241437790
ERP

Materials Management & Training
2711 W. Townsend Street
Milwaukee, WI 53216
414/447-4700

M&TL

June 13, 1997

Mr. Jim Schmidt
c/o ERR/ERP
Wisconsin Department of Natural Resources
P.O. Box 12436
4041 N. Richards St.
Milwaukee, WI 53212

Dear Mr. Schmidt,

Key Products is continuing to investigate the extent of contamination and potential impact it may or may not have on groundwater at the former facility on 8634 W. Lynx Ave.

Based on the confirmation analysis and calculations from samples taken during excavation, Key Products recommended that risk based soil analysis showed soil levels did not pose a threat to human health or the environment. Key products requested the Department of Natural Resources issue a clean closure. According to Mike Thompson of the DNR, groundwater impact may still be possible due to information obtained from the Hampton Pluming Co., Inc. Site Report indicating groundwater at 10-12 feet. Water was not encountered during the time the excavation remained open which was about 3 months.

Key products has contracted with Materials Management & Training Ltd. on March 14, 1997 to conduct further investigation and determine the any extent of contamination including groundwater impact. The enclosed workplan outlines the assessment activities and when they will be completed.

Key Product's contact person is Richard Meinburg and located at their facility on 10600 W. Glenbrook Ct., Menomonee Falls, WI 53051, phone number 414/355-5399.

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2711 W. Townsend Street
Milwaukee, WI 53216
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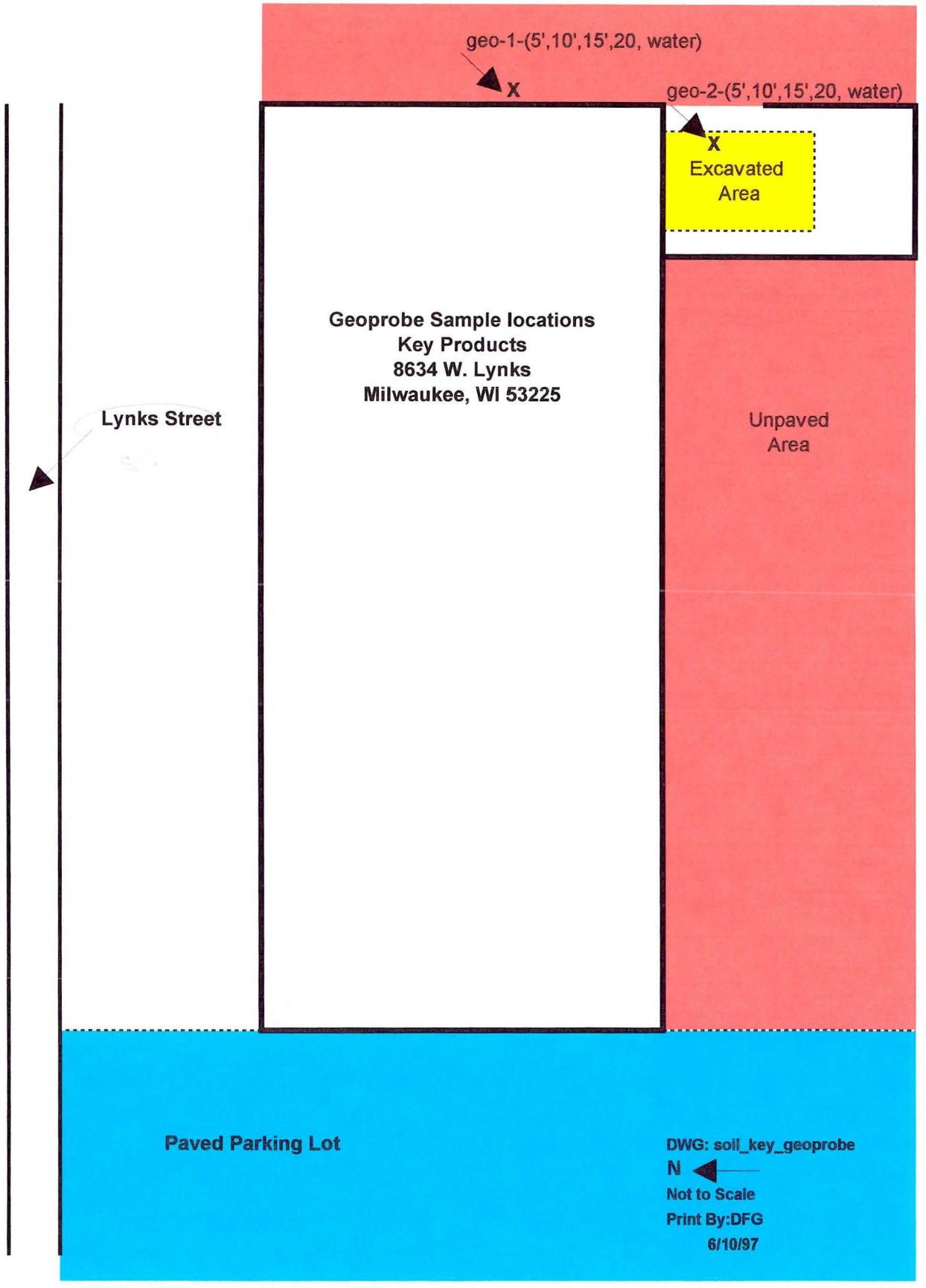
MM&TL

If you have any further questions regarding this matter please do not hesitate to call me at 447-4700.

Sincerely,

Don Gagas, CHMM


geo-1-(5',10',15',20, water)
X
geo-2-(5',10',15',20, water)
X
Excavated Area
Geoprobe Sample locations
Key Products
8634 W. Lynks
Milwaukee, WI 53225
Lynks Street
Unpaved Area
Paved Parking Lot
DWG: soil_key_geoprobe
N
Not to Scale
Print By:DFG
6/10/97

WORKPLAN

TO DETERMINE THE EXTENT OF

CONTAMINATION

Prepared for:

KEY PRODUCTS
8634 W. LYNKS
MILWAUKEE, WI 53225

Prepared by:

MATERIALS MGMT. & TRAINING LTD.
14705 East View Ct.
Brookfield, WI 53005

June 4, 1997

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WRITTEN WORKPLAN FOR ASSESSMENT ACTIVITIES

*1.0 **Scope of Work***

The following written workplan sets forth the procedures to be followed during the assessment activities to determine the extent of contamination.

*1.1 **Introduction***

Materials Management & Training Ltd. proposes to supply the necessary labor, materials and supervision to conduct assessment activities at the Key Products property, 8634 W Lynks, Milwaukee, WI 53225. The tasks for the completion of this project involve the following:

1.2 Notification
1.3 Geoprobe activities
1.4 Soil sampling
1.5 Water sampling
1.6 Documentation requirements
1.7 Reporting

The Geoprobe contractor will be:

ESP Enterprises Inc.
1784 Barton Ave., Suite 22.
West Bend, Wisconsin 53095

The documentation and reporting will be performed by Don Gagas of Materials Management & Training Ltd., who is certified by the State of Wisconsin for assessment (Certification no. 01275).

The general contractor will have a site health and safety plan (HSP) for all activities onsite during the excavation.

*1.2 **Notification***

*The contractor will notify the state DNR, in writing, 30 days prior to commencement of the assessment activities. **A tentative date is set for geoprobe activities and sampling on July 17, 1997.** The contractor will identify any local ordinances governing assessment activities.*

1.3 *Geoprobe Activities*

1. *Prior to excavation:*

   a. *All utilities and obstructions will be located and visibly marked.*
   b. *All access will be restricted and roped off.*
   c. *Sources of ignition will be eliminated.*
   d. *Non-sparking tools will be used.*
   e. *All hoses and motors will be grounded to prevent electrostatic ignition.*

2. *Drilling locations will be according to the attached diagram..*

3. *The samples will be visually inspected for signs of contamination. This will involve inspecting for evidence of further contamination such as stained soil, free liquids, and odors which may be indicative of petroleum contamination.*

4. *Geoprobe activities will be photo documented.*

5. *After the soil and water samples are obtained a determination will be made for a potential geoprobe location.*

1.4 *Water Sampling*

1. *Obtain a statement of qualifications of the person collecting the samples.*

2. *Collect soil samples from the following locations:*

   a. *Collect soil samples from native soil (not from backfill).*
   b. *Collect samples from areas with strong odors.*
   c. *Collect samples from areas with soil discoloration.*
   d. ***Collect water samples at a depth of 15 feet.***

3. *Collect soil samples as follows:*

   a. *Collect soil samples with as little disturbance and exposure to air as possible.*
   b. *Use trowel or hand auger to sample soil directly from the excavation area.*
   c. *Sample soil from backhoe bucket in hazardous conditions.*
   d. *Clean tools thoroughly between all sampling points. The decontamination procedures will be soap water wash; clean water rinse; solvent (ie., hexane) dry.*
   e. *Collect samples from unexposed areas by first scraping away 3 inches of soil.*

4. *Sample containers:*
   a. *Must be of glass or inert material.*
   b. *Must have Teflon (or equivalent) lined cap.*
   c. *Should be wide-mouth to prevent soil agitation.*

d. Must be filled to the brim with soil.

5. *Sample handling:*

   a. Label samples prior to or immediately after collection.
   b. Samples should have I.D. number and date.
   c. Seal samples immediately following collection.
   d. Chill samples immediately (4 deg. C)
   e. Follow chain-of-custody procedures.
   f. Ship to lab as soon as possible.
   g. Analyze samples using WI DNR approved methods.

*1.5 **Soil Sampling***

1. *Obtain a statement of qualifications of the person collecting the samples.*

2. *Collect soil samples from the following locations:*

   a. Collect soil samples from native soil (not from backfill).
   b. Collect samples from areas with strong odors.
   c. Collect samples from areas with soil discoloration.
   *d. **Collect samples at 5 foot increments to a depth of 15 feet (3-samples)..***

3. *Collect soil samples as follows:*

   a. Collect soil samples with as little disturbance and exposure to air as possible.
   b. Use sampling tube to remove soil directly from the excavation area.
   c. Clean tools thoroughly between all sampling points. The decontamination procedures will be soap water wash; clean water rinse; solvent (ie., hexane) dry.
   d. Collect samples from unexposed areas by first scraping away ~~3~~4 inches of soil.

4. *Sample containers:*

   a. Must be of glass or inert material.
   b. Must have Teflon (or equivalent) lined cap.
   c. Should be wide-mouth to prevent soil agitation.
   d. Must be filled to the brim with soil.

5. *Sample handling:*

   a. Label samples prior to or immediately after collection.
   b. Samples should have I.D. number and date.
   c. Seal samples immediately following collection.
   d. Chill samples immediately (4 deg. C)
   e. Follow chain-of-custody procedures.

f. Ship to lab as soon as possible.

g. Analyze samples using WI DNR approved methods.

1.6 ***Documentation Requirements***

1. *Provide site background information in narrative form:*

   a. Site owner and address.
   b. Contact person and telephone number.
   c. Assessment method to determine extent.
   d. Environmental consultant.
   e. Geoprobe contractor.
   f. Description of past and present property use.
   g. Description of tanks previously removed.
   h. Description of tanks remaining onsite.
   i. Results of previous geotechnical investigations, if applicable.
   j. Information on past system leaks or repairs.
   k. Other tanks or gas stations in the vicinity.
   l. Legal description of the site (quarter/quarter section, township range).
   m. Other relevant data.

2. *Site Map, Scale 1": 1'-0"*

3. *Site layout showing the location of:*

   a. Any pre-existing site conditions.
   b. Piping.
   c. Utilities.
   d. Buildings.
   e. Field instrument sampling points (if applicable).
   f. Lab analysis sampling points.
   g. Areal extent of excavation and depth below original grade.
   h. Map scale (1" = 10').
   i. North arrow.
   j. Title.
   k. Name of map draftsman.

4. *Tabulated field and lab data showing:*

   a. Lab results for each sample and field readings where applicable.
   b. Location of each sample or field reading keyed to site layout.
   c. Depth at which sample(s) was/were taken.
   d. Relative moisture content of sample(s).
   e. Petroleum product odor if present.
   f. Instrument quenching.

5. *Provide copies of:*

    a. *Laboratory analysis.*
    b. *Chain-of-custody forms.*

6. *Observations:*

    a. *Soil type, USGS classification.*
    b. *Excavation depth.*
    c. *Tank and piping condition.*
    d. *Possible leak locations.*
    e. *Presence of free standing water.*
    f. *Depth to ground water, if known.*
    g. *Presence of free product.*
    h. *Presence of stained soil.*
    i. *Observed odors.*
    j. *Signs of impacted/affected vegetation.*
    k. *Other signs of contamination.*

7. *Describe soil sampling procedures/techniques, including:*

    a. *Sample collection method.*
    b. *Tool cleaning method.*
    c. *Sample preservation method.*

8. *Describe field instruments, methods, and observations, including:*

    a *Instrument make and model.*
    b *Date of factory calibration.*
    c. *Date, time, and method of field calibration.*
    d. *Lamp energy electron volts (ev) for PID's.*
    e. *Instrument settings.*
    f. *Outside temperature.*
    g. *Weather conditions.*
    h. *Lab-headspace split sampling.*
    i. *Headspace sample containers.*
    j. *Headspace sample collection.*
    k. *Polyethylene bag procedure, if used.*
    l. *Equilibrium temperature for samples.*
    m. *Sample agitation.*
    n. *Sample equilibrium.*
    o. *Erratic instrument readings, if present.*
    p. *Instrument cleaning or repairs performed in the field.*

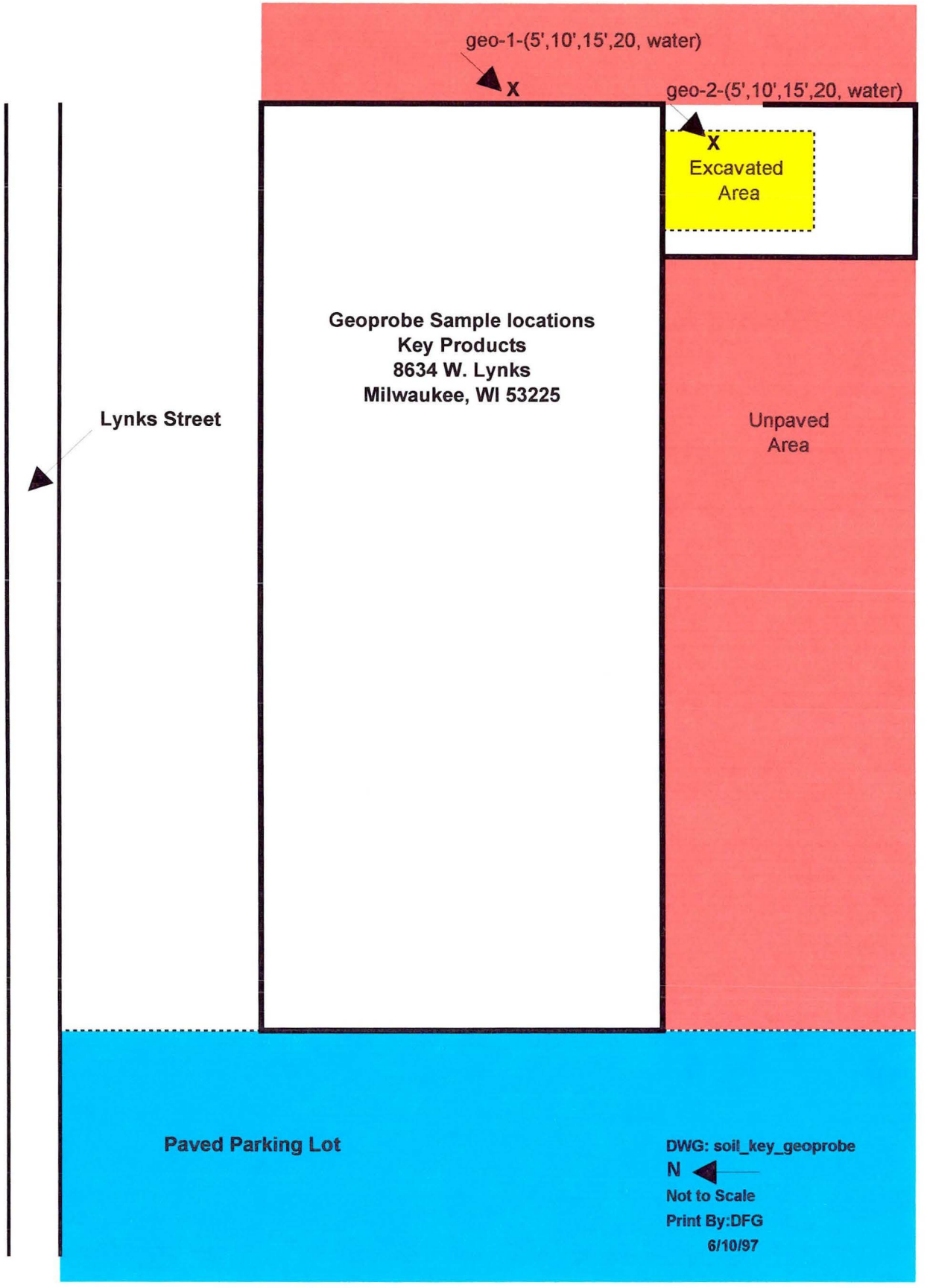
9. *Suitable photographs include:*

a. *Color prints.*
b. *Color reprints.*
c. *Color photocopies.*

1.7 ***Reporting***

1. *Send assessment copy to:*

   a. *Jim Schmidt*
   WDNR
   4041 N. Richards St.
   P. O. Box 12436
   Milwaukee, WI 53212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6/10/97

The State of Wisconsin

DEPARTMENT OF INDUSTRY, LABOR AND HUMAN RELATIONS
SAFETY & BUILDINGS DIVISION

CERTIFICATION

01275

The person whose name appears on this certificate has complied with Administrative Rule ILHR 10 and is authorized to engage in the speciality as identified below.

Speciality:	Expiration Date:	Cert. No.:
Site Assessor	**09-07-97**	**01275**

940622390624189

DONALD F GAGAS
3271 N 84 ST
MILWAUKEE WI 53222

SBD-9214 (R. 11/93)

The State of Wisconsin
DEPARTMENT OF INDUSTRY, LABOR AND HUMAN RELATIONS
SAFETY & BUILDING DIVISION

License, Permit or Registration

ACTIVITY	EXPIRATION DATE	I.D. NUMBER
COMPANY REGISTRATION	960531	

NOT TRANSFERABLE

MATERIALS MGMT & TRAINING LTD

WISCONSIN DIVISION OF SAFETY & BUILDINGS
Customer Id: 241249
DONALD F GAGAS

Applicant's Signature: Donald F Gagas

Credential Name	Expires
PECFA Consultant Registration	11/01/98
Site Assessor Certification	09/07/97
Tank System Remover-Cleaner Certification	09/07/97

The State of Wisconsin
DEPARTMENT OF INDUSTRY, LABOR AND HUMAN RELATIONS
SAFETY & BUILDING DIVISION

License, Permit or Registration

The person, firm, or corporation whose name appears on this certificate has complied with the provisions of the Wisconsin statutes and is now authorized to engage in the activity as indicated below.

NOT TRANSFERABLE

ILHR 10

ACTIVITY	EXPIRATION DATE	I.D. NUMBER
REMOVER/CLEANER	990815	1275

GAGAS DONALD F
3271 N 84 ST
MILWAUKEE WI 53222

SBD-9214 (R. 11/93)

The State of Wisconsin
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