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17975 West Sarah Lane
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Brookfield, WI 53045
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F: 262.923.7758
www.gza.com

December 7, 2022
File No. 20.0156045.01

Ms. Christine Young
c/o Bohrer Family Trust
34100 Sunset Drive
Oconomowoc, Wisconsin 53066-9267

Re: Notification of Groundwater Sampling Results - November 2022
1860 Executive Drive
Oconomowoc, Wisconsin

Dear Ms. Young:

On behalf of Leather-Rich Inc. (LRI), GZA GeoEnvironmental, Inc. (GZA) is providing you the groundwater results for the November 2022 sampling activities performed on the property improved with a multi-tenant building located at 1860 Executive Drive and northwest of LRI in Oconomowoc, Wisconsin. Please note that this letter is subject to the Limitations provided in Attachment 1.

LRI is conducting a site investigation of soil and groundwater to monitor the presence and extent of tetrachloroethene (PCE), a dry cleaning solvent, potentially attributable to LRI in both soil and groundwater. The Wisconsin Department of Natural Resources (WDNR) has issued Bureau of Remediation and Redevelopment Tracking System (BRRTS) No. 02-68-581237 for the site. Information on the site is provided on the BRRTS website.[1] The following is the contact information for the WDNR Project Manager, Mr. Tim Alessi:

Mr. Tim Alessi – NR Region Program Manager
1027 West St. Paul Avenue
Milwaukee, Wisconsin 53233
(414) 881-1015
timothy.alessi@wisconsin.gov

GROUNDWATER RESULTS

On November 14, 2022, GZA collected groundwater samples from monitoring wells MW-18, MW-19, MW-20, and MW-21 on the 1860 Executive Drive property using low-flow sampling techniques with a peristaltic pump and dedicated disposable polyethylene tubing for laboratory analyses. In accordance with the requirements of Wisconsin Administrative Code (Wis. Adm. Code) NR 716.14(2), the results of the analytical testing are presented on Table 1 and the laboratory analytical report is provided in Attachment 2. The latest results generally show a decrease in PCE levels since the last monitoring event.

In accordance with Wis. Adm. Code NR 714.5(5), you may contact the WDNR and request that the department keep you informed of approvals or rejections of the response actions conducted at LRI.

[1] Information on the site is provided at:
https://dnr.wi.gov/botw/GetActivityDetail.do?adn=0268581237&siteId=2662000&crumb=1&search=b.

Thank you again for the opportunity to sample the monitoring wells on your property. Should you have any questions regarding the attached results of the soil and groundwater analytical testing, please feel free to contact the undersigned at (262) 754-2578.

Very truly yours,

GZA GeoEnvironmental, Inc.

Sheryl I. Stephenson
Project Hydrogeologist

Kevin Hedinger
Senior Project Manager

James F. Drought, P.H.
Principal Hydrogeologist

J:\156000to156999\156045 Leather Rich\01 Add'l-Off-Site\Report\Off-Site Notification\December 2022\
FINAL 20.0156045.01 Notification of GW Sampling Results_Oconomowoc WI 12-7-22.docx

Attachments: Table 1
Limitations
Laboratory Analytical Report

cc: Ms. Cheryl Chew, LRI
Mr. Tim Alessi, WDNR

TABLES

TABLE 1
GROUNDWATER ANALYTICAL RESULTS
1860 Executive Drive
Oconomowoc, Wisconsin

Parameter	ES (µg/L)	PAL (µg/L)	MW-18	MW-19	MW-20		MW-21
			11/14/2022	11/14/2022	11/14/2022	11/14/2022 (DUP)	11/14/2022
Tetrachloroethene	5.0	0.5	**62.1**	**14.5**	**33.3**	**37.4**	**56**
Trichloroethene	5.0	0.5	***0.69 J***	< 0.32	< 0.32	< 0.32	< 0.32
Vinyl chloride	0.2	0.02	< 0.17	< 0.17	< 0.17	< 0.17	< 0.17
cis-1,2-Dichloroethene	70	7.0	1.0	< 0.47	< 0.47	< 0.47	< 0.47
trans-1,2-Dichloroethene	100	20	< 0.53	< 0.53	< 0.53	< 0.53	< 0.53
Sulfate	NS	NS	23,100	NA	NA	NA	NA
Iron, Dissolved	NS	NS	33.2	NA	NA	NA	NA
Total Organic Carbon	NS	NS	1,900	NA	NA	NA	NA
Ethane	NS	NS	< 0.39	NA	NA	NA	NA
Ethene	NS	NS	< 0.25	NA	NA	NA	NA
Methane	NS	NS	1.5 J	NA	NA	NA	NA

Notes:
1. Samples were collected by GZA GeoEnvironmental, Inc. (GZA) and submitted to Pace® Analytical Services (Pace) for analysis of chlorinated volatile organic compounds (cVOCs) by United States Environmental Protection Agency (USEPA) Method 8260, dissolved iron by USEPA Method 6010D, dissolved gases (ethane, ethene, and methane) by USEPA 8015B Modified, sulfate by Standard Method 300.0, and total organic carbon (TOC) by SM Method 5310C2.
2. Results are presented in micrograms per liter (µg/l).
3. Results are compared to Wisconsin Administrative Code (Wis. Adm. Code) Chapter NR 140 Enforcement Standards (ESs) and Preventive Action Limits (PALs). **Underlined, Bold, Red font** indicates the parameter was detected above the ES and ***Bold italicized font*** indicates the parameter was detected above the PAL.
4. "NA" = The sample was not analyzed for the specified parameter.
5. J = Estimated value. The analyte was detected at a concentration between the limit of detection (LOD) and limit of quantification (LOQ).
6. "NS" = No Standard available under Wis. Adm. Code NR 140.

ATTACHMENT 1

Limitations

LIMITATIONS

STANDARD OF CARE

1. GZA's findings and conclusions are based on the work conducted as part of the Scope of Services set forth in the Proposal for Services and/or Report and reflect our professional judgment. These findings and conclusions must be considered not as scientific or engineering certainties, but rather as our professional opinions concerning the limited data gathered during the course of our work. Conditions other than described in this Report may be found at the subject location(s).
2. GZA's services were performed using the degree of skill and care ordinarily exercised by qualified professionals performing the same type of services, at the same time, under similar conditions, at the same or a similar property. No warranty, expressed or implied, is made. Specifically, GZA does not and cannot represent that the Site contains no hazardous material, oil, or other latent condition beyond that observed by GZA during its study. Additionally, GZA makes no warranty that any response action or recommended action will achieve all of its objectives or that the findings of this study will be upheld by a local, state or federal agency.
3. In conducting our work, GZA relied upon certain information made available by public agencies, Client and/or others. GZA did not attempt to independently verify the accuracy or completeness of that information. Inconsistencies in this information which we have noted, if any, are discussed in the Report.

SUBSURFACE CONDITIONS

4. The generalized soil profile(s) provided in our Report are based on widely-spaced subsurface explorations and are intended only to convey trends in subsurface conditions. The boundaries between strata are approximate and idealized, and were based on our assessment of subsurface conditions. The composition of strata, and the transitions between strata, may be more variable and more complex than indicated. For more specific information on soil conditions at a specific location refer to the exploration logs. The nature and extent of variations between these explorations may not become evident until further exploration or construction. If variations or other latent conditions then become evident, it will be necessary to reevaluate the conclusions and recommendations of this Report.
5. Water level readings have been made, as described in this Report, in and monitoring wells at the specified times and under the stated conditions. These data have been reviewed and interpretations have been made in this Report. Fluctuations in the level of the groundwater however occur due to temporal or spatial variations in areal recharge rates, soil heterogeneities, the presence of subsurface utilities, and/or natural or artificially induced perturbations. The observed water table may be other than indicated in the Report.

COMPLIANCE WITH CODES AND REGULATIONS

6. We used reasonable care in identifying and interpreting applicable codes and regulations necessary to execute our scope of work. These codes and regulations are subject to various, and possibly contradictory, interpretations. Interpretations and compliance with codes and regulations by other parties is beyond our control.

SCREENING AND ANALYTICAL TESTING

7. GZA collected environmental samples at the locations identified in the Report. These samples were analyzed for the specific parameters identified in the Report. Additional constituents, for which analyses were not conducted, may be present in soil, groundwater, surface water, sediment and/or air. Future Site activities and uses may result in a requirement for additional testing.
8. Our interpretation of field screening and laboratory data is presented in the Report. Unless otherwise noted, we relied upon the laboratory's QA/QC program to validate these data.
9. Variations in the types and concentrations of contaminants observed at a given location or time may occur due to release mechanisms, disposal practices, changes in flow paths, and/or the influence of various physical, chemical, biological or radiological processes. Subsequently observed concentrations may be other than indicated in the Report.

INTERPRETATION OF DATA

10. Our opinions are based on available information as described in the Report, and on our professional judgment. Additional observations made over time, and/or space, may not support the opinions provided in the Report.

ADDITIONAL INFORMATION

11. In the event that the Client or others authorized to use this Report obtain additional information on environmental or hazardous waste issues at the Site not contained in this Report, such information shall be brought to GZA's attention forthwith. GZA will evaluate such information and, on the basis of this evaluation, may modify the conclusions stated in this Report.

ADDITIONAL SERVICES

12. GZA recommends that we be retained to provide services during any future investigations, design, implementation activities, construction, and/or property development/ redevelopment at the Site. This will allow us the opportunity to: i) observe conditions and compliance with our design concepts and opinions; ii) allow for changes in the event that conditions are other than anticipated; iii) provide modifications to our design; and iv) assess the consequences of changes in technologies and/or regulations.

ATTACHMENT 2

Laboratory Analytical Report

Pace Analytical Services, LLC
1241 Bellevue Street - Suite 9
Green Bay, WI 54302
(920)469-2436

November 22, 2022

Sheryl Stephenson
GZA GeoEnvironmental
17975 West Sarah Lane
Suite 100
Brookfield, WI 53045

RE: Project: 20.0156045.02 LRI
Pace Project No.: 40254772

Dear Sheryl Stephenson:

Enclosed are the analytical results for sample(s) received by the laboratory on November 15, 2022. The results relate only to the samples included in this report. Results reported herein conform to the applicable TNI/NELAC Standards and the laboratory's Quality Manual, where applicable, unless otherwise noted in the body of the report.

The test results provided in this final report were generated by each of the following laboratories within the Pace Network:

- Pace Analytical Services - Green Bay

If you have any questions concerning this report, please feel free to contact me.

Sincerely,

Christopher Hyska

Christopher Hyska
christopher.hyska@pacelabs.com
(920)469-2436
Project Manager

Enclosures

Pace Analytical Services, LLC
1241 Bellevue Street - Suite 9
Green Bay, WI 54302
(920)469-2436

CERTIFICATIONS

Project: 20.0156045.02 LRI
Pace Project No.: 40254772

Pace Analytical Services Green Bay
1241 Bellevue Street, Green Bay, WI 54302
Florida/NELAP Certification #: E87948
Illinois Certification #: 200050
Kentucky UST Certification #: 82
Louisiana Certification #: 04168
Minnesota Certification #: 055-999-334
New York Certification #: 12064
North Dakota Certification #: R-150
South Carolina Certification #: 83006001
Texas Certification #: T104704529-21-8
Virginia VELAP Certification ID: 11873
Wisconsin Certification #: 405132750
Wisconsin DATCP Certification #: 105-444
USDA Soil Permit #: P330-21-00008
Federal Fish & Wildlife Permit #: 51774A

REPORT OF LABORATORY ANALYSIS

Pace Analytical Services, LLC
1241 Bellevue Street - Suite 9
Green Bay, WI 54302
(920)469-2436

ANALYTICAL RESULTS

Project: 20.0156045.02 LRI
Pace Project No.: 40254772

Sample: MW-20 **Lab ID: 40254772001** Collected: 11/14/22 10:28 Received: 11/15/22 08:00 Matrix: Water

Parameters	Results	Units	LOQ	LOD	DF	Prepared	Analyzed	CAS No.	Qual
8260 MSV	Analytical Method: EPA 8260 Pace Analytical Services - Green Bay								
Tetrachloroethene	**33.3**	ug/L	1.0	0.41	1		11/18/22 08:47	127-18-4	
Trichloroethene	**<0.32**	ug/L	1.0	0.32	1		11/18/22 08:47	79-01-6	
Vinyl chloride	**<0.17**	ug/L	1.0	0.17	1		11/18/22 08:47	75-01-4	
cis-1,2-Dichloroethene	**<0.47**	ug/L	1.0	0.47	1		11/18/22 08:47	156-59-2	
trans-1,2-Dichloroethene	**<0.53**	ug/L	1.0	0.53	1		11/18/22 08:47	156-60-5	
Surrogates									
4-Bromofluorobenzene (S)	105	%	70-130		1		11/18/22 08:47	460-00-4	
1,2-Dichlorobenzene-d4 (S)	103	%	70-130		1		11/18/22 08:47	2199-69-1	
Toluene-d8 (S)	104	%	70-130		1		11/18/22 08:47	2037-26-5	

Sample: MW-21 **Lab ID: 40254772002** Collected: 11/14/22 10:31 Received: 11/15/22 08:00 Matrix: Water

Parameters	Results	Units	LOQ	LOD	DF	Prepared	Analyzed	CAS No.	Qual
8260 MSV	Analytical Method: EPA 8260 Pace Analytical Services - Green Bay								
Tetrachloroethene	**56.0**	ug/L	1.0	0.41	1		11/17/22 13:52	127-18-4	
Trichloroethene	**<0.32**	ug/L	1.0	0.32	1		11/17/22 13:52	79-01-6	
Vinyl chloride	**<0.17**	ug/L	1.0	0.17	1		11/17/22 13:52	75-01-4	
cis-1,2-Dichloroethene	**<0.47**	ug/L	1.0	0.47	1		11/17/22 13:52	156-59-2	
trans-1,2-Dichloroethene	**<0.53**	ug/L	1.0	0.53	1		11/17/22 13:52	156-60-5	
Surrogates									
4-Bromofluorobenzene (S)	100	%	70-130		1		11/17/22 13:52	460-00-4	
1,2-Dichlorobenzene-d4 (S)	102	%	70-130		1		11/17/22 13:52	2199-69-1	
Toluene-d8 (S)	102	%	70-130		1		11/17/22 13:52	2037-26-5	

Sample: MW-19 **Lab ID: 40254772003** Collected: 11/14/22 11:11 Received: 11/15/22 08:00 Matrix: Water

Parameters	Results	Units	LOQ	LOD	DF	Prepared	Analyzed	CAS No.	Qual
8260 MSV	Analytical Method: EPA 8260 Pace Analytical Services - Green Bay								
Tetrachloroethene	**14.5**	ug/L	1.0	0.41	1		11/17/22 17:27	127-18-4	
Trichloroethene	**<0.32**	ug/L	1.0	0.32	1		11/17/22 17:27	79-01-6	
Vinyl chloride	**<0.17**	ug/L	1.0	0.17	1		11/17/22 17:27	75-01-4	
cis-1,2-Dichloroethene	**<0.47**	ug/L	1.0	0.47	1		11/17/22 17:27	156-59-2	
trans-1,2-Dichloroethene	**<0.53**	ug/L	1.0	0.53	1		11/17/22 17:27	156-60-5	
Surrogates									
4-Bromofluorobenzene (S)	97	%	70-130		1		11/17/22 17:27	460-00-4	
1,2-Dichlorobenzene-d4 (S)	97	%	70-130		1		11/17/22 17:27	2199-69-1	
Toluene-d8 (S)	100	%	70-130		1		11/17/22 17:27	2037-26-5	

REPORT OF LABORATORY ANALYSIS

Pace Analytical Services, LLC
1241 Bellevue Street - Suite 9
Green Bay, WI 54302
(920)469-2436

ANALYTICAL RESULTS

Project: 20.0156045.02 LRI
Pace Project No.: 40254772

Sample: MW-18 **Lab ID: 40254772012** Collected: 11/14/22 14:27 Received: 11/15/22 08:00 Matrix: Water

Parameters	Results	Units	LOQ	LOD	DF	Prepared	Analyzed	CAS No.	Qual
Methane, Ethane, Ethene GCV	Analytical Method: EPA 8015B Modified Pace Analytical Services - Green Bay								
Ethane	**<0.39**	ug/L	5.6	0.39	1		11/18/22 12:27	74-84-0	
Ethene	**<0.25**	ug/L	5.0	0.25	1		11/18/22 12:27	74-85-1	
Methane	**1.5J**	ug/L	2.8	0.58	1		11/18/22 12:27	74-82-8	B
6010D MET ICP, Dissolved	Analytical Method: EPA 6010D Pace Analytical Services - Green Bay								
Iron, Dissolved	**33.2J**	ug/L	100	29.6	1		11/16/22 14:00	7439-89-6	
8260 MSV	Analytical Method: EPA 8260 Pace Analytical Services - Green Bay								
Tetrachloroethene	**62.1**	ug/L	1.0	0.41	1		11/17/22 16:48	127-18-4	
Trichloroethene	**0.69J**	ug/L	1.0	0.32	1		11/17/22 16:48	79-01-6	
Vinyl chloride	**<0.17**	ug/L	1.0	0.17	1		11/17/22 16:48	75-01-4	
cis-1,2-Dichloroethene	**1.0**	ug/L	1.0	0.47	1		11/17/22 16:48	156-59-2	
trans-1,2-Dichloroethene	**<0.53**	ug/L	1.0	0.53	1		11/17/22 16:48	156-60-5	
Surrogates									
4-Bromofluorobenzene (S)	101	%	70-130		1		11/17/22 16:48	460-00-4	
1,2-Dichlorobenzene-d4 (S)	100	%	70-130		1		11/17/22 16:48	2199-69-1	
Toluene-d8 (S)	103	%	70-130		1		11/17/22 16:48	2037-26-5	
300.0 IC Anions	Analytical Method: EPA 300.0 Pace Analytical Services - Green Bay								
Sulfate	**23.1**	mg/L	2.0	0.44	1		11/17/22 03:15	14808-79-8	
5310C TOC	Analytical Method: SM 5310C Pace Analytical Services - Green Bay								
Total Organic Carbon	**1.9**	mg/L	0.50	0.14	1		11/22/22 00:41	7440-44-0	

Sample: DUP- 1 **Lab ID: 40254772013** Collected: 11/14/22 00:00 Received: 11/15/22 08:00 Matrix: Water

Parameters	Results	Units	LOQ	LOD	DF	Prepared	Analyzed	CAS No.	Qual
8260 MSV	Analytical Method: EPA 8260 Pace Analytical Services - Green Bay								
Tetrachloroethene	**37.4**	ug/L	1.0	0.41	1		11/17/22 17:07	127-18-4	
Trichloroethene	**<0.32**	ug/L	1.0	0.32	1		11/17/22 17:07	79-01-6	
Vinyl chloride	**<0.17**	ug/L	1.0	0.17	1		11/17/22 17:07	75-01-4	
cis-1,2-Dichloroethene	**<0.47**	ug/L	1.0	0.47	1		11/17/22 17:07	156-59-2	
trans-1,2-Dichloroethene	**<0.53**	ug/L	1.0	0.53	1		11/17/22 17:07	156-60-5	
Surrogates									
4-Bromofluorobenzene (S)	102	%	70-130		1		11/17/22 17:07	460-00-4	
1,2-Dichlorobenzene-d4 (S)	100	%	70-130		1		11/17/22 17:07	2199-69-1	
Toluene-d8 (S)	102	%	70-130		1		11/17/22 17:07	2037-26-5	

REPORT OF LABORATORY ANALYSIS