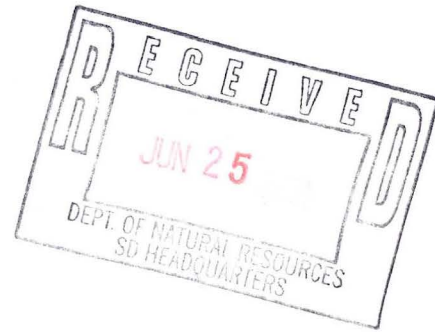


June 22, 2001

Mr. Mike Schmoller
Wisconsin DNR - South Central District
3911 Fish Hatchery Road
Fitchburg, Wisconsin 53711

RE: Work Plan for Site Redevelopment
501 South Park Street Site
DNR File Ref: 03-13-002208



Dear Mr. Schmoller:

On behalf of our client, La Hacienda Restaurant, Resource Engineering Associates, Inc. (REA) is pleased to submit to DNR, the following Work Plan for planned site activities at 501 South Park Street in Madison. La Hacienda Restaurant is expanding their business to include a new parking lot covering a former gasoline service station/dry cleaning facility and placing a sound barrier wall along the eastern property line between the commercial area along South Park Street and the residential neighborhood adjacent to the east.

Because of the history of the property and the potential to encounter either petroleum or volatile organic compound (VOC) impacted soil during the planned site work, REA has been retained to assist in obtaining approval to implement the site activities. The following Work Plan summarizes previous site findings (performed by REA in 1998), recent site data (REA in May 2001), the proposed areas of construction in relation to the estimated areas of impacted soil, contingency plans for encountering impacted soil and/or non-impacted soil, and general site activities to be performed around the area of potential concern. REA understands based on your October 2, 2000 letter to our client, that DNR is aware of the environmental aspect of the property and that approval to redevelop the area as a parking lot has been cleared by DNR pending proper handling and disposal of impacted soil.

WORK PLAN

Sound Barrier Wall/Fence

As part of redevelopment along the east side of South Park Street, between Drake Street to the north and Erin Street to the south, encompassing 501, 515 and 529 South Park Street (owned by La Hacienda Restaurant), a "Sound Barrier" wall/fence is being constructed to help reduce noise between the commercial and residential zones along South Park Street.

The planned wall/fence will straddle the property line as shown on **Figure 1**. The wall/fence will extend to a height of eight feet and will extend below grade for approximately four feet for the concrete footing. Prior approval and permission has been obtained from the residential property owners for construction of the wall/fence as the proposed footing will also extend about two feet beyond the property line into the adjacent properties.

1998 REA Site Investigation Data

Based on previous site environmental related investigative activities performed by REA in 1998, the property located at 501 South Park Street contains evidence of soil and groundwater contamination from previous site operations including a gasoline service station and a dry cleaning facility. Evidence of petroleum and VOC residues were identified in soil samples collected at depths greater than six to eight feet where the soils are saturated and the water table was identified. Evidence of petroleum and/or VOC impacted soil was not identified above the six foot level. The site conditions and findings from the 1998 investigation were summarized in a REA report dated August 13, 1998 and submitted to DNR for review.

2001 REA Site Investigation Data

To assist facilitating the planned site redevelopment, REA collected several soil samples in the area of the proposed wall/fence for the purpose of determining the presence of petroleum and/or VOC residues. The purpose for collecting the soil samples in this area of 501 South Park Street was to prepare for soil excavation in case impacted soil is encountered, then proper disposal of the soil could be pre-approved to keep the project on schedule.

A total of five soil borings were advanced by REA at areas along the eastern property line as shown on **Figure 1**. Sample locations from previous site work are also presented on the drawing. Each soil boring extended to an approximate depth of four feet which represents the deepest the planned wall/fence footing would extend. Soil samples from each boring were collected for field screening using a flame ionization detector (FID) and by physical observations for potential petroleum and/or VOC residuals.

One sample collected from soil boring B-5 @ 4 feet was also submitted to a laboratory for analysis of diesel range organics (DRO) and VOCs. The results from the laboratory are presented in this work plan and the field screening data is presented on Figure 1.

Based on the field screening data, evidence of petroleum and/or VOC residues were not found. As reported by Test America, Inc. sample B-5 @ 4' did not contain evidence of DRO or VOC residues above the laboratory detection levels. Soil encountered in each borehole consisted of a tan sand, dry which appeared to be fill sand from the former UST excavation and/or from a water service line trench which was dug in 1998, or appeared to a native tan sand containing evidence of sea shells. Boring B-5 was positioned below the existing fence line in order to sample a representative soil to be excavated.

Proposed Excavation

Since evidence of contaminated soil does not appear to be present from the surface to a depth of four feet, the excavation of soil along the planned sound barrier wall/fence does not appear to involve the previously identified contaminated soils found deeper than six feet. Based on this information, the excavator (De-Construction, Inc.) is planning to haul the excavated soil to a regular demolition site. Although the proposed wall/fence does extend along three properties, the only area of concern would appear to be the area along the former building at 501 South Park Street and the excavation area would be 4' deep x 4' wide x 60' in length, with an approximate volume of about 40 cubic yards.

Impacted Soil Contingency Plan

In the event that petroleum and/or VOC impacted soil is encountered during the excavation of the wall/fence, the soil will be segregated and placed on and covered with plastic at the site. REA will then collect a representative sample from the stockpiled soil for laboratory analysis of select landfill based protocol parameters. It is REAs understanding that soil containing certain VOC related compounds may be considered a "hazardous waste" and that local landfills may not accept the soil. Based on the shallow soil characteristics, it appears that impacted soil will not be encountered during the excavation activities. If impacted soil is encountered, it will be handled according to DNR guidelines and disposal documentation will be provided to DNR.

Parking Lot Redevelopment Plan

The property at 501 South Park Street currently consists of a gravel lot used as a parking lot for the restaurant. There are sidewalks along Drake and South Park Street. A new brick accent wall/fence has been constructed on the inside of the sidewalk along South Park Street. As part of the redevelopment activities of the property, the gravel parking lot will be replaced by an asphalt parking lot covering the entire property.

According to La Hacienda representatives, three sides of the former building footing has been removed but the fourth side (east footing) remains. The plan for upgrading the parking area is to leave the east footing wall in-place as not to disturb potential contaminated soil along the footing, and place an asphalt cover over the area including pavement up close to the planned "sound barrier wall/fence".

By providing an asphalt layer over the entire site, the potential for surficial water infiltration will be minimized and should help act as an impermeable barrier for potential migration of any subsurface soil/groundwater contaminated residues.

If during the construction of the asphalt parking lot, petroleum and/or VOC impacted soil is encountered, it will be excavated, placed on and covered with plastic and handled per DNR guidelines for disposal.

Schedule for Planned Site Activities

The site activities for constructing the "sound barrier wall/fence and redeveloping the parking lot area is pending approval by DNR. Since the site activities may potentially involve the excavation of petroleum and/or VOC impacted soil, the planned activities will not commence until this work plan meets the approval of DNR. Since this redevelopment project involves working around an existing restaurant business (they currently use the gravel parking lot for customer service), a fast review would be greatly appreciated so the activities may be completed by mid-summer or sooner.

CLOSING

On behalf of La Hacienda Restaurant, REA appreciates DNR reviewing this Work Plan for proposed site activities at the 501 South Park Street site. If there are any issues or concerns regarding the current site conditions, the historic site operations or the planned redevelopment activities, please feel free to address them by calling REA at 831-6563, or by calling Mr. Jesse Ramirez of AJ Construction (site contact) at 220-8881. Thank you and we look forward in proceeding with this site work.

Sincerely,

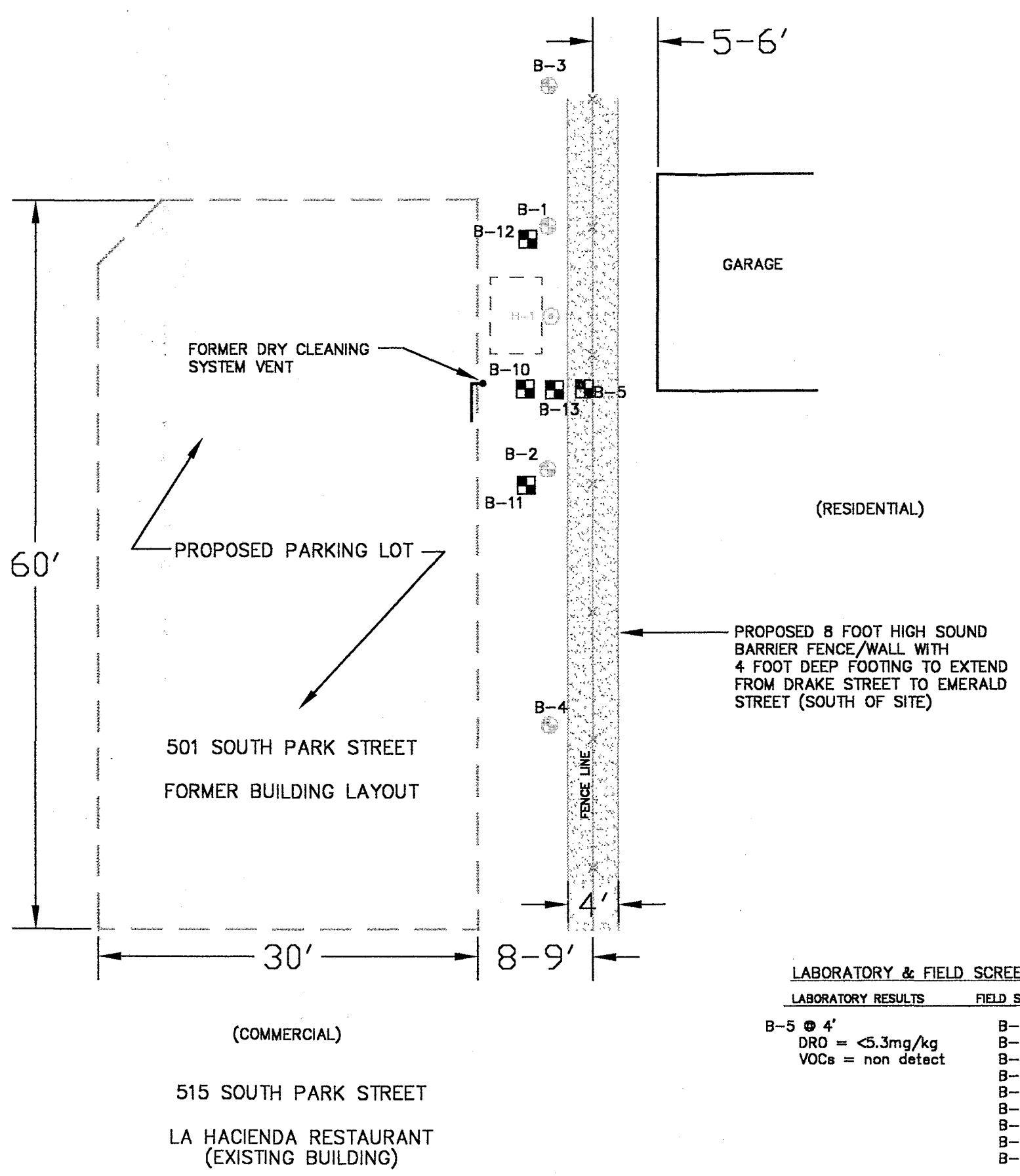
Sean K. Barry
Environmental Specialist/Technician

- att. Figure 1, May 14, 2001 lab data, select site photographs
- cc. Mr. David Herrera, La Hacienda Restaurant, 515 South Park Street, Madison, WI
Mr. Jesse Ramirez, AJ Construction, (608) 220-8881

2001 © RESOURCE ENGINEERING ASSOCIATES, INC.

SOUTH PARK STREET

DRAKE STREET



LEGEND

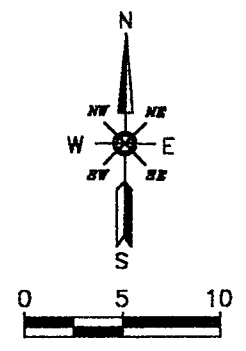
- APPROXIMATE LOCATION OF GEOPROBE SOIL BORING ADVANCED BY SOIL ESSENTIALS ON 5/9/98
- APPROXIMATE LOCATION OF FORMER SOIL BORING (KEIL ENVIRONMENTAL) (APRIL 14, 1994)
- APPROXIMATE LOCATION OF FORMER 500 GALLON FUEL OIL UST (REMOVED 7/93)
- APPROXIMATE LOCATION OF SOIL BORING ADVANCED BY REA USING HAND AUGERS (MAY 2001)
- PROPOSED 8 FOOT HIGH SOUND BARRIER WALL

NOTES

- 1) All dimensions and locations are approximate and based on limited field measurements by REA and a site map by BT²(project #1558 - figure 1; 4/14/1994).
- 2) Proposed sound barrier wall to extend to a depth of 4 feet for the footing. Footing width is 4 feet and will straddle the existing fence/property line as shown.
- 3) Based on laboratory analytical data, field screening and visual observations, evidence of petroleum and/or VOC impacted soil was not identified from the surface to 4 feet deep.
- 4) Copies of laboratory data of select soil samples collected during previous investigations are attached with this Work Plan.
- 5) Proposed parking lot to extend east over existing terraced area up to planned "Sound Barrier" wall/fence.

LABORATORY & FIELD SCREENING DATA

LABORATORY RESULTS	FIELD SCREENING RESULTS
B-5 @ 4' DRO = <5.3mg/kg VOCs = non detect	B-1 @ 3-4' = 0 B-2 @ 3-4' = 200 B-3 @ 3-4' = 0 B-4 @ 3-4' = 0 B-5 @ 3.5-4' = 0 B-10 @ 4' = 0 B-11 @ 4' = 0 B-12 @ 4' = 0 B-13 @ 3.5-4' = 0



REVISIONS:

Resource Engineering Associates, Inc.
8505 University Green
Suite 200
Middleton, Wisconsin 53562-2507
P: 808-831-8563 F: 808-831-8564



SOIL BORING LOCATIONS, ANALYTICAL DATA & PROPOSED SITE DEVELOPMENT

La Hacienda Restaurant
501 South Park Street, Madison, WI

Date:	May 2001
Drawn:	SKB
Checked:	WWB
Drawing #	501PARK3.DWG
Project #	010030.2

FIGURE 1



LOOKING SOUTH FROM DRAKE STREET AT 501 SOUTH PARK STREET (GRAVEL LOT)
(FORMER GASOLINE SERVICE STATION & DRY CLEANING FACILITY)



VIEW EAST AT PLANNED REDEVELOPMENT AREA INCLUDING PARKING LOT & "SOUND
BARRIER WALL/FENCE ALONG EXISTING EAST RESIDENTIAL PROPERTIES



**RESOURCE
ENGINEERING
ASSOCIATES, INC.**

8505 University Green, Suite 200
Middleton, Wisconsin 53562-2507
608-831-6563 (Fax 831-6564)

501 SOUTH PARK STREET

La Hacienda Restaurant
Madison, Wisconsin

Date: June 2001
Drawn: SKB
Ck'd: WWB
Proj #010030.2

CURRENT SITE PHOTOGRAPHS

501park4.dwg
PHOTO 1 & 2

COPY

Proj 010030.1
a: Sean
So. Park
TestAmerica
INCORPORATED

MAY 29

ANALYTICAL AND QUALITY CONTROL REPORT

Mr. Sean Barry
RESOURCE ENGINEERING
8505 University Green
Middleton, WI 53562

05/25/2001

Job No: 01.03361

Page 1 of 3

Enclosed are the Analytical and Quality Control reports for the following samples submitted for analysis:

Sample Number	Sample Description	Date Taken	Date Received
436814	B-5 @ 4' 010030.1 501 S. Park	05/14/2001	05/16/2001

Soil results are reported on a dry weight basis. The above sample(s) may have a result flag shown on the report. The following are the result flag definitions:

A = Analyzed/extracted past hold time	B = Blank is contaminated
C = Standard outside of control limits	D = Diluted for analysis
E = Extraction outside temperature limits	F = Sample filtered in lab
G = Received past hold time	H = Late eluting hydrocarbons present
I = Improperly handled sample	J = Estimated concentration
L = Common lab solvent and contaminant	M = Matrix interference
P = Improperly preserved sample	Q = Result confirmed via re-analysis
S = Sediment present	T = Does not match typical pattern
W = BOD re-set due to missed dilution	X = Unidentified compound(s) present
Z = Internal standard outside limits	

Brian D. DeJong
Brian D. DeJong
Organic Operations Manager

ANALYTICAL REPORT

Mr. Sean Barry
 RESOURCE ENGINEERING
 8505 University Green
 Middleton, WI 53562

05/25/2001
 Job No: 01.03361
 Sample No: 436814
 Account No: 61000
 Page 2 of 3

JOB DESCRIPTION: 010030.1 501 S. Park Street
 PROJECT DESCRIPTION: Soil Analysis
 SAMPLE DESCRIPTION: B-5 @ 4' 010030.1 501 S. Park St
 Rec'd on ice

Date/Time Taken: 05/14/2001 11:00

Date Received: 05/16/2001

Parameter	Results	Units	Reporting Limit	Method	Date Analyzed	Prep/Run Batch
Solids, Total	95.2	%	n/a	SW 5030	05/16/2001	3691
DRO Extraction	05/16/2001			WDNR	05/24/2001	1595
DRO - NONAQUEOUS	<5.3	mg/kg	5.0	WDNR	05/24/2001	1595 2741
VOC - METHANOL - 8260B						
Benzene	<26	ug/kg	25	SW 8260B	05/22/2001	1275
Bromobenzene	<26	ug/kg	25	SW 8260B	05/22/2001	1275
Bromochloromethane	<26	ug/kg	25	SW 8260B	05/22/2001	1275
Bromodichloromethane	<26	ug/kg	25	SW 8260B	05/22/2001	1275
Bromoform	<26	ug/kg	25	SW 8260B	05/22/2001	1275
Bromomethane	<105	ug/kg	100	SW 8260B	05/22/2001	1275
n-Butylbenzene	<26	ug/kg	25	SW 8260B	05/22/2001	1275
sec-Butylbenzene	<26	ug/kg	25	SW 8260B	05/22/2001	1275
tert-Butylbenzene	<26	ug/kg	25	SW 8260B	05/22/2001	1275
Carbon Tetrachloride	<26	ug/kg	25	SW 8260B	05/22/2001	1275
Chlorobenzene	<26	ug/kg	25	SW 8260B	05/22/2001	1275
Chlorodibromomethane	<26	ug/kg	25	SW 8260B	05/22/2001	1275
Chloroethane	<37	ug/kg	35	SW 8260B	05/22/2001	1275
Chloroform	<26	ug/kg	25	SW 8260B	05/22/2001	1275
Chloromethane	<53	ug/kg	50	SW 8260B	05/22/2001	1275
2-Chlorotoluene	<26	ug/kg	25	SW 8260B	05/22/2001	1275
4-Chlorotoluene	<26	ug/kg	25	SW 8260B	05/22/2001	1275
1,2-Dibromo-3-Chloropropane	<53	ug/kg	50	SW 8260B	05/22/2001	1275
1,2-Dibromoethane (EDB)	<26	ug/kg	25	SW 8260B	05/22/2001	1275
Dibromomethane	<26	ug/kg	25	SW 8260B	05/22/2001	1275
1,2-Dichlorobenzene	<26	ug/kg	25	SW 8260B	05/22/2001	1275
1,3-Dichlorobenzene	<26	ug/kg	25	SW 8260B	05/22/2001	1275
1,4-Dichlorobenzene	<26	ug/kg	25	SW 8260B	05/22/2001	1275
Dichlorodifluoromethane	<26	ug/kg	25	SW 8260B	05/22/2001	1275
1,1-Dichloroethane	<26	ug/kg	25	SW 8260B	05/22/2001	1275
1,2-Dichloroethane	<26	ug/kg	25	SW 8260B	05/22/2001	1275
1,1-Dichloroethene	<26	ug/kg	25	SW 8260B	05/22/2001	1275
cis-1,2-Dichloroethene	<26	ug/kg	25	SW 8260B	05/22/2001	1275
trans-1,2-Dichloroethene	<26	ug/kg	25	SW 8260B	05/22/2001	1275
1,2-Dichloropropane	<26	ug/kg	25	SW 8260B	05/22/2001	1275
1,3-Dichloropropane	<26	ug/kg	25	SW 8260B	05/22/2001	1275
2,2-Dichloropropane	<26	ug/kg	25	SW 8260B	05/22/2001	1275
1,1-Dichloropropene	<26	ug/kg	25	SW 8260B	05/22/2001	1275
cis-1,3-Dichloropropene	<26	ug/kg	25	SW 8260B	05/22/2001	1275
trans-1,3-Dichloropropene	<26	ug/kg	25	SW 8260B	05/22/2001	1275

MAY 29

ANALYTICAL REPORT

Mr. Sean Barry
 RESOURCE ENGINEERING
 8505 University Green
 Middleton, WI 53562

05/25/2001
 Job No: 01.03361
 Sample No: 436814
 Account No: 61000
 Page 3 of 3

JOB DESCRIPTION: 010030.1 501 S. Park Street
 PROJECT DESCRIPTION: Soil Analysis
 SAMPLE DESCRIPTION: B-5 @ 4' 010030.1 501 S. Park St
 Rec'd on ice

Date/Time Taken: 05/14/2001 11:00

Date Received: 05/16/2001

Parameter	Results	Units	Reporting Limit	Method	Date Analyzed	Prep/Run Batch
Di-isopropyl ether	<26	ug/kg	25	SW 8260B	05/22/2001	1275
Ethylbenzene	<26	ug/kg	25	SW 8260B	05/22/2001	1275
Hexachlorobutadiene	<37	ug/kg	35	SW 8260B	05/22/2001	1275
Isopropylbenzene	<26	ug/kg	25	SW 8260B	05/22/2001	1275
p-Isopropyltoluene	<26	ug/kg	25	SW 8260B	05/22/2001	1275
Methylene Chloride	<53	ug/kg	50	SW 8260B	05/22/2001	1275
Methyl-t-butyl ether	<26	ug/kg	25	SW 8260B	05/22/2001	1275
Naphthalene	<26	ug/kg	25	SW 8260B	05/22/2001	1275
n-Propylbenzene	<26	ug/kg	25	SW 8260B	05/22/2001	1275
Styrene	<26	ug/kg	25	SW 8260B	05/22/2001	1275
1,1,1,2-Tetrachloroethane	<26	ug/kg	25	SW 8260B	05/22/2001	1275
1,1,2,2-Tetrachloroethane	<26	ug/kg	25	SW 8260B	05/22/2001	1275
Tetrachloroethene	<26	ug/kg	25	SW 8260B	05/22/2001	1275
Toluene	<26	ug/kg	25	SW 8260B	05/22/2001	1275
1,2,3-Trichlorobenzene	<26	ug/kg	25	SW 8260B	05/22/2001	1275
1,2,4-Trichlorobenzene	<26	ug/kg	25	SW 8260B	05/22/2001	1275
1,1,1-Trichloroethane	<26	ug/kg	25	SW 8260B	05/22/2001	1275
1,1,2-Trichloroethane	<26	ug/kg	25	SW 8260B	05/22/2001	1275
Trichloroethene	<26	ug/kg	25	SW 8260B	05/22/2001	1275
Trichlorofluoromethane	<26	ug/kg	25	SW 8260B	05/22/2001	1275
1,2,3-Trichloropropane	<26	ug/kg	25	SW 8260B	05/22/2001	1275
1,2,4-Trimethylbenzene	<26	ug/kg	25	SW 8260B	05/22/2001	1275
1,3,5-Trimethylbenzene	<26	ug/kg	25	SW 8260B	05/22/2001	1275
Vinyl Chloride	<26	ug/kg	25	SW 8260B	05/22/2001	1275
Xylenes, Total	<37	ug/kg	35	SW 8260B	05/22/2001	1275
Surr: Dibromofluoromethane	109.0	%	85-118	SW 8260B	05/22/2001	1275
Surr: Toluene-d8	103.6	%	92-107	SW 8260B	05/22/2001	1275
Surr: Bromofluorobenzene	97.6	%	91-110	SW 8260B	05/22/2001	1275

