



Remedial Action Option Report and Conceptual Remedial Action Plan for Site Wide Development at the Century City Business Park

Project Areas: A, A2, B, B1, C, D, and F

AECOM Project Number: 60540197
October 2018

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Project Areas A, A2, B, B1, C, D, and F
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Area A: 3025 West Hopkins Street
FID No. 341183590
WDNR BRRTS No. 02-41-562582
WDNR BRRTS No. 03-41-562583

Area A2: 3055 West Hopkins Street
FID No. 341252670
WDNR BRRTS No. 02-41-562895
WDNR BRRTS No. 03-41-562896

Area B: 3025 West Hopkins Street
FID No. 341183590
WDNR BRRTS No. 02-41-535718
WDNR BRRTS No. 03-41-562584

Area B1: 3055 West Hopkins Street
FID No. 341252670
WDNR BRRTS No. 02-41-562897
WDNR BRRTS No. 03-41-562898

Area C: 3025 West Hopkins Street
FID No. 341183590
WDNR BRRTS No. 02-41-535729
WDNR BRRTS No. 03-41-535734
WDNR BRRTS No. 03-41-562585

Area D: 3025 West Hopkins Street
FID No. 341183590
WDNR BRRTS No. 02-41-535725
WDNR BRRTS No. 03-41-562586

Area F: 3025 West Hopkins Street
FID No. 341183590
WDNR BRRTS No. 02-41-535709
WDNR BRRTS No. 03-41-562587

Prepared for:

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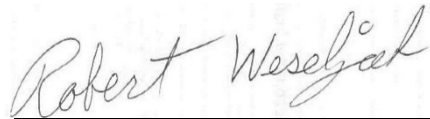
I, David Henderson, hereby certify that I am a registered professional engineer in the State of Wisconsin, registered in accordance with the requirements of ch. A-E 4, Wis. Adm. Code; that this document has been prepared in accordance with the Rules of Professional Conduct in ch. A-E 8, Wis. Adm. Code; and that, to the best of my knowledge, information contained in this document is correct and the document was prepared in compliance with applicable requirements in chs. NR 700 to 726, Wis. Adm. Code.



David Henderson, P.E.
Senior Project Manager



I, Robert Weseljak, hereby certify that I am a hydrogeologist as that term is defined in s. NR 712.03 (1), Wis. Adm. Code, am registered in accordance with the requirements of ch. GHSS 2, Wis. Adm. Code, or licensed in accordance with the requirements of ch. GHSS 3, Wis. Adm. Code, and that, to the best of my knowledge, the information contained in this document is correct and the document was prepared in compliance with applicable requirements in chs. NR 700 to 726, Wis. Adm. Code.



Robert Weseljak, P.G.
GIS/Hydrogeologist



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1.0 Introduction and Background Information

AECOM Technical Services, Inc. (AECOM) prepared this Remedial Action Option Report (RAOR) Report at the request of the Redevelopment Authority of the City of Milwaukee (RACM) to present a conceptual Remedial Action Plan (RAP) for future redevelopment on the main portion of the Century City Business Park (Century City) property in Milwaukee, Wisconsin.

The report is presented in general accordance with the requirements of NR 722 *Standards for Selecting Remedial Actions*, Wisconsin Administrative Code (WAC). The goal of the report is to present a conceptual site model along with a review of remedial action options in support of the conceptual RAP.

1.1 Site Description and Location

The Century City Business Park property, as a whole, is bounded to the north by West Capitol Drive, to the east by West Hopkins Street, to the south by West Townsend Street, and to the west by a railroad right-of-way (owned by Canadian Pacific Railroad but operated by Wisconsin and Southern Railroad) in the City of Milwaukee Wisconsin. The property is situated in the northeast quarter of Section 12, Township 7N, Range 21E. A property location map is included as Figure 1.

The Business Park property consists of approximately 74 acres of land that was originally divided into six project areas; Areas A, B, C, D, E, and F. Area E was subdivided into Areas E and E1 in 2011 to facilitate the development of a cell tower site. Areas A and B were further subdivided in 2014 into Sub-Areas A, A1, A2, B, and B1 to accommodate the Century City I development at the north end of the property.

The area for redevelopment focuses on the main portion of the Business Park property (the Site), approximately 50 acres of land that includes project Areas A, A2, B, B1, C, D and F. There are currently two addresses associated with the Site, 3025 and 3055 West Hopkins Street. A site features map showing respective project areas and the proposed area for future redevelopment is included as Figure 2.

1.2 Future Redevelopment

Future redevelopment is anticipated to include a Development Team and a proposal for building(s) along with roadways, auto and/or semi-trailer parking lots, pedestrian sidewalks, stormwater features, and landscaped areas. The roadways, parking lots, sidewalks, and building loading dock areas will be paved with asphalt or concrete pavement.

In total, it can be anticipated that, between buildings and pavement areas, a large portion of the site will be redeveloped with impervious surfaces.

1.3 Project Team

The participants involved in the proposed remedial action include:

Responsible Party Team:

Responsible Party:

Redevelopment Authority of the City of Milwaukee (RACM)
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Contact: Benjamin Timm
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Contact: Dave Henderson, P.E.
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Development Team:

A Development Team is anticipated to consist of a developer and their environmental consulting professional.

1.4 Parcel Ownership History

The Century City property was used for residential and agricultural purposes before its purchase by the A.O. Smith Corporation in 1909. A.O. Smith manufactured many products including automotive frames, bomb shells (no ordnance), oil pipe line products, and glass-lined storage vessels. Operations such as metal pickling, annealing, polishing, painting, and drying, which were conducted to support the manufacturing activities, also occurred on the property. In 1997, A.O. Smith sold its automotive division (including the property) to Tower Automotive. Tower continued manufacturing automobile parts until it ceased operations in 2006.

In 2005, the City of Milwaukee adopted the Century City Redevelopment Plan to establish goals for the development of a new business park, in addition to legal protections of the industrial nature and future land uses of the property.

Milwaukee Industrial Trade Center (MITC) purchased the property from Tower Automotive in 2006. MITC leased parts of the property for manufacturing and warehousing activities; however, MITC's primary activity consisted of salvaging equipment and recyclable materials from the existing buildings. RACM obtained ownership of the property under Warranty Deed from MITC on December 15, 2009 and designated the property as the Century City Business Park. The Century City property was originally divided into six project Areas (A through F) to more effectively and efficiently management the remediation and redevelopment efforts.

On June 27, 2011, RACM subdivided the entire Century City property into three lots (Certified Survey Map [CSM] No. 8363, Deed No. 10009389):

- Lot 1 was designated Area E-1 with the address of 3180 West Townsend Street.
- Lot 2 included the original Area E plus a portion of Area F. It retained the Area E designation with the street address of 3533 North 27th Street.
- Lot 3 including Areas A, B, C, D and the remaining portion of Area F with the street address of 2725 West Hopkins Street.

The Century City property was subdivided again on October 10, 2014 (Certified Survey Map [CSM] No. 8629, Deed No. 10402434). At that time Lot 3 from the 2011 CSM was split into three new lots.

- Lot 1 was designated Area A1 with the address of 3945 North 31st Street. This parcel (i.e. Lot 1) is owned by a private entity.
- Lot 2 was given the designation of Areas A2 and B1 with the street address of 3055 West Hopkins Street.
- Lot 3 retained the remaining portions of Areas A, B, C, D & F with the street address of 3025 West Hopkins Street (also still referred to as 2725 W. Hopkins St. in some reports).

Also, as part of the 2014 CSM, the public rights-of-way (ROW) for West Hopkins and North 31st Street were widened to accommodate new sidewalk, landscaped green space, infrastructure, and a new entrance to the business park. This work was funded by the U.S. Department of Commerce Economic

Development Administration (EDA) (EDA Award No. 06-79-05855). The project was entitled the Greenway Infrastructure Improvement Project (EDA Greenway).

The ownership of Lots 2 & 3 (Areas A, A2, B, B1, C, D, and F), which comprise the Site, remains with RACM and are associated with the 3025 and 3055 West Hopkins Street addresses. The Site is shown on Figure 2 along with the EDA Greenway contained within the West Hopkins Street ROW.

1.5 Regulatory Status

The environmental aspects of the Site are regulated by the Wisconsin Department of Natural Resources (WDNR). The Department's Bureau for Remediation and Redevelopment Tracking System (BRRTS) is the WDNR's on-line database that provides information related to the investigation and cleanup of contaminated properties.

There are currently 15 open and active BRRTS numbers associated with the Site (i.e. Lots 2 & 3 - Areas A, A2, B, B1, C, D and F). The BRRTS numbers are presented on the title page of this report.

Please note that between 1909 and 2003 the A.O. Smith/Tower Automotive facility included properties on the east and west sides of the railroad corridor. This included more than 150-acres of land and over 5 million square feet of improved structures and buildings. All of the recorded environmental conditions (i.e., old BRRTS numbers) registered during this period had a common address of 3533 N. 27th St., whether they were on the east or west side of the rail corridor. RACM and AECOM have worked with the WDNR to clean-up the environmental records and assign the old BRRTS numbers to appropriate parcels and legal addresses.

As noted above, there are two addresses currently associated with the Site;

- 3055 West Hopkins Street (aka Lot 2, Areas A2 and B1) and
- 3025 West Hopkins Street (aka Lot 3, Areas A, B, C, D, & F).

Because WDNR Facility Identification (FID) numbers are designed to be associated with a specific facility address, there are also two FID numbers associated with the Site. If redevelopment occurs on a site wide basis, RACM anticipates that a new CSM may be created that provides for a single facility address. Therefore, in the future there may also be a single FID number for the Site.

A spreadsheet listing the BRRTS numbers associated with the Site, both open and closed, is provided in Appendix A.

2.0 Conceptual Site Model

2.1 Environmental Assessment Activity

RACM's initial site-wide soil and groundwater site investigation (i.e. the pre-demolition activities) began before purchase of the property on December 15, 2009 and continued through 2011. During this time RACM:

- Advanced 284 soil borings of which 52 were completed as temporary groundwater monitoring wells.
- Discovered and redeveloped 21 previously existing NR 141 compliant groundwater monitoring wells.
- Constructed 12 additional NR 141 compliant groundwater monitoring wells.
- Conducted multiple rounds of groundwater monitoring.

Based on the investigation analytical data, soil contaminants (e.g. solvents, petroleum products, and metals) typical of chemicals associated with industrial facilities were identified at the Site. The pre-demolition investigation included the identification of source area hot spots that would become the focus of future interim action remedial excavation and additional post-demolition investigation activities.

Starting in 2011 and continuing through 2013 RACM conducted demolition activities to remove a majority of the industrial buildings, foundations, pavements, sewers, and utilities from the site.

Prior to commencing demolition, a program of exploration excavations was conducted to search for underground storage tanks (USTs) and all groundwater monitoring wells were abandoned to facilitate demolition activities.

The demolition activities were conducted in a phased approach, under multiple construction contracts, starting from the north end of the property and proceeding southward. During this time RACM:

- Removed and closed 24 USTs and numerous above ground storage tanks (ASTs), pits, and vaults.
- Conducted 19 remedial excavation interim actions.
- Removed and properly disposed of 50,000 tons of impacted soils.

The post-demolition site investigation phase of activities began in 2013 with soil borings and the re-installation of groundwater monitoring wells based on the initial pre-demolition investigation results. The post-demolition environmental activities also included site improvement activities, soil vapor monitoring, light non-aqueous phase liquid (LNAPL) investigation, and additional remedial interim action activities.

Since 2013 RACM has:

- Advanced 97 soil borings.
- Constructed 39 NR 141 compliant groundwater monitoring wells.
- Conducted six rounds groundwater monitoring (e.g. 2013, 2015, and 2018).
- Performed two vapor intrusion investigations. 12 vapor probes were installed in 2013 and sampled followed by a separate study in 2018 where seven vapor probes were installed and sampled.
- Constructed site-wide storm water improvements.
- Constructed the EDA Greenway Improvements including a remedial excavation interim action that removed and properly disposed of 4,053 tons of impacted soil.
- Completed the Area D, DM-13 remedial excavation interim action that removed and properly disposed of 305 tons of impacted soil.
- Conducted the Area D, DM-7 LNAPL investigation including test pits, monitoring well installation, and monitoring activities.

2.2 Historical Environmental Report Inventory

During RACM's ownership numerous reports describing environmental activities conducted at the Site (Areas A, A2, B, B1, C, D, and F) have been published. An inventory of the reports is presented below:

Phase I Environmental Site Assessments:

- Phase I ESA, April 2008 (AECOM)
- Phase I ESA Update, November 2009 (AECOM)
- Phase I ESA, March 2013 (AECOM)

UST Removal Reports:

- Site Assessment Report for Underground Storage Tank Closures – Area B and Area B-1, June 2017 (AECOM)
- Site Assessment for Underground Storage Tank Closures – Area C, June 2017 (AECOM)
- Site Assessment for Underground Storage Tank Closures – Area D, June 2017 (AECOM)

- Site Assessment for Underground Storage Tank Closures – Area F, February 2018 (AECOM)

Soil Remediation Reports:

- Area B and B1 Soil Remediation Interim Action Report, September 2017 (AECOM)
- Area C Soil Remediation Interim Action Report, September 2017 (AECOM)
- Area F Soil Remediation Interim Action Report, February 2017 (AECOM)
- Area D Remediation Excavations Interim Action Report, February 2018 (AECOM)

Site Investigation Reports:

- Pre-Demolition Site Investigation Data Submittal – Areas B&B1, 2009-2011, February 2018 (AECOM)
- Pre-Demolition Site Investigation Data Submittal – Area C, 2009-2011, February 2018 (AECOM)
- Pre-Demolition Site Investigation Data Submittal – Area D, 2009-2011, February 2018 (AECOM)
- Pre-Demolition Site Investigation Data Submittal – Area F, 2009-2011, February 2018 (AECOM)
- Supplemental Site Investigation Report (Site Wide), October 2018(AECOM)

In addition, environmental activities conducted on the project areas adjoining the main Site (i.e. Areas A1, E, E1, and the Greenway) have been presented in the following reports:

Area A1:

- Northern 9.5 Acres (Area A, A1, A2, and B1) Site Investigation Report & Remedial Action Plan, January 2015 and Addendum Letter, May 2015 (The Sigma Group, Inc. (Sigma))
- Sub-Area A1 Closure Request, February 2017 (Sigma)

Area E:

- Site Investigation Report – Area E, June 2010 (AECOM)
- Conceptual Remedial Action Plan – Area E, June 2010 (AECOM)
- Site Assessment Report for Underground Storage Tank Closures – Area E, Sept 2016 (AECOM)
- Soil Remedial Action Documentation Report – Area E, June 2017 (AECOM)

Area E1:

- Updated Cap Maintenance Plan, Century City Property, Area E1, April 2016 (AECOM)
- Site Assessment Report for UST Closures – Area E1, May 2016 (AECOM)
- Soil Remediation Documentation – Area E1, June 2016 (AECOM)
- Updated Case Closure – GIS Registry – Area E1, September 2016 (AECOM)
- Final Case Closure with Continuing Obligations – Area E-1, November 2016 (WDNR)

Greenway:

- Greenway Improvement Project Remediation Excavation Document, September 2016 (AECOM)
- Greenway Improvement Project Soil Management Plan, April 2015 (AECOM)

2.3 Land Use

The Site (Areas A, A2, B, B1, C, D, and F) is largely vacant with the exception of Building 1A and 65, which are unoccupied. The property is zoned Industrial Heavy (IH). This zoning is further protected by the 2005 Century City Redevelopment Plan. As described in the paragraphs below, the Site is surrounded by other industrial parcels or transportation corridors.

North

Adjoining the Site to the north is Area A1. The property contains a 53,000-sq. ft. industrial building, associated parking lots, and a biofiltration facility. The property was jointly developed by the City of Milwaukee and General Capital Group, LLC in 2015. It is zoned IH. The WDNR issued a Site Investigation Report/Remedial Action Plan Approval letter on May 21, 2016. The approved remedial action has been implemented and it included an engineered barrier (i.e. a cap) with continuing obligations. The site was granted final case closure with continuing obligations by the WDNR (BRRTS Nos. 02-41-562893 & 03-41-562894 – FID No. 341252560) on July 10, 2018.

East

Adjoining the Site to the east is the West Hopkins Street ROW including the EDA Greenway. Prior to its dedication to public ROW, a WDNR approved soil management plan and a remedial action (i.e. soil hot spot removal and capping) was completed within the Greenway. As public ROW there is no current BRRTS No. associated with the Greenway. WDNR issued a soil management plan approval letter on October 12, 2015. In accordance with WDNR requirements, the remaining environmental impacts have been reported to the local government entity with oversight of the ROW (i.e. the City of Milwaukee Department of Public Works).

Additionally, to the east of the West Hopkins Street ROW are the Century City outlots. These outlots include several known BRRTS sites. The outlots are being managed as separate individual environmental records.

South

Project Area E is adjacent to the Site to the south. It is zoned IH. The area has a WDNR approved Conceptual RAP and extensive remedial excavations and subsequent capping have been completed (BRRTS Nos. 02-41-562588 & 03-41-562589/FID No. 241304360). Supplemental site investigation activities are occurring in the area in preparation for submitting a request for site closure to the WDNR.

Area E1 is contiguous and in the southwest corner of Area E. The area has been remediated and has been closed by the WDNR with a cap and continuing obligations (BRRTS No. 03-41-306655, FID No. 341251130). WDNR issued a Final Case Closure with Continuing Obligations letter on November 18, 2016.

West

Adjoining the site to the west is a railroad main line owned by Canadian Pacific Railroad but operated by Wisconsin and Southern Railroad.

Beyond the railroad, to the west, are four parcels zoned IH as follows:

- To the southwest: 3420 (aka 3418) N 35th Street owned by 3420 Milwaukee LLC (i.e. BRRTS No. 02-41-548904/FID No. 341143880). WDNR issued a case closure letter on March 24, 2009.
- To the west/southwest: 3600 N 35th Street owned by HB 3600 LLC (i.e. BRRTS No. 02-41-546992/FID No. 341102740). WDNR issued a case closure letter on February 16, 2010.
- To the west: 3700 N 35th Street, owned by the City of Milwaukee and operated as the Department of Public Works facility (i.e. BRRTS Nos. 02-41-196667 and 02-41-528640/FID No. 341102740). WDNR issued case closure letters on January 28, 1999, and April 22, 2008, respectively.
- To the northwest: 3940 N 35th Street, owned by Tower Automotive Operations (i.e. BRRTS Nos. 02-41-198345, 07-41-557155, and 02-41-535698/FID No. 341204600). This site is noted as a WDNR open BRRTS site.

These parcels encompass four closed BRRTS sites and one open site.

2.4 Site Characteristics

The ground surface elevation of the central portion of the Site is approximately 666 feet above mean sea level (MSL). The local topography can be characterized as relatively flat, with slightly higher elevations to the south.

Regional geology consists of unconsolidated glacial material overlying Silurian-age dolomite bedrock. The dolomite bedrock is estimated to be present at a depth of approximately 90 feet below ground surface.

The regional unconsolidated material generally consists of silty clay loam with a medium to low hydraulic conductivity (USDA, 1971). The regional elevations range between 580 and 730 feet above MSL and the topography generally slopes east toward the Milwaukee River and Lake Michigan, which are approximately 3 and 5 miles east of the Site, respectively (USGS, 1971).

Soil samples collected during the post-demolition site investigation activities indicate unconsolidated material consisting of fill (poorly-graded [varying sizes and dimensions] sand with gravel, or gravel with sand, or clay with sand/gravel) to depths of generally two to ten feet below ground surface (bgs). In several soil borings the fill was underlain by a relatively thin layer (0.5 to 3 feet thick) of apparent buried topsoil. The buried topsoil or fill is underlain by native clay and/or silty lean clay, with a trace to little sand and a trace of gravel. Bedrock was not encountered during the assessment activities.

Lincoln Creek is the nearest surface body, located approximately 5,000 feet northwest the site. Regional groundwater is expected to flow generally eastward, toward the Milwaukee River and Lake Michigan.

Local groundwater flow is radially outward from the center of the site. Depth to groundwater in 2009, while the Site was still covered with buildings and pavement, ranged from 2 to 18 feet bgs. In 2018, approximately 6 years after the buildings and pavement were removed from the Site, the depth to groundwater ranged from 0.1 to 11 feet bgs.

2.5 Contaminants of Concern

As identified during site investigation activities, the following are the principal contaminants of concern (COCs).

Soil Impacts

Over the course of redevelopment activities from 2009 to 2017 the shallow soils (top three feet) have been disturbed across the entire site. The only volatile organic compound (VOC) that exceeded the industrial direct contact standards is trichloroethylene (TCE). Other soil VOCs present include, but are not limited to, BETX compounds (i.e. benzene, ethylbenzene, toluene, and xylene), trimethylbenzenes, and the chlorinated VOC (CVOC) compounds tetrachloroethene (PCE), cis-1,2-dichloroethene (cis12DCE), and 1,1-dichloroethene.

The only polycyclic aromatic hydrocarbon (PAH) present above industrial direct contact standards is naphthalene. Other PAHs are present below their respective industrial standards.

Only two Resource Conservation and Recovery Act (RCRA) metals were above industrial direct contact standards. They are arsenic and lead. Other RCRA metal are present below their respective industrial standards.

Groundwater Impacts

Groundwater impacts include compounds with both NR 140 Enforcement Standard (ES) and Preventive Action Limit (PAL) standard exceedances. ES exceedances are limited to TCE. PAL exceedances include TCE, vinyl chloride, benzene, and PAH compounds.

Light Non-Aqueous Phase Liquid (LNAPL) Plume

An LNAPL plume containing a hydraulic oil (i.e. mineral oil) is present within the southern part of Area D.

As a 50-acre former industrial property, the soil and groundwater impacts are varied across the Site. A full description of the COCs with their presence and extent on the Site is presented in the Supplemental Site Investigation report.

2.6 Potential Receptors

Potential receptors, as defined by NR 716.07(7), were evaluated as follows:

Public and Private Water Supplies within a 1,200 ft Radius

A review of the Wisconsin Geological and Natural History Survey, Historic Well Construction Reports (1930-1989) website database (<http://geodata.wgnhs.uwex.edu/well-viewer/>) did not identify any historical wells within 1,200 ft of the site.

Review of the WDNR's Drinking Water System, Well Construction Reports for private wells constructed since 1987 website database ([https://prodoasext.dnr.wi.gov/inter1/watr\\$.startup](https://prodoasext.dnr.wi.gov/inter1/watr$.startup)) identified two wells within 1,200 ft of the site as follows:

- Unique Well ID Number: UH492, Owner – United Metal Scrap, Location – 3295 W. Townsend Drive, cased depth 81 ft bgs, total depth 205 ft bgs, well completion date 07/03/2008.
- Unique Well ID Number: UH493, Owner – United Metal Scrap, Location – 3295 W. Townsend Drive, cased depth 82 ft bgs, total depth 205 ft bgs, well completion date 07/02/2008.

While two private wells appear to exist within 1,200 ft of the Site, the City of Milwaukee Code of Ordinances, Volume 1, Section 73-12, generally prohibits the use of well water for drinking or domestic purposes where sewer and water service is available. Therefore, it is anticipated that these two wells, Unique Well IDs UH492 and UH493, are not operated for potable use.

The City of Milwaukee provides potable water to its residents, sourced from Lake Michigan. Therefore, no public wells are anticipated to exist, or are known to exist, within 1,200 ft of the site.

Buildings

Historically, buildings and pavement essentially covered the entire Site. In 2012, while many of the buildings were still in-place, vapor intrusion screening was conducted under the western end of Building 1 in Area D. A second soil vapor survey was conducted in 2018 that covered a large portion of the Site. Analytical results from both surveys indicated that no volatile compounds exceeded the industrial and commercial vapor risk screening levels (VRSLs).

Currently, two buildings still exist on the southeast corner of the Site (i.e. Buildings 1A and 65 in Area D). Both buildings are un-occupied and have been for over 10 years. Future occupation of the buildings is uncertain. If the buildings are considered for future occupation, vapor intrusion screening will be conducted in accordance with the WDNR's guidance document, *RR-900 Addressing Vapor Intrusion at Remediation & Redevelopment Sites in Wisconsin*. Additionally, it is expected that the buildings will be reviewed for code compliance prior to reoccupation.

Vapor intrusion risks should be revisited when future re-development of the Site is planned. The review should be in accordance with WDNR's guidance document, *RR-900 Addressing Vapor Intrusion at Remediation & Redevelopment Sites in Wisconsin*.

Utilities

Utilities that previously served the buildings that were demolished have all been removed by excavation to the property line, disconnected and or capped as appropriate, and the former utility trenches have been interrupted and backfilled.

Utilities serving the two existing buildings (i.e. Buildings 1A and 65) all exit the building and the site towards the east, towards North 27th Street, away from any on-site soil and groundwater environmental impacts.

New utilities to promote future development have been constructed and extended onto the Site during the Greenway improvement project. They are located within the Greenway ROW entrance to the Site. The new utilities were installed with full depth, three-foot-long, clay plugs within the utility trenches (See the *Greenway Improvement Project Remediation Excavation Document*, September 2016, by AECOM). The plugs provide protection from potential vapor or groundwater migration.

If underground utilities are provided to the Site in the future, consideration will be made for constructing vapor and groundwater migration protection.

Other Subsurface Improvements

The only other subsurface improvement is the storm water retention pond on the northeast corner of the Site. The retention pond is a lined pond; therefore, it does not represent a potential receptor.

2.7 Conceptual Site Model Summary

In 2008 and 2009, prior to acquisition, RACM embarked on an extensive due diligence investigation that included installing 284 soil borings, 64 monitoring wells, and utilized existing wells on-site. This investigation informed the next stages which included UST removal, soil remediation, and site clearance activities. The Responsible Party Team has strategically removed known sources of environmental contamination from the site. This was done in conjunction with demolition, site clearance, and pre-development activities between 2009 and 2017. Much of this work was done in consultation with WDNR staff and USEPA staff. For most of the duration of this project, RACM staff met with WDNR staff on a monthly basis to discuss progress and strategically think through issues that arose during the pre-development phase.

This includes demolition of 2.5 million square feet of buildings and structures, the closure and removal of 24 USTs, along with numerous equipment pits and vaults. All buildings except Buildings 1A and 65 have been removed along with their associated foundations, sewers, and other utilities.

Additionally, 19 remedial soil excavation interim actions have been conducted, which have removed approximately 54,000 tons of hot spot materials from the Site.

It is recognized that soils remaining in the direct contact zone, especially between 0 to 3 ft bgs, have been greatly disturbed during demolition and subsequent site grading activities. Therefore, residual contaminant levels associated with those soils may continue to exist at the Site, but they may not be in the location where they were formerly identified. The remaining residual soil impacts, especially below the direct contact zone, are well defined.

In 2011 a storm water basin was excavated in the northeastern portion of the Century City site. The bottom of the basin was excavated to a depth of approximately 22 ft bgs. The basin included a 24" thick type 'A' clay liner. The basin was designed and created to manage storm water during the pre-develop phase of the project. Additionally, a 50 ft wide vegetated swale was constructed around the perimeter of the Site to direct storm water to the basin. As part of the swale construction 4,300 tons of lead impacted soil was removed from the site in 2013.

RACM defines 2014 as the year that the project transitioned from the demolition phase to the pre-development phase. During this transition, RACM conducted a post-demolition site investigation to set a

new baseline for soil and groundwater conditions. This site investigation provided data that allowed RACM to continue its strategic approach to site preparation activities. The pre-development phase involved bringing in new site utilities, reconstructing sidewalk and public right-of-way and preparing building pads for future site development. Environmental remediation (soil and groundwater management) was a consideration in each of these projects. RACM has been proactive during the predevelopment phase to set the stage and limit liability for future tenants as well as working to prevent off-site impacts. An example is the EDA Greenway Infrastructure project where RACM prepared a soil management plan, in consultation with the WDNR. This plan was used to both mitigate future direct contact concerns by properly managing contaminated soil and also address potential vapor migration by installing clay plugs in the utility trenches.

In 2016 the storm water basin was enlarged to accommodate future development at the Century City Business Park. The expansion included a “hot spot” excavation of an additional 320-tons of PAH and CVOC impacted soil that was disposed of at a licensed landfill. In addition, 21,107 tons of soil was excavated to expand the storm water basin area. This material was stored on-site because it was either non-impacted or had limited impacts. In March 2018, 14,477-tons of contaminated soil and sediment from the basin excavation activities was removed from the Site and disposed of at a licensed landfill. The entire area of disturbance adjacent to the storm water basin is capped with 24-inches of clean material.

Groundwater impacts are delineated and limited in extent, with an ES exceedance contaminant plume present in the central portion of the Site and a PAL Exceedance plume extending to the north-northwest. The observed variation in depth to groundwater over time should be taken into consideration while evaluating future groundwater monitoring activities at the Site.

The extent of LNAPL in Area D has been delineated through the use of 35 test pits and seven unique soil borings. The LNAPL appears to be contained in a sand and gravel outwash pocket confined by an overlying clayey glacial till. The LNAPL has been characterized and found to be hydraulic oil (i.e. mineral oil) that is not volatile by nature. Recent monitoring in three specifically designed monitoring wells located across the LNAPL plume has shown no measurable levels of LNAPL. The extent of this information indicates that the LNAPL is not practicably recoverable and, because the hydraulic oil does not contain VOC compounds, it does not pose a vapor intrusion risk.

The results from the 2012 and 2018 soil vapor investigations indicate that no volatile compounds exceed the industrial or commercial VRSLs within the investigated area. Based on these results, the Responsible Party Team suggests that mass removal requirements, as identified in NR 726.05 *General Requirements for Case Closure*, will not apply to future re-development efforts. In the future, when a proposed re-development is planned, vapor intrusion risks should be revisited in accordance with WDNR's guidance document, RR-900 *Addressing Vapor Intrusion at Remediation & Redevelopment Sites in Wisconsin*.

With the possible exception of vapor intrusion into newly constructed buildings, there appears to be no known threats of impact to potential receptors associated with the Site.

Land use for the Site is compatible with industrial or commercial redevelopment. The property is zoned Industrial Heavy (IH). This zoning is further protected by the 2005 Century City Redevelopment Plan.

A review of the land use surrounding the Site indicates that the adjacent properties are compatible with industrial or commercial redevelopment. The Site is surrounded by other industrial parcels or transportation corridors almost all of which are also known environmental impact sites. Therefore, they are not at great risk for off-site environmental impacts originating on the Site.

Based on the conceptual site model as described, the Responsible Party Team presents the following remedial action options review and proposed RAP for the Site.

3.0 Remedial Action Options Evaluation

Environmental impacts at the Century City Site have been characterized through site investigation activities. Additionally, numerous remedial activities have been completed including 19 interim action remedial excavations, 24 UST removals, remediation associated with the construction of the EDA Greenway project and with site-wide storm water improvements. The remedial action option evaluation takes into account these past remedial activities and presents an appropriate range of remedial technology alternatives to be implemented in the future that can be reasonably executed and are capable of meeting remedial goals and objectives.

The remedial alternatives are evaluated in accordance with the requirements presented in NR 722 *Standards for Selecting Remedial Actions*. This includes a comparison of the advantages and limitations of the alternatives relative to each other. The review takes into account the possible future redevelopment for the property. Therefore, the evaluation has been limited to those remedial options that are most compatible with the development activities.

Typically, a No Further Action alternative serves as a baseline against which other alternatives can be compared. However, due to the soil and groundwater impacts identified at the site, the No Further Action alternative would not achieve the remedial action goals and objectives. Therefore, it is not presented as an acceptable alternative.

The evaluation criteria of each remedial alternative is presented below followed by a discussion of how the alternatives are intended to address soil and groundwater impacts.

3.1 Remediation Goals and Objectives

The goals and objectives are for site-wide management of residual soil and groundwater impacts, focusing on protection of human health and the environment while considering sustainability and future redevelopment of the Site. The envisioned project end-point includes regulatory closure of the Site.

Soil Remedial Action Goals

The soil remedial action will address the following impacts:

- Industrial direct contact vadose zone VOC, PAH, and metals impacts.

The goals of a soil remedial action include:

- Reducing or eliminating the soil direct contact pathway and reducing the groundwater exposure pathway.
- Obtain regulatory site closure.

These goals have been selected to effectively address the industrial direct contact exposure pathway while also reducing the groundwater exposure pathway as a possible source for future groundwater impacts.

Groundwater Remediation Goals

Groundwater remediation will focus on VOC impacts within the identified ES and PAL groundwater plume area.

The remediation goal is to reduce the groundwater contaminant mass by implementation of natural attenuation as the final groundwater remedial alternative allowing for regulatory site closure.

Anticipated Post-Remedial Site Conditions

The Site is currently zoned industrial heavy (IH). Future redevelopment plans for the Site will stay compatible with that zoning.

3.2 Remedial Action Option Review

The remedial action option review (RAOR) is presented in general accordance with NR 722.07 *Identification and Evaluation of Remedial Action Options*. The review identifies remedial technologies that are reasonably likely to be feasible for the site based on the hazardous substances present, the media contaminated, and the site characteristics.

Remedial Excavation for Hot Spot Removal

As presented in the Conceptual Site Model noted above, the Responsible Party has previously conducted;

- 19 remedial soil excavation interim actions that have removed approximately 54,000 tons of hot spot soils from the Site.
- Removal, with landfill disposal, of an additional 320 tons of PAH and CVOC impacted soil associated with the storm water pond expansion.
- The closure and removal of 24 USTs, along with numerous equipment pits and vaults.

These removal activities have already reduced and removed known source areas from the Site.

Future excavation and disposal of contaminated 'hot spot' area soils may include areas with VOC, PAH, or metals with industrial direct contact exceedances.

The total volume of soil to be excavated will depend on the final redevelopment footprint for the site. It can be anticipated that VOC impacted soil will be excavated and transported off-site for treatment/disposal at a Subtitle D and/or Subtitle C landfill. PAH or metal impacted soils may be treated/disposed of off-site or, with a WDNR approved NR 718 Soil Management Plan, the soils may be managed on-site. The resulting excavation(s) would require backfilling to match the current topography or proposed redevelopment grades.

Soil excavation can be implemented and is considered technically feasible. From an administrative/regulatory feasibility point of view, this alternative is acceptable as the remedy is anticipated to meet the remedial objectives by removing hot spot contaminant source areas and reducing leaching to groundwater.

This alternative will have some short-term impact on the surrounding area during implementation due to the use of heavy equipment (excavators, loaders), increased truck traffic, and potential for dust generation. The short-term potential direct contact exposure to contaminants could be high during performance of the excavation activities.

The time required for implementation of this alternative is relatively short. Post remediation monitoring would be required to demonstrate effective completion of the remedial objectives. It is anticipated that the source removal may reduce the time required to achieve regulatory closure.

Costs associated with remedial excavation activities can be significant.

From a sustainability point of view, the alternative will have a large carbon footprint during implementation; however, there are no long-term energy inputs required as part of this remedial option. Fossil fuel consumption would be high due to the off-site transportation of excavated materials landfill to Subtitle C and/or Subtitle D landfill facilities.

The relatively high costs associated with this option does not make this alternative a feasible option. With that being said, a future Development Team may consider implementing hot spot removal activities,

especially as excavations may relate to building foundation areas and as a way to improve VOC soil vapor intrusion related to proposed building(s).

Engineered Cover (Capping)

An engineered cap system meeting the requirements of the NR 700 rule series and the WDNR's *Guidance for Cover Systems as Soil Performance Standard Remedies*, RR-709 document will limit exposure to soils with contaminant levels in excess of the VOC, PAH, and metals industrial direct contact standards. The cap will also act to reduce infiltration and percolation of surface water through the soil preventing the continued transport of contaminants into the groundwater.

It is anticipated that structures associated with the future redevelopment of the Site (i.e. the building, pavements, and landscaped areas) will effectively act as the engineered cap. As such, the capping can be implemented and is considered technically feasible.

From an administrative/regulatory feasibility point of view, this alternative is acceptable as the remedy is anticipated to meet the remedial objectives.

The time required for installation of the cap is relatively short, as it will be directly related to the construction timeframe for redevelopment.

Since future redevelopment of the Site will effectively provide the environmental cap, the direct costs specific to the environmental capping are minimal.

From a sustainability point of view, construction of the remedial cap is tied to the construction activities for Site redevelopment. As such, the grading and capping specifically associated with the environmental portion of this alternative will have a minor carbon footprint during implementation. The larger carbon footprint will be associated with the redevelopment construction activities as a whole.

The implementability and minimal direct costs associated with capping as a soil remedial alternative makes it an acceptable option for the Site.

Groundwater Monitoring for Remediation by Natural Attenuation

Groundwater remediation will focus on VOC impacts within the identified ES and PAL groundwater plume area.

The monitored natural attenuation (MNA) alternative involves no active treatment of contaminated soil and groundwater. MNA takes advantage of natural physical, chemical, and/or biological processes to reduce and attenuate contaminant mass, toxicity, mobility, volume, or concentration to acceptable levels. Natural attenuation processes and rates of contaminant degradation are monitored by changes in contaminant concentrations over time.

Monitoring for MNA will identify if and when the groundwater plume contaminant concentrations stabilize or recedes once implementation of the capping remedial alternative reduces water infiltration and groundwater elevation levels stabilize to reflect the new site surface condition.

The implementability is high for this alternative because it represents a continuation of long term monitoring and reporting consistent with the past groundwater monitoring activities. MNA is a sustainable remedial option as minimal energy and resources are utilized during implementation. This groundwater remedial alternative would result in the least amount of disruption to the site.

From an administrative feasibility point of view, this alternative will likely be accepted by the WDNR.

Costs associated with groundwater MNA will be moderate based on the need to install replacement monitoring wells and future costs for monitoring activities.

The implementability and moderate costs associated with MNA as a groundwater remedial alternative makes it an acceptable option for the Site.

Area D LNAPL Remediation

Investigation and monitoring of the DM-7 LNAPL area indicates that the LNAPL is a petroleum based non-volatile hydraulic/mineral oil that poses little risk to future redevelopment. The LNAPL is contained in a lens of glacial outwash sands and gravels below a clay till confining layer approximately 12.5'- 14' bgs. The LNAPL is discontinuous across the area and, based on a lack of measurable LNAPL in the post DM-7 monitoring wells, it is not readily recoverable. The non-volatile nature of the LNAPL and the results from soil gas monitoring in the area indicates that the LNAPL does not pose a vapor intrusion risk. Therefore, remediation of the LNAPL plume is not recommended.

3.3 Recommended Remedial Alternative

The combination of a site wide engineered cover (i.e. capping) and groundwater monitoring for remediation by natural attenuation is recommended as the most technically and economically feasible alternative for implementation at the Site.

The selected approach addresses the remediation goals and objectives for site-wide management of soil and groundwater impacts, focusing on the protection of human health and the environment while taking into account future redevelopment activities.

4.0 Conceptual Remedial Action Plan

The RAP is presented as a conceptual document to facilitate site redevelopment and provide for future submittals by a Development Team that will provide the Responsible Party Team and WDNR with details of the proposed remedial option presented below.

There is currently a WDNR approved RAP associated with Lot 2, Areas A2 and B1 of the Site (i.e. BRRTS Nos. 02-41-562893 & 03-41-562894). The approved remedial action is an engineered barrier (i.e. a cap) with continuing obligations. In an effort to facilitate site wide redevelopment, the Responsible Party Team requests that the site wide RAP presented below supersede the previously approved RAP for Lot 2.

The request to supersede provides a level of protectiveness that meets or exceeds the previously approved RAP for Lot 2 (i.e. capping). Additionally, the new RAP, encompassing the entire Site, will allow for uniform regulatory review and approvals.

The proposed RAP for the Site (Areas A, A2, B, B1, C, D, and F) is presented below.

4.1 Soil Remediation – Engineered Cover System

A site wide engineered cover system (i.e. capping) is proposed to remediate the soil industrial direct contact exposure pathway at the Site. It is anticipated that future redevelopment of the Site with buildings, pavements, and landscaped areas will effectively provide the engineered cap.

Engineering Controls

The site wide engineered cover system will be designed for protection from the soil industrial direct contact exposure pathway in accordance with the requirements of the NR 700 rule series and the WDNR's *Guidance for Cover Systems as Soil Performance Standard Remedies, RR-709* document.

Additionally, the necessity for vapor intrusion mitigation for any proposed occupied buildings shall be reviewed at the time of development in accordance with the NR 700 rule series and the WDNR's

Addressing Vapor Intrusion at Remediation & Redevelopment Sites in Wisconsin, RR-800 guidance document.

If a Development Team proposes variation(s) to the minimum design standards presented in the NR 700 rule series and/or the guidance documents, the Team must request approval for the changes as an amendment to the RAP.

The components of a cap are anticipated to include, but are not limited to, the following elements:

- The existing buildings (i.e. Buildings 1A and 65) and the parking area pavements associated with them.
- The existing lined storm water retention pond.
- Future buildings and their associated foundations with a vapor intrusion mitigation system, if required.
- Impervious sidewalks proposed for pedestrian traffic.
- Impervious pavements with curb and gutters proposed for roadways, auto parking, semi-trailer parking, and loading dock aprons.
- Landscaped areas designed to mitigate direct contact standards.

Continuing Obligations

In accordance with NR 700 requirements, the engineered cap and vapor intrusion mitigation system, if necessary, will require the establishment of continuing obligations for future site closure, including GIS registration.

It is anticipated that a Development Team will provide detailed submittals for the components of the engineered cap system, including building foundation and vapor mitigation design details, in future design submittals as described in Section 5 below. Groundwater Remediation – Monitoring for Natural Attenuation

Due to the measured variability in groundwater elevations observed between the pre-demolition and the post-demolition groundwater monitoring events, the Responsible Party proposes to continue groundwater monitoring for remediation by natural attenuation as the remedial alternative for groundwater impacts.

Engineering Controls

Prior to future redevelopment of the Site, the Responsible Party Team will abandon existing groundwater monitoring wells in accordance with NR 141 standards if the abandonments facilitate the redevelopment construction activities.

The Responsible Party Team anticipates that a limited number of monitoring wells will be replaced, after site development, to facilitate future groundwater monitoring. The number and location of replacement wells will be determined in conjunction with the Development Team so as to minimize the interference of future groundwater monitoring activities on the business activities at the Site.

Continuing Obligations

In accordance with NR 700 requirements, if groundwater ES and PAL exceedances still exist at the Site at the time of site closure, the closure requirements will include the establishment of continuing obligations, including GIS registration.

The Responsible Party Team will provide detailed groundwater monitoring for MNA information in future design submittals as described in Section 5 below.

5.0 Regulatory Permits, Submittals, and Approvals

In accordance with NR 700 rule series requirements, all submittals are to be provided to the Department by the Responsible Party. Therefore, all submittals, permits, plans, reports, etc. prepared by a future Development Team will be provided to the Responsible Party for subsequent submittal to the WDNR.

5.1 Deed Restrictions

As part of the RAP, the Responsible Party is requesting formal WDNR approval to extinguish four existing deed restrictions on the Site and transfer them to the Wisconsin Remediation and Redevelopment Database (WRRD). Once the Responsible Party obtains approval of the RAP, their attorney will draft an Affidavit of Land Use Restrictions and Notice that transfers the deed restriction information and requirements to the WRRD.

A summary of the deed restrictions and their associated BRRTS numbers is provided below:

- Deed Restriction No. 10761920, Area D: Former Paint Tunnel Area, BRRTS 02-41-101382.
- Deed Restriction Nos. 7966446 & 7966447, Area D: UST Located Between Buildings 1 and 2, BRRTS 03-41-000509.
- Deed Restriction No. 8067982, Area C: Building 53 Fuel Oil USTs, BRRTS 03-41-255971.

Copies of the formal requests for each deed restriction are attached in Appendix B. Fees, provided by the Responsible Party, associated with the review request and continuing obligations database are attached under the report transmittal letter.

5.2 Permits

There are several environmental activities associated with future redevelopment that may require permits. These may include permits associated with, but not necessarily limited to:

- Dewatering activities (i.e. a Milwaukee Metropolitan Sewerage District Notice of Intent to Discharge, or other contaminated water disposal permit) including sampling, characterizing, testing, profiling, approvals, pumping, trucking, taxes, and disposal fees.
- Landfill disposal of contaminated soils off-site in a Wisconsin licensed Sub-title D landfill or an out-of-state Sub-title C landfill, including sampling, characterizing, testing, profiling, approvals, excavation, transportation, tipping, taxes, and disposal fees.

The Responsible Party, as the landowner, will retain generator status and will work with a Development Team to sign landfill profile forms and waste manifests, as necessary.

5.3 Design Submittals

At the completion of construction activities, the preparation and submittal of documents in accordance with the requirements of NR 724.11 *Design Plans and Specifications*. It is anticipated that the submittals will include, but may not be limited to, the plans and specifications for a proposed building's vapor mitigation system, cap details, and proposed soil management areas.

5.4 NR 718 Soil Management

Preparation and submittal of a WDNR required Soil Management Plan in accordance with the requirements of NR 718 *Management of Contaminated Soil or Solid Wastes Excavated During Response Actions* and the April 2017 WDNR *Management of Contaminated Soil and Other Solid Wastes* guidance document.

This includes, but is not limited, to the following components:

- NR 718.05 *Storage of Excavated Contaminated Soil*
- NR 718.07 *Transportation of Excavated Contaminated Soil*
- NR 718.12 *Management of Contaminated Soil*, including NR 718.12(1)(c) “exemptions”; NR 718.12(2)(b) “soil management plan” and the requirement that the excavation and placement of soil in accordance with the Soil Management Plan “...will not create a hardship relative to the NR 726 closure requirements as presented in NR 726.13(1)(b)1. to 5”.

As it relates to the Soil Management Plan, it can be anticipated that:

- Contaminated soil removed from the Site and properly disposed of, under an approved profile at a Wisconsin licensed Subtitle D landfill or an out-of-state Subtitle C landfill, will not need WDNR approval under a NR 718 Soil Management Plan.
- On-site disposal of contaminated soil originating off-site must be presented in the NR 718 Soil Management Plan and it will require pre-approval by both the Responsible Party and the WDNR.
- The WDNR may not approve the relocation of VOC impacted soils on-site.
- The use of clean soil brought on-site as fill material shall be preapproved by the Responsible Party.

As noted above, because WDNR FID numbers are designed to be associated with a specific facility address, there are two FID numbers associated with the Site. If development activities moves soil on-site between the parcels represented by the two current site address (i.e. 3055 West Hopkins Street (aka Lot 2, Areas A2 and B1) and 3025 West Hopkins Street (aka Lot 3, Areas A, B, C, D, & F)) a request for exemption should be presented in the NR 718 Soil Management Plan for moving soil between two areas with different FID numbers.

In general accordance with the recommendation presented in the WDNR *Management of Contaminated Soil and Other Solid Wastes*, RR-060 guidance document, the Responsible Party will work with a Development Team to provide the Owner's certification signature for acknowledgment of the continuing obligations associated with the Soil Management Plan as requested on a title page for the document.

5.5 Operation and Maintenance Plans

Documents required by NR 724.13 *Operation and Maintenance* will be prepared and submitted to the WDNR. It is anticipated that the submittals will include, but may not be limited to:

- A Vapor Mitigation System Operation and Maintenance Plan, if applicable, in general accordance with WDNR's *Addressing Vapor Intrusion at Remediation and Redevelopment Sites in Wisconsin*, RR-800, and
- A Cap Maintenance Plan in general accordance with WDNR's *Guidance for Cover Systems as Soil Performance Standard Remedies*, RR-709. In addition to preparing and submitting the Cap Maintenance Plan, a Development Team, or the future property owner, will be responsible for the annual inspections and record keeping associated with the Plan.

5.6 As-Built Submittals

At the completion of future development construction activities, documents required by NR 724.15 *Documentation of Construction and Completion* will be prepared and submitted to the WDNR. It is anticipated that the submittals will include, but may not be limited to, as-built conditions associated with

the proposed building's vapor mitigation system, cap details, and documentation of soil management activities (e.g. off-site soil disposal, if appropriate, and on-site disposal areas).

5.7 Groundwater Monitoring Plan

A Groundwater Monitoring Plan will be prepared and submitted in general accordance with the requirements of NR 724.13 *Operation and Maintenance*.

5.8 Case Closure

The Responsible Party is responsible for preparing and submitting, along with any required fees, a case closure request submittal (Case Closure – GIS Registry Form 4400-202, or the equivalent appropriate form).

6.0 Schedule for Implementation

The implementation schedule for the conceptual RAP is currently unknown. The Responsible Party and a future Development Team will provide the WDNR with project schedule updates during regularly scheduled project team meetings.

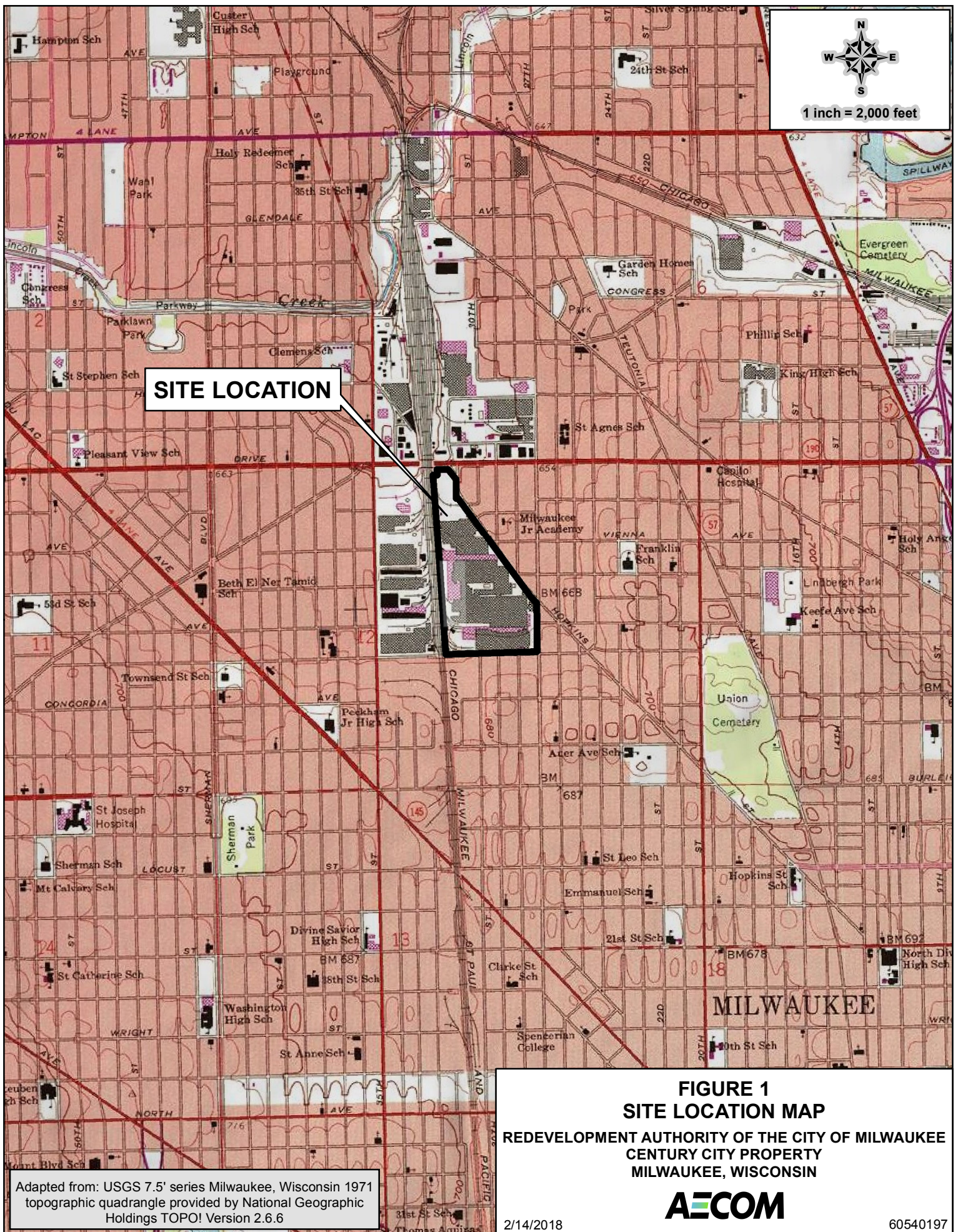
7.0 Request for Approval

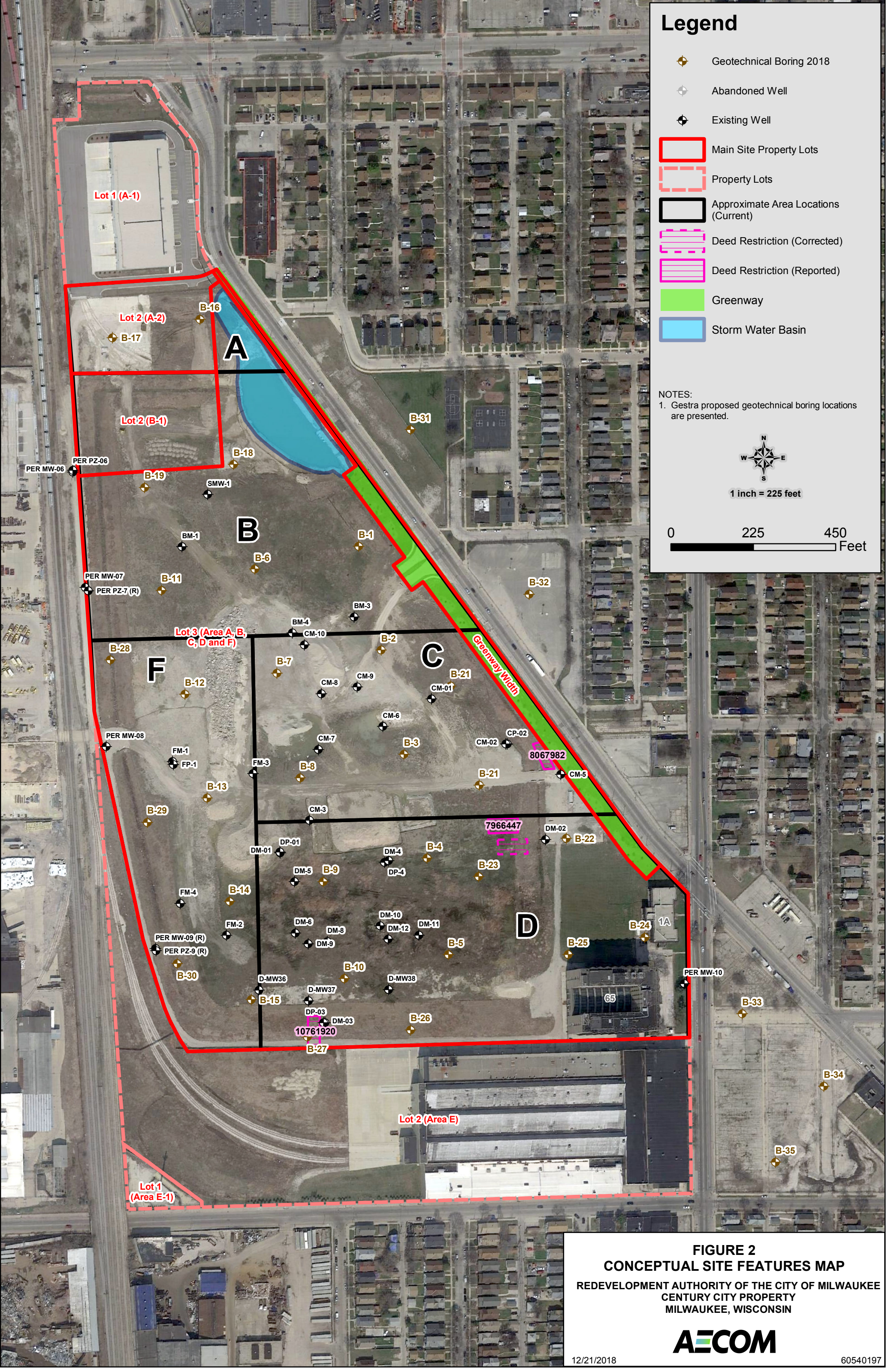
AECOM, on behalf of RACM, requests WDNR review and approval of the Remedial Action Options Report and Conceptual Remedial Action Plan as presented. The approval is for the recommended remedial option including:

- An engineered cover (i.e. cap) to address soil industrial direct contact RCL standard exceedances.
- Groundwater monitoring for remediation by natural attenuation.

Included in the approval request are the proposed future detailed submittals, identified in Section 5 above, to be completed by the Responsible Party and a Development Team.

Figures





Legend

- Geotechnical Boring 2018
- Abandoned Well
- Existing Well
- Main Site Property Lots
- Property Lots
- Approximate Area Locations (Current)
- Deed Restriction (Corrected)
- Deed Restriction (Reported)
- Greenway
- Storm Water Basin

NOTES:
1. Gestra proposed geotechnical boring locations are presented.



1 inch = 225 feet

0 225 450 Feet

FIGURE 2
CONCEPTUAL SITE FEATURES MAP
REDEVELOPMENT AUTHORITY OF THE CITY OF MILWAUKEE
CENTURY CITY PROPERTY
MILWAUKEE, WISCONSIN



Appendix A

TABLE OF CONTENTS: **BRRTS Numbers Summary**

Appendix A
BRRTS Numbers Summary Table

Master List of BRRTS Numbers Associated with the Former A.O. Smith / Tower Automotive Facility, Now Known as the Century City Business Park
Updated: 10/2/18

X																
			Area / Sub-							On RR Sites	On FID	Coordinate	Y Coordinate			
BRRTS #	BRRTS Type	BRRTS Status	Area	Activity Name	Location Name	Address	FID	Date Created	Date Closed	Map?	Printout	(WTM91)	(WTM91)	Responsible Party	GIS Registry Site	Comments / Database Changes Needed?
MAIN PARCEL BRRTS NUMBERS (Bounded by the Railroad to West, North 31st Street and West Hopkins Street and North 27th Street to the East, West Capitol Drive to the North, and West Townsend Street to the South)																
02-41-562893	ERP	Closed	A1	CENTURY CITY, LOT 1, PROJECT SUB-AREA A1	Century City, Lot 1	3945 N 31st St	341252560	11/14/2014	7/10/2018	1	Y	686617.164	292741.5377	REDEVELOPMENT AUTHORITY CITY OF MILWAUKEE 809 N BROADWAY MILWAUKEE, WI 53202		
03-41-562894	LUST	Closed	A1	CENTURY CITY, LOT 1, PROJECT SUB-AREA A1	Century City, Lot 1	3945 N 31st St	341252560	11/14/2014	7/10/2018	2	Y	686646.521	292718.5622	REDEVELOPMENT AUTHORITY CITY OF MILWAUKEE 809 N BROADWAY MILWAUKEE, WI 53202		
02-41-562895	ERP	Open	A2	CENTURY CITY, LOT 2, PROJECT SUB-AREA A2	Century City, Lot 2	3055 W Hopkins St	341252670	11/14/2014	Open	3	Y	686642.692	292611.3433	REDEVELOPMENT AUTHORITY CITY OF MILWAUKEE 809 N BROADWAY MILWAUKEE, WI 53202		May change to the 3025 W Hopkins FID
03-41-562896	LUST	Open	A2	CENTURY CITY, LOT 2, PROJECT SUB-AREA A2	Century City, Lot 2	3055 W Hopkins St	341252670	11/14/2014	Open	4	Y	686672.05	292612.6198	REDEVELOPMENT AUTHORITY CITY OF MILWAUKEE 809 N BROADWAY MILWAUKEE, WI 53202		May change to the 3025 W Hopkins FID
02-41-562897	ERP	Open	B1	CENTURY CITY, LOT 2, PROJECT SUB-AREA B1	Century City, Lot 2	3055 W Hopkins St	341252670	11/14/2014	Open	7	Y	686642.692	292592.1971	REDEVELOPMENT AUTHORITY CITY OF MILWAUKEE 809 N BROADWAY MILWAUKEE, WI 53202		May change to the 3025 W Hopkins FID
03-41-562898	LUST	Open	B1	CENTURY CITY, LOT 2, PROJECT SUB-AREA B1	Century City, Lot 2	3055 W Hopkins St	341252670	11/14/2014	Open	8	Y	686674.602	292584.5386	REDEVELOPMENT AUTHORITY CITY OF MILWAUKEE 809 N BROADWAY MILWAUKEE, WI 53202		May change to the 3025 W Hopkins FID
02-41-562582	ERP	Open	A	CENTURY CITY LOT 3 PROJECT AREA A	Century City	3025 W Hopkins St	341183590	2/10/2014	Open	6	Y	686730.77	292599.0516	REDEVELOPMENT AUTHORITY CITY OF MILWAUKEE 809 N BROADWAY MILWAUKEE, WI 53202		
03-41-562583	LUST	Open	A	CENTURY CITY LOT 3 PROJECT AREA A	Century City	3025 W Hopkins St	341183590	2/10/2014	Open	5	Y	686730	292609.0001	REDEVELOPMENT AUTHORITY CITY OF MILWAUKEE 809 N BROADWAY MILWAUKEE, WI 53202		
02-41-535718	ERP	Open	B	CENTURY CITY BUILDING 60	Century City	3025 W Hopkins St	341183590	10/25/2004	Open	11	Y	686612.028	292362.548	REDEVELOPMENT AUTHORITY CITY OF MILWAUKEE 809 N BROADWAY MILWAUKEE, WI 53202		
03-41-562584	LUST	Open	B	CENTURY CITY LOT 3 PROJECT AREA B	Century City	3025 W Hopkins St	341183590	2/10/2014	Open	10	Y	686734	292435.0001	REDEVELOPMENT AUTHORITY CITY OF MILWAUKEE 809 N BROADWAY MILWAUKEE, WI 53202		
03-41-183937	LUST	Closed	B	TOWER AUTOMOTIVE BLDG 70 WEST	Century City	3025 W Hopkins St	341183590	1/22/1998	10/30/1998	9	Y	686587.131	292514.4219	TOWER AUTOMOTIVE OPERATIONS USA III LLC C/O TAX DEPT LIVONIA, MI 48152		
02-41-535729	ERP	Open	C	CENTURY CITY BUILDING 52	Century City	3025 W Hopkins St	341183590	10/25/2004	Open	12	Y	686805.943	292320.3213	REDEVELOPMENT AUTHORITY CITY OF MILWAUKEE 809 N BROADWAY MILWAUKEE, WI 53202		EDA Greenway
02-41-535734	ERP	Open	C	CENTURY CITY BUILDING 53	Century City	3025 W Hopkins St	341183590	10/25/2004	Open	18	Y	686971.223	292212.9858	REDEVELOPMENT AUTHORITY CITY OF MILWAUKEE 809 N BROADWAY MILWAUKEE, WI 53202		
03-41-562585	LUST	Open	C	CENTURY CITY LOT 3 PROJECT AREA C	Century City	3025 W Hopkins St	341183590	2/10/2014	Open	13	Y	686865	292269	REDEVELOPMENT AUTHORITY CITY OF MILWAUKEE 809 N BROADWAY MILWAUKEE, WI 53202		EDA Greenway
03-41-255971	LUST	Closed	C	TOWER AUTOMOTIVE BLDG 53	Century City	3025 W Hopkins St	341183590	6/15/2000	8/9/2002	19	Y	686971.235	292212.9971	TOWER AUTOMOTIVE OPERATIONS USA III LLC C/O TAX DEPT LIVONIA, MI 48152	Yes, Soil Only	Deed Restriction 8067982 (Building 53 Fuel Oil USTs)
02-41-101377	ERP	Closed	C/D	A O SMITH AUTOMOTIVE PRODUCTS	Century City	3025 W Hopkins St	341183590	8/31/1993	11/3/1997	15	Y	686852.12	292224.9572	TOWER AUTOMOTIVE OPERATIONS USA III LLC C/O TAX DEPT LIVONIA, MI 48152		
02-41-101382	ERP	Closed	C/D	A O SMITH AUTOMOTIVE PRODUCTS	Century City	3025 W Hopkins St	341183590	12/9/1994	11/3/1997	16	Y	686866.818	292215.3342	TOWER AUTOMOTIVE OPERATIONS USA III LLC C/O TAX DEPT LIVONIA, MI 48152	Yes, Soil Only	Deed Restriction 10761920 (Paint Tunnel - Area D) and 10761921 (Paint Tunnel - Area E)
02-41-115817	ERP	Closed	C/D	A O SMITH AUTO PRODUCTS	Century City	3025 W Hopkins St	341183590	8/31/1993	11/3/1997	17	Y	686879.839	292206.2315	TOWER AUTOMOTIVE OPERATIONS USA III LLC C/O TAX DEPT LIVONIA, MI 48152		
02-41-535725	ERP	Open	D	CENTURY CITY BUILDING 1 ANNEX	Century City	3025 W Hopkins St	341183590	10/25/2004	Open	24	Y	686902.259	292054.4834	REDEVELOPMENT AUTHORITY CITY OF MILWAUKEE 809 N BROADWAY MILWAUKEE, WI 53202		
03-41-562586	LUST	Open	D	CENTURY CITY LOT 3 PROJECT AREA D	Century City	3025 W Hopkins St	341183590	2/10/2014	Open	23	Y	686918	292104	REDEVELOPMENT AUTHORITY CITY OF MILWAUKEE 809 N BROADWAY MILWAUKEE, WI 53202		
03-41-000509	LUST	Closed	D	SMITH, A O MAIN PLT BLDG 2	Century City	3025 W Hopkins St	341183590	1/16/1990	10/30/2000	21	Y	686951.077	292165.115	TOWER AUTOMOTIVE OPERATIONS USA III LLC C/O TAX DEPT LIVONIA, MI 48152	Yes, GW Only	Deed Restriction 7966446 (GW) and 7966447 (soil/GW) (Bldg 1&2 UST)
03-41-255508	LUST	Closed	D	TOWER AUTOMOTIVE BLDG 11A	Century City	3025 W Hopkins St	341183590	6/23/2000	11/1/2000	20	Y	686766.547	292176.3522	TOWER AUTOMOTIVE OPERATIONS USA III LLC C/O TAX DEPT LIVONIA, MI 48152		
04-41-543221	Spill	Closed	D	TOWER AUTOMOTIVE PRODUCTS CO INC	Century City	3025 W Hopkins St	341183590	8/24/2004	8/24/2004	NO	Y	NA	NA			
09-41-427358	NAR	Closed	D	TOWER AUTOMOTIVE PRODUCTS CO INC	Century City	3025 W Hopkins St	341183590	3/25/2003	3/25/2003	NO	Y	NA	NA			
02-41-535709	ERP	Open	F	CENTURY CITY BUILDING 16	Century City	3025 W Hopkins St	341183590	10/25/2004	Open	22	Y	686662.361	292106.527	REDEVELOPMENT AUTHORITY CITY OF MILWAUKEE 809 N BROADWAY MILWAUKEE, WI 53202		
03-41-562587	LUST	Open	F	CENTURY CITY LOT 3 PROJECT AREA F	Century City	3025 W Hopkins St	341183590	2/10/2014	Open	14	Y	686660	292240.0001	REDEVELOPMENT AUTHORITY CITY OF MILWAUKEE 809 N BROADWAY MILWAUKEE, WI 53202		
07-41-554880	GP	NA	C, D, F	CENTURY CITY PROJECT AREAS C, D, F	Century City	3025 W Hopkins St	341183590	NA	NA	NO	Y	NA	NA			Grants (SAGs, WAM)
02-41-562588	ERP	Open	E	CENTURY CITY, LOT 2, PROJECT AREA E	Tower Automotive Products Co Inc	3533 N 27th St	241304360	2/10/2014	Open	27	Y	686872	291930.0001	REDEVELOPMENT AUTHORITY CITY OF MILWAUKEE 809 N BROADWAY MILWAUKEE, WI 53202		
02-41-282138	ERP	Closed	E	TOWER AUTOMOTIVE PRODUCTS INC	Tower Automotive Products Co Inc	3533 N 27th St	241304360	6/28/2001	2/5/2002	29	Y	686729.706	291880.0587	TOWER AUTOMOTIVE OPERATIONS USA III LLC C/O TAX DEPT LIVONIA, MI 48152		
03-41-562589	LUST	Open	E	CENTURY CITY, LOT 2, PROJECT AREA E	Tower Automotive Products Co Inc	3533 N 27th St	241304360	2/10/2014	Open	26	Y	686872	291939.9999	REDEVELOPMENT AUTHORITY CITY OF MILWAUKEE 809 N BROADWAY MILWAUKEE, WI 53202		
03-41-000508	LUST	Closed	E	SMITH, A O BLDG 15 TANK	Tower Automotive Products Co Inc	3533 N 27th St	241304360	2/21/1990	11/27/2000	25	Y	686774.03	291964.9097	TOWER AUTOMOTIVE OPERATIONS USA III LLC C/O TAX DEPT LIVONIA, MI 48152	Yes, GW & Soil	Deed Restriction 7985063 (Bldg 15 UST)
04-41-037402	Spill	Closed	?	3533 N 27TH ST	Tower Automotive Products Co Inc	3533 N 27th St	241304360	7/8/2004	7/8/2004	NO	Y	NA	NA			
04-41-038780	Spill	Historic	?	3533 N 27TH ST [HISTORIC SPILL]	Tower Automotive Products Co Inc	3533 N 27th St	241304360	7/12/1982	NA	NO	Y	NA	NA			
04-41-040048	Spill	Closed	?	3533 N 27TH ST	Tower Automotive Products Co Inc	3533 N 27th St	241304360	7/8/2004	7/8/2004	NO	Y	NA	NA			
04-41-041249	Spill	Closed	?	3533 N 27TH ST	Tower Automotive Products Co Inc	3533 N 27th St	241304360	7/8/2004	7/8/2004	NO	Y	NA	NA			
04-41-043232	Spill	Historic	?	3533 N 27TH ST [HISTORIC SPILL]	Tower Automotive Products Co Inc	3533 N 27th St	241304360	10/31/1988	10/31/1988	NO	Y	NA	NA			
04-41-043845	Spill	Closed	?	3533 N 27TH ST	Tower Automotive Products Co Inc	3533 N 27th St	241304360	7/8/2004	7/8/2004	NO	Y	NA	NA			
04-41-043853	Spill	Closed	?	3533 N 27TH ST	Tower Automotive Products Co Inc	3533 N 27th St	241304360	7/8/2004	7/8/2004	NO	Y	NA	NA			
04-41-050156	Spill	Closed	?	3533 N 27TH ST	Tower Automotive Products Co Inc	3533 N 27th St	241304360	12/12/1994	12/12/1994	NO	Y	NA	NA			
04-41-243096	Spill	Closed	?	TOWER AUTOMOTIVE PRODUCTS INC	Tower Automotive Products Co Inc	3533 N 27th St	241304360	1/3/2000	1/3/2000	NO	Y	NA	NA			
04-41-550969	Spill	Closed	E	TOWER AUTOMOTIVE PRODUCTS INC	Tower Automotive Products Co Inc	3533 N 27th St	241304360	5/21/2001	4/24/2008	NO	Y	NA	NA			
04-41-518179	Spill	Closed	E	TOWER AUTOMOTIVE PROPERTY	Tower Automotive Products Co Inc	3533 N 27th St	241304360	6/28/2001	2/5/2002	NO	Y	NA	NA			
04-41-551230	Spill	Closed	?	3533 N 27TH ST SPILL	Tower Automotive Products Co Inc	3533 N 27th St	241304360	8/3/2007	4/1/2008	NO	Y	NA	NA			
07-41-433034	GP	NA	?	TOWER AUTOMOTIVE PRODUCTS CO INC	Tower Automotive Products Co Inc	3533 N 27th St	241304360	NA	NA	NO	Y	NA	NA			SAGs, LUST ARRA, Lease Letters
03-41-306655	LUST	Closed	E-1	TOWER AUTOMOTIVE - BLDG 57	Century City, Lot 1, Project Area E-1	3180 W Townsend Ave	341251130	4/23/2002	11/18/2016	28	Y	686649.794	291880.3	CENTURY CITY REDEVELOPMENT CORP 809 N BROADWAY MILWAUKEE, WI 53202	Yes, GW & Soil	
WEST PARCEL BRRTS NUMBERS (Bounded by North 35th Street to the West, Railroad to the East, West Capitol Drive to the North, and West Townsend Street to the South)																
02-41-535698	ERP	Open	West Side	TOWER AUTOMOTIVE PRODUCTS INC	3940 N 35TH ST	3940 N 35TH ST	341204600	10/25/2004	Open	NO	Y	686426.485	292591.0012	TOWER AUTOMOTIVE OPERATIONS USA III LLC C/O TAX DEPT LIVONIA, MI 48152		
02-41-198345	ERP	Closed	West Side	PICKLE MASS/A O SMITH BLDG 108	3940 N 35TH ST	3940 N 35TH ST	341204600	7/14/1998	7/31/2000	NO	Y	686426	292591.9999	TOWER AUTOMOTIVE OPERATIONS USA III LLC C/O TAX DEPT LIVONIA, MI 48152	Yes, GW & Soil	</

Appendix B

TABLE OF CONTENTS

Request to Extinguish Environmental Deed Restrictions:

- Document Nos.: 7966446 Notice of Contamination to Property and 7966447
Groundwater Use Restriction**
- Document No.: 8067982 Notice of Contamination To Property**
- Document No.: 10761920 Deed Restriction**

Appendix B

**Document Nos.: 7966446 Notice of Contamination to Property and
7966447 Groundwater Use Restriction**



AECOM
1555 N. RiverCenter Dr.
Suite 214
Milwaukee, WI 53212
tel 414-644-6080
fax 414-644-6081

March 30, 2018

Ms. Margaret Brunette
Wisconsin Department of Natural Resources
Remediation and Redevelopment Program
2300 North Dr. Martin Luther King, Jr. Drive
Milwaukee, WI 53212-3128

Subject: Request for Approval to Extinguish Environmental Deed Restriction
Document Nos.: 7966446 Notice of Contamination to Property and 7966447
Groundwater Use Restriction
BRRTS No: 03-41-000509, UST Located Between Buildings 1 and 2
Century City Site - Area D
AECOM Project No. 60540197

Dear Ms. Brunette:

On behalf of the Redevelopment Authority of the City of Milwaukee (RACM), AECOM is requesting Wisconsin Department of Natural Resources (WDNR) approval to extinguish Deed Restrictions No. 7966446 and No. 7966447, noted as the UST located between Buildings 1 and 2 in Area D, reported to be located at the southeast corner of former Building 2 in area D of the Century City site. Included in this request is background information about the deed restricted area, a discussion of the environmental site investigation, remediation, and redevelopment activities as they apply to the deeded area, and our request to extinguish the deed restriction.

Background

A short description of property ownership and the recording of the former Building 15 UST deed restrictions are provided below.

Property Ownership

The goal of this description is to provide clarification regarding property ownership when the deed restrictions were originally recorded and the current property ownership status.

The Century City property was used for residential and agricultural purposes before its purchase by the A.O. Smith Corporation in 1909. A.O. Smith manufactured many products including automotive frames, bomb shells (no ordinance), oil pipe line products, and glass-lined storage vessels. Operations such as metal pickling, annealing, polishing, painting, and drying, which were conducted to support the manufacturing activities, also occurred on the property.

In 1997, A.O. Smith sold its automotive division (including the property) to Tower Automotive, Inc., who continued manufacturing operations on the property. The deed restrictions (Documents No.: 7966446, and No.: 7966447 recorded September 26, 2000) were registered during the Tower Automotive ownership period for the property. Tower Automotive shut down operations at the property in 2006.

On November 10, 2006, Tower Automotive, Inc. sold the property to Milwaukee Industrial Trade Center, LLC (MITC) (Warranty Deed No.: 9341266). MITC leased parts of the property for manufacturing and warehousing activities; however, MITC's primary activity consisted of salvaging equipment and recyclable materials.

The RACM obtained ownership of the property from MITC on December 15, 2009 (Warranty Deed No.: 09827162, recorded December 21, 2009) and designated the property as the Century City redevelopment site. RACM originally divided the property into six project Areas (A through F) to facilitate remediation and redevelopment.

On June 27, 2011, RACM legally subdivided the Century City property into three lots (Certified Survey Map [CSM] No. 8363, Deed No.: 10009389):

- Lot 1 as given the Area E-1 designation with the street address of 3180 West Townsend Street.
- Lot 2 retained the Area E designation with the street address of 3533 North 27th Street. Additionally, a western portion of Area F associated with the rail road spur serving Area E was incorporated into Lot 2.
- Lot 3 retained Areas A, B, C, D and the balance of Area F with the street address of 2725 West Hopkins Street.

On October 10, 2014, Lot 3, 2725 West Hopkins Street, was subdivided into three lots (Certified Survey Map No. 8629, Deed No. 10402434). Lot 1 was given the designation of Area A1 with the street address of 3945 North 31st Street. Lot 2 was given the designation of Area A2 and Area B1 with the street address of 3055 West Hopkins Street. Lot 3 retained the remaining portions of Areas A, B, C, D & F with the street address of 3025 West Hopkins Street. The ownership of Lots 2 & 3, including Area D, remains with RACM.

In summary, as the property ownership currently relates to the Building 1 & 2 UST deed restriction area, Area D, 3025 West Hopkins Street, is currently owned by RACM.

Application of the Building 1 & 2 UST Deed Restrictions

The Building 1 & 2 UST deed restrictions, Documents No. 7966446 and No. 7966447, were recorded on September 26, 2000, while Tower Automotive owned the property (Note, this specific tank has been locally identified as Tank 30/31).

Document No. 7966446 is a groundwater use restriction. The deed document identifies:

“One or more petroleum discharges have occurred at this property. Contaminated ground water above Wisconsin Administrative Code ch. NR 140 enforcement standards (ES) exists at this property located in tank basin water associated with the UST located between Building 1 and Building 2.”

“Methylene chloride contaminated ground water exists as a concentration of 27 micrograms per liter (µg/l), which exceeds the NR 140 ES of 5 µg/l. Chrysene contaminated groundwater exists at a concentration of 27 µg/l, which is above the NR 140 ES 0.2 µg/l. Naphthalene contaminated groundwater exists at a concentration of 220 µg/l, which is above the NR 140 ES 40 µg/l.

Document No. 7966447 is a Notice of Contamination to Property. The deed document identifies:

“One or more petroleum discharges have occurred at this property. Contaminated ground water above Wisconsin Administrative Code ch. NR 140 enforcement standards (ES) exists at this property located in tank basin water associated with the UST located between Building 1 and Building 2.”

“Contaminated soil exists at concentrations of 5,100 milligrams per kilogram (mg/kg) and 75,000 mg/kg total petroleum hydrocarbons (TPH) in the immediate vicinity of the subject UST.”

The documents both provide a metes and bounds description of the restricted area as:

“A tract of land in the NE ¼ of Section 12, Town 7 North, Range 21 East, in the City of Milwaukee, State of Wisconsin, bounded and described as follows: Commence at the intersection of the south line of West Hopkins Street and the west line of North 27th Street; Thence north 44 degrees 10 minutes 48 seconds West for a distance of 177.77 feet, along the

South line of West Hopkins Street, to a point; thence North 36 degrees 24 minutes 41 seconds West for a distance of 105.84 feet, continuing along said line, to a point; thence South 88 degrees 36 minutes 27 seconds West for a distance of 278.69 feet, to a point of beginning; thence South 01 degrees 23 minutes 33 seconds East for a distance of 40.00 feet, to a point; thence South 88 degrees 36 minutes 27 seconds West for a distance of 80.00 feet, to a point; thence North 01 degrees 23 Minutes 33 West for a distance of 40.00 feet, to a point: then North 88 degrees 36 minutes 27 seconds East for a distance of 80.00 feet, to a point of beginning. Together with and subject to covenants, easements and restrictions of record. Said property contains 3200 SQ. FT. more or less."

The area encumbered by the deed restriction is represented by a rectangular shaped area approximately 80 feet (east to west) by 40 feet (north to south) with the entire area contained within Area D.

Note; there is some discrepancy concerning the location of the Building 1 & 2 UST area within Area D, as follows:

- Exhibit A of the Deed document provides a figure (Figure 2, Site Plan View, Tower Automotive, Delta Environmental Consultants, Inc. dated 07/20/?? NOTE, year not legible on copy) depicts the location of the UST south of former Building 2.
- Exhibit B of the Deed document provides a figure (Figure 3, Site Map, A. O. Smith Corporation Building No. 2, Foth & Van Dyke, dated November 1990) depicts the location of the UST south of former Building 2.
- AECOM's *Site Assessment Report for Underground Storage Tank Closures – Area D*¹ located and removed two USTs (Tank 57 and Tank 30/31) associated with the southeast corner of former Building 2.
- The metes and bounds legal description of the deeded area, presented above, provides a location description of the Building 1 & 2 UST area. This location description does not appear to correspond with the area between former Buildings 1 & 2. The metes and bounds location, checked by a surveyor, locates the Building 1 & 2 UST about 25 feet to the north of the documented area.

For the purpose of extinguishing the deed restriction this discrepancy in tank location may or may not be significant. Copies of the deed restriction documents are also attached.

Investigation, Remediation, and Redevelopment

Environmental investigation, remediation, and Area D site redevelopment activities have had an impact on the former Building 1 & 2 UST deed restricted area.

Applicable Site Investigation Soil Sampling Results

Initial site-wide soil and groundwater site investigation activities began with RACM's purchase of the property and continued through 2011. Based on the investigation analytical data, soil contaminants (e.g. solvents, petroleum products, and metals) typical of chemicals associated with industrial facilities were identified at the Site. The investigation included the identification of source area hot spots that would become the focus of future remedial action activities. The pre-remediation extent of soil impacts is described in AECOM's *Site Investigation Report*² previously submitted to the WDNR.

¹ *Site Assessment for Underground Storage Tank Closures – Area D, Century City Property, Milwaukee, Wisconsin, WDNR BRRTS No. 02-41-535734 and 03-41-562586, WDNR FID No. 341183590, AECOM, dated June 2017.*

² *Pre-Demolition Site Investigation Data Submittal – Area D, Century City Property, Milwaukee, Wisconsin, WDNR FID No. 341183590. AECOM, dated February 2018.*

On October 16, 2009, a soil boring, DCD-SB91, was advanced adjacent to the former Tank 30/31 UST location. Soil laboratory analytical results for DCD-SB91 at 8-10 feet below ground surface (ft bgs) indicated that VOCs benzene, naphthalene, tetrachloroethene (PCE) and trichloroethene exceeded the NR720 Generic RCL for groundwater pathway. Temporary groundwater monitoring well TW-91 was installed and sampled during the October 2009 investigation activities. The groundwater sample collected contained 1,1-Dichloroethene, 1,2-Dichloroethane, benzene, and vinyl chloride at concentrations that exceeded the NR140 Enforcement Standard (ES) and chloroethane and TCE at concentrations that exceeded the NR140 Preventive Action Limit (PAL).

During the UST removal activities on August 29, 2011, soil sample D-17.5K was obtained adjacent to the former Tank 30/31 UST location. Soil laboratory analytical results for D-17.5K at 6-7 ft bgs indicated that diesel range organics (DRO) and benzene exceeded the NR720 Generic RCL for groundwater pathway.

Request to Extinguish:

The original deed restrictions for the Building 1 & 2 UST, Documents No. 7966446 and No. 7966447, are a Groundwater Use Restriction that describes restrictions to well construction and a Notice of Contamination to Property that describes soil and groundwater impacts. Since that time, historic manufacturing operations have ceased on the property and a majority of the former manufacturing buildings, including sub-surface structures, have been razed in anticipation of redevelopment. Additionally, site investigation and remediation activities have been conducted within the former Building 1 & 2 UST area.

Based on the summation of these activities, AECOM recommends that the former Building 1 & 2 UST deed restrictions be extinguished. Because the potential for VOCs impacts may still exist within the former Building 1 & 2 UST area, AECOM recommends that the area be included with the proposed WDNR Geographic Information System (GIS) Registry associated with the Area D remedial excavation soil management area. In this manner, the impacts will remain in place covered by an engineered barrier/cap, requiring only registration and maintenance of the barrier. The registration and maintenance of the barrier will also prevent well construction or reconstruction prevented by the groundwater use restriction.

AECOM, on behalf of the RACM, requests your written concurrence with the recommendation to extinguish Deed Restrictions No. 7966446 and No. 7966447 associated with the former Building 1 & 2 UST area within Area D of the Century City site. Following receipt of your concurrence, RACM will proceed with extinguishing the deed.

Should you have any questions regarding this request, please contact Dave Henderson at 414-944-6190 or dave.henderson@aecom.com.

Sincerely,

AECOM Technical Services, Inc.


Dave Henderson, P.E.
Senior Project Manager/Director

Attachments:

Figure 5D Current Site Features Map (2018)
Deed Restriction Documents # 7966446 & # 7966447
CSM 8629

c: Benji Timm, RACM
Tory Kress, RACM

Legend

- Abandoned Well
- Existing Well
- Property Lots
- Approximate Area Locations (Current)
- Deed (corrected)
- Deed (Reported)
- Excavation Areas
- Greenway
- Storm Water Basin

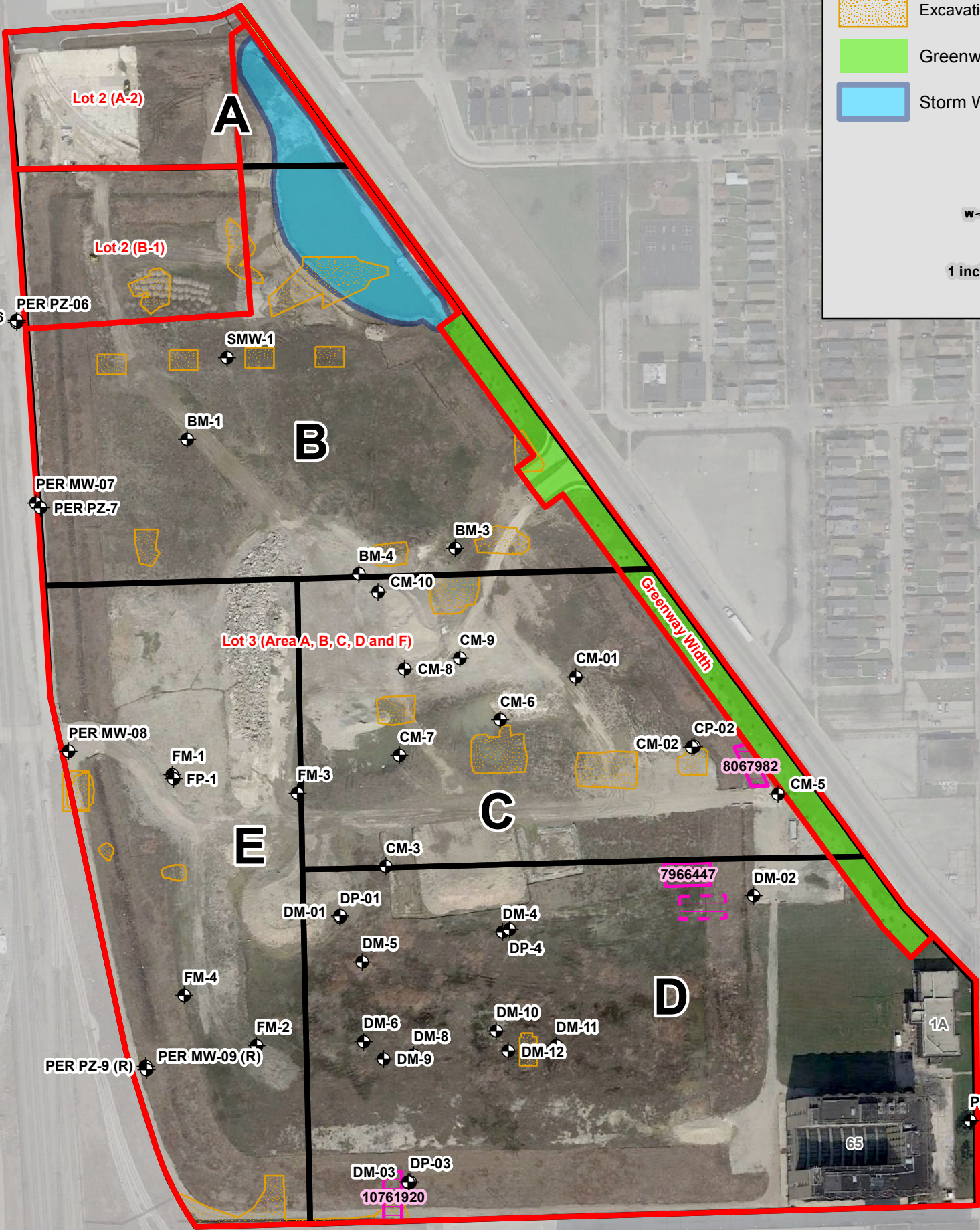


FIGURE 5D
CURRENT SITE FEATURES MAP (2018)
REDEVELOPMENT AUTHORITY OF THE CITY OF MILWAUKEE
CENTURY CITY PROPERTY
MILWAUKEE, WISCONSIN



Groundwater
Use Restriction

Document Number

Document Title

7966446

REGISTER'S OFFICE | SS
Milwaukee County, WI

RECORDED AT 1:06 PM

09-26-2000

WALTER R. BARCZAK
REGISTER OF DEEDS

AMOUNT 18.00

Recording Area

Name and Return Address

Tower Automotive
3522 N 27th Street
Milwaukee, WI 53216-2663

Parcel Identification Number (PIN)

000319651

This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clauses, legal description, etc. may be placed on this first page of the document or may be placed on additional pages of the document.
Note: Use of this cover page adds one page to your document and \$2.00 to the recording fee. Wisconsin Statutes, 59.43(2m) WRDA 2/99

Document Number

GROUNDWATER USE RESTRICTION

Declaration of Restrictions

Legal Description of the Property: In re:

A tract of land in the NE ¼ of Section 12, Town 7 North, Range 21 East, in the City of Milwaukee, State of Wisconsin, bounded and described as follows: Commence at the intersection of the south line of West Hopkins Street and the west line of North 27th Street: Thence North 44 degrees 10 minutes 48 seconds West for a distance of 177.77 feet, along the South line of West Hopkins Street, to a point; thence North 36 degrees 24 minutes 41 seconds West for a distance of 105.84 feet, continuing along said line, to a point; thence South 88 degrees 36 minutes 27 seconds West for a distance of 278.69 feet, to a point of beginning; thence South 01 degrees 23 minutes 33 seconds East for a distance of 40.00 feet, to a point; thence South 88 degrees 36 minutes 27 seconds West for a distance of 80.00 feet, to a point; thence North 01 degrees 23 minutes 33 seconds West for a distance of 40.00 feet, to a point; thence North 88 degrees 36 minutes 27 seconds East for a distance of 80.00 feet, to a point of beginning. Together with and subject to covenants, easements, and restrictions of record. Said property contains 3200 SQ. FT. more or less.

Name and Return Address

Tower Automotive
3522 N. 27th Street
Milwaukee, WI 53216-2663

Parcel ID # 2, subparcel A

Tax Key # 269-0302-110-0

Parcel Identification Number (PIN)

STATE OF WISCONSIN)

) ss

COUNTY OF MILWAUKEE)

) [County where document is signed])

Section 1. Tower Automotive Products Company, Inc., a Delaware corporation, is the owner of the above-described property.

Section 2. One or more petroleum discharges have occurred at this property. Contaminated ground water above Wisconsin Administrative Code ch. NR 140 enforcement standards (ES) exists at this property located in tank basin water associated with the UST located between Building 1 and Building 2. Exhibit A depicts the location of the subject UST. Methylene chloride contaminated ground water exists at a concentration of 27 micrograms per liter (µg/l), which exceeds the NR 140 ES of 5 µg/l. Chrysene contaminated groundwater exists at a concentration of 27 µg/l, which is above the NR 140 ES 0.2 µg/l. Naphthalene contaminated ground water exists at a concentration of 220 µg/l, which is above the NR 140 ES of 40 µg/l.

Section 3. It is the desire and intention of the property owner to impose on the property restrictions which will make it unnecessary to conduct additional soil or groundwater remediation activities on the property at the present time.

Section 4. Natural attenuation has been approved by the Department of Commerce to remediate groundwater exceeding ch. NR 140 groundwater standards within the boundaries of this property.

Section 5. Construction of wells where the water quality exceeds the drinking water standards in ch. NR 809 is restricted by ch. NR 811 and ch. NR 812. Special well construction standards or water treatment requirements, or both, or well construction prohibitions may apply.

Section 6. The owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitation and restrictions:

000319652

Anyone who proposes to construct or reconstruct a well on this property is required to contact the Department of Natural Resources' Bureau of Drinking Water and Groundwater, or its successor agency, to determine what specific prohibitions or requirements are applicable, prior to constructing or reconstructing a well on this property. No well may be constructed or reconstructed on this property unless applicable requirements are met.

This restriction is hereby declared to be a covenant running with the land and shall be fully binding upon all persons acquiring the above-described property whether by descent, devise, purchase or otherwise. This restriction benefits and is enforceable by, the Wisconsin Department of Commerce, its successors and assigns. The Department, its successors or assigns, may initiate proceedings at law or in equity against any person or persons who violate or are proposing to violate this covenant, to prevent the proposed violation or to recover damages for such violation.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Commerce, or its successor, issue a determination that the restrictions set forth in this covenant are no longer required. That property owner shall provide any and all necessary information to the Department in order for the Department to be able to make a determination. Upon receipt of such a request, the Department shall determine whether or not the restrictions contained herein can be extinguished. Conditions under which a restriction may be extinguished will be determined in accordance with the site specific standards, rules and laws for this property. If the Department determines that the restrictions can be extinguished, an affidavit, with a copy of the Department's written determination, may be recorded to give notice that this groundwater use restriction is no longer binding. Any restriction placed upon this property shall not be extinguished without the Department's written determination.

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 25th day of August, 2000.

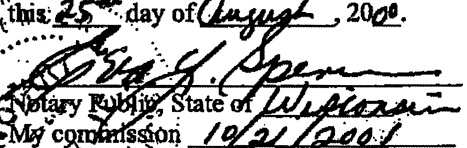
By signing this document, David Rutila acknowledges that [he/she] is duly authorized to sign this document on behalf of Tower Automotive Products Company, Inc.

Signature: 

Printed Name: David Rutila

Title: Milwaukee Works Mentor

Subscribed and sworn to before me
this 25th day of August, 2000.


Notary Public, State of Wisconsin

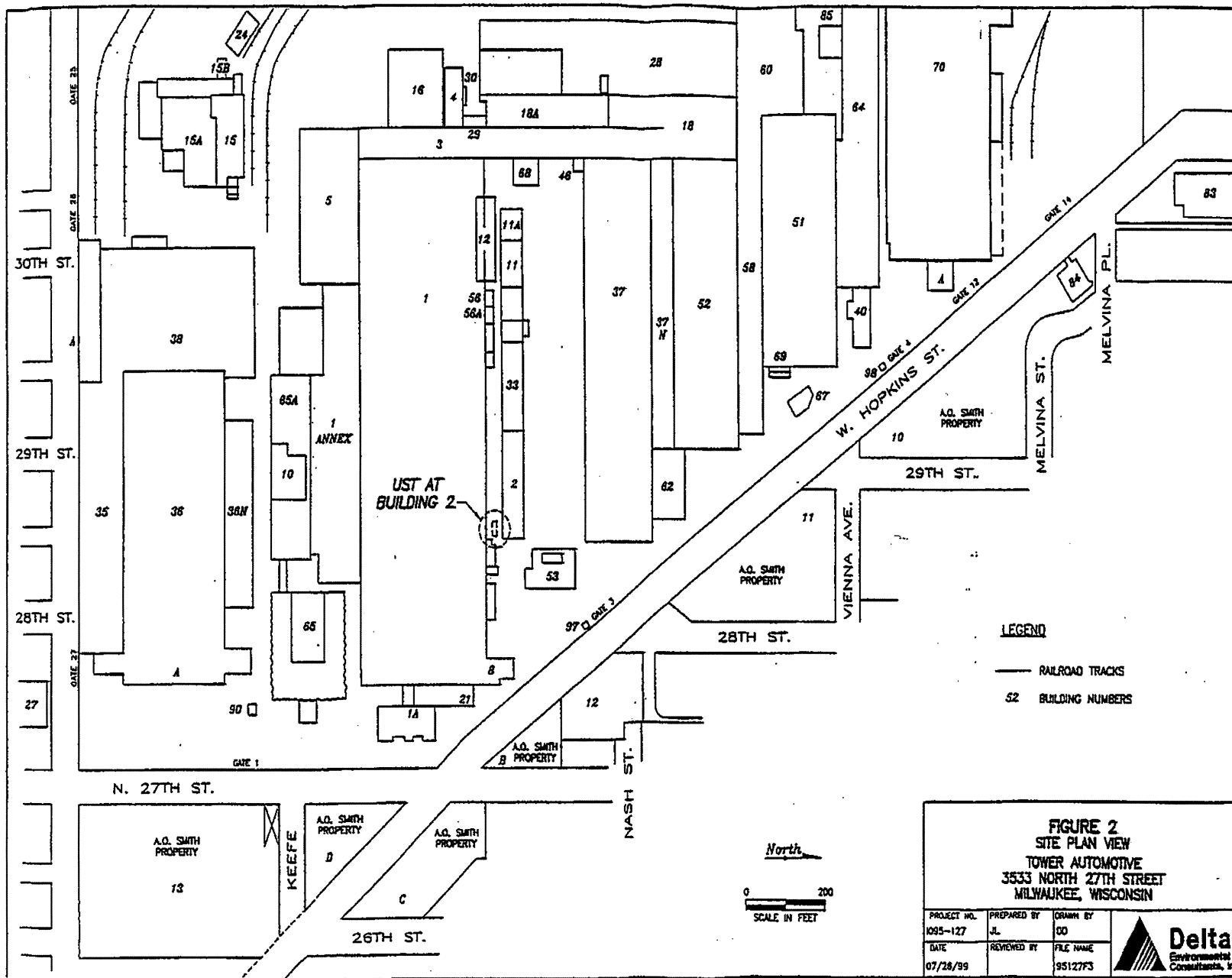
My commission 10/21/2001

This document was drafted by the Wisconsin Department of Commerce.

000319653

EXHIBIT A

000319654



959618000

Notice of Contamination
to Property

Document Number

Document Title

7966447

REGISTER'S OFFICE | SS
Milwaukee County, WI

RECORDED AT 1:06 PM

09-26-2000

WALTER R. BARCZAK
REGISTER OF DEEDS

AMOUNT 22.00

Recording Area

Name and Return Address

Tower Automotive
3533 N 27th Street
Milwaukee, WI 53216-2163

Parcel Identification Number (PIN)

000319656

This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clauses, legal description, etc. may be placed on this first page of the document or may be placed on additional pages of the document.
Note: Use of this cover page adds one page to your document and \$2.00 to the recording fee. Wisconsin Statutes, 59.43(2m) WRDA 2/99

Document Number

NOTICE OF CONTAMINATION TO
PROPERTY

Legal Description of the Property: In re:

A tract of land in the NE ¼ of Section 12, Town 7 North, Range 21 East, in the City of Milwaukee, State of Wisconsin, bounded and described as follows: Commence at the intersection of the south line of West Hopkins Street and the west line of North 27th Street; Thence North 44 degrees 10 minutes 48 seconds West for a distance of 177.77 feet, along the South line of West Hopkins Street, to a point; thence North 36 degrees 24 minutes 41 seconds West for a distance of 105.84 feet, continuing along said line, to a point; thence South 88 degrees 36 minutes 27 seconds West for a distance of 278.69 feet, to a point of beginning; thence South 01 degrees 23 minutes 33 seconds East for a distance of 40.00 feet, to a point; thence South 88 degrees 36 minutes 27 seconds West for a distance of 80.00 feet, to a point; thence North 01 degrees 23 minutes 33 seconds West for a distance of 40.00 feet, to a point; thence North 88 degrees 36 minutes 27 seconds East for a distance of 80.00 feet, to a point of beginning. Together with and subject to covenants, easements, and restrictions of record. Said property contains 3200 SQ. FT. more or less.

Name and Return Address

Tower Automotive
3533 N. 27th Street
Milwaukee, WI 53216-2663

Parcel ID #2, subparcel A

Tax Key # 269-0302-110-0

Parcel Identification Number (PIN)

STATE OF WISCONSIN)

) ss

COUNTY OF MILWAUKEE)

) [County where document is signed]

Section 1. Tower Automotive Products Company, Inc., a Delaware corporation, is the owner of the above-described property.

Section 2. One or more petroleum discharges have occurred at this property. Contaminated ground water above Wisconsin Administrative Code ch. NR 140 enforcement standards (ES) exists at this property located in tank basin water associated with the UST located between Building 1 and Building 2. Exhibit A depicts the location of the subject UST. Methylene chloride contaminated ground water exists at a concentration of 27 micrograms per liter ($\mu\text{g/l}$), which exceeds the NR 140 ES of 5 $\mu\text{g/l}$. Chrysene contaminated groundwater exists at a concentration of 27 $\mu\text{g/l}$, which is above the NR 140 ES 0.2 $\mu\text{g/l}$. Naphthalene contaminated ground water exists at a concentration of 220 $\mu\text{g/l}$, which is above the NR 140 ES of 40 $\mu\text{g/l}$.

Contaminated soil exists at concentrations of 5,100 milligrams per kilogram (mg/kg) and 75,000 mg/kg total petroleum hydrocarbons (TPH) in the immediate vicinity of the subject UST.

Section 3. The owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitations and/or restrictions:

Petroleum contaminated soil remains on this property in the immediate vicinity of the subject UST (Exhibit A). Structural impediments in the area including subsurface utilities (Exhibit B - 26,000 volt electric service, 8-inch natural gas line, 8-inch sanitary sewer line, 30-inch storm sewer lateral) made remediation of the contamination impractical. An impermeable cap or cover (existing pavement) is the selected remedial action to address residual soil contamination on the property. Therefore, an impermeable cap or cover (concrete, asphalt) shall be maintained across this property

000319657

until: 1) The soil is actively remediated or removed, or 2) It can be shown that the soil has naturally degraded to levels shown to be protective of the environment and human health. If subsurface work is done in the contaminated areas, the contamination shall be properly treated or disposed of in accordance with applicable laws.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Commerce, or its successor, issue a determination that the restrictions set forth in this covenant are no longer required. That property owner shall provide any and all necessary information to the Department in order for the Department to be able to make a determination. Upon receipt of such a request, the Department shall determine whether or not the restrictions contained herein can be extinguished. Conditions under which a restriction may be extinguished will be determined in accordance with the site specific standards, rules and laws for this property. If the Department determines that the restrictions can be extinguished, an affidavit, with a copy of the Department's written determination, may be recorded to give notice that this groundwater use restriction is no longer binding. Any restriction placed upon this property shall not be extinguished without the Department's written determination.

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 25th day of August, 2000.

By signing this document, David Rutila acknowledges that [he/she] is duly authorized to sign this document on behalf of Tower Automotive Products Company, Inc.

Signature: [Signature]

Printed Name: David Rutila

Title: Milwaukee Works Mentor

Subscribed and sworn to before me
this 25 day of August, 2000.

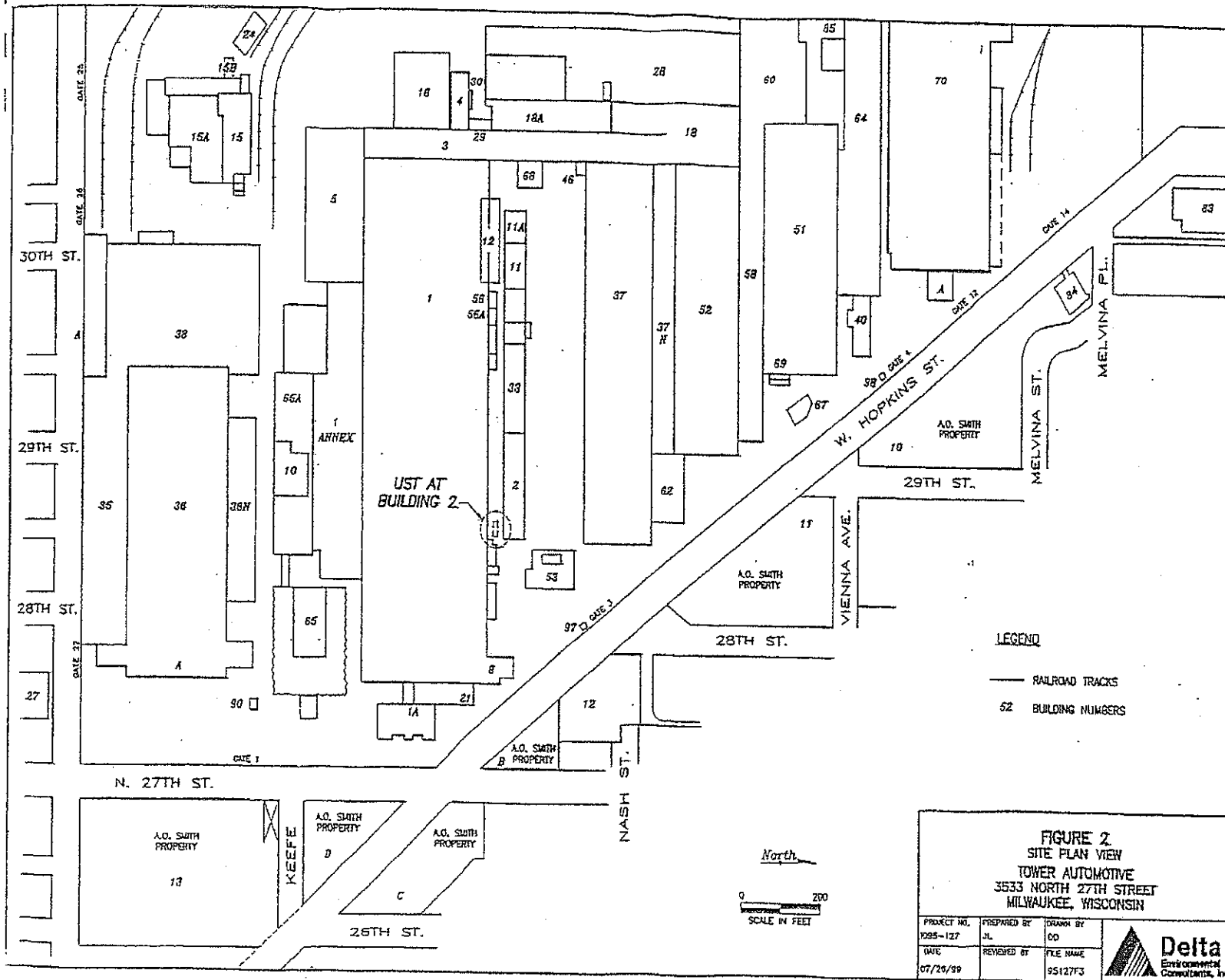
[Signature]
Notary Public, State of Wisconsin
My commission: 10/21/2001

This document was drafted by the Wisconsin Department of Commerce.

000319658

EXHIBIT A

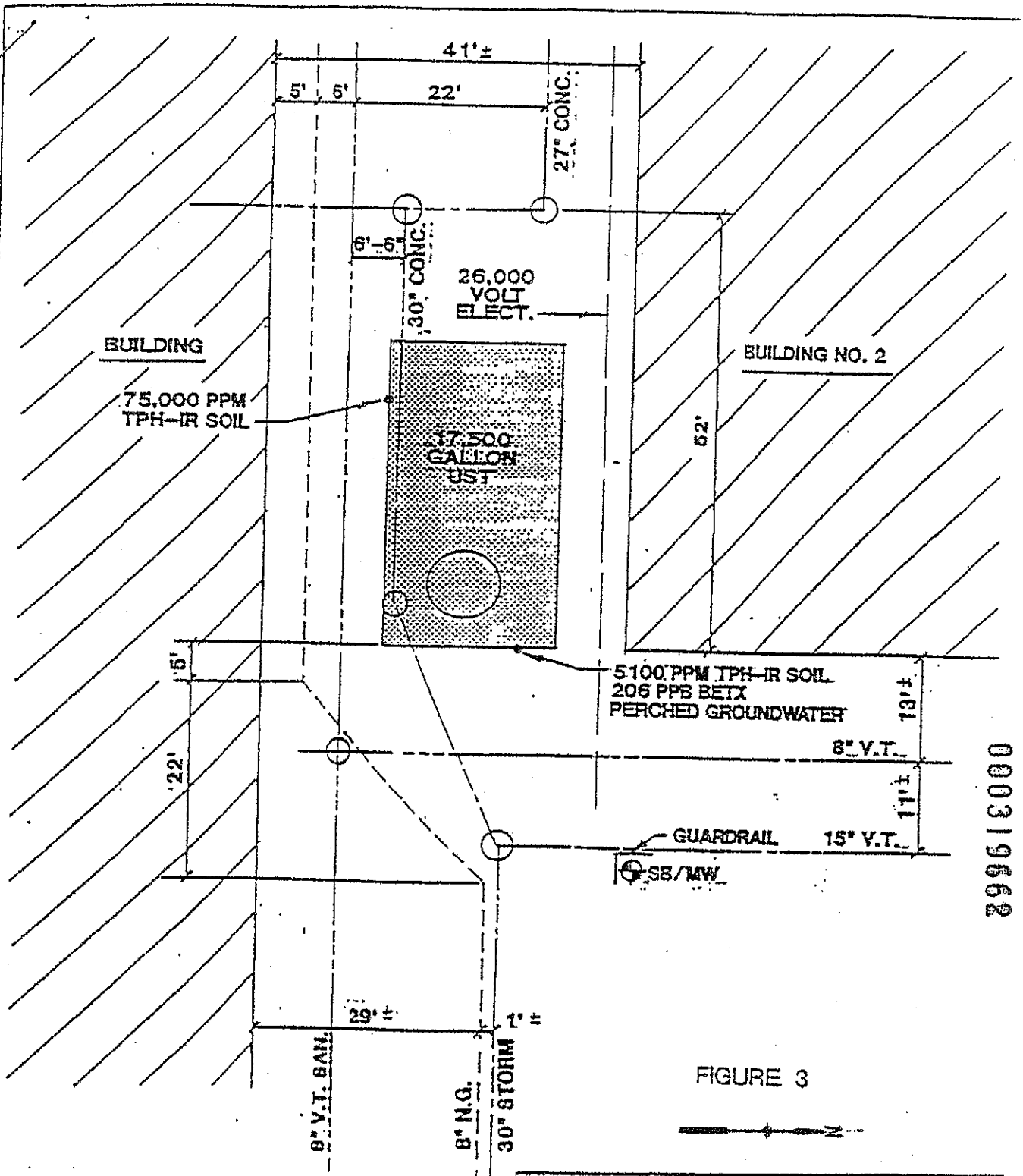
000319659



099616000

EXHIBIT B

000319661



000319662

FIGURE 3



LEGEND.

- ⊗ SS/MW PROPOSED MONITORING WELL LOCATION
- INITIAL SAMPLE LOCATION RESULTS

ATTACHMENT

SITE MAP

**A.O. SIMTH CORPORATION
BUILDING NO. 2**

SCALE: NOT TO SCALE | DATE: NOVEMBER, 1990

PREPARED BY: FOTH & VAN DYKE | BY: B.J.Z.

RECORDED CERTIFIED SURVEY MAP

Date Recorded: October 10th 2014
CSM No.: 8629
Document No. 10402434

D.O.# 2993

CERTIFIED SURVEY MAP NO. 8629

Lot 3 of Certified Survey Map No. 8363 and a portion of vacated N. 31st Street in the Northeast 1/4, Northwest 1/4, Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 and the Northeast 1/4 and the Northwest 1/4 of the Southeast 1/4, in Section 12, Township 7 North, Range 21 East, City of Milwaukee, Milwaukee County, Wisconsin.

Tax Key No.: 269-0443-4

Address: 2725 W. Hopkins Street

NW COR. NE 1/4
SEC. 12-7-21
BRASS CAP

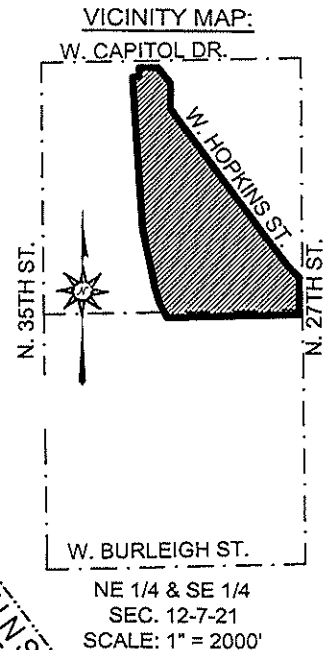
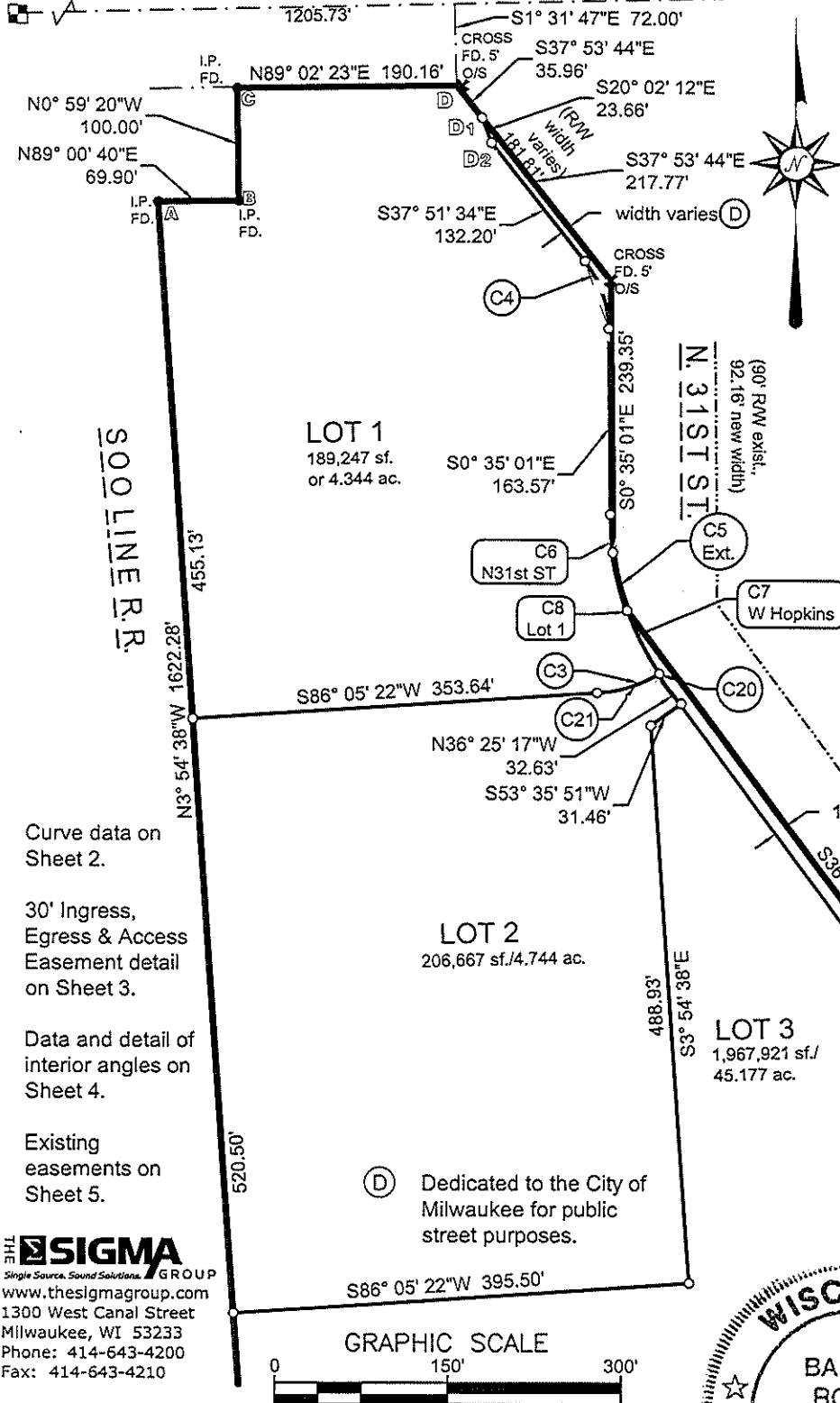
W. CAPITOL DR. (width varies) N88° 28' 13"E 2691.29' (TOTAL)

N1/4 COR. SEC.
12-7-21
BRASS CAP

LEGEND & NOTES:

Found monumentation as noted on drawing.
o Indicates set 3/4" diam. rebar, 18" long weighing 1.50 lbs/lin. ft.

- 1) Bearings referenced to the North line of the NE 1/4 of Section 12-7-21, bearing N 88°28'13" E.
- 2) Parcel does not lie within a flood hazard area per FEMA FIRM Panel 55079C0100E.
- 3) Parcel Zoning: IH per City of Milwaukee website.
- 4) Distances measured to the nearest 0.01'.



Curve data on Sheet 2.
30' Ingress, Egress & Access Easement detail on Sheet 3.
Data and detail of interior angles on Sheet 4.
Existing easements on Sheet 5.

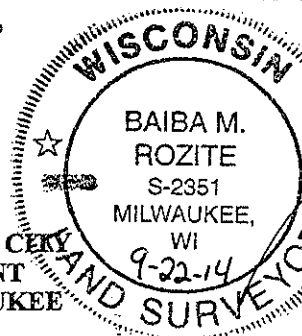
THE SIGMA GROUP
Single Source, Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

INFRASTRUCTURE SERVICES DIVISION
CENTRAL DRAFTING & RECORDS MANAGER
ENGR. IN CHARGE
CITY ENGINEER
APPROVED

DEPARTMENT OF CITY DEVELOPMENT
CITY OF MILWAUKEE

MAY 12 2014

STAFF APPROVED

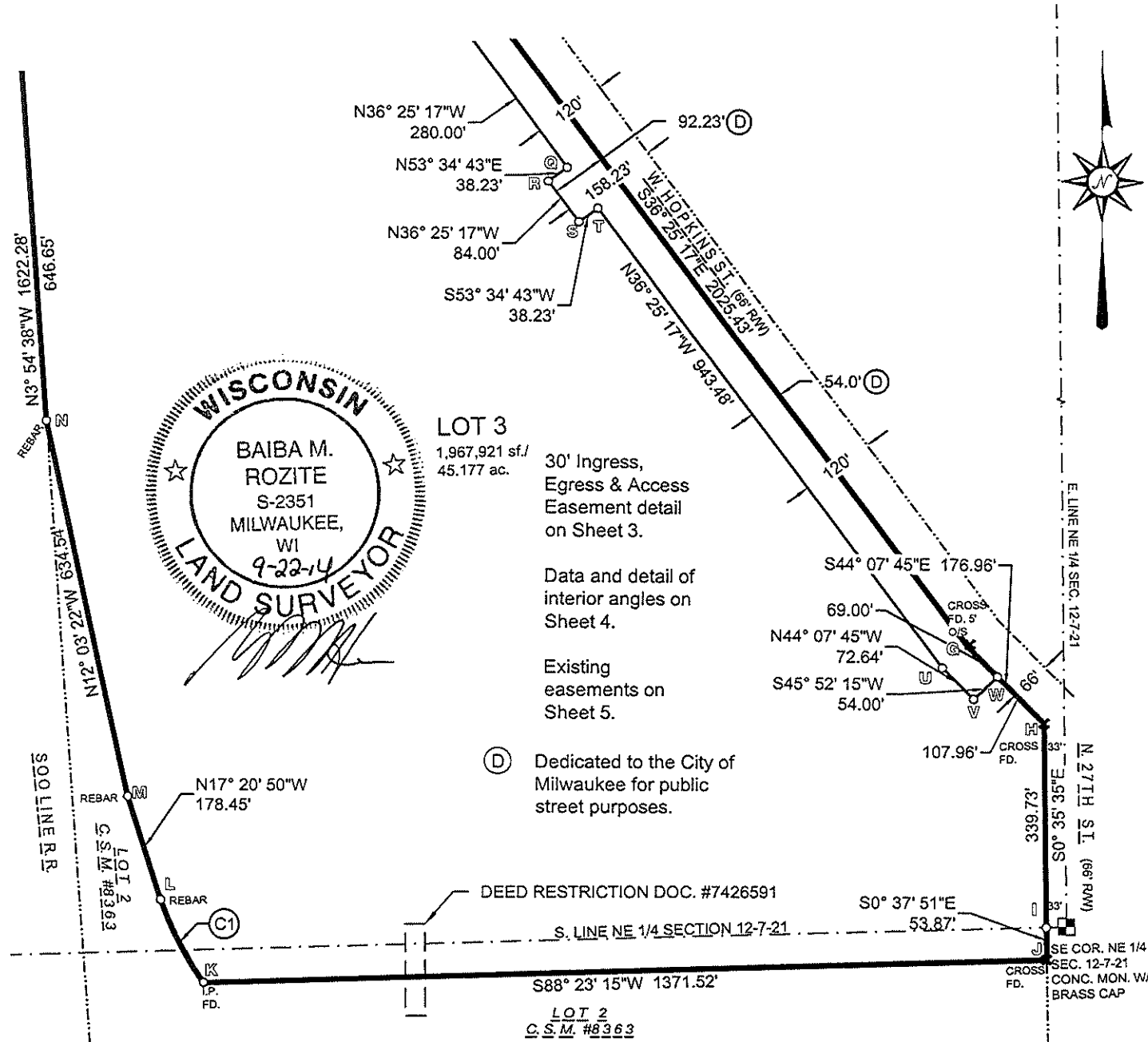


RECORDED CERTIFIED SURVEY MAP

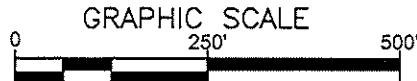
Date Recorded: October 10th 2014
CSM No.: 8629
Document No. 10402434
City of Milwaukee - Dept. of City Development
809 N. Broadway, Milwaukee, WI 53202

CERTIFIED SURVEY MAP NO. 8629

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Curve Table									
Curve #	Arc	Radius	Delta	Ch. Bearing	Chord	Tan. Bearing	Tan. Bearing	Delta/2	Description
C1	154.00	543.69	16°13'46"	N26° 55' 27.0"W	153.49	S18°48'34"E	S35° 02' 20"E	8°06'53"	LOT 3
C3	54.51	107.14	29°09'04"	S71° 30' 50.0"W	53.93	S56°56'18"W	S86° 05' 22"W	14°34'32"	OVERALL
C4	63.82	98.00	37°18'43"	S19° 14' 22.5"E	62.70	S37°53'44"E	S0° 35' 01"E	18°39'21.5"	LOT 1
C5	52.05	256.00	11°38'56"	S13° 55' 09.5"E	51.96	S8° 05' 41.5"E	S19° 44' 37.5"E	5°49'28"	EXTERIOR
C6	33.56	256.00	7°30'40.5"	S4° 20' 21.25"E	33.54	S0°35'01"E	S8° 05' 41.5"E	3°45'20.25"	N 31st ST.
C7	62.42	256.00	13°58'12.5"	S26° 43' 43.75"E	62.26	S19° 44' 37.5"E	S33° 42' 50"E	6°59'06.25"	W. HOPKINS
C8	148.03	256.00	33°07'49"	S17° 08' 55.5"E	145.97	S0°35'01"E	S33° 42' 50"E	16°33'54.5"	OVERALL
C20	1.52	107.14	0°48'47"	N57° 20' 41.5"E	1.52	N57°45'05"E	N56° 56' 18"E	0°24'23.5"	LOT 2
C21	52.99	107.14	28°20'17"	N71° 55' 13.5"E	52.45	N86°05'22"E	N57° 45' 05"E	14°10'08.5"	LOT 1

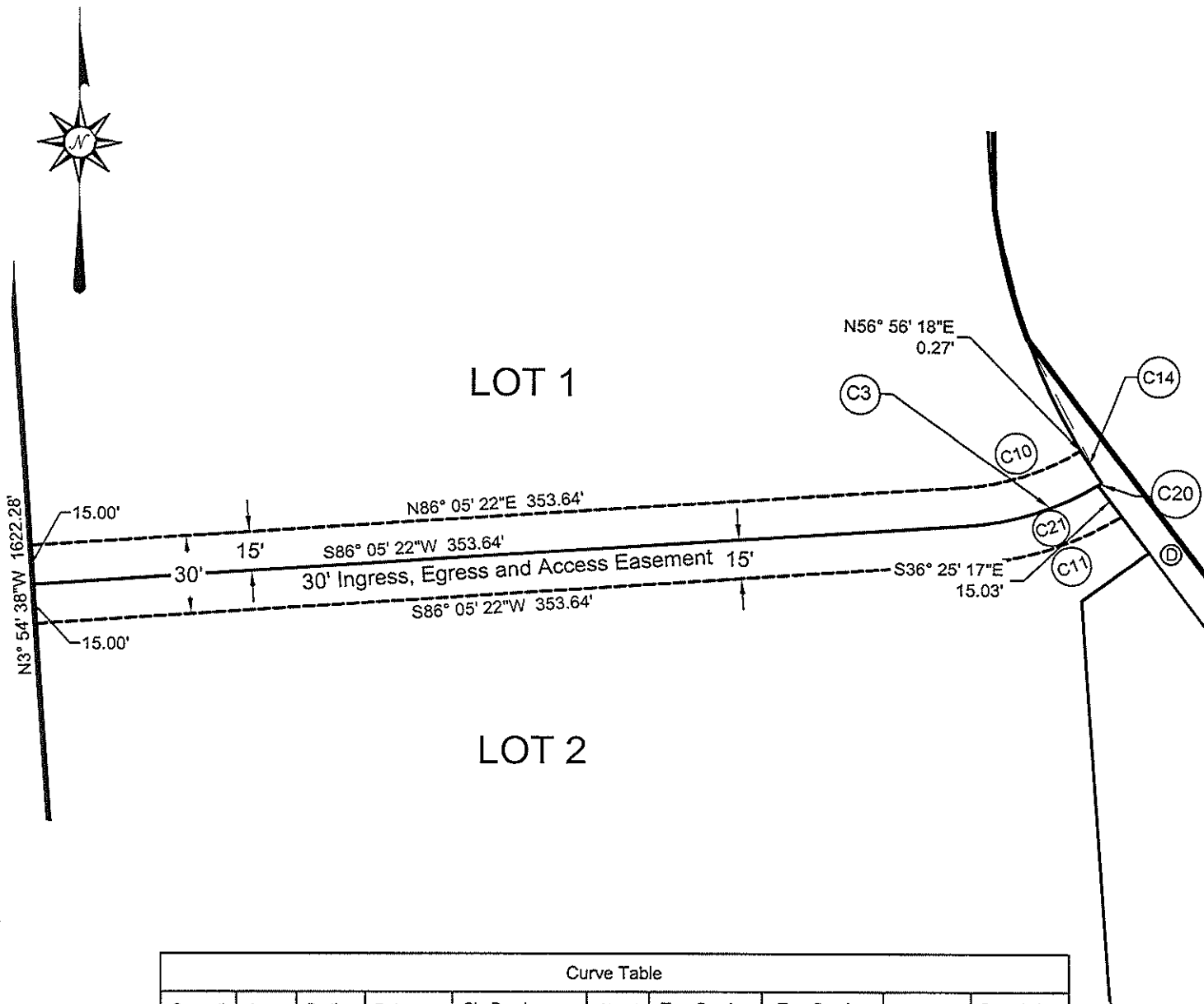


- LEGEND & NOTES:
- Found monumentation as noted on drawing.
 - o Indicates set 3/4" diam. rebar, 18" long weighing 1.50 lbs/lin. ft.
- Data and detail of interior angles on Sheet 4.

THE SIGMA GROUP
Single Source, Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

CERTIFIED SURVEY MAP NO. 81629

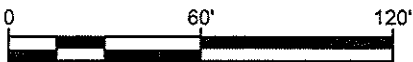
Lot 3 of Certified Survey Map No. 8363 and a portion of vacated N. 31st Street in the Northeast 1/4, Northwest 1/4, Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 and the Northeast 1/4 and the Northwest 1/4 of the Southeast 1/4, in Section 12, Township 7 North, Range 21 East, City of Milwaukee, Milwaukee County, Wisconsin.



Curve Table									
Curve #	Arc	Radius	Delta	Ch. Bearing	Chord	Tan. Bearing	Tan. Bearing	Delta/2	Description
C10	46.88	92.14	29°09'04"	N71° 30' 50.0"E	46.38	N86°05'22"E	N56° 56' 18"E	14°34'32"	LOT 1
C11	61.51	122.14	28°51'05"	S71° 39' 49.5"W	60.86	S57°14'17"W	S86° 05' 22"W	14°25'32.5"	LOT 2
C14	15.00	256.00	3°21'30"	S32° 02' 05.0"E	15.00	S30°21'20"E	S33° 42' 50"E	1°40'45"	LOT 1



EASEMENT DETAIL
GRAPHIC SCALE



Additional Curve data on Sheet 2.

30' Ingress, Egress & Access Easement detail on Sheet 3.

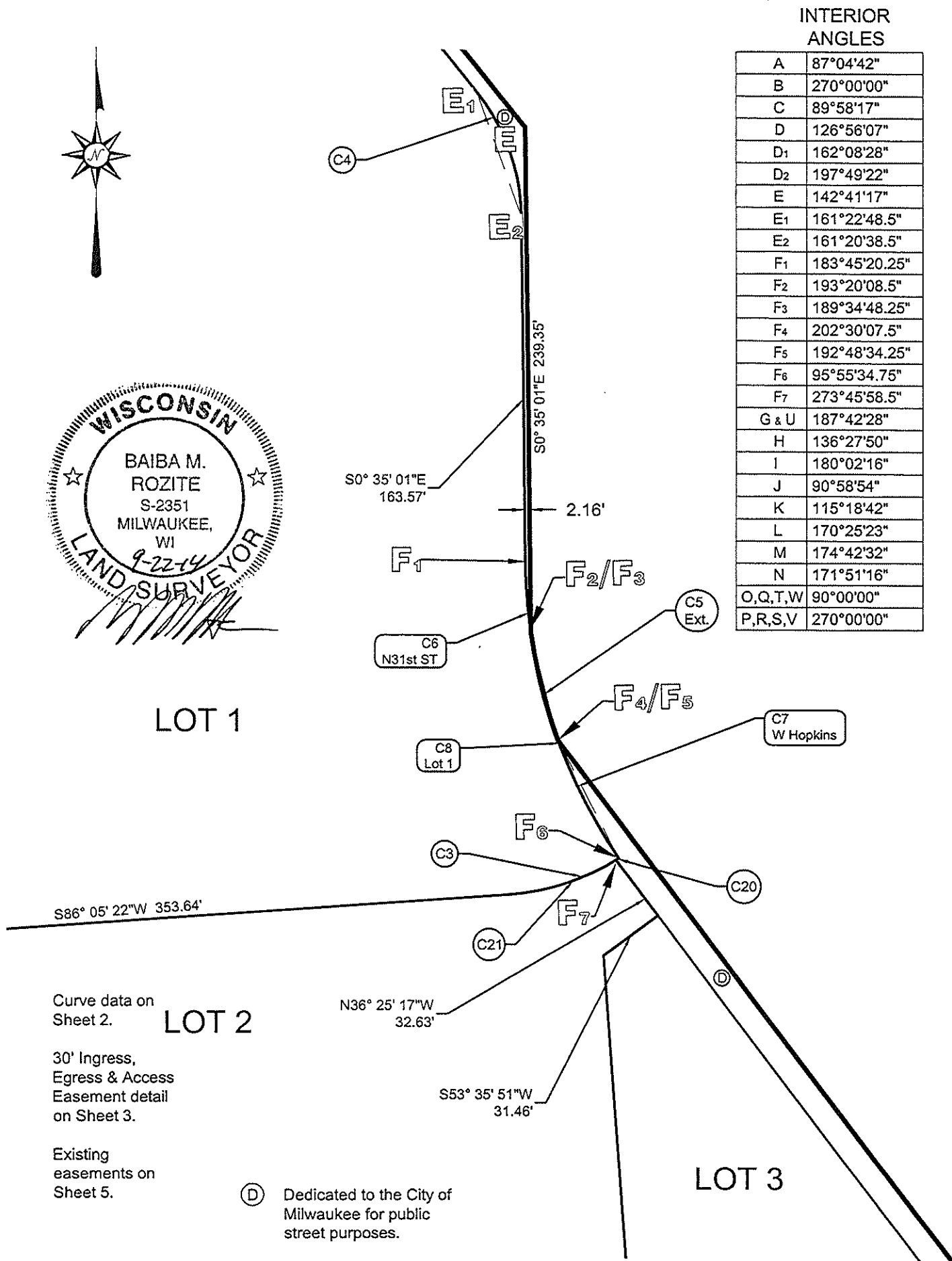
Data and detail of interior angles on Sheet 4.

Existing easements on Sheet 5.

Ⓓ Dedicated to the City of Milwaukee for public street purposes.

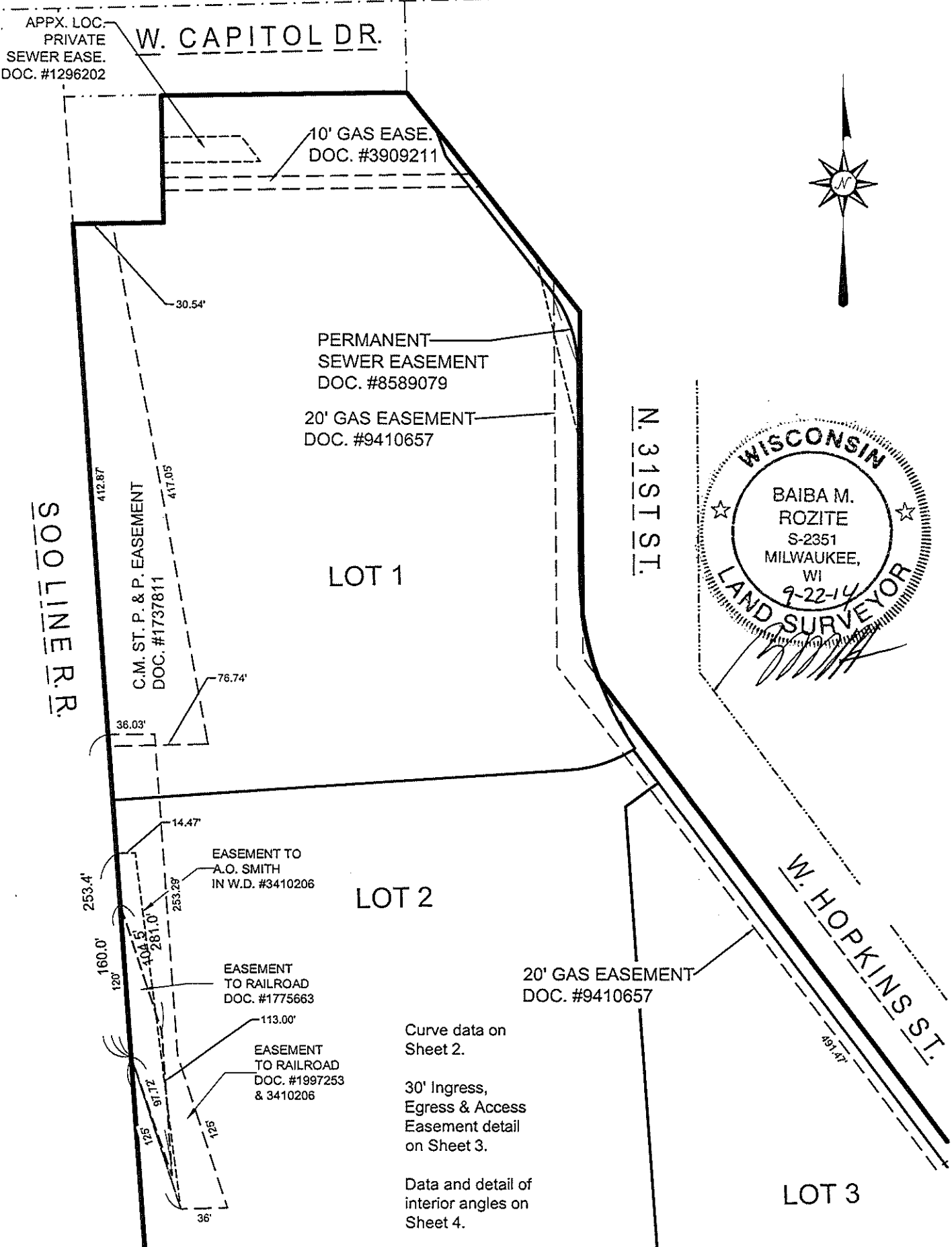
CERTIFIED SURVEY MAP NO. 8629

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CERTIFIED SURVEY MAP NO. 8629

Lot 3 of Certified Survey Map No. 8363 and a portion of vacated N. 31st Street in the Northeast 1/4, Northwest 1/4, Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 and the Northeast 1/4 and the Northwest 1/4 of the Southeast 1/4, in Section 12, Township 7 North, Range 21 East, City of Milwaukee, Milwaukee County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
SS
MILWAUKEE COUNTY)

I, Baiba M. Rozite, Registered Land Surveyor, hereby certify that I have surveyed, divided and mapped all of Lot 3 of Certified Survey Map No. 8363 and a portion of vacated N. 31st Street in the Northeast 1/4, Northwest 1/4, Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 and the Northeast 1/4 and the Northwest 1/4 of the Southeast 1/4, in Section 12, Township 7 North, Range 21 East, City of Milwaukee, Milwaukee County, Wisconsin, bounded and described as follows:

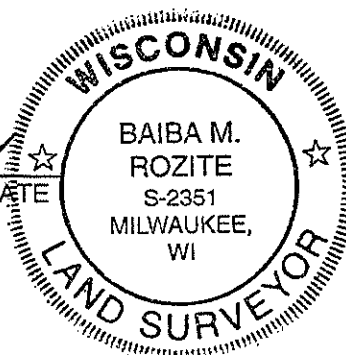
Commencing at the Northwest corner of said Northeast 1/4 section; Thence North 88°28'13" East, 1205.73 feet along the North line of said 1/4 section; Thence South 1°31'47" East, 72.00 feet to the Northeast corner of said Lot 3 of Certified Survey Map No. 8363 and to the Point of Beginning of this description; Thence South 37°53'44" East, 217.77 feet along the Southwesterly line of North 31st Street; Thence South 0°35'01" East, 293.35 feet along the West line of said North 31st Street to the beginning of a 256.00 foot radius non-tangent curve to the left, whose chord bears South 13°55'09.5" East, 51.96 feet; Thence Southeasterly along the arc of said curve and said Southwesterly line 52.05 feet to a point of non-tangency and to the Southwesterly line of West Hopkins Street; Thence South 36°25'17" East, 2025.43 feet along said Southwesterly line; Thence South 44°07'45" East, 176.96 feet along said Southwesterly line to the West line of North 27th Street; Thence South 0°35'35" East along said West line 339.73 feet; Thence South 0°37'51" East, 53.87 feet along said West line to the South line of aforesaid Lot 3; Thence South 88°23'15" West, 1371.52 feet along said South line to the West line of said Lot 3 and to the beginning of a 543.69 foot radius non-tangent curve to the right, whose chord bears North 26°55'27" West, 153.49 feet; Thence Northwesterly, 154.00 feet along the arc of said curve and said West line; Thence North 17°20'50" West, 178.45 feet along said West line; Thence North 12°03'22" West, 634.54 feet along said West line to the Easterly line of Soo Line Rail Road; Thence North 3°54'38" West, 1622.28 feet along said Easterly line; Thence North 89°00'40" East, 69.90 feet along said Easterly line; Thence North 0°59'20" West, 100.00 feet along said Easterly line to the South line of West Capitol Drive; Thence North 89°02'23" East, 190.16 feet along said South line to the Point of Beginning.

Said parcel contains 2,451,586 square feet or 56.2807 acres of land, more or less.

That I have made the survey, land division, and map by the direction of the Redevelopment Authority of the City of Milwaukee, owner of said land. That the map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made. That I have fully complied with s. 236.34 of the Wisconsin Statutes and Chapter 119 of the Milwaukee Code of Ordinances in surveying, dividing and mapping the same.


BAIBA M. ROZITE S-2351

9-22-14
DATE



CERTIFIED SURVEY MAP NO. 8629

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CORPORATE OWNER'S CERTIFICATE

THE REDEVELOPMENT AUTHORITY OF THE CITY OF MILWAUKEE, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN AS OWNER, CERTIFIES THAT SAID CORPORATION CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS MAP IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 119 OF THE MILWAUKEE CODE OF ORDINANCES.

IN CONSIDERATION OF THE APPROVAL OF THE MAP BY THE COMMON COUNCIL AND IN ACCORDANCE WITH CHAPTER 119 OF THE MILWAUKEE CODE, THE UNDERSIGNED AGREES:

A. THAT ALL UTILITY LINES TO PROVIDE ELECTRIC POWER AND TELEPHONE SERVICES AND CABLE TELEVISION OR COMMUNICATIONS SYSTEMS LINES OR CABLES TO ALL LOTS IN THE CERTIFIED SURVEY MAP SHALL BE INSTALLED UNDERGROUND IN EASEMENTS PROVIDED THEREFOR, WHERE FEASIBLE.

THIS AGREEMENT SHALL BE BINDING ON THE UNDERSIGNED AND ASSIGNS.

IN WITNESS WHEREOF, THE REDEVELOPMENT AUTHORITY OF THE CITY OF MILWAUKEE HAS CAUSED THESE PRESENTS TO BE SIGNED BY WILLIAM J. SCHWARTZ, ITS CHAIR;

AND COUNTERSIGNED BY DAVID P. MISKY, ITS ASSISTANT EXECUTIVE DIRECTOR/SECRETARY, AT MILWAUKEE, WISCONSIN, THIS 6 DAY OF October, 2014.

IN THE PRESENCE OF:

REDEVELOPMENT AUTHORITY OF THE CITY OF MILWAUKEE,

[Signature]
WITNESS

William J. Schwartz
WILLIAM J. SCHWARTZ, CHAIR

Rh
WITNESS

David P. Misky
DAVID P. MISKY, ASSISTANT EXECUTIVE DIRECTOR/SECRETARY

STATE OF WISCONSIN)

)SS

MILWAUKEE COUNTY)

PERSONALLY CAME BEFORE ME THIS 6 DAY OF October, 2014, WILLIAM J. SCHWARTZ, CHAIR, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE THE CHAIR OF THE ABOVE-NAMED CORPORATION, AND ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICER AS THE DEED OF THE CORPORATION, BY ITS AUTHORITY.

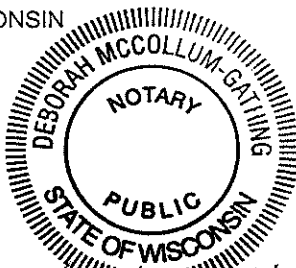
(SEAL) NOTARY PUBLIC, STATE OF WISCONSIN

MY COMMISSION EXPIRES October 16, 2014

Deborah McCollum-Gathing
STATE OF WISCONSIN)

)SS

MILWAUKEE COUNTY)

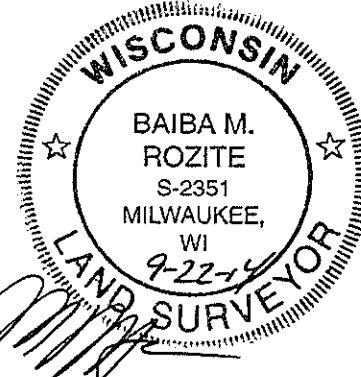
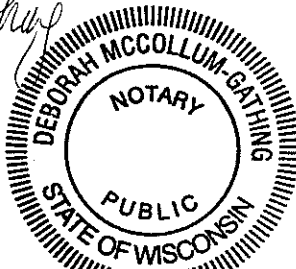


PERSONALLY CAME BEFORE ME THIS 23 DAY OF September, 2014, DAVID P. MISKY, ASSISTANT EXECUTIVE DIRECTOR/SECRETARY, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE THE ASSISTANT EXECUTIVE DIRECTOR/SECRETARY OF THE ABOVE-NAMED CORPORATION, AND ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICER AS THE DEED OF THE CORPORATION, BY ITS AUTHORITY.

(SEAM) NOTARY PUBLIC, STATE OF WISCONSIN

MY COMMISSION EXPIRES October 16, 2014

Deborah McCollum-Gathing



www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

CERTIFIED SURVEY MAP NO. 8629

Lot 3 of Certified Survey Map No. 8363 and a portion of vacated N. 31st Street in the Northeast 1/4, Northwest 1/4, Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 and the Northeast 1/4 and the Northwest 1/4 of the Southeast 1/4, in Section 12, Township 7 North, Range 21 East, City of Milwaukee, Milwaukee County, Wisconsin.

CERTIFICATE OF CITY TREASURER STATE OF WISCONSIN)

)SS
MILWAUKEE COUNTY)

I, SPENCER COGGS, BEING THE DULY ELECTED, QUALIFIED, AND ACTING TREASURER OF THE CITY OF MILWAUKEE, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN THE OFFICE OF THE CITY TREASURER OF THE CITY OF MILWAUKEE, THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS ON THE LAND INCLUDED IN THIS CERTIFIED SURVEY MAP.

James E. Keigler
DEPUTY CITY TREASURER
for SPENCER COGGS
CITY OF MILWAUKEE TREASURER

09/23/2014
DATE

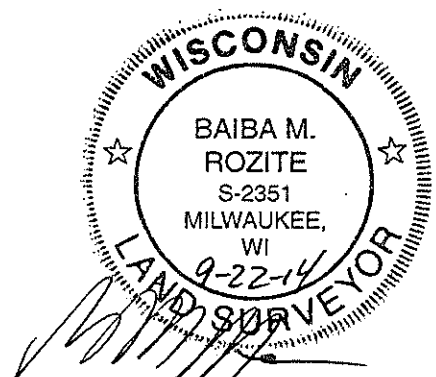
CITY OF MILWAUKEE COMMON COUNCIL CERTIFICATE OF APPROVAL

I CERTIFY THAT THIS CERTIFIED SURVEY MAP WAS APPROVED UNDER RESOLUTION FILE NO. 140694

ADOPTED BY THE COMMON COUNCIL OF THE CITY OF MILWAUKEE ON September 23, 2014.

James R. Owczarski
JAMES R. OWCZARSKI, CLERK, CITY OF MILWAUKEE

Tom Barrett
TOM BARRETT, MAYOR, CITY OF MILWAUKEE



THE SIGMA GROUP
Single Source. Sound Solutions.

www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

Appendix B

**Document No.: 8067982 Notice of
Contamination To Property**



AECOM
1555 N. RiverCenter Dr.
Suite 214
Milwaukee, WI 53212
tel 414-644-6080
fax 414-644-6081

March 30, 2018

Ms. Margaret Brunette
Wisconsin Department of Natural Resources
Remediation and Redevelopment Program
2300 North Dr. Martin Luther King, Jr. Drive
Milwaukee, WI 53212-3128

Subject: Request for Approval to Extinguish Environmental Deed Restriction
Document No.: 8067982, Notice of Contamination To Property
BRRS No: 03-41-255971, Building 53 Fuel Oil USTs
Century City Site - Area C
AECOM Project No. 60540197

Dear Ms. Brunette,

On behalf of the Redevelopment Authority of the City of Milwaukee (RACM), AECOM is requesting Wisconsin Department of Natural Resources (WDNR) approval to extinguish Deed Restriction No. 8067982, noted in the WDNR BRRS database as the Building 53 Fuel Oil USTs including areas located at the northeast corner of Building 2 and southeast corner of Building 37 in Area C of the Century City site. Included in this request is background information about the deed restricted area, a discussion of the environmental site investigation, remediation, and redevelopment activities as they apply to the deeded area, and our request to extinguish the deed restriction.

Background

A short description of property ownership and the recording of the deed restriction are provided below.

Property Ownership

The goal of this description is to provide clarification regarding property ownership when the deed restriction was originally recorded and the current property ownership status.

The Century City property was used for residential and agricultural purposes before its purchase by the A.O. Smith Corporation in 1909. A.O. Smith manufactured many products including automotive frames, bomb shells (no ordinance), oil pipe line products, and glass-lined storage vessels. Operations such as metal pickling, annealing, polishing, painting, and drying, which were conducted to support the manufacturing activities, also occurred on the property.

In 1997, A.O. Smith sold its automotive division (including the property) to Tower Automotive, Inc., who continued manufacturing operations on the property. The deed restriction (Document No. 8067982, recorded May 18, 2001) was registered during the Tower Automotive ownership period for the property. Tower Automotive shut down operations at the property in 2006.

On November 10, 2006, Tower Automotive, Inc. sold the property to Milwaukee Industrial Trade Center, LLC (MITC) (Warranty Deed No.: 9341266). MITC leased parts of the property for manufacturing and warehousing activities; however, MITC's primary activity consisted of salvaging equipment and recyclable materials.

The RACM obtained ownership of the property from MITC on December 15, 2009 (Warranty Deed No.: 09827162, recorded December 21, 2009) and designated the property as the Century City redevelopment site. The RACM originally divided the property into six project Areas (A through F) to facilitate remediation and redevelopment.

On June 27, 2011, RACM legally subdivided the Century City property into three lots (Certified Survey Map [CSM] No. 8363, Deed No.: 10009389):

- Lot 1 as given the Area E-1 designation with the street address of 3180 West Townsend Street.
- Lot 2 retained the Area E designation with the street address of 3533 North 27th Street. Additionally, a western portion of Area F associated with the rail road spur serving Area E was incorporated into Lot 2.
- Lot 3 retained Areas A, B, C, D and the balance of Area F with the street address of 2725 West Hopkins Street.

On October 10, 2014, Lot 3, 2725 West Hopkins Street, was subdivided into three lots (Certified Survey Map No. 8629, Deed No. 10402434). Lot 1 was given the designation of Area A1 with the street address of 3945 North 31st Street. Lot 2 was given the designation of Area A2 and Area B1 with the street address of 3055 W Hopkins Street. Lot 3 retained the remaining portions of Areas A, B, C, D & F with the street address of 3025 West Hopkins Street. The ownership of Lots 2 & 3, including Area C, remains with RACM.

In summary, as the property ownership currently relates to the Building 53 Fuel Oil USTs deed restriction area, Area C, 3025 West Hopkins Street, is currently owned by RACM.

Application of the Building 53 Fuel Oil USTs Deed Restriction

The Building 53 Fuel Oil USTs deed restriction, Document No. 8067982 was recorded on May 18, 2001, while Tower Automotive owned the property. The USTs associated with the deed restriction were two fuel oil tanks of 35k and 48k gallon in size (i.e. DSPS Tank IDs 300944 and 300943, respectively) that are listed as closed/removed as of June 2000. The document is a notice of contamination to property. The deed document identifies:

“One or more petroleum discharges have occurred at this property. Diesel range organic hydrocarbon contaminated soils above NR 720 residual contaminant levels of the Wisconsin Administrative Code exist(s) on this property in the area of the northeast corner of Building 2 and the southeast corner of Building 37.”

The document provides a metes and bounds description of the restricted area as:

“A tract of land in the NE ¼ of Section 12, Town 7 North, Range 21 East, in the city of Milwaukee, County of Milwaukee, State of Wisconsin, bounded and described as follows:

Commence at the intersection of the south line of West Hopkins Street and the west line of North 27th Street; Thence north 44 degrees 10 minutes 48 seconds West for a distance of 177.77 feet, along the South line of West Hopkins Street, to a point; thence North 36 degrees 24 minutes 41 seconds West for a distance of 266.95 feet, continuing along said line to a point; thence South 88 degrees 36 minutes 27 seconds West for a distance of 82.20 feet, to the point of beginning; thence South 88 degrees 36 minutes 27 seconds West for a distance of 29.00 feet, to a point; thence north 24 degrees, 02 minutes 01 seconds West for a distance of 74.20 feet, to a point; thence North 74 degrees 47 minutes 42 seconds East for a distance of 25.71 feet, to a point; Thence South 24 degrees, 59 minutes, 14 seconds East for a distance of 81.42 feet to the point of beginning. Together with and subject to covenants, easements and restrictions of record. Said property contains approximately 2024.38 SQ. FT.”

The area encumbered by the deed restriction is represented by a rectangular shaped area approximately 30 feet (east to west) by 80 feet (north to south) with the entire area contained within Area C.

A copy of the deed restriction document is attached.

The two fuel oil USTs associated with the deed restriction (i.e. 35k and 48k gallon in size, DSPS Tank IDs 300944 and 300943, respectively) were replaced with two newer 40k gallon USTs (i.e. Tanks 40K (east) and 40K (west), DSPS Tank IDs 776706 and 776712, respectively) in October of 2000. The 40k USTs were subsequently removed/closed in February 2011. It should be noted that much of the recent environmental assessment work refers to this UST bed and the USTs that formally occupied the area as the 40K USTs.

Investigation, Remediation, and Redevelopment

Environmental investigation, remediation, and Area C site redevelopment activities have had an impact on the former Building 53 Fuel Oil USTs deed restricted area.

Applicable Site Investigation Soil Sampling Results

Initial site-wide soil and groundwater site investigation activities began with RACM's purchase of the property and continued through 2011. Based on the investigation analytical data, soil contaminants (e.g. solvents, petroleum products, and metals) typical of chemicals associated with industrial facilities were identified at the Site. The investigation included the identification of source area hot spots that would become the focus of future remedial action activities. The pre-remediation extent of soil impacts is described in AECOM's *Pre-Demolition Site Investigation Data Submittal*¹ previously submitted to the WDNR.

On March 12, 2010, a soil boring, DCD-SB206, was advanced adjacent to the former 40K UST location. Soil laboratory analytical results for DCD-SB91 at 8-10 feet below ground surface (ft bgs) indicated that diesel range organics (DRO) petroleum hydrocarbons exceeded the NR720 Generic RCL for groundwater pathway. Temporary groundwater monitoring well TW-206 was installed and sampled in April 2010. The groundwater sample collected contained 1,1,1-Trichloroethane, Benzo(a)pyrene, Benzo(b)fluoranthene, and Chrysene at concentrations that exceeded the NR140 Preventive Action Limit (PAL) and 1,1 Dichloroethene at a concentration that exceeded the NR140 Enforcement Standard (ES).

During the 40k USTs removal activities on March 29, 2011, soil boring C-40K was advanced adjacent to the former 40K Tanks location. Soil laboratory analytical results for C-40K at 5-6 ft bgs indicated that diesel range organics (DRO) the NR720 Generic RCL for groundwater pathway. No other site investigation soil borings were advanced within or immediately adjacent to the deed restricted area. The pre-remediation extent of soil impacts is described in AECOM's *Site Assessment for Underground Storage Tank Closures – Area C*² previously submitted to the WDNR.

Request to Extinguish:

The original deed restriction for the Building 53 Fuel Oil USTs, Document No. 8067982, is a notice of contamination to property. Since that time, historic manufacturing operations have ceased on the property and a majority of the former manufacturing buildings, including sub-surface structures, have been razed in anticipation of redevelopment. Additionally, site investigation and remediation activities have been conducted within the former Building 53 Fuel Oil USTs area.

Based on the summation of these activities, AECOM recommends that the former Building 53 Fuel Oil USTs deed restriction be extinguished. Because the potential for VOCs impacts may still exist within the area, AECOM recommends that the area be included with the proposed WDNR Geographic Information System (GIS) Registry associated with Area C. In this manner, the impacts will remain in place covered by an engineered barrier/cap, requiring only registration and maintenance of the barrier.

¹ *Pre-Demolition Site Investigation Data Submittal - Area C, Century City Property, Milwaukee, Wisconsin, WDNR FID Nos. 02-41-535729, 02-41-535734, 03-41-562585.* AECOM, dated February 2018.

² *Site Assessment for Underground Storage Tank Closures - Area C, Century City Property, Milwaukee, Wisconsin, WDNR BRRS No. 02-41-535729, 02-41-535734, 03-41-562585, WDNR FID No. 341183590.* AECOM, dated June 2017.

AECOM, on behalf of the RACM and CCRC, requests your written concurrence with the recommendation to extinguish Deed Restriction No. 8067982 associated with the former Building 53 Fuel Oil USTs within Area C of the Century City site. Following receipt of your concurrence, RACM will proceed with extinguishing the deed.

Should you have any questions regarding this request, please contact Dave Henderson at 414-944-6190 or dave.henderson@aecom.com.

Sincerely,

AECOM Technical Services, Inc.



Dave Henderson, P.E.
Senior Project Manager/Director

Attachments:

Figure 5D Current Site Features Map (2018)
Deed Restriction Document # 8067982
CSM 8629

c: Benji Timm, RACM
Tory Kress, RACM

Legend

- Abandoned Well
- Existing Well
- Property Lots
- Approximate Area Locations (Current)
- Deed (corrected)
- Deed (Reported)
- Excavation Areas
- Greenway
- Storm Water Basin

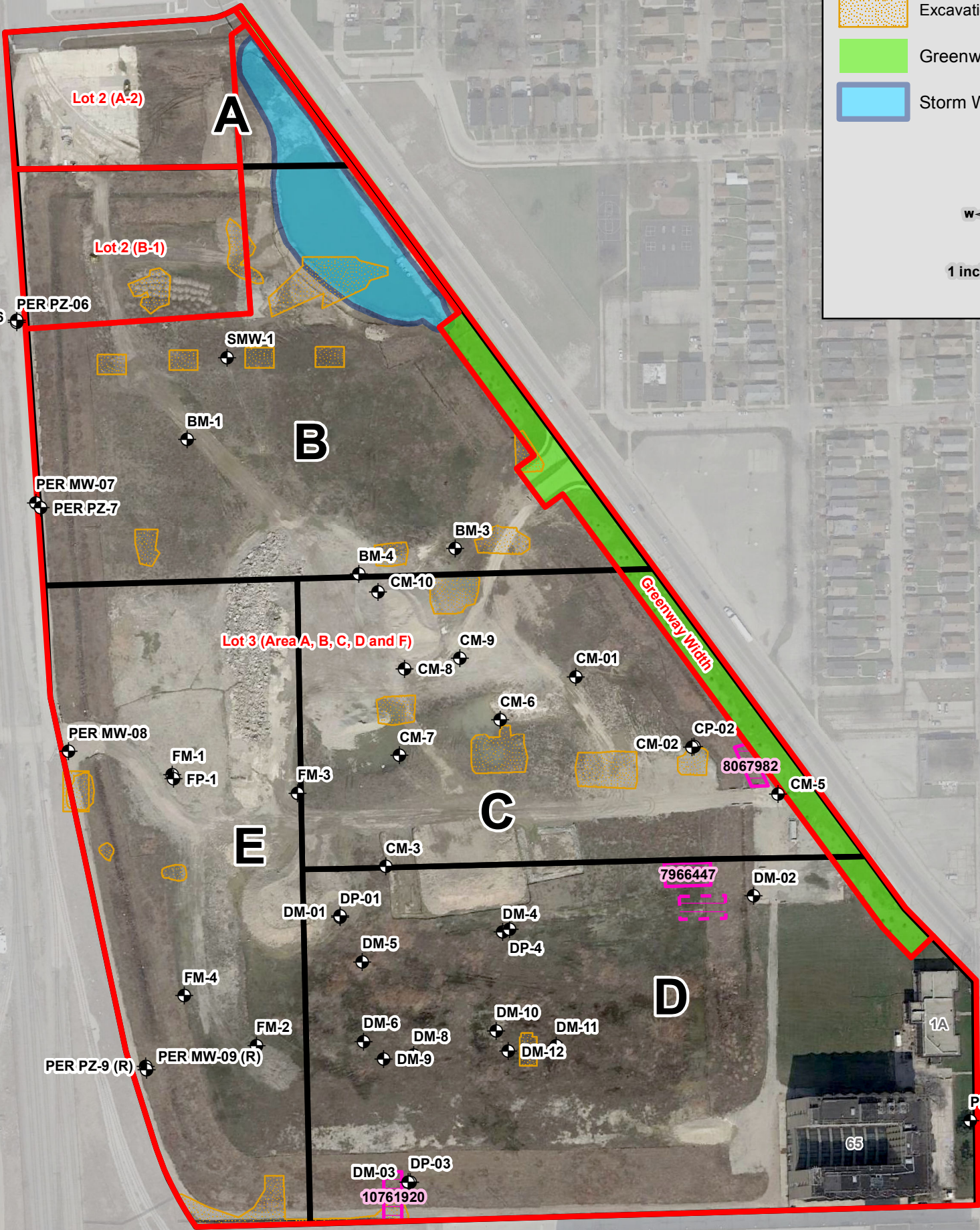


FIGURE 5D
CURRENT SITE FEATURES MAP (2018)
REDEVELOPMENT AUTHORITY OF THE CITY OF MILWAUKEE
CENTURY CITY PROPERTY
MILWAUKEE, WISCONSIN



8067982

Document Number

NOTICE OF CONTAMINATION TO
PROPERTYREGISTER'S OFFICE 1 SS
Milwaukee County, WI

RECORDED AT 1:40 PM

05-18-2001

WALTER R. BARCZAK
REGISTER OF DEEDS

AMOUNT 12.00

REEL 5076

IMAGE 1910

Legal Description of the Property: In re:

A TRACT OF LAND IN THE NORTHEAST ¼ OF SECTION 12,
TOWN 7 NORTH, RANGE 21 EAST, IN THE CITY OF
MILWAUKEE, COUNTY OF MILWAUKEE, STATE OF
WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTH LINE
OF WEST HOPKINS STREET AND THE WEST LINE OF NORTH
27TH STREET:

THENCE North 44 degrees, 10 minutes, 48 seconds West a distance
of 177.77 feet, along the south line of West Hopkins Street, to a point:
THENCE North 36 degrees, 24 minutes, 41 seconds West for a
distance of 266.95 feet continuing along said line to a point,
THENCE: South 88 degrees, 36 minutes, 27 seconds West for a
distance of 82.20 feet, to the point of beginning: THENCE South 88
degrees, 36 minutes, 27 seconds West for a distance of 29.00 feet, to a
point: THENCE North 24 degrees, 02 minutes, 01 seconds West for a
distance of 74.20 feet to a point: THENCE North 74 degrees, 47
minutes, 42 seconds East for a distance of 25.71 feet, to a point:
THENCE South 24 degrees, 59 minutes, 14 seconds East for a distance
of 81.42 feet to the point of beginning.

Recording Area

Name and Return Address
David N. Rutila
Tower Automotive
3533 N. 27th St.
Milwaukee, WI 53216

Parcel 2

Tax Key 269-9993-100-5

Parcel Identification Number (PIN)

Together with and subject to covenants, easements, and restrictions of record.

Said property contains approximately 2024.38 SQ. FT.

STATE OF WISCONSIN)
) ss
COUNTY OF MILWAUKEE)

Section 1. Tower Automotive Products, Inc., a Delaware corporation, is the owner of the above-described property.

Section 2. One or more petroleum discharges have occurred at this property. Diesel range organic hydrocarbon contaminated soils above NR 720 residual contaminant levels of the Wisconsin Administrative Code exist(s) on this property in the area of the northeast corner of Building 2 and the southeast corner of Building 37.

Section 3. The owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitations and/or restrictions:

Petroleum contaminated soil with diesel range organic hydrocarbon levels as high as 10,300 parts per million remains on this property in the top four feet at the following locations: northeast corner of Building 2 and the southeast corner of Building 37. Structural impediments [Building 2 and Building 37 foundations] existing at the time of clean up made complete remediation of the

contamination impracticable. If the impediment(s) is/are removed the contamination shall be defined and properly remediated in accordance with applicable statutes and rules. An impermeable cap or cover is the selected remedial action to address residual soil contamination on the property. Therefore, an impermeable cap or cover (i.e. concrete, asphalt) shall be maintained across this property until: 1) The soil is actively remediated or removed or; 2) It can be shown that the soil has naturally degraded to levels shown to be protective of the environment and human health. If subsurface work is done in the contaminated areas, the contamination shall be properly treated or disposed of in accordance with applicable laws.

The property owner shall maintain the integrity of the asphalt cap by performing inspections of the former tank basin and pipe run. All cracks, gouges, potholes, and deteriorated areas will be repaired and/or resealed on an as-needed basis.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Commerce, or its successor, issue a determination that the restrictions set forth in this covenant are no longer required. That property owner shall provide any and all necessary information to the Department in order for the Department to be able to make a determination. Upon receipt of such a request, the Department shall determine whether or not the restrictions contained herein can be extinguished. Conditions under which a restriction may be extinguished will be determined in accordance with the site specific standards, rules and laws for this property. If the Department determines that the restrictions can be extinguished, an affidavit, with a copy of the Department's written determination, may be recorded to give notice that this restriction, or portions of this restriction are no longer binding. Any restriction placed upon this property shall not be extinguished without the Department's written determination.

IN WITNESS WHEREOF, the owner of the property has executed this document, this 29th day of March, 2001.

[When appropriate use the following clause]:

By signing this document, [he/she] acknowledges that [he/she] is duly authorized to sign this document on behalf of Tower Automotive Prod. Co.

Signature: David N. Rutila

Printed Name: David N. Rutila

Title: Milwaukee Business Unit Mentor

Subscribed and sworn to before me
this 29 day of March, 2001.

Notary Public, State of Wisconsin
My commission 3-9-03

This document was drafted by the Wisconsin Department of Commerce.

REEL

5076

IMAGE

1911

Date Recorded: October 10th 2014
CSM No.: 8629
Document No. 10402434

CERTIFIED SURVEY MAP NO. 8629

NW COR. NE 1/4
SEC. 12-7-21
BRASS CAP

Tax Key No.: 269-0443-4
Address: 2725 W. Hopkins Street

W. CAPITOL DR. (width varies) N88° 28' 13"E 2691.29' (TOTAL)

N1/4 COR.SEC.
12-7-21
BRASS CAP

LEGEND & NOTES:

Found monumentation as noted on drawing.

○ Indicates set 3/4" diam. rebar, 18" long weighing 1.50 lbs./lin. ft.

- 1) Bearings referenced to the North line of the NE 1/4 of Section 12-7-21, bearing N 88°28'13" E.
- 2) Parcel does not lie within a flood hazard area per FEMA FIRM Panel 55079C0100E.
- 3) Parcel Zoning: IH per City of Milwaukee website.
- 4) Distances measured to the nearest 0.01'.

VICINITY MAP:

W. CAPITOL DR.

N. 35TH ST.

N. 27TH ST.

W. HOPKINS ST.

W. BURLEIGH ST.

NE 1/4 & SE 1/4
SEC. 12-7-21
SCALE: 1" = 2000'

Curve data on
Sheet 2.

30' Ingress,
Egress & Access
Easement detail
on Sheet 3.

Data and detail of interior angles on Sheet 4.

Existing
easements on
Sheet 5.

THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

LOT 1
189,247 sf.
or 4,344 ac.

LOT 2
206,667 sf./4.744 ac.

LOT 3
1,967,921 sf./
45.177 ac.

④ Dedicated to the City of Milwaukee for public street purposes.

GRAPHIC SCALE

A horizontal graphic scale bar with three segments. The first segment is labeled '0' at its left end. The second segment is labeled '150'' at its right end. The third segment is labeled '300'' at its right end. The bar is divided into three equal parts by two vertical tick marks.

WISCONSIN

★

BAIBA M.
ROZITE

S-2351

MILWAUKEE,
WI

9-22-14

DIVISION OF HIGHWAY DESIGN AND CONSTRUCTION

Sheet 1 of 8

INFRASTRUCTURE
SERVICES DIVISION

CENTRAL DRAFTING & RECORDS MANAGER

ENGR. IN CHARGE

~~CORRECT~~

CITY ENGINEER

~~APPROVED~~

DEPARTMENT OF CITY
DEVELOPMENT
CITY OF MILWAUKEE

MAY 12 2014

STAFF APPROVED

RECORDED CERTIFIED SURVEY MAP

Date Recorded: October 10th 2014

CSM No.: 8629

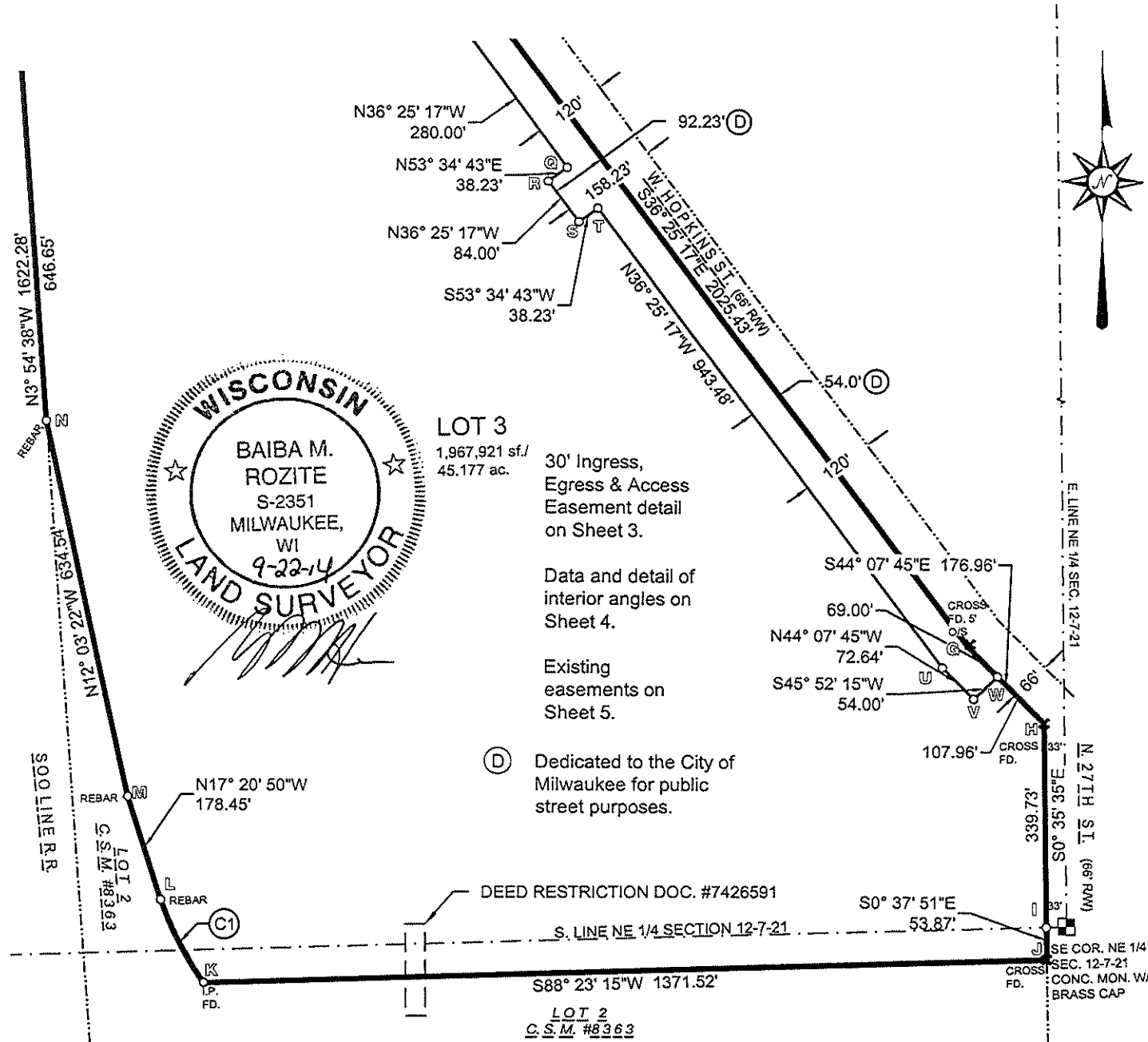
Document No. 10402434

City of Milwaukee - Dept. of City Development
809 N. Broadway, Milwaukee, WI 53202

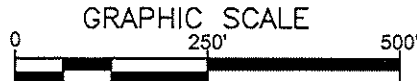
PROJECT NUMBER 14496 - DRAFTED BY BAIBA M. ROZITE

CERTIFIED SURVEY MAP NO. 8629

Lot 3 of Certified Survey Map No. 8363 and a portion of vacated N. 31st Street in the Northeast 1/4, Northwest 1/4, Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 and the Northeast 1/4 and the Northwest 1/4 of the Southeast 1/4, in Section 12, Township 7 North, Range 21 East, City of Milwaukee, Milwaukee County, Wisconsin.



Curve Table									
Curve #	Arc	Radius	Delta	Ch. Bearing	Chord	Tan. Bearing	Tan. Bearing	Delta/2	Description
C1	154.00	543.69	16°13'46"	N26° 55' 27.0"W	153.49	S18°48'34"E	S35° 02' 20"E	8°06'53"	LOT 3
C3	54.51	107.14	29°09'04"	S71° 30' 50.0"W	53.93	S56°56'18"W	S86° 05' 22"W	14°34'32"	OVERALL
C4	63.82	98.00	37°18'43"	S19° 14' 22.5"E	62.70	S37°53'44"E	S0° 35' 01"E	18°39'21.5"	LOT 1
C5	52.05	256.00	11°38'56"	S13° 55' 09.5"E	51.96	S8° 05' 41.5"E	S19° 44' 37.5"E	5°49'28"	EXTERIOR
C6	33.56	256.00	7°30'40.5"	S4° 20' 21.25"E	33.54	S0°35'01"E	S8° 05' 41.5"E	3°45'20.25"	N 31st ST.
C7	62.42	256.00	13°58'12.5"	S26° 43' 43.75"E	62.26	S19° 44' 37.5"E	S33° 42' 50"E	6°59'06.25"	W. HOPKINS
C8	148.03	256.00	33°07'49"	S17° 08' 55.5"E	145.97	S0°35'01"E	S33° 42' 50"E	16°33'54.5"	OVERALL
C20	1.52	107.14	0°48'47"	N57° 20' 41.5"E	1.52	N57°45'05"E	N56° 56' 18"E	0°24'23.5"	LOT 2
C21	52.99	107.14	28°20'17"	N71° 55' 13.5"E	52.45	N86°05'22"E	N57° 45' 05"E	14°10'08.5"	LOT 1

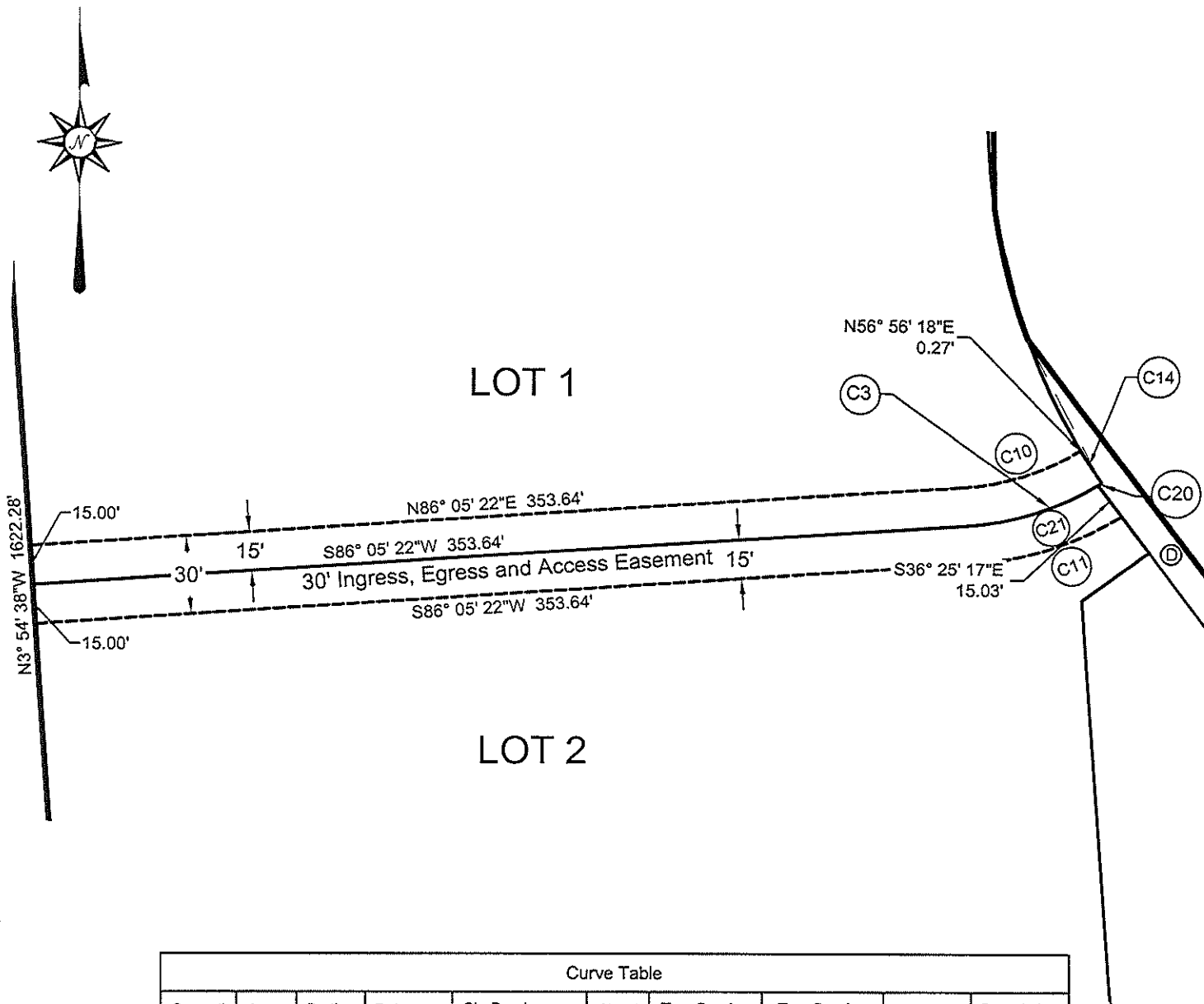


- LEGEND & NOTES:
- Found monumentation as noted on drawing.
 - o Indicates set 3/4" diam. rebar, 18" long weighing 1.50 lbs/lin. ft.
- Data and detail of interior angles on Sheet 4.

THE SIGMA GROUP
Single Source, Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

CERTIFIED SURVEY MAP NO. 81629

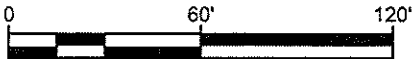
Lot 3 of Certified Survey Map No. 8363 and a portion of vacated N. 31st Street in the Northeast 1/4, Northwest 1/4, Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 and the Northeast 1/4 and the Northwest 1/4 of the Southeast 1/4, in Section 12, Township 7 North, Range 21 East, City of Milwaukee, Milwaukee County, Wisconsin.



Curve Table									
Curve #	Arc	Radius	Delta	Ch. Bearing	Chord	Tan. Bearing	Tan. Bearing	Delta/2	Description
C10	46.88	92.14	29°09'04"	N71° 30' 50.0"E	46.38	N86°05'22"E	N56° 56' 18"E	14°34'32"	LOT 1
C11	61.51	122.14	28°51'05"	S71° 39' 49.5"W	60.86	S57°14'17"W	S86° 05' 22"W	14°25'32.5"	LOT 2
C14	15.00	256.00	3°21'30"	S32° 02' 05.0"E	15.00	S30°21'20"E	S33° 42' 50"E	1°40'45"	LOT 1



EASEMENT DETAIL
GRAPHIC SCALE



Additional Curve data on Sheet 2.

30' Ingress, Egress & Access Easement detail on Sheet 3.

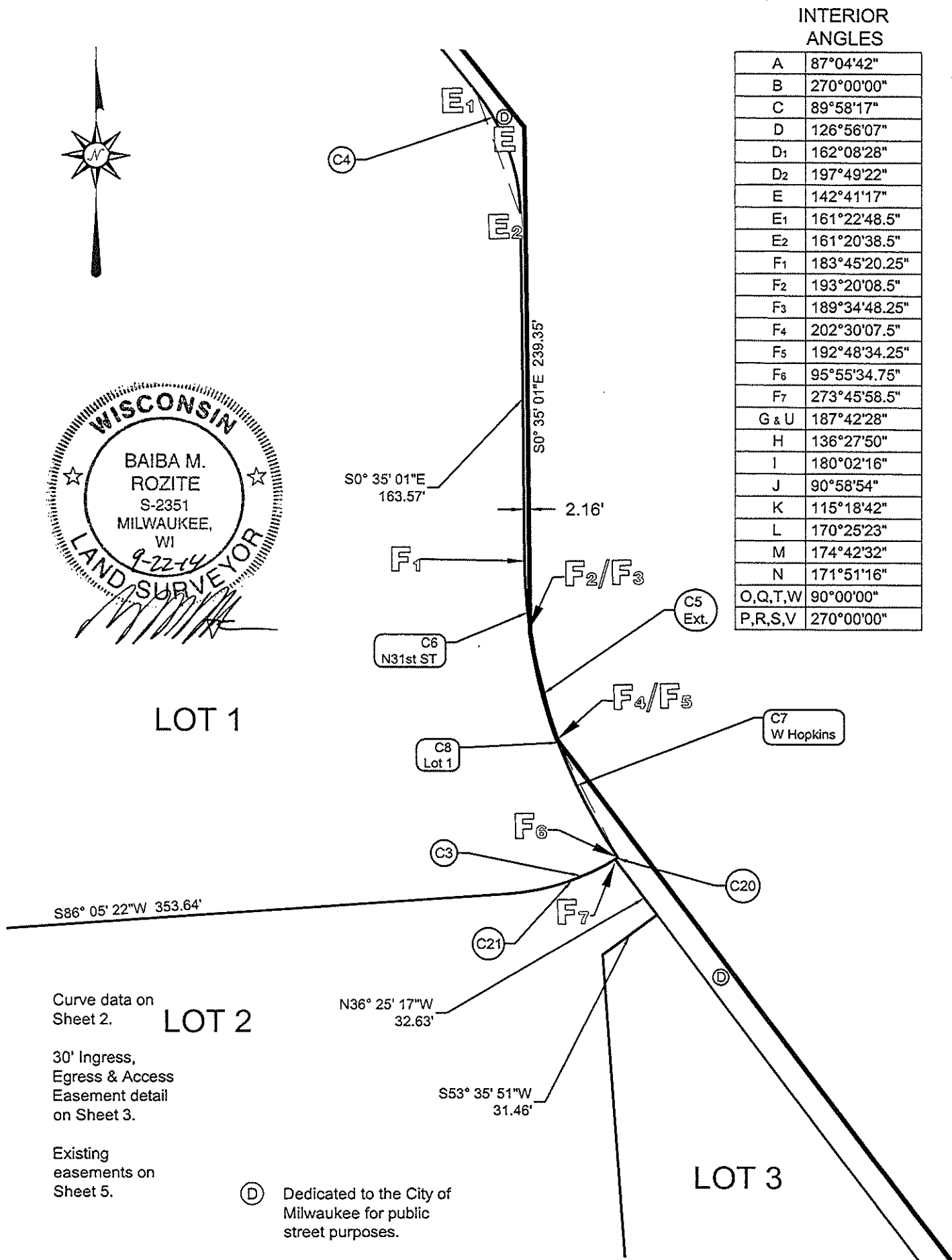
Data and detail of interior angles on Sheet 4.

Existing easements on Sheet 5.

Ⓓ Dedicated to the City of Milwaukee for public street purposes.

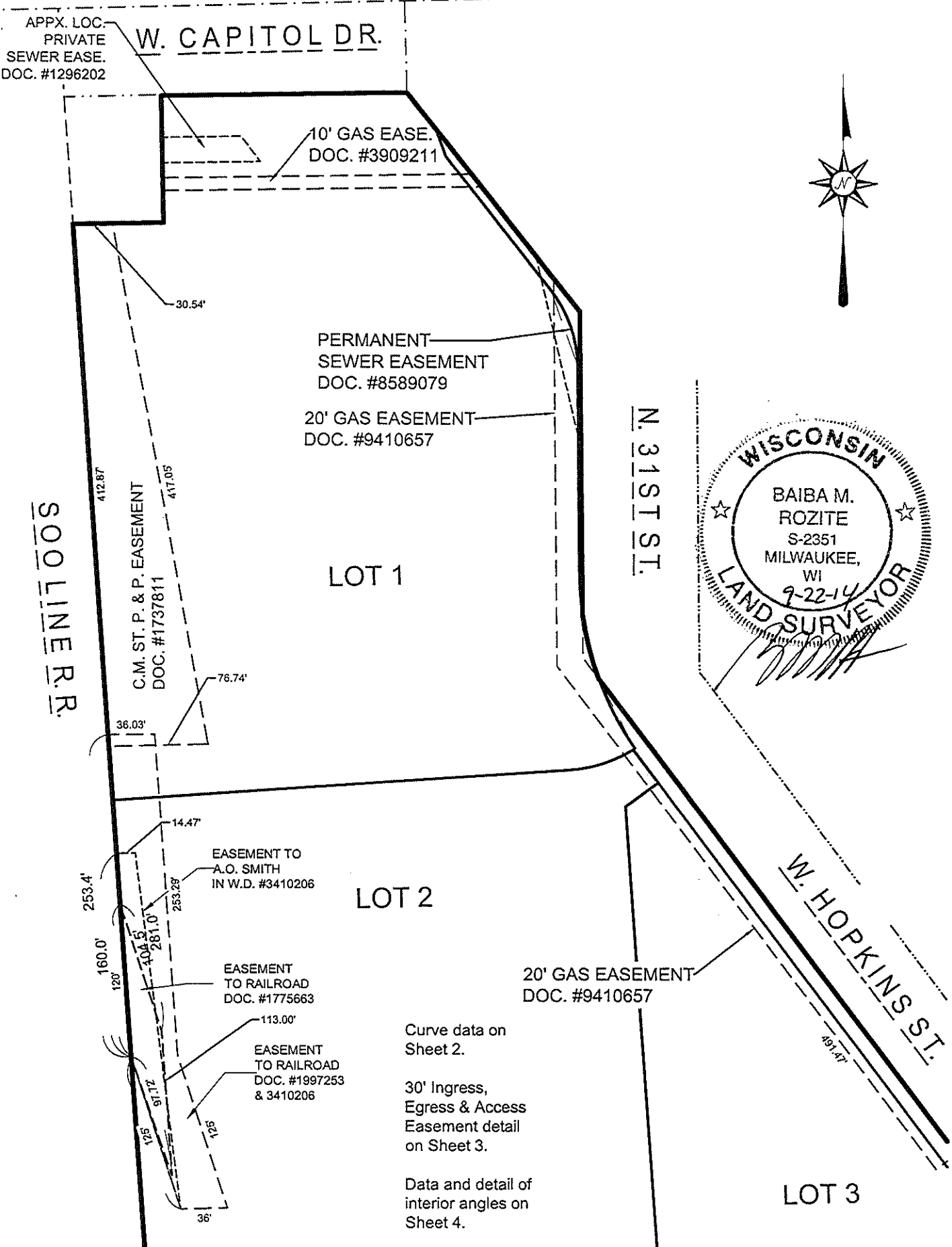
CERTIFIED SURVEY MAP NO. 8629

Lot 3 of Certified Survey Map No. 8363 and a portion of vacated N. 31st Street in the Northeast 1/4, Northwest 1/4, Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 and the Northeast 1/4 and the Northwest 1/4 of the Southeast 1/4, in Section 12, Township 7 North, Range 21 East, City of Milwaukee, Milwaukee County, Wisconsin.



CERTIFIED SURVEY MAP NO. 8629

Lot 3 of Certified Survey Map No. 8363 and a portion of vacated N. 31st Street in the Northeast 1/4, Northwest 1/4, Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 and the Northeast 1/4 and the Northwest 1/4 of the Southeast 1/4, in Section 12, Township 7 North, Range 21 East, City of Milwaukee, Milwaukee County, Wisconsin.



CERTIFIED SURVEY MAP NO. 8629

Lot 3 of Certified Survey Map No. 8363 and a portion of vacated N. 31st Street in the Northeast 1/4, Northwest 1/4, Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 and the Northeast 1/4 and the Northwest 1/4 of the Southeast 1/4, in Section 12, Township 7 North, Range 21 East, City of Milwaukee, Milwaukee County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
SS
MILWAUKEE COUNTY)

I, Baiba M. Rozite, Registered Land Surveyor, hereby certify that I have surveyed, divided and mapped all of Lot 3 of Certified Survey Map No. 8363 and a portion of vacated N. 31st Street in the Northeast 1/4, Northwest 1/4, Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 and the Northeast 1/4 and the Northwest 1/4 of the Southeast 1/4, in Section 12, Township 7 North, Range 21 East, City of Milwaukee, Milwaukee County, Wisconsin, bounded and described as follows:

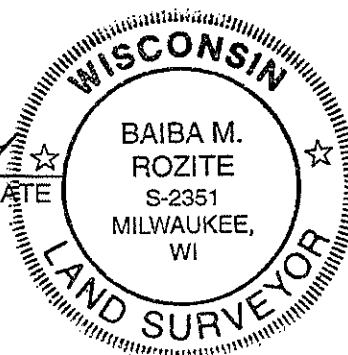
Commencing at the Northwest corner of said Northeast 1/4 section; Thence North 88°28'13" East, 1205.73 feet along the North line of said 1/4 section; Thence South 1°31'47" East, 72.00 feet to the Northeast corner of said Lot 3 of Certified Survey Map No. 8363 and to the Point of Beginning of this description; Thence South 37°53'44" East, 217.77 feet along the Southwesterly line of North 31st Street; Thence South 0°35'01" East, 293.35 feet along the West line of said North 31st Street to the beginning of a 256.00 foot radius non-tangent curve to the left, whose chord bears South 13°55'09.5" East, 51.96 feet; Thence Southeasterly along the arc of said curve and said Southwesterly line 52.05 feet to a point of non-tangency and to the Southwesterly line of West Hopkins Street; Thence South 36°25'17" East, 2025.43 feet along said Southwesterly line; Thence South 44°07'45" East, 176.96 feet along said Southwesterly line to the West line of North 27th Street; Thence South 0°35'35" East along said West line 339.73 feet; Thence South 0°37'51" East, 53.87 feet along said West line to the South line of aforesaid Lot 3; Thence South 88°23'15" West, 1371.52 feet along said South line to the West line of said Lot 3 and to the beginning of a 543.69 foot radius non-tangent curve to the right, whose chord bears North 26°55'27" West, 153.49 feet; Thence Northwesterly, 154.00 feet along the arc of said curve and said West line; Thence North 17°20'50" West, 178.45 feet along said West line; Thence North 12°03'22" West, 634.54 feet along said West line to the Easterly line of Soo Line Rail Road; Thence North 3°54'38" West, 1622.28 feet along said Easterly line; Thence North 89°00'40" East, 69.90 feet along said Easterly line; Thence North 0°59'20" West, 100.00 feet along said Easterly line to the South line of West Capitol Drive; Thence North 89°02'23" East, 190.16 feet along said South line to the Point of Beginning.

Said parcel contains 2,451,586 square feet or 56.2807 acres of land, more or less.

That I have made the survey, land division, and map by the direction of the Redevelopment Authority of the City of Milwaukee, owner of said land. That the map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made. That I have fully complied with s. 236.34 of the Wisconsin Statutes and Chapter 119 of the Milwaukee Code of Ordinances in surveying, dividing and mapping the same.


BAIBA M. ROZITE S-2351

9-22-14
DATE



CERTIFIED SURVEY MAP NO. 8629

Lot 3 of Certified Survey Map No. 8363 and a portion of vacated N. 31st Street in the Northeast 1/4, Northwest 1/4, Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 and the Northeast 1/4 and the Northwest 1/4 of the Southeast 1/4, in Section 12, Township 7 North, Range 21 East, City of Milwaukee, Milwaukee County, Wisconsin.

CORPORATE OWNER'S CERTIFICATE

THE REDEVELOPMENT AUTHORITY OF THE CITY OF MILWAUKEE, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN AS OWNER, CERTIFIES THAT SAID CORPORATION CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS MAP IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 119 OF THE MILWAUKEE CODE OF ORDINANCES.

IN CONSIDERATION OF THE APPROVAL OF THE MAP BY THE COMMON COUNCIL AND IN ACCORDANCE WITH CHAPTER 119 OF THE MILWAUKEE CODE, THE UNDERSIGNED AGREES:

A. THAT ALL UTILITY LINES TO PROVIDE ELECTRIC POWER AND TELEPHONE SERVICES AND CABLE TELEVISION OR COMMUNICATIONS SYSTEMS LINES OR CABLES TO ALL LOTS IN THE CERTIFIED SURVEY MAP SHALL BE INSTALLED UNDERGROUND IN EASEMENTS PROVIDED THEREFOR, WHERE FEASIBLE.

THIS AGREEMENT SHALL BE BINDING ON THE UNDERSIGNED AND ASSIGNS.

IN WITNESS WHEREOF, THE REDEVELOPMENT AUTHORITY OF THE CITY OF MILWAUKEE HAS CAUSED THESE PRESENTS TO BE SIGNED BY WILLIAM J. SCHWARTZ, ITS CHAIR;

AND COUNTERSIGNED BY DAVID P. MISKY, ITS ASSISTANT EXECUTIVE DIRECTOR/SECRETARY, AT MILWAUKEE, WISCONSIN, THIS 6 DAY OF October, 2014.

IN THE PRESENCE OF:

REDEVELOPMENT AUTHORITY OF THE CITY OF MILWAUKEE,

[Signature]
WITNESS

[Signature: William J. Schwartz]
WILLIAM J. SCHWARTZ, CHAIR

[Signature: Rh]
WITNESS

[Signature: David P. Misky]
DAVID P. MISKY, ASSISTANT EXECUTIVE DIRECTOR/SECRETARY

STATE OF WISCONSIN)

)SS

MILWAUKEE COUNTY)

PERSONALLY CAME BEFORE ME THIS 6 DAY OF October, 2014, WILLIAM J. SCHWARTZ, CHAIR, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE THE CHAIR OF THE ABOVE-NAMED CORPORATION, AND ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICER AS THE DEED OF THE CORPORATION, BY ITS AUTHORITY.

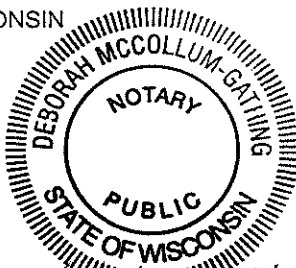
(SEAL) NOTARY PUBLIC, STATE OF WISCONSIN

MY COMMISSION EXPIRES October 16, 2014

[Signature: Deborah McCollum-Gathing]
STATE OF WISCONSIN)

)SS

MILWAUKEE COUNTY)

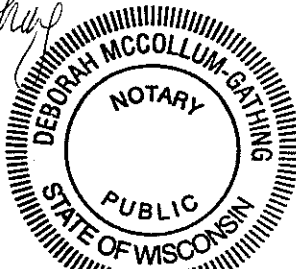


PERSONALLY CAME BEFORE ME THIS 23 DAY OF September, 2014, DAVID P. MISKY, ASSISTANT EXECUTIVE DIRECTOR/SECRETARY, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE THE ASSISTANT EXECUTIVE DIRECTOR/SECRETARY OF THE ABOVE-NAMED CORPORATION, AND ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICER AS THE DEED OF THE CORPORATION, BY ITS AUTHORITY.

(SEAM) NOTARY PUBLIC, STATE OF WISCONSIN

MY COMMISSION EXPIRES October 16, 2014

[Signature: Deborah McCollum-Gathing]



THE SIGMA GROUP
Single Source. Sound Solutions.

www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

CERTIFIED SURVEY MAP NO. 8629

Lot 3 of Certified Survey Map No. 8363 and a portion of vacated N. 31st Street in the Northeast 1/4, Northwest 1/4, Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 and the Northeast 1/4 and the Northwest 1/4 of the Southeast 1/4, in Section 12, Township 7 North, Range 21 East, City of Milwaukee, Milwaukee County, Wisconsin.

CERTIFICATE OF CITY TREASURER STATE OF WISCONSIN)

)SS
MILWAUKEE COUNTY)

I, SPENCER COGGS, BEING THE DULY ELECTED, QUALIFIED, AND ACTING TREASURER OF THE CITY OF MILWAUKEE, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN THE OFFICE OF THE CITY TREASURER OF THE CITY OF MILWAUKEE, THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS ON THE LAND INCLUDED IN THIS CERTIFIED SURVEY MAP.

James E. Keigler
DEPUTY CITY TREASURER
for SPENCER COGGS
CITY OF MILWAUKEE TREASURER

09/23/2014
DATE

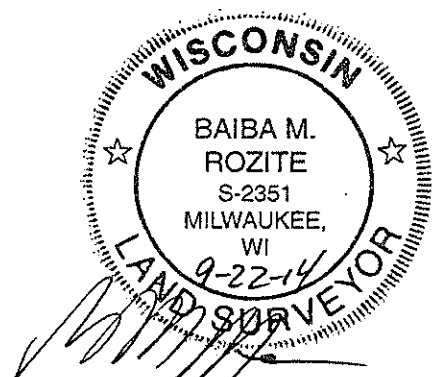
CITY OF MILWAUKEE COMMON COUNCIL CERTIFICATE OF APPROVAL

I CERTIFY THAT THIS CERTIFIED SURVEY MAP WAS APPROVED UNDER RESOLUTION FILE NO. 140694

ADOPTED BY THE COMMON COUNCIL OF THE CITY OF MILWAUKEE ON September 23, 2014.

James R. Owczarski
JAMES R. OWCZARSKI, CLERK, CITY OF MILWAUKEE

Tom Barrett
TOM BARRETT, MAYOR, CITY OF MILWAUKEE



Appendix B

Document No.: 10761920 Deed Restriction



AECOM
1555 N. RiverCenter Dr.
Suite 214
Milwaukee, WI 53212
tel 414-644-6080
fax 414-644-6081

March 30, 2018

Ms. Margaret Brunette
Wisconsin Department of Natural Resources
Remediation and Redevelopment Program
2300 North Dr. Martin Luther King, Jr. Drive
Milwaukee, WI 53212-3128

Subject: Request for Approval to Extinguish Environmental Deed Restriction
Document No.: 10761920, Deed Restriction
BRRS No.: 02-41-101382, Former Paint Tunnel Area
Century City Site - Area D
AECOM Project No. 60540197

Dear Ms. Brunette:

On behalf of the Redevelopment Authority of the City of Milwaukee (RACM), AECOM is requesting Wisconsin Department of Natural Resources (WDNR) approval to extinguish Deed Restriction No. 10761920 associated with the portion of the former Paint Tunnel area reported to be located between former Buildings No. 5 and 15 (note: all buildings and the former paint tunnel have been removed) in Area D of the Century City site.

Included in this request is background information about the deed restricted area, a discussion of the environmental site investigation, remediation, and redevelopment activities as they apply to the deeded area, and our request to extinguish the deed restriction.

Background

A short description of property ownership and the recording of the Paint Tunnel deed restriction are provided below.

Property Ownership

The goal of this description is to provide clarification regarding property ownership when the Paint Tunnel deed restriction was originally recorded and the current property ownership status.

The Century City property was used for residential and agricultural purposes before its purchase by the A.O. Smith Corporation in 1909. A.O. Smith manufactured many products including automotive frames, bomb shells (no ordinance), oil pipeline products, and glass-lined storage vessels. Operations such as metal pickling, annealing, polishing, painting, and drying, which were conducted to support the manufacturing activities, also occurred on the property.

In 1997, A.O. Smith sold its automotive division (including the Property) to Tower Automotive, Inc., who continued manufacturing operations on the property. The paint tunnel deed restriction (Document No. 7426591, recorded September 26, 1997) was registered during the Tower Automotive ownership period for the property. Tower Automotive shut down operations at the property in 2006.

On November 10, 2006, Tower Automotive, Inc. sold the property to Milwaukee Industrial Trade Center, LLC (MITC) (Warranty Deed No. 9341266). MITC leased parts of the property for manufacturing and warehousing activities; however, MITC's primary activity consisted of salvaging equipment and recyclable materials.

The RACM obtained ownership of the property from MITC on December 15, 2009 (Warranty Deed No. 09827162, recorded December 21, 2009) and designated the property as the Century City

redevelopment site. The RACM originally divided the property into six project areas (Areas A through F) to facilitate remediation and redevelopment.

On June 27, 2011, RACM legally subdivided the Century City property into three lots (Certified Survey Map [CSM] No. 8363, Deed No. 10009389):

- Lot 1 as given the Area E-1 designation with the street address of 3180 West Townsend Street.
- Lot 2 retained the Area E designation with the street address of 3533 North 27th Street. Additionally, a western portion of the Area F associated with the rail road spur serving Area E was incorporated into Lot 2.
- Lot 3 retained Areas A, B, C, D, and the balance of Area F with the street address of 2725 West Hopkins Street.

On October 10, 2014, Lot 3, 2725 West Hopkins Street, was subdivided into three lots (Certified Survey Map No. 8629, Deed No. 10402434). Lot 1 was given the designation of Area A1 with the street address of 3945 North 31st Street. Lot 2 was given the designation of Area A2 and Area B1 with the street address of 3055 West Hopkins Street. Lot 3 retained the remaining portions of Areas A, B, C, D & F with the street address of 3025 West Hopkins Street. The ownership of Lots 2 & 3, including Area D, remains with RACM.

In summary, as the property ownership currently relates to the Paint Tunnel deed restriction area, Area D, 3025 West Hopkins Street, is currently owned by RACM.

Application of the Paint Tunnel Deed Restriction

The original paint tunnel deed restriction, Document No. 7426591, was recorded on September 26, 1997, while Tower Automotive owned the property. The document was both a soil and groundwater use restriction.

The area encumbered by the original deed restriction was represented by a rectangular shaped area approximately 32 feet wide (east to west) and 152 feet long (north to south) falling within both Century City Lot 2 Area E and Lot 3 Area D.

The deed restriction was established to allow detected soil contamination to remain in place around the paint tunnel and to restrict groundwater use in the area. It was reported that remediation could not be conducted at the time of the deed restriction without disrupting operations at the site. Detected contaminants included diesel range organics (DRO), xylenes, and other volatile organic carbons (VOCs).

On March 26, 2018 RACM created a new deed restriction to replace Doc. #7426591. The new deed restriction was recorded as document No.: 10761920. The new deed restriction covers the portion of the original deed restriction that falls within Lot 3 Area D of the Century City site (note: on the same date RACM also created document No.: 10761921, which covers that area of the original deed restriction that falls within Lot 2 Area E of the Century City site).

The new deed restriction, document No.: 10761920, identifies:

“One or more discharges of compounds which fall within the diesel range of organics occurred at the site from operations relating to the former usage of the paint tunnel located between Buildings No. 5 and No. 15. Heavy traffic usage of the area at the time of the clean-up made complete remediation of the soil contamination in this area impracticable without disrupting operations. Based on soil samples collected from locations surrounding the former paint tunnel, soil affected with diesel range organic (DRO) concentrations from 760 to 1,100 parts per million (ppm) and xylenes concentrations in the range of 79 to 8,500 parts per billion (ppb) may remain on the property. Other elevated concentrations of naphthalene, 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, n-propylbenzene, n-butylbenzene, sec-butylbenzene, isopropylbenzene, and p-isopropyltoluene in the low parts per billion range may remain on this property at the following location:”

The document describes the restricted area as:

"That part of Lot 3 of Certified Survey Map No. 8629, recorded on October 10, 2014, as Document No. 10402434, in the Southeast 1/4 of the Northeast 1/4, in Section 12, Township 7 North, Range 21 East, City of Milwaukee, Milwaukee County, Wisconsin, bounded and described as follows:

Commencing at the southwest corner of said Lot 3; thence North 88°23'15" East, 328.68 feet along the south line of said Lot 3 to the point of beginning; thence North 0°00'00" East, 87.65 feet; thence North 90°00'00" East, 32.00 feet; thence South 0°00'00" East, 86.75 feet to said south line; thence South 88°23'15" West, 32.01 feet along said south line to the point of beginning.

Said parcel contains 2790 square feet of land, more or less,

Within the identified area, the affected soil is limited in depth between 5 feet below surface grade to 15 feet below surface grade. The area is covered with asphalt. The volume of soil affected with diesel range organics which remains or may remain in place is estimated to be no more than 1008 cubic yards. This estimate was calculated assuming that the diesel range organic affected soil is not present above 5 feet nor below 15 feet, and a distance of 12 feet along each side of the paint tunnel, assuming a tunnel width of 4 feet."

A copy of the deed restriction document is attached.

Investigation, Remediation, and Redevelopment

Environmental investigation, remediation, and Area D site redevelopment activities have had an impact on the paint tunnel deed restricted area.

Applicable Site Investigation Soil Sampling Results

Initial site-wide soil and groundwater site investigation activities began with RACM's purchase of the property and continued through 2011. Based on the investigation analytical data, soil contaminants (e.g. solvents, petroleum, products, and metals) typical of chemicals associated with industrial facilities were identified at the Site. The investigation included the identification of source area hot spots that would become the focus of future remedial action activities. The pre-remediation extent of soil impacts is described in AECOM's *Pre-Demolition Site Investigation Data Submittal – Area D*¹ previously submitted to the WDNR.

On October 1, 2009, a soil boring, DCD-SB115, was advanced specifically within the northern portion (the Area D portion) of the deed restricted area. Samples were collected from depths of 0-3 feet below ground surface (ft bgs) and 5-7 ft bgs. Laboratory analytical soil results for DCD-SB115 indicated the presence of various VOCs (1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, benzene, naphthalene, and xylenes) at concentrations above the NR720 Generic RCL for groundwater pathway.

Request to Extinguish

The original deed restriction for the Paint Tunnel area, Document No. 7426591, and the subsequent deed restriction, Document No. 10761920, states that remediation was impracticable without disrupting operations. Historic manufacturing operations have ceased on the property and a majority of the former manufacturing buildings, including sub-surface structures, have been razed in anticipation of redevelopment. Additionally, site investigation and remediation activities have been conducted within the Paint Tunnel area.

¹ *Pre-Demolition Site Investigation Data Submittal – Area D, Century City Property, Milwaukee, Wisconsin, WDNR FID No. 341183590. AECOM, dated February 2018.*

Based on the summation of these activities, AECOM recommends that the former Paint Tunnel deed restriction, Document No. 10761920, be extinguished. Because the potential for VOCs impacts may still exist within the former Paint Tunnel area, AECOM recommends that the area be included with the proposed WDNR Geographic Information System (GIS) Registry associated with the Area D remedial excavation soil management area. In this manner, the impacts will remain in place covered by an engineered barrier/cap, requiring only registration and maintenance of the barrier. The registration and maintenance of the barrier will also prevent well construction or reconstruction prevented by the groundwater use restriction.

AECOM, on behalf of the RACM, requests your written concurrence with the recommendation to extinguish Deed Restriction No. 10761920 associated with the former Paint Tunnel area within Area D of the Century City site. Following receipt of your concurrence, RACM will proceed with extinguishing the deed.

Should you have any questions regarding this request, please contact Dave Henderson at 414-944-6190 or dave.henderson@aecom.com.

Sincerely,

AECOM Technical Services, Inc.



Dave Henderson, P.E.
Senior Project Manager/Director

Attachments:

Figure 5D Current Site Features Map (2018)
Deed Restriction Document # 10761920
CSM 8629

c: Benji Timm, RACM
Tory Kress, RACM

Legend

- Abandoned Well
- Existing Well
- Property Lots
- Approximate Area Locations (Current)
- Deed (corrected)
- Deed (Reported)
- Excavation Areas
- Greenway
- Storm Water Basin

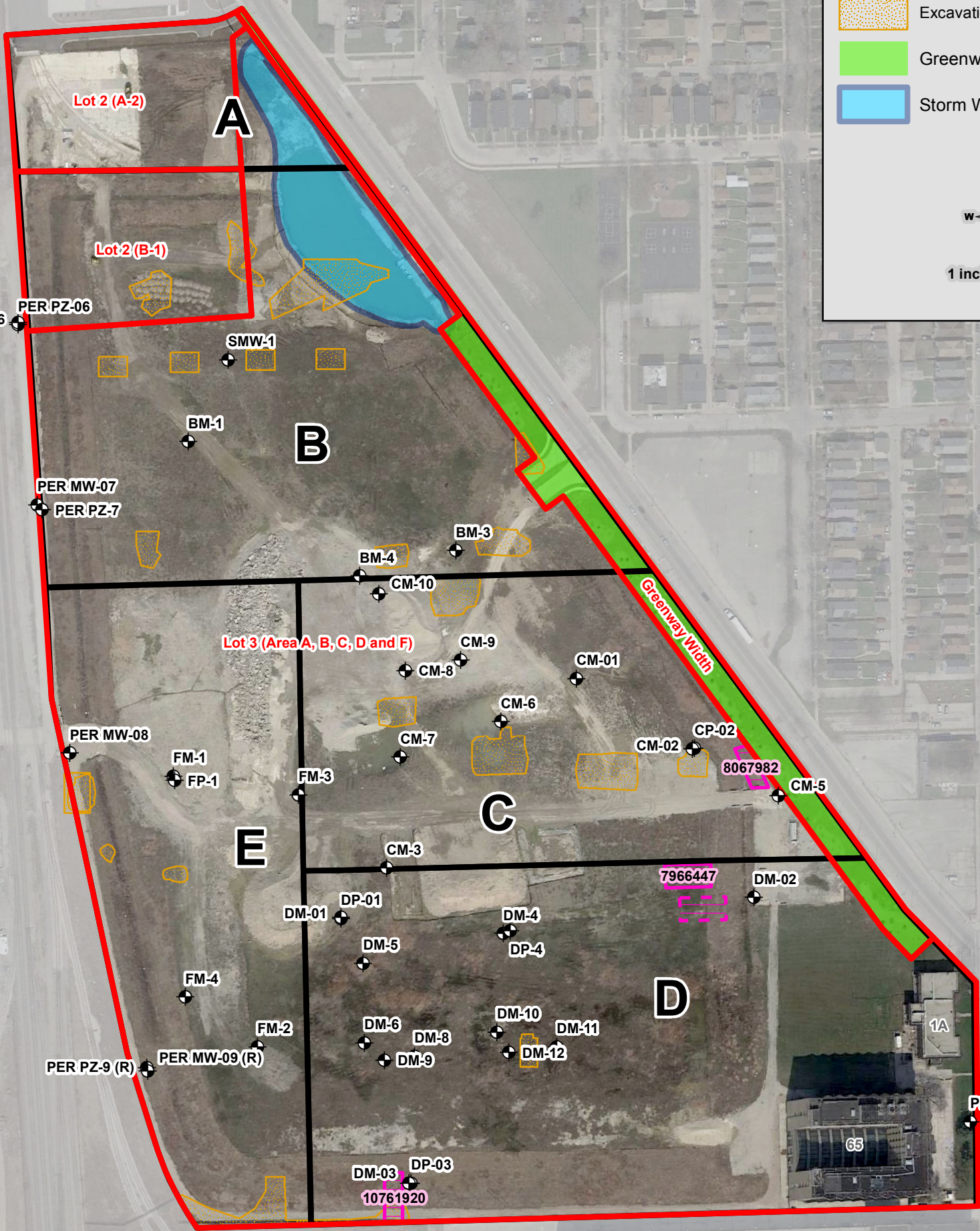


FIGURE 5D
CURRENT SITE FEATURES MAP (2018)
REDEVELOPMENT AUTHORITY OF THE CITY OF MILWAUKEE
CENTURY CITY PROPERTY
MILWAUKEE, WISCONSIN



**RECORDED
03/26/2018 6:51 AM**

**JOHN LA FAVE
REGISTER OF DEEDS
Milwaukee County, WI
AMOUNT: 30.00**

**FEE EXEMPT #:
***This document has been
electronically recorded and
returned to the submitter. ****

DEED RESTRICTION

Document Number

Document Title

DEED RESTRICTION

Recording Area

Name and Return Address

Benjamin Timm
DCD Real Estate Section
809 N. Broadway, 2nd Floor
Milwaukee, WI 53202

269-0453-000

Parcel Identification Number (PIN)

Prepared by the City of Milwaukee Department of City Development

This information must be completed by submitter: document title, name and return address, and PIN (if required). Other information such as the granting clauses, legal description, etc. may be placed on this first page of the document or may be placed on additional pages of the document. Note: Use of this cover page adds one page to your document and \$2.00 to the recording fee. Wisconsin Statutes, 59.517. WRDA 2/96

DEED RESTRICTION

Parcel Identification Number 269-0453-000

Declaration of Restrictions

In Re: That part of Lot 3 of Certified Survey Map No. 8629, recorded on October 10, 2014, as Document No. 10402434, in the Southeast 1/4 of the Northeast 1/4, in Section 12, Township 7 North, Range 21 East, City of Milwaukee, Milwaukee County, Wisconsin, bounded and described as follows:

Commencing at the southwest corner of said Lot 3; thence North 88°23'15" East, 328.68 feet along the south line of said Lot 3 to the point of beginning; thence North 0°00'00" East, 87.65 feet; thence North 90°00'00" East, 32.00 feet; thence South 0°00'00" East, 86.75 feet to said south line; thence South 88°23'15" West, 32.01 feet along said south line to the point of beginning.

Said parcel contains 2790 square feet of land, more or less.

STATE OF WISCONSIN)
COUNTY OF MILWAUKEE) ss

WHEREAS, The Redevelopment Authority of the City of Milwaukee ("RACM"), is the owner of the above-described property (the "Property");

WHEREAS, Tower Automotive Products Company, Inc. created a Declaration of Restrictions dated September 22, 1997, recorded in the Milwaukee County Register's Office as Document No. 7426591 ("Original Declaration"), with the desire and intention of imposing property restrictions which will make it unnecessary to conduct further soil remediation activities on the property at the present time;

WHEREAS, Tower Automotive Products Company, Inc. transferred the property that contained the Original Declaration to Milwaukee Industrial Trade Center, LLC ("MITC") on November 10, 2006 (Document No. 09341266);

WHEREAS, The Redevelopment Authority of the City of Milwaukee ("RACM"), acquired the property that contained the Original Declaration from MITC on December 15, 2009 (Document No. 09827162); the property was known as 3533 North 27th Street at that time;

WHEREAS, On June 27, 2011, RACM subdivided the property into three lots (Certified Survey Map ("CSM") No. 8363, Deed No. 10009389). The creation of this CSM

resulted in the Original Declaration being split between Lot 2 with the address of 3533 North 27th Street and Lot 3 with the new address of 2725 West Hopkins Street,

WHEREAS, On October 10, 2014, Lot 3 of 2725 West Hopkins Street was subdivided into three lots (Certified Survey Map No. 8629, Deed No. 10402434). The Original Declaration was partially located within Lot 2 of CSM No. 8363 with the address of 3533 North 27th Street and Lot 3 of CSM No. 8629 with the address of 3025 West Hopkins Street, which replaced the address of 2725 West Hopkins Street (the "Property");

WHEREAS, The Original Declaration has now been released by a certain Release of Deed Restrictions dated March 20, 2018, recorded in the Milwaukee County Register's Office on March 21, 2018 as Document No. 10760784 because the property restricted by Original Declaration has since been divided into multiple lots, one of which is the Property, and as outlined above, so that it became necessary to release the Original Declaration and replace it with this new declaration of restriction on the Property (as shown in Exhibit B);

NOW THEREFORE, The owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitation and restrictions:

One or more discharges of compounds which fall within the diesel range of organics occurred at the site from operations relating to the former usage of the paint tunnel located between Buildings No. 5 and No. 15. Heavy traffic usage of the area at the time of the clean-up made complete remediation of the soil contamination in this area impracticable without disrupting operations. Based on soil samples collected from locations surrounding the former paint tunnel, soil affected with diesel range organic (DRO) concentrations from 760 to 1,100 parts per million (ppm) and xylenes concentrations in the range of 79 to 8,500 parts per billion (ppb) may remain on the property. Other elevated concentrations of naphthalene, 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, n-propylbenzene, n-butylbenzene, sec-butylbenzene, isopropylbenzene, and p-isopropyltoluene in the low parts per billion range may remain on this property at the following location:

That part of Lot 3 of Certified Survey Map No. 8629, recorded on October 10, 2014, as Document No. 10402434, in the Southeast 1/4 of the Northeast 1/4, in Section 12, Township 7 North, Range 21 East, City of Milwaukee, Milwaukee County, Wisconsin, bounded and described as follows:

Commencing at the southwest corner of said Lot 3; thence North 88°23'15" East, 328.68 feet along the south line of said Lot 3 to the point of beginning; thence North 0°00'00" East, 87.65 feet; thence North 90°00'00" East, 32.00 feet; thence South 0°00'00" East, 86.75 feet to said

south line; thence South 88°23'15" West, 32.01 feet along said south line to the point of beginning.

Said parcel contains 2790 square feet of land, more or less,

Within the identified area, the affected soil is limited in depth between 5 feet below surface grade to 15 feet below surface grade. The area is covered with asphalt. The volume of soil affected with diesel range organics which remains or may remain in place is estimated to be no more than 1008 cubic yards. This estimate was calculated assuming that the diesel range organic affected soil is not present above 5 feet nor below 15 feet, and a distance of 12 feet along each side of the paint tunnel, assuming a tunnel width of 4 feet.

Pursuant to the requirements of s. 292, Stats. (formerly s. 144.76, Stats.), and future work on this property which permanently removes the entire asphalt covering which currently exists shall include an investigation of the degree and extent of diesel range organic affected soil. To the extent that contamination is found at that time, the Wisconsin Department of Natural Resources shall be immediately notified and the contamination shall be properly treated or disposed of in accordance with applicable laws.

Natural attenuation has been approved by the Department of Natural Resources to remediate groundwater exceeding ch. NR 140 groundwater standards within the boundaries of this property. Construction of wells where the water quality exceeds the drinking water standards in ch. NR 809 is restricted by chs. NR 811 and 812. Special well construction standards or water treatment requirements, or both, or well construction prohibitions may apply. Anyone who proposes to construct or reconstruct a well on this property is required to contact the Department of Natural Resources' Bureau of Drinking Water and Groundwater to determine what specific requirements are applicable prior to constructing or reconstructing a well on this property.

This restriction is hereby declared to be a covenant running with the land and shall be fully binding upon all persons acquiring the above-described property whether by descent, devise, purchase or otherwise. This restriction inures to the benefit of and is enforceable by the Wisconsin Department of Natural Resources, its successors or assigns. The Department, its successors or assigns, may initiate proceedings at law or in equity against any person or persons who violate or are proposing to violate this covenant, to prevent the proposed violation or to recover damages for such violation.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Natural Resources or its successor issue a determination that one or more of the restrictions set forth in this covenant is no longer required. Upon the receipt of such a request, the Wisconsin Department of Natural Resources shall determine whether or not the restrictions contained herein can be extinguished.

IN WITNESS WHEREOF, The owner of the property has executed this Declaration of Restrictions, this 23rd day of March, 2018.

Redevelopment Authority of the City of Milwaukee

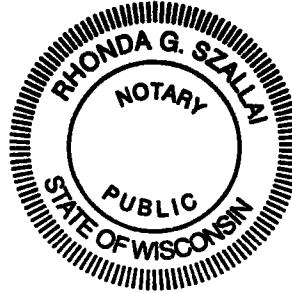
By: David P. Misky
Authorized Representative

Printed Name: David P. Misky

Title: Assistant Director

Subscribed and sworn to before me
this 23rd day of March, 2018.

Rhonda G. Szallai
Notary Public, State of Wisconsin
My commission Sept. 25, 2020



1089-2018-410:247618

Exhibit A

Legal Description of the Restricted Property

That part of Lot 3 of Certified Survey Map No. 8629, recorded on October 10, 2014, as Document No. 10402434, in the Southeast 1/4 of the Northeast 1/4, in Section 12, Township 7 North, Range 21 East, City of Milwaukee, Milwaukee County, Wisconsin, bounded and described as follows:

Commencing at the southwest corner of said Lot 3; thence North $88^{\circ}23'15''$ East, 328.68 feet along the south line of said Lot 3 to the point of beginning; thence North $0^{\circ}00'00''$ East, 87.65 feet; thence North $90^{\circ}00'00''$ East, 32.00 feet; thence South $0^{\circ}00'00''$ East, 86.75 feet to said south line; thence South $88^{\circ}23'15''$ West, 32.01 feet along said south line to the point of beginning.

Said parcel contains 2790 square feet of land, more or less.



LOT 3 of
C.S.M. #8629

3025 W. Hopkins St.
Milwaukee, WI

Tax Key No. 269-0453-000

New Declaration
of Deed Restriction

South line NE 1/4 Section 12/7/21

P.O.B.

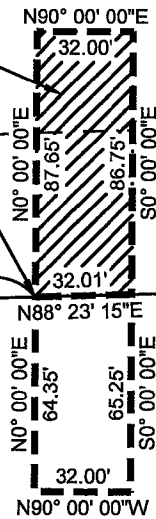
P.O.C.
SW cor. Lot 3
C.S.M. 8629

N88° 23' 15"E
328.68'

LOT 2 of
C.S.M. #8363

3533 N. 27th St.
Milwaukee, WI

Tax Key No. 269-0442-000



THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

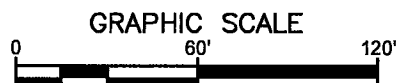


Exhibit B

RECORDED CERTIFIED SURVEY MAP

Date Recorded: October 10th 2014
CSM No.: 8629
Document No. 10402434

D.O. # 2993

CERTIFIED SURVEY MAP NO. 8629

Lot 3 of Certified Survey Map No. 8363 and a portion of vacated N. 31st Street in the Northeast 1/4, Northwest 1/4, Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 and the Northeast 1/4 and the Northwest 1/4 of the Southeast 1/4, in Section 12, Township 7 North, Range 21 East, City of Milwaukee, Milwaukee County, Wisconsin.

Tax Key No.: 269-0443-4

Address: 2725 W. Hopkins Street

NW COR. NE 1/4
SEC. 12-7-21
BRASS CAP

W. CAPITOL DR. (width varies) N88° 28' 13"E 2691.29' (TOTAL)

N1/4 COR. SEC.
12-7-21
BRASS CAP

LEGEND & NOTES:

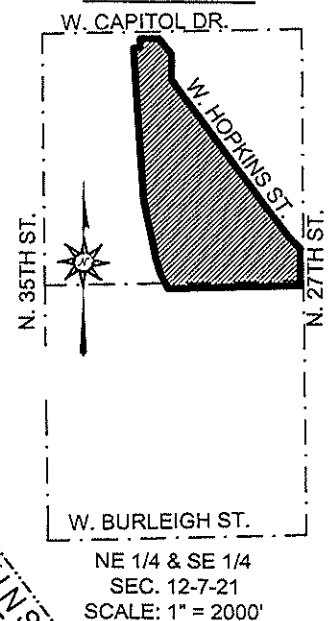
Found monumentation as noted on drawing.

o Indicates set 3/4" diam. rebar, 18" long weighing 1.50 lbs/lin. ft.

- 1) Bearings referenced to the North line of the NE 1/4 of Section 12-7-21, bearing N 88°28'13" E.
- 2) Parcel does not lie within a flood hazard area per FEMA FIRM Panel 55079C0100E.
- 3) Parcel Zoning: IH per City of Milwaukee website.
- 4) Distances measured to the nearest 0.01'.



VICINITY MAP:



SOLLINER R.

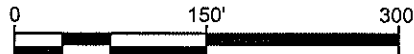
LOT 1
189,247 sf.
or 4.344 ac.

LOT 2
206,667 sf./4.744 ac.

LOT 3
1,967,921 sf./
45.177 ac.

(D) Dedicated to the City of Milwaukee for public street purposes.

GRAPHIC SCALE



Curve data on Sheet 2.

30' Ingress, Egress & Access Easement detail on Sheet 3.

Data and detail of interior angles on Sheet 4.

Existing easements on Sheet 5.

THE SIGMA GROUP
Single Source, Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

INFRASTRUCTURE SERVICES DIVISION

[Signature] 9/23/14
CENTRAL DRAFTING & RECORDS MANAGER

[Signature] 9/23/14
ENGR. IN CHARGE ENVIRON. ENGR.

CORRECT

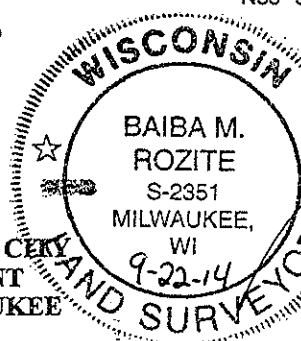
[Signature] 9/23/14
CITY ENGINEER

APPROVED

DEPARTMENT OF CITY DEVELOPMENT
CITY OF MILWAUKEE

MAY 12 2014

[Signature]
STAFF APPROVED



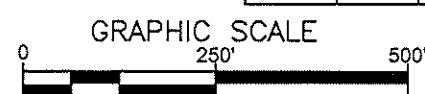
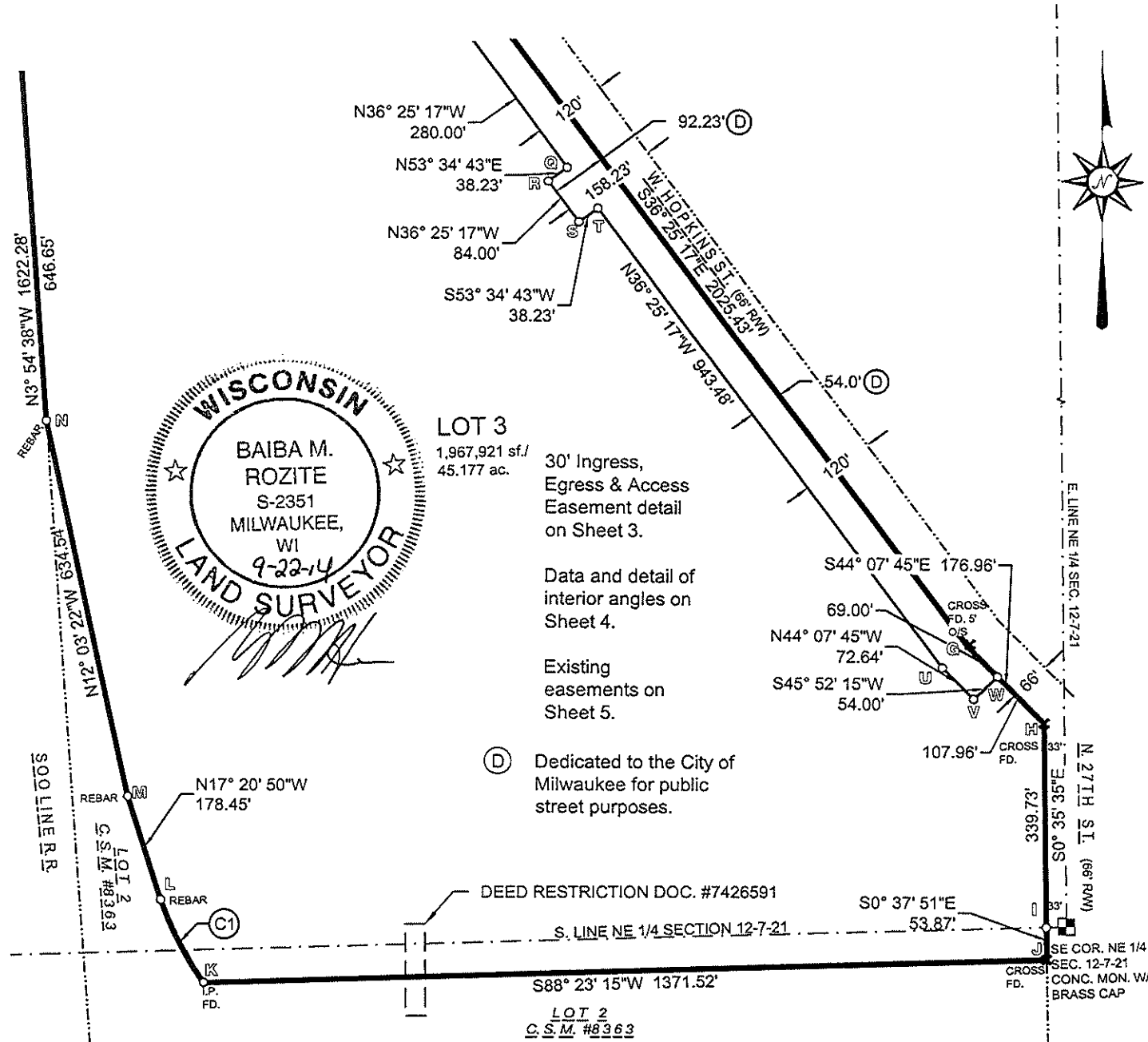
RECORDED CERTIFIED SURVEY MAP

Date Recorded: October 10th 2014
CSM No.: 8629
Document No. 10402434

City of Milwaukee - Dept. of City Development
809 N. Broadway, Milwaukee, WI 53202

CERTIFIED SURVEY MAP NO. 8629

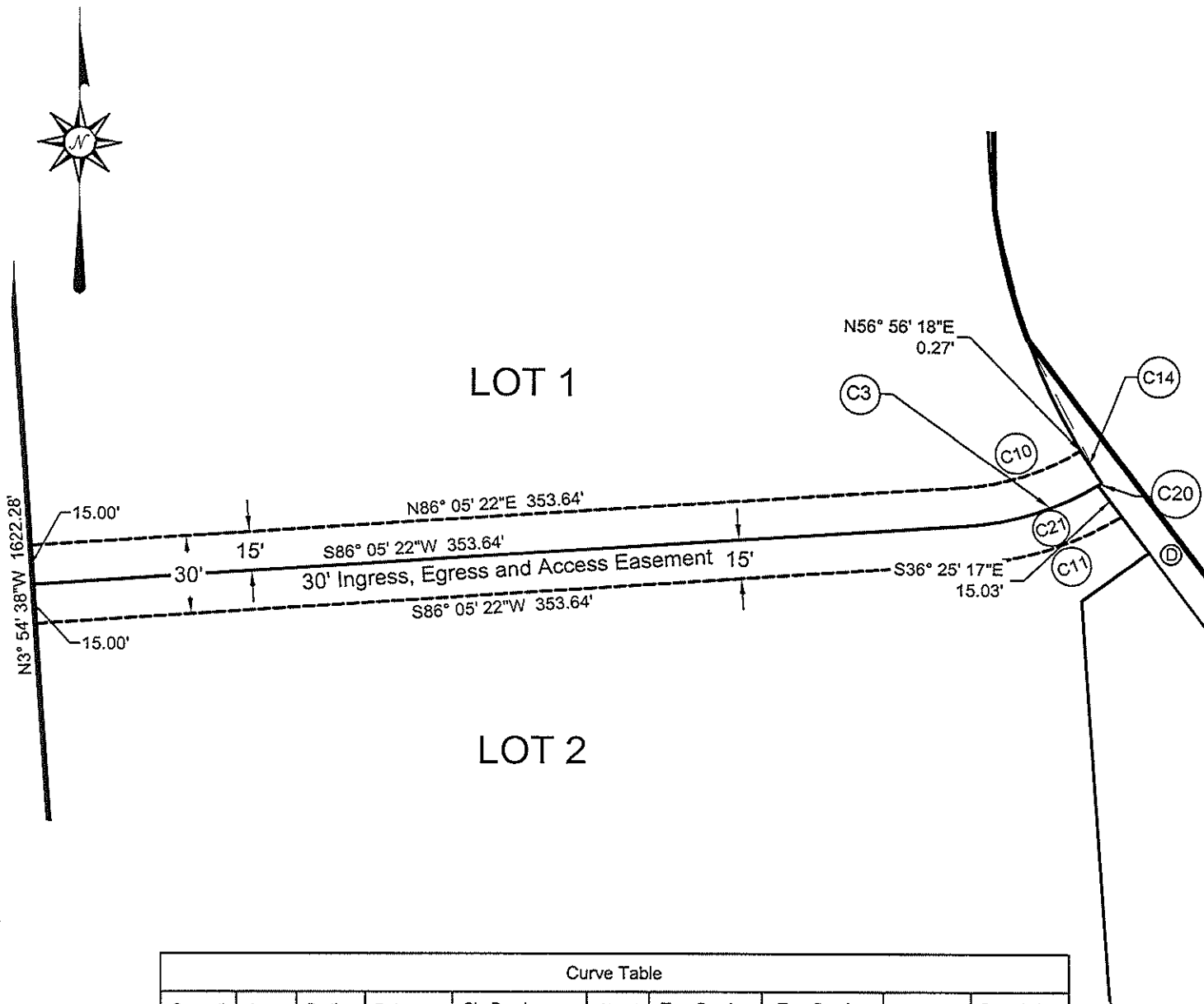
Lot 3 of Certified Survey Map No. 8363 and a portion of vacated N. 31st Street in the Northeast 1/4, Northwest 1/4, Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 and the Northeast 1/4 and the Northwest 1/4 of the Southeast 1/4, in Section 12, Township 7 North, Range 21 East, City of Milwaukee, Milwaukee County, Wisconsin.



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CERTIFIED SURVEY MAP NO. 81629

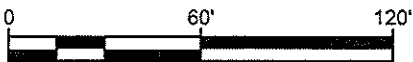
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Curve Table									
Curve #	Arc	Radius	Delta	Ch. Bearing	Chord	Tan. Bearing	Tan. Bearing	Delta/2	Description
C10	46.88	92.14	29°09'04"	N71° 30' 50.0"E	46.38	N86°05'22"E	N56° 56' 18"E	14°34'32"	LOT 1
C11	61.51	122.14	28°51'05"	S71° 39' 49.5"W	60.86	S57°14'17"W	S86° 05' 22"W	14°25'32.5"	LOT 2
C14	15.00	256.00	3°21'30"	S32° 02' 05.0"E	15.00	S30°21'20"E	S33° 42' 50"E	1°40'45"	LOT 1



EASEMENT DETAIL
GRAPHIC SCALE



Additional Curve data on Sheet 2.

30' Ingress, Egress & Access Easement detail on Sheet 3.

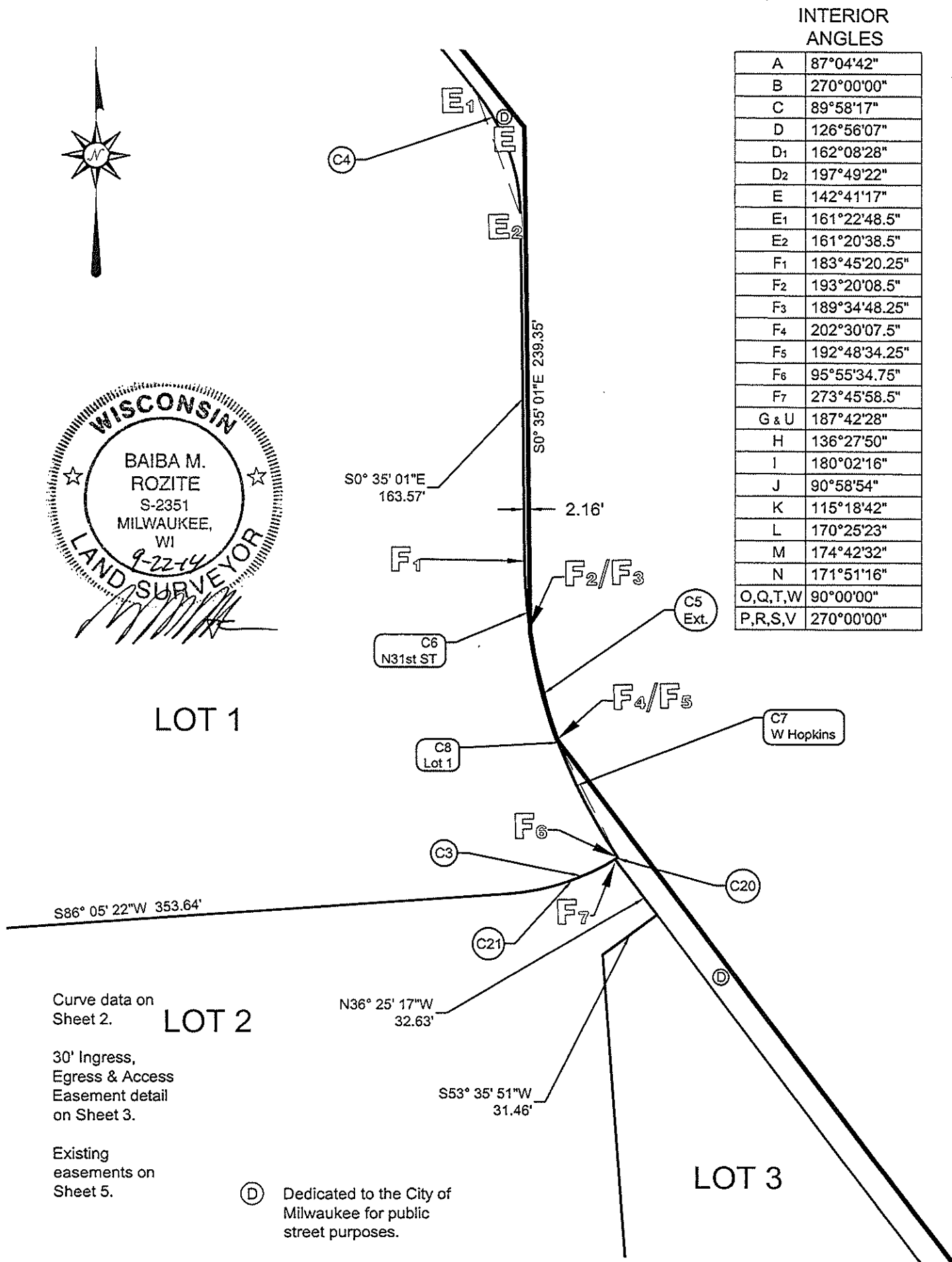
Data and detail of interior angles on Sheet 4.

Existing easements on Sheet 5.

Ⓓ Dedicated to the City of Milwaukee for public street purposes.

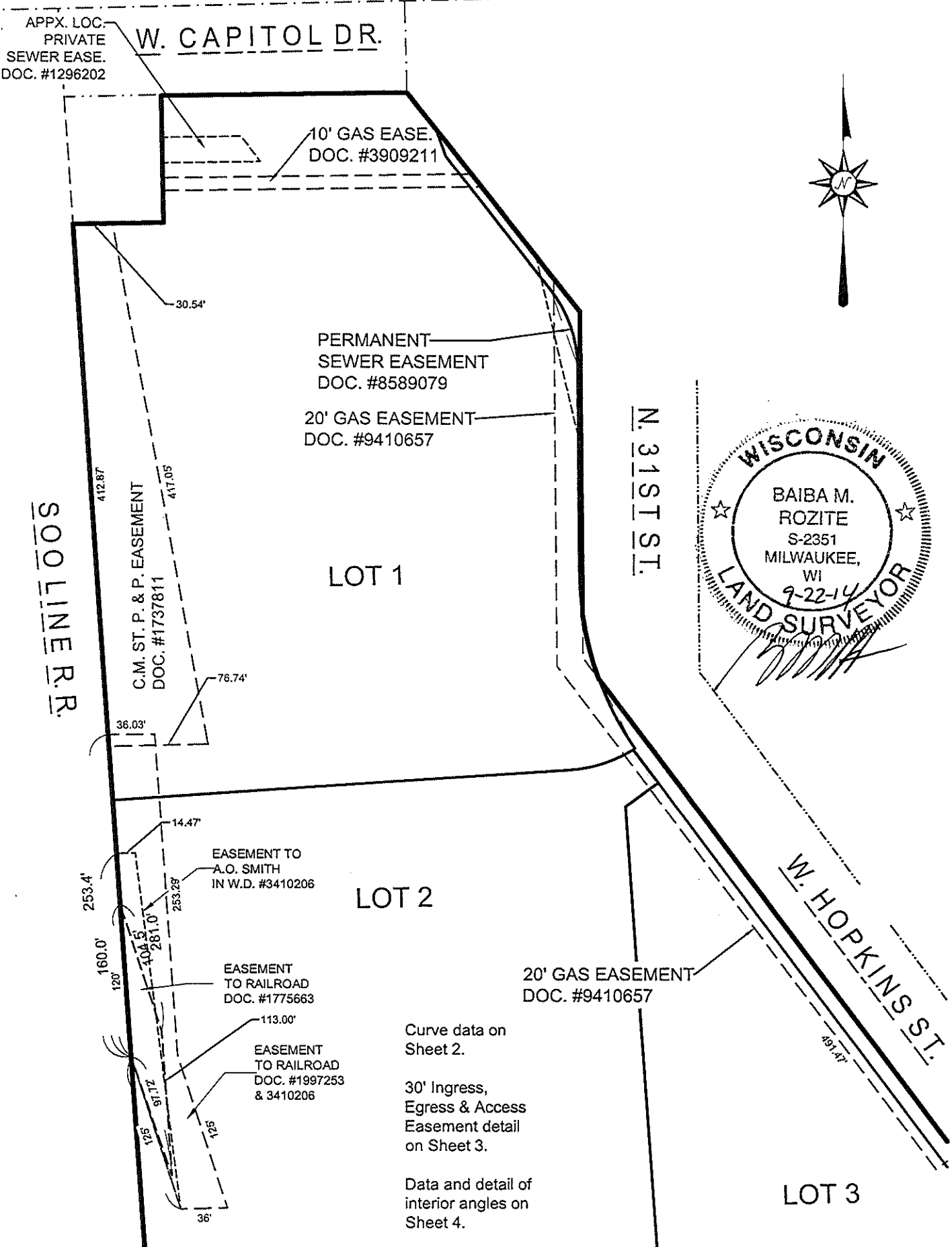
CERTIFIED SURVEY MAP NO. 8629

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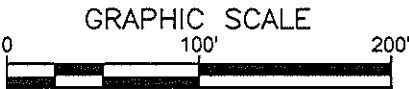


CERTIFIED SURVEY MAP NO. 8629

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EXISTING EASEMENT DETAIL



CERTIFIED SURVEY MAP NO. 8629

Lot 3 of Certified Survey Map No. 8363 and a portion of vacated N. 31st Street in the Northeast 1/4, Northwest 1/4, Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 and the Northeast 1/4 and the Northwest 1/4 of the Southeast 1/4, in Section 12, Township 7 North, Range 21 East, City of Milwaukee, Milwaukee County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
SS
MILWAUKEE COUNTY)

I, Baiba M. Rozite, Registered Land Surveyor, hereby certify that I have surveyed, divided and mapped all of Lot 3 of Certified Survey Map No. 8363 and a portion of vacated N. 31st Street in the Northeast 1/4, Northwest 1/4, Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 and the Northeast 1/4 and the Northwest 1/4 of the Southeast 1/4, in Section 12, Township 7 North, Range 21 East, City of Milwaukee, Milwaukee County, Wisconsin, bounded and described as follows:

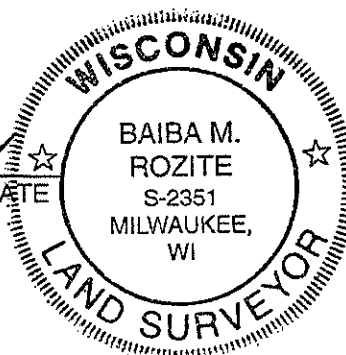
Commencing at the Northwest corner of said Northeast 1/4 section; Thence North 88°28'13" East, 1205.73 feet along the North line of said 1/4 section; Thence South 1°31'47" East, 72.00 feet to the Northeast corner of said Lot 3 of Certified Survey Map No. 8363 and to the Point of Beginning of this description; Thence South 37°53'44" East, 217.77 feet along the Southwesterly line of North 31st Street; Thence South 0°35'01" East, 293.35 feet along the West line of said North 31st Street to the beginning of a 256.00 foot radius non-tangent curve to the left, whose chord bears South 13°55'09.5" East, 51.96 feet; Thence Southeasterly along the arc of said curve and said Southwesterly line 52.05 feet to a point of non-tangency and to the Southwesterly line of West Hopkins Street; Thence South 36°25'17" East, 2025.43 feet along said Southwesterly line; Thence South 44°07'45" East, 176.96 feet along said Southwesterly line to the West line of North 27th Street; Thence South 0°35'35" East along said West line 339.73 feet; Thence South 0°37'51" East, 53.87 feet along said West line to the South line of aforesaid Lot 3; Thence South 88°23'15" West, 1371.52 feet along said South line to the West line of said Lot 3 and to the beginning of a 543.69 foot radius non-tangent curve to the right, whose chord bears North 26°55'27" West, 153.49 feet; Thence Northwesterly, 154.00 feet along the arc of said curve and said West line; Thence North 17°20'50" West, 178.45 feet along said West line; Thence North 12°03'22" West, 634.54 feet along said West line to the Easterly line of Soo Line Rail Road; Thence North 3°54'38" West, 1622.28 feet along said Easterly line; Thence North 89°00'40" East, 69.90 feet along said Easterly line; Thence North 0°59'20" West, 100.00 feet along said Easterly line to the South line of West Capitol Drive; Thence North 89°02'23" East, 190.16 feet along said South line to the Point of Beginning.

Said parcel contains 2,451,586 square feet or 56.2807 acres of land, more or less.

That I have made the survey, land division, and map by the direction of the Redevelopment Authority of the City of Milwaukee, owner of said land. That the map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made. That I have fully complied with s. 236.34 of the Wisconsin Statutes and Chapter 119 of the Milwaukee Code of Ordinances in surveying, dividing and mapping the same.


BAIBA M. ROZITE S-2351

9-22-14
DATE



CERTIFIED SURVEY MAP NO. 8629

Lot 3 of Certified Survey Map No. 8363 and a portion of vacated N. 31st Street in the Northeast 1/4, Northwest 1/4, Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 and the Northeast 1/4 and the Northwest 1/4 of the Southeast 1/4, in Section 12, Township 7 North, Range 21 East, City of Milwaukee, Milwaukee County, Wisconsin.

CORPORATE OWNER'S CERTIFICATE

THE REDEVELOPMENT AUTHORITY OF THE CITY OF MILWAUKEE, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN AS OWNER, CERTIFIES THAT SAID CORPORATION CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS MAP IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 119 OF THE MILWAUKEE CODE OF ORDINANCES.

IN CONSIDERATION OF THE APPROVAL OF THE MAP BY THE COMMON COUNCIL AND IN ACCORDANCE WITH CHAPTER 119 OF THE MILWAUKEE CODE, THE UNDERSIGNED AGREES:

A. THAT ALL UTILITY LINES TO PROVIDE ELECTRIC POWER AND TELEPHONE SERVICES AND CABLE TELEVISION OR COMMUNICATIONS SYSTEMS LINES OR CABLES TO ALL LOTS IN THE CERTIFIED SURVEY MAP SHALL BE INSTALLED UNDERGROUND IN EASEMENTS PROVIDED THEREFOR, WHERE FEASIBLE.

THIS AGREEMENT SHALL BE BINDING ON THE UNDERSIGNED AND ASSIGNS.

IN WITNESS WHEREOF, THE REDEVELOPMENT AUTHORITY OF THE CITY OF MILWAUKEE HAS CAUSED THESE PRESENTS TO BE SIGNED BY WILLIAM J. SCHWARTZ, ITS CHAIR;

AND COUNTERSIGNED BY DAVID P. MISKY, ITS ASSISTANT EXECUTIVE DIRECTOR/SECRETARY, AT MILWAUKEE, WISCONSIN, THIS 6 DAY OF October, 2014.

IN THE PRESENCE OF:

REDEVELOPMENT AUTHORITY OF THE CITY OF MILWAUKEE,

[Signature]
WITNESS

William J. Schwartz
WILLIAM J. SCHWARTZ, CHAIR

Rh
WITNESS

David P. Misky
DAVID P. MISKY, ASSISTANT EXECUTIVE DIRECTOR/SECRETARY

STATE OF WISCONSIN)

)SS

MILWAUKEE COUNTY)

PERSONALLY CAME BEFORE ME THIS 6 DAY OF October, 2014, WILLIAM J. SCHWARTZ, CHAIR, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE THE CHAIR OF THE ABOVE-NAMED CORPORATION, AND ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICER AS THE DEED OF THE CORPORATION, BY ITS AUTHORITY.

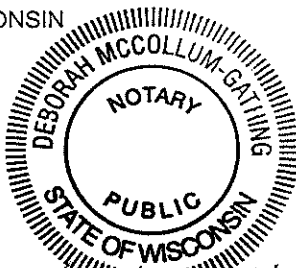
(SEAL) NOTARY PUBLIC, STATE OF WISCONSIN

MY COMMISSION EXPIRES October 16, 2014

Deborah McCollum-Gathing
STATE OF WISCONSIN)

)SS

MILWAUKEE COUNTY)

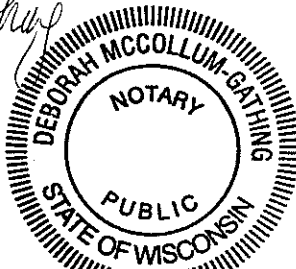


PERSONALLY CAME BEFORE ME THIS 23 DAY OF September, 2014, DAVID P. MISKY, ASSISTANT EXECUTIVE DIRECTOR/SECRETARY, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE THE ASSISTANT EXECUTIVE DIRECTOR/SECRETARY OF THE ABOVE-NAMED CORPORATION, AND ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICER AS THE DEED OF THE CORPORATION, BY ITS AUTHORITY.

(SEAM) NOTARY PUBLIC, STATE OF WISCONSIN

MY COMMISSION EXPIRES October 16, 2014

Deborah McCollum-Gathing



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CERTIFICATE OF CITY TREASURER STATE OF WISCONSIN)

)SS
MILWAUKEE COUNTY)

I, SPENCER COGGS, BEING THE DULY ELECTED, QUALIFIED, AND ACTING TREASURER OF THE CITY OF MILWAUKEE, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN THE OFFICE OF THE CITY TREASURER OF THE CITY OF MILWAUKEE, THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS ON THE LAND INCLUDED IN THIS CERTIFIED SURVEY MAP.

James E. Keigler
DEPUTY CITY TREASURER
for SPENCER COGGS
CITY OF MILWAUKEE TREASURER

09/23/2014
DATE

CITY OF MILWAUKEE COMMON COUNCIL CERTIFICATE OF APPROVAL

I CERTIFY THAT THIS CERTIFIED SURVEY MAP WAS APPROVED UNDER RESOLUTION FILE NO. 140694

ADOPTED BY THE COMMON COUNCIL OF THE CITY OF MILWAUKEE ON September 23, 2014.

James R. Owczarski
JAMES R. OWCZARSKI, CLERK, CITY OF MILWAUKEE

Tom Barrett
TOM BARRETT, MAYOR, CITY OF MILWAUKEE

