

October 14, 2019



Mr. Timothy Carnes  
Storage Space Solutions LLC  
710 Oak Street  
Fort Atkinson, WI 53538



SUBJECT: Additional Sub-Slab Vapor Results  
PROPERTY: DB Oak (formerly Thomas Industries) ("DB Oak")  
700-710 Oak Street, Fort Atkinson, Wisconsin (the "Property")  
DNR BRRTS # 02-28-176509

Dear Mr. Carnes:

Included are the findings of the additional sub-slab vapor sampling on the Property by Friess Environmental Consulting, Inc. ("FEC"). As you are aware, this investigation was conducted because of the potential for contaminant vapors from the Property, identified above, to migrate through soils, accumulate beneath the foundation of the Property, and possibly enter your indoor air. The contaminants of concern at the Property are tetrachloroethylene, trichloroethylene and vinyl chloride, commonly referred to as PCE, TCE and VC.

**Test Results**

On October 4, 2019, FEC installed sampling devices into the floor at seven additional sub-slab vapor points (VP-9 to VP-15) and connected canisters to collect sub-slab vapor samples. The samples were then submitted to the laboratory for analysis of five (5) different volatile organic compounds, including PCE, TCE and VC. Below and attached are results of the recent testing.

The analysis detected PCE in soil gas (vapors) beneath the foundation floor at concentrations ranging from 830 ug/m<sup>3</sup> to 2,860,000 ug/m<sup>3</sup>. The DNR sub-slab industrial risk vapor screening level ("VRSL") for PCE is 18,000 ug/m<sup>3</sup>.

The analysis detected TCE in soil gas (vapors) beneath the foundation floor at concentrations ranging from 193 ug/m<sup>3</sup> to 31,300,000 ug/m<sup>3</sup>. The DNR sub-slab industrial VRSL for TCE is 880 ug/m<sup>3</sup>.

The analysis detected VC in soil gas (vapors) beneath the foundation floor ranging from <2.96 ug/m<sup>3</sup> to 9,400 ug/m<sup>3</sup>. The DNR sub-slab industrial VRSL for VC is 2,800 ug/m<sup>3</sup>.

Attached is a copy of the laboratory reports for the additional sub-slab vapor results taken from the building at the Property, as well as a map showing the sampling locations, and a data table.

The DNR action level for PCE, TCE and VC is set to provide a threshold concentration for PCE, TCE and VC that is protective of human health over long-term exposure. It is the experience of DNR and the Wisconsin Department of Health Services (DHS) in investigating similar cases at other locations in the state that the potential health risk for you is low. The indoor air levels measured at the Property present a long-term risk, not an immediate one, to occupants of the building.

Even though your potential health risks are low, you may have questions about how breathing this indoor air may affect your health. Please contact Curtis Hedman with DHS, who can address your health questions and concerns.

**Next Steps**

We recommend the following actions at this time:

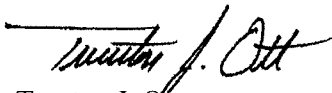
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The Property owner will be contacted by FEC to schedule installation of the sub-slab mitigation system, and we have forwarded a letter to the owner with a First Request for Access to Install Mitigation System, as well as WDNR RR 5457 Template Access Agreement for VI Mitigation Installation. The cost of system installation will be paid by Gardner Denver, Inc.

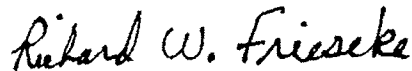
Please feel free to contact me at the number below if you have any questions about these results.

Sincerely,

**FRIESS ENVIRONMENTAL CONSULTING, INC.**



Trenton J. Ott  
Project Manager



Richard W. Frieseke, P.E.  
President

Encs.

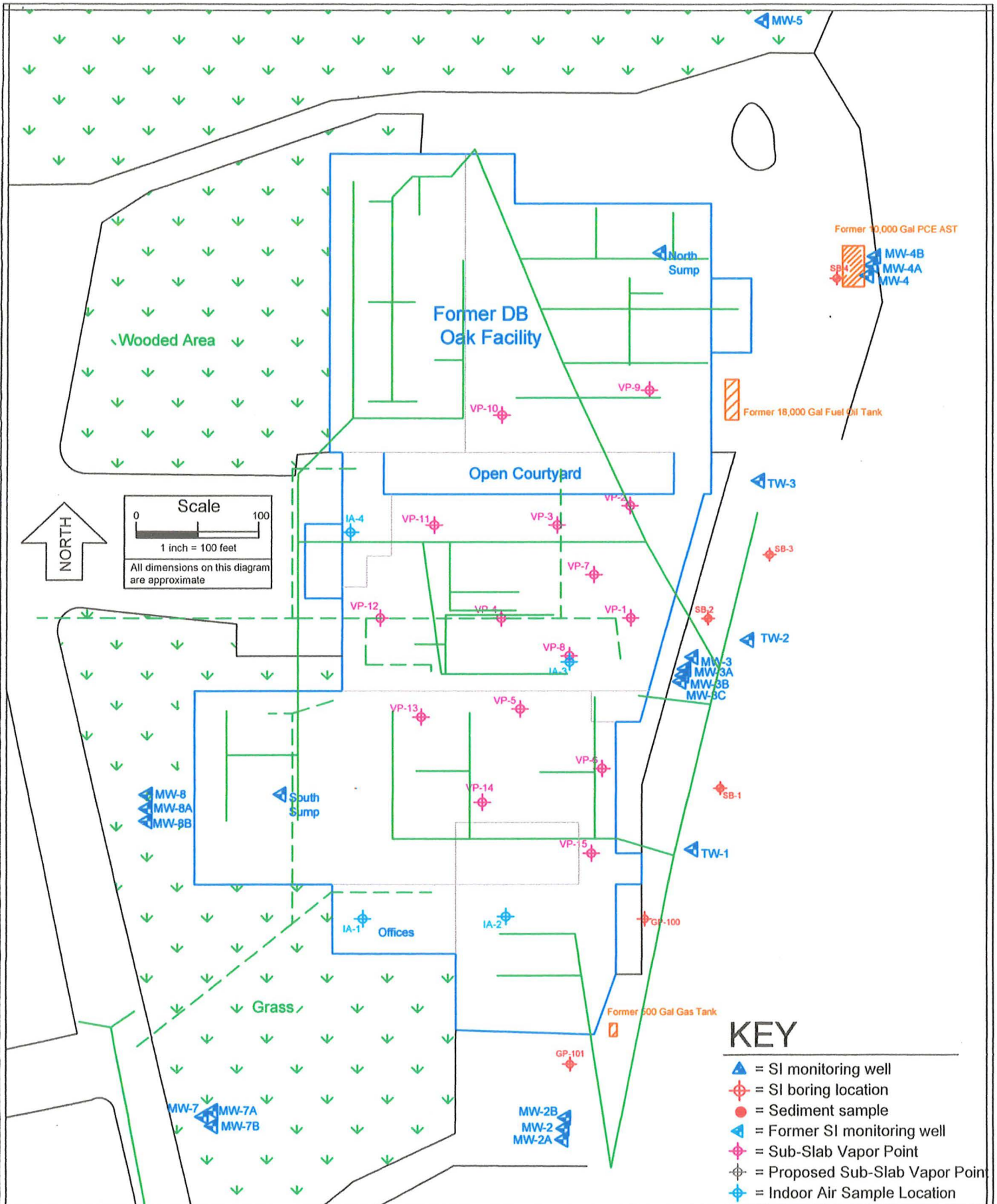
cc: Curtis Hedman  
Wisconsin Dept. of Health Services

Alyssa Sellwood  
Wisconsin Dept. of Natural Resources RR/5

WDNR Project Manager:  
Jeff Ackerman  
State of Wisconsin Department of Natural Resources  
608-275-3323

Responsible Party Name and Contact Information:  
Gardner Denver, Inc.  
c/o Andrew Schiesl  
222 East Erie Street  
Milwaukee, WI 53202  
414-212-4700

Property Owner:  
DB Oak Limited Partnership



**KEY**

- ▲ = SI monitoring well
- ⊕ = SI boring location
- = Sediment sample
- ▲ = Former SI monitoring well
- ⊕ = Sub-Slab Vapor Point
- ⊕ = Proposed Sub-Slab Vapor Point
- ⊕ = Indoor Air Sample Location

**FRIESS ENVIRONMENTAL CONSULTING, INC.**

File No.: 170503  
 DWG Date: 2-20-18  
 Rev Date: 8-26-19  
 Drawn By: BRF  
 Checked By (PM): TJO

**WP Site Diagram**  
 Former DB Oak Property  
 704 Oak Street  
 Fort Atkinson, Wisconsin

**Figure**  
 1

**A.4. Vapor Analytical Table**  
**VOC Analytical Results - Sub-Slab Vapor Samples**  
**Former DB Oak Property**  
**Fort Atkinson, Wisconsin**

Sample Location	Sampling Date	cis-1,2-DCE (ug/m <sup>3</sup> )	trans-1,2-DCE (ug/m <sup>3</sup> )	PCE (ug/m <sup>3</sup> )	TCE (ug/m <sup>3</sup> )	Vinyl Chloride (ug/m <sup>3</sup> )
VP-1	8/7/18	820,000	19,300	<u>5,000,000</u>	<u>2,920,000</u>	<828.8
VP-2	4/26/19	<551.6	2,330	<u>212,000</u>	<u>34,000</u>	<414.4
VP-3	4/26/19	NS	NS	NS	NS	NS
VP-4	4/26/19	<551.6	<646.8	<u>64,000</u>	<u>9,700</u>	<414.4
VP-5	4/26/19	NS	NS	NS	NS	NS
VP-6	4/26/19	<9.85	<11.55	<u>20,100</u>	<u>204</u>	<7.40
VP-7	4/26/19	<551.6	<646.8	<u>153,000</u>	<u>23,700</u>	<414.4
VP-8	4/26/19	910,000	9,700	<u>47,000,000</u>	<u>580,000</u>	<u>12,200</u>
VP-9	10/3/19	23,300	<6,468	<u>2,200,000</u>	<u>196,000</u>	<4,144
VP-10	10/3/19	<4.925	<5.775	<u>3,500</u>	<u>193</u>	<3.7
VP-11	10/3/19	2,260,000	218,000	<u>176,000</u>	<u>31,300,000</u>	<u>9,400</u>
VP-12	10/3/19	236	5.9 J	830	<u>670</u>	<3.7
VP-13	10/3/19	10.3 J	<4.62	<u>5,200</u>	<u>243</u>	<2.96
VP-14	10/3/19	2,930	1,700	<u>29,200</u>	<u>50,000</u>	<74
VP-15	10/3/19	<5,156	<6,468	<u>2,860,000</u>	<u>178,000</u>	<4,144
<i>Residential VRSLs</i>		<i>NS</i>	<i>NS</i>	<i>1,400</i>	<i>70</i>	<i>57</i>
<i>Commercial VRSLs</i>		<i>NS</i>	<i>NS</i>	<i>6,000</i>	<i>293</i>	<i>933</i>
<i>Industrial VRSLs</i>		<i>NS</i>	<i>NS</i>	<i>18,000</i>	<i>880</i>	<i>2,800</i>

Notes:

1. DNR Vapor Risk Screening Levels (VRSLs) are from U.S. EPA tables (updated November 2017)
2. Concentrations that exceed their respective residential DNR VRSLs are underlined.
3. Concentrations that exceed their respective small commercial DNR VRSLs are in **red**.
4. Concentrations that exceed their respective large commercial DNR VRSLs are in **red bold**.

# Synergy Environmental Lab, INC

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

TRENTON OTT  
FEC. INC.  
6635 N. SIDNEY PLACE  
MILWAUKEE, WI 53209

Report Date 11-Oct-19

Project Name DB OAK  
Project # 170503  
Lab Code 5036894A  
Sample ID VP-9  
Sample Matrix Air  
Sample Date 10/3/2019

Invoice # E36894

	Result	Unit	LOD	LOQ	Dil	Method	Ext Date	Run Date	Analyst	Code
Organic										
Air Samples										
cis-1,2-Dichloroethene	23300	ug/m3	5516	17528	28000	TO-15		10/10/2019	CJR	1
trans-1,2-Dichloroethene	< 6468	ug/m3	6468	20552	28000	TO-15		10/10/2019	CJR	1
Tetrachloroethene	2200000	ug/m3	7784	24752	28000	TO-15		10/10/2019	CJR	1
Trichloroethene (TCE)	196000	ug/m3	6636	21112	28000	TO-15		10/10/2019	CJR	1
Vinyl Chloride	< 4144	ug/m3	4144	13216	28000	TO-15		10/10/2019	CJR	1

Lab Code 5036894B  
Sample ID VP-10  
Sample Matrix Air  
Sample Date 10/3/2019

	Result	Unit	LOD	LOQ	Dil	Method	Ext Date	Run Date	Analyst	Code
Organic										
Air Samples										
cis-1,2-Dichloroethene	< 4.925	ug/m3	4.925	15.65	25	TO-15		10/8/2019	CJR	1
trans-1,2-Dichloroethene	< 5.775	ug/m3	5.775	18.35	25	TO-15		10/8/2019	CJR	1
Tetrachloroethene	3500	ug/m3	6.95	22.1	25	TO-15		10/8/2019	CJR	1
Trichloroethene (TCE)	193	ug/m3	5.925	18.85	25	TO-15		10/8/2019	CJR	1
Vinyl Chloride	< 3.7	ug/m3	3.7	11.8	25	TO-15		10/8/2019	CJR	1

**Project Name** DB OAK  
**Project #** 170503  
**Lab Code** 5036894C  
**Sample ID** VP-11  
**Sample Matrix** Air  
**Sample Date** 10/3/2019

**Invoice #** E36894

	Result	Unit	LOD	LOQ	Dil	Method	Ext Date	Run Date	Analyst	Code
Organic										
Air Samples										
cis-1,2-Dichloroethene	2260000	ug/m3	55160	175280	280000	TO-15		10/10/2019	CJR	1
trans-1,2-Dichloroethene	218000	ug/m3	2587.2	8220.8	11200	TO-15		10/10/2019	CJR	1
Tetrachloroethene	176000	ug/m3	3113.6	9900.8	11200	TO-15		10/10/2019	CJR	1
Trichloroethene (TCE)	31300000	ug/m3	66360	211120	280000	TO-15		10/10/2019	CJR	1
Vinyl Chloride	9400	ug/m3	1657.6	5286.4	11200	TO-15		10/10/2019	CJR	1

**Lab Code** 5036894D  
**Sample ID** VP-12  
**Sample Matrix** Air  
**Sample Date** 10/3/2019

	Result	Unit	LOD	LOQ	Dil	Method	Ext Date	Run Date	Analyst	Code
Organic										
Air Samples										
cis-1,2-Dichloroethene	236	ug/m3	4.925	15.65	25	TO-15		10/8/2019	CJR	1
trans-1,2-Dichloroethene	5.9 "J"	ug/m3	5.775	18.35	25	TO-15		10/8/2019	CJR	1
Tetrachloroethene	830	ug/m3	6.95	22.1	25	TO-15		10/8/2019	CJR	1
Trichloroethene (TCE)	670	ug/m3	5.925	18.85	25	TO-15		10/8/2019	CJR	1
Vinyl Chloride	< 3.7	ug/m3	3.7	11.8	25	TO-15		10/8/2019	CJR	1

**Lab Code** 5036894E  
**Sample ID** VP-13  
**Sample Matrix** Air  
**Sample Date** 10/3/2019

	Result	Unit	LOD	LOQ	Dil	Method	Ext Date	Run Date	Analyst	Code
Organic										
Air Samples										
cis-1,2-Dichloroethene	10.3 "J"	ug/m3	3.94	12.52	20	TO-15		10/10/2019	CJR	1
trans-1,2-Dichloroethene	< 4.62	ug/m3	4.62	14.68	20	TO-15		10/10/2019	CJR	1
Tetrachloroethene	5200	ug/m3	5.56	17.68	20	TO-15		10/10/2019	CJR	1
Trichloroethene (TCE)	243	ug/m3	4.74	15.08	20	TO-15		10/10/2019	CJR	1
Vinyl Chloride	< 2.96	ug/m3	2.96	9.44	20	TO-15		10/10/2019	CJR	1

**Lab Code** 5036894F  
**Sample ID** VP-14  
**Sample Matrix** Air  
**Sample Date** 10/3/2019

	Result	Unit	LOD	LOQ	Dil	Method	Ext Date	Run Date	Analyst	Code
Organic										
Air Samples										
cis-1,2-Dichloroethene	2930	ug/m3	98.5	313	500	TO-15		10/10/2019	CJR	1
trans-1,2-Dichloroethene	1700	ug/m3	115.5	367	500	TO-15		10/10/2019	CJR	1
Tetrachloroethene	29200	ug/m3	139	442	500	TO-15		10/10/2019	CJR	1
Trichloroethene (TCE)	50000	ug/m3	118.5	377	500	TO-15		10/10/2019	CJR	1
Vinyl Chloride	< 74	ug/m3	74	236	500	TO-15		10/10/2019	CJR	1

**Project Name** DB OAK  
**Project #** 170503  
**Lab Code** 5036894G  
**Sample ID** VP-15  
**Sample Matrix** Air  
**Sample Date** 10/3/2019

**Invoice #** E36894

	Result	Unit	LOD	LOQ	Dil	Method	Ext Date	Run Date	Analyst	Code
Organic										
Air Samples										
cis-1,2-Dichloroethene	< 5516	ug/m3	5516	17528	28000	TO-15		10/11/2019	CJR	1
trans-1,2-Dichloroethene	< 6468	ug/m3	6468	20552	28000	TO-15		10/11/2019	CJR	1
Tetrachloroethene	2860000	ug/m3	7784	24752	28000	TO-15		10/11/2019	CJR	1
Trichloroethene (TCE)	178000	ug/m3	6636	21112	28000	TO-15		10/11/2019	CJR	1
Vinyl Chloride	< 4144	ug/m3	4144	13216	28000	TO-15		10/11/2019	CJR	1

"J" Flag: Analyte detected between LOD and LOQ

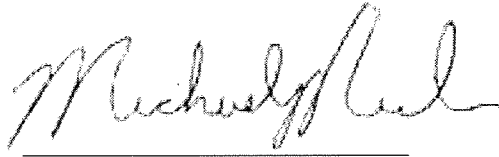
LOD Limit of Detection

LOQ Limit of Quantitation

Code	Comment
1	Laboratory QC within limits.

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

Authorized Signature





October 14, 2019

Mr. Mike Vandermause  
PBC Atlas Mike, LLC  
P.O. Box 608  
Fort Atkinson, WI 53538

SUBJECT: Additional Sub-Slab Vapor Results  
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#### **Test Results**

On October 4, 2019, FEC installed sampling devices into the floor at seven additional sub-slab vapor points (VP-9 to VP-15) and connected canisters to collect sub-slab vapor samples. The samples were then submitted to the laboratory for analysis of five (5) different volatile organic compounds, including PCE, TCE and VC. Below and attached are results of the recent testing.

The analysis detected PCE in soil gas (vapors) beneath the foundation floor at concentrations ranging from 830 ug/m<sup>3</sup> to 2,860,000 ug/m<sup>3</sup>. The DNR sub-slab industrial risk vapor screening level ("VRSL") for PCE is 18,000 ug/m<sup>3</sup>.

The analysis detected TCE in soil gas (vapors) beneath the foundation floor at concentrations ranging from 193 ug/m<sup>3</sup> to 31,300,000 ug/m<sup>3</sup>. The DNR sub-slab industrial VRSL for TCE is 880 ug/m<sup>3</sup>.

The analysis detected VC in soil gas (vapors) beneath the foundation floor ranging from <2.96 ug/m<sup>3</sup> to 9,400 ug/m<sup>3</sup>. The DNR sub-slab industrial VRSL for VC is 2,800 ug/m<sup>3</sup>.

Attached is a copy of the laboratory reports for the additional sub-slab vapor results taken from the building at the Property, as well as a map showing the sampling locations, and a data table.

The DNR action level for PCE, TCE and VC is set to provide a threshold concentration for PCE, TCE and VC that is protective of human health over long-term exposure. It is the experience of DNR and the Wisconsin Department of Health Services (DHS) in investigating similar cases at other locations in the state that the potential health risk for you is low. The indoor air levels measured at the Property present a long-term risk, not an immediate one, to occupants of the building.



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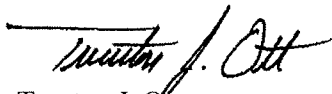
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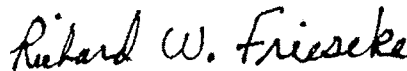
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Trenton J. Ott  
Project Manager



Richard W. Frieseke, P.E.  
President

Encs.

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Wisconsin Dept. of Health Services

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WDNR Project Manager:  
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608-275-3323

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c/o Andrew Schiösl  
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414-212-4700

Property Owner:  
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October 14, 2019



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Begovatz Construction  
704 Oak Street  
Fort Atkinson, WI 53538

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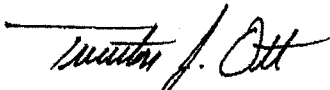
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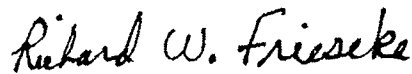
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***FRIESS ENVIRONMENTAL CONSULTING, INC.***



Trenton J. Ott  
Project Manager



Richard W. Frieseke, P.E.  
President

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cc: Curtis Hedman  
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#### **Test Results**

On October 4, 2019, FEC installed sampling devices into the floor at seven additional sub-slab vapor points (VP-9 to VP-15) and connected canisters to collect sub-slab vapor samples. The samples were then submitted to the laboratory for analysis of five (5) different volatile organic compounds, including PCE, TCE and VC. Below and attached are results of the recent testing.

The analysis detected PCE in soil gas (vapors) beneath the foundation floor at concentrations ranging from 830 ug/m<sup>3</sup> to 2,860,000 ug/m<sup>3</sup>. The DNR sub-slab industrial risk vapor screening level ("VRSL") for PCE is 18,000 ug/m<sup>3</sup>.

The analysis detected TCE in soil gas (vapors) beneath the foundation floor at concentrations ranging from 193 ug/m<sup>3</sup> to 31,300,000 ug/m<sup>3</sup>. The DNR sub-slab industrial VRSL for TCE is 880 ug/m<sup>3</sup>.

The analysis detected VC in soil gas (vapors) beneath the foundation floor ranging from <2.96 ug/m<sup>3</sup> to 9,400 ug/m<sup>3</sup>. The DNR sub-slab industrial VRSL for VC is 2,800 ug/m<sup>3</sup>.

Attached is a copy of the laboratory reports for the additional sub-slab vapor results taken from the building at the Property, as well as a map showing the sampling locations, and a data table.

The DNR action level for PCE, TCE and VC is set to provide a threshold concentration for PCE, TCE and VC that is protective of human health over long-term exposure. It is the experience of DNR and the Wisconsin Department of Health Services (DHS) in investigating similar cases at other locations in the state that the potential health risk for you is low. The indoor air levels measured at the Property present a long-term risk, not an immediate one, to occupants of the building.

Even though your potential health risks are low, you may have questions about how breathing this indoor air may affect your health. Please contact Curtis Hedman with DHS, who can address your health questions and concerns.

### **Next Steps**

We recommend the following actions at this time:

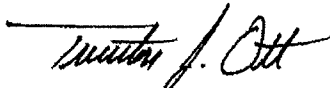
The Wisconsin DNR recommends that we install a sub-slab mitigation system to remove PCE, TCE and VC vapors from beneath the Property. This system is identical to that used for homes with high radon levels. The system diverts radon (or chemical vapors) from beneath the home and discharges them into the outdoor air, above the building's roofline, rendering them harmless. Once PCE, TCE and VC vapors are successfully removed from beneath the foundation floor, there will be no potential or actual health threat for you or your employees from that kind of exposure.

The Property owner will be contacted by FEC to schedule installation of the sub-slab mitigation system, and we have forwarded a letter to the owner with a First Request for Access to Install Mitigation System, as well as WDNR RR 5457 Template Access Agreement for VI Mitigation Installation. The cost of system installation will be paid by Gardner Denver, Inc.

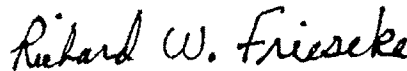
Please feel free to contact me at the number below if you have any questions about these results.

Sincerely,

***FRIESS ENVIRONMENTAL CONSULTING, INC.***



Trenton J. Ott  
Project Manager



Richard W. Frieseke, P.E.  
President

Encs.

cc: Curtis Hedman  
Wisconsin Dept. of Health Services

Alyssa Sellwood  
Wisconsin Dept. of Natural Resources RR/5

WDNR Project Manager:  
Jeff Ackerman  
State of Wisconsin Department of Natural Resources  
608-275-3323

Responsible Party Name and Contact Information:  
Gardner Denver, Inc.  
c/o Andrew Schiesl  
222 East Erie Street  
Milwaukee, WI 53202  
414-212-4700

Property Owner:  
DB Oak Limited Partnership



October 14, 2019

DB Oak Limited Partnership  
c/o Randy Knox  
W9147 Red Feather Drive  
Cambridge, WI 53523

SUBJECT: Additional Sub-Slab Vapor Results  
PROPERTY: DB Oak (formerly Thomas Industries) ("DB Oak")  
700-710 Oak Street, Fort Atkinson, Wisconsin (the "Property")  
DNR BRRTS # 02-28-176509

Dear Mr. Knox:

Included are the findings of the additional sub-slab vapor sampling on the Property by Friess Environmental Consulting, Inc. ("FEC"). As you are aware, this investigation was conducted because of the potential for contaminant vapors from the Property, identified above, to migrate through soils, accumulate beneath the foundation of the Property, and possibly enter your indoor air. The contaminants of concern at the Property are tetrachloroethylene, trichloroethylene and vinyl chloride, commonly referred to as PCE, TCE and VC.

#### **Test Results**

On October 4, 2019, FEC installed sampling devices into the floor at seven additional sub-slab vapor points (VP-9 to VP-15) and connected canisters to collect sub-slab vapor samples. The samples were then submitted to the laboratory for analysis of five (5) different volatile organic compounds, including PCE, TCE and VC. Below and attached are results of the recent testing.

The analysis detected PCE in soil gas (vapors) beneath the foundation floor at concentrations ranging from 830 ug/m<sup>3</sup> to 2,860,000 ug/m<sup>3</sup>. The DNR sub-slab industrial risk vapor screening level ("VRSL") for PCE is 18,000 ug/m<sup>3</sup>.

The analysis detected TCE in soil gas (vapors) beneath the foundation floor at concentrations ranging from 193 ug/m<sup>3</sup> to 31,300,000 ug/m<sup>3</sup>. The DNR sub-slab industrial VRSL for TCE is 880 ug/m<sup>3</sup>.

The analysis detected VC in soil gas (vapors) beneath the foundation floor ranging from <2.96 ug/m<sup>3</sup> to 9,400 ug/m<sup>3</sup>. The DNR sub-slab industrial VRSL for VC is 2,800 ug/m<sup>3</sup>.

Attached is a copy of the laboratory reports for the additional sub-slab vapor results taken from the building at the Property, as well as a map showing the sampling locations, and a data table.

The DNR action level for PCE, TCE and VC is set to provide a threshold concentration for PCE, TCE and VC that is protective of human health over long-term exposure. It is the experience of DNR and the Wisconsin Department of Health Services (DHS) in investigating similar cases at other locations in the state that the potential health risk for you is low. The indoor air levels measured at the Property present a long-term risk, not an immediate one, to occupants of the building.

Even though your potential health risks are low, you may have questions about how breathing this indoor air may affect your health. Please contact Curtis Hedman with DHS, who can address your health questions and concerns.

**Next Steps**

We recommend the following actions at this time:

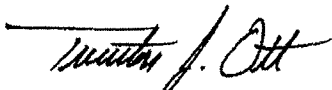
The Wisconsin DNR recommends that we install a sub-slab mitigation system to remove PCE, TCE and VC vapors from beneath the Property. This system is identical to that used for homes with high radon levels. The system diverts radon (or chemical vapors) from beneath the home and discharges them into the outdoor air, above the building's roofline, rendering them harmless. Once PCE, TCE and VC vapors are successfully removed from beneath the foundation floor, there will be no potential or actual health threat for you or your employees from that kind of exposure.

The Property owner will be contacted by FEC to schedule installation of the sub-slab mitigation system, and we have forwarded a letter to the owner with a First Request for Access to Install Mitigation System, as well as WDNR RR 5457 Template Access Agreement for VI Mitigation Installation. The cost of system installation will be paid by Gardner Denver, Inc.

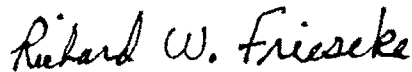
Please feel free to contact me at the number below if you have any questions about these results.

Sincerely,

***FRIESS ENVIRONMENTAL CONSULTING, INC.***



Trenton J. Ott  
Project Manager



Richard W. Frieseke, P.E.  
President

Encs.

cc: Curtis Hedman  
Wisconsin Dept. of Health Services

Alyssa Sellwood  
Wisconsin Dept. of Natural Resources RR/5

WDNR Project Manager:  
Jeff Ackerman  
State of Wisconsin Department of Natural Resources  
608-275-3323

Responsible Party Name and Contact Information:  
Gardner Denver, Inc.  
c/o Andrew Schiesl  
222 East Erie Street  
Milwaukee, WI 53202  
414-212-4700

Property Owner:  
DB Oak Limited Partnership



October 14, 2019

Mr. Andy Joaz  
Joaz Painting  
704 Oak Street  
Fort Atkinson, WI 53538

SUBJECT: Additional Sub-Slab Vapor Results  
PROPERTY: DB Oak (formerly Thomas Industries) ("DB Oak")  
700-710 Oak Street, Fort Atkinson, Wisconsin (the "Property")  
DNR BRRTS # 02-28-176509

Dear Mr. Joaz:

Included are the findings of the additional sub-slab vapor sampling on the Property by Friess Environmental Consulting, Inc. ("FEC"). As you are aware, this investigation was conducted because of the potential for contaminant vapors from the Property, identified above, to migrate through soils, accumulate beneath the foundation of the Property, and possibly enter your indoor air. The contaminants of concern at the Property are tetrachloroethylene, trichloroethylene and vinyl chloride, commonly referred to as PCE, TCE and VC.

#### Test Results

On October 4, 2019, FEC installed sampling devices into the floor at seven additional sub-slab vapor points (VP-9 to VP-15) and connected canisters to collect sub-slab vapor samples. The samples were then submitted to the laboratory for analysis of five (5) different volatile organic compounds, including PCE, TCE and VC. Below and attached are results of the recent testing.

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The analysis detected TCE in soil gas (vapors) beneath the foundation floor at concentrations ranging from 193 ug/m<sup>3</sup> to 31,300,000 ug/m<sup>3</sup>. The DNR sub-slab industrial VRSL for TCE is 880 ug/m<sup>3</sup>.

The analysis detected VC in soil gas (vapors) beneath the foundation floor ranging from <2.96 ug/m<sup>3</sup> to 9,400 ug/m<sup>3</sup>. The DNR sub-slab industrial VRSL for VC is 2,800 ug/m<sup>3</sup>.

Attached is a copy of the laboratory reports for the additional sub-slab vapor results taken from the building at the Property, as well as a map showing the sampling locations, and a data table.

The DNR action level for PCE, TCE and VC is set to provide a threshold concentration for PCE, TCE and VC that is protective of human health over long-term exposure. It is the experience of DNR and the Wisconsin Department of Health Services (DHS) in investigating similar cases at other locations in the state that the potential health risk for you is low. The indoor air levels measured at the Property present a long-term risk, not an immediate one, to occupants of the building.



Even though your potential health risks are low, you may have questions about how breathing this indoor air may affect your health. Please contact Curtis Hedman with DHS, who can address your health questions and concerns.

**Next Steps**

We recommend the following actions at this time:

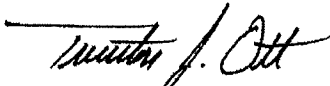
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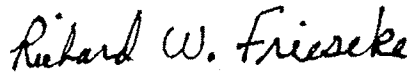
Please feel free to contact me at the number below if you have any questions about these results.

Sincerely,

**FRIESS ENVIRONMENTAL CONSULTING, INC.**



Trenton J. Ott  
Project Manager



Richard W. Frieseke, P.E.  
President

Encs.

cc: Curtis Hedman  
Wisconsin Dept. of Health Services

Alyssa Sellwood  
Wisconsin Dept. of Natural Resources RR/5

WDNR Project Manager:  
Jeff Ackerman  
State of Wisconsin Department of Natural Resources  
608-275-3323

Responsible Party Name and Contact Information:  
Gardner Denver, Inc.  
c/o Andrew Schiesl  
222 East Erie Street  
Milwaukee, WI 53202  
414-212-4700

Property Owner:  
DB Oak Limited Partnership



October 14, 2019

Ms. Mabel Schumacher  
Kennel Club of Fort Atkinson  
P. O. Box 205  
Fort Atkinson, WI 53538

SUBJECT: Additional Sub-Slab Vapor Results  
PROPERTY: DB Oak (formerly Thomas Industries) ("DB Oak")  
700-710 Oak Street, Fort Atkinson, Wisconsin (the "Property")  
DNR BRRTS # 02-28-176509

Dear Ms. Schmacher:

Included are the findings of the additional sub-slab vapor sampling on the Property by Friess Environmental Consulting, Inc. ("FEC"). As you are aware, this investigation was conducted because of the potential for contaminant vapors from the Property, identified above, to migrate through soils, accumulate beneath the foundation of the Property, and possibly enter your indoor air. The contaminants of concern at the Property are tetrachloroethylene, trichloroethylene and vinyl chloride, commonly referred to as PCE, TCE and VC.

#### Test Results

On October 4, 2019, FEC installed sampling devices into the floor at seven additional sub-slab vapor points (VP-9 to VP-15) and connected canisters to collect sub-slab vapor samples. The samples were then submitted to the laboratory for analysis of five (5) different volatile organic compounds, including PCE, TCE and VC. Below and attached are results of the recent testing.

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The analysis detected VC in soil gas (vapors) beneath the foundation floor ranging from <2.96 ug/m<sup>3</sup> to 9,400 ug/m<sup>3</sup>. The DNR sub-slab industrial VRSL for VC is 2,800 ug/m<sup>3</sup>.

Attached is a copy of the laboratory reports for the additional sub-slab vapor results taken from the building at the Property, as well as a map showing the sampling locations, and a data table.

The DNR action level for PCE, TCE and VC is set to provide a threshold concentration for PCE, TCE and VC that is protective of human health over long-term exposure. It is the experience of DNR and the Wisconsin Department of Health Services (DHS) in investigating similar cases at other locations in the state that the potential health risk for you is low. The indoor air levels measured at the Property present a long-term risk, not an immediate one, to occupants of the building.

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**Next Steps**

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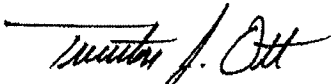
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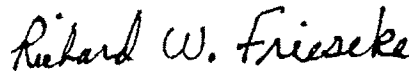
Please feel free to contact me at the number below if you have any questions about these results.

Sincerely,

*FRIESS ENVIRONMENTAL CONSULTING, INC.*



Trenton J. Ott  
Project Manager



Richard W. Frieeseke, P.E.  
President

Encs.

cc: Curtis Hedman  
Wisconsin Dept. of Health Services

Alyssa Sellwood  
Wisconsin Dept. of Natural Resources RR/5

WDNR Project Manager:  
Jeff Ackerman  
State of Wisconsin Department of Natural Resources  
608-275-3323

Responsible Party Name and Contact Information:  
Gardner Denver, Inc.  
c/o Andrew Schiesl  
222 East Erie Street  
Milwaukee, WI 53202  
414-212-4700

Property Owner:  
DB Oak Limited Partnership



October 14, 2019

Mr. Mario Rodriguez III  
Mr. Plumber  
408 North 4<sup>th</sup> Street  
Fort Atkinson, WI 53538

SUBJECT: Additional Sub-Slab Vapor Results  
PROPERTY: DB Oak (formerly Thomas Industries) ("DB Oak")  
700-710 Oak Street, Fort Atkinson, Wisconsin (the "Property")  
DNR BRRTS # 02-28-176509

Dear Mr. Rodriguez:

Included are the findings of the additional sub-slab vapor sampling on the Property by Friess Environmental Consulting, Inc. ("FEC"). As you are aware, this investigation was conducted because of the potential for contaminant vapors from the Property, identified above, to migrate through soils, accumulate beneath the foundation of the Property, and possibly enter your indoor air. The contaminants of concern at the Property are tetrachloroethylene, trichloroethylene and vinyl chloride, commonly referred to as PCE, TCE and VC.

#### Test Results

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The analysis detected TCE in soil gas (vapors) beneath the foundation floor at concentrations ranging from 193 ug/m<sup>3</sup> to 31,300,000 ug/m<sup>3</sup>. The DNR sub-slab industrial VRSL for TCE is 880 ug/m<sup>3</sup>.

The analysis detected VC in soil gas (vapors) beneath the foundation floor ranging from <2.96 ug/m<sup>3</sup> to 9,400 ug/m<sup>3</sup>. The DNR sub-slab industrial VRSL for VC is 2,800 ug/m<sup>3</sup>.

Attached is a copy of the laboratory reports for the additional sub-slab vapor results taken from the building at the Property, as well as a map showing the sampling locations, and a data table.

The DNR action level for PCE, TCE and VC is set to provide a threshold concentration for PCE, TCE and VC that is protective of human health over long-term exposure. It is the experience of DNR and the Wisconsin Department of Health Services (DHS) in investigating similar cases at other locations in the state that the potential health risk for you is low. The indoor air levels measured at the Property present a long-term risk, not an immediate one, to occupants of the building.

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**Next Steps**

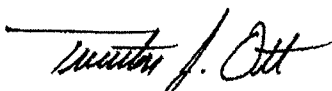
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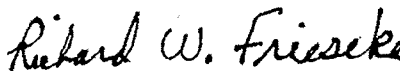
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Please feel free to contact me at the number below if you have any questions about these results.

Sincerely,  
**FRIESS ENVIRONMENTAL CONSULTING, INC.**



Trenton J. Ott  
Project Manager



Richard W. Frieseke, P.E.  
President

Encs.

cc: Curtis Hedman  
Wisconsin Dept. of Health Services

Alyssa Sellwood  
Wisconsin Dept. of Natural Resources RR/5

WDNR Project Manager:  
Jeff Ackerman  
State of Wisconsin Department of Natural Resources  
608-275-3323

Responsible Party Name and Contact Information:  
Gardner Denver, Inc.  
c/o Andrew Schiesl  
222 East Erie Street  
Milwaukee, WI 53202  
414-212-4700

Property Owner:  
DB Oak Limited Partnership



October 14, 2019

Mr. Jesse Riedl  
Riedl & Sons  
704 Oak Street  
Fort Atkinson, WI 53538

SUBJECT: Additional Sub-Slab Vapor Results  
PROPERTY: DB Oak (formerly Thomas Industries) ("DB Oak")  
700-710 Oak Street, Fort Atkinson, Wisconsin (the "Property")  
DNR BRRTS # 02-28-176509

Dear Mr. Riedl:

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**Next Steps**

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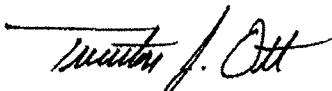
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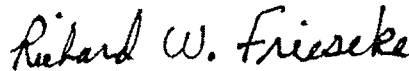
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Sincerely,

**FRIESS ENVIRONMENTAL CONSULTING, INC.**



Trenton J. Ott  
Project Manager



Richard W. Frieseke, P.E.  
President

Encs.

cc: Curtis Hedman  
Wisconsin Dept. of Health Services

Alyssa Sellwood  
Wisconsin Dept. of Natural Resources RR/5

WDNR Project Manager:  
Jeff Ackerman  
State of Wisconsin Department of Natural Resources  
608-275-3323

Responsible Party Name and Contact Information:  
Gardner Denver, Inc.  
c/o Andrew Schiesl  
222 East Erie Street  
Milwaukee, WI 53202  
414-212-4700

Property Owner:  
DB Oak Limited Partnership

October 14, 2019



Mr. Tom Doeberlein  
Best Tile Werks  
W6490 Kiesling Road  
Jefferson, WI 53549

SUBJECT: Additional Sub-Slab Vapor Results  
PROPERTY: DB Oak (formerly Thomas Industries) ("DB Oak")  
700-710 Oak Street, Fort Atkinson, Wisconsin (the "Property")  
DNR BRRTS # 02-28-176509

Dear Mr. Doeberlein:

Included are the findings of the additional sub-slab vapor sampling on the Property by Friess Environmental Consulting, Inc. ("FEC"). As you are aware, this investigation was conducted because of the potential for contaminant vapors from the Property, identified above, to migrate through soils, accumulate beneath the foundation of the Property, and possibly enter your indoor air. The contaminants of concern at the Property are tetrachloroethylene, trichloroethylene and vinyl chloride, commonly referred to as PCE, TCE and VC.

#### Test Results

On October 4, 2019, FEC installed sampling devices into the floor at seven additional sub-slab vapor points (VP-9 to VP-15) and connected canisters to collect sub-slab vapor samples. The samples were then submitted to the laboratory for analysis of five (5) different volatile organic compounds, including PCE, TCE and VC. Below and attached are results of the recent testing.

The analysis detected PCE in soil gas (vapors) beneath the foundation floor at concentrations ranging from 830  $\text{ug}/\text{m}^3$  to 2,860,000  $\text{ug}/\text{m}^3$ . The DNR sub-slab industrial risk vapor screening level ("VRSL") for PCE is 18,000  $\text{ug}/\text{m}^3$ .

The analysis detected TCE in soil gas (vapors) beneath the foundation floor at concentrations ranging from 193  $\text{ug}/\text{m}^3$  to 31,300,000  $\text{ug}/\text{m}^3$ . The DNR sub-slab industrial VRSL for TCE is 880  $\text{ug}/\text{m}^3$ .

The analysis detected VC in soil gas (vapors) beneath the foundation floor ranging from <2.96  $\text{ug}/\text{m}^3$  to 9,400  $\text{ug}/\text{m}^3$ . The DNR sub-slab industrial VRSL for VC is 2,800  $\text{ug}/\text{m}^3$ .

Attached is a copy of the laboratory reports for the additional sub-slab vapor results taken from the building at the Property, as well as a map showing the sampling locations, and a data table.

The DNR action level for PCE, TCE and VC is set to provide a threshold concentration for PCE, TCE and VC that is protective of human health over long-term exposure. It is the experience of DNR and the Wisconsin Department of Health Services (DHS) in investigating similar cases at other locations in the state that the potential health risk for you is low. The indoor air levels measured at the Property present a long-term risk, not an immediate one, to occupants of the building.



Even though your potential health risks are low, you may have questions about how breathing this indoor air may affect your health. Please contact Curtis Hedman with DHS, who can address your health questions and concerns.

### **Next Steps**

We recommend the following actions at this time:

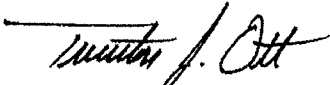
The Wisconsin DNR recommends that we install a sub-slab mitigation system to remove PCE, TCE and VC vapors from beneath the Property. This system is identical to that used for homes with high radon levels. The system diverts radon (or chemical vapors) from beneath the home and discharges them into the outdoor air, above the building's roofline, rendering them harmless. Once PCE, TCE and VC vapors are successfully removed from beneath the foundation floor, there will be no potential or actual health threat for you or your employees from that kind of exposure.

The Property owner will be contacted by FEC to schedule installation of the sub-slab mitigation system, and we have forwarded a letter to the owner with a First Request for Access to Install Mitigation System, as well as WDNR RR 5457 Template Access Agreement for VI Mitigation Installation. The cost of system installation will be paid by Gardner Denver, Inc.

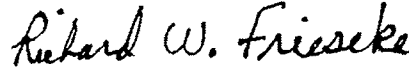
Please feel free to contact me at the number below if you have any questions about these results.

Sincerely,

**FRIESS ENVIRONMENTAL CONSULTING, INC.**



Trenton J. Ott  
Project Manager



Richard W. Frieseke, P.E.  
President

Encs.

cc: Curtis Hedman  
Wisconsin Dept. of Health Services

Alyssa Sellwood  
Wisconsin Dept. of Natural Resources RR/5

WDNR Project Manager:  
Jeff Ackerman  
State of Wisconsin Department of Natural Resources  
608-275-3323

Responsible Party Name and Contact Information:  
Gardner Denver, Inc.  
c/o Andrew Schiesl  
222 East Erie Street  
Milwaukee, WI 53202  
414-212-4700

Property Owner:  
DB Oak Limited Partnership