

Source Property Information

BRRTS #:	03-41-552112	Closure Date:	April 05, 2010
ACTIVITY NAME:	City of Milwaukee Vacant Lot	FID#:	341141240
PROPERTY ADDRESS:	2403 W Hopkins St	DATCP#:	
MUNICIPALITY:	Milwaukee	COMM#:	53206-1251-03
PARCEL ID#:	2859990000		

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

Monitoring Well MW-1R remained on site at the time of case closure and is to be maintained as part of the DNR site with BRRTS # 02-41-554333

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 #: 03-41-522112

PARCEL ID #: 2859990000

ACTIVITY NAME: 2403-2405 West Hopkins Street

WTM COORDINATES: X: 687477 Y: 291710

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 #: **Title:**
- 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 #: 2 **Title: Site Plan**
- 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 #: 4 **Title: Estimated Extent of Residual Soil Contamination**

BRRTS #: 03-41-522112

ACTIVITY NAME: 2403-2405 West Hopkins Street

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 #: Title:

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 #: Title:

Figure #: Title:

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 #: 1 Title: **Summary of Soil Sample Analytical 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 #: 2 Title: **Groundwater Analytical 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 #: Title:

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 #: 03-41-522112

ACTIVITY NAME: 2403-2405 West Hopkins Street

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: One

- 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:

Impacted Off-Source Property Information

Form 4400-246 (R 3/08)

This fillable form is intended to provide a list of information that must be submitted for evaluation for case closure. It is to be used in conjunction with Form 4400-202, Case Closure Request (Section H). 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 #:

ACTIVITY NAME:

ID	Off-Source Property Address	Parcel Number	WTM X	WTM Y
<input type="text" value="A"/>	<input type="text" value="2409-11 West Hopkins Street"/>	<input type="text" value="285-9991-1"/>	<input type="text" value="687485"/>	<input type="text" value="291724"/>
<input type="text" value="B"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="C"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="D"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="E"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="F"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="G"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="H"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="I"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>



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

April 5, 2010

Ms. Karen Dettmer
Redevelopment Authority
City of Milwaukee
809 North Broadway
Milwaukee, WI 53201

RE: **Final Closure**

Commerce # 53206-1251-03-A DNR BRRTS # 03-41-552112
City of Milwaukee Vacant Lot, 2403 West Hopkins Street, Milwaukee

Dear Ms. Dettmer:

The Wisconsin Department of Commerce (Commerce) has received the items required as conditions for closure of the site referenced above. A copy of the Commerce *Underground Liquid Storage Tank Registration Form* was received for registration of the 500-gallon fuel oil underground storage tank (UST). In addition, your consultant, Giles Engineering Associates, Inc., notified Commerce that monitoring well MW-1R will be maintained under the authority of the Department of Natural Resources (DNR) for the non-petroleum site (BRRTS # 02-41-554333). The fuel oil UST site is now listed as "closed" on the Commerce database and will be included on the DNR Geographic Information System (GIS) Registry of Closed Remediation Sites to address residual soil contamination. To review all sites on the GIS Registry web page, visit <http://dnr.wi.gov/org/aw/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.

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,

Linda M. Michalets
Senior Hydrogeologist
Site Review Section

cc: Mr. Steven Thuemling, Giles Engineering Associates, Inc.
Mr. John Hnat, DNR



GILES

ENGINEERING ASSOCIATES, INC.

GEOTECHNICAL, ENVIRONMENTAL & CONSTRUCTION MATERIALS CONSULTANTS

- Atlanta, GA
- Baltimore/Wash. DC
- Dallas, TX
- Los Angeles, CA
- Milwaukee, WI
- Orlando, FL

March 24, 2010

Wisconsin Department of Commerce
Environmental and Regulatory Services Division
9316 N 107th St
Milwaukee WI 53224-1121

RECEIVED

MAR 25 2010

**PECFA SITE REVIEW
MILWAUKEE OFFICE**

Attention: Ms. Linda Michalets
Senior Hydrogeologist

Subject: Case Closure Documentation
City of Milwaukee Vacant Lot
2403-2405 West Hopkins Street
Milwaukee, Wisconsin
Giles Project No. 1E-0903009

Commerce # 53206-1251-03-A
WDNR BRRTS No. 03-41-552112

Dear Ms. Michalets:

On January 6, 2010, the Wisconsin Department of Commerce (Commerce) granted Conditional Case Closure for the property referenced above ("Site"). Giles Engineering Associates, Inc. (Giles), on behalf of our client, the Redevelopment Authority City of Milwaukee, is notifying Commerce that the Wisconsin Department of Natural Resources (WDNR) has requested that the monitoring well associated with Site (MW-1) be left in place to assist in the investigation of the non-petroleum contamination at the Site. The WDNR case number for the non-petroleum investigation is WDNR BRRTS #02-41-554333.

The transfer of the maintenance of monitoring well MW-1 to the WDNR case file and the completion of the fuel oil UST registration form fulfills the requirements for granting No further investigation or remedial action status on this Site. Therefore, please list this site as requiring No Further Action on the WDNR and Commerce databases, and issue the final closure letter to the Redevelopment Authority City of Milwaukee. Should you have any questions, or require any additional information, please contact the undersigned at your convenience.

Very truly yours,

GILES ENGINEERING ASSOCIATES, INC.


Steven C. Thuemling
Assistant Environmental Division Manager

Enclosures: Fuel Oil UST Registration Form

Distribution: Wisconsin Department of Commerce
Attn: Ms. Linda Michalets (1) ✓
City of Milwaukee
Attn: Ms. Karen Dettmer (1)

1E-0903009-Conditional Closure Letter/09Env1/sct/mjm



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

January 6, 2010

Ms. Karen Dettmer
Redevelopment Authority
City of Milwaukee
809 North Broadway
Milwaukee, WI 53201

RE: **Conditional Case Closure**

Commerce # 53206-1251-03-A DNR BRRTS # 03-41-552112
City of Milwaukee Vacant Lot, 2403-2405 West Hopkins Street, Milwaukee
One fuel oil underground storage tank (UST) removed in 2008

Dear Ms. Dettmer:

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

The following conditions must be satisfied to obtain final closure:

- Monitoring well MW-1 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.
- Submit a copy of the fuel oil UST registration form. The tank is not currently listed in Commerce's Storage Tank Database. If the tank has not been registered, submit a completed form to Commerce's Bureau of Petroleum Products and Tanks. The form is available on Commerce's website at: http://commerce.wi.gov/ER/pdf/bst/Forms_FM/ER-BST-Fm-7437-UstReg.pdf. Send a copy to this office to fulfill this closure condition and complete our records.

It is noted that the Department of Natural Resources (DNR) opened BRRTS # 02-41-554333 for the non-petroleum contamination (arsenic, lead and polynuclear aromatic hydrocarbons) that was detected on this property. You may wish to ask the DNR if the monitoring well is needed for an investigation of the non-petroleum contamination. If maintenance of this well is transferred to the new case, please submit a letter stating such to fulfill this condition for closure.

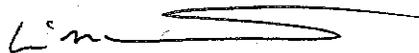
Information submitted with your closure request will be included on the DNR GIS Registry of Closed Remediation Sites. All sites on the Registry can be viewed via the Remediation and Redevelopment (RR) Sites Map at <http://dnr.wi.gov/org/aw/rr/gis/index.htm>. Because residual contamination remains at 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.

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. Steven Thuemling, Giles Engineering Associates, Inc.
Mr. John Hnat, DNR
Mr. Dewayne Johnson, 3353 North 46th Street, Milwaukee, WI 53216 (adjacent property owner)

24

Document Number

JUDGMENT

Document Title

DOC. #
08820963

REGISTER'S OFFICE | SS
Milwaukee County, WI

RECORDED AT 09:08AM

07/14/2004

JOHN LA FAVE
REGISTER OF DEEDS

AMOUNT: 57.00

Type of Service: Recording, Mail

Date: July 14, 2004

Tax Liens for: 2004, No. 1

Name: SEE ATTACHED
DOCUMENT

Address:

Tax Key No.:

Parcel:

Recording Area

Name and Return Address

Beverly A. Temple
Assistant City Attorney
200 E. Wells Street, Suite 800
Milwaukee, WI 53202
414-286-2601

Parcel No.: See Attached

Tax Key No.: Document

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. 2004CV002780

CODE NO. 30405

List of Tax Liens for 2004 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 the 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 24th day of March, 2004 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: 1, 2, 9, 11, 12, 17, 18, 21, 23, 24, 26, 27, 29, 30, 31, 33, 34, 41, 42, 43, 46, 48, 49, 51, 54, 57, 66, 67, 68, 69, 74, 77, 80, 81, 84, 87, 89, 91, 92, 96, 97, 100, 101, 102, 103, 104, 105, 117, 118, 122, 124, 126, 128, 131, 132, 134, 135, 138, 142, 147, 148, 149, 150, 151, 152, 153, 156, 159, 160, 161, 162, 163, 164, 165, 166, 168, 175, 177, 178, 180, 181, 182, 184, 185, 186, 187, 188, 189, 191, 192, 193, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 209, 210, 213, 214, 216, 219, 225, 226, 227, 228, 236, 237, 241, 245, 246, 248, 249, 250, 251, 252, 254, 256, 257, 258, 260, 261, 262, 263, 264, 265, 266, 267, 269, 271, 272, 274, 275, 277, 278, 279, 281, 283, 285, 286, 288, 289, 291, 293, 294, 295, 297, 298, 299, 300, 301, 302, 304, 305, 306, 308, 309, 310, 316, 317, 318, 319, 320, 321, 323, 324, 325, 326,

PARCEL: 162 TAXKEY: 285-9990-000-6
 ADDRESS & DESCRIPTION: 2403 2405 W HOPKINS ST
 LANDS IN SW 1/4 SEC 7-7-22 COM INTER W LI N 24TH ST &
 SWLY LI W HOPKINS ST-TH W 164.45' TH N 35.53'-TH E 129.92' TO
 SWLY LI W HOPKINS ST-TH SELY ALG SD SWLY LI TO BEG

PARCEL: 163 TAXKEY: 286-0729-000-X
 ADDRESS & DESCRIPTION: 3262 3262 N 30TH ST
 FOREST PARK IN SE 1/4 SEC 12-7-21 BLOCK 2 LOT 9 & LOT 37
 BLK. 3 ADJ.

PARCEL: 164 TAXKEY: 286-0939-000-1
 ADDRESS & DESCRIPTION: 3215 3215 N 28TH ST
 SECOND CONTINUATION OF GRAND VIEW IN SE 1/4 SEC 12-7-21
 BLOCK 14 LOT 21 & N 1/2 LOT 22

PARCEL: 165 TAXKEY: 286-1110-000-2
 ADDRESS & DESCRIPTION: 3155 3155 N 29TH ST
 WARNER BROS & WAMBOLD'S SUBD NO 2 IN SE 1/4 SEC 12-7-21
 BLOCK 6 LOT 6

PARCEL: 168 TAXKEY: 292-0324-000-5
 ADDRESS & DESCRIPTION: 3209 3209 N 80TH ST
 BRENTWOOD IN SE 1/4 SEC 9-7-21 BLOCK 1 N 27' LOT 24 & S 13'
 LOT 25

PARCEL: 177 TAXKEY: 309-0134-000-1
 ADDRESS & DESCRIPTION: 3066 3066 N 28TH ST
 CAWKER'S SUBD 'A' IN NE 1/4 SEC 13-7-21 BLOCK 1 LOT 37 &
 PART VAC ALLEY ADJ

PARCEL: 180 TAXKEY: 309-0248-000-1
 ADDRESS & DESCRIPTION: 2952 2952 N 29TH ST
 CAWKER'S SUBD 'A' IN NE 1/4 SEC 13-7-21 BLOCK 5 LOT 34 &
 PART VAC ALLEY ADJ

PARCEL: 184 TAXKEY: 309-1027-000-8
 ADDRESS & DESCRIPTION: 2824 2826 N 34TH ST
 MINIATURE ADDN NO 1 IN NE 1/4 SEC 13-7-21 BLOCK 1 LOT 27

PARCEL: 185 TAXKEY: 309-1072-000-3
 ADDRESS & DESCRIPTION: 2854 2854 N 35TH ST
 MINIATURE ADDN NO 1 IN NE 1/4 SEC 13-7-21 BLOCK 2 LOT 34

Plat of Survey

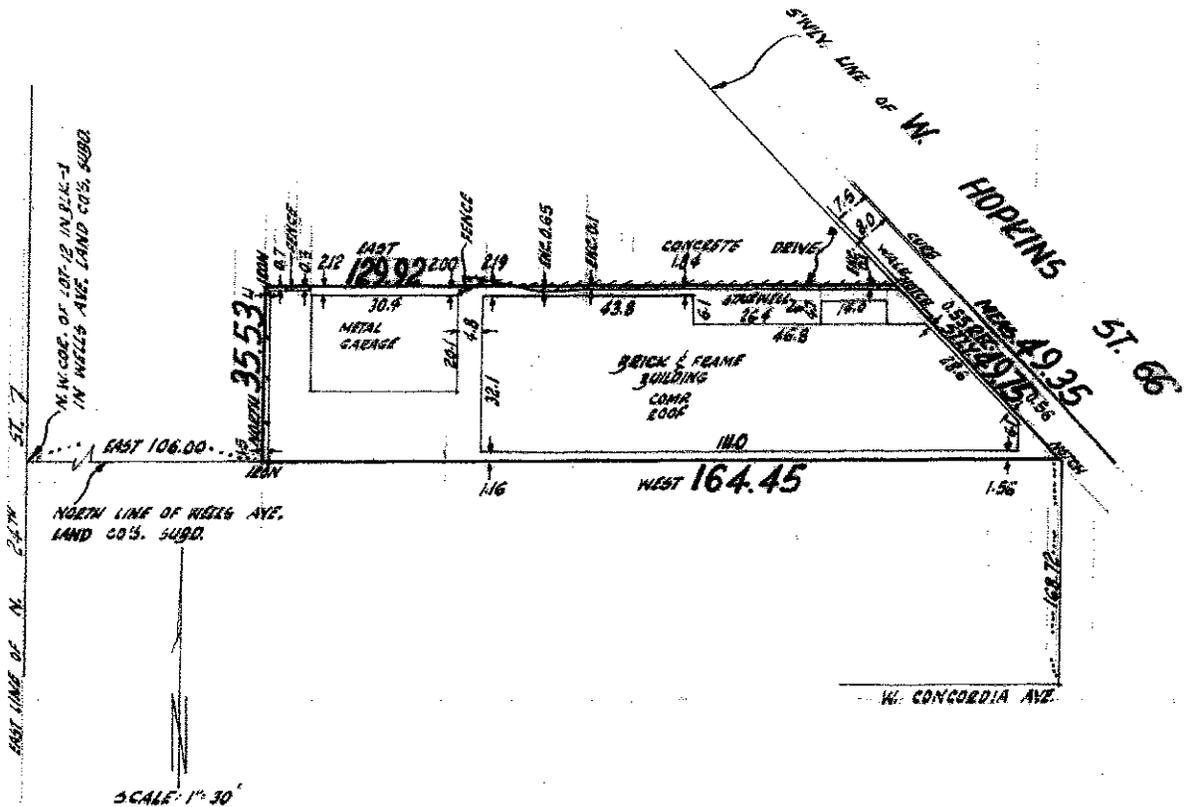
Known as 2403-05 West Hopkins Street, in the City of Milwaukee, Wisconsin
 A piece of land in the S W 1/4 of Section 7, T 7 N, R 22 E, in the City of Milwaukee,
 Milwaukee County, Wisconsin, bounded and described as follows:

Commencing at the
 Northwest corner of Lot 12 in Block 1 in WELLS AVENUE LAND COMPANY'S SUBDIVISION
 thence East on and along the North line of WELLS AVENUE LAND COMPANY'S SUBDIVISION
 106.00 ft. to the point of beginning of the land to be described;

thence North on a line
 parallel to the East line of North 24th Street 35.53 ft. to a point; thence East on a line
 parallel to the North line of WELLS AVENUE LAND COMPANY'S SUBDIVISION and the
 North line of WASHINGTON HEIGHTS 129.92 ft. to the Southwesterly line of West Hopkins
 Street; thence Southeasterly along the Southwesterly line of West Hopkins Street 49.75 ft
 to a point; thence West along the North line of WASHINGTON HEIGHTS and WELLS
 AVENUE LAND COMPANY'S SUBDIVISION 164.45 ft. to the point of beginning.

June 2, 1964

Survey No. 108331-S



We Certify that we have surveyed the above described property and that the above plat is an accurate survey and a true representation thereof and correctly shows the exterior boundary lines and location of buildings and other improvements on said property and the correct measurements thereof.

NATIONAL SURVEY SERVICE
 CIVIL ENGINEERS AND SURVEYORS
 5729 W. VLIET ST. BLUEMOUND 8-9830
 MILWAUKEE 3, WISCONSIN



Kenneth E. Berke
 SURVEYOR

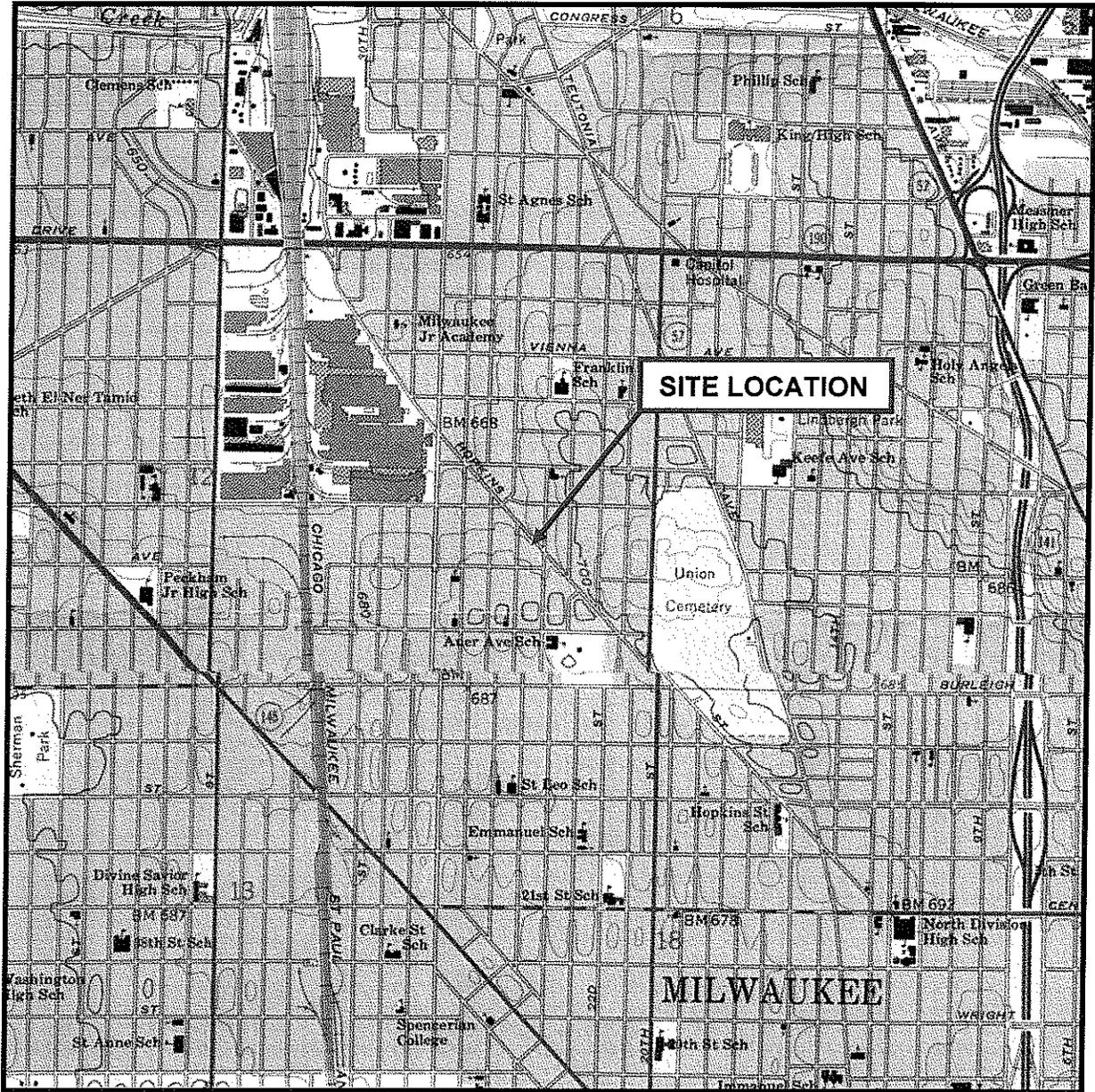


The City of Milwaukee, as the party responsible for the impacts originating at 2403-2405 West Hopkins Street, in the City of Milwaukee, Milwaukee County, Wisconsin (BRRTS No. 03-41-552112), believes that the current legal description has been attached for each property that is within the contaminated site boundary. That legal description is of 2403-2405 West Hopkins Street, and is part of the legal deed included in this packet.

By: K. Dettmer Karen Dettmer

Title: Senior Environmental Project Coordinator

Date: 9/9/09



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

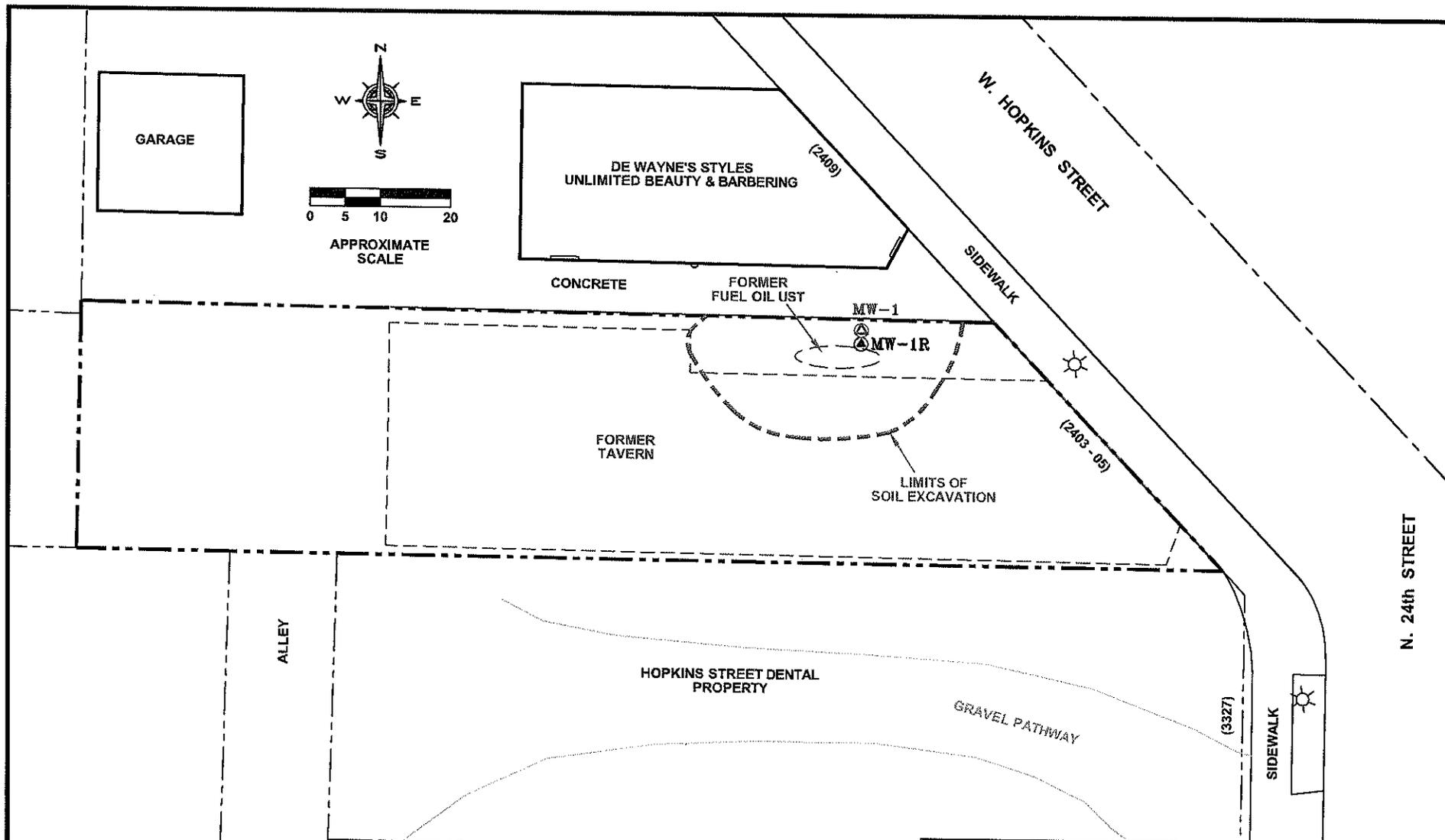
Scale: 1:24,000
 Contour Interval: 10 Feet

FIGURE 1
SITE LOCATION MAP

Vacant Lot
2403 – 2405 West Hopkins Street
Milwaukee, Wisconsin
Project No. 1E-0903009



GILES
 ENGINEERING ASSOCIATES, INC.



LEGEND:

MW-1R	GROUNDWATER MONITORING WELL (INSTALLED BY GILES ENGINEERING)
MW-1	ABANDONED GROUNDWATER MONITORING WELL (INSTALLED BY PSI)
(Light Post Symbol)	LIGHT POST

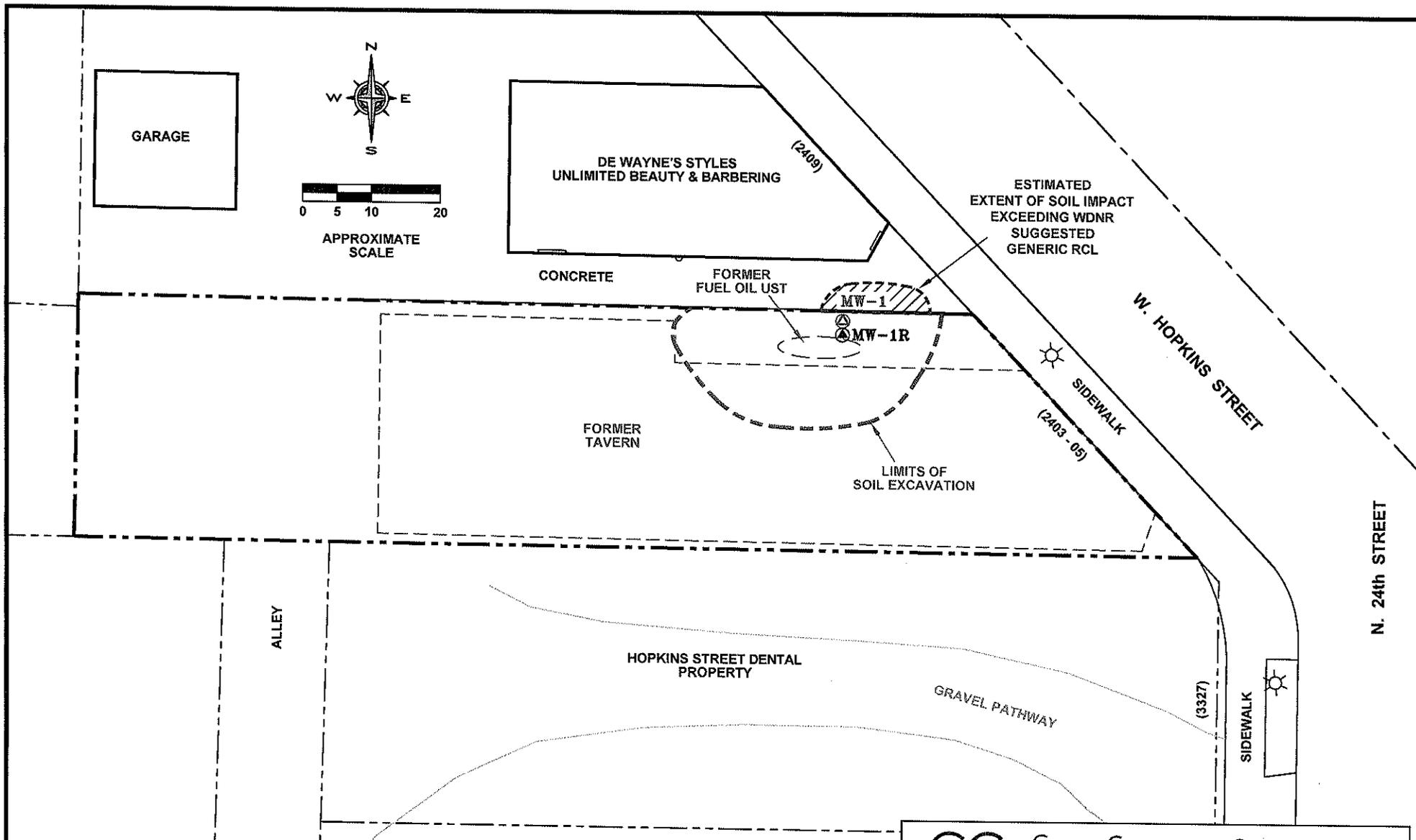
NOTES:

- EXISTING FEATURES ARE APPROXIMATE BASED ON AERIAL PHOTOGRAPHY AND FIELD OBSERVATIONS.
- PROPERTY LINES ARE APPROXIMATE BASED ON A MILWAUKEE COUNTY GIS MAP.
- FORMER UST LOCATION AND SOIL EXCAVATION ARE APPROXIMATE BASED ON THE "SITE LAYOUT", DATED 1-23-09, FROM THE PSI REPORT # 054-8G015.

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

FIGURE 2
 SITE PLAN
 2403-05 WEST HOPKINS STREET
 MILWAUKEE, WISCONSIN

DESIGNED	DRAWN	SCALE	DATE	REVISED
SCT	JSZ	approx. 1"=20'	08-27-09	--
PROJECT NO.: 1E-0903009			CAD No. 1E0903009A	



LEGEND:

MW-1R ▲	GROUNDWATER MONITORING WELL (INSTALLED BY GILES ENGINEERING)
MW-1 ⊙	ABANDONED GROUNDWATER MONITORING WELL (INSTALLED BY PSI)
☀	LIGHT POST

NOTES:

- 1.) EXISTING FEATURES ARE APPROXIMATE BASED ON AERIAL PHOTOGRAPHY AND FIELD OBSERVATIONS.
- 2.) PROPERTY LINES ARE APPROXIMATE BASED ON A MILWAUKEE COUNTY GIS MAP.
- 3.) FORMER UST LOCATION AND SOIL EXCAVATION ARE APPROXIMATE BASED ON THE "SITE LAYOUT", DATED 1-23-09, FROM THE PSI REPORT # 054-8G015.

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

FIGURE 4
 ESTIMATED EXTENT OF RESIDUAL SOIL CONTAMINATION
 2403-05 WEST HOPKINS STREET
 MILWAUKEE, WISCONSIN

DESIGNED	DRAWN	SCALE	DATE	REVISED
SCT	JSZ	approx. 1"=20'	09-16-09	--
PROJECT NO.: 1E-0903009			CAD No. 1E0903009C	

TABLE 1
Summary of Soil Sample Analytical Results
City of Milwaukee
2403-2405 W. Hopkins Street
Milwaukee, Wisconsin

Analytical Parameter	Depth Date Units	WSW	SSW	ESW	NSW	B1	B2	NR 720	NR 746	Suggested PAH Generic Soil Cleanup Levels	
		7' 9/8/08	11' 9/8/08	13' 9/8/08	13' 9/8/08	14' 9/8/08	15' 9/8/08	RCL Direct Contact/ Non-Industrial	RCL Groundwater Pathway	Groundwater Pathway	Direct Contact/ Non-Industrial
PID	i.u.	0.0	0.0	0.0	201.0	0.0	0.0	---	---	---	---
VOCs											
Benzene	ug/kg	< 25	< 25	< 25	< 312	< 25	< 25	5.5	8,500	---	---
n-Butylbenzene	ug/kg	< 40.4	< 40.4	< 40.4	2180	< 40.4	< 40.4	---	---	---	---
sec-Butylbenzene	ug/kg	< 25	< 25	< 25	1390	< 25	< 25	---	---	---	---
Ethylbenzene	ug/kg	< 25	< 25	< 25	< 312	< 25	< 25	2,900	4,600	---	---
Methylene Chloride	ug/kg	41.5J	45.7J	32.7J	562J	34.9J	47.1J	---	---	---	---
Methyl-tert-Butyl-Ether	ug/kg	< 25	< 25	< 25	< 312	< 25	< 25	---	---	---	---
Naphthalene	ug/kg	33.9J	< 25	< 25	1370	< 25	< 25	---	2,700	---	---
n-Propylbenzene	ug/kg	< 25	< 25	< 25	456J	< 25	< 25	---	---	---	---
Toluene	ug/kg	< 25	< 25	< 25	< 312	< 25	< 25	1,500	38,000	---	---
1,2,4-Trimethylbenzene	ug/kg	68.9J	< 25	< 25	1340	< 25	< 25	---	83,000	---	---
1,3,5-Trimethylbenzene	ug/kg	< 25	< 25	< 25	< 312	< 25	< 25	---	11,000	---	---
Total Xylene	ug/kg	< 75	< 75	< 75	< 936	< 75	< 75	4,100	42,000	---	---
PAHs											
Acenaphthene	ug/kg	< 1.2	< 1.1	9.4J	962	< 1.1	< 1.1	---	---	38,000	900,000
Acenaphthylene	ug/kg	< 2.1	< 2.1	< 2.1	63.5J	< 2.0	< 2.0	---	---	700	1,800
Anthracene	ug/kg	< 5.7	< 5.6	6.4J	492	< 5.3	< 5.5	---	---	3,000,000	5,000,000
Benzo(a)anthracene	ug/kg	< 10.5	< 10.2	< 10.3	< 90.5	< 9.7	< 10.0	---	---	17,000	88
Benzo(b)fluoranthene	ug/kg	< 7.1	< 6.9	< 7.0	< 6.9	< 6.6	< 6.8	---	---	360,000	88
Benzo(k)fluoranthene	ug/kg	< 7.8	< 7.6	< 7.6	< 7.6	< 7.2	< 7.4	---	---	870,000	880
Benzo(a)pyrene	ug/kg	< 4.5	< 4.4	< 4.5	< 39.3	< 4.2	< 4.3	---	---	48,000	8.8
Benzo(ghi)perylene	ug/kg	< 5.3	< 5.1	< 5.2	< 45.6	< 4.9	< 5.0	---	---	6,800,000	1,800
Chrysene	ug/kg	< 4.3	< 4.2	< 4.2	< 37.3	< 4.0	< 4.1	---	---	37,000	8,800
Dibenz(a,h)anthracene	ug/kg	< 5.8	< 5.7	< 5.7	< 50.5	< 5.4	< 5.6	---	---	38,000	8.8
Fluoranthene	ug/kg	< 1.4	2.0J	< 1.4	45.5J	< 1.3	< 1.3	---	---	500,000	600,000
Fluorene	ug/kg	< 1.1	< 1.1	11.8J	1140	< 1.1	< 1.1	---	---	100,000	600,000
Indeno(1,2,3-cd)pyrene	ug/kg	< 5.3	< 5.1	< 5.2	< 45.5	< 4.9	< 5.0	---	---	680,000	88
1-Methylnaphthalene	ug/kg	< 2.3	< 2.3	54.2	3350	< 2.2	3.9J	---	---	23,000	1,100,000
2-Methylnaphthalene	ug/kg	< 2.3	2.5J	78.1	1470	< 2.2	5.7J	---	---	20,000	600,000
Naphthalene	ug/kg	< 1.5	2.7J	15.9J	295	< 1.4	2.5J	---	---	400	20,000
Phenanthrene	ug/kg	< 2.5	< 2.4	39.6	3330	< 2.3	< 2.4	---	---	1,800	18,000
Pyrene	ug/kg	< 1.3	1.7J	2.6J	193	< 1.2	< 1.2	---	---	8,700,000	500,000

Notes:

Boxed concentrations exceed protection of groundwater RCL
 Bold concentrations exceed non-industrial direct contact standard
 --- - Not analyzed/Not Established

J - concentration detected between the laboratory Limit of Detection and the Limit of Quantitator

i.u. - instrument units

mg/kg -milligrams per kilogram, parts per million

PAH - polynuclear aromatic hydrocarbons

PID - photoionization detector

RCL - residual contaminant level

ug/kg -micrograms per kilogram, parts per billion

VOC - volatile organic compounds

**Table 1
Groundwater Analytical Results**

**Vacant Lot
2403-2405 North Hopkins Street
Milwaukee, Wisconsin
Project No. 1E-0903009**

Analytical Parameter	Sample Location and Date			NR 140 PAL	NR 140 ES
	MW-1 (10/29/08)	MW-1R (4/29/09)	MW-1R (7/22/09)		
Detected VOCs (ug/L)					
Naphthalene	1.3 j	NA	NA	8	40
PAHs (ug/L)					
Acenaphthene	0.048 j	<0.009	<0.009	NS	NS
Acenaphthylene	0.066 j	<0.011	<0.011	NS	NS
Anthracene	0.13 j	<0.01	<0.01	3,000	600
Benzo (a) anthracene	0.62	<0.017	<0.017	NS	NS
Benzo (a) pyrene	0.76	<0.014	<0.014	0.2	0.02
Benzo (b) fluoranthene	0.76	<0.018	<0.018	0.2	0.02
Benzo (g,h,i) perylene	0.60	<0.018	<0.018	NS	NS
Benzo (k) fluoranthene	0.57	<0.029	<0.029	NS	NS
Chrysene	0.64	<0.01	<0.01	0.2	0.02
Dibenzo (a,h) anthracene	0.14 j	<0.019	<0.019	NS	NS
Fluoranthene	1.20	<0.013	<0.013	400	80
Fluorene	0.085 j	<0.013	<0.013	400	80
Indeno (1,2,3-cd) pyrene	0.47	<0.019	<0.019	NS	NS
1-Methylnaphthalene	0.48	<0.013	<0.013	NS	NS
2-Methylnaphthalene	0.60	<0.019	<0.019	NS	NS
Naphthalene	0.095 j	<0.024	<0.024	40	8
Phenanthrene	0.57	<0.015	0.019 j	NS	NS
Pyrene	1.0	<0.012	<0.012	250	50

NOTES:

NR: Natural Resources Chapter of the Wisconsin Administrative Code (WAC)

VOCs: Volatile Organic Compounds

PAHs: Polynuclear Aromatic Hydrocarbons

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

NS: No Established Standard

NA: Not Analyzed

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

PAL: NR 140 Preventive Action Limit

ES: NR 140 Enforcement Standard

Impacted Off-Source Property Information

Form 4400-246 (R 3/08)

This fillable form is intended to provide a list of information that must be submitted for evaluation for case closure. It is to be used in conjunction with Form 4400-202, Case Closure Request (Section H). 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 #:

ACTIVITY NAME:

ID	Off-Source Property Address	Parcel Number	WTM X	WTM Y
<input type="text" value="A"/>	<input type="text" value="2409-11 West Hopkins Street"/>	<input type="text" value="285-9991-1"/>	<input type="text" value="687485"/>	<input type="text" value="291724"/>
<input type="text" value="B"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="C"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="D"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="E"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="F"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="G"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
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<input type="text" value="I"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>



GILES

ENGINEERING ASSOCIATES, INC.

GEOTECHNICAL, ENVIRONMENTAL & CONSTRUCTION MATERIALS CONSULTANTS

- Atlanta, GA
- Baltimore/Wash. DC
- Dallas, TX
- Los Angeles, CA
- Milwaukee, WI
- Orlando, FL

September 30, 2009

Mr. Dewayne Johnson
3353 North 46th St
Milwaukee, WI 53216

Subject: Notification of Contamination
2409 West Hopkins Street
Milwaukee, Wisconsin
Project No. 1E-0903009
WDNR BRRTS No. 03-67-001473

Dear Mr. Johnson:

This correspondence is to inform you that Giles Engineering Associates, Inc. (Giles) is conducting closure activities at the 2403-2405 West Hopkins Street property (Site) on behalf of the City of Milwaukee. Soil contamination that appears to have originated on the property located at 2403-2405 West Hopkins Street has migrated onto your property at 2409 West Hopkins Street. The levels of phenanthrene contamination in the soil on your property are above the Wisconsin Department of Natural Resources (WDNR) suggested generic soil cleanup levels for groundwater pathway. However, the source of this contamination (former fuel oil underground tank) has been removed and this soil contaminant will naturally degrade over time and has not impacted the groundwater of the Site. Giles believes that allowing natural attenuation to complete the cleanup at this Site will meet the requirements for case closure that are found in chapter NR 726 and chapter Comm 46 Wisconsin Administrative Code, and Giles will be requesting that the Department of Commerce (Commerce) accept natural attenuation as the final remedy for this Site and grant case closure. Closure means that the Commerce will not be requiring any further investigation or cleanup action to be taken, other than the reliance on natural attenuation.

Since the source of the soil contamination is not on your property, neither you nor any subsequent owner of your property will be held responsible for investigation or cleanup of this soil contamination, as long as you and any subsequent owners comply with the requirements of section 292.13, Wisconsin Statutes, including allowing access to your property for environmental investigation or cleanup if access is required. To obtain a copy of the Department of Natural Resources' publication #RR-589, Fact Sheet 10: Guidance for Dealing with Properties Affected by Off-Site Contamination, you may visit <http://www.dnr.wi.gov/org/aw/rr/archives/pubs/RR589.pdf>.

Commerce will not review the closure request for at least 30 days after the date of this letter. As an affected property owner, you have a right to contact the Commerce to provide any technical information that you may have that indicates that closure should not be granted for this Site. If you would like to submit any information to the Commerce that is relevant to this closure request, you should mail that information to: Ms. Monica Weis, Senior Hydrogeologist, Site Review Section, 9316 North 107th Street, Milwaukee, Wisconsin 53224-1121.

If this case is closed, all properties within the Site boundaries where soil contamination exceeds the WDNR suggested generic soil cleanup levels for groundwater pathway will be listed on the WDNR's geographic information system (GIS) Registry of Closed Remediation Sites. The information on the GIS Registry includes maps showing the location of properties in Wisconsin where soil contamination above regulatory standards was found at the time that the case was closed. This GIS Registry will be available



Notification of Contamination
2409 West Hopkins Street
Milwaukee, Wisconsin
Project No. 1E-0903009
Page 2

to the general public on the Department of Natural Resources' internet web site. Please review the enclosed legal description of your property, and notify Giles within the next 30 days if the legal description is incorrect.

Once the Commerce makes a decision on this closure request, it will be documented in a letter. If the Commerce grants closure, you may obtain a copy of this letter by requesting a copy from Giles, by writing to the agency address given above, or by accessing the DNR GIS Registry of Closed Remediation Sites on the internet at <http://www.dnr.wi.gov/org/aw/rr/gis/index.htm>. A copy of the closure letter is included as part of the Site file on the GIS Registry of Closed Remediation Sites.

Should you or any subsequent property owner wish to construct or reconstruct a well on your property, special well construction standards may be necessary to protect the well from the residual groundwater contamination. Any well driller who proposes to construct a well on your property in the future will first need to obtain approval from a regional water supply specialist in DNR's Drinking Water and Groundwater Program. The well construction application, form 3300-254, is on the internet at <http://www.dnr.wi.gov/org/water/dwg/3300254.pdf>, or may be accessed through the GIS Registry web address in the preceding paragraph.

If you need more information, you may contact Steve Thuemling at (262) 544-0118. Alternatively you may contact Ms. Monica Weis, the Commerce Project Manager directly at (414) 357-4704.

Very truly yours,

GILES ENGINEERING ASSOCIATES, INC.

Steven C. Thuemling
Assistant Environmental Department Manager

Thomas J. Bauman, P.G.
Project Hydrogeologist

Enclosures: Legal Description of 2409 West Hopkins Street

Distribution: Mr. Dewayne Johnson
City of Milwaukee
Attn: Ms. Karen Dettmer

© Giles Engineering Associates, Inc. 2009



[Track & Confirm](#)

Track & Confirm

Search Results

Label/Receipt Number: 7002 2410 0005 1576 9434

Service(s): Certified Mail™

Status: Notice Left

[Track & Confirm](#)

Enter Label/Receipt Number.

We attempted to deliver your item at 2:46 PM on October 3, 2009 in MILWAUKEE, WI 53216 and a notice was left. No further information is available for this item.

Detailed Results:

- Notice Left, October 03, 2009, 2:46 pm, MILWAUKEE, WI 53216
- Arrival at Unit, October 03, 2009, 7:55 am, MILWAUKEE, WI 53216

[Site Map](#)

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No FEAR Act EEO Data FOIA

7002 2410 0005 1576 9434

U.S. Postal Service™	
CERTIFIED MAIL™ RECEIPT	
<i>(Domestic Mail Only; No Insurance Coverage Provided)</i>	
For delivery information visit our website at www.usps.com	
OFFICIAL USE	
Postage	\$ 4.15
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$
Postmark Here	
Sent To <u>Dewayne Johnson</u>	
Street, Apt. No., or PO Box No. <u>3353 N. 46th St.</u>	
City, State, ZIP+4 <u>Milwaukee WI 53216</u>	
PS Form 3800, June 2002 See Reverse for Instructions	

THIS INDENTURE, Made this 31st day of May, A.D. 1994, between City of Milwaukee, a municipal corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, located at Milwaukee, Wisconsin, party of the first part, and Dewayne Johnson

part Y of the second part. WITNESSETH, That the said party of the first part, for and in consideration of the sum of One and No/100ths (\$1.00) Dollar

to it paid by the said part Y of the second part, the receipt whereof is hereby confessed and acknowledged, has given, granted, bargained, sold, remised, released and quitclaimed, and by these presents does give, grant, bargain, sell, remise, release and quitclaim unto the said part Y of the second part, and to his heirs and assigns forever, the following described real estate, situated in the City of Milwaukee and County of Milwaukee, State of Wisconsin, to-wit:

Commencing along the southwesterly line of West Hopkins Street and 47.67 feet Southeasterly of the south line in McHenry's Subdivision in said 1/4 Section; thence Southeasterly along said southwesterly line 47.49 feet; thence West 98.25 feet; thence North 34 feet; thence East 65 feet to the beginning, in Lands in the Southwest 1/4 of Section 7, Township 7 North, Range 22 East.

EXEMPT
77.25(2)

Address: 2415-17 West Hopkins St. (part) Tax Key No.: 285-9993:2 (part)

It is mutually agreed by and between the parties hereto, their heirs, personal representatives and assigns that the property herein conveyed shall be joined with the Grantee's adjoining property so as to create a single parcel to be used as a unit; that said combined parcel shall not be divided without the approval of the Common Council of the City of Milwaukee; that the land herein conveyed shall be used as open space and no principal building may be erected thereon. In the event there is a breach of any of the foregoing conditions, this deed shall become forfeited, and the premises herein described, and all rights herein conveyed, shall at once revert and revest in and become the property of the party of the first part, its successors or assigns without any declaration of forfeiture or act of re-entry, and without any other act by said party of the first part to be performed, and without any right of the party of the second part to reclamation or compensation for monies paid or improvements made, as absolutely, fully, and perfectly as if this deed had never been made.

The adjoining property is known as: [illegible]

Address: 2409-11 West Hopkins St. Tax Key No.: 285-9991-1

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging or in any wise thereunto appertaining, with all the estate, right, title, interest and claim whatsoever of the said party of the first part, either in law or equity, either in possession or expectancy of, to the only proper use, benefit and behoof of the said part Y of the second part, his heirs and assigns forever.

IN WITNESS WHEREOF, the said City of Milwaukee, party of the first part, has caused these presents to be signed by John O. Norquist, its Mayor, and by Ronald D. Leonhardt, its City Clerk, and countersigned by Anita W. Paretti, its City Comptroller, at Milwaukee, Wisconsin, and its corporate seal to be hereunto affixed, this 31st day of May, A.D. 1994.

Signed and sealed in presence of

Ruth E. Wyttenbach
Kathleen H. Mollica

CITY OF MILWAUKEE
By John O. Norquist, Mayor
Ronald D. Leonhardt, City Clerk

COUNTERSIGNED:
Anita W. Paretti, City Comptroller

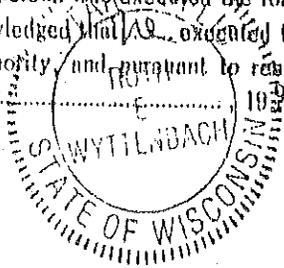
[Handwritten initials]

OFF-SOURCE
A
PROPERTY

REEL 3330 IMAGE 1065

STATE OF WISCONSIN,
MILWAUKEE COUNTY, 88.

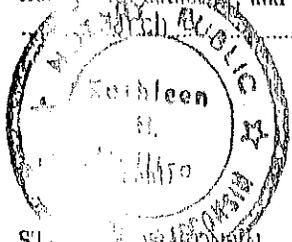
Personally came before me this 26th day of May, 1994,
John D. Matusz, Mayor of the above named municipal corporation, to me
known to be the person who executed the foregoing instrument and to me known to be such mayor of said municipal corpora-
tion, and acknowledged that he executed the foregoing instrument as such officer as the deed of said municipal corpora-
tion, by its authority, and pursuant to resolution file No. 931649 adopted by its Common Council on
March 8, 1994.



Ruth E. Wyttenbach
Ruth E. Wyttenbach
Notary Public, Milwaukee County, Wis.
My commission expires 3-2, A. D. 1997.

STATE OF WISCONSIN,
MILWAUKEE COUNTY, 88.

Personally came before me this 31st day of May, A. D. 1994,
Ronald D. Alonhardt, City Clerk of the above named municipal corporation, to me
known to be the person who executed the foregoing instrument and to me known to be such city clerk of said municipal corpora-
tion, and acknowledged that he executed the foregoing instrument as such officer as the deed of said municipal corpora-
tion, by its authority, and pursuant to resolution file No. 931649 adopted by its Common Council on
March 8, 1994.



Kathleen H. Mollica
Kathleen H. Mollica
Notary Public, Milwaukee County, Wis.
My commission expires 2-25, A. D. 1996.

STATE OF WISCONSIN,
MILWAUKEE COUNTY, 88.

Personally came before me this 3rd day of June, A. D. 1994,
Alice W. Barrett - Deputy, City Comptroller of the above named municipal corporation,
to me known to be the person who executed the foregoing instrument and to me known to be such comptroller of said
municipal corporation, and acknowledged that she executed the foregoing instrument as such officer as the deed of said
municipal corporation, by its authority, and pursuant to resolution file No. 931649 adopted by its Common
Council on March 8, 1994.

Mary A. Duket
Mary A. Duket
Notary Public, Milwaukee County, Wis.
My commission expires 8-8, A. D. 1997.

THIS INSTRUMENT WAS DRAFTED
BY THE CITY OF MILWAUKEE
(City Seal)

6977471

12.00

12.00

12.00

6977471

REGISTER'S OFFICE
Milwaukee County, WI } 88
RECORDED AT 12:35 PM
JUL 14 1994

REEL 3330 IMAGE 1064-1065
REGISTER
OF DEEDS

APPROVED as Form and
Executed by [Signature]
day of [Date]
Assistant

12.00

REC'D JUL 12 1994

City of Milwaukee
municipal corporation of the State of
Wisconsin
To
Dwayne Johnson

Quit Claim Deed
REGISTER'S OFFICE
State of Wisconsin
Milwaukee County

Received for Record this _____ day of _____
A. D. 19 _____

at _____ o'clock _____ M., and recorded
at _____ of Records of Images _____

Dwayne Johnson
2411 W. Hopkins St.
Milwaukee, WI 53205

REEL 1702 IMAGE 1177
QUIT CLAIM DEED

Sarah S. Johnson and Dewayne Johnson, her son, as Joint Tenants quit-claims to Dewayne Johnson the following described real estate in Milwaukee County, Wisconsin, to-wit:

A piece of land in the Southwest one-quarter (1/4) of Section Seven (7), Township Seven (7) North, Range (22) East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, described as follows: Commencing One Hundred and Six (106) Feet East of and 35.53 Feet North of the Northwest corner of Lot Twelve (12), in block one (1), Wells Avenue Land Company's Subdivision; running thence North Parallel to the West line of said one-quarter (1/4) Section, Thirty-three (33) Feet to a point; running thence East Parallel to the South Line of said one-quarter (1/4) Section, 98.25 Feet to the Southwest Line of Hopkins Street; thence Southeasterly along Southwesterly Line of Hopkins Street, 45.97 Feet to a point; running thence West Parallel to the South Line of said one quarter (1/4) Section, 129.92 Feet to the place of Beginning.

Tax Key No. 285-9991

This is not homestead property.

Dated this 20th day of November, 1984.

DOC # 5768773 W
RECORD 4.00
B CASH B 4.00
#64087 C001 R01 T10:10
NOV 26 84

Sarah S. Johnson
Sarah S. Johnson

(SEAL) *Dewayne Johnson*
Dewayne Johnson, her son



STATE OF MISSISSIPPI
Cochran COUNTY)

Signature of Dewayne Johnson, authenticated this 15th day of November, 1984.

Personally came before me this 20th day of November, 1984, the abovenamed Sarah S. Johnson, to me known to be the person who executed the foregoing instrument and acknowledged the same.

James C. McPeck
TITLE MEMBER STATE BAR OF WISCONSIN

Charly B. Newsom
Notary Public *Cochran* County, MS
My Commission expires Nov. 26, 1987

FEE
#77.25(8)
EXEMPT

THIS INSTRUMENT WAS DRAFTED BY

MICHAEL L. SMITH
ATTORNEY AT LAW
757 North Water Street
Milwaukee, Wisconsin 53202

5768773
REGISTER'S OFFICE
Milwaukee County, Wis. } 28
RECORDED AT 11:10 AM

NOV 26 1984
REEL 1702 IMAGE 1177
Walter Engel REGISTER OF DEEDS