

WISCONSIN LAKEFRONT PROPERTY MANAGEMENT LLC

P.O. Box 973
Solana Beach, CA
866-542-5851

Claim: Water Main Break Property Damage
Property: Manorview Apartments
Address: 8509 W Oklahoma Ave., Milwaukee, WI 53227
Owner: Manorview Apartment Homes LLC
Managing Member: Eileen Robarge
Owner Contact Info: (858)761-2980, erobarge@windwardcovelc.com
Property Manager: Allen Boelk
Property Manager Contact Info: (414)322-6677 allenb@windwardcovelc.com
Administator Contact: Ann Henry 866-542-5851 annh@windwardcovelc.com
Business Registered Mailing Address: 4712 Whispering Oak Court, Apt. 16, Sheboygan, WI 53083
Date of Event: January 24th 2025, Time: Noticed at 6:30 am

CITY OF MILWAUKEE
2025 MAY 15 P 2:19
CITY CLERK'S OFFICE

Onsite Manager's Description of Event

On January 24th at 6:30 in the morning I got a phone call from a tenant in the building that there was a leak in the basement. I went down into the basement and saw the water coming through the north wall. I went outside and saw that our front lawn and river rock beds were flooded and there was water covering the entire front yard.

I called the city and reported a water main break immediately. The water continued to pour into the building. The city arrived at 10:30 am. The city was unable to locate the water shut off because the city only had one water shut off on record. I brought the municipal worker into the building and showed him the other water service into the building (the leaking one from the water main break). He tried to shut it off on the street and the shut off got jammed with the chip stone. Several other areas were tested in an attempt to shut off the water. Finally, he had to go further up the street to shut down a section that feeds more than just our building. The water continued to pour into the building for more than 10 hours which is clear negligence by the city of Milwaukee.

Water service was not restored until after 10 pm on January 24th. All 28 apartment homes went without water for over 16 hours. Water was not potable when restored because sand, silt and other debris poured into the watermain break area and water line to 28 apartment homes for over 10 hours. Each and every apartment faucet, toilet and shower had to be purged of contaminants, sand and other debris. The city offered no assistance to determine if and/or when the water could again be consumed by our residents. The residents had to take their chances or purchase bottled water. Manorview Apartments, although not a senior housing facility, consists of mostly senior citizens who might have more health concerns that could have resulted from drinking non-potable water.

I called Sid Grinker to start to push the water and sediment towards the drain. The drains had got plugged with all the sand, silt and other debris so I called Ajacks Sewer to clean out the drain. Days later we had to have Gidding Hawkins come out to and clean the main 22" manhole and blast out to the street. I had the water heaters drained because they were full of debris and all the sediment that came in the water main feed. Sid Grinker later came out to power wash the parking garage from all the sand, silt and debris.

Water continued to drain into the basement until all ice from the watermain break melted (months). Water now drains into the basement with each rain event.

Summary and Requested Reimbursement:

The water main break occurred in January with a substantial amount of water pouring into the basement for at least 10 hours. Photos in the engineering report show the spigots of water coming thru the walls. In the front yard some of the water froze into large sections of ice. Water continued to pour into the basement area for months. As a result of the large amount of water flow, the landscaping which originally pitched water away from the building now pitches water into the building including the ice sheets as they melted and water from every rainstorm since. We now consistently have water in the basement, which was not the case previously.

We have hired an engineering firm to perform a full evaluation of the damage. The results are included in this package.

Complete restoration (not yet completed) will include:

- Excavation to fill cavities caused by watermain break and re-pitch landscaping away from the building.
- Redo of drain tiles that no longer work due to the sand, silt and debris that destroyed them.
- Redo of landscaping that will be destroyed to do excavation.
- Replacement of entrance front stoop slab which is now hollowed out underneath and cracked.

The city has been further negligent in not completing the road, sidewalk and sink hole repairs on city property at the entrance of Manorview Apartment Homes. The cones and a visible hole over 18 inches deep have been there since the water main broke in January. No one has come to take a look at the repairs that are needed despite several requests to do so. The area under this area of sidewalk is hollow which could result in a sudden drop of the cement slabs and injury to our residents, their guests or others making their way to the nearby bus stop. This is an urgent liability for the City of Milwaukee. The patched area in the road has also sunk several inches and appears to continue to sink.

This package includes the following:

- Cover letter and photos of the continued negligence of the City of Milwaukee who has not fixed a large sink hole at the entrance of the property.
- Submission of the City of Milwaukee for Claim and request for \$56,375.25 to restore the property to its original condition.
- Engineering report from Geotechnical Evaluation Services.
- Invoices for work already performed to clean up damage caused by the water main break.
- Lowest bid (listed below) for additional work required to restore the building to its original condition prior to the watermain break.
- Second estimates for future work required for this submission (higher of the two bids).

We are enclosing photos as well as invoices and estimates for your review.

We expect the city to reimburse \$56,375.25 for the invoices and estimates:

Invoices:

- | | |
|---|--------------------|
| 1. Sid Grinker Restoration, Inc - Extract water from flooring, Install, monitor, and remove equipment where needed, apply anti-microbial agent where needed | \$1145.45 |
| 2. N&J Plumbing - Flushing and draining of both water heaters to remove sand and sediment, Snaking of 4" floor drain in utility room | \$420.00 |
| 3. N&J Plumbing - Drill 1 1/4" holes through block wall, used jack hammer to open section in floor to allow camera in | \$250.00 |
| 4. Giddings Hawkins - Liquid Environmental Solutions - Furnish all labor, materials and equipment necessary to clean, (1) catch basin, Furnish all labor, materials and equipment necessary to water jet (1) line | \$794.25 |
| 5. Ajacks Sewer & Drain Cleaning - Rod floor drain on east side of underground parking garage, out of stoppage, sand found in trap | \$165.00 |
| 6. Geotechnical Evaluation Services - Site Meeting, Site Reconnaissance and Limited Subsurface Exploration Program, Soil Classification and Laboratory Testing, Memorandum of Findings, Review of Plans. | \$9063.50 |
| 7. Allen Boelk (Property Manager) - Coordinate and oversee meetings with vendors | \$1,900.00 |
| Invoice Total Paid to Date: | \$13,738.20 |

Estimates:

1. Clete Long IV Construction - Excavation - Seepage and moisture patterns observed on the basement floor on North & West walls. Remove concrete floor along perimeter of work area down to footing exposing clogged drain tile. Ripout & replace approximately 205' of clogged inside drain tile within foundation. Install new perforated drain tile after demo of existing tying into existing. Install backer board floor edging waterproofing system on

footing at 1st course of block. Drill drain hole in each cell of block at first course for proper drainage into new drain tile. Pour concrete floor over area worked with 4000psi minimum strength mix. Power buggy, skid steer & dump truck access necessary for job completion. All permits/inspections necessary for job completion to be pulled & handled by the contractor. Drain Tile repairs shall be installed to the exact standards given within the Wisconsin Association of Foundation Repair Professionals Guidebook.

\$20,800.00

2. Exquisite Property Management, LLC – Landscaping - New landscaping on the north side of the building, Level the ground and install new seed. Make new decorative stone beds along the building's length, 5-6 feet wide. Plant new shrubs. Lawn & Garden Soil Trucks, Premium Kentucky Bluegrass Seed, Straw Blankets Erosion Control Roll, Staples Package, Decorative Mississippi Riverstone Cubic Yard, Weeds Burrier Roll 6'X200, Black Diamond Polystyrene Edge 5"X20', Japanese Yew Brown Globe, 18", Deciduous Burning Bush 3', Forsythia Meadowlark 18",

\$17,637.05

3. LP Advanced Construction, LLC – Concrete - To remove existing porch and haul away. Build new porch 34'X4', includes necessary gravel and 7" of concrete and reinforced with rebar, sidewalk, remove existing sidewalk and haul away & build new sidewalk 16'X5', includes 3" of gravel and 4" of concrete and reinforced with rebar.

\$4,200.00

Estimate Total (Work Not Yet Performed): \$42,637.05

We expect the city of Milwaukee will update us on the status of this claim no later than May 30th 2025. We would appreciate a contact person name, number and email address to work with on this claim. If we do not hear back from the City by May 30th 2025, then we will engage other resources to assist us in receiving our reimbursement. The remaining restoration work needs to be completed in a timely manner because each rain event further compromises the building structure which could result in additional monies needed to remedy and a request for additional funds from the City of Milwaukee.

Sincerely,



Eileen Robarge
Wisconsin Lakefront Property Management LLC
Owner and Operating Director







**Manorview Water Main Break
8509 W Oklahoma Ave**

Vendor	Invoice Number	Invoice Date	Description	Cost	Date Paid	Form of Payment
Sid Grinker Restoration, Inc. 1719 N Vel R Phillips Ave., Milwaukee, WI 53212 (414)264-7470	SI-26601	2/19/2025	Incident/Contact date 1/24/25 Mitigation Services: •Extract water from flooring •Install, monitor, and remove equipment where •Apply anti-microbial agent where needed	\$1,145.45	3/4/2025	Check 5492
N & J Plumbing 2510 S 85th St., West Allis, WI 53227 (262)777-0128	12707	1/27/2025	•Flushing and draining of both water heaters to remove sand and sediment •Snaking of 4" floor drain in utility room	\$420.00	2/4/2025	Check 5478
N & J Plumbing 2510 S 85th St., West Allis, WI 53227 (262)777-0128	12739	5/5/2025	•Drill 1 1/4" holes through block wall, used jack hammer to open section in floor to allow camera in	\$250.00	n/a	In process
Liquid Environmental Solutions dba Giddings Hawkins PO Box 14067 West Allis, WI 53214-0067 (414)649-8474	64281	1/28/2025	•Furnish all labor, materials and equipment necessary to clean (1) catch basin •Furnish all labor, materials and equipment necessary to water jet (1) line	\$794.25	2/4/2025	Check 5479
Allen Boelk (Resident Manager)			Labor Cost(s)			
Cell Phone #: (414)322-6677			•1/24/25 Meeting and calling with Sid Grinker to have the water pushed towards drains (1 hour)	\$75.00		
Office Phone #: (414)545-8222			•1/24/25 Meeting and calling Ajacks to have the drains unclogged (1 hour)	\$75.00		
Email: AllenB@WindwardCoveLLC.com			• 1/24/25 Gathering buckets and getting water ready to have no water through out the building for the day includes refilling buckets (2 hour)	\$150.00		
			•1/25/25 Cleaning sidewalks and entrance and vesta view (1 hour)	\$75.00		
			•1/27/25 Calling and Meeting with NJ plumbing to have water heaters flushed out and driain unclogged (1 hour)	\$75.00		
			•1/28/25 Call and meeting with Gidding Hawakings to have sewers vacummed and jetted out (1 hour)	\$75.00		
			•Time coordinating and meeting with vendors (2 hours)	\$150.00		
			•4/30/2025 Jack hammer around drain tile, concrete holes that were bored out (3 hours)	\$225.00		
			• Additional hours to complete restoration	\$1,000.00		
			Total	\$1,900.00		
Ajacks Sewer & Drain Cleaning 15225 W Rogers Dr., New Berlin, WI 53151 (262)783-4506			•Rod floor drain on east side of underground parking garage out of stoppage, sand found in trap		2/5/2025	Check 5488
			Total	\$165.00		



Geotechnical
Environmental
Engineering



MEMORANDUM

Date: May 8, 2025

To: Mr. Allen Boelk, Property Manager

From: Jesse D. Graham, P.E., GZA GeoEnvironmental, Inc.
Virginia L. Larimore, E.I.T., GZA GeoEnvironmental, Inc.
Ryan J. Delawski, GZA GeoEnvironmental, Inc.
Ben J. Verburg, P.E., GZA GeoEnvironmental, Inc.

File No.: 20.0159321.00

Re: Geotechnical Evaluation Services - Basement Backfill Evaluation
Manorview Apartments
8509 West Oklahoma Avenue
Milwaukee, Milwaukee County, Wisconsin

GZA GeoEnvironmental, Inc. (GZA) is pleased to submit this Memorandum ("Memo") to Wisconsin Lakefront Property Management LLC ("Client") for the above-referenced project located at 8509 West Oklahoma Avenue in Milwaukee, Wisconsin ("Site"). A Site Location Plan is provided as **Figure 1**. This Memo provides a summary of findings and recommendations from GZA's Site visit and fieldwork performed on April 30, 2025, and subsequent laboratory work and review.

The intent of this Memo is to provide the Client and the Client's contractor with information and recommendations for future design-build repairs at the Site. This Memo is subject to the Geotechnical Limitations provided in **Attachment 1**.

PROJECT INFORMATION

GZA understands that the northern portion of the Site is developed with a two-story apartment building with a below-grade parking garage, with paved driveways and a surface parking lot. The area north of the north pedestrian entrance and surrounding landscaped area were subject to sustained flooding in late January 2025, due to a city-owned watermain break in West Oklahoma Avenue. Water from the broken watermain inundated the area and eventually seeped into the basement through the concrete masonry unit (CMU) basement wall and near the slab/basement wall joint. The flooding resulted in several inches of standing water in the basement, water seeping through the CMU block basement wall up to 18 inches above the floor slab, and several inches of sand and silt deposited on the basement floor. Several depressions were observed in the grassy areas and near the north side of the building where the inundation occurred, including areas of subsidence of several inches and movement of slabs near the north stoop. Photographs taken by the Client during the flooding event are provided in **Attachment 2**.

PROJECT OBJECTIVES

GZA's objective was to perform a limited subsurface investigation, observe and document the conditions at the Site, conduct moisture content testing on select soil samples collected during the limited subsurface investigation, and provide this Memo summarizing our findings and providing recommendations for the Client and the design-build contractor. Our investigation



included aiding the Client in determining locations of several observation holes drilled through the CMU block basement wall and floor slab. GZA staff used camera equipment inserted through holes drilled in the CMU block and floor slab to check soil conditions behind and under the structure. The same camera equipment was inserted into the interior drain tile. Photographs of the drain tile were also taken using GZA's camera equipment. In addition, GZA conducted three hand augers in the area just north of the building foundation. Photographs and measurements were taken to aid in GZA's engineering recommendations detailed in this Memo.

SITE VISIT AND FIELD WORK

On April 20, 2025, GZA's field staff arrived on-Site to meet with the Client's property manager to develop a plan for the limited subsurface investigation. The Client's property manager used an impact hammer drill and a masonry bit to drill 10 1¼-inch-diameter holes in various locations on the north wall and two 1¼-inch-diameter holes on the west wall. The holes were drilled at approximately 1.3 and 4.1 feet from the floor of the parking structure, respectively. Photographs of the various holes are provided in **Attachment 3**, following this, Memo. The 12 holes were utilized by GZA to insert camera equipment to observe the condition of the backfill around the building basement and foundation, as shown in **Attachment 4**. The Client's property manager also drilled two 1¼-inch-diameter holes in the floor slab near parking stalls 13 and 9 to allow GZA to observe the subgrade.

The Client's property manager used a jackhammer to create an approximately 1- by 1.5-foot opening in the floor slab in stall 12, allowing GZA to access the interior drain tile on the north wall of the below-grade parking structure. GZA also observed the drain tile that was accessible via the sump crock located near the southwest corner of the structure. GZA inserted camera equipment approximately 4 to 5 feet into the interior drain tile on the west wall. GZA also accessed a drainpipe servicing the southern garage door from the sump crock. Photographs from the interior of the drains are provided in **Attachment 4**.

GZA field staff attempted to collect soil samples from behind the CMU wall using a 3-foot-long, ¾-inch inside-diameter, steel pipe driven into the soils behind the wall. Soil samples were obtained from the upper and lower holes near parking stall areas 2 and 3, 4 and 5, 6 and 7, and 9 and 10. Soil sampling attempts were unsuccessful from the holes near parking stall areas 13 and 14 at 4.1 and 1.3 feet above the slab, respectively. Gravel or cobbles were likely obstructing the penetration of the pipe in those two areas.

GZA photographed and documented cracking in the CMU block and/or mortar on the north and west basement walls. GZA also observed and photographed the north exterior of the building and conditions of the property at the time of our visit. Photographs are provided in **Attachment 3**. GZA staff attempted to measure the tilt of the north and west walls using a 4-foot pipe and tape measure.

In addition to the interior observations and documentation, GZA field staff advanced three 4-inch-diameter hand auger borings in the lawn and flowerbed area on the north side of the structure. Hand auger borings 1, 2, and 3 were advanced to depths of 2.4, 3.2, and 4 feet, below ground surface (bgs), respectively, until auger refusal was encountered on probable gravel or cobbles. Soil samples were collected for classification and laboratory testing.

OBSERVATIONS

GZA observed several depressions in the northern grassy areas, concrete cracking and evidence of previous movement of slabs, and a washout area on the north side of the building. Photographs of the areas of subsidence, movement, and cracking are provided in **Attachment 3**. The observations along the exterior of the north side of the building are generally consistent with fines migration (piping) of the subsurface soils due to increased hydraulic gradients (change in hydraulic pressure over distance: $i = \Delta h / l$, where i = the hydraulic gradient [unitless], Δh = change in pressure [measured in feet of head, ft], and l = the distance over which the change occurs, ft).



GZA observed the basement backfill soils on the north and west walls through the holes drilled by the Client's property manager. Soil samples were obtained and primarily consisted of fine-grained (clayey and silty) soils with varying amounts of sand and gravel. As stated previously, cobbles, gravel, or fill material were encountered in the 1.3-foot-above-slab hole at stall 13 and the 4.1-foot-above-slab hole at stall 14, which obstructed sampling methods. No evidence was observed of a drainage material (open-graded gravel) or exterior drain tiles on the west or north sides of the structure. GZA staff observed and photographed voids in the soil backfill in three of the 12 holes. Photo Nos. 4 through 8, 10 through 14, 16, and 17 show voids in **Attachment 4**. The approximately 3-inch-diameter void observed near parking stalls 3 and 4 in the hole 4.1 feet above the floor slab was approximately 20 inches from the inside block face and fine-grained soils with gravel and roots were observed surrounding the void. The void near stalls 6 and 7 in the hole 4.1 feet above the floor slab was approximately 23 inches from the inside block face and similar soil conditions were observed. In the hole 1.3 feet from the floor slab near stall 13, a third void was observed at the exterior face of the block and looked to consist of similar fine-grained soils as the previous two. GZA observed in the two holes drilled in the floor slab that the subgrade appeared to consist of typical base course material (gravel) and did not appear to be wet or saturated.

GZA observed significant deposition of soil within the 4-inch perforated ADS pipe drain tile, as shown on Photo Nos. 21 and 23 in **Attachment 4**. Photo No. 21 shows the soil depositions in the interior drain tile of the north wall and Photo No. 23 shows the west wall interior drain tile. The west wall drain tile had a significant soil deposition beginning approximately 1.5 feet from its discharge to the sump crock, extending at least 4-feet to the north. GZA observed flowing water approximately 1 foot from the sump after the crock was drained using the pump, as shown in Photo No. 22 in **Attachment 4**. Deposition of soil within the drain tile has significantly reduced the effectiveness of the tile, which is likely not functioning as originally intended.

LABORATORY TESTING

GZA conducted limited laboratory testing on 20 soil samples collected during our Site visit, consisting of soil moisture content and fines-content testing. Fines-content testing consists of washing the soil sample of a U.S. No. 200 sieve screen (0.075-mm), to determine the amount of silt and/or clay present in the soil sample. Results of our testing are provided in the table below:

Location	Depth Below Ground Surface (feet)	Height Above Floor Slab (feet)	Moisture (%)	Fines Passing the No. 200 Sieve (%)
Stall 2 & 3	N/A	1.3	19.8	76
Stall 2 & 3	N/A	4.1	20.3	
Stall 4 & 5	N/A	1.3	21.8	
Stall 4 & 5	N/A	4.1	21.8	
Stall 6 & 7	N/A	1.3	20.4	
Stall 6 & 7	N/A	4.1	18.6	
Stall 9 & 10	N/A	1.3	21.1	
Stall 9 & 10	N/A	4.1	18.4	82
Stall 13	N/A	4.1	18.7	
Stall 14	N/A	1.3	17.2	
HA-1	0.25	N/A	25.9	
HA-1	1.1	N/A	17.4	
HA-1	2.4	N/A	16.9	



Location	Depth Below Ground Surface (feet)	Height Above Floor Slab (feet)	Moisture (%)	Fines Passing the No. 200 Sieve (%)
HA-2	0.25	N/A	19.6	
HA-2	1.5	N/A	16.1	
HA-2	2.5	N/A	23.8	80
HA-2	3.2	N/A	18.2	
HA-3	0.25	N/A	27.9	
HA-3	1.5	N/A	17.8	
HA-3	4	N/A	18.3	

Note:

1. HA-# refers to hand auger borings advanced in the grassy and flowerbed areas north of the building.

Moisture contents ranged from 16.1% to 27.9%, by weight, with an average value of 19.9%. Ranges in moisture content may indicate that preferential drainage paths have developed in the backfill soils. Additional exploration, via test pits, could be considered for further evaluation, but are not recommended at this time.

CONCLUSIONS AND RECOMMENDATIONS

It is our opinion that the subsurface drainage system is no longer operating as designed. The voids observed in various boreholes, depressions in the grassy area, soil observed in the existing drain tile, and review of the Client-provided photographs, provide evidence that the sustained inundation of the grassy area north of the building created a critical hydraulic gradient ($i_{cr} \geq 1$) at the Site. Subsurface environments with critical hydraulic gradients have the potential to destabilize soils causing piping and fines migration. The displaced and deposited soils observed in the basement floor and interior drain tile are likely a result of such an environment. Based on the sand and silt observed on the basement floor, as shown in **Attachment 2**, it is likely that the sand and silt observed in the drain tile were deposited during the same event. The voids present in the backfill adjacent to the CMU block basement wall can provide pathways for water movement, thus exasperating the potential for subsurface fines migration on piping.

To reduce the potential for future flooding and destabilization of the basement backfill soils and allow for adequate protection against future basement flooding, GZA provides the following recommendations:

- GZA observed soil and sediment buildup in the interior drain tile. GZA recommends cleaning the interior drain tile.
- GZA observed damaged sections of the interior drain tile. GZA recommends removing and replacing the damaged sections of the interior drain tile, including the drainage stone.
- A secondary internal drain tile discharging to the sump pump system could be considered.
- GZA observed cracking and deterioration of the mortar joints. GZA recommends repointing the mortar joints in the CMU block basement wall.
- GZA did not observe an exterior drainage area in the 10 holes drilled into the CMU block basement wall. Installing an exterior drainage system consisting of an open-graded gravel layer and drain tile, could be considered.
- GZA recommends directing gutter downspouts away from building structures. GZA recommends extending downspouts a minimum of 5 feet away from the basement structures, if not already done.



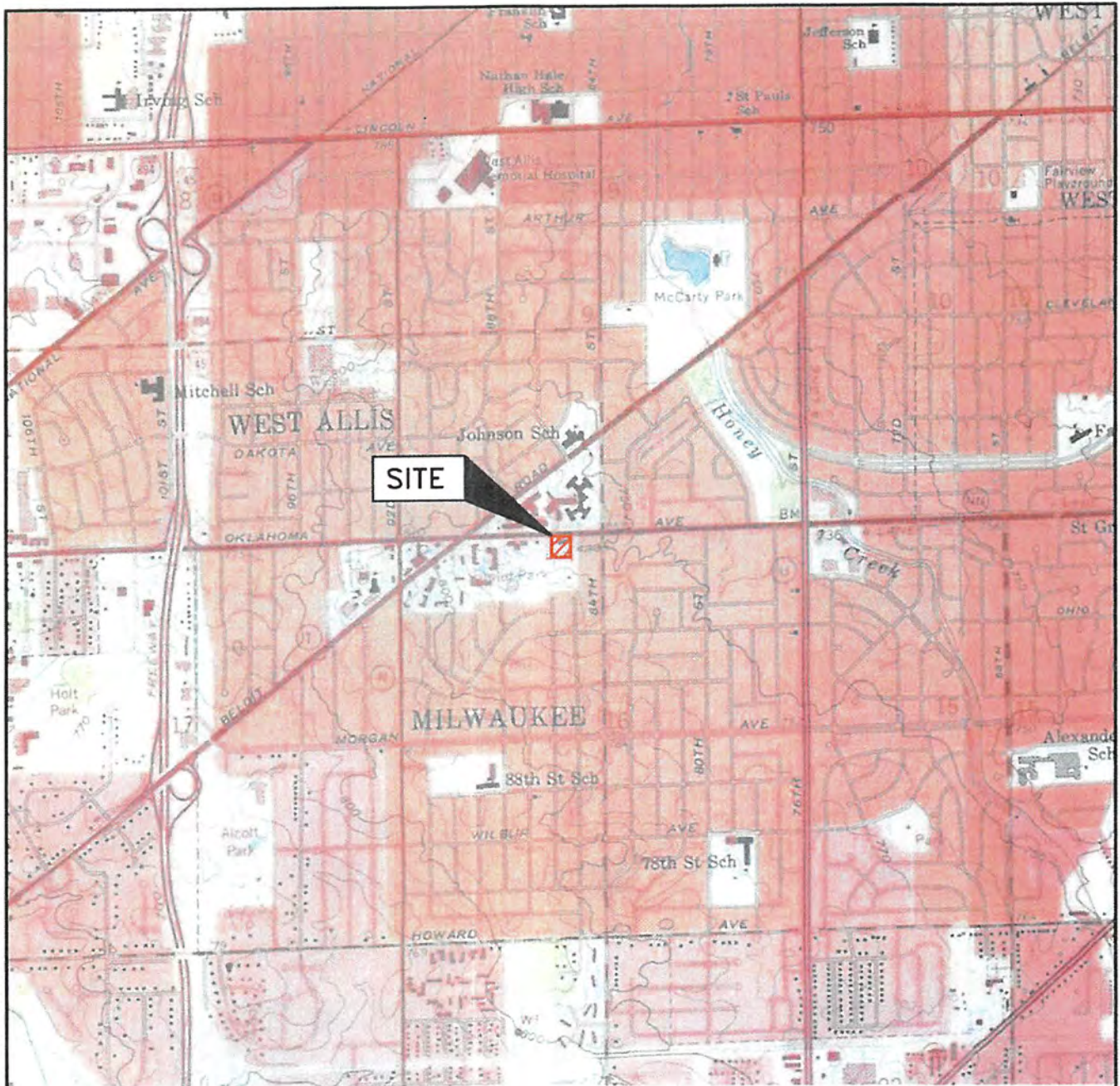
- GZA recommends repairing or replacing the exterior concrete slabs north of the building that have cracked and/or settled as a result of the surface subsidence. Additional gravel backfill may be necessary to establish grades below said slabs.

J:\159300to159399\159321 Manorview\Report\FINAL 20.0159321.00 Memo-Geotech Eval_Manorview Apts 5-8-25.docx

Attachments: Figure 1 – Site Location Plan
Geotechnical Limitations
Photographic Log – Client-Provided Photos
Photographic Log – Site Conditions
Photographic Log – Site Investigation



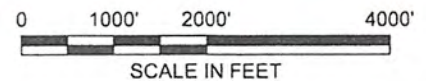
FIGURES



LEGEND



APPROXIMATE SITE LOCATION



SOURCE:
BASE MAP FROM THE FOLLOWING USGS QUADRANGLE MAP:
HALES CORNERS (2022)
 DIGITAL TOPOGRAPHIC MAPS PROVIDED BY USGSSTORE.GOV.

CONTOUR ELEVATIONS REFERENCE NAVD 88,
 CONTOURS ARE SHOWN IN FEET AT 10' INTERVALS



MANORVIEW APARTMENTS
 8509 WEST OKLAHOMA AVENUE
 MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN

PREPARED BY:
GZA GeoEnvironmental, Inc.
 Engineers and Scientists
 www.gza.com

PREPARED FOR:
 WISCONSIN LAKEFRONT PROPERTY
 MANAGEMENT LLC
 8509 WEST OKLAHOMA AVENUE, NO. 110
 MILWAUKEE, WISCONSIN 53227

SITE LOCATION PLAN

PROJ MGR: UM	REVIEWED BY: BJV	CHECKED BY: JQG	FIGURE 1 SHEET NO. 1 OF 1
DESIGNED BY: UM	DRAWN BY: HKP	SCALE: AS NOTED	
DATE: MAY, 2025	PROJECT NO. 20.0159321.00	REVISION NO. 0	



ATTACHMENT 1

Geotechnical Limitations



GEOTECHNICAL LIMITATIONS

USE OF MEMORANDUM

1. GZA GeoEnvironmental, Inc. (GZA) prepared this memorandum on behalf of, and for the exclusive use of our Client and Client's Contractor for the stated purpose(s) and location(s) identified in the Proposal for Services and/or Memo. Use of this Memo, in whole or in part, at other locations, or for other purposes, may lead to inappropriate conclusions; and we do not accept any responsibility for the consequences of such use(s). Further, reliance by any party not expressly identified in the contract documents, for any use, without our prior written permission, shall be at that party's sole risk, and without any liability to GZA.

STANDARD OF CARE

2. GZA's findings and conclusions are based on the work conducted as part of the Scope of Services set forth in Proposal for Services and/or Memo, and reflect our professional judgment. These findings and conclusions must be considered not as scientific or engineering certainties, but rather as our professional opinions concerning the limited data gathered during the course of our work. If conditions other than those described in this Memo are found at the subject location(s), or the design has been altered in any way, GZA shall be so notified and afforded the opportunity to revise the Memo, as appropriate, to reflect the unanticipated changed conditions.
3. GZA's services were performed using the degree of skill and care ordinarily exercised by qualified professionals performing the same type of services, at the same time, under similar conditions, at the same or a similar property. No warranty, expressed or implied, is made.
4. In conducting our work, GZA relied upon certain information made available by public agencies, Client, and/or others. GZA did not attempt to independently verify the accuracy or completeness of that information. Inconsistencies in this information which we have noted, if any, are discussed in the Memo.

SUBSURFACE CONDITIONS

5. The generalized soil profile(s) provided in our Memo are based on widely-spaced subsurface explorations and are intended only to convey trends in subsurface conditions. The boundaries between strata are approximate and idealized, and were based on our assessment of subsurface conditions. The composition of strata, and the transitions between strata, may be more variable and more complex than indicated. The nature and extent of variations between these explorations may not become evident until further exploration or construction. If variations or other latent conditions then become evident, it will be necessary to reevaluate the conclusions and recommendations of this Memo.
6. In preparing this Memo, GZA relied on certain information provided by the Client, state and local officials, and other parties referenced therein which were made available to GZA at the time of our evaluation. GZA did not attempt to independently verify the accuracy or completeness of all information reviewed or received during the course of this evaluation.
7. Water level readings have been made in test holes (as described in this Memo) and monitoring wells at the specified times and under the stated conditions. These data have been reviewed and interpretations have been made in this Memo. Fluctuations in the level of the groundwater however occur due to temporal or spatial variations in areal recharge rates, soil heterogeneities, the presence of subsurface utilities, and/or natural or artificially induced perturbations. The water table encountered in the course of the work may differ from that indicated in the Memo.
8. GZA's services did not include an assessment of the presence of oil or hazardous materials at the property. Consequently, we did not consider the potential impacts (if any) that contaminants in soil or groundwater may have on construction activities, or the use of structures on the property.
9. Recommendations for foundation drainage, waterproofing, and moisture control address the conventional geotechnical engineering aspects of seepage control. These recommendations may not preclude an environment that allows the infestation of mold or other biological pollutants.



COMPLIANCE WITH CODES AND REGULATIONS

10. We used reasonable care in identifying and interpreting applicable codes and regulations. These codes and regulations are subject to various, and possibly contradictory, interpretations. Compliance with codes and regulations by other parties is beyond our control.

ADDITIONAL SERVICES

11. GZA recommends that we be retained to provide services during any future: site observations, design, implementation activities, construction, and/or property development/redevelopment. This will allow us the opportunity to: i) observe conditions and compliance with our design concepts and opinions; ii) allow for changes in the event that conditions are other than anticipated; iii) provide modifications to our design; and iv) assess the consequences of changes in technologies and/or regulations.



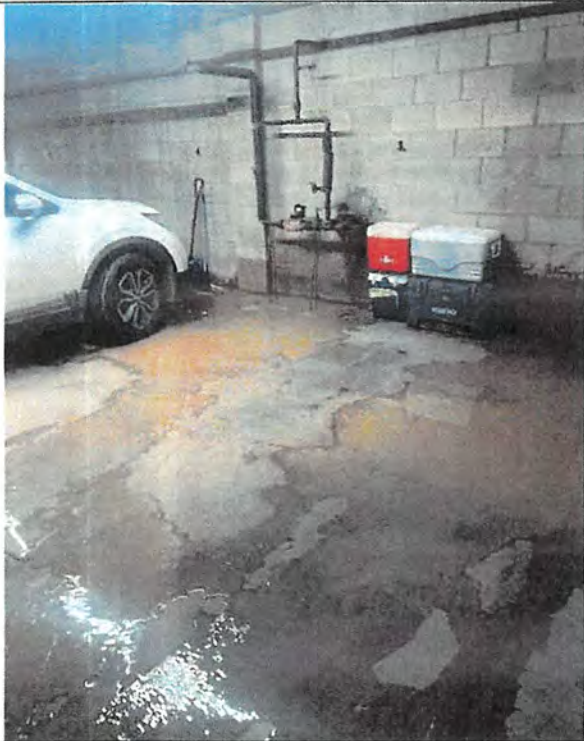
ATTACHMENT 2

Photographic Log
Client-Provided Photos



Photographic Log Client-Provided Photos

Client Name: Wisconsin Lakefront Property Management LLC		Site Location: 8509 West Oklahoma Avenue Milwaukee, WI 53227	Project No. 20.0159321.00
Photo No. 1	Date: 1/24/25		
Direction Photo Taken: West			
Description: Client-provided photograph at the time of the water main break. Condition of basement/parking structure.			

Photo No. 2	Date: 1/24/25	
Direction Photo Taken: Northwest		
Description: Client-provided photograph at the time of the water main break. Condition of basement/parking structure.		



Photographic Log Client-Provided Photos

Client Name: Wisconsin Lakefront Property Management LLC		Site Location: 8509 West Oklahoma Avenue Milwaukee, WI 53227	Project No. 20.0159321.00
Photo No. 3	Date: 1/24/25		
Direction Photo Taken: Northeast			
Description: Client-provided photograph at the time of the water main break. Condition of basement/parking structure.			
Photo No. 4	Date: 1/24/25		
Direction Photo Taken: Northwest			
Description: Client-provided photograph at the time of the water main break. Condition of basement/parking structure.			



Photographic Log Client-Provided Photos

Client Name: Wisconsin Lakefront Property Management LLC		Site Location: 8509 West Oklahoma Avenue Milwaukee, WI 53227	Project No. 20.0159321.00
Photo No. 5	Date: 1/24/25		
Direction Photo Taken: North			
Description: Client-provided photograph at the time of the water main break. Condition of basement/parking structure.			

Photo No. 6	Date: 1/24/25		
Direction Photo Taken: Northwest			
Description: Client-provided photograph at the time of the water main break. Condition of basement/parking structure.			



Photographic Log Client-Provided Photos

Client Name: Wisconsin Lakefront Property Management LLC		Site Location: 8509 West Oklahoma Avenue Milwaukee, WI 53227		Project No. 20.0159321.00
Photo No. 7	Date: 1/24/25			
Direction Photo Taken: North				
Description: Client-provided photograph at the time of the water main break. Condition of basement/parking structure.				

Photo No. 8	Date: 1/24/25			
Direction Photo Taken: Northeast				
Description: Client-provided photograph at the time of the water main break. Condition of basement/parking structure.				



Photographic Log Client-Provided Photos

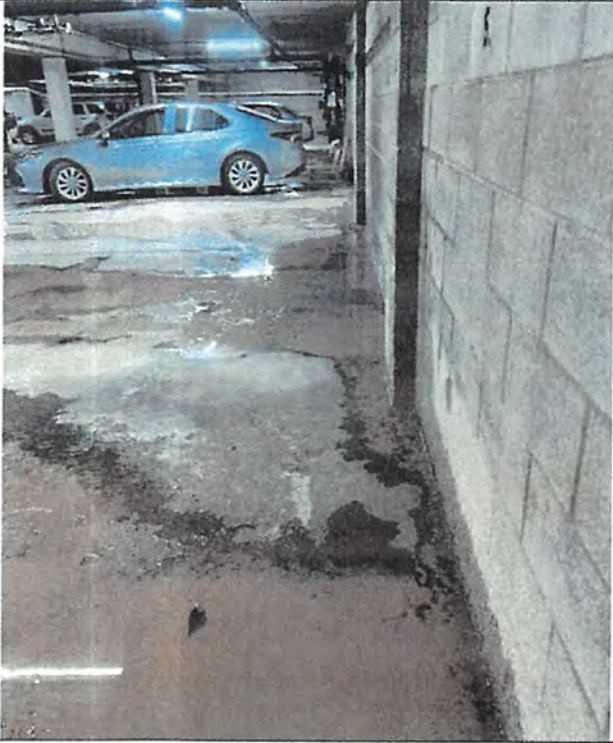
Client Name: Wisconsin Lakefront Property Management LLC		Site Location: 8509 West Oklahoma Avenue Milwaukee, WI 53227		Project No. 20.0159321.00
Photo No. 9	Date: 1/24/25			
Direction Photo Taken: South				
Description: Client-provided photograph at the time of the water main break. Condition of basement/parking structure.				

Photo No. 10	Date: 1/24/25		
Direction Photo Taken: South			
Description: Client-provided photograph at the time of the water main break. Condition of basement/parking structure.			



Photographic Log Client-Provided Photos

Client Name: Wisconsin Lakefront Property Management LLC		Site Location: 8509 West Oklahoma Avenue Milwaukee, WI 53227	Project No. 20.0159321.00
Photo No. 11	Date: 1/24/25		
Direction Photo Taken: West			
Description: Client-provided photograph at the time of the water main break. Condition of basement/parking structure.			

Photo No. 12	Date: 1/24/25	
Direction Photo Taken: West		
Description: Client-provided photograph at the time of the water main break. Condition of basement/parking structure.		



Photographic Log Client-Provided Photos

Client Name: Wisconsin Lakefront Property Management LLC		Site Location: 8509 West Oklahoma Avenue Milwaukee, WI 53227	Project No. 20.0159321.00
Photo No. 13	Date: 1/24/25		
Direction Photo Taken: South			
Description: Client-provided photograph at the time of the water main break. Condition of basement/parking structure.			

Photo No. 14	Date: 1/24/25	
Direction Photo Taken: Southwest		
Description: Client-provided photograph at the time of the water main break. Condition of basement/parking structure.		



Photographic Log Client-Provided Photos

Client Name: Wisconsin Lakefront Property Management LLC		Site Location: 8509 West Oklahoma Avenue Milwaukee, WI 53227	Project No. 20.0159321.00
Photo No. 15	Date: 1/24/25		
Direction Photo Taken: West			
Description: Client-provided photograph at the time of the water main break. Condition of basement/parking structure.			

Photo No. 16	Date: 1/24/25	
Direction Photo Taken: Northeast		
Description: Client-provided photograph at the time of the water main break. Condition of basement/parking structure.		



Photographic Log
Client-Provided Photos

Client Name: Wisconsin Lakefront Property Management LLC		Site Location: 8509 West Oklahoma Avenue Milwaukee, WI 53227	Project No. 20.0159321.00
Photo No. 17	Date: 1/24/25		
Direction Photo Taken: East			
Description: Client-provided photograph at the time of the water main break. Condition of property.			

Photo No. 18	Date: 1/24/25	
Direction Photo Taken: East		
Description: Client-provided photograph at the time of the water main break. Condition of property.		



Photographic Log
Client-Provided Photos

Client Name: Wisconsin Lakefront Property Management LLC		Site Location: 8509 West Oklahoma Avenue Milwaukee, WI 53227		Project No. 20.0159321.00
Photo No. 19	Date: 1/24/25			
Direction Photo Taken: Northeast				
Description: Client-provided photograph at the time of the water main break. Condition of property.				

Photo No. 20	Date: 1/24/25			
Direction Photo Taken: East				
Description: Client-provided photograph at the time of the water main break. Condition of property.				



Photographic Log
Client-Provided Photos

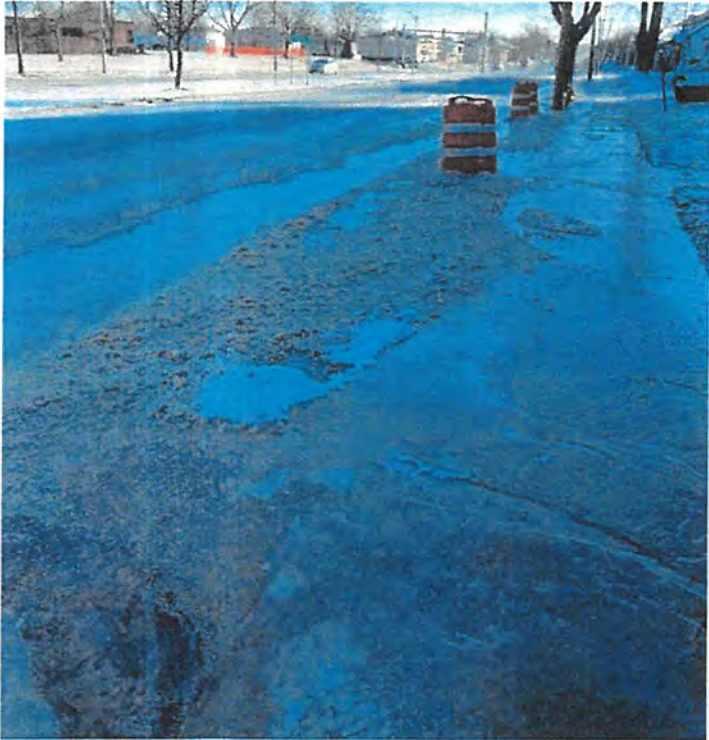
Client Name: Wisconsin Lakefront Property Management LLC		Site Location: 8509 West Oklahoma Avenue Milwaukee, WI 53227	Project No. 20.0159321.00
Photo No. 21	Date: 1/24/25		
Direction Photo Taken: East			
Description: Client-provided photograph at the time of the water main break. Condition of property.			

Photo No. 22	Date: 1/24/25	
Direction Photo Taken: Southeast		
Description: Client-provided photograph at the time of the water main break. Condition of property.		



Photographic Log
Client-Provided Photos

Client Name: Wisconsin Lakefront Property Management LLC		Site Location: 8509 West Oklahoma Avenue Milwaukee, WI 53227	Project No. 20.0159321.00
Photo No. 23	Date: 1/24/25		
Direction Photo Taken: South			
Description: Client-provided photograph at the time of the water main break. Condition of property.			

Photo No. 24	Date: 1/24/25		
Direction Photo Taken: East			
Description: Client-provided photograph at the time of the water main break. Condition of property.			



Photographic Log
Client-Provided Photos

Client Name: Wisconsin Lakefront Property Management LLC		Site Location: 8509 West Oklahoma Avenue Milwaukee, WI 53227	Project No. 20.0159321.00
Photo No. 25	Date: 1/24/25		
Direction Photo Taken: West			
Description: Client-provided photograph at the time of the water main break. Condition of property.			

Photo No. 26	Date: 1/24/25		
Direction Photo Taken: West			
Description: Client-provided photograph at the time of the water main break. Condition of property.			



ATTACHMENT 3

**Photographic Log
Site Conditions**



Photographic Log Site Conditions

Client Name: Wisconsin Lakefront Property Management LLC		Site Location: 8509 West Oklahoma Avenue Milwaukee, WI 53227	Project No. 20.0159321.00
Photo No. 1	Date: 4/30/25		
Direction Photo Taken: South			
Description: Northern exterior of building.			

Photo No. 2	Date: 4/30/25	
Direction Photo Taken: South		
Description: Northern exterior of building.		



Photographic Log Site Conditions

Client Name: Wisconsin Lakefront Property Management LLC		Site Location: 8509 West Oklahoma Avenue Milwaukee, WI 53227	Project No. 20.0159321.00
Photo No. 3	Date: 4/30/25		
Direction Photo Taken: South			
Description: Northern exterior of building.			

Photo No. 4	Date: 4/30/25	
Direction Photo Taken: South		
Description: Northern exterior of building.		



Photographic Log Site Conditions

Client Name: Wisconsin Lakefront Property Management LLC		Site Location: 8509 West Oklahoma Avenue Milwaukee, WI 53227	Project No. 20.0159321.00
Photo No. 5	Date: 4/30/25		
Direction Photo Taken: South			
Description: Northern exterior of building.			

Photo No. 6	Date: 4/30/25	
Direction Photo Taken: South		
Description: Northern exterior of building.		



Photographic Log Site Conditions

Client Name: Wisconsin Lakefront Property Management LLC		Site Location: 8509 West Oklahoma Avenue Milwaukee, WI 53227	Project No. 20.0159321.00
Photo No. 7	Date: 4/30/25		
Direction Photo Taken: South			
Description: Northern exterior of building.			

Photo No. 8	Date: 4/30/25	
Direction Photo Taken: South		
Description: Northern exterior of building.		



Photographic Log
Site Conditions

Client Name: Wisconsin Lakefront Property Management LLC		Site Location: 8509 West Oklahoma Avenue Milwaukee, WI 53227	Project No. 20.0159321.00
Photo No. 9	Date: 4/30/25		
Direction Photo Taken: South			
Description: Northern exterior of building.			

Photo No. 10	Date: 4/30/25	
Direction Photo Taken: South		
Description: Northern exterior of building.		



Photographic Log Site Conditions

Client Name: Wisconsin Lakefront Property Management LLC		Site Location: 8509 West Oklahoma Avenue Milwaukee, WI 53227	Project No. 20.0159321.00
Photo No. 11	Date: 4/30/25		
Direction Photo Taken: West			
Description: Area of water main repair on Oklahoma Avenue.			

Photo No. 12	Date: 4/30/25	
Direction Photo Taken: West		
Description: Area of water main repair on Oklahoma Avenue.		



Photographic Log Site Conditions

Client Name: Wisconsin Lakefront Property Management LLC		Site Location: 8509 West Oklahoma Avenue Milwaukee, WI 53227	Project No. 20.0159321.00
Photo No. 13	Date: 4/30/25		
Direction Photo Taken: South			
Description: Separation of patio from structure on north side of building.			

Photo No. 14	Date: 4/30/25	
Direction Photo Taken: N/A		
Description: Separation and cracking of patio from structure on north side of building.		



Photographic Log Site Conditions

Client Name: Wisconsin Lakefront Property Management LLC		Site Location: 8509 West Oklahoma Avenue Milwaukee, WI 53227	Project No. 20.0159321.00
Photo No. 15	Date: 4/30/25		
Direction Photo Taken: N/A			
Description: Separation and cracking of patio from structure on north side of building.			

Photo No. 16	Date: 4/30/25	
Direction Photo Taken: N/A		
Description: Separation and cracking of patio from structure on north side of building.		



Photographic Log Site Conditions

Client Name: Wisconsin Lakefront Property Management LLC		Site Location: 8509 West Oklahoma Avenue Milwaukee, WI 53227	Project No. 20.0159321.00
Photo No. 17	Date: 4/30/25		
Direction Photo Taken: West			
Description: Settlement and separation of patio from structure on north side of building.			

Photo No. 18	Date: 4/30/25	
Direction Photo Taken: West		
Description: Cracking of mortar on western wall of basement/parking structure.		



Photographic Log Site Conditions

Client Name: Wisconsin Lakefront Property Management LLC		Site Location: 8509 West Oklahoma Avenue Milwaukee, WI 53227	Project No. 20.0159321.00
Photo No. 19	Date: 4/30/25		
Direction Photo Taken: West			
Description: Cracking of mortar on west wall of basement/parking structure.			

Photo No. 20	Date: 4/30/25	
Direction Photo Taken: West		
Description: Cracking of mortar and block on western wall of basement/parking structure.		



Photographic Log Site Conditions

Client Name: Wisconsin Lakefront Property Management LLC		Site Location: 8509 West Oklahoma Avenue Milwaukee, WI 53227	Project No. 20.0159321.00
Photo No. 21	Date: 4/30/25		
Direction Photo Taken: West			
Description: Cracking of mortar and block on western wall of basement/parking structure. Observation borehole present.			

Photo No. 22	Date: 4/30/25	
Direction Photo Taken: North		
Description: Parking areas 2 & 3 along northern wall of basement/parking structure. Observation boreholes present.		



Photographic Log Site Conditions

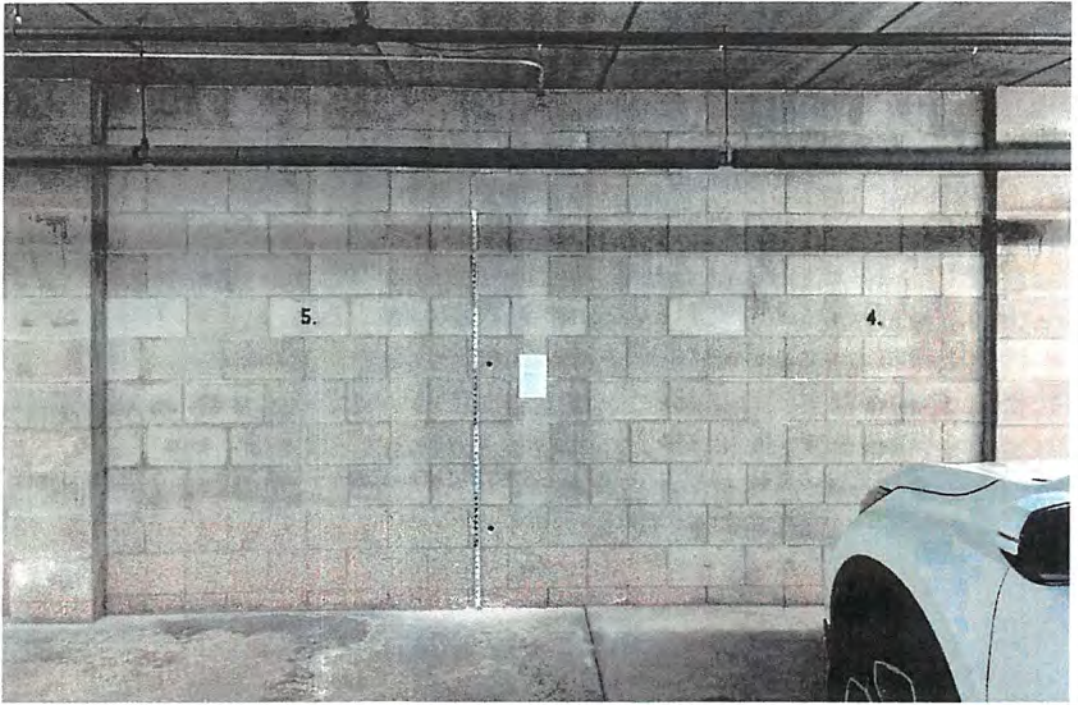
Client Name: Wisconsin Lakefront Property Management LLC		Site Location: 8509 West Oklahoma Avenue Milwaukee, WI 53227	Project No. 20.0159321.00
Photo No. 23	Date:		
Direction Photo Taken: North			
Description: Parking areas 4 & 5 along northern wall of basement/parking structure. Observation boreholes present.			

Photo No. 24	Date: 4/30/25	
Direction Photo Taken: North		
Description: Parking areas 6 & 7 along northern wall of basement/parking structure. Observation boreholes present.		



Photographic Log Site Conditions

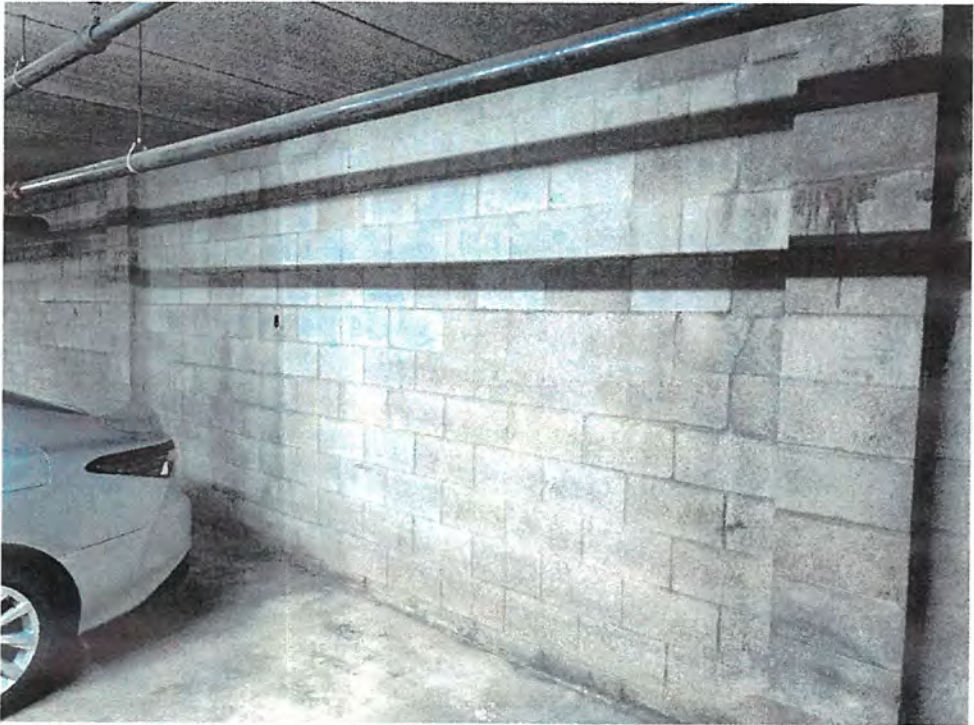
Client Name: Wisconsin Lakefront Property Management LLC		Site Location: 8509 West Oklahoma Avenue Milwaukee, WI 53227	Project No. 20.0159321.00
Photo No. 25	Date: 4/30/25		
Direction Photo Taken: North			
Description: Cracking of mortar on northern wall of basement/parking structure near parking areas 6 & 7.			

Photo No. 26	Date:	
Direction Photo Taken: North		
Description: Cracking of mortar and block on northern wall of basement/parking structure near parking areas 6 & 7.		



Photographic Log Site Conditions

Client Name: Wisconsin Lakefront Property Management LLC		Site Location: 8509 West Oklahoma Avenue Milwaukee, WI 53227	Project No. 20.0159321.00
Photo No. 27	Date: 4/30/25		
Direction Photo Taken: North			
Description: Cracking of mortar and block on northern wall of basement/parking structure near parking areas 6 & 7.			

Photo No. 28	Date: 4/30/25	
Direction Photo Taken: Northwest		
Description: Parking area 8, northern wall of basement/parking structure.		



Photographic Log Site Conditions

Client Name: Wisconsin Lakefront Property Management LLC		Site Location: 8509 West Oklahoma Avenue Milwaukee, WI 53227	Project No. 20.0159321.00
Photo No. 29	Date: 4/30/25		
Direction Photo Taken: North			
Description: Cracking of mortar and block on northern wall of basement/parking structure near parking area 8.			

Photo No. 30	Date: 4/30/25	
Direction Photo Taken: North		
Description: Parking areas 9 & 10 along northern wall of basement/parking structure. Observation boreholes present.		



Photographic Log Site Conditions

Client Name: Wisconsin Lakefront Property Management LLC		Site Location: 8509 West Oklahoma Avenue Milwaukee, WI 53227	Project No. 20.0159321.00
Photo No. 31	Date: 4/30/25		
Direction Photo Taken: North			
Description: Parking area 9 along northern wall of basement/parking structure. Observation boreholes present.			

Photo No. 32	Date: 4/30/25	
Direction Photo Taken: North		
Description: Parking area 10 along northern wall of basement/parking structure.		



Photographic Log Site Conditions

Client Name: Wisconsin Lakefront Property Management LLC		Site Location: 8509 West Oklahoma Avenue Milwaukee, WI 53227	Project No. 20.0159321.00
Photo No. 33	Date: 4/30/25		
Direction Photo Taken: Northeast			
Description: Parking area 9 along northern wall of basement/parking structure. Observation boreholes present.			

Photo No. 34	Date: 4/30/25	
Direction Photo Taken: North		
Description: Parking area 9 along northern wall of basement/parking structure. Observation test pit present.		



Photographic Log Site Conditions

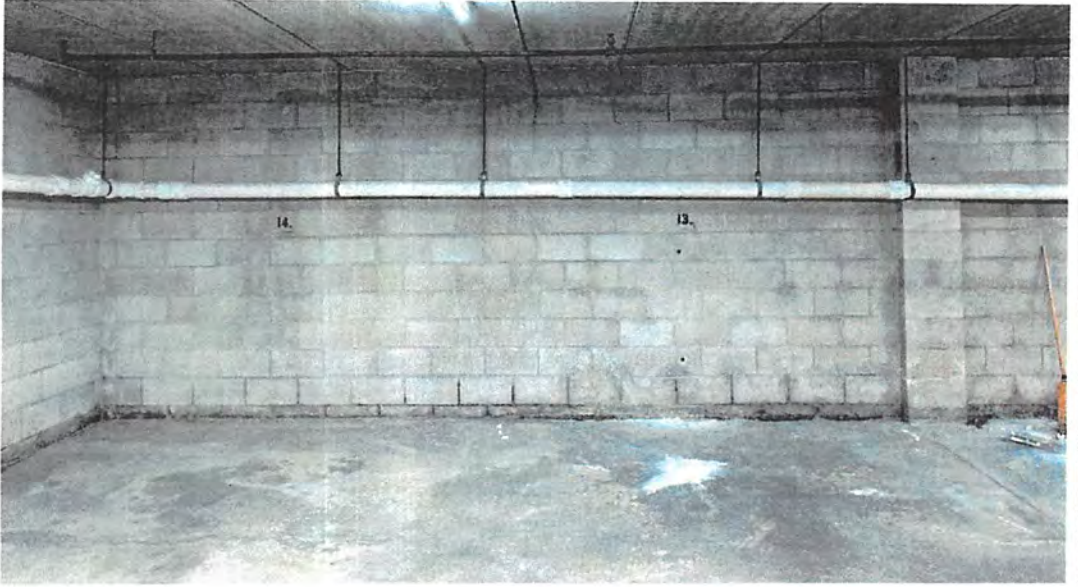
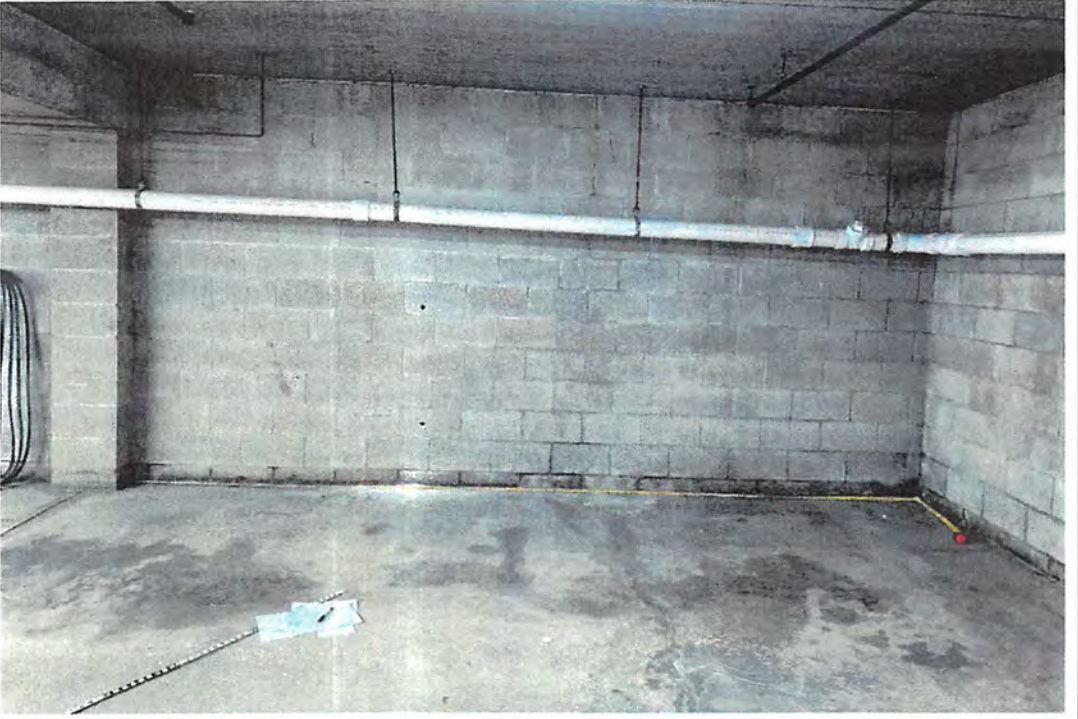
Client Name: Wisconsin Lakefront Property Management LLC		Site Location: 8509 West Oklahoma Avenue Milwaukee, WI 53227	Project No. 20.0159321.00
Photo No. 35	Date: 4/30/25		
Direction Photo Taken: North			
Description: Parking area 13 & 14 along northern wall of basement/parking structure. Observation boreholes present.			

Photo No. 36	Date: 4/30/25	
Direction Photo Taken: West		
Description: Western wall of basement/parking structure. Observation holes present.		



ATTACHMENT 4

Photographic Log
Site Investigation



Photographic Log Site Investigation

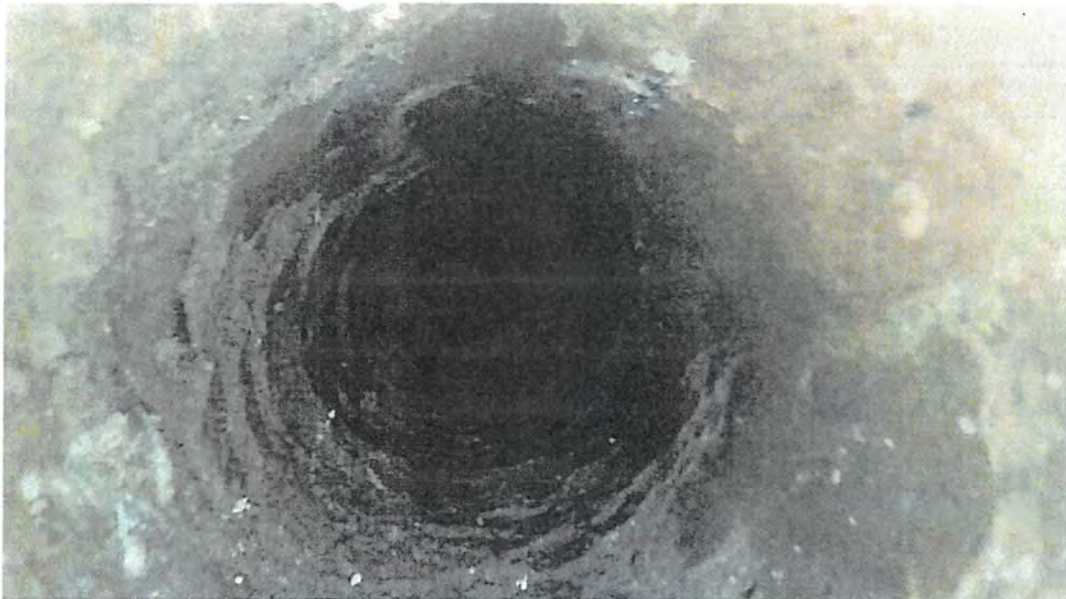
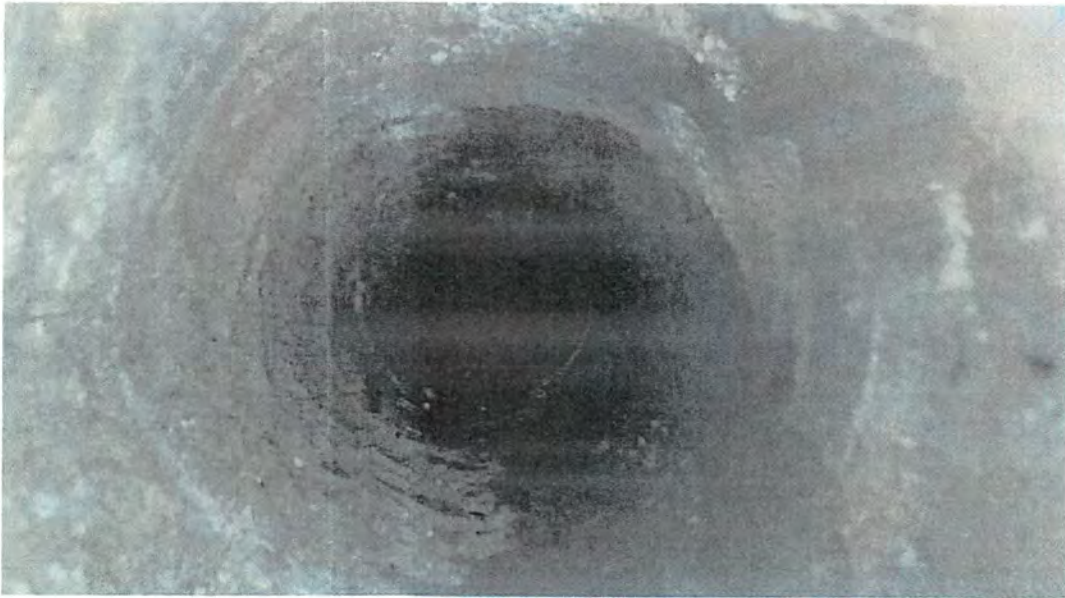
Client Name: Wisconsin Lakefront Property Management LLC		Site Location: 8509 West Oklahoma Avenue Milwaukee, WI 53227	Project No. 20.0159321.00
Photo No. 1	Date: 4/30/25		
Direction Photo Taken: North			
Description: Soil conditions near parking area 2 and 3 (lower observational borehole). Image shows soils just north of CMU block wall.			

Photo No. 2	Date: 4/30/25	
Direction Photo Taken: North		
Description: Soil conditions near parking area 2 and 3 (upper observational borehole). Image shows soils just north of CMU block wall.		



Photographic Log Site Investigation

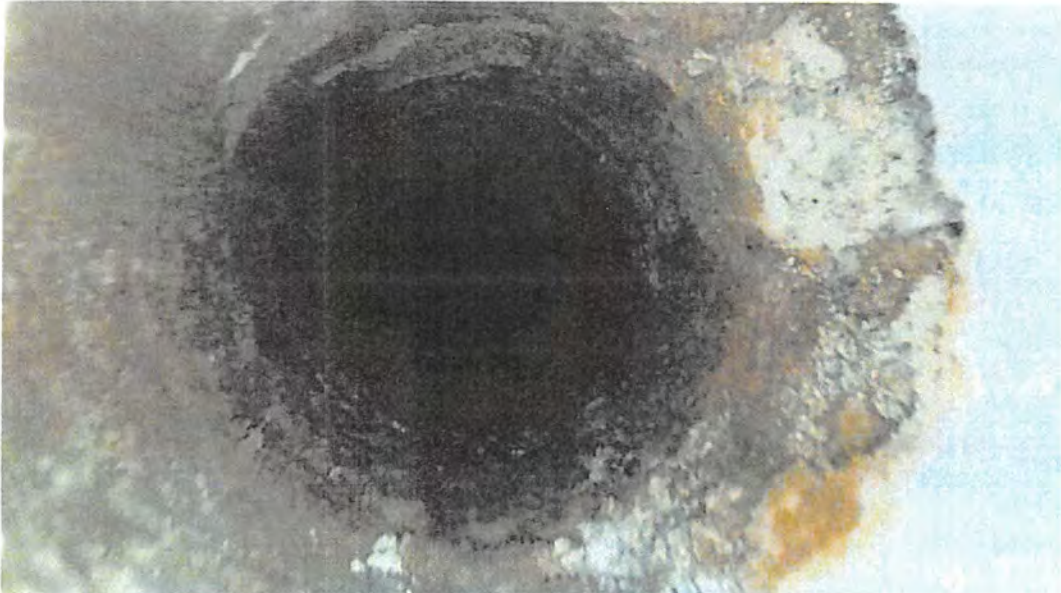
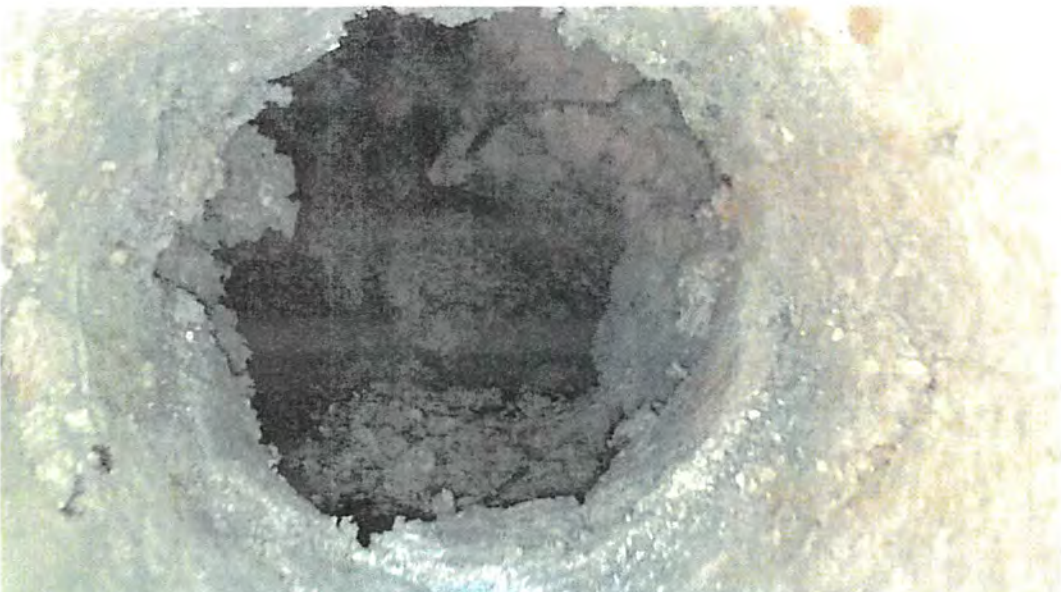
Client Name: Wisconsin Lakefront Property Management LLC		Site Location: 8509 West Oklahoma Avenue Milwaukee, WI 53227	Project No. 20.0159321.00
Photo No. 3	Date: 4/30/25		
Direction Photo Taken: North			
Description: Soil conditions near parking areas 4 and 5 (lower observational borehole). Image shows soils just north of CMU block wall.			

Photo No. 4	Date: 4/30/25	
Direction Photo Taken: North		
Description: Soil conditions near parking areas 4 and 5 (upper observational borehole). Image shows soils and void space just north of CMU block wall.		



Photographic Log Site Investigation

Client Name: Wisconsin Lakefront Property Management LLC		Site Location: 8509 West Oklahoma Avenue Milwaukee, WI 53227	Project No. 20.0159321.00
Photo No. 5	Date: 4/30/25		
Direction Photo Taken: North			
Description: Soil conditions near parking areas 4 and 5 (upper observational borehole). Image shows soils and void space just north of CMU block wall.			

Photo No. 6	Date: 4/30/25	
Direction Photo Taken: North		
Description: Soil conditions near parking areas 4 and 5 (upper observational borehole). Image shows soils and void space just north of CMU block wall.		



Photographic Log Site Investigation

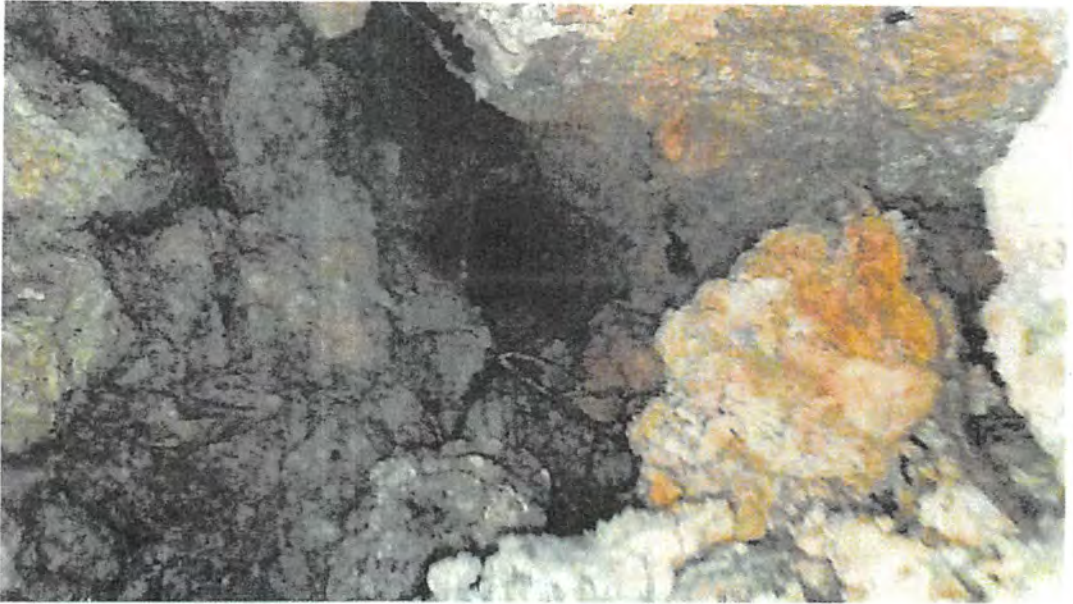
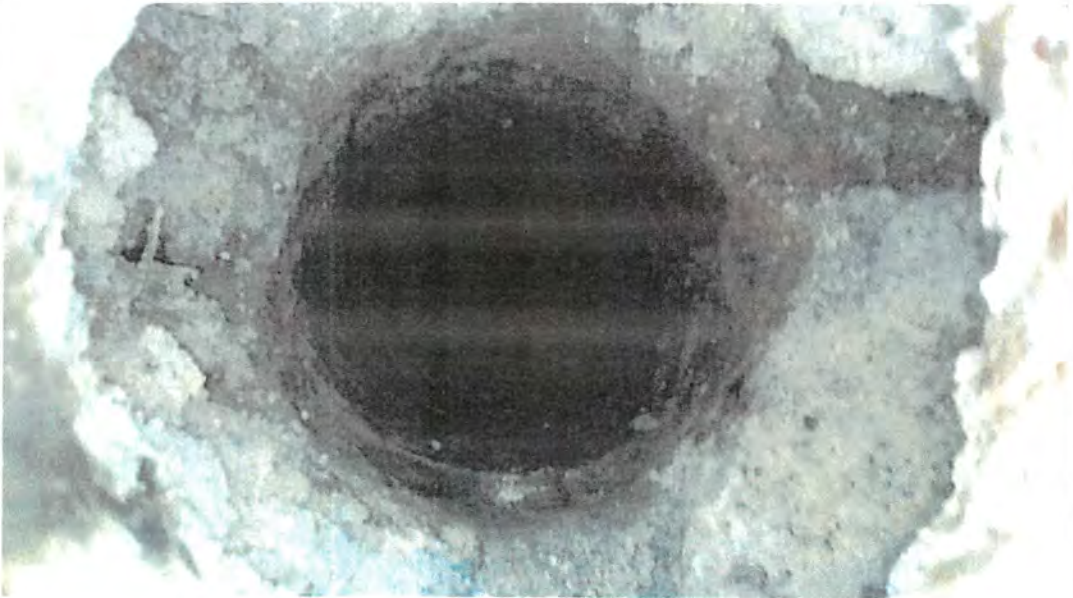
Client Name: Wisconsin Lakefront Property Management LLC		Site Location: 8509 West Oklahoma Avenue Milwaukee, WI 53227	Project No. 20.0159321.00
Photo No. 7	Date: 4/30/25		
Direction Photo Taken: North			
Description: Soil conditions near parking areas 4 and 5 (upper observational borehole). Image shows soils and void space just north of CMU block wall.			

Photo No. 8	Date: 4/30/25	
Direction Photo Taken: North		
Description: Soil conditions near parking areas 4 and 5 (upper observational borehole). Image shows soils and void space just north of CMU block wall.		



Photographic Log Site Investigation

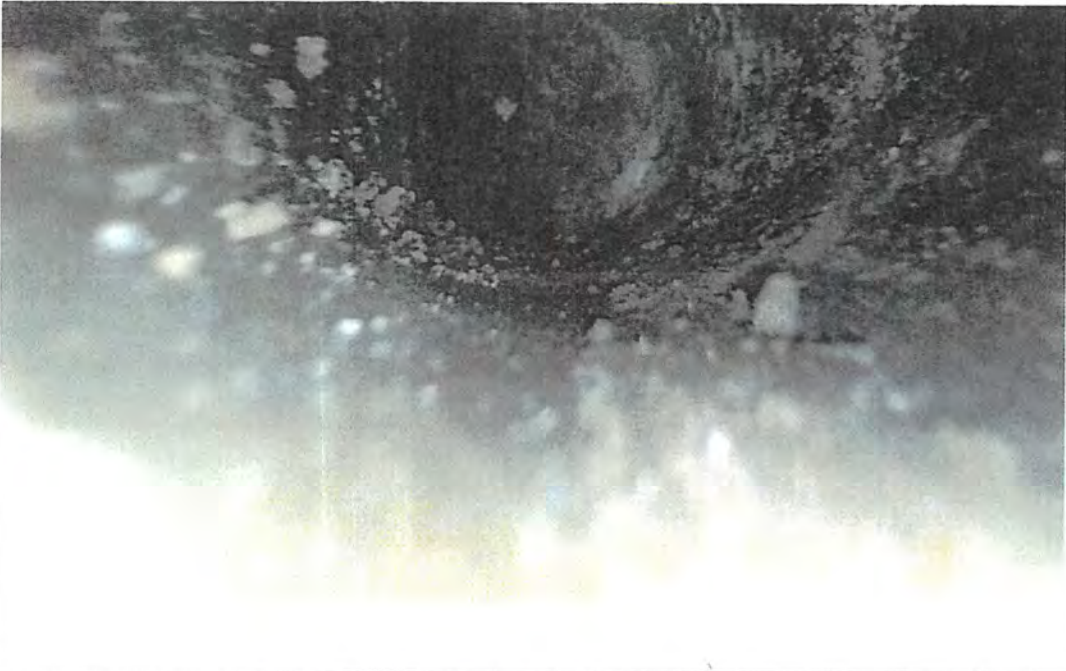
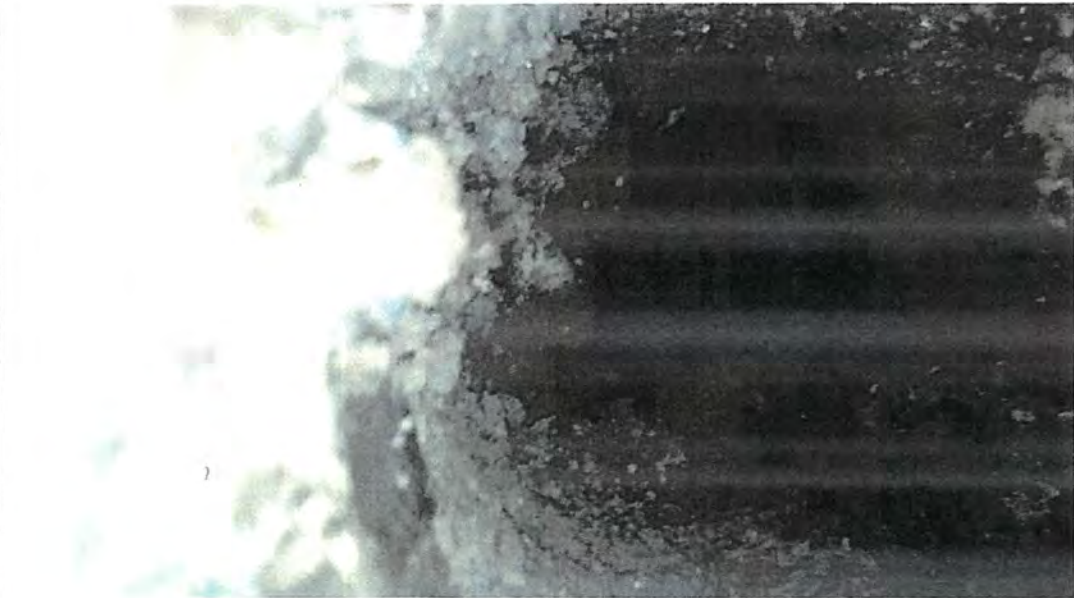
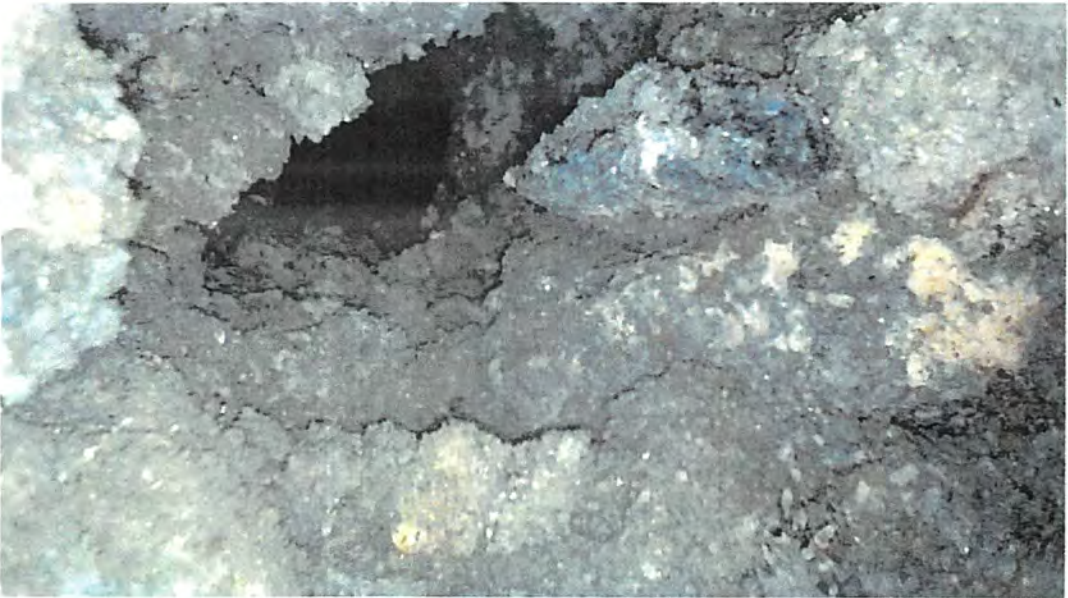
Client Name: Wisconsin Lakefront Property Management LLC		Site Location: 8509 West Oklahoma Avenue Milwaukee, WI 53227	Project No. 20.0159321.00
Photo No. 9	Date: 4/30/25		
Direction Photo Taken: North			
Description: Soil conditions near parking area 6 and 7 (upper observational borehole). Image shows soils just north of CMU block wall.			

Photo No. 10	Date: 4/30/25	
Direction Photo Taken: North		
Description: Soil conditions near parking areas 6 and 7 (upper observational borehole). Image shows soils and void space just north of CMU block wall.		



Photographic Log Site Investigation

Client Name: Wisconsin Lakefront Property Management LLC		Site Location: 8509 West Oklahoma Avenue Milwaukee, WI 53227	Project No. 20.0159321.00
Photo No. 11	Date: 4/30/25		
Direction Photo Taken: North			
Description: Soil conditions near parking areas 6 and 7 (upper observational borehole). Image shows soils and void space just north of CMU block wall.			

Photo No. 12	Date: 4/30/25		
Direction Photo Taken: North			
Description: Soil conditions near parking areas 6 and 7 (upper observational borehole). Image shows soils and void space just north of CMU block wall.			



Photographic Log Site Investigation

Client Name: Wisconsin Lakefront Property Management LLC		Site Location: 8509 West Oklahoma Avenue Milwaukee, WI 53227	Project No. 20.0159321.00
Photo No. 13	Date: 4/30/25		
Direction Photo Taken: North			
Description: Soil conditions near parking areas 6 and 7 (upper observational borehole). Image shows soils and void space just north of CMU block wall.			

Photo No. 14	Date: 4/30/25	
Direction Photo Taken: North		
Description: Soil conditions near parking areas 6 and 7 (upper observational borehole). Image shows soils and void space just north of CMU block wall.		



Photographic Log Site Investigation

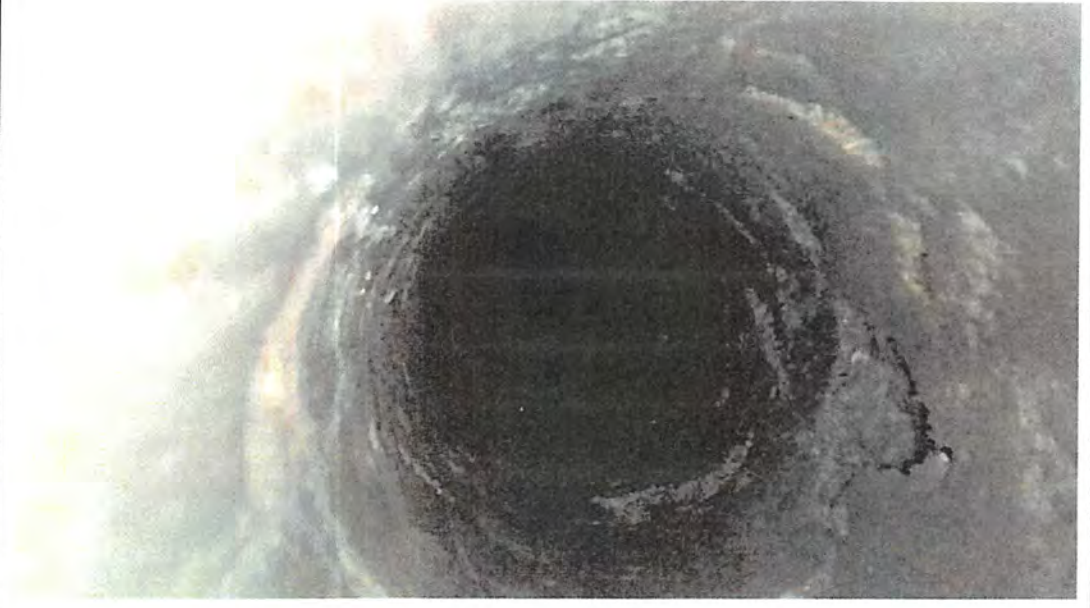
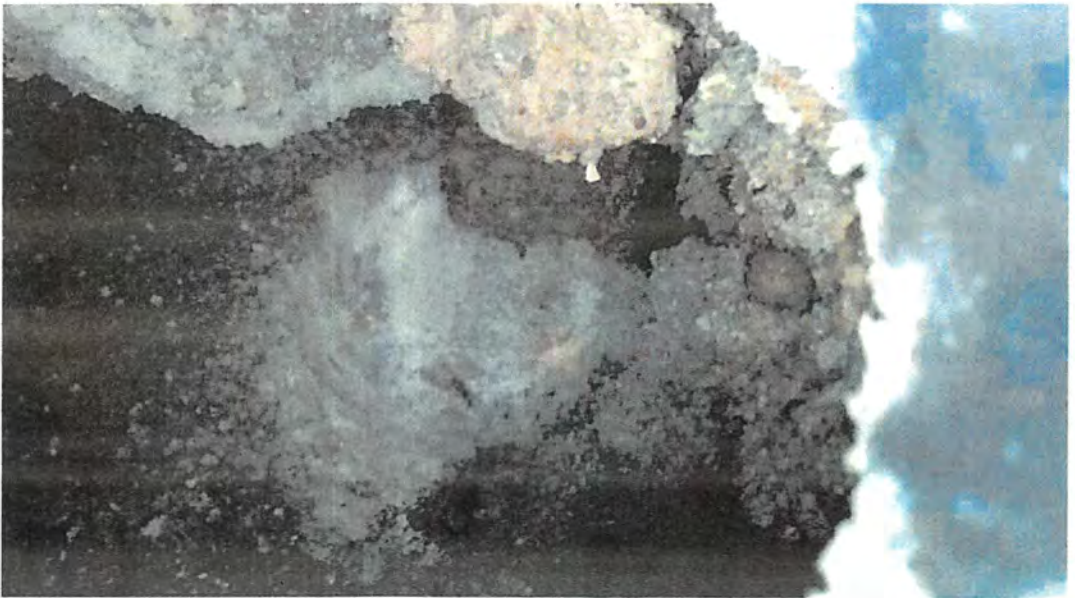
Client Name: Wisconsin Lakefront Property Management LLC		Site Location: 8509 West Oklahoma Avenue Milwaukee, WI 53227	Project No. 20.0159321.00
Photo No. 15	Date: 4/30/25		
Direction Photo Taken: North			
Description: Soil conditions near parking area 9 and 10 (upper observational borehole). Image shows soils just north of CMU block wall.			

Photo No. 16	Date: 4/30/25	
Direction Photo Taken: North		
Description: Soil conditions near parking area 13 (lower observational borehole). Image shows soils and void space just north of CMU block wall.		



Photographic Log Site Investigation

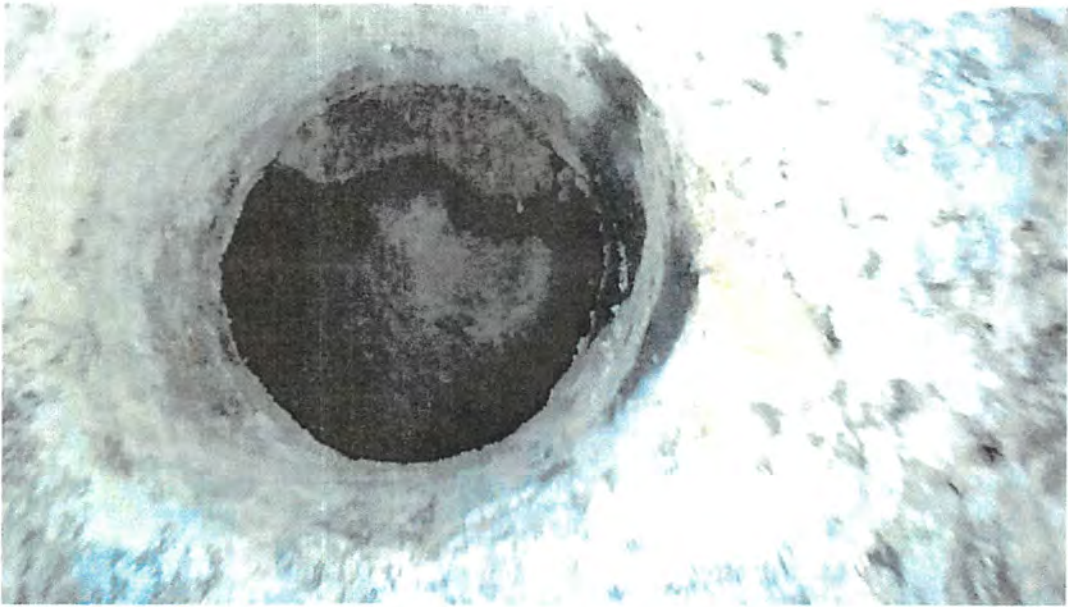
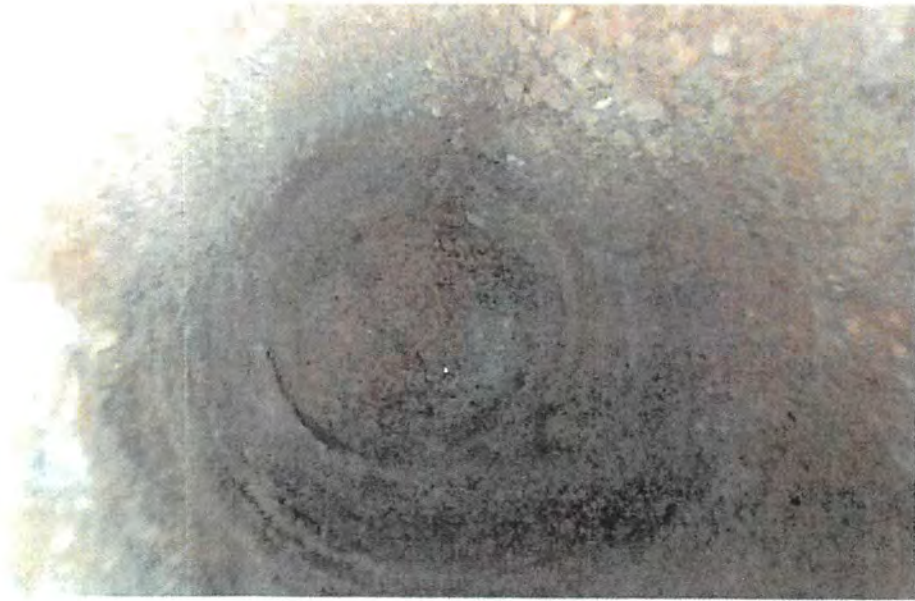
Client Name: Wisconsin Lakefront Property Management LLC		Site Location: 8509 West Oklahoma Avenue Milwaukee, WI 53227	Project No. 20.0159321.00
Photo No. 17	Date: 4/30/25		
Direction Photo Taken: North			
Description: Soil conditions near parking area 13 (lower observational borehole). Image shows soils and void space just north of CMU block wall.			

Photo No. 18	Date: 4/30/25	
Direction Photo Taken: West		
Description: Soil conditions near parking area 14 (lower observational borehole).		



Photographic Log Site Investigation

Client Name: Wisconsin Lakefront Property Management LLC		Site Location: 8509 West Oklahoma Avenue Milwaukee, WI 53227	Project No. 20.0159321.00
Photo No. 19	Date: 4/30/25		
Direction Photo Taken: West			
Description: Soil conditions near parking area 14 (upper observational borehole).			

Photo No. 20	Date: 4/30/25	
Direction Photo Taken: West		
Description: Soil conditions near parking area 14 (upper observational borehole).		



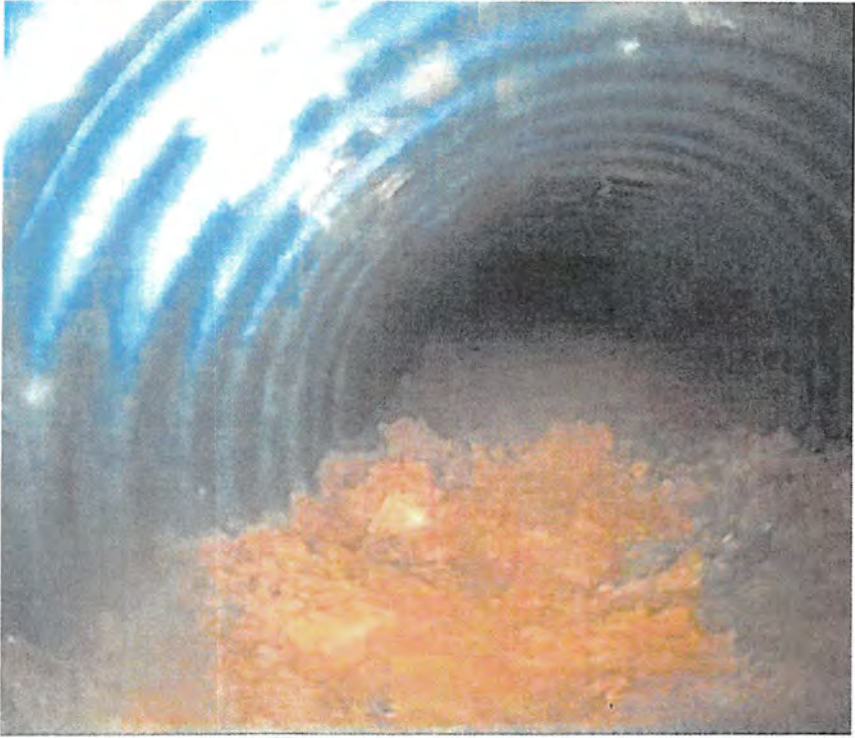
Photographic Log Site Investigation

Client Name: Wisconsin Lakefront Property Management LLC		Site Location: 8509 West Oklahoma Avenue Milwaukee, WI 53227	Project No. 20.0159321.00
Photo No. 21	Date: 4/30/25		
Direction Photo Taken: East			
Description: Interior drain tile of northern wall in basement/ parking structure.			

Photo No. 22	Date: 4/30/25	
Direction Photo Taken: North		
Description: Interior drain tile of western wall in basement/ parking near sump crock. Relatively clear with minor infill.		



Photographic Log Site Investigation

Client Name: Wisconsin Lakefront Property Management LLC		Site Location: 8509 West Oklahoma Avenue Milwaukee, WI 53227	Project No. 20.0159321.00
Photo No. 23	Date:		
Direction Photo Taken: North			
Description: Interior drain tile of western wall in basement/ parking approximately 4 feet from sump crock. Drain tile approximately half-full of sediment.			

WISCONSIN LAKEFRONT PROPERTY MANAGEMENT LLC

P.O. Box 973
Solana Beach, CA
866-542-5851
Fax 858-792-2680

INVOICES



PHOTOGRAPH BY: SID GR

Sid Grinker Restoration, Inc.
1719 N Vel R Phillips Ave
Milwaukee, WI 53212
(414) 264-7470

Date: 02/19/25

Invoice #: SI-26601

INVOICE

Bill To:

LakeFront Property LLC
1523 Sheridan Rd Suite C
Kenosha, WI 53140

Project Address:

Manor View Apts Parking Basement
Attn: Allen Boelk
8509 W Oklahoma Ave
Milwaukee, WI 53227

PM	Job #	Incident / Contact Date	Terms
Todd Halbur	13332MIT-NONINS	01/24/25	Due Upon Receipt
Description			Total

Mitigation Services

- Extract water from flooring.
- Install, monitor, and remove equipment where needed.
- Apply anti-microbial agent where needed.

\$1,145.45

Thank you for using Sid Grinker Restoration, Inc.

Tax Id #39-0983766

Subtotal \$1,145.45

NO TAX \$0.00

Total: \$1,145.45

Amount Due: \$1,145.45

INVOICE

N & J Plumbing
2510 S 85th St
West Allis, WI 53227

NandJPlumbing@gmail.com
+1 (262) 777-0128



Manorview Apartments

Bill to
8509 W Oklahoma Ave
West Allis
WI
53227
United States

Ship to
8509 W Oklahoma Ave
West Allis
WI
53227
United States

Invoice details

Invoice no.: 12707
Invoice date: 01/27/2025
Due date: 01/29/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Plumbing Services	Manorview Apartments Flushing and draining of both water heaters to remove sand and sediment Snaking of 4 " floor drain in utility room	1	\$420.00	\$420.00

Total **\$420.00**

Note to customer

Payment can be made by cash or check made payable to N & J Plumbing.

If you wish to pay by credit card please reach out to Jon

Overdue

01/29/2025

N & J Plumbing

2510 S 85th St
West Allis, WI 53227
+12627770128

NandJPlumbing@gmail.com



INVOICE

BILL TO

Allen Boelk
Manorview Apartments
8509 W Oklahoma Ave
West Allis, WI 53227
United States

SHIP TO

Allen Boelk
Manorview Apartments
8509 W Oklahoma Ave
West Allis, WI 53227
United States

INVOICE # 12739**DATE** 05/05/2025**DUE DATE** 05/05/2025**TERMS** Due on receipt**DESCRIPTION****AMOUNT**

Invoice for plumbing services at:
Manorview Apps

250.00

- Drill 1 1/4" holes through block wall, used jack hammer to open section in floor to allow camera in

Payment can be made by cash or check made payable to N & J Plumbing.

If you wish to pay by credit card please reach out to Jon

SUBTOTAL

250.00

TAX

0.00

TOTAL

250.00

BALANCE DUE**\$250.00**



Liquid Environmental Solutions
dba Giddings Hawkins
PO Box 14067
West Allis, WI 53214-0067
Office (414) 649-8474

BILL TO

Manorview Apartments
8509 West Oklahoma Avenue
Milwaukee, WI 53227 USA

INVOICE
64281

INVOICE DATE
1/28/2025

JOB ADDRESS

Manorview Apartments
8509 West Oklahoma Avenue
Milwaukee, WI 53227 USA

Completed Date 1/28/2025

Customer PO #

Payment Term Due Upon Receipt - COPY

Due Date 2/27/2025

TASK	DESCRIPTION	QTY	PRICE	TOTAL
CB1	Furnish all labor, material and equipment necessary to clean one (1) catch basin	1.00	\$525.00	\$525.00
WJ1	Furnish all labor, material and equipment necessary to water jet one (1) line	1.00	\$225.00	\$225.00
SUB-TOTAL				\$750.00
TAX				\$44.25
TOTAL DUE				\$794.25
PAYMENT				\$0.00
BALANCE DUE				\$794.25

Thank you for choosing Giddings Hawkins to handle all of your maintenance needs! A service fee will be charged for any returned checks, and a financing charge of 1.5% per month shall be applied for overdue amounts.

Please mail your check made payable to Liquid Environmental Solutions dba Giddings Hawkins to:
P.O. Box 14067, West Allis, WI 53214-0067



SEWER & DRAIN CLEANING SPECIALISTS

15225 WEST ROGERS DRIVE

NEW BERLIN, WI 53151

PHONE (262) 783-4506

INVOICE

DATE

February 5, 2025

NUMBER

02052025

Manor View Apartments

P.O. Box 973

Solana Beach, CA 92075

8509 W Oklahoma Ave

TERMS: If not paid in 30 days, ~~20%~~ interest will be added to the balance.

PLEASE DETACH AND RETURN WITH YOUR REMITTANCE

DATE

CHARGES AND CREDITS

BALANCE FORWARD

BALANCE

8509 W Oklahoma Ave

1/24/25

Rod floor drain on east side of underground parking
garage out of stoppage sand found in trap

Total amount due

\$165.00

Ajacks
LLC

Thank You

PAY LAST AMOUNT
IN THIS COLUMN



Known for excellence.
Built on trust.

WWW.GZA.COM

GEOTECHNICAL | ENVIRONMENTAL | ECOLOGICAL | WATER | CONSTRUCTION MANAGEMENT

GZA GeoEnvironmental, Inc.
17975 West Sarah Lane, Suite 100
Brookfield, WI 53045
(262) 754-2560

INVOICE

May 13, 2025

Project No: 20.0159321.00

Invoice No: 0902737

Mr. Allen Boelk
Property Manager
Wisconsin Lakefront Property Management LLC
Manorview Apartments Homes LLC
8509 West Oklahoma Avenue
No. 110
Milwaukee, WI 53227-4600

Project 20.0159321.00 Manorview Apts MKE-Geotechnical Eval
8509 West Oklahoma Avenue

Professional Services through May 16, 2025

Task 0001 Site Meeting

Professional Personnel

	Hours	Rate	Amount
Associate Principal/Project Reviewer	5.00	231.00	1,155.00
Administrative Manager	.75	116.00	87.00
Totals	5.75		1,242.00
Total Labor			1,242.00

Other

Communication fee			37.26
Total Other			37.26

Total this Task \$1,279.26

Task 0002 Site Recon/Ltd Subsurface Exploration

Professional Personnel

	Hours	Rate	Amount
Assistant Project Manager	11.00	152.00	1,672.00
Engineer/Geologist/Env. Specialist I	9.50	137.00	1,301.50
Technical Graphics Technician	2.50	142.00	355.00
Totals	23.00		3,328.50
Total Labor			3,328.50

Preferred Payment Method is ACH/Wire:

Bank Name: KeyBank
ABA Routing: 011200608
Bank Account: 199681004925
Remittance Notification: receivables@gza.com

Check Remittance Address:

GZA GeoEnvironmental, Inc.
P.O. Box 711810
Cincinnati, OH 45271-1810

Project	20.0159321.00	Manorview Apts MKE-Geotechnical Eval	Invoice	0902737
Reimbursable Expenses				
Equipment and Rentals			37.47	
Total Reimbursables	1.15 times		37.47	43.09
Other Reimbursables				
Vehicle Recovery			21.75	
Total Other Reimbursables	1.0 times		21.75	21.75
Other				
Communication fee			99.86	
Total Other			99.86	99.86
Total this Task				\$3,493.20

Task	0003	Soil Classification & Laboratory Testing		
Professional Personnel				
		Hours	Rate	Amount
Engineer/Geologist/Env. Specialist I		1.50	137.00	205.50
Totals		1.50		205.50
Total Labor				205.50
Other				
Communication fee			6.17	
Total Other			6.17	6.17
Total this Task				\$211.67

Task	0004	Memorandum of Findings		
Professional Personnel				
		Hours	Rate	Amount
Associate Principal/Project Reviewer		7.25	231.00	1,674.75
Assistant Project Manager		3.75	152.00	570.00
Engineer/Geologist/Env. Specialist I		11.00	137.00	1,507.00
Senior Administrative Assistant		1.80	116.00	208.80
Totals		23.80		3,960.55
Total Labor				3,960.55
Other				
Communication fee			118.82	
Total Other			118.82	118.82
Total this Task				\$4,079.37
Total this Invoice				<u>\$9,063.50</u>

Project Manager	Virginia Larimore			
Preferred Payment Method is ACH/Wire:			Check Remittance Address:	
Bank Name: KeyBank			GZA GeoEnvironmental, Inc.	
ABA Routing: 011200608			P.O. Box 711810	
Bank Account: 199681004925			Cincinnati, OH 45271-1810	
Remittance Notification: receivables@gza.com				

WISCONSIN LAKEFRONT PROPERTY MANAGEMENT LLC

P.O. Box 973
Solana Beach, CA
866-542-5851
Fax 858-792-2680

ESTIMATES

CLETE LONG IV CONSTRUCTION

Date: 5/12/2025

Concrete-Masonry-Foundation Repair Specialist
10651 South Nicholson Rd Oak Creek WI
(414)-397-3858
Cletelong@gmail.com

Proposal

- Submitted to: Manorview Apartments
- Point of Contact: Allen Boelk, Property Manager
- Site Address: 8509 W. Oklahoma Ave Milwaukee WI
- Phone: 414-322-6677
- Email: allenb@windwardcovelc.com

- We hereby propose to furnish all the materials and labor necessary for the completion of...
 - Seepage and moisture patterns observed on the basement floor on North & West walls.
 - Remove concrete floor along perimeter of work area down to footing exposing clogged drain tile.
 - Ripout & replace approximately 205' of clogged inside drain tile within foundation.
 - Install new perforated drain tile after demo of existing tying into existing.
 - Install backer board floor edging waterproofing system on footing at 1st course of block.
 - Drill drain hole in each cell of block at first course for proper drainage into new drain tile.
 - Pour concrete floor over area worked with 4000psi minimum strength mix.
 - Grind out & tuckpoint cracks within foundation on North & West walls with type S mason mix.
 - Power buggy, skid steer & dump truck access necessary for job completion.
 - All permits/inspections necessary for job completion to be pulled & handled by the contractor.
 - Drain Tile repairs shall be installed to the exact standards given within the Wisconsin Association of Foundation Repair Professionals Guidebook.

All materials are guaranteed to be as specified for above work and completed in a workmanlike manner for the total sum of...

COSTS: Labor & Materials - \$20800.00

With payments to be made as follows:

\$10400.00 Due Upon Job Start.

\$10400.00 Due Upon Job Completion.

Any alterations of deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon accidents or delays beyond our control. Yard is subject to damage during the job, no final landscaping included. Liability insurance on above work to be taken out by the contractor. We reserve the right to place contractor lien on property for unpaid work. This proposal for work is valid for no more than 30 days after the date submitted.

Respectfully submitted by Clete S. Long IV _____

Acceptance of Proposal

The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date: _____ Signature: _____

ESTIMATE

EXQUISITE PROPERTY
MANAGEMENT LLC
1316 S 50th St
Milwaukee, WI 53214

lopez.edgar.dlg@gmail.com
+1 (414) 698-1439
www.exquisite-wi.com



Allen Boelk

Bill to

8509 W Oklahoma Ave West Allis Wisconsin
53227 USA

Ship to

8509 W Oklahoma Ave West Allis Wisconsin
53227 USA

Estimate details

Estimate no.: 1925
Estimate date: 04/29/2025
Expiration date: 05/30/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Services	Landscaping Project *New landscaping on the north side of the building. *Level the ground and install new seed. *Make new decorative stone beds along the building's length, 5 to 6 feet wide. *Plant new shrubs.	1	\$9,000.00	\$9,000.00
2.		Materials	Lawn & Garden Soil Trucks	3	\$649.99	\$1,949.97
3.		Materials	Premium Kentucky Bluegrass Seed	3	\$149.99	\$449.97
4.		Materials	Straw Blankets Erosion Control Roll	7	\$55.99	\$391.93
5.		Services	Staples package	1	\$89.99	\$89.99
6.		Materials	Decorative Mississippi Riverstone Cubic Yard	20	\$134.99	\$2,699.80
7.		Materials	Weeds Barrier Roll 6'X200	1	\$189.99	\$189.99
8.		Materials	Black Diamond Polystyrene Edge 5"X20'	10	\$19.99	\$199.90
9.		Materials	Japanese Yew Brown Globe, 18"	16	\$79.99	\$1,279.84
10.		Materials	Deciduous Burning Bush 3'	10	\$69.99	\$699.90
11.		Materials	Forsythia Meadowlark 18"	2	\$29.99	\$59.98
Subtotal						\$17,011.27

Sales tax \$625.78

Total \$17,637.05

Expiry date 05/30/2025

Accepted date

Accepted by



LP Advanced Construction LLC
Licensed, Bonded and Insured
Lpadvancedconstruction@hotmail.com
Patricio Lopez
(414) 426-7986

Contract

Manorview Apartments
Atten: Allen Boelk
Property Manager
414-333-6677
allenb@windwardcovellc.com

Job Site:

8509 W Oklahoma Ave
Milwaukee, WI 53227

Project:

Thank you for the opportunity to deliver a quotation for this project. We believe our firm can provide the necessary skills to make this a successful project. LP Advanced Construction is pleased to provide this quote and hopefully we exceed your expectations. Here you will find a much more detailed explanation of the work.

Assumption:

LP Advanced Construction is to provide labor, equipment and materials necessary for this project.

LP Advanced Construction will have unrestricted access to all necessary work areas.

LP Advanced Construction shall maintain workplace clean to prevent any accidents. Also agrees to keep the premises clean and to remove all debris needed during work hours.

LP Advanced Construction is to perform concrete work, install framework, place and finish concrete, remove all forms once the concrete has been cured.

LP Advanced Construction only warrants materials and labor that includes- pitch going in the right direction, finishing must be level, grooved and cured. This does not include cracks.

Scope of the work

Porch

To remove existing porch and haul away.

Build new porch 34' x 4', includes necessary gravel and 7" of concrete and reinforced with rebar.



Sidewalk

To remove existing sidewalk and haul away.

Build new sidewalk 16' x 5', includes 3" of gravel and 4" of concrete and reinforced with rebar.

Total price	\$4,200.00

50% of the full amount shall be paid on the first day of work.

The other 50% is due once all the work has been completed and approved.

We accept cash and checks. Make all checks payable to LP Advanced Construction LLC.

*Once the contract is signed by both parties the owner of the property is responsible for paying for the services provided by LP Advanced Construction LLC.

*Estimate time to complete work 2-3 days depending on forecast conditions.

Owner



Patricio Lopez 04/30/2025

Thank you for your business!

McCOY

CONTRACTORS

4230 NORTH 126th STREET
BROOKFIELD, WISCONSIN 53005
262-781-4045

MILWAUKEE'S
OLDEST & LARGEST
FOUNDATION SPECIALIST

Att: Allen Boelk 414-322-6677

OWNER Manorview Apartments PHONE _____ DATE 5-9-25
ADDRESS 8509 W. Oklahoma Ave Milwaukee ZIP 53227

PAGE 1 OF 1 PAGES

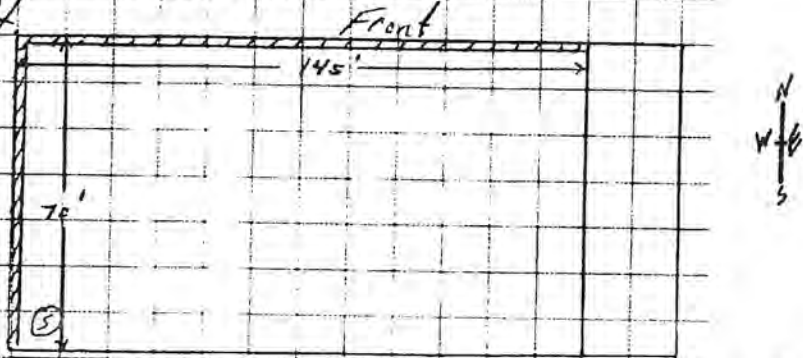
AGE OF BLDG. YRS.	OWNED FOR YRS.	PROBLEMS FOR YRS.	CONSTRUCTION	DEPTH FT.	DRAIN TILE	SUMP PUMP
<u>1972</u>						

ANALYSIS Water seepage where wall and floor meet with water in block due to water main break

McCOY CONTRACTORS, INC. HEREINAFTER REFERRED TO AS McCOY, PROPOSES TO FURNISH ALL LABOR, MATERIAL AND EQUIPMENT NECESSARY TO PERFORM THE FOLLOWING WORK. EXCLUDING ELECTRICAL, PLUMBING AND AIR CONDITIONING.

- Break open floor approx 18" off walls
- Remove all debris from area by hand
- Trench next to footing to allow proper pitch
- Clean and flush all bleeders
- Drill / Clean / Flush all bottom blocks
- Install appropriate pre drain tile with shad to sump
- Backfill with grade granular material / cement floor
- Chip out and touchpoint interior cracks as necessary for North and West walls
- Clean up all job related debris
- Includes permit

Indicates inside tile



STARTING DATE _____ COMPLETION DATE _____
CONTRACTOR GUARANTEES FOR A PERIOD OF 20 YEARS THE REPAIR OR REPLACEMENT OF ANY DEFECTIVE WORK AT NO ADDED COST. CONTRACTOR SHALL NOT BE RESPONSIBLE FOR ANY FOUNDATION SETTLING AND CRACKING AS A RESULT OF SUB-SOIL MOVEMENT. THE GUARANTEE DOES NOT COVER DAMPNES ON THE BASEMENT WALLS OR FLOOR
I HAVE READ THE REVERSE SIDE OF THIS PROPOSAL AND UNDERSTAND THIS AGREEMENT IS SUBJECT TO THOSE CONDITIONS. THE CONDITIONS, SPECIFICATIONS, PRICES AND TERMS ARE SATISFACTORY AND HEREBY ACCEPTED.

TOTAL COST	<u>24,500.</u>
DEPOSIT	<u>2,500.</u>
1/3 ON START	<u>8,000.</u>
PAY FOREMAN ON COMPLETION	<u>12,000.</u>

ACCEPTED _____ DATE _____
E-MAIL ADDRESS _____ DATE _____
ESTIMATOR Bob Dorian APPROVED BY _____ DATE 5-9-25
FOR McCOY CONTRACTORS, INC.

YOU, THE BUYER, MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION, SEE ATTACHED NOTICE OF CANCELLATION FORM FOR AN EXPLANATION OF THIS RIGHT. THIS ESTIMATE MAY BE WITHDRAWN BY McCOY CONTRACTORS, INC. IF NOT ACCEPTED WITHIN _____ DAYS.



Happy Grass Inc.
21208 Allis Ave
Franksville, WI 53126 US
+14149162070
happygrass78@gmail.com
www.happygrassoutdoor.com

Estimate

ADDRESS

Manor View
P.O. Box 973
Solana Beach, CA 92075

ESTIMATE # 3420

DATE 05/04/2025

DATE	ACTIVITY	QTY	RATE	AMOUNT
05/04/2025	Softscaping:Perennial plants (product) grasses	30	36.00	1,080.00T
05/04/2025	Softscaping:Shrubs / trees (products) 25 hydrangeas	30	65.00	1,950.00T
05/04/2025	Softscaping:Shrubs / trees (products) 8 boxwoods	8	100.00	800.00T
05/04/2025	Aggregate Stone:Decorative stone river rock	30	300.00	9,000.00T
05/04/2025	Landscape staples Staples used for sod or straw rolls, weed fabric	3	68.00	204.00T
05/04/2025	Softscaping:Weed control fabric commercial grade weed control fabric	3	275.00	825.00T
05/04/2025	Sales plastic commercial edging	30	50.00	1,500.00
05/04/2025	Softscaping:Install labor labor for install of plants, landscape fabric, stone, edging, topsoil, finish grade, and seeding	50	280.00	14,000.00T
05/04/2025	Soil Amendments:Topsoil black 60 yds, 20 yds per load, soil for plant beds and to establish new turf	3	700.00	2,100.00T

SUBTOTAL

31,459.00

TAX

1,767.58

TOTAL

\$33,226.58

Accepted By

Accepted Date

CLETE LONG IV CONSTRUCTION

Concrete-Masonry-Foundation Repair Specialist
10651 South Nicholson Rd Oak Creek WI
(414)-397-3858
Cletelong@gmail.com

Date:5/3/2025

Proposal

- Submitted to: Manorview Apartments
- Point of Contact: Allen Boelk, Property Manager
- Site Address: 8509 W. Oklahoma Ave Milwaukee WI
- Phone: 414-322-6677
- Email: allenb@windwardcovellc.com

- We hereby propose to furnish all the materials and labor necessary for the completion of:
 - Remove & replace sunken in stoop along Oklahoma Avenue, replace at proper height.
 - Remove & replace 3-4 sunken in walk slabs bringing back up to proper height in front of stoop.
 - Excavate & grade the entire area of work down to proper height for slab surface preparation.
 - Final layout of concrete forms to be approved by the owner prior to pouring.
 - Diamond saw cut or hand troweled control joints installed to compensate cracking.
 - Compact subgrade with ample stone under all areas of work with vibratory plate compactor.
 - Broom finish concrete on all exterior slabs for traction.
 - All slabs poured adjacently shall dowel into each other with #4 rebar 2' O.C.
 - Concrete slabs average depth of 4" with a 4000psi minimum strength mix design.
 - Power buggy, skid steer & quad axle dump truck access necessary for job completion.

All materials are guaranteed to be as specified for above work and completed in a workmanlike manner for the total sum of:

COSTS: Labor & Materials - \$7000.00

With payments to be made as follows:

\$3500.00 Due Upon Job Start.

\$3500.00 Due Upon Completion.

Any alterations of deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon accidents or delays beyond our control. Black skid marks from heavy equipment may occur on existing pavement on property. Yard is subject to damage during the job, no final landscaping included. Liability insurance on above work to be taken out by the contractor. We reserve the right to place contractor lien on property for unpaid work. This proposal for work is valid for no more than 14 days after the date submitted.

Respectfully submitted by Clete S. Long IV _____

Acceptance of Proposal

The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. Date:

Signature: _____



HOME	SEARCH	SUMMARY	INTERIOR	EXTERIOR	ABOUT
Taxkey		Building type		Lot size	thru
					thru
Street name oklahoma		Year built	thru	Fir size	thru
				Sale price	thru

**Click on the Column Headings to sort accordingly.
Click on the Parcel ID to view the parcel detail.**

<u>Taxkey</u>	<u>Location</u>	<u>Owner</u>	<u>Built Type</u>	<u>Total Value</u>	<u>Beds Baths</u>	<u>Lot size Fin area</u>	<u>LUC Description</u>	<u>Sale date</u> <u>Sale price</u>
5269988000	8509 W OKLAHOMA AV	MANORVIEW APARTMENT HOMES LLC	1972 AP4 (Conv Apt with 21 or more Units)	\$3,282,900	7 0	0 33,170	7 Mercantile Apartments	3/4/2004

Print page 1 of 1