



GILES

ENGINEERING ASSOCIATES, INC.

GEOTECHNICAL, ENVIRONMENTAL & CONSTRUCTION MATERIALS CONSULTANTS

January 3, 2008

- Atlanta, GA
- Baltimore/Wash. DC
- Dallas, TX
- Los Angeles, CA
- Milwaukee, WI
- Orlando, FL

Whitefish Bay Cleaners
419 West Silver Spring Drive
Glendale, Wisconsin 53217

Attention: Mr. Charles Mathers

Subject: Preliminary Site Assessment Summary of Findings
Whitefish Bay Cleaners Inc.
419 West Silver Spring Drive
Glendale, Wisconsin
Giles Project No. 1E-0711014

Dear Mr. Mathers:

Giles Engineering Associates, Inc. (Giles) has completed a Preliminary Site Assessment (PSA) on December 4, 2007 to evaluate the soil and groundwater environmental quality at the Whitefish Bay Cleaners Inc. property located at 419 West Silver Spring Drive, in the Village of Glendale, Milwaukee County, Wisconsin. The PSA was performed to evaluate if environmental impairment had resulted from the historic and current use of the property as a dry cleaner facility.

This correspondence presents a summary of Giles services, a summary of soil and groundwater sampling results, and provides Giles conclusions. A Site Plan (Figure 1), soil laboratory results summary (Table 1), groundwater laboratory results summary (Table 2), and a copy of the soil and groundwater laboratory analytical results and chain of custody (COC) documentation are attached.

SCOPE OF SERVICES

The soil and groundwater sampling approach of the PSA is intended as a "presence/absence only" evaluation of contamination. Complete vertical and horizontal delineation of soil and groundwater impacts was not included in the proceeding scope of services. The following tasks were performed including:

- Coordinated the Site field activities, completed a utility locate, and coordinated and scheduled entry to the property.
- Observed and documented the completion of three soil borings. Two soil borings were completed within the interior of the building near the existing dry cleaning machines, proximate to their perspective fill points, using a manually operated electric jack hammer to drive the core barrel sampling device to a maximum depth of 10 feet below ground surface (bgs). One boring was completed along the exterior of the building using truck-mounted direct-push soil and groundwater sampling techniques near the former dumpster area to a maximum depth of 16 feet bgs.

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- Subjected soil samples collected to a visual evaluation and field screening for the presence of volatile organic vapors utilizing a Photoionization detector (PID), equipped with a 10.6 eV lamp calibrated to a benzene-equivalent standard.
- Submitted three select soil samples (one sample per soil boring) to TestAmerica Laboratory Corporation (TestAmerica), located in Watertown, Wisconsin for chemical analysis of volatile organic compounds (VOCs) by EPA Method 8260.
- Collected groundwater samples from a temporary polyvinyl chloride (PVC) well screen placed in the boring completed along the exterior to the building and submitted them to TestAmerica (Watertown, WI) for chemical analysis of VOCs (8260).
- Prepared the following Summary of Findings to present the soil and groundwater laboratory reports.

RESULTS

Soil Field Screening and Soil Laboratory Sample Results

The results of the PID field screening did not indicate the presence of volatile vapors greater than 5 instrument units in the soil samples collected from borings TB-1, TB-2, or TB-3. VOCs including Tetrachloroethene, also known as Perchloroethene (PCE), was detected in the soil samples collected from borings TB-1 through TB-3; 1,2-Dichlorobenzene was also detected in the soil sample collected from boring TB-3. Methylene Chloride was detected in the soil sample collected from boring TB-2. No Wisconsin Administrative Code (WAC), Chapter NR 720.09 soil residual contaminant level (RCL) or NR 746.06 direct contact standard has been established for PCE, 1,2-Dichlorobenzene, or Methylene chloride. In addition, Methylene Chloride is flagged on the laboratory report as a common laboratory extraction solvent and (laboratory) contaminant. Soil field screening data and soil analytical results are summarized in Table 1 and a copy of the soil analytical report and COC documentation are attached.

Groundwater laboratory sample results. Groundwater was encountered at a depth of approximately 12 feet bgs in soil boring TB-3. Groundwater was not encountered in soil borings TB-1 and TB-2 due to the shallow termination depths of these borings resulting from borehole collapse. VOCs including PCE, cis-1,2-Dichloroethene (cis-1,2-DCE), Trichloroethene (TCE), and Toluene were detected in the groundwater sample collected from the temporary well constructed in boring B-3. PCE was detected at a level which slightly exceeds the WAC, Chapter NR 140 Enforcement Standard (ES); no other exceedences were noted for the remaining VOCs detected in the groundwater from boring TB-3. Groundwater analytical results are summarized in Table 2 and a copy of the groundwater analytical report and chain of custody documentation are attached.



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We appreciate the opportunity to provide environmental consulting services to Whitefish Bay Cleaners. Please contact the undersigned with additional questions or comments.

Very Truly Yours,

GILES ENGINEERING ASSOCIATES, INC.

Kevin T. Bugel, P.G., P.C.G.
Environmental Division Manager

Steven C. Thuemling
Assistant Environmental
Division Manager

Attachments: Figure 1; Site Plan
Table 1; Soil Laboratory Analytical Results Summary
Table 2; Groundwater Laboratory Analytical Results Summary
Soil Laboratory Analytical Results and COC Documentation
Groundwater Laboratory Analytical Results and COC Documentation

Distribution: Whitefish Bay Cleaners
Attn: Charles Mathers (1 US mail)

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1E-0711014ltr/07envr04/ktb/se

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CONCLUSIONS AND RECOMMENDATIONS

The data and results of this PSA indicate that the soil in the source areas (dry cleaning machine and dumpster areas) are impacted at low to moderate levels; PCE detection was evident in both the shallow interval (0 to 2 feet bgs) at 3,300 micrograms per kilogram (ug/kg) and the interval immediately above the water table interface (10 to 12 feet bgs). The soil interval immediately above the groundwater table exhibits moderate PCE levels of 6,100 and 7,900 ug/kg for borings TB-3 and TB-1, respectively. However, the concentrations of both the shallow and deeper intervals appear to have had a marginal effect on groundwater quality; PCE was detected in groundwater sample from TB-3 at 5.4 micrograms per liter (ug/L) slightly exceeds the Ch. NR 140 ES of 5.0 ug/L for this compound.

Based on the data and results of this PSA, the soil and groundwater have been impacted by the historic/current use of the property as a dry cleaning facility. Therefore, the property owner should be informed of their statutory obligation under Section 292.11 of the Wisconsin State Statutes to report this condition to the Wisconsin Department of Natural Resources (WDNR) and request that the WDNR provide their review and comment. The WDNR may require additional investigation to evaluate the extent and magnitude of soil and or groundwater impact. If additional investigation is required, Giles recommends that the Owner apply for reimbursement eligibility under the Dry Cleaner Environmental Response Fund (DERF), under WAC, Ch. NR 169. The cost for the work performed during the PSA maybe considered eligible for reimbursement under DERF (Ch. NR 169) and should also be included with the first claim, should the property qualify.

TABLE 1
SOIL ANALYTICAL RESULTS SUMMARY

Whitefish Bay Cleaners
419 West Sliver Spring Drive
Glendale, Wisconsin
Project No. 1E-0711014

Analyte	Sample Location			NR 720.09 RCLs	NR 746.06 Table 2 (Direct Contact)	WDNR Landfill Disposal Limit Contained-Out Non-Hazardous
	TB-1	TB-2	TB-3			
Sample Depth (feet)	8-10	0-2	10-12			
Sample Date	12/4/2007	4/19/2006	4/19/2006			
PID (HNU)	BDL	BDL	BDL			
Detected VOCs (ug/kg)						
1,2,4 Trimethylbenzene	<26	<26	<25	NS	NS	NS
1,3,5 Trimethylbenzene	<26	<26	<25	NS	NS	NS
1,2-Dichlorobenzene	<26	<26	40	NS	NS	NS
cis-1,2-Dichloroethene	<26	<26	<26	NS	NS	NS
Methylene Chloride	<53	110*1	<52	NS	NS	NS
Naphthalene	<53	<53	<52	NS	NS	NS
N-Butylbenzene	<26	<26	<26	NS	NS	NS
n-Propylbenzene	<26	<26	<26	NS	NS	NS
p-Isopropyltoluene	<26	<26	<26	NS	NS	NS
sec-Butylbenzene	<26	<26	<26	NS	NS	NS
Tetrachloroethene	7,900	3,300	6,100	NS	NS	33,000
Trichloroethene	<26	<26	<26	NS	NS	14,000
Toluene	<26	<26	<26	1,500	NS	NS

Notes:**PID:** Photoionization Detector**VOCs:** Volatile Organic Compounds**ug/kg:** Micrograms per kilogram; equivalent to parts per billion (ppb)**NR:** Natural Resources (NR) Chapter of the Wisconsin Administrative Code (WAC)**EPA:** Environmental Protection Agency**BDL:** Below Detection Limit**RCL:** Residual Contaminant Levels**NS:** No Established Standard**NC:** Not Calculated***1:** Flagged as a common Laboratory solvent and contaminant.

Results indicated in red or ##### exceed the WAC NR 720.09 Generic RCLs based on groundwater protection

Results indicated in green or (####) exceed the direct-contact, industrial US EPA soil screening level

Results indicated in purple or {#####} exceed the WDNR landfill disposal limit as contained-out non-hazardous waste

TABLE 2
GROUNDWATER ANALYTICAL RESULTS SUMMARY
Volatile Organic Compounds

Whitefish Bay Cleaners
 419 West Sliver Spring Drive
 Glendale, Wisconsin
 Project No. 1E-0711014

Detected Volatile Organic Compounds (VOCs) (ug/L)					
Sample Location	Sample Date	cis-1,2-DCE	PCE	TCE	Toluene
TB-3	12/4/2007	.81j	5.1	.22j	.42j
NR140 ES		70	5	5	1,000
NR140 PAL		7	0.5	0.5	200

Notes:

- PCE: Tetrachloroethene
- TCE: Trichloroethene
- DCE: Dichloroethene

ug/L: Micrograms per liter, equivalent to parts per billion (ppb)

j: Concentration was detected between the laboratory detection limit and the quantitation limit

Results indicated in red or ##### exceed the Wisconsin Administrative Code NR 140 Enforcement Standard (ES)

Results indicated in blue or (#####) are above the Wisconsin Administrative Code NR 140 Preventive Action Limits (PAL)

TestAmerica

THE LEADER IN ENVIRONMENTAL TESTING

802 Commerce Drive Watertown, WI 53094 * 800-833-7036 * Fax 920-261-8120

December 06, 2007

RECEIVED

DEC 08 2007

Client: GILES ENGINEERING - WISCONSIN
 N8 W22350 Johnson Road
 Waukesha, WI 53186

Work Order: WQL0037
 Project Name: 1E-0711014 Glendale, WI
 Project Number: 419 W. Silver Spring Dr.

Attn: Mr. Kevin Bugel

Date Received: 12/03/07

An executed copy of the chain of custody is also included as an addendum to this report.

If you have any questions relating to this analytical report, please contact your Laboratory Project Manager at 1-800-833-7036

SAMPLE IDENTIFICATION	LAB NUMBER	COLLECTION DATE AND TIME
TB-1 8-10'	WQL0037-01	11/30/07 10:30
TB-2 0-2'	WQL0037-02	11/30/07 09:30
TB-3 10-12'	WQL0037-03	11/30/07 08:30
MeOH Blank	WQL0037-04	11/30/07 08:30

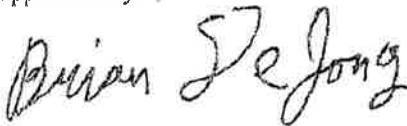
Samples were received into laboratory on ice.

Wisconsin Certification Number: 128053530

The Chain of Custody, 1 page, is included and is an integral part of this report.

Unless subcontracted, volatiles analyses (including VOC, PVOC, GRO, BTEX, and TPH gasoline) performed by TestAmerica Watertown at 1101 Industrial Drive, Units 9&10. All other analyses performed at the address shown in the heading of this report.

Approved By:



TestAmerica Watertown
 Brian DeJong For Dan F. Milewsky
 Project Manager

