October 28, 2019

Mike Cunningham
EE Acquisitions LLC
483 S. Washington St.
Elmhurst, IL 60126

RE: Environmental Sampling Results
2248 South 108th Street, West Allis, Wisconsin
BRRTS# 02-41-246246

Dear Mr. Cunningham:

In accordance with Wisconsin Department of Natural Resources (WDNR) regulation NR 716.14, EnviroForensics, LLC (EnviroForensics) is providing the results of environmental samples collected from your property located at 2248 South 108th Street in West Allis, Wisconsin. The samples were collected on October 16, 2019. The sampling activities are part of an environmental investigation being performed for the One Hour Martinizing facility located at 2262 S. 108th Street in West Allis at the direction of the WDNR pursuant to the authority granted to it under State and Federal law. The chemicals of concern for the investigation are the dry cleaning solvent tetrachloroethene (PCE) and its associated breakdown products.

Sampling Results

One (1) water sample was collected from the sump in the basement of your building. One (1) sample of vapor within the sump basin was also collected. Both samples were identified as "6406-2248-Sump." The analytical results are summarized and compared to WDNR groundwater standards in **Table 1**, and vapor risk screening levels in **Table 2**. The laboratory analytical reports are also attached.

As can be seen in **Table 1**, the sump water sample contained several compounds at concentrations above WDNR enforcement standards, including PCE at 760 micrograms per liter (µg/L), trichloroethene at 32 µg/L, cis-1,2-dichloroethene at 520 µg/L, and vinyl chloride at 36 µg/L. The WDNR will require modifications to the sump discharge due to the concentrations of contaminants detected in the water sample. The best solution in terms of long-term obligations will be to reroute the sump pump piping to the sanitary sewer and obtain a discharge permit through the Milwaukee Metropolitan Sewerage District (MMSD).

As seen in **Table 2**, several compounds were also detected in the vapor sample at concentrations above WDNR vapor risk screening levels for small commercial buildings. The vapor sample contained PCE at 52,100 micrograms per cubic meter (µg/m^3), trichloroethene at 1,670 µg/m^3,

N16 W23390 Stone Ridge Drive, Suite G, Waukesha, WI 53188 | P: 262-290-4001 | enviroforensics.com

and vinyl chloride at 1,410 µg/m^3. Cis-1,2-dichloroethene was also detected; however, a screening level has not been established for that compound. The current basement sump has a plastic lid which has been caulked to the basin and all penetrations to the sump lid have also been sealed with caulk. This is preventing any vapors within the sump from entering the basement. However, for longer term care and periodic sampling of the sump water, we recommend that the sump cover be replaced with a new cover that has rubber grommets built in to provide an air tight seal for the sump pump piping, electrical cord, and sampling ports.

Thank you for cooperating with our investigations. EnviroForensics will work with WDNR to determine next steps and contact you to discuss any proposed work in your building.

If you have any questions or concerns, please contact me at 414-982-3988 or by email at wfassbender@enviroforensics.com. The WDNR project manager, John Hnat, can be reached at 414-263-8644. We greatly appreciate your help and patience with this matter.

Sincerely,
EnviroForensics, LLC

Wayne Fassbender, PG, PMP
Senior Project Manager

Attachments:

Table 1 – Sump Sample Analytical Results Summary
Table 2 – Vapor Intrusion Analytical Results Summary
Laboratory Reports

Copy: John Hnat, Wisconsin Department of Natural Resources
Colin Hough, Anderson Commercial Group

TABLE 1

SUMP SAMPLE ANALYTICAL RESULTS SUMMARY - 2248 S. 108th STREET

One Hour Martinizing

2262 S. 108th Street, West Allis, Wisconsin

Sample Identification	Sample Date	Tetrachloroethene	Trichloroethene	cis-1,2-Dichloroethene	trans-1,2-Dichloroethene	1,2-Dichloroethane	1,1-Dichloroethene	1,2-Dichloropropane	1,1,1-Trichloroethane	Vinyl Chloride
6406-2248-SUMP	9/8/2015	**81**	<4.7	**33**	<5.4	<4.8	<6.5	<4.3	<8.4	**3.6 J**
	10/16/2019	**760**	**32**	**520**	**4.2**	**0.4 J**	**1.48**	**3.2**	**0.34 J**	**36**
Public Health Enforcement Standard		**5**	**5**	**70**	**100**	**5**	**7**	**5**	**200**	**0.2**
Public Health Preventive Action Limit		**0.5**	**0.5**	**7**	**20**	**0.5**	**0.7**	**0.5**	**40**	**0.02**

Notes:

Only detected compounds are listed

All results reported in units of micrograms per liter (µg/L)

J = Estimated concentration above the method detection limit and below the reporting limit

NA = Not analyzed

Bolded values are above method detection limits

Bolded and orange shaded values exceed the Enforcement Standard

Bolded and blue shaded values exceed the Preventive Action Limit

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TABLE 2
VAPOR INTRUSION ANALYTICAL RESULTS SUMMARY - 2248 S. 108th STREET
One Hour Martinizing
2262 S. 108th Street, West Allis, Wisconsin

Sample Address	Sample Identification	Sample Location	Applicable Criteria	Date Sampled	Mitigation	Tetrachloroethene	Trichloroethene	cis-1,2-Dichloroethene	trans-1,2-Dichloroethene	Vinyl Chloride
INDOOR/ OUTDOOR AIR										
Small Commercial Vapor Action Level						**180**	**8.8**	**NE**	**NE**	**28**
2248 S. 108th St.	6406-2248-OA-1	Outdoor	NA	4/6/2016	No	<3.96	<3.19	<3.96	<1.07	<0.64
	6406-OA-1	Outdoor	NA	7/28/2016	NA	<3.19	<1.07	<19.8	<39.6	<1.28
	6406-2248-IA-B	Basement	Small Commercial	4/6/2016	No	**14.7**	<1.07	<3.96	<0.64	<0.64
				7/28/2016	Yes	**4.34**	<1.07	<3.96	<3.96	<0.64
SUB-SLAB VAPOR										
Small Commercial Vapor Risk Screening Level						**6,000**	**290**	**NE**	**NE**	**930**
2248 S. 108th St.	Marinello	Basement	Small Commercial	3/2/2012	No	**11,000**	**9,600**	**6,500**	NA	NA
	6406-2248-Sump	Sump Basin	Small Commercial	10/16/2019	Yes	**52,100**	**1,670**	**6,550**	<3.96	**1,410**

Notes:

Results reported in micrograms per cubic meter ($\mu g/m^3$)
Analysis performed by Envision Laboratories according to EPA Method TO-15
NE = Not Established
NA = Not Applicable
Bolded values are above detection limits
Bolded and orange shaded concentrations exceed the applicable non-residential screening level

ENVIROforensics®

Synergy Environmental Lab, INC

1990 Prospect Ct., Appleton, WI 54914 *P 920-830-2455 * F 920-733-0631

BRIAN KAPPEN
ENVIROFORENSICS
N16 W 23390 STONERIDGE DR
WAUKESHA WI 53188

Report Date *22-Oct-19*

Project Name OHM-LINCOLN **Invoice #** E36971
Project # 6406 PO#2019-0989

Lab Code 5036971A
Sample ID 6406-2248-SUMP
Sample Matrix Water
Sample Date 10/16/2019

	Result	Unit	LOD	LOQ	Dil	Method	Ext Date	Run Date	Analyst	Code
Organic										
VOC's										
Benzene	< 0.22	ug/l	0.22	0.71	1	8260B		10/18/2019	CJR	1
Bromobenzene	< 0.44	ug/l	0.44	1.38	1	8260B		10/18/2019	CJR	1
Bromodichloromethane	< 0.33	ug/l	0.33	1.06	1	8260B		10/18/2019	CJR	1
Bromoform	< 0.45	ug/l	0.45	1.44	1	8260B		10/18/2019	CJR	1
tert-Butylbenzene	< 0.25	ug/l	0.25	0.8	1	8260B		10/18/2019	CJR	1
sec-Butylbenzene	< 0.79	ug/l	0.79	2.53	1	8260B		10/18/2019	CJR	1
n-Butylbenzene	< 0.71	ug/l	0.71	2.25	1	8260B		10/18/2019	CJR	1
Carbon Tetrachloride	< 0.31	ug/l	0.31	0.98	1	8260B		10/18/2019	CJR	1
Chlorobenzene	< 0.26	ug/l	0.26	0.83	1	8260B		10/18/2019	CJR	1
Chloroethane	< 0.61	ug/l	0.61	1.95	1	8260B		10/18/2019	CJR	1
Chloroform	< 0.26	ug/l	0.26	0.82	1	8260B		10/18/2019	CJR	1
Chloromethane	< 0.54	ug/l	0.54	1.72	1	8260B		10/18/2019	CJR	1
2-Chlorotoluene	< 0.31	ug/l	0.31	0.98	1	8260B		10/18/2019	CJR	1
4-Chlorotoluene	< 0.26	ug/l	0.26	0.83	1	8260B		10/18/2019	CJR	1
1,2-Dibromo-3-chloropropane	< 2.96	ug/l	2.96	9.43	1	8260B		10/18/2019	CJR	1
Dibromochloromethane	< 0.22	ug/l	0.22	0.69	1	8260B		10/18/2019	CJR	1
1,4-Dichlorobenzene	< 0.7	ug/l	0.7	2.22	1	8260B		10/18/2019	CJR	1
1,3-Dichlorobenzene	< 0.85	ug/l	0.85	2.7	1	8260B		10/18/2019	CJR	1
1,2-Dichlorobenzene	< 0.86	ug/l	0.86	2.74	1	8260B		10/18/2019	CJR	1
Dichlorodifluoromethane	< 0.32	ug/l	0.32	1.02	1	8260B		10/18/2019	CJR	1
1,2-Dichloroethane	0.4 "J"	ug/l	0.25	0.78	1	8260B		10/18/2019	CJR	1
1,1-Dichloroethane	< 0.36	ug/l	0.36	1.14	1	8260B		10/18/2019	CJR	1
1,1-Dichloroethene	1.48	ug/l	0.42	1.34	1	8260B		10/18/2019	CJR	1
cis-1,2-Dichloroethene	520	ug/l	18.5	58	50	8260B		10/22/2019	CJR	1
trans-1,2-Dichloroethene	4.2	ug/l	0.34	1.07	1	8260B		10/18/2019	CJR	1

Project Name OHM-LINCOLN **Invoice #** E36971
Project # 6406 PO#2019-0989

Lab Code 5036971A
Sample ID 6406-2248-SUMP
Sample Matrix Water
Sample Date 10/16/2019

	Result	Unit	LOD	LOQ	Dil	Method	Ext Date	Run Date	Analyst	Code
1,2-Dichloropropane	3.2	ug/l	0.44	1.39	1	8260B		10/18/2019	CJR	1
1,3-Dichloropropane	< 0.3	ug/l	0.3	0.94	1	8260B		10/18/2019	CJR	1
trans-1,3-Dichloropropene	< 0.32	ug/l	0.32	1.01	1	8260B		10/18/2019	CJR	1
cis-1,3-Dichloropropene	< 0.26	ug/l	0.26	0.81	1	8260B		10/18/2019	CJR	1
Di-isopropyl ether	< 0.21	ug/l	0.21	0.66	1	8260B		10/18/2019	CJR	1
EDB (1,2-Dibromoethane)	< 0.34	ug/l	0.34	1.09	1	8260B		10/18/2019	CJR	1
Ethylbenzene	< 0.26	ug/l	0.26	0.83	1	8260B		10/18/2019	CJR	1
Hexachlorobutadiene	< 1.34	ug/l	1.34	4.28	1	8260B		10/18/2019	CJR	1
Isopropylbenzene	< 0.78	ug/l	0.78	2.47	1	8260B		10/18/2019	CJR	1
p-Isopropyltoluene	< 0.24	ug/l	0.24	0.76	1	8260B		10/18/2019	CJR	1
Methylene chloride	< 1.32	ug/l	1.32	4.21	1	8260B		10/18/2019	CJR	1
Methyl tert-butyl ether (MTBE)	< 0.28	ug/l	0.28	0.89	1	8260B		10/18/2019	CJR	1
Naphthalene	< 2.1	ug/l	2.1	6.65	1	8260B		10/18/2019	CJR	1
n-Propylbenzene	< 0.61	ug/l	0.61	1.95	1	8260B		10/18/2019	CJR	1
1,1,2,2-Tetrachloroethane	< 0.3	ug/l	0.3	0.97	1	8260B		10/18/2019	CJR	1
1,1,1,2-Tetrachloroethane	< 0.35	ug/l	0.35	1.13	1	8260B		10/18/2019	CJR	1
Tetrachloroethene	760	ug/l	19	60.5	50	8260B		10/22/2019	CJR	1
Toluene	< 0.19	ug/l	0.19	0.6	1	8260B		10/18/2019	CJR	1
1,2,4-Trichlorobenzene	< 1.15	ug/l	1.15	3.67	1	8260B		10/18/2019	CJR	1
1,2,3-Trichlorobenzene	< 1.71	ug/l	1.71	5.43	1	8260B		10/18/2019	CJR	1
1,1,1-Trichloroethane	0.34 "J"	ug/l	0.33	1.05	1	8260B		10/18/2019	CJR	1
1,1,2-Trichloroethane	< 0.42	ug/l	0.42	1.32	1	8260B		10/18/2019	CJR	1
Trichloroethene (TCE)	32	ug/l	0.3	0.94	1	8260B		10/18/2019	CJR	1
Trichlorofluoromethane	< 0.35	ug/l	0.35	1.1	1	8260B		10/18/2019	CJR	1
1,2,4-Trimethylbenzene	< 0.8	ug/l	0.8	2.55	1	8260B		10/18/2019	CJR	1
1,3,5-Trimethylbenzene	< 0.63	ug/l	0.63	2	1	8260B		10/18/2019	CJR	1
Vinyl Chloride	36	ug/l	0.2	0.65	1	8260B		10/18/2019	CJR	1
m&p-Xylene	< 0.43	ug/l	0.43	1.38	1	8260B		10/18/2019	CJR	1
o-Xylene	< 0.29	ug/l	0.29	0.93	1	8260B		10/18/2019	CJR	1
SUR - Toluene-d8	97	REC %			1	8260B		10/18/2019	CJR	1
SUR - 1,2-Dichloroethane-d4	104	REC %			1	8260B		10/18/2019	CJR	1
SUR - 4-Bromofluorobenzene	101	REC %			1	8260B		10/18/2019	CJR	1
SUR - Dibromofluoromethane	93	REC %			1	8260B		10/18/2019	CJR	1

"J" Flag: Analyte detected between LOD and LOQ LOD Limit of Detection LOQ Limit of Quantitation

Code	*Comment*
1	Laboratory QC within limits.

All solid sample results reported on a dry weight basis unless otherwise indicated. All LOD's and LOQ's are adjusted for dilutions but not dry weight. Subcontracted results are denoted by SUB in the analyst field.

Authorized Signature

CHAIN OF CUSTODY RECORD

Synergy Environmental Lab, Inc.

1990 Prospect Ct. • Appleton, WI 54914
920-830-2455 • FAX 920-733-0631

Chain # Nº 32 8

Page 1 of 1

Sample Handling Request
____ Rush Analysis Date Required ____
(Rushes accepted only with prior authorization)
X Normal Turn Around

Lab I.D. #	
Account No. :	**Quote No.:**
Project #: 6406	
Sampler: (signature)	
Project (Name / Location): OHM - Lincoln, West Allis, WI	
Reports To: B. Kappen	Invoice To: Accounts Payable
Company Enviroforensics, LLC	Company Enviroforensics, LLC
Address bkappen@enviroforensics.com	Address accountspayable@enviroforensics.com
City State Zip	City State Zip
Phone 262-745-5054	Phone 317-972-7870
FAX	FAX

Lab I.D.	Sample I.D.	Collection Date	Collection Time	Comp	Grab	Filtered Y/N	No. of Containers	Sample Type (Matrix)*	Preservation	DRO (Mod DRO Sep 95)	GRO (Mod GRO Sep 95)	LEAD	NITRATE/NITRITE	OIL & GREASE	PAH (EPA 8270)	PCB	PVOC (EPA 8021)	PVOC + NAPHTHALENE	SULFATE	TOTAL SUSPENDED SOLIDS	VOC DW (EPA 524.2)	VOC (EPA 8260)	8-RCRA METALS	PID/FID
503697 1 A	6406-2248-Sump	10/16/19	1510		X	N	3	GW	HCl													X		

Analysis Requested **Other Analysis**

Comments/Special Instructions (*Specify groundwater "GW", Drinking Water "DW", Waste Water "WW", Soil "S", Air "A", Oil, Sludge etc.)

PO# 2019-0989 Standard rate project.

Sample Integrity - To be completed by receiving lab.
Method of Shipment: GC
Temp. of Temp. Blank ___ °C On Ice: X
Cooler seal intact upon receipt: X Yes ___ No

Relinquished By: (sign)	Time	Date	Received By: (sign)	Time	Date
	1030	10/17/19	Gold Cross	1030	10/17/19

Received in Laboratory By: Time: 8:00 Date: 10/18/19

EnvisionAir
1441 Sadlier Circle West Drive
Indianapolis, IN 46239
Ph: 317-351-0885
Fax: 317-351-0882
www.envision-air.com

Mr. Brian Kappen
Enviroforensics
N16 W. 23390 Stone Ridge Dr
Suite G
Waukesha, WI 53188

October 24, 2019

EnvisionAir Project Number: 2019-661
Client Project Name: 6406 / OHM-Lincoln

Dear Mr. Kappen,

Please find the attached analytical report for the samples received October 18, 2019. All test methods performed were fully compliant with local, state, and federal EPA methods unless otherwise noted. The project was analyzed as requested on the enclosed chain of custody record. Please review the comments section for additional information about your results or Quality Control data.

Feel free to contact me if you have any questions or comments regarding your analytical report or service.

Thank you for your business. EnvisionAir looks forward to working with you on your next project.

Yours Sincerely,

Stanley A Hunnicutt

Project Manager
EnvisionAir, LLC

EnvisionAir
1441 Sadlier Circle West Drive
Indianapolis, IN 46239
Ph: 317-351-0885
Fax: 317-351-0882
www.envision-air.com

Client Name: ENVIROFORENSICS

Project ID: 6406 / OHM-LINCOLN

Client Project Manager: BRIAN KAPPEN

EnvisionAir Project Number: 2019-661

Sample Summary

									Canister Pressure / Vacuum		
Laboratory Sample Number:	Sample Description:	Matrix:	START Date Collected:	START Time Collected:	End Date Collected:	End Time Collected:	Date Received:	Time Received	Initial Field (in. Hg)	Final Field (in. Hg)	Lab Received (in. Hg)
19-2901	6406-2248-SUMP	A	10/16/19	14:50			10/18/19	13:30	-27	-3	-3

EnvisionAir
1441 Sadlier Circle West Drive
Indianapolis, IN 46239
Ph: 317-351-0885
Fax: 317-351-0882
www.envision-air.com

Client Name: ENVIROFORENSICS

Project ID: 6406 / OHM-LINCOLN

Client Project Manager: BRIAN KAPPEN

EnvisionAir Project Number: 2019-661

Analytical Method: TO-15
Analytical Batch: 101819AIR

Client Sample ID: 6406-2248-SUMP
Sample Collection START Date/Time: 10/16/19 14:50
Sample Collection END Date/Time:
Envision Sample Number: 19-2901
Sample Received Date/Time: 10/18/19 13:30
Sample Matrix: AIR

Compounds	Sample Results ug/m³	Reporting Limit ug/m³	Flag
cis-1,2-Dichloroethene	**6,550**	7930	2,3
Tetrachloroethene	**52,100**	1280	2
trans-1,2-Dichloroethene	< 396	396	
Trichloroethene	**1,670**	43.0	1
Vinyl Chloride	**1,410**	51.2	1
4-bromofluorobenzene (surrogate)	94%		
Analysis Date/Time:	10-19-19/11:36		
Analyst Initials	tjg		

EnvisionAir
1441 Sadlier Circle West Drive
Indianapolis, IN 46239
Ph: 317-351-0885
Fax: 317-351-0882
www.envision-air.com

Analytical Report

TO-15 Quality Control Data

EnvisionAir Batch Number: 101819AIR

Method Blank (MB):	MB Results (ppbv)	Reporting Limit (ppbv)	Flags
cis-1,2-Dichloroethene	< 5	5	
Tetrachloroethene	< 0.47	0.47	
trans-1,2-Dichloroethene	< 10	10	
Trichlorethene	< 0.2	0.2	
Vinyl Chloride	< 0.5	0.5	
4-bromofluorobenzene (surrogate)	88%		
Analysis Date/Time:	10-18-19/18:43		
Analyst Initials	tjg		

LCS/LCSD	LCS Results (ppbv)	LCSD Results (ppbv)	LCS/D Conc(ppbv)	LCS Rec.	LCSD Rec.	RPD	Flag
Vinyl Chloride	8.38	9.3	10	84%	93%	10.4%	
trans-1,2-Dichloroethene	9.58	9.63	10	96%	96%	0.5%	
cis-1,2-Dichloroethene	10.1	10.3	10	101%	103%	2.0%	
Trichloroethene	10.5	11.1	10	105%	111%	5.6%	
Tetrachloroethene	11.3	10.2	10	113%	102%	10.2%	
4-bromofluorobenzene (surrogate)	107%	97%					
Analysis Date/Time:	10-18-19/16:55	10-18-19/17:32					
Analyst Initials	tjg	tjg					

EnvisionAir
1441 Sadlier Circle West Drive
Indianapolis, IN 46239
Ph: 317-351-0885
Fax: 317-351-0882
www.envision-air.com

Flag Number	Comments
1	Reported value is from a 40x dilution. TJG 10/23/19
2	Reported value is from a 400x dilution. TJG 10/23/19
3	Reported value is below the reporting limit but above the MDL. TJG 10/23/19

EnvisionAir Proj#: 2019-661 Page 1 of 1

CHAIN OF CUSTODY RECORD

EnvisionAir | 1441 Sadlier Circle West Drive | Indianapolis, IN 46239 | Phone: (317) 351-0885 | Fax: (317) 351-0882

Client: EnviroForensics, LLC	P.O. Number: 2019-0987
Report Address: bkappen@enviroforensics.com	Project Name or Number: 6406 OHM-Lincoln
Report To: B. Kappen	Sampled by: B. Kappen
Phone: 262-745-5054	QA/QC Required: (circle if applicable) Level III Level IV
Invoice Address: accountspayable@enviroforensics.com	Reporting Units needed: (circle) ug/m³ mg/m³ PPBV PPMV
Desired TAT: (Please Circle One) 1 day 2 days 3 days Std (5 bus. days)	Media type: 1LC = 1 Liter Canister, 6LC = 6 Liter Canister, TB = Tedlar Bag, TD = Thermal Desorption Tube

REQUESTED PARAMETERS

TO-15 Full List

TO-15 Short List (Specify in notes)

ENVISIONAIR

www.envision-air.com

Sampling Type:
Soil-Gas: ☐
Sub-Slab: ☒
Indoor-Air: ☐

Canister Pressure / Vacuum

Air Sample ID	Media Type (see code above)	Coll. Date (Grab/Comp Start)	Coll. Time (Grab/Comp Start)	Coll. Date (Comp. End)	Coll. Time (Comp. End)					Canister Serial #	Flow Controller Serial #	Initial Field (in. Hg)	Final Field (in. Hg)	Lab Received (in. Hg)	EnvisionAir Sample Number
~~6406~~-2248-Sump	1LC	10/16/19	1450				X			83948	0052	-27	-3	-3	19-2901
6406															

Comments:

Relinquished by:	Date	Time	Received by:	Date	Time
B. Kappen	10/17/19	1100	FedEx	10/17/19	1100
			Shaw Nunnelee	10/18/19	1330