February 14, 2019

Ken Gusner
Monona Shoe Repair
4517 Monona Drive
Monona, WI 53716

Subject: Air Quality Sampling Results – 4513-4519 Monona Drive
BRRTS#: 02-13-551928

Dear Mr. Gusner:

Thank you very much for allowing us to resample the air quality at your property on January 31 and February 1, 2019. This letter provides you the results of that sampling conducted by EnviroForensics, LLC (EnviroForensics) as part of an environmental investigation being performed for the Klinke Cleaners facility located at 4518 Monona Drive in Madison, Wisconsin. This work is all being performed at the direction of the Wisconsin Department of Natural Resources (WDNR). The chemicals being investigated are tetrachloroethene (PCE) and its associated breakdown products, which was a chemical that was formerly used in the dry cleaning process. That chemical is no longer in use by Klinke Cleaners.

Two (2) indoor air samples (designated "6404-4515 Monona Drive-IA-1" and "6404-4519 Monona Drive-IA-1") were collected from the 4515 and 4519 tenant spaces of the building, respectively. Paired sub-slab vapor samples (designated "6404-4515 Monona Drive-SS-1" and "6404-4519 Monona Drive-SS-1") were also collected from beneath the floor slab. A sample location sketch is provided on **Figure 1**.

Sample results are summarized and compared to WDNR standards on the attached **Table 1**. We have also included the laboratory reports that relate to these samples. As you will see, there were ***no detections*** of any of the chemicals of concern in the indoor air samples. As for the vapor beneath floor slab, although PCE was detected in one sample (at a concentration of 5.48 parts per billion by volume (ppbv)), this result is ***well below*** the WDNR's residential vapor risk screening level of 900 ppbv. No other chemicals were detected in the sub-slab vapor samples.

This is good news! These sampling results indicate that the risk of vapor intrusion has been eliminated. We would like to confirm these results by resampling later this year so that we are sure. We will contact you to schedule that; however, in the meantime, please leave the mitigation fans off.

EnviroForensics, LLC
N16 W23390 Stone Ridge Dr, Suite G, Waukesha, WI 53188
Phone: 262-290-4001 • Fax 317-972-7875

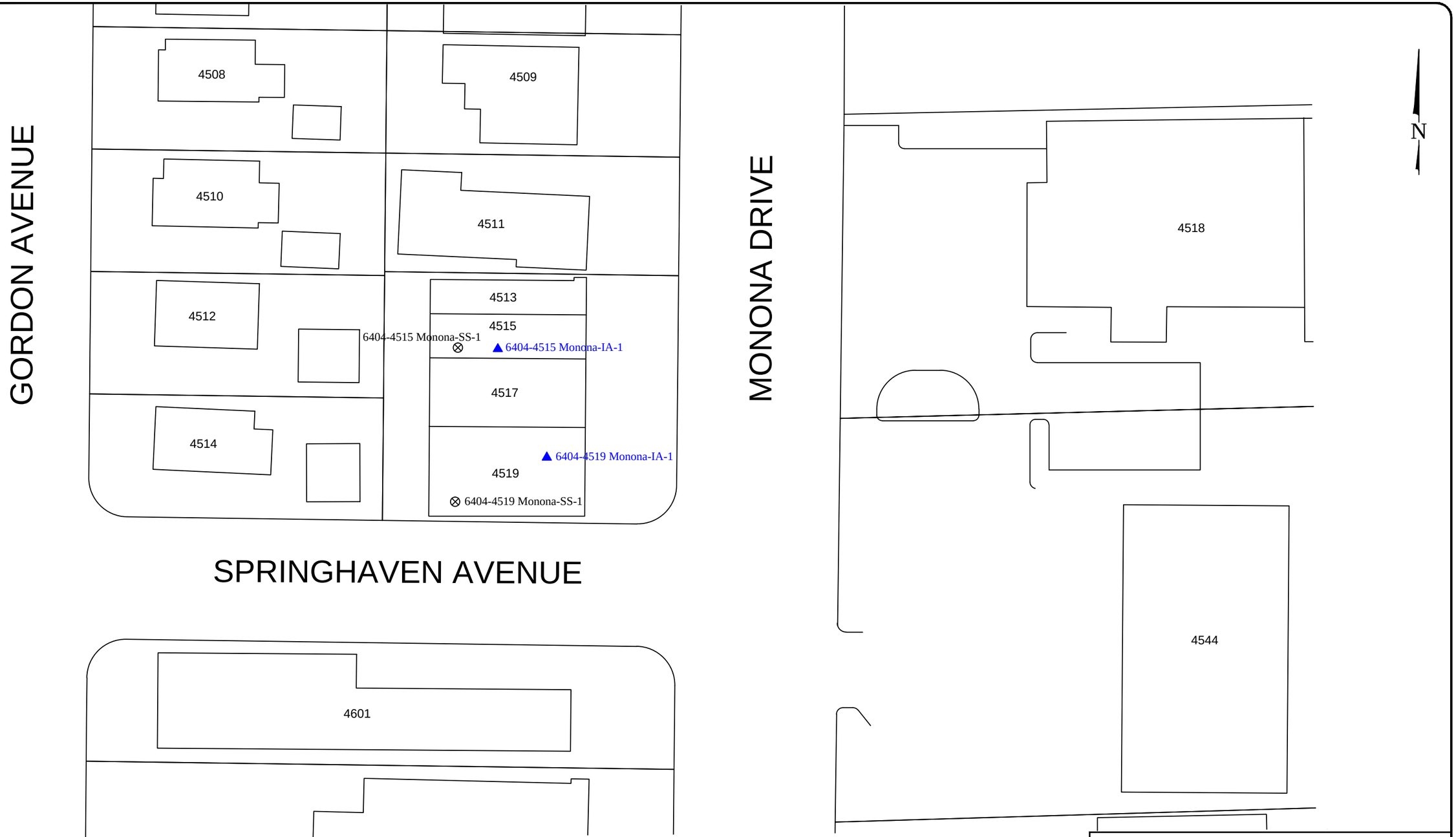
If you have any questions or would like to discuss these results, please contact me at 262-290-4001 or by email at bkappen@enviroforensics.com. The WDNR project manager, Mike Schmoller, can also be reached to discuss at 608-275-3303. We greatly appreciate your help and patience with this matter.

Sincerely,
EnviroForensics, LLC

Brian Kappen, PG
Project Manager

Attachments: Figure 1 - Sub-Slab Vapor and Indoor Air Sampling Locations
Table 1 – Vapor Intrusion Assessment Analytical Results Summary
Laboratory Analytical Reports
RR-977 Understanding Chemical Vapor Intrusion Testing Results

Copy: Mike Schmoller, Wisconsin Department of Natural Resources
Steve Klinke, Klinke Cleaners



Legend

IA-1 ▲ Indoor air sample location

SS-1 ⊗ Sub-slab vapor sample location

0 40 80

scale in ft.

SUB-SLAB VAPOR AND INDOOR AIR SAMPLING LOCATIONS

Klinke Cleaners
4518 Monona Drive
Monona, WI

Date:	6/10/13
Designed:	MMM
Drawn:	MMM
Checked:	JW
DWG file:	66926-1

ENVIRO forensics
825 N. Capitol Avenue • Indianapolis, IN 46204
EnviroForensics.com

Figure	1
Project	6243

TABLE 1

VAPOR INTRUSION ASSESSMENT ANALYTICAL RESULTS SUMMARY

Klinke Cleaners

4518 Monona Drive, Madison, Wisconsin

Sample Address	Sample Identification	Sample Location	Sample Date	Mitigation (pre/post)	Tetrachloroethene	Trichloroethene
INDOOR/OUTDOOR AIR						
Small Commercial Indoor Air Vapor Action Level					**27**	**1.6**
4513-4519 Monona Drive	6243-4515 Monona-IA-1	4515 Monona Suite	7/2/2012	pre	**61**	ND
	6243-4519 Monona-IA-1	4519 Monona Suite	7/2/2012	pre	ND	ND
	6243-4515 Monona-IA-1	4515 Monona Suite	3/18/2013	post	**2.9**	ND
	6243-4519 Monona-IA-1	4519 Monona Suite	3/18/2013	post	**0.26**	ND
	6243-4513 Monona-IA-1	4513 Monona Suite	12/22/2014	post	ND	**0.72**
	6404-4515 Monona-IA-1	4515 Monona Suite	1/31/2019	post	<0.47	<0.2
	6404-4519 Monona-IA-1	4519 Monona Suite	1/31/2019	post	<0.47	<0.2
SUB-SLAB VAPOR						
Small Commercial Structure Vapor Risk Screening Level					**900**	**53**
4513-4519 Monona Drive	6243-4515 Monona-SS-1	4515 Monona Suite	7/3/2012	pre	**14,000**	<180
	6243-4519 Monona-SS-1	4519 Monona Suite	7/3/2012	pre	**190**	2.7
	6404-4515 Monona-SS-1	4515 Monona Suite	2/1/2019	post	**5.48**	<0.2
	6404-4519 Monona-SS-1	4519 Monona Suite	2/1/2019	post	<0.47	<0.2

Notes:

All results reported in units of parts per billion by volume (ppbv)

Vapor risk screening levels calculated according to the procedures described in WDNR Publication RR-800 and subsequent guidance.

Bolded values are above detection limits

Bolded and shaded values exceed the applicable screening/action level

ND = Compound not detected

EnvisionAir
1441 Sadlier Circle West Drive
Indianapolis, IN 46239
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Fax: 317-351-0882
www.envision-air.com

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

February 12, 2019

EnvisionAir Project Number: 2019-91
Client Project Name: 6404

Dear Mr. Kappen,

Please find the attached analytical report for the samples received February 5, 2019. 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,

Stanley A Hunnicutt

Project Manager
EnvisionAir, LLC

EnvisionAir
1441 Sadlier Circle West Drive
Indianapolis, IN 46239
Ph: 317-351-0885
Fax: 317-351-0882
www.envision-air.com

Client Name: ENVIROFORENSICS

Project ID: 6404

Client Project Manager: BRIAN KAPPEN

EnvisionAir Project Number: 2019-91

Sample Summary

Canister Pressure / Vacuum

Laboratory Sample Number:	Sample Description:	Matrix:	START Date Collected:	START Time Collected:	End Date Collected:	End Time Collected:	Date Received:	Time Received	Initial Field (in. Hg)	Final Field (in. Hg)	Lab Received (in. Hg)
19-405	6404-4515 MONONA-IA-1	A	1/31/19	10:03	1/31/19	17:52	2/5/19	11:00	-29	-5	-5
19-406	6404-4515 MONONA-SS-1	A	2/1/19	13:12	2/1/19	13:17	2/5/19	11:00	-28	-2	-2

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Client Name: ENVIROFORENSICS

Project ID: 6404

Client Project Manager: BRIAN KAPPEN

EnvisionAir Project Number: 2019-91

Analytical Method: TO-15
Analytical Batch: 020619AIR

Client Sample ID: 6404-4515 MONONA-IA-1

Sample Collection START Date/Time: 1/31/19 10:03
Sample Collection END Date/Time: 1/31/19 17:52
Envision Sample Number: 19-405
Sample Received Date/Time: 2/5/19 11:00
Sample Matrix: AIR

Compounds	Sample Results ppbv	Reporting Limit ppbv	Flag
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)	100%		
Analysis Date/Time:	2-7-19/17:00		
Analyst Initials	tjg		

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Client Name: ENVIROFORENSICS

Project ID: 6404

Client Project Manager: BRIAN KAPPEN

EnvisionAir Project Number: 2019-91

Analytical Method: TO-15
Analytical Batch: 020619AIR

Client Sample ID: 6404-4515 MONONA-SS-1

Sample Collection START Date/Time: 2/1/19 13:12
Sample Collection END Date/Time: 2/1/19 13:17
Envision Sample Number: 19-406
Sample Received Date/Time: 2/5/19 11:00
Sample Matrix: AIR

Compounds	Sample Results ppbv	Reporting Limit ppbv	Flag
cis-1,2-Dichloroethene	< 5	5	
Tetrachloroethene	**5.48**	0.47	
trans-1,2-Dichloroethene	< 10	10	
Trichloroethene	< 0.2	0.2	
Vinyl Chloride	< 0.5	0.5	
4-bromofluorobenzene (surrogate)	105%		
Analysis Date/Time:	2-8-19/00:28		
Analyst Initials	tjg		

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Analytical Report

TO-15 Quality Control Data

EnvisionAir Batch Number: 020719AIR

Method Blank (MB):	MB Results (ppbv)	Reporting Limit (ppbv)	Flags
cis-1,2-Dichloroethene	< 5	5	
Tetrachloroethene	< 0.47	0.47	
trans-1,2-Dichloroethene	< 10	10	
Trichlorethene	< 0.2	0.2	
Vinyl Chloride	< 0.5	0.5	
4-bromofluorobenzene (surrogate)	86%		
Analysis Date/Time:	2-7-19/06:51		
Analyst Initials	tjg		

LCS/LCSD	LCS Results (ppbv)	LCSD Results (ppbv)	LCS/D Conc(ppbv)	LCS Rec.	LCSD Rec.	RPD	Flag
Vinyl Chloride	8.68	8.91	10	87%	89%	2.6%	
trans-1,2-Dichloroethene	9.78	9.58	10	98%	96%	2.1%	
cis-1,2-Dichloroethene	9.81	10.1	10	98%	101%	2.9%	
Trichloroethene	9.1	9.32	10	91%	93%	2.4%	
Tetrachloroethene	9.64	9.69	10	96%	97%	0.5%	
4-bromofluorobenzene (surrogate)	95%	100%					
Analysis Date/Time:	2-7-19/05:44	2-7-19/07:29					
Analyst Initials	tjg	tjg					

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Flag Number	Comments

EnvisionAir Proj#: 2019-91 Page 1 of 1

CHAIN OF CUSTODY RECORD

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

Client: EnviroForensics, LLC	P.O. Number: 2019-0059
Report Address: N16 W23390 Stone Ridge Suite G Waukesha, WI 53188	Project Name or Number: 6404
Report To: B. Kappen	Sampled by: K. VanderHeiden
Phone: (262) 290-4001	QA/QC Required: (circle if applicable) Level III (Level IV) IA only
Invoice Address: Same	Reporting Units needed: (circle) ug/m³ mg/m³ (PPBV) PPMV
Desired TAT: (Please Circle One) 1 day 2 days 3 days (Std (5 bus. days))	Media type: 1LC = 1 Liter Canister; 6LC = 6 Liter Canister; TB = Tedlar Bag; TD = Thermal Desorption Tube

REQUESTED PARAMETERS

ENVISIONAIR

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

www.envision-air.com

Canister Pressure / Vacuum

Air Sample ID	Media Type (see code above)	Coll. Date (Grab/Comp Start)	Coll. Time (Grab/Comp Start)	Coll. Date (Comp. End)	Coll. Time (Comp. End)	TO-15 Full List	TO-15 Short List			Canister Serial #	Flow Controller Serial #	Initial Field (in. Hg)	Final Field (in. Hg)	Lab Received (in. Hg)	EnvisionAir Sample Number
6404-4515 Monona-IA1	6LC	01/31/19	1003	01/31/19	17:52		X			11083	07617	-29	-5	-5	19-405
6404-4515 Monona-SS-1	1LC	02/01/19	1312	02/01/19	1317		X			2231	27	-28	-2	-2	19-406

Comments:

Relinquished by:	Date	Time	Received by:	Date	Time
[signature]	2/1/19	1630	FedEx		
			[signature] Kunnicutt	2/5/19	1100

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

February 12, 2019

EnvisionAir Project Number: 2019-92
Client Project Name: 6404

Dear Mr. Kappen,

Please find the attached analytical report for the samples received February 5, 2019. 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,

Stanley A Hunnicutt

Project Manager
EnvisionAir, LLC

EnvisionAir
1441 Sadlier Circle West Drive
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Fax: 317-351-0882
www.envision-air.com

Client Name: ENVIROFORENSICS

Project ID: 6404

Client Project Manager: BRIAN KAPPEN

EnvisionAir Project Number: 2019-92

Sample Summary

Canister Pressure / Vacuum

Laboratory Sample Number:	Sample Description:	Matrix:	START Date Collected:	START Time Collected:	End Date Collected:	End Time Collected:	Date Received:	Time Received	Initial Field (in. Hg)	Final Field (in. Hg)	Lab Received (in. Hg)
19-407	6404-4519 MONONA-IA-1	A	1/31/19	10:06	1/31/19	17:48	2/5/19	11:00	-29	-7	-7
19-408	6404-4519 MONONA-SS-1	A	2/1/19	12:46	2/1/19	12:51	2/5/19	11:00	-29	-2	-2

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1441 Sadlier Circle West Drive
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www.envision-air.com

Client Name: ENVIROFORENSICS

Project ID: 6404

Client Project Manager: BRIAN KAPPEN

EnvisionAir Project Number: 2019-92

Analytical Method: TO-15
Analytical Batch: 020619AIR

Client Sample ID: 6404-4519 MONONA-IA-1

Sample Collection START Date/Time: 1/31/19 10:06
Sample Collection END Date/Time: 1/31/19 17:48
Envision Sample Number: 19-407
Sample Received Date/Time: 2/5/19 11:00
Sample Matrix: AIR

Compounds	Sample Results ppbv	Reporting Limit ppbv	Flag
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)	105%		
Analysis Date/Time:	2-7-19/17:35		
Analyst Initials	tjg		

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www.envision-air.com

Client Name: ENVIROFORENSICS

Project ID: 6404

Client Project Manager: BRIAN KAPPEN

EnvisionAir Project Number: 2019-92

Analytical Method: TO-15
Analytical Batch: 020619AIR

Client Sample ID: 6404-4519 MONONA-SS-1

Sample Collection START Date/Time: 2/1/19 12:46
Sample Collection END Date/Time: 2/1/19 12:51
Envision Sample Number: 19-408
Sample Received Date/Time: 2/5/19 11:00
Sample Matrix: AIR

Compounds	Sample Results ppbv	Reporting Limit ppbv	Flag
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)	95%		
Analysis Date/Time:	2-8-19/01:37		
Analyst Initials	tjg		

EnvisionAir
1441 Sadlier Circle West Drive
Indianapolis, IN 46239
Ph: 317-351-0885
Fax: 317-351-0882
www.envision-air.com

Analytical Report

TO-15 Quality Control Data

EnvisionAir Batch Number: 020719AIR

Method Blank (MB):	MB Results (ppbv)	Reporting Limit (ppbv)	Flags
cis-1,2-Dichloroethene	< 5	5	
Tetrachloroethene	< 0.47	0.47	
trans-1,2-Dichloroethene	< 10	10	
Trichlorethene	< 0.2	0.2	
Vinyl Chloride	< 0.5	0.5	
4-bromofluorobenzene (surrogate)	86%		
Analysis Date/Time:	2-7-19/06:51		
Analyst Initials	tjg		

LCS/LCSD	LCS Results (ppbv)	LCSD Results (ppbv)	LCS/D Conc(ppbv)	LCS Rec.	LCSD Rec.	RPD	Flag
Vinyl Chloride	8.68	8.91	10	87%	89%	2.6%	
trans-1,2-Dichloroethene	9.78	9.58	10	98%	96%	2.1%	
cis-1,2-Dichloroethene	9.81	10.1	10	98%	101%	2.9%	
Trichloroethene	9.1	9.32	10	91%	93%	2.4%	
Tetrachloroethene	9.64	9.69	10	96%	97%	0.5%	
4-bromofluorobenzene (surrogate)	95%	100%					
Analysis Date/Time:	2-7-19/05:44	2-7-19/07:29					
Analyst Initials	tjg	tjg					

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Flag Number	Comments

EnvisionAir Proj#: 2019-92 Page 1 of 1

CHAIN OF CUSTODY RECORD

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

Client: Enviroforensics, LLC	P.O. Number: 2019-0089
Report Address: N16 W23310 Stone Ridge Dr SUITE G Waukesha, WI 53188	Project Name or Number: 6404
Report To: B. Kapper	Sampled by: K. VanderHeiden
Phone: (262) 298-4001	QA/QC Required: (circle if applicable) Level III Level IV IA only
Invoice Address: Same	Reporting Units needed: (circle) ug/m³ mg/m³ PPBV PPMV
Desired TAT: (Please Circle One) 1 day 2 days 3 days Std (5 bus. days)	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) | | |

ENVISIONAIR

www.envision-air.com

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

Canister Pressure / Vacuum

Air Sample ID	Media Type (see code above)	Coll. Date (Grab/Comp Start)	Coll. Time (Grab/Comp Start)	Coll. Date (Comp. End)	Coll. Time (Comp. End)					Canister Serial #	Flow Controller Serial #	Initial Field (in. Hg)	Final Field (in. Hg)	Lab Received (in. Hg)	EnvisionAir Sample Number
6404-4519 Monona-IA-1	6LC	1/31/19	10:06	1/31/19	17:48		X			10332	03065	-29	-7	-7	19-407
6404-4519 Monona-SS-1	1LC	2/1/19	12:46	2/1/19	12:51		X			2091	66	-29	-2	-2	19-408

Comments:

Relinquished by:	Date	Time	Received by:	Date	Time
	1630	2/1/19	FedEx		
			[signature]	2/5/19	1100

Understanding Chemical Vapor Intrusion Testing Results

RR-977 October 2014

From the Lab to You

Chemical vapor samples were taken from underneath your house or building and possibly indoors as well. These samples have been tested by a certified laboratory and a report was issued. The Wisconsin Department of Natural Resources (DNR) uses these test results to determine if people in the building are being exposed to chemical vapors coming from nearby contaminated soil or groundwater, and to decide what, if any, action is needed to prevent this exposure.

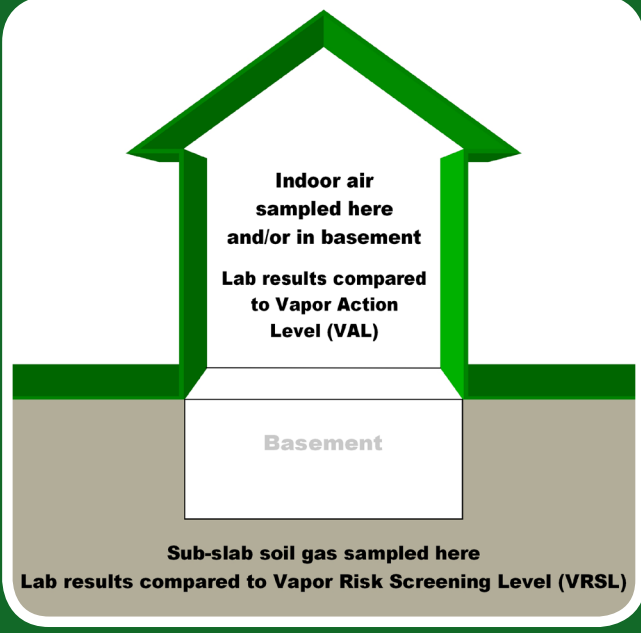
Indoor Air Testing Results

If indoor air samples were collected in your house or building, test results from the lab will be compared to the state Vapor Action Level (VAL) for chemicals of concern. The VAL is a chemical compound's numerical value that represents a health hazard risk to no more than 1 in 100,000 people during a lifetime of exposure. If test results show chemical concentrations in your air below the VAL then adverse health effects are extremely rare, even if you were to breathe the chemical at this concentration for your entire life.

Test results showing chemical concentrations in the air at or above the VAL prompt DNR to recommend that exposure to these chemical vapors be reduced. If test results show concentrations significantly above the VAL, or more than one type of chemical vapor is identified in your indoor air, the risk from exposure increases. If the concentration of any indoor chemical vapor greatly exceeds the VAL, DNR is concerned about even short-term exposure and will typically require immediate action to address the problem.

The VAL for each chemical is set by scientific research. It is protective of all people, including those who are most susceptible to adverse health effects.

If test results identify chemicals in your air that are not present in nearby soil or groundwater contamination, it is likely that these vapors are coming from some product or activity in or near your house or building. Many everyday consumer products (e.g., cleaners, solvents, polish, adhesives, lubricants, aerosols, insect repellants, etc.); combustion processes (e.g., smoking, home heating); fuels in attached garages; dry cleaned clothing or draperies; and occupant activities (e.g., craft hobbies), also release chemical vapors into the air.



The air and soil gas samples from your property are tested at a laboratory. Chemical concentrations are measured and the results are compared to state health-risk numbers.

Sub-slab Soil Gas Testing Results

Soil gas samples were collected from the ground beneath the concrete slab of your building foundation or basement. The lab measured the concentrations of various chemicals in these samples. DNR compares these measurements to the state Vapor Risk Screening Level (VRSL), which identifies the concentration of a chemical in soil gas that scientific research suggests can be a health risk if vapor enters a building. If soil gas measurements exceed the VRSL for a chemical of concern, action to reduce exposure is strongly recommended.

The VRSL is a higher number (higher chemical concentration) than the VAL because it is presumed that concrete building foundations and basement walls will prevent most soil gas from entering a building. Further, any soil gas that does enter a building through cracks, holes, sump pumps, drains, etc., will be diluted to some extent by the indoor air. So, people inside will not be breathing air that includes the full concentration of chemical vapors that exist in the ground.

Wisconsin Department of Natural Resources
P.O. Box 7921, Madison, WI 53707
dnr.wi.gov, search "Brownfields"

DNR generally relies on the test results of the sub-slab soil gas samples when determining what, if any, action should be taken related to chemical vapors coming from nearby soil or groundwater contamination. Indoor air quality is highly variable, and it is difficult to make a definitive decision about vapor intrusion based on indoor air sampling alone.

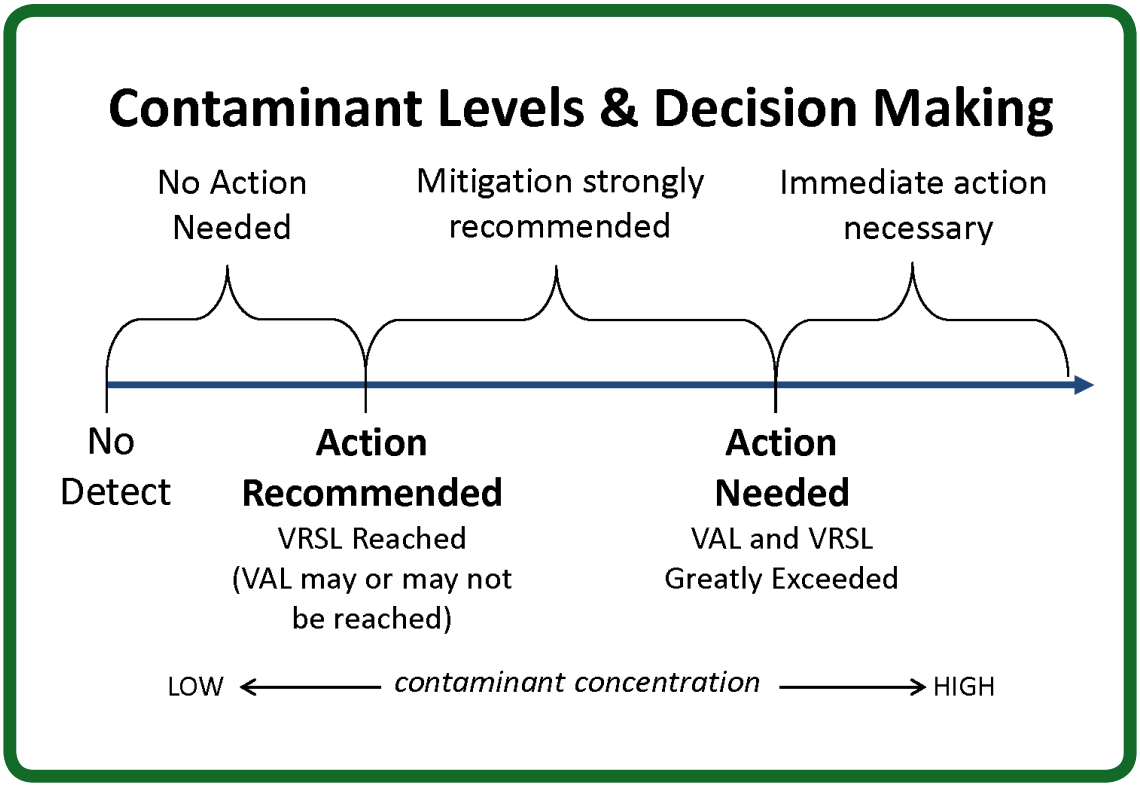
Follow-Up Actions

If your test results are less than a VAL for indoor air, or a VRSL for sub-slab soil gas, then the air in the house or building should not present a health concern. Follow-up sampling and testing may be necessary to confirm the results, but no other action is typically suggested.

When test results show soil gas chemical concentrations above a VRSL, both DNR and the Wisconsin Department of Health Services recommend that owners take action to reduce potential exposure. This typically involves installing a vapor mitigation system that vents chemical vapors from beneath your home or building to the outdoors, similar to a radon mitigation system.

If indoor air concentrations exceed a VAL, but sub-slab concentrations are less than a VRSL, then the chemical vapors are most likely coming from indoor sources. Steps should be taken by the house or building owner to identify the products and practices causing the problem and implement appropriate remedies.

If soil gas mitigation is recommended, a representative of the party who is responsible for the soil or groundwater contamination will contact you to discuss your options.



A Note about Measurement Units: The lab report may include some unfamiliar technical language. The most important point to note is whether or not the test result for a specific chemical exceeds a VAL or VRSL, which are also sometimes referred to, generically, as "screening levels."

The concentration of gaseous pollutants in air is typically described in two different ways: 1) as units of mass per volume, where µg/m3 represents micrograms of gaseous pollutant per cubic meter of ambient air; and 2) as parts per billion by volume (ppbv), where the volume of a gaseous pollutant is compared to a set volume of ambient air. These are the numbers that are compared to the VAL and VRSL.

For more information, visit **dnr.wi.gov/topic/Brownfields/Vapor.html**