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ACCOUNTING - INCOME TAX SERVICE - NOTARY PUBLIC
LETTER WRITING SERVICE

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BY APPOINTMENT

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May 5, 1998

Mr. Michael G. Farley
Program Assistant
State of Wisconsin
Department of Natural Resources
Southeast Regional Headquarters
Box 12436
Milwaukee, Wisconsin 53212-0436

Re: 5923 West Lincoln Avenue
West Allis, Wisconsin 53219

Dear Mr. Farley:

Recall our telephone conversation of this afternoon regarding reported contamination at the above property. I represent Mr. George Tsitsos, President of N.G. Service, Inc., a Wisconsin corporation, that owns said property.

Mr. Tsitsos is presently awaiting a formal Offer of Purchase by the present lessee of the property, Mr. Philip R. Tetting, President of D & M Motors, Inc.

Both individuals met with me last week to negotiate a price. The sale will apparently be via installment sale (i.e. land contract) where N.G. Service, Inc. will finance the deal. Of course, the attorneys will hammer out the details.

As your 2 April 1998 letter (copy enclosed) clearly expects a specific timetable be maintained regarding the cleanup of the property, and that the first expectation be a written verification from a hired environmental consultant by 15 May 1998, this letter serves to acknowledge your verbal consent to extend this date to 15 June 1998, in view of the aforementioned negotiations.

Mr. Tetting is aware of the reported contamination and has a copy of your letter. As a contingency of purchasing the property, he will be responsible for the cleanup.

Warm regards,

Carl M. Busateri

Carl M. Busateri

cc: Tsitsos
Tetting
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CMB: th
Enclosures



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Tommy G. Thompson, Governor
George E. Meyer, Secretary
Gloria L. McCutcheon, Regional Director

Southeast Region Headquarters
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April 2, 1998

BRRTS# : 03-41-184130
Facility ID#: 241956660
BRR/LUST

GEORGE TSITSOS
5881 S HOWELL AV
MILWAUKEE WI 53207

SUBJECT: Reported Contamination at D&M Motors, 5923 W. Lincoln Av., West Allis

To speed processing, correspondence should reference BRRTS & FID numbers at top of letter.

Dear Mr. Tsitsos:

On 1-29-98 Greg Walsh of Assured Environmental informed the Department that leaded and unleaded gasoline which leaked from underground storage systems caused soil contamination at the subject address.

Based on the information submitted to the Wisconsin Department of Natural Resources (WDNR), we believe you are responsible for restoring the environment at the referenced site under Section 292, Wisconsin Stats., known as the hazardous substances spills law. Utilizing information submitted to the Department, this case has been assigned an unknown ranking due to the lack of information concerning soil and groundwater contamination.

WDNR Southeast Region Prioritization and Scoring Policy

Due to the WDNR workload, it is necessary to rank all contamination cases for review priority. Lower priority cases do not have assigned project managers, however, responsible parties are required to proceed with investigation and clean-up efforts. Until a priority has been assigned to this site, you should proceed with the required response work, submitting all plans and reports, along with status reports, to this office. The WDNR will notify you if your site will receive active oversight.

Your responsibilities include investigating the extent of the contamination and then selecting and implementing the most appropriate remedial action. Enclosed is information to help you understand what you need to do to ensure your compliance with the spills law.

The purpose of this letter is threefold: 1) to describe your legal responsibilities, 2) to explain what you need to do to investigate and clean up the contamination, and 3) to provide you with information about cleanups, environmental consultants, possible financial assistance, and working cooperatively with the Department of Natural Resources.

Legal Responsibilities:

Your legal responsibilities are defined both in statute and in administrative codes. The hazardous

substances spill law, Section 292.11 (3) Wisconsin Statutes, states:

- * **RESPONSIBILITY.** A person who possesses or controls a hazardous substance which is discharged or who causes the discharge of a hazardous substance shall take the actions necessary to restore the environment to the extent practicable and minimize the harmful effects from the discharge to the air, lands, or waters of the state.

Wisconsin Administrative Codes chapters NR 700 through NR 728 establish requirements for emergency and interim actions, public information, site investigations, design and operation of remedial action systems, and case closure. Chapter NR 708 includes provisions for immediate actions in response to limited contamination. Wisconsin Administrative Code chapter NR 140 establishes groundwater standards for contaminants that reach groundwater.

Steps to Take:

The longer contamination is left in the environment the farther it can spread and the more it may cost to clean up. Quick action may lessen damage to your property and neighboring properties and reduce your costs in investigating and cleaning up the contamination. To ensure that your cleanup complies with Wisconsin's laws and administrative codes, you should hire a professional environmental consultant who understands what needs to be done. These are the first four steps to take:

1. By 5-15-98, please submit written verification (such as a letter from the consultant) that you have hired an environmental consultant. You will need to work quickly to meet this timeline.
2. By 6-27-98, your consultant must submit a workplan and schedule for the investigation. The consultant must follow the DNR administrative codes and technical guidance documents. Please include with your workplan a copy of any previous information that has been completed (such as an underground tank removal report or a preliminary excavation report).
3. Please inform DNR of what is being done at your site. Submittal requirement timelines depend on the contaminants at the site. As described in s. NR 700.11, if the site meets criteria for a "simple site", progress reports must be submitted semi-annually, beginning 6 months from the initial notification date. If the site meets criteria for a "complex site", the site investigation report and a draft remedial options report must be submitted to DNR within 30 days of completion of both reports. Your consultant must clearly document the extent and degree of soil and groundwater contamination and submit a proposal for cleaning it up.
4. For complex sites, per s. NR 724.13(3), you or your consultant must provide a brief report at least every 90 days, starting after the remediation system begins operation. The reports should summarize the work completed since the last report. Quarterly reports need only include one or two pages of text, plus any relevant maps and tables. However, should conditions at your site warrant, we may require more frequent contacts with the Department.

Due to the number of contaminated sites and our staffing levels in DNR's Southeast Region, we will be unable to provide workplan approvals for investigations or remedial actions. To maintain your compliance with the spills law and chs. NR 700 through NR 728, do not delay the investigation and cleanup of your site by waiting for DNR response. We have provided detailed technical guidance to environmental consultants. Your consultant is expected to know our technical procedures and administrative codes and should be able to answer your questions on meeting cleanup requirements.

Your correspondence and reports regarding this site should be sent to:

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

Unless otherwise requested, please send only one copy of plans and reports. To speed processing, correspondence should reference the BRRTS and FID numbers shown at the top of this letter.

Information for Site Owners:

Enclosed is a list of environmental consultants and some tips on selecting one. If you are eligible for reimbursement of costs under Wisconsin's PECFA program (see last paragraph) you will need to compare at least three consultants' proposals before hiring a consultant. Consultants and laboratories working in the PECFA program are required to carry errors and omissions insurance to help protect you against unsuitable work. Also enclosed are materials on controlling costs, understanding the cleanup process, and choosing a site cleanup method. Please read this information carefully.

If you are interested in obtaining the protection of limited liability under s. 292, Stats., please call 1-800-367-6076 in DNR's Madison office for more information. The liability exemption under s. 292 Stats., is available to persons who meet the definition of "purchaser" in s. 292 and receive DNR approval for the response actions taken at the property undergoing cleanup. DNR will determine eligibility for this program on a case-by-case basis, prior to the "purchaser" developing a scope of work for conducting a ch. NR 716 site investigation.

Financial Information:

Reimbursement from the Petroleum Environmental Cleanup Fund (PECFA) is available for the costs of cleaning up contamination from eligible petroleum storage tanks. The fund is administered by the Department of Industry, Labor, and Human Relations (DILHR). Please contact DILHR at (608) 266-2424 for more information on eligibility and regulations for this program.

Thank you for your cooperation.

Sincerely,



Michael G. Farley
Program Assistant
414-263-8680

cc: Greg Walsh, AEAI

PLEASE always refer to both the BRRTS # and the FID # on all correspondence. Failure to do so will result in slower processing, which could delay closures, Form 4 approvals and other time-related functions.