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Mr. Mark A. Lahay, PE
Assistant City Engineer
City of Appleton
Department of Public Works
920-832-6486
Mark.lahay@appleton.org

November 24, 2015

Subject: Supplemental Environmental Assessment
BP - You Pump
1306 S. Oneida Street, Appleton, Wisconsin

Dear Mr. Lahay:

Endpoint Solutions Corp. (Endpoint) is presenting this proposed scope of work to perform Supplemental Environmental Assessment (EA) activities at the above referenced property (the "Site"). This proposal has been prepared based on information obtained during our prior assessment activities and communications with Mr. Alex Edler of the Wisconsin Department of Natural Resources (WDNR). Phone: (920) 662-5149 or Alex.Edler@wisconsin.gov.

During the month of December 2015 (date pending contractor availability), Endpoint Solutions Corp. (Endpoint) would like to perform these subsurface investigation activities on your property as requested by the WDNR. As the required next phase of work is occurring in the City right-of-way, this information is being provided to obtain your approval.

BACKGROUND

According to documentation contained in the WDNR online case file, two (2) Bureau for Remediation and Redevelopment Tracking System (BRRTS) files, #03-45-001390; Vista U-Pump (Former) (Vista) and #03-45-542987 You Pump (You Pump), exist for the Site.

Vista is listed as a closed leaking underground storage tank (LUST) site which initially began as a WDNR tracked site on December 29, 1992, and following subsurface investigation activities and groundwater sampling, was granted regulatory closure on December 16, 2009. Conditions of closure indicate that continuing obligations regarding residual soil and groundwater contamination remain.

You Pump is also listed as an open LUST site, with initial notification to WDNR occurring on April 13, 2005 due to a complaint of vapors in the sewer on March 24, 2005 and observations made of the premium gasoline UST system, specifically a leak related to an element seal on the premium submersible manifold piping. Subsequent to that initial notification and repairs to the system, a limited soil investigation in the immediate area of the reported release occurred. Based on the results of those investigative activities, it was concluded impacted soils were

present in the area of the reported release. No groundwater samples were collected during this sampling event. Although the impacts identified during these investigation activities coincide with at least a portion of the prior documented releases at the Site, impacts beyond that initial sample area may exist. Therefore, further assessment of the impacts related to the release from the element seal were required by WDNR.

Subsequently, Endpoint recommended and implemented additional assessment activities which included the collection and analysis of soil and groundwater samples to further assess the Site based on current regulatory screening and cleanup levels.

Overall, based on the results of Endpoint's additional assessment activities and previous Site investigation work conducted by others, it was concluded the soil and groundwater contaminant data was consistent in noting the presence of impacts near the premium UST. Although the impacts identified during the investigation activities coincided with at least a portion of the prior documented releases at the Site related to the Vista case, impacts beyond the Vista sampling area were documented to exist. However, it is important to note that this area was never historically assessed and more than likely impacts were present in that area prior to the most recent release as the closest historic soil and groundwater sampling point (B3/MW-3) represented the highest contaminant concentrations at the Site. It is unknown why WDNR did not require further assessment to the north or west at that time as clearly, the horizontal extent had not been fully delineated. Furthermore, the levels of contaminant constituents identified in the soil samples collected from this recent assessment are overall lower than those which were previously allowed to remain in place based on the current GIS registry for the Site.

Therefore, based on the results of the sampling events completed at the Site, Endpoint concluded that although a release to the environment likely occurred due to the operation of the premium UST system, the impacts associated with such are less than the historic results and were limited to the immediate area of the sump and also within the area of soils and groundwater previously documented to be impacted and granted regulatory closure by WDNR. Subsequently, Endpoint did not recommend any further action to assess this most recent release as based on the current conditions we concluded this release has not affected the Site soils and groundwater at concentrations greater than residual concentrations and the area of contamination was not located beyond those areas which were likely present and / or previously documented to have been assessed and granted regulatory closure by the WDNR.

Following receipt and review of the recent results however, WDNR rejected the conclusions and recommendations and at this time has requested additional assessment of the extent of the identified impacts, particularly to the north where known utility corridors exist. Therefore, the scope of work provided below has been prepared to address WDNR's concerns.

PROPOSED WORK SCOPE

SOIL AND GROUNDWATER ASSESSMENT

The proposed scope of work includes the advancement of three (3) soil borings to a depth of approximately 15 feet below ground surface (bgs) with subsequent conversion to groundwater

monitoring wells. It is anticipated that two (2) soil samples will be collected from each soil boring and one (1) water sample will be collected from each temporary well for laboratory analysis of petroleum volatile organic compounds (PVOCs). It is anticipated one (1) soil sample will be collected from the shallow soils, approximately one (1) to four (4) feet bgs and the other soil sample will be collected based on field observations, instrument readings or just above the field observed water table such that both direct contact and extent of impacts can be more accurately assessed. Following installation, the monitoring wells will be developed and sampled. Additionally, the top of each casing at each of the monitoring wells will be surveyed to the existing monitoring well network to aid in establishing groundwater flow direction at the Site. For reference, the proposed boring locations are shown on **Figure 1 - Existing and Proposed Sample Location Map.**

REPORT PREPARATION

Following completion of the above scope of work, Endpoint will prepare a summary report which will include a discussion of the analytical results; A professional interpretation of these results; and, Recommendations for further action as applicable.

SCHEDULE

Endpoint is prepared to begin work described herein upon receipt of your authorization to proceed. Scheduling of an available drilling subcontractor is typically one (1) to two (2) weeks, with a minimum of three (3) days pending an underground utility locate. Following completion of the sampling events, analytical results will be available within approximately two (2) weeks. A report will be prepared detailing the activities within three (3) weeks upon receipt of all data. Upon receipt of regulatory closure from WDNR, all the monitoring wells will be abandoned in accordance with WDNR regulations. Monitoring wells potentially may exist on your property for a year or more as this process is ongoing.

CLOSING

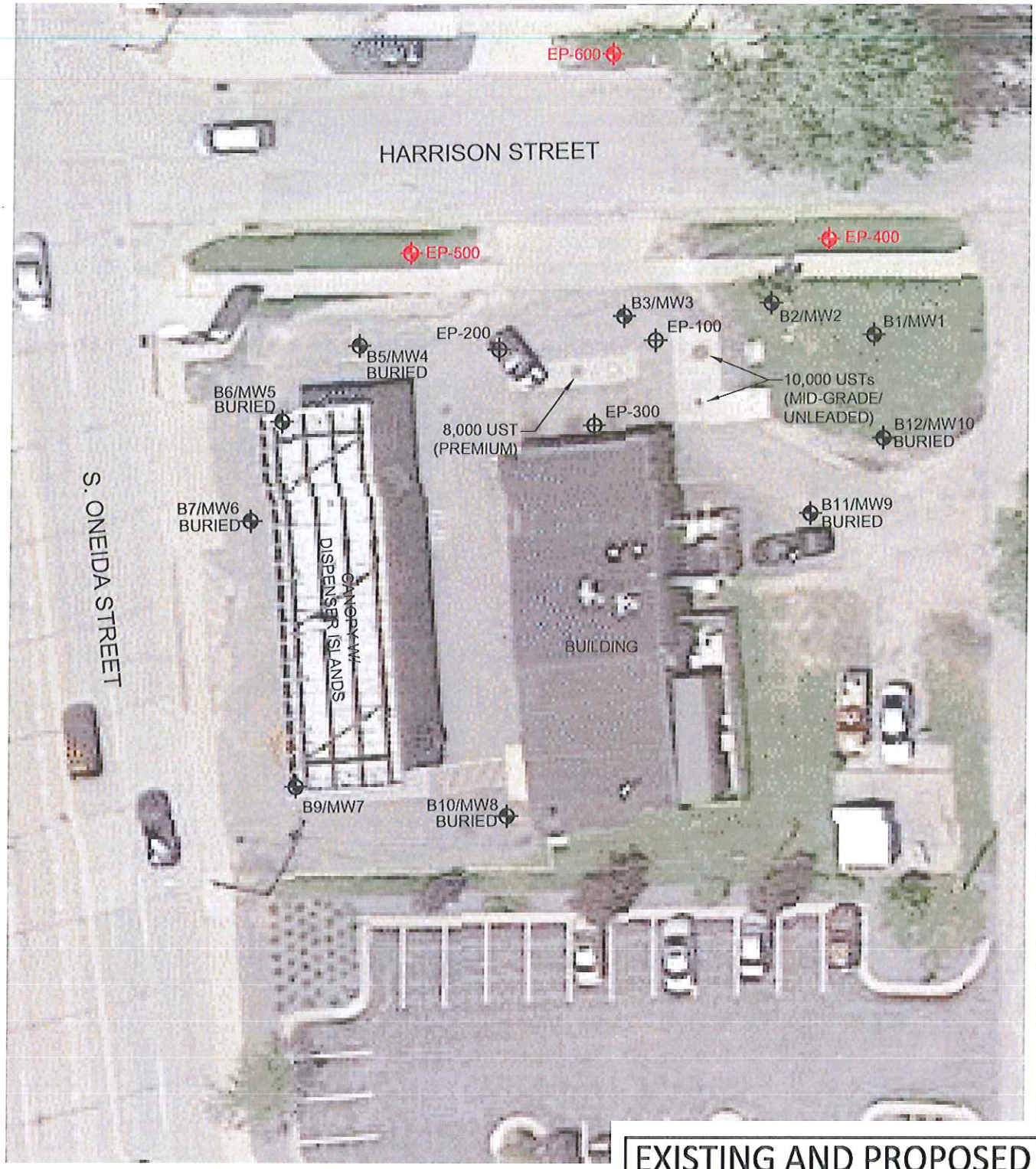
We appreciate your assistance and look forward to working with you on this project. If there are any questions or any additional information is required, please do not hesitate to call.

Sincerely,

Endpoint Solutions

Kirk L. Kapfhammer, P.G.
Principal

Attachment
Figure 1 - Existing and Proposed Sample Location Map



B-1	SOIL BORING LOCATION/ MONITORING WELL LOCATION (ENVIRONMENTAL ASSESSMENTS)
EP-200	SOIL BORING LOCATION/ MONITORING WELL LOCATION (ENDPOINT 2014)
	PROPOSED SOIL BORING LOCATION

N

0 30' 60'

SOURCE: GOOGLE MAPS-140512; ENVIRONMENTAL ASSESSMENTS CURRENT SITE LAYOUT FIGURE 2

EXISTING AND PROPOSED SAMPLE LOCATION MAP

YOU PUMP BP
1306 S. ONEIDA STREET
APPLETON, WISCONSIN

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DRAWN BY: NWD	DATE: 07/07/15	Figure 1
REVIEWED BY: KLK	PROJECT NO: 267-001-001	

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