



July 16, 2021

Kristina Sanders-Brown  
Sparr, Belville & Brown, LLC.  
103 High Avenue  
Oshkosh, Wisconsin 54901

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

Dear Ms. Sanders-Brown:

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 your property located at 103 High Avenue, Oshkosh, Wisconsin. The samples were collected on June 17 and 18, 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**

Two (2) sub-slab vapor samples designated 200017-VP-M and 200017-VP-N were collected from the basement of your building. The approximate sampling locations are depicted on the attached figure. Indoor air samples 200017-103-IA-B and 200017-103-IA-1 were collected from the basement and first floor, respectively. The results of the vapor and air samples are summarized and compared to 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 17, 2021. The sub-slab vapor samples contained PCE and trichloroethene (TCE), which is a breakdown product of PCE. The concentrations of these



compounds in both vapor samples were less than 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](mailto: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 Analytical 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



825 North Capitol Avenue • Indianapolis, IN 46204  
 EnviroForensics.com

Figure	2
Project	200017

APPROXIMATE SCALE: 1" = 40'



## 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
<b>INDOOR/OUTDOOR AIR</b>									
<b>Small Commercial Vapor Action Level</b>					<b>180</b>	<b>8.8</b>	<b>NE</b>	<b>NE</b>	<b>28</b>
103 High Ave	103-IA-1	First Floor	Small Commercial	6/17/2021	<3.19	<1.07	<19.8	<39.6	<1.28
	103-IA-B	Basement		6/17/2021	<3.19	<1.07	<19.8	<39.6	<1.28
<b>SUB-SLAB VAPOR</b>									
<b>Small Commercial Vapor Risk Screening Level</b>					<b>6,000</b>	<b>290</b>	<b>NE</b>	<b>NE</b>	<b>930</b>
103 High Ave	VP-M	Basement	Small Commercial	6/18/2021	<b>855</b>	<b>1.93</b>	<19.8	<39.6	<1.28
	VP-N			6/18/2021	<b>3,510</b>	<b>14.7</b>	<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



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

July 9, 2021

EnvisionAir Project Number: 2021-317  
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:** 2021-317

**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>Canister Pressure / Vacuum</u>		<u>Lab</u>
			<u>Date</u>	<u>Time</u>					<u>Initial Field</u>	<u>Final Field</u>	
			<u>Collected:</u>	<u>Collected:</u>	<u>Collected:</u>	<u>Collected:</u>	<u>Received:</u>	<u>Received:</u>	<u>(in. Hg)</u>	<u>(in. Hg)</u>	<u>(in. Hg)</u>
21-1499	200017-103-IA-1	A	6/17/21	8:04	6/17/21	16:01	6/28/21	16:30	-30	-8	-8
21-1500	200017-103-IA-B	A	6/17/21	8:06	6/17/21	15:57	6/28/21	16:30	-29	-7	-7
21-1501	200017-VP-M	A	6/18/21	10:39	6/18/21	10:48	6/28/21	16:30	-30	-3	-3
21-1502	200017-VP-N	A	6/18/21	10:25	6/18/21	10:30	6/28/21	16:30	-27.5	-3	-3



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**Client Name:** ENVIROFORENSICS  
**Project ID:** 200017 OSHKOSH GUNDERSONS  
**Client Project Manager:** BRIAN KAPPEN  
**EnvisionAir Project Number:** 2021-317

**Analytical Method:** TO-15  
**Analytical Batch:** 070621AIR

**Client Sample ID:** 200017-103-IA-1  
**EnvisionAir Sample Number:** 21-1499  
**Sample Matrix:** AIR

**Sample Collection START Date/Time:** 6/17/21 8:04  
**Sample Collection END Date/Time:** 6/17/21 16:01  
**Sample Received Date/Time:** 6/28/21 16:30

<u>Compounds</u>	<u>Sample Results ug/m<sup>3</sup></u>	<u>Reporting Limit ug/m<sup>3</sup></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)	96%		
Analysis Date/Time:	7-6-21/16:48		
Analyst Initials	tjg		



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**Project ID:** 200017 OSHKOSH GUNDERSONS  
**Client Project Manager:** BRIAN KAPPEN  
**EnvisionAir Project Number:** 2021-317

**Analytical Method:** TO-15  
**Analytical Batch:** 070621AIR

**Client Sample ID:** 200017-103-IA-B  
**EnvisionAir Sample Number:** 21-1500  
**Sample Matrix:** AIR

**Sample Collection START Date/Time:** 6/17/21 8:06  
**Sample Collection END Date/Time:** 6/17/21 15:57  
**Sample Received Date/Time:** 6/28/21 16:30

<u>Compounds</u>	<u>Sample Results ug/m<sup>3</sup></u>	<u>Reporting Limit ug/m<sup>3</sup></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)	105%		
Analysis Date/Time:	7-7-21/09:27		
Analyst Initials	tjg		





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**Project ID:** 200017 OSHKOSH GUNDERSONS  
**Client Project Manager:** BRIAN KAPPEN  
**EnvisionAir Project Number:** 2021-317

**Analytical Method:** TO-15  
**Analytical Batch:** 070621AIR

**Client Sample ID:** 200017-VP-M  
**EnvisionAir Sample Number:** 21-1501  
**Sample Matrix:** AIR

**Sample Collection START Date/Time:** 6/18/21 10:39  
**Sample Collection END Date/Time:** 6/18/21 10:48  
**Sample Received Date/Time:** 6/28/21 16:30

<u>Compounds</u>	<u>Sample Results ug/m<sup>3</sup></u>	<u>Reporting Limit ug/m<sup>3</sup></u>	<u>Flag</u>
cis-1,2-Dichloroethene	< 19.8	19.8	
Tetrachloroethene	<b>855</b>	31.9	1
trans-1,2-Dichloroethene	< 39.6	39.6	
Trichloroethene	<b>1.93</b>	1.07	
Vinyl Chloride	< 1.28	1.28	
4-bromofluorobenzene (surrogate)	96%		
Analysis Date/Time:	7-7-21/01:32		
Analyst Initials	tjg		



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**Project ID:** 200017 OSHKOSH GUNDERSONS  
**Client Project Manager:** BRIAN KAPPEN  
**EnvisionAir Project Number:** 2021-317

**Analytical Method:** TO-15  
**Analytical Batch:** 070621AIR

**Client Sample ID:** 200017-VP-N  
**EnvisionAir Sample Number:** 21-1502  
**Sample Matrix:** AIR

**Sample Collection START Date/Time:** 6/18/21 10:25  
**Sample Collection END Date/Time:** 6/18/21 10:30  
**Sample Received Date/Time:** 6/28/21 16:30

<u>Compounds</u>	<u>Sample Results ug/m<sup>3</sup></u>	<u>Reporting Limit ug/m<sup>3</sup></u>	<u>Flag</u>
cis-1,2-Dichloroethene	< 19.8	19.8	
Tetrachloroethene	<b>3,510</b>	638	2
trans-1,2-Dichloroethene	< 39.6	39.6	
Trichloroethene	<b>14.7</b>	1.07	
Vinyl Chloride	< 1.28	1.28	
4-bromofluorobenzene (surrogate)	88%		
Analysis Date/Time:	7-7-21/02:53		
Analyst Initials	tjg		

**TO-15 Quality Control Data**

**EnvisionAir Batch Number:** 070621AIR

<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)	97%		
Analysis Date/Time:	7-6-21/16:14		
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	10.2	10.3	10	102%	103%	1.0%	
trans-1,2-Dichloroethene	10.4	10.5	10	104%	105%	1.0%	
cis-1,2-Dichloroethene	9.97	9.74	10	100%	97%	2.3%	
Trichloroethene	10.3	9.72	10	103%	97%	5.8%	
Tetrachloroethene	8.72	9.48	10	87%	95%	8.4%	
4-bromofluorobenzene (surrogate)	106%	105%					
Analysis Date/Time:	7-6-21/15:07	7-6-21/15:40					
Analyst Initials	tjg	tjg					



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<u>Flag Number</u>	<u>Comments</u>
1	Reported value is from a 10x dilution. TJG 7/9/21
2	Reported value is from a 200x dilution. TJG 7/9/21

# 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>bkappene@enviroforensics.com</u>	Project Name or Number: <u>200017 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/m<sup>3</sup></u> mg/m <sup>3</sup> 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
200017-103-IA-1	6LC	6-17-21	804	6-17-21	1601					11090	5717	-30	-8	-8	21-1499
200017-103-IA-B	6LC	6-17-21	806	6-17-21	1557					16024	7710	-29	-7	-7	21-1500
200017-VP-M	1LC	6-18-21	1039	6-18-21	1048					84137	0064	-30	-3	-3	21-1501
200017-VP-N	1LC	6-18-21	1025	6-18-21	1030					2220	0005	-27.5	-3	-3	21-1502

Comments: Short List: TCE, PCE, CPCE, TDCE, VC

Relinquished by: <u>AL TL</u>	Date	Time	Received by: <u>Fed Ex Sean Hunsicker</u>	Date	Time
	<u>6-25-21</u>	<u>1500</u>		<u>6-25-21</u>	<u>1500</u>
				<u>6/28/21</u>	<u>1630</u>