

Memo

Date: February 15, 2010

To: Brian O'Connell

From: Linda Fellenz

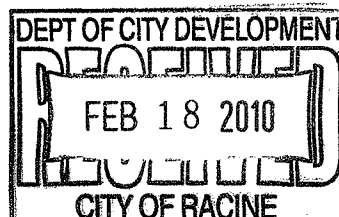
RE: Southside Industrial Park (Former Jacobsen/Textron) Redevelopment

As you may recall, the Wisconsin Department of Natural Resources (WDNR) closed the petroleum files for the above referenced site, however the chlorinated solvent contamination needed to be investigated. We anticipated completing the investigation once the site was redeveloped so the wells could be placed around the site where they would not be damaged during construction and could remain (if necessary) and not be in a location where a building may be constructed.

In October 2009, the redevelopment plans were determined for a portion of the site; therefore we determined that the investigation could be completed. In November four groundwater wells were installed at the site.

The investigation strategy includes 1-4 rounds of sampling and then a request for closure for open WDNR file.

One round of sampling has been completed and the results show that the impacts are very minimal. We intend to complete one additional round of sampling in March and if the sample results are consistent with the samples collected in November, we will submit a request for closure. If the WDNR concurs with the request for closure, we will abandon the wells and the environmental work will be complete. We anticipate this work to be done prior to the construction for the new facility.





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FINAL SUMMARY OF ENVIRONMENTAL CONDITIONS

SITE #1

From 2003 to 2008, Kapur & Associates, Inc. has performed demolition oversight, UST Removals, Remedial Actions, and continued monitoring of the subsurface soils and groundwater at the former Jacobsen/Textron and DePelecyn facilities. Redevelopment activities; including utility excavation and installation of the main parking area, began in 2006. The status of environmental investigation/remedial activities is as follows:

- Eight (8) NR 141 groundwater monitoring wells were installed in January 2005;
- Three rounds of groundwater sampling have been completed;
- Low level PAH and chlorinated solvent contamination showing a stable to decreasing trend are present in groundwater;
- Minimal residual impacted soils identified during monitoring well installation activities at concentrations above the NR 720 RCLs, are located at a depth of approximately 4 feet below ground surface. No direct contact risk is believed to exist on-site, due to the depth of impacted soils and traffic bond gravel covering the entire site;
- The proposed land use as an above grade commercial/light industrial park will provide a permanent infiltration barrier preventing the potential risk from direct contact with residual soil contamination;
- Kapur submitted a Remedial Action and Closure Request Report for the remediation of petroleum impacts identified during the LUST investigation at the site to the Wisconsin Department of Natural Resources (WDNR) in July 2006.
- On October 25, 2006 the WDNR reviewed the Closure Request Report, and a determination was made to 'close' the Petroleum contaminated areas, however, investigation (continued monitoring) of the chlorinated contaminants in the groundwater is to continue.
- Due to site redevelopment activities including grading, utility excavation and installation, the existing groundwater monitoring well network (MW-1 through MW-8) were abandoned in October 2006. To meet the WDNR requirements and to attain 'closure' of

the chlorinated contamination investigation, four (4) groundwater monitoring wells (MW-9 through MW-12) will be installed following utility and parking area installation/construction activities have been completed. We anticipate installation of the monitoring wells to be completed by early spring of 2008.

- A minimum of two (2) additional rounds of groundwater sampling for the chlorinated solvent impacts will be completed, the sample data analyzed, and if applicable, submit the chlorinated solvent investigative activities for Closure to the WDNR. We anticipate a determination by the WDNR by late fall of 2008.