

From: Schultz, Josie M - DNR
Sent: Monday, August 2, 2021 3:38 PM
To: Cynthia Van Meter/USA
Subject: RE: Edward Jones - 1239 Military Ave BR#13079

Hi Cindy,

Most of the recent documentation for the site can be found on the DNR's BOTW site:
<https://dnr.wi.gov/botw/GetActivityDetail.do?dsn=217270&siteId=1227000&crumb=1>

I have links to reports below; there were no sub-slab VRSL exceedances for vapors beneath Edward Jones on 3/18/20, but there were vapor action level (VAL) exceedances in indoor air on 3/18/20 and 5/20/20. Edward Jones did not have immediate action level exceedances (equal to 3x the VAL) during the two sampling events, which would warrant immediate response with filtration. The sampling on 5/20/20 was "post-mitigation", however from my understanding, the vapor mitigation system installed beneath Edward Jones, Former Williams Tae Kwon Do, and One Hour Martinizing was NOT running as the blower fan ceased operation prior to the sampling event and was not replaced until a later date.

For reference, the vapor risk screening level (VRSL) for tetrachloroethylene (PCE) in sub-slab vapor samples in a commercial setting is **6,000** micrograms per cubic meter (ug/m³) and the vapor action level is **180** ug/m³. Please refer to the [Wisconsin Vapor Quick Look-Up table](#) for the most common contaminant vapor screening concentrations. Unfortunately, we do not have a consolidated table of all testing results, but we will hopefully receive one once this most recent round of sampling is completed and submitted as a report.

March 2020 indoor air sampling results:

<https://dnr.wi.gov/botw/DownloadBlobFile.do?docSeqNo=187543>

- AA6 (indoor air) and SSV3 (sub-slab vapor) are the sample results for Edward Jones, and can be found on pages 15 and 22 of the PDF.
- **AA6 = 292 ug/m³ PCE**
- SSV3 = 306 ug/m³ PCE

Here are the vapor results from April 2020 state-lead effort:

<https://dnr.wi.gov/botw/DownloadBlobFile.do?docSeqNo=161228>

- 8-hour Summa canister samples were not obtained, but preliminary vapor results from the GASMET meter measured in parts per million (ppm) for Edward Jones can be found on pages 27-29 of the PDF.

And here are the post-mitigation system installation sampling results:

<https://dnr.wi.gov/botw/DownloadBlobFile.do?docSeqNo=165775>

- Pages 8-9 has Edward Jones indoor air sampling results.
- **EDW. Jones = 422 ug/m³ PCE**

Please let me know if you have any additional questions.

Thank you,
Josie

Unfortunately, we have not yet

We are committed to service excellence.

Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

Josie Schultz

Cell Phone: (920) 366-5685

Josie.Schultz@Wisconsin.gov



From: Cynthia Van Meter/USA <cynthia.vanmeter@cushwake.com>

Sent: Monday, August 2, 2021 1:44 PM

To: Schultz, Josie M - DNR <josie.schultz@wisconsin.gov>

Subject: RE: Edward Jones - 1239 Military Ave BR#13079

Josie,

One last question. Back in June/2020 when the mitigation process was tested and it was found that the system was not working. Would you be able to share the information/test? I know when you I spoke then the counts under Edward Jones suite had increased which was puzzling.

Cindy

Cynthia Van Meter | Facilities Specialist
On Behalf of **Edward Jones Branch Real Estate**

1245 JJ Kelley Memorial Dr | St. Louis, MO 63131

314-515-5387 Direct | 855-219-9103 Fax | cynthia.vanmeter@cushwake.com

From: Schultz, Josie M - DNR <josie.schultz@wisconsin.gov>

Sent: Monday, August 2, 2021 10:22 AM

To: Cynthia Van Meter/USA <cynthia.vanmeter@cushwake.com>

Subject: RE: Edward Jones - 1239 Military Ave BR#13079

External Mail

Hi Cindy,

The US Environmental Protection Agency (EPA) performed indoor air sampling in March, however this was only performed in the basement of Jim's Music. A new consultant was hired this spring, and the vapor mitigation system was recently brought up to standards. As part of commissioning of the system, confirmation indoor air sampling is planned to be performed this month, and should include indoor air

sampling at the (former) Edward Jones suite. I'm not sure if this will be of any importance to you since it won't be occupied at that time.

Josie

We are committed to service excellence.

Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

Josie Schultz

Cell Phone: (920) 366-5685

Josie.Schultz@Wisconsin.gov



From: Cynthia Van Meter/USA <cynthia.vanmeter@cushwake.com>

Sent: Friday, July 30, 2021 9:24 AM

To: Schultz, Josie M - DNR <josie.schultz@wisconsin.gov>

Subject: RE: Edward Jones - 1239 Military Ave BR#13079

Josie,

I need to pull some documentation for the this location/situation. The sample testing that was to have been done in February/2021 – did it get tested and could I have the results of the then Edward Jones suite?

Cindy

Cynthia Van Meter | Facilities Specialist
On Behalf of **Edward Jones Branch Real Estate**

1245 JJ Kelley Memorial Dr | St. Louis, MO 63131

314-515-5387 Direct | 855-219-9103 Fax | cynthia.vanmeter@cushwake.com

From: Schultz, Josie M - DNR <josie.schultz@wisconsin.gov>

Sent: Wednesday, February 3, 2021 11:50 AM

To: Cynthia Van Meter/USA <cynthia.vanmeter@cushwake.com>

Subject: RE: Edward Jones - 1239 Military Ave BR#13079

External Mail

Hi Cindy,

I can definitely ask EPA if they'll be able to sample Edward Jones. DNR's environmental enforcement is very backed up at the moment and expected to pick this site up in January, however it's still in queue and may be for a few weeks yet. We will likely prioritize the indoor air sampling, however the site is ever evolving and that may change.

Josie

We are committed to service excellence.

Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

Josie M. Schultz

Hydrogeologist – Northeast Region Remediation and Redevelopment Team
Wisconsin Department of Natural Resources
2984 Shawano Avenue, Green Bay, WI 54313-6727
Cell: 920-366-5685
Josie.Schultz@Wisconsin.gov



From: Cynthia Van Meter/USA <cynthia.vanmeter@cushwake.com>
Sent: Wednesday, February 3, 2021 11:42 AM
To: Schultz, Josie M - DNR <josie.schultz@wisconsin.gov>
Subject: RE: Edward Jones - 1239 Military Ave BR#13079

Josie,

Thanks for update. questions – is it possible to request they test our area?
Before you mentioned if upgrades were not done in January then it would be turned over to the enforcement dept. is the retesting the first part of their protocol?
So they confirm for sure it has not been done correctly?
Cindy

Cynthia Van Meter | Facilities Specialist
On behalf of **Edward Jones Branch Real Estate**

1245 JJ Kelley Memorial Dr | St. Louis, MO 63131
314-515-5387 Direct | 855-219-9103 Fax | cynthia.vanmeter@cushwake.com

From: Schultz, Josie M - DNR <josie.schultz@wisconsin.gov>
Sent: Wednesday, February 3, 2021 11:06 AM
To: Cynthia Van Meter/USA <cynthia.vanmeter@cushwake.com>
Subject: RE: Edward Jones - 1239 Military Ave BR#13079

External Mail

Hi Cindy,

Unfortunately upgrades haven't been made yet. There is currently a blower running beneath the portion of Edward Jones, but no indoor air samples have been obtained to show that the concentrations are no longer exceeding action levels. EPA is tentatively planning to do some indoor air sampling on site the week of February 22, although I'm not sure if Edward Jones will be included in the event.

Please feel free to continue to contact me for updates as DNR is pushing for progress at this site.

Josie

We are committed to service excellence.

Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

Josie M. Schultz

Hydrogeologist – Northeast Region Remediation and Redevelopment Team

Wisconsin Department of Natural Resources

2984 Shawano Avenue, Green Bay, WI 54313-6727

Cell: 920-366-5685

Josie.Schultz@Wisconsin.gov



From: Cynthia Van Meter/USA <cynthia.vanmeter@cushwake.com>

Sent: Wednesday, February 3, 2021 10:20 AM

To: Schultz, Josie M - DNR <josie.schultz@wisconsin.gov>

Subject: FW: Edward Jones - 1239 Military Ave BR#13079

Hi Josie,

I wanted to follow up to see if the landlord did the upgrades in January or not. If not, do you know what the timeline would be to make them do it?

Cindy

Cynthia Van Meter | Facilities Specialist

On behalf of **Edward Jones Branch Real Estate**

1245 JJ Kelley Memorial Dr | St. Louis, MO 63131

314-515-5387 Direct | 855-219-9103 Fax | cynthia.vanmeter@cushwake.com

From: Cynthia Van Meter/USA

Sent: Wednesday, January 6, 2021 7:58 AM

To: 'Becky Schlag' <becky@compasswi.com>; 'Schultz, Josie M - DNR' <josie.schultz@wisconsin.gov>

Cc: 'donald.murray@edwardjones.com' <donald.murray@edwardjones.com>; 'mike hubert' <Mike@compasswi.com>; 'tracy.grasee@edwardjones.com' <tracy.grasee@edwardjones.com>

Subject: RE: Edward Jones - 1239 Military Ave BR#13079

Good Morning Becky and Josie,

I wanted to follow up on the mitigation process for this location. If you could let me know where it is at I would appreciate it.

Thanks.

Cindy

Cynthia Van Meter | Facilities Specialist
On behalf of **Edward Jones Branch Real Estate**

1245 JJ Kelley Memorial Dr | St. Louis, MO 63131
314-515-5387 Direct | 855-219-9103 Fax | cynthia.vanmeter@cushwake.com

From: Cynthia Van Meter/USA
Sent: Monday, December 28, 2020 9:30 AM
To: Becky Schlag <becky@compasswi.com>
Cc: donald.murray@edwardjones.com; mike hubert <Mike@compasswi.com>; tracy.grasee@edwardjones.com
Subject: RE: Edward Jones - 1239 Military Ave

Good Morning Becky,
I am following up on the progress of the repairs.
Cindy

Cynthia Van Meter | Facilities Specialist
On behalf of **Edward Jones Branch Real Estate**

1245 JJ Kelley Memorial Dr | St. Louis, MO 63131
314-515-5387 Direct | 855-219-9103 Fax | cynthia.vanmeter@cushwake.com

From: Becky Schlag <becky@compasswi.com>
Sent: Wednesday, December 2, 2020 9:08 AM
To: Cynthia Van Meter/USA <cynthia.vanmeter@cushwake.com>
Cc: donald.murray@edwardjones.com; mike hubert <Mike@compasswi.com>; tracy.grasee@edwardjones.com
Subject: Re: Edward Jones - 1239 Military Ave

External Mail

Good Morning Cynthia,

We hope to have more information after this repair is completed. I am not aware of what the next steps will be, but was told he needs to get this taken care of to move forward. Will someone be present in the space on Friday morning?

Becky Schlag
Compass Management, LLC
P.O. Box 13433
Green Bay, WI 54307
920-362-2725

On Wed, Dec 2, 2020 at 7:29 AM Cynthia Van Meter/USA <cynthia.vanmeter@cushwake.com> wrote:

Becky,

On the mitigation – last I heard was the modifications were going to be done end of November. Once this electric is completed is that the last of the modification? Or, if more, what is the new completion timeline?

Thank you.

Cindy

Cynthia Van Meter | Facilities Specialist

On behalf of **Edward Jones Branch Real Estate**

1245 JJ Kelley Memorial Dr | St. Louis, MO 63131
314-515-5387 Direct | 855-219-9103 Fax | cynthia.vanmeter@cushwake.com

From: Becky Schlag <becky@compasswi.com>

Sent: Tuesday, December 1, 2020 4:21 PM

To: Cynthia Van Meter/USA <cynthia.vanmeter@cushwake.com>; donald.murray@edwardjones.com;
mike hubert <Mike@compasswi.com>; tracy.grasee@edwardjones.com

Subject: Edward Jones - 1239 Military Ave

External Mail

Good Afternoon Don & Tracy,

We have the electricians coming on-site Friday morning to continue the mitigation efforts. They will be working throughout the spaces in the mall between about 8-9am or so and will need access to the Edward Jones space.

I understand there is a security system in your space so we will need someone to be present for the inspection to disarm, allow access and re-arm as needed.

I apologize if neither of you are the proper contact, but please let me know if there is someone else I should reach out to for this request.

Please contact Mike with any questions or concerns at 920-499-5500 otherwise you are welcome to confirm with me via email that someone will be able to be present this Friday morning.

Thank you,

Becky Schlag

Compass Management, LLC

P.O. Box 13433

Green Bay, WI 54307

920-362-2725

The information contained in this email (including any attachments) is confidential, may be subject to legal or

other professional privilege and contain copyright material, and is intended for use by the named recipient(s) only.

Access to or use of this email or its attachments by anyone else is strictly prohibited and may be unlawful. If you are not the intended recipient(s), you may not use, disclose, copy or distribute this email or its attachments (or any part thereof), nor take or omit to take any action in reliance on it. If you have received this email in error, please notify the sender immediately by telephone or email and delete it, and all copies thereof, including all attachments, from your system. Any confidentiality or privilege is not waived or lost because this email has been sent to you by mistake.

Although we have taken reasonable precautions to reduce the risk of transmitting software viruses, we accept no liability for any loss or damage caused by this email or its attachments due to viruses, interference, interception, corruption or unapproved access.

Please see our website to view our privacy notice / statement.