

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
Scott Hassett, Secretary
Gloria L. McCutcheon, Regional Director

Southeast Region
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April 8, 2003

BRRTs # 02-67-151266
FID # 267161400

Mr. Thomas Keenan
RP Contact/Agent for Continental VI Fund Ltd. Partnership
Continental Properties Company, Inc.
7800 N. 113th Street
Milwaukee, WI 53224

RE: Soil Vapor Screening Work Plan, Decorah Shopping Center Annex, 1011 –
1025 South Main Street, West Bend, Wisconsin dated March 4, 2003.

Dear Mr. Keenan:

The referenced report was received by the Wisconsin Department of Natural Resources (WDNR). WDNR is currently partnering with the Wisconsin Department of Health & Family Services (WDHFS) on issues of Soil Vapor Intrusion as WDHFS is the lead agency with the expertise on such issues. WDNR referred the workplan for review and input from WDHFS.

WDNR is approving the workplan on the following conditions that should be implemented by the RP/Consultant that are acceptable to both agencies:

- (a). Development of a communication plan for home owners in the immediate vicinity of the site with a potential to expand such a plan/conduct a public participation per NR 714 as soon as soil vapor screening results are available.
- (b). Representative soil gas samples should be sampled from soil gas probes installed closed to buildings. Headspace samples from monitoring wells may only be accepted in worst case scenarios.
- (c). Additional sampling locations using soil gas probes may be needed if field data suggest the need to further define the soil vapor intrusion plume.
- (d). Soil gas samples should be collected from beneath sub slab building foundations away from walls whenever necessary.
- (e). The analytical technique shall be limited to TO-15 which ensures a greater QA/QC reliability.

If you have any questions concerning this letter, please contact me at (414)-263-8607 or Dr. Robert Thiboldeaux at (608)267-6844.

Sincerely,

Binyoti F. Amungwafor.
Case File.



03/06/2003

W66 N215 Commerce Court
Cedarburg, Wisconsin 53012
(262) 375-4750
(800) 645-7365
Fax (262) 375-9680

March 4, 2003

Mr. Binyoti Amungwafor
Wisconsin Department of Natural Resources
Remediation and Redevelopment Program
2300 North Dr. Martin Luther King, Jr. Drive
Post Office Box 12436
Milwaukee, Wisconsin 53212

Reference: *Soil Vapor Screening Work Plan*
Decorah Shopping Center Annex
1011 - 1025 South Main Street
West Bend, Wisconsin
WDNR FID #: 267161400
WDNR BRRTS #: 02-67-151266

KEY ENGINEERING GROUP, LTD.
File No. 0702007

Dear Mr. Amungwafor:

The purpose of this letter is to provide the Wisconsin Department of Natural Resources (WDNR) with a work plan for screening soil vapors of tetrachloroethylene (PCE) on properties located adjacent to and in the vicinity of the above referenced site and to obtain WDNR approval for the following scope of work. This work plan was prepared by Key Engineering Group, Ltd. (KEY), on behalf of Continental Properties Company, Inc.

SCOPE OF WORK

The purpose of this work plan is to address the potential PCE vapor pathway to residential basements in the vicinity of the Decorah Shopping Center Annex. There is currently no definitive evidence as to the presence or absence of a complete vapor intrusion pathway from the source to the breathing air of the nearby residences located within the boundaries of the groundwater contaminant plume. For purposes of the soil screening activities, it is KEY's understanding that PCE soil vapor concentrations in excess of one part per billion will be considered to be above the human health risk standard determined by the Wisconsin Department of Health and Family Services (WDHFS).

Mr. Binyoti Amungwafor

March 4, 2003

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Task 1 - Sample Collection and Analysis

- Collect a soil vapor sample by advancing a soil probe to a depth of 4 to 6 feet below ground surface in the vicinity of the northeast corner of the Decorah Shopping Center Annex (near the source of the highest concentrations of PCE in groundwater). The soil vapor sample will be collected with a Summa canister utilizing United States Environmental Protection Agency sample collection methods.
- Collect two additional soil vapor samples in one previously installed and one proposed groundwater monitoring well (down gradient of the PCE source area). The soil vapor samples will be collected using Summa canisters. The proposed groundwater monitoring well will be installed pursuant to additional site investigation activities approved by WDNR in a January 10, 2003 letter.
- Collect one background outdoor air sample using a Summa canister.
- Analyze all vapor samples pursuant to United States Environmental Protection Agency Method TO-14A for PCE and its degradation products.

The soil vapor sample locations are depicted on Figure 1.

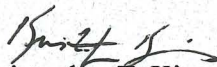
Task 2 - Data Evaluation and Report Preparation

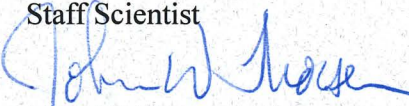
- The soil vapor analytical results will be tabulated and compared to the WDHFS human health risk standard. The soil vapor testing methodology and results will be documented in a letter report to the WDNR and WDHFS for review and comment.

Please call (262) 374-4750 with questions or comments. KEY will proceed with the above scope of work following authorization from the WDNR.

Sincerely,

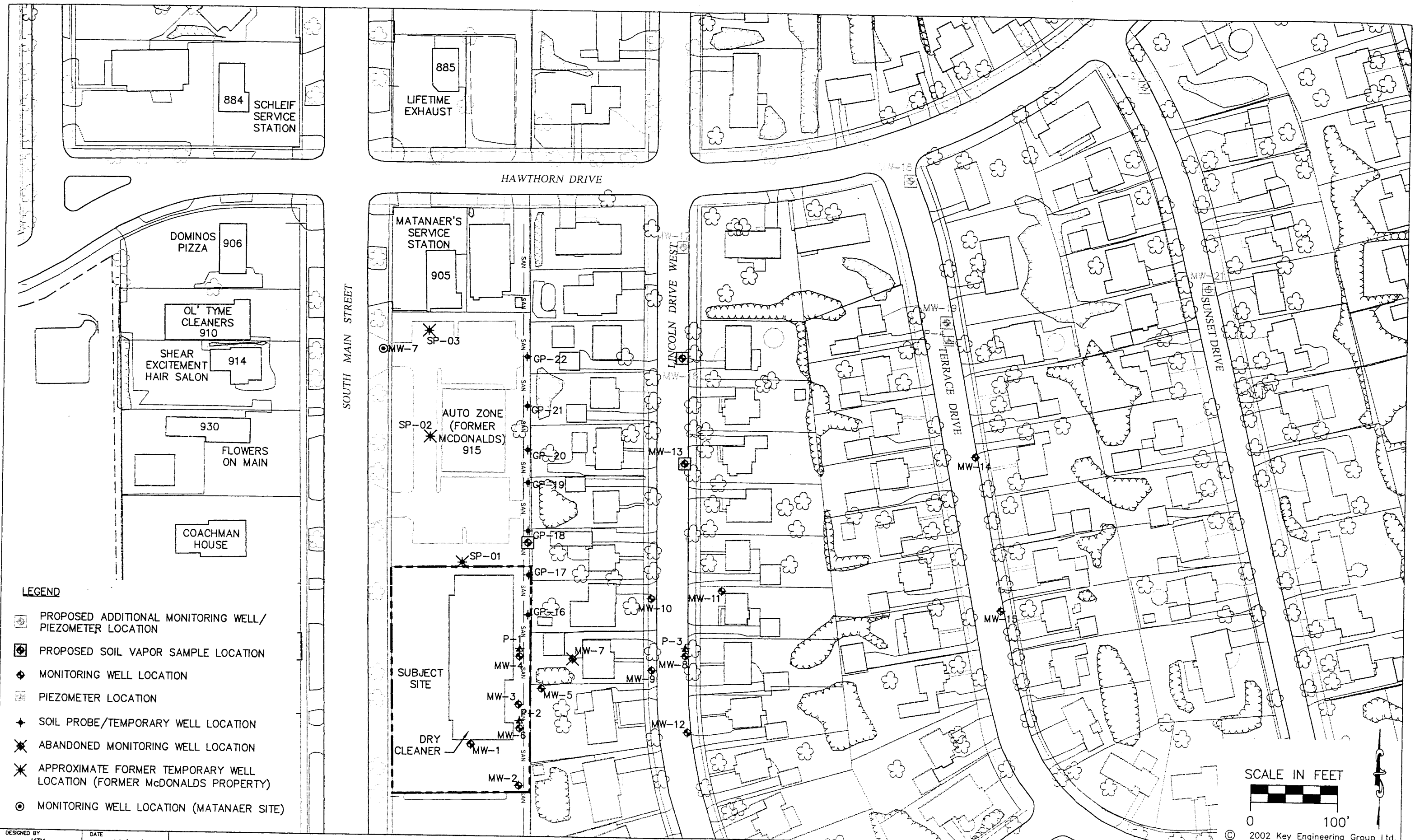
KEY ENGINEERING GROUP, LTD.


Kristopher T. King
Staff Scientist










John W. Thorsen, P.E.
Principal Engineer

KTK/clh

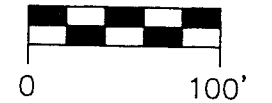
Attachments: Figure 1 Site Vicinity Layout with Proposed Soil Vapor Sample Collection Locations



LEGEND

-  PROPOSED ADDITIONAL MONITORING WELL/
PIEZOMETER LOCATION
-  PROPOSED SOIL VAPOR SAMPLE LOCATION
-  MONITORING WELL LOCATION
-  PIEZOMETER LOCATION
-  SOIL PROBE/TEMPORARY WELL LOCATION
-  ABANDONED MONITORING WELL LOCATION
-  APPROXIMATE FORMER TEMPORARY WELL
LOCATION (FORMER McDONALDS PROPERTY)
-  MONITORING WELL LOCATION (MATANAER SITE)

SCALE IN FEET



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FIGURE 1
SITE VICINITY LAYOUT WITH PROPOSED SOIL VAPOR SAMPLE COLLECTION LOCATIONS

DECORAH SHOPPING CENTER ANNEX
1011-1025 SOUTH MAIN STREET
WEST BEND, WISCONSIN



DESIGNED BY KTK	DATE 02/28/03
DRAWN BY CTM	PROJECT 0702007
APPROVED BY DJG	SHEET NO. 1
CADFILE G:\ACAD\0702007\7020071.dwg	
XREF LMAN	