

January 18, 2019
Josue Gonzalez
3648 E. Barnard Ave
Cudahy, Wisconsin 53110
BRRTS #: 02-41-515150, FID #: 241490920

SUBJECT: Final Request for Property Access to Conduct Chemical Vapor Sampling.
3648 E. Barnard Ave Cudahy, Wisconsin
Former Packard Way Cleaners Remediation Project
BRRTS #: 02-41-515150, FID #: 241490920

Dear Mr. Gonzalez:

The Wisconsin Department of Natural Resources (DNR) has been informed that EnviroForensics, LLC (the Consultant), on behalf of the former Packard Way Cleaners has contacted and/or corresponded with you at least two times, outlining their need to access your property located at 3648 E. Barnard Ave Cudahy, WI, and conduct environmental sampling. The DNR further understands that, to date, you have not responded to or declined these access requests.

This letter is a final request to allow these environmental professionals on your property to conduct the necessary environmental work.

From both a health and liability perspective, it is in your best interest to allow sampling to occur as soon as possible.

Situation Overview

DNR is overseeing an investigation of soil and groundwater contamination at the former Packard Way Cleaners located at 3652 E. Barnard Ave. Cudahy, Wisconsin. Testing your property is part of this investigation. Some contamination may, over time, have migrated underground toward your property.

Certain types of chemical contamination produce gases that rise through permeable soil and can seep into buildings through cracks, drains and other small openings in basement floors and walls. Buildings with crawl spaces and slab-on-grade foundations can be affected as well. These soil gases mix with indoor air and can be a serious health concern. The process of soil gasses getting into buildings is called chemical vapor intrusion, and environmental sampling is necessary to determine if there is a problem.

It is likely that soil gas is present in this situation, and your property is located in an area that should be tested for vapor intrusion. It is possible that chemical vapors may be entering your home or building.

DNR Recommends Granting Property Access for Sampling Now

DNR highly recommends that you grant access to your property and allow this important health and environmental sampling work to be performed now, rather than risk taking on that responsibility yourself at a later date.

To allow environmental sampling for chemical vapor intrusion on your property, please contact the environmental consultant, Rob Hoverman or Kyle Heimstead with EnviroForensics, LLC at (866) 888-7911, located at N16 W23390 Stone Ridge Dr. STE G Waukesha, Wisconsin 53188 within two weeks of the date of this letter, by February 1, 2019. They can provide you with an access agreement and schedule a day and time for air and soil gas sampling.

The following issues are important for you to consider in making your final decision about access:

Documentation in DNR Files

In the event that you do not return a completed "Access Agreement" within two weeks of the date of this letter, or otherwise contact DNR to explain why additional time is needed, it will be noted in DNR records for your property that you are not allowing access to your property for vapor intrusion sampling.

Costs Paid if Access is Granted Now

Currently, the former Packard Way Cleaners is identified as the party responsible for environmental contamination on, and migrating from, 3652 E. Barnard Ave. Cudahy, Wisconsin. As such, they are required to pay for sampling and mitigation work at potentially affected properties like yours. If you allow access for sampling now, these services will be paid for in full.

You May be Responsible if Access is Not Granted

If you do not allow property access for environmental sampling at this time, you risk becoming the party who may be responsible for investigating and mitigating any contamination that exists on your property – whether you caused the problem or not. Please contact the Consultant or the DNR with reasons for not granting access or if an extension on time is needed.

Potential Health & Real Estate Issues

Allowing access for sampling now, finding out if chemical vapor intrusion is an issue on your property, and following through with any mitigation efforts, if necessary, is clearly the best course of action. It will help answer your health questions, limit your liability, and demonstrate action to correct a potential issue for purposes of property transactions.

Additional Information Available

Fact sheets on vapor intrusion and related matters are included with this letter for your review. This is a complex issue and you have many things to consider. Please feel free to contact me at any time if you have questions or want to discuss this matter in more detail. I can be reached at (414) 263-8519 and issac.ross@wisconsin.gov.

Sincerely,



Issac Ross
Project Manager – Hydrogeologist
Remediation and Redevelopment Program
Wisconsin Department of Natural Resources

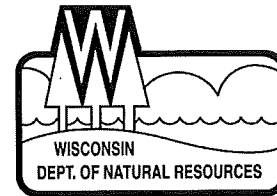
Copies: Rob Hoverman, EnviroForensics, LLC
Kyle Heimstead, EnviroForensics, LLC
Susan Doolin, former Packard Way Cleaners
Katie Lepak, MS, Cudahy Health Department

Attachments:

RR-892, What is Vapor Intrusion
RR-953, Why Test for Vapor Intrusion
RR-954, What to Expect During Vapor Intrusion Sampling
RR-973, Environmental Contamination and Your Real Estate

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
2300 N. Dr. Martin Luther King, Jr. Drive
Milwaukee, WI 53212-3128

Tony Evers, Governor
Preston D. Cole, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711



January 18, 2019
Del Nirode
Edgerton Avenue Investments, LLC
3121 E. Ryan Rd.
Oak Creek, Wisconsin 53154
BRRTS #: 02-41-515150, FID #: 241490920

SUBJECT: Final Request for Property Access to Conduct Chemical Vapor Sampling.
3663 E. Squire Ave. Cudahy, Wisconsin
Former Packard Way Cleaners Remediation Project
BRRTS #: 02-41-515150, FID #: 241490920

Dear Mr. or Ms. Nirode:

The Wisconsin Department of Natural Resources (DNR) has been informed that EnviroForensics, LLC (the Consultant), on behalf of the former Packard Way Cleaners has contacted and/or corresponded with you at least two times, outlining their need to access your property located at 3663 E. Squire Ave Cudahy, WI, and conduct environmental sampling. The DNR further understands that, to date, you have not responded to or declined these access requests.

This letter is a final request to allow these environmental professionals on your property to conduct the necessary environmental work.

From both a health and liability perspective, it is in your best interest to allow sampling to occur as soon as possible.

Situation Overview

DNR is overseeing an investigation of soil and groundwater contamination at the former Packard Way Cleaners located at 3652 E. Barnard Ave. Cudahy, Wisconsin. Testing your property is part of this investigation. Some contamination may, over time, have migrated underground toward your property.

Certain types of chemical contamination produce gases that rise through permeable soil and can seep into buildings through cracks, drains and other small openings in basement floors and walls. Buildings with crawl spaces and slab-on-grade foundations can be affected as well. These soil gases mix with indoor air and can be a serious health concern. The process of soil gasses getting into buildings is called chemical vapor intrusion, and environmental sampling is necessary to determine if there is a problem.

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Potential Health & Real Estate Issues

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Additional Information Available

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Sincerely,



Issac Ross
Project Manager – Hydrogeologist
Remediation and Redevelopment Program
Wisconsin Department of Natural Resources

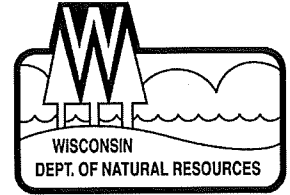
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Preston D. Cole, Secretary
Telephone 608-266-2621
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TTY Access via relay - 711



January 18, 2019
Glenn Gaszak
2162 S. 81st St
West Allis, WI 53219
BRRTS #: 02-41-515150, FID #: 241490920

SUBJECT: Final Request for Property Access to Conduct Chemical Vapor Sampling.
3677 E. Squire Ave. Cudahy, Wisconsin
Former Packard Way Cleaners Remediation Project
BRRTS #: 02-41-515150, FID #: 241490920

Dear Mr. Gaszak:

The Wisconsin Department of Natural Resources (DNR) has been informed that EnviroForensics, LLC (the Consultant), on behalf of the former Packard Way Cleaners has contacted and/or corresponded with you at least two times, outlining their need to access your property located at 3677 E. Squire Ave Cudahy, WI, and conduct environmental sampling. The DNR further understands that, to date, you have not responded to or declined these access requests.

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Sincerely,



Issac Ross
Project Manager – Hydrogeologist
Remediation and Redevelopment Program
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