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Remediation &
Redevelopment

Tel: 608-838-9120
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April 25, 2012

Mr. James Walden
Wisconsin Department of Natural Resources
101 South Webster Street
Madison, Wisconsin 53707

**Re: Proposed Work and Cost Request
Miller's Liquor Property
Madison, Wisconsin**

Dear Mr. Walden:

Seymour Environmental Services, Inc. (Seymour) is pleased to present our plan to address vapor issues at the above referenced property.

Vapor Intrusion Assessment

Our plan is to first address the residential properties that lie within ~100 feet of the identified contamination. It is likely that the highest vapor levels are present within this area and sampling at those properties will provide an idea of the magnitude and distribution of hazardous vapors in the area. An outline for the proposed vapor intrusion assessment follows

Task 1 - Mitigation system installation/sampling

We will install a vapor mitigation system at the subject property. Previously collected data show that very high levels of PCE are present in shallow soils along the sewer lateral. These soils likely extend beneath the building and could be leaking into the structure. Additionally, data collected at the adjacent property to the south showed elevated levels of radon gas in that building; the proposed mitigation system would take care of any radon issues at the store.

We will evaluate the radon mitigation system at the neighboring property located at 414 Kendall to determine whether it is properly installed to alleviate buildup of hazardous vapors below the slab. This will likely involve pressure testing to confirm that the system is sufficient to induce a negative pressure throughout the sub-slab area. A sample of the off-gas from the mitigation system will be collected to determine the general vapor levels beneath the slab. We have also included the cost to install an additional mitigation system in the event that the radon system is not effectively purging the subslab.

Task 2 - Sub-slab sampling

Samples of the soil vapors will be collected from beneath six residences located within ~100 feet of the known area of contamination. At each of the six properties two sampling points will be installed through the floor or basement floor depending on the structure, one will be near the entry point of the sewer lateral, and one nearest to the subject site. The vapor samples collected from beneath the structures will be analyzed for TO-15. The results of the sampling will be compared to the USEPA indoor air risk screening levels. The proposed properties for sub-slab soil vapor sampling are located at the following addresses:

2415 University Avenue
413 Chestnut Street
2408 Kendall Avenue

2417 University Avenue
2402 Kendall Avenue
2410 Kendall Avenue

Task 3 - Additional sub-slab Assessment/Mitigation (possible)

Data from the initial sub-slab sampling and passive vapor sampling (described later) will be used to evaluate whether additional vapor intrusion testing or mitigation will be needed in the area. Data from the initial sub-slab vapor sampling will be used to determine whether a mitigation system will need to be installed at any of the residences. Generally, a mitigation system will be required at any residences where the contaminant concentrations in the sub-slab vapors are greater than 10 times the indoor air risk screening levels. The approximate cost to install a residential mitigation system is ~\$1,500 per property. We are also concerned about conditions at several large commercial/mixed use properties located nearby. If the data indicate that hazardous vapors may be a problem in these locations we will determine appropriate methods for characterizing the sub-slab vapors. We have included the cost to evaluate the structures to determine our sampling plan. The particular buildings of concern are located at:

2355 University Avenue
2308 University Avenue

2424 University Avenue
2302 University Avenue

COST ESTIMATE

I have attached a cost estimate for the work described above. The estimate contains costs for a site mitigation system, subslab sampling of 6 properties and the neighboring property's radon mitigation system, and developing a sampling plan for the larger structures mentioned previously. Our cost request totals approximately \$15,600; the details are attached.

Sincerely,
Seymour Environmental Services, Inc.

Robyn Seymour

Robyn Seymour, P.G.
Hydrogeologist

Enc.

cc: Steve Miller

**SUMMARY OF PROJECTED VAPOR INTRUSION ASSESSMENT COSTS
Miller's Liquor (BRRTS:03-12-415322)**

Vapor Intrusion

Estimated Costs for Site Mitigation System and Sampling Systems

Consulting \$1,455.00
Contracting \$3,000.00
Analytical \$750.00
Miscellaneous \$200.00
Subtotal \$5,405.00

Consulting \$7,400.00
Drilling \$900.00
Analytical \$3,750.00
Miscellaneous \$800.00
Misc. Contracting \$3,000.00
Total \$15,850.00

Estimated Costs for Subslab Sampling (6 properties)

Consulting \$5,945.00
Contracting \$900.00
Analytical \$3,000.00
Miscellaneous \$600.00
Subtotal \$10,445.00

Estimated Vapor Mitigation Costs

INSTALLATION OF VAPOR REMOVAL SYSTEM

PROFESSIONAL FEES

	Senior Hydrogeologist	Project Hydrogeologist	Field Geologist	Field Technician	CAD	Word Processing	Cost
Rate/hour	\$90	\$80	\$75	\$65	\$65	\$35	
Access Coordination		2					\$160
Field Work			4	4			\$560

Total \$720

DIRECT COSTS

	Unit Price	No. Units	Lump Sum	Cost
Vapor Removal System (est.)	\$1,500.00	2		\$3,000.00

Total \$3,000

Total Costs for Installation of Mitigation System \$3,720

SAMPLING VAPOR REMOVAL SYSTEM

PROFESSIONAL FEES

	Senior Hydrogeologist	Project Hydrogeologist	Field Geologist	Field Technician	CAD	Word Processing	Cost
Rate/hour	\$90	\$80	\$75	\$65	\$65	\$35	
Field Work			2	2			\$280
Report/Recommendations		4			1	2	\$455

Total \$735

DIRECT COSTS

	Unit Price	No. Units	Lump Sum	Cost
Manometer	\$25.00	1		\$25.00
OVM	\$75.00	1		\$75.00
Lab Analysis				
Vapor (site)				
TO15	\$250.00	1		\$250.00
Vapor (414 Chestnut)				
TO15	\$250.00	2		\$500.00
Field Consumables		1	\$100.00	\$100.00

Total \$950

Total Costs for Sampling of Mitigation System \$1,685

Total Estimated Cost for Installation of Vapor Mitigation System and Initial Sampling \$5,405

Estimated Sub-Slab Vapor Assessment Costs

SAMPLING POINT INSTALLATION (6 properties)

PROFESSIONAL FEES

	Senior Hydrogeologist	Project Hydrogeologist	Field Geologist	Field Technician	CAD	Word Processing	Cost
Rate/hour	\$90	\$80	\$75	\$65	\$65	\$35	
Access Coordination/Research		10			1		\$865
Field Work			16	16			\$2,240

Total \$3,105

DIRECT COSTS

	Unit Price	No. Units	Lump Sum	Cost
Mileage	\$0.50	50		
Probe Installation	\$25.00	12		\$300.00
Probes	\$50.00	12		\$600.00

Total \$900

Total Costs for Probe Installation \$4,005

VAPOR POINT SAMPLING

PROFESSIONAL FEES

	Senior Hydrogeologist	Project Hydrogeologist	Field Geologist	Field Technician	CAD	Word Processing	Cost
Rate/hour	\$90	\$80	\$75	\$65	\$65	\$35	
Field Work			12	12			\$1,680
Report/Recommendations		12			2	2	\$1,160

Total \$2,840

DIRECT COSTS

	Unit Price	No. Units	Lump Sum	Cost
Mileage	\$0.50	50		
Helium Meter	\$75.00	2		\$150.00
OVM	\$75.00	2		\$150.00
Lab Fees				
Summa Canisters	\$75.00	12		\$900.00
Analysis (TO15)	\$175.00	12		\$2,100.00
Field Consumables	\$25.00	12		\$300.00

Total \$3,600

Total Costs for Vapor Sample Collection \$6,440

Total Estimated Cost for SubSlab Sampling \$10,445

DERF Site Investigation Bid Summary Consultant Selection Cover Sheet

Notice: Use this form to notify the Department of Natural Resources of the consultant you are selecting to conduct a site investigation and to submit and summarize the bids required in the Dry Cleaner Environmental Response Fund (DERF) Program. This form is authorized under s. 292.65, Wis. Stats. and s. NR 169.23, Wis. Adm. Code. Completion of this form is mandatory for any person applying for DERF reimbursement. Persons who do not submit a completed form will not be eligible for reimbursement under DERF. Personal information will be used to manage the DERF program, and be made available to requesters under Wisconsin's Open Records laws (ss. 19.32-19.39, Wis. Stats.) and requirements.

Complete the following information and submit it to your DNR regional project manager. Copy this form as necessary.

Site Information

Site name: Miller's Liquor	Facility Name:	BRRTS # 02-13-415332
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Consultant Selected

Consultant Name: Seymour Environmental Services, Inc.	Consultant Address: 2531 Dyreson Road McFarland, WI 53558
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Summary of Costs:

Consultant Name:		Consultant Name:	
Consulting costs:	\$7,400.00	Consulting costs:	
Drilling costs:	\$900.00	Drilling costs:	
Analytical costs:	\$3,750.00	Analytical costs:	
Miscellaneous costs:	\$3,800.00	Miscellaneous costs:	
Total Costs:	\$15,850.00	Total Costs:	

Consultant Name:	
Consulting costs:	
Drilling costs:	
Analytical costs:	
Miscellaneous costs:	
Total Costs:	

Optional 4th bid information:	
Consultant Name:	
Consulting costs:	
Drilling costs:	
Analytical costs:	
Miscellaneous costs:	
Total Costs:	

Justification for Selection:

Applicant Information and Certification

I certify that the information contained above is true and correct to the best of my knowledge.

Applicant Name		Date	
Street Address	City	State	Zip Code
Signature			

Department Use Only

Project Manager Approval Signature	Phone Number	Date
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If not approved, reason for non-approval:

**DERF Site Investigation Bid Sheet
Consultant Bid Summary**

Form 4400-233 (R 4/04) Page 2 of 6

Site Information

Site Name Miller's Liquor	
Consultant Name Seymour Environmental Services	Applicant Name

Bid Summary

Drilling Costs Total =	\$900.00
Analytical Costs Total =	\$3,500.00
Consulting Costs Total =	\$7,400.00
Misc Costs Total =	\$3,800.00
Grand Total =	\$15,600.00

I certify that the costs are an accurate estimate of my total projected costs for the site investigation and I understand and will adhere to s.292.65 Stats. and ch NR 169, Wis. Adm. Code.

Consultant Signature	Date
----------------------	------

Please attach to these forms a written narratige specifying how the tasks outlined in these sheets will be performed.

Consultant Name: Seymour
 Site Name: Miller's Liquor
 BRRTS #:
 Date:

DERF Site Investigation Bid Sheet Drilling Costs

Form 4400-233 (R 4/04) Page 3 of 6

Drilling Costs						
Task	Interval	Number of Borings or Wells	Number of Days	Total Number Feet Drilled	Cost/feet, Day or Well	Total Cost
Well installation and Completion						
	___ ft to ___ ft					
	___ ft to ___ ft					
	___ ft to ___ ft					
	> ___ ft					
Decontamination Costs						
Mobilization Costs						
Auger Borings (continuous sampling)						
	___ ft to ___ ft					
	___ ft to ___ ft					
	___ ft to ___ ft					
	> ___ ft					
Decontamination Costs						
Mobilization Costs						
Auger Borings (specify split spoon sampling interval)						
	___ ft to ___ ft					
	___ ft to ___ ft					
	___ ft to ___ ft					
	> ___ ft					
Decontamination Costs						
Mobilization Costs						
Direct Push Borings (per point)						
Subslab Points	< 2 ft depth	12			25	\$300.00
Vapor Probes	5 ft - 8 ft depth					
	> ___ ft depth					
Decontamination Costs						
Mobilization Costs						
Well Development (if done by subcontractor)						
	Monitoring Wells					
	Piezometers					
	Recovery Wells					
Other						
Drums						
Flush Mount Covers						
Protector Pipes						
Semi-permanent Probes		12			50	\$600.00
Total Drilling Costs						
						\$900.00

Consultant Name: Seymour
 Site Name: Miller's Liquor
 BRRTS #:
 Date:

DERF Site Investigation Bid Sheet
Analytical Costs

Form 4400-233 (R 4/04) Page 4 of 6

Parameter	WI Certified Lab			Field Test/Field Kit			Mobile Lab			Total Costs
	\$/sample	# samples	Method Used	\$/sample	# samples	Method Used	\$/Sample \$/Day	# Samples # Days	Method Used	
Solids Analysis										
VOCs										\$0.00
TCLP										\$0.00
RCRA Metals										\$0.00
Duplicate Analyses										\$0.00
Blank Analyses										\$0.00
Other: (Specify)										\$0.00
Water Analysis (low flow sampling assumed unless otherwise indicated at bottom of this sheet)										
VOCs										\$0.00
Nitrate*										\$0.00
Dissolved Oxygen*										\$0.00
Temperature*										\$0.00
Ferrous Iron*										\$0.00
Sulfate*										\$0.00
Sulfide*										\$0.00
ORP*										\$0.00
pH*										\$0.00
TOC*										\$0.00
Alkalinity*										\$0.00
Chloride*										\$0.00
Spec. Conductance*										\$0.00
Ethene/Ethane/Methane*										\$0.00
Hydrogen*										\$0.00
Carbon Dioxide*										\$0.00
RCRA Metals										\$0.00
Duplicate Analyses										\$0.00
Blank Analyses										\$0.00
Other: (Specify)										\$0.00
Air Analysis										
VOCs	250	15	TO15							\$3,750.00
VOCs										\$0.00
TCE										\$0.00
PCE (minimum detection limit is <10 ppbv)										\$0.00
Other: (Specify)										\$0.00
Waste Analyses (soil/water)										
										\$0.00
										\$0.00
Miscellaneous (specify)										
										\$0.00
										\$0.00
Charge for Mobile Lab (indicate # days and daily fee)										
Total Analytical Costs										\$3,750.00

* Natural Attenuation parameters required for consideration of NA as remedy.

Consultant Name: Seymour
 Site Name: Miller's Liquor
 BRRTS #:
 Date:

DERF Site Investigation Bid Summary Consultant Costs

Form 4400-233 (R 4/04) Page 5 of 6

Position (specify)	Hourly Rate	Hours/Task															Total Costs			
		Workplan Development	Access	Receptor Survey/Mitigation	Waste Determination	Drilling Oversight	Soil Sampling	Drilling sampling	Well Development	Hydraulic Conductivity Test	Groundwater sampling	Soil gas/vapor intrusion survey	SSRCL calculations (contained out or remedial actions)	SI Report preparation	RAOR Report preparation	Project Management		Other (specify)		
Professional Staff																				
Senior Hydro	90																		\$0.00	
Project Hydro	80		12											16					\$2,240.00	
CADD Operator	65																		\$0.00	
																			\$0.00	
																			\$0.00	
Field Staff																				
Project Hydro	80																		\$0.00	
Field Geologist	75			6							28								\$2,550.00	
Field Tech	65			6							28								\$2,210.00	
																			\$0.00	
																			\$0.00	
																			\$0.00	
Office Support Staff																				
CADD Operator	65		1											3					\$260.00	
Clerical	35													4					\$140.00	
																			\$0.00	
																			\$0.00	
																			\$0.00	
Total Consulting Costs																			\$7,400.00	

Consultant Name: Seymour
 Site Name: Miller's Liquor
 BRRTS #:
 Date:

DERF Site Investigation Bid Summary Sheet

Miscellaneous Costs

Form 4400-233 (R 4/04) Page 6 of 6

Major Activity	Specifications	Commodity Unit (specify)	Unit Rate	Number of Units	Total Cost
IDW Disposal					
	Non-Hazardous				
	Hazardous				
Equipment Rental (list and include shipping costs if applicable)					
Helium Meter		daily rental	\$75	2	\$150.00
Manometer		daily rental	\$25	1	\$25.00
OVM		daily rental	\$75	3	\$225.00
Field Supplies (list)					
Subslab seal/port/tubing			\$25	12	\$300.00
Mitigations sampling port/tubing			\$50	2	\$100.00
Surveying					
Personal Protection Equipment (list)					
Sample Shipping Costs					
SUMMA Canister Shipping		Per sample		20	\$0.00
Other (specify)					
Install Vapor Mitigation System		building	1500	2	\$3,000.00
Total Miscellaneous Costs					\$3,800.00

Reminders: DERF does not reimburse for attorney, closure or GIS fees. Mileage and meals are also non-reimbursable. Also, costs to prepare a reimbursement application and discuss the application with the department are not reimbursable. No expedited shipping w/o prior PM approval.

Parcel Number 0709-211-0104-7

Situs 2302 University Ave

Assessment Area

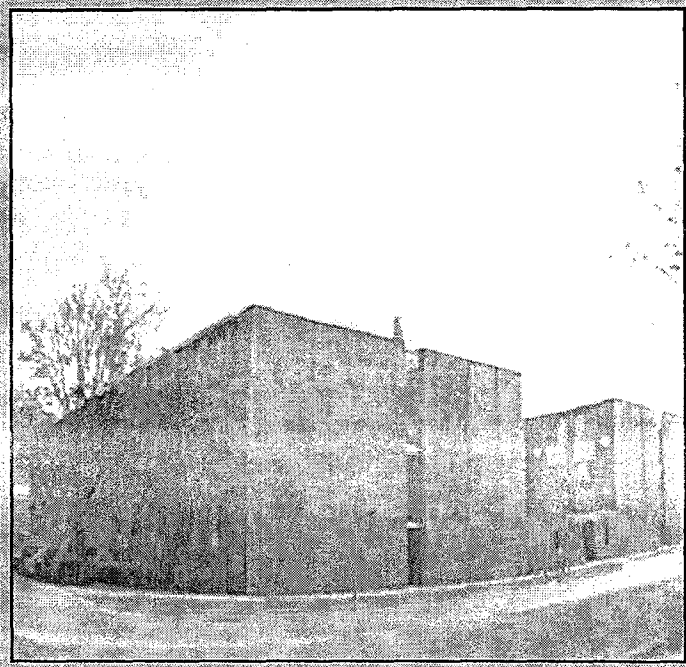
9924

Owner CASA BLANCA LLC % GOLDFLEAF DEV, I SNOW 2379 UNIVERSITY AVE MADISON, WI 53726-3808	Parcel Class: Commercial Parcel Code: School District: Madison TIF District: 0	Property Type: Apartments Property Code: 004 Property Data Revised: 04/07/2012 Building Data Revised:
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Record of Transfer of Ownership							
Grantor	Document #	Date	Parcels	Consideration	Convey	MBR	Ratio
FEIDLER, RONALD G UNIVERSITY COURTS JT VNTR	20100036	11/1993	1	3,050,000	TF/LC	1	1

Width: 0 Depth: 0 Lot Size: 64,047 sqft Acreage: 1.47 acres Buildability: 1-Buildable Lot	4-Thru-lot 1-Corner 1-Level 2-Medium Traffic 0-None Wooded	Water: 2-Stubbed In Sewer: 2-Stubbed In Gas: 2-Stubbed In	Paved Curb-gutter Sidewalk No Alley	Primary: 280.58 Secondary: 306.52 Other 1: 223.86 Other 2: 0 Water: 0	University Ave Campus Dr Walnut St 0-No Water Frontage
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Parcel Building Summary			
Floor Area	GFA	PFA	Apartments
1st Floor:	33,452	33,452	Total Units: 118
2nd Floor:	33,452	33,452	Rooms:
3rd Floor:	33,452	33,452	Efficiency: 10
4th Floor:			1 Bdrm: 66
5th Floor:			2 Bdrm: 42
Above:			3 Bdrm:
Mezz Loft:			4 Bdrm:
Basement:	19,988	11,224	Other:
Building Summary			
Parking			Buildings: 1
Level 1:	27,680		Apartment 111,580
Level 2:			
Level 3:			
Other lvls.:			
Total:	27,680		
Total:	148,024	111,580	



Notes:

Building Remarks: Casablanca Apartments

Assessment changes			
Year	Hearing #	Schedule #	Change

Assessment Record			
	2010	2011	2012
Change Code			/
Land	1,180,000	1,180,000	1,180,000
Improvement	4,479,000	4,479,000	4,479,000
Total	5,659,000	5,659,000	5,659,000

Parcel Number 0709-211-0104-7

Situs 2302 University Ave

Assessment Area

9924

Parcel Number 0709-211-0105-5

Situs 2308 University Ave

Assessment Area

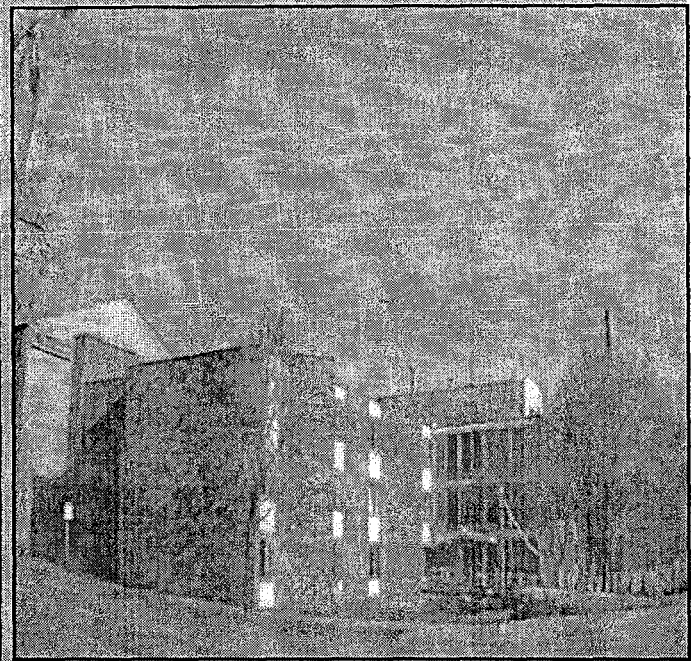
9924

Owner UNIVERSITY HEIGHTS LLC % GOLDFEAF DEV, I SNOW 2379 UNIVERSITY AVE MADISON, WI 53726-3808	Parcel Class: Commercial Parcel Code: School District: Madison TIF District: 0	Property Type: Nursing home Property Code: 197 Property Data Revised: 04/01/2011 Building Data Revised:
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Record of Transfer of Ownership							
Grantor	Document #	Date	Parcels	Consideration	Convey	Mkt	Ratio
EXTENDICARE HOMES INC	93227434	5/2000	1	900,000	W.D.	V	I
UNITED CARE FACILITIES	5627023	5/1984	1	0	OTHER	I	I
UNICARE HEALTH FACILITIES	5627022	5/1983	1	0	W.D.	I	I
UNICARE HEALTH SERVICES	5627021	5/1983	1	0	W.D.	I	I

Zoning: PUDSIP Width: 0 Depth: 0 Lot Size: 39,500 sqft Acreage: 0.91 acres Buildability: 1-Buildable Lot	Lot Characteristics 4-Thru-lot 0-None 1-Level 2-Medium Traffic 0-None Wooded	Utilities Water: 2-Stubbed In Sewer: 2-Stubbed In Gas: 2-Stubbed In	Street Paved Curb-gutter Sidewalk No Alley	Frontage Primary: 158 University Ave Secondary: 253.15 Campus Dr Other 1: 0 Other 2: 0 Water: 0 0-No Water Frontage
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Parcel Building Summary			
Floor Area	GFA	PFA	Apartments
1st Floor:	19,786	19,786	Total Units:
2nd Floor:	19,786	19,786	Rooms: 97
3rd Floor:	19,786	19,786	Efficiency:
4th Floor:	19,786	19,786	1 Bdrm: 97
5th Floor:			2 Bdrm:
Above:			3 Bdrm:
Mezz Loft:			4 Bdrm:
Basement:	19,786		Other:
			Building Summary
Parking			Buildings: 1
Level 1:			Apartment 79,144
Level 2:			
Level 3:			
Other lvls.:			
Total:			
Total:	98,930	79,144	



Notes:

Building Remarks: Square footage estimated from permit. Was never fielded when built.

Assessment changes		
	Board of Assessor	Open Book
Year	1999	2000
Hearing #	0578	0000
Schedule #	011	000
Change	-250,000	-1,200,000

Assessment Record			
	2009	2010	2011
Change Code			/
Land	900,000	900,000	900,000
Improvement	4,850,000	4,505,000	4,505,000
Total	5,750,000	5,405,000	5,405,000

Parcel Number 0709-211-0105-5

Situs 2308 University Ave

Assessment Area

9924

Parcel Number 0709-211-0701-1

Situs 2355 University Ave

Assessment Area

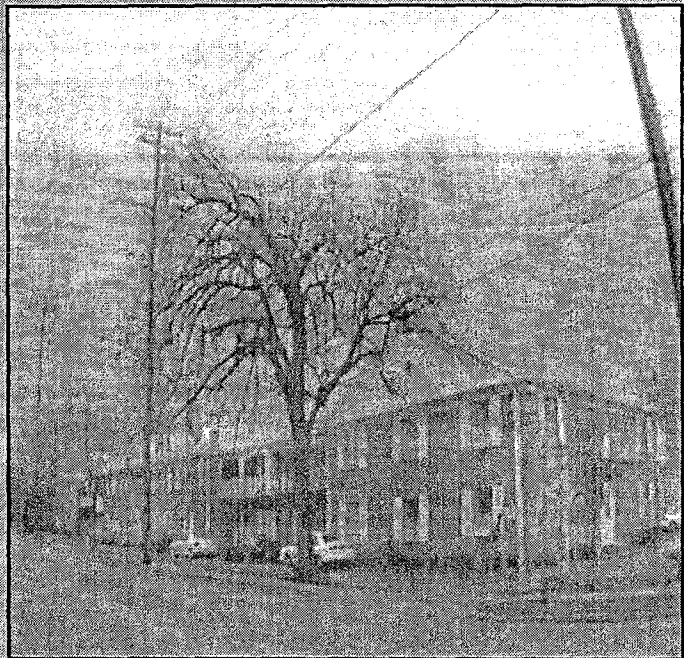
9924

Owner OLD UNIVERSITY PLACE LLC % GOLDFEAF DEV, I SNOW 2379 UNIVERSITY AVE MADISON, WI 53726-3808	Parcel Class: Commercial Parcel Code: School District: Madison TIF District: 0	Property Type: Apartment & store Property Code: 416 Property Data Revised: 04/01/2011 Building Data Revised:
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Record of Transfer of Ownership							
Grantor	Document #	Date	Parcels	Consideration	Convey	Mkt	Ratio
MOHS REALTY CORP	93461207	2/2002	1	1,700,000	W.D.	V	I

Zoning: PUDSIP Width: 0 Depth: 0 Lot Size: 36,952 sqft Acres: 0.85 acres Buildability: 1-Buildable Lot	Lot Characteristics 2-Irregular 1-Corner 1-Level 2-Medium Traffic 0-None Wooded	Utilities Water: 2-Stubbed In Sewer: 2-Stubbed In Gas: 2-Stubbed In	Street Paved Curb-gutter Sidewalk No Alley	Frontage Primary: 350.2 Secondary: 114 Other 1: 67.71 Other 2: 0 Water: 0	University Ave Walnut St Chestnut St 0-No Water Frontage
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Parcel Building Summary			
Floor Area	GFA	PFA	Apartments
1st Floor:	20,440	20,440	Total Units:
2nd Floor:	24,593	24,593	Rooms:
3rd Floor:	24,593	24,593	Efficiency:
4th Floor:	24,593	24,593	1 Bdrm:
5th Floor:			2 Bdrm:
Above:			3 Bdrm:
Mezz Loft:	3,583	3,583	4 Bdrm:
Basement:			Other:
			Building Summary
Parking			Buildings: 1
Level 1:			Apartment/Re 97,802
Level 2:			
Level 3:			
Other lvls.:			
Total:			
Total:	97,802	97,802	



Notes:

Building Remarks: Apartments with retail.

Assessment changes			
	Combine		
Year	1998		
Hearing #	0000		
Schedule #	000		
Change	40,000		

Assessment Record			
	2009	2010	2011
Change Code			/
Land	1,700,000	1,700,000	1,700,000
Improvement	6,130,000	5,504,000	5,504,000
Total	7,830,000	7,204,000	7,204,000

Parcel Number 0709-211-0701-1

Situs 2355 University Ave

Assessment Area

9924

Parcel Number 0709-211-0101-3

Situs 2424 University Ave

Assessment Area

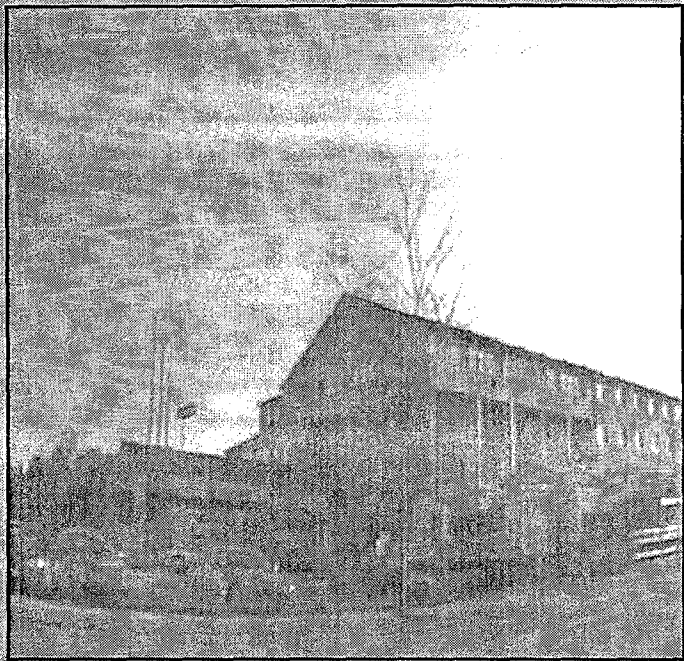
9924

Owner FRANCORP, INC % FIORE COMPANIES 150 E GILMAN ST STE 1600 MADISON, WI 53703-1496	Parcel Class: Commercial Parcel Code: School District: Madison TIF District: 0	Property Type: Hotel Property Code: 109 Property Data Revised: 04/01/2011 Building Data Revised:
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Record of Transfer of Ownership							
Grantor	Document #	Date	Parcels	Consideration	Convey	Mkt	Ratio
FIORE COAL & OIL COMPANY	6484078	1/1985	1	0	OTHER	I	I
FRANCORP, INC	6152080	10/1984	1	0	OTHER	I	I

Zoning: C2 Width: 0 Depth: 0 Lot Size: 90,088 sqft Acreage: 2.07 acres Buildability: 1-Buildable Lot	Lot Characteristics: 2-Irregular 1-Corner 1-Level 2-Medium 0-None Traffic Wooded	Utilities: Water: 2-Stubbed In Sewer: 2-Stubbed In Gas: 2-Stubbed In	Surface: Paved Curb-gutter Sidewalk No Alley	Frontage: Primary: 446 Secondary: 340 Other 1: 224 Other 2: 0 Water: 0	Address: University Ave Campus Dr Highland Ave 0-No Water Frontage
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Parcel Building Summary			
Floor Area	GFA	PFA	Apartments
1st Floor:	30,141	30,141	Total Units:
2nd Floor:	22,919	22,919	Rooms: 179
3rd Floor:	23,299	23,299	Efficiency:
4th Floor:	21,521	21,521	1 Bdrm:
5th Floor:			2 Bdrm:
Above:			3 Bdrm:
Mezz Loft:			4 Bdrm:
Basement:			Other:
Building Summary			
Parking			Buildings: 2
Level 1:			Hotel/Motel 97,880
Level 2:			
Level 3:			
Other lvls.:			
Total:			
Total:	97,880	97,880	



Notes:

Building Remarks: InnTowner Hotel

Assessment changes			
	Board of Assessor	Open Book	Board of
Year	1986	1990	1993
Hearing #	0352	0000	1312
Schedule #	012	000	017
Change	0	-1,840,000	-10,000

Assessment Record			
	2009	2010	2011
Change Code			/
Land	900,000	900,000	900,000
Improvement	6,497,300	5,905,300	5,905,300
Total	7,397,300	6,805,300	6,805,300

Parcel Number 0709-211-0101-3

Situs 2424 University Ave

Assessment Area

9924