

From: Matthew Michalski <mmichalski@reiengineering.com>
Sent: Monday, January 18, 2021 1:24 PM
To: Schrank, Jayson S - DNR
Subject: Band Box Cleaners (BRRTS# 02-42-525072) Tomah, WI
Attachments: Access Agreement.zip

Follow Up Flag: Follow up
Flag Status: Flagged

Jayson,

REI has been attempting to obtain access agreements for twelve (12) off-site property in order to collect sub-slab vapor samples as part of the ongoing site investigations for this site. REI has received six (6) signed access agreements. The remaining six (6) properties have had two (2) letters sent to each (October 2020 & December 2020) with no response or contact from the property owners. Below is a table with the properties which have not supplied a response to or contacted REI concerning the access requests. I have also attached copies of the last access request that was sent to the properties in mid-December 2020.

Address	Business Name	First Name	Last Name	Mailing Address
1107 Superior Avenue	Self Directed IRA Services FBO J F Meen	Jacob J.	Menn	PO Box 9
1109 Superior Avenue	Kalikong, LLC	Mary	Kulas	1109 Superior Avenue
1111 & 1113 Superior Avenue		Daniel	O'Connor	900 East Ave
1119 Superior Avenue		Corey	Williams	1119 Superior Avenue
1123 Superior Avenue	The Break Room	Chad	Madson	422 Elm Street
1204 Superior Avenue	The Trophy Place	Timothy	Beltz	1204 Superior Avenue

Due to the risk of vapor intrusion, I wasn't sure if would be a site that the WDNR would send out letters summarizing the off site property owners responsibilities in relation to the site investigation. Alternatively, REI could install and collect samples from the properties that have provided access agreements and the subject property and attempt to get signed access agreement from the above properties during the mobilization. However, if REI is unable to obtain access agreement during this period any additional sampling would require an additional mobilization.

I know you stated that this site was likely going to be placed under a different WDNR Project Manager, but I would like to move this project along and collect these samples during winter. Please let me know if you have any questions or need any additional information.

Thank you,

Matthew Michalski

Matthew Michalski – Hydrogeologist / Environmental Compliance Consultant



Matthew C. Michalski
Hydrogeologist/
Environmental Compliance Consultant
Mmichalski@REIengineering.com

Tel: 1-877-734-7745
715-675-9784

Cell: 715-393-7758

Fax: 715-675-4060



Connect with us : [in](#) [f](#) [@](#)

Confidentiality Notice: This message is intended for the recipient only. If you have received this e-mail in error please disregard.



December 17, 2020

Self-Directed IRA Services Inc.
Custodian FBO Jacob J. Menn
P.O. Box 9
La Farge, WI 54639



Subject:

Request for Access for Sampling for Vapor Intrusion – Second Request
1107 Superior Avenue, Tomah, WI 54660

Dear Site Owner,

As part of the ongoing investigation of environmental contamination at the Band Box Cleaners, Inc. (Band Box) site located at 1217 Superior Avenue, we are requesting permission to test your building, located at 1107 Superior Avenue, for the potential of vapor intrusion. Vapor intrusion is the movement of vapors from chemicals in the soil or groundwater into the indoor air of a building. It is very similar to the way that radon gas can move into a home or office. This testing is part of an ongoing investigation and cleanup of Chlorinated Volatile Organic Compounds (CVOCs) being conducted at the direction of Band Box by REI Engineering, Inc (REI).

Not only will the results tell us if vapors are present beneath your building but will also help us get a better understanding as to whether vapors are a concern to other buildings in the vicinity.

Based on recent groundwater analytical results, REI has recommended to the DNR that your property along with other properties in the area be assessed for vapor intrusion. To complete this assessment REI will install a sub-slab vapor point in the floor of the lowest level of the onsite building. To install the sub-slab vapor point, a 5/8" hole will be drilled through the concrete floor. After the sub-slab vapor point is installed, REI will collect a vapor sample from below the onsite building, which will be submitted for analysis at a state certified laboratory. The sub-slab vapor point will need to remain installed, if additional sampling is required, and will be installed with a two (2) inch screw on flush mount cover. Once it is determined no additional sampling will be required the sub-slab vapor point will be removed and the concrete floor patched with hydraulic cement. This sampling is part of the ongoing WDNR-required investigation at Band Box and these vapor sampling tests will be paid for by Band Box.

Due to the current prevalent coronavirus concerns, REI personnel will wear face covering and nitrile gloves while work is being completed indoors at your property.

In order to complete the site investigation, we will need to receive your signed access agreement by December 31, 2020, in order to collect a sample during the winter months. Please send the signed agreement back in the self-addressed envelope provided with this letter, or fax it to Matthew



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4080 N. 20th Avenue Wausau, WI 54401
715-675-9784 REIengineering.com

Michalski at (715) 675-4060. You can also send a scanned PDF copy to MMichalski@REIengineering.com.

Lastly, please do not modify the access agreement in any way, as it may void the agreement. Please give this request your prompt consideration. If you have questions or concerns about the wording of the agreement or any other aspect of this request or the testing, please call Matthew Michalski at (715) 675-9784. You may also contact the DNR Project Manager assigned to this site, Jayson Schrank, at (715) 410-8841 or Jayson.Schrank@wisconsin.gov.

Sincerely,
REI Engineering, Inc.



Matthew C. Michalski
Hydrogeologist/Environmental Compliance Consultant

Enclosure: Access Agreement Form & Wisconsin DNR Vapor Intrusion Quick Facts (RR-892)

ACCESS PERMISSION AGREEMENT

I, _____ hereby give permission to REI Engineering, Inc.
(Print Name)

and its employees, duly authorized representatives, agents and contractors, to enter upon and have access at reasonable times to the business located at 1107 Superior Avenue, Tomah, WI 54660

and that is owned by _____.
(Print Name)

The property is located at 1107 Superior Avenue, Tomah, WI (Parcel# 286-01965-0000 with the following legal description: The South Half (1/2) of Lot 11, Block 23 of the Original Plat of City of Tomah, Section 04, Township 17 North, Range 01 West , Monroe County, Wisconsin). The access permission is for the following purposes: that REI Engineering, Inc. may screen the business for vapor migration from Chlorinated Volatile Organic Compounds (CVOCs) located in Groundwater, associated with the Band Box Cleaners, Inc. ERP Case located near your property. This permission allows the REI Engineering, Inc. or its authorized representative to:

- (1) *Install and/or maintain sub-slab vapor probe(s) into the foundation of the business.*
- (2) *Collect at least four (4) separate vapor samples from the sub-slab probe(s) at different times of the year.*
- (3) *Collect, if necessary, a 24-hour indoor air sample on each level of the home or business.*
- (4) *Abandon the vapor probe(s) when no longer needed.*

The permission that is granted shall remain in effect until December 31, 2022 when the vapor screening work is expected to be complete. If an extension is necessary to complete the work, REI Engineering, Inc. will inform you in writing.

The property owner agrees not to damage or interfere with the use of any sub-slab probe installed as permitted herein.

IN WITNESS WHEREOF:

Signature of Property Owner

Date

Print Name

Email Address

Mailing Address

Area Code and Telephone Number

TENANT(S) / LESSEE(S) by UNIT NUMBER, ETC.

Name of Tenant(s)/Lessee(s)

Tenant(s) phone number

Tenant(s) email address

Mail or fax correspondence
regarding this site to:

REI Engineering, Inc.

4080 North 20th Avenue

Wausau, WI 54401

Fax: (715) 675-4060

MMichalski@reiengineering.com

What is Vapor Intrusion?



Chemicals used in commercial or industrial activities – dry cleaning chemicals, chemical degreasers and petroleum products such as gasoline – are sometimes spilled and leak into nearby soil or groundwater. When this happens, these chemicals may release gases or vapors, which travel from the contaminated groundwater or soil and move into nearby homes or businesses. This is called vapor intrusion.

The process when chemical vapors from contaminated soil or groundwater enter a home or other structure is called vapor intrusion.

Why are these chemical vapors a problem?

The chemicals that cause vapor intrusion are known as volatile organic compounds, or VOCs. Even when spilled into soil or water, these chemicals easily evaporate. They don't cause human health problems when they evaporate into the outside air, but when their vapors move into homes or businesses, they may cause long-term health problems for the people who live or work in those buildings. These vapors are usually odorless and colorless and undetectable without special testing equipment.

Why is vapor intrusion a concern?

Exposure to some chemical gases or vapors can cause an increased risk of adverse health effects. Whether or not a person experiences any health effects depends on several factors, including the amount and length of exposure, the toxicity of the chemical, and the individual's sensitivity to the chemical. When harmful chemical vapor intrusion is the result of environmental contamination, the Wisconsin Department of Natural Resources (DNR) requires that steps be taken to reduce or eliminate exposures which could be harmful to human health.

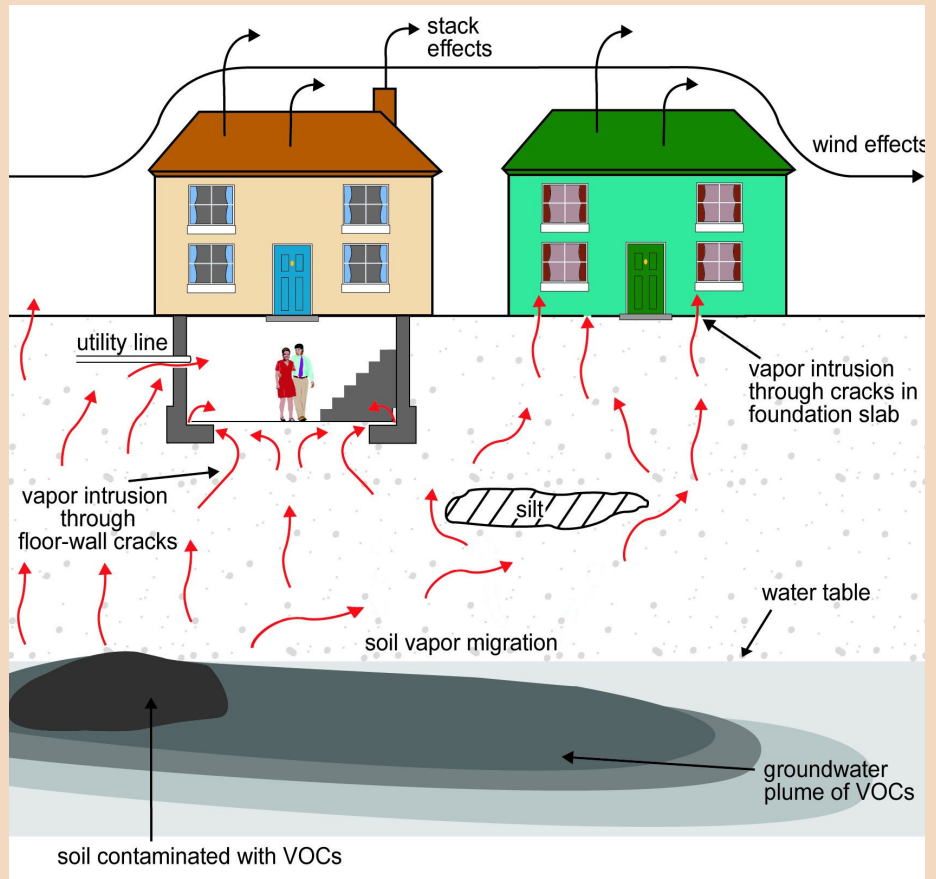
What should I expect if vapor intrusion is suspected near my home or business?

For businesses or other locations where VOC contamination has been found, the DNR requires that the potential for vapor intrusion be investigated. If you live near a site being cleaned up, you may be contacted by the site owner or others working on the cleanup. Your cooperation and consent will be requested before any testing or sampling is conducted on your property. Ask the person contacting you any questions you have about the work being done, or contact the DNR for more information (see DNR contact information on reverse). For more information about testing for vapor intrusion, see DNR-Pub-RR-954, "What to Expect During Vapor Intrusion Sampling."



How Vapors Enter a Building

If you live near a commercial or industrial facility or landfill where VOCs have entered either the soil or groundwater, there may be a potential for those chemicals to travel as vapors into your home or business. Vapors can enter buildings in various ways, including through cracks in the foundation and openings for utility lines. Building ventilation and weather can influence the extent of vapor intrusion.



Adapted from U.S. Environmental Protection Agency (EPA) graphic.
www.epa.gov/oswer/vaporintrusion/basic.html

Where can I find more information?

Health and vapor-related information can be found at the Wisconsin Department of Health Services (DHS) website at dhs.wisconsin.gov, search “Vapor.” For other health-related questions, please contact your local health department: www.dhs.wisconsin.gov/localhealth.

For more DNR information, please visit the DNR’s Remediation and Redevelopment (RR) Program’s Vapor Intrusion page at dnr.wi.gov/topic/Brownfields/Vapor.html.

Additional information can be obtained through the DNR field office in your region. To find the correct office, visit the RR Program Staff Contacts page at dnr.wi.gov/topic/Brownfields/Contact.html or call the RR Program at (608) 266-2111.

This document contains information about certain state statutes and administrative rules but does not necessarily include all of the details found in the statutes and rules. Readers should consult the actual language of the statutes and rules to answer specific questions. The Wisconsin Department of Natural Resources provides equal opportunity in its employment, programs, services, and functions under an Affirmative Action Plan. If you have any questions, please write to Equal Opportunity Office, Department of Interior, Washington, D.C. 20240. This publication is available in alternative format upon request. Please call 608-267-3543 for more information.



December 17, 2020

Kalikong LLC
1109 Superior Avenue
Tomah, WI 54660



Subject:

Request for Access for Sampling for Vapor Intrusion – Second Request
1109 Superior Avenue, Tomah, WI 54660

Dear Site Owner,

As part of the ongoing investigation of environmental contamination at the Band Box Cleaners, Inc. (Band Box) site located at 1217 Superior Avenue, we are requesting permission to test your building, located at 1109 Superior Avenue, for the potential of vapor intrusion. Vapor intrusion is the movement of vapors from chemicals in the soil or groundwater into the indoor air of a building. It is very similar to the way that radon gas can move into a home or office. This testing is part of an ongoing investigation and cleanup of Chlorinated Volatile Organic Compounds (CVOCs) being conducted at the direction of Band Box by REI Engineering, Inc (REI).

Not only will the results tell us if vapors are present beneath your building but will also help us get a better understanding as to whether vapors are a concern to other buildings in the vicinity.

Based on recent groundwater analytical results, REI has recommended to the DNR that your property along with other properties in the area be assessed for vapor intrusion. To complete this assessment REI will install a sub-slab vapor point in the floor of the lowest level of the onsite building. To install the sub-slab vapor point, a 5/8" hole will be drilled through the concrete floor. After the sub-slab vapor point is installed, REI will collect a vapor sample from below the onsite building, which will be submitted for analysis at a state certified laboratory. The sub-slab vapor point will need to remain installed, if additional sampling is required, and will be installed with a two (2) inch screw on flush mount cover. Once it is determined no additional sampling will be required the sub-slab vapor point will be removed and the concrete floor patched with hydraulic cement. This sampling is part of the ongoing WDNR-required investigation at Band Box and these vapor sampling tests will be paid for by Band Box.

Due to the current prevalent coronavirus concerns, REI personnel will wear face covering and nitrile gloves while work is being completed indoors at your property.

In order to complete the site investigation, we will need to receive your signed access agreement by December 31, 2020, in order to collect a sample during the winter months. Please send the signed agreement back in the self-addressed envelope provided with this letter, or fax it to Matthew



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4080 N. 20th Avenue Wausau, WI 54401
715-675-9784 REIengineering.com

Michalski at (715) 675-4060. You can also send a scanned PDF copy to MMichalski@REIengineering.com.

Lastly, please do not modify the access agreement in any way, as it may void the agreement. Please give this request your prompt consideration. If you have questions or concerns about the wording of the agreement or any other aspect of this request or the testing, please call Matthew Michalski at (715) 675-9784. You may also contact the DNR Project Manager assigned to this site, Jayson Schrank, at (715) 410-8841 or Jayson.Schrank@wisconsin.gov.

Sincerely,
REI Engineering, Inc.



Matthew C. Michalski
Hydrogeologist/Environmental Compliance Consultant

Enclosure: Access Agreement Form & Wisconsin DNR Vapor Intrusion Quick Facts (RR-892)

ACCESS PERMISSION AGREEMENT

I, _____ hereby give permission to REI Engineering, Inc.
(Print Name)

and its employees, duly authorized representatives, agents and contractors, to enter upon and have access at reasonable times to the business located at 1109 Superior Avenue, Tomah, WI 54660

and that is owned by _____.
(Print Name)

The property is located at 1109 Superior Avenue, Tomah, WI (Parcel# 286-01962-0000 with the following legal description: The North Half (1/2) of Lot 10, Block 23 of the Original Plat of City of Tomah, Section 04, Township 17 North, Range 01 West , Monroe County, Wisconsin). The access permission is for the following purposes: that REI Engineering, Inc. may screen the business for vapor migration from Chlorinated Volatile Organic Compounds (CVOCs) located in Groundwater, associated with the Band Box Cleaners, Inc. ERP Case located near your property. This permission allows the REI Engineering, Inc. or its authorized representative to:

- (1) *Install and/or maintain sub-slab vapor probe(s) into the foundation of the business.*
- (2) *Collect at least four (4) separate vapor samples from the sub-slab probe(s) at different times of the year.*
- (3) *Collect, if necessary, a 24-hour indoor air sample on each level of the home or business.*
- (4) *Abandon the vapor probe(s) when no longer needed.*

The permission that is granted shall remain in effect until December 31, 2022 when the vapor screening work is expected to be complete. If an extension is necessary to complete the work, REI Engineering, Inc. will inform you in writing.

The property owner agrees not to damage or interfere with the use of any sub-slab probe installed as permitted herein.

IN WITNESS WHEREOF:

Signature of Property Owner

Date

Print Name

Email Address

Mailing Address

Area Code and Telephone Number

TENANT(S) / LESSEE(S) by UNIT NUMBER, ETC.

Name of Tenant(s)/Lessee(s)

Tenant(s) phone number

Tenant(s) email address

Mail or fax correspondence
regarding this site to:

REI Engineering, Inc.

4080 North 20th Avenue

Wausau, WI 54401

Fax: (715) 675-4060

MMichalski@reiengineering.com

What is Vapor Intrusion?



Chemicals used in commercial or industrial activities – dry cleaning chemicals, chemical degreasers and petroleum products such as gasoline – are sometimes spilled and leak into nearby soil or groundwater. When this happens, these chemicals may release gases or vapors, which travel from the contaminated groundwater or soil and move into nearby homes or businesses. This is called vapor intrusion.

The process when chemical vapors from contaminated soil or groundwater enter a home or other structure is called vapor intrusion.

Why are these chemical vapors a problem?

The chemicals that cause vapor intrusion are known as volatile organic compounds, or VOCs. Even when spilled into soil or water, these chemicals easily evaporate. They don't cause human health problems when they evaporate into the outside air, but when their vapors move into homes or businesses, they may cause long-term health problems for the people who live or work in those buildings. These vapors are usually odorless and colorless and undetectable without special testing equipment.

Why is vapor intrusion a concern?

Exposure to some chemical gases or vapors can cause an increased risk of adverse health effects. Whether or not a person experiences any health effects depends on several factors, including the amount and length of exposure, the toxicity of the chemical, and the individual's sensitivity to the chemical. When harmful chemical vapor intrusion is the result of environmental contamination, the Wisconsin Department of Natural Resources (DNR) requires that steps be taken to reduce or eliminate exposures which could be harmful to human health.

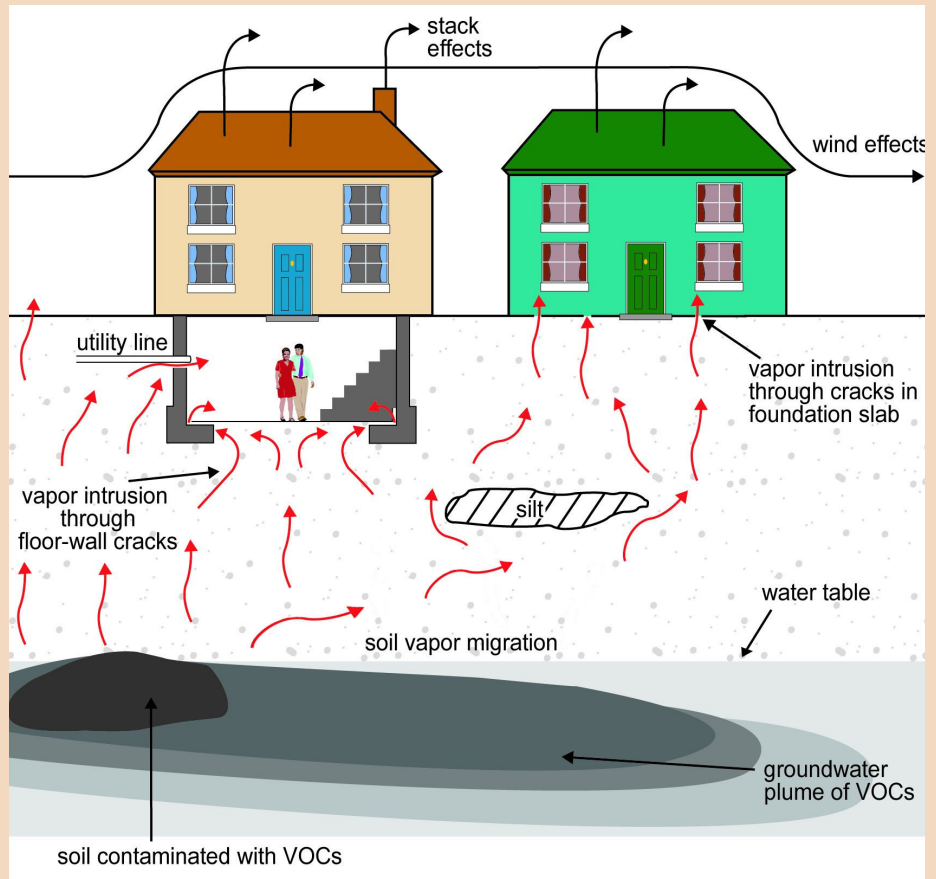
What should I expect if vapor intrusion is suspected near my home or business?

For businesses or other locations where VOC contamination has been found, the DNR requires that the potential for vapor intrusion be investigated. If you live near a site being cleaned up, you may be contacted by the site owner or others working on the cleanup. Your cooperation and consent will be requested before any testing or sampling is conducted on your property. Ask the person contacting you any questions you have about the work being done, or contact the DNR for more information (see DNR contact information on reverse). For more information about testing for vapor intrusion, see DNR-Pub-RR-954, "What to Expect During Vapor Intrusion Sampling."



How Vapors Enter a Building

If you live near a commercial or industrial facility or landfill where VOCs have entered either the soil or groundwater, there may be a potential for those chemicals to travel as vapors into your home or business. Vapors can enter buildings in various ways, including through cracks in the foundation and openings for utility lines. Building ventilation and weather can influence the extent of vapor intrusion.



Adapted from U.S. Environmental Protection Agency (EPA) graphic.
www.epa.gov/oswer/vaporintrusion/basic.html

Where can I find more information?

Health and vapor-related information can be found at the Wisconsin Department of Health Services (DHS) website at dhs.wisconsin.gov, search “Vapor.” For other health-related questions, please contact your local health department: www.dhs.wisconsin.gov/localhealth.

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December 17, 2020

Daniel & Carolyn O'Connor
900 East Avenue
Tomah, WI 54660



Subject:

Request for Access for Sampling for Vapor Intrusion – Second Request
1111 & 1113 Superior Avenue, Tomah, WI 54660

Dear Site Owner,

As part of the ongoing investigation of environmental contamination at the Band Box Cleaners, Inc. (Band Box) site located at 1217 Superior Avenue, we are requesting permission to test your building, located at 1111 & 1113 Superior Avenue, for the potential of vapor intrusion. Vapor intrusion is the movement of vapors from chemicals in the soil or groundwater into the indoor air of a building. It is very similar to the way that radon gas can move into a home or office. This testing is part of an ongoing investigation and cleanup of Chlorinated Volatile Organic Compounds (CVOCs) being conducted at the direction of Band Box by REI Engineering, Inc (REI).

Not only will the results tell us if vapors are present beneath your building but will also help us get a better understanding as to whether vapors are a concern to other buildings in the vicinity.

Based on recent groundwater analytical results, REI has recommended to the DNR that your property along with other properties in the area be assessed for vapor intrusion. To complete this assessment REI will install a sub-slab vapor point in the floor of the lowest level of the onsite building. To install the sub-slab vapor point, a 5/8" hole will be drilled through the concrete floor. After the sub-slab vapor point is installed, REI will collect a vapor sample from below the onsite building, which will be submitted for analysis at a state certified laboratory. The sub-slab vapor point will need to remain installed, if additional sampling is required, and will be installed with a two (2) inch screw on flush mount cover. Once it is determined no additional sampling will be required the sub-slab vapor point will be removed and the concrete floor patched with hydraulic cement. This sampling is part of the ongoing WDNR-required investigation at Band Box and these vapor sampling tests will be paid for by Band Box.

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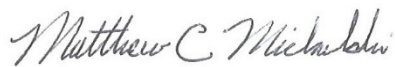
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715-675-9784 REIengineering.com

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Sincerely,
REI Engineering, Inc.



Matthew C. Michalski
Hydrogeologist/Environmental Compliance Consultant

Enclosure: Access Agreement Form & Wisconsin DNR Vapor Intrusion Quick Facts (RR-892)

ACCESS PERMISSION AGREEMENT

I, _____ hereby give permission to REI Engineering, Inc.
(Print Name)

and its employees, duly authorized representatives, agents and contractors, to enter upon and have access at reasonable times to the business located at 1111 & 1113 Superior Avenue, Tomah, WI 54660

and that is owned by _____.
(Print Name)

The property is located at 1111 & 1113 Superior Avenue, Tomah, WI (Parcel# 286-01963-0000 & 286-01960-0000 with the following legal description: The North Half (1/2) of Lot 9 and the South Half (1/2) of Lot 10, Block 25 of the Original Plat of City of Tomah, Section 04, Township 17 North, Range 01 West , Monroe County, Wisconsin). The access permission is for the following purposes: that REI Engineering, Inc. may screen the business for vapor migration from Chlorinated Volatile Organic Compounds (CVOCs) located in Groundwater, associated with the Band Box Cleaners, Inc. ERP Case located near your property. This permission allows the REI Engineering, Inc. or its authorized representative to:

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IN WITNESS WHEREOF:

Signature of Property Owner

Date

Print Name

Email Address

Mailing Address

Area Code and Telephone Number

TENANT(S) / LESSEE(S) by UNIT NUMBER, ETC.

Name of Tenant(s)/Lessee(s)

Tenant(s) phone number

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Mail or fax correspondence
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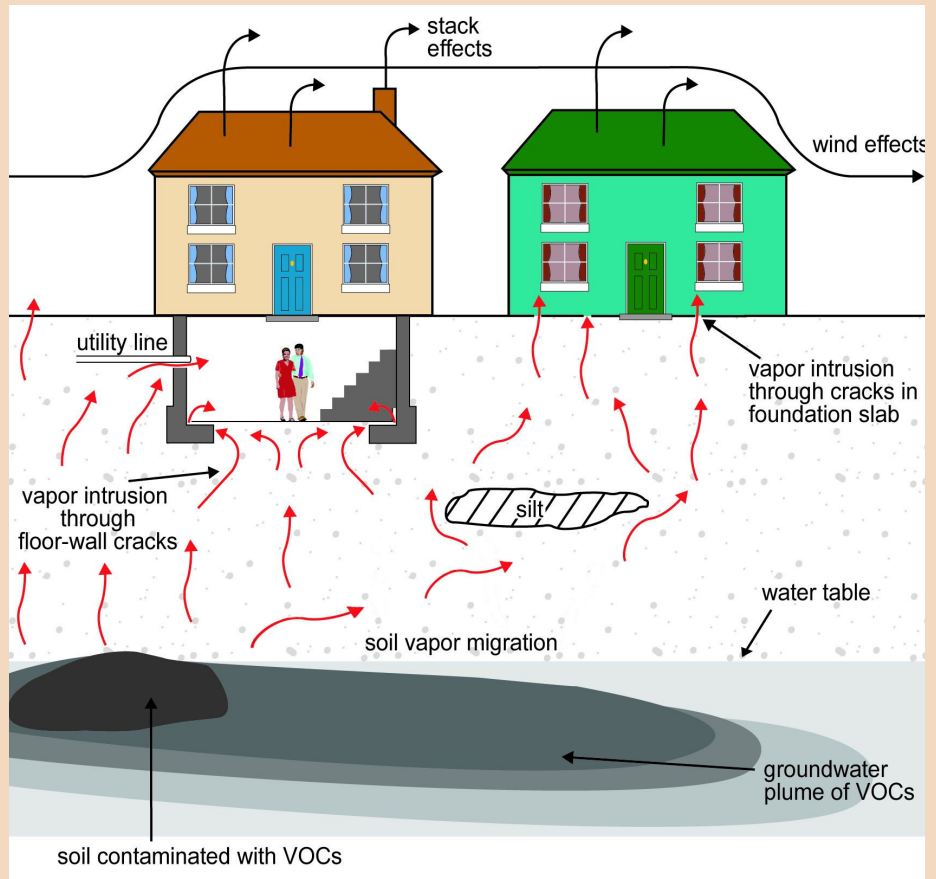
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December 17, 2020

Corey Williams
1119 Superior Avenue
Tomah, WI 54660



Subject:

Request for Access for Sampling for Vapor Intrusion – Second Request
1119 Superior Avenue, Tomah, WI 54660

Dear Site Owner,

As part of the ongoing investigation of environmental contamination at the Band Box Cleaners, Inc. (Band Box) site located at 1217 Superior Avenue, we are requesting permission to test your building, located at 1119 Superior Avenue, for the potential of vapor intrusion. Vapor intrusion is the movement of vapors from chemicals in the soil or groundwater into the indoor air of a building. It is very similar to the way that radon gas can move into a home or office. This testing is part of an ongoing investigation and cleanup of Chlorinated Volatile Organic Compounds (CVOCs) being conducted at the direction of Band Box by REI Engineering, Inc (REI).

Not only will the results tell us if vapors are present beneath your building but will also help us get a better understanding as to whether vapors are a concern to other buildings in the vicinity.

Based on recent groundwater analytical results, REI has recommended to the DNR that your property along with other properties in the area be assessed for vapor intrusion. To complete this assessment REI will attempt to locate a sub-slab vapor port installed by a previous consultant in the basement of your property. However, if this port can't be located REI will install a new sub-slab vapor point in the floor of the lowest level of the onsite building. To install the sub-slab vapor point, a 5/8" hole will be drilled through the concrete floor. After the sub-slab vapor point is installed, REI will collect a vapor sample from below the onsite building, which will be submitted for analysis at a state certified laboratory. The sub-slab vapor point will need to remain installed, if additional sampling is required, and will be installed with a two (2) inch screw on flush mount cover. Once it is determined no additional sampling well be required the sub-slab vapor point will be removed and the concrete floor patched with hydraulic cement. This sampling is part of the ongoing WDNR-required investigation at Band Box and these vapor sampling tests will be paid for by Band Box.

Due to the current prevalent coronavirus concerns, REI personnel will wear face covering and nitrile gloves while work is being completed indoors at your property.

In order to complete the site investigation, we will need to receive your signed access agreement by December 31, 2020, in order to collect a sample during the winter months. Please send the signed agreement back in the self-addressed envelope provided with this letter, or fax it to Matthew



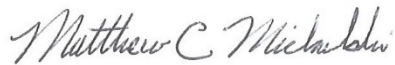
RESPONSIVE. EFFICIENT. INNOVATIVE.

4080 N. 20th Avenue Wausau, WI 54401
715-675-9784 REIengineering.com

Michalski at (715) 675-4060. You can also send a scanned PDF copy to MMichalski@REIengineering.com.

Lastly, please do not modify the access agreement in any way, as it may void the agreement. Please give this request your prompt consideration. If you have questions or concerns about the wording of the agreement or any other aspect of this request or the testing, please call Matthew Michalski at (715) 675-9784. You may also contact the DNR Project Manager assigned to this site, Jayson Schrank, at (715) 410-8841 or Jayson.Schrank@wisconsin.gov.

Sincerely,
REI Engineering, Inc.



Matthew C. Michalski
Hydrogeologist/Environmental Compliance Consultant

Enclosure: Access Agreement Form & Wisconsin DNR Vapor Intrusion Quick Facts (RR-892)

ACCESS PERMISSION AGREEMENT

I, _____ hereby give permission to REI Engineering, Inc.
(Print Name)

and its employees, duly authorized representatives, agents and contractors, to enter upon and have access at reasonable times to the business located at 1119 Superior Avenue, Tomah, WI 54660

and that is owned by _____.
(Print Name)

The property is located at 1119 Superior Avenue, Tomah, WI (Parcel# 286-01958-0000 with the following legal description: The South Half (1/2) of Lot 8, Block 25 of the Original Plat of City of Tomah, Section 04, Township 17 North, Range 01 West , Monroe County, Wisconsin). The access permission is for the following purposes: that REI Engineering, Inc. may screen the business for vapor migration from Chlorinated Volatile Organic Compounds (CVOCs) located in Groundwater, associated with the Band Box Cleaners, Inc. ERP Case located near your property. This permission allows the REI Engineering, Inc. or its authorized representative to:

- (1) *Install and/or maintain sub-slab vapor probe(s) into the foundation of the business.*
- (2) *Collect at least four (4) separate vapor samples from the sub-slab probe(s) at different times of the year.*
- (3) *Collect, if necessary, a 24-hour indoor air sample on each level of the home or business.*
- (4) *Abandon the vapor probe(s) when no longer needed.*

The permission that is granted shall remain in effect until December 31, 2022 when the vapor screening work is expected to be complete. If an extension is necessary to complete the work, REI Engineering, Inc. will inform you in writing.

The property owner agrees not to damage or interfere with the use of any sub-slab probe installed as permitted herein.

IN WITNESS WHEREOF:

Signature of Property Owner

Date

Print Name

Email Address

Mailing Address

Area Code and Telephone Number

TENANT(S) / LESSEE(S) by UNIT NUMBER, ETC.

Name of Tenant(s)/Lessee(s)

Tenant(s) phone number

Tenant(s) email address

Mail or fax correspondence
regarding this site to:

REI Engineering, Inc.

4080 North 20th Avenue

Wausau, WI 54401

Fax: (715) 675-4060

MMichalski@reiengineering.com

What is Vapor Intrusion?



Chemicals used in commercial or industrial activities – dry cleaning chemicals, chemical degreasers and petroleum products such as gasoline – are sometimes spilled and leak into nearby soil or groundwater. When this happens, these chemicals may release gases or vapors, which travel from the contaminated groundwater or soil and move into nearby homes or businesses. This is called vapor intrusion.

The process when chemical vapors from contaminated soil or groundwater enter a home or other structure is called vapor intrusion.

Why are these chemical vapors a problem?

The chemicals that cause vapor intrusion are known as volatile organic compounds, or VOCs. Even when spilled into soil or water, these chemicals easily evaporate. They don't cause human health problems when they evaporate into the outside air, but when their vapors move into homes or businesses, they may cause long-term health problems for the people who live or work in those buildings. These vapors are usually odorless and colorless and undetectable without special testing equipment.

Why is vapor intrusion a concern?

Exposure to some chemical gases or vapors can cause an increased risk of adverse health effects. Whether or not a person experiences any health effects depends on several factors, including the amount and length of exposure, the toxicity of the chemical, and the individual's sensitivity to the chemical. When harmful chemical vapor intrusion is the result of environmental contamination, the Wisconsin Department of Natural Resources (DNR) requires that steps be taken to reduce or eliminate exposures which could be harmful to human health.

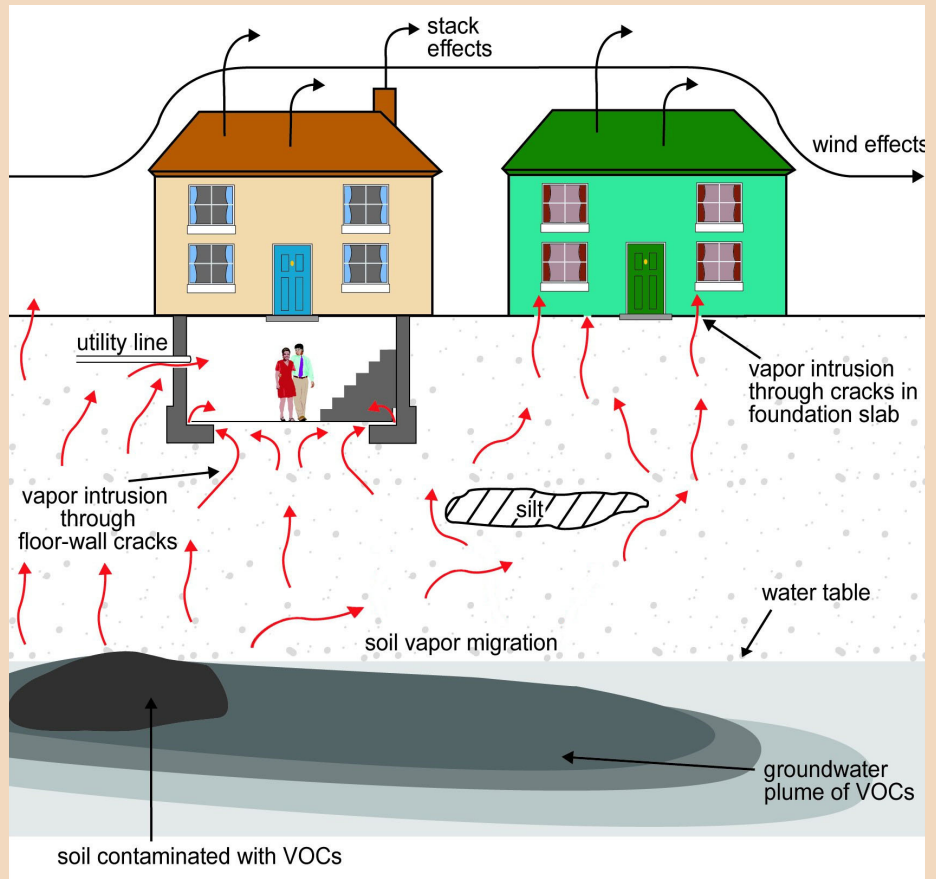
What should I expect if vapor intrusion is suspected near my home or business?

For businesses or other locations where VOC contamination has been found, the DNR requires that the potential for vapor intrusion be investigated. If you live near a site being cleaned up, you may be contacted by the site owner or others working on the cleanup. Your cooperation and consent will be requested before any testing or sampling is conducted on your property. Ask the person contacting you any questions you have about the work being done, or contact the DNR for more information (see DNR contact information on reverse). For more information about testing for vapor intrusion, see DNR-Pub-RR-954, "What to Expect During Vapor Intrusion Sampling."



How Vapors Enter a Building

If you live near a commercial or industrial facility or landfill where VOCs have entered either the soil or groundwater, there may be a potential for those chemicals to travel as vapors into your home or business. Vapors can enter buildings in various ways, including through cracks in the foundation and openings for utility lines. Building ventilation and weather can influence the extent of vapor intrusion.



Adapted from U.S. Environmental Protection Agency (EPA) graphic.
www.epa.gov/oswer/vaporintrusion/basic.html

Where can I find more information?

Health and vapor-related information can be found at the Wisconsin Department of Health Services (DHS) website at dhs.wisconsin.gov, search "Vapor." For other health-related questions, please contact your local health department: www.dhs.wisconsin.gov/localhealth.

For more DNR information, please visit the DNR's Remediation and Redevelopment (RR) Program's Vapor Intrusion page at dnr.wi.gov/topic/Brownfields/Vapor.html.

Additional information can be obtained through the DNR field office in your region. To find the correct office, visit the RR Program Staff Contacts page at dnr.wi.gov/topic/Brownfields/Contact.html or call the RR Program at (608) 266-2111.

This document contains information about certain state statutes and administrative rules but does not necessarily include all of the details found in the statutes and rules. Readers should consult the actual language of the statutes and rules to answer specific questions. The Wisconsin Department of Natural Resources provides equal opportunity in its employment, programs, services, and functions under an Affirmative Action Plan. If you have any questions, please write to Equal Opportunity Office, Department of Interior, Washington, D.C. 20240. This publication is available in alternative format upon request. Please call 608-267-3543 for more information.



December 17, 2020

The Break Room
Attn: Chad L. Madson
422 Elm Street
Tomah, WI 54660



Subject:

Request for Access for Sampling for Vapor Intrusion – Second Request
1123 Superior Avenue, Tomah, WI 54660

Dear Site Owner,

As part of the ongoing investigation of environmental contamination at the Band Box Cleaners, Inc. (Band Box) site located at 1217 Superior Avenue, we are requesting permission to test your building, located at 1123 Superior Avenue, for the potential of vapor intrusion. Vapor intrusion is the movement of vapors from chemicals in the soil or groundwater into the indoor air of a building. It is very similar to the way that radon gas can move into a home or office. This testing is part of an ongoing investigation and cleanup of Chlorinated Volatile Organic Compounds (CVOCs) being conducted at the direction of Band Box by REI Engineering, Inc (REI).

Not only will the results tell us if vapors are present beneath your building but will also help us get a better understanding as to whether vapors are a concern to other buildings in the vicinity.

Based on recent groundwater analytical results, REI has recommended to the DNR that your property along with other properties in the area be assessed for vapor intrusion. To complete this assessment REI will install a sub-slab vapor point in the floor of the lowest level of the onsite building. To install the sub-slab vapor point, a 5/8" hole will be drilled through the concrete floor. After the sub-slab vapor point is installed, REI will collect a vapor sample from below the onsite building, which will be submitted for analysis at a state certified laboratory. The sub-slab vapor point will need to remain installed, if additional sampling is required, and will be installed with a two (2) inch screw on flush mount cover. Once it is determined no additional sampling will be required the sub-slab vapor point will be removed and the concrete floor patched with hydraulic cement. This sampling is part of the ongoing WDNR-required investigation at Band Box and these vapor sampling tests will be paid for by Band Box.

Due to the current prevalent coronavirus concerns, REI personnel will wear face covering and nitrile gloves while work is being completed indoors at your property.

In order to complete the site investigation, we will need to receive your signed access agreement by December 31, 2020, in order to collect a sample during the winter months. Please send the signed agreement back in the self-addressed envelope provided with this letter, or fax it to Matthew



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4080 N. 20th Avenue Wausau, WI 54401
715-675-9784 REIengineering.com

Michalski at (715) 675-4060. You can also send a scanned PDF copy to MMichalski@REIengineering.com.

Lastly, please do not modify the access agreement in any way, as it may void the agreement. Please give this request your prompt consideration. If you have questions or concerns about the wording of the agreement or any other aspect of this request or the testing, please call Matthew Michalski at (715) 675-9784. You may also contact the DNR Project Manager assigned to this site, Jayson Schrank, at (715) 410-8841 or Jayson.Schrank@wisconsin.gov.

Sincerely,
REI Engineering, Inc.



Matthew C. Michalski
Hydrogeologist/Environmental Compliance Consultant

Enclosure: Access Agreement Form & Wisconsin DNR Vapor Intrusion Quick Facts (RR-892)

ACCESS PERMISSION AGREEMENT

I, _____ hereby give permission to REI Engineering, Inc.
(Print Name)

and its employees, duly authorized representatives, agents and contractors, to enter upon and have access at reasonable times to the business located at 1123 Superior Avenue, Tomah, WI 54660

and that is owned by _____.
(Print Name)

The property is located at 1123 Superior Avenue, Tomah, WI (Parcel# 286-01957-0000 with the following legal description: Lot 7, Block 25 of the Original Plat of City of Tomah, Section 04, Township 17 North, Range 01 West , Monroe County, Wisconsin). The access permission is for the following purposes: that REI Engineering, Inc. may screen the business for vapor migration from Chlorinated Volatile Organic Compounds (CVOCs) located in Groundwater, associated with the Band Box Cleaners, Inc. ERP Case located near your property. This permission allows the REI Engineering, Inc. or its authorized representative to:

- (1) *Install and/or maintain sub-slab vapor probe(s) into the foundation of the business.*
- (2) *Collect at least four (4) separate vapor samples from the sub-slab probe(s) at different times of the year.*
- (3) *Collect, if necessary, a 24-hour indoor air sample on each level of the home or business.*
- (4) *Abandon the vapor probe(s) when no longer needed.*

The permission that is granted shall remain in effect until December 31, 2022 when the vapor screening work is expected to be complete. If an extension is necessary to complete the work, REI Engineering, Inc. will inform you in writing.

The property owner agrees not to damage or interfere with the use of any sub-slab probe installed as permitted herein.

IN WITNESS WHEREOF:

Signature of Property Owner

Date

Print Name

Email Address

Mailing Address

Area Code and Telephone Number

TENANT(S) / LESSEE(S) by UNIT NUMBER, ETC.

Name of Tenant(s)/Lessee(s)

Tenant(s) phone number

Tenant(s) email address

Mail or fax correspondence
regarding this site to:

REI Engineering, Inc.

4080 North 20th Avenue

Wausau, WI 54401

Fax: (715) 675-4060

MMichalski@reiengineering.com

What is Vapor Intrusion?



Chemicals used in commercial or industrial activities – dry cleaning chemicals, chemical degreasers and petroleum products such as gasoline – are sometimes spilled and leak into nearby soil or groundwater. When this happens, these chemicals may release gases or vapors, which travel from the contaminated groundwater or soil and move into nearby homes or businesses. This is called vapor intrusion.

The process when chemical vapors from contaminated soil or groundwater enter a home or other structure is called vapor intrusion.

Why are these chemical vapors a problem?

The chemicals that cause vapor intrusion are known as volatile organic compounds, or VOCs. Even when spilled into soil or water, these chemicals easily evaporate. They don't cause human health problems when they evaporate into the outside air, but when their vapors move into homes or businesses, they may cause long-term health problems for the people who live or work in those buildings. These vapors are usually odorless and colorless and undetectable without special testing equipment.

Why is vapor intrusion a concern?

Exposure to some chemical gases or vapors can cause an increased risk of adverse health effects. Whether or not a person experiences any health effects depends on several factors, including the amount and length of exposure, the toxicity of the chemical, and the individual's sensitivity to the chemical. When harmful chemical vapor intrusion is the result of environmental contamination, the Wisconsin Department of Natural Resources (DNR) requires that steps be taken to reduce or eliminate exposures which could be harmful to human health.

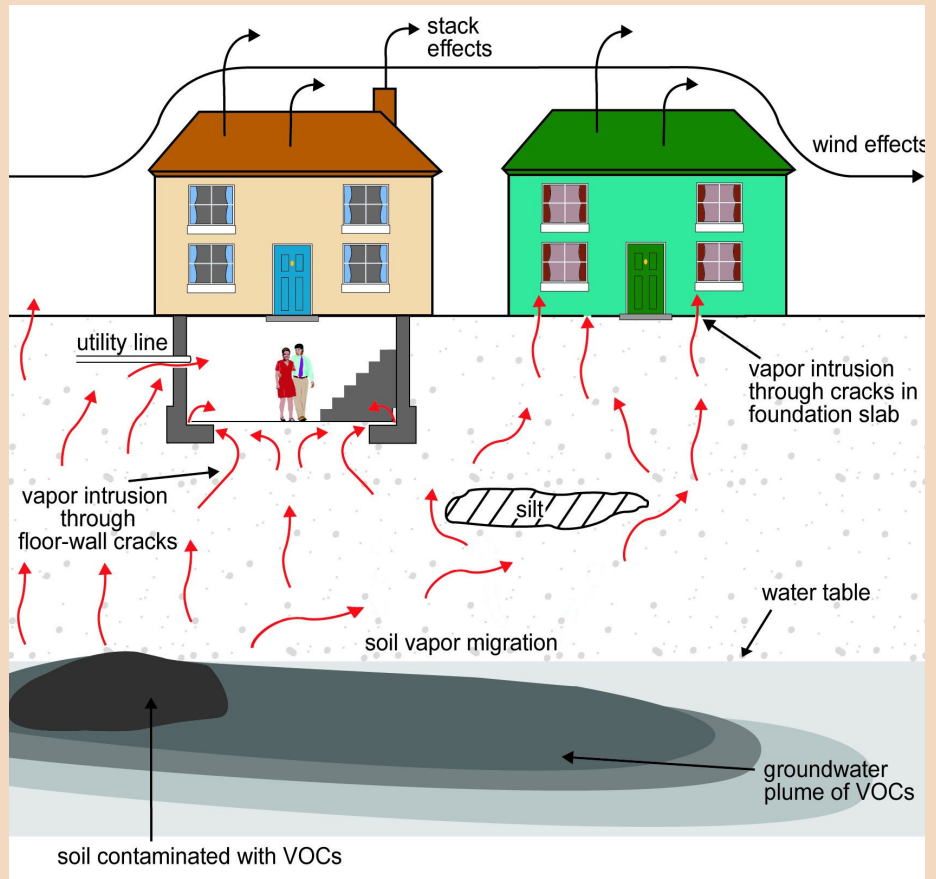
What should I expect if vapor intrusion is suspected near my home or business?

For businesses or other locations where VOC contamination has been found, the DNR requires that the potential for vapor intrusion be investigated. If you live near a site being cleaned up, you may be contacted by the site owner or others working on the cleanup. Your cooperation and consent will be requested before any testing or sampling is conducted on your property. Ask the person contacting you any questions you have about the work being done, or contact the DNR for more information (see DNR contact information on reverse). For more information about testing for vapor intrusion, see DNR-Pub-RR-954, "What to Expect During Vapor Intrusion Sampling."



How Vapors Enter a Building

If you live near a commercial or industrial facility or landfill where VOCs have entered either the soil or groundwater, there may be a potential for those chemicals to travel as vapors into your home or business. Vapors can enter buildings in various ways, including through cracks in the foundation and openings for utility lines. Building ventilation and weather can influence the extent of vapor intrusion.



Adapted from U.S. Environmental Protection Agency (EPA) graphic.
www.epa.gov/oswer/vaporintrusion/basic.html

Where can I find more information?

Health and vapor-related information can be found at the Wisconsin Department of Health Services (DHS) website at dhs.wisconsin.gov, search “Vapor.” For other health-related questions, please contact your local health department: www.dhs.wisconsin.gov/localhealth.

For more DNR information, please visit the DNR’s Remediation and Redevelopment (RR) Program’s Vapor Intrusion page at dnr.wi.gov/topic/Brownfields/Vapor.html.

Additional information can be obtained through the DNR field office in your region. To find the correct office, visit the RR Program Staff Contacts page at dnr.wi.gov/topic/Brownfields/Contact.html or call the RR Program at (608) 266-2111.

This document contains information about certain state statutes and administrative rules but does not necessarily include all of the details found in the statutes and rules. Readers should consult the actual language of the statutes and rules to answer specific questions. The Wisconsin Department of Natural Resources provides equal opportunity in its employment, programs, services, and functions under an Affirmative Action Plan. If you have any questions, please write to Equal Opportunity Office, Department of Interior, Washington, D.C. 20240. This publication is available in alternative format upon request. Please call 608-267-3543 for more information.



December 17, 2020

The Trophy Place
Attn: Timothy Beltz
1204 Superior Avenue
Tomah, WI 54660



Subject:

Request for Access for Sampling for Vapor Intrusion – Second Request
1204 Superior Avenue, Tomah, WI 54660

Dear Site Owner,

As part of the ongoing investigation of environmental contamination at the Band Box Cleaners, Inc. (Band Box) site located at 1217 Superior Avenue, we are requesting permission to conduct additional testing of your building, located at 1204 Superior Avenue, for the potential of vapor intrusion. Vapor intrusion is the movement of vapors from chemicals in the soil or groundwater into the indoor air of a building. It is very similar to the way that radon gas can move into a home or office. This testing is part of an ongoing investigation and cleanup of Chlorinated Volatile Organic Compounds (CVOCs) being conducted at the direction of Band Box by REI Engineering, Inc (REI).

Not only will the results tell us if vapors are present beneath your building but will also help us get a better understanding as to whether vapors are a concern to other buildings in the vicinity.

Based on recent groundwater analytical results, REI has recommended to the DNR that your property along with other properties in the area be assessed for vapor intrusion. To complete this assessment REI will collect additional samples from the sub-slab vapor port previously installing in the concrete floor of your property. Once it is determined no additional sampling well be required the sub-slab vapor point will be abandoned and the concrete floor patched with hydraulic cement. This sampling is part of the ongoing WDNR-required investigation at Band Box and these vapor sampling tests will be paid for by Band Box.

Due to the current prevalent coronavirus concerns, REI personnel will wear face covering and nitrile gloves while work is being completed indoors at your property.

In order to complete the site investigation, we will need to receive your signed access agreement by December 31, 2020, in order to collect a sample during the winter months. Please send the signed agreement back in the self-addressed envelope provided with this letter, or fax it to Matthew Michalski at (715) 675-4060. You can also send a scanned PDF copy to MMichalski@REIengineering.com.




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4080 N. 20th Avenue Wausau, WI 54401
715-675-9784 REIengineering.com

Lastly, please do not modify the access agreement in any way, as it may void the agreement. Please give this request your prompt consideration. If you have questions or concerns about the wording of the agreement or any other aspect of this request or the testing, please call Matthew Michalski at (715) 675-9784. You may also contact the DNR Project Manager assigned to this site, Jayson Schrank, at (715) 410-8841 or Jayson.Schrank@wisconsin.gov.

Sincerely,
REI Engineering, Inc.



Matthew C. Michalski
Hydrogeologist/Environmental Compliance Consultant

Enclosure: Access Agreement Form & Wisconsin DNR Vapor Intrusion Quick Facts (RR-892)

ACCESS PERMISSION AGREEMENT

I, _____ hereby give permission to REI Engineering, Inc.
(Print Name)

and its employees, duly authorized representatives, agents and contractors, to enter upon and have access at reasonable times to the business located at 1204 Superior Avenue, Tomah, WI 54660

and that is owned by _____.
(Print Name)

The property is located at 1204 Superior Avenue, Tomah, WI (Parcel# 286-01897-0000 with the following legal description: North Half (N ½) of Lot 2, Block 19 of the Original Plat of City of Tomah, Section 04, Township 17 North, Range 01 West, Monroe County, Wisconsin). The access permission is for the following purposes: that REI Engineering, Inc. may screen the business for vapor migration from Chlorinated Volatile Organic Compounds (CVOCs) located in Groundwater, associated with the Band Box Cleaners, Inc. ERP Case located near your property. This permission allows the REI Engineering, Inc. or its authorized representative to:

- (1) *Collect at least four (4) separate vapor samples from the sub-slab probe(s) at different times of the year.*
- (2) *Collect, if necessary, a 24-hour indoor air sample on each level of the home or business.*
- (3) *Abandon the vapor probe(s) when no longer needed.*

The permission that is granted shall remain in effect until December 31, 2022 when the vapor screening work is expected to be complete. If an extension is necessary to complete the work, REI Engineering, Inc. will inform you in writing.

The property owner agrees not to damage or interfere with the use of any sub-slab probe installed as permitted herein.

IN WITNESS WHEREOF:

Signature of Property Owner

Date

Print Name

Email Address

Mailing Address

Area Code and Telephone Number

TENANT(S) / LESSEE(S) by UNIT NUMBER, ETC.

Name of Tenant(s)/Lessee(s)

Tenant(s) phone number

Tenant(s) email address

Mail or fax correspondence
regarding this site to:

REI Engineering, Inc.

4080 North 20th Avenue

Wausau, WI 54401

Fax: (715) 675-4060

MMichalski@REIengineering.co

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Why are these chemical vapors a problem?

The chemicals that cause vapor intrusion are known as volatile organic compounds, or VOCs. Even when spilled into soil or water, these chemicals easily evaporate. They don't cause human health problems when they evaporate into the outside air, but when their vapors move into homes or businesses, they may cause long-term health problems for the people who live or work in those buildings. These vapors are usually odorless and colorless and undetectable without special testing equipment.

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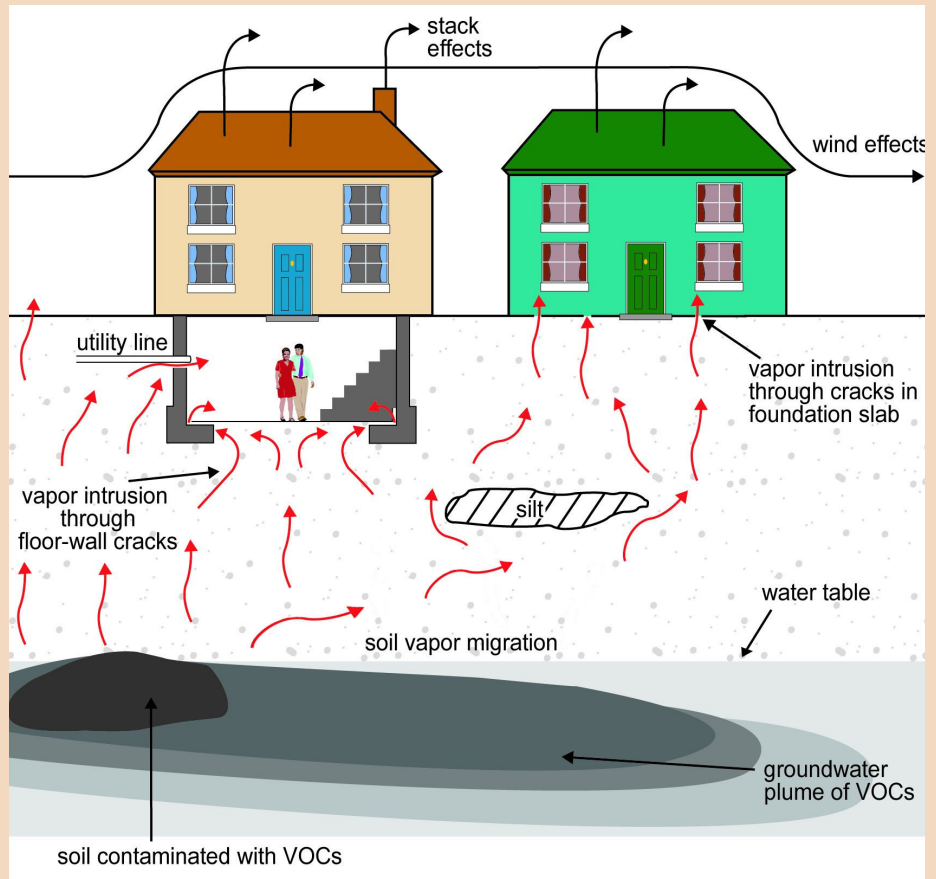
What should I expect if vapor intrusion is suspected near my home or business?

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How Vapors Enter a Building

If you live near a commercial or industrial facility or landfill where VOCs have entered either the soil or groundwater, there may be a potential for those chemicals to travel as vapors into your home or business. Vapors can enter buildings in various ways, including through cracks in the foundation and openings for utility lines. Building ventilation and weather can influence the extent of vapor intrusion.



Adapted from U.S. Environmental Protection Agency (EPA) graphic.
www.epa.gov/oswer/vaporintrusion/basic.html

Where can I find more information?

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For more DNR information, please visit the DNR’s Remediation and Redevelopment (RR) Program’s Vapor Intrusion page at dnr.wi.gov/topic/Brownfields/Vapor.html.

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