

Kelly,

Moraine Environmental, Inc. (Moraine) is aware that Mike Haemmerle is putting his property at 328 Ripon Road up for auction through your company, Tranzon Asset Advisors. We would like to provide you with a brief status update regarding the groundwater investigative activities on-going for the property at 268 Johnson Street, the west adjacent parcel, and up-gradient, of the 328 Ripon Road property.

Moraine has been providing environmental consulting services to investigate and remediate the chlorinated volatile organic compounds (CVOCs) associated with the release from the former David White Property at 268 Johnson Street in Berlin, for the past several years. Remedial injections were completed in 2015/2016 by Moraine and since then we have been performing long-term groundwater monitoring on wells located on-site as well as off-site on the 328 Ripon Road property.

Because the groundwater contamination from the former David White Property has migrated onto the 328 Ripon Road property, the cost to investigate and eventually obtain case closure for the David White release has been born by the "responsible party" of the former David White release, which is now the State Bank of Chilton.

Moraine completed an annual round of groundwater quality monitoring in mid-August 2020, which included some of the wells on the 328 Ripon Road property. At this time we are processing the data through table updates and will in one month complete and submit a status report to the Wisconsin Department of Natural Resources (WDNR).

Attached is a "Draft" Tetrachloroethene (PCE) groundwater isoconcentration plume map from data collected in 2018. There has been little change in data from 2018 to 2020, and this figure accurately reflects the extent of PCE contamination in groundwater. Review of the attached figure indicates PCE at levels above its enforcement standard (ES) extending from the p-gradient 268 Johnson Street property onto the down-gradient 328 Ripon Road property, 200-300 feet east from the property boundary.

I hope this information is helpful to both yourself and any potential buyers of the 328 Ripon Road property. We will be happy to address any questions from you or potential property purchaser's as the sale/auction proceeds.

Thank You,

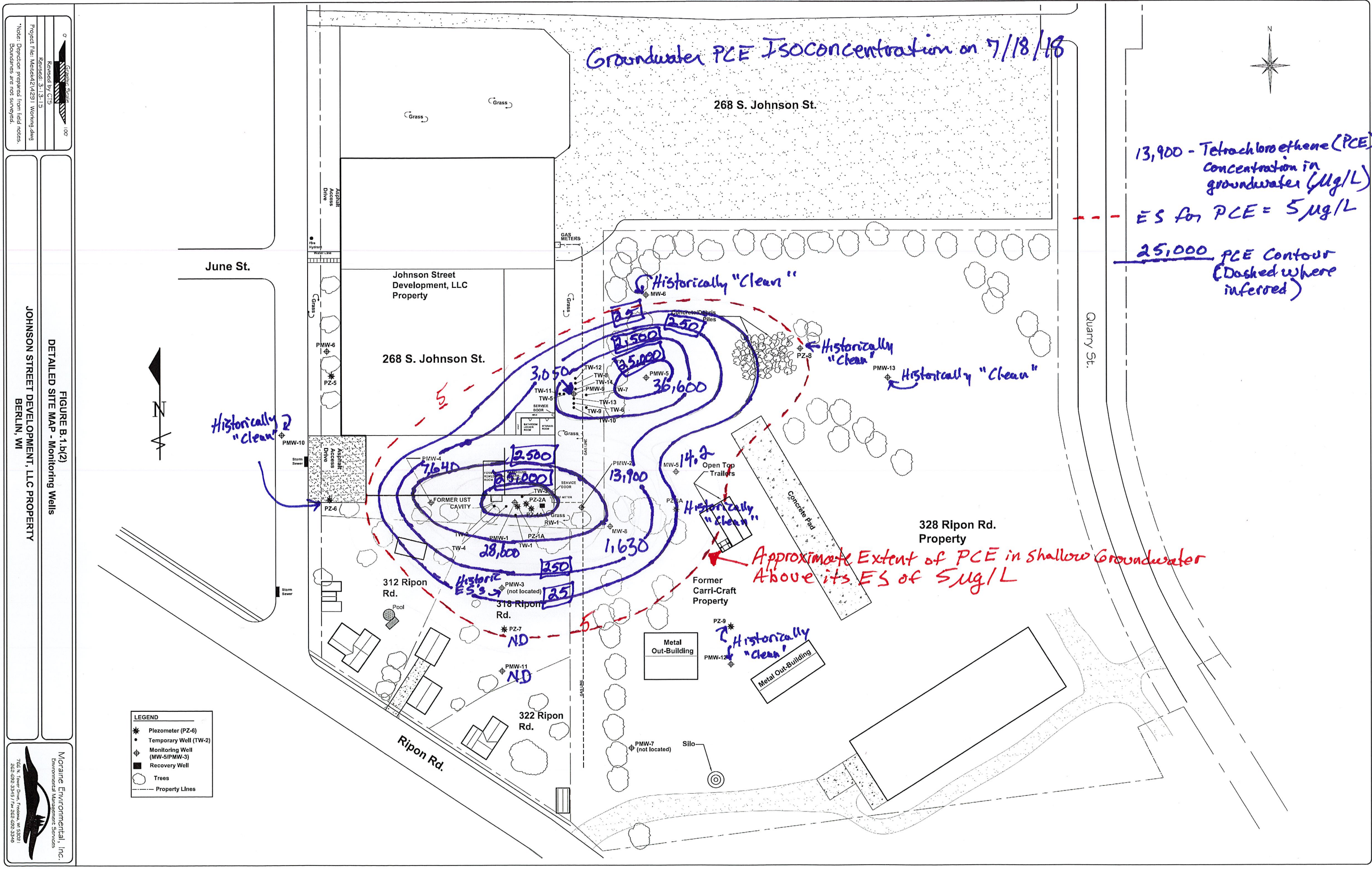
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Tom Sweet  
President

Groundwater PCE Isoconcentration on 7/18/18



13,900 - Tetrachloroethene (PCE)  
Concentration in  
groundwater (µg/L)  
ES for PCE = 5 µg/L  
25,000 PCE Contour  
(Dashed where  
inferred)



Graphic Scale  
100'  
Revised By: CTS  
3-1-15  
Project File: Metcalf2\4291 Working.dwg  
\*Note: Depiction prepared from field notes.  
Boundaries are not surveyed.

FIGURE B.1.b(2)  
DETAILED SITE MAP - Monitoring Wells  
JOHNSON STREET DEVELOPMENT, LLC PROPERTY  
BERLIN, WI

LEGEND

★	Piezometer (PZ-6)
●	Temporary Well (TW-2)
⊕	Monitoring Well (MW-5/PMW-3)
■	Recovery Well
○	Trees
---	Property Lines