January 2, 2024

Mr. M. Andrew Skwierawski, Attorney
Halling & Cayo, S.C.
320 E. Buffalo Street, Suite 700
Milwaukee, WI 53202

RE: Results Report of Groundwater Sampling
Former One Hour Martinizing Cleaners (Site)
1035 Summit Avenue, Oconomowoc, Wisconsin

Dear Mr. Skwierawski:

EnviroForensics, LLC (EnviroForensics) is presenting this results report regarding recent groundwater sampling performed at the above referenced former One Hour Martinizing tenant space within the Whitman Park Shopping Center (Site). The additional round of groundwater sampling was performed to better resolve the direction of groundwater flow and determine the stability of chlorinated volatile organic compounds (CVOCs) previously detected in Site groundwater monitoring wells.

This work is a precursor to work requested by the Wisconsin Department of Natural Resources (WDNR) which involves the installation and sampling of two (2) new groundwater monitoring wells.

Groundwater Sampling Procedures

EnviroForensics personnel measured groundwater levels and sampled all Site monitoring wells, except for monitoring well MW-6 during December 5-6, 2023. Monitoring well MW-6 was found to have been paved over during street paving activities performed sometime during the summer or fall of 2023 and is no longer available for sampling. Well MW-6 had been sampled in the past and found not to contain CVOCs in concentrations exceeding the laboratory detection limits.

All remaining monitoring wells were sampled for total volatile organic compounds (VOCs). Sampling was performed using a submersible bladder pump and low-flow sampling methods. Water was slowly purged from each well and delivered to a flow-through cell containing multiple probes that measured temperature, electrical conductivity, pH, specific conductance, oxidation/reduction potential, and dissolved oxygen. When these parameters had stabilized, groundwater samples were collected in 40-ml vials containing a hydrochloric acid preservative. The samples were stored in a cooler with ice and sent to a Synergy Environmental Lab, LLC, a State of Wisconsin Certified Laboratory for analysis of total VOCs by EPA Method 8260.

IDM Management

Investigation derived media (IDM) consisting of purge water produced during groundwater sampling is being temporarily stored in a 55-gallon drum and located in an accessible, but discreet location on the Whitman Park property pending upcoming well installation work, subsequent permitting, and removal.

EnviroForensics will work to expedite removal of the drums as soon as future well installations and initial sampling of the two (2) new wells is completed.

Samplling Results

As can be seen on attached **Figure 1**, the direction of groundwater flow is to the north/northwest during this monitoring period. Therefore, the placement of the new piezometer adjacent to MW-5 as requested by the WDNR is valid and is down-gradient to the direction of groundwater flow from the highest concentrations of CVOCs detected in well MW-2.

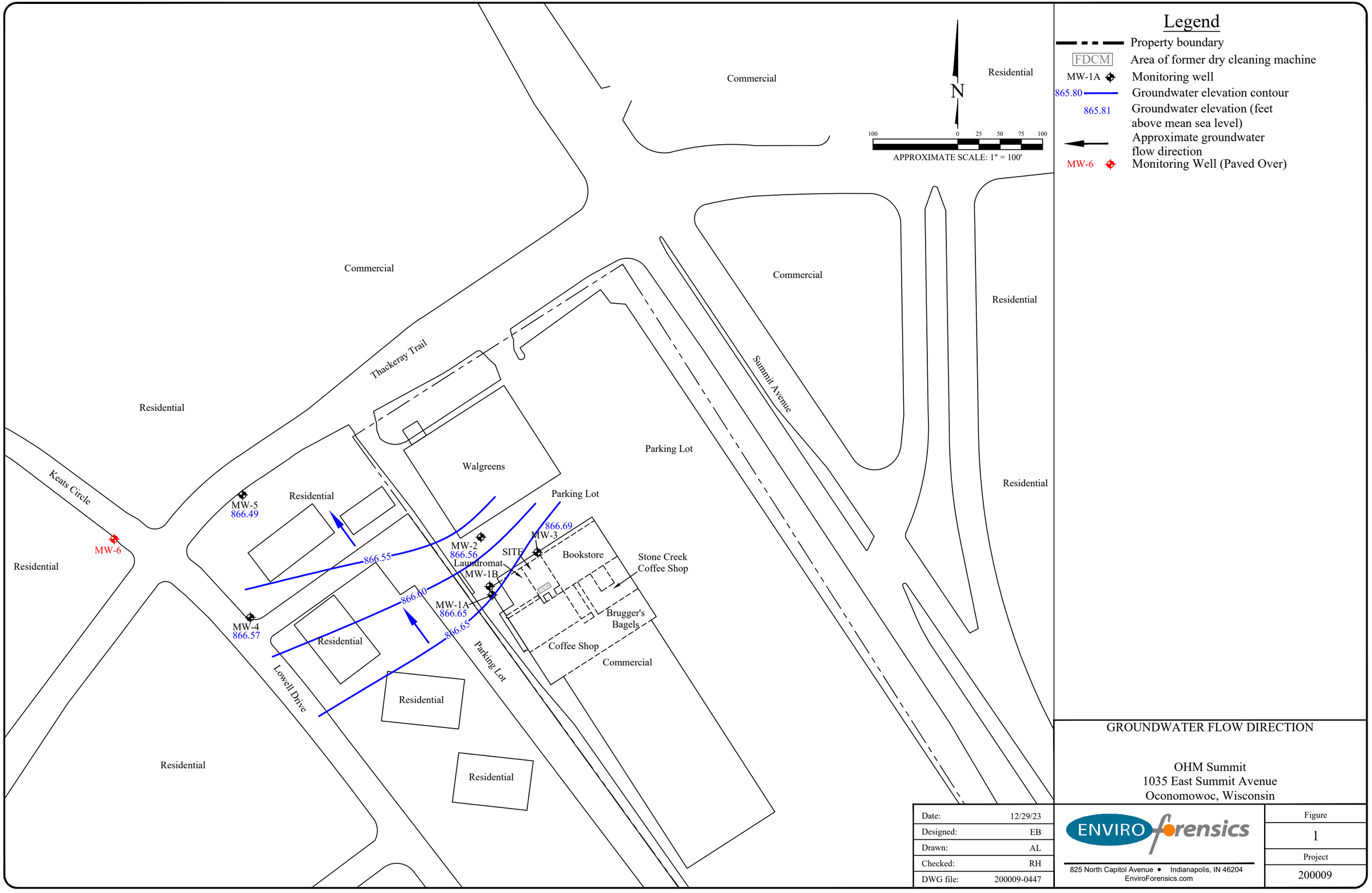
As can be seen on attached **Figure 2**, and in attached **Table 1**, tetrachoroethene (PCE) was the only CVOC detected in any of the water samples collected. The concentrations of PCE detected in Site monitoring wells is consistent and stable. Water table well MW-2 contained the highest concentration of PCE at 75 micrograms per liter (µg/l) which is above the groundwater enforcement standard (ES) of 5 µg/l. PCE was also detected in water table well MW-1A at a concentration exceeding the ES. PCE was detected in piezometer MW-1B and water table well MW-3 at concentrations just below the ES, but in concentrations exceeding the groundwater preventative action limit (PAL). PCE was not detected in down-gradient water table well MW-5.

Feel free to contact me with any questions at 262-490-6472.

Sincerely,
EnviroForensics, LLC

Wayne Fassbender, PG
Senior Project Manager
wfassbender@enviroforensics.com

Attachment:
Figure 1: Groundwater Flow Direction
Figure 2: Groundwater Iso-concentration



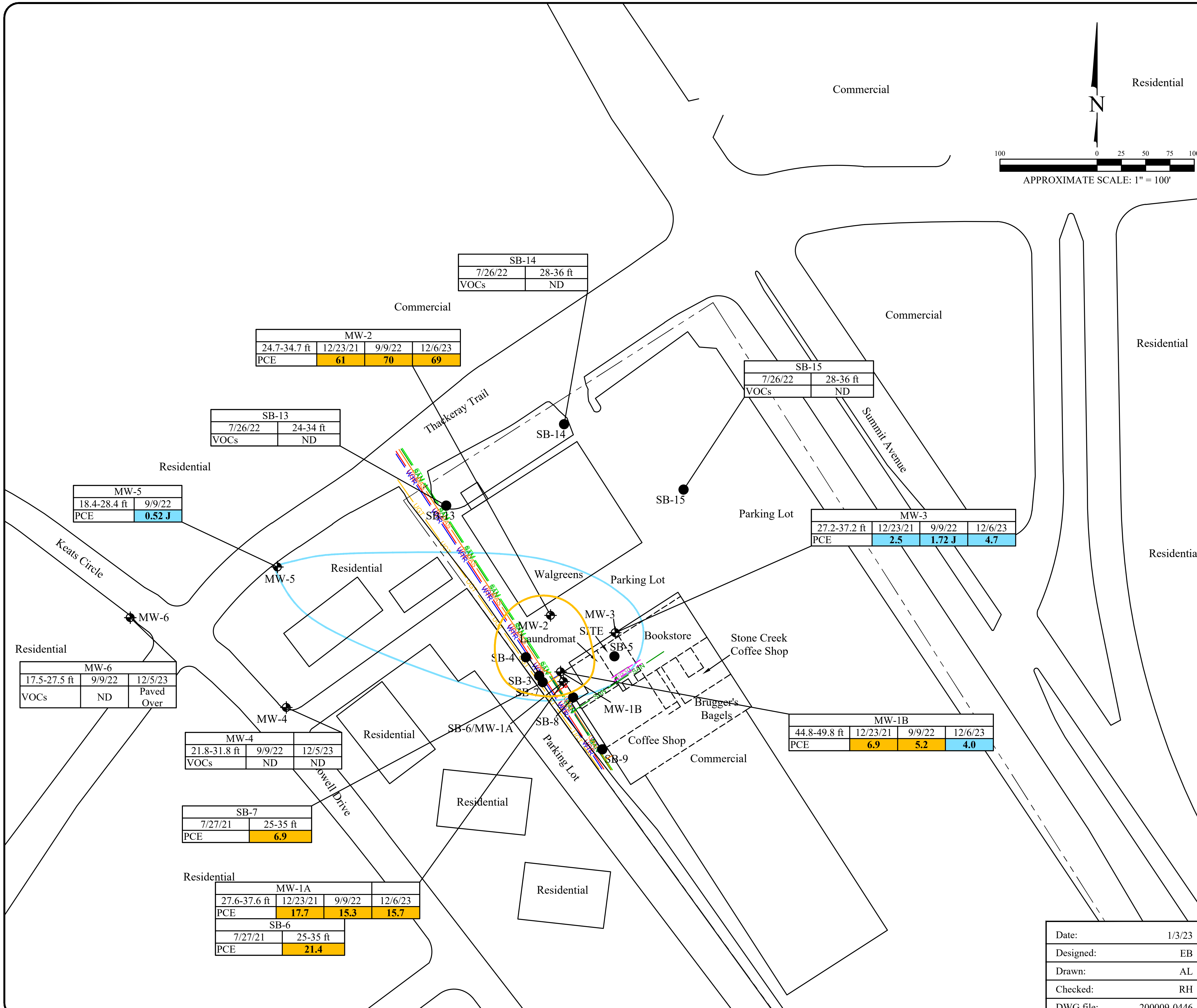
GROUNDWATER FLOW DIRECTION

OHM Summit
1035 East Summit Avenue
Oconomowoc, Wisconsin

Date:	12/29/23
Designed:	EB
Drawn:	AL
Checked:	RH
DWG file:	200009-0447

ENVIRO forensics
825 North Capitol Avenue • Indianapolis, IN 46204
EnviroForensics.com

Figure	1
Project	200009



SB-14	
7/26/22	28-36 ft
VOCs	ND

MW-2			
24.7-34.7 ft	12/23/21	9/9/22	12/6/23
PCE	**61**	**70**	**69**

SB-13	
7/26/22	24-34 ft
VOCs	ND

MW-5	
18.4-28.4 ft	9/9/22
PCE	**0.52 J**

SB-15	
7/26/22	28-36 ft
VOCs	ND

MW-3			
27.2-37.2 ft	12/23/21	9/9/22	12/6/23
PCE	**2.5**	**1.72 J**	**4.7**

MW-6		
17.5-27.5 ft	9/9/22	12/5/23
VOCs	ND	Paved Over

MW-4		
21.8-31.8 ft	9/9/22	12/5/23
VOCs	ND	ND

MW-1B			
44.8-49.8 ft	12/23/21	9/9/22	12/6/23
PCE	**6.9**	**5.2**	**4.0**

SB-7	
7/27/21	25-35 ft
PCE	**6.9**

MW-1A			
27.6-37.6 ft	12/23/21	9/9/22	12/6/23
PCE	**17.7**	**15.3**	**15.7**

SB-6	
7/27/21	25-35 ft
PCE	**21.4**

Legend

- Property boundary
- GAS — Underground gas utility line
- WTR — Underground water utility line
- SAN — Underground sanitary utility line
- STM — Underground storm utility line
- UGT — Underground communication line
- UGE — Underground electrical utility line
- Pipe chase
- FDCM — Area of former dry cleaning machine
- MW-1A — Monitoring well
- SB-1 — Soil boring

Analyte	Public Health Preventive Action Limit	Public Health Enforcement Standard
PCE	**0.5**	**5**

Note:
1. Bolded and orange shaded values exceed the Public Health Enforcement Standard
2. Bolded and blue shaded values exceed the Public Health Preventive Action Limit
3. Bolded values are above detection limits
4. Samples analyzed using EPA SW-846 Method 8260
5. All results reported in units of micrograms per liter (µg/L)
6. PCE = Tetrachloroethene

- PCE concentrations above Public Health Preventive Action Limit
- PCE concentrations above Public Health Enforcement Standard

GROUNDWATER ISOCONCENTRATION

OHM Summit
1035 East Summit Avenue
Oconomowoc, Wisconsin

Date:	1/3/23
Designed:	EB
Drawn:	AL
Checked:	RH
DWG file:	200009-0446

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Figure 2

Project 200009