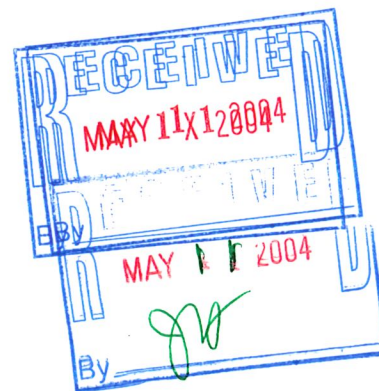


May 7, 2004

Mr. John J. Hnat  
Hydrogeologist  
Remediation and Redevelopment  
State of Wisconsin  
Dept. of Natural Resources  
Southeast Region Headquarters  
2300 N. Dr. Martin Luther King Drive  
Milwaukee, WI 53212-0436



RE: 3217 W. Villard Avenue, Milwaukee, WI  
FID: 241692110  
BRRTS: 02-41-119925

Dear John:

This letter will follow up on our conversation of earlier today. As I mentioned, the current owner of the captioned property is in the process of selling the property to the current tenant and/or an affiliate of the current tenant. Based on a significant purchase price adjustment, the buyer has agreed to accept the property "as is" and to be responsible for investigating and remediating the site. We anticipate that this closing will occur no later than the middle of June, 2004.

As we've discussed, if this transaction closes, the buyer will be contacting you to develop an investigation plan. If the contemplated transaction does not close, then our firm will be contacting you on behalf of the current owner to determine an appropriate course of action with respect to the property. As you requested for your records, in either case, you can anticipate a follow up contact no later than the end of June. Please call me if you have any questions or if this is not appropriate.

Very truly yours,

GODFREY & KAHN, S.C.

Nicholas P. Wahl

NPW:mb  
MW818037\_1.DOC

cc: Joseph M. Bernstein