



United Engineering Consultants, Inc.

Received WDNR-SER
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Action: 112
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BART 02-41-278106

October 24, 2005

Donald M. Fritzke, Sr. Revocable Trust 1200
C/o Mr. Donald Fritzke, Trustee
10003 W. Carmen Avenue
Milwaukee, Wisconsin 53225

Subject: Proposal for Completion of Site Investigation
and Closure Report Preparation
Former Colony Dry Cleaners
10003 W. Carmen Avenue
Milwaukee, Wisconsin 53225
Proposal No. 04-026 Revised II

Dear Mr. Fritzke:

United Engineering Consultants, Inc. (United) has prepared this proposal at your request to complete the site investigation at the above referenced site and subsequently prepare a site closure request. United intends to perform these services under Dry Cleaner Environmental Response Program (DERF) guidelines to recoup applicable, refundable costs incurred.

PROJECT INFORMATION

It is understood dry cleaning operations, utilizing two (2) machines in the southeast corner of the building, were performed on the subject property from the 1960's through the 1990's. Mr. Fritzke, a trustee of the current owner, indicated perchloroethylene was utilized at some time during this period. A two hundred seventy-five (275) gallon Aboveground Storage Tank (AST) containing mineral spirits was reportedly located in the southeast corner of the building.

An Underground Storage Tank (UST), of unknown capacity, is located in the former equipment room located in the southwest corner of the building and most likely contained materials associated with dry cleaning activities. Several inches of water is currently present in the tank.

Based on a review of the original building plans dated August 1969, a four (4) inch diameter sanitary sewer line is located beneath the "dry cleaning room" and extends beneath the building to W. Carmen Avenue to the north and to the boiler room to the south.

10617 West Oklahoma Avenue, Suite L2 West Allis, Wisconsin 53227

Environmental & Geotechnical Services

The results of a Phase II Site Investigation performed by Sigma Environmental Services, Inc. has indicated the presence of Tetrachloroethene (PCE) and Trichloroethene (TCE) impacted soil at the above referenced property at depths ranging from the near surface to ten (10) to twelve (12) feet below the existing grade. Groundwater has reportedly been encountered at depths in excess of thirty (30) feet and has not been impacted based on two (2) rounds of sampling and analysis (See attached Groundwater Analytical Results).

PURPOSE AND SCOPE OF SERVICES

The purpose of this investigation is to attempt to determine the source of the contamination and complete the delineation of the nature and extent of the affected subsurface due to the former release(s). The scope of services for the investigation and other phases of the project are as follows:

- Evacuate the UST in the former equipment room and abandon the tank in-place with an inert material. A soil sample will be collected from beneath the tank in the underlying native soils.
- Advance four (4) soil borings to an approximate depth of sixteen (16) feet in the W. Carmen Avenue right-of-way, along the northeast property line, the adjacent property to the west and adjacent to the former dry cleaning room located at the southeast corner of the building (See Attached Proposed Soil Boring Location Map). Off-site access will be required in the W. Carmen Avenue right-of-way and the property to the west. One (1) soil boring will be advanced in the adjacent property to the south if off-site access is obtained. It is understood previous requests for access have been denied.
- All collected soil samples will be analyzed for the presence of Volatile Organic Compounds (VOCs).
- Prepare a site investigation report detailing the extent of the contamination, including all required forms, maps and figures.
- Preparation of a closure request for submittal to the WDNR.

United will act as the owner's consultant for performing and/or coordinating the various aspects of this project, related to field activities and as liaison to appropriate state agencies, as allowed in Chapter NR 169 Dry Cleaner Environmental Response Program. In addition, all consultant and contract services will comply with applicable requirements of NR169 and NR700 through 728.

SCHEDULE

United will schedule the field investigation activities on approval of this proposal.

COST

United's costs will be incurred at the rates listed on the attached Estimate Worksheet. It should be noted, the until costs will not exceed the original unit costs for equivalent services outlined in Sigma Environmental Services, Inc. (Sigma) initial proposal. Because DERF considers subcontracted services, such as the laboratory and drilling services, to be commodities, United must solicit three (3) bids for each applicable service for the work to be eligible for reimbursement under DERF. The estimate of these costs has been provided. The actual costs will be determined upon execution of this proposal and receipt of the bids. Under DERF, consultant markup on commodity services is not allowable.

The terms of this proposal are in effect for sixty (60) days as of the date of this proposal. If acceptance is not received prior to the sixty (60) days from the date of this proposal, this proposal will be null and void. If services are required after the sixty (60) days, a new proposal will be issued.

Invoices will be rendered monthly and shall be paid within fifteen (15) days of the invoice date for services performed during that month. Final payment will be due and payable upon completion of the work or termination of services.

TERMS AND CONDITIONS:

Enclosed with this proposal is United's General Conditions which are expressly incorporated into, and are an integral part of, our contract for professional services. They will be enforced throughout the term of this proposal.

United employees will be covered on the above referenced site by Workmen's Compensation and General Liability Insurance. Proof of insurance is attached. United represents it maintains general liability and property damage insurance coverage in the amount of One Million Dollars (1,000,000). In addition, United represents it maintains coverage for errors and omissions and professional liability coverage, including pollution impairment liability, of no less than \$1,000,000 per claim and a minimum of \$1,000,000 in annual aggregate claims. A deductible of \$5,000.00 for each occurrence, claim, pollution condition or wrongful act will apply.

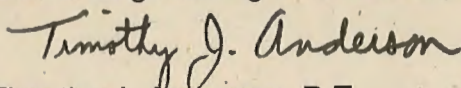
United agrees to indemnify the Client from and save Client harmless against any loss, damage, or liability stemming from acts of negligence by United. Loss shall be deemed to include any claims, suits, or liability including, but not limited to Attorney's fees, cost of settlement and/or other incidental costs for personal injury, death, illness, property damage, or any other loss allegedly arising from or relating to the negligent performance of work by United or its subcontractors.

United shall hold confidential the business and technical information obtained or generated in performance of services under this Agreement and shall identify all such materials as "confidential." United shall not disclose such information except if such disclosure is required by government statute, ordinance, or regulation. United affirmatively states that it is a professional environmental testing organization and shall use that standard of care normally provided by a professional environmental testing organization in all of its procedures, processes, selection of sub-contractors, and testing and care of samples.

Please indicate your acceptance of this proposal by signing both copies, and returning one (1) to our office for our files. The signed proposal will serve as our authorization to perform the work. If you have any questions, please feel free to contact us.

We appreciate the opportunity to be of service to you and are looking forward towards the successful completion of the study.

Sincerely,
United Engineering Consultants, Inc.



Timothy J. Anderson, P.E.
Principal

Accepted:

Signature: _____

Title: _____

Date: _____

Estimate Worksheet

I.	Evacuation and "in-place" abandonment of UST In former equipment room	\$2,000.00
II.	Advancement of five (5) boreholes with a truck mounted geoprobe to an approximate depth of sixteen (16) feet; including abandonment per WDNR Regulations.	
	Lump Sum	\$1,200.00
III.	Soil Analysis	
A.	Volatile Organic Compounds (VOC) 11 samples @ \$55.00 / sample	\$605.00
IV.	Groundwater Analysis	
A.	Volatile Organic Compounds (VOCs) If necessary, \$125.00 / sample	
V.	Environmental Consulting Services	
A.	Field engineer for project coordination, sample collection and preparation. 16 hours @ 65.00 / hour	\$1,040.00
B.	Professional engineer (Sr. project scientist) for SI report and closure request submittal preparation. 80 hours @ \$100.00 / hour	\$8,000.00
C.	Computer aided drafting (CAD) for map preparation 8 hours @ 60.00 / hour	\$480.00
D.	Secretarial 8 hours @ \$40.00 / hour	\$320.00
VI.	Remediation	
C.	Drum Disposal 13 drums @ \$170.00 / drum	\$2,210.00
	Total Estimated Cost	\$15,855.00

GENERAL CONDITIONS

Proposals, Time Schedules and Agreements are based, in part, on the information provided by the Client. If the information supplied by the Client is incomplete or inaccurate, and/or site conditions are encountered which are not that which were indicated by the Client, and/or the Client requests a change from the original scope of work established by the Proposal, then a written amendment to the Agreement, adjusting the Proposal, Time Schedules, and/or costs will be prepared by UNITED as soon as time permits.

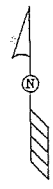
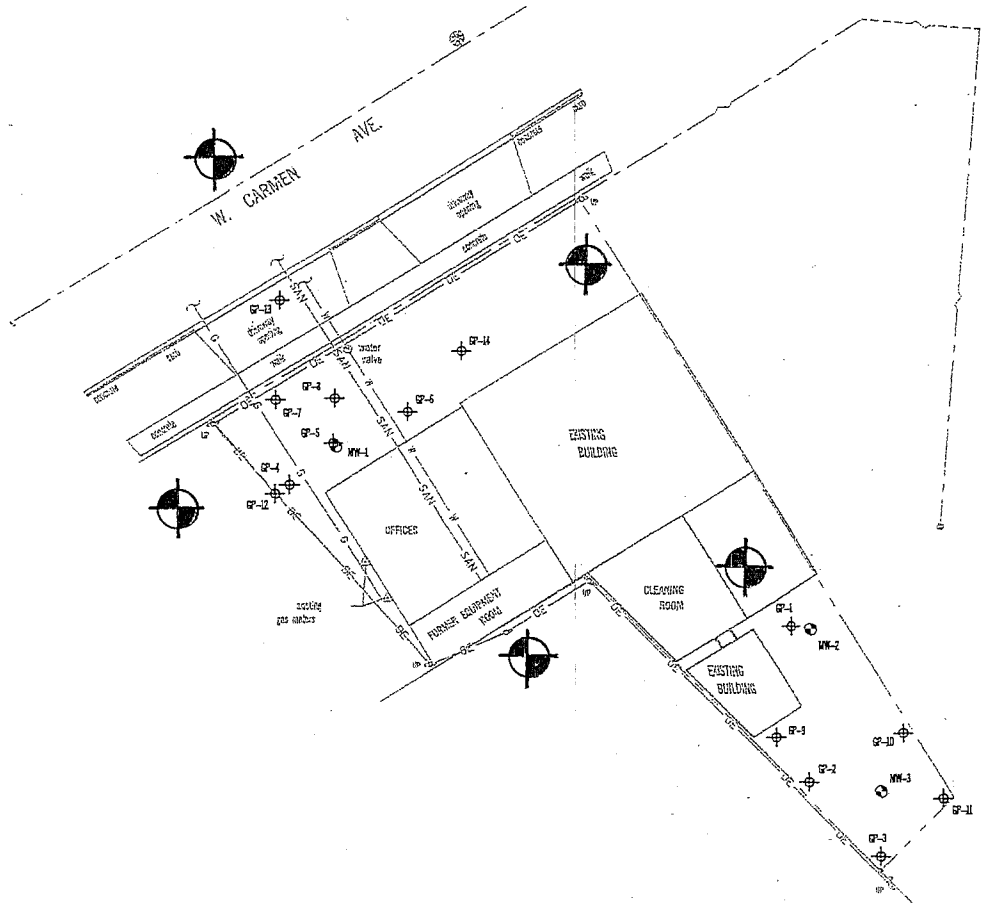
It shall be the responsibility of the Client to notify UNITED of any known or suspected hazardous substances which may affect the work that is to be performed or the safety of the public and/or UNITED employees.

Payment is due and payable no later than thirty (30) days from the date of invoice. Delinquent payments will be assessed a one and one half percent (1.5%) additional charge per month on the unpaid balance. Should it be necessary to force collection of any monies due, the non-prevailing party shall be responsible for all costs connected therewith, including reasonable attorney's fees.

As required by the Wisconsin Construction Lien Law, United hereby notifies owner that persons or companies furnishing labor or materials for the construction on owner's land may have lien rights on owner's land and buildings if not paid. Those entitled to lien rights, in addition to the undersigned United, are those who contract directly with the owner or those who give the owner notice within sixty days after they first furnish labor or materials for construction, and should give a copy for each notice received to the mortgage lender, if any. United agrees to cooperate with the owner and the owner's lender, if any, to see that all potential lien claimants are duly paid.

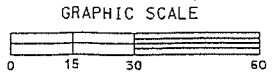
Either party may terminate the Agreement at will, with 7 days written notice. At the time of termination, UNITED shall be paid for services and materials supplied to date.

Consultant warrants that its services are performed, within the limits prescribed by its clients in a manner consistent with that level of care and skill ordinarily exercised by members of the same profession currently practicing in the same locality under similar conditions.



LEGEND	
	GEOPROBE BORING LOCATION
	MONITORING WELL LOCATION
	UTILITY POLE
	OVERHEAD UTILITY LINE
	UNDERGROUND GAS LINE
	UNDERGROUND SANITARY SEWER LINE
	UNDERGROUND WATER LINE
	PROPERTY LINE

Proposed Boring Location



NOTE:
MAP BASED ON SURVEY PERFORMED ON 7-22-02, BY SURVEYING ASSOCIATES, INC.

FRITZKE PROPERTY MILWAUKEE, WI			 ENVIRONMENTAL SERVICES INC.
DATE: 2-2-04	DR. BY: BEB	DR.# 7029-009	
GEOPROBE BORING LOCATION MAP			SCALE: 1" = 30'
			FIGURE 1

Table 3
 Groundwater Analytical Results
 Fritzke Colony Dry Cleaners
 10003 W. Carmen Avenue
 Milwaukee, WI

Monitoring Well #		MW-1		MW-2		MW-3		NR 140	NR 140
Date	Units	07/01/2002	10/02/2002	07/01/2002	10/02/2002	07/01/2002	10/02/2002	ES	PAL
Volatile Organic Compounds									
Benzene	µg/l	<0.48	<0.25	<0.48	<0.25	<0.48	<0.25	5	0.5
Ethylbenzene	µg/l	<0.43	<0.53	<0.43	<0.53	<0.43	<0.53	700	140
Toluene	µg/l	<0.47	<0.84	<0.47	<0.84	<0.47	<0.84	1,000	68.6
Xylenes	µg/l	<1.4	<1.83	<1.4	<1.83	<1.4	<1.83	10,000	1000
cis-1,2-Dichloroethene	µg/l	<0.73	<0.81	<0.73	<0.81	<0.73	<0.81	70	7
trans-1,2-Dichloroethene	µg/l	<0.79	<0.80	<0.79	<0.80	<0.79	<0.80	100	20
Tetrachloroethene	µg/l	<0.57	<0.63	<0.57	<0.63	<0.57	<0.63	5	0.5
KEY:		µg/l micrograms per liter							

GP-8		
DEPTH	2'-4'	6'-8'
CIS-1,2-DCE	<25	<25
TRANS-1,2-DCE	<25	<25
PCE	1,000	<25
TCE	<25	<25
n-BUTYLBENZENE	<25	63.8

GP-6		
DEPTH	2'-4'	6'-8'
CIS-1,2-DCE	<25	41.3
TRANS-1,2-DCE	<25	<25
PCE	385	1,100
TCE	<25	287

GP-7		
DEPTH	2'-4'	6'-8'
CIS-1,2-DCE	<25	<25
TRANS-1,2-DCE	<25	<25
PCE	<25	<25
TCE	<25	<25

GP-5		
DEPTH	2'-4'	6'-8'
CIS-1,2-DCE	<25	<25
TRANS-1,2-DCE	<25	<25
PCE	0.610	52.300
TCE	<25	93.1

MW-1		
DEPTH	5'-7'	13'-15'
CIS-1,2-DCE	<130	<25
TRANS-1,2-DCE	<130	<25
PCE	30,000	<25

GP-4		
DEPTH	2'-4'	6'-8'
CIS-1,2-DCE	<25	<25
TRANS-1,2-DCE	<25	<25
PCE	<25	1,660
TCE	<25	<25

GP-9		
DEPTH	2'-4'	6'-8'
CIS-1,2-DCE	10.8	<25
TRANS-1,2-DCE	<25	<25
PCE	<25	<25
TCE	<25	<25

GP-2		
DEPTH	2'-4'	6'-8'
CIS-1,2-DCE	453	<25
TRANS-1,2-DCE	109	<25
PCE	<25	<25

GP-3		
DEPTH	2'-4'	6'-8'
CIS-1,2-DCE	<25	<25
TRANS-1,2-DCE	<25	<25
PCE	<25	<25

GP-11		
DEPTH	2'-4'	6'-8'
CIS-1,2-DCE	<25	<25
TRANS-1,2-DCE	<25	<25
PCE	<25	<25
TCE	<25	<25

GP-1		
DEPTH	2'-4'	14'-16'
CIS-1,2-DCE	<25	<25
TRANS-1,2-DCE	<25	<25
PCE	<25	<25

MW-2		
DEPTH	7'-9'	17'-19'
CIS-1,2-DCE	42	<25
TRANS-1,2-DCE	<25	<25
PCE	<25	<25

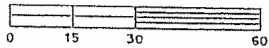
GP-10		
DEPTH	2'-4'	6'-8'
CIS-1,2-DCE	49.7	179
TRANS-1,2-DCE	<25	<25
PCE	61.1	7,220
TCE	<25	1,600

MW-3		
DEPTH	3'-5'	10'-12'
CIS-1,2-DCE	2,000	<25
TRANS-1,2-DCE	110	<25
PCE	130	<25

ANALYTICAL KEY	
DCE	= DICHLOROETHENE
PCE	= TETRACHLOROETHENE
TCE	= TRICHLOROETHENE
ALL CONCENTRATIONS EXPRESSED IN MICROGRAMS PER KILOGRAM (ug/kg)	

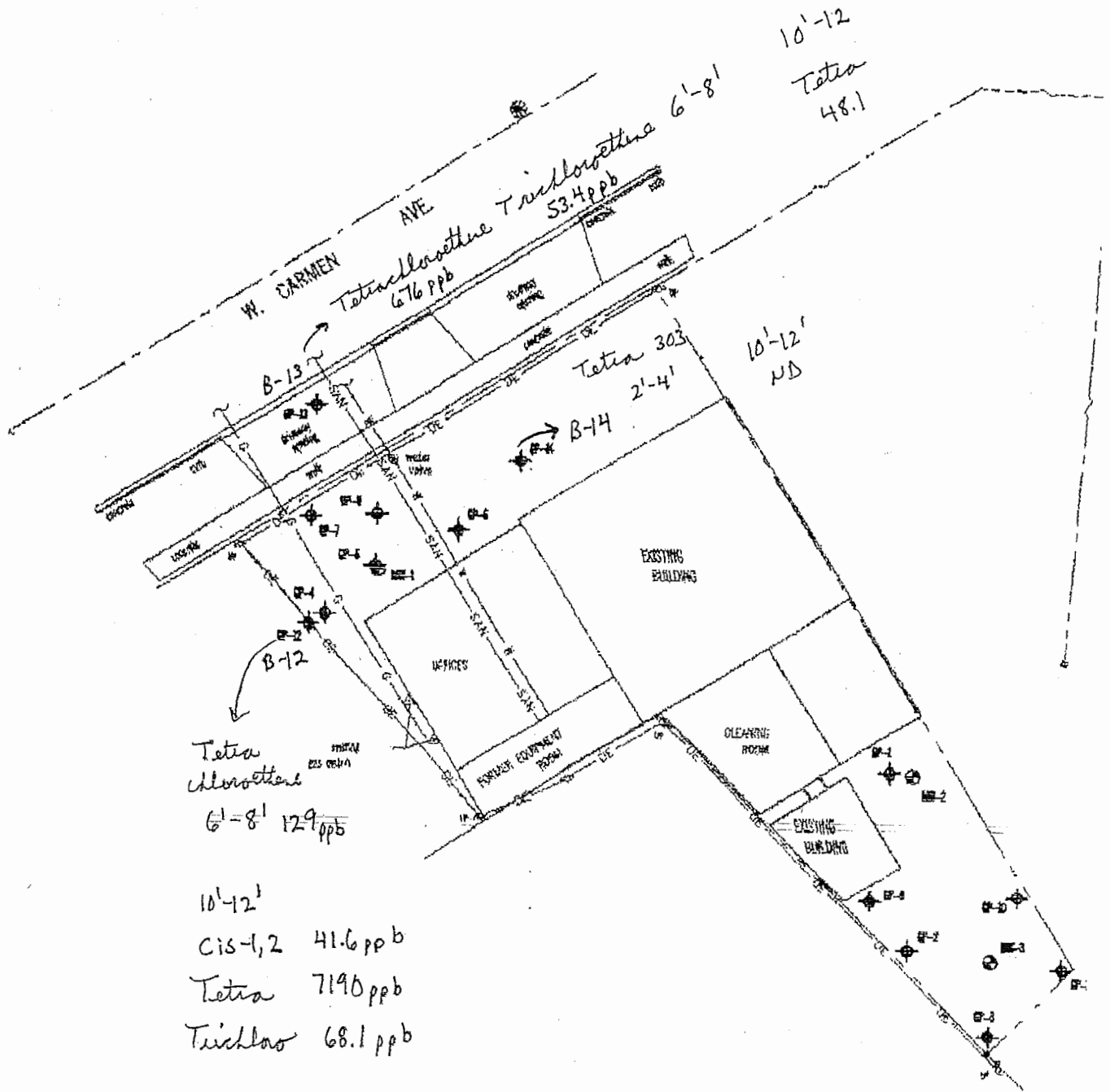
LEGEND	
GP	= GEOPROBE BURLING LOCATION
MW	= MONITORING WELL LOCATION
UP	= UTILITY POLE
OE	= OVERHEAD UTILITY LINE
G	= UNDERGROUND GAS LINE
SAH	= UNDERGROUND SANITARY SEWER LINE
W	= UNDERGROUND WATER LINE
---	= PROPERTY LINE

GRAPHIC SCALE



NOTE:
MAP BASED ON SURVEY PERFORMED ON 7-22-02, BY SURVEYING ASSOCIATES, INC.

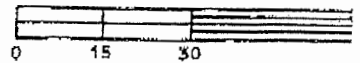
FRITZKE PROPERTY MILWAUKEE, WI			
DATE: 9-30-03	DR. BY: BEB	DR. # 7029-005	
SOIL QUALITY MAP			FIGURE 4



Tetra chloroethene
61-81 129 ppb

10'-12'
Cis-1,2 41.6 ppb
Tetra 7190 ppb
Trichloro 68.1 ppb

GRAPHIC SCALE



ACORD CERTIFICATE OF LIABILITY INSURANCE

CSR SH
UNITE-4

DATE (MM/DD/YYYY)
05/03/05

PRODUCER The Starr Group P O Box 20001 Greenfield WI 53220-0001 Phone: 414-421-3800	THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.	
	INSURERS AFFORDING COVERAGE	NAIC #
INSURED United Engineering Consultants Timothy J. Anderson 10617 W. Oklahoma Avenue #L2 West Allis WI 53227	INSURER A: West Bend Mutual Ins Co	15350
	INSURER B:	
	INSURER C:	
	INSURER D:	
	INSURER E:	

COVERAGES

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	ADD'L INSRD	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
A		GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC	BAV0710340	03/21/05	03/21/06	EACH OCCURRENCE \$ 1000000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100000 MED EXP (Any one person) \$ 10000 PERSONAL & ADV INJURY \$ 1000000 GENERAL AGGREGATE \$ 2000000 PRODUCTS - COMPI/OP AGG \$ 2000000
A		AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS	CPV0710341	03/21/05	03/21/06	COMBINED SINGLE LIMIT (Ea accident) \$ 1000000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
		GARAGE LIABILITY <input type="checkbox"/> ANY AUTO				AUTO ONLY - EA ACCIDENT \$ OTHER THAN EA ACC \$ AUTO ONLY: AGG \$
A		EXCESS/UMBRELLA LIABILITY <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE <input type="checkbox"/> DEDUCTIBLE <input checked="" type="checkbox"/> RETENTION \$10000	CUV0710343	03/21/05	03/21/06	EACH OCCURRENCE \$ 1000000 AGGREGATE \$ 1000000 \$ \$
A		WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? If yes, describe under SPECIAL PROVISIONS below OTHER	VUV0710342	03/21/05	03/21/06	WC STATU-TORY LIMITS OTH-ER E.L. EACH ACCIDENT \$ 100000 E.L. DISEASE - EA EMPLOYEE \$ 100000 E.L. DISEASE - POLICY LIMIT \$ 500000
						PROPERTY 15000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS

CERTIFICATE HOLDER FRDO100 Donald Fritzke 10003 W Carmen Ave Milwaukee WI 53225	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL 10 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES. AUTHORIZED REPRESENTATIVE Kyle Wasserman
-----------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------