

Notice: Use this form to request a **written response (on agency letterhead)** from the Department of Natural Resources (DNR) regarding technical assistance, a post-closure change to a site, a specialized agreement or liability clarification for Property with known or suspected environmental contamination. A fee will be required as is authorized by s. 292.55, Wis. Stats., and NR 749, Wis. Adm. Code., unless noted in the instructions below. Personal information collected will be used for administrative purposes and may be provided to requesters to the extent required by Wisconsin's Open Records law [ss. 19.31 - 19.39, Wis. Stats.].

Definitions

"Property" refers to the subject Property that is perceived to have been or has been impacted by the discharge of hazardous substances.

"Liability Clarification" refers to a written determination by the Department provided in response to a request made on this form. The response clarifies whether a person is or may become liable for the environmental contamination of a Property, as provided in s. 292.55, Wis. Stats.

"Technical Assistance" refers to the Department's assistance or comments on the planning and implementation of an environmental investigation or environmental cleanup on a Property in response to a request made on this form as provided in s. 292.55, Wis. Stats.

"Post-closure modification" refers to changes to Property boundaries and/or continuing obligations for Properties or sites that received closure letters for which continuing obligations have been applied or where contamination remains. Many, but not all, of these sites are included on the GIS Registry layer of RR Sites Map to provide public notice of residual contamination and continuing obligations.

Select the Correct Form

This form should be used to request the following from the DNR:

- Technical Assistance
- Liability Clarification
- Post-Closure Modifications
- Specialized Agreements (tax cancellation, negotiated agreements, etc.)

Do **not** use this form if one of the following applies:

- Request for an **off-site liability exemption or clarification** for Property that has been or is perceived to be contaminated by one or more hazardous substances that originated on another Property containing the source of the contamination. Use DNR's Off-Site Liability Exemption and Liability Clarification Application Form 4400-201.
- Submittal of an Environmental Assessment for the **Lender Liability Exemption**, s 292.21, Wis. Stats., **if no response or review by DNR is requested**. Use the Lender Liability Exemption Environmental Assessment Tracking Form 4400-196.
- Request for an **exemption to develop on a historic fill site** or licensed landfill. Use DNR's Form 4400-226 or 4400-226A.
- **Request for closure** for Property where the investigation and cleanup actions are completed. Use DNR's Case Closure - GIS Registry Form 4400-202.

All forms, publications and additional information are available on the internet at: dnr.wi.gov/topic/Brownfields/Pubs.html.

Instructions

1. Complete sections 1, 2, 6 and 7 for all requests. Be sure to provide adequate and complete information.
2. Select the type of assistance requested: Section 3 for technical assistance or post-closure modifications, Section 4 for a written determination or clarification of environmental liabilities; or Section 5 for a specialized agreement.
3. Include the fee payment that is listed in Section 3, 4, or 5, unless you are a "Voluntary Party" enrolled in the Voluntary Party Liability Exemption Program **and** the questions in Section 2 direct otherwise. Information on to whom and where to send the fee is found in Section 8 of this form.
4. Send the completed request, supporting materials and the fee to the appropriate DNR regional office where the Property is located.

See the map on the last page of this form. A paper copy of the signed form and all reports and supporting materials shall be sent with an electronic copy of the form and supporting materials on a compact disk. For electronic document submittal requirements see: <http://dnr.wi.gov/files/PDF/pubs/rr/RR690.pdf>

The time required for DNR's determination varies depending on the complexity of the site, and the clarity and completeness of the request and supporting documentation.

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Section 1. Contact and Recipient Information

Requester Information

This is the person requesting technical assistance or a post-closure modification review, that his or her liability be clarified or a specialized agreement and is identified as the requester in Section 7. DNR will address its response letter to this person.

Last Name Bennett	First Larry	MI	Organization/ Business Name LJB Investments, LLC
Mailing Address W171N4882 Greenview Avenue			City Menomonee Falls
			State WI
			ZIP Code 53051
Phone # (include area code) (414) 507-3025	Fax # (include area code)	Email lben0621@att.net	

The requester listed above: (select all that apply)

- Is currently the owner
 Is considering selling the Property
 Is renting or leasing the Property
 Is considering acquiring the Property
 Is a lender with a mortgagee interest in the Property
 Other. Explain the status of the Property with respect to the applicant:

Contact Information (to be contacted with questions about this request)

Select if same as requester

Contact Last Name Manser	First Travis	MI J	Organization/ Business Name Endpoint Solutions Corp.
Mailing Address 6871 S. Lovers Lane			City Franklin
			State WI
			ZIP Code 53132
Phone # (include area code) (414) 858-2265	Fax # (include area code) (414) 427-1259	Email travis@endpointcorporation.com	

Environmental Consultant (if applicable)

Contact Last Name Manser	First Travis	MI J	Organization/ Business Name Endpoint Solutions Corp.
Mailing Address 6871 S. Lovers Lane			City Franklin
			State WI
			ZIP Code 53132
Phone # (include area code) (414) 858-2265	Fax # (include area code) (414) 427-1259	Email travis@endpointcorporation.com	

Section 2. Property Information

Property Name N88W16761 Appleton Avenue	FID No. (if known) 268708110
BRRTS No. (if known) 02-68-593826	Parcel Identification Number MNFV0011233
Street Address N88W16761 Appleton Avenue	City Menomonee Falls
State WI	ZIP Code 53051
County Waukesha	Municipality where the Property is located <input type="radio"/> City <input type="radio"/> Town <input checked="" type="radio"/> Village of Menomonee Falls
Property is composed of: <input checked="" type="radio"/> Single tax parcel <input type="radio"/> Multiple tax parcels	Property Size Acres 0

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1. Is a response needed by a specific date? (e.g., Property closing date) Note: Most requests are completed within 60 days. Please plan accordingly.

No Yes

Date requested by: _____

Reason:

2. Is the "Requester" enrolled as a Voluntary Party in the Voluntary Party Liability Exemption (VPLE) program?

No. **Include the fee that is required for your request in Section 3, 4 or 5.**

Yes. **Do not include a separate fee.** This request will be billed separately through the VPLE Program.

Fill out the information in Section 3, 4 or 5 which corresponds with the type of request:

Section 3. Technical Assistance or Post-Closure Modifications;

Section 4. Liability Clarification; or Section 5. Specialized Agreement.

Section 3. Request for Technical Assistance or Post-Closure Modification

Select the type of technical assistance requested: [Numbers in brackets are for WI DNR Use]

- No Further Action Letter (NFA) (Immediate Actions) - NR 708.09, [183] - **Include a fee of \$350.** Use for a written response to an immediate action after a discharge of a hazardous substance occurs. Generally, these are for a one-time spill event.
- Review of Site Investigation Work Plan - NR 716.09, [135] - **Include a fee of \$700.**
- Review of Site Investigation Report - NR 716.15, [137] - **Include a fee of \$1050.**
- Approval of a Site-Specific Soil Cleanup Standard - NR 720.10 or 12, [67] - **Include a fee of \$1050.**
- Review of a Remedial Action Options Report - NR 722.13, [143] - **Include a fee of \$1050.**
- Review of a Remedial Action Design Report - NR 724.09, [148] - **Include a fee of \$1050.**
- Review of a Remedial Action Documentation Report - NR 724.15, [152] - **Include a fee of \$350**
- Review of a Long-term Monitoring Plan - NR 724.17, [25] - **Include a fee of \$425.**
- Review of an Operation and Maintenance Plan - NR 724.13, [192] - **Include a fee of \$425.**

Other Technical Assistance - s. 292.55, Wis. Stats. [97] (For request to build on an abandoned landfill use Form 4400-226)

- Schedule a Technical Assistance Meeting - **Include a fee of \$700.**
- Hazardous Waste Determination - **Include a fee of \$700.**
- Other Technical Assistance - **Include a fee of \$700.** Explain your request in an attachment.

Post-Closure Modifications - NR 727, [181]

- Post-Closure Modifications: Modification to Property boundaries and/or continuing obligations of a closed site or Property; sites may be on the GIS Registry. This also includes removal of a site or Property from the GIS Registry. **Include a fee of \$1050, and:**
 - Include a fee of \$300 for sites with residual soil contamination; and
 - Include a fee of \$350 for sites with residual groundwater contamination, monitoring wells or for vapor intrusion continuing obligations.

Attach a description of the changes you are proposing, and documentation as to why the changes are needed (if the change to a Property, site or continuing obligation will result in revised maps, maintenance plans or photographs, those documents may be submitted later in the approval process, on a case-by-case basis).

Skip Sections 4 and 5 if the technical assistance you are requesting is listed above and complete Sections 6 and 7 of this form.

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Section 4. Request for Liability Clarification

Select the type of liability clarification requested. Use the available space given or attach information, explanations, or specific questions that you need answered in DNR's reply. Complete Sections 6 and 7 of this form. **[Numbers in brackets are for DNR Use]**

"Lender" liability exemption clarification - s. 292.21, Wis. Stats. [686]

❖ **Include a fee of \$700.**

Provide the following documentation:

- (1) ownership status of the real Property, and/or the personal Property and fixtures;
- (2) an environmental assessment, in accordance with s. 292.21, Wis. Stats.;
- (3) the date the environmental assessment was conducted by the lender;
- (4) the date of the Property acquisition; for foreclosure actions, include a copy of the signed and dated court order confirming the sheriff's sale.
- (5) documentation showing how the Property was acquired and the steps followed under the appropriate state statutes.
- (6) a copy of the Property deed with the correct legal description; and,
- (7) the Lender Liability Exemption Environmental Assessment Tracking Form (Form 4400-196).
- (8) If no sampling was done, please provide reasoning as to why it was **not** conducted. Include this either in the accompanying environmental assessment or as an attachment to this form, and cite language in s. 292.21(1)(c)2., h.-i., Wis. Stats.:
 - h. The collection and analysis of representative samples of soil or other materials in the ground that are suspected of being contaminated based on observations made during a visual inspection of the real Property or based on aerial photographs, or other information available to the lender, including stained or discolored soil or other materials in the ground and including soil or materials in the ground in areas with dead or distressed vegetation. The collection and analysis shall identify contaminants in the soil or other materials in the ground and shall quantify concentrations.
 - i. The collection and analysis of representative samples of unknown wastes or potentially hazardous substances found on the real Property and the determination of concentrations of hazardous waste and hazardous substances found in tanks, drums or other containers or in piles or lagoons on the real Property.

"Representative" liability exemption clarification (e.g. trustees, receivers, etc.) - s. 292.21, Wis. Stats. [686]

❖ **Include a fee of \$700.**

Provide the following documentation:

- (1) ownership status of the Property;
- (2) the date of Property acquisition by the representative;
- (3) the means by which the Property was acquired;
- (4) documentation that the representative has no beneficial interest in any entity that owns, possesses, or controls the Property;
- (5) documentation that the representative has not caused any discharge of a hazardous substance on the Property; and
- (6) a copy of the Property deed with the correct legal description.

Clarification of local governmental unit (LGU) liability exemption at sites with: (select all that apply)

- hazardous substances spills - s. 292.11(9)(e), Wis. Stats. [649];
- Perceived environmental contamination - [649];
- hazardous waste - s. 292.24 (2), Wis. Stats. [649]; and/or
- solid waste - s. 292.23 (2), Wis. Stats. [649].

❖ **Include a fee of \$700, a summary of the environmental liability clarification being requested, and the following:**

- (1) clear supporting documentation showing the acquisition method used, and the steps followed under the appropriate state statute(s).
- (2) current and proposed ownership status of the Property;
- (3) date and means by which the Property was acquired by the LGU, where applicable;
- (4) a map and the ¼, ¼ section location of the Property;
- (5) summary of current uses of the Property;
- (6) intended or potential use(s) of the Property;
- (7) descriptions of other investigations that have taken place on the Property; and
- (8) (for solid waste clarifications) a summary of the license history of the facility.

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Section 4. Request for Liability Clarification (cont.)

Lease liability clarification - s. 292.55, Wis. Stats. [646]

❖ **Include a fee of \$700 for a single Property, or \$1400 for multiple Properties and the information listed below:**

- (1) a copy of the proposed lease;
- (2) the name of the current owner of the Property and the person who will lease the Property;
- (3) a description of the lease holder's association with any persons who have possession, control, or caused a discharge of a hazardous substance on the Property;
- (4) map(s) showing the Property location and any suspected or known sources of contamination detected on the Property;
- (5) a description of the intended use of the Property by the lease holder, with reference to the maps to indicate which areas will be used. Explain how the use will not interfere with any future investigation or cleanup at the Property; and
- (6) all reports or investigations (e.g. Phase I and Phase II Environmental Assessments and/or Site Investigation Reports conducted under s. NR 716, Wis. Adm. Code) that identify areas of the Property where a discharge has occurred.

General or other environmental liability clarification - s. 292.55, Wis. Stats. [682] - Explain your request below.

❖ **Include a fee of \$700 and an adequate summary of relevant environmental work to date.**

No Action Required (NAR) - NR 716.05, [682]

❖ **Include a fee of \$700.**

Use where an environmental discharge has or has not occurred, and applicant wants a DNR determination that no further assessment or clean-up work is required. Usually this is requested after a Phase I and Phase II environmental assessment has been conducted; the assessment reports should be submitted with this form. This is not a closure letter.

Clarify the liability associated with a "closed" Property - s. 292.55, Wis. Stats. [682]

❖ **Include a fee of \$700.**

- Include a copy of any closure documents if a state agency other than DNR approved the closure.

Use this space or attach additional sheets to provide necessary information, explanations or specific questions to be answered by the DNR.

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Section 5. Request for a Specialized Agreement

Select the type of agreement needed. Include the appropriate draft agreements and supporting materials. Complete Sections 6 and 7 of this form. More information and model draft agreements are available at: dnr.wi.gov/topic/Brownfields/Igu.html#tabx4.

Tax cancellation agreement - s. 75.105(2)(d), Wis. Stats. [654]

❖ **Include a fee of \$700, and the information listed below:**

- (1) Phase I and II Environmental Site Assessment Reports,
- (2) a copy of the Property deed with the correct legal description; and,
- (3) a draft 75.105 agreement based on the DNR's model (dnr.wi.gov/topic/brownfields/documents/mod75-105agrmt.pdf).

Agreement for assignment of tax foreclosure judgement - s.75.106, Wis. Stats. [666]

❖ **Include a fee of \$700, and the information listed below:**

- (1) Phase I and II Environmental Site Assessment Reports,
- (2) a copy of the Property deed with the correct legal description; and,
- (3) a draft 75.105 agreement based on the DNR's model (dnr.wi.gov/topic/brownfields/documents/mod75-106agrmt.pdf).

Negotiated agreement - Enforceable contract for non-emergency remediation - s. 292.11(7)(d) and (e), Wis. Stats. [630]

❖ **Include a fee of \$1400, and the information listed below:**

- (1) a draft schedule for remediation; and,
- (2) the name, mailing address, phone and email for each party to the agreement.

Section 6. Other Information Submitted

Identify all materials that are included with this request.

Include one copy of any document from any state agency files that you want the Department to review as part of this request. The person submitting this request is responsible for contacting other state agencies to obtain appropriate reports or information.

Phase I Environmental Site Assessment Report - Date: _____

Phase II Environmental Site Assessment Report - Date: _____

Legal Description of Property (required for all liability requests and specialized agreements)

Map of the Property (required for all liability requests and specialized agreements)

Analytical results of the following sampled media: Select all that apply and include date of collection.

Groundwater Soil Sediment Other medium - Describe: _____

Date of Collection: _____

A copy of the closure letter and submittal materials

Draft tax cancellation agreement

Draft agreement for assignment of tax foreclosure judgment

Other report(s) or information - Describe: _____

For Property with newly identified discharges of hazardous substances only: Has a notification of a discharge of a hazardous substance been sent to the DNR as required by s. NR 706.05(1)(b), Wis. Adm. Code?

Yes - Date (if known): 12/14/2023

No

Note: The Notification for Hazardous Substance Discharge (non-emergency) form is available at: dnr.wi.gov/files/PDF/forms/4400/4400-225.pdf.

Section 7. Certification by the Person who completed this form

- I am the person submitting this request (requester)
- I prepared this request for: Mr. Larry Bennett
Requester Name

I certify that I am familiar with the information submitted on this request, and that the information on and included with this request is true, accurate and complete to the best of my knowledge. I also certify I have the legal authority and the applicant's permission to make this request.


Signature

3-1-2024
Date Signed

Associate Consultant
Title

(414) 858-2265
Telephone Number (include area code)

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Section 8. DNR Contacts and Addresses for Request Submittals

Send or deliver one paper copy and one electronic copy on a compact disk of the completed request, supporting materials, and fee to the region where the property is located to the address below. Contact a [DNR regional brownfields specialist](#) with any questions about this form or a specific situation involving a contaminated property. For electronic document submittal requirements see: <http://dnr.wi.gov/files/PDF/pubs/rr/RR690.pdf>.

DNR NORTHERN REGION

Attn: RR Program Assistant
Department of Natural Resources
223 E Steinfest Rd Antigo, WI 54409

DNR NORTHEAST REGION

Attn: RR Program Assistant
Department of Natural Resources
2984 Shawano Avenue
Green Bay WI 54313

DNR SOUTH CENTRAL REGION

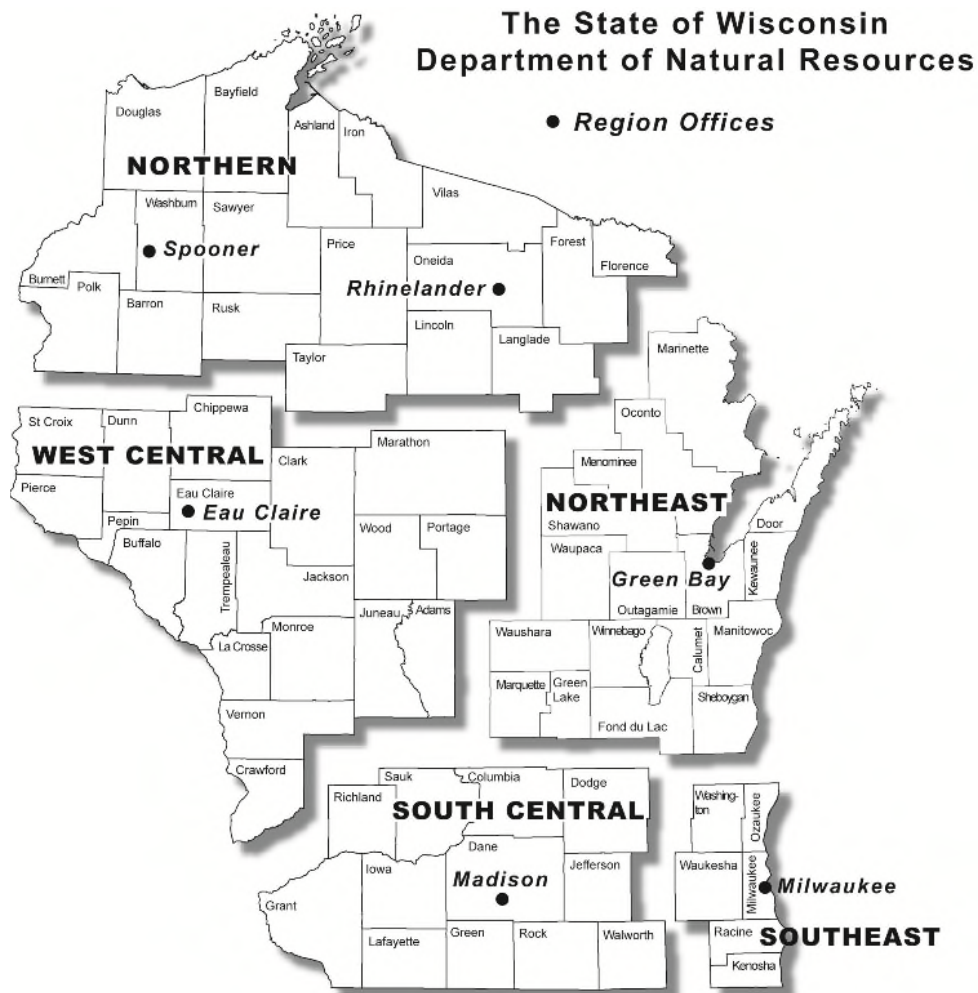
Attn: RR Program Assistant
Department of Natural Resources
3911 Fish Hatchery Road
Fitchburg WI 53711

DNR SOUTHEAST REGION

Attn: RR Program Assistant
Department of Natural Resources
2300 North Martin Luther King Drive
Milwaukee WI 53212

DNR WEST CENTRAL REGION

Attn: RR Program Assistant
Department of Natural Resources
1300 Clairemont Ave.
Eau Claire WI 54702



Note: These are the Remediation and Redevelopment Program's designated regions. Other DNR program regional boundaries may be different.

DNR Use Only			
Date Received	Date Assigned	BRRTS Activity Code	BRRTS No. (if used)
DNR Reviewer		Comments	
Fee Enclosed? <input type="radio"/> Yes <input type="radio"/> No	Fee Amount \$	Date Additional Information Requested	Date Requested for DNR Response Letter
Date Approved	Final Determination		

Endpoint Solutions

6871 South Lovers Lane
Franklin, WI 53132
Telephone: (414) 427-1200
Fax: (414) 427-1259
www.endpointcorporation.com

Mr. Connor Mulcahy
Hydrogeologist – Remediation and Redevelopment
Wisconsin Department of Natural Resources
1027 West St. Paul Avenue
Milwaukee, WI 53233

March 1, 2024

Subject: Site Investigation Work Plan
N88W16761 Appleton Avenue
Menomonee Falls, Wisconsin
BRRTS No. 02-68-593826

Dear Connor:

Endpoint Solutions Corp. (Endpoint) is pleased to present the Wisconsin Department of Natural Resources (WDNR) with this Site Investigation Work Plan for the property located at N88W16761 Appleton Avenue, Menomonee Falls, Wisconsin (the “Site” or “subject property”). The location and layout of the Site are depicted on the attached **Figure 1 – Location Map** and **Figure 2 – Subject Property Layout**, respectively.

BACKGROUND

During a Phase I Environmental Site Assessment (ESA) completed by Konicek Environmental Consulting, LLC (Konicek) in August 2023, the following recognized environmental conditions (RECs) were identified in connection with the subject property:

- *Potential former drycleaning activities on the subject site;*
- *Potential impacts related to the northeastern adjacent One Hour Martinizing Open ERP activity (BRRTS No. 02-68-378488); and,*
- *Potential impacts related to the southern adjacent Bradley Property Holdings II Open LUST activities (BRRTS No. 03-68-563510, 03-68-578757 and 03-68-578747).*

To evaluate the RECs identified as part of the Phase I ESA, Konicek advanced three (3) soil borings (SP-1/TW-1 through SP-3/TW-3) on the subject property. The SP-1/TW-1 and SP-2/TW-2 borings were located to the west of the subject property building, while the SP-3/TW-3 boring was located to the south-southeast of the subject property building. The SP-3/TW-3 boring was located along the shared property line with the adjoining property to the south-southeast at N88W16747 Appleton Avenue. During the advancement of the soil borings, one (1) to two (2) soil samples were collected from each boring and submitted for laboratory analysis of volatile organic compounds (VOCs). Following the advancement of the soil borings, temporary well screens were installed in each borehole to facilitate the collection of grab groundwater samples. However, sufficient water for groundwater sampling was only encountered at SP-1/TW-1. The groundwater sample collected from SP-1/TW-1 was submitted for laboratory analysis of VOCs. Additionally, four (4) sub-slab

vapor samples (SS-1 through SS-4) were collected from within the subject property building. The sub-slab vapor samples were collected using evacuated summa canisters equipped with 15-minute regulators. Following sample collection, the canisters were submitted for laboratory analysis of VOCs via USEPA Method TO-15. The scope-of-work described above was completed by Konicek in August 2023. The soil, groundwater and sub-slab vapor samples collected as part of the assessment were submitted to Synergy Environmental Labs of Appleton, Wisconsin. For reference, a figure indicating the locations of the soil borings and sub-slab vapor sampling points is included on **Figure 3 – Sample Locations**.

RESULTS

Analytical results from the soil samples collected by Konicek as part of the assessment indicated elevated concentrations of tetrachloroethene (PCE), a common dry-cleaning solvent, in the soil samples collected from the two (2) to four (4)-foot below ground surface (bgs) and the seven (7) to nine (9)-foot bgs intervals from the SP-3/TW-3 boring. None of the soil samples submitted for laboratory analysis from the SP-1/TW-1 or the SP-2/TW-2 boring locations contained VOC constituents at concentrations above standard laboratory detection limits. As described above, only the SP-1/TW-1 temporary groundwater monitoring well produced sufficient groundwater for sample collection. Analytical results from the SP-1/TW-1 groundwater sample did not indicate the presence of any VOC constituents at concentrations that exceeded standard laboratory detection limits. Results from the sub-slab vapor sampling indicated one (1) of the four (4) samples (SS-2) contained a concentration of PCE that exceeded its respective Vapor Risk Screening Level (VRSL) for Residential and Small Commercial scenarios.

DISCUSSION

Based on the results of the assessment activities completed by Konicek in August 2023, it was apparent that releases to the subsurface had occurred in association with the historic utilization of the subject property as a dry-cleaning facility. It is important to note that based on the shallow soil impacts detected at the SP-3/TW-3 boring location (two [2] to four [4]-feet bgs), as well as a lack of chlorinated solvents detected above regulatory standards from the SS-4 sub-slab vapor sample, it is apparent that the contamination detected on the subject property is related to operations performed on the Site and does not appear to be the result of off-site migration onto the subject property from the historic One Hour Martinizing property, adjoining the subject property to the northeast at N89W16746 Appleton Avenue, which was identified as a REC as part of the Phase I ESA performed by Konicek. Additionally, while Konicek identified potential impacts from the adjoining Bradley Property Holdings II property to the south in association with the open LUST cases on this property as a REC, it is our opinion that the Phase II EA activities performed by Konicek did not sufficiently evaluate this issue. Specifically, one (1) of the three (3) former underground storage tank (UST) basins on the adjoining Bradley Holdings II property was located along the northeast portion of the property, along the southeast portion of the subject property. Results from the GP-16 soil boring advanced along the east portion of the shared property line between the subject property and the adjoining property to the south indicated the presence of petroleum constituents at concentrations that exceeded regulatory standards. In order to further evaluate potential impacts on the subject property from the adjoining property to the south, soil

and groundwater sampling would be necessary in the southeast portion of the subject property, to the north of the shared property boundary. However, investigation of the areas along the southeast portion of the subject property is not feasible due to physical limitations including a sidewalk area containing a garden bed with a handrailing.

Based on this information, as well as the results from the Phase II EA activities performed by Konicek, Endpoint completed the following scope-of-work to further assess the subsurface conditions on the subject property, specifically associated with the apparent former dry-cleaning operations on the Site.

INDOOR AIR SAMPLING

As described above, PCE was detected at the SS-2 sub-slab vapor sample location at a concentration that exceeded VRSLs for Residential and Small Commercial Scenarios. Therefore, based on these results, the indoor air was sampled within the subject property building. On October 31, 2023, Endpoint deployed three (3) Radiello 130 (solvent) passive indoor air sampling devices with adsorbing cartridges. The indoor air sampling devices were deployed in the central portion of the lower-level basement area (UA754), a central hallway area on the first-story (UA755) and in the kitchen area within the residential apartment unit on the second-story (UA756) within the subject property building. The indoor air sampling devices were deployed for seven (7) days until Endpoint retrieved the samples on November 7, 2023. Following collection, the cartridges were submitted to the laboratory for VOC analysis via USEPA modified Method TO-17.

SOIL AND GROUNDWATER ASSESSMENT

On November 7, 2023, Endpoint advanced three (3) soil borings to the south of the subject property building. Two (2) of the soil borings were advanced to the southwest (SB-1) and southeast (SB-3) of the former SS-2 sub-slab vapor sample location, while one (1) of the soil borings was advanced adjacent to the former SP-3/TW-3 boring location along the south-southeast portion of the subject property building (SB-3). The soil borings were advanced with a direct-push drill rig. Soil borings SB-1 and SB-2 were advanced to a termination depth of approximately 10.5-feet below ground surface (bgs), while soil boring SB-3 was advanced to a termination depth of approximately 16-feet bgs. Boring depths varied due to shallow bedrock encountered on the subject property. The locations of the soil borings advanced by Endpoint are also presented on the attached **Figure 3**.

During the advancement of the borings, two (2) soil samples from each boring were submitted for laboratory analysis of VOCs. The samples submitted to the laboratory did not display any visual staining and/or obvious odors. Therefore, one (1) soil sample was collected from the direct contact zero (0) to four (4)-foot bgs interval, while one (1) soil sample was collected from immediately above the field-observed water table. Following the completion of the direct-push soil borings, a temporary monitoring well screen was installed in each borehole in an attempt to collect grab groundwater samples for laboratory analysis of VOCs. Groundwater did not accumulate in the temporary monitoring wells while Endpoint personnel were on-site November 7, 2023. Therefore, the temporary wells were left in-place with a coarse sand filter pack around the screened interval and finished with a hydrated bentonite seal at the surface to allow groundwater to accumulate.

Endpoint mobilized to the Site on November 14, 2023 in an effort to collect groundwater samples from the temporary wells at the SB-1 through SB-3 locations. Sufficient groundwater had accumulated in the temporary wells at the SB-1 and SB-3 locations and grab groundwater samples were collected and submitted for laboratory analysis of VOCs. The temporary monitoring well located at SB-2 did not produce sufficient groundwater for sampling.

RESULTS

SOIL AND GROUNDWATER

Based on the results of the Phase II EA activities performed by Konicek, as well as the results of the Initial Site Investigation Activities performed by Endpoint, releases to the subsurface have occurred on the subject property as a result of the historic use of the Site as a dry cleaner. Analytical results from the soil samples collected as part of Endpoint's investigation have indicated multiple dry-cleaning contaminants at concentrations which exceed their soil-to-groundwater pathway RCLs. Additionally, based on the limited groundwater sampling completed by Endpoint, groundwater at the subject property has been impacted with various chlorinated solvent VOCs (CVOCs) that exceed their WDNR preventive action limits (PALs) and enforcement standards (ESs). Based on these results, additional assessment is recommended to further evaluate the CVOC impacts identified in soil and groundwater on the subject property.

Based on the results from the investigation activities described herein, PVOC constituents were detected in soil at low-level concentrations at the SB-1 boring location, likely indicating off-site migration of contaminants from the adjoining Bradley Holdings II property to the south-southeast. However, none of the constituents detected in soil exceeded a regulatory standard and no PVOC constituents were detected in groundwater above standard laboratory detection limits. Therefore, based on the presence of physical limitations along the southeast portion of the subject property, as well as a lack of PVOC constituents at concentrations that exceed regulatory standards in soil and groundwater, it is our opinion that no further assessment is required to further evaluate potential impacts from the adjoining property to the south-southeast onto the subject property, beyond what will be required to further evaluate impacts to the subsurface from the former dry-cleaning operations on the subject property.

VAPOR

It is important to note that PCE was detected in the SS-2 sub-slab vapor sample collected by Konicek in August 2023. PCE was detected in the SS-2 sub-slab vapor sample at a concentration that exceeded its respective VRSL for Residential and Small Commercial scenarios. However, based on the results from the indoor air sampling performed as part of the investigative activities described herein, no CVOCs were detected in the indoor air at concentrations that exceeded Indoor Air Action Levels for Residential or Small Commercial scenarios. Based on these results, Endpoint is not proposing any additional sub-slab or indoor air sampling at this time. However, it is Endpoint's request as part of this Site Investigation Work Plan, WDNR concur that no further assessment of the vapor migration pathway is warranted, or, provide direction on any additional sampling requirements and the potential requirement for mitigation of adverse vapors beneath the building floor slab.

Therefore, Endpoint is proposing the following scope-of-work to further assess the subsurface conditions on the subject property associated with the former dry-cleaning operations.

PROPOSED SCOPE-OF-WORK

SOIL AND GROUNDWATER ASSESSMENT

To further assess the subsurface associated with the historic dry-cleaning operations performed on the subject property, we propose to advance three (3) borings with subsequent conversion to groundwater monitoring wells. The soil borings will be advanced with hollow-stem augers until bedrock is encountered between approximately ten (10) to 15-foot bgs. Upon encountering bedrock, the bedrock will be cored with a two (2)-inch barrel to the final well depth of approximately 20-foot bgs. A five (5)-foot section of three-quarter (3/4)-inch inner diameter pre-packed groundwater monitoring well will then be installed at each location. Additional filter sand will be added to the borehole to allow for the installation of a bentonite annular seal. The wells will be completed with flush-mount surface protectors and developed by slow purging with a peristaltic pump. Please note, as small diameter wells do not comply with the requirements of Wisconsin Administrative Code (WAC) Chapter NR 141, Endpoint is requesting a variance from the WDNR to install these wells as described.

Soil samples will be collected continuously from the ground surface until bedrock is encountered. Each sample will be described with respect to soil type, color, texture, grain size and moisture content. Two (2) soil samples will be collected from each boring location and submitted for laboratory analysis of volatile organic compounds (VOCs) in an effort to further assess the vertical and horizontal extent of soil impacts. One (1) of the soil samples will be collected from the direct contact zero (0) to four (4)-feet bgs interval, while one (1) of the soil samples will be collected from above the field observed water table.

Based on the results from the recent investigation activities, the soil borings will be advanced in the vicinity of the former SB-1 and SB-3 boring locations, as well as directly north of the subject property building. Note – based on the location of the Site building directly adjacent to the northern and southern subject property boundaries, as well as the physical requirements for the hollow-stem auger drill rig for the proposed investigation activities, it will be necessary to install the proposed soil borings/monitoring wells on the adjoining properties to the north (Village of Menomonee Falls alley right-of-way) and south-southeast (N88W16747 Appleton Avenue). Locations of the previous and proposed boring locations are provided on the attached **Figure – 4**. Based on the proposed locations of the borings off-site, a private utility locator will be contracted to prevent damage to off-site utilities.

OFF-SITE PROPERTY ACCESS AGREEMENTS

Access agreements will be prepared and submitted to the adjoining property owners to the north and south of the subject property for formal approval to complete the investigation activities. We will request permission be granted within ten (10) business days following receipt of the access agreement.

MONITORING WELL ELEVATION SURVEY

Following the installation of the proposed groundwater monitoring wells, the top of casing elevation at each well will be surveyed relative to the North American Vertical Datum 1988 (NAVD 88) to allow for depth to groundwater measurements to be collected to determine groundwater flow directions. The locations of the monitoring wells will also be surveyed to state plane coordinates.

GROUNDWATER SAMPLING

We propose to collect groundwater samples from the three (3) proposed monitoring wells following installation and development. Groundwater samples collected as part of the sampling event will be submitted for laboratory analysis of VOC constituents.

INVESTIGATIVE DERIVED WASTE

Following the completion of the investigation, drilling, monitoring well development and sampling activities described herein, multiple 55-gallon drums of soil cuttings and purged groundwater will be generated. These drums of investigative waste (soil and groundwater) will be retrieved, transported and disposed of properly.

REPORT PREPARATION

Following completion of the field sampling program described herein and receipt of the analytical results for the samples submitted to the laboratory, a Report of Results will be prepared. Contents of the Report of Results will include the following, at a minimum:

- Boring logs with sample descriptions including soil type, color, texture, grain size, moisture content, and ionizable constituent concentrations;
- Well construction and development forms;
- A discussion of the sample analytical results including a comparison with applicable regulatory standards;
- A professional interpretation of the sampling results and recommendations as applicable.

Note – in the event the data supports such a conclusion, a Site Investigation Report will be prepared and submitted to WDNR with a review fee as a site investigation completeness request for concurrence that no further action is necessary.

HISTORICAL USE AND EMERGING CONTAMINANTS EVALUATION

Based on a review of historical aerial photographs, as well as Sanborn Fire Insurance maps included in the Phase I ESA performed by Konicek, the subject property was originally developed with a residential dwelling along the eastern portion of the Site as early as 1920. By 1950, an addition was completed to the west of the original dwelling, consistent with the present-day configuration of the subject property building. According to the current owner and responsible party (RP)

representative, Mr. Larry Bennett, the subject property has only been utilized for commercial and residential purposes since original development.

Using guidance provided by the Interstate Technology & Regulatory Council (ITRC) and the United States Environmental Protection Agency (USEPA), Endpoint is providing the following information to conform with the WDNR’s request to evaluate for the potential for the threat of emerging contaminants at the Site. The ITRC provides the following list of industries that have utilized per- and polyfluoroalkyl substances (PFAS) since the 1950s in the production of commercial products, including:

Aviation and Aerospace	Household Products
Automotive	Medical Products
Biocides	Metal Plating
Building & Construction	Oil Production
Cable & Wiring	Mining
Cosmetics & Personal Care Products	Paper & Packaging
Electronics	PFAS Production
Energy	Photolithography
Fire Fighting	Semi-conductors
Food Processing	Textiles, Leather and Apparel

Based on available information and interviews with Mr. Larry Bennett, the subject property has been utilized as a residential dwelling dating back to as early as 1920, followed by mixed residential and commercial use dating back to circa 1950. Based on this information, the Site does not have any history of manufacturing; therefore, none of the likely sources of PFAS via manufacturing have ever been present at the Site. Additionally, based on interviews with Mr. Larry Bennett, at no time during his ownership has aqueous firefighting foam (AFFF) been stored or deployed at the subject property. Based on this information, it is our opinion that no further assessment of emerging contaminants, or the inclusion of emerging contaminant sampling as part of this work plan, is recommended for the subject property.

SCHEDULE

As discussed above, groundwater monitoring wells are proposed to be advanced on two (2) adjoining properties. Therefore, following WDNR approval of this work plan, access agreements will be prepared and submitted to the adjoining property owners for formal approval to complete the investigation activities. We will request permission be granted within ten (10) business days following receipt of the access agreements. Following receipt of authorization to proceed from the adjoining property owners, at a minimum, three (3) business days are required by law for Digger’s Hotline to mark public utilities at the Site and adjoining properties. Overall, we anticipate a drilling contractor and private utility locator can be retained within approximately three (3) weeks following authorization to proceed by all parties. It is anticipated that the drilling can be completed within two (2) days. The proposed monitoring wells will be developed and sampled approximately one (1) week following installation. Upon completing the fieldwork described herein, analytical


results will be available within a standard two (2) week turn-around time period. A formal Report of Results will be prepared within approximately two (2) weeks following receipt of the laboratory analytical report.


CLOSING

We trust the information contained in this Site Investigation Work Plan provides the necessary steps to progress the Site towards site investigation completeness. A check for \$700 has been mailed as part of this submittal for the applicable review fee. We request review, approval and comments be provided prior to commencing with any additional field activities. If you have any questions, require additional information, or need any clarifications related to this proposal, please do not hesitate to call us at 414-427-1200.

Sincerely,

Endpoint Solutions


Travis J. Manser
Associate Consultant


Robert A. Cigale, P.G.
Principal Consultant

Attachments:

- Figure 1 - Location Map
- Figure 2 - Subject Property Layout
- Figure 3 - Sample Locations
- Figure 4 - Proposed Soil Boring & Monitoring Well Locations

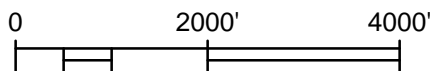
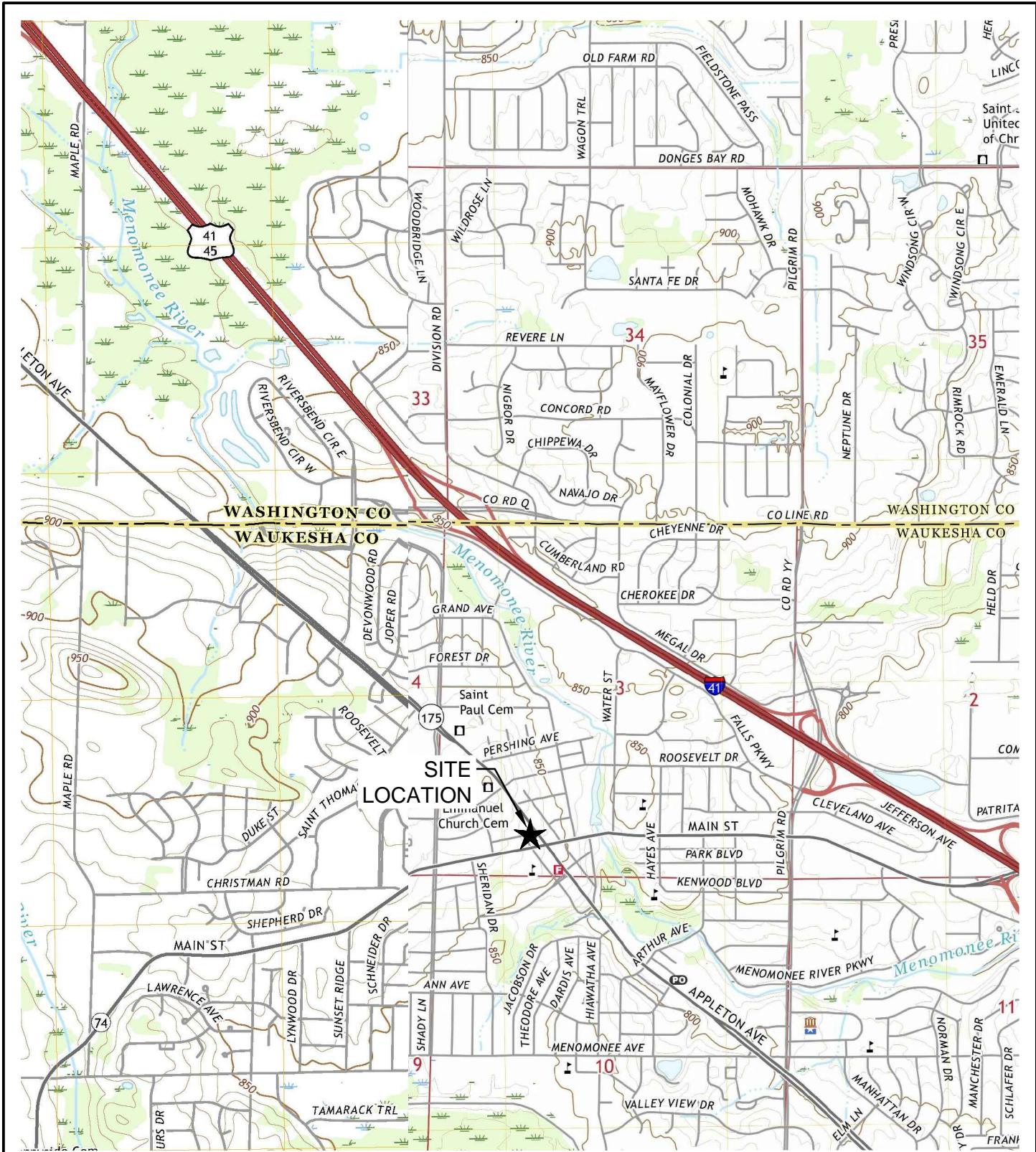
FIGURES

FIGURE 1 – LOCATION MAP

FIGURE 2 – SUBJECT PROPERTY LAYOUT

FIGURE 3 – SAMPLE LOCATIONS

FIGURE 4 – PROPOSED SOIL BORING & MONITORING WELL LOCATIONS



LOCATION MAP

N88W16761 APPLETON AVENUE
 MENOMONEE FALLS, WISCONSIN 53051

Endpoint Solutions

6871 S. Lovers Lane
 Franklin, WI 53132

Phone: (414) 427-1200

Fax: (414) 427-1259

DRAWN BY: SVG

DATE: 11/14/2023

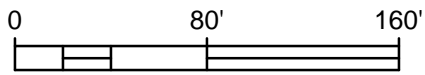
REVIEWED BY: RSJ

PROJECT NO: 889-001-001

Figure 1



SUBJECT PROPERTY



SUBJECT PROPERTY LAYOUT

N88W16761 APPLETON AVENUE
MENOMONEE FALLS, WISCONSIN 53051

Endpoint Solutions

6871 S. Lovers Lane
Franklin, WI 53132

Phone: (414) 427-1200

Fax: (414) 427-1259

DRAWN BY: SVG

DATE: 11/14/2023

REVIEWED BY: RSJ




PROJECT NO: 889-001-001

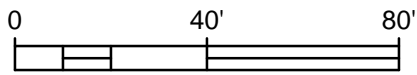
Figure 2

P:\Lib\Investments LLC - 889\CAD\001-001\FIG 02_889-001-001 Subject Property Layout.dwg

SOURCE: WAUKESHA COUNTY GIS



-  KONICEK SOIL PROBE/TEMP. WELL LOCATION
-  KONICEK SUB-SLAB VAPOR LOCATION
-  ENDPOINT SOIL BORING/ TEMP. WELL LOCATION



SAMPLE LOCATIONS

N88W16761 APPLETON AVENUE
MENOMONEE FALLS, WISCONSIN 53051



6871 S. Lovers Lane
Franklin, WI 53132

Phone: (414) 427-1200

Fax: (414) 427-1259

DRAWN BY: SVG

DATE: 11/14/2023

REVIEWED BY: RSJ

PROJECT NO: 889-001-001





Figure 3

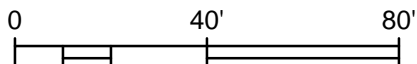
P:\UB\Investments LLC - 889\CAD\001-001\FG03_889-001-001 Sample Locations.dwg

SOURCE: WAUKESHA COUNTY GIS

P:\UB Investments LLC - 889\CAD\001-001\FIG 04_889-001-001 Proposed Soil Boring & Monitoring Well Locations.dwg



-  KONICEK SOIL PROBE/TEMP. WELL LOCATION
-  KONICEK SUB-SLAB VAPOR LOCATION
-  ENDPOINT SOIL BORING/ TEMP. WELL LOCATION
-  PROPOSED SOIL BORING/ MONITORING WELL LOCATION



PROPOSED SOIL BORING & MONITORING WELL LOCATIONS

N88W16761 APPLETON AVENUE
MENOMONEE FALLS, WISCONSIN 53051

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6871 S. Lovers Lane
Franklin, WI 53132

Phone: (414) 427-1200 Fax: (414) 427-1259

DRAWN BY: SVG DATE: 11/14/2023
REVIEWED BY: RSJ PROJECT NO: 889-001-001

Figure 4

SOURCE: WAUKESHA COUNTY GIS