



July 16, 2021

David Lange
The Grand Oshkosh
100 High Avenue
Oshkosh, Wisconsin 54901

Subject: Environmental Investigation Sampling Results
BRRTS#: 02-71-467002

Dear Mr. Lange:

In accordance with the executed Agreement to Provide Access for Sampling Activities, and in accordance with Wisconsin Department of Natural Resources (WDNR) regulation NR 716.14, EnviroForensics, LLC is providing the results of environmental samples collected from the property located at 100 High Avenue, Oshkosh, Wisconsin. The samples were collected on June 23 and 24, 2021. The sampling activities are part of an environmental investigation being performed for the Gunderson Cleaners facility formerly located at 118 High Avenue at the direction of the WDNR pursuant to the authority granted to it under State and Federal law. The chemicals of concern for the investigation are the dry cleaning solvent tetrachloroethene (PCE) and its associated breakdown products.

The Responsible Party is:

Gunderson Cleaners
41 Main Street
Menasha, WI 54952
920-727-4000

Sampling Results

Three (3) sub-slab vapor samples designated 200017-VP-J, 200017-VP-K and 200017-VP-L were collected from the basement of the Grand Oshkosh. The approximate sampling locations are depicted on the attached figure. Indoor air samples 200017-100-IA-B and 200017-100-IA-1 were collected from the basement and first floor, respectively. The results of the vapor and air samples are summarized and compared to the applicable WDNR standards on the attached table. The laboratory report that relates to the vapor and air samples are also attached.

As shown on the attached table, the chemicals of concern were not detected in the indoor air samples collected on June 23, 2021. The sub-slab vapor samples each contained PCE, and two (2) of the vapor sample also contained trichloroethene (TCE) and/or cis-1,2-dichloroethene, which are breakdown products of PCE. The concentrations of all detected compounds were well

Document: 200017-0193



below the small commercial vapor risk screening levels established by WDNR for use in evaluating chemical concentrations at sites such as this.

If you have any questions or concerns, please contact me at 262-745-5054 or by email at bkappen@enviroforensics.com. The WDNR project manager, Kevin McKnight, can be reached at 920-808-0170. We greatly appreciate your help and patience with this matter.

Sincerely,
EnviroForensics, LLC

A handwritten signature in blue ink, appearing to read "Brian Kappen".




Brian Kappen, PG
Project Manager

Copy: Kevin McKnight, Wisconsin Department of Natural Resources

Attachments: Sample Location Map
Results Summary Table
Laboratory Laboratory Report



Legend

-  Property boundary
-  Former building
-  VP-H Sub-slab vapor sample port

SUB-SLAB VAPOR SAMPLE LOCATIONS

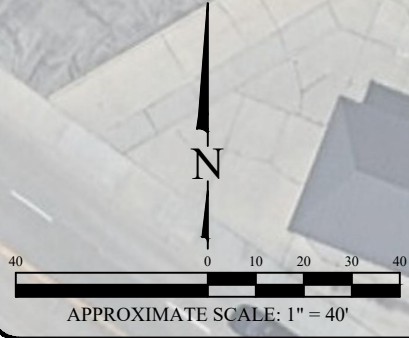
Former Gunderson Cleaners
 118 High Avenue
 Oshkosh, Wisconsin

Date:	3/10/21
Designed:	EB
Drawn:	EB
Checked:	BK
DWG file:	200017-0126



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Figure	1
Project	200017



VAPOR INTRUSION ASSESSMENT RESULTS SUMMARY

Former Gunderson Cleaners
118 High Ave, Oshkosh, Wisconsin

Address	Sample Identification	Sample Location	Exposure Criteria	Sample Date	Tetrachloroethene	Trichloroethene	cis-1,2-Dichloroethene	trans-1,2-Dichloroethene	Vinyl Chloride
INDOOR/OUTDOOR AIR									
Small Commercial Vapor Action Level					180	8.8	NE	NE	28
100 High Ave	100-IA-1	Box Office	Small Commercial	6/23/2021	<3.19	<1.07	<19.8	<39.6	<1.28
	100-IA-B	Basement		6/23/2021	<3.19	<1.07	<19.8	<39.6	<1.28
SUB-SLAB VAPOR									
Small Commercial Vapor Risk Screening Level					6,000	290	NE	NE	930
100 High Ave	VP-J	Basement	Small Commercial	6/24/2021	129	25.0	42.0	<39.6	<1.28
	VP-K			6/24/2021	1,500	5.91	<19.8	<39.6	<1.28
	VP-L			6/24/2021	437	<1.07	<19.8	<39.6	<1.28

Notes:

Vapor Action and Risk Screening Levels are calculated according to WDNR Publication RR-800 and subsequent vapor intrusion guidance

Results reported in micrograms per cubic meter ($\mu\text{g}/\text{m}^3$)

Samples analyzed according to EPA Method TO-15

NE = Screening/action level not established

Bolded values are above detection limits

Bolded and shaded values exceed the applicable screening or action level



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Mr. Brian Kappen
Enviroforensics
N16 W. 23390 Stone Ridge Dr
Suite G
Waukesha, WI 53188

July 7, 2021

EnvisionAir Project Number: 2021-316
Client Project Name: 200017 Oshkosh Gundersons

Dear Mr. Kappen,

Please find the attached analytical report for the samples received June 28, 2021. All test methods performed were fully compliant with local, state, and federal EPA methods unless otherwise noted. The project was analyzed as requested on the enclosed chain of custody record. Please review the comments section for additional information about your results or Quality Control data.

Feel free to contact me if you have any questions or comments regarding your analytical report or service.

Thank you for your business. EnvisionAir looks forward to working with you on your next project.

Yours Sincerely,

A handwritten signature in black ink that reads "Stanley A. Hunnicutt".

Stanley A Hunnicutt

Project Manager
EnvisionAir, LLC



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Client Name: ENVIROFORENSICS
Project ID: 200017 OSHKOSH GUNDERSONS
Client Project Manager: BRIAN KAPPEN
EnvisionAir Project Number: 2021-316

Sample Summary

Canister Pressure / Vacuum

<u>Laboratory Sample Number:</u>	<u>Sample Description:</u>	<u>Matrix:</u>	<u>START</u>	<u>START</u>	<u>End Date</u>	<u>End Time</u>	<u>Date</u>	<u>Time</u>	<u>Initial Field</u>	<u>Final Field</u>	<u>Lab</u>
			<u>Date</u>	<u>Time</u>							<u>Collected:</u>
21-1494	200017-100-IA-1	A	6/23/21	9:36	6/23/21	17:26	6/28/21	16:30	-27	-3	-3
21-1495	200017-100-IA-B	A	6/23/21	9:35	6/23/21	17:25	6/28/21	16:30	-30	-8	-8
21-1496	200017-VP-J	A	6/24/21	9:35	6/24/21	9:40	6/28/21	16:30	-29	-4	-4
21-1497	200017-VP-K	A	6/24/21	10:02	6/24/21	10:06	6/28/21	16:30	-30	-4	-4
21-1498	200017-VP-L	A	6/24/21	9:50	6/24/21	9:54	6/28/21	16:30	-28	-3	-3



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Client Name: ENVIROFORENSICS
Project ID: 200017 OSHKOSH GUNDERSONS
Client Project Manager: BRIAN KAPPEN
EnvisionAir Project Number: 2021-316

Analytical Method: TO-15
Analytical Batch: 070321AIR

Client Sample ID: 200017-100-IA-1
EnvisionAir Sample Number: 21-1494
Sample Matrix: AIR

Sample Collection START Date/Time: 6/23/21 9:36
Sample Collection END Date/Time: 6/23/21 17:26
Sample Received Date/Time: 6/28/21 16:30

<u>Compounds</u>	<u>Sample Results ug/m³</u>	<u>Reporting Limit ug/m³</u>	<u>Flag</u>
cis-1,2-Dichloroethene	< 19.8	19.8	
Tetrachloroethene	< 3.19	3.19	
trans-1,2-Dichloroethene	< 39.6	39.6	
Trichloroethene	< 1.07	1.07	
Vinyl Chloride	< 1.28	1.28	
4-bromofluorobenzene (surrogate)	101%		
Analysis Date/Time:	7-3-21/15:31		
Analyst Initials	tjg		



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Client Name: ENVIROFORENSICS
Project ID: 200017 OSHKOSH GUNDERSONS
Client Project Manager: BRIAN KAPPEN
EnvisionAir Project Number: 2021-316

Analytical Method: TO-15
Analytical Batch: 070321AIR

Client Sample ID: 200017-100-IA-B
EnvisionAir Sample Number: 21-1495
Sample Matrix: AIR

Sample Collection START Date/Time: 6/23/21 9:35
Sample Collection END Date/Time: 6/23/21 17:25
Sample Received Date/Time: 6/28/21 16:30

<u>Compounds</u>	<u>Sample Results ug/m³</u>	<u>Reporting Limit ug/m³</u>	<u>Flag</u>
cis-1,2-Dichloroethene	< 19.8	19.8	
Tetrachloroethene	< 3.19	3.19	
trans-1,2-Dichloroethene	< 39.6	39.6	
Trichloroethene	< 1.07	1.07	
Vinyl Chloride	< 1.28	1.28	
4-bromofluorobenzene (surrogate)	106%		
Analysis Date/Time:	7-3-21/16:07		
Analyst Initials	tjg		



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Client Name: ENVIROFORENSICS
Project ID: 200017 OSHKOSH GUNDERSONS
Client Project Manager: BRIAN KAPPEN
EnvisionAir Project Number: 2021-316

Analytical Method: TO-15
Analytical Batch: 070321AIR

Client Sample ID: 200017-VP-J
EnvisionAir Sample Number: 21-1496
Sample Matrix: AIR

Sample Collection START Date/Time: 6/24/21 9:35
Sample Collection END Date/Time: 6/24/21 9:40
Sample Received Date/Time: 6/28/21 16:30

<u>Compounds</u>	<u>Sample Results ug/m³</u>	<u>Reporting Limit ug/m³</u>	<u>Flag</u>
cis-1,2-Dichloroethene	42.0	19.8	
Tetrachloroethene	129	3.19	
trans-1,2-Dichloroethene	< 39.6	39.6	
Trichloroethene	25.0	1.07	
Vinyl Chloride	< 1.28	1.28	
4-bromofluorobenzene (surrogate)	94%		
Analysis Date/Time:	7-4-21/07:18		
Analyst Initials	tjg		



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Client Name: ENVIROFORENSICS
Project ID: 200017 OSHKOSH GUNDERSONS
Client Project Manager: BRIAN KAPPEN
EnvisionAir Project Number: 2021-316

Analytical Method: TO-15
Analytical Batch: 070321AIR

Client Sample ID: 200017-VP-K
EnvisionAir Sample Number: 21-1497
Sample Matrix: AIR

Sample Collection START Date/Time: 6/24/21 10:02
Sample Collection END Date/Time: 6/24/21 10:06
Sample Received Date/Time: 6/28/21 16:30

<u>Compounds</u>	<u>Sample Results ug/m³</u>	<u>Reporting Limit ug/m³</u>	<u>Flag</u>
cis-1,2-Dichloroethene	< 19.8	19.8	
Tetrachloroethene	1,500	63.8	2
trans-1,2-Dichloroethene	< 39.6	39.6	
Trichloroethene	5.91	1.07	
Vinyl Chloride	< 1.28	1.28	
4-bromofluorobenzene (surrogate)	90%		
Analysis Date/Time:	7-4-21/07:53		
Analyst Initials	tjg		



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Client Name: ENVIROFORENSICS
Project ID: 200017 OSHKOSH GUNDERSONS
Client Project Manager: BRIAN KAPPEN
EnvisionAir Project Number: 2021-316

Analytical Method: TO-15
Analytical Batch: 070321AIR

Client Sample ID: 200017-VP-L
EnvisionAir Sample Number: 21-1498
Sample Matrix: AIR

Sample Collection START Date/Time: 6/24/21 9:50
Sample Collection END Date/Time: 6/24/21 9:54
Sample Received Date/Time: 6/28/21 16:30

<u>Compounds</u>	<u>Sample Results ug/m³</u>	<u>Reporting Limit ug/m³</u>	<u>Flag</u>
cis-1,2-Dichloroethene	< 19.8	19.8	
Tetrachloroethene	437	31.9	1
trans-1,2-Dichloroethene	< 39.6	39.6	
Trichloroethene	< 1.07	1.07	
Vinyl Chloride	< 1.28	1.28	
4-bromofluorobenzene (surrogate)	96%		
Analysis Date/Time:	7-4-21/08:29		
Analyst Initials	tjg		

TO-15 Quality Control Data

EnvisionAir Batch Number: 070321AIR

<u>Method Blank (MB):</u>	<u>MB Results (ppbv)</u>	<u>Reporting Limit (ppbv)</u>	<u>Flags</u>
cis-1,2-Dichloroethene	< 5	5	
Tetrachloroethene	< 0.47	0.47	
trans-1,2-Dichloroethene	< 10	10	
Trichloroethene	< 0.2	0.2	
Vinyl Chloride	< 0.5	0.5	
4-bromofluorobenzene (surrogate)	102%		
Analysis Date/Time:	7-3-21/12:43		
Analyst Initials	tjg		

<u>LCS/LCSD</u>	<u>LCS Results (ppbv)</u>	<u>LCSD Results (ppbv)</u>	<u>LCS/D Conc(ppbv)</u>	<u>LCS Rec.</u>	<u>LCSD Rec.</u>	<u>RPD</u>	<u>Flag</u>
Vinyl Chloride	9.45	9.8	10	95%	98%	3.6%	
trans-1,2-Dichloroethene	9.98	10.9	10	100%	109%	8.8%	
cis-1,2-Dichloroethene	10	10	10	100%	100%	0.0%	
Trichloroethene	10.8	10.9	10	108%	109%	0.9%	
Tetrachloroethene	9.99	10.1	10	100%	101%	1.1%	
4-bromofluorobenzene (surrogate)	97%	92%					
Analysis Date/Time:	7-3-21/10:56	7-3-21/11:32					
Analyst Initials	tjg	tjg					



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<u>Flag Number</u>	<u>Comments</u>
1	Reported value is from a 10x dilution. TJG 7/7/21
2	Reported value is from a 20x dilution. TJG 7/7/21

CHAIN OF CUSTODY RECORD

EnvisionAir | 1441 Sadlier Circle West Drive | Indianapolis, IN 46239 | Phone: (317) 351-0885 | Fax: (317) 351-0882

Client:	P.O. Number: <u>2021-0382</u>
Report Address: <u>b.kappen@enviroforensics.com</u>	Project Name or Number: <u>200017</u> <u>Oshkosh Gundersons</u>
Report To: <u>Brian Kappen</u>	Sampled by: <u>R Brown</u>
Phone: <u>262-290-4001</u>	QA/QC Required: (circle if applicable) Level III Level IV
Invoice Address: <u>accounts payable@enviroforensics.com</u>	Reporting Units needed: (circle) <u>ug/m³</u> mg/m ³ PPBV PPMV
Desired TAT: (Please Circle One) <u>1 day</u> 2 days 3 days <u>Std (5 bus. days)</u>	Media type: 1LC = 1 Liter Canister 6LC = 6 Liter Canister TB = Tedlar Bag TD = Thermal Desorption Tube

REQUESTED PARAMETERS

TO-15 Full List

TO-15 Short List (Specify in notes)



Sampling Type:
 Soil-Gas:
 Sub-Slab:
 Indoor-Air:

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Canister Pressure / Vacuum

Air Sample ID	Media Type <small>(see code above)</small>	Coll. Date <small>(Grab/Comp Start)</small>	Coll. Time <small>(Grab/Comp Start)</small>	Coll. Date <small>(Comp. End)</small>	Coll. Time <small>(Comp. End)</small>				Canister Serial #	Flow Controller Serial #	Initial Field (in. Hg)	Final Field (in. Hg)	Lab Received (in. Hg)	EnvisionAir Sample Number	
200017-100-IA-1	6LC	6-23-21	936	6-23-21	1746				X	20670	7692	-27	-3	-3	21-1494
200017-100-IA-B	6LC	6-23-21	935	6-23-21	1725				X	20672	2232	-30	-8	-8	21-1495
200017-VP-J	1LC	6-24-21	935	6-24-21	940				X	2535	0083	-29	-4	-4	21-1496
200017-VP-K	1LC	6-24-21	1002	6-24-21	1006				X	2213	0108	-30	-4	-4	21-1497
200017-VP-L	1LC	6-24-21	950	6-24-21	954				X	84057	0020	-28	-3	-3	21-1498

Comments:

Short List: TCE, PCE, CDCE, tDCE, VC

Relinquished by:	Date	Time	Received by:	Date	Time
<u>TLZL</u>	<u>6-25-21</u>	<u>1500</u>	<u>FedEx</u>	<u>6-25-21</u>	<u>1500</u>
			<u>Iran Hunsicker</u>	<u>6/20/21</u>	<u>1630</u>