



# ENVIRONMENT, INC.

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An Environmental Consulting, Engineering, Disposal and Laboratory Services Company

November 30, 2004

Mr. Jon Greco  
American Investments, LLC  
P.O. Box 1777  
Kenosha, Wisconsin

Subject; Results of Sample Collection and Screening Analysis - T&C Plaza/45th/75th

Jon:

As a result of information discovered during the course of conducting a Phase I environmental audit of the property located at 7509-31 South 45th Avenue and the situation of a laundromat tenant having a dry cleaning machine (DCM) on the premises, a Phase II investigation was recommended.

On Tuesday, November 9, 2004, a crew proceeded to the referenced site with geoprobe and field PID screening equipment to conduct a subsurface investigation and soil sampling as per an outline provided by Environment, Inc. The plan was to conduct a preliminary subsurface site investigation to determine if any activities related to the operation of or chemicals used by the dry cleaning operation were present in the soil or could be detected under the building or in any sewer. Borings were to be done at five locations; one under the floor in the vicinity of the DCM, one out in front of the 7513/15 building unit and three out behind the building behind the laundromat unit. One sample of the water/sludge present in the trap in the floor drain sewer line was also collected for testing. The results of that testing were conveyed to us by FAX on November 19, 2004 and showed the presence of contamination at four of the five boring locations (see attached drawing 1 for boring locations).

As per the data in the lab report, we would report that the property has been impacted by dry cleaning solvent. While it is difficult to be absolutely correct on this, it would be our opinion that the contamination found at the depths registered, and relative concentrations of the three chlorinated species found, that this contamination is not the result of recent dumping but from something that occurred many years ago. The primary part of dry cleaning fluid is perchloroethylene. There may be very small amounts of other chlorinated solvent species present in virgin dry cleaning fluid but more likely, the species registered (trichloroethylene and the cis-1,2 dichloroethene are typically the resultant breakdown products of degradation of the perchlor over time.

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*Phase 2 Site Investigation  
7509-31 S. 45th Avenue  
November 29, 2004*

Based on the laboratory analyses and information we have developed from soil boring and PID results, there would be little question that there is dry cleaning solvent in the soil under the building and out behind (East side) of the building right up to the property line. No other chemical constituents (other than a small amount of naphthalene in the inside/water trap sample) were found in the samples tested.

This data is not complete in terms of being able to be used to characterize fully the location and depth of all contamination on the site. Further and more complete investigation is required and herein recommended.

If you have any questions, please do not hesitate to contact our offices.

Sincerely,



John Karrow  
Registered P.E.

Associate

# ENVIRONMENT, INC.

Phase 2 Site Investigation  
7509-31 S. 45th Avenue  
November 29, 2004

TABLE I

## TOWN 'N COUNTRY CENTER

STRIP SHOPPING PLAZA - 7509-7531 SOUTH 45th AVENUE  
PLEASANT PRAIRIE

### RESULTS OF SOIL SAMPLE ANALYSIS

Soil Boring and sample collection performed on November 9, 2004

<u>Boring Number &amp;</u> <u>sample depth/PID reading</u>	<u>concentration of contaminant in ug/kg or parts per billion;</u> <u>Perchloroethylene</u>	<u>Trichloroethylene</u>	<u>1,2 dichloroethene</u>
B-1, 8' (7.3 "ppm")	ND	ND	ND
B-2, 2' (12.8 "ppm")	281	6	8
B-2, 4' (11.4 "ppm")	173	ND	5
B-3, 6' (22.0 "ppm")	1740	114	66
B-4, 6' (15.1 "ppm")	5750	360	154
B-5, 4' (11.4 "ppm")	173	ND	5
B-5, 6' (11.4 "ppm")	5690	233	85
Sludge from floor drain/ sewer p-trap middle of floor of laundromat	ND	ND	ND

Please refer to the laboratory pages for complete details. There is no published limit for pechlor in soil; limits are site specific. The limit for perchlor in ground water is 5 ug/ml (equivalent to ug/kg for water or parts per billion)

All analyses performed following US EPA approved methods.

All samples collected, handled and preserved in accordance with 40 CFR Part 136.