B-B'

SCALE: VERTICAL 1" = 3'
HORIZONTAL 1" = 10'



ELEVATION (IN FEET REFERENCED TO AN ARBITRARY BENCHMARK)

SOIL KEY:

- CONCRETE
- BASE COURSE
- FILL: SILTY CLAY TO CLAYEY SILT
- FILL: SILTY CLAY
- SILTY CLAY
- SILTY CLAY TO CLAYEY SILT
- SOIL CONTACT LINES ARE INFERRED

LEGEND:

- LINE OF CROSS-SECTION
- SOIL BORING
- MONITORING WELL
- WELL SCREEN
- HIGH STATIC WATER LEVEL (4/4/06)
- LOW STATIC WATER LEVEL (6/23/03)
- 11 PHOTOIONIZATION DETECTOR (PID) READING
- BDL BELOW PID DETECTION LIMIT

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

FIGURE 5
CROSS-SECTION B-B'
FORMER KLUG & SMITH (FORMER UST AREA)
4425 WEST MITCHELL STREET
WEST MILWAUKEE, WISCONSIN

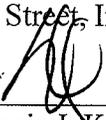
DESIGNED	DRAWN	SCALE	DATE	REVISED
SCT	JSZ	1"=20'	04-20-06	--
PROJECT NO.: 1E-0210022			CAD No. 1E0210022E	

April 25, 2006

To whom it may concern:

Mr. Dennis J. Klein as CEO of KBS Mitchell Street, Inc. the General Partner of KBS Mitchell Street, A Wisconsin Limited Partnership, states that KBS Mitchell Street, A Wisconsin Limited Partnership is the owner of the property which is located at 4425 West Mitchell Street, in the Village of West Milwaukee, Milwaukee County, State of Wisconsin and which is legally described in the Warranty Deed recorded in the Milwaukee County, State of Wisconsin Office of the Register of Deeds as Document No. 8346209, recorded on September 16, 2002, which completely and accurately describes the complete parcel of the property (BRRTS No. 03-41-546637).

KBS Mitchell Street, A Wisconsin Limited Partnership
By: KBS Mitchell Street, Inc., General Partner

By: 
Dennis J. Klein, CEO