

November 6, 2014

Richard Klinke
Klinke Enterprises
4518 Monona Drive
Madison, WI 53716

KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS

SUBJECT: Final Case Closure with Continuing Obligations
Klinke Dry Cleaners – Campus, 2875 University Avenue, Madison, Wisconsin
DNR BRRTS Activity # 02-13-551964

Dear Mr. Klinke:

The Department of Natural Resources (DNR) considers the Klinke Dry Cleaners – Campus site closed, with continuing obligations. No further investigation or remediation is required at this time. However, you, future property owners, and occupants of the property must comply with the continuing obligations as explained in the conditions of closure in this letter. Please read over this letter closely to ensure that you comply with all conditions and other on-going requirements. Provide this letter and any attachments listed at the end of this letter to anyone who purchases, rents or leases this property from you.

This final closure decision is based on the correspondence and data provided, and is issued under chs. NR 726 and 727, Wis. Adm. Code. The South Central Region (SCR) Closure Committee reviewed the request for closure on September 4, 2014. The Closure Committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. A conditional closure letter was issued by the DNR on September 4, 2014, and documentation that the conditions in that letter were met was received on October 14, 2014.

This active dry cleaner site had soil and sub-slab vapor contaminated with chlorinated volatile organic compounds (VOCs). Chlorinated VOC vapors were also found in indoor air which were likely from a spotting agent in use at the dry cleaner. No remedial actions were taken. A vapor mitigation system was installed at the site to address the sub-slab vapors. The conditions of closure and continuing obligations required were based on the property being used for commercial purposes.

Continuing Obligations

The continuing obligations for this site are summarized below. Further details on actions required are found in the section Closure Conditions.

- Residual soil contamination exists that must be properly managed should it be excavated or removed.
- A cover or barrier is needed for proper sub-slab vapor mitigation system operation. The concrete slab/on-site building foundation must be maintained over contaminated soil and the DNR must approve any changes to this barrier.
- A sub-slab vapor mitigation system must be operated and maintained, and inspections must be documented.

The DNR fact sheet, "Continuing Obligations for Environmental Protection", RR-819, helps to explain a property owner's responsibility for continuing obligations on their property. The fact sheet may be obtained at <http://dnr.wi.gov/files/PDF/pubs/rr/RR819.pdf>.

GIS Registry

This site will be included on the Bureau for Remediation and Redevelopment Tracking System (BRRTS on the Web) at <http://dnr.wi.gov/topic/Brownfields/clean.html>, to provide public notice of residual contamination and of any continuing obligations. The site can also be viewed on the Remediation and Redevelopment Sites Map (RRSM), a map view, under the Geographic Information System (GIS) Registry layer, at the same web address.

DNR approval prior to well construction or reconstruction is required for all sites shown on the GIS Registry, in accordance with s. NR 812.09 (4) (w), Wis. Adm. Code. This requirement applies to private drinking water wells and high capacity wells. To obtain approval, complete and submit Form 3300-254 to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line at <http://dnr.wi.gov/topic/wells/documents/3300254.pdf>.

All site information is also on file at the SCR Regional DNR office, at 3911 Fish Hatchery Road, Fitchburg, Wisconsin. This letter and information that was submitted with your closure request application, including any maintenance plan and maps, can be found as a Portable Document Format (PDF) in BRRTS on the Web.

Prohibited Activities

Certain activities are prohibited at closed sites because maintenance of a barrier is intended to prevent contact with any remaining contamination or to ensure a vapor mitigation system operates properly. When a barrier is required, the condition of closure requires notification of the DNR before making a change, in order to determine if further action is needed to maintain the protectiveness of the remedy employed. The following activities are prohibited on any portion of the property where a building slab foundation and a vapor mitigation system are required, as shown on the **attached map**, Vapor Intrusion Assessment Results Summary, Figure B.4.a, dated March 19, 2014, unless prior written approval has been obtained from the DNR:

- removal of the existing barrier or cover;
- replacement with another barrier or cover;
- excavating or grading of the land surface;
- filling on covered or paved areas;
- plowing for agricultural cultivation;
- construction or placement of a building or other structure;
- changing the use or occupancy of the property to a residential exposure setting, which may include certain uses, such as single or multiple family residences, a school, day care, senior center, hospital, or similar residential exposure settings.
- changing the construction of a building that has a vapor mitigation system in place.

Closure Conditions

Compliance with the requirements of this letter is a responsibility to which you and any subsequent property owners must adhere. DNR staff will conduct periodic prearranged inspections to ensure that the conditions included in this letter and the attached maintenance plan are met. If these requirements are not followed, the DNR may take enforcement action under s. 292.11, Wis. Stats. to ensure compliance with the specified requirements, limitations or other conditions related to the property.

Please send written notifications in accordance with the following requirements to:

Department of Natural Resources
Attn: Remediation and Redevelopment Program Environmental Program Associate
3911 Fish Hatchery Road
Fitchburg, WI 53711

Residual Soil Contamination (ch. NR 718, chs. 500 to 536, Wis. Adm. Code or ch. 289, Wis. Stats.)
Soil contamination remains underneath and in back of the on-site building as indicated on the **attached map**, Pre/Post Remaining Soil Contamination, Figure B.2.c, dated July 15, 2013. If soil in the specific locations described above is excavated in the future, the property owner or right-of-way holder at the time of excavation must sample and analyze the excavated soil to determine if contamination remains. If sampling confirms that contamination is present, the property owner or right-of-way holder at the time of excavation will need to determine whether the material is considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable standards and rules. Contaminated soil may be managed in accordance with ch. NR 718, Wis. Adm. Code, with prior DNR approval.

In addition, all current and future owners and occupants of the property and right-of-way holders need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken to prevent a direct contact health threat to humans.

Depending on site-specific conditions, construction over contaminated soils or groundwater may result in vapor migration of contaminants into enclosed structures or migration along newly placed underground utility lines. The potential for vapor inhalation and means of mitigation should be evaluated when planning any future redevelopment, and measures should be taken to ensure the continued protection of public health, safety, welfare and the environment at the site.

Cover or Barrier (s. 292.12 (2) (a), Wis. Stats., s. NR 726.15, s. NR 727.07 Wis. Adm. Code)
The concrete slab building foundation that exists in the location shown on the **attached map**, Vapor Intrusion Assessment Results Summary, Figure B.4.a, dated March 19, 2014, shall be maintained in compliance with the **attached** Active Vapor Mitigation System Maintenance Plan, dated June 13, 2014, in order to prevent or limit vapor intrusion into the building.

A cover or barrier for industrial land uses, or certain types of commercial land uses may not be protective if the use of the property were to change such that a residential exposure would apply. This may include, but is not limited to single or multiple family residences, a school, day care, senior center, hospital or similar settings. In addition, a cover or barrier for multi-family residential housing use may not be appropriate for use at a single family residence.

The cover approved for this closure was designed to be protective for a commercial or industrial use setting. Before using the property for residential purposes, you must notify the DNR at least 45 days before taking an action, to determine if additional response actions are warranted.

A request may be made to modify or replace a cover or barrier. The replacement or modified cover or barrier must be protective of the revised use of the property, and must be approved in writing by the DNR prior to implementation.

The **attached maintenance plan and inspection log (DNR form 4400-305)** are to be kept up-to-date and on-site. Inspections shall be conducted semi-annually, in accordance with the attached maintenance plan. Submit the inspection log to the DNR only upon request.

Vapor Mitigation or Evaluation (s. 292.12 (2), Wis. Stats., s. NR 726.15, s. NR 727.07, Wis. Adm. Code)

Vapor intrusion is the movement of vapors coming from volatile chemicals in the soil or groundwater, into buildings where people may breathe air contaminated by the vapors. Vapor mitigation systems are used to interrupt the pathway, thereby reducing or preventing vapors from moving into the building.

Vapor Mitigation System: Soil vapor beneath the building contains chlorinated VOCs at levels that would pose a long-term risk to human health, if allowed to migrate into an occupied building on the property. The vapor mitigation system, installed on May 3, 2014, must be operated, maintained and inspected in accordance with the **attached** Active Vapor Mitigation System Maintenance Plan, dated June 13, 2014. System components must be repaired or replaced immediately upon discovery of a malfunction. Semi-annual inspections and any system repairs must be documented in the inspection log (DNR form 4400-305). The inspection log shall be kept up-to-date and on-site. Inspections shall be conducted semi-annually in accordance with the attached maintenance plan. Submit the inspection log to the DNR only upon request.

The integrity of the building and concrete slab foundation that exists on the property, shown on the **attached map**, Vapor Intrusion Assessment Results Summary, Figure B.4.a, dated March 19, 2014, must be maintained in compliance with the **attached maintenance plan**. This will help ensure proper functioning of the vapor mitigation system, limiting vapor intrusion to indoor air spaces.

Operating Dry Cleaners

In order to remain eligible for future reimbursement of cleanup costs from the Dry Cleaner Environmental Response Fund (DERF), the owner or operator of the dry cleaning facility must implement enhanced pollution prevention measures within 90 days of the date of this letter. These measures are found in Section 292.65 (5) (a) 2, Wis. Statutes, and s. NR 169.11 (2), Wis Adm. Code. In accordance with Section 292.65 (8) (f), Wis. Stats., the maximum amount of money that DERF can reimburse to any facility is \$500,000. The enhanced pollution prevention measures include:

- all wastes must be managed in accordance with federal and state hazardous waste rules;
- dry cleaning product or wastewater may not be discharged into any sanitary sewers, septic tanks, or any waters of the State;
- a containment structure must entirely surround and be capable of containing any spill or release of a dry cleaning product from a dry cleaning machine or other equipment;
- the floor within any containment structure must be sealed and be impervious to dry cleaning product;
- perchloroethene must be delivered to the dry cleaning facility by means of a closed, direct coupled delivery system.

In order to retain eligibility, you will need to verify that you have implemented these pollution prevention measures. Additional documentation, such as invoices and photographs of any enhanced pollution prevention measures you implement, can be used to provide verification.

In Closing

Please be aware that the case may be reopened pursuant to s. NR 727.13, Wis. Adm. Code, for any of the following situations:

- if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, or welfare or to the environment,
- if the property owner does not comply with the conditions of closure, with any deed restrictions applied to the property, or with a certificate of completion issued under s. 292.15, Wis. Stats, or
- a property owner fails to maintain or comply with a continuing obligation (imposed under this closure approval letter).

The DNR appreciates your efforts to restore the environment at this site. If you have any questions regarding this closure decision or anything outlined in this letter, please contact Denise Nettesheim at (608) 275-3209, or at Denise.Nettesheim@wisconsin.gov.

Sincerely,

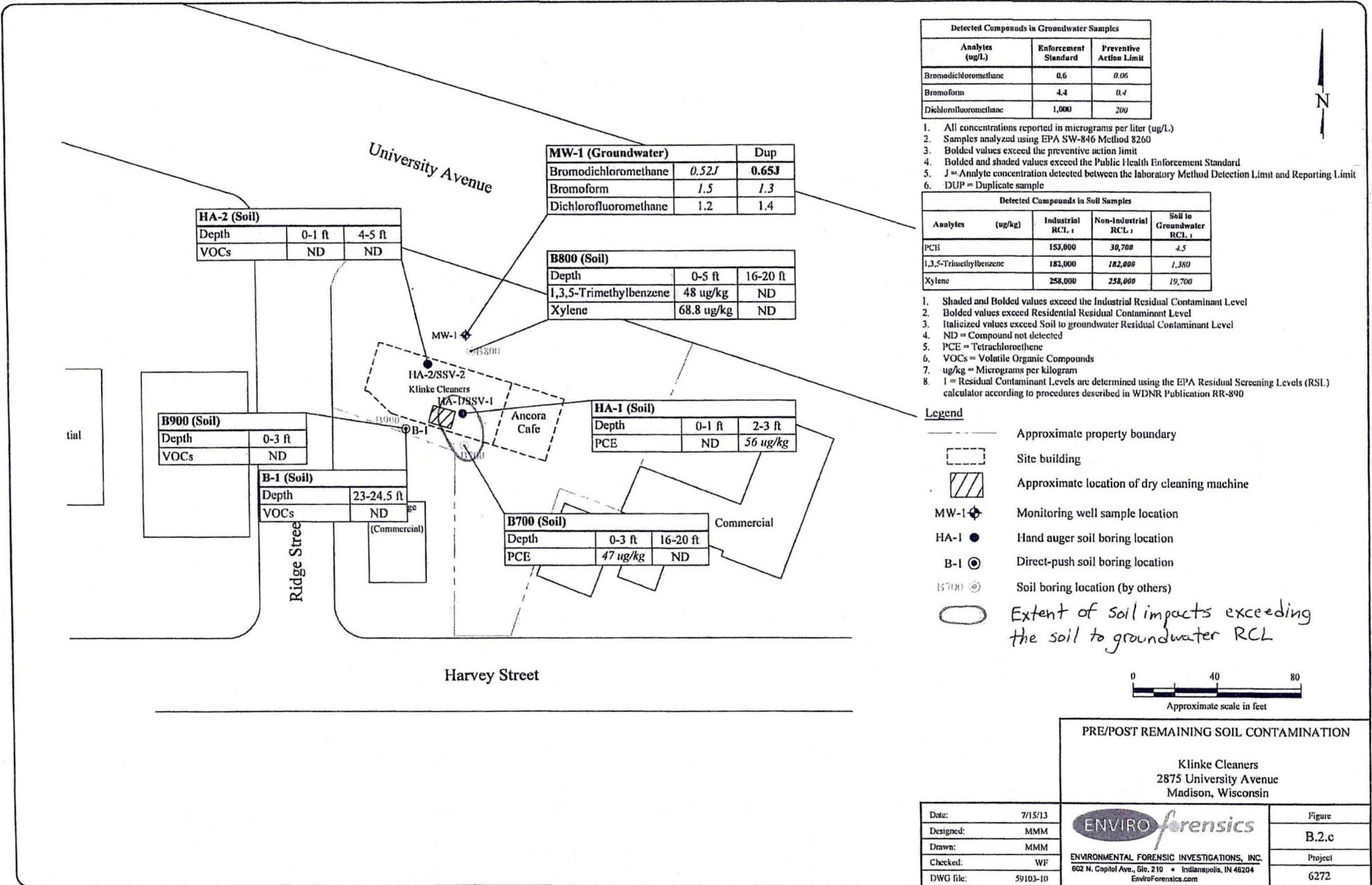


Linda Hanefeld, Team Supervisor
SCR Remediation & Redevelopment Program

Attachments:

- Pre/Post Remaining Soil Contamination, Figure B.2.c, dated July 15, 2013
- Active Vapor Mitigation System Maintenance Plan, dated June 13, 2014 (includes maps, inspection and maintenance log, photos of system, etc.)

cc: Brian Kappen, Environmental Forensic Investigations, N16 W23390 Stone Ridge Drive, Suite G,
Waukesha, WI 53188
Case File



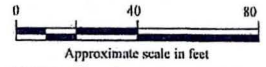
Detected Compounds in Groundwater Samples		
Analytes (ug/L)	Enforcement Standard	Preventive Action Limit
Bromodichloromethane	0.6	0.06
Bromoform	4.4	0.4
Dichlorofluoromethane	1,000	200

- All concentrations reported in micrograms per liter (ug/L).
- Samples analyzed using EPA SW-846 Method 8260
- Bolded values exceed the preventive action limit
- Bolded and shaded values exceed the Public Health Enforcement Standard
- J = Analyte concentration detected between the laboratory Method Detection Limit and Reporting Limit
- DUP = Duplicate sample

Detected Compounds in Soil Samples			
Analytes (ug/kg)	Industrial RCL _s	Non-Industrial RCL _s	Soil to Groundwater RCL _s
PCE	153,000	30,700	4.5
1,3,5-Trimethylbenzene	182,000	182,000	1,380
Xylene	258,000	258,000	19,700

- Shaded and Bolded values exceed the Industrial Residual Contaminant Level
- Bolded values exceed Residential Residual Contaminant Level
- Italicized values exceed Soil to groundwater Residual Contaminant Level
- ND = Compound not detected
- PCE = Tetrachloroethene
- VOCs = Volatile Organic Compounds
- ug/kg = Micrograms per kilogram
- J = Residual Contaminant Levels are determined using the EPA Residual Screening Levels (RSL) calculator according to procedures described in WDNR Publication RR-890

- Legend**
- Approximate property boundary
 - Site building
 - Approximate location of dry cleaning machine
 - MW-1 Monitoring well sample location
 - HA-1 Hand auger soil boring location
 - B-1 Direct-push soil boring location
 - Soil boring location (by others)
 - Extent of soil impacts exceeding the soil to groundwater RCL



PRE/POST REMAINING SOIL CONTAMINATION

Klinke Cleaners
2875 University Avenue
Madison, Wisconsin

Date: 7/15/13		Figure
Designed: MMM		B.2.c
Drawn: MMM		Project
Checked: WF		6272
DWG file: 59103-10		

ENVIRONMENTAL FORENSIC INVESTIGATIONS, INC.
802 N. Capitol Ave., Ste. 210 • Indianapolis, IN 46204
EnviroForensics.com

MW-1 (Groundwater)		
		Dup
Bromodichloromethane	0.52J	0.65J
Bromoform	1.5	1.3
Dichlorofluoromethane	1.2	1.4

B800 (Soil)		
Depth	0-5 ft	16-20 ft
1,3,5-Trimethylbenzene	48 ug/kg	ND
Xylene	68.8 ug/kg	ND

HA-1 (Soil)		
Depth	0-1 ft	2-3 ft
PCE	ND	56 ug/kg

B700 (Soil)		
Depth	0-3 ft	16-20 ft
PCE	47 ug/kg	ND

HA-2 (Soil)		
Depth	0-1 ft	4-5 ft
VOCs	ND	ND

B900 (Soil)	
Depth	0-3 ft
VOCs	ND

B-1 (Soil)	
Depth	23-24.5 ft
VOCs	ND



ACTIVE VAPOR MITIGATION SYSTEM MAINTENANCE PLAN

2875 University Avenue
Madison, WI 53705
PARCEL ID# 60070921206095
WDNR BRRTS# 02-13-551964

INTRODUCTION

This Maintenance Plan for the active vapor mitigation system (VMS) at 2875 University Avenue in Madison, Wisconsin (Site) has been prepared in accordance with the requirements of s. NR 724.13(2), Wisconsin Administrative Code and Wisconsin Department of Natural Resources (WDNR) Publication RR-981. Additional information about the Site can be obtained from the following sources:

- BRRTS on the Web (WDNR internet based data of contaminated sites):
<http://dnr.wi.gov/botw/GetActivityDetail.do?adn=0213551964&siteId=2042000&crumb=1&search=b>
- WDNR Project Manager Jim Walden at 608-267-7572 or james.walden@wisconsin.gov

DESCRIPTION AND PURPOSE OF ACTIVE VAPOR MITIGATION SYSTEM

The Site is located at 2875 University Avenue adjacent to the University of Wisconsin campus in the City of Madison, Wisconsin. The property is owned by Klinke Cleaners (Klinke). The Site consists of a 3,090 square foot slab-on-grade, one-story commercial building and asphalt paved parking area with drive thru service. The Site building is currently occupied by Klinke and Ancora Coffee Roasters (Ancora), which leases a portion of the Site building. The Site is bound by University Avenue to the north, a parking lot and commercial building to the east, two houses (including one house entirely converted into office spaces) and Harvey Street to the south, and Ridge Street to the west. The Site is situated in an area of mixed commercial and residential land use.

Soil contaminated by tetrachloroethene (PCE), a common dry-cleaning solvent, is located at a depth of approximately 2-3 feet below ground surface (bgs) in the area under the Site building and directly behind (within 10 feet) the building. Groundwater has not been encountered at depths of less than 20 feet bgs. The results of sub-slab vapor samples collected from beneath the building slab indicated a potential vapor intrusion risk. The sub-slab vapor results are depicted on **Figure B.4.a** (attached).



Installation of the VMS was completed on May 3, 2014. The VMS installed at the Site is a sub-slab depressurization system (SSDS) that consists of a fan and piping induce a negative pressure beneath the building slab and discharge vapors to the atmosphere. The purpose of the VMS is to prevent impacted soil vapors from entering the indoor air space. Proper operation and maintenance of the VMS is needed to ensure protection of public health and safety.

Two (2) extraction points installed beneath the concrete slab on the south side of the building. A hammer drill with a 3.5-inch core bit was used to drill through the concrete floor and sub-slab material was excavated with a wet/dry vacuum to create a void space. Vent piping, consisting of 3-inch diameter schedule 40 poly-vinyl chloride (PVC), extends from the extraction points, up the adjacent walls, and through the south exterior wall of the building. The pipe was sealed into place in the floor and exterior wall using a clear weather-resistant expandable epoxy resin material. The vent pipe discharge was positioned approximately 16 feet above the ground surface and extended above the roofline. A RadonAway model GP 501 centrifugal fan was installed in line with the outside vent pipe approximately 17 feet above the ground surface. The fan was wired to an exterior 15 ampere electrical toggle switch, which was placed in an outdoor electrical switch box located just below the fan. Power to the switch comes from a 15-amp breaker in the breaker box located in the mechanical room. Photographs of the system are attached. A plan view schematic and additional photographs of the VMS are provided in **Attachment A**.

MAINTENANCE ACTIVITIES

The VMS will be inspected on a semi-annual basis to determine and maintain proper system operation. Maintenance will include the following activities:

1. Testing the system alarm. The alarm unit is essentially comprised of a pressure switch that detects pressure differential through a tubing connection installed on Extraction Point 1. Test the alarm as follows: with the system alarm plugged in, disconnect the clear tubing from the piping at Extraction Point 1. Both the red indicator light and the audible alarm should activate. Reconnect the clear pressure tubing to the piping. The red light and the audible alarm will go off and the green light will come on.
2. Visual inspection of the fan and PVC piping to identify any obvious damage affecting operation.
3. Inspect the existing concrete slab of the building foundation for deterioration, cracks and other potential problems that can cause exposure to underlying soil. The concrete slab serves as a barrier to vapor intrusion and it must be maintained in good condition. The inspections will be performed to evaluate damage due to settling, exposure to wear from traffic, increasing age, and other factors.

If problems are noted during the inspections or at any other time, repairs will be scheduled as soon as practical. Repairs may include replacing VMS components or patching the concrete



slab. In the event that necessary maintenance activities expose the underlying soil, maintenance workers must be informed of the soil contamination.

Inspection, maintenance, and repair activities will be documented on Form 4400-305: Continuing Obligations Inspection and Maintenance Log, included as **Attachment B**. The log will be maintained by the property owner at the Site and will be available for submittal or inspection by WDNR representatives or other parties (i.e., employees, future property owners, etc.) upon request. If any problem occurs for more than two (2) successive inspections, the WDNR must be notified.

PROHIBITION OF ACTIVITIES AND NOTIFICATION

THE WDNR MUST BE NOTIFIED PRIOR TO ACTIONS AFFECTING THE VAPOR MITIGATION SYSTEM

The following activities are prohibited on any portion of the property where the active VMS is located and is required, unless prior written approval has been obtained from the WDNR:

- 1) Removal of the existing system;
- 2) Replacement with another system;
- 3) Modifications to the existing system;
- 4) Construction or placement of a building or other structure; or
- 5) Changes in land use or property use.

Any replacement system will be subject to the same maintenance and inspection guidelines as outlined in this Maintenance Plan unless indicated otherwise by the WDNR or its successor.

AMENDMENT OR WITHDRAWAL OF MAINTENANCE PLAN

This Maintenance Plan can be amended or withdrawn by the property owner and its successors with the written approval of the WDNR.

CONTACT INFORMATION

Site Owner and Operator: Richard Klinke
Klinke Cleaners Inc.
4518 Monona Dr
Madison, WI 53716



Property Owner:

Richard Klinke
Klinke Cleaners Inc.
4518 Monona Dr
Madison, WI 53716

Consultant:

Environmental Forensic Investigations, Inc.
Brian Kappen, PG
N16 W23390 Stone Ridge Dr, Suite G
Waukesha, WI 53188
(414)326-4412
bkappen@enviroforensics.com

WDNR:

Jim Walden
101 S Webster St
Madison WI 53716
(608) 267-7572
James.walden@wisconsin.gov

SSDS Maintenance:

Vapor Protection Services
Nicholas Martinez
6544 Ferguson Street, Suite A,
Indianapolis, IN 46220
(317) 252-5295



PHOTOGRAPHS



Photograph 1: Extraction Point 2. May 13, 2013



Photograph 2: VMS Fan, Electrical Switch and Exhaust. May 3, 2013

FIGURE

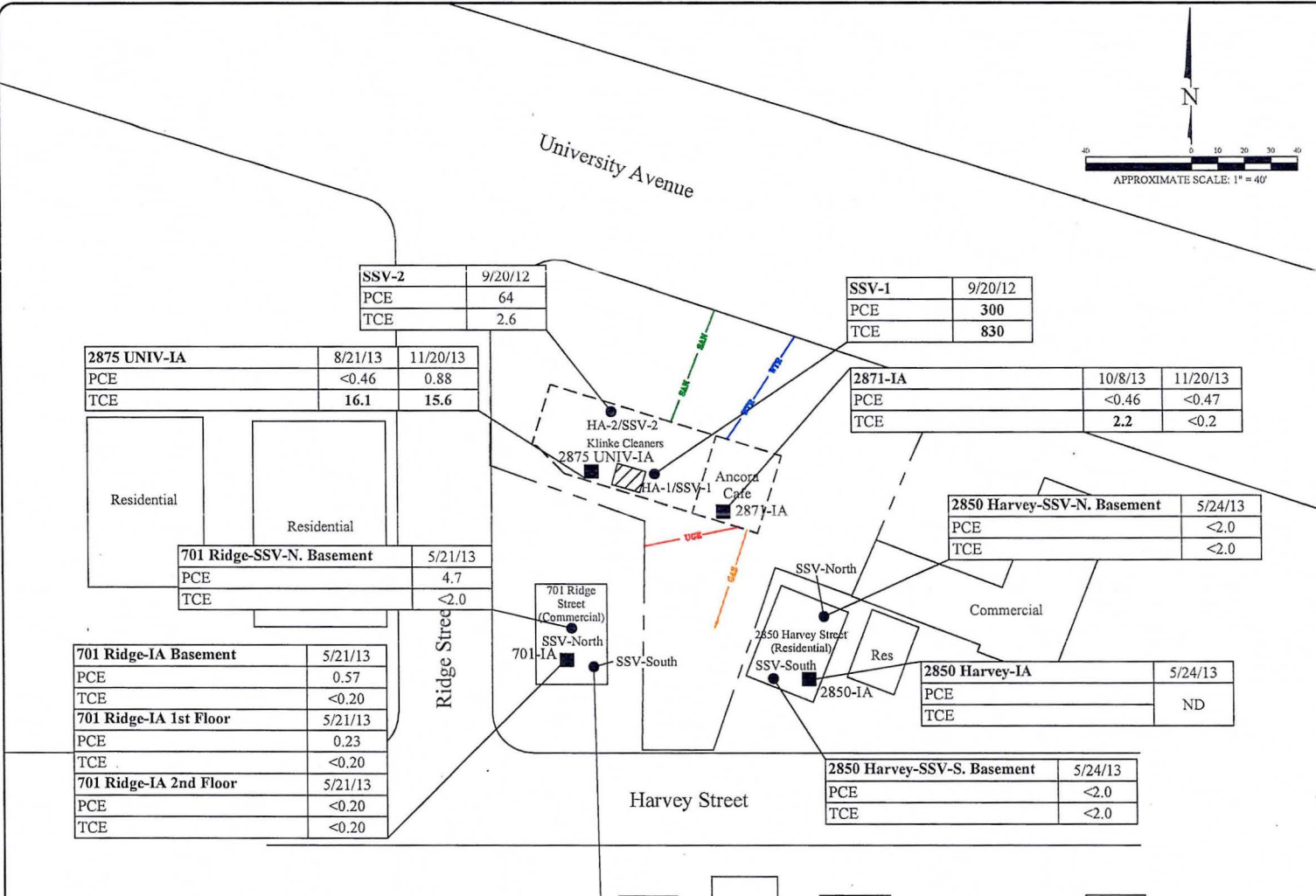
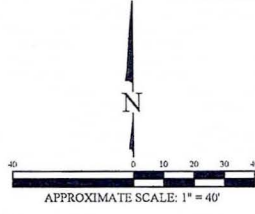
Legend

Analytes (ppbv)	Non-Residential Vapor Risk Screening Level	Residential Vapor Risk Screening Level
PCE	270	62
TCE	16	3.9

Analytes (ppbv)	Non-Residential Vapor Action Level	Residential Vapor Action Level
PCE	27	6.2
TCE	1.6	0.39

- All concentrations reported in parts per billion by volume (ppbv)
- PCE = Tetrachloroethene
- TCE = Trichloroethene
- Bolded values exceed the Vapor Risk Screening Level or Vapor Action Level
- Only compounds detected at concentrations exceeding screening levels are shown
- ND = Not Detected

- - - Approximate property boundary
- UGAS Underground gas utility line
- UWU Underground water utility line
- USU Underground sanitary utility line
- UUE Underground electrical utility line
- Site building
- Approximate location of dry cleaning machine
- SSV-1 ● Sub-slab vapor sample location
- 2871-IA ■ Indoor air sample



SSV-2	9/20/12
PCE	64
TCE	2.6

SSV-1	9/20/12
PCE	300
TCE	830

2875 UNIV-IA	8/21/13	11/20/13
PCE	<0.46	0.88
TCE	16.1	15.6

2871-IA	10/8/13	11/20/13
PCE	<0.46	<0.47
TCE	2.2	<0.2

2850 Harvey-SSV-N. Basement	5/24/13
PCE	<2.0
TCE	<2.0

701 Ridge-SSV-N. Basement	5/21/13
PCE	4.7
TCE	<2.0

701 Ridge-IA Basement	5/21/13
PCE	0.57
TCE	<0.20

2850 Harvey-IA	5/24/13
PCE	ND
TCE	ND

701 Ridge-IA 1st Floor	5/21/13
PCE	0.23
TCE	<0.20

2850 Harvey-SSV-S. Basement	5/24/13
PCE	<2.0
TCE	<2.0

701 Ridge-IA 2nd Floor	5/21/13
PCE	<0.20
TCE	<0.20

701 Ridge-SSV-S. Basement	5/21/13
PCE	<2.0
TCE	<2.0

VAPOR INTRUSION ASSESSMENT RESULTS SUMMARY
 Klinke Cleaners
 2875 University Avenue
 Madison, Wisconsin

Date:	3/19/14
Designed:	EB
Drawn:	EB
Checked:	BK
DWG file:	6272-0130



ENVIRONMENTAL FORENSIC INVESTIGATIONS, INC.
 802 N. Capitol Ave., Ste. 210 • Indianapolis, IN 46204
 EnviroForensics.com

Figure	B.4.a.
Project	6272



ATTACHMENT A

VAPOR MITIGATION SYSTEM INSTALLATION REPORT



VAPOR
PROTECTION
SERVICES

INSTALLATION REPORT

May 15, 2013

Mr. Wayne Fassbender
EnviroForensics
602 N Capitol Ave
Indianapolis, IN



Vapor Mitigation System Installation Report
2871-2875 University Ave, Madison, Wisconsin

Date of SSDS Installation: May 2 - 3, 2013

Vapor Protection Services (VPS) is pleased to provide a Vapor Mitigation System Installation Report that summarizes the scope of services performed at 2871-2875 University Ave, Madison, Wisconsin. The scope of services performed at the Site is detailed in VPS Proposal No. 20130128 and is noted below.

Scope of Service:

- VPS utilized a sub-slab depressurization system (SSDS) and RadonAway Model GP501 fan to depressurize the soil beneath the 3090 square foot concrete slab to meet performance criteria.
- The SSDS utilizes 2 extraction points, approximately 75 feet of 3 inch schedule 40 PVC pipe, and 1 model GP501 fan with a system alarm.
- The fan was hardwired to a dedicated circuit breaker in an existing electrical panel with a dedicated on/off switch located next to the mitigation fan.

Please Note:

- A figure depicting the SSDS layout is included as **Figure 1**.
- Photos taken during the installation have been included as **Attachment 1**.
- VPS's radon mitigation certification is included as **Attachment 2**.
- RadonAway fan 5-year warranty is included as **Attachment 3**.

Vapor Mitigation System Monitoring and Periodic Inspections

We advise consultants, maintenance personnel or property owners to conduct inspections of all SSDS and SMDS on a semi-annual basis to verify that vapor mitigation system components are operating properly. The inspection should include the following:

1. Test the system alarm. With the system alarm plugged in, disconnect the clear tubing from the PVC pipe. Both the read indicator light and the audible alarm will be on. Reconnect the clear pressure tubing to the piping. The red light and the audible alarm will go off. The green light will come on. Contact VPS immediately for repair and/or maintenance.
2. Never open a RadonAway fan, which is factory sealed and designed to be maintenance-free for the life of the fan. Should the fan's casing be opened or the factory seal broken, the five-year factory warranty and any service warranty may be voided.
3. Observe the Radonway fan(s) and note any abnormal sounds or noises coming from the fan including buzzing, scraping, rattling, or et cetera. If any abnormal noises or sounds are audible, contact VPS.
4. Inspect the PVC piping of the system for damage or cracks. If any damage occurs to the PVC piping, contact VPS. If any cracks are apparent or noticeable during inspection, seal the cracks.

Contact VPS for Additional Service & Maintenance should any occasion arise that may causes concern that the SSDS is not functioning properly as vapor intrusion may no longer be mitigated to meet performance criteria provided to VPS by consultant.

Conclusion:

VPS submits this report as written and visual documentation that the contracted work scope for vapor mitigation as detailed in Proposal No. 20130128 was successfully completed to the approval of EnviroForensics at Site. Please do not hesitate to contact me with any questions you might have regarding this report. nick@vaporprotection.com

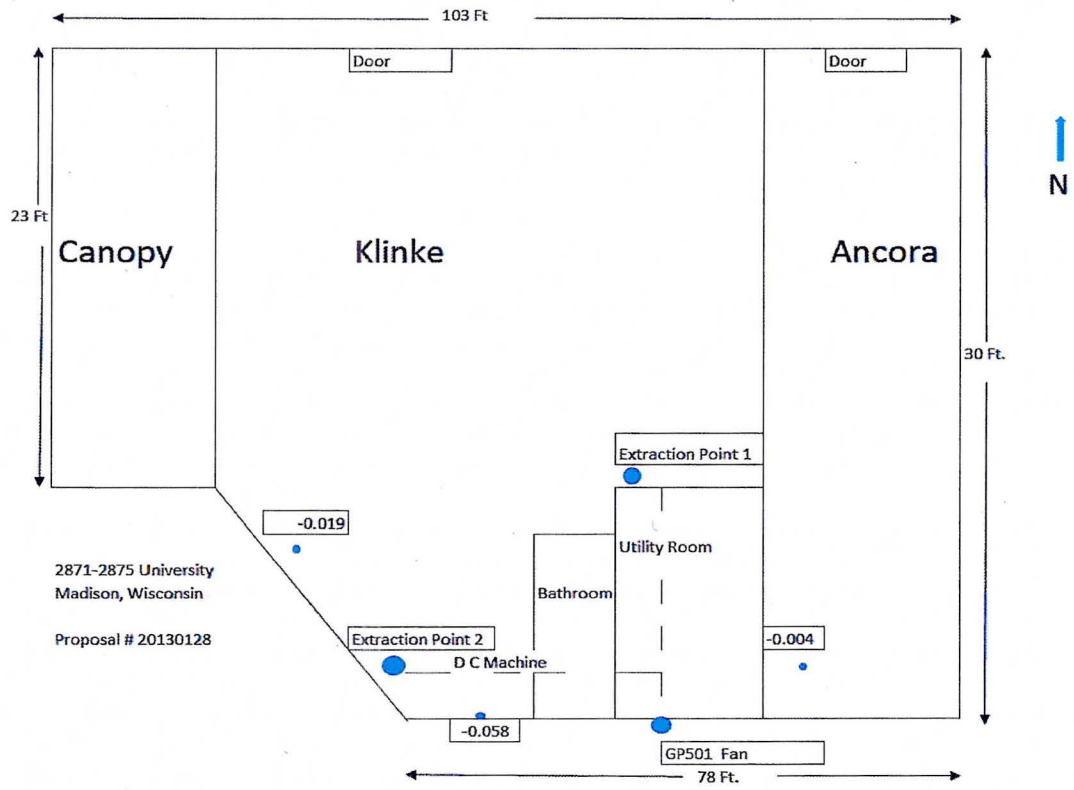
Respectfully Submitted,



Nick Martinez
Director of Technical Services
Vapor Protection Services®
6507 Ferguson Street
Indianapolis, IN 46220
317.252.5295
VaporProtection.com

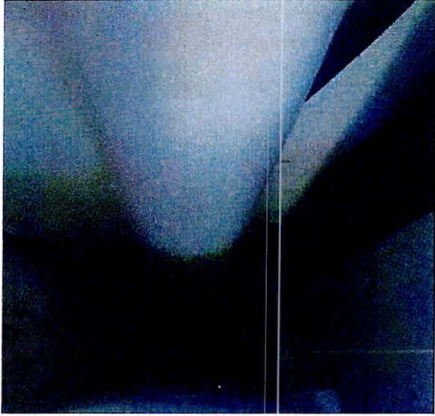
Figure 1

Vapor Mitigation System Layout

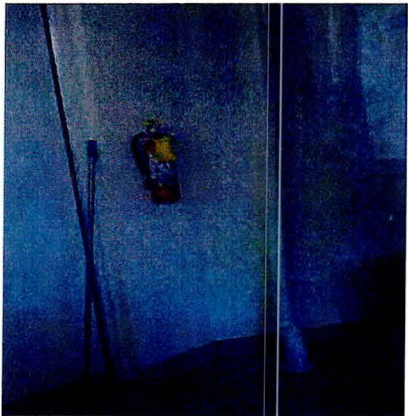


Attachment 1

Installation Photographs



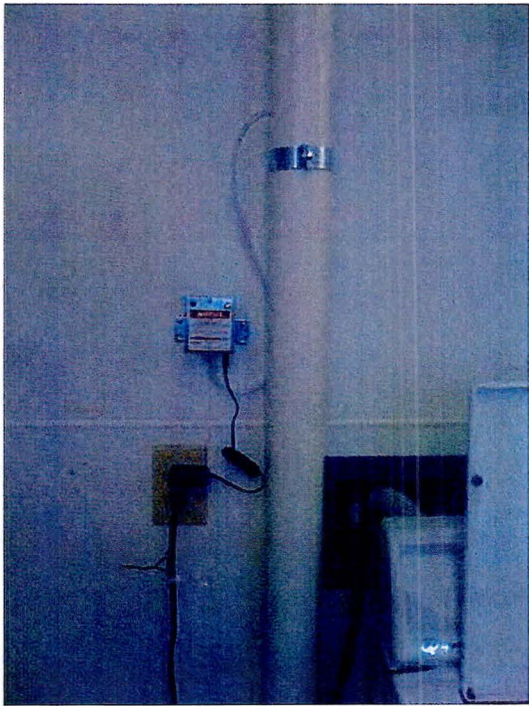
Extraction Point 1



Extraction Point 2



Fan



Alarm System

Attachment 2
Mitigation Certification



National Radon Proficiency Program



Nicolas Martinez
Residential Mitigation Provider
ID Number: 106792 RMT Expiration: 1/31/2015
To confirm validity of this certification call (800) 269-4174. Verification of adherence to state and local regulations is advised. See reverse for specific certification designations.

Indiana State Department of Health
Lead and Healthy Homes
2 N. Meridian Street, 5J
Indianapolis, IN 46204 (317) 234-4423

Radon Mitigator License

Certificate Number	Status	Expiration Date
RTM00633	Active	12/31/2015

NICOLAS MARTINEZ

Attachment 3
RadonAway Fan Warranty

WARRANTY

Subject to any applicable consumer protection legislation, RadonAway warrants that the GPx01XP/XR Series Fan (the "Fan") will be free from defects in materials and workmanship for a period of 90 days from the date of purchase (the "Warranty Term").

RadonAway will replace any Fan which fails due to defects in materials or workmanship. The Fan must be returned (at Owner's cost) to the RadonAway factory. Any Fan returned to the factory will be discarded unless the Owner provides specific instructions along with the Fan when it is returned regardless of whether or not the Fan is actually replaced under this warranty. Proof of purchase must be supplied upon request for service under this Warranty.

This Warranty is contingent on installation of the Fan in accordance with the instructions provided. This Warranty does not apply where any repairs or alterations have been made or attempted by others, or if the unit has been abused or misused. Warranty does not cover damage in shipment unless the damage is due to the negligence of RadonAway.

5 YEAR EXTENDED WARRANTY WITH PROFESSIONAL INSTALLATION

RadonAway will extend the Warranty Term of the fan to 5 years from date of manufacture if the Fan is installed in a professionally designed and professionally installed radon system or installed as a replacement fan in a professionally designed and professionally installed radon system. Proof of purchase and/or proof of professional installation may be required for service under this warranty. Outside the Continental United States and Canada the extended Warranty Term is limited to one (1) year from the date of manufacture.

RadonAway is not responsible for installation, removal or delivery costs associated with this Warranty.

EXCEPT AS STATED ABOVE, THE GPx01XP/XR SERIES FANS ARE PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING, WITHOUT LIMITATION, IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.

IN NO EVENT SHALL RADONAWAY BE LIABLE FOR ANY DIRECT, INDIRECT, SPECIAL, INCIDENTAL, OR CONSEQUENTIAL DAMAGES ARISING OUT OF, OR RELATING TO, THE FAN OR THE PERFORMANCE THEREOF. RADONAWAY'S AGGREGATE LIABILITY HEREUNDER SHALL NOT IN ANY EVENT EXCEED THE AMOUNT OF THE PURCHASE PRICE OF SAID PRODUCT. THE SOLE AND EXCLUSIVE REMEDY UNDER THIS WARRANTY SHALL BE THE REPAIR OR REPLACEMENT OF THE PRODUCT, TO THE EXTENT THE SAME DOES NOT MEET WITH RADONAWAY'S WARRANTY AS PROVIDED ABOVE.

For service under this Warranty, contact RadonAway for a Return Material Authorization (RMA) number and shipping information. No returns can be accepted without an RMA. If factory return is required, the customer assumes all shipping cost to and from factory.

RadonAway
3 Saber Way
Ward Hill, MA 01835
TEL: (978) 521-3703
FAX: (978) 521-3954

*Klinke
University*

Record the following information for your records:

Serial No. 139030

Purchase Date 05/01/2013

GP501



ATTACHMENT B

INSPECTION AND MAINTENANCE LOG

Directions: In accordance with s. NR 727.05 (1) (b) 3., Wis. Adm. Code, use of this form for documenting the inspections and maintenance of certain continuing obligations is required. Personal information collected will be used for administrative purposes and may be provided to requesters to the extent required by Wisconsin's Open Records law [ss. 19.31-19.39, Wis. Stats.]. When using this form, identify the condition that is being inspected. See the closure approval letter for this site for requirements regarding the submittal of this form to the Department of Natural Resources. A copy of this inspection log is required to be maintained either on the property, or at a location specified in the closure approval letter. Do NOT delete previous inspection results. This form was developed to provide a continuous history of site inspection results. The Department of Natural Resources project manager is identified in the closure letter. The project manager may also be identified from the database, BRRTS on the Web, at <http://dnr.wi.gov/botw/SetUpBasicSearchForm.do>, by searching for the site using the BRRTS ID number, and then looking in the "Who" section.

Activity (Site) Name	BRRTS No.
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Inspections are required to be conducted (see closure approval letter):

annually
 semi-annually
 other – specify _____

When submittal of this form is required, submit the form electronically to the DNR project manager. An electronic version of this filled out form, or a scanned version may be sent to the following email address (see closure approval letter):

Inspection Date	Inspector Name	Item	Describe the condition of the item that is being inspected	Recommendations for repair or maintenance	Previous recommendations implemented?	Photographs taken and attached?
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N

Continuing Obligations Inspection and Maintenance Log

Form 4400-305 (2/14)

Page 2 of 2

BRRTS No. _____

Activity (Site) Name _____

{Click to Add/Edit Image}

Date added:

Title:

{Click to Add/Edit Image}

Date added:

Title: