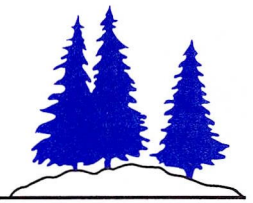
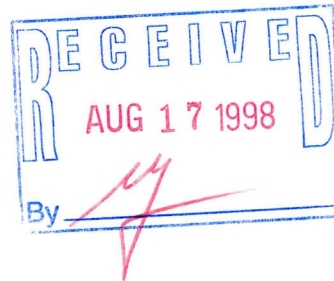


Environmental Associates, Inc.



August 4, 1998

Mr. Michael Farley
BRR Program Assistant
Wisconsin Department of Natural Resources
Box 12436
Milwaukee, Wisconsin 53212



RE: Environmental Investigation at Speedy Lube, 117 East Capitol Drive, Milwaukee,
Wisconsin (BRR #02-41-18240, Facility ID #241081280 BRR/ERP)

Dear Mr. Farley:

In regards to your February 24, 1998 responsible party notification at the above-referenced site, Environmental Associates, Inc. would like to submit the enclosed workplan on behalf of the Hunn Family Trust. Environmental Associates, Inc. has been retained as the environmental consultant for this project.

The initial workplan proposes four geoprobe soil borings which will be conducted in August, 1998 to identify and define site petroleum contamination. The Department of Natural Resources will be kept abreast of future developments in this project.

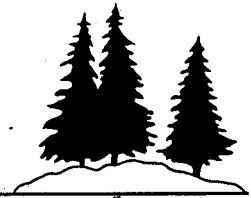
Thank you for your interest in this important project. Environmental Associates and the Hunn family look forward to working with you in the future. Please contact me at (414) 242-1088 with any questions, comments, or requests for additional information.

Sincerely,
Environmental Associates, Inc.

Peter J. Van Rens
Project Manager
PJV:mas
615DNR.DOC

cc: Client: Jim and Julie Hugg c/o Attorney Michael P. Carlton
Client: Hunn Family Trust c/o Attorney John Tellmann
File

Environmental Associates, Inc.



July 7, 1998

Jim and Julie Hugg
c/o

Attorney Michael P. Carlton
von Briesen, Purtell & Roper, s.c.
411 East Wisconsin Avenue, Ste 700
Milwaukee, Wisconsin 53202-4470

&

Hunn Family Trust
c/o

John H. Tellmann
Druck & Swartzberg s.c.
5075 South 76th Street
Milwaukee, Wisconsin 53220

Re: Revised Remedial Investigation Proposal, 117 East Capitol Drive, Milwaukee, Wisconsin

Dear Mr. Carlton & Mr. Tellmann:

Environmental Associates, Inc. (Environmental Associates) is pleased to submit this revised proposal to perform a remedial investigation of the above referenced facility. This proposal is submitted as a revision to our proposal dated December 19, 1997. This proposal will present a scope of work to investigate this release by use of a geoprobe. A detailed description of the investigative approach and an estimate of expense is presented as follows:

GEOPROBE INVESTIGATION

A geoprobe is a relatively small apparatus which is usually transported in the back of a standard passenger size van. The geoprobe uses a vibratory hammer to push a one inch inside diameter stainless steel tube into the ground, which is then retrieved to collect a soil sample from within the tube.

To attempt to define the extent of soil contamination at the Property, it is proposed that at least four geoprobe exploration borings be advanced at the Property. For the purpose of cost control, a cap of no more than seven geoprobe borings are proposed. The proposed geoprobe exploration borings will be advanced by use of a geoprobe unit, using conventional geoprobe methods.

Understanding the degree and vertical extent of the contamination is essential to exploring all options with respect to different methods of remediating the soil. For example, it is possible that if it can be demonstrated that the majority of the soil contamination is isolated to the stained area, either a limited excavation, or under best case scenario, no excavation at all may be possible. A description of proposed geoprobe locations is presented as follows:

1. It is proposed that one geoprobe boring be advanced in the approximate location of the former hand auger boring, this boring would assist in defining the degree and vertical extent of the release in an area suspected to be most contaminated.
2. The second of the soil borings would be advanced in the grassy area to the north (closer to Capitol Drive), this boring would be used to hopefully define the northern extent of the release.
3. The third boring would be advanced to the south east immediately south of the neighboring property, this boring may be used to define the eastern extent of the release
4. The fourth boring would be advanced to the south in the driveway, bay door area. This boring would be used to hopefully define the southern extent of the release.
5. Given that a building would obstruct the placement of a boring to the west, no investigation is planned in this direction. It is further proposed that should the four geoprobe locations be insufficient to define the full lateral extent of the release, three more geoprobes may be required. All geoprobe locations will be advanced to a depth of twenty feet below grade, if physical conditions permit.

A continuous sampling of soils will be retrieved from a decontaminated geoprobe collection tool, as the boring is advanced. A portion of the retrieved soils shall be placed into re-sealable containers and would be field screened with a Photo Ionization Detector (PID) for the presence of volatile vapors such as those associated with dry cleaning fluids. All soil samples collected shall also be noted and described by a qualified Hydrogeologist, with special emphasis on color, odor, moisture, soil classification, uniformity and plasticity.

Select soil samples would be submitted to a WDNR certified laboratory for confirmation of the field laboratory results. In order to properly evaluate local soil quality conditions, it is proposed that soil samples submitted to a laboratory be collected and analyzed from above the local water table (soil zone), at the suspected groundwater interface (soil/sediment contact zone) and at bore hole completion depth (sediment zone). This data will be used to further evaluate the necessity of a remedial action, with respect to contaminant transportation and the fate of the contamination with respect to a threat to human health or sensitive environmental receptors.

It is a possibility that a geoprobe investigation could reveal that no soil remediation or an extremely limited soil remediation may be best suited for this site. If it could be sufficiently demonstrated that leaving the residual soil contamination in place would not cause a threat to human health or sensitive environmental receptors, remedial expense could be minimized.

APPROXIMATE INVESTIGATION EXPENSE

Geoprobe Estimate

Mobilization	\$100.00
Geoprobe Expense	\$900.00
Miscellaneous (acrylic sleeves, bentonite, etc.)	\$150.00
(Additional expense for 3 more geoprobes)	(\$200.00)

Laboratory Estimate

Twelve (12) soil samples for
Volatile Organic Compounds (VOC's).

12 x \$80/ea.	\$960.00
(additional laboratory expense for 3 more geoprobes)	(\$720.00)

Professional Services

Qualified Hydrogeologist on-site during drilling activities, and sampling, project coordination and administration.

--	Senior Hydrogeologist	10 hrs. x \$75/hr.	\$750.00
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Reporting/Documentation
(Contamination Assessment Report and Remedial Action Plan)

--	Senior Project Manager	4 hrs. x \$85/hr.	\$340.00
--	Senior Hydrogeologist	12 hrs. x \$75/hr.	\$900.00
--	Drafting	3 hrs. x \$35/hr.	\$105.00
--	Clerical	6 hrs. x \$30/hr.	\$180.00

Equipment Rental

--	Photoionization Detector	1 day x \$75/day	\$ 75.00
--	Miscellaneous Expenses (mileage, etc.)		<u>\$200.00</u>

PROJECT ESTIMATE	\$4,660.00
(expense for three additional geoprobes)	(\$920.00)

In an effort to reduce the overall project expense, Environmental ***Associates, Inc.*** Associates propose to work on a time and materials basis, not to exceed the Project Estimate.

Environmental Associates would be willing to advance on this project upon receipt of an endorsed service agreement. Environmental Associates appreciate this opportunity to bid on this project. Please feel free to contact us should you have any questions or comments regarding this proposal

Sincerely,
Environmental Associates, Inc.



Mr. D'Arcy Gravelle
Operations Manager

cc: File

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