

BETTER DAY PETROLEUM

April 6, 2010

To: All Commissioners of the RDA
Brian O'Connell

RE: Washington Ave. & West Blvd. Project

Dear Mr. O'Connell & RDA Commissioners,

In regards to today's agenda item labeled, "Concerns about the condition of West Racine Redevelopment site (Washington Market Site) and liability issues resulting from recent discovery", we are notifying the RDA that we believe that the provided PHASE I study was incorrect. There have been three different uses on that site and neighboring properties that should have been included but were not.

The Phase I lists that there is "No EDR Historical Auto Station sites are located within ¼ mile of the subject" (page 4) and "No Wisconsin Waste Disposal Sites (WDS) are located within ½ mile of the subject site" (page 4). After recent research we believe this to be incorrect. We believe that the following were withheld either intentionally or unintentionally.

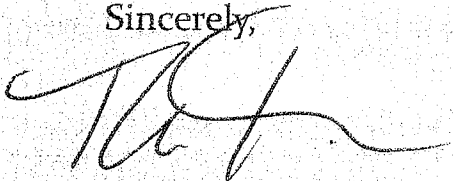
1. The United States Postal Service operated a facility on or near the West Racine Redevelopment site. Included in this facility was a mechanical repair shop for postal trucks.
2. An auto body repair shop operated on or near the West Racine Redevelopment site.
3. Prior to the site being the North Shore right-of-way, the West Racine Redevelopment site was a waste dump. In addition to area residential and farm waste dump, there is industrial waste of fly ash and slag from area foundries and local electric power plants.

4. The property to the south of the West Racine Redevelopment site had a discovery of industrial and construction waste.

Any one of these should spark corrections to the RDA's Phase I as well as cause for the ordering of a Phase II. These are important items that should be investigated while any of them could be catastrophic to any development on this site.

Your assistance regarding this matter would be greatly appreciated and discussion regarding this request is paramount to the forward movement of the Washington Market proposal.

Sincerely,



Tom Tousis

Cc: Tom Tousis
Cc: Karen Sorensen
Cc: Ray Leffler
Cc: Zak Williams
file: zipdr/JSlegals/Tousis_4.6.10/letter_to_RDA