











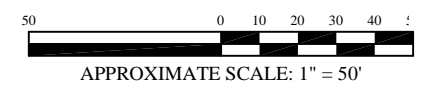


Legend

-  GAS — Underground gas utility line
-  WTR — Underground water utility line
-  SAN — Underground sanitary utility line
-  UGE — Underground electrical utility line
-  UGT — Underground fiber optic line
-  — Property boundary
-  — Approximate location of dry cleaning machine
-  SSV-1 ⊗ Sub-slab vapor sample location
-  GP-1 ● Soil boring location
-  B1600 ● Previous site assessment boring
-  MW-1 ⊕ Water table monitoring well
-  PZ-1 ● Soil boring/ Groundwater piezometer



SITE LAYOUT MAP

Klinke Cleaners
1295 North Sherman Avenue
Madison, Wisconsin

Date:	11/22/13
Designed:	BK
Drawn:	EB
Checked:	WF
DWG file:	6274-0086



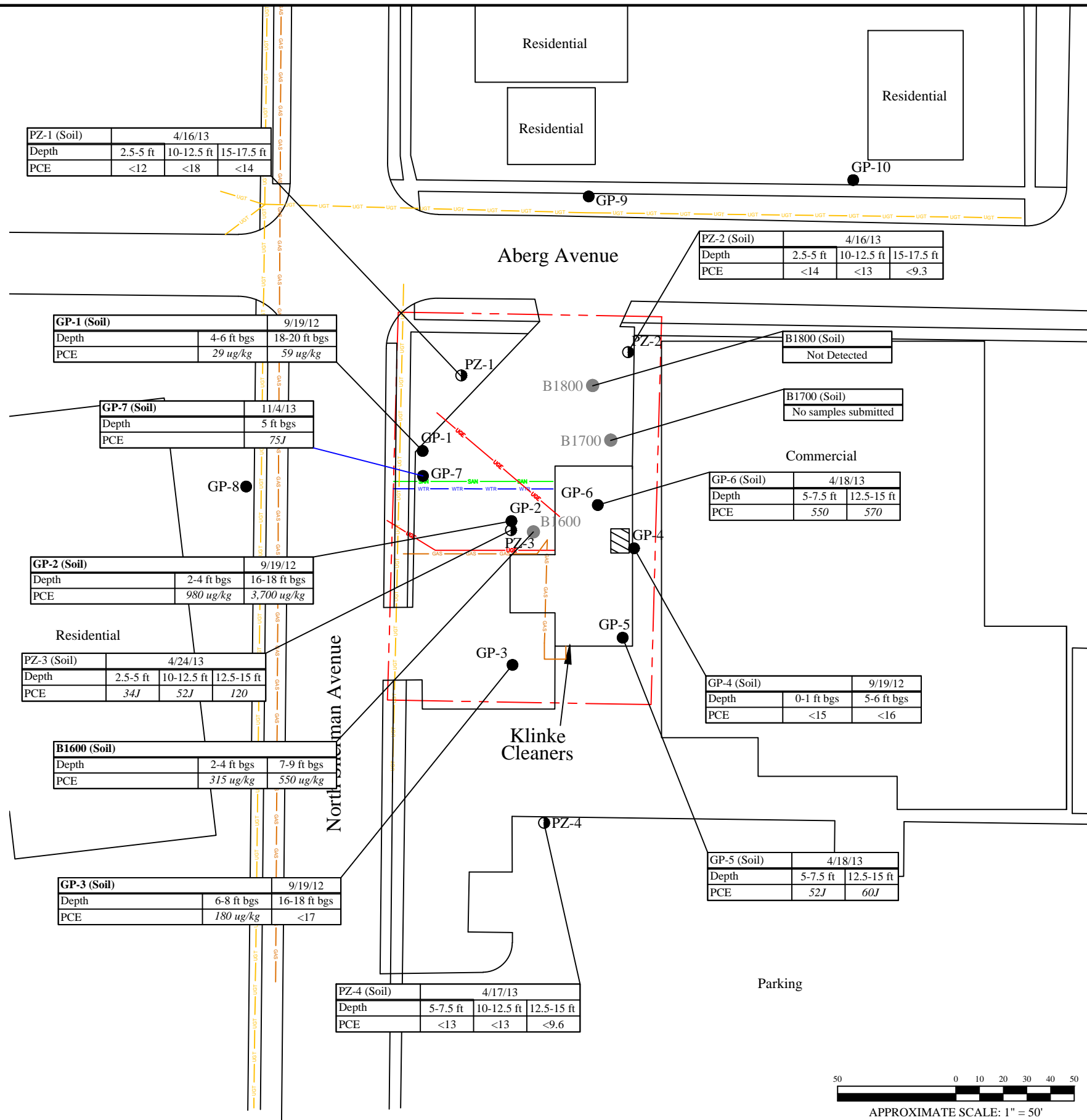
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Figure	1
Project	6274



Detected Compounds in Soil Samples			
Analytes (ug/kg)	Industrial RCL ₁	Non-Industrial RCL ₁	Soil to Groundwater RCL ₁
PCE	145,000	33,000	4.5

1. Italicized values exceed Soil to groundwater Residual Contaminant Level
2. All soil sample results in units if ug/kg = Micrograms per kilogram
3. 1 = Residual Contaminant Levels are determined using the EPA Residual Screening Levels (RSL) calculator according to procedures described in WDNR Publication RR-890
4. J = Concentration above the method detection limit and below the reporting limit



PZ-1 (Soil)			
4/16/13			
Depth	2.5-5 ft	10-12.5 ft	15-17.5 ft
PCE	<12	<18	<14

PZ-2 (Soil)			
4/16/13			
Depth	2.5-5 ft	10-12.5 ft	15-17.5 ft
PCE	<14	<13	<9.3

GP-1 (Soil)		
9/19/12		
Depth	4-6 ft bgs	18-20 ft bgs
PCE	29 ug/kg	59 ug/kg

B1800 (Soil)	
Not Detected	

B1700 (Soil)	
No samples submitted	

GP-7 (Soil)	
11/4/13	
Depth	5 ft bgs
PCE	75J

GP-6 (Soil)		
4/18/13		
Depth	5-7.5 ft	12.5-15 ft
PCE	550	570

GP-2 (Soil)		
9/19/12		
Depth	2-4 ft bgs	16-18 ft bgs
PCE	980 ug/kg	3,700 ug/kg

GP-4 (Soil)	
9/19/12	
Depth	0-1 ft bgs
PCE	<15

PZ-3 (Soil)			
4/24/13			
Depth	2.5-5 ft	10-12.5 ft	12.5-15 ft
PCE	34J	52J	120

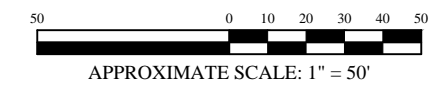
B1600 (Soil)		
9/19/12		
Depth	2-4 ft bgs	7-9 ft bgs
PCE	315 ug/kg	550 ug/kg

GP-3 (Soil)		
9/19/12		
Depth	6-8 ft bgs	16-18 ft bgs
PCE	180 ug/kg	<17

PZ-4 (Soil)			
4/17/13			
Depth	5-7.5 ft	10-12.5 ft	12.5-15 ft
PCE	<13	<13	<9.6

Legend

- Undergrnd gas utility line
- Undergrnd water utility line
- Undergrnd sanitary utility line
- Undergrnd electrical utility line
- Undergrnd fiber optic line
- Property boundary
- Approximate location of dry cleaning machine
- GP-1 Soil boring location
- B1600 Previous site assessment boring
- PZ-1 Soil boring/groundwater piezometer



SOIL ANALYTICAL RESULTS SUMMARY

Klinke Cleaners
1295 North Sherman Avenue
Madison, Wisconsin

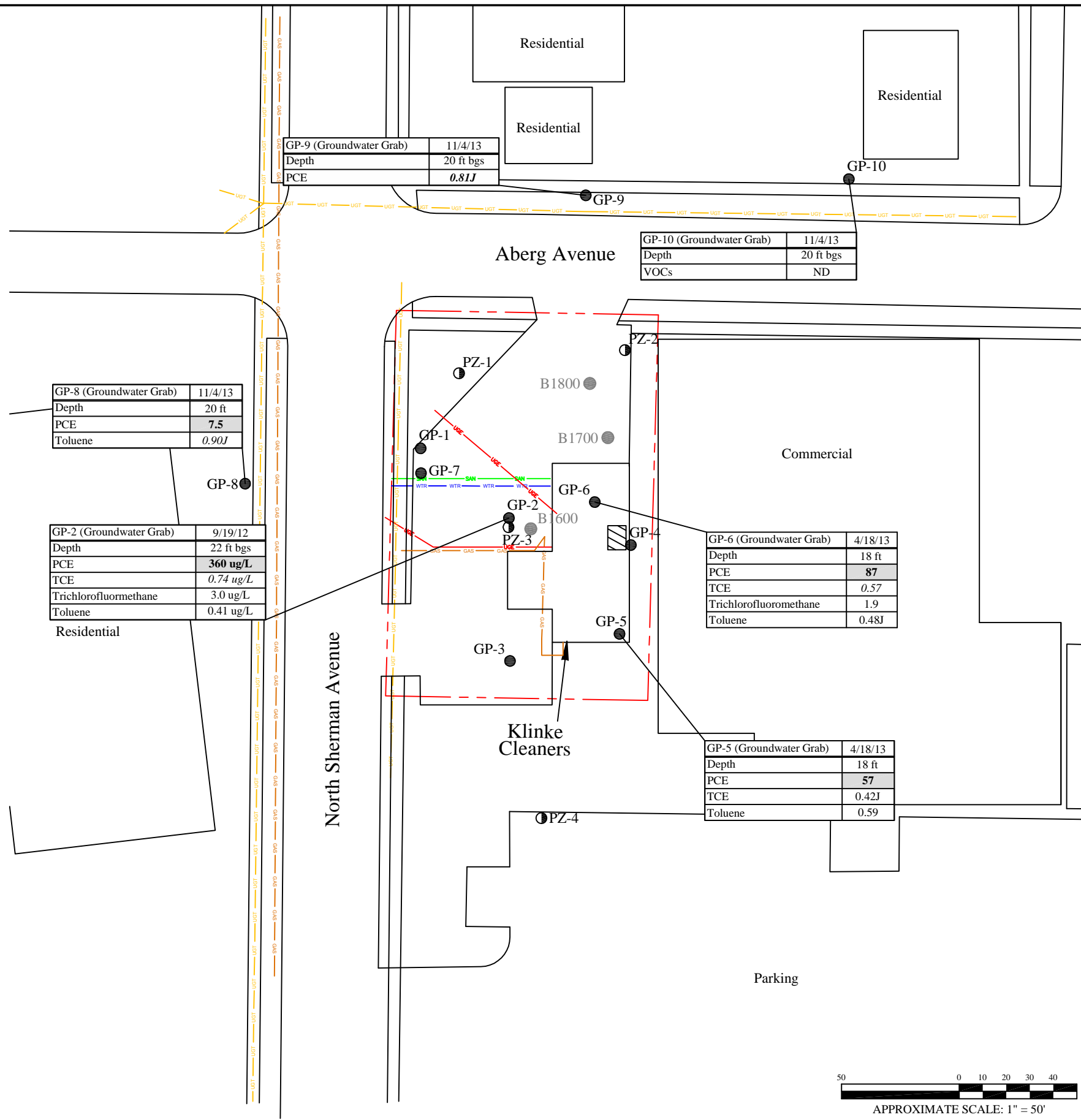
Date:	11/22/13
Designed:	EB
Drawn:	EB
Checked:	WF
DWG file:	6274-0087

Figure	2
Project	6274



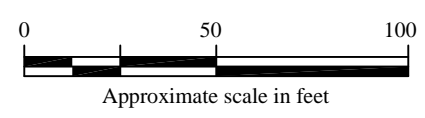
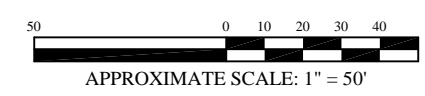
Detected Compounds in Groundwater Grab		
Analytes (ug/L)	Public Health Enforcement Standards	Public Health Preventive Action Limit
PCE	5	0.5
TCE	5	0.5
Trichlorofluoromethane	3,490	698
Toluene	800	160

1. Shaded and Bolded values indicates an exceedance of the Public Health Enforcement Standard
2. Bolded values indicates an exceedance of the Public Health Preventive Action Limit
3. PCE = Tetrachloroethylene
4. TCE = Trichloroethylene
5. All grab groundwater sample results in units of ug/L = Micrograms per liter
6. J = Concentration above the method detection limit and below the reporting limit
7. VOCs = Volatile Organics Compounds
8. ND = Not detected



Legend

- GAS - GAS - GAS Underground gas utility line
- WTR - WTR - WTR Underground water utility line
- SAN - SAN - SAN Underground sanitary utility line
- UGE - UGE - UGE Underground electrical utility line
- UGT - UGT - UGT Underground fiber optic line
- Property boundary
- Approximate location of dry cleaning machine
- GP-1 Soil boring location
- B1600 Previous site assessment boring
- PZ-1 Soil boring/groundwater piezometer



GRAB GROUNDWATER ANALYTICAL RESULTS SUMMARY

Klinke Cleaners
 1295 North Sherman Avenue
 Madison, Wisconsin

Date:	11/22/13
Designed:	EB
Drawn:	EB
Checked:	BK
DWG file:	6274-0088

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Figure	3
Project	6274

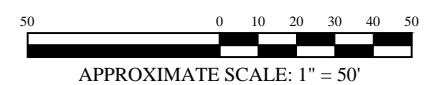
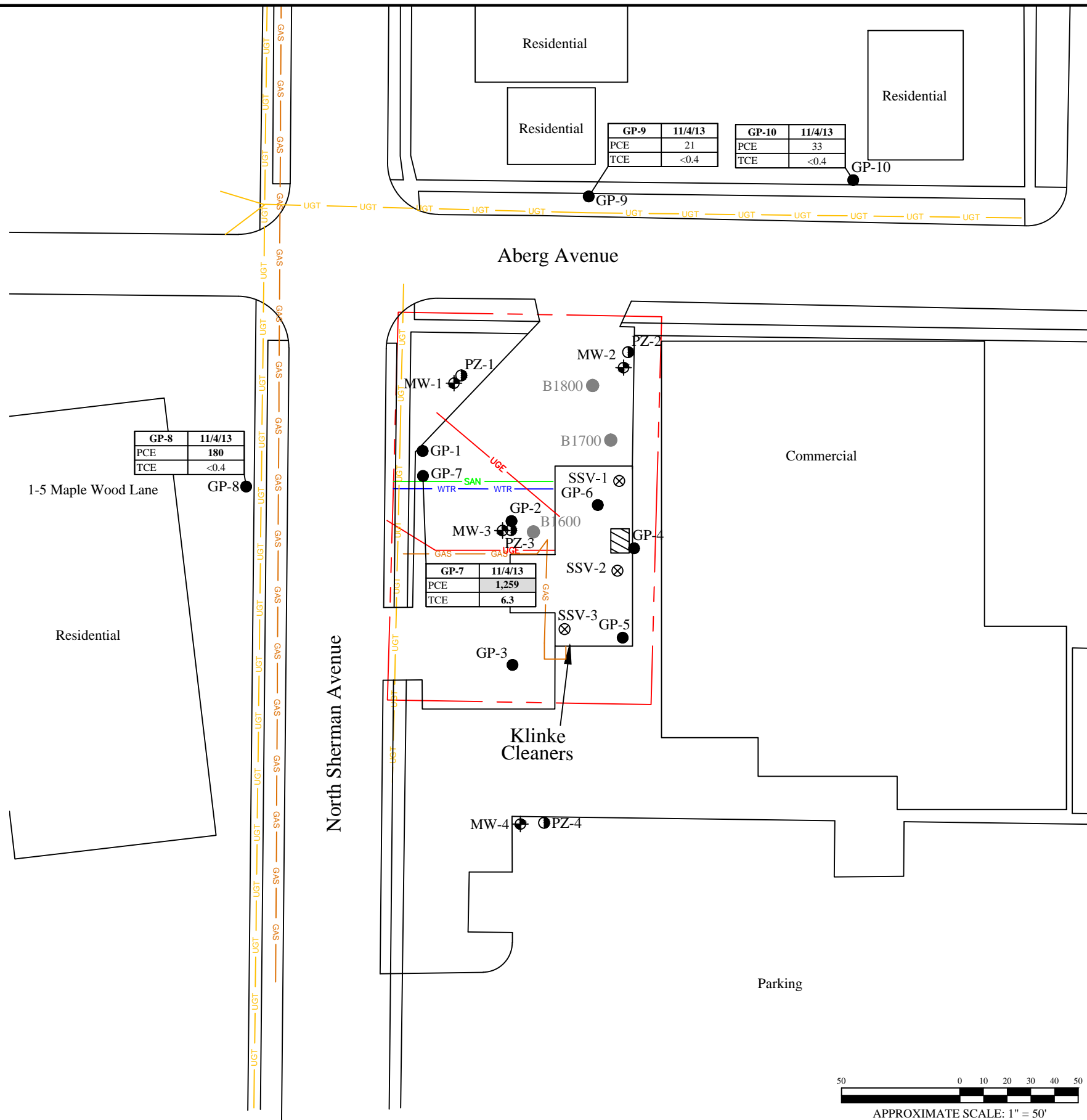


Legend

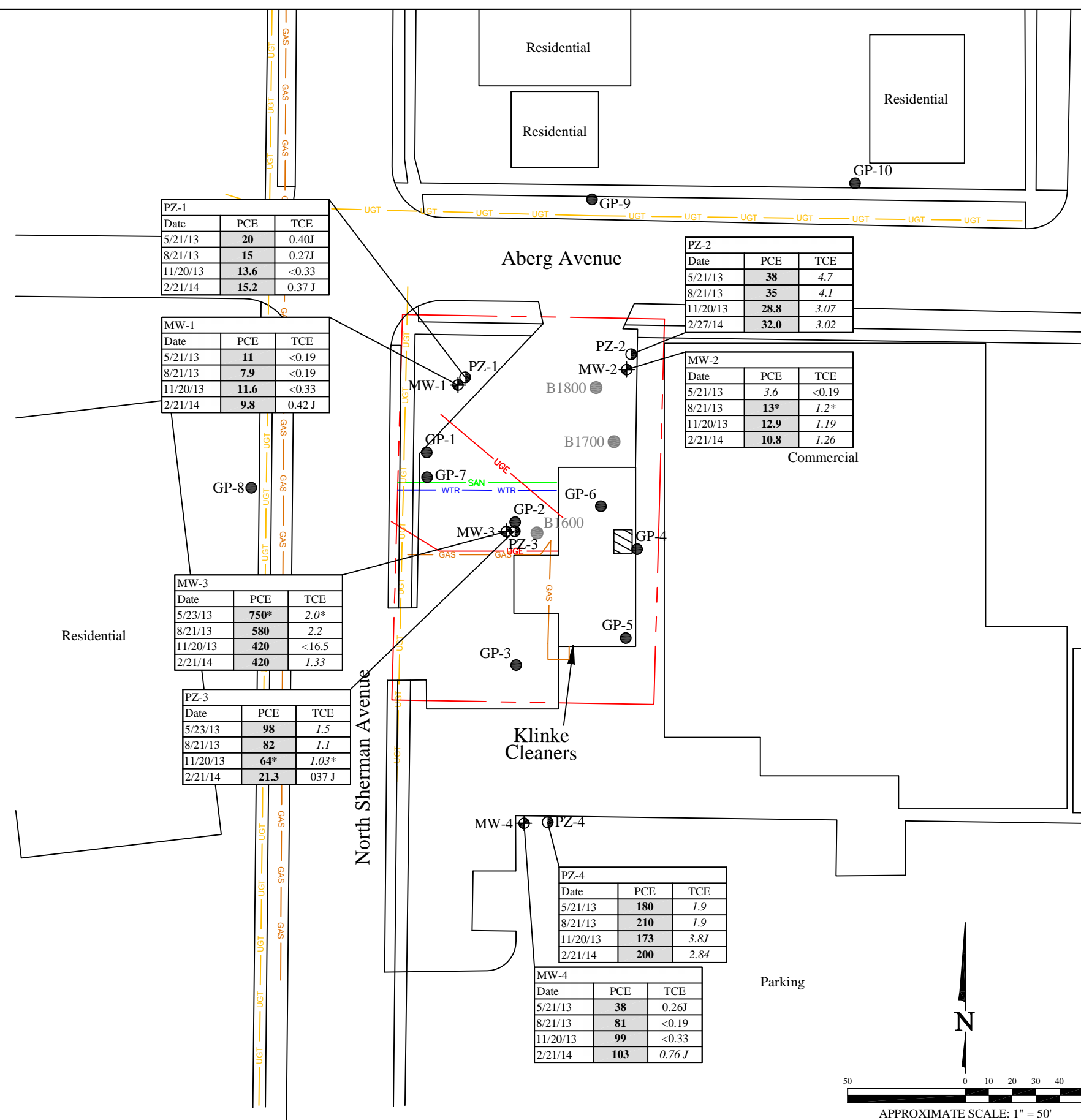
Detected Compounds in Soil gas Samples		
Analytes (ppbv)	Non-Residential Vapor Risk Screening Level	Residential Vapor Risk Screening Level
PCE	270	42
TCE	16	2.1

1. PCE = Tetrachloroethene
2. TCE = Trichloroethene
3. All concentrations reported in units of parts per billion by volume (ppbv)
4. Bolded and shaded values exceed the non-residential VRSL
5. Bolded values exceed the residential VRSL

- GAS — Underground gas utility line
- WTR — Underground water utility line
- SAN — Underground sanitary utility line
- UGE — Underground electrical utility line
- UGT — Underground fiber optic line
- Property boundary
- Approximate location of dry cleaning machine
- SSV-1 — Sub-slab vapor sample location
- GP-1 — Soil boring location
- B1600 — Previous site assessment boring
- MW-1 — Water table monitoring well
- PZ-1 — Soil boring/ Groundwater piezometer



SUMMARY OF SOIL GAS ANALYTICAL RESULTS											
Klinke Cleaners 1295 North Sherman Avenue Madison, Wisconsin											
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Date:	11/22/13										
Designed:	BK										
Drawn:	EB										
Checked:	WF										
DWG file:	6274-0089										
	Figure 4										
	Project 6274										



PZ-1		
Date	PCE	TCE
5/21/13	20	0.40J
8/21/13	15	0.27J
11/20/13	13.6	<0.33
2/21/14	15.2	0.37 J

MW-1		
Date	PCE	TCE
5/21/13	11	<0.19
8/21/13	7.9	<0.19
11/20/13	11.6	<0.33
2/21/14	9.8	0.42 J

PZ-2		
Date	PCE	TCE
5/21/13	38	4.7
8/21/13	35	4.1
11/20/13	28.8	3.07
2/27/14	32.0	3.02

MW-2		
Date	PCE	TCE
5/21/13	3.6	<0.19
8/21/13	13*	1.2*
11/20/13	12.9	1.19
2/21/14	10.8	1.26

MW-3		
Date	PCE	TCE
5/23/13	750*	2.0*
8/21/13	580	2.2
11/20/13	420	<16.5
2/21/14	420	1.33

PZ-3		
Date	PCE	TCE
5/23/13	98	1.5
8/21/13	82	1.1
11/20/13	64*	1.03*
2/21/14	21.3	0.37 J

PZ-4		
Date	PCE	TCE
5/21/13	180	1.9
8/21/13	210	1.9
11/20/13	173	3.8J
2/21/14	200	2.84

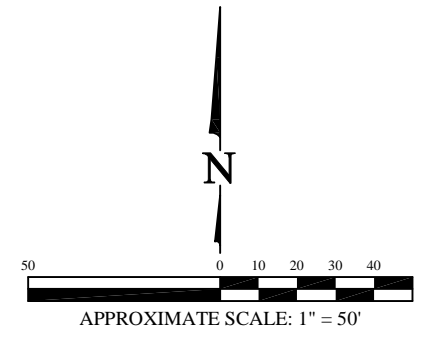
MW-4		
Date	PCE	TCE
5/21/13	38	0.26J
8/21/13	81	<0.19
11/20/13	99	<0.33
2/21/14	103	0.76 J

Legend

- GAS — Underground gas utility line
- WTR — Underground water utility line
- SAN — Underground sanitary utility line
- UGE — Underground electrical utility line
- UGT — Underground fiber optic line
- Property boundary
- Approximate location of dry cleaning machine
- GP-1 — Soil boring location
- B1600 — Previous site assessment boring
- PZ-1 — Soil boring/groundwater piezometer
- MW-1 — Water table monitoring well

Detected Compounds in Groundwater		
Analytes (ug/L)	Public Health Enforcement Standard	Public Health Preventive Action Limit
PCE	5	0.5
TCE	5	0.5

1. Shaded and Bolded values indicates an exceedance of the Public Health Enforcement Standard
2. Bolded values indicates an exceedance of the Public Health Preventive Action Limit
3. Only compounds detected at concentrations exceeding public health criteria are shown on this figure
4. *Highest concentration detected in duplicate samples
5. PCE = Tetrachloroethylene
6. TCE = Trichloroethylene
7. ug/L = micrograms per liter
8. J = Concentration above the method detection limit and below the reporting limit



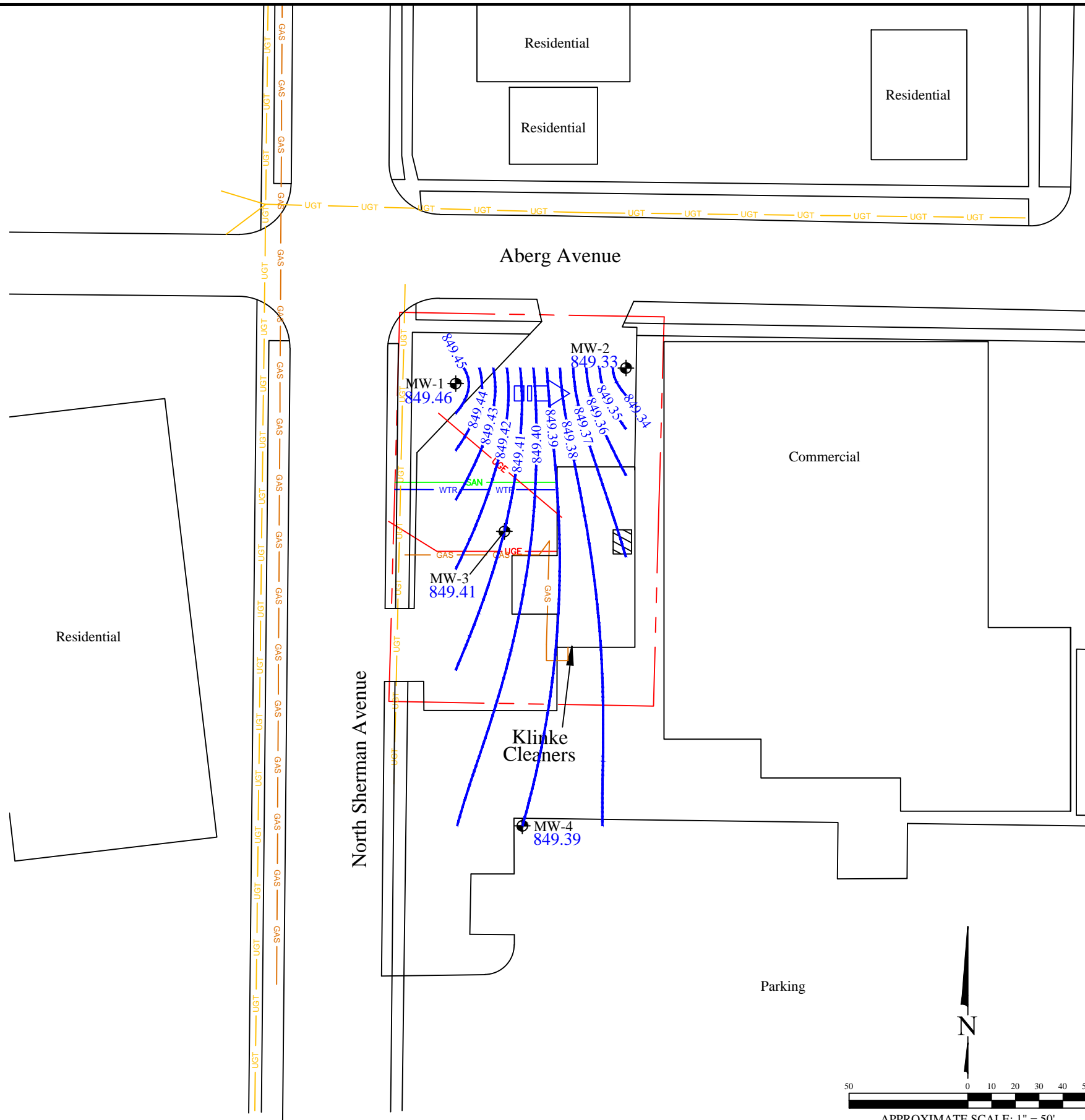
GROUNDWATER ANALYTICAL RESULTS SUMMARY

Klinke Cleaners
1295 North Sherman Avenue
Madison, Wisconsin

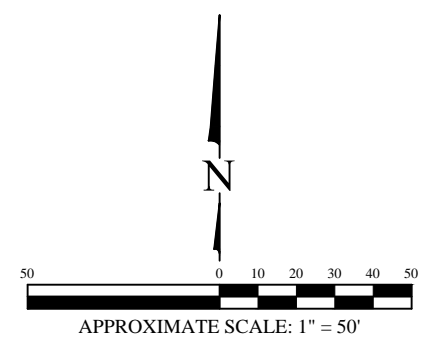
Date:	4/25/14
Designed:	EB
Drawn:	EB
Checked:	BK
DWG file:	6274-0117

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Figure	5
Project	6274



- Legend**
- GAS — Underground gas utility line
 - WTR — Underground water utility line
 - SAN — Underground sanitary utility line
 - UGE — Underground electrical utility line
 - UGT — Underground fiber optic line
 - Property boundary
 - Approximate location of dry cleaning machine
 - MW-1 ⊕ Water table monitoring well
 - ← Inferred groundwater flow direction
 - 849.40 — Water table elevation contour
 - 849.46 — Groundwater elevation in feet AMSL
- Note:
AMSL = Above Means Sea Level

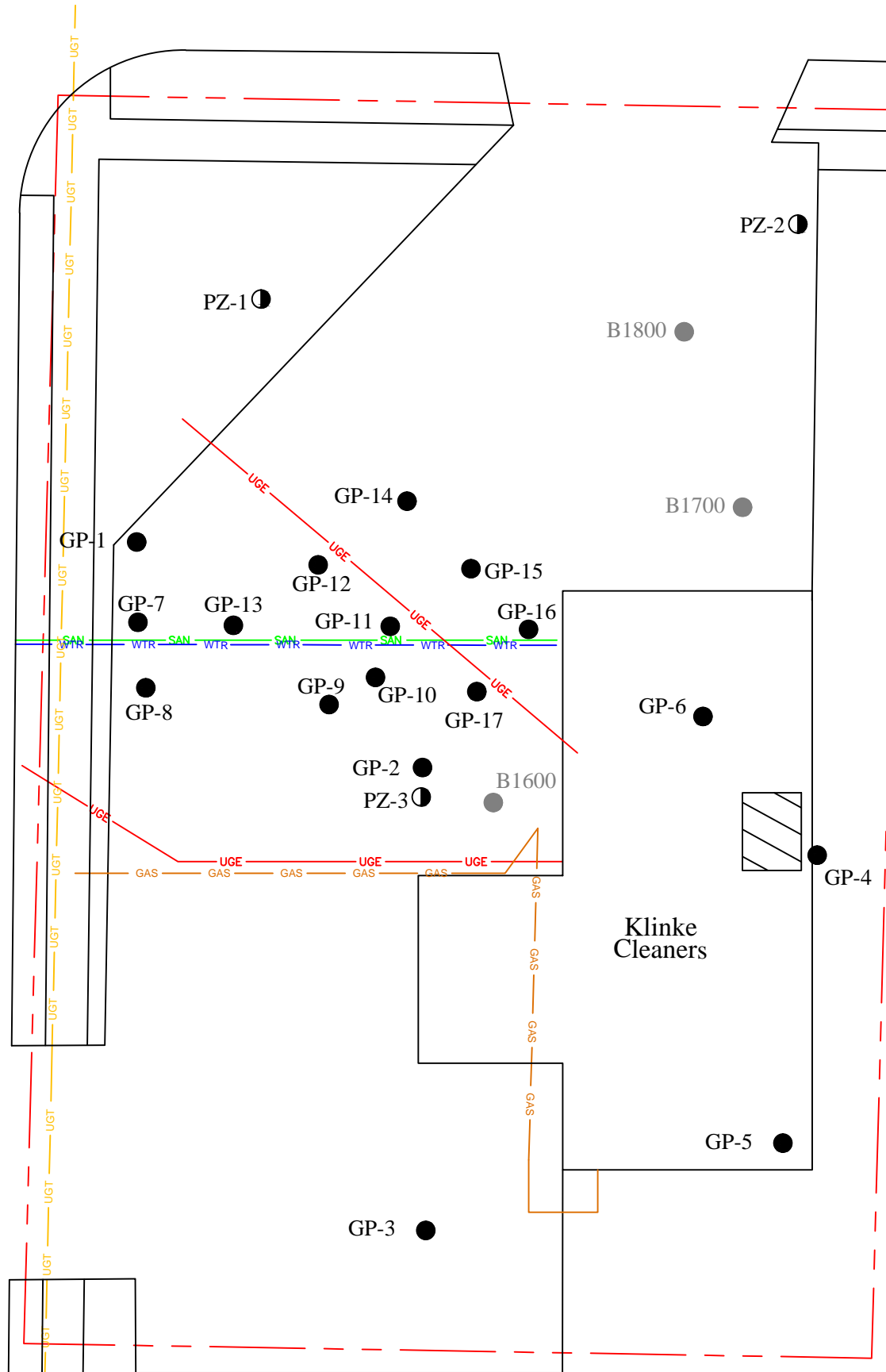


<p>WATER TABLE CONTOUR MAP FEBRUARY 2014</p> <p>Klinke Cleaners 1295 North Sherman Avenue Madison, Wisconsin</p>	
<p>ENVIRONMENTAL FORENSIC INVESTIGATIONS, INC. 602 N. Capitol Ave., Ste. 210 • Indianapolis, IN 46204 EnviroForensics.com</p>	<p>Figure</p> <p>6</p> <p>Project</p> <p>6274</p>

Date:	4/25/14
Designed:	EB
Drawn:	EB
Checked:	BK
DWG file:	6274-0225

North Sherman Avenue

Aberg Avenue

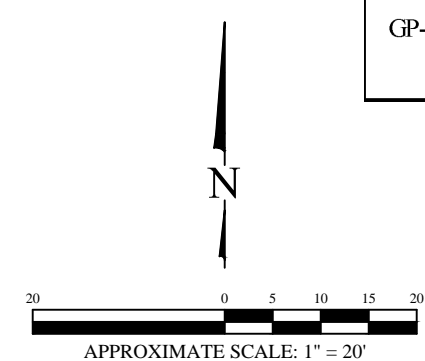


Boring	Depth	PCE(µg/kg)
GP-1	4-6	29
	18-20	59
GP-2	2-4	980
	16-18	3,700
GP-7	5	75 J
GP-8	4-6	<54
	8-10	103 J
	12-14	141 J
GP-9	16-18	77 J
	4-6	2,010
	8-10	380
GP-10	12-14	152 J
	16-18	780
	4-6	1,000
GP-11	8-10	1,730
	12-14	530
	16-18	410
GP-12	4-6	11,500
	8-10	440
	12-14	167 J
GP-13	16-18	115 J
	4-6	2,100
	8-10	630
GP-14	12-14	143 J
	16-18	87 J
	4-6	150 J
GP-15	8-10	231
	12-14	600
	16-18	156 J
GP-16	4-6	143 J
	8-10	211
	12-14	670
GP-17	16-18	<54
	4-6	269
	8-10	89 J
GP-1	12-14	490
	16-18	540
	4-6	<54
GP-2	8-10	70 J
	12-14	<54
	16-18	148 J
GP-3	4-6	64 J
	8-10	<54
	12-14	89 J
GP-4	16-18	490

- Legend**
- GAS — Underground gas utility line
 - WTR — Underground water utility line
 - SAN — Underground sanitary utility line
 - UGE — Underground electrical utility line
 - UGT — Underground fiber optic line
 - Property boundary
 - Approximate location of dry cleaning machine
 - GP-1 ● Soil boring location
 - B1600 ● Previous site assessment boring
 - PZ-1 ● Soil boring/groundwater piezometer

- Note:**
1. Tetrachloroethene (PCE) concentrations at standard depth intervals
 2. Samples collected August 18, 2015
 3. Depth is in feet below ground surface

Klinke Cleaners



SOURCE AREA CHARACTERIZATION SOIL SAMPLE RESULTS

Klinke Cleaners
1295 North Sherman Avenue
Madison, Wisconsin

Date:	9/8/15
Designed:	EB
Drawn:	EB
Checked:	BK
DWG file:	6274-0364

Figure	7
Project	6274

Table 1
Summary of Detected Compounds in Sub-Slab Vapor Samples
 Klinke Cleaners - Sherman Ave.
 Madison, Wisconsin

Sample Identification	Sample Date	Tetrachloroethene	Trichloroethene	Benzene	Dichlorodifluoromethane	Ethylbenzene	Toluene	Trichlorofluoromethane	Xylenes, Total
6274-SSV-1	9/19/2012	230	<11	<6.4	<9.9	<8.7	11	140	<8.7
6274-SSV-2	9/19/2012	96	18	<6.4	120	<8.7	<7.5	15	<8.7
6274-SSV-3	9/19/2012	150	<11	21	120	22	80	12	30
Vapor Risk Screening Level¹		6,000	290	530	15,000	1,600	730,000	NE	15,000

Notes:

¹ The Vapor Risk Screening Levels are based on U.S. E.P.A.'s Regional Screening Levels (RSL's) for industrial indoor air with an attenuation factor of 0.1 for sub-slab samples and a 0.1 adjustment for 1 x 10⁻⁵ lifetime cancer risk for carcinogens

All concentrations reported in units in micrograms per cubic meter (ug/m³)

Bolded values are above detection limits

Bolded and orange shaded values exceed the Vapor Risk Screening Level

NE = Not Established

Table 2
Off-Site Vapor Intrusion Assessment Results Summary
 Klinke Cleaners - Sherman Ave.
 Madison, Wisconsin

Sample Address	Sample Identification	Sample Location	Sample Date	Tetrachloroethene	Trichloroethene	cis-1,2-Dichloroethene	Vinyl Chloride
INDOOR/OUTDOOR AIR							
Vapor Action Level¹				6.2	0.39	NE	0.65
1 Maple Wood Lane #101	6274-1-101-IA	Living Room	4/2/2015	<0.47	<0.2	<5	<0.5
			6/9/2015	<0.47	<0.2	<5	<0.5
1 Maple Wood Lane #103	6274-1-103-IA	Dining Room	4/2/2015	<0.47	<0.2	<5	<0.5
			6/9/2015	<0.47	<0.2	<5	<0.5
5 Maple Wood Lane #106	6274-5-106-IA	Living Room	4/2/2015	<0.47	<0.2	<5	<0.5
			6/9/2015	<0.47	<0.2	<5	<0.5
1 Maple Wood Lane	6274-1-B-IA	Underground Parking Garage	4/2/2015	<0.47	<0.2	<5	<0.5
			6/9/2015	<0.47	<0.2	<5	<0.5
1-5 Maple Wood Lane	6274-1-101-OA	Outdoor	4/2/2015	<0.47	<0.2	<5	<0.5
			6/9/2015	<0.47	<0.2	<5	<0.5
SUB-SLAB VAPOR							
Vapor Risk Screening Level¹				210	13	NE	22
1-5 Maple Wood Lane	6274-Maple Wood-SSV-1	Underground Parking Garage	4/2/2015	5.70	<2	<50	<5
			6/9/2015	<4.7	<2	<50	<5
	6274-Maple Wood-SSV-2	Underground Parking Garage	4/2/2015	5.50	<2	<50	<5
			6/25/2015	14.1	<2	<50	<5
	6274-Maple Wood-SSV-3	Underground Parking Garage	4/2/2015	45.8	<2	<50	<5
			6/9/2015	<4.7	<2	<50	<5

Notes:

¹ The Vapor Risk Screening/Action Levels are calculated according to the procedures described in WDNR Publication RR-800.

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

Bolded values are above detection limits

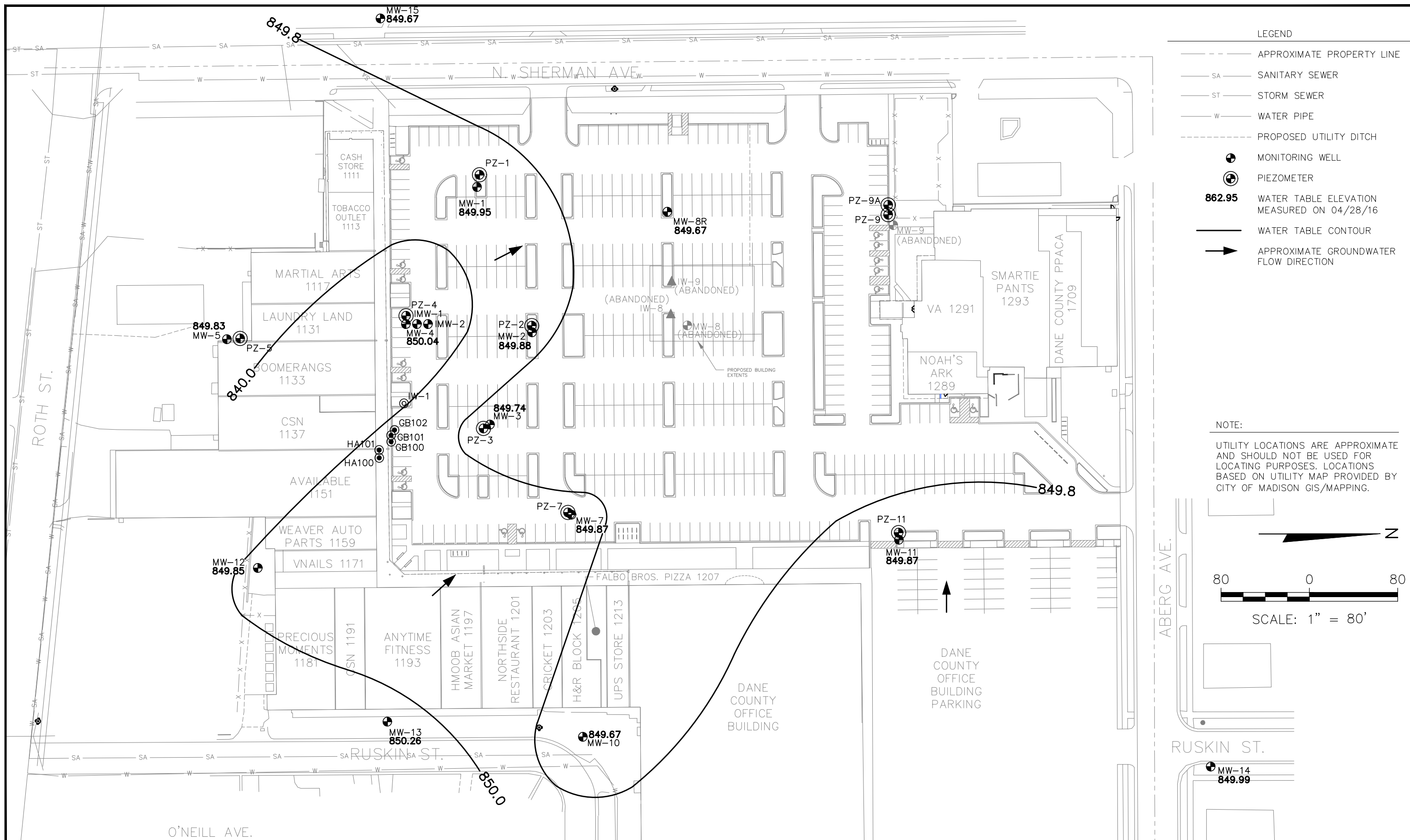
NE = Not Established

Table 3
Summary of Detected Compounds in Groundwater Samples
 Klinke Cleaners - Sherman Ave.
 Madison, Wisconsin

Well Identification	Sample Date	Tetrachloroethene	Trichloroethene	cis-1,2-Dichloroethene	Trichlorofluoromethane
MW-1	5/21/2013	11	<0.19	<0.12	0.95 J
	8/21/2013	7.9	<0.19	<0.12	<0.19
	11/20/2013	11.6	<0.33	<0.38	0.83 J
	2/21/2014	9.8	0.42 J	<0.38	<0.35
	9/23/2014	8.9	<0.33	<0.38	<0.71
	2/4/2015	11.5	0.53 J	<0.45	<0.87
MW-2	5/21/2013	3.6	<0.19	<0.12	<0.19
	8/21/2013 **	13	<i>1.2</i>	<0.12	<0.19
	11/20/2013	12.9	<i>1.19</i>	<0.38	<0.71
	2/27/2014	10.8	<i>1.26</i>	<0.38	<0.35
	9/23/2014	13.2	<i>0.85 J</i>	<0.38	<0.71
	2/3/2015	12.4	<i>1.38 J</i>	<0.45	<0.87
MW-3	5/23/2013 **	750	2.0	2.1	4.9
	8/21/2013	580	2.2	5.7	5.6
	11/20/2013	420	<16.5	<19	<35.5
	2/21/2014 **	420	<i>1.33</i>	0.69 J	2.55
	9/24/2014	221	<i>0.76 J</i>	<0.38	<0.71
	2/4/2015	233	<4.7	<4.5	<8.7
MW-4	5/21/2013	38	0.26 J	<0.12	<0.19
	8/22/2013	81	<0.19	<0.12	<0.19
	11/20/2013	99	<0.33	<0.38	<0.71
	2/21/2014	103	<i>0.76 J</i>	<0.38	<0.35
	9/23/2014	183	<0.33	<0.38	<0.71
	2/4/2015	101	<0.47	<0.45	<0.87
PZ-1	5/21/2013	20	0.40 J	<0.12	<0.19
	8/21/2013	15	0.27 J	<0.12	<0.19
	11/20/2013	13.6	<0.33	<0.38	<0.71
	2/21/2014	15.2	0.37 J	<0.38	<0.35
	9/23/2014	12.8	<0.33	<0.38	<0.71
	2/4/2015	11.8	<0.47	<0.45	<0.87
PZ-2	5/21/2013	38	4.7	<0.12	<0.19
	8/21/2013	35	4.1	<0.12	<0.19
	11/20/2013	28.8	3.07	<0.38	<0.71
	2/27/2014	32.0	3.02	<0.38	<0.35
	9/24/2014	36.0	3.20	<0.38	<0.71
	2/3/2015	26.4	2.63	<0.45	<0.87
PZ-3	5/23/2013	98	1.5	<0.12	2.5
	8/21/2013	82	1.1	<0.12	<0.19
	11/20/2013 **	64	<i>1.03</i>	<3.8	<7.1
	2/21/2014	21.3	0.37 J	<0.38	<0.35
	9/24/2014	65	0.70 J	<0.38	<0.71
	2/4/2015	62	0.75 J	<0.45	<0.87
PZ-4	5/21/2013	180	1.9	<0.12	<0.19
	8/21/2013	210	1.9	<0.12	<0.19
	11/20/2013	173	<i>3.8 J</i>	<3.8	<7.1
	2/21/2014	200	2.84	<0.38	<0.35
	9/23/2014	184	<i>2.15 J</i>	<1.9	<3.55
	2/3/2015	280	1.67	<0.45	<0.87
Enforcement Standard		5	5	70	NE
<i>Preventive Action Limit</i>		<i>0.5</i>	<i>0.5</i>	<i>7</i>	<i>NE</i>

Notes:

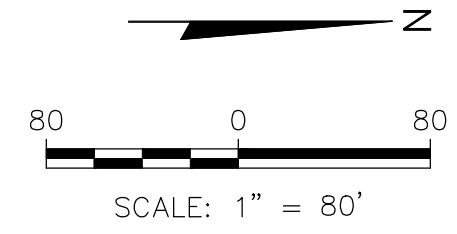
All concentrations reported in micrograms per liter (µg/l)
 Samples analyzed using EPA SW-846 Method 8260
Bolded and shaded values exceed the Public Health Enforcement Standard
Italicized values exceed the Public Health Preventive Action Limit
 Public Health standards are listed in Wisconsin Administrative Code (WAC) Chapter NR 140
 ** = Reported concentrations are the highest detected in duplicate samples
 J = Analyte concentration between the laboratory Method Detection Limit and Reporting Limit
 NE = Not Established



LEGEND

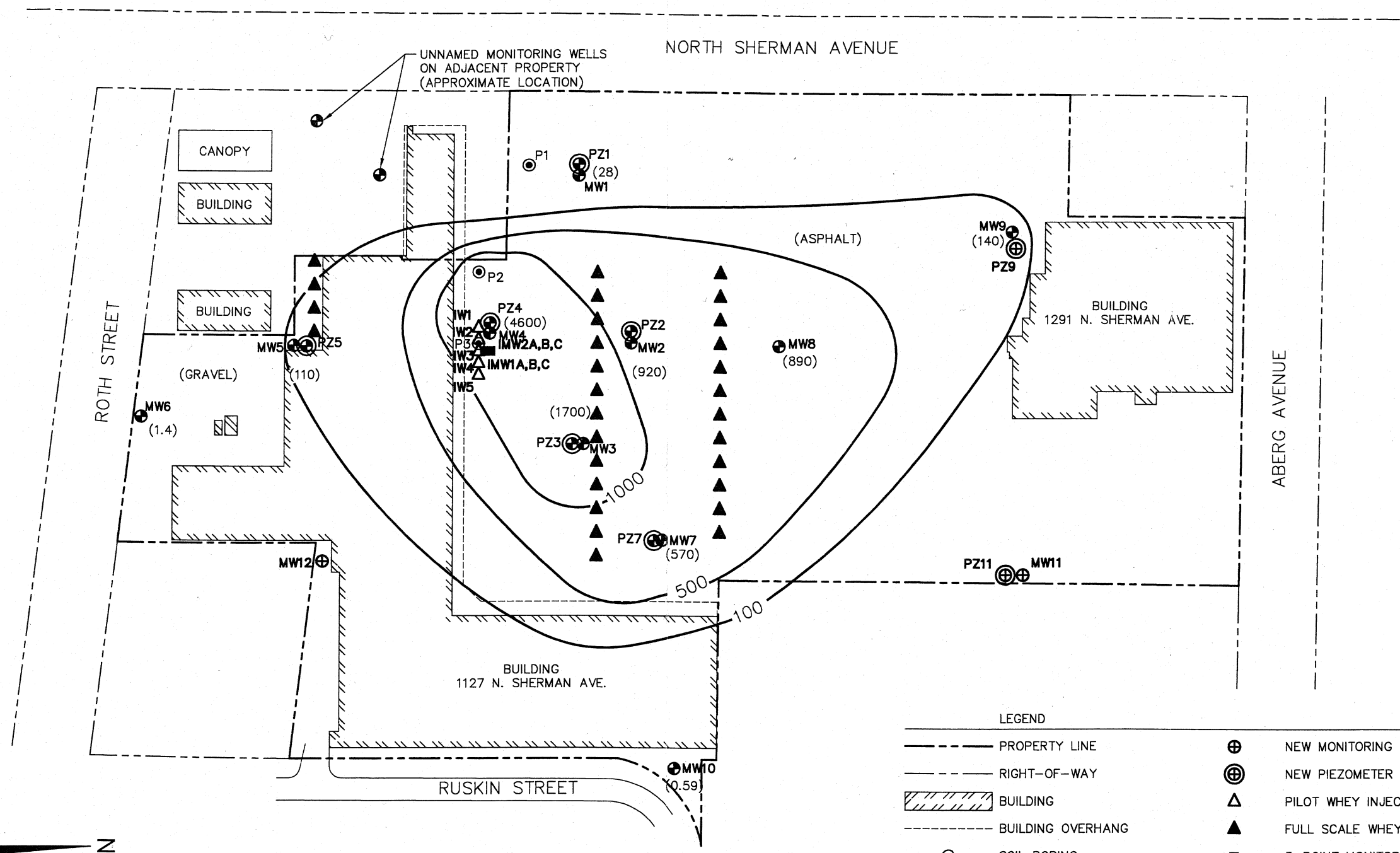
- APPROXIMATE PROPERTY LINE
- SA SANITARY SEWER
- ST STORM SEWER
- W WATER PIPE
- - - - PROPOSED UTILITY DITCH
- ⊕ MONITORING WELL
- ⊕ PIEZOMETER
- 862.95** WATER TABLE ELEVATION MEASURED ON 04/28/16
- WATER TABLE CONTOUR
- ➔ APPROXIMATE GROUNDWATER FLOW DIRECTION

NOTE:
 UTILITY LOCATIONS ARE APPROXIMATE AND SHOULD NOT BE USED FOR LOCATING PURPOSES. LOCATIONS BASED ON UTILITY MAP PROVIDED BY CITY OF MADISON GIS/MAPPING.



PROJECT NO. 25213074.50	DRAWN BY: AHB	SCS ENGINEERS 2830 DAIRY DRIVE MADISON, WI 53718-6751 PHONE: (608) 224-2830	CLIENT ALEXANDER COMPANY, INC. 145 E. BADGER RD. STE 200 MADISON, WI 53713	SITE NORTHGATE SHOPPING CENTER 1127 NORTH SHERMAN AVE. MADISON, WI	WATER TABLE CONTOUR MAP APRIL 28, 2015	FIGURE
DRAWN: 08/25/16	CHECKED BY: TK					3
REVISED: 08/29/16	APPROVED BY:					

I:\3745\Drawings-General\WTBL.dwg, 9/2/2016 11:51:21 AM



NOTES:
 1. SITE PLAN BASED ON MAP PREPARED BY AYRES ASSOCIATES, NOVEMBER 2008.

LEGEND	
	PROPERTY LINE
	RIGHT-OF-WAY
	BUILDING
	BUILDING OVERHANG
	SOIL BORING
	MONITORING WELL
	PIEZOMETER
(140)	PCE IN GROUNDWATER (µg/l)
—100—	PCE ISOCONTOUR (µg/l)
	NEW MONITORING WELL
	NEW PIEZOMETER
	PILOT WHEY INJECTION WELL
	FULL SCALE WHEY INJECTION WELL
	3-POINT MONITORING WELL NEST
	GEOPROBE GROUNDWATER SAMPLE

PROJECT NO. 3745	DRAWN BY: KP/SAS	ENGINEER	SCS BT SQUARED 2830 DAIRY DRIVE MADISON, WI 53718-6751 PHONE: (608) 224-2830	CLIENT	ALEXANDER COMPANY, INC. 145 E. BADGER RD. STE 200 MADISON, WI 53713	SITE	NORTH GATE SHOPPING CENTER 1127 NORTH SHERMAN AVENUE MADISON, WISCONSIN	SITE PLAN	FIGURE
DRAWN: 04/02/09	CHECKED BY: TM								2
REVISED: 09/07/11	APPROVED BY: TM 09/07/11								