



JUN 18 2013 *jr*

June 17, 2013

VIA ELECTRONIC AND U.S. MAIL

William Mulligan
Davis & Kuelthau
111 East Kilbourn Avenue
Suite 1400
Milwaukee, WI 53202

See Kaplan reports

Re: BRRTS# 02-41-552089; SHIRDON INC DBA SHOREWOOD QUEENSWAY DRY CLEANERS

FID 241 094 590

Dear Mr. Mulligan:

This is to comment on the need for additional vapor intrusion monitoring at the buildings at 4312-4334 Oakland Avenue, Shorewood, Wisconsin, and also to inquire as to the status of proposed remedial action at the above referenced dry cleaning property.

Vapor Monitoring

Although the first two rounds of sub-slab vapor pressure testing showed encouraging results, the indoor air testing found air quality significantly in excess of residential standards and did not include all the areas where indoor air impacts were historically detected. It is not sufficient to, as EnviroForensics has done, test the indoor air above the buildings where the SSDS is located. To protect human health, EnviroForensics must conduct vapor testing in areas representative of residential space in each building containing residences and all those areas where vapors were historically found to be present (such as the second floor hallway spaces above building at 4320-4322 where prior sampling found 16.5 ug/m3 PCE in the indoor air, which is significantly greater than the 4.1 ug/m3 target). This additional testing is necessary for two reasons.

- 1) The SSDS is located only beneath the buildings closest to the Queensway Dry Cleaner. Because the SSDS does not extend under the floor of all the other buildings, the SSDS may not have intercepted all the vapors before they could reach the untested buildings further north, which contain residences. The other buildings are left unprotected and cannot be assumed safe. Before EnviroForensics concludes the SSDS is effective at protecting human health, EnviroForensics must also test the buildings north of the SSDS.

GONZALEZ SAGGIO & HARLAN LLP
Attorneys at Law

www.gshllp.com

Affiliated with Gonzalez, Saggio and Harlan, L.L.C.

Milwaukee
111 East Wisconsin Avenue
Suite 1000
Milwaukee, WI 53202
Tel (414) 277-8500
Fax (414) 277-8521

Atlanta, GA
Boca Raton, FL
Boston, MA
Chicago, IL
Cleveland, OH

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Mr. William Mulligan
June 17, 2013
Page 2

- 2) EnviroForensics has compared the indoor air results to the VAL for non-residential space, but there are residences in some of the buildings. Because the test results are in some cases well above the VAL for residential space (42 ug/m3) it is necessary to collect samples in the residential areas to ensure those areas are safe. The old adage, 'better safe than sorry,' must be considered in determining whether the third sampling round is sufficient. Before EnviroForensics concludes the SSDS is effective at protecting human health, EnviroForensics must also test and show satisfactory results in the residential areas and locations where historically elevated levels were detected.

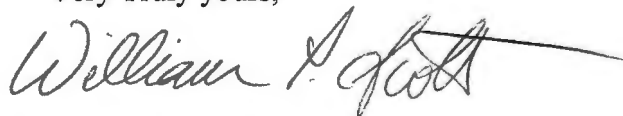
Please direct Shirdon Inc. to have EnviroForensics contact my client's environmental consultant, Terracon, to discuss expanding Shirdon Inc.'s next round of indoor air testing as described in this letter.

Remediation

The Shorewood Queensway Dry Cleaners has contaminated the soil, groundwater, soil vapor, air and indoor air at nearby properties at levels that endanger human health and safety. Indeed, the soil at Queensway is technically a hazardous waste. Yet five years after being informed of the legal responsibility to cleanup, to my knowledge, a remedy has not even been proposed. In fact, the project is still in the investigation stage. It is imperative that actual cleanup occur very soon to reduce the contamination in this residential neighborhood to acceptable levels. To assist in demonstrating Shirdon Inc.'s commitment to fulfilling its legal responsibilities to protect human health and the environment, please have Shirdon, Inc. provide me with the following information by July 1, 2013:

- 1) The date when Shirdon, Inc. will commence actual remediation.
- 2) Copies of proposals received to date for the remedial work as required by the DERP.
- 3) The date when Shirdon, Inc. will seek WDNR approval of a remedial proposal.
- 4) The most recent groundwater analytical data and table of historical groundwater data.
- 5) The date when the next groundwater sampling event will occur.

Very Truly yours,



William P. Scott

WPS

cc: John Hnat, Wisconsin Department of Natural Resources
Lenny Gartenberg, Aunt Peg's Oakland Ave., LLC (via email only)
Blaine Schroyer, Terracon (via email only)
Brian Kappen, EnviroForensics (via email only)