

### **THIRD AMENDMENT TO REAL ESTATE PURCHASE AGREEMENT**

THIS THIRD AMENDMENT TO REAL ESTATE PURCHASE AGREEMENT (this “**Amendment**”) is dated and effective as of January 16, 2026, by and between **COMMUNITY DEVELOPMENT AUTHORITY OF THE CITY OF WEST ALLIS** (“**Purchaser**”), and **SETH E. DIZARD, ESQ.**, as Wis. Stats. Chapter 128 Receiver (“**Receiver**”) of **MOTOR CASTINGS COMPANY**, a Wisconsin corporation (“**Company**”).

#### **RECITALS**

WHEREAS, Purchaser and Company are parties to that certain Real Estate Purchase Agreement effective as of September 10, 2025, as amended by that certain First Amendment to Real Estate Purchase Agreement dated November 7, 2025, as further amended by that certain Second Amendment to Real Estate Purchase Agreement dated January 6, 2026 (collectively, the “**Purchase Agreement**”), pursuant to which Company agreed to sell, and Purchaser agreed to buy, approximately 5.98 acres of property in the City of West Allis, County of Milwaukee, as more particularly described in the Purchase Agreement (the “**Property**”);

WHEREAS, Purchaser has conducted an environmental investigation of the conditions of the Property, which led to the discovery of environmental contamination at the Property that was, of necessity, reported by Purchaser to the Wisconsin Department of Natural Resources (“**WDNR**”), and will require further investigation and remediation as more particularly set forth in the attached letter report from Ramboll Americas Engineering Solutions, Inc.

WHEREAS, the parties desire to amend the Purchase Agreement to: (i) amend the Purchase Price in light of the environmental contamination at the Property; (ii) clarify the treatment of various costs and expenses, and other similar obligations encumbering the Property; and (iii) in consideration for a conveyance free and clear of that certain mortgage from the Company to New Dalton Foundry, LLC, a Delaware limited liability company, in the amount of \$500,000.00 dated December 5, 2023, and recorded January 16, 2024 (the “**Mortgage**”), provide for a contingent post-closing payment (an “**Earn-Out**”) from Purchaser to the Receiver for the benefit of the Receivership estate, calculated by reference to Purchaser’s Remedial Costs and future re-sale of the Property.

WHEREAS, the parties hereto now desire to amend the Purchase Agreement on the terms and conditions set forth herein;

NOW, THEREFORE, in consideration of the foregoing premises and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, IT IS AGREED AS FOLLOWS:

1. **Defined Terms.** All capitalized terms used but not defined in this Amendment shall have the meanings ascribed to them in the Purchase Agreement.

2. **Purchase Price.** The Purchase Price Amount in Section 4(a) of the Purchase Agreement is hereby amended and restated as follows: In consideration of the Receiver's sale, assignment and transfer of the Purchased Assets to Purchaser, Purchaser shall pay to the Receiver

the sum of One Hundred and No/100 Dollars (\$100.00) plus, as additional consideration, the payment, by Purchaser, of various costs and expenses that are otherwise the obligation of the Receiver under the Purchase Agreement (“**Receiver’s Closing Costs**” as further defined below), plus such Earn-Out, if any, as defined below. Because the Earn-Out is contingent and may not ultimately be realized, Purchaser and Receiver acknowledge and agree that the Purchase Price for purposes of Closing shall be deemed to be the sum of \$100.00 plus the Receiver’s Closing Costs.

3. Treatment of Transfer Taxes, Real Estate and Personal Property Taxes, Special Assessments and Other Municipal Charges, and Closing Costs. Section 4 of the Purchase Agreement is hereby further amended as follows:

Section 4(c) of the Purchase Agreement is hereby amended to delete the last sentence.

Section 4(d) of the Purchase Agreement is hereby deleted in its entirety and replaced with the following:

“Real Estate and Personal Property Taxes, Special Assessments and Other Municipal Charges. The parties acknowledge that, as of the Effective Date and as of the Closing Date, there may be unpaid personal property taxes, real estate taxes (including in rem taxes) (for a prorated portion of the 2026 tax year in which Closing occurs and the full amount of the 2025 tax year), special assessments, special charges, and municipal utility charges (including, without limitation, water, sewer and stormwater fees), together with any related interest, penalties or other charges (collectively, “**Receiver’s Municipal Costs**”), that constitute liens or encumbrances running with the land in association with the Property that must be paid at Closing. Payment of Receiver’s Municipal Costs will be handled as provided in Section 4(h) below. Purchaser shall be responsible, at Purchaser’s sole cost and expense, for all personal property taxes, real estate taxes (including in rem taxes), special assessments, special charges, and municipal utility charges (including, without limitation, water, sewer and stormwater fees), arising on or after the Closing Date.”

Section 4(e) of the Purchase Agreement is hereby deleted in its entirety and replaced with the following:

“Intentionally Omitted.”

Section 4(g) is hereby added to the Purchase Agreement, which shall read as follows:

“Closing Costs. The parties acknowledge that, as of the Effective Date and as of the Closing Date, there will be transfer taxes, Title Company closing fees and costs, costs associated with the Title Commitment and Title Policy, recording fees, and other traditional costs of escrow and closing (“**Receiver’s Title Fees**”), which must be paid in conjunction with Closing. Payment of Receiver’s Title Fees will be handled as provided in Section 4(h) below. References to payment of costs in association with the Title Commitment and Title Policy as well as escrow closing fees in Section 11 of the Purchase Agreement are hereby deleted.

Section 4(h) is hereby added to the Purchase Agreement, which shall read as follows:

“Advances by Purchaser. Receiver represents and warrants that the Receivership estate has no material funds available to pay Receiver’s Municipal Costs and Receiver’s Title Fees (collectively, **“Receiver’s Closing Costs”**), other than the nominal \$100.00 portion of the Purchase Price, and that said nominal portion of the Purchase Price is not expected to be sufficient to satisfy all Receiver’s Closing Costs in association with the Property. Accordingly, to the extent any Receiver’s Closing Costs are not paid or satisfied at or prior to Closing out of funds then available to the Receivership estate, Purchaser (or the City of West Allis on Purchaser’s behalf) shall advance or pay such Receiver’s Closing Costs in order to permit Closing to occur and to protect Purchaser’s interest in the Property and facilitate subsequent redevelopment.”

4. Receiver Deliveries at Closing. Section 6(a)(iv) of the Purchase Agreement is hereby deleted in its entirety and replaced with the following:

“(iv) A copy of an order entered by the Court in the Receivership Proceedings authorizing the sale of the Purchased Assets by the Receiver to Purchaser free and clear of all Liens, including a specific reference that the Real Estate is conveyed free and clear of the Mortgage granted by Company in favor of New Dalton Foundry, LLC, a Delaware limited liability company, in the amount of \$500,000.00 dated December 5, 2023, and recorded January 16, 2024 (the **“Sale Order”**).”

5. Miscellaneous. The last sentence of Section 14(m) of the Purchase Agreement is deleted in its entirety and replaced with the following:

“Given the payment of nominal Purchase Price, Receiver and Purchaser acknowledge that each has informed JLL and CBRE that there will not be sufficient funds at Closing to pay any brokerage commissions, and only in the event an Earn Out is achieved could any brokerage commission be paid to JLL and CBRE. To avoid any concerns relating to a possible lien for the payment of broker’s commissions, the Receiver agrees to provide notice to JLL and CBRE of the sale motion filed with the Court in the Receivership Proceedings and to seek a Sale Order that includes language that the sale to Purchaser is free and clear of any potential brokerage liens.”

6. Earn-Out Provision. A new Section 15 of the Purchase Agreement is hereby added as follows:

Section 15. Earn-Out; Reporting of Remedial Costs and Dispositions.

(a) Definitions. For purposes of this Section 15:

(i) **“Remedial Costs”** means the amount of all third-party costs and expenses actually incurred and paid by Purchaser or the City of West Allis, on or after the Closing Date, in connection with the investigation, monitoring, response, remediation and/or removal of environmental contamination on, under or migrating from the Property (all four parcels), including, without limitation: (A) environmental consulting, engineering and legal fees; (B) costs of sampling, analysis, site investigation, remedial action, response action, monitoring and related

reporting to governmental authorities; and (C) costs of demolition, soil management, disposal, and installation or operation of remedial systems to the extent undertaken to address environmental contamination at the Property. Remedial Costs shall not include (x) ordinary operating or maintenance expenses unrelated to environmental contamination, or (y) internal administrative overhead of Purchaser or the City of West Allis except to the extent actually, and in the ordinary course, charged to the project.

(ii) “**Net Re-Sale Proceeds**” means, with respect to any sale, conveyance, transfer or other disposition by Purchaser (or its assignee) of all or any portion of the Property, the gross cash consideration actually received by Purchaser for such disposition, less (A) customary closing costs and prorations paid by Purchaser, (B) reasonable third-party brokerage commissions paid by Purchaser, and (C) reasonable and customary legal, title, recording, survey and similar transaction costs paid by Purchaser in connection with such disposition.

(iii) “**Aggregate Net Re-Sale Proceeds**” means the cumulative total of all Net Re-Sale Proceeds from time to time received by Purchaser from all sales or other dispositions of any portion(s) of the Property.

(b) Annual / Periodic Reporting. Commencing with the first full calendar year following the Closing Date and continuing until the earlier of (x) the satisfaction in full of the Earn-Out Amount (as defined below) or (y) the tenth (10th) anniversary of the Closing Date, Purchaser shall provide to the Receiver, not later than April 30 of each year and upon reasonable written request, a report (which may be in summary form) containing:

(i) a summary of Remedial Costs incurred and paid by Purchaser (and/or by the City of West Allis on Purchaser’s behalf) during the preceding calendar year and cumulatively on, and after, the Closing Date; and

(ii) a summary of any sales or dispositions of all or any portion of the Property that closed during the preceding calendar year, including the corresponding Net Re-Sale Proceeds and Aggregate Net Re-Sale Proceeds.

Purchaser’s obligation to provide such reports shall terminate upon the earlier of (x) satisfaction in full of the Earn-Out Amount, if any, or (y) the tenth (10th) anniversary of the Closing Date.

(c) Earn-Out Calculations; Payment Obligation. The Earn-Out Calculation shall be made following a determination of Case Closure in accordance with NR 726, Wis. Stats. by the WDNR for all parcels constituting the Property (“**Case Closure**”). If and when, at any time after the Closing and following Case Closure, the Aggregate Net Re-Sale Proceeds exceed the sum of the total Remedial Costs incurred and paid through Case Closure plus the Receiver’s Closing Costs (collectively, the “**Final Remedial Costs**”), Purchaser shall pay to the Receiver, for the benefit of the Receivership estate, an amount equal to:

***Aggregate Net Re-Sale Proceeds – Final Remedial Costs***

up to a maximum aggregate amount of Eight Hundred Thousand and No/100 Dollars (\$800,000.00) (the “**Earn-Out Amount**”).

Any such payment shall be made within sixty (60) days after the later of Case Closure or the date on which Purchaser closes the transaction (or series of related transactions) that results in Aggregate Net Re-Sale Proceeds first exceeding the sum of Final Remedial Costs, and, if additional sales occur thereafter in which Aggregate Net Re-Sale Proceeds further exceed the Final Remedial Costs (and the Earn-Out Amount has not yet been paid in full), additional payments shall be made within sixty (60) days after each such subsequent sale (or series of related sales), until the Earn-Out Amount has been paid in full or no further such excess exists.

(d) Cap; Nature of Obligation. In no event shall Purchaser be required to pay, in the aggregate, more than the Earn-Out Amount of \$800,000.00 pursuant to this Section 15. Purchaser shall have no obligation to make any payment under this Section 15 unless and until Aggregate Net Re-Sale Proceeds exceed Final Remedial Costs. The parties agree that the Earn-Out Amount shall constitute additional, but contingent, purchase consideration for the Purchased Assets, payable post-closing for the benefit of the Receivership estate, and that liens, claims and encumbrances, if any, shall attach to any such Earn-Out payments to the same extent, priority and validity as they attached to the Purchased Assets immediately prior to Closing, subject to further order of the Court in the Receivership Proceedings.

(e) Audit Rights. Upon reasonable prior written notice and not more than once in any twelve (12)-month period, the Receiver (or his successors) shall have the right, at the Receivership estate's expense, to review and audit, during normal business hours, Purchaser's books and records reasonably necessary to verify the calculation of Final Remedial Costs and Net Re-Sale Proceeds for purposes of this Section 15. Purchaser shall cooperate in good faith with any such review, subject to reasonable confidentiality protections.

7. Effect of Amendment. In the event of any conflicts or inconsistencies between the terms and provisions of this Amendment and those of the Purchase Agreement, the terms and provisions of this Amendment shall govern and control to the extent of such conflict or inconsistency. Except as modified by this Amendment, the terms and conditions of the Purchase Agreement shall remain unchanged and shall remain in full force and effect and are hereby ratified and confirmed. All references to the Purchase Agreement shall be deemed to refer to the Purchase Agreement as amended by this Amendment.

8. Successors and Assigns. This Amendment shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

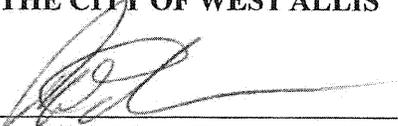
9. Counterparts. This Amendment may be executed in counterparts, each of which when so executed and delivered (including by e-mail) shall be deemed an original, and all of which counterparts, taken together, shall be deemed one complete document. Facsimile, electronic, and scanned signatures on this Amendment shall be binding upon the parties hereto.

*[Signature page follows.]*

IN WITNESS WHEREOF, the parties have executed this Amendment as of the date first set forth above.

**PURCHASER:**

**COMMUNITY DEVELOPMENT AUTHORITY  
OF THE CITY OF WEST ALLIS**

By:   
Patrick Schloss, Executive Director

**COMPANY:**

**MOTOR CASTINGS COMPANY,**  
a Wisconsin corporation

By:   
Seth E. Dizard, Wis. Stats. Chapter 128  
Receiver

## MEMO

Project **Estimated Incremental Cost of TCE Contaminated Soil Removal at the Former Motor Castings Site**

Client **City of West Allis, Community Development Authority (CDA)**

To **Shaun Mueller – Development Project Manager  
Patrick Schloss - Economic Development Executive Director  
Kail Decker – City of West Allis Attorney  
Bruce Keyes - Foley & Lardner LLP**

From **Ramboll Americas Engineering Solutions, Inc.,  
Jay Karls, PE and Michelle Peters, PE**

January 15, 2026

On behalf of the City of West Allis CDA, Ramboll has completed an estimate of the costs associated with the completion of remedial actions at the property located at 6500 Washington Street in West Allis, Wisconsin (the "site" or "property"). The site consists of four parcels totaling 6.635 acres located at the following property addresses: 6500 W. Washington Street (property tax key 439-0001-037), 13\*\* South 65<sup>th</sup> Street (property tax key 439-9004-000), 11\*\* South 65<sup>th</sup> Street (property tax key 439-0108-001), and 11\*\* South 64<sup>th</sup> Street (property tax key 439-0088-000).

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Phase II sampling completed to date identified various constituents detected above regulated levels in samples across the site, including metals, polychlorinated biphenyls (PCBs), polycyclic aromatic hydrocarbons (PAHs) and volatile organic compounds (VOCs); however, significantly elevated concentrations of trichloroethylene (TCE) were detected in northwestern portion of the site on the property identified as 6500 Washington Street in the vicinity of the presumed location of a former underground storage tank (UST) that contained TCE. Based on the results of the sampling activities completed, it is Ramboll's opinion that the elevated concentrations of TCE detected in this area of the site warrant completion of an interim remedial action in support of the eventual redevelopment of the property.

Ref. 1690030431,  
Task 07

This estimate assumes that the remedial action to be completed to address the highly impacted soils in the vicinity of the former TCE tank area consists principally of excavation and off-site disposal of soils containing TCE at a concentration exceeding 1 part per million (ppm). The estimated disposal volumes and conditions for generating the costs presented herein are based on the sampling completed to date as part of the Phase II Environmental Site Assessment delineation of impacts for TCE only. Further delineation as part of the overall Site Investigation (SI) and development of an Interim Action Remedial Plan (IRAP) will be required prior to completion of cleanup activities, and may result in adjusted quantities for management and disposal. The estimated costs for pre-remedial investigation activities include work plan development, movement of on-site soil/debris, a geophysical survey of the former TCE tank area, installation of monitoring wells (1)

and piezometers (2), delineation of soil impacts in the former TCE tank area, an initial phase of vapor intrusion (VI) assessment, and reporting.

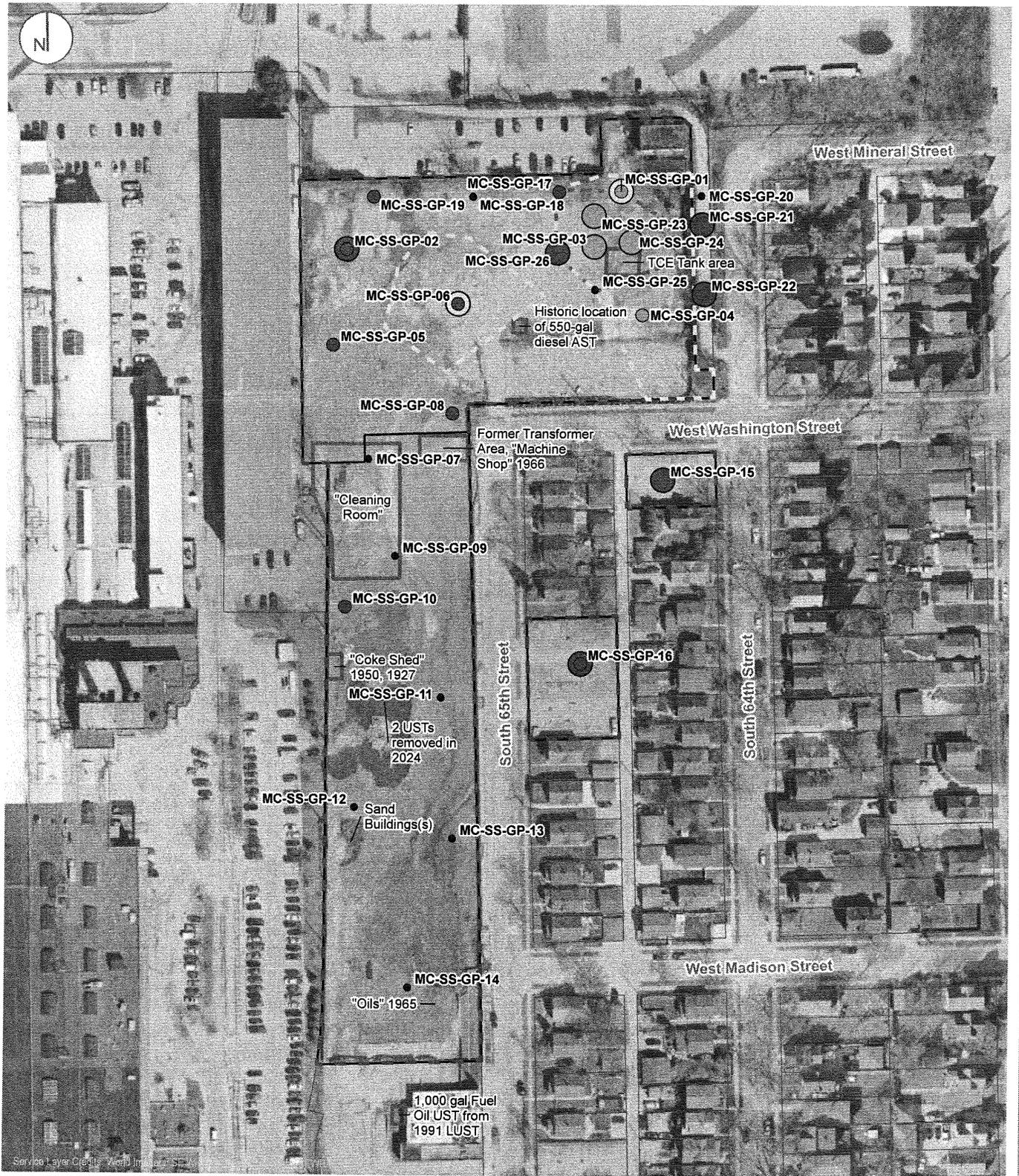
The estimate of the quantity of contaminated soil to be excavated and disposed off-site prior to overall site redevelopment is calculated based upon sample locations with results greater than or equal to 1 ppm. The areal extent of the excavation area was established assuming excavation of all soil exceeding 1 ppm TCE and extension of the excavation to the next sample location below 1 ppm TCE or the property boundary near the TCE tank (where sample coverage is more robust) or halfway to the next sample location below 1 ppm to the southwest of the former TCE tank (where sample coverage is more sparse). This cost estimate assumes shallow excavation to depths of 14-ft bgs in the majority of the impact area with deeper excavation to 28-ft bgs in the potential source zone, based on sampling completed to date. Additional vertical delineation prior to the completion of the removal action will be necessary to confirm the necessary excavation depths. The calculated quantities used for the preparation of this cost estimate are included in the attached cost detail sheet.

The assumptions used to develop the cost estimates are listed below:

- Contaminated soils are to be disposed of at an approved solid waste landfill as non-hazardous waste. If further sampling or waste characterization determines material to be characteristically hazardous, increased costs for disposal will be incurred.
- Additional soil and groundwater evaluation will be required as part of the overall SI and in support of development of IRAP.
- Costs for pre-treatment (if necessary) and off-site disposal of excavation water that could potentially accumulate within the excavation during the work are included in the estimate. The excavation water generated during work within the identified contaminated areas is anticipated to be disposed of/discharged to the sanitary sewer system under a discharge permit issued by MMSD.
- This cost estimate includes management of surface concrete by removal and stockpiling onsite for management as part of the overall redevelopment activities to be completed after remedial cleanup. Subsurface concrete is assumed to require management via offsite disposal similar to impacted soil. Costs for off-site disposal of concrete, if necessary, are not included in this estimate.
- We consider this to be a reasonable estimate of actual costs expected to be incurred in attaining case closure for the site under Wis. Admin. Code NR 726. Actual costs could increase if deeper groundwater is impaired, if contaminated soils are determined to be hazardous wastes, if contamination impacts a larger area than expected, or if landfill and trucking costs are more than projected. Costs could go down if a smaller area is impacted than assumed from existing sampling.

Attachments:

1. Figure – VOC Soil Sampling Results
2. Cost Evaluation for Potential Soil Removal Remedial Action



- INDUSTRIAL DIRECT CONTACT EXCEEDANCE
- NON-INDUSTRIAL DIRECT CONTACT EXCEEDANCE
- SOIL TO GROUNDWATER PATHWAY EXCEEDANCE
- VOC SOIL SAMPLE LOCATION
- SHALLOW SAMPLE (0-6 FT BGS)
- DEEP SAMPLE (>6 FT BGS)
- DEEP PROPOSED EXCAVATION
- PROPOSED EXCAVATION
- SITE BOUNDARY
- SITE PARCEL
- PARCEL BOUNDARY

### VOC SOIL SAMPLING RESULTS

COMMUNITY DEVELOPMENT AUTHORITY  
 OF THE CITY OF WEST ALLIS  
 6500 WEST WASHINGTON STREET, 13\*\* S. 65TH STREET,  
 11\*\* S. 65TH STREET, 11\*\* S. 64TH STREET  
 WEST ALLIS, WISCONSIN

FIGURE 04

RAMBOLL AMERICAS  
 ENGINEERING SOLUTIONS, INC.  
 A RAMBOLL COMPANY



**Cost Evaluation for Potential Soil Removal Remedial Action**  
 6500 W. Washington Street  
 Former Motor Castings Site  
 West Allis, WI

Pre-Remedy TCE Area Site Investigation Activities			
Description	Qty.	Unit Cost	Cost Extension
Site Investigation Work Plan	1	\$10,000.00	LS \$ 10,000
On Site Soil Pile(s) movement	1	\$50,000.00	LS \$ 50,000
Geophysical Evaluation	1	\$15,000.00	LS \$ 15,000
Installation of permanent monitoring well(1) and piezometers (2)	1	\$100,000.00	LS \$ 100,000
Off-site Residential Vapor Assessment - Initial Phase	6	\$10,000.00	per home \$ 60,000
Off-Site Chiller Vapor Assessment - Initial Phase	1	\$50,000.00	LS \$ 50,000
Guided Soil Sampling Delineation Reporting	1	\$100,000.00	LS \$ 100,000
			\$ 37,500
<b>Total Incremental Cost to for Pre-Remedy SI Activities in TCE area</b>			<b>\$ 412,500</b>

TCE Area Remedial Cleanup			
Description	Qty.	Unit Cost	Cost Extension
Management and Disposal of Soil from Northern TCE Area			
Mobilization	1	\$5,000.00	LS \$ 5,000
Soil sampling for waste characterization/disposal	2	\$3,000.00	LS \$ 6,000
Lab analytical for soil waste characterization/disposal	4	\$1,000.00	per sample \$ 4,000
Soil Waste Generator Profile Form Submittal and Landfill Acceptance	1	\$2,500.00	EA \$ 2,500
Removal of surface level concrete, stockpiled onsite	5,050	\$20.00	SY \$ 101,000
Excavation, loading, and transport of impacted soil	49,540	\$20.00	Ton \$ 990,800
Disposal of impacted soil at landfill	49,540	\$22.00	Ton \$ 1,089,880
Removal and management of subsurface concrete	2,500	\$35.00	Ton \$ 87,500
ZVI Groundwater Polishing	1	\$250,000.00	LS \$ 250,000
Backfill of excavation area to previous ground level	49,540	\$25.00	Ton \$ 1,238,500
Contaminated Excavation Water sampling and lab analysis for waste characterization/disposal	2	\$1,000.00	LS \$ 2,000
Contaminated Excavation Water Disposal Permitting (Assumes direct discharge to sanitary sewer)	1	\$2,500.00	EA \$ 2,500
Excavation Water Treatment & Disposal	10,000	\$0.75	Gal \$ 7,500
Environmental Consultant oversight & expenses	30	\$1,750.00	Day \$ 51,913
			\$ 1,913
<b>Total Incremental Cost to Manage and Dispose of TCE-impacted soil</b>			<b>\$ 3,839,093</b>

Site Wide Site Investigation / Remedial Activities			
Description	Qty.	Unit Cost	Cost Extension
Site-wide Soil and Groundwater Site Investigation Reporting			\$250,000.00
TCE Area Remedial Cleanup Documentation Report			\$250,000.00
Comprehensive SI Report			\$250,000.00
Site-wide Remedial Action Options Report			\$250,000.00
MRT18 Request and Materials Management, Historic Fill Site Exemption Remedial Actions Documentation Report			\$250,000.00
Request for Case Closure			\$250,000.00
Final Remedial Implementation & Reporting			\$250,000.00
On-Site Vapor Mitigation System			\$250,000.00
Nonconformance Resolution			\$250,000.00
Impacted Soil Management Cost			\$250,000.00
<b>Total Incremental Cost for Site Wide Investigation and Remediation</b>			<b>\$500,000.00</b>

Total Incremental Cost to for Pre-Remedy SI Activities in TCE area	\$ 412,500
Total Incremental Cost to Manage and Dispose of TCE-impacted Soil	\$ 3,839,093
Total Incremental Cost for Site Wide Investigation and Remediation	\$ 500,000
<b>Total Estimated Incremental Cost for Site Investigation, Remediation, and Long-term Reporting</b>	<b>\$ 4,751,593</b>

Notes:  
 1. All unit rates are approximated based on unit rates from similar recent project work and are not calculated from subcontractor quotes. Official quotes for individual tasks to be sourced and provided in phased scope of work proposals.  
 2. Costs assume that all material is non-hazardous. Should waste characterization or discrete sampling indicate hazardous material conditions, reassessment of costs will be necessary.

Assumptions	
Management of this soil/pile pile from remediation activities currently co-located with the potential location of the historic TCE tank. Movement of the pile facilitates further evaluation of the subsurface in the area, a geophysical evaluation of the former tank area, and soil distribution.	
Review of the former TCE tank area to determine if the tank structure may remain in place and location of foundations or other subsurface structures preventing migration or creating preferential pathways.	
One monitoring well and one piezometer to be installed down gradient of the area of the TCE tank following movement of the material pile. Previously inaccessible due to the pile and overhead utilities. Additional piezometer to be co-located with the source area monitoring well (MW-03, planned to be installed in early February). Piezometers to be installed with casing to approximately 30-ft bgs and screened from approximately 50-55-ft bgs. Depths are approximated based on known geological information from Phase II activities and to be further evaluated based on observations during drilling.	
Initial scope to include three (3) rounds of in-home indoor air and subsurface vapor sampling. Indoor air samples will be collected using passive vapor sampling methods, consistent with 80-800. Cost estimate also includes installation of a pump-based sub-slab depressurization system in each of the six (6) properties located east of the potential source area (1000, 1008, 1012, 1016, and 1021 S 64th Street and 6328 W. Washington Street). If warranted based on VI sampling results. Additional residential vapor assessment may be necessary based on initial phase results.	
Initial scope to include passive vapor sampling within the sanitary sewer mainlines in the stretch of S. 64th Street bounded by W. Mineral Street to the north and W. Washington Street to the south. Further vapor assessment potentially necessary in subsequent phases based on initial results.	
Additional delineation sampling within the current TCE Area for refinement of the vertical and horizontal extent of TCE impacts requiring remediation.	
Estimated as 10% of the total cost of pre-remedy activities, described above.	

Assumptions	
Area is based on Phase I delineation of soil impacts as of December 2012. Utilizes a conservative 100% TCE concentration in soil. Area is based on established assuming excavation of all soil exceeding 1 ppm TCE and extending the excavation to the next sample location below 4 ppm TCE or property boundary near the TCE tank (where sample coverage is more costly) or halfway to the next sample location below 4 ppm to the southeast of the former TCE tank, whichever sample coverage is more sparse).	
Assumes multiple waste characterization samples for potential segregation of wastes by area.	
Assumes material is determined to be non-hazardous.	
Removal of surface concrete from area of TCE impacts. Assumes concrete is not contaminated and is stockpiled onsite for disposal with redevelopment activities. Not sized for off-site disposal during this scope of work.	
Material quantity may increase or decrease by SI grid delineation sampling. Maximum depth of excavation estimated as 28-ft bgs.	
Subsurface concrete (e.g., foundations, basement slab, or tank cradle) is assumed to be impacted similar to soil and require off-site disposal. Concrete quantity is approximated as 5% of total soil quantity. Disposal assumes concrete to be disposed of as construction and demolition debris waste and require siting per landfill specifications.	
DVI to be applied following excavation via soil mixing or injection near the excavation to provide additional dewatering of residual groundwater impacts following source soil removal.	
Assumes clean granular backfill. Additional costs to be incurred with use of other specific material (e.g., clean clay).	
Assumes an average production rate of 1000 CY removed from site for landfill disposal per day.	

Notes	
Cost for implementation unable to be estimated without development plan	