File

GILES
ENGINEERING ASSOCIATES, INC.

GEOTECHNICAL, ENVIRONMENTAL & CONSTRUCTION MATERIALS CONSULTANTS

• Atlanta, GA
• Dallas, TX
• Los Angeles, CA
• Madison, WI
• Milwaukee, WI
• Orlando, FL
• Washington, D.C.

October 4, 2002

Redevelopment Authority of the City of Milwaukee
809 North Broadway, 2nd Floor
Milwaukee, WI 53202

Attention: Mr. Benjamin Timm

Subject: Hazardous Material Survey
3070 North Dr. Martin Luther King Dr
Milwaukee, Wisconsin
Project No. 1E-0209013

Dear Mr. Timm:

In accordance with the request and authorization of Mr. Kyle Rogers, Giles Engineering Associates, Inc. (Giles) conducted a hazardous material survey on the above-referenced property. On September 19, 2002, Giles completed a walk through evaluation of the above-referenced property to look for items that could potentially contain mercury, chlorofluourocarbons (CFCs), or polychlorinated biphenyls (PCBs). The following items were noted:

Light Ballasts

- Two single-tube fluorescent light ballasts were observed inside the structure. Because of the age of these lights, the ballasts in these light fixtures may contain PCBs.

No items that may contain CFC or Mercury were observed on the subject property.

If you have any further questions, feel free to call the undersigned at your convenience.

Very Truly Yours,

GILES ENGINEERING ASSOCIATES, INC.

Robert G. La Croix.
Staff Geologist II

Richard S. Reesman, P.E.
Project Manager

Distribution: Redevelopment Authority of the City of Milwaukee
Attn.: Mr. Benjamin Timm (5)

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

• Atlanta, GA
• Dallas, TX
• Los Angeles, CA
• Madison, WI
• Milwaukee, WI
• Orlando, FL
• Washington, D.C.

October 1, 2002

Redevelopment Authority of the City of Milwaukee
809 North Broadway
Milwaukee, Wisconsin 53202

Attention: Mr. Benjamin Timm

Subject: Magnetometer Survey and Trenching
3070 North Dr. Martin Luther King, Jr. Drive
Milwaukee, Wisconsin
Project No. 1E-0209013

Dear Mr. Timm :

In accordance with the request and subsequent authorization of Mr. Kyle Rogers, we have completed a Magnetometer Survey and trenching activities on the above-referenced property. The following is a brief summary of activities and findings associated with this assessment.

1.0 SUBJECT PROPERTY DESCRIPTION/HISTORY

The subject property is located at 3070 North Dr. Martin Luther King, Jr. Drive, in the City of Milwaukee, Milwukee County, Wisconsin. The subject property is approximately 0.10 acres, and is currently developed with an approximately 360-square foot (20' x 18') vacant building and an assocaited asphaltic concrete parking area. A large billboard (overhead sign) is situated in the southwest corner of the subject property. A bus enclosure, telephone stand, and electric pole are situated in the northwest corner. Large brick facade building structures are located immediately (within 2 feet) east and south of the subject property boundaries.

The Redevelopment Authority of the City of Milwaukee (RACM) provided us limited documentation regarding the subject property. The following observations were noted:

1910 (updated 1957) Sanborn Fire Insurance Map

A relatively small structure was illustrated on the subject property and denoted as a "filling station". A gasoline tank was denoted and illustrated in the northeastern portion of the subject property. The following addresses were associated with the subject property, 3078 and 3070 North 3rd Street (Dr. Martin Luther King, Jr. Drive). A relatively large structure denoted as a "store" was

illustrated immediately east of the subject property. A relatively large structure denoted as "auto sales & service" was illustrated immediately south of the subject property.

1969 Sanborn Fire Insurance Map

A relatively small structure similar in location, but different in size as the previously illustrated structure, was illustrated on the subject property. The following addresses were associated with the subject property, 3078 and 3070 North 3rd Street (Dr. Martin Luther King, Jr. Drive). A relatively large structure denoted as a "store" was illustrated immediately east of the subject property. A relatively large structure denoted as "auto sales & service" was illustrated immediately south of the subject property.

According to the RACM representative, the City of Milwaukee Building Department has a tank removal permit associated with the subject property on record. However, based on the age of development of the general area, the potential exists for USTs previously associated with service station operations to remain on the subject property. As such, RACM requested additional environmental investigation activities be completed on the subject property.

2.0 MAGNETOMETER SURVEY

A Magnetometer Survey was completed on the subject property to identify magnetic anomalies and to evaluate for the possible presence of large buried ferrous objects, such as underground storage tanks (USTs) and/or drums.

2.1 Limitations

The magnetometer survey does not guarantee complete assurance of the presence or absence of USTs or drums on the subject property. Based on the science of the conducted magnetometer survey, a survey has up to an 85% probability to identify a UST or buried drum, depending on local site features.

The magnetometer functions as a total field sensor, where both vertical and horizontal magnetic anomalies are detected. The magnetic anomaly produced by ferrous metal (iron, steel) objects is dependent on the size, depth and degree of oxidation or rust. Non-ferrous metals, fiberglass, and significantly rusted USTs and drums may not yield a magnetic anomaly.

Magnetic fields and anomalies typically associated with USTs or buried drums may also be masked or significantly altered beyond identification by other magnetic anomalies produced by natural or man-made features. Natural features known to cause magnetic anomalies include: iron rich soil and rock, local variances in soil types (native vs. fill) and magnetic storms. Man-made

features which cause magnetic anomalies include: buildings, rebar, illuminated signs, billboards, outdoor lighting poles, automobiles, scrap-iron, chain-link fencing, ferrous buried/surface debris, and underground/aboveground utilities. Areas surveyed within twenty feet of man-made structures or other observable objects are considered unreliable and no definite conclusions can be attained.

2.2 Methodology

The Magnetometer Survey was conducted on September 19, 2002 using an EG&G Geometrics G-858 cesium vapor magnetometer. The survey consisted of walking a 5 foot traverse line spacing interval pattern over the property, collecting total magnetic readings in a "continuous" (1 measurement per 0.1 second) cycle timing. The traverse grid measured 57 feet wide (west to east) and 80 feet long (north to south).

The acquired total field magnetometer readings were transferred into a computer and interpolated using EG&G Geometics Magmap 2000™ software and Golden Software Surfer 7.0™ for contouring. The resulting Magnetic Contour Map is attached as Figure 1.

2.3 Magnetometer Survey Results

Magnetic anomalies of unknown origin were depicted in the northeastern, central, and southeastern portions of the subject property.

3.0 EXPLORATORY EXCAVATION (TRENCHING)

Based on the *1910 (updated 1957) Sanborn Fire Insurance Map* and the results of the magnetometer survey, a series of trenches were excavated on the property to determine the source of the magnetic anomalies. One underground storage tank was discovered in the northeastern portion of the subject property, at approximately 2.5 feet below the ground surface. The UST was approximately 6 feet wide by 6 feet long. The tank was partially filled with water; however, additional contents of the UST are unknown at this time.

Other metal debris found during excavation of the trenches consisted of signposts and 1.5 to 2.5-inch diameter piping (associated with former tanks). Refer to Figure 1 for the location of the UST and trenches.

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

Very truly yours,

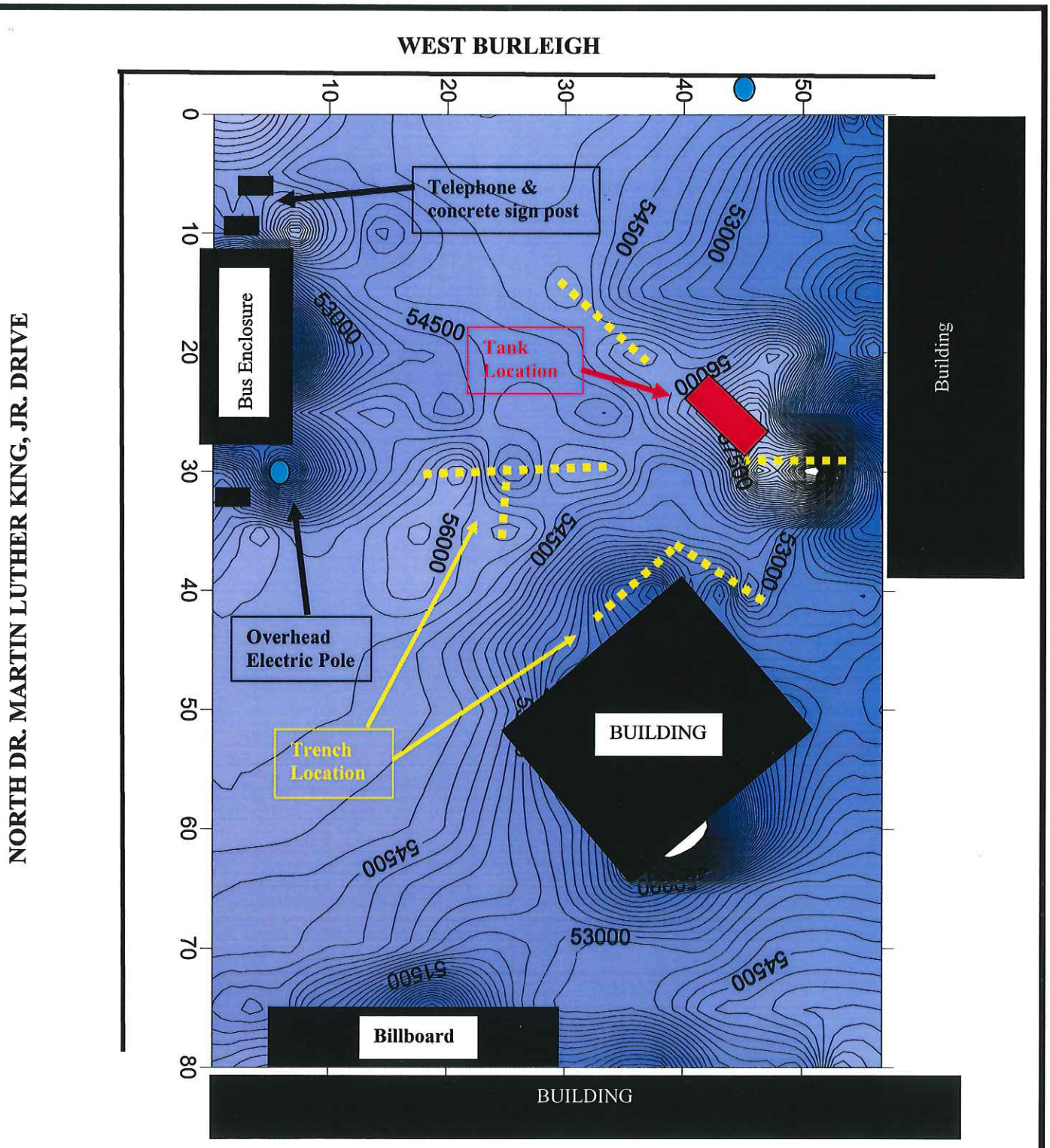
GILES ENGINEERING ASSOCIATES, INC.

Erika L. Pape
Staff Scientist II

Richard S. Reesman, P.E.
Project Manager I

Enclosures: Figure 1, Magnetic Contour Map

Distribution: Redevelopment Authority of the City of Milwaukee
Attn: Mr. Benjamin Timm (5)



Contour Interval: 1=300 gammas (equivalent to nanno Teslas)

FIGURE 1 MAGNETIC CONTOUR MAP (TOTAL FIELD)

3070 North Dr. Martin Luther King, Jr. Drive
Milwaukee, Wisconsin
Project No. 1E-0209013

GILES
ENGINEERING ASSOCIATES, INC.