

FID

230 142990

November 12, 2017

Craig G. Yale & Assoc. Inc.
2801 Lakeside Dr. Suite 207
Bannockburn, IL 60015

RE: Scope of Work and Cost Estimate for Site Investigation Activities
Town N' Country Laundry Mat, 7513 45th Avenue
Pleasant Prairie, Wisconsin 53142
BRRTS Activity No. 02-30-543696

Dear Mr. Yale,

Community Liability Partners, LLC (CLP) is pleased to present the following proposal for the soil and groundwater contamination existing at the Town N' Country Laundry Mat, 7513 45th Avenue, Pleasant Prairie, Wisconsin 53142 (Site), Bureau of Remediation and Redevelopment Tracking System (BRRTS) number 02-30-543696. This proposal has been prepared and is being submitted in compliance with the Wisconsin Department of Natural Resources Dry Cleaner Environmental Response Fund (DERF).

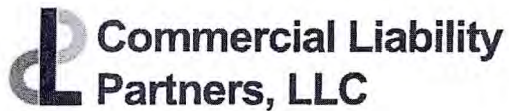
Scope of Work

CLP will coordinate and carry out the required activities to complete a site investigation at the Site. The site investigation activities will consist of the following task to fully delineate and characterize the existing soil and groundwater contamination originating from the Site.

1. Coordinate a utility locate in accordance with the site specific Health and Safety Plan.
2. Coordinate access with neighboring property owners and the local municipality.
3. Soil samples will be collected utilizing a direct-push rig. The samples will be analyzed on-site with a photoionization detector (PID) and evaluated for geological characteristics. Selected soil samples from each boring will

be preserved for off-site laboratory analysis of volatile organic compounds (VOC).

4. Install seven (7) soil borings around the mall to assess the horizontal and vertical extent of soil contamination. Specific soil boring locations will be field determined based on utility locations and other physical impediments/barriers. Hand auger soil samples may be required to collect soil samples from between trailer units located east of the Site. General soil boring locations are shown on **Figure 1** attached.
5. Install five (5) permanent groundwater monitoring wells in compliance with Wisconsin Administrative Code (WAC) Natural Resources (NR) 141. Groundwater monitoring wells will be installed upgradient of the source, in the municipal right-of-way along 44th Avenue and side gradient of the contaminated area to delineate the horizontal extent of the potential contaminant plume. Permanent groundwater monitoring wells will be installed at the locations of the five (5) direct-push soil boring locations.
6. Install one (1) piezometer at the source area location to evaluate the vertical migration of the contaminants.
7. Develop groundwater monitoring wells in accordance with WAC NR 141.
8. Survey groundwater monitoring wells for spatial location and elevation.
9. Measure groundwater elevation in each groundwater monitoring well to determine groundwater flow direction.
10. Conduct a hydraulic conductivity test (Slug-Test) to assess the localized hydrogeologic conditions.
11. Collect groundwater samples using single-use disposable bailers.
12. Submit groundwater samples to a Wisconsin certified laboratory for laboratory analysis of VOC (EPA Method 8260B) constituents and natural attenuation parameters. Groundwater samples will be submitted.



13. Evaluate sub-slab soil vapor conditions below the mall utilizing three (3) soil vapor probes. The soil vapor probes will be installed in individual mall unit spaces.
14. Prepare a Site Investigation Report (SIR) that will summarize the finding of the site investigation activities. The SIR will be prepared and submitted to the to the Wisconsin Department of Natural Resources in accordance with WAC NR 716.

Project Fees

The site investigation activities described in the scope of work will be charged on a Time and Materials (T&M) basis.

The estimated cost to complete the scope of work is \$56,773.00.

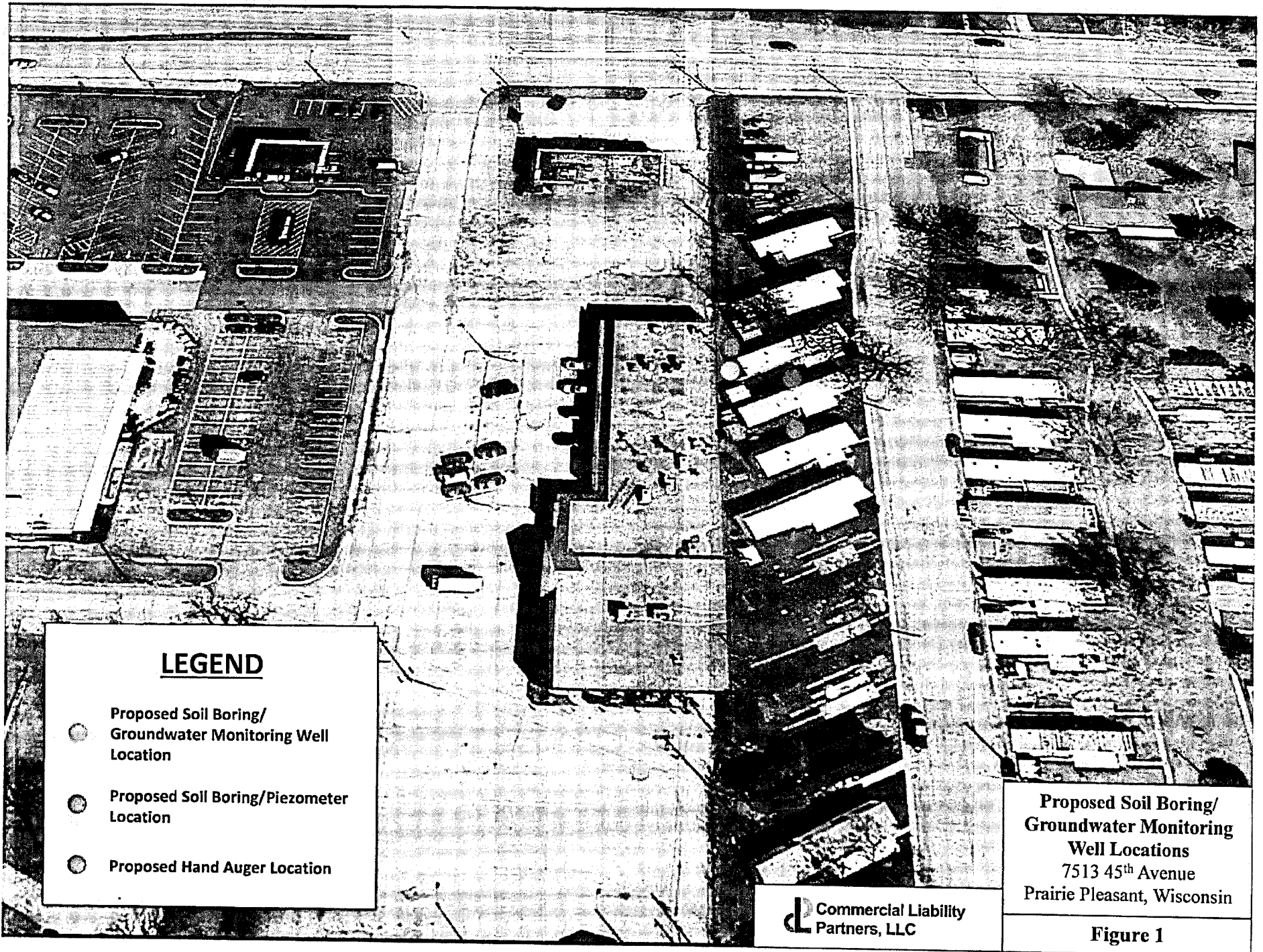
CLP will prepare and submit Standardized Invoices in accordance with WAC NR - 169 for its work during the course of the project as project activities are conducted. If you have any questions regarding the information please do not hesitate to contact us at (314) 227-8313

Respectfully,

Ronald Froh
CEO and President
Commercial Liability Partners, LLC

A handwritten signature in black ink, appearing to read 'Ronald Froh', is written below the typed name.

Attachments: Figure 1 – General Soil Boring Location



LEGEND

- Proposed Soil Boring/
Groundwater Monitoring Well
Location
- Proposed Soil Boring/Piezometer
Location
- Proposed Hand Auger Location

**Proposed Soil Boring/
Groundwater Monitoring
Well Locations**
7513 45th Avenue
Prairie Pleasant, Wisconsin

**Commercial Liability
Partners, LLC**

Figure 1

DERF Site Investigation Bid Sheet
Consultant Bid Sheet

Form 4400-233 (R 4/04) Page 2 of 6

Site Information

Site Name _____

Town & Country Laundry Mat Inc.

Consultant Name _____ Applicant Name _____

Community Liability Partners, LLC


Craig Yale

Bid Summary

Drilling Costs Total =	\$9,405
Analytical Costs Total =	\$5,613
Consulting Costs Total =	\$37,770
Misc Costs Total =	\$3,985
Grand Total =	\$56,773

I certify that the costs are an accurate estimate of my total projected costs for the site investigation and I understand and will adhere to s.292.65 Stats. and ch NR 169, Wis. Adm. Code.

Consultant Signature _____ Date _____



11/11/17

Please attach to these forms a written narratige specifying how the tasks outlined in these sheets will be performed.

Consultant Name: Commercial Liability Partners, LLC

**DERF Site Investigation Bid Sheet
Drilling Costs**

Site Name: Town N' Country Laundry Mat

BRTS #: 02-30-543696

Form 4400-233 (R 4/04) Page 3 of 6

Date 11/11/2017

Drilling Costs						
Task	Interval	Number of Borings or Wells	Number of Days	Total Number Feet Drilled	Cost/feet, Day or Well	Total Cost
Well installation and Completion						
	0 ft to 20 ft	5		100	\$42.00 / ft	\$4,200.00
	0 ft to 40 ft	1		40	\$42.00 / ft	\$1,680.00
	___ ft to ___ ft					
	> ___ ft					
Decontamination Costs						\$125.00
Mobilization Costs						\$750.00
Auger Borings (continuous sampling)						
	___ ft to ___ ft					
	___ ft to ___ ft					
	___ ft to ___ ft					
	> ___ ft					
Decontamination Costs						
Mobilization Costs						
Auger Borings (specify split spoon sampling interval)						
	___ ft to ___ ft					
	___ ft to ___ ft					
	___ ft to ___ ft					
	> ___ ft					
Decontamination Costs						
Mobilization Costs						
Direct Push Borings (per point)						
	< ___ ft depth					
	0 ft - 20 ft depth	5		100	\$10.00 / ft.	\$1,000.00
	> ___ ft depth					
Decontamination Costs						\$125.00
Mobilization Costs						
Well Development (if done by subcontractor)						
	Monitoring Wells					
	Piezometers					
	Recovery Wells					
Other						
Drums				9	\$65.00 / drum	\$585.00
Flush Mount Covers				4	\$125.00 / cover	\$500.00
Protector Pipes				2	\$160.00 / cover	\$320.00
Asphalt / Concrete Penetration				6	\$20.00 / occurrence	\$120.00
Total Drilling Costs						\$9,405.00

Consultant Name:
 Site Name:
 BRRTS #:
 Date:

DERF Site Investigation Bid Sheet

Analytical Costs

Form 4400-233 (R 4/04) Page 4 of 6

Parameter	WI Certified Lab			Field Test/Field Kit			Mobile Lab			Total Costs
	\$/sample	# samples	Method Used	\$/sample	# samples	Method Used	\$/Sample \$/Day	# Samples # Days	Method Used	
Solids Analysis										
VOCs	\$110.00	12	SW8260B							\$1,320.00
TCLP										\$0.00
RCRA Metals										\$0.00
Duplicate Analyses	\$110.00	2	SW8260B							\$220.00
Blank Analyses										\$0.00
Percent Moisture	\$12.00	14	SW3550C							\$168.00
										\$0.00
Water Analysis (low flow sampling assumed unless otherwise indicated at bottom of this sheet)										
VOCs	\$110.00	6	SW8260B							\$660.00
Nitrate*										\$0.00
Dissolved Oxygen*										\$0.00
Temperature*										\$0.00
Ferrous Iron*										\$0.00
Sulfate*										\$0.00
Sulfide*										\$0.00
ORP*										\$0.00
pH*										\$0.00
TOC*										\$0.00
Alkalinity*										\$0.00
Chloride*										\$0.00
Spec. Conductance*										\$0.00
Ethene/Ethane/Methane*										\$0.00
Hydrogen*										\$0.00
Carbon Dioxide*										\$0.00
RCRA Metals										\$0.00
Duplicate Analyses	\$110.00	1	SW8260B							\$110.00
Blank Analyses	\$110.00	1	SW8260B							\$110.00
Other: (Specify)										\$0.00
										\$0.00
Air Analysis										
VOCs	\$275.00	11	TO-15							\$3,025.00
TCE										\$0.00
PCE (minimum detection limit is <10 ppbv)										\$0.00
Other: (Specify)										\$0.00
										\$0.00
Waste Analyses (soil/water)										
										\$0.00
										\$0.00
Miscellaneous (specify)										
										\$0.00
										\$0.00
Charge for Mobile Lab (indicate # days and daily fee)										
Total Analytical Costs										\$5,613.00

* Natural Attenuation parameters required for consideration of NA as remedy.

Consultant Name: Commercial Liability Partners, LLC
 Site Name: Town N' Country Laundry Mat
 BRTS #: 02-30-543696
 Date 11/11/2017

**DERF Site Investigation Bid Sheet
 Miscellaneous Costs**

Form 4400-233 (R 4/04) Page 6 of 6

Major Activity	Specifications	Commodity Unit (specify)	Unit Rate	Number of Units	Total Cost
IDW Disposal					
	Non-Hazardous				
	Hazardous	Drum	\$275.00	9	\$2,475.00
Equipment Rental (list and include shipping costs if applicable)					
Photo-Ionization Detector		Unit	\$145.00	1	\$145.00
Water Level Indicator		Unit	\$40.00	4	\$160.00
Field Supplies (list)					
Bailers		Bailer	\$22.00	6	\$132.00
Surveying					
Well Survey (Location and Elevation)		Monitoring Well	\$160.00	5	\$800.00
Personal Protection Equipment (list)					
Nitrile Gloves		Box	\$18.00	4	\$72.00
Sample Shipping Costs					
Other (specify)					
Mileage		Mile	\$0.535	375	\$200.625
Total Miscellaneous Costs					\$3,984.63

Reminders: DERF does not reimburse for attorney, closure or GIS fees. Mileage and meals are also non-reimbursable. Also, costs to prepare a reimbursement application and discuss the application with the department are not reimbursable. No expedited shipping w/o prior PM approval.

DERF Site Investigation Bid Sheet

Consultant Bid Summary

Form 4400-233 (R 4/04) Page 2 of 6

Consultant Name: Drake Consulting, LLC

Site Name: Town N' Country Laundry Mat

BRTS #: 02-30-543696

Date 12/1/2017

DERF Site Investigation Bid Sheet

Miscellaneous Costs

Form 4400-233 (R 4/04) Page 6 of 6

Site Information

Site Name

Town & Country Laundry Mat Inc.

Consultant Name

Drake Consulting LLC

Applicant Name

Craig Yale

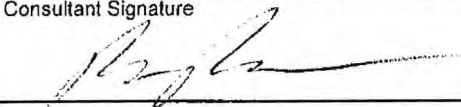
Bid Summary

Drilling Costs Total =	\$7,605
Analytical Costs Total =	\$4,350
Consulting Costs Total =	\$27,737
Misc Costs Total =	\$3,059
Grand Total =	\$42,751

I certify that the costs are an accurate estimate of my total projected costs for the site investigation and I understand and will adhere to s.292.65 Stats. and ch NR 169, Wis. Adm. Code.

Consultant Signature

Date



12/1/17

Please attach to these forms a written narrative specifying how the tasks outlined in these sheets will be performed.

Consultant Name: Drake Consulting, LLC
 Site Name: Town N' Country Laundry Mat
 BRTS #: 02-30-543696
 Date 12/1/2017

**DERF Site Investigation Bid Sheet
 Drilling Costs**

Form 4400-233 (R 4/04) Page 3 of 6

Drilling Costs						
Task	Interval	Number of Borings or Wells	Number of Days	Total Number Feet Drilled	Cost/feet, Day or Well	Total Cost
Well Installation and Completion						
	0 ft to 20 ft	5		100	\$34.00 / ft	\$3,400.00
	0 ft to 40 ft	1		40	\$32.00 / ft	\$1,280.00
	___ ft to ___ ft					
	> ___ ft					
Decontamination Costs						\$150.00
Mobilization Costs						\$625.00
Auger Borings (continuous sampling)						
	___ ft to ___ ft					
	___ ft to ___ ft					
	___ ft to ___ ft					
	> ___ ft					
Decontamination Costs						
Mobilization Costs						
Auger Borings (specify split spoon sampling interval)						
	___ ft to ___ ft					
	___ ft to ___ ft					
	___ ft to ___ ft					
	> ___ ft					
Decontamination Costs						
Mobilization Costs						
Direct Push Borings (per point)						
	< ___ ft depth					
	0 ft - 20 ft depth	5		100	\$6.00 / ft.	\$600.00
	> ___ ft depth					
Decontamination Costs						\$150.00
Mobilization Costs						
Well Development (if done by subcontractor)						
	Monitoring Wells					
	Piezometers					
	Recovery Wells					
Other						
Drums				9	\$50.00 / drum	\$450.00
Flush Mount Covers				4	\$125.00 / cover	\$500.00
Protector Pipes				2	\$150.00 / cover	\$300.00
Asphalt / Concrete Penetration				6	\$25.00 / occurrence	\$150.00
Total Drilling Costs						\$7,605.00

Parameter	WI Certified Lab			Field Test/Field Kit			Mobile Lab			Total Costs
	\$/sample	# samples	Method Used	\$/sample	# samples	Method Used	\$/Sample \$/Day	# Samples # Days	Method Used	
Solids Analysis										
VOCs	\$85.00	12	SW8260B							\$1,020.00
TCLP										\$0.00
RCRA Metals										\$0.00
Duplicate Analyses	\$85.00	2	SW8260B							\$170.00
Blank Analyses										\$0.00
Percent Moisture	\$10.00	14	SW3550C							\$140.00
										\$0.00
Water Analysis (low flow sampling assumed unless otherwise indicated at bottom of this sheet)										
VOCs	\$75.00	6	SW8260B							\$450.00
Nitrate*										\$0.00
Dissolved Oxygen*										\$0.00
Temperature*										\$0.00
Ferrous Iron*										\$0.00
Sulfate*										\$0.00
Sulfide*										\$0.00
ORP*										\$0.00
pH*										\$0.00
TOC*										\$0.00
Alkalinity*										\$0.00
Chloride*										\$0.00
Spec. Conductance*										\$0.00
Ethene/Ethane/Methane*										\$0.00
Hydrogen*										\$0.00
Carbon Dioxide*										\$0.00
RCRA Metals										\$0.00
Duplicate Analyses	\$75.00	1	SW8260B							\$75.00
Blank Analyses	\$75.00	1	SW8260B							\$75.00
Other: (Specify)										\$0.00
										\$0.00
Air Analysis										
VOCs	\$220.00	11	TO-15							\$2,420.00
TCE										\$0.00
PCE (minimum detection limit is <10 ppbv)										\$0.00
Other: (Specify)										\$0.00
										\$0.00
Waste Analyses (soil/water)										
										\$0.00
										\$0.00
Miscellaneous (specify)										
										\$0.00
										\$0.00
Charge for Mobile Lab (Indicate # days and daily fee)										
Total Analytical Costs										\$4,350.00

* Natural Attenuation parameters required for consideration of NA as remedy.

Consultant Name: Drake Consulting, LLC
 Site Name: Town N' Country Laundry Mat
 BRTS #: 02-30-543696
 Date 12/1/2017

DERF Site Investigation Bid Sheet
Miscellaneous Costs
 Form 4400-233 (R 4/04) Page 6 of 6

	Hazardous	Drum	\$200.00	9	\$1,800.00
Equipment Rental (list and include shipping costs if applicable)					
Photo-Ionization Detector		Unit	\$125.00	1	\$125.00
Water Level Indicator		Unit	\$25.00	2	\$50.00
Field Supplies (list)					
Bailers		Bailer	\$20.00	6	\$120.00
Surveying					
Well Survey (Location and Elevation)		Monitoring Well	\$125.00	5	\$625.00
Personal Protection Equipment (list)					
Nitrile Gloves		Box	\$18.00	1	\$18.00
Sample Shipping Costs					
Other (specify)					
Mileage		Mile	\$0.535	600	\$321.000
Total Miscellaneous Costs					\$3,059.00

Reminders: DERF does not reimburse for attorney, closure or GIS fees. Mileage and meals are also non-reimbursable. Also, costs to prepare a reimbursement application and discuss the application with the department are not reimbursable. No expedited shipping w/o prior PM approval.

WORK PLAN PROPOSAL

PROJECT

Site Investigation Work Plan
Town & Country Laundromat
7513 45th Avenue
Pleasant Prairie, Wisconsin 53142
Activity No. 02-30-543696
FID No. 230142990

CLIENT

Craig G. Yale & Assoc. Inc.
2801 Lakeside Dr. Suite 207
Bannockburn, IL 60015

Proposal Number

J09007

Date

December 12, 2017



Brian Berner
Senior Scientist



DKAKE Consulting Group, LLC

*118 Green Bay, Suite 204
Thiensville, WI 53092
(262) 241-0005*

WORK PLAN PROPOSAL CONTENTS

1.0 PROJECT SCOPE	1
1.1 Project Description	1
1.2 Project History	1
1.3 Site Description	2
1.4 Site Geology and Hydrogeology	2
1.5 Potential Receptors	2
2.0 SITE INVESTIGATION ACTIVITIES.....	3
2.1 Estimate Extent and Degree of Soil Contamination.....	3
2.2 Estimate Extent and Degree of Groundwater Contamination	3
2.2 Estimate Extent and Degree of Groundwater Contamination	4
3.0 SITE INVESTIGATION PROCEDURES.....	5
3.1 Contractor and Laboratory Selection.....	5
3.2 Health and Safety Plan Preparation	5
3.3 Soil Probe Procedures.....	5
3.4 Drilling Procedures.....	6
3.5 Soil Sampling Procedures.....	6
3.6 Soil Sample Screening and Classification	6
3.7 Soil Sample Analytical Testing	7
3.8 Monitoring Well Construction.....	7
3.9 Groundwater Sampling and Analytical Testing	8
3.9 Groundwater Sampling and Analytical Testing	8
3.8 Monitoring Well Construction.....	8
3.9 Groundwater Sampling and Analytical Testing	8
4.0 SITE INVESTIGATION SCHEDULE	10
4.1 Field Investigation	10
4.2 Report Preparation.....	10
4.3 Remedial Action Evaluation.....	10

APPENDICES

1.0 PROJECT SCOPE

1.1 Project Description

The Site (the Town & Country Laundromat) is an operating dry cleaning facility located within a strip mall located at 7513 45th Avenue in Pleasant Prairie, Wisconsin 53142. The Site is located in the northwest quarter of the northeast quarter of Section 1, Township 7 North, Range 21 East, in Milwaukee County, Wisconsin.

The findings of a Phase I Environmental Site Assessment (ESA) and Phase II ESA, conducted in November 2004, indicated that Recognized Environmental Conditions (RECs) exist at the Site. The operation of a dry cleaning business at the Site presented a REC that warranted a limited subsurface assessment to determine whether a release had occurred at the Site. The results of the limited subsurface assessment confirmed that a release had occurred and recommended a Phase II ESA that was completed in June 2005. The results of the Phase II ESA further confirmed that a release of dry cleaner solvent had occurred resulting in impacts to the soil and groundwater in the vicinity of the Site.

This Site Investigation Work Plan has been developed to delineate the degree and extent of dry cleaning contamination originating from the Site and to evaluate risk screening and case closure criteria.

The Site is eligible to apply to the Dry Cleaners Environmental Response Fund (DERF).

1.2 Project History

The findings of the Phase I ESA and Phase II ESA, conducted by Environment, Inc. in November 2004, indicated that RECs existed on the Site. The presence of a dry cleaning operation on the Site constituted a REC that warranted further investigation. A limited subsurface assessment conducted by Environment, Inc. confirmed that a release had occurred at the Site and recommended further investigation. A summary of the analytical results is included in Table 1 of Appendix B.

Based on the results of the previous environmental studies, additional Phase II ESA activities were conducted in June 2005 by Drake Environmental, Inc. The Phase II ESA consisted of the advancement of five (5) soil boring and the installation of four (4) of temporary groundwater monitoring wells. A summary of the analytical results is included in Table 2 of Appendix B.

1.3 Site Description

The Site is situated in the central portion of a multi-tenant mall in a residential/commercial area. The property is owned by Town N' Country Mall, Inc. and is located southeast of the intersection of 75th Street and 45th Avenue in the Village of Pleasant Prairie, Wisconsin. The surrounding area includes commercial and residential properties.

According to the Phase I ESA report, the original building was constructed in 1962 with an addition constructed in 1975. The Laundromat has been in operation since at least 1975. Two (2) Leaking Underground Storage Tanks (LUST) sites (gas stations) located adjacent to the Site. The LUST sites are located to the north and to northwest of the Site respectively. Both of the LUST sites have received No Further Remediation letters from the Wisconsin Department of Natural Resources (WDNR).

1.4 Site Geology & Hydrogeology

The Site is depicted on the United States Geological Service (USGS) Kenosha, Wisconsin quadratic 7.5 minute topographic map at an elevation of approximately 660 feet above mean sea level (amsl). The local topography is shown to be relatively flat and level. The regional topography of the Site in the vicinity of the Site is depicted as declining generally toward the east towards Lake Michigan.

Previous site investigation activities indicate that the depth to groundwater is approximately 10 feet below ground surface (bgs). Groundwater flow direction observed at the two (2) adjacent LUST sites is to the south-southeast. The principal aquifers underlying the region are the Niagara and Sandstone aquifers. Major aquifer depth within the Niagara Dolomite is less than fifty (50) feet bgs and depth to the sandstone aquifer is greater than 1,000 feet bgs. Flow within the Niagara aquifer is generally toward the east.

1.5 Potential Receptors

Potable water is supplied by the Kenosha Water Utility and sewer services are provided by the Pleasant Prairie Water Utility. There is no surface water in the vicinity of the Site.

2.0 SITE INVESTIGATION ACTIVITIES

This proposed Site Investigation Work Plan includes field sampling activities, laboratory analytical, and documentation services required to comply with the regulatory requirements applicable to the existing soil and groundwater contamination originating from the Site.

2.1 Characterize Extent and Degree of Soil Contamination

To fully delineate and characterize the existing soil and groundwater contamination originating from the Site, additional soil and groundwater investigation activities are necessary to supplement the soil data collected during the previous investigations.

Soil samples will be collected utilizing a direct-push rig. The samples will be analyzed on-site with a photoionization detector (PID) and evaluated for geological characteristics. Selected soil samples from each boring will be preserved for off-site laboratory analysis of volatile organic compounds (VOC).

Five (5) soil borings (four (4) water table wells and one (1) piezometer) will be positioned in all four (4) compass directions around the multi-tenant mall. A soil boring will be installed between the multi-tenant mall and the adjacent trailer park property. The location of this boring may be restricted due to the close spacing of the individual trailers and numerous buried utility lines. Hand auger soil samples may be collected from between two (2) trailer units, if the area cannot be accessed by direct-push rig. Additional borings will be advanced as necessary, if the initial sample locations do not sufficiently define the horizontal extent of the soil contamination. **Figure 1 in Appendix A** depicts the proposed soil boring locations.

2.2 Estimate Extent and Degree of Groundwater Contamination

To evaluate the presence of groundwater contamination, six (6) permanent groundwater monitoring wells will be installed. The groundwater monitoring wells will be installed in compliance with Wisconsin Administrative Code (WAC) Natural Resources (NR) 141.

If a drill rig is unable to access the suspected source area (adjacent to the east side of the location of Laundromat facility within the multi-tenant building), groundwater monitoring well will be installed as close as possible at a location down gradient of the suspected source area. One (1) piezometer will also be installed at the source area location to evaluate the vertical migration of the contaminants. One (1) monitoring well will be installed upgradient of the source area to determine the quality of the groundwater entering the Site, 1 groundwater monitoring well be

installed in the municipal right-of-way along 44th Avenue, and two (2) monitoring wells will be installed side gradient of the contaminated area to delineate the horizontal extent of the potential contaminant plume.

The groundwater monitoring wells will be developed and surveyed prior to the collection of groundwater samples. Groundwater will be analyzed for VOC constituents and natural attenuation parameters. The direction of groundwater flow will be determined with the use of surveying data and water level measurements.

2.3 Estimate Extent and Degree of Groundwater Contamination

To evaluate the potential vapor migration into the multi-tenant mall, soil vapor probes will be installed in three (3) of the mall unit spaces. The soil vapor probes will be sub-slab to assess whether VOC constituents are collecting the soil pore spaces below the building slab.

3.0 SITE INVESTIGATION PROCEDURES

The procedures utilized during the site investigation activities at the Town & Country Laundromat site are discussed in the following section.

3.1 Contractor and Laboratory Selection

Drake Consulting Group, LLC (Drake) will assist the Responsible Party (RP) with the selection of contractors to provide engineering services, to provide and operate a direct-push rig, drill and install groundwater monitoring wells and provide laboratory analytical testing. Drake will establish the scope of work for each service and request bids from qualified contractors based on the proposed scope of work. Drake will then schedule and coordinate the project with the selected contractors and laboratory.

3.2 Health and Safety Plan Preparation

Drake will prepare a site-specific health and safety plan to comply with the requirements of the United States Occupational Safety and Health Administration (OSHA), prior to the implementation of fieldwork. The health and safety plan will apply to Drake staff members conducting fieldwork or providing project support at the site. A description of site characteristics, a hazards evaluation, safety requirements, and emergency procedures will be included in the plan. The health and safety plan will be available on-site during fieldwork operations.

3.3 Soil Boring Procedures

The selected contractor will collect continuous soil samples with a direct-push rig. Public underground utilities will be identified in the vicinity of the proposed soil borings, prior to the commencement of subsurface work.

Each soil sample will be collected within plastic sleeve and equipment decontamination procedures will be followed to prevent the transfer of contaminants between soil boring locations.

3.4 Drilling Procedures

Groundwater monitoring wells will be installed utilizing continuous-flight hollow-stem steel augers. Equipment decontamination procedures will be followed to prevent the transfer of contaminants between groundwater monitoring well locations.

3.5 Soil Sampling Procedures

Soil samples will be analyzed to characterize the geologic conditions beneath the Site and to estimate the horizontal and vertical extent of the soil contamination. Samples will be collected at 2-foot or 4-foot vertical intervals utilizing sampling procedures designed to recover representative, relatively undisturbed samples. The equipment utilized to collect soil samples will be decontaminated before and after each sample recovery to prevent the transfer of contaminants between soil boring locations. The recovered samples will be placed into appropriate containers for field and laboratory testing.

Soil boring holes will be backfilled with bentonite material to prohibit surface water infiltration in accordance with WAC NR 141. Borehole abandonment forms will be completed and submitted to the WDNR per WAC NR 141.

3.6 Soil Sample Screening and Classification

Soil samples will be evaluated in the field to identify indicators of soil contaminants. The samples will be screened with a PID following the WDNR "headspace" method. PID screening will detect the presence of volatile organic vapors commonly emitted by VOCs.

Following PID screening, the soil samples will be visually examined and classified in general accordance with the Unified Soil Classification System (USCS) and evaluated to identify the presence of staining and odors indicative of contamination. The description and accompanying USCS classification for each sample will be presented on soil boring logs. The soil boring logs (*WDNR Form 4400-122*) will be utilized to prepare geologic cross section diagrams depicting the stratigraphy of the Site.

Investigative wastes generated during the investigation will be stored on-site in 55-gallon steel drums, pending characterization for proper disposal.

3.7 Soil Sample Analytical Testing

Selected soil samples will be submitted to an independent WDNR-certified laboratory for VOC analysis. A quality control trip blank will be included with the soil samples, and chain-of-custody (COC) documentation will be maintained for the samples.

Analytical Parameter	Analytical Method
Volatile Organic Compounds (VOC)	EPA Method 8260B

Two (2) soil samples are typically preserved from each soil boring and submitted for laboratory analyses. One (1) soil sample will be submitted from a potentially contaminated subsurface interval and the second sample will be submitted from a deeper interval. The sample depth of the deeper soil sample we determined based on soil characteristics and observations of shallower soils in an attempt to collect uncontaminated soil samples. The collection of the deeper “uncontaminated soil sample” will provide essential data for determining the vertical extent of the soil contamination.

The soil analytical data provided by the WDNR-certified laboratory will be summarized and compared to the WAC NR 720 generic Residual Contaminant Levels (RCL) and/or site-specific standards to evaluate the extent and degree of soil contamination.

3.8 Monitoring Well Construction

Groundwater monitoring wells will be utilized to collect data to characterize the hydrogeologic conditions, assess groundwater quality and evaluate natural attenuation factors. Groundwater monitoring well construction procedures will be documented to prepare WDNR groundwater monitoring well construction forms (*WDNR Form 4400-113A*). The groundwater monitoring wells will be developed and groundwater monitoring well development forms (*WDNR Form 4400-122*) will be completed and submitted to the WDNR in accordance with WAC NR 141.

The groundwater monitoring wells will be surveyed for elevation utilizing conventional leveling methods to determine the ground surface elevations, protective cover elevations, and well casing elevations. The depth to water in each monitoring well will be measured with an electronic water level probe and a static groundwater elevation table will be developed to identify hydrogeologic characteristics including groundwater flow direction.

3.9 Groundwater Sampling and Analytical Testing

Groundwater samples will be collected for analysis of field parameters (Temperature, Dissolved Oxygen, pH Turbidity and Reduction/Oxidation Potential (Redox)) and submittal to a WDNR-certified laboratory for analysis of VOC constituents. The samples will be collected with disposable bailers, transferred to appropriate containers for laboratory analysis and immediately placed on ice. A quality control trip blank will be included with the groundwater samples and COC documentation will also be maintained for the samples.

Analytical Parameter	Analytical Method
Volatile Organic Compounds (VOC)	EPA Method 8260B

The groundwater analytical data provided by the WDNR-certified laboratory will be summarized and compared to the WAC NR 140 Enforcement Standards (ES) and Preventative Action Limits (PAL) to evaluate the extent and degree of soil contamination.

3.10 Indoor Air Sampling and Analytical Testing

Eight (8) Indoor air samples will be collected and submitted to a WDNR-certified laboratory for analysis of VOC constituents. The samples will be collected in Summa canisters on a time-interval basis over a 30-minute period. An ambient air/background air sample will be collected concurrently with the indoor air samples outside and upwind of the facility. COC documentation will be maintained for the samples.

Analytical Parameter	Analytical Method
Volatile Organic Compounds (VOC)	EPA Method TO15

3.11 Sub-Slab Vapor Probe Installation

Three (3) sub-slab vapor probes will be installed through the floor of the dry cleaner facility and the adjacent spaces to facilitate the collection and submittal of the sub-slab vapor samples. The sample sub-slab probes will be installed following the guidelines outlined in the WDNR guidance *Sub-Slab Vapor Sampling Procedures* (RR-984).

3.12 Sub-Slab Air Sampling and Analytical Testing

Six (6) sub-slab vapor samples will be collected concurrent with the collection of the indoor air samples and submitted to a WDNR-certified for analysis of VOC constituents. The sub-slab vapor samples will we collected over two (2) separate sampling events spaced at least four (4)

weeks apart. The sub-slab vapor samples will be collected in Summa canisters attached to an installed soil vapor probe. The sampling system/train will be leak tested prior to the collection of the sub-slab vapor samples. COC documentation will be maintained for the samples.

Analytical Parameter	Analytical Method
Volatile Organic Compounds (VOC)	EPA Method TO15

4.0 SITE INVESTIGATION SCHEDULE

4.1 Field Investigation

Upon approval of this work plan and selection of the environmental engineering firm, a drilling contractor and WDNR-certified analytical laboratory will be selected. The environmental engineering firm will coordinate and schedule all site investigation activities. The site investigation activities are tentatively scheduled to begin in spring 2017. If additional phases of fieldwork are necessary to complete the investigation, they will be evaluated and implemented following the collection and analysis of data collected from the previous subsurface investigations.

4.2 Site Investigation Report Preparation

A Site Investigation Report will be prepared following the completion of all phases of fieldwork and the receipt of final laboratory analytical results. The Site Investigation Report will include a discussion of site characteristics, descriptions of site investigation procedures, laboratory and field results, and a detailed analysis of the project results. The report will summarize conclusions regarding the extent and degree of contamination, and recommendations for future environmental activities (e.g. natural attenuation, active remediation, etc.) that will be required for site closure. Copies of diagrams, laboratory reports, and field forms will also be provided in the Site Investigation Report.

4.3 Remedial Action Evaluation

If active remediation is determined to be the most effective pathway to case closure, and Remedial Action Options Report (RAOR) will be prepared and submitted to the WDNR. The RAOR will evaluate various remedial alternatives, including non-active source control, natural attenuation monitoring, source area removal, active contaminant degradation and/or passive contaminant degradation. The RAOR will evaluate the alternatives based on technical feasibility, the presence or absence of environmental factors, economic feasibility, timeframe, effectiveness, and regulatory approval.

Appendix A

Figure 1 – Soil Boring Locations Diagram

Appendix B

Table 1 – Environment, Inc. Soil Analytical Results

Table 2 – Drake Environmental, Inc. Soil Analytical Results

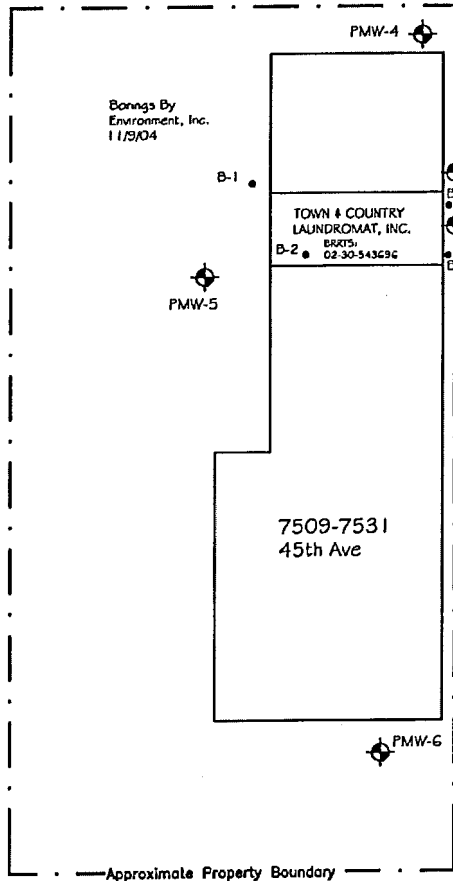
Table 3 – Drake Environmental, Inc. Groundwater Analytical Results

75TH STREET

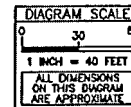


SERVICE STATION
LUST SITE

45TH AVENUE



Proposed Monitoring Well (PMW-1)
 B-1



7509-7531 45th Ave
Pleasant Prairie, WI

PROJECT NO: J05039 PM: MRG
 DRAWN BY: AAM DATE: 8/6/05
 REVISED BY: CMC DATE: 04/28/17
 FILE:

Proposed Monitoring
Location Plan

FIGURE
1

TABLE 1
Environment, Inc.
SOIL SAMPLE ANALYTICAL RESULTS:
Collected 11-09-04
7509-7531 45th Street

<i>Compound</i>			VOCs (ppb)	Perchloroethylene	trichloroethene	1,2 dichloroethene
Sample ID	Depth	Collection Date				
B-1	8'	11/9/04		ND	ND	ND
B-2	2'	11/9/04		281	6	8
B-2	4'	11/9/04		173	ND	5
B-3	6'	11/9/04		1,740	114	66
B-4	6'	11/9/04		5,750	360	154
B-5	4'	11/9/04		12,400	4,560	2,070
B-5	6'	11/9/04		5690	233	85
<i>NR 720 Generic RCL</i>				NS	NS	NS
<i>NR 746.01 Table 1</i>				NS	NS	NS

results reported in ppb unless otherwise noted

ND no detect
NS no established standard
ppb parts per billion

RCL residual contaminant level as established in Wisconsin Administrative Code Chapter NR 720

bold type indicates concentration exceeds the NR 720 or NR 746.01

**TABLE 2 (page 1 of 3)
SOIL SAMPLE ANALYTICAL RESULTS
7513 45th Street J09007**

Compound			VOCs (ppb)	Benzene	Bromobenzene	Bromodichloromethane	sec-butylbenzene	tert-butylbenzene	carbon tetrachloride	chlorobenzene	chloroethane	chloroform	chloromethane	2-chlorotoluene	4-chlorotoluene	dibromochloromethane	1,2-dibromo-3-chloropropan	dichlorodifluoromethane	1,2-dichlorobenzene	
Sample ID	Depth	Collection Date																		
P-1	8-10'	6/7/05		<16	<18	<22	<19	<17	<15	<15	<37	<14	<28	<17	<15	<23	<19	<15	<20	
P-2	2-4'	6/7/05		<17	<20	<25	<22	<19	<17	<17	<41	<16	<32	<19	<17	<26	<21	<17	<22	
P-3	8-10'	6/7/05		<15	<18	<22	<19	<17	<15	<15	<36	<14	<28	<17	<15	<23	<19	<15	<20	
P-4	8-10'	6/7/05		<16	<19	<23	<20	<18	<16	<16	<38	<14	<29	<18	<16	<24	<20	<16	<20	
P-5	8-10'	6/7/05		<17	<19	<24	<21	<19	<16	<16	<39	<15	<30	<18	<16	<25	<20	<16	<21	
<i>NR 720 Generic RCL</i>				5.5	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
<i>NR 746.01 Table 1</i>				8,500	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS

Results reported in ppb unless
 NS no established standard
 NM not measured for indicated
 NA not analyzed for indicated
 ppm parts per million
 ppb parts per billion
 RCL residual contaminant level as established in Wisconsin Administrative Code Chapter NR 720

GRO gasoline range organics
 DRO diesel range organics
 VOCs volatile organic compounds
 < less than the specified detection limit
 bold type indicates concentration exceeds the NR 720 or NR 746.01

TABLE 2 (page 2 of 3)
SOIL SAMPLE ANALYTICAL RESULTS
7513 45TH Street J09007

Compound			1,3-dichlorobenzene	1,4-dichlorobenzene	1,1-dichloroethane	1,1-dichloroethene	1,2-dichloroethane	cis-1,2-dichloroethene	trans-1,2-dichloroethene	1,2-dichloropropane	1,3-dichloropropane	2,2-dichloropropane	ethylbenzene	hexachlorobutadiene	isopropylbenzene	isopropyl ether	p-isopropyltoluene	methylene chloride	methyl tert-butyl ether
P-1	8-10'	6/7/05	<15	<21	<18	<20	<20	<16	<15	<19	<22	<16	<15	<24	<19	<17	<18	<17	<23
P-2	2-4'	6/7/05	<17	<23	<21	<22	<22	<17	<16	<21	<25	<18	<16	<27	<21	<19	<20	<20	<25
P-3	8-10'	6/7/05	<22	<20	<18	<20	<20	<16	<15	<19	<22	<16	<15	<24	<19	<17	<18	<17	<22
P-4	8-10'	6/7/05	<16	<21	<19	<20	<21	<16	<15	<19	<23	<16	<15	<25	<20	<18	<19	<18	<23
P-5	8-10'	6/7/05	<16	<22	<20	<21	<21	<17	<16	<20	<24	<17	<16	<26	<20	<18	<19	<19	<24
NR 720 Generic RCL			NS	NS	NS	NS	4.9	NS	NS	NS	NS	NS	2,900	NS	NS	NS	NS	NS	NS
NR 746.01 Table 1			NS	NS	NS	NS	600	NS	NS	NS	NS	NS	4,600	NS	NS	NS	NS	NS	NS

Results reported in ppb unless otherwise noted

- NS no established standard
- NM not measured for indicated parameter
- NA not analyzed for indicated parameter
- ppm parts per million
- ppb parts per billion
- RCL residual contaminant level as established in Wisconsin Administrative Code Chapter NR 720

- GRO gasoline range organics
- DRO diesel range organics
- VOCs volatile organic compounds
- < less than the specified detection limit
- bold type indicates concentration exceeds the NR 720 or NR 746.01

TABLE 2 (page 3 of 3)
SOIL SAMPLE ANALYTICAL RESULTS
7513 45th Street J09007

Compound			naphthalene	n-butylbenzene	n-propylbenzene	1,1,1-trichloroethane	1,1,2,2-tetrachloroethane	1,1,2-trichloroethane	tetrachloroethene	toluene	1,2,3-trichlorobenzene	1,2,4-trichlorobenzene	1,2,4-trimethylbenzene	1,3,5-trimethylbenzene	trichloroethene	trichlorofluoromethane	vinyl chloride	total xylenes	
Sample ID	Depth	Collection Date																	
P-1	8-10'	6/7/05	<43	<21	<16	<18	<25	<25	<18	<17	<29	<27	<17	<20	<20	<14	107	<31	
P-2	2-4'	6/7/05	<49	<23	<18	<20	<28	<28	<20	<19	<32	<30	<19	<22	<22	<16	<14	<34	
P-3	8-10'	6/7/05	<43	<21	<16	<18	<25	<25	<18	<17	<29	<27	<17	<20	<20	<14	<12	<31	
P-4	8-10'	6/7/05	<45	<21	<17	<19	<26	<26	<18	<17	<30	<28	<18	<20	<21	<14	<13	<32	
P-5	8-10'	6/7/05	<46	<22	<17	<19	<27	<27	<19	<18	<31	<29	<18	<21	<21	<15	<13	<33	
NR 720 Generic RCL			NS	NS	NS	NS	NS	NS	NS	1,500	NS	NS	NS	NS	NS	NS	NS	NS	4,100
NR 746.01 Table 1			2,700	NS	NS	NS	NS	NS	NS	38,000	NS	NS	83,000	11,000	NS	NS	NS	NS	42,000

Results reported in ppb unless otherwise noted

- NS no established standard
- NM not measured for indicated parameter
- NA not analyzed for indicated parameter
- ppm parts per million
- ppb parts per billion
- RCL residual contaminant level as established in Wisconsin Administrative Code Chapter NR 720

- GRO gasoline range organics
- DRO diesel range organics
- VOCs volatile organic compounds
- < less than the specified detection limit
- bold type indicates concentration exceeds the NR 720 or NR 746.01**

TABLE 3 (page 1 of 3)
TEMPORARY MONITORING WELL SAMPLE ANALYTICAL RESULTS
7513 45th Street J09007

Compound				VOCs (ppb)	Benzene	Bromobenzene	Bromodichloromethane	Bromoethene	Bromoform	Bromomethane	2-butanone	sec-butylbenzene	tert-butylbenzene	carbon tetrachloride	chlorobenzene	chloroethane	chloroform	chloromethane	2-chloroethyl vinyl ether	2-chlorotoluene	4-chlorotoluene	dibromochloromethane	Dibromomethane	1,2-dibromo-3-chloropropane
Sample ID	Depth to Water	Depth to Bottom	Collection Date																					
P-1			6/7/05	<0.270	<0.310	<0.380	<0.370	<0.390	<0.650	<1.380	<0.340	<0.300	<0.270	<0.260	<0.640	<0.240	<0.490	<0.700	<0.300	<0.260	<0.410	<0.460	<0.330	
P-2			6/7/05	<0.270	<0.310	<0.380	<0.370	<0.390	<0.650	<1.380	<0.340	<0.300	<0.270	<0.260	<0.640	<0.240	<0.490	<0.700	<0.300	<0.260	<0.410	<0.460	<0.330	
P-3			6/7/05	<0.270	<0.310	<0.380	<0.370	<0.390	<0.650	<1.380	<0.340	<0.300	<0.270	<0.260	<0.640	<0.240	<0.490	<0.700	<0.300	<0.260	<0.410	<0.460	<0.330	
P-4			6/7/05	<0.270	<0.310	<0.380	<0.370	<0.390	<0.650	<1.380	<0.340	<0.300	<0.270	<0.260	<0.640	<0.240	<0.490	<0.700	<0.300	<0.260	<0.410	<0.460	<0.330	
P-5			6/7/05	<0.270	<0.310	<0.380	<0.370	<0.390	<0.650	<1.380	<0.340	<0.300	<0.270	<0.260	<0.640	<0.240	<0.490	<0.700	<0.300	<0.260	<0.410	<0.460	<0.330	
NR 140 PAL				0.50	NS	0.06	NS	0.44	1	NS	NS	NS	0.5	NS	80	0.6	0.3	NS	NS	NS	6	NS	0.02	
NR 140 ES				5	NS	0.6	NS	4.4	10	NS	NS	NS	5	NS	400	6	3	NS	NS	NS	60	NS	0.2	

Results reported in ppb unless otherwise noted

- VOCs volatile organic compounds
- RCL residual contaminant level as established in Wisconsin Administrative Code Chapter NR 720
- ES enforcement standard as established in Wisconsin Administrative Code Chapter NR 140
- PAL preventive action limit as established in Wisconsin Administrative Code Chapter NR 140

bold type indicates concentration exceeds the RCL or PAL

bold and underlined type indicates concentration exceeds the ES

TABLE 3 (page 2 of 3)
TEMPORARY MONITORING WELL SAMPLE ANALYTICAL RESULTS
7513 45th Street J09007

Compound				dichlorodifluoromethane	1,2-dibromethane	1,2-dichlorobenzene	1,3-dichlorobenzene	1,4-dichlorobenzene	1,1-dichloroethane	1,1-dichloroethene	1,1-dichloropropane	1,2-dichloroethane	cis-1,2-dichloroethene	cis-1,3-dichloropropane	trans-1,2-dichloroethene	trans-1,3-dichloropropane	1,2-dichloropropane	1,3-dichloropropane	2,2-dichloropropane	ethylbenzene	hexachlorobutadiene	isopropylbenzene	isopropyl ether	p-isopropyltoluene
Sample ID	Depth to Water	Depth to Bottom	Collection Date																					
P-1			6/7/05	<0.270	<0.460	<0.340	<0.260	<0.360	<0.320	<0.340	<0.430	<0.350	<0.270	<0.370	<0.250	<0.260	<0.320	<0.390	<0.270	<0.250	<0.420	<0.330	<0.300	<0.310
P-2			6/7/05	<0.270	<0.460	<0.340	<0.260	<0.360	<0.320	<0.340	<0.430	<0.350	<0.270	<0.370	<0.250	<0.260	<0.320	<0.390	<0.270	<0.250	<0.420	<0.330	<0.300	<0.310
P-3			6/7/05	<0.270	<0.460	<0.340	<0.260	<0.360	<0.320	<0.340	<0.430	<0.350	<0.270	<0.370	<0.250	<0.260	<0.320	<0.390	<0.270	<0.250	<0.420	<0.330	<0.300	<0.310
P-4			6/7/05	<0.270	<0.460	<0.340	<0.260	<0.360	<0.320	<0.340	<0.430	<0.350	<0.270	<0.370	<0.250	<0.260	<0.320	<0.390	<0.270	<0.250	<0.420	<0.330	<0.300	<0.310
P-5			6/7/05	<0.270	<0.460	<0.340	<0.260	<0.360	<0.320	<0.340	<0.430	<0.350	<0.270	<0.370	<0.250	<0.260	<0.320	<0.390	<0.270	<0.250	<0.420	<0.330	<0.300	<0.310
NR 140 PAL				200	0.005	60	125	15	85	NS	NS	0.5	NS	0.02	NS	0.02	0.5	0.02	NS	140	NS	NS	7	NS
NR 140 ES				1000	0.05	600	1250	75	850	NS	NS	5	NS	0	NS	0	5	0	NS	700	NS	NS	70	NS

Results reported in ppb unless otherwise noted

VOCs volatile organic compounds

RCL residual contaminant level as established in Wisconsin Administrative Code Chapter NR 720

ES enforcement standard as established in Wisconsin Administrative Code Chapter NR 140

PAL preventive action limit as established in Wisconsin Administrative Code Chapter NR 140

bold type indicates concentration exceeds the RCL or PAL

bold and underlined type indicates concentration exceeds the ES

TABLE 3 (page 3 of 3)
TEMPORARY MONITORING WELL SAMPLE ANALYTICAL RESULTS
7513 45th Street J09007

Compound				methylene chloride	methyl tert-butyl ether	4-methyl-2-pentanone	naphthalene	n-butylbenzene	n-propylbenzene	Styrene	1,1,1,2-tetrachloroethane	1,1,1-trichloroethane	1,1,2,2-tetrachloroethane	1,1,2-trichloroethane	tetrachloroethene	toluene	1,2,3-trichlorobenzene	1,2,3-trichloropropane	1,2,4-trichlorobenzene	1,2,4-trimethylbenzene	1,3,5-trimethylbenzene	trichloroethane	trichlorofluoromethane	vinyl chloride	Total Xylenes	
Sample ID	Depth to Water	Depth to Bottom	Collection Date																							
P-1			6/7/05	<0.300	<0.390	<0.800	<0.750	<0.360	<0.280	<0.250	<0.220	<0.310	<0.440	<0.440	<0.310	<0.290	<0.500	<0.510	<0.470	<0.300	<0.340	<0.340	<0.240	<0.200	<0.530	
P-2			6/7/05	<0.300	<0.390	<0.800	<0.750	<0.360	<0.280	<0.250	<0.220	<0.310	<0.440	<0.440	<0.310	<0.290	<0.500	<0.510	<0.470	<0.300	<0.340	<0.340	<0.240	<0.200	<0.530	
P-3			6/7/05	<0.300	<0.390	<0.800	<0.750	<0.360	<0.280	<0.250	<0.220	<0.310	<0.440	<0.440	<0.310	<0.290	<0.500	<0.510	<0.470	<0.300	<0.340	<0.340	<0.240	<0.200	<0.530	
P-4			6/7/05	<0.300	<0.390	<0.800	<0.750	<0.360	<0.280	<0.250	<0.220	<0.310	<0.440	<0.440	<0.310	<0.290	<0.500	<0.510	<0.470	<0.300	<0.340	<0.340	<0.240	<0.200	<0.530	
P-5			6/7/05	<0.300	<0.390	<0.800	<0.750	<0.360	<0.280	<0.250	<0.220	<0.310	<0.440	<0.440	<0.310	<0.290	<0.500	<0.510	<0.470	<0.300	<0.340	<0.340	<0.240	<0.200	<0.530	
NR 140 PAL				0.5	12	NS	8	0.5	NS	10	7	40	0.02	0.5	0.5	200	NS	12	14	96	96	NS	NS	0.02	1,000	
NR 140 ES				5	60	NS	40	5	NS	100	70	200	0.2	5	5	1,000	NS	60	70	480	480	NS	NS	0.20	10,000	

Results reported in ppb unless otherwise noted

VOCs volatile organic compounds

RCL residual contaminant level as established in Wisconsin Administrative Code Chapter NR 720

ES enforcement standard as established in Wisconsin Administrative Code Chapter NR 140

PAL preventive action limit as established in Wisconsin Administrative Code Chapter NR 140

bold type indicates concentration exceeds the RCL or PAL

bold and underlined type indicates concentration exceeds the ES

Data Table Abbreviations

ppm	parts per million
ppb	parts per billion
GRO	gasoline range organics
DRO	diesel range organics
PVOCs	petroleum volatile organic compounds
VOCs	volatile organic compounds
PAHs	polynuclear aromatic hydrocarbons
PCBs	polychlorinated biphenyls
MTBE	methyl tert-butyl ether
TMB	trimethylbenzenes (combined 1,2,4- and 1,3,5-trimethylbenzene)
RCL	residual contaminant level as established in Wisconsin Administrative Code Chapter NR 720
ES	enforcement standard as established in Wisconsin Administrative Code Chapter NR 140
PAL	preventive action limit as established in Wisconsin Administrative Code Chapter NR 140
bold type	concentration exceeds PAL or RCL
bold and underlined type	concentration exceeds ES
NS	no established standard
NM	not measured for indicated parameter
NA	not analyzed for indicated parameter
NR	no recovery for this interval
PID	photoionization detector
iu	instrument units
bgs	below ground surface
DO	dissolved oxygen
mV	millivolts
ORP	oxidation-reduction potential
uS/cm	microSiemens per centimeter
<	less than the specified detection limit



Moraine Environmental, Inc.

Design • Engineer • Construct

December 6, 2017

Project Reference #4385i

Craig Yale
Craig G. Yale & Associates, Inc.
2801 Lakeside Drive Suite 207
Bannockburn, IL 60015

Re: Subsurface Investigation Work Plan and Cost Estimate
Towne & Country Laundrymat
7513 45th Avenue, Pleasant Prairie, WI
WDNR BRRTS#: 02 - 30 - 543696

Dear Mr. Yale:

Moraine Environmental, Inc. (Moraine) is transmitting this work plan and cost estimate for a subsurface investigation at the above referenced site. The scope of work is designed to identify the extent of subsurface contamination related to a tetrachloroethene (PCE) release discovered at the facility. This work plan has been developed in general conformance with Chapter NR 716 of the Wisconsin Administrative Code. This plan and cost estimate is submitted you as the WDNR project manager for this case.

Scope of Work

To define the extent of soil and groundwater contamination, Moraine proposes the scope of work outlined below. The primary focus is to further evaluate groundwater quality and hydrogeologic conditions through the use of mini – Geoprobe® tooling (interior), hollow stem auger borings, permanent monitoring wells and piezometers constructed per NR 141 of the Wisconsin Administrative Code. The extent of shallow soil contamination beneath the building footprint will also be examined.

- Moraine will contact Digger's Hotline™ to identify utility locations at the property.
- Moraine will work with the owner or owners representative to gain access to the facility, for the purpose of soil sampling and groundwater sampling.
- After securing permission to enter the premises, Moraine will use a pneumatic hammer and mini – Geoprobe® tooling to drill four (4) soil borings in the facility and adjacent properties as necessary. The borings will be extended to approximately 12 feet. Due to space limitations, it is not feasible to install any NR 141 compliant wells inside of the facility.

- While on – site the Moraine project manager will conduct a vapor intrusion survey using an organic vapor meter and drager tubes to access areas, which could potentially allow chlorinated vapors into the interior space. Sump crocks, floor drains, expansion joints and wall / floor joint areas will be screened.
- After sampling, Moraine will abandon the borings by filling the boreholes with 3/8" bentonite chips. Abandonment forms shall be prepared for submittal to the WDNR.
- A Mobil B – 57 Rotary drill rig with hollow-stem augers will be used to install seven (7) NR 141 water table observation wells at the property. The wells will be set at depths of approximately 20 feet and screened from 10 - 20' to allow for seasonal water table fluctuations.
- Two (2) piezometer wells will be installed within five feet of two (2) of the seven (7) proposed water table observation wells. The wells will be screened from 40 - 50'. The piezometers will be installed to evaluate the vertical groundwater gradient and the potential for vertical contaminant migration. To avoid the potential for transferring groundwater contaminants from the shallow coarse grained horizon into the "tighter" fine grained material, the piezometer will be constructed with double casing.
- Soil samples will be continuously collected from each monitoring well boring, piezometer and interior hand boring. The samples will be field screened with a Photoionization Detector (PID) for volatile organic compound (VOC) vapors. Two (2) soil samples per boring four (4) interior and nine (9) exterior borings) will be analyzed for VOCs.
- The new water table observation wells and piezometer will be developed, purged, and sampled according to WDNR guidelines. Two quarterly rounds of groundwater samples shall be submitted for VOC analysis to evaluate groundwater quality.
- The hydraulic conductivity of contaminated subsurface materials shall be determined by performing slug tests at select wells. The field data will be resolved using AQTESOLV software.
- A Registered Land Surveyor will determine ground surface and top of well casing elevations (Mean Sea Level). The well locations will be referenced to the state plane coordinate system.
- Investigation waste (soil cuttings and well development water/purgewater) shall be placed in labeled 55 gallon drums that will be staged on site until disposal arrangements are made. A hazardous waste determination will be conducted regarding the impacted soils. The determination will be submitted to the WDNR project manager prior to finalizing soil disposal plans. It is anticipated that soils will be handled as non-hazardous special waste. Development water/purgewater will likely be disposed of at a local Publicly Owned Treatment Works

- After all laboratory and field data is generated, a subsurface investigation report shall be prepared. Remediation options for the site will also be evaluated. At this time, it appears that the pathway to site closure will consist of remediation by natural attenuation groundwater monitoring, enlisting the site in the WDNR's Geographic Information System (GIS) Registry and the potential recording of a deed notification due to the building overlying impacted soils.

Cost Estimate

A detailed cost estimate to implement our scope of work is attached. No work will be conducted without prior approval from the client, client's representative and the WDNR.

Moraine's staff consists of hydrogeologists, scientists, environmental technicians and licensed engineers that are fully capable of planning and implementing all aspects of investigation and remediation work consistent with Chapter NR 169 and the NR 700 rule series of the Wisconsin Administrative Code. All work will be conducted in a cost-effective and timely manner. Moraine will make available to the WDNR all documents and records related to the contract services.

Project Schedule

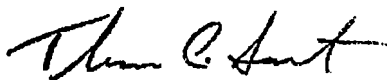
The project timeframe is outlined below. The schedule reflects the assumption that two rounds of groundwater monitoring (spaced approximately three months apart) shall be conducted.

Weeks 1 - 2:	Discussions with WDNR to finalize work plan Contact Diggers Hotline, Secure Access to Facility and Adjacent Properties
Week 3:	Four (4) interior soil borings and temporary wells
Weeks 5 & 6:	Data review and discussions with WDNR to finalize groundwater monitoring well locations, contact Digger's Hotline
Week 8:	Install seven (7) NR 141 water table observation wells and two (2) piezometers develop groundwater monitoring wells
Week 9:	Sample groundwater monitoring wells
Weeks 10 -11:	Groundwater sample analysis, perform slug test, elevation survey

- Weeks 12 – 20: Data review, prepare majority of site investigation report and remedial action plan, coordinate disposal of investigation waste
- Week 21: Second round of groundwater sampling
- Weeks 22 - 23: Groundwater sample analysis, monitoring well purgewater disposal
- Weeks 24 - 25: Finalize site investigation report and remedial action plan
- Week 26: Client review of report
- Week 27: Submit investigation report and remedial action plan to WDNR
- Weeks 28 – 40: WDNR review of report and remedial action plan, submit reimbursement application

We are confident that implementing this work plan will enable you to move this project toward closure in a cost - effective and timely manner. Please contact us at (262) 692 - 3345 with any questions regarding this work plan or the supporting attachments. A standard contract and a copy of our certificate of insurance are also enclosed for your review.

Sincerely,
MORAINE ENVIRONMENTAL, INC.



Thomas C. Sweet
President

Mr. Douglas Cieslak, Hydrogeologist - DNR

Enclosures

ATTACHMENT A

Commodity Services Contract

MORaine ENVIRONMENTAL, INC.,
ENGINEERING / COMMODITY SERVICES CONTRACT

COMPENSATION AND INVOICING

Unless otherwise agreed to prior to the commencement of operations hereunder, payment for Environmental Services and/or Engineering (Phase I, Transactional Screen Assessments, or other reports as proposed), or construction projects, to include underground tank removals provided by Moraine Environmental, Inc. shall be due upon receipt of invoice, for commercial accounts. For residential accounts 1/2 down with this signed agreement and balance due the day of work to be performed, both payments must be made in certified funds, unless otherwise agreed upon prior to the start of the project. Payment for ongoing engineering projects including drilling & chemical injection will be due within 15 days of receipt of invoice.

If owner or owner's agent disputes an invoice, or any part thereof, owner or agent shall, within fifteen (15) days after receipt of the invoice, notify Moraine in writing, of the item disputed, specifying the reason. Payment of the disputed item may be withheld until settlement of the dispute. Timely payment shall be made of any undisputed portion. Any sums (including amounts ultimately paid with respect to a disputed invoice) not paid within the above specified days shall bear interest at the rate of 18% per annum (1 1/2% per month) from the due date until paid unless other terms are agreed to.

If this contract is placed in the hands of an attorney for collection of any sums due hereunder, or suit is brought on same, or sums due hereunder are collected through bankruptcy or probate proceedings, then owner or agent agrees that there shall be added to the amount due Moraine's attorney's fees and costs.

Client shall pay any attorney's fees, court costs or other expenses incurred collecting delinquent accounts. Moraine with seven days written notice, reserves the right to suspend or terminate work under this agreement on any account that is past due.

The Client's obligation to pay for the work contracted is in no way dependent upon the Client's ability to obtain financing, zoning, approval of governmental or regulatory agents, or upon the Customer's successful completion of the project.

REIMBURSABLE EXPENSES

Reimbursable expenses, if applicable, shall be reimbursed at cost plus 15% administrative service charge. Such expenses shall include, but are not necessarily limited to shipping/delivery, sub-consultant and sub-contractor fees, equipment and supply costs related to the execution of the project. The 15% mark up costs, if applicable, are included in your proposed costs. All reimbursable expenses have already been included in the cost of the project.

LIMITATION OF COSTS

Moraine will not be obligated to continue performance or incur costs beyond the estimated costs unless the Client agrees in writing to a revised cost estimate. If the client requests additional work, costs will be invoiced at the unit rates presented in the proposal or as set forth in a written change order.

CONSULTANT / GENERAL CONTRACTOR RESPONSIBILITIES

All permits are responsibility of property owner or Consultant/General Contractor (unless face of contract states otherwise).

Moraine is not responsible for damages or injuries caused by any underground wires, services, pipes, sewers, conduits, obstructions, or restrictions not marked or identified by Digger's Hotline or a local or private utility marking service. The owner or owner's agent agrees to indemnify and hold harmless Moraine from any and all claims, liabilities, costs and expenses whatsoever arising from the above.

STANDARD OF CARE

The services provided by Moraine under this Agreement will be performed as reasonably required in accordance with generally accepted standards for services as offered in the proposal / quotation for this project at the time when and the place where the services are performed.

SPECIAL CONDITIONS

When performing work under a particular state program with specified rates, Moraine will make every attempt to complete the project workscope within the rates specified by the administration of the program. However, Moraine does not warrant that all work will be reimbursed, particularly where reimbursement rates specified under a program are less than Moraine's standard billing rates.

INSURANCE

Throughout the duration of the project, Moraine / Horizon will procure and maintain the following insurance:

Liability Descriptions	Limits of Liability
Workers' Compensation and Employers' Liability	\$500,000 each accident
Comprehensive General Liability	\$2,000,000
Professional and Pollution Liability	\$1,000,000
Automobile Liability	\$1,000,000

Within the limits of this insurance, Moraine agrees to hold the Client harmless from and against loss, damage, injury or liability arising directly from the negligent acts or omissions of employees of Moraine or agents and subcontractors of Moraine and their employees and agents. Client agrees to hold Moraine harmless from and against loss, damage, injury or liability arising directly from the negligent acts or omissions of employees of the client, or agents and subcontractors of the client and their employees and agents.

LIEN RIGHTS

AS REQUIRED BY THE WISCONSIN CONSTRUCTION LIEN LAW, BUILDER 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 BUILDER, ARE THOSE WHO CONTRACT DIRECTLY WITH THE OWNER OR THOSE WHO GIVE THE OWNER NOTICE WITHIN 60 DAYS AFTER THEY FIRST FURNISH LABOR OR MATERIALS FOR THE CONSTRUCTION. ACCORDINGLY, OWNER PROBABLY WILL RECEIVE NOTICES FROM THOSE WHO FURNISH LABOR OR MATERIALS FOR THE CONSTRUCTION, AND SHOULD GIVE A COPY OF EACH NOTICE RECEIVED TO HIS MORTGAGE LENDER, IF ANY. BUILDER AGREES TO COOPERATE WITH THE OWNER AND HIS LENDER, IF ANY, TO SEE THAT ALL POTENTIAL LIEN CLAIMANTS ARE DULY PAID.

INCLUSIONS

For the details of work to be performed, the quantity and quality of materials, billing rates, and time deadlines, reference the specific proposal.

For: Moraine Environmental, Inc.
Thomas C. Sweet, President

Date

Date

ATTACHMENT B

Cost Estimate

DERF Site Investigation Bid Summary Consultant Selection Cover Sheet

Form 4400-233 (R 4/04) Page 1 of 6

Notice: Use this form to notify the Department of Natural Resources of the consultant you are selecting to conduct a site investigation and to submit and summarize the bids required in the Dry Cleaner Environmental Response Fund (DERF) Program. This form is authorized under s. 292.65, Wis. Stats. and s. NR 169.23, Wis. Adm. Code. Completion of this form is mandatory for any person applying for DERF reimbursement. Persons who do not submit a completed form will not be eligible for reimbursement under DERF. Personal information will be used to manage the DERF program, and be made available to requesters under Wisconsin's Open Records laws (ss. 19.32-19.39, Wis. Stats.) and requirements.

Complete the following information and submit it to your DNR regional project manager. Copy this form as necessary.

Information		
Site Name: Town & County Laundromat	Facility Name: 7513 45th Avenue, Pleasant Praire	BRRTS # 02-30-543696

Consultant Selected	
Consultant Name: Moraine Environmental, Inc.	Consultant Address: 766 Tower Drive, Fredonia, WI 53021

Summary of Bids			
------------------------	--	--	--

Consultant Name:	
Consulting costs:	
Drilling costs:	
Analytical costs:	
Miscellaneous costs:	
Total Costs:	

Consultant Name:	
Consulting costs:	
Drilling costs:	
Analytical costs:	
Miscellaneous costs:	
Total Costs:	

Consultant Name:	
Consulting costs:	
Drilling costs:	
Analytical costs:	
Miscellaneous costs:	
Total Costs:	

Optional 4th bid information:	
Consultant Name:	
Consulting costs:	
Drilling costs:	
Analytical costs:	
Miscellaneous costs:	
Total Costs:	

Justification for Selection:

Applicant Information			
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I certify that the information contained above is true and correct to the best of my knowledge.

Applicant Name		Date	
Street Address	City	State	Zip Code

Signature

Approval Information Only		
Project Manager Approval Signature	Project Number	Date
If you approve, Reason for non-approval:		

**DERF Site Investigation Bid Sheet
Consultant Bid Summary**

Form 4400-233 (R 4/04) Page 2 of 6

Site Information

Site Name: Town & Country Laundromat

Consultant Name: Moraine Environmental, Inc.

Applicant Name: Craig Yale

Cost Summary

Drilling Costs Total =	\$	21,755.00
Analytical Costs Total =	\$	3,168.00
Consulting Costs Total =	\$	19,670.00
Misc Costs Total =	\$	4,545.00
Grand Total =	\$	49,138.00

I certify that the costs are an accurate estimate of my total projected costs for the site investigation and I understand and will adhere to s.292.65 Stats. and ch NR 169, Wis. Adm. Code.

Consultant Signature

Date

Please attach to these forms a written narrative specifying how the tasks outlined in these sheets will be performed.

Consultant Name:
 Site Name:
 BRRTS #:
 Date:

DERF Site Investigation Bid Sheet
Drilling Costs

Form 4400-233 (R 4/04) Page 3 of 6

Well Construction (Monitoring/Recovery)						
Well Construction	Depth	No. of Wells	No. of Piezometers	Volume (cu ft)	Unit Cost (\$)	Total Cost (\$)
Interior (pneumatic)	___ ft to ___ ft	4	1	48	\$ 15.00	\$ 720.00
NR 141 monitoring well	___ ft to ___ ft	7	3	140	\$ 15.00	\$ 2,100.00
Piezometer	___ ft to ___ ft	2	2	100	\$ 30.00	\$ 3,000.00
	> ___ ft					
Decontamination Costs						\$ 375.00
Mobilization Costs						\$ 2,000.00
Well Construction (Monitoring/Recovery)						
6 1/4" monitoring wells	___ ft to ___ ft	7	2	140	\$ 15.00	\$ 2,100.00
6 1/4" piezometer	___ ft to ___ ft	1	1	100	\$ 20.00	\$ 2,000.00
	___ ft to ___ ft					
	> ___ ft					
Decontamination Costs						\$ 300.00
Mobilization Costs						\$ 3,000.00
Well Construction (Monitoring/Recovery)						
	___ ft to ___ ft					
	___ ft to ___ ft					
	___ ft to ___ ft					
	> ___ ft					
Decontamination Costs						
Mobilization Costs						
Well Construction (Monitoring/Recovery)						
Interior (pneumatic)	< ___ ft depth	4	1	48	\$ 20.00	\$ 960.00
	___ ft - ___ ft depth					
	> ___ ft depth					
Decontamination Costs						\$ 300.00
Mobilization Costs						\$ 800.00
Well Construction (Monitoring/Recovery)						
	Monitoring Wells					\$ 1,400.00
	Piezometers					\$ 600.00
	Recovery Wells					
Other						
Drums					\$ 40.00	\$ 750.00
Flush Mount Covers					\$ 150.00	\$ 1,350.00
Protector Pipes						
Total Drilling Costs						\$ 21,755.00

Consultant Name:
 Site Name:
 BRRTS #:
 Date:

DERF Site Investigation Bid Sheet

Analytical Costs

Form 4400-233 (R 4/04) Page 4 of 6

Parameter	Wisc. Accred. Lab.		Field Test/Field Kit			Mobile Lab			Total Costs
	Sample	Lab Fee	Method	Sample	Sample	Method	Sample	Sample	
Solid Analysis									
VOCs	72	26							\$1,872.00
TCLP									\$0.00
RCRA Metals									\$0.00
Duplicate Analyses									\$0.00
Blank Analyses									\$0.00
Other: (Specify)									\$0.00
Water Analysis (low flow sampling assumed unless otherwise indicated at bottom of this sheet)									
VOCs	72	18							\$1,296.00
Nitrate*									\$0.00
Dissolved Oxygen*									\$0.00
Temperature*									\$0.00
Ferrous Iron*									\$0.00
Sulfate*									\$0.00
Sulfide*									\$0.00
ORP*									\$0.00
pH*									\$0.00
TOC*									\$0.00
Alkalinity*									\$0.00
Chloride*									\$0.00
Spec. Conductance*									\$0.00
Ethene/Ethane/Methane*									\$0.00
Hydrogen*									\$0.00
Carbon Dioxide*									\$0.00
RCRA Metals									\$0.00
Duplicate Analyses									\$0.00
Blank Analyses									\$0.00
Other: (Specify)									\$0.00
Soil Analysis									
VOCs									\$0.00
TCE									\$0.00
PCE (minimum detection limit is <10 ppbv)									\$0.00
Other: (Specify)									\$0.00
Waste Analysis (soil/water)									
									\$0.00
									\$0.00
Miscellaneous (specify)									
									\$0.00
									\$0.00
Charge for Mobile Lab (indicate # days and daily fee)									
Total Analytical Costs									\$3,168.00

* Natural Attenuation parameters required for consideration of NA as remedy.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
08/01/2017

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Koehler Insurance, Division of Ansay & Associates LLC W62N582 Washington Ave PO Box7 Cedarburg, WI 53012-0007 Kevin B. Gall 262-377-2000	CONTACT NAME: Kevin B. Gall	
	PHONE (A/C, No, Ext): 262-377-2000	FAX (A/C, No): 262-377-5571
E-MAIL ADDRESS: Kevin.Gall@ansay.com		
INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A : Acuity Insurance Company		14184
INSURER B : Accident Fund		
INSURER C :		
INSURER D :		
INSURER E :		
INSURER F :		
INSURED Moraine Environmental, Inc. 766 Tower Drive Fredonia, WI 53021		

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT 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. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL (NSD)	SUBR (WVD)	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	<input 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 OTHER:						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$
A	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY			D42510	06/30/2017	06/30/2018	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y/N If yes, describe under DESCRIPTION OF OPERATIONS below		N/A	WCV8013167	04/01/2017	04/01/2018	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER Craig Yale & Associates, Inc. 1141 East Lake Cook Road Deerfield, IL 60015	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE Kevin B. Gall
---	---



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
8/1/2017

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Ansay & Associates, LLC - Port Washington 101 E Grand Avenue, Suite 11 Port Washington WI 53074		CONTACT NAME: PHONE (A/C, No, Ext): E-MAIL ADDRESS: FAX (A/C, No):	
		INSURER(S) AFFORDING COVERAGE	
		INSURER A: Rockhill Insurance Company	NAIC # 28053
INSURED Moraine Environmental Inc Thomas Sweet 766 Tower Avenue Fredonia WI 53021		INSURER B:	
		INSURER C:	
		INSURER D:	
		INSURER E:	
		INSURER F:	

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT 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. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC		ENVP006567-04	01/10/2017	01/10/2018	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 50,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS <input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> DED <input type="checkbox"/> RETENTIONS <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE					COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$ EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below					<input type="checkbox"/> WC STATUTORY LIMITS <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

This insurance contract is with an Insurer which has not obtained a certificate of authority to transact a regular insurance business in the state of Wisconsin, and is issued and delivered as a surplus line coverage pursuant to s. 628.41 of the Wisconsin Statutes. Section 628.43(1), Wisconsin Statutes, requires payment by the policyholder of 3.0% tax on gross premium.

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

CERTIFICATE HOLDER	CANCELLATION
Craig Yale & Associates, Inc. 1141 East Lake Cook Road Deerfield IL 60015	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE