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Engineers • Consultants • Inspectors

March 21, 2016

Ms. Kristin DuFresne
Wisconsin Department of Natural Resources
2984 Shawano Avenue
Green Bay, WI 54313

RE: VPLE SITE INVESTIGATION WORK PLAN
VPLE-06-05-576806 for the Former One Hour Martinizing (BRRTS No. 02-05-217276)
Green Bay, Wisconsin
GEC Project Number: 2-0615-231

Dear Ms. DuFresne:

Introduction

General Engineering Company (GEC) is pleased to submit this Work Plan for the performance of site investigation activities at the above-referenced location. Approval to proceed in the Voluntary Party Liability Exemption (VPLE) process was in the form of correspondence from the Wisconsin Department of Natural Resources (WDNR), dated March 10, 2016. This Work Plan is being submitted as part of the VPLE site investigation requirements. The property is also associated with an open ERP case (Former One Hour Martinizing-BRRTs No. 02-05-217276).

This Work Plan has been prepared in general accordance with Wisconsin Administrative Code (WAC) NR 716.09.

Responsible Party and Consultant

Site Name and Location:	Former One Hour Martinizing 1923 Main Street Green Bay, Wisconsin Northwest ¼ of the Southeast ¼ of Section 5, Township 23 North, Range 21 East Brown County, Wisconsin
Site Operations:	The property is currently vacant. The concrete slab associated

with the former structure remains along with asphalt pavement.

Responsible Party:	Rice Management, Inc. 1726 North Ballard Road Appleton, Wisconsin 54911
ERP Consultant	Fehr Graham Engineering & Environmental 1237 Pilgrim Road Plymouth, Wisconsin 53073
VPLE Consultant:	General Engineering Company 916 Silver Lake Drive Portage, WI 53901 Phone: (608) 742-2169
Project Manager:	Brian Youngwirth General Engineering Company 916 Silver Lake Drive Portage, WI 53901 Phone: (608) 742-2169

Authorization

Authorization to prepare this Site Investigation Work Plan was provided by Mr. Garritt Bader of GB Real Estate Investments, LLC, who is requesting this VPLE. It is understood that Mr. Bader is the prospective purchaser of the property.

Site Features

The Subject Property consists of an approximate 1.07-acre parcel (Lot 3 of Parcel 21-1323-1) with a site address of 1923 Main Street, located southeast of the intersection of Lime Kiln Road and Main Street (STH 141) in the City of Green Bay, Brown County, Wisconsin. Specifically, the site is located within the Northwest ¼ of the Southeast ¼ of Section 5, Township 23 North, Range 21 East, Brown County, Wisconsin. A copy of the Site Location Map is included in Appendix A.

The property is located in a developed commercial and residential area in East Green Bay. A remnant slab-on-grade concrete pad from the former building on the property and asphalt parking areas currently cover the majority of the planned Lot 3. The Subject Property is located approximately 1 mile east of the East River, 2 miles east of the Fox River and 2 miles south of Green Bay. The property is connected to the City of Green Bay municipal sewer and water system. A site plan is included within Appendix A.

Background

A Phase I Environmental Site Assessment, dated August 17, 2015, was performed by General Engineering Company on Lots 1, 2, and 3 as part of the potential property transaction. The report has been previously submitted to the WDNR. General Engineering Company's report identified two recognized environmental conditions (RECs) in connection with Lots 1, 2 and 3. . Specifically, soil and groundwater contamination associated with the former One-Hour Martinizing dry cleaner facility located at 1923 Main Street (Lot 3), which operated from approximately 1979 through 2008 has been documented on the southwestern portion of Lot 3. In addition to the One-Hour Martinizing site, and based on review of city directories and aerial photographs, the west/northwestern portion of the subject site, with a former address of 1915 Main Street (Lot 1) was reportedly operated as a service garage/repair facility from the 1950s through the early 1970s. Lot 1 is not included in the request for VPLE.

Based on the findings, General Engineering Company recommended that a Phase II ESA be performed to evaluate soil and groundwater conditions. Due to the known contamination, General Engineering also recommended that a vapor mitigation system be considered for planned structures (on Lots 1, 2, and 3) pending the results of the testing and actual locations of the planned buildings.

Seventeen (17) soil borings (B-1 to B-5, B-5A, B-5B, and B-6 to B-15), 5 of which were converted to temporary monitoring wells (TW-1 to TW-5), were advanced on September 22 and 23, 2015 to depths of approximately 10 to 20 feet below ground surface. The borings were performed primarily on Lots 1 and 2 with plans to further investigate Lot 3 as part of this planned VPLE investigation. With regard to the prior soil borings performed on Lot 3 (B-14/TW-4 and B-15/TW-5), select soil samples were collected from each boring and analyzed for the presence of VOCs. The soil samples collected at depths of 2 to 4 feet and groundwater samples collected from those locations did not contain VOCs. A Limited Phase II ESA Report, dated October 20, 2015 was previously submitted to the WDNR.

Based on the site investigation/remedial testing and the results of testing at B-14/TW-4 and B-15/TW-5, it appears that the horizontal extent of chlorinated soil and groundwater contamination associated with the former One Hour Martinizing case has generally been defined with the exception of a number of utility corridors near the source of contamination. Therefore, the current consultant (Fehr Graham) is currently assessing the utility corridors as potential conduits for groundwater and vapor contamination. An off-site liability clarification letter was issued by the WDNR to GB Real Estate Investments on December 15, 2015 regarding potential future impacts to Lots 1 and 2 from Lot 3 along with a No Action Required Determination for low levels of petroleum contamination detected within soil and groundwater samples on Lot 1.

Although no other RECs were identified on Lot 3 during the previous Phase I ESA, fill soils have been identified within the upper approximately 5 feet of soil on or near Lot 3 during the performed soil borings. The fill appeared to be confined to the area primarily near Lot 3. The WDNR has indicated the fill on Lot 3 must be evaluated as part of the investigation activities for this VPLE.

Regional Geology and Hydrogeology

According to the United States Department of Agriculture (USDA) soil survey, soils on Lot 3 consist of the Sebewa silt loam and Tedrow loamy fine sand. The geologic deposits are associated with glaciolacustrine deposits. The "Depth to Bedrock Map of Wisconsin" indicates bedrock in the area to be dolomite at 50 feet to 100 feet below grade. Based on a review of the site investigation data from the Former One Hour Martinizing Case, the depth to groundwater at the site is 4 to 7 feet below ground surface and occurs within silty sand fill that extends to a depth of approximately 5 feet near Lot 3. The underlying natural soils consist of sandy silt to silty clay. The horizontal flow direction is toward the west and the vertical gradient is downward.

Work Plan

The purpose of the work will be to perform a site investigation that complies with the requirements of the VPLE program. Dependent upon the findings of this study, it may be possible to develop a remedial alternative or that this case may proceed in the VPLE process (pending closure of the One Hour Martinizing case). However, if this initial phase is not sufficient in determining the extent of the affected zones (if any), it may be necessary to perform additional exploratory work in order to fully evaluate site conditions or formulate remedial alternatives.

The field exploration for this site investigation will consist of fourteen (14) soil borings to depths of up to 15 feet below ground surface. Five (5) of the soil borings will converted to monitoring wells, however pending field observations, additional borings could be converted to monitoring wells, if necessary The approximate locations of the planned soil borings/monitoring wells are shown on the proposed soil boring and monitoring well location map in Appendix A.

The soil borings will be advanced with a truck mounted drill rig, and samples will be secured at 2 foot intervals throughout the depth of the borings. The soil samples obtained will be subjected to testing in the field with a Mini Rae Photo Ionization Detector (PID), to test for the presence of volatile vapors. Selected companion samples from the estimated soil boring locations will be submitted for analytical testing to determine the levels of volatile organic compounds (VOCs), polycyclic aromatic hydrocarbons (PAHs), and RCRA metals (arsenic, barium, cadmium, chromium, lead, mercury, selenium, silver), and copper, nickel, and zinc. One soil sample from each boring or a composite sample will be submitted for laboratory analysis from the upper five feet of soils where fills soils are anticipated to be encountered. Another sample for laboratory analysis will be collected from near the groundwater interface. If PID results, unusual discolorations, or unusual odors are detected at any of the test locations, an additional sample may be collected from the interval of the boring exhibiting the highest PID level and/or discoloration or odor.

The monitoring well construction will consist of a 10-foot section of 2-inch diameter, machine slotted PVC screen placed at or near the bottom of the borehole. This will be surrounded by a properly graded granular filter medium in the annular space, with unslotted riser pipe extending from the screened section to about 6 inches below the ground surface. A bentonite seal of approximately 2 feet will be placed above the granular filter medium. The remaining annular space will be filled to the ground surface with a mixture of bentonite and Portland cement, or

bentonite chips. Flush mounted protective covers will be used to protect the wells.

GEC will develop the monitoring wells by alternately surging and purging with a bailer. The wells will be bailed until the wells are dry, or until they produce relatively sediment-free water. The development water will be placed into drums until after receipt of the testing results of the wells. Well development tools will be cleaned with a detergent solution and potable water followed with multiple rinses of distilled water prior to development of each well. Water samples for laboratory analysis will be obtained from each well utilizing a single use disposable polyethylene bailer. Groundwater samples will be collected from the five newly installed wells and from monitoring wells MW-1, MW-3, MW-4, MW-7, MW-8, TW-4 and TW-5 (with authorization from the current consultant and WDNR). The groundwater samples obtained from each of the monitoring wells will be submitted for analytical testing for the presence VOCs, PAHs, RCRA metals, copper, nickel, and zinc. Groundwater elevations and the top of casing elevation at the newly installed monitoring wells will be established using conventional surveying techniques. Elevations will be referenced to a temporary benchmark, which will be established on site. Static groundwater levels within the wells will be measured to the nearest 0.01 feet, prior to obtaining the samples for analysis.

The installation of the monitoring wells, and the sample collection and analysis will be performed in general accordance with the guidelines and codes utilized by the WDNR. The samples for chemical analysis will be properly collected and preserved in containers provided by the laboratory. The samples will be placed on ice and standard chain-of-custody procedures will be utilized. The sampling tools will be properly cleaned during the course of the field-testing. Following the completion of the field activities and receipt of the analytical results, a report will be prepared in general accordance with standards set forth by the WDNR.

General

It is anticipated that the soil borings will be performed in May/June 2016.

If you have any questions, please contact GEC at (608) 742-2169.

Sincerely,

GENERAL ENGINEERING COMPANY

Brian Youngwirth /LMB
Brian Youngwirth
Environmental Project Manager

Lynn M. Bradley
Lynn M. Bradley
Environmental Project Manager

Appendix A: Figures

cc: GB Real Estate Investments, LLC

APPENDIX A
FIGURES

General Engineering Company

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SITE LOCATION MAP

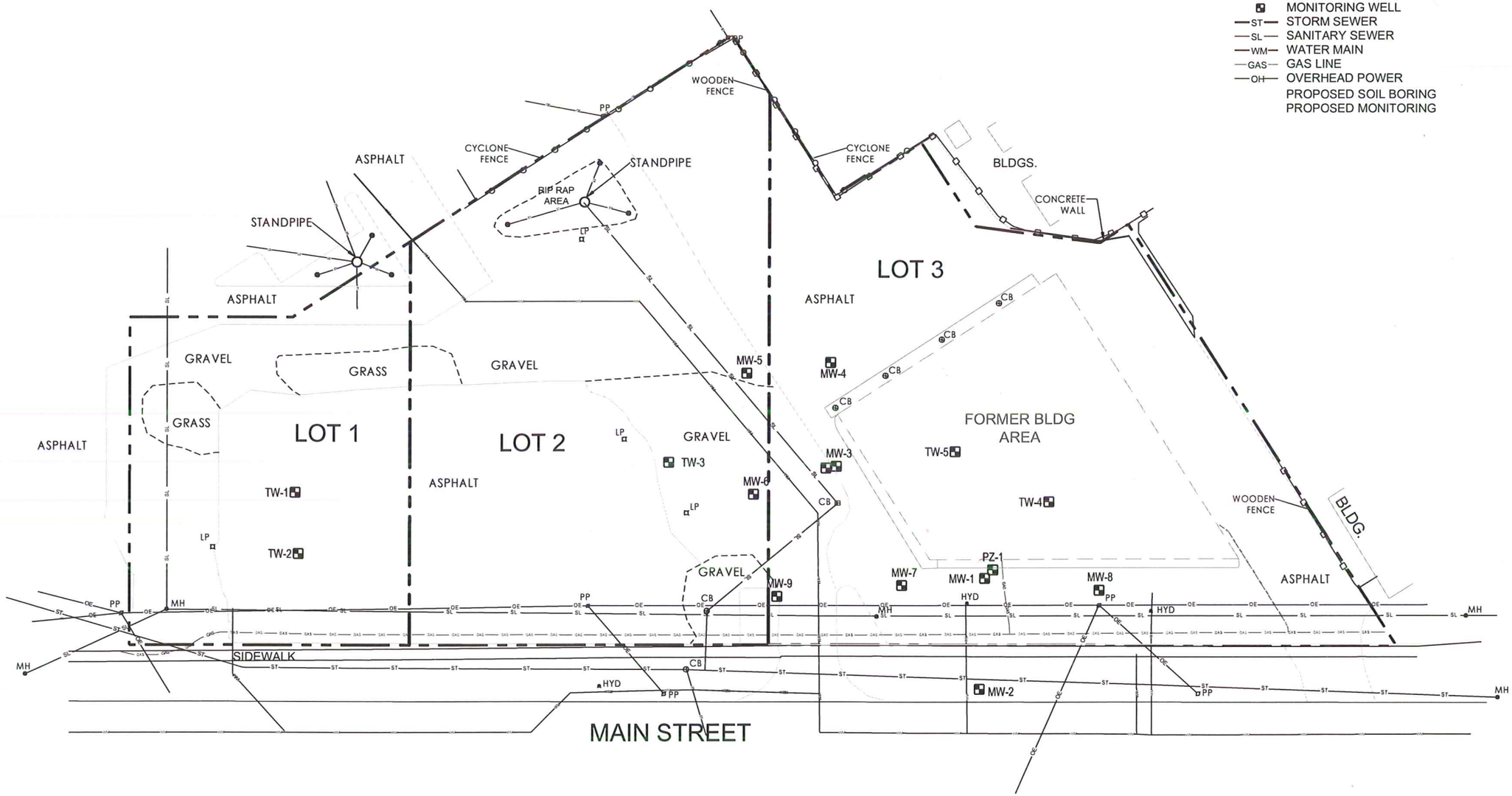
Work Plan

Former One Hour Martinizing

GB Real Estate Development, LLC

City of Green Bay
Brown County, WI

DRAWN BY	KP
REVIEWED BY	LMB
ISSUE DATE	Mar 2016
GEC FILE NO.	2-0615-231
SHEET NO.	**FIGURE 1**



GEC
DRAWN BY KP
DATE Mar 2016
GEC FILE NO. 2-0615-231
SHEET NO. FIGURE 2

SITE PLAN
Work Plan
Former One Hour Martinizing
GB Real Estate Development, LLC
City of Green Bay
Brown County, WI

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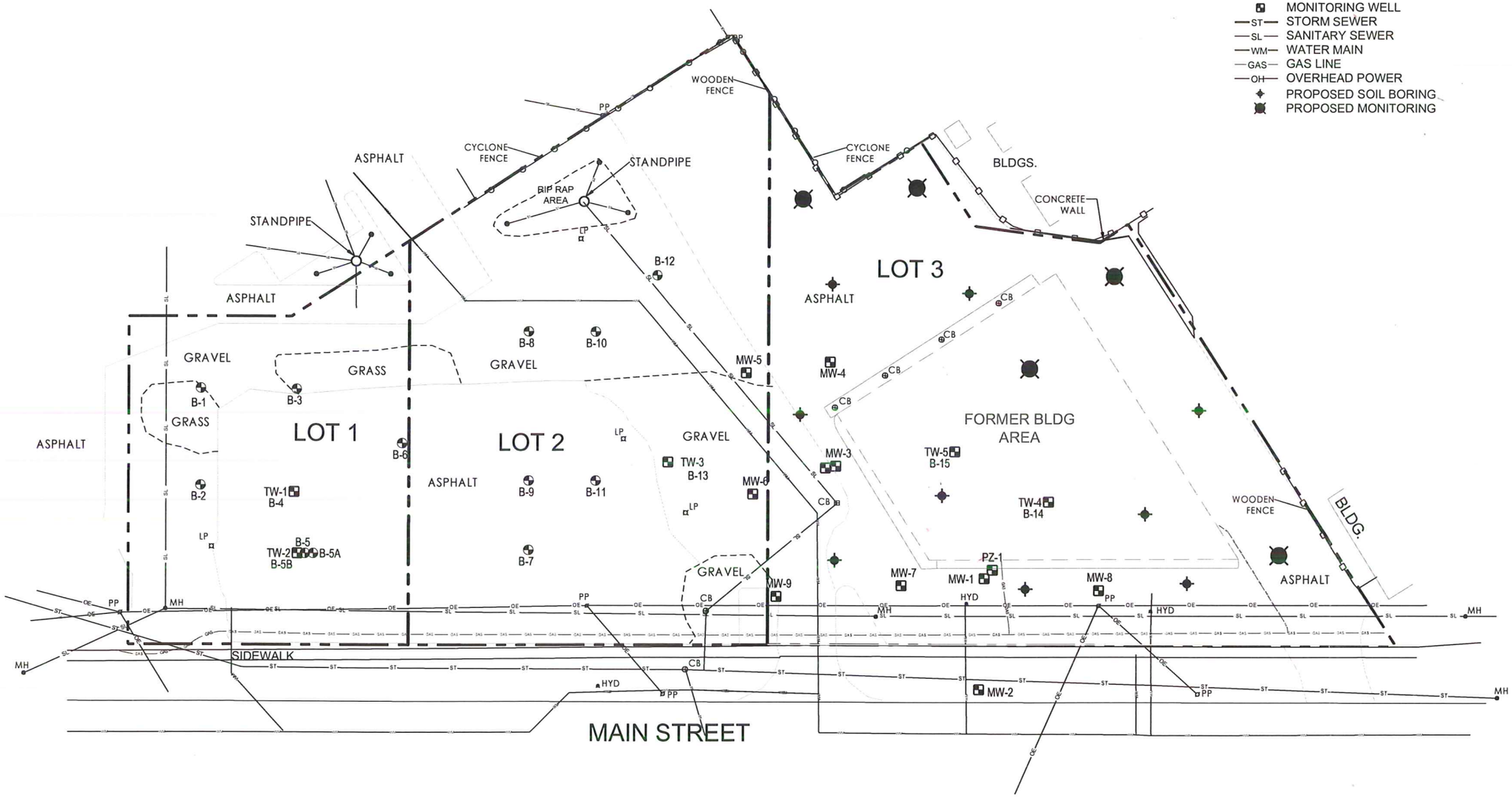

DRAWN BY	KP
DATE	Mar 2016
GEC FILE NO.	2-0615-231
SHEET NO.	FIGURE 3

PROPOSED SOIL BORING & MONITORING WELL LOCATION

Former One Hour Martinizing
GB Real Estate Development, LLC
City of Green Bay
Brown County, WI

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