



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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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

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. Underlying native soil samples. 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

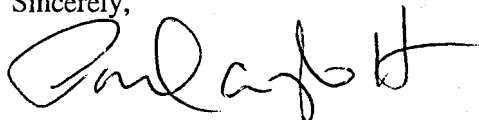
a means of determining the potential for inhalation risk to people digging and planting in the community garden. The WDNR does not normally recommend collecting soil vapor samples from within 5 feet of the ground surface, due to the high potential for mixing with air from above ground. It will be your 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. Vegetable matter sampling. 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 all 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