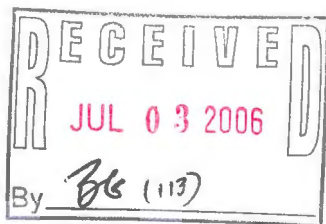




June 27, 2006



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Ms. Brenda Boyce  
Remediation and Redevelopment  
Wisconsin Department of Natural Resources  
2300 N. Dr. Martin Luther King, Jr. Drive  
Milwaukee, WI 53212

Dear Ms Boyce:

Re: Master Drycleaning, Inc.  
6326 W. Bluemound, Milwaukee, WI  
BRRTS # 02-41-545142

This letter is in reference to our review of the six (6) Site Investigation Workplans that you and we have received via the sealed bid process per Wisconsin Administrative Code Ch. NR169 for the WDNR Dry Cleaner Environmental Response Program ("DERP"). Based on Jeff Soellner's (WDNR DERP Fund Manager) letter of June 15, 2006, we are proceeding with the requirements of the program and provide our comments on the six proposals to you.

### Terracon

The Scope of Work of this proposal is the only one that does not adequately address all of the required elements of a DERP Site Investigation; therefore, it is not under consideration.

### Shaw

Shaw's proposal is the only one that presents a phased approach to the investigation. We do not believe that the first phase, which consists of four soil borings and temporary wells, would yield enough information to satisfy the requirements of a DERP Site Investigation. We believe that the second phase of the work plan will be necessary (adding three monitoring wells and one piezometer). The cost estimate for both phases is \$22,764 but it does not address any waste disposal, investigation of neighboring properties, nor potential vapor issues in the building. We believe that WDNR considers these to be critical components that should be included. Therefore, we are not considering Shaw's proposal as a candidate.

### ATS

The ATS report proposes five monitoring wells and one piezometer. They address off-site investigation with the installation of one monitoring well but they do not address potential vapor issues, migration pathways or potential receptors. We believe that WDNR considers these to be critical components of a DERP Site Investigation. Therefore, we are not recommending ATS as a candidate.

### ARCADIS, KPRG & Sigma

ARCADIS, KPRG, and Sigma all have a comprehensive Scope of Work that include off-site investigation, evaluation of subslab and off-site vapor potential, monitored natural attenuation parameters, hydraulic conductivity measurements, migration pathway and potential receptor identification, and an adequate monitoring well network. ARCADIS and KPRG have virtually identical cost estimates for their proposals but ARCADIS proposes three rounds of groundwater monitoring as opposed to the customary four rounds that KPRG includes (as required by NR169). ARCADIS proposes four new monitoring wells and one piezometer; KPRG proposes three new monitoring wells, one piezometer and two temporary wells. ARCADIS only proposes

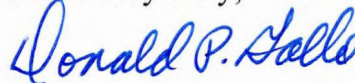
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additional investigation on the Wisconsin Vision property. KPRG proposes that, too, but adds another boring to the northern residential property. ARCADIS and KPRG proposals are very similar in scope and cost. We believe that both of them would satisfy the DERP Site Investigation requirements.

Sigma's proposal, however, addresses three off-site properties, the most groundwater sampling locations (i.e., 10), in addition to four rounds of groundwater monitoring and nine new soil sampling locations. Their cost estimate for all of these elements is \$24,397 which is \$1,000 less than both ARCADIS (i.e., \$26,141) and KPRG (i.e., \$26,227). We believe that Sigma's Scope of Work is the most comprehensive of all of the proposals at the most competitive price. Therefore, we recommend Sigma as the selected consultant.

Please contact me at 262-951-4555 or Michelle at 262-951-4599 if you have any questions.

Yours very truly,



*Michelle Williams*

Donald P. Gallo

Michelle Williams

Waukesha\41284DPG:MLW

cc: Harold Shipshock