Soil Management Plan

Proposed Development
4200 - 4220 West Burnham Street
West Milwaukee, Wisconsin

Prepared For:

Devo Properties
Mequon, Wisconsin

February 5, 2016
Project No. 1E-1508005

GILES
ENGINEERING ASSOCIATES, INC.

GILES
ENGINEERING ASSOCIATES, INC.
GEOTECHNICAL, ENVIRONMENTAL & CONSTRUCTION MATERIALS CONSULTANTS

• Atlanta, GA
• Baltimore, MD
• Dallas, TX
• Los Angeles, CA
• Manassas, VA
• Milwaukee, WI

February 5, 2016

Devo Properties
11518 North Port Washington Road, Suite 103
Mequon, WI 53092

Attention: Mr. Greg Devorkin, JD, CPA Chief Executive Officer

Subject: Soil Management Plan
Proposed Development
4200-4220 West Burnham Street
West Milwaukee, Wisconsin
Project No. 1E-1508005

Dear Mr. Devorkin:

In accordance with your request, we have prepared the following Soil Management Plan for the above-referenced property. It is recommended that Giles personnel be on site during soil excavation activities to ensure that impacted fill soil is properly handled and documented through implementation of the protocols set forth in the Soil Management Plan.

We appreciate the opportunity to be of service on this project. If there are any questions regarding the information contained herein, or if we can be of any additional service, please contact the undersigned at your convenience.

Very truly yours,

GILES ENGINEERING ASSOCIATES, INC.

David J. Zimmerman
Environmental Scientist

Kevin T. Bugel P.G., C.P.G.
Environmental Division Manager

Distribution: Devo Properties
Attn: Mr. Greg Devorkin, JD, CPA (1 via email: gid@devooffices.com)

TABLE OF CONTENTS

SOIL MANAGEMENT PLAN

PROPOSED SENDIX MARKET DEVELOPMENT
4200 - 4220 WEST BURNHAM STREET
WEST MILWAUKEE, WISCONSIN
PROJECT NO. 1E-1508005

Section No.	Description	Page
1.	**INTRODUCTION**	**1**
2.	**PROPERTY DESCRIPTION**	**1**
2.1.	Setting and Location	1
2.2.	Current Property Use and Activity	1
2.3.	Proposed Development	1
3.	**BACKGROUND**	**2**
4.	**SOIL MANAGEMENT**	**4**
4.1.	**Disposal Sites**	5
5.	**SOIL DISPOSAL DOCUMENTATION AND REPORTING**	**6**
6.	**CLOSURE**	**6**
7.	**GENERAL COMMENTS**	**6**

FIGURES

Figure 1: Site Location Map

APPENDICES

Appendix A *Important Information About Your Geoenvironmental Report*
Appendix B Proposed Property Redevelopment
Appendix C Excerpts from Giles Phase II ESA

SOIL MANAGEMENT PLAN

PROPOSED DEVELOPMENT
4200 - 4220 WEST BURNHAM STREET
WEST MILWAUKEE, WISCONSIN
PROJECT NO. 1E-1508005

1. INTRODUCTION

Giles Engineering Associates, Inc. (Giles) has prepared this *Soil Management Plan* (SMP) on behalf of Devo Properties (the "Client"), for the Proposed Sendik's Market grocery store commercial development located at 4200 - 4220 West Burnham Street, in the Village of West Milwaukee, Milwaukee County, Wisconsin (Site). The purpose of this SMP is to specify the manner in which impacted soil consisting of native soil and "fill material" will be managed during the redevelopment of the Site. This SMP has been prepared based on: 1) the results and findings of Giles *Phase I Environmental Site Assessment* (ESA) report (Project No. 1E-1506013) dated July 17, 2015); 2) the findings of the Giles *Limited Phase II ESA* report (Project No. 1E-1508001) dated September 13, 2015; and, 3) the findings of Giles *Geotechnical Exploration and Analysis* report (Project No. 1G-1507026), dated September 15, 2015 (Revision Date January 21, 2016). Information pertinent to this SMP is included in Appendix A.

2. PROPERTY DESCRIPTION

2.1. Setting and Location

The 4.5 acre Site is located in a mixed commercial/light industrial setting at the northeast corner of the intersection of West Burnham Street and Miller Park Way, in the Village of West Milwaukee, Milwaukee County, Wisconsin. The physical address for the Site is 4200-4220 West Burnham Street. The general location of the Site is shown on Figure 1.

2.2. Current Property Use and Activity

Review of the Phase I ESA Report (Giles, 2015) indicated that the Site is currently vacant, but was occupied by grain milling and grain silo storage structures from at least the 1920s until 2005. In addition to the milling and silo storage facilities the Site included numerous support buildings (some with basements), support structures (petroleum storage tanks and utilities), rail spur tracks, and roadways. The Site infrastructure was reportedly razed from 2004 through 2005.

2.3. Proposed Development

It is understood that the proposed commercial development will consist of a single-story, slab-on-grade 42,270 square foot (sf) Sendik's Market grocery store with an adjoining 16,000 sf tenant space, located on the eastern portion of the Site. One out-lot located on the south portion of the Site will be developed with a 5,400 square foot commercial tenant structure as part of the Sendik's development. The remaining portions of the Site will be utilized for surface

parking and storm water retention basins. Although final plans have yet to be submitted and approved, Giles understands that the planned finished grades will remain generally at the existing elevation across the Site to minimize the export of contaminated soil.

3. BACKGROUND

Giles completed a Phase I ESA of the Site dated July 17, 2015. The Phase I ESA report identified the following recognized environmental conditions (RECs):

- The former presence of one 30,000-gallon fuel oil UST and three aboveground storage tanks (ASTs) on the Site, the former locations of which are unknown and the conditions of soil and groundwater in the vicinity of the former UST and ASTs are unknown. The former UST and ASTs present a potential vapor encroachment condition with respect to the Site.

- The unknown locations of three spills on the Site, for which the WDNR has not issued closure letters.

- PCB-containing capacitors understood to have formerly been present a recognized environmental condition with respect to the Site.

- The potential for fill impacted with VOCs, PAHs, and/or metals to be present on the Site constitutes a recognized environmental condition.

- The presence of free product on the property to the north of the Site property, which may present a vapor encroachment condition to the Site property.

In addition, the Giles Phase I ESA identified the following historic recognized conditions (HRECs):

- The removal of one 18,000-gallon fuel oil underground storage tank (UST) and impacted soil from the Site, for which the Wisconsin Department of Natural Resources (WDNR) has required no further action.

To characterize he RECs identified during performance of the Phase I ESA, a Phase II ESA was requested by the client and performed by Giles (*Limited Phase II ESA* report, dated September 13, 2015). The Phase II ESA was completed to evaluate the soil and groundwater conditions, presence and degree of contaminant impact in the soil and groundwater (if encountered), and the potential for vapor intrusion concerns associated with the former storage of bulk petroleum at the Site property, and adjoining property to the north. A synopsis of the findings of the Phase II ESA is provided below.

- The Site is, for the most part, covered with a mixture of crushed concrete and fine to medium brown sand ranging from six inches to one foot in thickness. Material observed in the direct-push borings varied throughout the site. In general, the surficial crushed concrete and sand was underlain by brown, fine to medium sand and brown silty sand.

Several borings located throughout the Site contained layers of brown clay and layers of black coarse sand containing foundry materials (slag and/or cinders). The depths that the clay and foundry material were encountered varied throughout the Site.

- Evidence of filled building basement structures were noted during drilling activities. One of the basement structures is situated in the west-central portion of the parcel and the other in the east-central portion of the Site. The western inferred basement structure was found to be holding water.

- Groundwater was visually observed at depths ranging from approximately 7 to 13 feet bgs.

- Select VOCs, including benzene, carbon tetrachloride, tetrachloroethene, toluene, and naphthalene, were detected in several soil samples at concentrations that exceeded their respective groundwater pathway NR 720 residual contaminant levels (RCLs).

- PCBs were detected in B-28 at a concentration of 870 micrograms per kilogram (µg/kg). The detected concentration of PCBs exceeds the groundwater pathway and direct contact RCL for non-industrial land use.

- Select PAHs, including benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(k)fluoranthene, chrysene, dibenz(a,h)anthracene, and indeno(1,2,3-cd)pyrene, were detected at concentrations that exceeded their respective groundwater pathway and/or direct contact RCLs. Concentrations of dibenz(a,h)anthracene ranged from 23 to 29 µg/kg, however the results were detected between the method detection limit and the reporting limit, indicating that the results are estimated values.

- Concentrations of arsenic, cadmium, and lead were detected at concentrations in exceedance of their respective groundwater pathway RCLs in four of the samples (B-8, B-15, B-17, and B-23) submitted for RCRA analysis.

- Leaching tests performed on the shallow soil samples collected from borings B-8, B-11, B-17, and B-19 resulted in no VOC, PAH, or RCRA metal detections in the produced leachate.

- No VOCs were detected in the water samples collected from TW-1 through TW-6. TW-4 did not produce water therefore no sample was collected or submitted for analysis.

- Soil gas samples were collected from VP-1 and VP-2 located on the northern property boundary. Samples were collected in 6-liter Summa canisters for VOC analysis. VOCs were detected in both gas samples; however, detected concentrations were not in exceedance of their respective WDNR Vapor Risk Screening Levels for residential or non-residential land use. The low level VOC soil gas concentrations do not require a vapor mitigation contingency beneath the slabs of the proposed building structures.

4. SOIL MANAGEMENT

Due to the presence of low-level, but laterally-persistent PAH compounds and VOCs and isolated PCB impact, the soil generated during surficial regrading, footing placement, and subsurface utility installation will require proper handling and disposal, if this material cannot be reused on-site as structural fill. Preliminary Site development plans are provided in Appendix B.

The following tasks are to be performed in advance and during handling and transport of soil on and from the Site:

- In advance of the soil excavation activities, the GC and excavation/utility contractors are strongly encouraged to read the excerpts of Giles Phase II ESA report titled: Limited Phase II Environmental Site Assessment Services, Proposed Development, 4200-4220 West Burnham Street, West Milwaukee, Wisconsin, Project No. 1E-1508001 dated September 13, 2015, to become more familiar with Site soil and groundwater conditions (Appendix C). Review of the excerpts from Giles Phase II ESA document will be necessary for the general contractor/excavation contractor to prepare and properly implement a Site-specific health and safety plan for those workers involved in the handling of the Site soil and groundwater.

- The site general contractor/excavation contractor will prepare and implement their own site-specific health and safety plan for potential handling of the soil and groundwater on the Site. Contaminants that may be encountered include: VOCs, PAHs, and metals (lead and arsenic) in the soil, and VOCs in the groundwater.

- Workers that may come into contact with impacted soil should be informed of possible contaminant concentrations that may be encountered and properly trained in the handling of the soil.

- Impacted soil that is temporarily stockpiled on Site overnight will be covered with plastic sheeting to prevent runoff from precipitation and to limit fugitive dust.

- The impacted soil may be reused as structural fill material (if structurally suitable) in areas that will be covered by the proposed paved parking lot, and within the footprint of the proposed building structures. The impacted soil used as structural fill material cannot be placed within 3.2 feet of the shallow water table which ranges from 7 to 13 feet bgs.

- Impacted soil can be re-used as fill material within the landscape areas with the placement of an engineered barrier consisting of a minimum of 18 inches of clean topsoil over the impacted soil. Alternatively, a geotextile (landscaping) indicator fabric may be placed over the impacted fill material within the landscape areas and covered with a minimum of 12 inches of clean topsoil.

- The General Contractor has estimated that 5,000 cubic yards of impacted soil may be generated from Site grade cuts associated with the building pads, footings and utility

trenching that may be deemed unacceptable for re-use on Site by the WDNR. It is understood that this impacted soil will be removed from the Site. Arrangements for disposal should be made with a WDNR-approved disposal facility for material to be disposed of off-Site.

- Concrete and brick rubble screened or physically separated from the impacted soil is considered exempt material from WDNR Ch. NR 500.08 and can be reused on-site, of disposed of off-site at an accepting concrete recycler or demo materials facility.

- It is anticipated that groundwater will not be encountered during the shallow excavation activities at the Site (<10 feet bgs). However, should groundwater or excavation water (including perched water such as that in the filled basement structure on the east side of the Site or storm water) collect in the cut/excavations, it will need to be properly disposed of off-site by a licensed waste hauler or through permitted discharge to the Milwaukee Metropolitan Sewerage Districts (MMSD) sanitary utility. Additional sampling may be required to assure proper water disposal.

- The Site contractor shall employ protocols to limit uncontrolled transport of contaminated soil from the Site. In particular, haul trucks tires should be scraped/washed to minimize the spread of contaminated soil onto City streets and highways. These haulers should also tarp their loads to limit fugitive dust during soil transport. In addition, the soil transporters shall be licensed to haul special waste.

- If unexpected contamination is found in the soil during excavation activities, the soil will be tested to determine the appropriate disposition for the soil. The excavation contractor will be instructed to notify Giles if unexpected soil contamination is encountered. A PID meter will be utilized by Giles to field screen the soil, and additional laboratory testing may be completed to determine the appropriate disposition for the soil.

4.1. Disposal Sites

- **Orchard Ridge Landfill**
  W124 N9355 Boundary Road
  Menomonee Falls, WI 53051

  The Orchard Ridge Landfill can receive moderate level PAH, VOC, and metals impacted material. The Landfill will need to be provided the data and results from the Proposed Development Phase II ESA to make a determination if additional sampling is required. The landfill will require that the material be profiled and each truck will be provided a manifest weight ticket for future reference to the volume of material that it received.

- **Advanced Waste Emerald Park Landfill (formerly Veolia)**
  W124 S10629 S. 124TH Street
  Muskego, WI 53150

  The Emerald Park Landfill can receive moderate level PAH, VOC, and metals impacted

material. The Landfill will need to be provided the data and results from the Proposed Development Phase II ESA to make a determination if additional sampling is required. The landfill will require that the material be profiled and each truck will be provided a manifest weight ticket for future reference to the volume of material that it received.

5. SOIL DISPOSAL DOCUMENTATION AND REPORTING

Excavation, relocation, and/or disposal of the impacted soil will be documented in a detailed post-excavation report. The report will provide the volume of soil removed; verify the placement location of impacted soil on Site (if applicable), the location of any confirmation soil samples collected and laboratory analytical results (if applicable), the soil disposal locations (if applicable), and a summary of pertinent hauling records and manifests.

6. CLOSURE

During the development of the Site, if impacted soil is encountered, the excavated impacted soil shall be handled in a manner set forth herein and in accordance with applicable statutes and regulations. It is anticipated that the Site work including the management of the impacted soil will begin in late February to early March of 2016, and is anticipated to be completed by December of 2016.

7. GENERAL COMMENTS

This SMP has been prepared in order to provide protocols for working with soil and demolition materials on-Site and/or transporting soil and demolition materials off-Site.

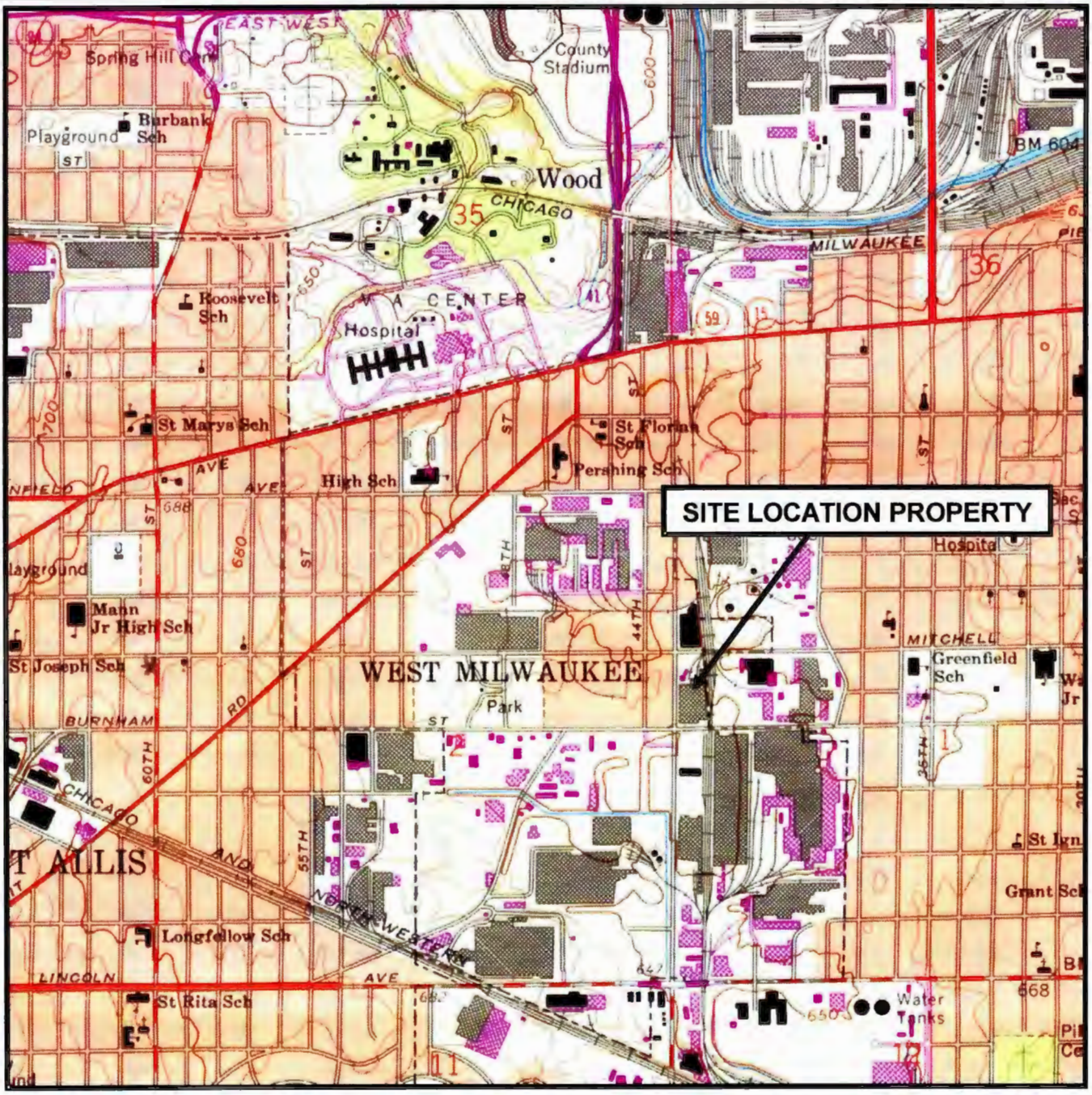
The soil and groundwater handling services described in this SMP are consistent with generally accepted professional principles and practices. No other warranty, expressed or implied, is made. This SMP services were performed consistent with our agreement with our client. This report is solely for the use and information of our client or as otherwise noted. Any unauthorized use of this report is strictly prohibited and we assume no liability for any such use.

The information pertinent to the extent and degree of soil and groundwater impact and the recommended soil and groundwater handling protocols presented herein are based on the findings of the Site Phase II ESA. The results and protocols provided herein are based on visual field observations performed within the property boundaries at this specific point in time and, therefore, do not include the potential for hazardous substance present within undocumented fills placed on the Site or adjacent properties. Opinions presented herein may be based on test results performed by others and, therefore, we are not responsible for variations in test results or inaccuracies resulting from laboratory testing provided by subcontracted testing laboratories.

© Giles Engineering Associates, Inc. 2016

T:/1E-1508005/LetterReport/15Env03/ktb/

FIGURES



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

Scale: 1:24,000 (1"=2000')
Contour Interval: 10 Feet

Figure 1
Site Location Plan

Proposed Development
4200-4220 West Burnham Street
West Milwaukee, Wisconsin
Project No. 1E-1508001

GILES ENGINEERING ASSOCIATES, INC.

APPENDIX A

Important Information About Your Geoenvironmental Report

Important Information About Your Geoenvironmental Report

Geoenvironmental studies are commissioned to gain information about environmental conditions on and beneath the surface of a site. The more comprehensive the study, the more reliable the assessment is likely to be. But remember: Any such assessment is to a greater or lesser extent based on professional opinions about conditions that cannot be seen or tested. Accordingly, no matter how many data are developed, risks created by unanticipated conditions will always remain. *Have realistic expectations.* Work with your geoenvironmental consultant to manage known and unknown risks. Part of that process should already have been accomplished, through the risk allocation provisions you and your geoenvironmental professional discussed and included in your contract's general terms and conditions. This document is intended to explain some of the concepts that may be included in your agreement, and to pass along information and suggestions to help you manage your risk.

Beware of Change; Keep Your Geoenvironmental Professional Advised

The design of a geoenvironmental study considers a variety of factors that are subject to change. Changes can undermine the applicability of a report's findings, conclusions, and recommendations. *Advise your geoenvironmental professional about any changes you become aware of.* Geoenvironmental professionals cannot accept responsibility or liability for problems that occur because a report fails to consider conditions that did not exist when the study was designed. Ask your geoenvironmental professional about the types of changes you should be particularly alert to. Some of the most common include:

- modification of the proposed development or ownership group,
- sale or other property transfer,
- replacement of or additions to the financing entity,
- amendment of existing regulations or introduction of new ones, or
- changes in the use or condition of adjacent property.

Should you become aware of any change, *do not rely on a geoenvironmental report.* Advise your geoenvironmental professional immediately; follow the professional's advice.

Recognize the Impact of Time

A geoenvironmental professional's findings, recommendations, and conclusions cannot remain valid indefinitely. The more time that passes, the more likely it is that important latent changes will occur. *Do not rely on a geoenvironmental report if too much time has elapsed since it was completed.* Ask your environmental professional to define "too much time." In the case of Phase I Environmental Site Assessments (ESAs), for example, more than 180 days after submission is generally considered "too much."

Prepare To Deal with Unanticipated Conditions

The findings, recommendations, and conclusions of a Phase I ESA report typically are based on a review of historical information, interviews, a site "walkover," and other forms of noninvasive research. When site subsurface conditions are not sampled in any way, the risk of unanticipated conditions is higher than it would otherwise be.

While borings, installation of monitoring wells, and similar invasive test methods can help reduce the risk of unanticipated conditions, *do not overvalue the effectiveness of testing.* Testing provides information about actual conditions only at the precise locations where samples are taken, and only when they are taken. Your geoenvironmental professional has applied that specific information to develop a general opinion about environmental conditions. *Actual conditions in areas not sampled may differ (sometimes sharply) from those predicted in a report.* For example, a site may contain an unregistered underground storage tank that shows no surface trace of its existence. *Even conditions in areas that were tested can change,* sometimes suddenly, due to any number of events, not the least of which include occurrences at

adjacent sites. Recognize, too, that *even some conditions in tested areas may go undiscovered,* because the tests or analytical methods used were designed to detect only those conditions assumed to exist.

Manage your risks by retaining your geoenvironmental professional to work with you as the project proceeds. Establish a contingency fund or other means to enable your geoenvironmental professional to respond rapidly, in order to limit the impact of unforeseen conditions. And to help prevent any misunderstanding, identify those empowered to authorize changes and the administrative procedures that should be followed.

Do Not Permit Any Other Party To Rely on the Report

Geoenvironmental professionals design their studies and prepare their reports to meet the specific needs of the clients who retain them, in light of the risk management methods that the client and geoenvironmental professional agree to, and the statutory, regulatory, or other requirements that apply. The study designed for a developer may differ sharply from one designed for a lender, insurer, public agency...or even another developer. *Unless the report specifically states otherwise, it was developed for you and only you.* Do not unilaterally permit any other party to rely on it. The report and the study underlying it may not be adequate for another party's needs, and you could be held liable for shortcomings your geoenvironmental professional was powerless to prevent or anticipate. Inform your geoenvironmental professional when you know or expect that someone else—a third-party—will want to use or rely on the report. *Do not permit third-party use or reliance until you first confer with the geoenvironmental professional who prepared the report.* Additional testing, analysis, or study may be required and, in any event, appropriate terms and conditions should be agreed to so both you and your geoenvironmental professional are protected from third-party risks. *Any party who relies on a geoenvironmental report without the express written permission of the professional who prepared it and the client for whom it was prepared may be solely liable for any problems that arise.*

Avoid Misinterpretation of the Report

Design professionals and other parties may want to rely on the report in developing plans and specifications. They need to be advised, in writing, that their needs may not have been considered when the study's scope was developed, and, even if their needs were considered, they might misinterpret geoenvironmental findings, conclusions, and recommendations. *Commission your geoenvironmental professional to explain pertinent elements of the report to others who are permitted to rely on it, and to review any plans, specifications or other instruments of professional service that incorporate any of the report's findings, conclusions, or recommendations.* Your geoenvironmental professional has the best understanding of the issues involved, including the fundamental assumptions that underpinned the study's scope.

Give Contractors Access to the Report

Reduce the risk of delays, claims, and disputes by giving contractors access to the full report, *providing that it is accompanied by a letter of transmittal that can protect you* by making it unquestionably clear that: 1) the study was not conducted and the report was not prepared for purposes of bid development, and 2) the findings, conclusions, and recommendations included in the report are based on a variety of opinions, inferences, and assumptions and are subject to interpretation. Use the letter to also advise contractors to consult with your geoenvironmental professional to obtain clarifications, interpretations, and guidance (a fee may be required for this service), and that—in any event—they should conduct additional studies to obtain the specific type and extent of information each prefers for preparing a bid or cost estimate. Providing access to the full report, with the appropriate caveats, helps prevent formation of adversarial attitudes and claims of concealed or differing conditions. If a contractor elects to ignore the warnings and advice in the letter of transmittal, it would do so at its own risk. Your geoenvironmental professional should be able to help you prepare an effective letter.

Do Not Separate Documentation from the Report

Geoenvironmental reports often include supplemental documentation, such as maps and copies of regulatory files, permits, registrations, citations, and correspondence with regulatory agencies. If subsurface explorations were performed, the report may contain final boring logs and copies of laboratory data. If remediation activities occurred on site, the report may include: copies of daily field reports; waste manifests; and information about the disturbance of subsurface materials, the type and thickness of any fill placed on site, and fill placement practices, among other types of documentation. *Do not separate supplemental documentation from the report. Do not, and do not permit any other party to redraw or modify any of the supplemental documentation for incorporation into other professionals' instruments of service.*

Understand the Role of Standards

Unless they are incorporated into statutes or regulations, standard practices and standard guides developed by the American Society for Testing and Materials (ASTM) and other recognized standards-developing organizations (SDOs) are little more than aspirational methods agreed to by a consensus of a committee. The committees that develop standards may not comprise those best-qualified to establish methods and, no matter what, no standard method can possibly consider the infinite client- and project-specific variables that fly in the face of the theoretical "standard conditions" to which standard practices and standard guides apply. In fact, these variables can be so pronounced that geoenvironmental professionals who comply with every directive of an ASTM or other standard procedure could run afoul of local custom and practice, thus violating the standard of care.

Accordingly, when geoenvironmental professionals indicate in their reports that they have performed a service "in general compliance" with one standard or another, it means they have applied professional judgement in creating and implementing a scope of service designed for the specific client and project involved, and which follows some of the general precepts laid out in the referenced standard. To the extent that a report indicates "general compliance" with a standard, you may wish to speak with your geoenvironmental professional to learn more about what was and was not done. *Do not assume a given standard was followed to the letter.* Research indicates that that seldom is the case.

Realize That Recommendations May Not Be Final

The technical recommendations included in a geoenvironmental report are based on assumptions about actual conditions, and so are preliminary or tentative. Final recommendations can be prepared only by observing actual conditions as they are exposed. For that reason, you should retain the geoenvironmental professional of record to observe construction and/or remediation activities on site, to permit rapid response to unanticipated conditions. *The geoenvironmental professional who prepared the report cannot assume responsibility or liability for the report's recommendations if that professional is not retained to observe relevant site operations.*

Understand That Geotechnical Issues Have Not Been Addressed

Unless geotechnical engineering was specifically included in the scope of professional service, a report is not likely to relate any findings, conclusions, or recommendations about the suitability of subsurface materials for construction purposes, especially when site remediation has been accomplished through the removal, replacement, encapsulation, or chemical treatment of on-site soils. The equipment, techniques, and testing used by geotechnical engineers differ markedly from those used by geoenvironmental professionals; their education, training, and experience are also significantly different. If you plan to build on the subject site, but have not yet had a geotechnical engineering study conducted, your geoenvironmental professional should be able to provide guidance about the next steps you should take. The same firm may provide the services you need.

Read Responsibility Provisions Closely

Geoenvironmental studies cannot be exact; they are based on professional judgement and opinion. Nonetheless, some clients, contractors, and others assume geoenvironmental reports are or certainly should be unerringly precise. Such assumptions have created unrealistic expectations that have led to wholly unwarranted claims and disputes. To help prevent such problems, geoenvironmental professionals have developed a number of report provisions and contract terms that explain who is responsible for what, and how risks are to be allocated. Some people mistake these for "exculpatory clauses," that is, provisions whose purpose is to transfer one party's rightful responsibilities and liabilities to someone else. Read the responsibility provisions included in a report and in the contract you and your geoenvironmental professional agreed to. *Responsibility provisions are not "boilerplate."* They are important.

Rely on Your Geoenvironmental Professional for Additional Assistance

Membership in ASFE exposes geoenvironmental professionals to a wide array of risk management techniques that can be of genuine benefit for everyone involved with a geoenvironmental project. Confer with your ASFE-member geoenvironmental professional for more information.

ASFE
THE BEST PEOPLE ON EARTH

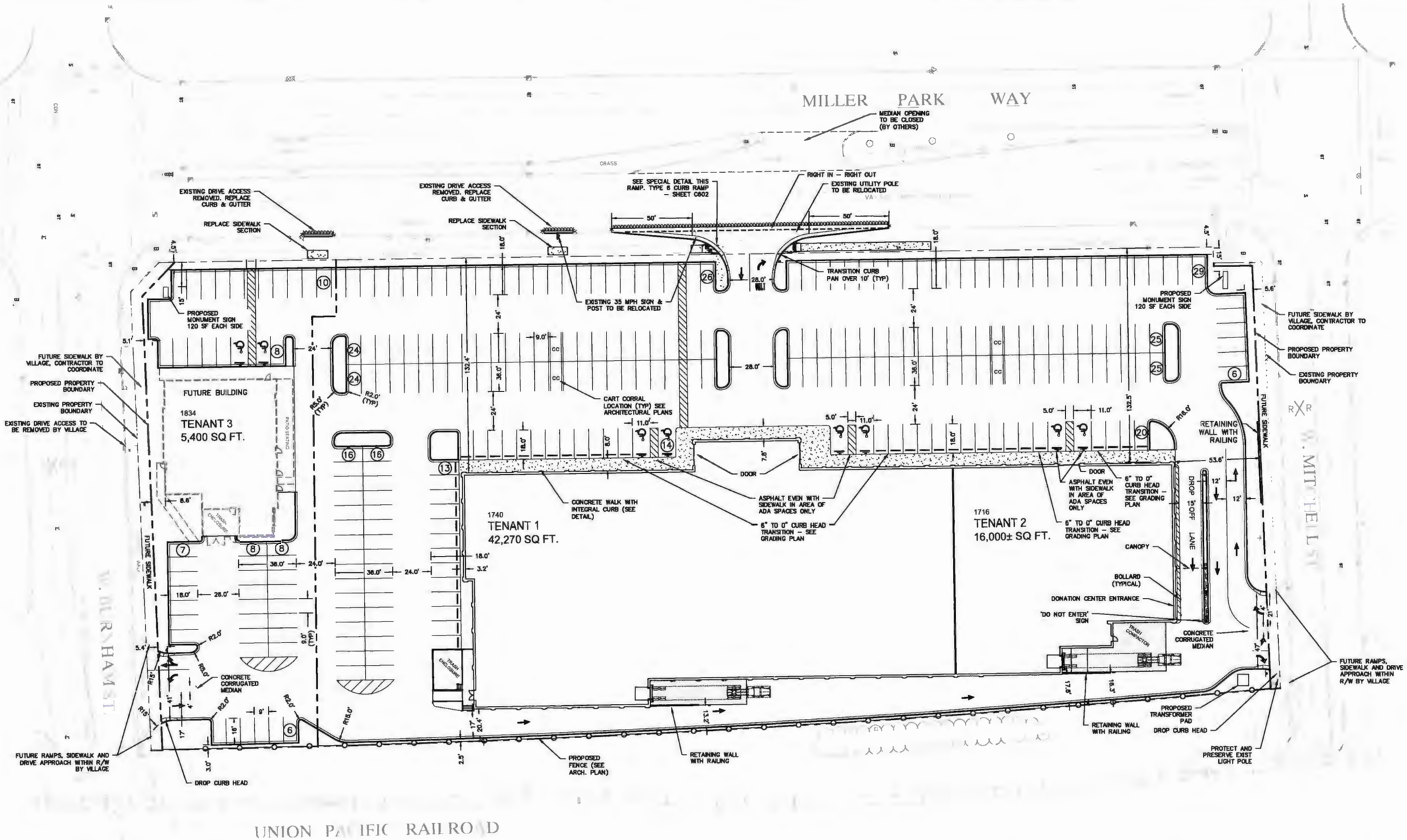
8811 Colesville Road/Suite G106, Silver Spring, MD 20910
Telephone: 301/565-2733 Facsimile: 301/589-2017
e-mail: info@asfe.org www.asfe.org

Copyright 2000 by ASFE, Inc. Duplication, reproduction, or copying of this document, in whole or in part, by any means whatsoever, is strictly prohibited, except with ASFE's specific written permission. Excerpting, quoting, or otherwise extracting wording from this document is permitted only with the express written permission of ASFE, and only for purposes of scholarly research or book review. Only ASFE Member Firms may insert this document in their reports.

IIGR06055.0M

APPENDIX B

Proposed Property Redevelopment



NOTES:

1.) MATCH EXISTING CURB & GUTTER WITHIN VILLAGE RIGHT-OF-WAY

2.) MATCH EXISTING SIDEWALK WITHIN VILLAGE RIGHT-OF-WAY

3.) ON SITE CURB TO BE 18" – SEE DETAIL

TENANT	S.F.	TOTAL STALLS	PARKING RATIO
1 & 2	58,270	238	4.08 STALLS / 1,000 S.F.
3	5,400	47	8.7 STALLS / 1,000 S.F.

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSION OF ENTRANCES, VESTIBULES, STAIRS, RETAINING WALLS, RAMPS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.

ALL CURBS TO BE VERTICAL FACE.

ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES. IF ANY EXISTING UTILITIES ARE NOT AS SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN.

0 30 60 Feet
GRAPHIC SCALE

R.A.SMITH NATIONAL, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.SMITH NATIONAL.

ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

DIGGERS HOTLINE
Toll Free (800) 242-8511
Milwaukee Area (262) 432-7910
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

DATE	DESCRIPTION

R.A. Smith National
Beyond Surveying and Engineering
www.rasmithnational.com

SENDIK'S FOOD MARKET
VILLAGE OF WEST MILWAUKEE

SITE PLAN

PRELIMINARY NOT FOR CONSTRUCTION

© COPYRIGHT 2016
R.A. Smith National, Inc.

DATE: 01/13/16
SCALE: 1" = 30'
JOB NO. 3150433
PROJECT MANAGER: DAVID J. CLEARY P.E.
DESIGNED BY: RJY
CHECKED BY: PVM
SHEET NUMBER
C200

P:\3150433\Dwg\Construction\SP001D30.dwg, Site Plan, 1/13/2016 12:50:22 PM, pvm

APPENDIX C

Excerpts from Giles Phase II ESA

Geotechnical, Environmental & Construction Materials Consultants

GILES

ENGINEERING ASSOCIATES, INC.

www.gilesengr.com