

January 12, 2001

Project Reference #6515

Mr. Norman Getz
Route 3, P.O. Box 206AA
Grafton, WV 26354

RE: Proposal for Former Dry Cleaners
6854 West Beloit Road
West Allis, Wisconsin

Dear Mr. Getz:

Sigma Environmental Services, Inc. (Sigma) appreciates the opportunity to provide this proposal for environmental consulting activities at the Norge Coin-Op Laundry and Cleaning Village located at 6854 West Beloit Road, West Allis, Wisconsin, (the site). As presented by your legal council, Attorney Donald Gallo, it is Sigma's understanding that your intention is to sell this property and are therefore conducting environmental assessment activities to determine, if historical dry cleaning operations may have impacted subsurface soils. To provide an accurate scope of work and budget, Sigma conducted a site visit and reviewed a DNR Case File for a neighboring site.

Based on Sigma's site visit and file review the following information is presented:

- o The site is bordered by 69th Street to the west, Lincoln Avenue to the north, Beloit Road to the south and a gasoline station to the east.
- o The structure on site is a 7,200 square foot concrete block constructed building. South of the building is a parking lot. Inside the building, Sigma identified two pieces of dry cleaning equipment located in the southeast section of the building. Based on a conversation with Mr. Getz, a self serve dry cleaning operation was formerly located in the west and northeast section of the building.
- o An above ground storage tank (AST) with an estimated capacity of 270 gallons was found in the boiler room (northeast section of building). The AST was less than one-half full. The AST is currently connected to the buildings two boilers.
- o A review of the Wisconsin Department of Commerce storage tank data base identified a 1,000 gallon fuel oil tank registered to the site. A vent pipe was located outside, on the northeast portion of the building. Mr. Getz was not aware of this tank.
- o The neighboring gasoline station is owned by Baker Enterprises and is found on the



WDNR LUST data base (#03-41-001700). A review of the case file found the site was closed (May 1998) with a groundwater use restriction placed on the property. Previous site activities included the installation of nine monitoring wells, the excavation of 3,300 tons of soil and post excavation groundwater monitoring. The site activities were performed on the eastern portion of the property.

- o Based on Sigma's review of the LUST case file, expected subsurface conditions to be encountered are silty clay soil with trace amounts of sand. The expected depth to groundwater is five to seven feet below ground surface with a flow direction towards the north.

Based on the information presented and the request made by your legal council, Donald Gallo, Sigma proposes a four task approach that includes the following:

Task 1	Limited Phase II Site Investigation
Task 2	Phase I Assessment
Task 3	Underground Storage Tank Removal
Task 4	DERP Site Investigation

The services to be performed by Sigma for the aforementioned tasks and a budget to complete each task are presented below.

Task 1 - Limited Phase II Site Investigation

To determine whether past dry cleaning operations have impacted subsurface soil, Sigma will drill soil borings in the building at the former dry cleaning equipment locations. The services to be performed will include:

- o Coring through the building's concrete floor.
- o Drilling four soil borings in the building to a depth of ten feet.
- o Collecting continuous soil samples from each boring and field screening for VOC compounds.
- o Abandon the soil borings on completion of collecting soil samples.
- o Submitting two soil samples per boring for volatile organic compound analysis.
- o Evaluate field and laboratory data to determine if any evidence of a release has occurred.
- o Prepare a report on site investigation activities presenting recommendations for any further work.

Sigma's estimated cost to complete Task 1 is \$6,270.

Task 2 - Phase I Assessment

The purpose of the assessment is to examine the property and evaluate its historic land use to identify recognizable environmental conditions. Sigma's assessments, designed to reflect current industry standards, satisfy the requirements of most lending institutions. The assessment will be performed in general conformance with ASTM Standards E1527 and E1528 and will include:

I Development of Detailed Site History

- A. Establish chain-of-title and/or land use for the past 60 years;
- B. Review available aerial photographs;
- C. Review available Sanborn Fire Insurance maps;
- D. Interview appropriate, available property tenants or local officials.

II Development of Local Environmental Integrity

- A. Identify, through review of regulatory agency information.
 - 1. Historical spills and releases on or about the subject property;
 - 2. Active and inactive landfills on or about the subject property;
 - 3. Leaking underground storage tanks on or about the subject properties;
 - 4. Hazardous waste facilities on or about the subject properties.
- B. Evaluate potential for environmental impact to subject properties from items identified in "A" above.

III Determine Sensitivity of Local Groundwater and Determine Local Hydrogeological Characteristics Through the Examination of Water Well Records

IV Detailed Physical Inspection of Subject Properties

- A. Evidence of hazardous waste disposal;
- B. Evidence of chemical contamination;
- C. Evidence of polychlorinated biphenyl (PCB) transformers;
- D. Evidence of filling or dumping activity;
- E. Evidence of underground storage tanks (USTs).

Please note that weather conditions may limit the assessment of surface conditions and thereby modify the scope of the assessment.

V Examination of Adjacent Properties for:

- A. Evidence of hazardous waste disposal;
- B. Evidence of gross contamination;
- C. Evidence of filling or dumping activity.

VI Final Report

Upon completion of site assessment activities, Sigma will prepare two copies of the site assessment report. The report will document all assessment activities and will include:

- A. U.S.G.S. topographic map showing subject property and 1 mile radius;
- B. Site plan showing building layout, adjacent streets and facilities and other information as appropriate;
- C. Description of materials found and overall site conditions and characteristics;
- D. Description of information obtained from regulatory agencies;
- E. Outline of site history and land uses;
- F. Description of local soils, topography, geology and hydrogeology;
- G. Identification of potential contaminant migration pathways and receptors;
- H. Evaluation and interpretation of accrued data, findings, and results;
- I. Recommendations for continued investigation or site remediation if appropriate.

It is important to note that the purpose of an assessment is to answer the question, "Do I have a reason to be concerned about environmental liabilities relating to this property?" The objective of subsequent phases, if necessary, is to verify the existence and extent of other potential liabilities. It is also important to note that when assessing any site, the point at which the assessments are complete is, in the final analysis, a function of the level of risk the involved parties are comfortable. In this regard, Sigma is uniquely qualified to provide turn-key service for any advanced phase investigation or remediation that may be required. Sigma's assessment team is very capable and cost-conscious. The team for the assessment will include environmental professionals experience in the areas of site investigation, hazardous waste, site remediation and environmental regulations. Team members have performed assessments for many clients at many other facilities.

Sigma's estimated cost to complete Task 2 is \$1,400.

Task 3 - Underground Storage Tank Removal

Due to Mr. Getz having no knowledge of the underground storage tank, and the building's boiler currently using an AST for its fuel source, it is assumed that the tank is no longer in use and is subject to Wisconsin's COMM 10 requirements for unused tanks. Sigma proposes to provide the following services:

- o Obtain permits for storage tank removal.
- o Identify underground utilities in the area of the tank.
- o Clean residual fuel/sludge (estimate 55 gallons) and place in a steel drum.
- o Remove the storage tank and dispose.
- o Collect a minimum of two soil samples beneath the tank and analyze for diesel range organics.

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- Backfill and compact the tank cavity to grade with clean fill.
- Dispose of the 55 gallons of fuel/sludge.
- Review laboratory data and prepare a tank closure report documenting the storage tank removal providing recommendations.

Sigma's estimated cost to complete Task 3 is \$3,200.

Task 4 - DERP Site Investigation

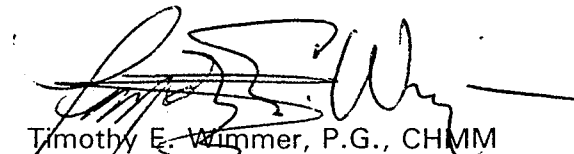
In the event chlorinated volatile organic compounds are identified, it will likely be necessary to expand site activities to define the extent of contamination. Attached to this letter is a proposal to conduct a DERP Site Investigation.

Sigma's estimated cost to complete Task 4 is \$17,325.

Sigma has identified several potential environmental concerns on this site and is providing a course of action to best facilitate the future sale of the property. Following your review of this proposal we would appreciate the opportunity to discuss Sigma's course of action and why we believe these proposed activities are necessary. We can be reached at (800) 732-4671. Thank you for this opportunity and we look forward to working with you on this important project.

Sincerely,

SIGMA ENVIRONMENTAL SERVICES, INC.


Timothy E. Wimmer, P.G., CHMM
Project Scientist


Randy E. Boness, P.G.
Geosciences Project Manager

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Attachment

cc: Donald P. Gallo