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Phillips Medisize
Partnerships Built on Innovation

1201 Hanley Road
Hudson, WI 54016

January 3, 2018

Via Federal Express
Mr. Charles Perry
1360 Greenway Terrace
Elm Grove, WI 53122

Via U.S. First Class Mail
Mr. Gary Feldman
P.O. Box 170827
Milwaukee, WI 53217

Re: Springhill Apartments

Dear Mr. Perry and Mr. Feldman,

We wanted to follow-up with you regarding the ongoing investigation and cleanup of the former HVC (High Voltage Capacitors, Inc.) site at 600 South Milwaukee Street and Phillips-Medisize, LLC's ("Phillips") request to conduct vapor intrusion sampling at the Springhill Apartment Complex.

As you are aware from our prior letters to Gary Feldman and yourself, Phillips has been working to remediate the chemical trichloroethylene ("TCE"), which HVC used as a solvent in its manufacturing process prior to closing its operations in the 1980s.

As we outlined in our December 7, 2017 letter to Mr. Perry, we understand your concerns with inconveniencing the Springhill Apartment tenants. Accordingly, we developed a plan (in cooperation with the Wisconsin Department of Natural Resources and Wisconsin Department of Health) that minimizes disruptions by first conducting vapor intrusion sampling in common areas (that is, areas not inside apartment units) and expanding vapor intrusion sampling only if needed. We initially proposed conducting additional groundwater investigation to determine whether vapor intrusion sampling is required at the remaining buildings.

As Mr. Perry discussed with our representative, Bruce Keyes, via phone on December 6, December 14, and December 21, Phillips has exhausted the sampling locations nearby, but not on the Springhill Apartment property and additional samples are needed on your property.

To address some of your concerns about sampling, on December 21, Mr. Keyes communicated Phillips' request to move forward and conduct only vapor intrusion testing at this time and to confine the work to the footprint of the existing buildings. During the call, Mr. Perry said he would grant Phillips access to the appropriate apartment buildings (referred to as B2, B3, B5, and B6 in the Workplan we sent on December 7, 2017).

At Mr. Perry's direction, Scott Tarmann of Ramboll Environ ("Ramboll") reached out to Mr. Feldman on December 21, 2017, to schedule a date to access the apartments and left him a voicemail requesting a return call. Mr. Tarmann left Mr. Feldman a second message on

December 27, 2017, but has not received a return call. Separately, Mr. Keyes tried to reach Mr. Perry again on January 2, 2018, but has not heard back.

For your convenience, we have attached a copy of the Access Agreement we provided previously. Phillips is continuing to work with representatives of the Wisconsin Department of Natural Resources and Department of Health to make sure local residences and the environment are properly protected and appreciates your prompt attention to this matter. Feel free to use the contact information provided below to contact the State agencies with any questions or concerns.

We appreciate your prompt review of the materials and return of the signed access agreement. In addition, please let us know how we can schedule access to the apartment buildings. As we have noted in our prior communications, Phillips would like to confirm testing dates for no later than the beginning of next week by January 8, 2018.

If you have any questions, please contact me directly.

Sincerely,

Dan Andersen
Phillips-Medisize, LLC
715-831-5453

CC via Email:

John Feeney, Wisconsin Department of Natural Resources (920-893-8523)
Alyssa Sellwood, Wisconsin Department of Natural Resources (608-266-3084)
Robert Thiboldeaux, Wisconsin Department of Health Services (608-267-6844)
Curtis Hedman, Wisconsin Department of Health Services (608-266-1865)

Enclosures

Phillips Medisize
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1201 Hanley Road
Hudson, WI 54016
Office 715.381.3200

Property Access Agreement

Property Owner:	Charles A. Perry & Marilyn Perry Living Trust
Attention:	Gary Feldman
Property Address:	443 – 597 S. Milwaukee Street Fredonia, Wisconsin 53021
Phone:	(414) 351-2296 x 112
Date:	December 4, 2017

Feldman Real Estate, Inc., as the authorized representative for Charles A. Perry & Marilyn Perry Living Trust, ("Owner") hereby grants permission to Phillips-Medisize, LLC, its employees, duly authorized representatives, agents, and contractors ("Accessee") to access and enter upon the Spring Hill Apartment Complex property with addresses of 443 – 597 S. Milwaukee Street in Fredonia, Wisconsin ("Property"). Access is provided to conduct environmental site assessment activities, including testing for vapor migration from trichloroethylene ("TCE") and installing temporary groundwater monitoring points ("Work") under the Wisconsin Department of Natural Resources (WDNR) Remediation and Redevelopment Program. By this Agreement, the Accessee is granted permission to conduct the following activities:

- Access and egress the Property at reasonable times.
- Conduct groundwater sampling, including:
    - Install and sample temporary groundwater monitoring points at locations approved in advance by Owner.
    - Install permanent monitoring wells approved in advance by Owner based on temporary groundwater monitoring results.
    - Periodically collect groundwater samples from the permanent wells for analysis at an off-site laboratory.
    - Complete any activities related to or incidental to this assessment.
- Conduct vapor migration sampling, including:
    - Install and maintain sub-slab vapor probe(s) into the foundation of the Property.
    - Collect vapor samples from the sub-slab probe(s) at different times of the year, upon prior notice.
    - Collect a 24-hour indoor air sample at the Property.
    - Collect a sump pit vapor sample.
    - Abandon the vapor probe(s) when no longer needed.

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Access to the Property will continue for up to two years from the date of this Agreement, if necessary. Upon completion of monitoring, the wells will be properly abandoned. If additional assessment or monitoring is necessary, Accessee will notify Owner in writing of the extended date to modify this Agreement. Feldman Real Estate, Inc. has the right to review and approve subsequent work scopes.

Accessee will provide the Owner and occupants with sampling results within 10 business days of receiving the final results.

Owner shall not be liable to Accessee or to its Contractors for any injury to person or damage to property caused by any act, omission or neglect of Accessee or its Contractors while on the Property.

Remarks and Restrictions:

- Accessee will conduct the assessment work at its sole cost and expense.
- Accessee shall restore areas on the Property disturbed by the Work to its previous condition.
- The Owner agrees not to damage or interfere with the sampling process or other equipment needed to complete the assessment.
- Accessee shall not interfere with Owner's or its contractors' or agents' remediation activities at the Property or with Owner or any occupant's operations at the Property.

This Agreement contains the complete understanding of the parties concerning the access and assessment, and it supersedes any oral or written agreements or other understandings of the parties concerning the Work or the Property.

Counterparts: This Agreement may be executed in counterparts, each of which shall be deemed to be an original, but both of which together shall constitute a single instrument.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

Phillips-Medisize, LLC:

By: _____

Name/Title: _____

Owner:

By: _____

Name/Title: _____