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July 19, 2007 (ECI-01-2300-3057)

Ehrlich Family Limited Partnership c/o Mr. Skip Glor DeWitt, Ross, & Stevens, S.C. 13935 Bishop's Drive, Suite 300 Brookfield, Wisconsin 53005-6605

252010000

RE: Additional Site Investigation Workplan, Express Cleaners, 3941 North Main Street, Racine, Wisconsin; WDNR BRRTS #02-52-547631

Dear Mr. Glor:

During March 2007, Northern Environmental Technologies, Incorporated (Northern Environmental) initiated the Wisconsin Department of Natural Resources (WDNR) approved site investigation workplan for Express Cleaners, 3941 North Main Street, Racine, Wisconsin (the Site). The workplan was to investigate a spill of chlorinated volatile organic compounds release (CVOCs) previously identified on the referenced property above. The discovery of CVOCs was the result of samples collected and analyzed as part of a real estate transaction. The initial site investigation results indicate additional investigation is warranted east of the Site on the adjacent property located at 3936 North Bay Drive, Racine, Wisconsin. This adjacent property is owned by S.C. Johnson & Sons, Incorporated (S.C. Johnson Property) and is currently used as a community garden. This letter provides a sampling plan for assessing whether CVOCs are present in vegetable crops and soil in the gardens on the S.C. Johnson Property. Background information for the site investigation is included in Attachment A.

WORKPLAN FOR INVESTIGATION ON S.C. JOHNSON PROPERTY

Near-Surface Soil Sampling (root zone)

Northern Environmental will collect eight near-surface composite soil samples (6 to 8 inches below ground surface) in the locations shown on the attached Figure 1. The objective for collecting these samples is to assess the imported garden soil fill being used as the root zone for the crops for the presence or absence of CVOCs. At each of the eight locations, the entire root zone depth of imported garden soil fill will be sampled. Soil collection and screening will begin at the surface of the soil in which the crop is planted, such as the top of the raised bed for any crop planted in a raised bed. Undoubtedly, some roots will be left in the soil, but the intent would be to verify that there is a significant mass of roots at the depth to be sampled. The sampling depth will be adjusted, if needed, to most represent soil within the root zone in proximity to the sample location.

Six of the soil samples will be collected in the western-most 15 feet of garden area on the S.C. Johnson Property. Two soil samples will be collected near the eastern edge of the S.C. Johnson property gardens. The soil samples will be collected using a hand bucket auger. All soil sampling equipment will be decontaminated after each use with distilled water and AlconoxTM cleaning agent and double rinsed in distilled water. Each sampling point will composite the entire length of corresponding root zone imported garden soil before extracting samples. At each near surface imported garden soil sampling location a portion of each composite

sample will be field screened using a PID. A second portion of the same composite imported garden soil sample will immediately be placed in the appropriate laboratory containers, preserved with methanol, and placed on ice for shipment to ECCS Laboratory in Madison, Wisconsin, a WDNR-certified laboratory. Soil samples will be laboratory analyzed for tetrachloroethene (PCE), trichloroethene (TCE), cis 1,2-dichloroethene (cis 1,2-DCE), and vinyl chloride using EPA Method 8260B. A methanol blank will also be laboratory analyzed for PCE, TCE, cis 1,2-DCE and vinyl chloride.

Underlying Native Soil Sample

At each of the eight sampling locations for imported garden soil fill, Northern Environmental will continue to extract fill soil until the underlying silty sand (presumed as native material) is located. A second soil sample of the native silty sand from just below the interface with the overlying imported garden fill soil will be collected from each location. The processing, screening, preservation and analysis of these native silty sand samples will be performed identical to those procedures described in detail above. A ninth native soil sample will be collected from the nearest unpaved location to the previous B9 borehole. This additional sample will be collected in the top two feet of soil in the area of previously recorded high concentration of contamination. This additional sample will be taken to confirm the continued presence of such contamination in proximity to the garden area. At the time of this assessment.

Near-Surface Soil Vapor Sampling (root zone or tilled zone)

Northern Environmental will collect two soil vapor samples using a hand held sampling pump and Tedlar bag method at the locations shown in Figure 1. The vapor sample points will be constructed by boring an approximately 6- to 8-inch deep approximately 1-inch diameter borehole using hand tools. All equipment will be decontaminated before, during, and after use. A sample tube with a porous filter to prevent soil from entering the sample tubing will be placed within the borehole. The borehole will be backfilled with native topsoil before sampling. In addition, one air sample using laboratory provided "zero" will be collected to confirm that sampling equipment is not introducing contaminants to the air samples. Samples will be analyzed for PCE, TCE, cis 1,2-DCE, and vinyl chloride by ECCS Laboratory.

Vegetable Matter Sampling

The community garden has been used to grow a large variety of varying types of garden crops. While we are aware of the variety of possible crops that may be present in the garden, there is no specific detail available as to what crops are being grown this year. Consequently, Northern Environmental will inspect the garden area before collecting any crop tissue samples. For every individual garden crop currently being cultivated, Northern Environmental will collect two samples of those plant tissues typically consumed by the general public (i.e., tomatoes not vines or leaves, cucumbers not vine or leaves, and carrots not green tops). The first sample of each variety of garden crop will be collected from the area of the garden nearest to Express Cleaners facilities. The second set of similar garden variety crop will be collected from the area of the garden furthest away from the Express Cleaners facilities. All plant tissue samples will be collected whole and containerized in the smallest practical container, placed on ice and shipped to Pace Laboratories, Inc. in Green Bay Wisconsin for analytical testing. All collected garden crop tissue samples submitted to the laboratory will be tested for PCE, TCE, cis 1,2-DCE, and vinyl chloride by a WDNR-certified laboratory.

Report Results

Sample results will be available approximately 1-week after collection. If requested, verbal laboratory analysis results will be provided to S.C. Johnson representatives when they are available. Northern Environmental will tabulate and summarize the results in a letter report. The results will be reported to S.C. Johnson representatives. The sample results will be compared to the soil screening levels used for the site investigation to determine if a health risk is present. The results of soil vapor sampling will be compared to

Site Investigation Workplan - Ehrlich Family Ltd Partnership

July 19, 2007

BACKGROUND INFORMATION

The Erhlich Family Limited Partnership owns a small shopping center comprised of three building units located at 3921-3941 North Main Street. The northern-most building unit (3941 North Main Street) historically operated as a dry cleaning facility, and the current tenant is Express Dry Cleaners, Inc. (Express Cleaners). Phase I and II environmental site assessments (ESAs) were completed by Gabriel Environmental Services (Gabriel) during March and April 2006 as part of due diligence associated with the potential sale of the property (Gabriel, 2006a and 2006b). The Phase II ESA included the completion of three soil boreholes near the dry cleaning establishment. Two of the boreholes were completed east of the Site building in the area behind Express Cleaners. The remaining borehole was completed inside Express Cleaners. Concentrations of chlorinated volatile organic compounds (CVOCs), primarily tetrachloroethene (PCE) and its breakdown products trichloroethene (TCE) and cis 1,2-dichloroethene (cis 1,2-DCE), were detected in each of the boreholes. Gabriel concluded that used PCE and filters stored in 55-gallon drums and PCE stored within the building had been released to soil at the Site.

The results of the Phase II ESA were reported to the Wisconsin Department of Natural Resources (WDNR) who subsequently requested a site investigation and appropriate remedial action be performed. During March 2007, Northern Environmental Technologies, Incorporated (Northern Environmental) completed the WDNR approved site investigation workplan (Northern Environmental, 2007).

In accordance with the site investigation workplan, Northern Environmental documented the installation of nine boreholes, four water table monitoring wells, one piezometer (PZ1), and two temporary monitoring wells on March 27, 28, and 29, 2007. Soils encountered at the Site consisted of approximately 4 to 6 feet of silty sand fill and/or sand dune deposits underlain by silty clay till. Groundwater was encountered in the water table monitoring wells approximately 2 to 4 feet below grade (fbg). Groundwater was observed to generally flow north-northwest across the Site.

Based on field screening and laboratory results, released chlorinated volatile organic compounds (CVOCs) likely originated from multiple source areas. The primary source areas of tetrachloroethene (PCE) contamination appear to be a former solvent storage area as reported in the Gabriel ESAs located along the east side of the Express Cleaners unit and the area beneath the former dry cleaning machine. Spillage/leakage within the building likely migrated into soil through cracks or seams in the concrete floor. Spillage/leakage outside along the east side of the building likely originated from poor housekeeping practices. Dry cleaning solvents spilled outside may have drained east across the asphalt pavement and into surface soil along the eastern Site boundary. Breakdown products of PCE (trichloroethene, cis 1,2-dichloroethene, and trans 1,2-dichloroethene) were also detected in the soil samples. The greatest breakdown product concentrations were found along the eastern property boundary (B9). Breakdown products were also detected at elevated concentrations beneath the Site building. The presence of breakdown product concentrations suggests released PCE occurred throughout the history of dry cleaning activities at the Site.

Soil contamination extends up to 14 fbg (8 feet into silty clay till) in the source area, but does not appear to extend more than a few feet into silty clay till away from the source area. The vertical extent of released CVOCs in soil has been determined. However, the horizontal extent of CVOCs in soil has not been determined and likely extends off site to the north and east.

CVOCs in groundwater are present beneath Express Cleaners and north and east of the Site building. Breakdown products of PCE (trichloroethene and cis 1,2-dichloroethene) were also detected in groundwater. Elevated concentrations of breakdown products in groundwater suggest that PCE releases occurred throughout the history of dry cleaning activities at the Site.



ATTACHMENT A BACKGROUND INFORMATION



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor Scott Hassett, Secretary Gloria L. McCutcheon, Regional Director Southeast Region Headquarters 2300 N. Dr. Martin Luther King, Jr. Drive Milwaukee, Wisconsin 53212-0436 Telephone 414-263-8500 FAX 414-263-8716 TTY 414-263-8713

July 19, 2007

Ehrlich Family Limited Partnership c/o Mr. William Scott Dewitt, Ross & Steves, S.C. 13935 Bishop Drive, Suite 300 Brookfield, WI 53005 File Ref:

FID# 252010000

BRRTS# 02-52-547631

EC1-3057

Subject:

Conditional Approval for DERF Work Plan for

Limited Off-site Investigation, Express Dry Cleaners, 3941 N. Main St., Racine

Dear Mr. Scott,

In March 2007, the Wisconsin Department of Natural Resources (WDNR) approved the consultant selection and initial site investigation bid costs for the DERF project at Express Dry Cleaners in Racine. Early this month, a status report and work plan for additional site investigation (dated June 26, 2007) was submitted for our review. On July 17, 2007, your firm contacted us to request an expedited review of a portion of the work contained in the June 26th proposal. That work would be conducted on the adjacent property to the east of Express Cleaners, owned by S.C. Johnson & Sons, and used as a community garden. The request for an expedited review is to allow this part of the work to be done quickly to address concerns of the property owner and garden users about whether contaminants have migrated into shallow soils and plants within the community garden area. Your consultant, Northern Environmental submitted a separate scope of work and cost estimate for these activities today (July 19, 2007).

In Mark Drews' absence, I am providing a conditional approval of your work plan and cost estimate, so that we will have something to compare the reimbursement application to, should the work items be determined to be eligible. However, it will be necessary to provide additional justification, once the results of this proposed sampling are obtained, to explain how this sampling contributes to the site investigation, and to show that it doesn't result in significant unnecessary additional cost, given the specific comments provided below. With this condition of approval, and based on the information provided, the WDNR therefore approves the July 19, 2007 scope of work and cost estimate for an accelerated limited off-site investigation. Specific comments are provided here:

- 1. Near Surface (root zone) soil sampling. The proposal calls for soil samples to be collected from the root zone (estimated to be 6 to 8 inches below the surface). The soil column will be sampled using a hand-driven bucket auger soil sampler, and sub-samples from this zone will be collected for laboratory analysis from the depths of interest. The samples should be collected with as little disturbance as possible, without extensive compositing, in order to minimize volatilization of the compounds of interest. The WDNR may require additional discrete sampling of soil in this area and depth interval to complete the site investigation.
- 2. <u>Underlying native soil samples</u>. The proposal calls for collection of soil samples from the uppermost 2 to 3 inches of the original soil materials (prior to importing soil for the garden). The proposed sampling technique is the same as for the near surface soil samples. It is likely that additional sampling at this depth and deeper will be required to complete the subsequent site investigation.
- 3. Near surface soil vapor sampling. Northern plans to collect 2 soil vapor samples from the 6 to 8 inch depth zone. The purpose for these samples was not specified in the work plan, but relayed verbally as



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The upgradient (southeastern) extent of contamination in groundwater (MW4) has been defined. However, CVOC-contaminated shallow groundwater likely extends off site to the north and east. CVOCs were not detected in groundwater from the deeper silty clay till aquifer (PZ1). The extremely low hydraulic conductivity of the silty clay till is limiting the downward migration of contaminants in groundwater. Therefore, the vertical extent of CVOCs in groundwater has been defined.

During June 2007, Northern Environmental submitted a workplan to the WDNR for additional investigation required to define the extent of released CVOCs. During July 2007, the adjacent property owner (S.C. Johnson & Son, Incorporated) east of the Site was informed of possible CVOC contamination extending into a vegetable garden on their property and to request property access to continue to determine the extent of CVOCs.



ATTACHMENT B

LABORATORY REPORTS AND CHAIN-OF-CUSTODY DOCUMENTATION

a means of determining the potential for inhalation risk to people digging and planting in the community garden. The WDNR does not normally recommend collecting soil vapor samples from within 5 feet of the ground surface, due to the high potential for mixing with air from above ground. It will be your responsibility to explain how these samples are necessary and appropriate for assessing the inhalation pathway risk to people working in the garden area on this site, in order to have the costs deemed eligible for reimbursement through DERF.

- 4. <u>Vegetable matter sampling</u>. The proposal calls for collection of the edible portions of the different types of plants grown nearest to the Express Cleaners property. The WDNR has not established sampling or sample preparation protocol for this type of sample. Please provide detailed documentation of the sample collection and shipment procedures and have Pace Laboratories provide detailed documentation on the pre-analysis sample handling and preparation.
- 5. Please work with the Wisconsin Department of Health and Family Services regarding the interpretation of soil vapor and plant material sample results, and comparison to appropriate exposure criteria. Dr. Robert Thiboldeaux has agreed to be the contact for this project at WDHFS. He can be reached at (608) 267-6844.
- 6. This work plan does not satisfy the requirement to complete the investigation of the degree and extent of soil and groundwater contamination on this parcel. Your consultant's work plan of June 26, 2007 included three standard deeper soil borings and one groundwater monitor well on this parcel, in addition to other work items on the drycleaner property and the property identified as "former Pugh Oil property". Additional work may be required, based upon the results of the off-site work.
- 7. Your consultant intends to submit a revised work plan for the rest of the site investigation, in order to reconcile costs and work items affected by breaking out the limited off-site garden area assessment work. The results of this limited off-site investigation, and the justifications requested above, should be provided with the revised work plan and cost estimate.
- 8. Please notify Mark Drews of the analytical results when you receive them.

Cost approved for this scope of work is \$12,414.00. The total cost approved to date for this site is \$33,967.00.

Please be aware that you are required to comply with <u>all</u> applicable statutes and administrative rules including the NR 700 series, Wisconsin Administrative Code, hazardous waste management and wastewater discharges. This approval does not guarantee the reimbursement of costs under the Dry Cleaner Environmental Response Program. Final determination regarding the eligibility of costs for reimbursement will be made at the time of claim review. If you have any questions regarding the content of this letter, please contact Mark Drews at (262) 574-2146.

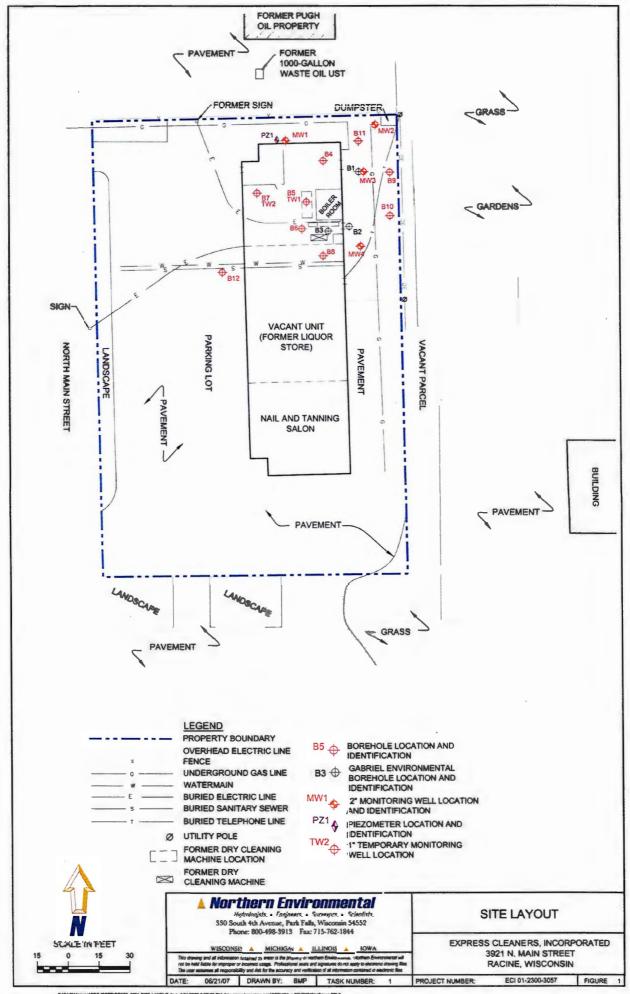
Sincerely,

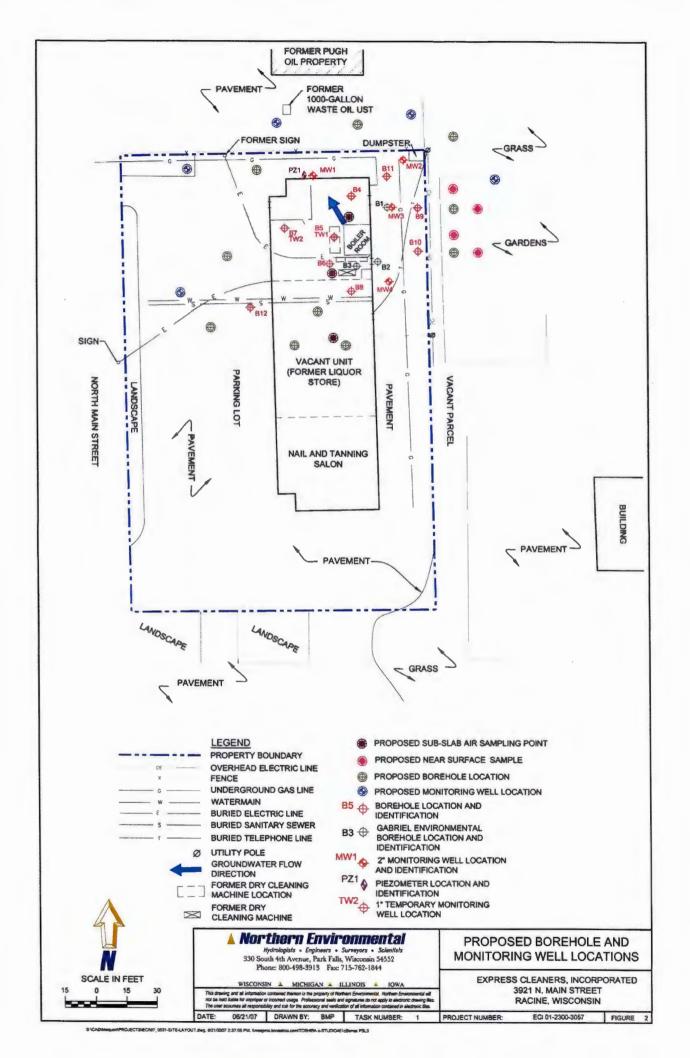
Pamela A. Mylotta, Hydrogeologist Remediation & Redevelopment Program Southeast Region, Milwaukee Service Center

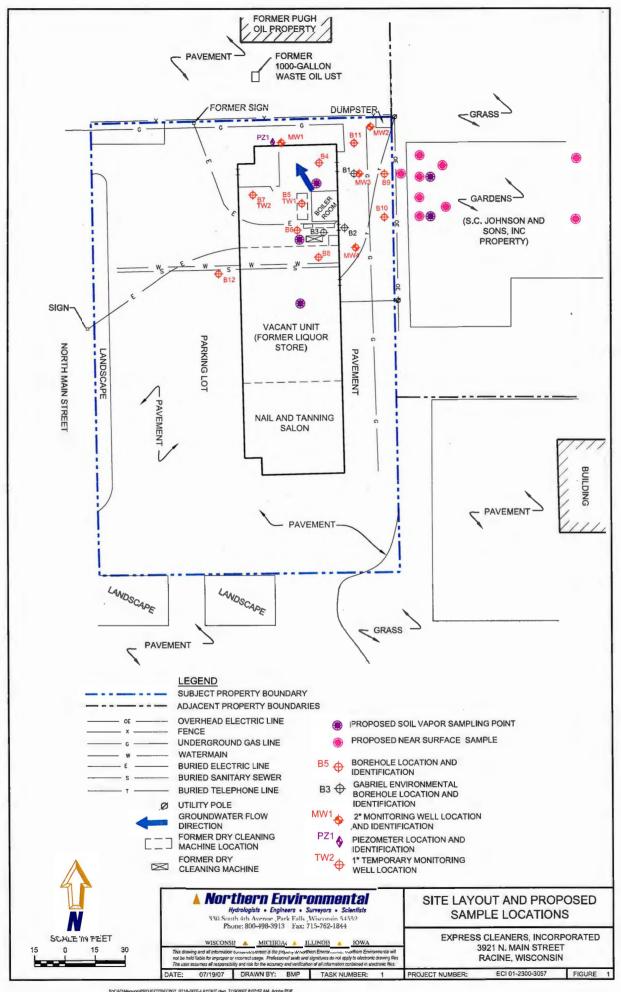
cc: Christopher Hatfield – Northern Environmental Robert Thiboldeaux – WDHFS Patricia Nagai – Racine County – UW Extension Mark Drews – WDNR/WSC Jeff Soellner – CF/8, GEF 2, Madison

Table 3 Vegetable Tissue Sample Results, Community Gardens, Racine, Wisconsin

Peas 7/20/2007 Trellis <1,5	Plant Tissue	LaboratoryAnalytical Results (micrograms per kilogram)			
Peas 7/20/2007 Trellis <1,5	Sample ID		Vinyl		
Tomato East 7/20/2007 Surface #38 <1.5			hloride		
Tomato West 7/20/2007 Surface East <1.5 <5.3 <3.3 Collard Greens W-11 7/20/2007 Raised Bed #11 <1.5 <5.7 <3.3 Collard Greens E-25 7/20/2007 Raised Bed #25 <1.5 <5.7 <3.3 Mustard W-10 7/20/2007 Raised Bed #10 <1.6 <5.9 <3.4 Swiss Chard W-8 7/20/2007 Raised Bed #8 <1.5 <5.7 <3.3 Beets W-7 7/20/2007 Raised Bed #8 <1.5 <5.7 <3.3 Turnips W-17 7/20/2007 Raised Bed #17 <1.5 <5.7 <3.3 Mustard E-20 7/20/2007 Raised Bed #17 <1.5 <5.7 <3.3 Turnips E-28 7/20/2007 Raised Bed #28 <1.5 <5.7 <3.3 Turnip Green W-15 7/20/2007 Raised Bed #15 <1.5 <5.8 <3.4 Dill W 7/20/2007 Trellis <1.5 <5.7 <3.3 Dill Blue Pots 7/20/2007 Blue Pots #29 <1.5 <5.7 <3.3 Zucchini Blue 7/20/2007 Blue Tubs #40 <1.5 <5.7 <3.3 Surface West <1.5 <5.7 <3.3 Surface Bed #15 <1.5 <5.7 <3.3 Surface Bed #10 <1.5 <5.7 <3.3 Surface Bed #15 <1.5 <5.7 <3.3 Surface Bed #15 <1.5 <5.7 <3.3 Surface Bed #15 <1.5 <5.7 <3.3 Surface West <1.5 <5.7 <3.3 Seed Onions E 7/20/2007 Surface East <1.6 <6.0 <3.5 Ruttabaga E 7/20/2007 Surface East unable to analyze Carrots W-12 7/20/2007 Raised Bed #12 <1.5 <5.8 <3.4 Carrots E-34 7/20/2007 Raised Bed #12 <1.5 <5.8 <3.4 Kohl Rabi E-22 7/20/2007 Raised Bed #4 <1.6 <5.9 <3.4 Kale W-4 7/20/2007 Raised Bed #4 <1.6 <5.9 <3.4 Kale W-21 7/20/2007 Raised Bed #4 <1.5 <5.7 <3.3 Kale W-21 7/20/2007 Raised Bed #4 <1.5 <5.7 <3.3 Kale W-21 7/20/2007 Raised Bed #4 <1.6 <5.9 <3.4 Kale W-21 7/20/2007 Raised Bed #4 <1.5 <5.7 <3.3 Kale W-21 7/20/2007 Raised Bed #4 <1.5 <5.7 <3.3 Kale W-21 7/20/2007 Raised Bed #41 <1.5 <5.7 <3.3 			<2.6		
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Zucchini Blue 7/20/2007 Blue Tubs #40 <1.5 <5.7 <3.3 Seed Onions E 7/20/2007 Surface East <1.6	ue Pots	<3.4	<2.7		
Seed Onions E 7/20/2007 Surface East <1.6 <6.0 <3.5 Ruttabaga E 7/20/2007 Surface #36 <1.5	/	<3.3	<2.7		
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	bЕ	<3.4 <	<2.7		
Pepper E-30 7/20/2007 Raised Bed #30 <1.6 <5.9 <3.4	E-30	<3.4	<2.8		
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	nions W21	<3.5	<2.8		
White Onions W 7/20/2007 Surface #37 <1.6 <5.9 <3.4	Onions W	<3.4 <	<2.7		
White Onions E-26 7/20/2007 Raised Bed #26 <1.5 <5.6 <3.3	Onions E-26	<3.3	<2.6		
	li W-19		<2.7		
			<2.7		







Contacts for Express Dry Cleaners Racine FID# 252010000 BRRTS# 02-52-547631

 Contact for RP and DERF Applicant Mr. William Scott Dewitt, Ross & Steves, S.C. 13935 Bishop Drive, Suite 300 Brookfield, WI 53005

2. Technical Advisor at Dewitt Mr. Arthur Glor Same address (262) 754-2871

 Consultant for RP and DERF Applicant Mr. Christopher Hatfield Northern Environmental 12075 North Corporate Parkway, Suite 210 Mequon, WI 53092 (262) 241-3133

State Health Dept. Contact
 Dr. Robert Thiboldeaux
 Bureau of Environmental Health, Division of Public Health
 Dept. Health and Family Services
 1 West Wilson Street
 Madison, WI 53701-2659
 (608) 267-6844

Racine UW Ext. Contact – Community Garden coordinator (interested 3rd party)
 Dr. Patricia Nagai
 Racine County – UW Extension
 14200 Washington Avenue
 Sturtevant, WI 53177-1925
 (262) 886-8465