



October 12, 2017

Mr. Chue Yee Yang
Environmental Program Associate
Remediation and Redevelopment Program
Wisconsin Department of Natural Resources
2300 North Martin Luther King Drive
Milwaukee, Wisconsin 53212

Re: **Site Investigation Work Plan, Bright Cleaners**
7249 South 76th Street, Franklin, Milwaukee County, Wisconsin
DNR BRRTS Activity No. 02-41-580017
DNR FID No. 241928940

Dear Mr. Yang,

Phillips Edison & Company, on behalf of Franklin Station LLC previously retained Apex Companies, LLC (Apex) to conduct a Phase II Limited Subsurface Investigation at the dry cleaner tenant space at 7249 South 76th Street in Franklin, Milwaukee County, Wisconsin (the Site). This tenant space is located within Franklin Station LLC's Franklin Centre, a retail strip mall on South 76th Street in Franklin, Wisconsin (**Figure 1**).

As directed by the Wisconsin Department of Natural Resources (DNR), in its letter dated August 22, 2017, Franklin Station LLC hereby affirms that it has retained Apex to pursue closure for VOCs exceeding applicable standards for soil-gas in the immediate vicinity of the Site. Apex has prepared this Work Plan to describe the first step in site characterization. Based upon the results of this work, Apex will develop additional Work Plan(s) for expanded site characterization, if needed, and options for media-specific remediation

BACKGROUND INFORMATION

Site Description. The Site consists of a 14.6-acre parcel of land developed with a 120,000-square foot (SF) multi-tenant shopping center, asphalt-paved parking and landscaped areas. The Site is bounded to the north by an outparcel bank, restaurant, and a multi-tenant commercial retail building followed by W Rawson Avenue; to the east by two outparcel banks and a restaurant followed by S 76th Street; to the south by undeveloped properties and condominium properties followed by Terrace Drive; and to the west by undeveloped properties followed by W Loomis Road/Wisconsin 36.