THE SIGMA GROUP
Single Source. Sound Solutions.

July 9, 2008

Project Reference # 10837

Ms. Pam Mylotta
Wisconsin Department of Natural Resources
2300 North Martin Luther King Jr. Drive
Milwaukee, Wisconsin 53212

RE: Drycleaner Emergency Response Program (DERF) Work Plan
One Hour Fabricare
4704 West Burleigh Street
Milwaukee, Wisconsin

Dear Ms. Mylotta,

Sigma Environmental Services, Inc. (Sigma) on behalf of McKplaco Inc. (property owner) has prepared this Drycleaner Emergency Response Program (DERF) work plan for Wisconsin Department of Natural Resources (WDNR) approval of the site investigation activities proposed for the One Hour Fabricare property located at 4704 West Burleigh Street in Milwaukee, Wisconsin (hereinafter "the site").

Site Location
The site is situated on the northwest intersection of West Burleigh Street and 47th Street. The general site topography gently slopes toward the east. No surface water was identified in the general vicinity of the site. Land use north, south and west of the site is mixed use commercial/residential use. Burleigh Street, 47th Street and an alley are immediately adjacent to the south, east and north property line, respectively. The site location map is present as **Figure 1**.

Site Features
The building on site is a one-story commercial structure constructed without a basement. The interior floor is constructed of approximately one foot of concrete. Exterior paving consists of asphalt or asphalt over concrete. The facility was historically utilized as a gasoline station from the early 1940's to approximately 1965 and has since been utilized for dry cleaner operations from the late 1970's to the present and. The dry cleaning equipment is located in the western section of the building (**Figure 2**).

Previous Site Investigation
Terracon Consultants conducted a limited Phase II site assessment in October 2006 to determine if dry cleaner operations have impacted the subsurface at the site. The limited investigation consisted of one interior (SB-1) and three exterior soil borings (SB-2 through SB-4). The exterior borings were advanced south, east and north of the building (**Figure 2**). The interior soil boring (SB-1) was drilled adjacent to the dry cleaning equipment. Soil borings were generally advanced to a depth of 2.4 feet (interior) to 15 feet (exterior) below ground surface (bgs). The interior soil boring SB-1 was converted to a sub slab soil gas sampling point while soil boring SB-2 was converted into an NR 141 compliant groundwater monitoring well (MW-2).

The geology observed during the limited investigation at the site generally consisted of one to three feet of silty clay overlying three to five feet of silty sand. Underlying the silty sand is a tan silty clay which changes to gray at a depth of approximately 11.5 feet. The silty sand was not observed in soil boring SB-3. Saturated soil conditions were generally encountered at a depth ranging from 3 to 5 feet below ground surface (bgs). A groundwater measurement collected during the development activities at monitoring well MW-2 indicated that groundwater was present at a depth of 4.36 feet bgs.

The soil quality results from the limited Phase II investigation identified chlorinated related volatile organic compounds (CVOCs) typical of dry cleaning operations. Specifically tetrachloroethene (PCE), trichloroethene (TCE), and/or cis 1,2-dichloroethene (cis 1,2-DCE) were detected within soil samples collected from soil boring SB-1 (21 and 27.5 inches), SB-2 (4 feet) and SB-3 (10 feet) at concentrations greater than the site specific residual contaminant levels previously calculated by Terracon. In addition, groundwater results indicate vinyl chloride was detected at the NR 140 Enforcement Standard (ES) of 0.2 micrograms per kilogram (µg/kg). For additional Phase II activities please refer to the Terracon report included as **Attachment 1**.

Based on the results, a release was reported to the Wisconsin Department of Natural Resources (WDNR) on December 7, 2006 and subsequently McKplaco was named the responsible party. McKplaco applied for and was granted eligibility to enter the DERF program in January 2008.

Consistent with the DERF requirements (Chapter NR 169) McKplaco solicited a request for a Phase II Site Investigation Proposal from a number of environmental consulting firms. In May 2008, McKplaco retained Sigma to conduct the proposed Phase II Investigation activities at the site and the WDNR was notified of the consultant selection.

SCOPE OF WORK

Based on the results of the limited site investigation activities completed by Terracon, Sigma recommends that additional site investigation activities be conducted to fully evaluate the extent of soil and groundwater impacts identified at the site. Specifically, Sigma recommends a phased investigation approach be completed at the site to first adequately define soil impacts previously identified by Terracon and second evaluate groundwater quality within the potential impact areas. The recommended scope of work is as follows:

Task I – Soil boring advancement and Temporary Well Installation

- Assess migration pathways and the potential for impact to receptors. The assessment will include evaluation for underground utilities that are in the area and subsurface features where vapors may collect.

- Install ten Geoprobe soil borings to a depth of 10 feet bgs. The approximate locations of the soil borings are depicted on **Figure 2**. The purpose of these soil borings is to determine the vertical depth of contamination beneath the site and evaluate the potential for groundwater contamination at the site. The dry cleaning equipment is present in the northwest corner of the facility which is positioned immediately adjacent to the western property line. As a result, off-site access is required to evaluate the soil quality conditions west of the dry cleaning equipment area.

Approximately two soil samples per boring will be analyzed for VOCs. In general soil samples will be collected from the direct contact interval (0 to 4 feet bgs), the soil sample containing the highest field screening level, and/or the soil sample collected immediately above the groundwater table interface.

- Install five temporary monitoring wells at five Geoprobe soil boring locations. Groundwater samples will be collected immediately following the installation activities and submitted for laboratory analysis of VOCs. The proposed temporary monitoring wells are depicted on Figure 2; however, the actual placement of temporary monitoring wells will be based on field observations.

- Abandon all soil borings and temporary wells in accordance with ch. NR 141.

- Based on the results of the soil investigation, Sigma will prepare a brief letter report and present a summary of the site conditions, contaminant distribution in soil, and if necessary, a recommendation for the installation of groundwater monitoring wells.

Task II – Monitoring Well Installation

- Should groundwater impacts be identified during the initial investigation activities, Sigma will advance five shallow NR 141 compliant monitoring wells to evaluate the lateral extent of groundwater contamination. The monitoring wells will be installed to an estimated completed depth of 15 feet.

- The monitoring wells/piezometer will be developed in general accordance with the requirements of Ch. NR 141. Well development will consist of surging and purging the well of approximately 10 well volumes of groundwater. If the wells are bailed dry, development will consist of bailing the wells dry a maximum of four times.

- To assess current groundwater conditions, two rounds of groundwater samples will be collected from the five monitoring wells and submitted for VOCs analysis. Standard QA/QC measures will be utilized and will include the collection of field blanks and duplicate samples and a trip blank during the shipping of the samples. Groundwater will also be field tested for pH, temperature, conductivity, oxidation-reduction potential and dissolved oxygen.

- If the analytical results indicate that groundwater is impacted, one additional groundwater sample will be collected from three monitoring wells during one of the sampling events and submitted for laboratory analysis of dissolved gases (ethane, ethene, and methane).

- The well network will be professionally surveyed depicting property boundaries, important surface features, utility corridors, well/soil boring location, and top of casing elevations.

- In addition to the soil and groundwater investigation activities, Sigma will collect a sub slab vapor sample to evaluate the potential for volatile vapor

entering the building. Sigma will collect the sub slab vapor sample utilizing the soil gas sample point installed by Terracon. A vapor sample will be collected using a SUMMA canister and submitted to a laboratory for analysis of VOCs.

The cost associated with the above referenced activities is approximately $20,977. A detailed cost estimate is included as **Attachment 2** for your review and approval.

Please note, if groundwater impacts are identified during the initial groundwater sampling at levels which warrant vertical delineation, Sigma will propose to install a piezometer at that time. Therefore installation of a piezometer is not included in this work plan but may be necessary at a later date.

If you have any questions during your review of the proposed site investigation activities and associated costs or if you need additional information please call us at 414-643-4200.

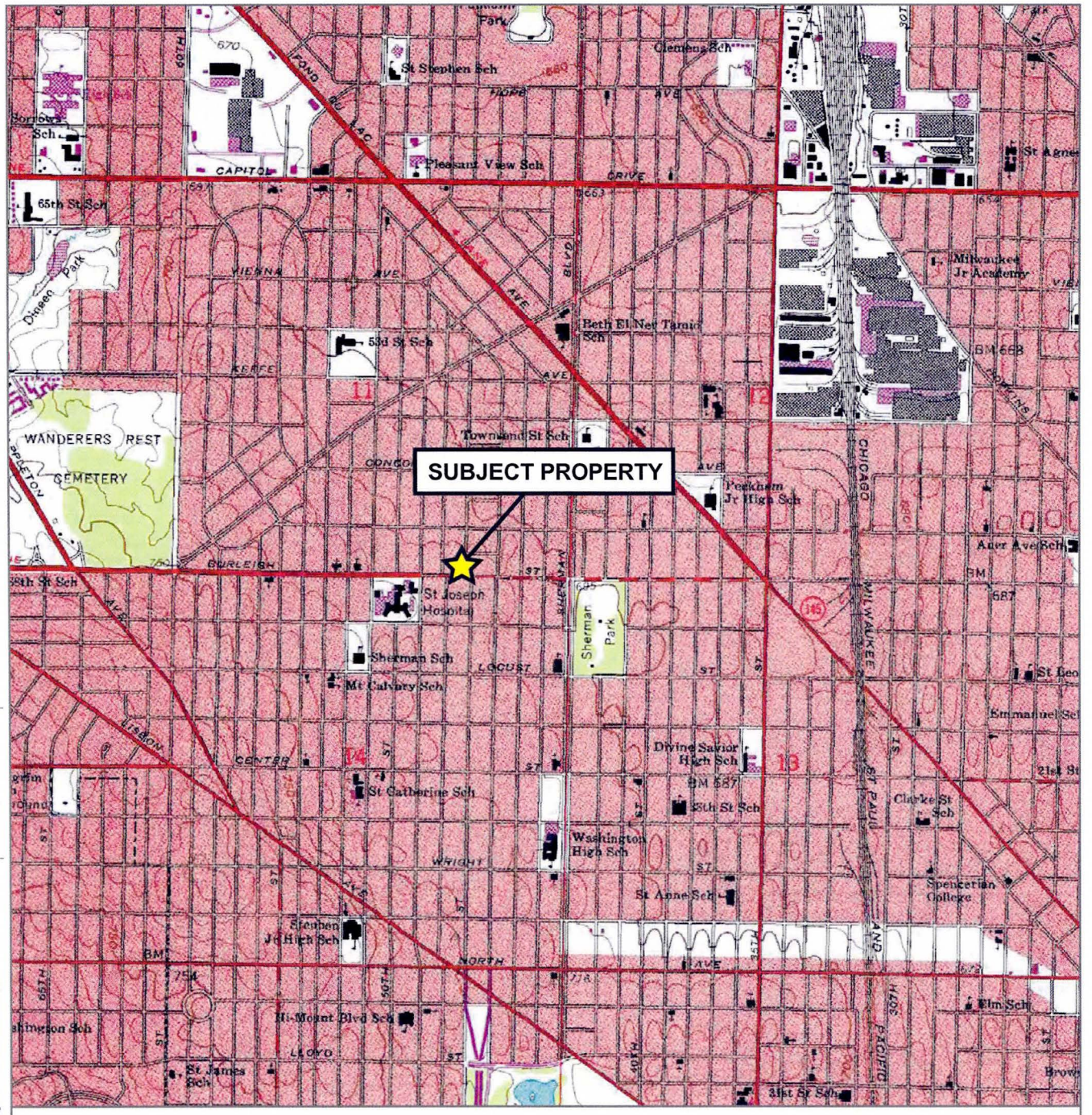
Sincerely,

SIGMA ENVIRONMENTAL SERVICES, INC.

Mary Trotta
Staff Scientist

Kristin Kurzka, P.E.
Senior Engineer

attachments



Scale 1 : 24,000
1 inch = 2,000 feet

Located in the SE 1/4 of Section 11, T7N, R21E
USGS Milwaukee Quadrangle (1971, photorevised from 1958)
7.5 minute, 1 : 24,000 Topographic Map Collection

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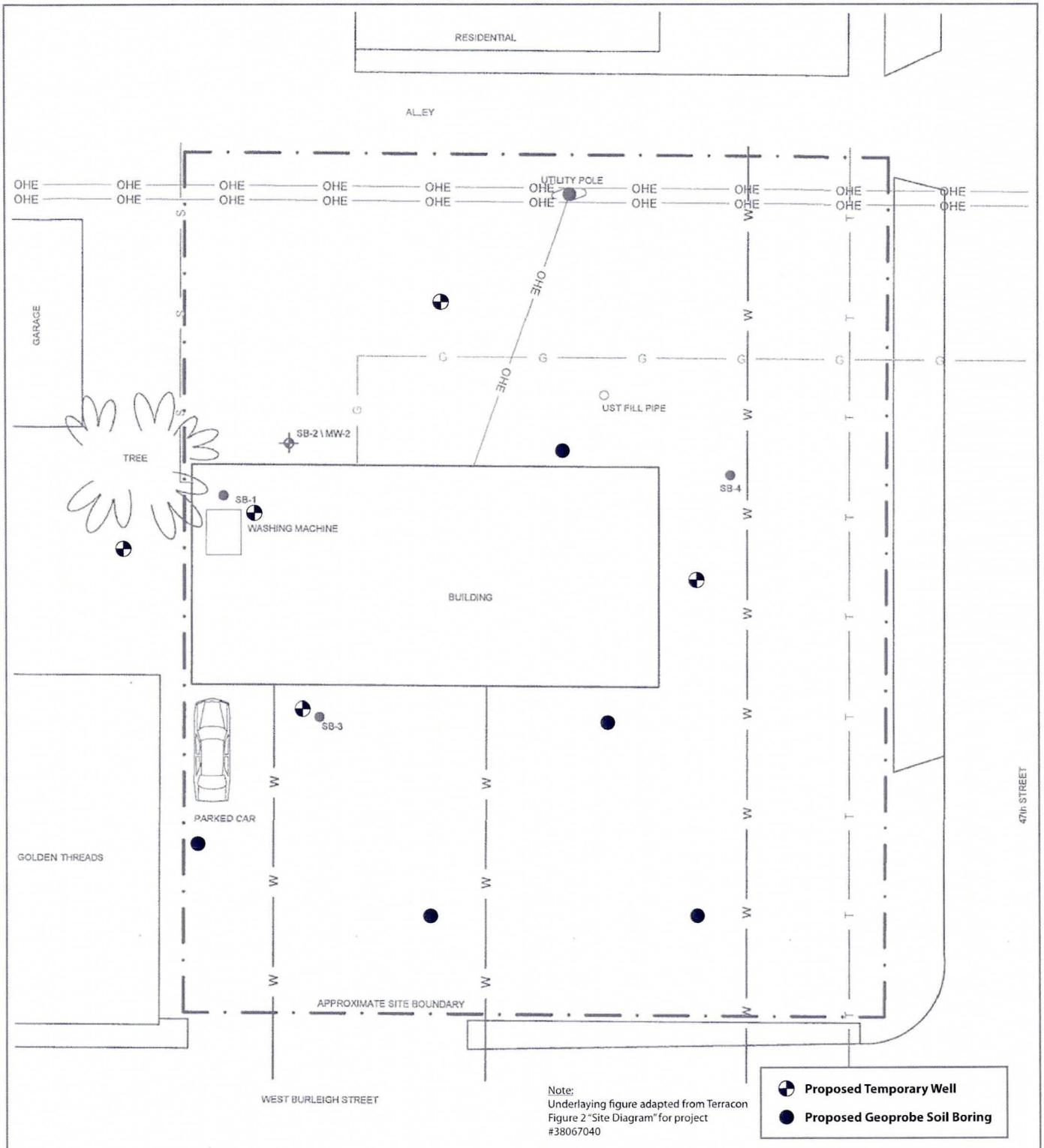
SITE LOCATION MAP

ONE HOUR FABRICARE
4704 WEST BURLEIGH STREET
MILWAUKEE, WISCONSIN

FIGURE
1

Project : 10837 | Directory: GRAPHICS | Filename: Figure 1 - Site Location Map.ai | Created By: ERO | Date: 07/09/2008



PROPOSED SOIL BORING/WELL LOCATION MAP

THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
414-643-4200

Site Address: One Hour Fabricare Cleaners
4704 W. Burleigh Street
Milwaukee, Wisconsin

Project: #10837

N

FIGURE 2

ATTACHMENT 1

Terracon DERF Site Investigation Scoping Report

DERP SITE INVESTIGATION SCOPING REPORT

ONE HOUR FABRICARE
4704 WEST BURLEIGH STREET
MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN

Project No. 38067040
Report Issuance Date: November 1, 2006

Prepared For:

McKplaco, Inc.
Waukesha, Wisconsin

Prepared By:

Terracon
Appleton, Wisconsin

November 1, 2006

Terracon
Consulting Engineers & Scientists

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McKplaco, Inc.
c/o Reinhart Boerner Van Deuren, S.C.
W233 N2080 Ridgeview Parkway,
Waukesha, Wisconsin 53188

Telephone: (262) 951-4500

Re: DERP Site Investigation Scoping Report
One Hour Fabricare
4704 West Burleigh Street
Milwaukee, Wisconsin
Project No. 38067040

Dear Ms. Williams:

Terracon Consultants, Inc. (Terracon) is pleased to submit the enclosed Drycleaner Emergency Response Program (DERP) Site Investigation Scoping Report for the above-referenced site. This assessment was performed in accordance with our proposal dated August 31, 2006.

We appreciate the opportunity to perform these services for you. Please contact us if you have questions regarding this information or if we can provide any other services.

Sincerely,
Terracon

Angela Phipp For
Tracy L. Houston
Environmental Scientist

Blaine R. Schroyer, P.E.
Office Manager

Attachments

TABLE OF CONTENTS

APPENDICES

DERP SITE INVESTIGATION SCOPING REPORT
ONE HOUR FABRICARE
4704 WEST BURLEIGH STREET
MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN

Project No. 38067040
Report Issuance Date: November 1, 2006

1.0 INTRODUCTION

The objective of the site investigation scoping was to evaluate the presence of volatile organic compounds (VOC) above relevant laboratory reporting limits in the on-site soils and groundwater as a result of potential releases from One Hour Fabricare.

1.1 Scope of Work

Since the purpose of the site investigation scoping was to provide sufficient data to develop an adequate work plan for future investigation, our scope of services included the following:

- Evaluate the history of the facility including current and former locations of dry cleaning equipment, chemicals, and filters;
- Evaluate the presence and type of impacts, if any;
- Identify the impacted or potentially impacted media, if any;
- Evaluate other potential sources and proximity of other potential sources; and
- Evaluate the potential impacts to receptors including sensitive areas.

The results of these evaluations are presented in this final report along with a detailed site map showing site boundaries, source areas, utility corridors, adjacent streets, other receptor locations, and sample locations.

2.0 PROPERTY INFORMATION

2.1 Site Reconnaissance

General Site Information

Site Reconnaissance	
Field Personnel	Tracy L. Houston
Reconnaissance Date	October 9, 2006
Weather	Approximately 60 degrees, cloudy and windy
Site Contact/Title	Mr. Niha Xiong/Manager
Site Description	
Site Name	One Hour Fabricare
Site Location/Address	4704 West Burleigh Street, Milwaukee, Wisconsin
Adjoining Streets	47th Street
Land Area	Approximately 0.28 acres
Land Area Description	Approximate 1,980 square foot, one-story building.
Other Site Improvements	Paved parking lot
Zoning	LB 2
Site Topographic Relief	Generally towards the northeast.
Site Utilities	
Electricity	We Energies
Drinking Water	City of Milwaukee
Wastewater	City of Milwaukee
Natural Gas	We Energies

Information contained in this section is based on a visual reconnaissance performed as set forth below, interviews, and other references presented in the following subsections. Figure 2 in Appendix A is a Site Diagram of the site. Photo documentation of the site at the time of the site reconnaissance is provided in Appendix E.

During the site reconnaissance a fill port for an underground storage tank (UST) was observed near the northeast corner of the building. The UST appeared to be partially full.

The potential receptors identified include the underground water, sewer, and natural gas lines located at the site (Figure 2). The three underground water lines run north to south;

two of the water lines run to the building and one runs east of the building. A natural gas line enters from the north side of the building and travels east towards 47th Street. Although not clearly marked, we believe the sewer line exits the west side of the building and travels north towards the alley.

2.2 Physical Setting

Physical Setting

PHYSICAL SETTING INFORMATION FOR SITE AND SURROUNDING AREA		SOURCE
Topography (Refer to Appendix A for an excerpt of the Topographic Map)		
Site Elevation	Approximately 715 feet (NGVD)	USGS Topographic Map, Milwaukee Quadrangle, 7/1/1978
Surface Runoff/ Topographic Gradient	Generally towards the northeast	
Closest Surface Water	An intermittent stream approximately 6,000 feet to the northwest of the site.	
Soil Characteristics		
Soil Type:	Unmapped Area	Milwaukee County, Wisconsin, USDA, Natural Resources Conservation Service Soil Survey
Description:	Unmapped Area	
Geology/Hydrogeology		
Formation:	Silurian Formation	USGS Water Resources of Wisconsin-Lake Michigan, Hydrologic Atlas HA-432, 1973
Description:	Dolomites, undifferentiated	
Estimated Depth to First Occurrence of Ground water:	Estimated 2 to 5 feet below ground surface	Wisconsin Department of Natural Resources GIS of Closed Remediation Sites http://dnr.wi.gov/org/aw/rr/gis
Primary Aquifer	Niagara Aquifer	USGS Water Resources of Wisconsin-Lake Michigan, Hydrologic Atlas HA-432, 1973
**Hydrogeologic Gradient:*	Not known - may be inferred to be parallel to topographic gradient (primarily to the northeast).	

*The groundwater flow direction and the depth to shallow groundwater, if present, would likely vary depending upon seasonal variations in rainfall and the depth to the soil/bedrock interface. Without the benefit of on-site groundwater monitoring wells surveyed to a datum, groundwater depth and flow direction beneath the site cannot be ascertained.

A Geographic Information Systems (GIS) registry report for a closed file on a leaking underground storage tank (LUST) was reviewed by Terracon to assess groundwater characteristics near the subject site. The LUST site was located at 5100 West Burleigh

Street, an Amoco Service Station, approximately 1312 feet west of the subject site. Groundwater sampling was conducted on the LUST site from 1993 through 2000. A groundwater contour map from 2001 was included in the report and depicted the groundwater flow in a southeasterly direction with a groundwater elevation of approximately 2 to 5 feet below ground surface.

Another GIS registry report for a closed file on a LUST was reviewed by Terracon to assess groundwater characteristics near the subject site. The LUST site was located at 3114 North Sherman Road, and Amoco Service Station, approximately 1093 feet east of the subject site. Groundwater sampling was conducted on the LUST site from 1994 through 2000. A groundwater contour map from 2004 was included in the report and depicted groundwater flow in a north to northeasterly direction with a groundwater elevation approximately 2 to 5 feet below ground surface.

2.3 Interviews

Interviewees

Interviewer	Interviewee	Title	Date
Mr. Tom McKay	Tracy L. Houston	Owner	October 20, 2006
Mr. Niha Xiong	Tracy L. Houston	Manager	October 9, 2006

Mr. Tom McKay was interviewed by telephone and indicated that the site has been a dry cleaner since at least the late 1970s. Prior to the site being a dry cleaner, Mr. McKay stated that the site was a gasoline station from approximately the early 1940s to approximately 1965. Mr. McKay was also aware of the underground storage tank that Terracon observed. He indicated that the UST contains fuel oil. He stated that the underground storage tanks that contained gasoline have been removed from the site.

Mr. Xiong stated that the dry cleaning machine has been in the same location since the site became a dry cleaners. Mr. Xiong indicated that he cleaned the dry cleaning machine weekly, but that Minnesota Chemicals repairs the machine if needed. Mr. Xiong also stated that on more than one occasion while Minnesota Chemical repaired the pump a pipe burst and "Perc" was released. The spill was cleaned up by absorbing the "Perc" in clothes and washing them in the dry cleaning machine. He also stated that the dry cleaning machine does not have any filters. Mr. Xiong also indicated that Wasco Chemical refills the "Perc" when needed.

3.0 SURROUNDING PROPERTY RECONNAISSANCE

Visual observations of adjoining properties (from site boundaries) are summarized below.

Adjoining Properties

Direction	Description
North	Residential
South	My Salon, 4711 W. Burleigh St., Joe Ann Cares, 4713 W. Burleigh St., Safee Salon 4715 W. Burleigh St., My Barber Shop, 4721 W. Burleigh St., and Kosher Meat Klub Supermarket, 4731 W. Burleigh St.
East	47th Street followed by He Cares Christian Day Care, 4634 W. Burleigh St.
West	Golden Threads, 4716 W. Burleigh St., followed by Clark's Beer & Liquor Mart, 4728 W. Burleigh St.

The observed surrounding facilities, listed above, are not likely to be other potential sources of dry cleaning solvents.

Terracon searched in a one mile radius from the subject site other dry cleaners in the area from the Switchboard website (http://www.switchboard.com). There are two other dry cleaner facilities that are within a one mile radius of the subject site. The first dry cleaner is Milwaukee Fabricare, Inc., located at 4419 W Fond du Lac Ave, Milwaukee, Wisconsin and is approximately 0.6 miles northeast of the subject site. The second dry cleaner is Lotties Alteration & Cleaning, located at 3820 W Center St, Milwaukee, Wisconsin and is approximately 0.8 miles southeast of the subject site.

Terracon observed one potentially sensitive area, from the USGS topographic map, located within a one mile radius of the subject site is Sherman Park, located at 3000 North Sherman Blvd., Milwaukee, Wisconsin and is approximately 0.3 miles southeast of the subject site.

4.0 INTRUSIVE SITE INVESTIGATION

4.1 Soil borings

On October 9, 2006, one interior soil boring was advanced adjacent to the north of the dry cleaning equipment using concrete coring and hand auger equipment. The interior soil boring (SB-1) was advanced to a depth of 21 inches below ground surface (bgs) but could not be advanced deeper due to gravel. Upon completion of the soil sampling, the interior boring was completed as a sub-slab soil gas sampling point set flush with the floor surface.

On October 10, 2006, three exterior soil borings were advanced at locations determined upon evaluation of utilities, site layout, and location of the dry cleaning equipment. The exterior soil borings were advanced using a truck-mounted drilling rig, equipped with hollow-

stem augers (HSA). The exterior soil borings were advanced to a depth of 15 feet bgs. Soil boring SB-2 was advanced just to the north of the northwest corner of the building. The boring could not be advanced further west due to the presence of a tree. Soil boring SB-3 was advanced just to the south of the southwest corner of the building. Soil boring SB-3 could not be advanced further to the west due to the presence of a parked car. Soil boring SB-4 was advanced just to the east of the northeast corner of the building. The locations of soil borings (SB-1 through SB-4) are shown on Figure 2.

Drilling equipment was cleaned using a high-pressure washer prior to beginning the project and before beginning each boring. Non-dedicated sampling equipment was cleaned using an Alconox® detergent wash and potable water rinse prior to commencement of the project and between collection of each sample.

Soil samples were collected continuously using split-spoon samplers to document lithology, color, and relative moisture content. In addition, the samples were field-screened using sensory methods and a photoionization detector (PID) to detect the presence of VOCs. The soil borings consisted primarily of silty clay beneath the asphalt to an approximate depth of 3 feet bgs. The silty clay was underlain by silty sand to a depth of approximately 5 feet bgs. Silty clay lies below to the terminal depth of the soil boring, which was 15 feet bgs. Groundwater was encountered in the silty sand beginning between 3 and 5 feet bgs. Soil boring logs and PID readings are provided in Appendix C.

Following the completion of sampling activities, the two borings not converted to monitoring wells (SB-3 and SB-4) were abandoned in accordance with NR 141, Wisconsin Administrative Code (WAC). Borehole abandonment forms are provided in Appendix C.

Drill cuttings were stored on-site in labeled 55-gallon drums pending the results of the laboratory analyses. The drum labels identify the apparent contents of the drum and the initial accumulation date.

4.2 Sub-slab Soil Gas Sampling Point

The sub-slab soil gas sampling point was constructed from a 1-inch outer diameter cylindrical hollow steel sleeve approximately 4-inches in length with 1/8-inch diameter steel rod welded vertically on the exterior to prevent the insert from spinning loose after the installation process. The top of the sub-slab insert contains a threaded brass set-screw style cap and rubber O-ring that allows for a flush mounted installation and sealing of insert. The sub-slab sampling inserts were thoroughly cleaned before installation to remove any residues and contaminants left over from the fabrication processes. Silica sand was used to backfill the hole and obtain the proper level for the insert to be flush mounted. A small piece of wire mesh screen was placed between the silica sand and insert to prevent silica sand

from entering insert interior and additional silica sand was placed in the annular space to stabilize the insert. The remaining annular space around the insert was filled to the concrete surface using neat Portland cement and finished as a flush-mounted unit.

4.3 Groundwater Monitoring Well

Since soil boring SB-2 is the closest exterior boring to the dry cleaning equipment, it was completed as a groundwater monitoring well (MW-2). Monitoring well (MW-2) was constructed as follows:

- Installation of 10 feet of 2-inch diameter, 0.010-inch machine-slotted polyvinyl chloride (PVC) well screen with a threaded bottom cap;
- Installation of 2-inch diameter, threaded, flush-joint PVC riser pipe to surface;
- Addition of pre-sieved annular filter pack around the well screen from 14.5 feet below ground surface (bgs) to 3.6 feet bgs;
- Placement of 6 inches of fine sand above the filter pack;
- Placement of bentonite above the sand pack to near the surface; and
- Installation of an 8-inch diameter, circular, bolt-down, steel, monitoring well cover with a locking well cap inset in a flush-mount, concrete well pad.

The monitoring well was developed on October 13, 2006, by surging and removing groundwater using a new disposable bailer until the monitoring well purged dry. Approximately 9.2 gallons of groundwater was purged from the monitoring well. A groundwater sample was collected using a new, disposable, polypropylene bailer once the monitoring well was allowed to sufficiently recharge, also on October 13, 2006. Development groundwater is stored on-site in a labeled 55-gallon drum pending the results of the laboratory analyses. The drum label identifies the apparent contents of the drum and the initial accumulation date.

4.4 Soil Sampling

Two soil samples were collected from each soil boring. One soil sample was collected from the depth that generally corresponded with the highest PID reading. The second soil sample was generally collected from greater depth and corresponded with a lower PID reading. If there were no PID readings above background levels one soil sample was collected from the bottom of the soil boring and the other soil sample was collected from the capillary fringe zone above the apparent water table.

Soil samples from soil boring (SB-1) were collected on October 9, 2006 at the depths of approximately 21 inches bgs and approximately 27.5 inches bgs. Soil samples were not

collected at greater depths, because refusal occurred from gravel at a depth of 27.5 inches bgs.
On October 10, 2006, soil samples from soil borings SB-2 through SB-4 were collected. Soil samples from approximately 4 and 11.5 feet bgs were collected from soil boring SB-2. Soil samples from approximately 10 and 14 feet bgs were collected from soil boring SB-3. Soil samples from approximately 4 and 14 feet bgs were collect from soil boring SB-4.

The soil samples were collected and placed in laboratory-prepared containers, labeled, and placed on ice in a cooler which was secured with a custody seal. The samples and completed chain-of-custody forms were transported to a Wisconsin-certified laboratory for VOC analysis by SW-846 Method 8260B with normal turnaround times.

4.5 Groundwater Sampling

On October 13, 2006, a groundwater sample was collected from monitoring well MW-2 with a new, disposable bailer, following development of the monitoring well. The groundwater sample was collected and placed in laboratory-prepared containers, labeled, and placed on ice in a cooler which was secured with a custody seal. The samples and completed chain-of-custody forms were transported to a Wisconsin-certified laboratory for VOC analyses by SW-846 Method 8260B with normal turnaround times.

5.0 RESULTS

Soil Screening Residual Contaminant Levels (SSRCL) were calculated using the Wisconsin Department of Natural Resources guidance document and the Environmental Protection Agency (EPA) website (http://rais.ornl.gov/calc_start.shtml). This website can be used to carry out algorithms to help determine soil screening levels. The website can also be used to calculate RCLs consistent with NR 720.19, WAC. The Soil Analytical Summary and Groundwater Analytical Summary tables are provided in Appendix B and the laboratory analytical results are provided in Appendix D.

5.1 Soil Sample Results

Shallow soil samples collected from soil borings SB-1 through SB-3 had concentrations above the NR 720.19, WAC, Non-Industrial Direct Contact SSRCL for tetrachloroethene. In addition, shallow soil samples collected from soil borings SB-1 and SB-3 had concentrations above the NR 720.19, WAC, Non-Industrial Direct Contact SSRCL for trichloroethene. The shallow soil sample from soil boring SB-3 had concentrations above the NR 720.19, WAC, Non-Industrial Direct Contact SSRCL for cis-1,2-dichloroethene.

5.2 Groundwater Sample Results

Groundwater sample collected from monitoring well MW-2 contained concentrations detected at the NR 720.19, WAC, Enforcement Standard (ES) for vinyl chloride. Tetrachloroethene, trichloroethene, and dichloroethene were not detected in the groundwater sample.

6.0 DISCUSSION

Soil and groundwater at the One Hour Fabricare site is impacted by dry cleaning related solvents. The impacted soil is not delineated horizontally, but is limited in extend to the east and appears to be limited vertically. The data from boring SB-4, the boring located closest to the fuel oil UST, did not identify petroleum-related impacts in soil.

Terracon did not identify other potential sources of VOCs in the vicinity of the subject site. Buried utilities are potential receptors for shallow groundwater impacts. Since the soil gas was not analyzed there is a possible vapor concern beneath the building and adjacent building, Golden Threads, 4716 W. Burleigh St.

7.0 RECOMMENDATIONS

Terracon recommends the following:

- Reporting the release to the WDNR;
- Preparation of WDNR Form 4400-210 to notify WDNR of your intent to request reimbursement from Drycleaner Emergency Response Fund (DERF);
- Development of a request for proposal (RFP) to obtain consultant bids as required by the DERF;
- Management of the Investigation Derived Waste (IDW) left on site; and
- Proceeding with investigation and remediation, as required.

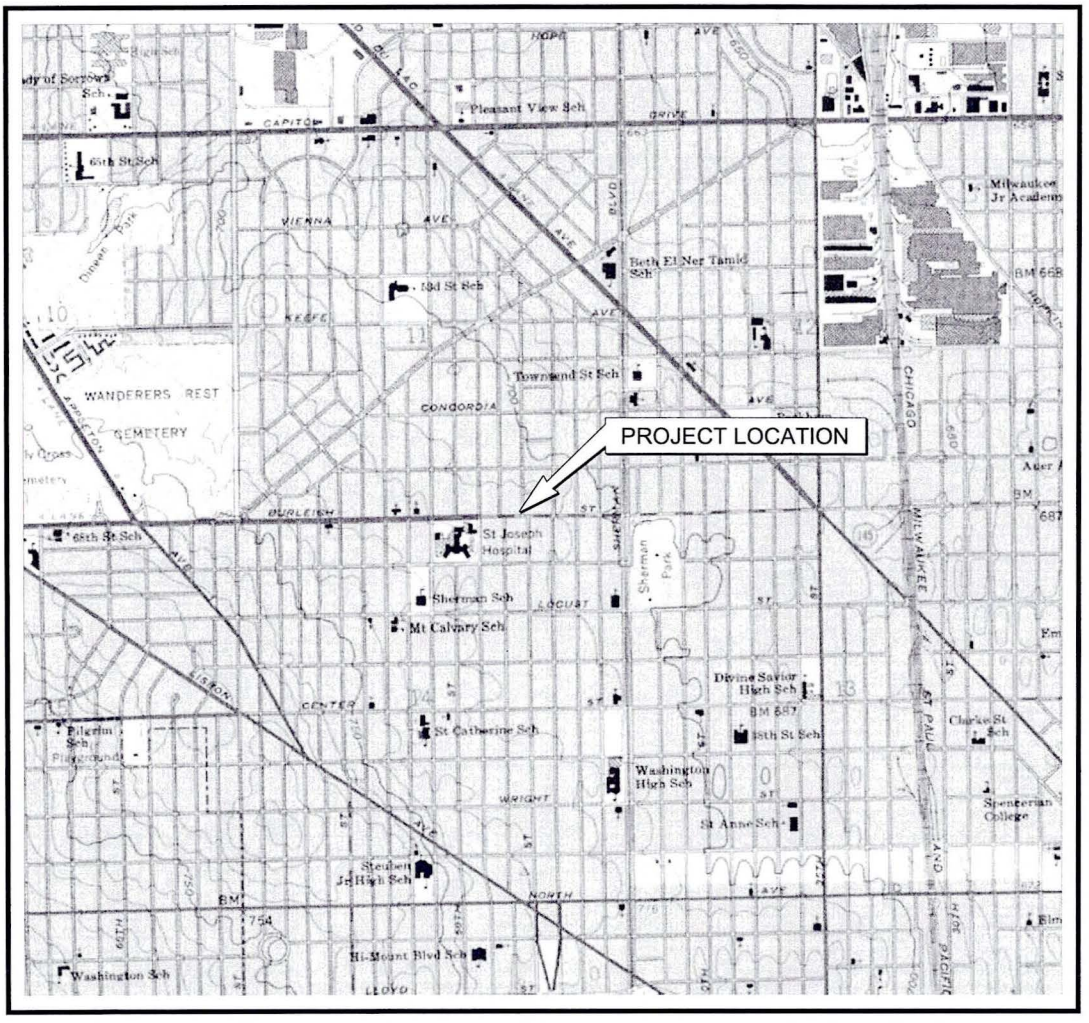
8.0 GENERAL COMMENTS

The analysis and opinions expressed in this report are based upon data obtained from the borings and laboratory chemical analysis at the indicated locations or from other information discussed in this report. This report does not reflect variations in subsurface stratigraphy, hydrogeology, and contaminant distribution, which may occur across the site. Actual subsurface conditions may vary and may not become evident without further assessment.

This report is prepared for the exclusive use of our client for specific application to the project discussed and has been prepared in accordance with generally accepted

environmental engineering practices. No warranties are intended or made. In the event any changes in the nature or location of suspected sources of contamination as outlined in this report are observed, the conclusions and recommendations contained in this report shall not be valid unless these changes are reviewed and the opinions of this report are modified or verified in writing by Terracon.

UNITED STATES - DEPARTMENT OF THE INTERIOR - GEOLOGICAL SURVEY



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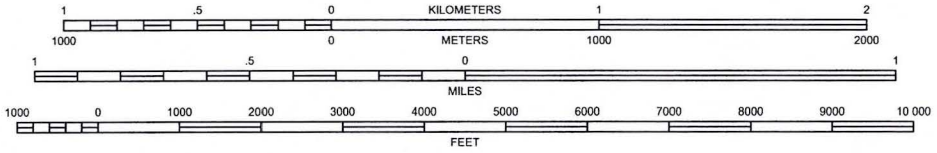

MILWAUKEE QUADRANGLE

WISCONSIN - MILWAUKEE COUNTY

7.5 MINUTE SERIES (TOPOGRAPHIC)

DIAGRAM IS FOR GENERAL LOCATION ONLY,
AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES

SITE LOCATION MAP
ONE HOUR FABRICARE
4704 WEST BURLEIGH STREET
MILWAUKEE, WISCONSIN
MCKPLACO, INC.

Project Mngr:	BRS	Terracon		Project No.	38067040
Designed By:	AJP			Scale:	AS SHOWN
Checked By:	TLH	3011B E. Capitol Drive Appleton, WI 54911		Date:	9/29/06
Approved By:	BRS			Drawn By:	AJP (38)
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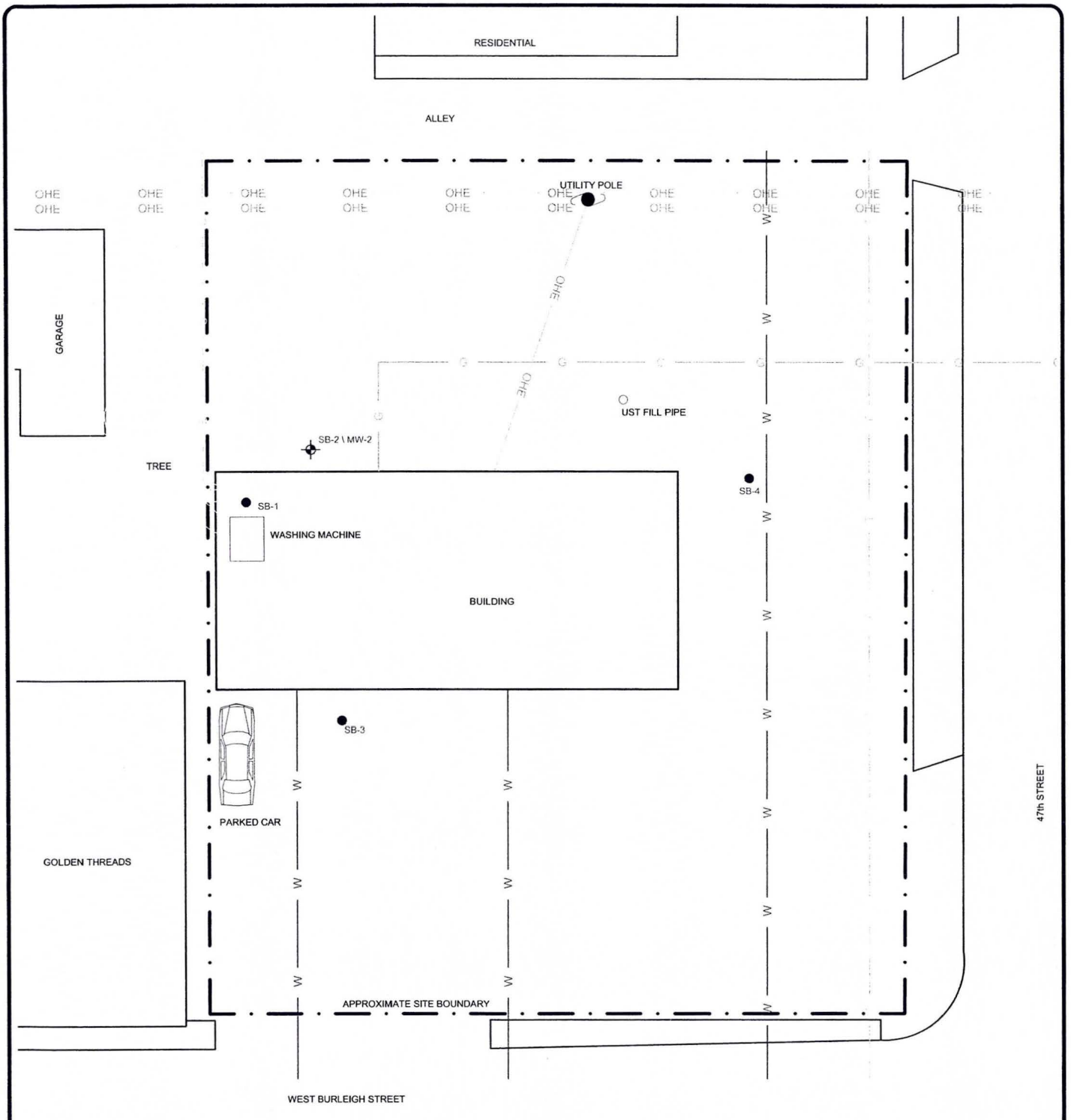

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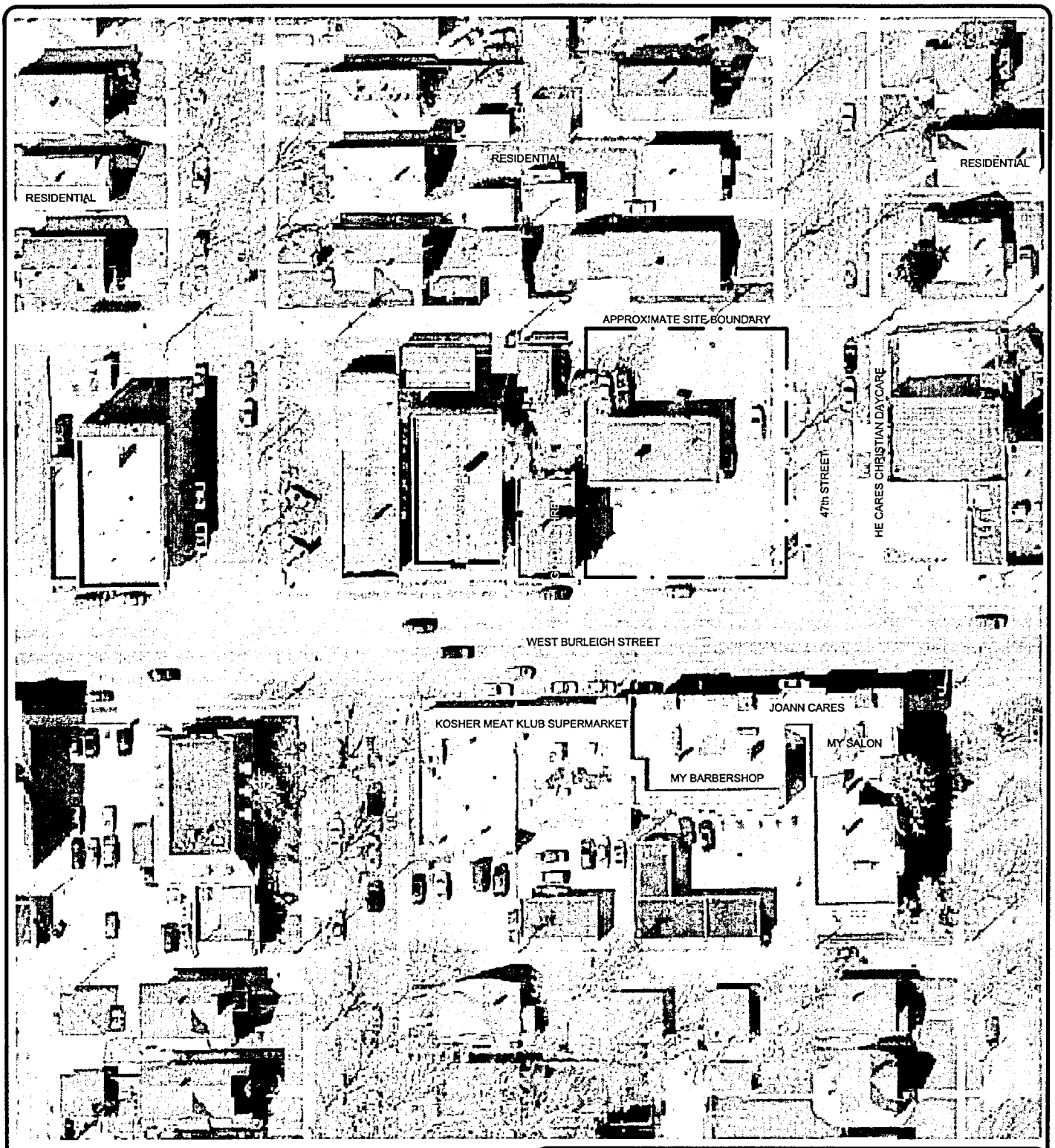
SITE DIAGRAM
ONE HOUR FABRICARE CLEANERS
4704 WEST BURLEIGH STREET
MILWAUKEE, WISCONSIN
MCKPLACO, INC.

Project Mngr:	BRS	Terracon	Project No. 38067040
Designed By:	AJP		Scale: 1" = 20'
Checked By:	TLH	3011B E. Capitol Drive Appleton, WI 54911	Date: 10/12/06
Approved By:	BRS		Drawn By: AJP (38)
File Name:	38067040sm.dwg	Layout1	Figure No. 2

DIAGRAM IS FOR GENERAL LOCATION ONLY,
AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES



N

2005 AERIAL PHOTOGRAPH
ONE HOUR FABRICARE CLEANERS
4704 WEST BURLEIGH STREET
MILWAUKEE, WISCONSIN
MCKPLACO, INC.

Project Mngr:	BRS	Terracon		Project No.	38067040
Designed By:	AJP			Scale:	1" = 70'
Checked By:	TLH	3011B E. Capitol Drive Appleton, WI 54911		Date:	10/31/06
Approved By:	BRS			Drawn By:	AJP (38)
File Name:	38067040sm.dwg		Layout2	Figure No.	3

DIAGRAM IS FOR GENERAL LOCATION ONLY,
AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES

Table 1

One Hour Fabricare
Milwaukee, Wisconsin
Terracon Project No. 38067040

Soil Analytical Summary

Sample Location	Sample Depth (feet)	Sample Date	VOC			
			Tetrachloroethene (PCE)	Trichloroethene (TCE)	cis-1,2-Dichloroethene (DCE)	Vinyl chloride (VC)
Units			mg/kg			
NR 720.19, WAC, Protection of Groundwater, SSRCL[1]			**0.0041**	**0.0037**	**0.027**	**0.0013**
NR 720.19, WAC, Non-Industrial Direct Contact SSRCL[2]			***1.23***	***0.16***	***156***	***0.0426***
SB-1	21 inches	10/9/2006	***2.440***	**0.025**	<0.025	<0.025
SB-1	27.5 inches	10/9/2006	***9.500***	**0.045**	<0.025	<0.025
SB-2	4	10/10/2006	**0.120**	<0.025	<0.025	<0.025
SB-2	11.5	10/10/2006	<0.025	<0.025	<0.025	<0.025
SB-3	10	10/10/2006	***10.100***	***0.190***	**0.151**	<0.025
SB-3	14	10/10/2006	<0.025	<0.025	<0.025	<0.025
SB-4	4	10/10/2006	<0.025	<0.025	<0.025	<0.025
SB-4	14	10/10/2006	<0.025	<0.025	<0.025	<0.025

NOTES:

[1] Calculated NR 720.19, WAC, SSRCL for Soil to Groundwater Pathway per USEPA Soil Screening Guidance for Chemicals

[2] Calculated NR 720.19, WAC, SSRCL for Non-Industrial Direct Contact Pathway per USEPA Soil Screening Guidance for Chemicals

Bold value indicates compound was detected above the listed Protection of Groundwater SSRCL

Bold and italics value indicates compound detected above the listed Non-Industrial Direct Contact SSRCL

"mg/kg" indicates milligrams per kilogram

" < " Indicates compound was not detected above the listed method detection limit

Table 2

One Hour Fabricare
Milwaukee, Wisconsin
Terracon Project No. 38067040

Groundwater Analytical Summary

Sample Location	Sample Date	VOC			
		Tetrachloroethene (PCE)	Trichloroethene (TCE)	cis-1,2-Dichloroethene (DCE)	Vinyl chloride (VC)
Units		µg/l			
NR 140 PAL[1]		**0.5**	**0.5**	**7**	**0.02**
NR 140 ES[2]		***5***	***5***	***70***	***0.2***
MW-2	10/13/2005	<0.52	<0.44	1.29	***0.2***

NOTES:

[1] NR 140, Wisconsin Administrative Code, Groundwater Quality Standard, Preventive Action Limit (PAL)

[2] NR 140, Wisconsin Administrative Code, Groundwater Quality Standard, Enforcement Standard (ES)

Bold values indicate compound was detected above the listed PAL

Bold and italicts values indicate compound was detected above the listed ES

"µg/l" Indicates micrograms per liter

" < " Indicates compound was not detected above the listed method detection limit

State of Wisconsin
Department of Natural Resources

SOIL BORING LOG INFORMATION

Form 4400-122 Rev. 7-98

Route To: Watershed/Wastewater ☐ Waste Management ☐
Remediation/Redevelopment ☒ Other ☐

Facility/Project Name	License/Permit/Monitoring Number	Boring Number
One Hour Fabricare (38067040)		SB-1

Boring Drilled By: Name of crew chief (first, last) and Firm	Date Drilling Started	Date Drilling Completed	Drilling Method
Tracey Houston Terracon Consultants Inc	10/9/2006	10/9/2006	hand auger

WI Unique Well No.	DNR Well ID No.	Common Well Name	Final Static Water Level	Surface Elevation	Borehole Diameter
			Feet MSL	Feet MSL	2.00 inches

Local Grid Origin ☒ (estimated: ☐) or Boring Location ☐
State Plane N, E S/C/N
SE 1/4 of SW 1/4 of Section 11, T 7 N, R 21 E
Lat ° ' "
Long ° ' "
Local Grid Location ☐ N Feet ☐ S ☐ E Feet ☐ W

Facility ID	County	County Code	Civil Town/City/ or Village
	Milwaukee	41	Milwaukee

Sample Number and Type	Length Att & Recovered (in)	Blow Counts	Depth In Feet	Soil/Rock Description And Geologic Origin For Each Major Unit	USCS	Graphic Log	Well Diagram	PID/(pH)	Soil Properties: Compressive Strength	Moisture Content	Liquid Limit	Plasticity Index	RQD/ Comments
				CONCRETE									
			1	CLAY - Dark brown, lean, dry	CL								
SB-1 (21") HA			2					5.1					
SB-1 (27.5") HA				some gravel				4.7					
				EOB - 2.4'									

I hereby certify that the information on this form is true and correct to the best of my knowledge.

Signature Angela Rupp
Firm Terracon Consultants, Inc.
3011B E. Capitol Dr. Appleton, WI 54911
Tel: 920-993-9096
Fax: 920-993-9108

This form is authorized by Chapters 281, 283, 289, 291, 292, 293, 295, and 299, Wis. Stats. Completion of this form is mandatory. Failure to file this form may result in forfeiture of between $10 and $25,000, or imprisonment for up to one year, depending on the program and conduct involved. Personally identifiable information on this form is not intended to be be used for any other purpose. NOTE: See instructions for more information, including where the completed form should be sent.

State of Wisconsin
Department of Natural Resources

SOIL BORING LOG INFORMATION

Form 4400-122 Rev. 7-98

Route To: Watershed/Wastewater ☐ Waste Management ☐
Remediation/Redevelopment ☒ Other ☐

Facility/Project Name	License/Permit/Monitoring Number	Boring Number
One Hour Fabricare (38067040)		SB-2/MW-2

Boring Drilled By: Name of crew chief (first, last) and Firm	Date Drilling Started	Date Drilling Completed	Drilling Method
Tim Celichowski Terracon Consultants Inc	10/10/2006	10/10/2006	hollow stem auger

WI Unique Well No.	DNR Well ID No.	Common Well Name	Final Static Water Level	Surface Elevation	Borehole Diameter
VT500			Feet MSL	Feet MSL	8.00 inches

Local Grid Origin ☒ (estimated: ☐) or Boring Location ☐
State Plane N, E S/C/N
SE 1/4 of SW 1/4 of Section 11, T 7 N, R 21 E
Lat ° ' "
Long ° ' "
Local Grid Location ☐ N Feet ☐ S ☐ E Feet ☐ W

Facility ID	County	County Code	Civil Town/City/ or Village
	Milwaukee	41	Milwaukee

Sample Number and Type	Length Att. & Recovered (in)	Blow Counts	Depth In Feet	Soil/Rock Description And Geologic Origin For Each Major Unit	USCS	Graphic Log	Well Diagram	PID/(pH)	Soil Properties: Compressive Strength	Moisture Content	Liquid Limit	Plasticity Index	RQD/ Comments
SS	24 24	4 3 5 8	1	SILTY CLAY - Brown, moist	CL			0					
			2										
SS	24 24	7 10 11 10	3	SILTY SAND - Brown, mottling, some gravel, moist	SM			30					
			4	Brown to light brown									
SS	24 24	2 4 4 6	5	Tan									
			6	CLAY - Tan, wet	CL			1.6					
SS	24 24	4 5 7 9	7	SAND SEAM - Brown, wet	SP			4.6					
				CLAY - Tan, wet									
			8	SILTY CLAY - Tan, wet									
SS	24 24	3 6 7 8	9		CL								
			10					0.4					
SS	24 24	3 4 5 9	11	Tan to gray, mottling, wet				0.1					
			12										
SS	24 24	2 4 6 8	13	Gray									
			14					0.0					
			15	EOB - 15'									

I hereby certify that the information on this form is true and correct to the best of my knowledge.

Signature	Firm	Tel / Fax
Angela Rapp	Terracon Consultants, Inc. 3011B E. Capitol Dr. Appleton, WI 54911	Tel: 920-993-9096 Fax: 920-993-9108

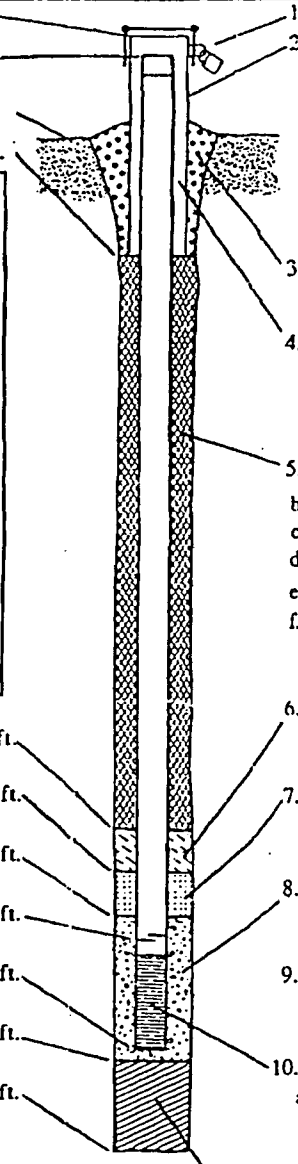
This form is authorized by Chapters 281, 283, 289, 291, 292, 293, 295, and 299, Wis. Stats. Completion of this form is mandatory. Failure to file this form may result in forfeiture of between $10 and $25,000, or imprisonment for up to one year, depending on the program and conduct involved. Personally identifiable information on this form is not intended to be be used for any other purpose. NOTE: See instructions for more information, including where the completed form should be sent.

State of Wisconsin
Department of Natural Resources

Route to: Solid Waste ☐ Haz. Waste ☐ Wastewater ☐
Env. Response & Repair ☐ Underground Tanks ☐ Other ☐ _____

MONITORING WELL CONSTRUCTION
Form 4400-113A Rev. 4-90

Facility/Project Name: One Hour Fabricare Milwaukee	Local Grid Location of Well: ____ ft. ☐N ☐S ____ ft. ☐E ☐W	Well Name: MW #2
Facility License, Permit or Monitoring Number: _____	Grid Origin Location: Lat. 43.08 Long. -87.97 or	Wis. Unique Well Number: VT500 DNR Well Number: ____
Type of Well: Water Table Observation Well ☒ 11; Piezometer ☐ 12	St. Plane ____ ft. N, ____ ft. E.	Date Well Installed: 10/10/06 (m m d d y y)
Distance Well Is From Waste/Source Boundary: ____ ft.	Section Location of Waste/Source: SE 1/4 of SW 1/4 of Sec. 11, T. 7 N, R. 21 ☒E ☐W	Well Installed By: (Person's Name and Firm) Timothy P. Celichowski, Terracon "Milwaukee Office"
Is Well A Point of Enforcement Std. Application? ☒ Yes ☒ No	Location of Well Relative to Waste/Source: u ☐ Upgradient s ☐ Sidegradient; d ☐ Downgradient n ☐ Not Known	



A. Protective pipe, top elevation _____ ft. MSL
B. Well casing, top elevation _____ ft. MSL
C. Land surface elevation _____ ft. MSL
D. Surface seal, bottom 3'0" ft. MSL or ____ ft.

12. USCS classification of soil near screen:
GP ☐ GM ☐ GC ☐ GW ☐ SW ☐ SP ☐
SM ☐ SC ☐ ML ☐ MH ☐ CL ☐ CH ☐
Bedrock ☐

13. Sieve analysis attached? ☐ Yes ☒ No

14. Drilling method used: Rotary ☐ 50; Hollow Stem Auger ☒ 41; Other ☐ __

15. Drilling fluid used: Water ☐ 02; Air ☐ 01; Drilling Mud ☐ 03; None ☒ 99

16. Drilling additives used? ☐ Yes ☒ No
Describe _____

17. Source of water (attach analysis): Milwaukee city H2O

E. Bentonite seal, top 1'0" ft. MSL or ____ ft.
F. Fine sand, top 3'0" ft. MSL or ____ ft.
G. Filter pack, top 3'6" ft. MSL or ____ ft.
H. Screen joint, top 4'6" ft. MSL or ____ ft.
I. Well bottom 14'6" ft. MSL or ____ ft.
J. Filter pack, bottom 14'6" ft. MSL or ____ ft.
K. Borehole, bottom 14'6" ft. MSL or ____ ft.
L. Borehole, diameter 10 1/4 in.
M. O.D. well casing Little more 2" in.
N. I.D. well casing 2" in.

1. Cap and lock? ☒ Yes ☐ No
2. Protective cover pipe:
a. Inside diameter: 8" in.
b. Length: 12" ft.
c. Material: Steel ☒ 04; Other ☐ __
d. Additional protection? ☐ Yes ☒ No
If yes, describe: Flush Mount 8"x12" steel
3. Surface seal: Bentonite ☐ 30; Concrete ☒ 01; Other ☐ __
4. Material between well casing and protective pipe: Bentonite ☒ 30; Annular space seal ☐ __; Other ☒ __
Bent chips 3/4"
5. Annular space seal: a. Granular Bentonite ☐ 33
b. ____ Lbs/gal mud weight ... Bentonite-sand slurry ☐ 35
c. ____ Lbs/gal mud weight ..... Bentonite slurry ☐ 31
d. ____ % Bentonite ..... Bentonite-cement grout ☐ 50
e. ____ Ft³ volume added for any of the above
f. How installed: Tremie ☐ 01; Tremie pumped ☐ 02; Gravity ☒ 08
6. Bentonite seal: a. Bentonite granules ☐ 33
b. ☐1/4 in. ☐3/8 in. ☒3/4 in. Bentonite pellets ☐ 32
c. Bent chips Other ☐ __
7. Fine sand material: Manufacturer, product name & mesh size
a. Badger Fine Sand (Pool Sand)
b. Volume added 1/2 Bag ft³
8. Filter pack material: Manufacturer, product name and mesh size
a. 80/120 Red Flint Sand
b. Volume added 6-8 bags ft³
9. Well casing: Flush threaded PVC schedule 40 ☒ 23; Flush threaded PVC schedule 80 ☐ 24; Other ☐ __
10. Screen material: Cebco/Johnson/Sch 40 PVC
a. Screen type: Factory cut ☒ 11; Continuous slot ☐ 01; Other ☐ __
b. Manufacturer Cebco/Johnson
c. Slot size: 0.01 in.
d. Slotted length: 10. ft.
11. Backfill material (below filter pack): None ☒ 14; Other ☐ __

I hereby certify that the information on this form is true and correct to the best of my knowledge.

Signature: Timothy P Celichowski | Firm: Terracon "Milwaukee Office"

Please complete both sides of this form and return to the appropriate DNR office listed at the top of this form as required by chs. 144, 147 and 160, Wis. Stats., and ch. NR 141, Wis. Ad. Code. In accordance with ch.144, Wis Stats., failure to file this form may result in a forfeiture of not less than $10, nor more than $5000 for each day of violation. In accordance with ch. 147, Wis. Stats., failure to file this form may result in a forfeiture of not more than $10,000 for each day of violation. NOTE: Shaded areas are for DNR use only. See instructions for more information including where the completed form should be sent.

0.98

State of Wisconsin
Department of Natural Resources

MONITORING WELL DEVELOPMENT
Form 4400-113B Rev. 7-98

Route to: Watershed/Wastewater ☐ Waste Management ☐
Remediation/Redevelopment ☒ Other ☐ _____

Facility/Project Name	County Name	Well Name
One-Hour Fabricare	Milwaukee	MW-2

Facility License, Permit or Monitoring Number	County Code	Wis. Unique Well Number	DNR Well ID Number
	41	VT500	___

1. Can this well be purged dry? ☒ Yes ☐ No

2. Well development method

surged with bailer and bailed	☐ 41
surged with bailer and pumped	☐ 61
surged with block and bailed	☐ 42
surged with block and pumped	☐ 62
surged with block, bailed and pumped	☐ 70
compressed air	☐ 20
bailed only	☐ 10
pumped only	☐ 51
pumped slowly	☐ 50
Other _____	☐

3. Time spent developing well 25 min.

4. Depth of well (from top of well casisng) ~~13.7~~ 14.0 ft. Net

5. Inside diameter of well 2.0 in.

6. Volume of water in filter pack and well casing ~~9~~ 4 Net gal.

7. Volume of water removed from well 9.2 gal.

8. Volume of water added (if any) 0.0 gal.

9. Source of water added N/A

10. Analysis performed on water added? (If yes, attach results) ☐ Yes ☐ No N/A

	Before Development	After Development
11. Depth to Water (from top of well casing)	a. 4.34 ft.	N/A ft.
Date	b. 10/13/2004 (m m d d y y y y)	10/13/2004 (m m d d y y y y)
Time	c. 14:45 ☐ a.m. ☒ p.m.	15:30 ☐ a.m. ☒ p.m.
12. Sediment in well bottom	___.__ inches	___.__ inches
13. Water clarity	Clear ☐ 10 Turbid ☒ 15 (Describe) ^	Clear ☐ 20 Turbid ☒ 25 (Describe) ^

Fill in if drilling fluids were used and well is at solid waste facility:

14. Total suspended solids	_____.__ mg/l	_____.__ mg/l
15. COD	_____.__ mg/l	_____.__ mg/l

16. Well developed by: Name (first, last) and Firm
First Name: Tracy Last Name: Houston
Firm: Terracon

17. Additional comments on development:

Name and Address of Facility Contact /Owner/Responsible Party
First Name: Tom Last Name: McKay
Facility/Firm: One Hour Fabricare
Street: 4704 W. Burleigh St.
City/State/Zip: Milwaukee, WI 53210

I hereby certify that the above information is true and correct to the best of my knowledge.
Signature: [signature]
Print Name: Tracy Houston
Firm: Terracon

NOTE: See instructions for more information including a list of county codes and well type codes.

State of Wisconsin
Department of Natural Resources

SOIL BORING LOG INFORMATION

Form 4400-122 Rev. 7-98

Route To: Watershed/Wastewater ☐ Waste Management ☐
Remediation/Redevelopment ☒ Other ☐

Facility/Project Name	License/Permit/Monitoring Number	Boring Number
One Hour Fabricare (38067040)		SB-3

Boring Drilled By: Name of crew chief (first, last) and Firm	Date Drilling Started	Date Drilling Completed	Drilling Method
Tim Celichowski Terracon Consultants Inc	10/10/2006	10/10/2006	hollow stem auger

WI Unique Well No.	DNR Well ID No.	Common Well Name	Final Static Water Level	Surface Elevation	Borehole Diameter
			Feet MSL	Feet MSL	5.50 inches

Local Grid Origin ☒ (estimated: ☐) or Boring Location ☐
State Plane N, E S/C/N
SE 1/4 of SW 1/4 of Section 11, T 7 N, R 21 E
Lat ° ' "
Long ° ' "
Local Grid Location ☐ N ☐ E Feet ☐ S Feet ☐ W

Facility ID	County	County Code	Civil Town/City/ or Village
	Milwaukee	41	Milwaukee

Sample Number and Type	Length Att. & Recovered (in)	Blow Counts	Depth In Feet	Soil/Rock Description And Geologic Origin For Each Major Unit	USCS	Graphic Log	Well Diagram	PID/(pH)	Soil Properties: Compressive Strength	Moisture Content	Liquid Limit	Plasticity Index	RQD/ Comments
			1	ASPHALT									
				CONCRETE									
SS	24 / 24	2 2 4 5	2	SILTY CLAY - Tan, wet				0.2					
SS	24 / 24	3 2 5 6	3 4		CL		▼	12.7					
SS	24 / 24	2 3 3 5	5 6	some gravel				6.4					
SS	24 / 24	2 3 5 14	7 8					12.6					
SS	24 / 24	12 19 16 15	9 10	SANDY CLAY - Tan, some gravel, wet	SC			19.7					
SS	24 / 24	4 19 16 11	11 12	SILTY CLAY - Gray, some gravel, wet				0.6					
SS	24 / 24	9 7 10 12	13 14		CL			0.0					
			15	EOB - 15'									

I hereby certify that the information on this form is true and correct to the best of my knowledge.

Signature Angela Rupp Firm Terracon Consultants, Inc.
3011B E. Capitol Dr. Appleton, WI 54911
Tel: 920-993-9096
Fax: 920-993-9108

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State of Wisconsin
Department of Natural Resources

WELL/DRILLHOLE/BOREHOLE ABANDONMENT

Form 3300-5B

All abandonment work shall be performed in accordance with the provisions of Chapters NR 111, NR 112 or NR 141, Wis. Admin. Code, whichever is applicable. Also, see instructions on back.

(1) GENERAL INFORMATION

Well/Drillhole/Borehole Location B-X3

County: Milwaukee

SE 1/4 of NW 1/4 of Sec. 11 TNA RNA : T. 7 N R. 21 ☒ E ☐ W

(If applicable)

Gov't Lot _____ Grid Number _____

Grid Location

_____ ft. ☐ N. ☐ S., _____ ft. ☐ E. ☐ W.

Civil Town Name: Milwaukee, Wisc

Street Address of Well: 4704 W. Burleigh St.

City, Village: Milwaukee, Wisc

(2) FACILITY NAME

Original Well Owner (If Known): Tom McKay

Present Well Owner

Street or Route: 4704 W. Burleigh St.

City, State, Zip Code: Milwaukee, WI 53210

Facility Well No. and/or Name (If Applicable)

WI Unique Well No.

Reason For Abandonment: Boring Complete. 10/10/06

Date of Abandonment: 10/10/06 - Tues

WELL/DRILLHOLE/BOREHOLE INFORMATION

(3) Original Well/Drillhole/Borehole Construction Completed On

(Date) 10/10/06 Tues.

☐ Monitoring Well
☐ Water Well
☐ Drillhole
☒ Borehole

Construction Report Available? ☐ Yes ☒ No

Construction Type:
☒ Drilled ☐ Driven (Sandpoint) ☐ Dug
☐ Other (Specify)

Formation Type:
☒ Unconsolidated Formation ☐ Bedrock

Total Well Depth (ft.) _____ Casing Diameter (ins.) _____
(From groundsurface)

Casing Depth (ft.) _____

Was Well Annular Space Grouted? ☐ Yes ☒ No ☐ Unknown
If Yes, To What Depth? _____ Feet

(4) Depth to Water (Feet) N/A

Pump & Piping Removed?	☐ Yes	☐ No	☒ Not Applicable
Liner(s) Removed?	☐ Yes	☐ No	☐ Not Applicable
Screen Removed?	☐ Yes	☐ No	☐ Not Applicable
Casing Left in Place?	☐ Yes	☐ No	

If No, Explain _____

Was Casing Cut Off Below Surface?	☐ Yes	☒ No
Did Sealing Material Rise to Surface?	☒ Yes	☐ No
Did Material Settle After 24 Hours?	☐ Yes	☒ No
If Yes, Was Hole Retopped?	☐ Yes	☒ No

(5) Required Method of Placing Sealing Material

☒ Conductor Pipe-Gravity ☐ Conductor Pipe-Pumped
☐ Dump Bailer ☐ Other (Explain)

(6) Sealing Materials

☐ Neat Cement Grout
☐ Sand-Cement (Concrete) Grout
☐ Concrete
☐ Clay-Sand Slurry
☐ Bentonite-Sand Slurry
☐ Chipped Bentonite

For monitoring wells and monitoring well boreholes only

☐ Bentonite Pellets
☐ Granular Bentonite
☐ Bentonite - Cement Grout

(7) Sealing Material Used	From (Ft.)	To (Ft.)	Lbs. Sacks Yards, Sealant or Volume (Circle One)	Mix Ratio or Mud Weight
3/4" Bent chips	Surface	15'	3/50lbs Bags	N/A

(8) Comments: _____

(9) Name of Person or Firm Doing Sealing Work: Timothy F. Calichowski (Terracon)

Signature of Person Doing Work: Timothy F. Calichowski — Date Signed: 10/10/06 - Tues

Street or Route: 2928 W. Mcgovern Blvd — Telephone Number: (414) 397-8885

City, State, Zip Code: Milwaukee Wisc 53208

(10) FOR DNR OR COUNTY USE ONLY	
Date Received/Inspected	District/County
Reviewer/Inspector	☐ Complying Work ☐ Noncomplying Work
Follow-up Necessary	

DNR/COUNTY

State of Wisconsin
Department of Natural Resources

SOIL BORING LOG INFORMATION

Form 4400-122 Rev. 7-98

Route To: Watershed/Wastewater ☐ Waste Management ☐
Remediation/Redevelopment ☒ Other ☐

Facility/Project Name	License/Permit/Monitoring Number	Boring Number
One Hour Fabricare (38067040)		SB-4

Boring Drilled By: Name of crew chief (first, last) and Firm	Date Drilling Started	Date Drilling Completed	Drilling Method
Tim Celichowski Terracon Consultants Inc	10/10/2006	10/10/2006	hollow stem auger

WI Unique Well No.	DNR Well ID No.	Common Well Name	Final Static Water Level	Surface Elevation	Borehole Diameter
			Feet MSL	Feet MSL	5.50 inches

Local Grid Origin ☒ (estimated: ☐) or Boring Location ☐
State Plane N, E S/C/N
SE 1/4 of SW 1/4 of Section 11, T 7 N, R 21 E
Lat ° ' "
Long ° ' "
Local Grid Location ☐ N Feet ☐ S ☐ E Feet ☐ W

Facility ID	County	County Code	Civil Town/City/ or Village
	Milwaukee	41	Milwaukee

Sample Number and Type	Length Att. & Recovered (in)	Blow Counts	Depth In Feet	Soil/Rock Description And Geologic Origin For Each Major Unit	USCS	Graphic Log	Well Diagram	PID/(pH)	Soil Properties: Compressive Strength	Moisture Content	Liquid Limit	Plasticity Index	RQD/ Comments
			1	ASPHALT									
	24	1 3 4 7	1	SILTY CLAY - Brown, moist	CL								
	24		2	SILTY SAND - Tan, moist	SM			0.0					
	24	3 6 6 7	3	mottling, some gravel, wet			▼						
	24		4					0.0					
	24	3 3 7 8	5	SILTY CLAY - Tan, mottling, some gravel, wet	CL			0.0					
	24		6										
	6	6 10 14 18	7	NO RECOVERY				0.0					
	24	3 5 5 12	8	SILTY CLAY - Tan, some gravel, wet	CL			0.0					
	24		9										
	24	5 4 4 6	10	Gray				0.0					
	24		11										
	24	4 5 8 11	12					0.0					
			13										
			14										
			15	EOB - 15'									

I hereby certify that the information on this form is true and correct to the best of my knowledge.

Signature	Firm	
Angelea Rupp	Terracon Consultants, Inc. 3011B E. Capitol Dr. Appleton, WI 54911	Tel: 920-993-9096 Fax: 920-993-9108

This form is authorized by Chapters 281, 283, 289, 291, 292, 293, 295, and 299, Wis. Stats. Completion of this form is mandatory. Failure to file this form may result in forfeiture of between $10 and $25,000, or imprisonment for up to one year, depending on the program and conduct involved. Personally identifiable information on this form is not intended to be be used for any other purpose. NOTE: See instructions for more information, including where the completed form should be sent.

State of Wisconsin
Department of Natural Resources

WELL/DRILLHOLE/BOREHOLE ABANDONMENT

Form 3300-5B Rev. 12-

All abandonment work shall be performed in accordance with the provisions of Chapters NR 111, NR 112 or NR 141, Wis. Admin. Code, whichever is applicable. Also, see instructions on back.

(1) GENERAL INFORMATION

Well/Drillhole/Borehole Location: B-2 | County: Milwaukee

SE 1/4 of SW 1/4 of Sec. 11 : T. 7 N. R. 21 ☒ E ☐ W

(If applicable) _____ Gov't Lot _____ Grid Number

Grid Location _____ ft. ☐ N. ☐ S., _____ ft. ☐ E. ☐ W.

Civil Town Name: Milwaukee, Wisc

Street Address of Well: 4704 W. Burleigh St.

City, Village: Milwaukee Wisc 53208

(2) FACILITY NAME

Original Well Owner (If Known): Tom Mckay

Present Well Owner:

Street or Route: 4704 W. Burleigh St.

City, State, Zip Code: Milwaukee, WI 53210

Facility Well No. and/or Name (If Applicable):

WI Unique Well No.:

Reason For Abandonment: Boring complete 10/10/06

Date of Abandonment: 10/10/06 Thes

WELL/DRILLHOLE/BOREHOLE INFORMATION

(3) Original Well/Drillhole/Borehole Construction Completed On

(Date) 10/10/06 - Thes

☐ Monitoring Well
☐ Water Well
☐ Drillhole
☒ Borehole

Construction Report Available? ☐ Yes ☒ No

Construction Type:
☒ Drilled ☐ Driven (Sandpoint) ☐ Dug
☐ Other (Specify)

Formation Type:
☒ Unconsolidated Formation ☐ Bedrock

Total ~~Well~~ Borehole Depth (ft.) 15 Casing Diameter (ins.) _____
(From groundsurface)

Casing Depth (ft.) _____

Was Well Annular Space Grouted? ☐ Yes ☒ No ☐ Unknown
If Yes, To What Depth? _____ Feet

(4) Depth to Water (Feet) N/A

Pump & Piping Removed?	☐ Yes	☐ No	☒ Not Applicable
Liner(s) Removed?	☐ Yes	☐ No	☐ Not Applicable
Screen Removed?	☐ Yes	☐ No	☐ Not Applicable
Casing Left in Place?	☐ Yes	☐ No	

If No, Explain _____

Was Casing Cut Off Below Surface?	☐ Yes	☒ No
Did Sealing Material Rise to Surface?	☒ Yes	☐ No
Did Material Settle After 24 Hours?	☐ Yes	☒ No
If Yes, Was Hole Retopped?	☐ Yes	☒ No

(5) Required Method of Placing Sealing Material
☒ Conductor Pipe-Gravity ☐ Conductor Pipe-Pumped
☐ Dump Bailer ☐ Other (Explain)

(6) Sealing Materials
☐ Neat Cement Grout
☐ Sand-Cement (Concrete) Grout
☐ Concrete
☐ Clay-Sand Slurry
☐ Bentonite-Sand Slurry
☒ Chipped Bentonite

For monitoring wells and monitoring well boreholes only
☐ Bentonite Pellets
☐ Granular Bentonite
☐ Bentonite - Cement Grout

(7) Sealing Material Used	From (Ft.)	To (Ft.)	No. Yards, Sacks Sealant or Volume (Circle One)	Mix Ratio or Mud Weight
3/4" Bent Chips	Surface	15'	3 Bags	N/A
			50 lbs.	

(8) Comments: _____

(9) Name of Person or Firm Doing Sealing Work: Timothy F. Celichowski (Terracon)

Signature of Person Doing Work: Timothy F. Celichowski Date Signed: 10/10/06

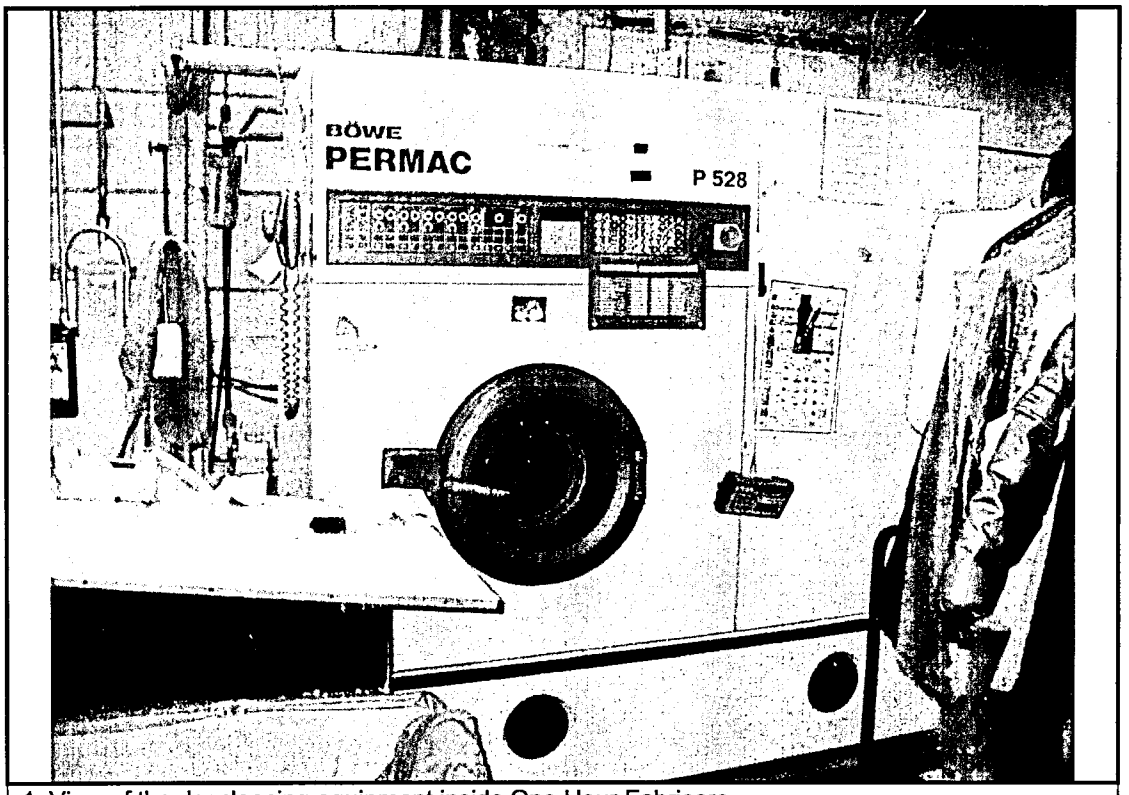
Street or Route: 2928 W. McKinley Ave Telephone Number: (414) 397-8885

City, State, Zip Code: Milwaukee Wisc 53208

(10) FOR DNR OR COUNTY USE ONLY	
Date Received/Inspected	District/County
Reviewer/Inspector	☐ Complying Work ☐ Noncomplying Work
Follow-up Necessary	

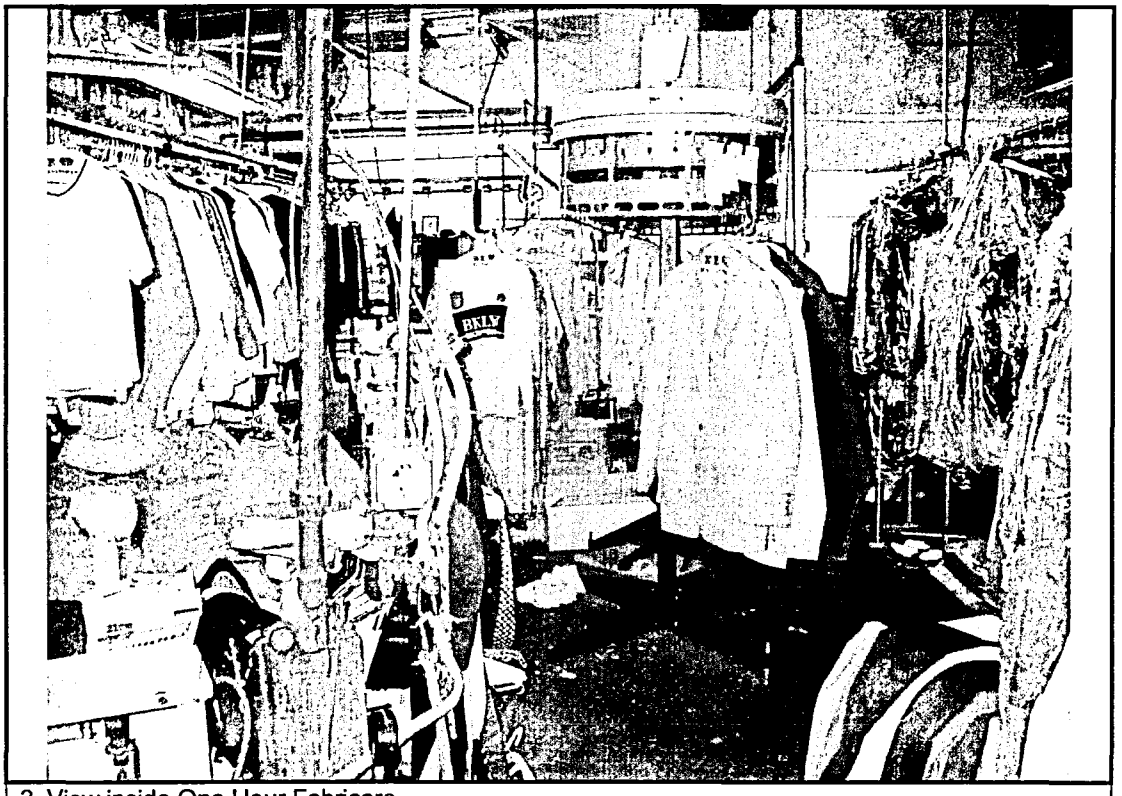
DNR/COUNTY

Terracon

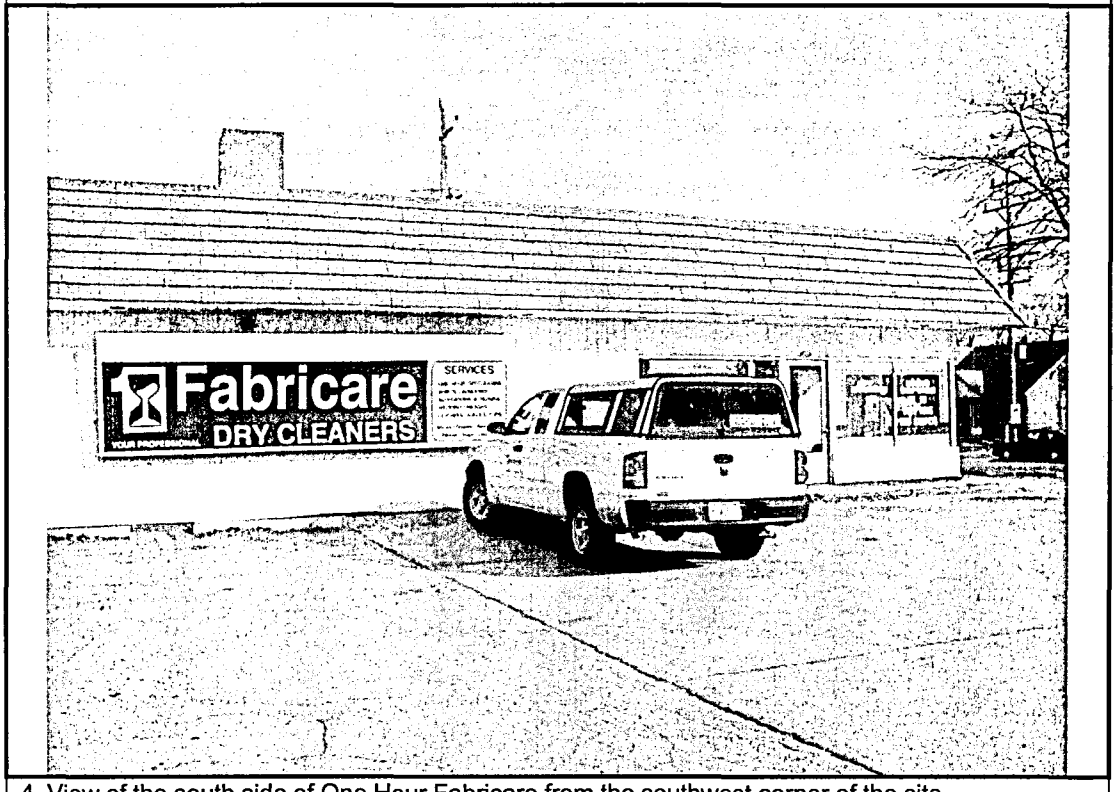


1. View of the dry cleaning equipment inside One Hour Fabricare.

2. View of the flush-mount gas vapor sampling point to the north of the dry cleaning equipment.



3. View inside One Hour Fabricare.



4. View of the south side of One Hour Fabricare from the southwest corner of the site.

5. View of the east side of the site from the south, including soil boring SB-4.

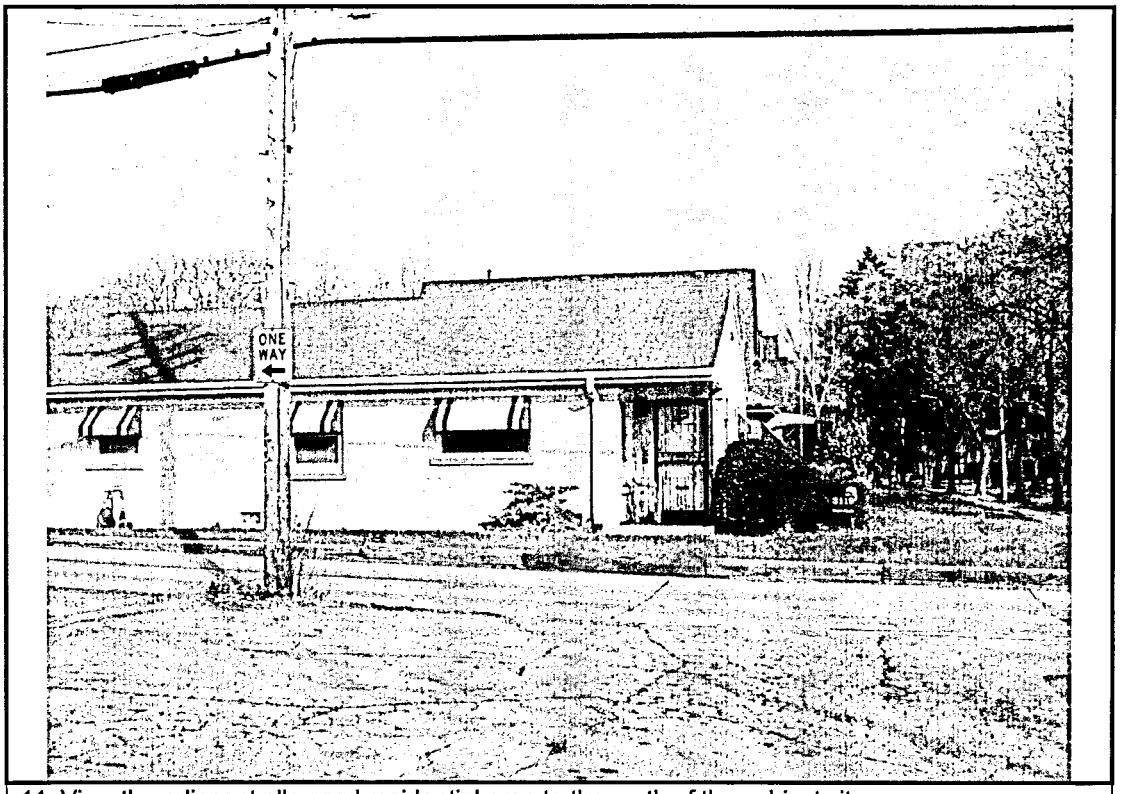
6. View of the north side of the site from the east.

7. View of the west side of the dry cleaner building and the adjacent property to the west of the site.

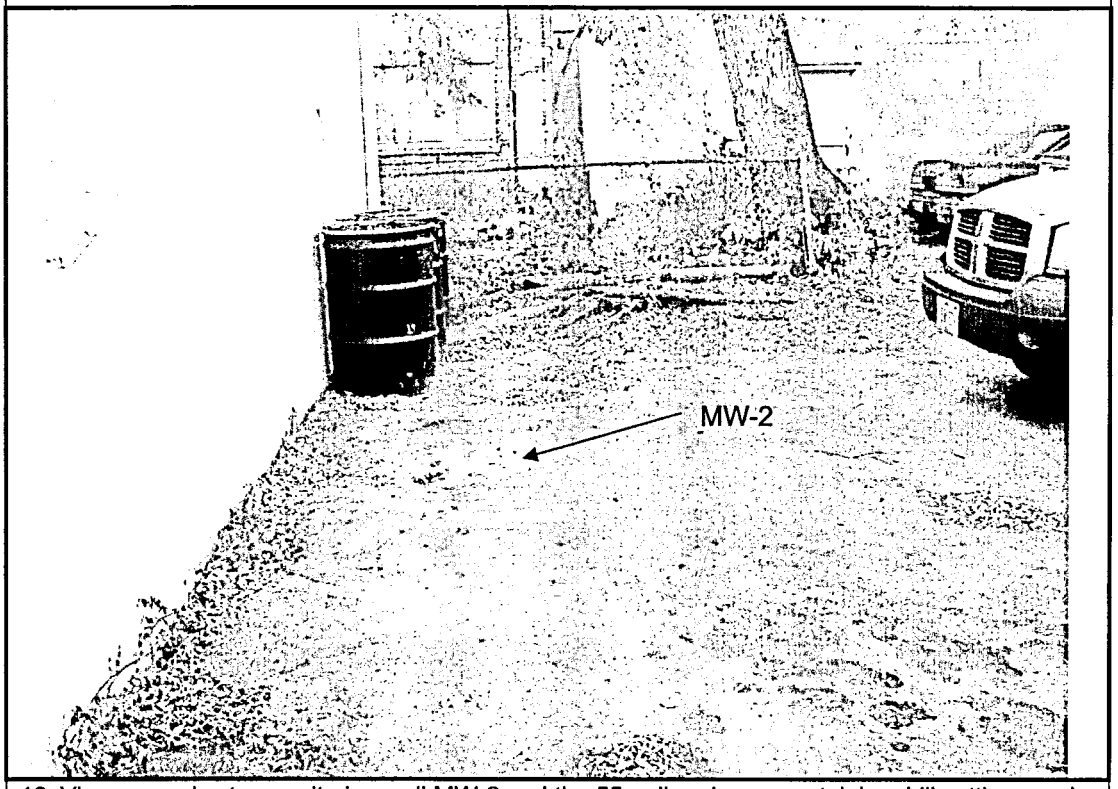
8. View of 47th Street followed by the adjacent facility to the east of the subject site.

9. View of West Burleigh Street followed by the adjacent facilities to the south of the subject site.

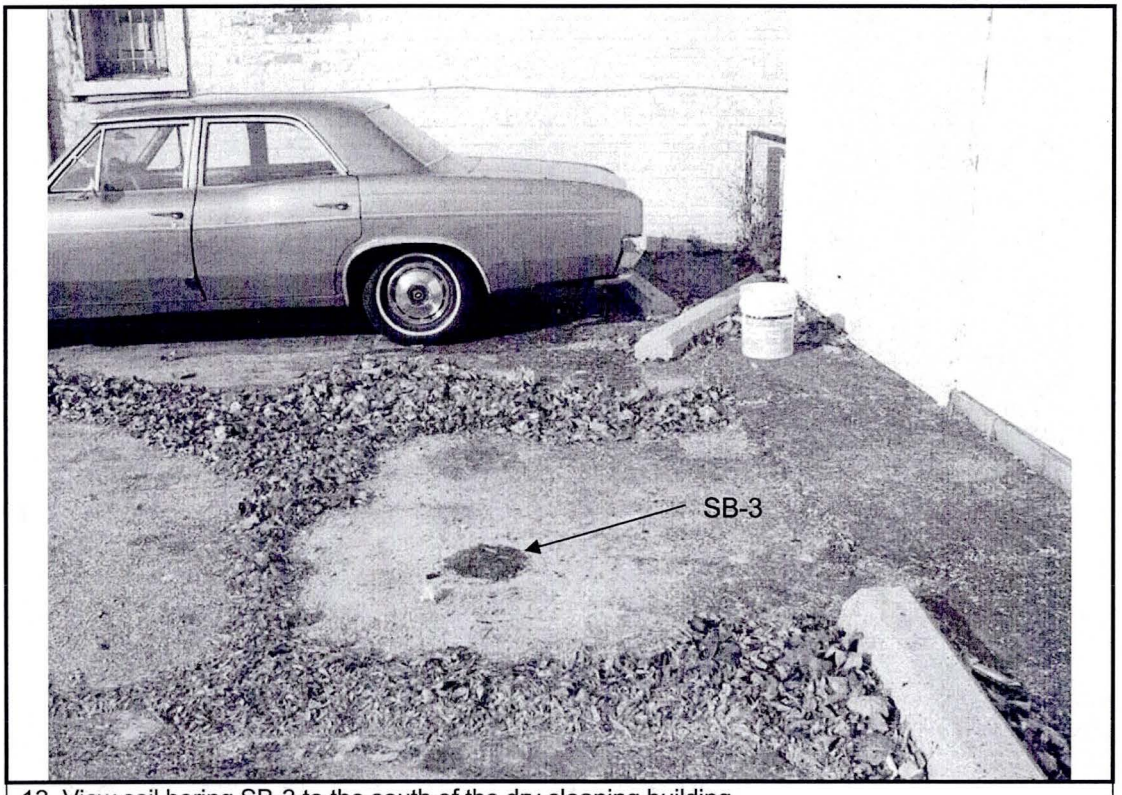
10. View of the adjacent facility to the west of the subject site.



11. View the adjacent alley and residential area to the north of the subject site.

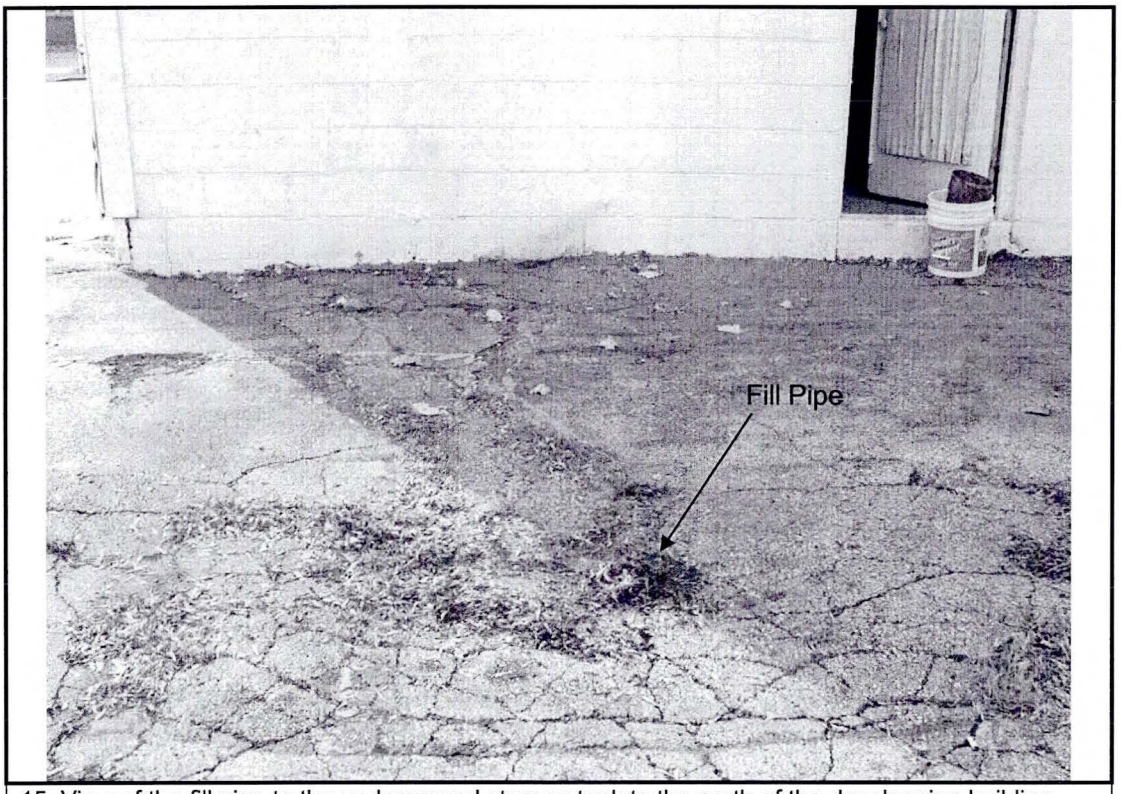


12. View groundwater monitoring well MW-2 and the 55-gallon drums containing drill cuttings and purged groundwater to the north of dry cleaner building.



13. View soil boring SB-3 to the south of the dry cleaning building.

14. View of soil boring SB-4 to the east of the dry cleaning building.



15. View of the fill pipe to the underground storage tank to the north of the dry cleaning building.

16. View of pipes adjacent to the north side of the dry cleaning building.

ATTACHMENT 2

Cost Estimate

COST ESTIMATE
PROPOSAL FOR A SUBSURFACE INVESTIGATION
ONE HOUR FABRICARE
4704 WEST BURLEIGH
MILWAUKEE, WISCONSIN
Project Reference #10837

Item Description	Unit Price	Quantity	Units	Total Cost
PROFESSIONAL SERVICES				
Work Plan Preparation				
			Subtotal	*$845.00*
Historical Record/Material Handling Record Review and Receptor Survey				
			Subtotal	*$500.00*
Off-site Access				
			Subtotal	*$800.00*
Soil Borings and Temporary Well Installation				
Includes Geoprobe soil boring advancement (10) and installation and sampling of 5 one-inch temporary monitoring wells.				
			Subtotal	*$1,050.00*
Monitoring Well Installation				
Includes installation of five NR 141 Compliant monitoring wells (blind drilled)				
			Subtotal	*$1,175.00*
Monitoring Well Development and Sampling				
Includes well development of five monitoring wells and four rounds of groundwater sampling				
			Subtotal	*$2,230.00*
Soil Vapor Survey				
Collection of one sub slab vapor sample				
			Subtotal	*$770.00*
Site Investigation Report				
			Subtotal	*$2,975.00*
Project Management				
			Subtotal	*$1,515.00*
TOTAL COST PROFESSIONAL SERVICES				**$11,860.00**
COMMODITY SERVICES (Budgeted)				
Drilling				
Soil Boring and Temporary Monitoring Well Installation				$1,110.00
Monitoring Well Installation				$2,475.00
			Subtotal	*$3,585.00*
Investigative Waste Disposal				
Development and Purge Water[1]				
Disposal	$100.00	7	drum	*$700.00*
Auger Spoils[1]				
Transportation	$250.00	1	trip	*$250.00*
Disposal	$150.00	7	drum	*$1,050.00*
Application	$50.00	1	each	*$50.00*
			Subtotal	*$2,050.00*
Survey				
Survey of site features, property boundary, and well/boring locations.				*$937.50*
			Subtotal	*$937.50*
Laboratory Analysis				
Soil				
VOCs	$55.00	20	samples	$1,100.00
Groundwater				
VOCs - includes trip, dup., and equip blank	$55.00	19	samples	$1,045.00
Dissolved Gases - Methane, Ethene, Ethane	$50.00	3	samples	$150.00
Vapor				
VOCs - Summa Canister	$250.00	1	samples	$250.00
			Subtotal	*$2,545.00*
TOTAL COST COMMODITY SERVICES				**$9,117.50**
TOTAL PROJECT COST				**$20,977.50**