

September 7, 2005

Project Reference: #7376

Mr. David Volkert, P.G.
Wisconsin Department of Natural Resources
141 NW Barstow Street, Rm 180
Waukesha, WI 53188

RE: Additional Site Investigation Work Plan and Estimated Costs
Former Bask Dry Cleaner, Westbrook Shopping Center
2136 East Moreland Boulevard, Waukesha, Wisconsin
FID #268188800 BRRTS #02-68-297669

Dear Mr. Volkert:

In accordance with ch. NR 169, Wis. Adm. Code and your letter addressed to Mr. Greg Butts, dated August 4, 2005, pertaining to the subject site (Figure 1), this work plan and cost estimate was prepared and are being submitted for Wisconsin Department of Natural Resources (WDNR) review and approval.

SCOPE OF WORK

In your letter dated August 4, 2005 (Attachment A), you requested completion of the following scope of work:

- Installation of an additional monitoring well west of monitoring well MW-7;
- Sample all existing monitoring wells for volatile organic compounds (VOCs) and measure groundwater elevations; and
- Prepare a brief report documenting recent subsurface investigation activities.

Installation of Additional Monitoring Well

Proposed well MW-11 will be installed approximately 100 feet west of existing well MW-7 using hollow stem auger drilling techniques. The well will be flush mount and installed to approximately 30 feet below ground surface (bgs) and constructed of two-inch diameter PVC well screen with the appropriate length of PVC riser pipe. The actual well location will be determined in the field based on site characteristics and access.

Soil samples will be collected continuously at two-foot intervals to the depth of the borehole and soils will be classified using the Unified Soil Classification System (USCS). Each soil sample will be split in the field for field screening using a photoionization detector (PID) and headspace techniques and potential laboratory analysis. Two samples from the borehole will be submitted for laboratory analysis of VOCs by EPA Method 8260; the sample displaying the highest field screening reading and the sample from directly above the water table interface.

A location and elevation survey will be completed for the new well by a State of Wisconsin registered land surveyor. In addition, a soil boring log and well construction form will be completed for the new well.

2005 SEP -8 PM 2:03
DEPARTMENT OF
NATURAL RESOURCES
WAUKESHA SERVICE CENTER



Well Development and Groundwater Sampling

Following installation, the well will be developed in accordance with NR 141 and a well development form will be completed.

Groundwater level measurements will be collected at all wells (MW-1 through 10 and proposed well MW-11) and piezometers (PZ-1 through PZ-3). Groundwater samples will be collected at all wells and piezometers and submitted for laboratory analysis of VOCs by EPA Method 8260.

Supplemental Site Investigation Report

Upon receipt of laboratory analytical results, Sigma will prepare a Supplemental Site Investigation Report summarizing the above activities and results and including all forms, laboratory reports and chain-of-custody documentation. The report will be submitted to the WDNR for review.

ESTIMATED COSTS

A detailed breakdown of estimated costs for the above scope of work is presented as Attachment B. Supporting drilling bids are also provided as Attachment C. The total estimated cost to complete the scope of work is **\$11,708**; \$7,958 in professional services and \$3,750 in commodity services. Bids for the drilling scope of work are attached. Costs for laboratory analysis and investigation waste disposal were quoted using previous bids.

We will initiate work immediately upon receiving WDNR approval of the proposed scope of work and estimated costs. Please call me at (414) 643-4120 with any questions.

Sincerely,

SIGMA ENVIRONMENTAL SERVICES, INC.



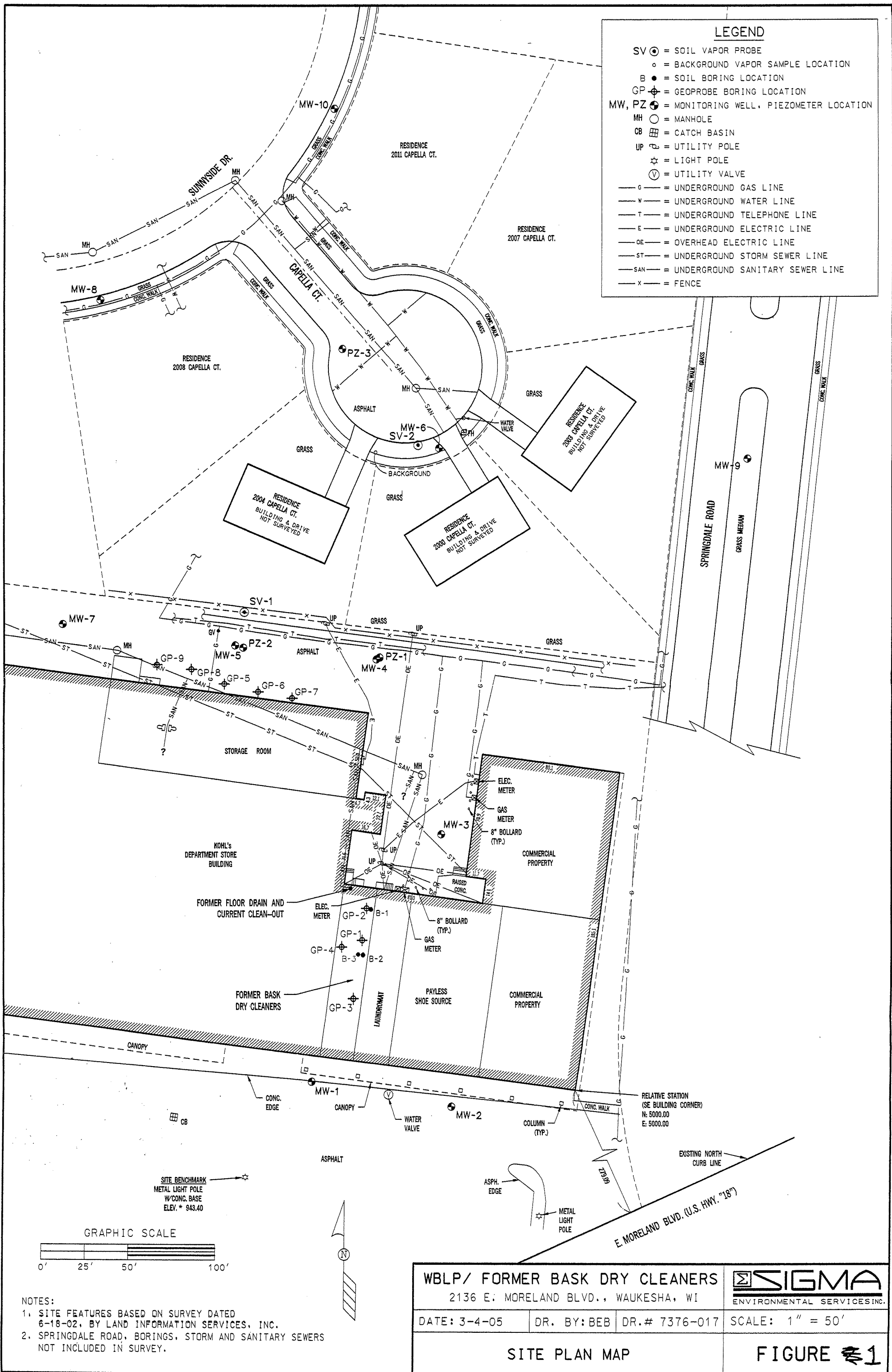
Ross M. Creighton, P.G.
Project Manager/Hydrogeologist

kal

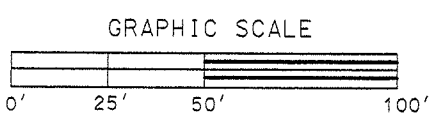
Attachments:

- Figure 1 – Site Plan Map
- A – WDNR letter dated August 4, 2005
- B – Cost Estimate
- C – Drilling contractor bids

cc: Greg Butts, Realty Management Consultants, Inc.
Don Gallo, Reinhart Boerner



| LEGEND | |
|--------|--------------------------------------|
| SV | SOIL VAPOR PROBE |
| ○ | BACKGROUND VAPOR SAMPLE LOCATION |
| B | SOIL BORING LOCATION |
| GP | GEOPROBE BORING LOCATION |
| MW, PZ | MONITORING WELL, PIEZOMETER LOCATION |
| MH | MANHOLE |
| CB | CATCH BASIN |
| UP | UTILITY POLE |
| * | LIGHT POLE |
| ⊙ | UTILITY VALVE |
| —G— | UNDERGROUND GAS LINE |
| —W— | UNDERGROUND WATER LINE |
| —T— | UNDERGROUND TELEPHONE LINE |
| —E— | UNDERGROUND ELECTRIC LINE |
| —OE— | OVERHEAD ELECTRIC LINE |
| —ST— | UNDERGROUND STORM SEWER LINE |
| —SAN— | UNDERGROUND SANITARY SEWER LINE |
| —X— | FENCE |

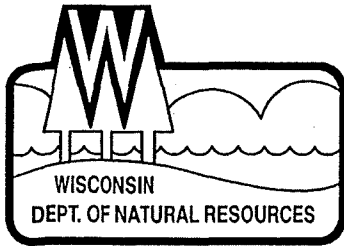


NOTES:
 1. SITE FEATURES BASED ON SURVEY DATED 6-18-02, BY LAND INFORMATION SERVICES, INC.
 2. SPRINGDALE ROAD, BORINGS, STORM AND SANITARY SEWERS NOT INCLUDED IN SURVEY.

| | | | |
|--------------------------------------|-------------|-----------------------------------|-----------------|
| WBLP/ FORMER BASK DRY CLEANERS | | SIGMA ENVIRONMENTAL SERVICES INC. | |
| 2136 E. MORELAND BLVD., WAUKESHA, WI | | | |
| DATE: 3-4-05 | DR. BY: BEB | DR. # 7376-017 | SCALE: 1" = 50' |
| SITE PLAN MAP | | | FIGURE 1 |

ATTACHMENT A

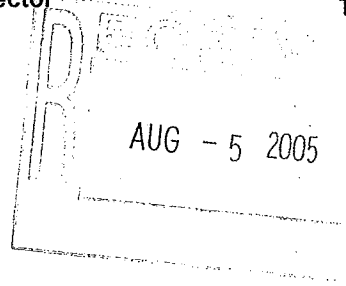
WDNR letter dated August 4, 2005



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
Scott Hassett, Secretary
Gloria L. McCutchen, Regional Director

Waukesha Service Center
141 NW Barstow Street, Room 180
Waukesha, Wisconsin 53188
Telephone 262-574-2166
FAX 262-574-2117



August 4, 2005

Mr. Greg Butts
Westbrook Delaware Limited Partnership
c/o Realty Management Consultants, Inc.
4811 South 76th Street
Greenfield, WI 53220

Subject: Additional Site Investigation Work at Former Bask Dry Cleaner
Westbrook Shopping Center, 2136 East Moreland Boulevard, Waukesha, WI
FID# 268188800, BRRTS#s 02-68-297669

Dear Mr. Butts:

On June 17, 2005, the Wisconsin Department of Natural Resources (Department) received the June 2005 *Site Investigation Report* that was prepared by Sigma Environmental Services, Inc. for the above referenced property (the Property). Based on the data, the extent of groundwater contamination at the Property has not been determined. Therefore, the site investigation is not complete and additional subsurface investigative work is required.

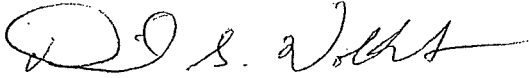
Please have you consultant complete the following work:

- Install an additional monitoring well west of monitoring well MW-7, which in the last sampling event contained tetrachloroethene (PCE) at a concentration greater than ten times the s. NR 140.10, Wis. Adm. Code, enforcement standard. In addition to helping define the lateral extent of groundwater contamination, the additional well will determine if there is another breach in the sanitary sewer to the west. Sample the new monitoring well for volatile organic compounds (VOCs).
- Please also sample all of the existing monitoring wells for VOCs and measure groundwater elevations for the purpose of determining seasonal flow direction.
- Prepare a brief report documenting recent subsurface investigation activities.

Prior to proceeding with the recommended work please prepare a cost estimate for the Department's review. Remember to obtain three bids for sub-contractor work that will be completed on the project.

The Department appreciates the efforts you are taking to restore the environment at this site. If you have any questions regarding this letter or the site in general, please contact me at the letterhead address or (262) 574-2166.

Sincerely,



David G. Volkert, P.G.
Hydrogeologist
Bureau for Remediation & Redevelopment

cc: Ross Creighton, Sigma
 Jeff Soellner, DNR CF/8
SER File

ATTACHMENT B

Cost Estimate

**ATTACHMENT B
COST ESTIMATE
Additional Site Investigation
WBLP - Former Bask Dry Cleaner Site
2136 E Moreland Blvd, Waukesha, WI
18-Aug-05**

| PROFESSIONAL SERVICES | | | |
|---|-----------|-----------|---|
| Work Plan | | | |
| | | | <u>Comments</u> |
| Project Manager | 6 hrs @ | \$105 /hr | \$630 Develop scope/work plan, |
| Senior Geologist | 1.5 hrs @ | \$105 /hr | \$158 coordination |
| Staff Geologist/Engineer | 2 hrs @ | \$65 /hr | \$130 Solicit lab bids, prepare for field activities. |
| Work Plan subtotal | | | \$918 |
| Field Work | | | |
| Install MW | | | |
| | | | <u>Comments</u> |
| Senior Geologist | 0.5 hrs @ | \$105 /hr | \$53 |
| Project Manager | 2 hrs @ | \$105 /hr | \$210 |
| Staff Geologist/Engineer | 10 hrs @ | \$65 /hr | \$650 Site time-SB, MW |
| Well Development | 4 @ | \$65 /hr | \$260 |
| Office Support | 1 hrs @ | \$40 /hr | \$40 |
| Surveying | 4 hrs @ | \$70 /hr | \$280 Location/elevation of new MW |
| subtotal | | | \$1,493 |
| GW Sampling | | | |
| Project Manager | 1.5 hrs @ | \$105 /hr | \$158 Work plan, coordinate with lab |
| Field Technician | 18 hrs @ | \$65 /hr | \$1,170 11 MWs, 3 PZs |
| Office Support | 1 hrs @ | \$40 /hr | \$40 |
| subtotal | | | \$1,368 |
| Equipment & Expenses (incl. sampling equipment and materials) | | | \$1,500 Sampling & survey equip etc. |
| subtotal | | | \$1,500 |
| Field Work subtotal | | | \$4,360 |
| Supplemental Site Investigation Report | | | |
| Senior Geologist | 2 hrs @ | \$105 /hr | \$210 Sr. review, certification |
| Project Manager | 6 hrs @ | \$105 /hr | \$630 |
| Staff Geologist/Engineer | 18 hrs @ | \$65 /hr | \$1,170 Draft and final report |
| CADD | 2 hrs @ | \$65 /hr | \$130 |
| Office Support | 3 hrs @ | \$40 /hr | \$120 |
| Report subtotal | | | \$2,260 |
| Project Management | | | |
| Project Manager | 4 hrs @ | \$105 /hr | \$420 |
| TOTAL COST PROFESSIONAL SERVICES | | | \$7,958 |

| COMMODITY SERVICES | | | |
|--------------------------------------|----------|--------------|---------------------------------------|
| Subcontractor Services | | | |
| Drilling Services | | | |
| Driller | | LS | \$1,560 One MW to 30 ft bgs, sampling |
| Laboratory Services | | | |
| Soil samples - VOCs | 2 @ | \$60 /sample | \$120 |
| GW samples - VOCs | 18 @ | \$60 /sample | \$1,080 2 dups, , 1 trip, 1 equipment |
| Waste Disposal | | | |
| Soil (150 mobe +) | 3 drms @ | \$50 /drum | \$300 |
| Water (150 mobe +) | 3 drms @ | \$180 /drum | \$690 |
| TOTAL COST COMMODITY SERVICES | | | \$3,750 |
| TOTAL PROJECT COST | | | \$11,708 |

ATTACHMENT C

Drilling Contractor Bids

BADGER STATE DRILLING CO., INC.

360 BUSINESS PARK CIRCLE

STOUGHTON, WI. 53589-3395

PHONE (608)877-9770

Fax (608)877-9771

Website: badgerstatedrilling.com / E-mail: bsd@chorus.net

IMPORTANT FAX TRANSMISSION

NUMBER OF PAGES INCLUDING COVER PAGE: 3

DATE: 8/12/05

TIME: 12:10

TO: *Ross Creighton*

FROM: *Dave Cruise*

MESSAGE:

Sigma Environmental Services, Inc.

REQUEST FOR COST ESTIMATE - DRILLING SERVICES Page 1 of 2

Sigma Project # 7376 Project Location: Waukesha, WI

Project Manager Ross Creighton

Phone # 414-643-4120 Cost Estimate Required by: 08/15/05

Fax # 411-643-4210 Anticipated Start Date: 09/15/05

Project Summary/ Conditions:

1. Advance one soil boring with continuous sampling to an estimated depth of 30 feet bgs.
2. Complete the soil boring as an NR 141 compliant 2-inch diameter groundwater monitoring well (10 foot) screen with flushmount cover. All soil cuttings to be drummed in 55-gal. DOT approved steel drums.
3. Provide drums and contain soil.

2. Responsible for Utility Clearance; Sigma
 Drilling Contractor

3. Water Provided by: Site Owner
 Drilling Contractor

4. Electric Provided by: Site Owner
 Drilling Contractor

5. Drilling Method: Geoprobe _____ Hollow Stem Auger
 Air Rotary _____ Mud Rotary

6. Drilling Surface: Concrete/asphalt

7. Sampling Interval: Continuous 2½ ft. _____ Other _____

8. Estimated Depth to Groundwater: 25 ft.

9. Cost Estimate: This bid form must be used. All costs must be included in the lump sums or unit rates for the tasks listed below. No exceptions or substitutions will be considered.

| Task | Quantity | Unit Rate | Cost |
|--|----------|-----------|----------|
| Mobilization (includes support vehicles) | 1 | Lump Sum | \$ 350.- |
| Soil Boring Drilling | 30 /feet | 14 /foot | 420.- |
| Borehole Abandonment | 0 /feet | 5 /foot | |
| Well Installation (Includes all well supplies) | 30 /feet | 13 /foot | 390.- |
| Well Protective Covers <input type="checkbox"/> Flush Mount | | 160 /each | 160.- |
| Decon/Steam Cleaning | 1 | Lump Sum | 160.- |
| 55- Gallon Drums | 2 | 40 /Drum | 80.- |
| Visqueen | /Rolls | /Rolls | |
| Traffic Control | | | |

Other Conditions/Costs

TOTAL COST

\$ 1560.-

Sigma Project # 7376

Page 2 of 2

REQUEST FOR COST ESTIMATE - DRILLING SERVICES
(CONTINUED)

10. Conditions:

1. Drilling Contractor warrants and represents that all times while providing services under this Agreement, it shall maintain general liability coverage including, pollution impairment liability coverage of no less than \$1,000,000 per claim; \$1,000,000 annual aggregate and a deductible of no more than \$100,000 per claim. The insurance coverage shall be provided by a firm that has an A.M. Best rating of at least "A".
2. Drilling Contractor shall notify (Consultant) immediately if the insurance coverage required in paragraph 1 above is interrupted, suspended, lapsed or terminated for any reason.
3. Drilling Contractor shall indemnify Consultant or (Owner) for all drilling costs determined to be ineligible for DERF reimbursement by the DERF staff due to Contractor's failure to maintain the insurance coverage required in paragraph 1 above.
4. The above unit costs will be honored for one (1) calendar year starting on the date of the first mobilization.
5. All bids will follow fax requests/responses with a signed hard copy of this form to be considered.
6. All drilling equipment will be decontaminated before arrival on-site.

David Cruise

Name (Print)

David Cruise Operations Manager

Signature

Title

Phone 608-877-9770

Company

Date 8/12/05

Badger State Drilling

Sigma Environmental Services, Inc.

REQUEST FOR COST ESTIMATE - DRILLING SERVICES Page 1 of 2

Sigma Project # 7376 Project Location: Waukesha, WI

Project Manager Ross Creighton

Phone # 414-643-4120 Cost Estimate Required by: 08/15/05

Fax # 411-643-4210 Anticipated Start Date: 09/15/05

Project Summary/ Conditions:

1. Advance one soil boring with continuous sampling to an estimated depth of 30 feet bgs.
2. Complete the soil boring as an NR 141 compliant 2-inch diameter groundwater monitoring well (10 foot screen with flushmount cover. All soil cuttings to be drummed in 55-gal. DOT approved steel drums.
3. Provide drums and contain soil.

2. Responsible for Utility Clearance: Sigma
Drilling Contractor

3. Water Provided by: Site Owner
Drilling Contractor

4. Electric Provided by: Site Owner
Drilling Contractor

5. Drilling Method: Geoprobe _____ Hollow Stem Auger
Air Rotary _____ Mud Rotary _____

6. Drilling Surface: Concrete/asphalt

7. Sampling Interval: Continuous 2 1/2 ft. _____

8. Estimated Depth to Groundwater: 25 ft.

| | | | | | |
|-------------------|----------------|---------|-----------------|------------|---|
| Post-it* Fax Note | 7671 | Date | 8/12/05 | # of pages | 2 |
| To | Ross Creighton | From | Gerald Penzhorn | | |
| Co./Dept. | Sigma | Co. | Boat Loaner | | |
| Phone # | | Phone # | 708-236-4993 | | |
| Fax # | | Fax # | | | |

9. Cost Estimate: This bid form must be used. All costs must be included in the lump sums or unit rates for the tasks listed below. No exceptions or substitutions will be considered.

| Task | Quantity | Unit Rate | Cost |
|---|----------|--------------|--------|
| Mobilization (includes support vehicles) | 1 | 950 Lump Sum | \$ 950 |
| Soil Boring Drilling | 30 /feet | 15 /foot | 450 |
| Borehole Abandonment | /feet | 6 /foot | |
| Well Installation (Includes all well supplies) | 30 /feet | 14 /foot | 420 |
| Well Protective Covers <input checked="" type="checkbox"/> Flush Mount | 1 | 225 /each | 225 |
| Decon/Steam Cleaning | 1 | 250 Lump Sum | 250 |
| 55- Gallon Drums | 2 | 45 /Drum | 90 |
| Visqueen | 0 /Rolls | 100 /Rolls | |
| Traffic Control | 0 | 500 | |

| | |
|--|--------------|
| Other Conditions/Costs | |
| TOTAL COST | \$ 2,385 |
| Sigma Project # 7376 Page 2 of 2 | |
| REQUEST FOR COST ESTIMATE - DRILLING SERVICES (CONTINUED) | |
| 10. Conditions: | |
| 1. Drilling Contractor warrants and represents that all times while providing services under this Agreement, it shall maintain general liability coverage including, pollution impairment liability coverage of no less than \$1,000,000 per claim; \$1,000,000 annual aggregate and a deductible of no more than \$100,000 per claim. The insurance coverage shall be provided by a firm that has an A.M. Best rating of at least "A-". | |
| 2. Drilling Contractor shall notify (Consultant) immediately if the insurance coverage required in paragraph 1 above is interrupted, suspended, lapsed or terminated for any reason. | |
| 3. Drilling Contractor shall Indemnify Consultant or (Owner) for all drilling costs determined to be ineligible for DERF reimbursement by the DERF staff due to Contractor's failure to maintain the insurance coverage required in paragraph 1 above. | |
| 4. The above unit costs will be honored for one (1) calendar year starting on the date of the first mobilization. | |
| 5. All bids will follow fax requests/responses with a signed hard copy of this form to be considered. | |
| 6. All drilling equipment will be decontaminated before arrival on-site. | |
| Gernot Rezhorn | |
| Name (Print) | |
| Signature | Zone Manager |
| 800-236-4983 | Title |
| Phone | |
| Beart Longyear | 8/12/05 |
| Company | Date |

Sigma Environmental Services, Inc.

REQUEST FOR COST ESTIMATE - DRILLING SERVICES Page 1 of 2

Sigma Project # 7376 Project Location: Waukesha, WI

Project Manager Ross Creighton *SES 913.1506*

Phone # 414-643-4120 Cost Estimate Required by: 08/15/05

Fax # 411-643-4210 Anticipated Start Date: 09/15/05

Project Summary/ Conditions:

1. Advance one soil boring with continuous sampling to an estimated depth of 30 feet bgs.
2. Complete the soil boring as an NR 141 compliant 2-inch diameter groundwater monitoring well (10 foot) screen with flushmount cover. All soil cuttings to be drummed in 55-gal. DOT approved steel drums.
3. Provide drums and contain soil.

2. Responsible for Utility Clearance: Sigma
Drilling Contractor

3. Water Provided by: Site Owner
Drilling Contractor

4. Electric Provided by: Site Owner
Drilling Contractor

5. Drilling Method: Geoprobe Hollow Stem Auger
Air Rotary Mud Rotary

6. Drilling Surface: Concrete/asphalt

7. Sampling Interval: Continuous 2½ ft. Other

8. Estimated Depth to Groundwater: 25 ft.

9. Cost Estimate: This bid form must be used. All costs must be included in the lump sums or unit rates for the tasks listed below. No exceptions or substitutions will be considered.

| Task | Quantity | Unit Rate | Cost |
|--|----------|-----------|-----------|
| Mobilization (includes support vehicles) | 1 | Lump Sum | \$ 350.00 |
| Soil Boring Drilling | 30 /feet | 16 /foot | 480.00 |
| Borehole Abandonment | 0 /feet | 4 /foot | 0.00 |
| Well Installation (Includes all well supplies) | 30 /feet | 13 /foot | 390.00 |
| Well Protective Covers <input type="checkbox"/> Flush Mount | 1 each | 200 /each | 200.00 |
| Decon/Steam Cleaning | 1 | Lump Sum | 150.00 |
| 55- Gallon Drums | 2 | 45 /Drum | 90.00 |
| Visqueen | 0 /Rolls | 65 /Rolls | 0.00 |
| Traffic Control | 0 | 120 /hour | 0.00 |

| | | | |
|------------------------|--------|--------------|-------------|
| Other Conditions/Costs | | | |
| Concrete penetration | ¢ each | 100.00/ hole | 0.00 |
| TOTAL COST | | | \$ 1,660.00 |

Sigma Project # 7376 Page 2 of 2

REQUEST FOR COST ESTIMATE - DRILLING SERVICES
(CONTINUED)

10. Conditions:

1. Drilling Contractor warrants and represents that all times while providing services under this Agreement, it shall maintain general liability coverage including, pollution impairment liability coverage of no less than \$1,000,000 per claim; \$1,000,000 annual aggregate and a deductible of no more than \$100,000 per claim. The insurance coverage shall be provided by a firm that has an A.M. Best rating of at least "A-".
2. Drilling Contractor shall notify (Consultant) immediately if the insurance coverage required in paragraph 1 above is interrupted, suspended, lapsed or terminated for any reason.
3. Drilling Contractor shall indemnify Consultant or (Owner) for all drilling costs determined to be ineligible for DERF reimbursement by the DERF staff due to Contractor's failure to maintain the insurance coverage required in paragraph 1 above.
4. The above unit costs will be honored for one (1) calendar year starting on the date of the first mobilization.
5. All bids will follow fax requests/responses with a signed hard copy of this form to be considered.
6. All drilling equipment will be decontaminated before arrival on-site.

Duane E. Reichel
Name (Print)

Duane E Reichel corporate Secretary
Signature Title

608-274-7600
Phone

Soils & Engineering Services, Inc. August 18, 2005
Company Date