

October 10, 2013

Project Reference #13866

Ms. Tory Kress
Senior Environmental Project Coordinator
City of Milwaukee, Dept. of City Development
809 North Broadway
Milwaukee, WI 53202

SUBJECT: AAI Phase I Environmental Site Assessment Report
3131 West Galena Street and 1500 & 1542 North 32nd Street
Milwaukee, Wisconsin

Dear Ms. Kress:

The Sigma Group, Inc. (Sigma) has completed an AAI Phase I Environmental Site Assessment (ESA) of the above noted property located in Milwaukee, Wisconsin. Enclosed is the final report. Based on the information reviewed from October 1 through October 9, 2013, recognized environmental conditions (RECs), as defined by the All Appropriate Inquiry (AAI) ASTM Standard E-1527-05, have been identified at the subject property, which includes the following:

- The subject property (1542 N. 32nd Street) was identified in the Leaking Underground Storage Tank (LUST), Bureau of Remediation and Redevelopment Tracking System (BRRTS) and Wisconsin Brownfields databases as an open LUST site with soil and groundwater impacted with metals, volatile organic compounds (VOCs) and polynuclear aromatic hydrocarbons (PAHs). The release case was opened on September 24, 2012 and is designated with BRRTS #03-41-559441.
- The subject property (3131 W. Galena Street) was identified in the Wisconsin Environmental Repair Program (ERP) database as an open ERP site with contaminated soil. The ERP listing (BRRTS #02-41-548196) refers to a release identified by the Environmental Protection Agency (EPA) during a limited site assessment conducted in March 2006. Based on the results of the limited assessment, polychlorinated biphenyls (PCBs) and semi-volatile organic compounds (SVOCs) were detected within the shallow soil at the subject property.
- A review of City of Milwaukee building inspection records indicated that a paint spray booth was located at the 1500 N. 32nd Street parcel and lacquer spraying was historically performed at property. Additionally, An Order to Correct Condition of Premises from 1977 required the clean up of oil leakage in the elevator pit at the parcel. A release from historical activities conducted at the parcel may have negatively impacted the subject property.

- The subject property was historically occupied by industrial/manufacturing companies. A review of building permit records indicated the storage, use and generation of hazardous waste at the property. Based on the documented industrial history, hazardous material handling and unknown management practices, the subject property may have been negatively impacted by historical operations performed at the property.

An off-site REC was identified during the course of the ESA. Please note, with respect to the potential off-site issue, the State of Wisconsin created the "property affected by off-site discharges" exemption, s. 292.13, Wisconsin Statutes, which limits the responsibilities of property owners when soil or groundwater contamination is confirmed to be migrating onto his or her property from off site. Property owners will not be responsible for taking appropriate environmental response actions if certain conditions are met. However, if soil or groundwater contamination is emanating from the property and there is a potential for comingled plumes, then the value of this exemption may be diminished or nullified. The off-site REC is as follows:

- A review of city directories and Sanborn Fire Insurance maps indicated that properties in the area were industrially developed (e.g. manufacturing, laundry) since at least 1908. Although there is no evidence of any recognized environmental impacts at the subject property that originate on an adjacent site, given the close proximity and the likely hazardous material management associated with the above noted property uses, the adjacent historic property uses have the potential to impact the subject property.

We appreciate the opportunity to provide you with EPRA services. Please do not hesitate to contact us at (414) 643-4149 with any questions or comments.

Sincerely,

THE SIGMA GROUP, INC.



Dale R. Palkowski
Project Scientist



Ross Creighton, P.G.
Senior Hydrogeologist