

November 7, 2019



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

RECEIVED

NOV 8 2019

DNR R & R
SOUTH CENTRAL REGION

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 25, 2019, FEC installed sampling devices into the floor at six additional sub-slab vapor points (VP-3, VP-5, VP-16 to VP-19) 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 1620 ug/m³ to 86,000 ug/m³. The DNR sub-slab industrial risk vapor screening level ("VRSL") for PCE is 18,000 ug/m³.

The analysis detected TCE in soil gas (vapors) beneath the foundation floor at concentrations ranging from 1650 ug/m³ to 10,900 ug/m³. The DNR sub-slab industrial VRSL for TCE is 880 ug/m³.

The analysis did not detect VC in any of the soil gas (vapors) samples. The DNR sub-slab industrial VRSL for VC is 2,800 ug/m³.

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 do not present a long-term or immediate risk 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.

Proposed Vapor mitigation System

The Wisconsin DNR recommends that we install a sub-slab vapor mitigation system (VMS) to remove PCE, TCE and VC vapors from beneath the Property. In October 2019, FEC coordinated a pressure field extension test (PFET). There were three different large pressure points created and tested, all with different communication abilities. The results indicate decent communication to the south and west but did not communicate well to north or east. Based on the results it was determined the best way to mitigate would be to bury large perforated vent pipe in long horizontal trenches with large custom built blowers that could handle the possibility of extremely high volumes and/or create the extremely high negative pressures that are required for the tighter sub slab soil areas. Four trenches are proposed to consider the different communication abilities.

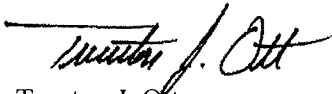
The proposed VMS will remove vapors from beneath the building and discharge them into the outdoor air, above the building's roofline, rendering them harmless. Additional PFET and sub-slab testing will be conducted to confirm system efficiency.

The DNR and Property owner will be contacted by FEC to obtain approval for the VMS specifications and subsequently schedule installation of the sub-slab VMS. The cost of system installation will be paid by Gardner Denver, Inc.

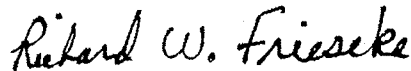
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Sincerely,

FRIESS ENVIRONMENTAL CONSULTING, INC.



Trenton J. Ott
Project Manager



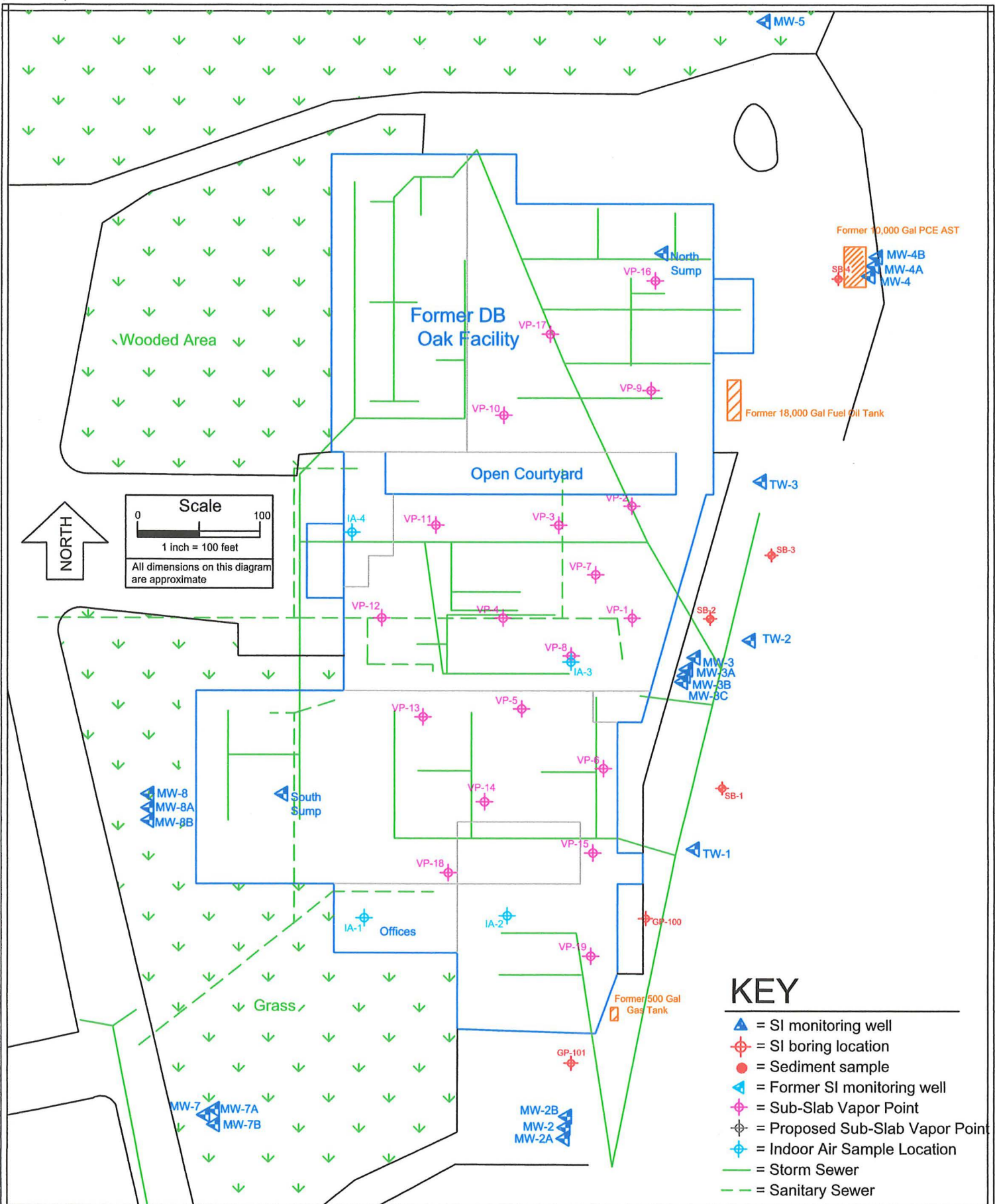
Richard W. Frieseke, P.E.
President

cc: Curtis Hedman
Wisconsin Dept. of Health Services

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
- = Storm Sewer
- - - = Sanitary Sewer



File No.: 170503
 DWG Date: 2-20-18
 Rev Date: 11-6-19
 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 ³)	trans-1,2-DCE (ug/m ³)	PCE (ug/m ³)	TCE (ug/m ³)	Vinyl Chloride (ug/m ³)
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
	10/25/19	14.9 J	<5.775	<u>27,100</u>	<u>1,810</u>	<3.70
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
	10/25/19	640	630	<u>86,000</u>	<u>10,900</u>	<3.70
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	5.90 J	830	<u>670</u>	<3.70
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>	<74.0
VP-15	10/3/19	<5,516	<6,468	<u>2,860,000</u>	<u>178,000</u>	<4,144
VP-16	10/25/19	<4.925	<5.775	<u>1,620</u>	<u>3,800</u>	<3.70
VP-17	10/25/19	137	6.90 J	<u>2,470</u>	<u>1,760</u>	<3.70
VP-18	10/25/19	80.0	134	<u>39,000</u>	<u>5,000</u>	<3.70
VP-19	10/25/19	51.0	9.90 J	<u>71,000</u>	<u>1,650</u>	<3.70
Residential VRSLs		NS	NS	1,400	70	57
Commercial VRSLs		NS	NS	6,000	293	933
Industrial VRSLs		NS	NS	18,000	880	2,800

Notes:

1. DNR Vapor Risk Screening Levels (VRSLs) are from U.S. EPA tables (updated November 2017)

Synergy Environmental Lab, INC

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

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

Report Date 05-Nov-19

Project Name DB OAK
Project # 170503

Invoice # E37036

Lab Code 5037036A
Sample ID VP-3
Sample Matrix Air
Sample Date 10/25/2019

	Result	Unit	LOD	LOQ	Dil	Method	Ext Date	Run Date	Analyst	Code
Organic										
Air Samples										
cis-1,2-Dichloroethene	14.9 "J"	ug/m3	4.925	15.65	25	TO-15		10/30/2019	CJR	1
trans-1,2-Dichloroethene	< 5.775	ug/m3	5.775	18.35	25	TO-15		10/30/2019	CJR	1
Tetrachloroethene	27100	ug/m3	69.5	221	250	TO-15		10/31/2019	CJR	1
Trichloroethene (TCE)	1810	ug/m3	5.925	18.85	25	TO-15		10/30/2019	CJR	1
Vinyl Chloride	< 3.7	ug/m3	3.7	11.8	25	TO-15		10/30/2019	CJR	1

Lab Code 5037036B
Sample ID VP-5
Sample Matrix Air
Sample Date 10/25/2019

	Result	Unit	LOD	LOQ	Dil	Method	Ext Date	Run Date	Analyst	Code
Organic										
Air Samples										
cis-1,2-Dichloroethene	640	ug/m3	4.925	15.65	25	TO-15		10/30/2019	CJR	1
trans-1,2-Dichloroethene	630	ug/m3	5.775	18.35	25	TO-15		10/30/2019	CJR	1
Tetrachloroethene	86000	ug/m3	778.4	2475	2800	TO-15		10/31/2019	CJR	1
Trichloroethene (TCE)	10900	ug/m3	663.6	2111	2800	TO-15		10/31/2019	CJR	1
Vinyl Chloride	< 3.7	ug/m3	3.7	11.8	25	TO-15		10/30/2019	CJR	1

Project Name DB OAK
Project # 170503
Lab Code 5037036C
Sample ID VP-16
Sample Matrix Air
Sample Date 10/25/2019

Invoice # E37036

	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		10/30/2019	CJR	1
trans-1,2-Dichloroethene	< 5.775	ug/m3	5.775	18.35	25	TO-15		10/30/2019	CJR	1
Tetrachloroethene	1620	ug/m3	6.95	22.1	25	TO-15		10/30/2019	CJR	1
Trichloroethene (TCE)	3800	ug/m3	5.925	18.85	25	TO-15		10/30/2019	CJR	1
Vinyl Chloride	< 3.7	ug/m3	3.7	11.8	25	TO-15		10/30/2019	CJR	1

Lab Code 5037036D
Sample ID VP-17
Sample Matrix Air
Sample Date 10/25/2019

	Result	Unit	LOD	LOQ	Dil	Method	Ext Date	Run Date	Analyst	Code
Organic										
Air Samples										
cis-1,2-Dichloroethene	137	ug/m3	4.925	15.65	25	TO-15		10/31/2019	CJR	1
trans-1,2-Dichloroethene	6.9 "J"	ug/m3	5.775	18.35	25	TO-15		10/31/2019	CJR	1
Tetrachloroethene	2470	ug/m3	6.95	22.1	25	TO-15		10/31/2019	CJR	1
Trichloroethene (TCE)	1760	ug/m3	5.925	18.85	25	TO-15		10/31/2019	CJR	1
Vinyl Chloride	< 3.7	ug/m3	3.7	11.8	25	TO-15		10/31/2019	CJR	1

Lab Code 5037036E
Sample ID VP-18
Sample Matrix Air
Sample Date 10/25/2019

	Result	Unit	LOD	LOQ	Dil	Method	Ext Date	Run Date	Analyst	Code
Organic										
Air Samples										
cis-1,2-Dichloroethene	80	ug/m3	4.925	15.65	25	TO-15		10/31/2019	CJR	1
trans-1,2-Dichloroethene	134	ug/m3	5.775	18.35	25	TO-15		10/31/2019	CJR	1
Tetrachloroethene	39000	ug/m3	278	884	1000	TO-15		10/31/2019	CJR	1
Trichloroethene (TCE)	5000	ug/m3	5.925	18.85	25	TO-15		10/31/2019	CJR	1
Vinyl Chloride	< 3.7	ug/m3	3.7	11.8	25	TO-15		10/31/2019	CJR	1

Lab Code 5037036F
Sample ID VP-19
Sample Matrix Air
Sample Date 10/25/2019

	Result	Unit	LOD	LOQ	Dil	Method	Ext Date	Run Date	Analyst	Code
Organic										
Air Samples										
cis-1,2-Dichloroethene	51	ug/m3	4.925	15.65	25	TO-15		10/31/2019	CJR	1
trans-1,2-Dichloroethene	9.9 "J"	ug/m3	5.775	18.35	25	TO-15		10/31/2019	CJR	1
Tetrachloroethene	71000	ug/m3	278	884	1000	TO-15		10/31/2019	CJR	1
Trichloroethene (TCE)	1650	ug/m3	5.925	18.85	25	TO-15		10/31/2019	CJR	1
Vinyl Chloride	< 3.7	ug/m3	3.7	11.8	25	TO-15		10/31/2019	CJR	1

Project Name DB OAK
Project # 170503

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"J" Flag: Analyte detected between LOD and LOQ

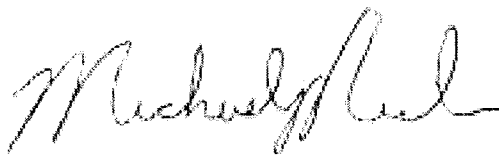
LOD Limit of Detection

LOQ Limit of Quantitation

<i>Code</i>	<i>Comment</i>
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



Michael J. Paul

November 7, 2019



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

RECEIVED

NOV 8

DNR R &
SOUTH CENTRAL

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 25, 2019, FEC installed sampling devices into the floor at six additional sub-slab vapor points (VP-3, VP-5, VP-16 to VP-19) 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 1620 ug/m³ to 86,000 ug/m³. The DNR sub-slab industrial risk vapor screening level ("VRSL") for PCE is 18,000 ug/m³.

The analysis detected TCE in soil gas (vapors) beneath the foundation floor at concentrations ranging from 1650 ug/m³ to 10,900 ug/m³. The DNR sub-slab industrial VRSL for TCE is 880 ug/m³.

The analysis did not detect VC in any of the soil gas (vapors) samples. The DNR sub-slab industrial VRSL for VC is 2,800 ug/m³.

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 do not present a long-term or immediate risk 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.

Proposed Vapor mitigation System

The Wisconsin DNR recommends that we install a sub-slab vapor mitigation system (VMS) to remove PCE, TCE and VC vapors from beneath the Property. In October 2019, FEC coordinated a pressure field extension test (PFET). There were three different large pressure points created and tested, all with different communication abilities. The results indicate decent communication to the south and west but did not communicate well to north or east. Based on the results it was determined the best way to mitigate would be to bury large perforated vent pipe in long horizontal trenches with large custom built blowers that could handle the possibility of extremely high volumes and/or create the extremely high negative pressures that are required for the tighter sub slab soil areas. Four trenches are proposed to consider the different communication abilities.

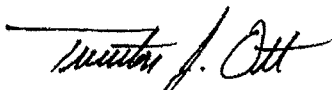
The proposed VMS will remove vapors from beneath the building and discharge them into the outdoor air, above the building's roofline, rendering them harmless. Additional PFET and sub-slab testing will be conducted to confirm system efficiency.

The DNR and Property owner will be contacted by FEC to obtain approval for the VMS specifications and subsequently schedule installation of the sub-slab VMS. The cost of system installation will be paid by Gardner Denver, Inc.

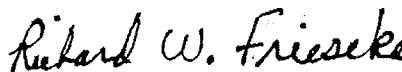
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FRIESS ENVIRONMENTAL CONSULTING, INC.



Trenton J. Ott
Project Manager



Richard W. Frieseke, P.E.
President

cc: Curtis Hedman
Wisconsin Dept. of Health Services

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

November 7, 2019



Mr. Jeff Begovatz
Begovatz Construction
704 Oak Street
Fort Atkinson, WI 53538

NOV 8 2019

DNR R & R
SOUTH CENTRAL REGION

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

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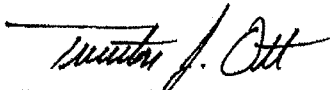
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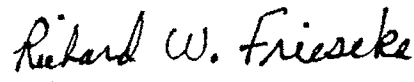
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222 East Erie Street
Milwaukee, WI 53202
414-212-4700

Property Owner:
DB Oak Limited Partnership



November 7, 2019

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

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Proposed Vapor mitigation System

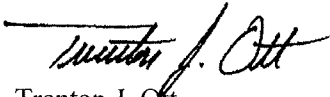
The Wisconsin DNR recommends that we install a sub-slab vapor mitigation system (VMS) to remove PCE, TCE and VC vapors from beneath the Property. In October 2019, FEC coordinated a pressure field extension test (PFET). There were three different large pressure points created and tested, all with different communication abilities. The results indicate decent communication to the south and west but did not communicate well to north or east. Based on the results it was determined the best way to mitigate would be to bury large perforated vent pipe in long horizontal trenches with large custom built blowers that could handle the possibility of extremely high volumes and/or create the extremely high negative pressures that are required for the tighter sub slab soil areas. Four trenches are proposed to consider the different communication abilities.

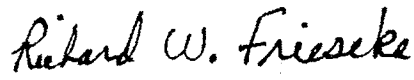
The proposed VMS will remove vapors from beneath the building and discharge them into the outdoor air, above the building's roofline, rendering them harmless. Additional PFET and sub-slab testing will be conducted to confirm system efficiency.

The DNR and Property owner will be contacted by FEC to obtain approval for the VMS specifications and subsequently schedule installation of the sub-slab VMS. 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

cc: Curtis Hedman
Wisconsin Dept. of Health Services

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



November 7, 2019

Mr. Bill Myers
704 Oak Street
Fort Atkinson, WI 53538

RECEIVED

NOV 18 2019

DNR R & R
SOUTH CENTRAL REGION

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. Myers:

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 25, 2019, FEC installed sampling devices into the floor at six additional sub-slab vapor points (VP-3, VP-5, VP-16 to VP-19) 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 1620 ug/m³ to 86,000 ug/m³. The DNR sub-slab industrial risk vapor screening level ("VRSL") for PCE is 18,000 ug/m³.

The analysis detected TCE in soil gas (vapors) beneath the foundation floor at concentrations ranging from 1650 ug/m³ to 10,900 ug/m³. The DNR sub-slab industrial VRSL for TCE is 880 ug/m³.

The analysis did not detect VC in any of the soil gas (vapors) samples. The DNR sub-slab industrial VRSL for VC is 2,800 ug/m³.

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 do not present a long-term or immediate risk 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.

Proposed Vapor mitigation System

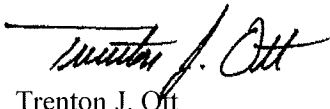
The Wisconsin DNR recommends that we install a sub-slab vapor mitigation system (VMS) to remove PCE, TCE and VC vapors from beneath the Property. In October 2019, FEC coordinated a pressure field extension test (PFET). There were three different large pressure points created and tested, all with different communication abilities. The results indicate decent communication to the south and west but did not communicate well to north or east. Based on the results it was determined the best way to mitigate would be to bury large perforated vent pipe in long horizontal trenches with large custom built blowers that could handle the possibility of extremely high volumes and/or create the extremely high negative pressures that are required for the tighter sub slab soil areas. Four trenches are proposed to consider the different communication abilities.

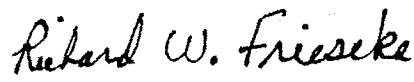
The proposed VMS will remove vapors from beneath the building and discharge them into the outdoor air, above the building's roofline, rendering them harmless. Additional PFET and sub-slab testing will be conducted to confirm system efficiency.

The DNR and Property owner will be contacted by FEC to obtain approval for the VMS specifications and subsequently schedule installation of the sub-slab VMS. 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

cc: Curtis Hedman
Wisconsin Dept. of Health Services

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



November 7, 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 25, 2019, FEC installed sampling devices into the floor at six additional sub-slab vapor points (VP-3, VP-5, VP-16 to VP-19) 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 1620 ug/m³ to 86,000 ug/m³. The DNR sub-slab industrial risk vapor screening level ("VRSL") for PCE is 18,000 ug/m³.

The analysis detected TCE in soil gas (vapors) beneath the foundation floor at concentrations ranging from 1650 ug/m³ to 10,900 ug/m³. The DNR sub-slab industrial VRSL for TCE is 880 ug/m³.

The analysis did not detect VC in any of the soil gas (vapors) samples. The DNR sub-slab industrial VRSL for VC is 2,800 ug/m³.

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 do not present a long-term or immediate risk 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.

Proposed Vapor mitigation System

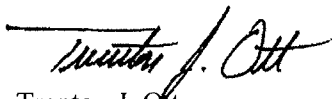
The Wisconsin DNR recommends that we install a sub-slab vapor mitigation system (VMS) to remove PCE, TCE and VC vapors from beneath the Property. In October 2019, FEC coordinated a pressure field extension test (PFET). There were three different large pressure points created and tested, all with different communication abilities. The results indicate decent communication to the south and west but did not communicate well to north or east. Based on the results it was determined the best way to mitigate would be to bury large perforated vent pipe in long horizontal trenches with large custom built blowers that could handle the possibility of extremely high volumes and/or create the extremely high negative pressures that are required for the tighter sub slab soil areas. Four trenches are proposed to consider the different communication abilities.

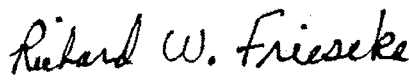
The proposed VMS will remove vapors from beneath the building and discharge them into the outdoor air, above the building's roofline, rendering them harmless. Additional PFET and sub-slab testing will be conducted to confirm system efficiency.

The DNR and Property owner will be contacted by FEC to obtain approval for the VMS specifications and subsequently schedule installation of the sub-slab VMS. 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

cc: Curtis Hedman
Wisconsin Dept. of Health Services

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



November 7, 2019

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

RECEIVED

NOV 8 2019

DNR R & R
SOUTH CENTRAL REGION

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 25, 2019, FEC installed sampling devices into the floor at six additional sub-slab vapor points (VP-3, VP-5, VP-16 to VP-19) 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 1620 ug/m³ to 86,000 ug/m³. The DNR sub-slab industrial risk vapor screening level ("VRSL") for PCE is 18,000 ug/m³.

The analysis detected TCE in soil gas (vapors) beneath the foundation floor at concentrations ranging from 1650 ug/m³ to 10,900 ug/m³. The DNR sub-slab industrial VRSL for TCE is 880 ug/m³.

The analysis did not detect VC in any of the soil gas (vapors) samples. The DNR sub-slab industrial VRSL for VC is 2,800 ug/m³.

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 do not present a long-term or immediate risk 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.

Proposed Vapor mitigation System

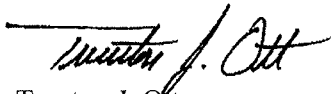
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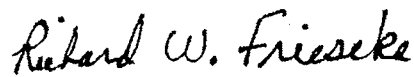
The proposed VMS will remove vapors from beneath the building and discharge them into the outdoor air, above the building's roofline, rendering them harmless. Additional PFET and sub-slab testing will be conducted to confirm system efficiency.

The DNR and Property owner will be contacted by FEC to obtain approval for the VMS specifications and subsequently schedule installation of the sub-slab VMS. 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

cc: Curtis Hedman
Wisconsin Dept. of Health Services

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



November 7, 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

RECEIVED

NOV 18 2019

DNR R & R
SOUTH CENTRAL REGION

Dear Ms. Schumacher:

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 25, 2019, FEC installed sampling devices into the floor at six additional sub-slab vapor points (VP-3, VP-5, VP-16 to VP-19) 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 1620 ug/m³ to 86,000 ug/m³. The DNR sub-slab industrial risk vapor screening level ("VRSL") for PCE is 18,000 ug/m³.

The analysis detected TCE in soil gas (vapors) beneath the foundation floor at concentrations ranging from 1650 ug/m³ to 10,900 ug/m³. The DNR sub-slab industrial VRSL for TCE is 880 ug/m³.

The analysis did not detect VC in any of the soil gas (vapors) samples. The DNR sub-slab industrial VRSL for VC is 2,800 ug/m³.

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 do not present a long-term or immediate risk to occupants of the building.

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Proposed Vapor mitigation System

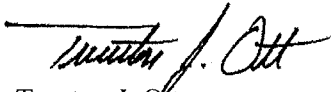
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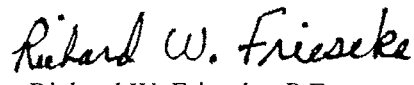
The proposed VMS will remove vapors from beneath the building and discharge them into the outdoor air, above the building's roofline, rendering them harmless. Additional PFET and sub-slab testing will be conducted to confirm system efficiency.

The DNR and Property owner will be contacted by FEC to obtain approval for the VMS specifications and subsequently schedule installation of the sub-slab VMS. 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

cc: Curtis Hedman
Wisconsin Dept. of Health Services

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

November 7, 2019



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

RECEIVED

NOV 18 2019

DNR R & R
SOUTH CENTRAL REGION

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

On October 25, 2019, FEC installed sampling devices into the floor at six additional sub-slab vapor points (VP-3, VP-5, VP-16 to VP-19) 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 1620 ug/m³ to 86,000 ug/m³. The DNR sub-slab industrial risk vapor screening level ("VRSL") for PCE is 18,000 ug/m³.

The analysis detected TCE in soil gas (vapors) beneath the foundation floor at concentrations ranging from 1650 ug/m³ to 10,900 ug/m³. The DNR sub-slab industrial VRSL for TCE is 880 ug/m³.

The analysis did not detect VC in any of the soil gas (vapors) samples. The DNR sub-slab industrial VRSL for VC is 2,800 ug/m³.

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 do not present a long-term or immediate risk 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.

Proposed Vapor mitigation System

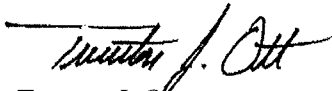
The Wisconsin DNR recommends that we install a sub-slab vapor mitigation system (VMS) to remove PCE, TCE and VC vapors from beneath the Property. In October 2019, FEC coordinated a pressure field extension test (PFET). There were three different large pressure points created and tested, all with different communication abilities. The results indicate decent communication to the south and west but did not communicate well to north or east. Based on the results it was determined the best way to mitigate would be to bury large perforated vent pipe in long horizontal trenches with large custom built blowers that could handle the possibility of extremely high volumes and/or create the extremely high negative pressures that are required for the tighter sub slab soil areas. Four trenches are proposed to consider the different communication abilities.

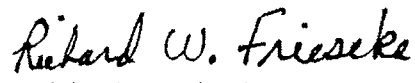
The proposed VMS will remove vapors from beneath the building and discharge them into the outdoor air, above the building's roofline, rendering them harmless. Additional PFET and sub-slab testing will be conducted to confirm system efficiency.

The DNR and Property owner will be contacted by FEC to obtain approval for the VMS specifications and subsequently schedule installation of the sub-slab VMS. 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

cc: Curtis Hedman
Wisconsin Dept. of Health Services

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

November 7, 2019



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

RECEIVED

NOV 18 2019

DNR R & R
SOUTH CENTRAL REGION

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:

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.

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The analysis detected TCE in soil gas (vapors) beneath the foundation floor at concentrations ranging from 1650 ug/m³ to 10,900 ug/m³. The DNR sub-slab industrial VRSL for TCE is 880 ug/m³.

The analysis did not detect VC in any of the soil gas (vapors) samples. The DNR sub-slab industrial VRSL for VC is 2,800 ug/m³.

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 do not present a long-term or immediate risk to occupants of the building.

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Proposed Vapor mitigation System

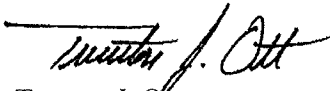
The Wisconsin DNR recommends that we install a sub-slab vapor mitigation system (VMS) to remove PCE, TCE and VC vapors from beneath the Property. In October 2019, FEC coordinated a pressure field extension test (PFET). There were three different large pressure points created and tested, all with different communication abilities. The results indicate decent communication to the south and west but did not communicate well to north or east. Based on the results it was determined the best way to mitigate would be to bury large perforated vent pipe in long horizontal trenches with large custom built blowers that could handle the possibility of extremely high volumes and/or create the extremely high negative pressures that are required for the tighter sub slab soil areas. Four trenches are proposed to consider the different communication abilities.

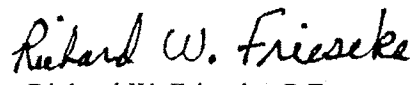
The proposed VMS will remove vapors from beneath the building and discharge them into the outdoor air, above the building's roofline, rendering them harmless. Additional PFET and sub-slab testing will be conducted to confirm system efficiency.

The DNR and Property owner will be contacted by FEC to obtain approval for the VMS specifications and subsequently schedule installation of the sub-slab VMS. 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

cc: Curtis Hedman
Wisconsin Dept. of Health Services

WDNR Project Manager:
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Responsible Party Name and Contact Information:
Gardner Denver, Inc.
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414-212-4700

Property Owner:
DB Oak Limited Partnership