

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
Matthew J. Frank, Secretary
Gloria L. McCutchen, Regional Director

Waukesha Service Center
141 NW Barstow Street, Room 180
Waukesha, Wisconsin 53188
Telephone 262-574-2100
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February 25, 2009

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

Subject: Approval of Consultant Selection, Second Phase of Remedial Action Activities
Former Bask Dry Cleaner, Westbrook Shopping Center
2136 East Moreland Boulevard, Waukesha, WI
FID# 268188800, BRRTS#s 02-68-297669

Dear Mr. Butts:

On February 10, 2009, the Wisconsin Department of Natural Resources (the Department) received your request to hire KPRG and Associates, Inc. (KPRG) as your environmental consultant for the second phase of remedial action activities at the Former Bask Dry Cleaner, Westbrook Shopping Center site, 2136 East Moreland Boulevard, Waukesha. After careful review of the submitted proposals, the Department is approving your request to hire KPRG for second phase of remedial action activities at the Former Bask Dry Cleaner, Westbrook Shopping Center site.

The proposal submitted by KPRG recommends the repair of the sanitary sewer and maintenance of existing engineering controls (building and pavement) at the site as source control measures. KPRG proposes to remediate the impacted groundwater by enhanced biodegradation using Hydrogen Release Compound (HRC) and also proposes monitored natural attenuation of the groundwater for two years (quarterly for one year, then semi-annually). Prior to proceeding with the remedial activities, KPRG plans to prepare a final Remedial Action Plan (RAP) for commodity services bidding. Upon completion of the source control measures and initial HRC injection, KPRG will provide a Construction Documentation/As-Built Report, which will include an Operation, Maintenance and Monitoring Plan in the submittal. Finally, if no additional groundwater remediation is warranted, KPRG will prepare a closure report/package and all monitoring wells will be properly abandoned.

The Department generally concurs with the KPRG's approach. However, the Department requests that existing monitoring wells MW-9, MW-11, MW-12 and MW-13 be added to the groundwater monitoring plan. When sampling the monitoring wells/piezometers, it is assumed that KPRG will measure the water levels in all wells and prepare a groundwater flow map for

each sampling event. If piezometer PZ-3 happens to contain groundwater, sample the well for volatile organic compounds (VOCs).

Please have KPRG prepare a cost estimate for the additional work outlined above. The Department tentatively approves the cost estimate provided in KPRG's January 9, 2009 proposal, but will approve the total costs for the second phase of remedial activities, after reviewing the cost estimate for the additional work. When submitting the requested cost estimate, it may be pertinent to submit the finalized RAP for the Departments review to expedite the project.

Because not all of the proposed work was completed during the initial phase of remedial activities conducted by Arcadis, the cost cap for remedial actions completed to date is being changed to \$89,599.00 from the \$106, 733.00 that was previously approved (\$100,820.00 approved August 17, 2006 plus \$5,913.00 approved September 2, 2008). The \$89,599.00 represents the cost for the remedial work completed to date.

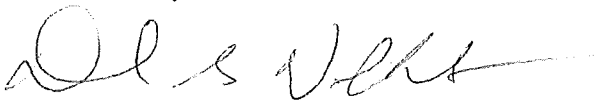
Please be aware that you are required to comply with all applicable statutes and administrative rules including the NR 700 series, Wisconsin Administrative Code, hazardous waste management and wastewater discharges.

This approval does not guarantee the reimbursement of costs under the Dry Cleaner Environmental Response Program. Final determination regarding the eligibility of costs for reimbursement will be made at the time of claim review.

Please forward the requested cost estimate and future documentation to Victoria Stovall, Wisconsin Department of Natural Resources, 2300 N. Dr. ML King Dr., Milwaukee, WI 53212.

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

Sincerely,



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

cc: Michelle Williams, Reinhart, et al
Richard Gnat, KPRG
SER File