

K P R G

ENVIRONMENTAL CONSULTATION & REMEDIATION

KPRG and Associates, Inc.

MONTHLY SOIL VAPOR INTRUSION STUDY UPDATE

May 3, 2022



Mr. Mark Drews, P.G.
Wisconsin Department of Natural Resources
141 NW Barstow Street, Room 180
Waukesha, WI 53188

VIA E-MAIL and FEDEX

KPRG Project No. 11717

Re: Former Navistar/RMG Foundry
1401 Perkins Avenue, Waukesha, WI
BRRTS# 02-68-098404

Dear Mr. Drews:

Per the approved Work Plan dated May 3, 2019, the following is a monthly update of the status of the soil vapor intrusion study work associated with the above referenced site since the previous monthly status summary:

- Tables 1A through 1F summarize the status of all residential properties and Table 2 summarizes the status of all commercial properties. Attachment 1 includes complete tables of indoor air and sub-slab vapor sampling data to date. At this point, the table has been reduced to focusing only on trichloroethene (TCE) data as requested by Wisconsin Department of Natural Resources (WDNR).
- Residential property status summary is as follows:
 - Total number of residential properties (excluding vacant lots) - 99
 - Received signed agreements: 76
 - Installed SSDS: 41
 - SSDS Installations Being Scheduled - 2
 - Previously Existing SSDS Systems Installed by Others – 3
 - In discussions/process of signing: 0
 - Denials: 5
 - No response: 18

Of the 13 properties identified in the 9/11/19 site visit list for pre-emptive installations, six sub-slab depressurization systems (SSDSs) have been installed, one existing system

(installed by Others) was inspected, repaired and restarted. Of the four properties requested by WDNR for pre-emptive installations due to sub-slab vapor accumulations identified in the 8/14/19 meeting/conference call summary letter, three installations have been completed and one is still in the process of being scheduled (901 Eales Avenue). It is noted that the property owner of 901 Eales Avenue has been non-responsive to numerous phone calls and follow-up mail correspondence regarding a request to set a date for the installation. Additional letters were sent out in March and June 2021 and February 2022 with no response to date.

- No new access agreements were received in April 2022.
- Ongoing sampling is being scheduled for properties that have already provided access previously and have still not had four rounds of sampling.
- PFET testing is continuing for previously installed systems. During these visits, the systems are being retrofitted with an alarm in some cases requiring the installation of new GFCI outlets. It is noted that the fourth PFET inspection for 1223 Phoenix Drive has been attempted for over a year. A recent check of the updated Tax Assessors website indicates that the property was recently sold. On April 28, 2022, KPRG sent another Access Agreement request to the new owner to complete this work.
- Commercial property status summary is as follows:
 - Received signed agreements: 6
 - Denials: 2
- Figure 1 illustrates the status of all properties.
- On July 19, 2021 Navistar received an e-mail from WDNR requesting to proceed with the proposed additional vapor intrusion sampling at the newly constructed apartments and townhouses located at 1420 and 1421 White Rock Avenue. It is Navistar's understanding that additional sampling will be completed by the property owner.

Please call me at 262-781-0475 with any questions.

Sincerely,
KPRG and Associates, Inc.



Richard R. Gnat, P.G.
Principal

TABLES

Table 1A. SVI Study Residential Access/Sampling Status Niagara Street and White Rock Avenue 5-2-22

ADDRESS	OWNER	PHONE CONTACT	KNOCK ON DOOR	LETTER SENT	ACCESS SIGNED	Ambient Air Sampling	Sub-Slab Sampling	Sump Sample	Indoor Air Exceedances	Sub-slab Vapor Exceedances	SSDS Installed	Follow-up PFET	WDNR Copied on Resident Data Transmittal(s)	Est. No. of Residents	Notes
902 Niagara Street	Gerald and Debra Hughes (Owner renting to tenants)	Yes	No	10/17/2017	Yes	11/22/2017	1/3/2018 4/18/18 8/3/18 11/30/18	No	No	No No No	NA	NA	Yes	4	Very cooperative. Gerald works at the foundry.
834 Niagara Street	THM Holdings, LLC (sold) New Owner MTK Investments, LLC	Yes	Yes	10/19/2017 11/22/2017 4/8/19 3/16/21	Yes	4/29/2019 9/5/19	NA. See notes	No Sump	No No	NA. See notes	NA	NA	Yes	4	Disabled veteran transferred to VA hospital. Was told by neighbors (Hughes and Lopez) that he is probably not returning at this point. House may be going for sale. Two WDNR letters sent latest being 3/27/19. Renter calls M. Drews with concern (wife pregnant). M. Drews indicates that they need to call the property owner and have them contact KPRG. Have not heard but checked tax records. New Owner identified. Sent request letter 4-8-19. Received signed agreement 4/23/19. Called lessee Tawny Brown to set up sampling. Left detailed voice message. Called back and set up. Basement not used. Field stone walls and only one-third has concrete floor in poor condition. Remaining portion has dirt floor. Asked WDNR whether we should still collect sub-slab vapor. Answer: no. 8/5/19, 8/12/19 called to schedule sampling and left messages. 11/9/20 spoke with Tawny, she no longer lives there, sent email to owner. 3/16/21 property sold. Sent letter to new ownership.
830 Niagara Street	Luis Lopez	Yes	Yes	No. Meet at residence. DHS 11/4/20 11/15/21	Denied	NA	NA	NA	NA	NA	NA	NA	NA	2	Original signed agreement but after discussion with his partner, called me and said they decided against approval. I went to meet with him again but he signed denial. WDNR letter sent. 11/15/21 another KPRG letter sent.
826 Niagara Street	Paula Acosta, Nancy Mojica, Luis Colon	Yes	Yes	10/19/2017	Yes	11/22/2017	12/20/2017	No	Yes*	No	Yes** 12/29/2017	4/13/2018	Yes	1	Sold to Habitat for Humanity July 2018. Working on new access agreement.
820 Niagara Street	Melody Pauer	No	Yes (3)	10/18/2017 11/22/2017 5/2/2018 DHS 11/4/20 11/15/21	No	NA	NA	NA	NA	NA	NA	NA	NA	U	Twice spoke w/ daughter at door. Left card. No return call. Two WDNR letters sent, latest being 3/27/19. 9/11/19 site visit with WDNR, spoke with daughter, left packet and access agreement. 11/15/21 another KPRG letter sent.
818 Niagara Street	Demitrio and Maximina Aquilera (Owner renting to tenants)	via e-mail	No	10/19/2017	Yes	11/22/2017 6/11/19	12/28/2017	No	Yes No	Yes	Yes 2/8/2018	6/11/2018 9/21/18 12/5/18	Yes	3	Very cooperative. Working through niece (Maria Diaz). All arrangements being done through e-mail with maria. Sent e-mail 6-3-19 to arrange for a follow-up indoor 24-hour sample as requested by WDNR.
816 Niagara Street	Robert Danielson	No	Yes (3)	10/19/2017 11/22/2017 5/2/2018 DHS 11/4/20 11/15/21	No	NA	NA	NA	NA	NA	NA	NA	NA	U	No answer each time. Looks empty. 9/11/19 site visit with WDNR, left packet, no answer. 11/15/21 another KPRG letter sent.
814 Niagara Street	Jack Herrmann	Yes	Yes (3)	10/19/2017 11/22/2017 5/2/2018	Yes	9/5/2018 5/8/19 6/5/20	9/6/2018 5/9/19	No Sump	Yes No No	Yes (diff than IA) Yes	3/20/2020	10/14/2020	Yes	3	No answer each time. Car in drive twice. J.R. Hermann called and said he will sign and send in mail 7/30/18. Called to sched 8/8, 8/16 and 8/23/18 a got voice mail about extended trip. 8/29/18 - J.R. returned call. Set schedule for sampling. Left voice messages 1/9/19, 1/16/19 for sampling scheduling. Talked 2/12/19. Won't be able to provide us access until mid-March. 4/3/19 talked to JR still trying to schedule. He will check work schedule and call me back within a few days. Did not hear back. Called 4/9/19 left voice message. JR called 4/11/19 and said he is working a lot of overtime and will need to get back to us within a week to try to schedule. 4/23/19, 4/25/19 called again and left messages with two tentative sampling times/schedules for JR. Left another message 5/1/19. 5/7/19. JR returns call. Setup sampling. 8/14/19 contacted called and left message regarding potential SSDS install. *12/31/19 talked with JR. He is willing to have the SSDS put in but said he will not be able to coordinate a schedule until sometime second half of September. Am to call him mid-month. 9/24/19 talked with JR about next sampling and pre-emptive install with several dates for him to choose from. He wants to push it off for another 3 to 4 weeks. 11/8/19, 11/21/19 called left detailed voice message. 11/22/19 JR calls back. Said he received messages but has to determine when I can have contractor access to determine installation needs. Asked if we could do it after 2 pm for at least the initial visit. Said yes and provided him some tentative dates. He said he will get back to me next week. 12/11/19 still trying to set schedule that works with JR and contractor. 1/24/20 called and left detailed voice message. 1/28/20 called and JR answered. said he was real busy and asked for me to call back again in about a week. 2/13/20 message from JR asking to call to set up an install. 2/14/20, 2/18/20, 2/20/20 called and left voice mail with five proposed dates to choose from. 2/21/20 talked with JR. His tenant works night shift and sleeps during day so he needs to talk with him on when we might be able to do the work. Is to get back to me. 3/9/20 JR calls with some other tentative dates. Set for 3/20.20. 5/18/20 left voice mail. 5/21/20 got JR. He asked to call him back to Tuesday when he can look at his schedule.
1412 White Rock Avenue	Simon and Paula Monreal	Yes	No	10/18/2017 10/27/2018	Yes	11/12/2018	11/13/2018	No Sump	Yes	Yes	5/17/2019	NA	Yes	0	Initial discussion 10/17/17 was positive and Paula asked for more information. Letter sent. Follow-up call on 11/15/17, Paula informed that they are not interested in participating and requested no further contact. Was informed during 8/3/18 705 Elm Street sampling that this property may have been sold to City of Waukesha. Access signed after WDNR letter sent. Left messages for system install 12/19/18, 1/8/19, 2/12/19. Simon Jr. called 4-19-19 and left message that he has moved his parents into his house so residence is currently vacant. They will be selling the house to apartment developer and it will be razed but if that takes too long he may rent out temporarily. Am to call him on Monday after 3:00 pm to schedule install. Talked to Simon 4-22-19. Scheduled install for 5/17/19. Called 5/18/19 to verify schedule. Left message. Met with Joel (son) at 7:45 am 5/17/19 who let us into house for install and he left asking us to lock up when done. Noted a leaking water pipe in basement. Left voice mail and sent e-mail to Simon Jr. regarding this. 5/22/19 received message that water has been turned off. Called and e-mailed 5/24/19 to schedule date to commission system. No response yet. 6/17/19 sent another e-mail with various updated availability dates. House to be demolished for new apartment construction.
1358 White Rock Avenue	Gary Burant	Yes	Yes	10/19/2017	Yes	11/22/2017	1/4/2018 4/10/18 8/3/18 12/6/18	No	Yes*	No No No	No	NA	Yes	2	Very cooperative and responsive to requests and scheduling.
1354 White Rock Avenue	Tony Pawfick (Owner renting to tenants)	Yes	No	Yes (e-mail) 10/18/17, 11/22/17 8/2/2018 11/30/18	Yes	NA	NA	NA	NA	NA	NA	NA	NA	U	Was originally responsive and provided e-mail. Said he would sign after telling residents. After initial discussions he has not responded. Sent another follow-up e-mail 8/2/18. Access signed after WDNR letter sent. Not calling back to coord sampling. E-mail 12/20/18. Left another message 2/12/19. 9/11/19 site visit with WDNR, spoke with tenant, left packet.
1420 White Rock Ave	White Rock MF, LLC - Kenosha, WI	No	NA - See Notes	12/20/2018 2/1/2019	Yes	See Notes	See notes	See notes	See notes	See notes	Vapor barrier and passive SSDS	See notes	See notes	See notes	8/9/19 talked with Sarah Beck of Bear Development. They will be developing the property. Their purchase agreement allows for access to property for testing. Set up meeting with her for 8/15/19 to discuss this and other properties involved. Met 8/15/19. The developer will contact the property owners and ask that they send in signed agreements for access. 10/17/19 received signed agreement. 1/13/20 received e-mail asking to remove all vapor pins by 1/22/20 since they will be starting redevelopment work. This parcel has been redeveloped by Bear Construction for multi-family housing. Constructed with vapor barrier and initial air and vapor sampling completed by property owner/developer. Passive SSDS at this time.
1421 White Rock Ave.	White Rock MF, LLC - Kenosha, WI	No	NA - See Notes	12/20/2018 2/1/2019	Yes	See Notes	See notes	See notes	See notes	See notes	Vapr barrier and active SSDS	See notes	See notes	See notes	8/9/19 talked with Sarah Beck of Bear Development. They will be developing the property. Their purchase agreement allows for access to property for testing. Set up meeting with her for 8/15/19 to discuss this and other properties involved. Met 8/15/19. The developer will contact the property owners and ask that they send in signed agreements for access. 9/14/19 received signed agreement. 1/13/20 received e-mail asking the vapor pins to be removed by 1/22/20 since they will be starting redevelopment work. This parcel has been redeveloped by Bear Construction for multi-family housing. Constructed with vapor barrier and initial air and vapor sampling completed by property owner/developer. Active SSDS operating.

NA - Not Applicable. No access yet or denied or not required at this time.

* - Slight naphthalene indoor, no exceedances sub-slab.

** - Installed at request of resident.

SSDS - Sub-slab Depressurization System

U - Unknown

PFET - Pressure Field Extension Testing

DNYA - Data not yet available

Table 1D. SVI Study Residential Access/Sampling Status - Eales Ave and Elm Street 5-2-22

ADDRESS	OWNER	PHONE CONTACT	KNOCK ON DOOR	LETTER SENT	ACCESS SIGNED	Ambient Air Sampling	Sub-Slab Sampling	Sump Sample	Indoor Air Exceedances	Sub-slab Vapor Exceedances	SSDS Installed	Follow-up PFET	WDNR Copied on Resident Data Transmittal(s)	Est. No. of Residents	Notes
813 Eales Avenue	Gabriela Sanchez	No	Yes	2/21/2019 3/25/19 5/7/19 11/8/19 DHS 11/4/20 11/15/21	No	NA	NA	NA	NA	NA	NA	NA	NA	U	No response to date. 7/17/19 visit. Several cars in drive, garage open but nobody answered. 9/11/19 site visit with WDNR, left packet, no answer. 11/25/19 visit w/ WDNR. No answer, left packet. KPRG letter sent 11/15/21.
817 Eales Avenue	Diane Windisch (sold) New Owner: Feenix Property Solutions, LLC New Owner: Samuel Hider & Allyson Soile	No	Yes	5/7/2019 10/30/20 DHS 11/4/20 11/15/21 1/29/22 3/30/22	Yes	Being Sch.	Being Sch.	NA	NA	NA	NA	NA	NA	U	Denial received 5/15/19. Called 5/15/19 to further discuss and see if I can get her to agree to providing access. Left detailed message with both my office and cell phones. Called 5/16/19 but no answer and machine did not engage. 5/20/19, 5/23/19 left another voice message w/ cell phone number to call any time. 6/5/19 - Drilling in front of house. Ms. Windisch comes out to ask what we are doing. I answered her questions and also asked if she would reconsider having us test for vapor. She indicated that she is moving out of the house June 17th and is trying to sell. Would rather not do anything to encumber the potential sale. 9/11/19 site visit with WDNR, left packet, no answer, house vacant and interior appears to be painting. Updating denial list for WDNR noted that the property has been sold. Sent access request letter to new owner. 11/3 call from John Cramer informing us that they received our letter and they have sold the property and will not provide the new owner contact. Letter sent to new owner 11/15/21. 11/30/21 received signed access agreement from new owner. Called same day to schedule and left detailed voice mail. 12/6/21 left another voice message. 12/30/21 talked with Allyson. She asked me to call her husband after 2 pm and gave me his cell number. Called Sam in afternoon and left a detailed voice message. 1/5/22, 1/10/22, 1/18/22 called and left another voice message. 1/29/22, 3/30/22 sent letters asking Sam to call to set up sampling schedule. 4/29/22 called and left another detailed message.
821 Eales Avenue	Gonzalo and Alicia Perez	No	Yes	5/7/2019 6/8/19 11/8/19 DHS 11/4/20 11/15/21	No	NA	NA	NA	NA	NA	NA	NA	NA	2	No response to date. 7/17/19 visit, nobody home. 9/11/19 site visit with WDNR, left packet, no answer. 11/25/19 visit w/ WDNR. No answer, left packet. KPRG letter sent 11/15/21.
825 Eales Avenue	Lindsey Kreske	Yes	Yes	5/7/2019 6/8/19 7/30/21	Yes	11/18/2019	11/20/2019	No Sump	No	No	NA	NA	Yes	4	No response to date. 7/17/19 visit, talked with Blake Pierce. His mother is renting the home. He knows the owner (Lindsey Kreske) who now lives somewhere else. I did not talk specifics with him but indicated I sent her two letters to discuss a matter and would like to get in touch with her. He said he would pass on my card and ask her to call me. 9/11/19 site visit with WDNR, left packet, no answer. 7/19/19 Daniel (tenant) called and said that she talked with owner and wants the sampling done. She provided me Lindsey's contact information and asked that I fax Lindsey the access agreement. The agreement was faxed same day. 9/20/19 have not heard back so called Lindsey and left voice message. She called back and asked me to e-mail her a copy. 9/26/19 received signed agreement via fax. 10/4/19, 10/9/19 10/30/19 left messages. 10/31/19 sent detailed e-mail. 11/18/19 tenant calls to set up sampling. Called 7/7/20, 7/15/20, 7/22/20, 8/12, 8/27 left messages on voice mail. Left message 10/7/2020. 1/5/21 left message and emailed. 1/12/21, 2/4/21, 3/3/21 called and left message.
901 Eales Avenue	Paul Novak	Yes	No	5/7/2019 7/28/20 3/31/21 6/25/21 2/25/22	Yes	5/29/2019 Being Sch	5/30/2019 Being sch	No Sump	Yes (see note)	Yes	To be sch	NA	Yes	1	5/16/19 received signed agreement. 5/16/19 called and left message to discuss work and scheduling. 5/20/19 left another voice message w/ my cell phone number to call any time. Called 5/23/19 and talked w/ Paul. Explained what we want to do and scheduled time. The sampling data indicates indoor exceedance of 1,2-DCA but that was non-detect beneath floor slab. TCE and chloroform detected beneath floor slab but do not exceed indoor air. 8/14/19 called and left message about potential installation of pre-emptive SSDS per WDNR request. 9/25/19 talked with Paul and he is willing to allow for installation, just has to talk with wife to provide us some tentative dates. If I do not hear back in a couple of days and to call him. 10/4/19, 10/9/19, 11/8/19 11/21/19 left message with my cell phone number. 1/28/20, 7/15/20, 7/23/20 left detailed voice mail for both install as well as another round of sampling. Sent letter 7/28/20. 3/31/21 left detailed voice message and letter sent. 2/25/22 called, left message and sent another letter.
702 Elm Street	Stephen G Weidman Trust	No	No (Rental)	5/7/2019 6/8/19 9/4/19	Yes	10/2/2019	10/3/2019	No Sump	No	No	NA	NA	Yes	2	8/9/19 talked with Sarah Beck of Bear Development. They will be developing the property. Their purchase agreement allows for access to property for testing. Set up meeting with her for 8/15/19 to discuss this and other properties involved. 9/13/19 received signed agreement. 9/25/19 called and left detailed voice message. 10/9/19 talked with Stephen and discussed sampling schedule needs. Said he would talk with tenant and get back to us with some dates/times. 1/13/20 was notified by Bear Development that property was purchased and is scheduled for demolition. Left message 10/7/2020. Property razed.

NA - Not Applicable. No access yet or denied or not required at this time.
 * - Slight naphthalene indoor, no exceedances sub-slab.
 ** - Installed at request of resident.
 SSDS - Sub-slab Depressurization System
 U - Unknown
 PFET - Pressure Field Extension Testing
 DNVA - Data not yet available

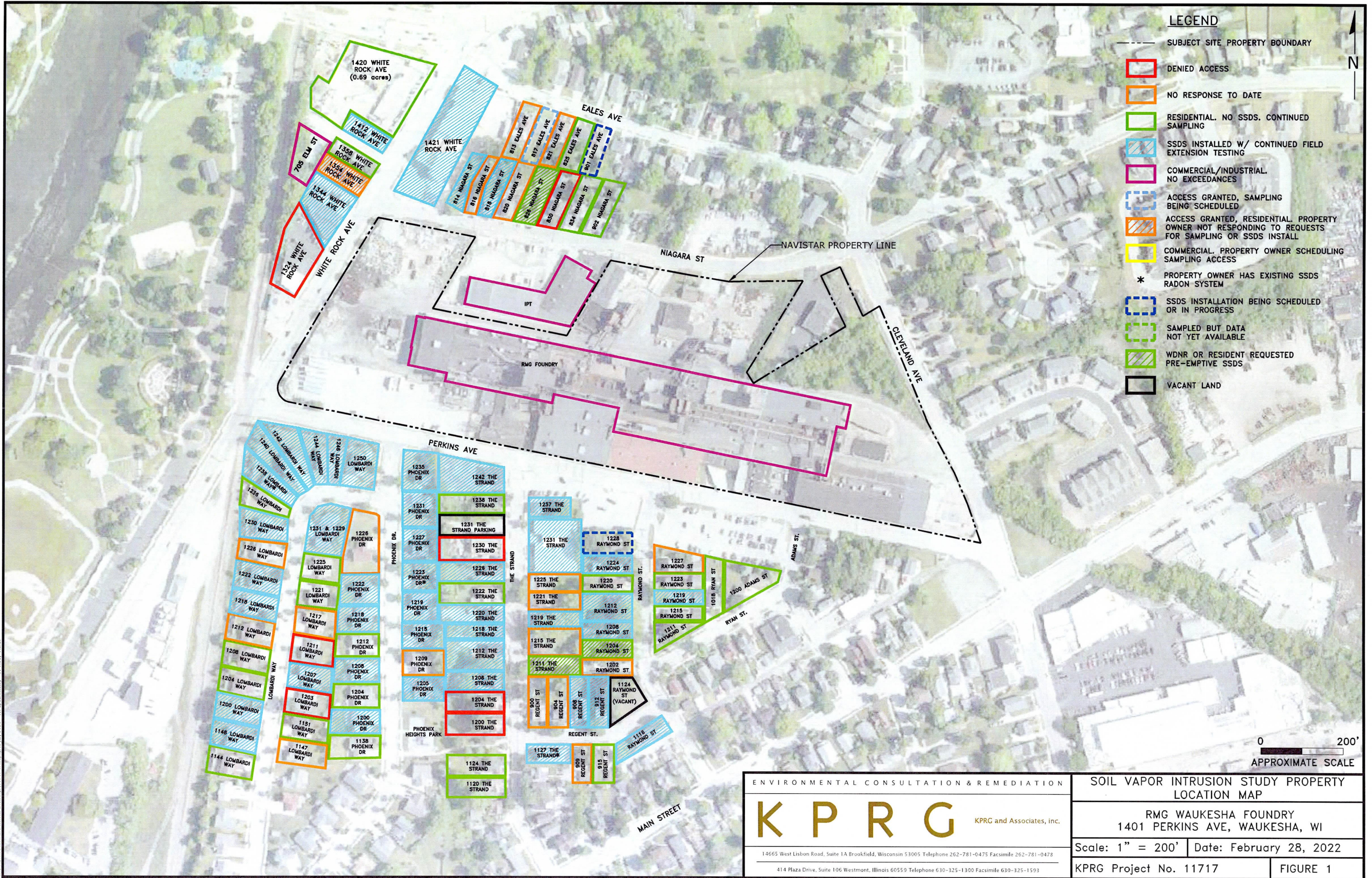
Table 2. SVI Study Commercial Access/Sampling Status 5/2/22.

ADDRESS	OWNER	PHONE CONTACT	MEETING	LETTER SENT	ACCESS SIGNED	Sub-Slab Sampling	Exceedances	Data Provided to WDNR	Notes
1401 Perkins Avenue	Navistar (Owner) RMG (Operator)	Yes	Yes	No. Meet at facility.	Yes	High Purge 3/18 and 8/18	None*	Yes	Submitted results as part of Interim Soil Vapor Intrusion Data Summary dated 9/20/18. WDNR has requested additional backup documentation on field measurements (will be included as part of SI report).
901 Niagara Street	IPT, Lee Krmpotich	Yes	Yes	No. Meet at facility.	Yes	High Purge 8/18	None	Yes	Requested to only perform work on south side of facility and limit analyses to CVOC. Submitted results as part of Interim Soil Vapor Intrusion Data Summary dated 9/20/18.
1344 White Rock Avenue	Mackie Commercial Properties, LLC (Former) CYZI 2 Properties, LLC (New)	Left Messages 1/26/2018, 2/5/2018	Yes 10/30/18 4/4/19 3/11/20	2/5/2018 4/2/2018 3/3/20	Yes (former) Yes (new)	6/12/20 (Indoor and Sub-slab)	Yes/Yes Post SSDS install - No	Yes	Steve Mackie is moving operation to larger facility. Asked the high volume purge sampling be performed when he has moved his equipment out which was expected for the mid-March timeframe. After postponements, met with him on 4-4-19. Indicated that he is selling the property and that new owner (we talked to the Phase I ESA consultant in March) is willing to have us complete the work after transaction. He will be providing to us the new owner information. Information never provided. see that it is an in-home nursing care office (At Home Caring Angels). Get new owner information from County Tax Assessor map. Send letter. 3/5/20 Cathy (owner) calls about letter. Wants to verify no cost to her even for system install if needed. I said correct except for electrical draw. Will sign and send in agreement. 3/9/20 received signed agreement, called Cathy and set up site meeting for Wednesday 3/11/20. Set sampling schedule for 3/25-26, 2020. Sampling cancelled due to Governor's Safer At Home Emergency Order #12. Will rescheduled for end of April or earlier if Order is rescinded. 5/28/20 contact owner. Set up sampling. 6/22/20 received sampling results indicating indoor air exceedances and one sub-slab exceedance. Contact owner that afternoon to discuss and set up meeting for 6/23/20 to discuss further. offer carbon units to be set up that afternoon but owner said to wait until morning meeting. 6/24/20 meet with owner and also set up three carbon units, two within administrative area and one in front garage work area. Set up site meeting for 6/25/20 with SSDS install contractor to get an estimate for installation. 7/13/20 Completed sub-slab pressure field extension testing to assist in design of system. SSDS scheduled for installation 8/4/20. SSDS installed. 8/19/20 collected post-SSDS install indoor air samples. Results below VAL. June visit indicated that someone turned off the fans (believed to be neighbor to south). Fans phased back up over two visits. PFET follow-up completed 7/18/21, 11/3/21. PFET scheduled 5/12/22.
1324 White Rock Avenue	Whiterock Building, LLC	Yes	Yes 10/30/18 4/4/19	11/7/2018 12/3/2018 WDNR 3/27/19	Denied	NA	NA	NA	Met with owner on 10/30/18 and discussed the request. Since this is an auto repair shop he is concerned on what we might find and potentially get pulled into the process. He indicated that he wants to talk to his attorney and would get back to us. Will probably want any sampling limited to CVOCs. After not hearing back, two additional letters sent and then a WDNR letter sent 3/27/19. 3/29/19 received call with request for another meeting. Met with owner on 4/4/19 and basically had the same discussion as in October. He has not yet talked to an attorney. Said he will not sign until he does that. Has not committed to a timeframe to respond. 9/11/19 site visit with WDNR, spoke with Thomas, left packet, he will likely not sign without guarantee of property value among other reasons.
705 Elm Street	Theresa Otto	Yes	Yes 2/26/2018	2/12/2018	Yes	Vapor Pins 4/10/2018 8/3/18 11/30/18 4/11/19	None	Yes	Submitted results through 8/3/18 sampling as part of Interim Soil Vapor Intrusion Data Summary dated 9/20/18. Subsequent sampling provided in data transmittal to WDNR.
1242 The Strand	Small Family Restaurant	Yes	Yes	5/6/2019 6/8/19 11/8/19 7/28/20 DHS 11/4/20	Yes	Indoor air and vapor pin	Yes - Sub-slab vapors	Yes	Sampled on 12/16/20. The indoor air sample below small commercial but sub-slab vapor had an exceedance. SSDS installation is scheduled for 2/4/21.
1231 The Strand	Healey Building, LLC	Yes	6/20/2019	5/20/2019	Yes (tenant) Yes (Owner)	High Purge 10/21/19 - 10/23/19 Indoor Air and Vapor Pins 2/12/21 4/14/21	None None None One exceedance based on small commercial	Yes	6/13/19 Joseph Joseph of Healy Mfg. called. Set up meeting for 6/20/19 to visit facility, determine testing approach and discuss with Healey. Met with Joseph Joseph (Production/Quality manager) and discussed the issues and project. Walked briefly inside production areas. Discussed high volume purge testing process and tentative locations. Will need to work after 4pm. Joseph Joseph signed agreement. Indicated that he is tenant and was authorized by property owner. We asked if he can also get property owner to sign as agreement must be with the owner. He will get a hold of the owner and have it signed. We are to get back to him within 2 weeks with tentative schedule. 7/9/19 received signed approval by property owner. In discussions with tenant for scope and schedule. Met with operator 8/7/19. Agreed upon where points will be installed and working on when it will work best for their schedule to do the work. Installed and sampled 5 HV points 10/21/19 - 10/23/19. Elliot Erickson called 10/25/19. PA returned call 10/28/19 with project update. On 11/20/19 KPRG submitted a Heale Manufacturing Data Transmittal to WDNR. 1/27/20 received call from property owner asking when we will abandon the sampling points. Said we are waiting for answer from WDNR if our initial testing was sufficient. Contacted Mark Drews. He indicates they are still preparing a response and waiting for Pam Mylotta review. 2/10/20 WDNR issues a review letter of the 11/20/19 data submittal. The WDNR noted 5 comments that it would like addressed. KPRG/Navistar are in process of responding to the comments. 4/26/20 responses provided to WDNR. KPRG contacts Healey to start scheduling additional sampling. 2/4/21 submit WP for high-volume purge point removal and install of discrete vapor pins. Week of 2/10/21 abandon high-volume purge points, install new vapor pins and collect round of samples. No indoor air or sub-slab vapor exceedances. Based on April 2021 sampling, WDNR made determination that SSDS required based on Small commercial standard. SSDS installed for the southern portion of the building July 21-23, 2021.
1230 The Strand	Higbee Development, LLC	Yes	No	5/6/2019 6/8/2019	Denied	NA	NA	NA	Received denial 6/13/19 after second letter. Owner made note that there is no basement in this structure. A KPRG drive-by indicates this is a small auto repair shop/garage. 6/18/18 called and talked with Gary Higbee and indicated that this study is not just meant for basements and that vapor can enter through floor slab of grade type construction. He indicated that at this time he will pass on this. I indicated that he will get a letter from WDNR recommending that he reconsider. He said he may do so at that time.

NA- Not Applicable. No access yet or denied.

* - Above WDNR default VRSL but below site specific VRSL.

FIGURE



LEGEND

- SUBJECT SITE PROPERTY BOUNDARY
- DENIED ACCESS
- NO RESPONSE TO DATE
- RESIDENTIAL, NO SSDS, CONTINUED SAMPLING
- SSDS INSTALLED W/ CONTINUED FIELD EXTENSION TESTING
- COMMERCIAL/INDUSTRIAL, NO EXCEEDANCES
- ACCESS GRANTED, SAMPLING BEING SCHEDULED
- ACCESS GRANTED, RESIDENTIAL PROPERTY OWNER NOT RESPONDING TO REQUESTS FOR SAMPLING OR SSDS INSTALL
- COMMERCIAL, PROPERTY OWNER SCHEDULING SAMPLING ACCESS
- * PROPERTY OWNER HAS EXISTING SSDS RADON SYSTEM
- SSDS INSTALLATION BEING SCHEDULED OR IN PROGRESS
- SAMPLED BUT DATA NOT YET AVAILABLE
- WdNR OR RESIDENT REQUESTED PRE-EMPTIVE SSDS
- VACANT LAND

0 200'
APPROXIMATE SCALE

ENVIRONMENTAL CONSULTATION & REMEDIATION

K P R G KPRG and Associates, inc.

14665 West Lisbon Road, Suite 1A Brookfield, Wisconsin 53005 Telephone 262-781-0475 Facsimile 262-781-0478

414 Plaza Drive, Suite 106 Westmont, Illinois 60559 Telephone 630-325-1300 Facsimile 630-325-1593

SOIL VAPOR INTRUSION STUDY PROPERTY LOCATION MAP

RMG WAUKESHA FOUNDRY
1401 PERKINS AVE, WAUKESHA, WI

Scale: 1" = 200' Date: February 28, 2022

KPRG Project No. 11717 FIGURE 1

P:\Projects\Navistar\Drawings\11717\11717_11.mxd, rev July 2020 - sv updates.dwg - SV study status

ATTACHMENT 1
Updated Residential Data Tables – Indoor/Outdoor Air and Sub-slab Vapor

Table 1. Residential Indoor/Outdoor Air Sampling Analytical Results

Sample ID	Date	TCE Result	
		IA	OA
1250 Lombardi	1/27/2018	89.6	<0.50
	7/10/2019	<0.38	<0.39
1246 Lombardi	11/22/2017	407	<0.46
	7/10/2019	1.1	NS
1244 Lombardi	2/9/2018	9.6	NS
	5/21/2019	0.50 J	1.6
1242 Lombardi	1/14/2019	20.9	<0.34
	5/23/2019	<0.38	NS
1240 Lombardi	8/28/2018	1.3	<0.38
	5/23/2019	<0.38	NS
1236 Lombardi	4/25/2019	<0.58	<0.40
	12/13/2019	1.20	<0.37
	6/19/2020	<0.33	<0.34
1231 Lombardi	6/13/2018	8.9	NS
	5/22/2019	<0.38	3.1
1230 Lombardi	12/2/2020	10.7	2.1
	2/19/2021	0.62 J	<0.27
1229 Lombardi	6/13/2018	2.5	<0.39
	5/22/2019	<0.38	NS
1225 Lombardi	8/2/2019	<0.34	<0.37
	2/18/2021	0.44 J	<0.29
	7/8/2021	<0.30	<0.30
1222 Lombardi	10/11/2019	5.9	<0.38
	8/19/2020	0.33 J	<0.25
1221 Lombardi	3/19/2019	0.58 J	<0.39
	10/16/2019	<0.38	<0.37
	2/6/2020	<0.38	<0.36
1218 Lombardi	12/10/2021	20.6	0.42 J
	3/2/2022	0.48 J	<0.27

Table 1. Residential Indoor/Outdoor Air Sampling Analytical Results

Sample ID	Date	TCE Result	
		IA	OA
1208 Lombardi	7/10/2019	<0.65	1.1
	1/23/2020	<0.76	<0.36
	7/22/2020	<0.27	<0.27
	3/9/2021	<0.32	<0.33
1207 Lombardi	9/16/2019	4.7	<0.38
	1/18/2020	<0.39	<0.36
1204 Lombardi	9/24/2019	<0.37	<0.44
	1/24/2020	<0.39	NS
	7/10/2020	<0.27	<0.27
	2/23/2021	<0.31	<0.31
1200 Lombardi	9/18/2019	22.6	<0.38
	2/11/2020	<0.36	<0.35
1151 Lombardi	7/26/2019	<0.38	<0.38
	10/18/2019	<0.37	0.48 J
	1/22/2020	<0.41	<0.36
	6/17/2020	0.34 J	<0.34
1148 Lombardi	10/4/2019	3.2	<0.38
	1/17/2020	4.7	<0.35
	5/28/2020	<0.59	<0.34
1144 Lombardi	9/5/2019	0.59 J	0.39 J
	1/28/2020	<0.38	<0.35
	7/9/2020	<0.26	<0.27
	2/25/2021	<0.43	<0.46
1235 Phoenix	11/22/2017	14.2	NS
	10/1/2019	<0.38	16.3
1231 Phoenix	11/28/2018	3.1	0.59 J
	5/30/2019	<0.40	0.66 J
1227 Phoenix	11/20/2018	102	<0.36
	7/2/2019	0.87	1.2

Table 1. Residential Indoor/Outdoor Air Sampling Analytical Results

Sample ID	Date	TCE Result	
		IA	OA
1223 Phoenix	9/20/2019	45.6	<0.36
	1/31/2020	<0.38	<0.34
1222 Phoenix	1/4/2019	64.8	4.5
	2/7/2019	24.1	5.7
	5/22/2019	0.56 J	NS
1219 Phoenix	5/1/2019	21.8	<0.36
	6/26/2019	1.1	29.3
1218 Phoenix	4/16/2019	73.6	<0.38
	5/22/2019	0.73 J	<0.38
1215 Phoenix	11/5/2019	3.5	<0.35
	2/7/2020	<0.38	<0.38
1212 Phoenix	8/8/2019	<0.38	12.2
	1/10/2020	<0.39	<0.36
	6/30/2020	2.6	<0.47
	10/27/2020	<0.29	<0.24
	7/1/2021	<0.29	<0.30
1208 Phoenix	5/22/2019	1.8	<0.37
	10/11/2019	6.2	<0.38
	2/12/2020	<0.36	<0.35
1205 Phoenix	5/15/2019	0.78 J	<0.39
	10/29/2019	0.84 J	<0.38
	2/12/2020	<0.38	<0.35
	6/16/2020	4.2	<0.33
	10/27/2020	<0.25	<0.24
1204 Phoenix	2/25/2020	1.0	<0.34
1200 Phoenix	10/8/2019	3.6	<0.38
	2/25/2020	<0.38	NS

Table 1. Residential Indoor/Outdoor Air Sampling Analytical Results

Sample ID	Date	TCE Result	
		IA	OA
1138 Phoenix	2/22/2020	0.41 J	<0.38
	6/18/2020	<0.32	<0.33
	10/30/2020	<0.28	<0.26
	4/10/2021	<0.31	<0.29
902 Niagara	11/22/2017	<0.39	NS
834 Niagara	4/30/2019	<0.36	<0.37
834 Niagara	9/5/2019	<0.36	0.40 J
826 Niagara	11/22/2017	<0.37	<0.39
814 Niagara	5/9/2019	0.40 J	<0.35
	9/6/2018	<0.38	<0.38
	6/7/2020	<0.32	6.3
818 Niagara	11/22/2017	2.7	NS
	6/11/2019	0.47 J	<0.36
1412 White Rock	11/13/2018	3.4	<0.36
1358 White Rock	11/22/2017	<0.37	<0.39
1238 The Strand	12/16/2020	<0.28	NS
	4/8/2021	<0.30	<0.30
	8/4/2021	0.39 J	0.44 J
	3/2/2022	<0.29	<0.31
1237 The Strand	5/16/2019	2.8	<0.39
1226 The Strand	7/26/2019	46.1	<0.38
	10/16/2019	<0.38	<0.36
1222 The Strand	9/24/2019	0.97	28.6
	3/4/2020	<0.39	<0.38
	7/24/2020	0.67 J	3.1
	12/22/2020	<0.30	<0.30
1220 The Strand	12/10/2021	0.54 J	0.36 J
1219 The Strand	11/18/2020	1.1	6.2
	2/16/2022	<0.28	<0.28

Table 1. Residential Indoor/Outdoor Air Sampling Analytical Results

Sample ID	Date	TCE Result	
		IA	OA
1218 The Strand	9/18/2019	0.62 J	NS
	12/6/2019	<0.36	<0.35
1212 The Strand	12/18/2020	0.54 J	<0.23
	8/24/2021	<0.38	<0.32
1211 The Strand	6/26/2019	<0.38	2.1
1208 The Strand	5/30/2019	1.1	<0.40
	3/5/2020	0.63 J	<0.38
1124 The Strand	12/11/2020	<0.31	<0.30
	3/23/2021	<0.31	<0.30
	8/20/2021	<0.30	<0.29
1120 The Strand	11/26/2019	<0.37	<0.36
	1/19/2021	<0.31	<0.30
	8/17/2021	<0.28	<0.29
	4/5/2022	<0.30	18.3
901 Eales	5/30/2019	1.5	1.5
825 Eales	11/18/2019	1.9	<0.36
702 Elm	10/3/2019	1.1	<0.36
1228 Raymond	8/29/2019	<0.38	<0.38
	5/28/2020	2.3	<0.34
1224 Raymond	6/18/2019	2.5	NS
	1/7/2020	1.4	<0.39
1223 Raymond	9/18/2019	<0.38	<0.38
	12/20/2019	<0.38	NS
	5/28/2020	<0.32	<0.36
	9/9/2020	<0.26	<0.25
1220 Raymond	6/18/2019	<0.52	<0.40
	11/6/2019	<0.39	1.4
	5/29/2020	<0.34	<0.36
	9/2/2020	2.2	<0.28
	1/7/2021	<0.30	7.1

Table 1. Residential Indoor/Outdoor Air Sampling Analytical Results

Sample ID	Date	TCE Result	
		IA	OA
1219 Raymond	12/17/2019	<0.39	<0.36
	7/7/2020	0.80	<0.26
	1/14/2021	24.3	0.41 J
	3/23/2022	<0.29	<0.29
1215 Raymond	12/31/2019	<0.38	<0.36
	5/29/2020	<0.34	<0.34
	10/12/2020	0.26 J	<0.096
	3/23/2021	<0.31	<0.31
1212 Raymond	9/18/2019	3.5	NS
	12/19/2019	<0.41	<0.35
1211 Raymond	11/25/2019	0.47 J	0.45 J
1208 Raymond	7/31/2019	10.2	<0.37
	11/14/2019	0.43 J	0.37 J
1204 Raymond	12/17/2019	<0.39	<0.36
1116 Raymond	10/2/2019	2.5	<0.38
	12/6/2019	<0.51	<0.36
912 Regent	9/26/2019	9.5	<0.35
	12/13/2019	3.0	<0.36
	6/16/2020	2.8	<0.36
	1/20/2021	3.4	0.37 J
	6/22/2021	3.0, 3.0, 19.3	<0.30
915 Regent	9/27/2019	<0.38	21.7
	6/19/2020	<0.30	<0.31
	3/16/2021	<0.30	<0.29
908 Regent	7/16/2019	16.7	<0.38
	10/8/2019	0.74 J	0.52 J
1018 Ryan	10/8/2019	0.52 J	<0.38
	6/30/2020	<0.31	<0.33
	1/14/2021	0.33 J	<0.31
	10/5/2021	<0.29	<0.29

Table 1. Residential Indoor/Outdoor Air Sampling Analytical Results

Sample ID	Date	TCE Result	
		IA	OA
1200 Adams	12/13/2019	<0.38	<0.36
	12/8/2020	<0.31	<0.30

Notes: All values are in ug/m³.

VAL - Vapor Action Level = 2.1 ug/m³.

TCE - Trichloroethene

IA / OA - Indoor Air / Outdoor Air

Bold - Result exceeds the VAL

J - Result is less than the Reporting Limit but greater than or equal to the Method Detection Limit and the concentration is an approximate value.

NS - Not Sampled. Other OA Sample collected nearby.

Table 2. Residential Sub-slab Vapor Sampling Analytical Results

Sample ID	Date	TCE Result VP
1250 Lombardi VP-1	2/2/2018	460
1246 Lombardi VP-1	12/21/2017	2,790 A3
1244 Lombardi VP-1	2/15/2018	275
1242 Lombardi VP-1	1/22/2019	29.1
1240 Lombardi VP-1	8/28/2018	15.0
	11/27/2018	8.4
	3/19/2019	32.4
1238 Lombardi VP-1	1/2/2019	310
1236 Lombardi VP-1	4/25/2019	14.4
	7/10/2019	9.8
	12/13/2019	4.9
	6/19/2020	1.7
1231 Lombardi VP-1	6/13/2018	23.8
	9/27/2018	29.8
	12/27/2018	11.8
	3/28/2019	20.6
1230 Lombardi VP-1	12/2/2020	3.1
1229 Lombardi VP-1	6/13/2018	2.0
	9/27/2018	11.9
	12/27/2018	6.4 J
	3/29/2019	15.6
1225 Lombardi VP-1	8/2/2019	8.4
	2/18/2021	0.53 J
	7/8/2021	1.9
1222 Lombardi VP-1	10/11/2019	11.7
1221 Lombardi VP-1	3/19/2019	13.5
	6/12/2019	42.2
	10/16/2019	<0.37
	2/9/2020	10.3
1218 Lombardi VP-1	12/10/2021	3.4
1208 Lombardi VP-1	7/10/2019	16.8
	1/23/2020	3.3
	7/22/2020	57.4
	3/9/2021	0.70 J

Table 2. Residential Sub-slab Vapor Sampling Analytical Results

Sample ID	Date	TCE Result VP
1207 Lombardi VP-1	9/16/2019	86.2
1204 Lombardi VP-1	9/24/2019	<0.37
	1/24/2020	2.6
	7/10/2020	13.1
	2/23/2021	<0.31
1200 Lombardi VP-1	9/18/2019	3.6
1151 Lombardi VP-1	7/26/2019	13.7
	10/18/2019	<0.37
	1/22/2020	4.3
	6/17/2020	6.3
1148 Lombardi VP-1	10/4/2019	10.6
1144 Lombardi VP-1	9/5/2019	3.2
	1/28/2020	3.0
	7/9/2020	9.5
	2/25/2021	0.51 J
1235 Phoenix VP-1	12/28/2017	47.7
	4/10/2018	23.7
	9/14/2018	933
1231 Phoenix VP-1	11/28/2018	16.0
	3/12/2019	15.6
1227 Phoenix VP-1	11/20/2018	4,650
1223 Phoenix VP-1	9/20/2019	35,300
1222 Phoenix VP-1	1/4/2019	282
	2/7/2019	81.2
1219 Phoenix VP-1	5/1/2019	514
1218 Phoenix VP-1	4/16/2019	286
1215 Phoenix VP-1	11/6/2019	23.7
1212 Phoenix VP-1	8/8/2019	13.0
	6/30/2020	4.7
1208 Phoenix VP-1	5/22/2019	14.5
	10/11/2019	14.2

Table 2. Residential Sub-slab Vapor Sampling Analytical Results

Sample ID	Date	TCE Result VP
1205 Phoenix VP-1	5/15/2019	25.3
	10/29/2019	6.6
	2/12/2020	0.97
	6/16/2020	6.5
1204 Phoenix VP-1	2/26/2020	2.9
1200 Phoenix VP-1	10/8/2019	11.7
1138 Phoenix VP-1	2/21/2020	1.9
	6/18/2020	1.3
	10/30/2020	3.2
	4/10/2021	0.52 J
902 Niagara VP-1	1/3/2018	1.8
	4/18/2018	<0.45
	8/3/2018	<0.47
	11/30/2018	6.4
826 Niagara VP-1	12/20/2017	30.9
818 Niagara VP-1	12/28/2017	541 IS
814 Niagara VP-1	9/6/2018	299
	5/9/2019	93.6
1412 White Rock VP-1	11/13/2018	86.7
1358 White Rock VP-1	1/4/2018	3.8
	4/10/2018	5.5
	8/3/2018	<0.45
	12/6/2018	3.9
901 Eales VP-1	5/30/2019	186
825 Eales VP-1	11/19/2019	6.5
702 Elm VP-1	10/3/2019	50.0
1224 Raymond VP-1	6/18/2019	11.3
1223 Raymond VP-1	9/18/2019	2.5
	12/20/2019	1.8
	5/28/2020	17.4
	9/9/2020	11.5

Table 2. Residential Sub-slab Vapor Sampling Analytical Results

Sample ID	Date	TCE Result VP
1220 Raymond VP-1	6/18/2019	21.5
	11/7/2019	8.3
	5/29/2020	11.5
	9/2/2020	12.8
	1/7/2021	5.2
1219 Raymond VP-1	12/17/2019	2.3
	7/7/2020	8.2
	1/14/2021	14.1
1215 Raymond VP-1	12/31/2019	6.5
	5/29/2020	18.6
	10/13/2020	3.7
	3/23/2021	<0.32
1212 Raymond VP-1	9/18/2019	335
1211 Raymond VP-1	11/25/2019	29
1204 Raymond VP-1	12/18/2019	27.4
1116 Raymond VP-1	10/2/2019	15.3
915 Regent VP-1	9/26/2019	5.4
	6/19/2020	0.95
	3/16/2021	<0.33
912 Regent VP-1	9/27/2019	1,740
908 Regent VP-1	7/16/2019	8,480
1018 Ryan VP-1	10/8/2019	7.1
	6/30/2020	3.6
	1/18/2021	0.42 J
	10/5/2021	3.2
1238 The Strand VP-1	12/16/2020	1.8
	4/8/2021	1.2
	8/4/2021	7.1
	3/2/2022	8.7
1237 The Strand VP-1	5/16/2019	311
1226 The Strand VP-1	7/26/2019	108

Table 2. Residential Sub-slab Vapor Sampling Analytical Results

Sample ID	Date	TCE Result VP
1222 The Strand VP-1	9/24/2019	<0.38
	3/4/2020	1.3
	7/24/2020	4.8
	12/22/2020	1.4
1220 The Strand VP-1	12/10/2021	3.4
1219 The Strand VP-1	11/18/2020	1,470
1218 The Strand VP-1	9/18/2019	960
1212 The Strand VP-1	12/18/2020	5,150
1211 The Strand VP-1	5/16/2019	1,020
1208 The Strand VP-1	5/30/2019	97.2
1124 The Strand VP-1	12/11/2020	1.3
	3/23/2021	0.82 J
	8/20/2021	20.6
1120 The Strand VP-1	11/26/2019	6.6
	1/19/2021	<0.30
	8/17/2021	4.0
	4/5/2022	1.9
1200 Adams VP-1	12/13/2019	5.3
	12/8/2020	<0.38

Notes: All values are in ug/m³.

VRSL - Vapor Risk Screening Level = 70 ug/m³.

Bold - Result exceeds the VRSL

A3 - The sample was analyzed by serial dilution.

IS - The internal standard response is below criteria. Results may be biased high.

J - Result is less than the Reporting Limit but greater than or equal to the Method Detection Limit and the concentration is an approximate value.