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October 30, 2006

Mr. Mark Drews
Wisconsin Department of Natural Resources
141 NW Barstow St., Room 180
Waukesha, WI, 53188

**RE: Express Cleaners, Inc., 3941 North Main Street, Racine, WI
WDNR BRRTS #02-52-547631**

Dear Mr. Drews:

The law firm of DeWitt, Ross & Stevens, S.C. represents the owner of the referenced property. As we discussed by telephone on October 16, 2006, we have decided to have Northern Environmental Inc. perform a Site Investigation Scoping assessment of the Property. The work will be completed in compliance with the definitions as prescribed in NR 169.05 (27) and 169.07. This scoping assessment is to provide us with the information sufficient to develop a detailed scope of work to bid for completing the remainder of the required Site Investigation.

We have shared all the information which the Owner possesses relative to the Property with Northern Environmental who in turn has used that knowledge in preparing the accompanying proposal and cost estimate to complete the scoping assessment. Please review the proposal and provide me your written approval. Our intention is to complete the scoping work within sufficient time to prepare a bid, receive proposals and select our permanent consultant before Christmas 2006. Your quick turn around of this review and request will be most appreciated.

Yours truly,
DeWITT, ROSS & STEVENS S.C.

A handwritten signature in black ink, appearing to read "A.H. Glor".

A.H. "Skip" Glor
Senior Scientist

Attachment (Northern Environmental 10/30/06 proposal)

October 30, 2006
(P3236)

Erhlich Family Limited Partnership
c/o James C. Small, POA
Post Office Box 081007
Racine, Wisconsin 53408-1007

RE: Proposal for Site Investigation Scoping; Express Cleaners, Inc., 3941 North Main Street, Racine, Wisconsin; WDNR BRRTS #02-52-547631

Dear Mr. Small:

Northern Environmental Technologies, Incorporated (Northern Environmental) is pleased to submit this proposal to provide consulting services for preparation of a site investigation scoping report for the chlorinated solvent release identified at Express Cleaners, Inc. (Express Cleaners), 3941 North Main Street, Racine, Wisconsin (the Site). This letter presents our proposed work plan and costs.

BACKGROUND

The Site is currently the location of Express Cleaners, a retail dry cleaning facility. Express Cleaners has been in operation for approximately 1 year. According to a Phase I environmental site assessment report completed by Gabriel Environmental Services (Gabriel), Valet Cleaners, Inc. operated at the Site before Express Cleaners. Chlorinated solvent contamination was discovered at the Site during April 2006 when Gabriel completed a Phase II ESA to evaluate for the presence or absence of environmental impacts associated with the dry cleaning facility. Three soil boreholes were completed to a maximum depth of 12 feet below grade (fbg). Two of the boreholes (B1 and B2) were completed outside of the building using a Geoprobe® with the remaining borehole (B3) completed inside the building using hand-operated equipment.

Five soil samples were submitted for laboratory analyses. Two samples, a shallow and deep sample, were submitted from B1 and B2, and one shallow sample was submitted from B3. With the exception of the deep sample from B1, chlorinated solvents were detected in each of the soil boreholes. The chlorinated compounds detected at the Site include tetrachloroethene (PCE) and its breakdown products trichloroethene (TCE) and cis-1,2-Dichloroethene (Cis). The greatest concentrations were detected in borehole B1 located near the northeast corner of the Site building. The Gabriel Phase II ESA report does not indicate the location of the boreholes in reference to potential solvent source areas (e.g., dry cleaning machines, solvent storage areas, etc.).

The results of the Phase II ESA were reported to the Wisconsin Department of Natural Resources (WDNR) who subsequently assigned Bureau of Remediation and Redevelopment Tracking System number 02-520547631 to the Site and requested a site investigation and appropriate remedial action be performed. Northern Environmental understands that eligibility for the Dry Cleaner Environmental Response Fund (DERF) has been established for the Site.

DERF helps eligible applicants pay for environmental cleanup costs associated with the release of dry cleaning solvents. One of the initial steps in the DERF process is completion of site investigation scoping. Site investigation scoping typically involves confirming that a release has occurred and gathering site-specific

data to ensure the required site investigation is properly scoped. Costs associated with the site investigation scoping are eligible for reimbursement from DERF and are not required to be competitively bid. The site investigation and remedial action (if necessary) are also eligible for DERF reimbursement; however, a minimum of three bids must be obtained before contracting an environmental consultant. Development of a thorough site investigation scope at the start of the project is essential for obtaining comparable consultant proposals for future scopes of work.

SCOPE OF WORK

Site investigation scoping will be conducted in accordance with section NR 169.05(27), Wisconsin Administrative Code. Specifically, the site investigation scoping will include:

- ▲ History of the facility, including the location of dry cleaning equipment and chemical and filter storage. A site visit will be conducted to document current dry cleaning practices and equipment locations. We will also contact the former operator and/or employees of the former Valet Cleaners to determine past dry cleaning practices and equipment locations.
- ▲ Knowledge of the type of contamination and the amount of contamination. The type of contamination (PCE and its breakdown products) was identified during the Phase II ESA. The amount of contamination is unknown.
- ▲ Environmental media-affected or potentially effected by the contamination. This also has been determined by the Phase II ESA, which confirmed soil contamination and indicated the potential for groundwater contamination.
- ▲ Location of the Site or facility and its proximity to other sources of contamination. A review of the WDNR file for the neighboring Wishaus Service Station/Pugh Oil site will be conducted.
- ▲ Assessment of potential or known impacts to receptors. Receptors are defined by the Wisconsin Administrative Code as "environmental resources, including but not limited to, plant and animal species and humans, sensitive environments and habitats, water supply wells, and buildings or locations that have the potential to be, or have actually been exposed to contamination." The property immediately east of the subject site, beginning an estimated 30 feet from the rear door of the dry cleaning operation, is used as a public vegetable garden. This area needs to be assessed as a potential receptor as dry cleaning solvent contamination.
- ▲ Assessment of potential or known impacts to sensitive areas including wetlands, outstanding resource waters and exceptional resource waters, and sites or facilities of historical or archaeological significance.
- ▲ A map showing the site boundaries, location of the source areas, including utility corridors, sewer lines, adjacent streets, receptor locations, sample locations and the results of sampling. A map of the soil borehole locations was included in the Gabriel Phase II ESA report; however, none of the other required site scoping information was included on the map.
- ▲ The site investigation scoping will be presented in a letter report.

PROJECT SCHEDULE AND COST


Work can begin on this project immediately upon receipt of a signed Professional Service Agreement (PSA) of which two copies are enclosed. It is anticipated that the site investigation scoping report will be available within 3 weeks of authorization to proceed.

Northern Environmental will furnish or arrange for necessary technical staff, labor, equipment, and materials to complete the proposed work. The scope of work will be completed on a time-and-materials basis for a probable cost of \$3,206. A breakdown of the proposed costs is enclosed.

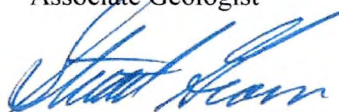
In conjunction with the necessary technical expertise, Northern Environmental offers our clients a complete package of insurance, including statutory liability, comprehensive general liability, and automobile liability, errors and omissions (E&O), and Engineers' pollution liability (EPL) policy. The EPL carried by Northern Environmental is a companion policy to our regular E&O coverage containing the standard pollution exclusion. Together, our E&O and EPL policies provide our clients the best professional liability coverage available on the market today. Northern Environmental believes our clients desire this type of coverage and that it is necessary for any responsible engineering firm, such as Northern Environmental.

We are confident no other Midwest-based environmental consulting firm has as much experience working with contaminated sites as Northern Environmental. Our staff is highly experienced and enthusiastic about the opportunity to assist you. Please contact us at (800) 854-0606 if you have any questions regarding this proposal.

Sincerely,
Northern Environmental
Technologies, Inc.



Mark A. Foht, CPG
Associate Geologist



Stuart J. Gross, PG
Associate Geologist

MAF/lmh
Enclosures

Attachment A
Consultant Fee Estimate
Express Cleaners
Racine, Wisconsin

Task 1.0 Existing Data Review, Site Visit, Interviews, WDNR File Review, Site Mapping

Associate Geologist	4 hrs @	\$123 =	492.00
Project Geologist	14 hrs @	\$84 =	1,176.00
Administrative Staff	2 hrs @	\$51 =	102.00
SUBTOTAL			\$1,770.00

Task 2.0 Report Preparation

Associate Geologist	2 hrs @	\$123 =	246.00
Project Geologist	10 hrs @	\$84 =	840.00
CAD Technician	4 hrs @	\$62 =	248.00
Administrative Staff	2 hrs @	\$51 =	102.00
SUBTOTAL			\$1,436.00

GRAND TOTAL \$3,206.00