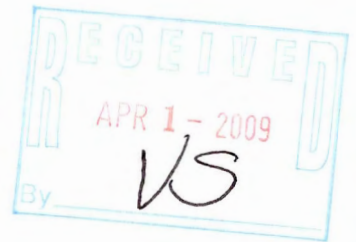




March 30, 2009



**VIA U.S. MAIL**

Ms. Nancy D. Ryan, Hydrogeologist  
ATTN: Ms. Vicky Stovall  
Wisconsin Department of Natural Resources  
2300 N. Dr. Martin Luther King Jr. Drive  
Milwaukee, WI 53212

Re: Dry Cleaner Environmental Response Fund Site Investigation Review  
Express Cleaners, 3941 N. Main Street, Racine, WI  
WDNR FID #252010000; BRRTS #02-52-547631

*ACTION: 112 Comment: SITE INVESTIGATION  
35 : ADDITIONAL MONITOR WELLS*

Dear Nancy:

Enclosed please find the executed Proposed Workplan and Cost Estimate prepared by Northern Environmental for installation of three additional monitoring wells on the S.C. Johnson property and one round of soil and groundwater sampling, as requested in your March 11, 2009 email.

Please contact us should you need anything further in this regard.

Sincerely,

William P. Scott

WPS/mkr

Enclosure

cc: Mr. Christopher Hatfield, Hydrogeologist, Northern Environmental (via email)

**GONZALEZ SAGGIO & HARLAN** ILLP  
Attorneys at Law

[www.gshlp.com](http://www.gshlp.com)

**Milwaukee**  
225 E. Michigan Street  
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Cincinnati  
Chicago  
Cleveland  
Indianapolis  
Las Vegas  
New York  
Washington D.C.  
West Des Moines

March 20, 2009  
(100-1157)

Ms. Nancy Ryan  
Wisconsin Department of Natural Resources  
2300 North Dr. Martin Luther King Drive  
Milwaukee, Wisconsin 53212

RE: Proposed Workplan and Cost Estimate, Express Cleaners, 3941 North Main Street, Racine, Wisconsin;  
WDNR BRRTS #02-52-547631

Dear Ms. Ryan:

On March 11, 2009, the Wisconsin Department of Natural Resources (WDNR) requested a delay in the remediation proposal bid process to perform additional site investigations on the SC Johnson property (the Property) east of the Ehrlich Family Ltd Partnership (Ehrlich Family) property which is occupied by Express Cleaners. We are requesting approval and funding for additional work at the Site.

### **PROPOSED WORKPLAN**

The WDNR requested three additional groundwater monitoring wells to determine groundwater quality on the Property and provide additional information to evaluate contaminant migration (i.e., surface runoff, groundwater, or vapor migration) in shallow soil. The proposed workplan to address the WDNR's request is provided below.

### **Obtain Off-Site Access**

Before drilling additional soil boreholes, Gonzalez, Saggio, and Harlan (the responsible party's legal representative) will petition SC Johnson for permission to install and sample the boreholes and monitoring wells on the Property. Access agreements, or in the case of the Property, access agreement amendments will be prepared as necessary. Northern Environmental will assist as needed to obtain access.

### **Drill and Sample Soil Exploration Boreholes and Install Groundwater Monitoring Wells**

Three soil boreholes will be advanced and sampled using hollow-stem auger drilling and split-spoon sampling techniques to provide additional data regarding the extent of dry cleaning solvents in soil. The proposed borehole/monitoring well locations are shown in Figure 1.

Soil samples will be collected, field screened using a photoionization detector, and described at 2.5-foot intervals from each borehole. One unsaturated soil sample from the proposed borehole located near the northwest corner of the Property will be laboratory analyzed for volatile organic compounds (VOCs) using Environmental Protection Agency (EPA) Method 8260B. Soil samples from the remaining two boreholes will not be laboratory analyzed since soil samples were previously collected near these boreholes, unless the field screening indicates significant contamination in intervals where it was absent in the prior drilling. Soil sample field screening, descriptions, and laboratory analysis will be conducted using the methods outlined in the March 14, 2007 workplan submitted to the WDNR.

After soil sample collection, 2-inch diameter groundwater monitoring wells will be constructed in the boreholes. It is anticipated the wells will be completed to 13 fbg with 10 feet of screened interval. The monitoring wells will be constructed, surveyed, developed, and sampled using the methods described in the March 14, 2007 workplan submitted to the WDNR.

Approximately 3 days after well installation and development, groundwater samples will be collected from the three new wells. Before sampling, groundwater elevations will be measured in all groundwater monitoring wells and the piezometer to evaluate groundwater flow. The groundwater samples will be laboratory analyzed for VOCs using EPA Method 8260B.

**Data Analysis and Reporting**

The additional soil and groundwater data will be compiled and analyzed to assess soil and groundwater conditions on the Property. A groundwater contour map will be prepared incorporating data from all wells. A letter report will be prepared summarizing the results.

If additional investigative work is necessary to define the extent of the CVOC release, the work will be discussed with the Ehrlich Family and the WDNR. Any additional work will be performed at the unit costs included in this proposal. No additional work beyond the scope presented in this workplan will be conducted without the approval of the Ehrlich Family and the WDNR.

**PROJECT SCHEDULE AND PROBABLE PROJECT COSTS**

The field component of the investigation will be started within 1 week of receiving WDNR approval of this workplan. The monitoring wells will be developed and sampled within a week of their installation. The probable cost to perform the additional site investigation is \$5,268 and is itemized below.

**Obtain off-Site Access**

Consulting Services		
Registered Geologist	1 hr @ \$88.00/hr	\$ 88.00
Geologist	1 hr @ \$76/hr	<u>76.00</u>
	<b>Subtotal</b>	<b><u>\$164.00</u></b>

**Drill and Sample Soil Exploration Boreholes and Install and Sample Groundwater Monitoring Wells**

Consulting Services		
Registered Geologist	2 hrs @ \$88.00/hr	\$ 176.00
Geologist	10 hrs @ \$76/hr	760.00
Senior Technician	2 hrs @ \$72.00/hr	288.00
Administrative	2 hrs @ \$51.00/hr	102.00
Equipment (PID)	1 day @ \$75/day	75.00
Commodity Services		
Drilling/Well Installation*	3 boreholes/wells	2,007.00
Laboratory Analysis		
Soil	1 VOC @ \$67/sample	67.00
Groundwater	4 VOCs @ \$67/sample	<u>268.00</u>
		2342.00
	<b>Subtotal</b>	<b><u>\$3,743.00</u></b>

**Data Analysis and Reporting**

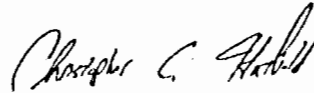
Consulting Services		
Associate Geologist	1 hr @ \$123.00/hr	\$ 123.00
Registered Geologist	2 hrs @ \$88.00/hr	156.00
Geologist	5 hrs @ \$76/hr	760.00
Senior Technician	2 hrs @ \$72.00/hr	220.00
Administrative	3 hrs @ \$51.00/hr	<u>102.00</u>
	<b>Subtotal</b>	<b><u>\$1,361.00</u></b>

**PROBABLE COSTS** **\$5,268.00**

*\* Unit costs for drilling services are attached*

We appreciate your consideration of this request. Please contact us in writing to indicate your approval to proceed or call if you have any questions or comments.

Sincerely,  
**Northern Environmental  
Technologies, Incorporated**



Christopher C. Hatfield, PG  
Registered Geologist

CCH/msm  
Enclosures

cc: Ms. Natalia Minkel-Dumit, Gonzalez Saggio & Harlan LLP

**PROFESSIONAL SERVICE AGREEMENT AMENDMENT 3**

**SC Johnson Property Investigation and Garden Removal  
As part of Express Cleaners DERF Investigation  
3941 North Main Street  
Cudahy, Wisconsin**

**Project Number: 100-1157**

This is an *Amendment to our Professional Service Agreement (PSA)* dated December 5, 2006. This *Amendment* expands the scope of services (Article I. Services) and consists of this page and the following letter:

1. "Proposed Workplan and Cost Estimate, Express Cleaners, 3941 North Main Street, Racine, Wisconsin," March 20, 2009 consisting of three pages.

In witness whereof, the parties hereto have executed this *Amendment* to be effective as of March 20, 2009.

OWNER:

**Ehrlich Family Limited Partnership**

By: James C. Small

James C. Small

Title: POA

Date: 3-30-09

Address for giving notices:

Post Office Box 81007  
Racine, Wisconsin 53408

ENGINEER:

**Northern Environmental  
Technologies, Incorporated**

By: Stuart J. Gross

Stuart J. Gross, PG

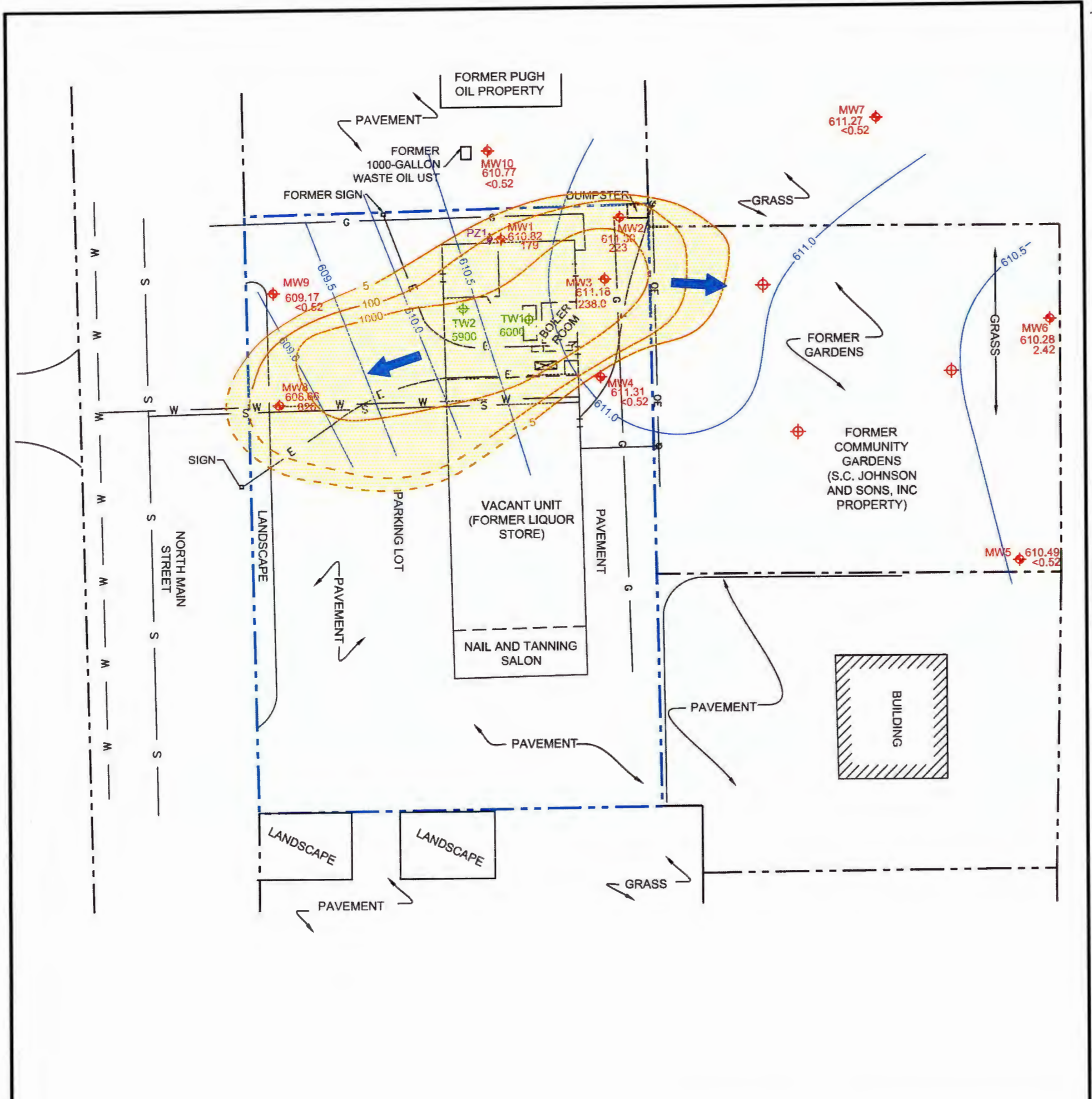
Title: District Director

Date: March 20, 2009

Address for giving notices:

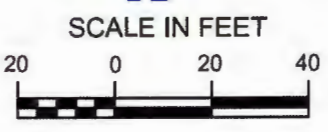
12075 North Corporate Parkway, Suite 210  
Mequon, Wisconsin 53092





**LEGEND**

- SUBJECT PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARIES
- OVERHEAD ELECTRIC LINE
- FENCE
- UNDERGROUND GAS LINE
- WATERMAIN
- BURIED ELECTRIC LINE
- BURIED SANITARY SEWER
- BURIED TELEPHONE LINE
- UTILITY POLE
- FORMER DRY CLEANING MACHINE LOCATION
- EXISTING DRY CLEANING MACHINE
- 2" MONITORING WELL LOCATION AND IDENTIFICATION WITH GROUNDWATER ELEVATION IN FEET ABOVE MEAN SEA LEVEL AND PCE CONCENTRATION IN GROUNDWATER IN MICROGRAMS PER LITER
- PIEZOMETER LOCATION AND IDENTIFICATION
- 1" TEMPORARY MONITORING WELL LOCATION AND PCE CONCENTRATION IN GROUNDWATER IN MICROGRAMS PER LITER
- PROPOSED BOREHOLE/MONITORING WELL LOCATION
- 1000 GROUNDWATER PCE ISOCONCENTRATION LINE IN MICROGRAMS PER LITER (DASHED WHERE INFERRED)
- 611.0 GROUNDWATER CONTOUR IN FEET ABOVE MEAN SEA LEVEL
- GROUNDWATER FLOW DIRECTION
- TASK 7 GROUNDWATER TREATMENT AREA



<p><b>Northern Environmental</b> Hydrologists • Engineers • Surveyors • Scientists 330 South 4th Avenue, Park Falls, Wisconsin 54552 Phone: 800-498-3913 Fax: 715-762-1844</p>		<p><b>PROPOSED BOREHOLE AND MONITORING WELL LOCATIONS</b></p>	
<p>WISCONSIN MICHIGAN ILLINOIS IOWA</p> <p><small>This drawing and all information contained thereon is the property of Northern Environmental. Northern Environmental will not be held liable for improper or incorrect usage. Professional seals and signatures do not apply to electronic drawing files. The user assumes all responsibility and risk for the accuracy and verification of all information contained in electronic files.</small></p>		<p><b>EXPRESS CLEANERS, INCORPORATED</b> 3941 N. MAIN STREET RACINE, WISCONSIN</p>	
DATE: 04/15/08	DRAWN BY: BMP	REVISED: 03/12/09 MSM	PROJECT NUMBER: 100-1157
			FIGURE 1