

GIS REGISTRY

Cover Sheet

May, 2009
(RR 5367)

Source Property Information

BRRTS #:

ACTIVITY NAME:

PROPERTY ADDRESS:

MUNICIPALITY:

PARCEL ID #:

CLOSURE DATE:

FID #:

DATCP #:

COMM #:

*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"/> Groundwater Contamination > ES (236) | <input checked="" type="checkbox"/> Soil Contamination > *RCL or **SSRCL (232) |
| <input type="checkbox"/> Contamination in ROW | <input type="checkbox"/> Contamination in ROW |
| <input type="checkbox"/> Off-Source Contamination | <input type="checkbox"/> Off-Source Contamination |
| <i>(note: for list of off-source properties see "Impacted Off-Source Property")</i> | <i>(note: for list of off-source properties see "Impacted Off-Source Property")</i> |

Land Use Controls:

- | | |
|---|---|
| <input type="checkbox"/> N/A (Not Applicable) | <input checked="" type="checkbox"/> Cover or Barrier (222) |
| <input type="checkbox"/> Soil: maintain industrial zoning (220) | <i>(note: maintenance plan for groundwater or direct contact)</i> |
| <i>(note: soil contamination concentrations between non-industrial and industrial levels)</i> | <input type="checkbox"/> Vapor Mitigation (226) |
| <input type="checkbox"/> Structural Impediment (224) | <input type="checkbox"/> Maintain Liability Exemption (230) |
| <input type="checkbox"/> Site Specific Condition (228) | <i>(note: local government or economic development corporation)</i> |

Monitoring Wells:

Are all monitoring wells properly abandoned per NR 141? (234)

- Yes No N/A

** Residual Contaminant Level
**Site Specific Residual Contaminant Level*

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 #: PARCEL ID #:
ACTIVITY NAME: WTM COORDINATES: X: Y:

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 Diagram**
- 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: Pre-Development Site Features Diagram**
- 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 #: 5 **Title: Post- Development Site Features Diagram**

BRRTS #: 02-41-551585

ACTIVITY NAME: 1740 W. Pierce Street (a/k/a Clarke Square Terrace)

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 #: 4 Title: Cross-Section Diagram

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: 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 #: Title:

- 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 #: 02-41-551585

ACTIVITY NAME: 1740 W. Pierce Street (a/k/a Clarke Square Terrace)

NOTIFICATIONS

Source Property

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

Off-Source Property

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

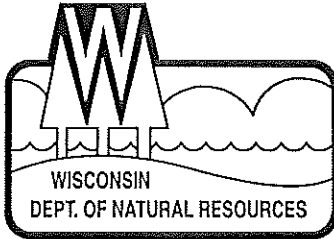
- Letter To "Off-Source" Property Owners:** Copies of all letters sent by the Responsible Party (RP) to owners of properties with groundwater exceeding an Enforcement Standard (ES), and to owners of properties that will be affected by a land use control under s. 292.12, Wis. Stats.
Note: Letters sent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

Number of "Off-Source" Letters:

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

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

Number of "Governmental Unit/Right-Of-Way Owner" Letters:



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
Matthew J. Frank, Secretary
Gloria L. McCutcheon, Regional Director

Southeast Region Headquarters
2300 N. Dr. Martin Luther King, Jr. Drive
Milwaukee, Wisconsin 53212
Telephone 414-263-8500
FAX 414-263-8606
TTY 711

September 25, 2009

In Reply, Refer to: FID#341045650
BRRTS#02-41-551585
BRR/ERP

Mr. Scott Stevlingson
Clarke Square Terrace, LLC
845 Main Street, Suite 100
Fond Du Lac, WI 54935

SUBJECT: Final Case Closure with Land Use Limitations or Conditions, Clarke Square Terrace Property Located at 1740 W Pierce Street in Milwaukee, Wisconsin

Dear Mr. Stevlingson:

On September 8, 2009 the Wisconsin Department of Natural Resources (WDNR) reviewed your request for closure of the case described above. The WDNR reviews environmental remediation cases for compliance with state rules and statutes to maintain consistency in the closure of these cases. In a letter dated June 27, 2008, the WDNR approved the Remedial Action Plan for the site. On July 22, 2009 the WDNR received a request for case closure. On September 23, 2009 the WDNR received the final Cap Maintenance Plan.

Based on the correspondence and data provided, it appears that your case now meets the requirements of ch. NR 726, Wisconsin Administrative Code. The Department considers this case closed and no further investigation or remediation is required at this time.

GIS Registry

The conditions of case closure set out below in this letter require that your site be listed on the Remediation and Redevelopment Program's GIS Registry. The specific reasons are summarized below:

- Residual soil contamination exists that must be properly managed should it be excavated or removed
- Pavement, an engineered cover or a soil barrier must be maintained over contaminated soil and the state must approve any changes to this barrier

Information that was submitted with your closure request application will be included on the GIS Registry. To review the sites on the GIS Registry web page, visit the RR Sites Map page at <http://dnr.wi.gov/org/aw/rr/gis/index.htm>. If your property is listed on the GIS Registry because of remaining contamination and you intend to construct or reconstruct a well, you will need prior Department approval in accordance with s. NR 812.09(4)(w), Wis. Adm. Code. To obtain approval, Form 3300-254 needs to be completed and submitted to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line <http://dnr.wi.gov/org/water/dwg/3300254.pdf> or at the web address listed above for the GIS Registry.

Closure Conditions

Please be aware that pursuant to s. 292.12 Wisconsin Statutes, compliance with the requirements of this letter is a responsibility to which you and any subsequent property owners must adhere. If these requirements are not followed or if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, welfare, or the environment, the Department may take enforcement action under s. 292.11 Wisconsin Statutes to ensure compliance with the specified requirements, limitations or other conditions related to the property or this case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code. It is the Department's intent to conduct inspections in the future to ensure that the conditions included in this letter including compliance with referenced maintenance plans are met.

Remaining Residual Soil Contamination and Cover or Barrier

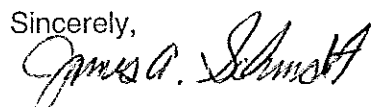
Pursuant to s. 292.12(2)(a), Wis. Stats., the barrier (consisting of a combination of building foundations, concrete/asphalt paved areas and a 6 to 8 inch soil cap underlain by a geotextile fabric) that currently exists in the locations shown on the attached map (Exhibit A) shall be maintained in compliance with the attached cap maintenance plan (CMP) in order to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health. If soil in the specific locations identified on Exhibit A is excavated in the future, the property owner at the time of excavation must sample and analyze the excavated soil to determine if residual contamination remains. If sampling confirms that contamination is present the property owner at the time of excavation will need to determine whether the material would be considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable statutes and rules. In addition, all current and future owners and occupants of the property need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken during excavation activities to prevent a health threat to humans. The attached cap maintenance plan and inspection log are to be kept up-to-date.

Prohibited Activities

The following activities are prohibited on any portion of the property where the paved surface and landscaping (clean fill material) is required as shown on the attached map (Figure 3), unless prior written approval has been obtained from the Wisconsin Department of Natural Resources: 1) removal of the existing barrier; 2) replacement with another barrier; 3) excavating or grading of the land surface; 4) filling on capped or paved areas; 5) plowing for agricultural cultivation; or 6) construction or placement of a building or other structure.

The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this closure decision or anything outlined in this letter, please contact Andy Boettcher at (414) 263-8541.

Sincerely,



James A Schmidt
SER Remediation & Redevelopment Team Supervisor

Encl: Cap Maintenance Plan
cc: Jason Bartley, EDS, Inc. 6637 N Sidney Pl, Milwaukee, WI
DNR Case File

CAP MAINTENANCE PLAN

September 16, 2009

Property Located at:

1740 W. Pierce Street, Milwaukee, WI

Clarke Square Terrace Property
FID No. 341045650
BRRTS No. 02-41-551585

Described as follows:

Those parts of the Northeast ¼ of Section 31, Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, bounded and described as follows:

Commencing at a point on the North line of West Pierce Street, said point being 35 feet North of the South line and 594 feet East of the West line of said ¼ Section; thence North 0° 35' East on a line which is parallel to the West line of said ¼ Section 112.82 feet to a point on the Southeasterly line of West Reynolds Place; thence North 60° 13' 54" East along the Southeasterly line of West Reynolds Place 258.11 feet to a point which is 816.75 feet East of the West line of said ¼ Section; thence South 0° 35' West on a line which is parallel to the West line of said ¼ Section, 240.98 feet to a point on the North line of West Pierce Street; thence West along the North line of West Pierce Street which is 35.00 feet North of and parallel to the South line of said ¼ Section, 222.75 feet to the place of beginning; and commencing at a point on the North line of West Pierce Street, said point being 35 feet North of the South line and 405.01 feet East of the West line of said ¼ Section; thence East along the North line of West Pierce Street, which is 35 feet North of and parallel to the South line of said ¼ Section, 188.99 feet to a point; thence North 0° 35' East on a line which is 594.00 feet East of and parallel to the West line of said ¼ Section, 112.82 feet to a point on the Southeasterly line of West Reynolds Place; thence South 60° 26' 45" West along the Southeasterly line of West Reynolds Place 218.51 feet to a point, which is 405.01 feet East of the West line of said ¼ Section; thence South 0° 35' West on a line which is 405.01 feet East of and parallel to the West line of said ¼ Section, 5.03 feet to the place of beginning.

Tax Key No. 426-9929-3

Introduction:

This document is the Maintenance Plan for a cap at the above-referenced property (the "Property") in accordance with the requirements of s. NR 724.13(2), Wisconsin Administrative Code. The maintenance activities relate to the existing cap within specific areas of the Property.

More site-specific information about the Property may be found in:

- The case file in the Wisconsin Department of Natural Resources (DNR) southeast regional office
- BRRTS on the Web (DNR's internet based data base of contaminated sites): <http://botw.dnr.state.wi.us/botw/SetUpBasicSearchForm.do>
- GIS Registry PDF file for further information on the nature and extent of contamination: <http://dnrmaps.wisconsin.gov/imf/imf.jsp?site=brrts2> and
- The DNR project manager (contact information found on the last page).

Description of Residual Impacts:

The Property is currently occupied by a newly-constructed assisted living apartment complex. The Property is zoned for mixed-industrial use, which allows for former industrial-type properties to be

converted to residential, commercial, or office use. The zoning is consistent with the current and planned future use. Prior to construction, the Property was vacant and still contains historic fill consisting of soil fill and foundry sand. Site investigation (SI) activities have been conducted at the Property. The SI results indicated relatively low concentrations of residual soil impacts associated with the historic fill noted at the Property. The following compounds are present in soil at concentrations above their suggested residual contaminant levels (RCLs) for the non-industrial direct contact pathway: total lead, benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, and dibenzo(a,h)anthracene. Per an approved remedial action plan (RAP) the development capped the entire property with the building foundation, concrete/asphalt paved areas, or a soil cap within landscaped areas. The soil cap consists of a geotextile fabric underlying 6 to 8 inches of topsoil. Groundwater was not encountered during the SI or during construction. Based on the soil sampling results, the residual soil impacts will be addressed through maintaining the existing caps as direct contact barriers (Exhibit A). EDS submitted a historic fill exemption, a low-hazard exemption, closure request, and soil Geographic Information System (GIS) packet to the DNR.

Description of the Cap to be maintained:

The building foundation, concrete/asphalt paved areas, and soil cap areas (these features combined construe the "Cap") that existed on the above-described property in the locations shown on the attached map ("Exhibit A") are to be maintained at the Property. Based on the current and future use of the Property, the Cap should function as intended unless disturbed.

Annual Inspection:

The Cap overlying residual soil impacts and as depicted in Exhibit A ("Figure 5") will be inspected once a year, normally in the spring after all snow and ice is gone, for deterioration, cracks and other potential problems with the capped areas. The inspections will be performed by the Property owner or their designated representative. The inspections will be performed to evaluate damage due to settling, exposure to the weather, wear from traffic, increasing age, and other factors. Any area where the Cap has deteriorated to the point where direct contact with the underlying soils will not be effectively minimized will be documented on the "Cap Inspection Log" (Exhibit B). A log of the inspections and any repairs will be maintained by the Property owner with this Cap Maintenance Plan. The inspection log will include recommendations for necessary repair of any areas of the Cap. Once repairs are completed, they will be documented in the inspection log. A copy of the inspection log will be kept at the address of the Property owner and available for submittal or inspection by DNR representatives upon their request.

Maintenance Activities:

If problems are noted during the annual inspections or at any other time during the year, repairs will be scheduled as soon as practical. Repairs can include patching and filling or larger resurfacing or construction operations. If soil is to be transported off site for disposal, the Property owner must collect a representative sample prior to disposal to evaluate proper disposal requirements. The soil must be treated, stored, and disposed of by the Property owner in accordance with applicable local, state, and federal law.

Cap Modification:

In the event the Cap overlying the residual soil impacts is removed or replaced, the replacement barrier must be equivalent for the purpose of minimizing direct contact with the underlying soils. Any replacement barrier will be subject to the same maintenance and inspection guidelines as outlined in this Cap Maintenance Plan unless indicated otherwise by the DNR or its successor.

The Property owner, in order to maintain the integrity of the Cap, will maintain a copy of this Maintenance Plan on-site and make it available to all interested parties (i.e. on-site employees, contractors, future Property owners, etc.) for viewing.

Prohibition of Activities and Notification of DNR Prior to Actions Affecting the Cap:

The following activities are prohibited on any portion of the Property where the Cap is required as shown on Exhibit A, unless prior written approval has been obtained from the DNR: (1) removal of the existing cap; (2) replacement of the cap with another barrier; (3) excavating or grading of the land surface; (4) filling on the capped surface; (5) plowing for agricultural cultivation; and (6) construction or placement of a building or other structure within the capped area.

Amendment or Withdrawal of Maintenance Plan:

This Maintenance Plan can be amended or withdrawn by the Property owner and its successors with the written approval of DNR.

Contact Information (as of July 2009):

Site Owner and Operator: Clarke Square Terrace Housing, LLC
c/o SunStarr Real Estate Group, LLC
Mr. Scott Stevlingson
845 Main Street, Suite 100
Fond du Lac, WI 54935
(920) 929-8600

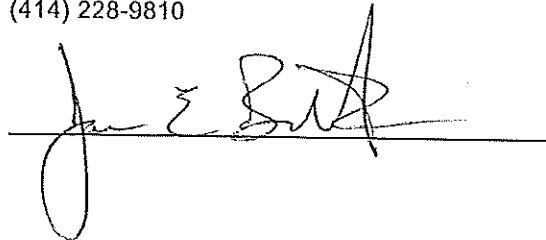
Signature:


Mr. Scott Stevlingson
Chief Operation Officer

Consultant:

Environmental & Development Solutions, Inc.
Attn: Jason Bartley, P.G.
6637 N. Sidney Place
Milwaukee, WI 53209
(414) 228-9810

Signature:



DNR:

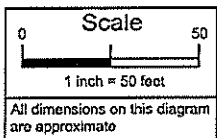
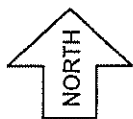
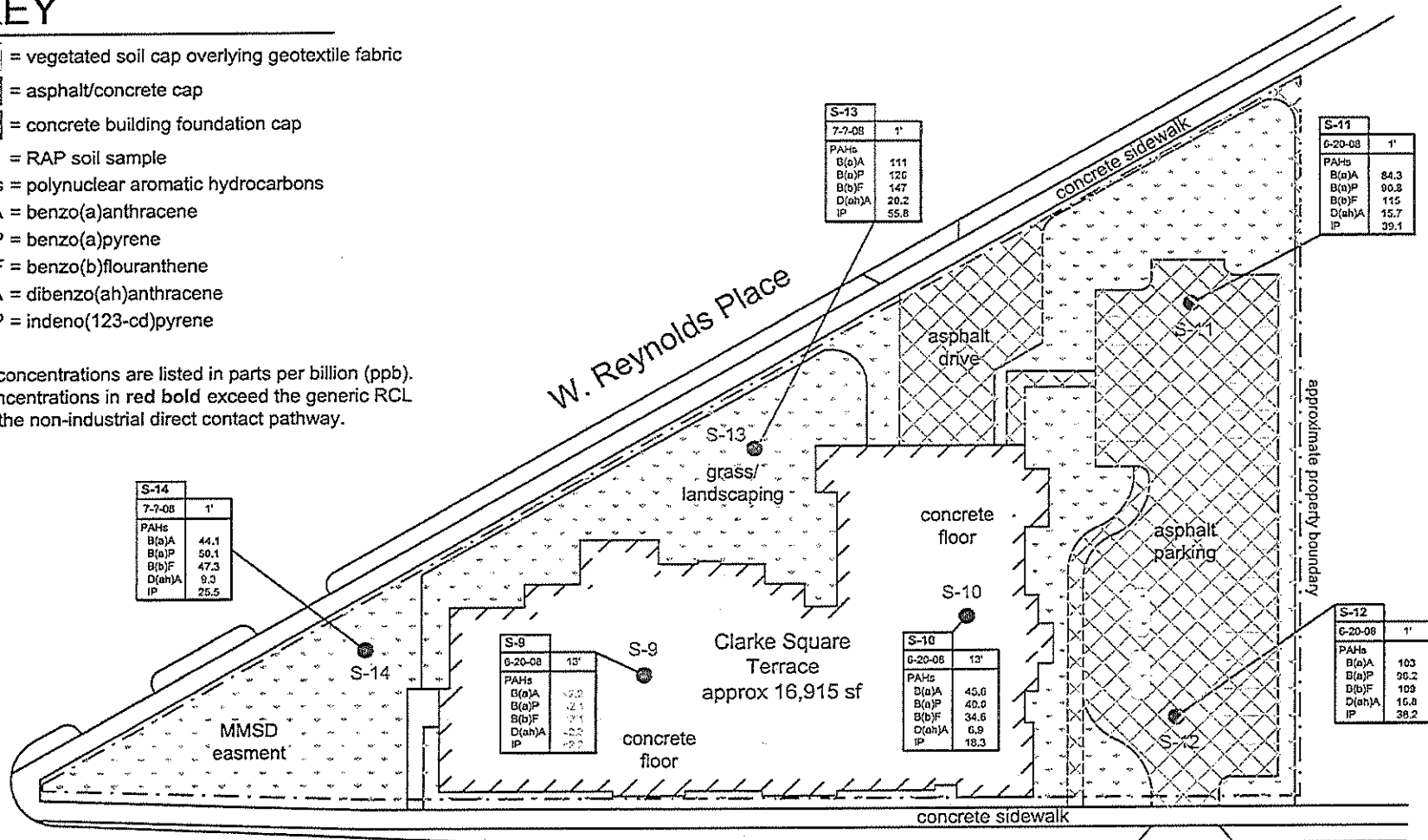
Mr. Andy Boettcher
Hydrogeologist
Wisconsin Department of Natural Resources
2300 N. Dr. Martin Luther King J. Dr.
Milwaukee, WI 53212
(414) 263-8541

KEY

- = vegetated soil cap overlying geotextile fabric
- = asphalt/concrete cap
- = concrete building foundation cap
- = RAP soil sample
- PAHs = polynuclear aromatic hydrocarbons
- B(a)A = benzo(a)anthracene
- B(a)P = benzo(a)pyrene
- B(b)F = benzo(b)flouranthene
- D(ah)A = dibenzo(ah)anthracene
- IP = indeno(123-cd)pyrene

Notes:

- 1.) All concentrations are listed in parts per billion (ppb).
- 2.) Concentrations in red **bold** exceed the generic RCL for the non-industrial direct contact pathway.



W. Pierce Street

Exhibit A



File No.: 080304e
 DWG Date: 7-11-08
 Rev Date: 6-23-09
 Drawn By: JEB
 Checked By (PM): JEB

Post-Development Site Features Diagram
 Clarke Square Terrace Property
 1740 W. Pierce Street
 Milwaukee, Wisconsin

Figure

5

2



State Bar of Wisconsin Form 1-2003

WARRANTY DEED

Document Number | Document Name

THIS DEED, made between MIGRE, LLC, a Wisconsin Limited Liability Company

(*Grantor,* whether one or more), and CLARKE SQUARE TERRACE HOUSING, LLC, a Wisconsin Limited Liability Company

(*Grantee,* whether one or more) Grantor, for a valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in MILWAUKEE County, State of Wisconsin (*Property*)(If more space is needed, please attach addendum) Those parts of the Northeast 1/4 of Section 31, Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, bounded and described as follows: Commencing at a point on the North line of West Pierce Street, said point being 35 feet North of the South line and 594 feet East of the West line of said 1/4 Section; thence North 0° 35' East on a line which is parallel to the

DOC.# 09483809

REGISTER'S OFFICE | SS Milwaukee County, WI

RECORDED 08/24/2007 09:10AM

JOHN LA FAVE REGISTER OF DEEDS

AMOUNT: 13 00

Recording Area

Name and Return Address

CLARKE SQUARE TERRACE HOUSING LLC 845 S MAIN ST #101 FOND DU LAC, WI 54935

426-9929-3

Parcel Identification Number (PIN)

This is NOT homestead property (is)(is not)

continued

Grantor warrants that the title to the Property 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 August 23, 2007 MIGRE, LLC

TRANSFER \$537.00 FEE

Richard A. Frederick, It's Authorized Signatory (SEAL) Richard Frederick AUTHENTICATION

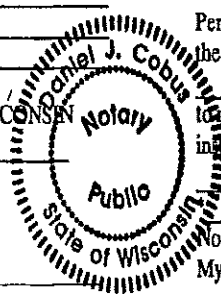
(SEAL) (SEAL) ACKNOWLEDGMENT

Signature(s) authenticated on

STATE OF WISCONSIN WAUKESHA COUNTY } ss

Personally came before me on August 23, 2007 the above named Richard A. Frederick

TITLE MEMBER STATE BAR OF WISCONSIN (If not, authorized by Wis Stat. S706.06)



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

Daniel J. Cobus Notary Public, State of Wisconsin My commission (is permanent)(expires: 6/28/09)

THIS INSTRUMENT DRAFTED BY: Attorney Jeffrey P. Patterson

NOTE: THIS IS A STANDARD FORM ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED WARRANTY DEED 2003 STATE BAR OF WISCONSIN FORM NO 1-2003 *Type name below signatures

Legal Description Continued

West line of said 1/4 Section 112.82 feet to a point on the Southeasterly line of West Reynolds Place; thence North 60° 13' 54" East along the Southeasterly line of West Reynolds Place 258.11 feet to a point which is 816.75 feet East of the West line of said 1/4 Section; thence South 0° 35' West on a line which is parallel to the West line of said 1/4 Section, 240.98 feet to a point on the North line of West Pierce Street; thence West along the North line of West Pierce Street which is 35.00 feet North of and parallel to the South line of said 1/4 Section, 222.75 feet to the place of beginning; and commencing at a point on the North line of West Pierce Street, said point being 35 feet North of the South line and 405.01 feet East of the West line of said 1/4 Section; thence East along the North line of West Pierce Street, which is 35 feet North of and parallel to the South line of said 1/4 Section, 188.99 feet to a point; thence North 0° 35' East on a line which is 594.00 feet East of and parallel to the West line of said 1/4 Section, 112.82 feet to a point on the Southeasterly line of West Reynolds Place; thence South 60° 26' 45" West along the Southeasterly line of West Reynolds Place 218.51 feet to a point, which is 405.01 feet East of the West line of said 1/4 Section; thence South 0° 35' West on a line which is 405.01 feet East of and parallel to the West line of said 1/4 Section, 5.03 feet to the place of beginning.

Tax Key No: 426-9929-3

Address: 1740 W. PIERCE STREET

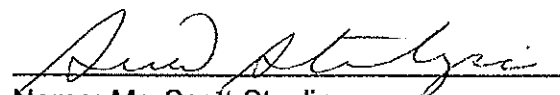
Date: June 23, 2009

RE: Statement Regarding Legal Description for the Clarke Square Terrace
Housing, LLC Site Located at 1740 W. Pierce Street in Milwaukee,
Wisconsin

To whom it may concern:

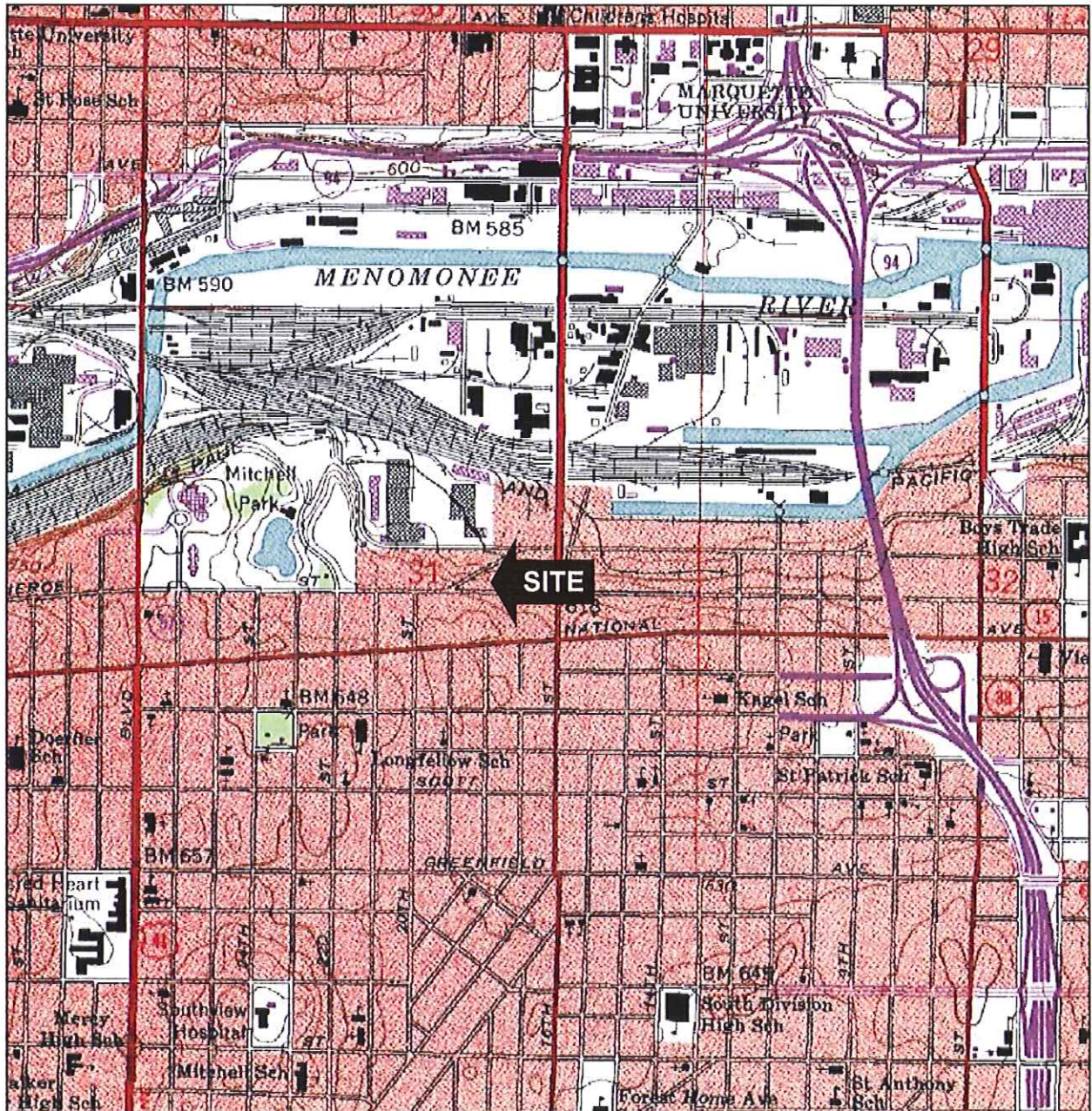
I believe that the legal description on the Warranty Deed included in this soil
Geographic Information System (GIS) packet is complete and accurate to the
best of my knowledge.


Respectfully,


A handwritten signature in cursive script, appearing to read "Scott Stevlingson", written over a horizontal line.

Name: Mr. Scott Stevlingson




Clarke Square Terrace Housing, LLC

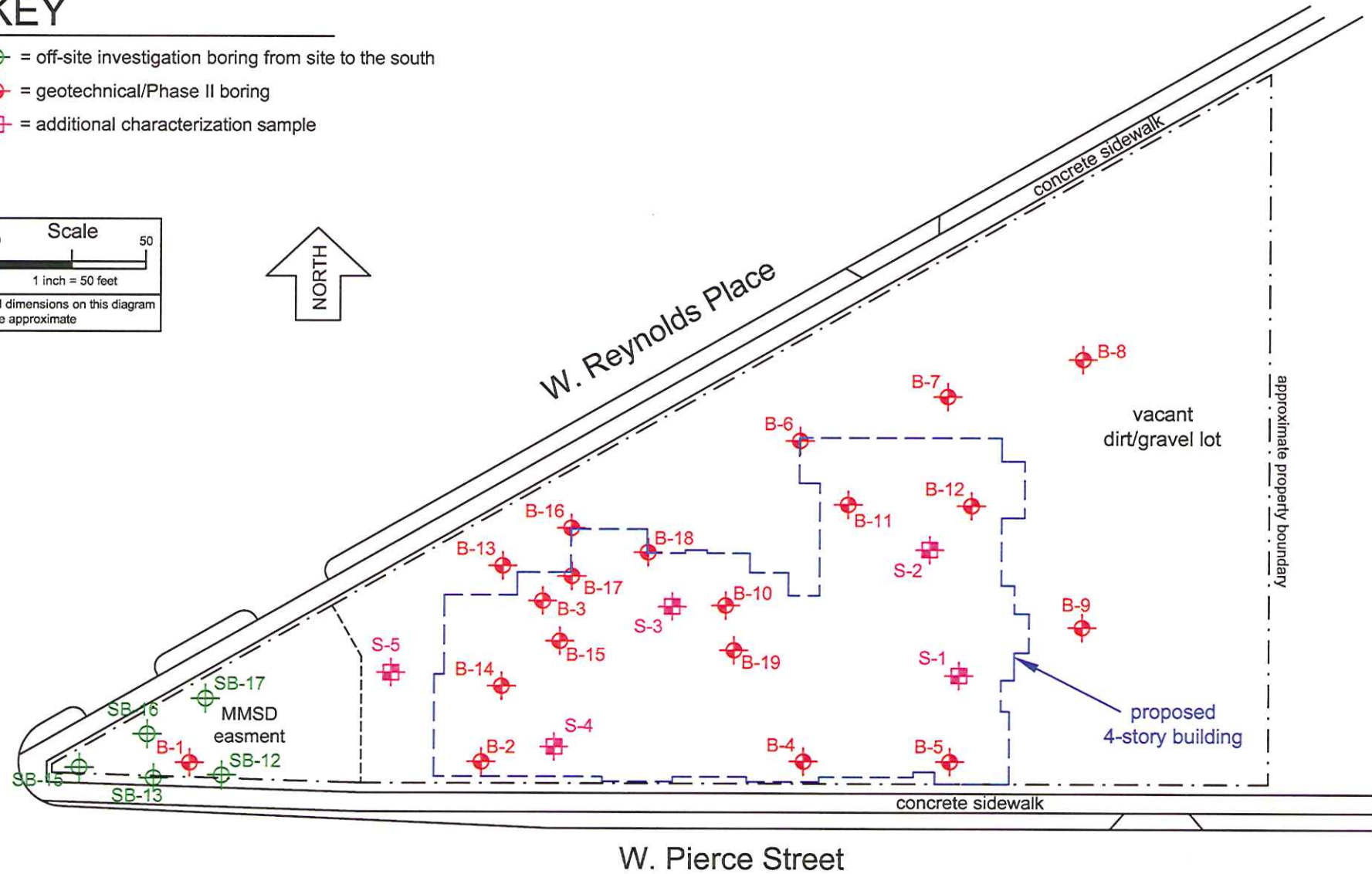
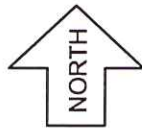
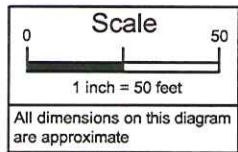


<p>Approximate Scale</p> <p>1" = 1,600'</p>	<p>United States Geologic Society Topographic Map Milwaukee Quadrangle</p> <p>SW 1/4 of NE 1/4 of Sec 31, T7N, R22E</p>	
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	<p>Site Location Diagram Clarke Square Terrace Property 1740 W. Pierce Street Milwaukee, Wisconsin</p>	<p>Figure 1</p>
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KEY

-  = off-site investigation boring from site to the south
-  = geotechnical/Phase II boring
-  = additional characterization sample



File No.: 080304a
 DWG Date: 3-24-08
 Rev Date: 6-23-09
 Drawn By: JEB
 Checked By (PM): JEB

Pre-Development Site Features Diagram
 Clarke Square Terrace Property
 1740 W. Pierce Street
 Milwaukee, Wisconsin

Figure
2

KEY

= vegetated soil cap overlying geotextile fabric

= asphalt/concrete cap

= concrete building foundation cap

= RAP soil sample

PAHs = polynuclear aromatic hydrocarbons

B(a)A = benzo(a)anthracene

B(a)P = benzo(a)pyrene

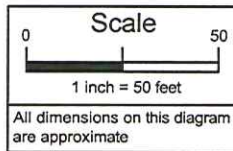
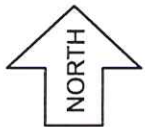
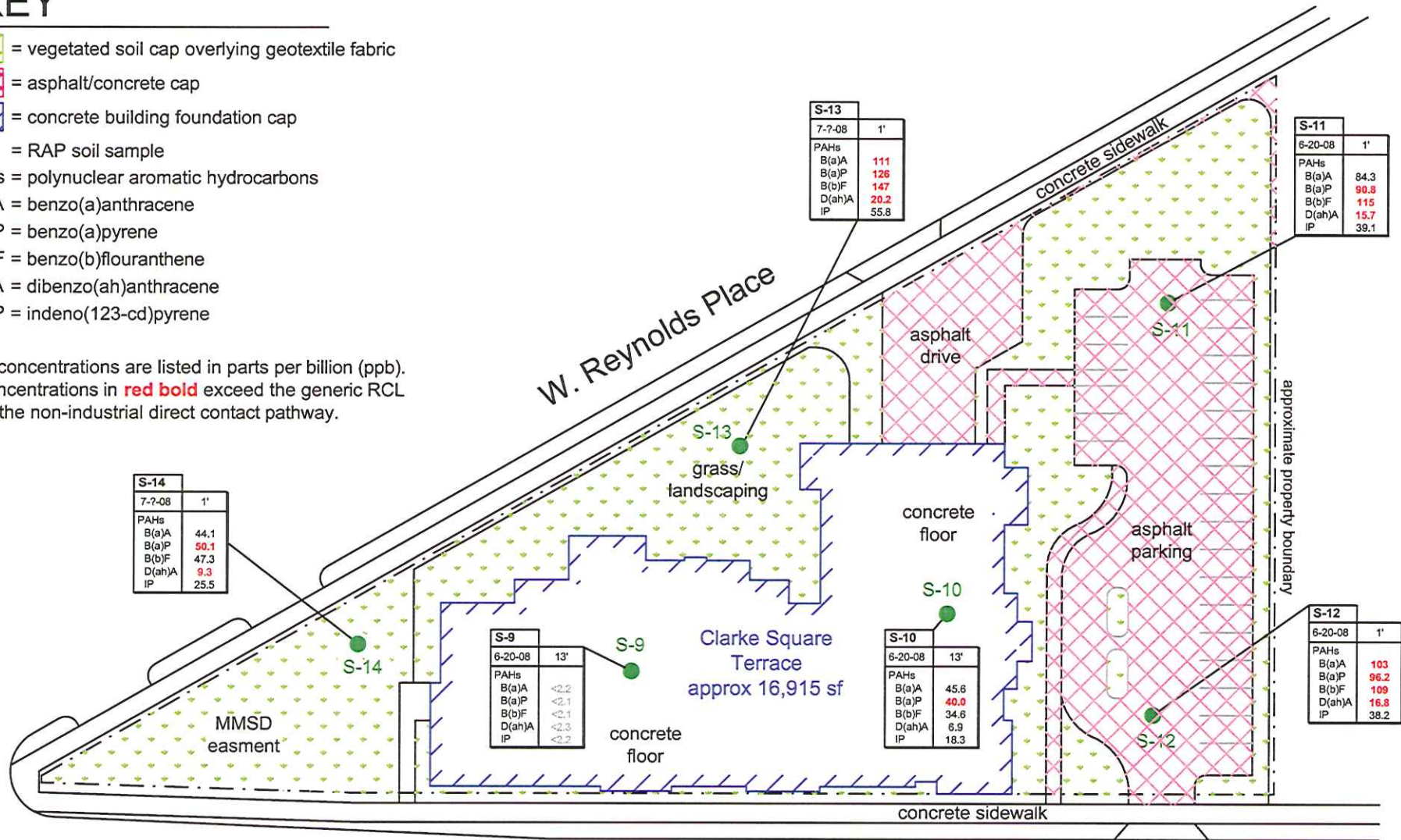
B(b)F = benzo(b)fluoranthene

D(ah)A = dibenzo(ah)anthracene

IP = indeno(123-cd)pyrene

Notes:

- 1.) All concentrations are listed in parts per billion (ppb).
- 2.) Concentrations in **red bold** exceed the generic RCL for the non-industrial direct contact pathway.

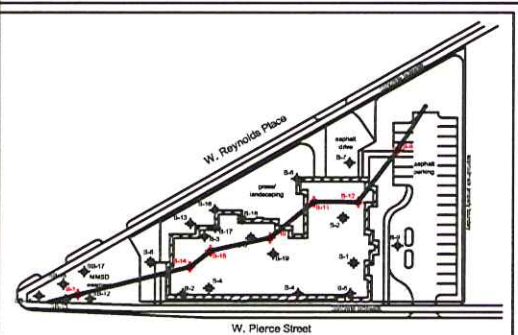
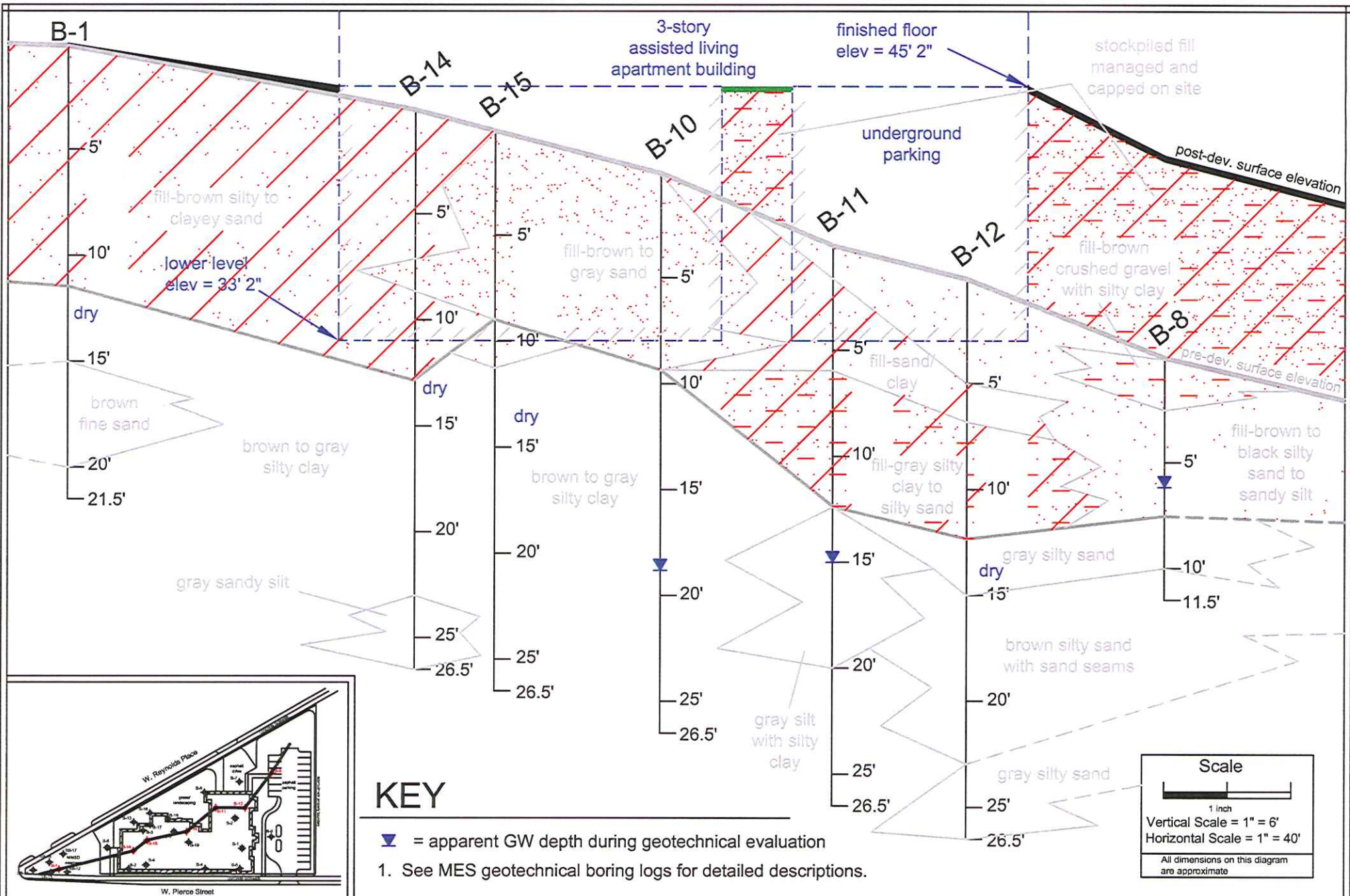


File No.: 080304e
 DWG Date: 7-11-08
 Rev Date: 6-23-09
 Drawn By: JEB
 Checked By (PM): JEB

Post-Development Site Features Diagram
 Clarke Square Terrace Property
 1740 W. Pierce Street
 Milwaukee, Wisconsin

Figure

5



File No.: 080304c
 DWG Date: 5-6-08
 Rev Date: 6-23-09
 Drawn By: JEB
 Checked By (PM): JEB

Cross-Section Diagram
 Clarke Square Terrace Property
 1740 W. Pierce Street
 Milwaukee, Wisconsin

Figure
 4

TABLE 1 (Pg. 1 of 1)
Soil Sample Analytical Results
Clarke Square Terrace Development Project
1740 W. Pierce Street, Milwaukee, WI

Sample no.	Capped Samples (remain in-place)					Suggested RCL (groundwater protection)	Suggested RCL (non-industrial direct contact)
	S-10*	S-11	S-12	S-13	S-14		
Sample Depth	13'	1'	1'	1'	1'		
Sample Date	6/20/08	6/20/08	6/20/08	11/14/08	11/14/08		
PAHs (ppb)							
Benzo(a)anthracene	45.6	84.3	103	111	44.1	17,000	88
Benzo(a)pyrene	40.0	90.8	96.2	126	50.1	48,000	8.8
Benzo(b)fluoranthene	34.6	115	109	147	47.3	360,000	88
Dibenzo(ah)anthracene	6.9	15.7	16.8	20.2	9.3	38,000	8.8

Notes:

- 1.) "*" indicates that samples were collected from soil just below base coarse for concrete building floor (within 4 feet of ground surface at that location). Depth indicated is depth below surrounding grade for the site.
- 2.) Only compounds exceeding a suggested RCL are shown.
- 3.) Concentrations in **red bold** exceed their respective RCLs for the non-industrial direct contact pathway.
- 4.) Suggested RCLs were obtained from DNR Guidance RR-519-97.