

MEMBERS
Mark F. Irgens
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Jaclynn C. Walsb

IRGENS
DEVELOPMENT
PARTNERS, LLC
PLANNING DEVELOPMENT & ASSET MANAGEMENT

CITY OF MILWAUKEE

2005 SEP 23 AM 11:35

RONALD D. LEONHARDT
CITY CLERK

22 September 2005

City Clerk
ATTN: CLAIMS
200 East Wells Street, Room 205
Milwaukee, Wisconsin 53202-3567

RE: ASQ Center – 648 North Plankinton Avenue, Milwaukee, Wisconsin 53203

Gentlemen:

On February 9th, 2005, the above property experienced flood damage when an 8-inch water main broke on west Michigan Street at North Plankinton Avenue. On that day, as you will see from the attached information collected from the Department of Public Works, our building had water pouring into the southeast corner so intensely that we pumped it out at the rate of approximately 375 to 400 gallons per minute. The cost to clean up after this flood – both in manpower and in equipment to assist in removing water from the building – was substantial. To date, our damages amount to \$12,233.30 and do not take into consideration the costs our tenants incurred cleaning up their respective storage spaces in the affected area.

On July 15, 2005, the Department of Public Works began an effort to restore some of the infrastructure affected by the above incident and, again, hit a water main which they had deemed to be “abandoned” on their plans. Again, we incurred damages in the amount of \$5,477.55 to clean up the mess. (See the attached overview).

Per Wisconsin Statutes Section 893.80(1), please consider this our formal request to file a claim for the recovery of our total damages. Please acknowledge receipt of this request by providing us with a claim or tracking number. I can be reached at the above address, via e-mail at szakry@irgensllc.com, or by phone at 414-443-2586 if you have any questions or require further clarification. Thank you for your assistance.

Sincerely,

IRGENS DEVELOPMENT PARTNERS, LLC


Suzanne Zakry
Assistant Property Manager

/sz

Enc.

Mailed Overnight via DHL Express this date

C: Dave Domres, Vice President of Asset and Property Management, Irgens Development Partners, LLC

S:\JOB_FILE\Ivory Tusk\2401.98\PropMgmt\2005\Other\City of Milwaukee flood damage claim letter_0922.doc

CITY OF MILWAUKEE
CITY CLERK
2005 SEP 23 PM 3:27
OFFICE OF
CITY ATTORNEY

ASQ - Water Damages from 2/9/05

<u>Description</u>	<u>Date</u>	<u>Hours</u>	<u>Cost</u>	<u>Notes</u>
LABOR				
Suzanne Zakry	2/9/05	8.50	\$ 680.00	Coordination with building maintenance, vendors and tenants
	2/14/05	0.50	40.00	Check on progress
	2/18/05	0.50	40.00	Check on progress
Pat Wall	2/9/05	9.50	465.50	Cleaned up after water main break
Perry Townsend	2/9/05	8.00	494.00	Flood cleanup
	2/10/05	4.00	247.00	Flood cleanup
	2/14/05	1.00	61.75	Move fans and dehumidifiers
	2/15/05	1.00	61.75	Move paper around and fans to try to dry off
	2/18/05	2.00	123.50	Start to clean storeroom after flood
	2/23/05	2.00	123.50	Finish moving Uihlein boxes
	2/25/05	2.00	123.50	Place wet boxes on skids
	3/2/05	1.00	61.75	Work with cleaners to coordinate final floor cleaning
Robert Simms	2/9/05	8.00	392.00	Remove water and mop rooms with disinfectant
	2/11/05	5.00	245.00	Flood cleanup - Items into dumpster
Ed Llewellyn	2/9/05	7.00	343.00	Assist with clean up
	2/10/05	2.75	134.75	Assist with clean up
	2/21/05	0.75	36.75	Restack boxes from water damage from flood
	2/25/05	0.50	24.50	Stack boxes in storage area - set up fans
	3/2/05	2.00	98.00	Move furniture and boxes out of storage for final floor cleaning
	3/3/05	4.00	196.00	Move furniture and boxes for final floor cleaning
Raul Arroyo	2/9/05	9.00	441.00	Assist with clean up
	2/10/05	1.00	49.00	Relocate dehumidifiers, mop wet areas and inspect other areas
	2/10/05	1.75	85.75	Clean up areas from flood - collect hoses and reattach to cart
	2/11/05	5.25	257.25	Collect and throw away all damaged equipment
	3/3/05	2.00	98.00	Last move of boxes to accommodate floor cleaning/disinfecting
Dan Montour	2/9/05	4.00	196.00	Assist with cleanup
Jeff Schmeldeker	2/9/05	10.00	1,550.00	Oversee maintenance staff to stop leak and cleanup
	From 2/10 to 2/14	5.00	775.00	Check on progress

PURCHASED EQUIPMENT:

Gralnger	PO #0879	35.78 ✓		(1) 36" squeegee
		30.38 ✓		(1) 24" squeegee
		68.22 ✓		(2) 36" squeegee
		124.88 ✓		(1) wet/dry vac, 16 G
		385.66 ✓		(2) sump pump, 1/2 HP 9.4 A
		33.55 ✓		(5) handle brooms
		13.34 ✓		(2) sump pump hoses
		17.16 ✓		(2) sump pump hoses
		0.44 ✓		(2) 1-1/4" coupling fitting
		27.72 ✓		(1) 24" squeegee
		41.29 ✓	778.42	Tax
Gralnger	PO#0879	452.25 ✓		(1) 21 pint dehumidifier
		25.32 ✓	477.57	Tax

RENTED EQUIPMENT:

United Rentals	#46091500	128.00 ✓		(2) drum fan 36"
		30.00 ✓		(1) Dehumidifier medium
		50.00 ✓		(1) Dehumidifier large
		0.61 ✓		Environmental charge
		29.12 ✓		Rental Protection
		13.31 ✓	251.04	Tax
Lincoln Contractors	62175401	49.89 ✓	49.89	Pump and hose plus tax

OTHER VENDORS:

Waste Management	2/10/05		213.50	Rolloff dumpster
Modem Maintenance	3/31/05	560.83 ✓	560.83	Labor for cleanup
Modem Maintenance	2/28/05	2,457.80	2,457.80	Labor for cleanup
			<u>\$ 12,233.30</u>	As of 5/16/05



IRGENS DEVELOPMENT

Department of Public Works
Milwaukee Water Works

Jeffrey J. Mantes
Commissioner of Public Works

James P. Purko
Director of Operations

Carrie M. Lewis
Superintendent of Water Works

June 7, 2005

Ms. Suzanne Zakry
Assistant Property Manager
Irgens Development Partners, LLC
10201 Innovation Drive, Suite 600
Milwaukee, WI 53226

Dear Ms. Zakry:

I am writing in response to your request for information regarding the 8-inch water main break on February 9, 2005, in West Michigan Street at North Plankinton Avenue. Enclosed you will find Milwaukee Water Works Distribution Work Order, Request Form, Digger's Hotline Location Request and Milwaukee Water Works Control Center Operations Log for that day.

Very truly yours,

Carrie M. Lewis, Superintendent
Milwaukee Water Works

CML:mwb

Enclosure

Milwaukee Distribution Work Order **Water Works**

Tracking Number 3668	Address 111	Street E MICHIGAN ST	Suburb
Map Number 397	Size 8	Type: Main Break 4" - 8"	
Program Number 5341	Project Number WK644 01 001	Street Permit # 200504-0255	Lateral #
			Date Investigated 2/9/2005
			Investigator Lloyd, M

Hotline Information

Ticket Number 2005 07 01948	Type Emergency	Hotline Clears WED. 2/09/05 @ 10:02 AM	Updated #	Reclears
Grew				
Chief	Greenmeier	Equip	124	Chief
RW II	Gin		404	RW II
RW I	Beber			RW I
RW II			589	RW II
RW I			24151	RW I
Sup.	Lloyd			Sup.
Relief Crew				
				Stafford
				Klug
				Woodley
Assigned				
2/9/2005				

Grew Repair Information (Military Time Format)

Arrived	08:30 A.M.	MOOS	02:00 A.M.	Left	11:00 P.M.	Turbidity
Notices	10:00 A.M.	MBIS	08:00 P.M.	Downtime		Hyd ID

PERMISSIBLE ENTRY LEVELS	Damage	Plumbing Information
Percent of Oxygen 19.5 % to 23.5%	B E S <input type="checkbox"/>	Plumber
Lower Explosive Limit Under 10% LEL	Storm Sewer <input type="checkbox"/>	Arrived A.M.
Hydrogen Sulfide (H2S) Under 10 PPM	Sanitary Sewer <input type="checkbox"/>	Left A.M.
Carbon Monoxide (CO) Under 35 PPM	Gas <input type="checkbox"/>	Replaced Curb Stop <input type="checkbox"/>
Space Entry Time A.M.	Forestry <input type="checkbox"/>	Reconnected Service <input type="checkbox"/>
Oxygen Level %	Electric <input type="checkbox"/>	Repaired San.Sewer <input type="checkbox"/>
Ventilation <input type="checkbox"/>	Cable TV <input type="checkbox"/>	Repaired Storm Sewer <input type="checkbox"/>
Comments:	Telephone <input type="checkbox"/>	Repaired Sewer Lateral <input type="checkbox"/>
	Other <input type="checkbox"/>	Repaired Sewer Main <input type="checkbox"/>
	Use Comment(s)	

Excavation Description	Pavement <input checked="" type="checkbox"/>	Sidewalk <input type="checkbox"/>	Carriage Walk <input type="checkbox"/>	Test Holes <input type="checkbox"/>
Size 8x12	Curb <input type="checkbox"/>	Lawn <input type="checkbox"/>	Driveway <input type="checkbox"/>	Other <input type="checkbox"/>
Restoration Status	Cleaned Up <input checked="" type="checkbox"/>	Blacktopped <input checked="" type="checkbox"/>	Seeded <input type="checkbox"/>	Covered <input type="checkbox"/>
	Backfilled <input checked="" type="checkbox"/>	Topsoiled <input type="checkbox"/>	Sodded <input type="checkbox"/>	Barricaded <input type="checkbox"/>
	Other Use Comment(s) <input type="checkbox"/>			

Repair Material	Requestor Number
8" x 24" s/s clamp	067525

Main Break Type	Corrosion Hole <input checked="" type="checkbox"/>	Crack Around <input type="checkbox"/>	Split <input type="checkbox"/>	Other <input type="checkbox"/>
Comments	covered & barricaded we energies to repair vault. Backfilled & b-top 2/11/05			

Job Completed Date 2/9/2005	Close Out Date 2/17/2005
Work Order Closed <input checked="" type="checkbox"/>	
Supervisor Initial JL	

Distribution Request Form

(111) W. Michigan St.

Date: 2-9-05

Time: _____

Emp. Name: CC

Qtr #: 397

Address: 648 N Plankinton

Location: _____

Acc. #: _____ Water Status: _____

Tap #: _____ Tap Size: _____

Tap Location: _____

Name: _____ Phone #: _____

Concerns: Flooder

648 N. Plankinton
Perry - Eng. - 750-9405

Arrival Time: _____

Report: Punch to locate leak - in between gate E/of
plankinton in Michigan - off EL Michigan & Plankinton -
off ML & DH 2-9-05

COMPLETED

Completed By: _____ Date: _____ Time: _____

Needs Further ~~Work~~ informatu

s/side w. Michigan St. 25' E/o N. Plankinton
8" BM
repair 8" BM
*no other work possible
2/11/05
1CB*

***** Office Information *****

Tracking #: 3668 ⁵³⁴¹ WIC644 ⁰¹⁰⁰¹ Date Cleared: 2/9/05 ASSG. Date: 2/9/05

Hotline #: 2005 07 01948 Time Cleared: 1002 AM Supervisor: SL

Street Permit#: 200504 0255
Greenmeier 124
Sen 2404
309

DIGGERS HOTLINE - 259-1181
LOCATION REQUEST

DHL90050

GENERAL INFORMATION

Caller ID Number: 91643
Company Name: Milwaukee Water Dept.
Contact Name: _____
Contact Phone Number: (414) 286 - 2877
Company Mailing Address: _____
3801 W. Lincoln Ave.
Milwaukee, WI. 53215
Fax Machine Number: 286-8888
Locate Requests Sent: Page _____ of _____

DIGGERS HOTLINE USE ONLY

Date Received: _____
Time Received: _____
Number of Locate Requests Received: _____
Number Processed: _____
Number Rejected: _____
Processed By: _____
Verified By: _____

LOCATE REQUEST

Desired Start Date (Minimum 3 Working Days) Emergency
Field Rep. Name: ~~LEE WALCHESKE~~ Jay Ubold Phone #: (414) 286 - 2877
Explosives will be used for this excavation: _____ Yes No
Equipment for this excavation can reach more than 14 feet above ground: _____ Yes No
This excavation will take place within 25 feet of an overhead line: _____ Yes No
Nature of work: 6" BM
Work being done for: Ourselves
County: Milwaukee Place CITIVIU Milw
Street address or road name: W. Michigan St.
Nearest intersection road name: N. Plankington Av.
Distance and direction from nearest intersecting road: _____
Marking instructions: Mark entire block of W. Michigan St.
Starting at c/c of N. Plankington Av.
and ext. to River.

RECORDED INFORMATION

Township, Range & Section # _____
Subdivision Name _____
Block # _____ Lot # _____
Proposed Excavation Marked: Yes _____ No _____
Additional Comments: _____

Information Provided by Diggers Hotline

Ticket Number: 2005 0701948
Start Date: emer 8/9/05 1002 AM
Members Notified: _____

MARKS

MILWAUKEE WATER WORKS
Control Center
OPERATIONS LOG

VRANA 0800-1600
Communications Assistant

WEDNESDAY, FEBRUARY 9, 2005

- 0705 260 rpts 12" MB W. Allyn St. 10' S/L N. Swan Rd. – Monitored
- 0732 Citzn rpts 1900 N. Bartlett water bubbling up in street – to 263
- 0740 Robert Fenski w/B&B, X3450, rpts flooder 648 N. Plankinton, contact person Perry, Eng., 750-9405 – to Lincoln/#3
- 0743 263 rpts 10-8 648 N. Plankinton
- 0930 4533 S. Taylor t-off for rprs, unable to control inside – to Lincoln
- 0933 Christie w/Midwest American Properties, 347-1708, rpts standing water in street/sidewalk/yard for sometime – to Cameron
- 0945 260 rpts 12" MB W. Allyn 10' W/O N. Swan Rd, 4 gate shut off
- 1018 Katina w/Alderman D'Amato's Office, x3447, rpts no water 1924 N. Bartlett; informed her MB @ 1956 N. Bartlett (main throttled) – to Lincoln
- 1030 594 rpts MOOS 12th Cherry
- 1047 Forestry rpts hydt had been replaced 91st Dean Rd., old hydt still there – to Cameron
- 1107 3254 N. 88th St. rpts t-on, new owner – to Cameron
- 1120 591 rpts MOOS N. Buffum, Keefe→DE South – NS
- 1308 588 rpts MOOS W. Allyn, Swan – 95th – NS
- 1325 591 rpts MBIS N. Buffum, Keefe→DE South
- 1332 6627 N. Bourbon t-off for rprs – to Cameron
- 1341 594 rpts MBIS 12th Cherry
- 1343 Woodley rpts BIS – to Lincoln
- 1409 Bob w/SBC, 678-5730, rpts LIS 435 S. 95th St., street buckling – to Lincoln
- 1412 592 rpts MOOS N. Bartlett, Kane – Lafayette
- 1430 Westphal rpts sick – to Lincoln/Cameron

HONEYSUCKER 1600-2400

JACKSON-SMITH 262 BRZOWSKI-SMITH 263 GASS O/D DAVIES O/C

- 1557 588 rpts MBIS Allyn Swan Rd-95th
- 1600 Crew Assignments:

111 W. Michigan - 8" MB (Relief)
Stafford, Klug, Woodley, Ceballos 587

435 S. 95th - 8" MB
Gwiazdowski, Rafalski, Debny 594

1956 N. Bartlett Av- 6" MB
Hernandez, Bratel, Johnson 592

2933 E. Newport Av - Convert 2" BR to service
McCarter, Taylor, Grasso 577

9102 W. Allyn - 12" MB
Pescheck, Hauck, Cornelius, Blicharz 588

HONEYSUCKER 1600-2400

WEDNESDAY, FEBRUARY 9, 2005

1600 G. Gibson rqts call-out for 3rd shift FIH - J. SMITH (OK)
 1821 594 rpts MOOS 95th & Main N/S - rqts salter - to CHO
 1922 T/off occup. flooder 3051 S.7th - Peggy Davis 510-7147-to 263
 2019 263 rpts 3051 S. 7th off @ C/S
 2021 Carabajal rpts BIS - Cam
 2110 LIS 2624 S. 28th - to 263
 2118 587 rpts MBIS @ 8:00 PM Plankinton & Michigan & BF'd up to WE vault; cov'd & barr.
 2133 594 rpts MBIS 95th & Adler
 2251 263 rpts 2624 S. 28th possible owner's leak ; can't operate box; needs dig up-#12 ok'd
 hold for AM

JOHNSON 2400-0800
 NFI/ELLIS/J. SMITH/260

SUPV/ZALEWSKI/OC
 MTRS/DAVIES/OC

THURSDAY, FEBRUARY 10, 2005
 SFI/PAVLOVIC/HIGGINS/263

2304 592 rpts MBIS Bartlett & Lafayette @ 2100 hrs.; crew 10-7/Lincoln
 2400 CREW: SLATE - GWIAZDOWSKI/RAFALSKI/DEBNY/594
 435 S. 95TH ST. - 8" MB

0531 ATTN LINC: BELL SICK
 0606 ATTN LINC: MILLER SICK
 0634 ATTN LINC: GRUETTNER SICK

MAIN BREAK SUMMARY:

111 W. MICHIGAN - 8" - BIS
 435 S. 95TH ST. - 8" - BIS
 1956 N. BARTLETT - 6" - BIS
 9102 W. ALLYN - 12" - BIS



RECEIVED
2005
IRGENS DEVELOPMENT

Invoice
10524

Invoice Date:
Feb 28, 2005

Sold To:

ASQ- Attn: A/P #753325
Irgens Development Part., LLC
10201 Innovation Dr. Suite 600
Milwaukee, WI 53226

Ship To:

ASQ Center
600 N. Plankinton Ave.
Milwaukee, WI 53203

Customer PO	Payment Terms	Due Date	Customer
	Net 10 Days	3/21/05	800003

Quantity	Unit of Measure	Description	Unit Price	Extension
		Emergency flood clean up on 2/9/05		2,457.80
			TICA Fantaral Sj	

Subtotal 2,457.80
Sales Tax

Net 10 days, failure to comply with the invoice terms could result in a service charge of 1 1/2% per month

TOTAL 2,457.80



Invoice
10628

Invoice Date:
Mar 31, 2005

Sold To:

ASQ- Attn: A/P #753325
Irgens Development Part., LLC
10201 Innovation Dr. Suite 600
Milwaukee, WI 53226

Ship To:

ASQ Center
600 N. Plankinton Ave.
Milwaukee, WI 53203

Customer PO	Payment Terms	Due Date	Customer
	Net 10 Days	4/23/05	800003

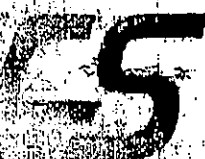
Quantity	Unit of Measure	Description	Unit Price	Extension
		Clean up in the basement using scrubber on 3/2/05 & 3/3/05		560.83
		<i>Water damage</i>		
			<i>Remburseable</i>	
			<i>ITCA</i>	
			<i>add</i>	
			<i>submit</i>	

Subtotal 560.83
Sales Tax

Net 10 days, failure to comply with the invoice terms could result in a service charge of 1 1/2% per month

TOTAL 560.83

ATTN: Swizanne. 2 1043



LINCOLN CONTRACTORS SUPPLY, INC.

P. O. Box 270188 • 11111 W. Hayes Avenue • Milwaukee, WI 53227 • (414) 541-1327 • 800-242-1255 • FAX: (414) 541-3603
MILW DOWNTOWN • MILW NORTH • KENOSHA • MADISON • OSHKOSH • WAUSAU • GREEN BAY • WAUKESHA • RACINE • APPLETON • EAU-CLAIRE

RENTAL INVOICE

Invoice No.
62175481

Date

110212

Ship To:

IRGENS DEVELOPMENT PARTNERSHIP
645 NORTH PLANKINTON AVE
MILWAUKEE WI 53215

IRGENS DEVELOPMENT PARTNE
645 NORTH PLANKINTON AVE
MILWAUKEE WI 53205

Phone 414-43-4700

COD

Rental Period: 2-09-05 thru 2-09-05 Slugs 11

UNIT/ITEM	QUANTITY	AMOUNT
-----------	----------	--------

Model 540002 Serial No. 540002 OST101 2" 1HP 115V PUMP Rented: 2-09-05 7:20am thru 2-09-05 2:09pm		36.00
--	--	-------

2" DISCHARGE HOSE Rented: 2-09-05 7:20am thru 2-09-05 2:09pm	1	8.00
---	---	------

DAMAGE WAIVER		3.24
---------------	--	------

Total Rentals	44.00
Total Misc. Charges	3.24
Tax	2.65
Due	49.89



6050 SOUTH HOWELL AVENUE
MILWAUKEE, WI 53207
414-481-0030

RENTAL RETURN INVOICE

Job Site
IDP MANAGEMENT COMPANY
ASQ
648 N PLANKINGTON
MILWAUKEE, WI 53202
C#: 414-443-2533 J#: 414-443-2533

Customer
IDP MANAGEMENT COMPANY
10201 INNOVATION DRIVE 600
MILWAUKEE, WI 53226



Customer... 824072
Invoice #... 46091500-001
Invoice date 2/11/05
Date out... 2/09/05 1:33 PM
Date in... 2/11/05 12:13 PM
Job Loc... ASQ, MILWAUKEE
Job No... 2 - IDP MANAGEMENT C
P.O. #... WATER MAIN BREAK
Ordered By... JEFF
Written by... UR221KC
Salesperson... 5727
Terms... Net 30 Days

PLEASE REMIT PAYMENT TO:
UNITED RENTALS (NORTH AMERICA), INC.
PO BOX 503330
ST. LOUIS, MO 63150-3330

Qty	Equipment #	Min	Day	Week	4 Week	Amount
2	DRUM FAN 36"	25.00	32.00	100.00	336.00	128.00
1	DEHUMIDIFIER MEDIUM 686470 Make: DRI-EZE Model: F203 Ser #: 55806	15.00	45.00	125.00	30.00	
1	DEHUMIDIFIER LARGE 676469 Make: DRIZAIR Model: 2400 Ser #: 04386	20.00	25.00	72.00	190.00	50.00
SALES ITEMS:						
Qty	Item number	Stock class	Unit	Price	Amount	
1	ENV ENVIRONMENTAL CHARGE	MCI	EA	.610	.61	

Sub-total: 208.61
Rental protection: 29.12
Tax: 13.31
Total: 251.04

RENTAL PROTECTION ACCEPTED

[Handwritten signatures and stamps]

*ENVIRONMENTAL CHARGE: The items indicated above are subject to an environmental charge which is designed to recover the company's direct and indirect expenses for the handling, managing and disposing of waste products, hazardous materials, and related administrative costs. This is not a government mandated charge.
FUEL: Fuel charges do not include federal, state or local fuel excise taxes.

OPTIONAL RENTAL PROTECTION PLAN: **THE RENTAL PROTECTION PLAN IS NOT INSURANCE!** Upon accepting the Optional Rental Protection Plan, the Customer agrees to pay a charge, equal to 14% of the rental charges on Equipment Customer wants covered by the Rental Protection Plan, in return, as set out on the back page, United agrees to waive certain claims for accidental damage to such covered Equipment occurring during normal and careful use. Customer remains liable for all damages and loss due to theft listed under the Rental Protection Plan provisions in the Terms and Conditions on back page, including Customer's negligence. *Customer Accepts ()* *Customer Declines ()*

READ BEFORE SIGNING: United hereby leases to Customer the Equipment (as defined in the Terms and Conditions on the reverse side) and Customer hereby accepts all TERMS AND CONDITIONS listed in this rental agreement, including the Terms and Conditions set forth on the reverse side, which the undersigned has read and understands. REMINDERS: (1) Rates do not include fuel or delivery; (2) Optional Rental Protection Plan charge is 14% of the total rental charge for covered equipment; (3) Customer pays for all time the Equipment is out, including Saturdays, Sundays and Holidays; (4) This agreement supersedes all other purchase orders or terms and conditions contained in any of Customer's agreements or forms; (5) Customer assumes all risk and is responsible for all damages and costs, including late charges. Details of the above as well as other obligations and responsibilities are contained in the TERMS AND CONDITIONS ON REVERSE. THE INDIVIDUAL SIGNING BELOW IS ON BEHALF OF CUSTOMER: (1) AGREES TO ALL OF THE TERMS AND CONDITIONS ON THE REVERSE SIDE OF THIS RENTAL AGREEMENT; (2) ACKNOWLEDGES RECEIPT OF THE EQUIPMENT IN GOOD WORKING ORDER AND; (3) IS FULLY FAMILIAR WITH ITS OPERATION AND USE.

X *[Signature]* JEFF Schmeider
CUSTOMER SIGNATURE DATE NAME PRINTED DELIVERED BY DATE

SOLD TO ACCOUNT

IRGENS DEVELOPMENT PARTNER
 10201 W INNOVATION DR STE
 MILWAUKEE WI 53226

CALLER
 PERRY TOWNSEND
 TELEPHONE NUMBER
 414430700

IRGENS DEVELOPMENT PARTNER
 10201 W INNOVATION DR STE
 MILWAUKEE WI 53226

PURCHASE ORDER NUMBER
 0879

DEPARTMENT NUMBER

REQUISITIONER
 PERRY TOWNSEND

PROJECT/JOB NUMBER
 PERRY TOWNSEND

PO RELEASE NUMBER

ORDER DATE AND TIME
 02/11/2005 08:56

BRANCH ADDRESS
 202 N. JACKSON ST
 MILWAUKEE WI 53202-5903

SALES ORDER NUMBER
 1118363690

CHECK NUMBER

CHECK AMOUNT

CASH REC'D/PAID

EMPLOYEE
 21BM

DELIVERY NUMBER
 6151183699

CASH REC'D/PAID

CASH REC'D/PAID

CASH REC'D/PAID

PACKING LIST
 PAGE NO
 1 OF 1

INVOICE WILL FOLLOW
 SALES TERMS AND CONDITIONS ON REVERSE SIDE
THANK YOU FOR YOUR ORDER

ITEM DESCRIPTION	ITEM NUMBER	SHIP QTY	BACKORDER MESSAGE	TAX1	UNIT PRICE	TOTAL
SOUEEGEE, 36 IN LENGTH	5A168	1		T	35.78	35.78
SOUEEGEE, 24 IN LENGTH	3A333	1		T	30.38	30.38
SOUEEGEE, 36 IN LENGTH	5Z222	2		T	34.11	68.22
VACUUM, WET/DRY, 16 G	3VE21	1		T	124.88	124.88
PUMP, SUMP, 1/2 HP, 9.4 A	2P550	2		T	192.83	385.66
HANDLE, BR00M	3A326	5		T	6.71	33.55
SUMP PUMP HOSE	1P887	2		T	6.57	13.14
SUMP PUMP HOSE	4P972	2		T	8.58	17.16
1-1/4" COUPLING FITTING	1P569	2		T	0.22	0.44
SOUEEGEE, 24 IN LENGTH	5Z220	1		T	27.72	27.72

Upon the return for credit and/or replacement of the above listed Grainger products, customer warrants and represents that no property, damage or personal injury has resulted from use of returned product(s) and customer further agrees that it will not assert any claim against W.W. Grainger, Inc., its subsidiaries and divisions or its suppliers in any suit involving the above listed product(s).

GRAINGER
 DIV of W.W.GRAINGER, INC.
 SAP DELIVERY
 6151183699



Visit our web site @ www.grainger.com

TAX TOTAL
 41.29
 778.42

SOLD TO ACCOUNT		849214960		PARTNER		PURCHASE ORDER NUMBER		0879		ORDER DATE AND TIME		02/10/2005 07:16		EMPLOYEE		2SMT		PAGE NO		1 OF 1			
IRGENS DEVELOPMENT		10201 W INNOVATION DR STE		MILWAUKEE WI 53226		DEPARTMENT NUMBER		0879		BRANCH ADDRESS		202 N. JACKSON ST MILWAUKEE WI 53202-5903		SALES ORDER NUMBER		118454157		DELIVERY NUMBER		6151123164			
CALLER		PERRY TOWNSEND		PROJECT/JOB NUMBER		0879		REQUISITIONER		PERRY TOWNSEND		DRT/CRD CODE		OPEN		CHECK NUMBER		414-223-4677		CASH REC/O PAID		CB	
SHIP TO		IRGENS DEVELOPMENT PARTNER		PO RELEASE NUMBER		0879		SPECIAL INSTRUCTIONS		NO CALL		CHECK AMOUNT				CASH REC/O PAID				TRANS TYPE		CB	
TELEPHONE NUMBER		4144430700		CARRIER NAME		NONE		SALES TERMS AND CONDITIONS ON REVERSE SIDE		THANK YOU FOR YOUR ORDER		INVOICE WILL FOLLOW											
ATTENTION		DEHUMIDIFIER, 21 PINT		ITEM NUMBER		3H356		SHIP CITY		1 Quantity		BACKORDER MESSAGE		TAX		UNIT PRICE		TOTAL					

Upon the return for credit and/or replacement of the above listed Grainger product(s), customer warrants and represents that no property damage or personal injury has resulted from use of returned product(s) and customer further agrees that it will not assert any claim against W.W. Grainger, Inc., its subsidiaries and divisions or its suppliers in any suit involving the above listed product(s).

GRAINGER
 DIV of W.W.GRAINGER, INC.
 SAP DELIVERY
 6151123164



Visit our web site @ www.grainger.com

I certify that I am purchasing the material(s) as "materials of trade" as defined in the Hazardous Materials Regulations in Title 49 of the Code of Federal Regulations. I intend to use the material(s) in direct support of my principal business (which is not transportation), and I do not intend to resell the material, or transport them in a vehicle other than my own.

TAX TOTAL 25.32
 TOTAL 477.57

ASQ - Water Damages from 7/15/05

<u>Description</u>	<u>Date</u>	<u>Hours</u>	<u>Cost</u>
LABOR			
Suzanne Zakry	7/18/05	1.00	\$ 80.00
Pat Wail	7/15/05	3.50	171.50
Raul Arroyo	7/15/05	4.75	232.75
	7/16/05	2.00	98.00
Perry Townsend	7/15/05	3.50	216.13
Mike Bohmann	7/15/05	1.50	73.50
Robert Simms	9/16/05	1.50	73.50
Ed Llewellyn	9/14/05	1.00	49.00
	9/16/05	1.50	73.50
Raul Arroyo	9/14/05	1.00	49.00

C. Brink's Costs - 2,000.00

OTHER VENDORS:

Modern Maintenance	7/15/05	2,342.25	Staff to clean flooded areas
		548.20	Equipment ruined during cleanup efforts

TENANT DAMAGES

ENV Designs	7/15/05	87.22	Water damaged items in storage One Siabb kiosk
		443.00	Water damaged items in storage Fabric center panel for 8' curved display Radius end panel for 8' curved display
Mid-America	7/15/05	940.00	Computer equipment

\$ 5,477.55 Total as of 9/22/05



RECEIVED

AUG 10 2005

IRGENS DEVELOPMENT

Invoice

11024

Invoice Date:

Jul 31, 2005

Sold To:

ASQ- Attn: A/P #753325
Irgens Development Part., LLC
10201 Innovation Dr. Suite 600
Milwaukee, WI 53226

Ship To:

ASQ Center
600 N. Plankinton Ave.
Milwaukee, WI 53203

Customer PO	Payment Terms	Due Date	Customer
	Net 10 Days	8/22/05	800003

Quantity	Unit of Measure	Description	Unit Price	Extension
		Emergency flood clean up on 7/15/05		2,342.25
		Replacement of 2 pumps and 1 vac motor ruined in clean up of sludge		548.20

Subtotal 2,890.45

Sales Tax

Net 10 days, failure to comply with the
invoice terms could result in a service
charge of 1 1/2% per month

TOTAL 2,890.45

AffordableKiosks

Our kiosks are public proof!

Invoice

4750 South 32nd Street
Phoenix, AZ 85040

Date	Invoice #
09/09/2005	7830794

1.877.KIOSKS.1
www.affordablekiosks.com
info@affordablekiosks.com

Bill To ENV Designs.com, LLC 648 N. Plankinton Ave. Suite 250 Milwaukee, WI 53203	Ship To
--	----------------

Purchase Order #	Rep	Terms	Ship Via
	CB	Due on receipt	

Item	Description	Qty	Unit Price USD\$	Amount USD\$
MISC	Slabb M Kiosk Complete Packaging/Shipping Set	1	87.22	87.22

Total	\$87.22
Payments/Credits	\$0.00
Balance Due	\$87.22

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 Web site: www.exhibitdeal.com E-mail: willis@exhibitdeal.com

QUOTE

SA NUMBER: QUOTE
 PO NUMBER:
 DATE: 7/18/2005

ACCOUNT NAME	ENV Designs.com, LLC
SHIP TO ADDRESS	648 N. Plankinton Ave suite 250
CITY	Milwaukee
STATE	WI
ZIP	53203
CONTACT	Alex Rozhitsky
TELEPHONE	414-727-1667
FAX	414-727-1003
E MAIL	www.envdesigns.com
BILLING ADDRESS	
SEARCH ENGINE YOU USED?	

SHIPPING	
SHIP DATE:	
<input checked="" type="checkbox"/> GROUND	\$51
<input type="checkbox"/> 3 DAY	
<input type="checkbox"/> 2 DAY	
<input type="checkbox"/> NEXT DAY	
LAND DATE:	
CLIENT TO PAY ALL SHIPPING CHARGES	

NOTES:

M-CODE	DESCRIPTION	UNIT QTY	UNIT PRICE	TOTAL
	8' Display has (3) Center Panels and (2) End Panels			
	FABRIC CENTER PANEL FOR 8' CURVED DISPLAY	3	\$80.00	\$240.00
	RADIUS END PANEL FOR 8' CURVED DISPLAY	2	\$76.00	\$152.00
	FABRIC COLOR: _____			

TOTAL	\$392.00
CA SALES TAX	NA
INVOICE TOTAL	\$392.00
SHIPPING	\$51.00
HANDLING	FREE
BALANCE DUE	\$443.00

100% MONEY BACK GUARANTEE MUST HAVE NOTICE WITHIN 3 BUSINESS DAYS

ALL PRICES BASED UPON 100% OUTPUT READY ARTWORK. GRAPHIC PRICES ARE BASED UPON RECEIPT OF YOUR ARTWORK ON OR BEFORE DATE AGREED. A RUSH CHARGE WILL BE APPLIED IF GRAPHICS ARE NOT APPROVED 5 DAYS BEFORE SHIP DATE.

EXHIBITDEAL WILL MAKE REASONABLE EFFORTS TO MEET CLIENT TIME REQUIREMENTS. RUSH ORDERS ARE NOT GUARANTEED. IT IS AGREED BY THE CLIENT THAT EXHIBITDEAL'S LIABILITY IN THIS REGARD IS LIMITED TO THE SALE PRICE OF THE ORDER IN QUESTION.

CLIENT IS RESPONSIBLE FOR ALL SHIPPING AND HANDLING CHARGES. SHIPPING AND HANDLING CHARGES ARE ESTIMATES ONLY. ORDERS WILL NOT SHIP UNTIL PAID IN FULL.

ALL ORDERS ARE PLACED INTO PRODUCTION IMMEDIATELY UPON RECEIPT OF PAYMENT.

I UNDERSTAND AND ACCEPT THE ABOVE TERMS AND CONDITIONS

X

DATE:

CREDIT CARDS	
<input type="checkbox"/> VISA	<input type="checkbox"/> MASTERCARD
NUMBER	
EXP. DATE	

RECEIVED

AUG 2 2005

IRGENS DEVELOPMENT:

August 1, 2005

Suzanne Zakry
Assistant Property Manager
IRGENS DEVELOPMENT PARTNERS, LLC
10201 Innovation Drive, Suite 600
Milwaukee, Wisconsin 53226

Dear Suzanne:

Attached is our list of damaged property from the flood of the basement storage area of the ASQ Center on July 15, 2005. The list includes replacement value, as provided to us by our computer supply vendor.

I understand you will be submitting this to the City of Milwaukee for reimbursement, as they are responsible for the damage.

If you need additional information, please let me know. Thanks for your help.

Sincerely,

MID-AMERICA REAL ESTATE - WI, LLC



Cid J. Filter
Office Manager

Mid-America Storage Losses
From July 15th Flooding of ASQ Basement

<u>ITEM</u>	<u>REPLACEMENT COST</u>
Computer	
1 - Dell Optiplex GX1	\$500
Monitor	
1 - Dell 19" CRT	\$200
Cords	
6 - Power cords	6 x \$5 = \$30
1 - USB -> Serial adapter for printer	\$20
Keyboards	
6 - Standard PC keyboards with number block on right	6 x \$20 = \$120
Mice	
4 - Standard two-button mice with scroll wheel	4 x \$15 = \$60
1 - Standard two-button mouse w/out scroll wheel	\$10
TOTAL	\$940

