

Hanson, David L - DNR

From: Robert Cigale <bob@endpointcorporation.com>
Sent: Thursday, February 11, 2016 8:59 AM
To: Hanson, David L - DNR; Delwiche, Jim C - DNR
Cc: Don and Mary Scherf
Subject: Krystal Kleeners - 02-68-576741
Attachments: Site Investigation Plan.pdf

This email is to respond to Steps 1 to 3 outlined on the RP letter dated February 5, 2016. Scherf Properties Trust II has contracted with Endpoint Solutions Corp. to investigate the contamination at the above-referenced site. In addition, we have attached a copy of our Site Investigation Plan which is being implemented this week.

Thanks, Bob

Robert A. Cigale, P.G.

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Mr. Don Scherf
Scherf Properties Trust II
1700 Howlett Lane
Waukesha, WI 53186

February 11, 2016

Subject: Proposal for Professional Services
Site Investigation Activities
131 East Sunset Drive, Waukesha, Wisconsin

Dear Mr. Scherf:

In November 2015, Endpoint Solutions Corp. (Endpoint) conducted a Phase I Environmental Site Assessment (ESA) of the property located at 131 East Sunset Drive in the City of Waukesha, Waukesha County, Wisconsin (the Site). The results of the Phase I ESA indicated a dry cleaning operation (Krystal Kleeners) has operated at the Site since the Site was developed in 1988. Although the conditions currently observed at the dry cleaning operation did not indicate releases of dry cleaning chemicals to the environment were occurring, it was not possible to determine whether releases had historically occurred based solely on visual observations. As such, the historical presence of the dry cleaning operation at the Site was classified as a recognized environmental condition (REC). The only way to confirm or deny the release of dry cleaning chemicals to the subsurface at the Site was through the collection and analysis of samples.

Therefore, on December 2015, Endpoint performed Phase II Environmental Assessment activities (EA) to evaluate whether the REC identified during the Phase I ESA had caused environmental contamination at the Site. Two (2) soil borings were advanced for the collection of soil and groundwater samples for laboratory analysis and two (2) sub-slab vapor sample points were installed for the collection of sub-slab vapor samples for laboratory analysis. The results of the Phase II EA activities indicated the presence of low-concentrations of dry cleaning solvents in the soil and groundwater near the south door of the Krystal Kleener tenant space and significantly elevated concentrations of dry cleaning solvents in the sub-slab vapors beneath the Krystal Kleeners tenant space. Both of these conditions indicate the release of dry cleaning solvents to the environment and therefore require reporting of the release to the Wisconsin Department of Natural Resources (WDNR). Subsequently, WDNR will require the full extent of the area of contamination be delineated in regards to soil, groundwater and soil vapor.

PROPOSED SCOPE OF SERVICES

As an initial Site Investigation to assess the extent of contamination, we propose to complete the following:

1. Advance three (3) soil borings within the paved area south of the Krystal Kleeners tenant space (See attached Figure 1).
2. Submit two (2) soil samples from each soil boring location for laboratory analysis of volatile organic compound (VOC) content.
3. Convert the three (3) soil borings to Wisconsin Administrative Code (WAC) Chapter NR 141 compliant permanent monitoring wells.
4. Survey the top of casing at each monitoring well to a permanent onsite benchmark.

5. Measure the depth to groundwater in each of the wells.
6. Properly develop and sample each well, submitting a sample from each well for laboratory VOC analysis.
7. Install two (2) new sub-slab vapor monitoring points, locating one (1) in the tenant spaces to the east and west of the Krytsal Kleeners tenant space.
8. Collect sub-slab vapor samples from the newly installed sample points for laboratory VOC analysis.
9. Dispose of the drums of soil cuttings and purge water as a listed hazardous waste.
10. Prepare a summary report of results.

The Report of Results will include a summary of the scope of services completed, a discussion of the geology and hydrogeology at the Site, including groundwater flow characteristics, a summary of the soil, groundwater and sub-slab vapor results compared to current published screening levels and clean-up goals along with recommendations for next steps, if necessary.

It must be understood that the investigation of contamination in the subsurface can become an iterative process depending on the results of the investigation performed. Typically, the subsurface environment does not behave in a predictable manner. By proceeding in a controlled step-wise manner, we are able to eliminate costs associated with collecting unnecessary or unusable data. However, this process can take time to complete. Also, it is sometimes difficult for us to predict how the WDNR will respond to the data presented, which can also add time to the process. Therefore, note that depending on the results of these activities, the potential exists for further assessment or the need for preparation of a WDNR closure request to occur.

SCHEDULE

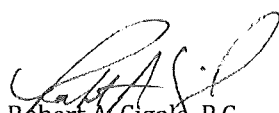
The schedule of the field activities will be dependent on the availability of a drilling subcontractor. We estimate the driller will be able to perform the field activities within one (1) to two (2) weeks of receiving authorization. The field sampling activities will require two (2) days to complete. Sample analysis will be performed on a standard two (2) week turn-around-time. The summary report of results will be prepared within one (1) week of receiving the analytical results.

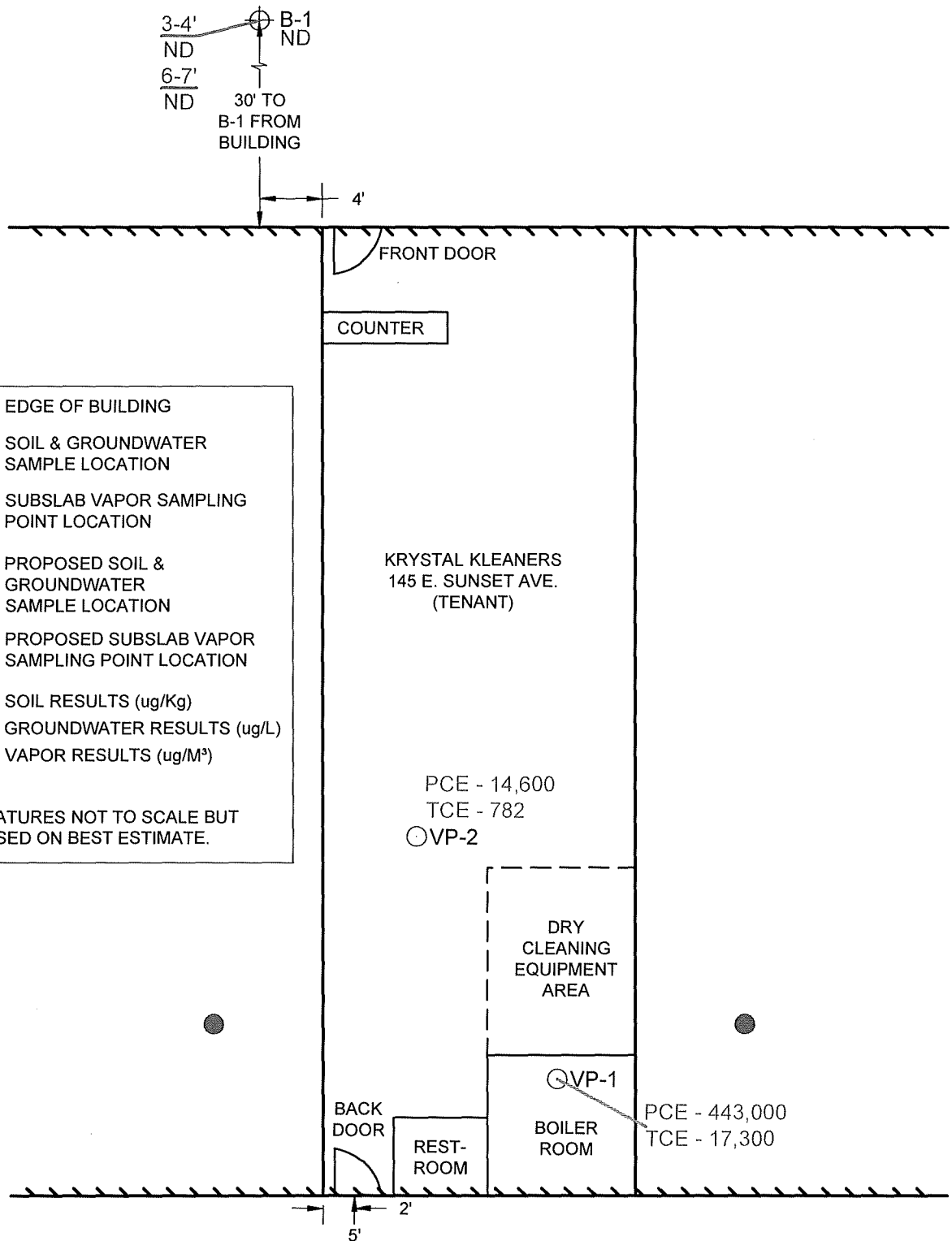
CLOSING

As formal authorization to proceed, please sign and return the signature pages of the attached Client Agreement and Task Order No. 2015-002. If you have any questions or concerns, please feel free to call me at 414-427-1200.

Sincerely,

Endpoint Solutions


Robert A. Cigale, P.G.
Principal Consultant



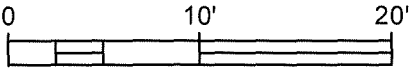
EDGE OF BUILDING

- SOIL & GROUNDWATER SAMPLE LOCATION
- SUBSLAB VAPOR SAMPLING POINT LOCATION
- PROPOSED SOIL & GROUNDWATER SAMPLE LOCATION
- PROPOSED SUBSLAB VAPOR SAMPLING POINT LOCATION

0.033 SOIL RESULTS (ug/Kg)
7.8 GROUNDWATER RESULTS (ug/L)
782 VAPOR RESULTS (ug/M³)

NOTE:
INTERIOR FEATURES NOT TO SCALE BUT LOCATED BASED ON BEST ESTIMATE.

3-4' ND
6-7' ND
C-1,2-DCE - 0.033
PCE - 0.097
PCE - 7.8
TCE - 1.07
B-2



SAMPLE LOCATIONS		
131 E. SUNSET DRIVE WAUKESHA, WISCONSIN 53186		
Endpoint Solutions		
6871 S. Lover's Lane Franklin, WI 53132		
Phone: (414) 427-1200	Fax: (414) 427-1259	
DRAWN BY: NWD	DATE: 12/21/15	Figure 1
REVIEWED BY: RAC	PROJECT NO: 255-006-002	

P:\US Bank - 255\131 East Sunset Drive - 006\CA\0\006-002\FIG 01_255-006-002 Sample Locations.dwg

SOURCE: