



February 28, 2020

Northgate Ventures LLC STE 301
2450 Rimrock Road #100
Madison, Wisconsin 53713

Subject: Groundwater Sampling Results
1291 N. Sherman Ave, Madison, Wisconsin
BRRTS# 02-13-551965

Dear Property Owner:

In accordance with the executed Agreement to Provide Access for Sampling Activities and Wisconsin Department of Natural Resources (WDNR) regulations, EnviroForensics LLC (EnviroForensics) is providing the attached sampling results. Groundwater samples were collected from the Northgate Ventures LLC property located at 1291 N. Sherman Avenue in Madison, Wisconsin on February 10, 2020. The sampling activities are part of an environmental investigation being performed for the Klinke Cleaners facility located at 1295 N. Sherman Avenue in Madison, Wisconsin at the direction of the WDNR. The chemicals of concern for the investigation are tetrachloroethene (PCE) and its associated breakdown products.

Groundwater Sampling Results

Groundwater samples were collected from monitoring wells MW-4 and PZ-4. These wells are located in the northwest corner of the parking lot as depicted on the attached **Figure 1**. The results of the groundwater samples are summarized and compared to WDNR standards on **Table 1** (attached). Excerpts from the laboratory reports that relate to the MW-4 and PZ-4 groundwater samples are also attached.

As listed on **Table 1**, the samples collected from MW-4 and PZ-4 contained PCE at concentrations above the enforcement standard (ES) established by WDNR for use in evaluating groundwater quality at sites such as this. Trichlorofluoromethane, which is unrelated to PCE, was detected in the PZ-4 sample at an estimated concentration of 0.70 micrograms per liter ($\mu\text{g/L}$) which is well below its ES of 3,490 $\mu\text{g/L}$. No other compounds were detected in the groundwater samples. The source of the impacts detected in groundwater at MW-4 and PZ-4 has not been determined.

If you have any questions or concerns, please contact me at 262-290-4001 or by email at bkappen@enviroforensics.com. The WDNR project manager, Mike Schmoller, can be reached at 608-758-4934.

Document: 6274-0574

We greatly appreciate your help and patience with this matter.

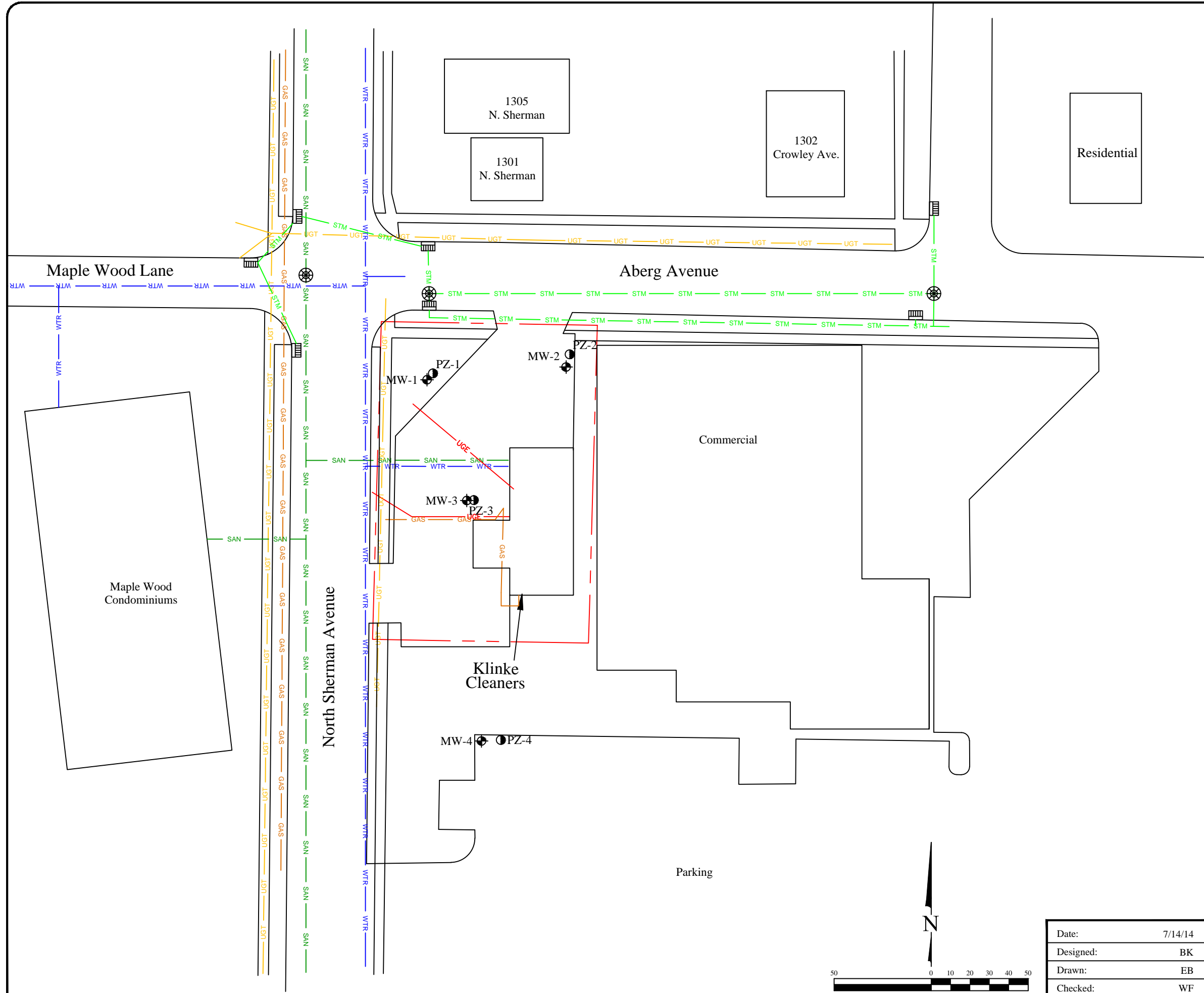
Sincerely,
EnviroForensics LLC

A handwritten signature in blue ink, appearing to read "Brian Kappen".

Brian Kappen, PG
Project Manager

Attachments: Table 1 – Summary of Detected Compounds in Groundwater Samples
Figure 1 – Monitoring Well Location Map
Analytical Report Excerpt

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



- Legend**
- GAS — Underground gas utility line
 - WTR — Underground water utility line
 - SAN — Underground sanitary utility line
 - STM — Underground storm sewer utility line
 - UGE — Underground electrical utility line
 - UGT — Underground fiber optic line
 - - - Property boundary
 - Catch Basin
 - Manhole

- MW-1 Water table monitoring well
- PZ-1 Groundwater piezometer

MONITORING WELL LOCATION MAP	
Klinke Cleaners 1295 North Sherman Avenue Madison, Wisconsin	
	Figure 1
825 N. Capitol Avenue • Indianapolis, IN 46204 EnviroForensics.com	Project 6274

Date:	7/14/14
Designed:	BK
Drawn:	EB
Checked:	WF
DWG file:	6274-0086

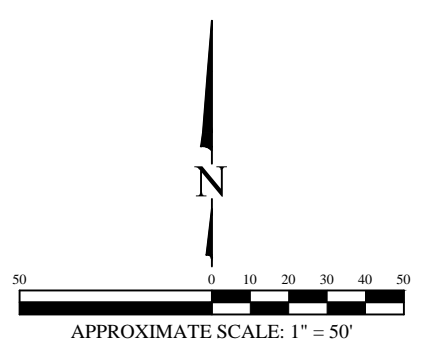


Table 1
Summary of Detected Compounds in Groundwater Samples - 1291 N. Sherman Ave
 Klinke Cleaners - Sherman Ave.
 Madison, Wisconsin

Well Identification	Sample Date	Tetrachloroethene	Trichloroethene
MW-4	5/21/2013	38	0.26 J
	8/22/2013	81	<0.19
	11/20/2013	99	<0.33
	2/21/2014	103	<i>0.76 J</i>
	9/23/2014	183	<0.33
	2/4/2015	101	<0.47
	2/10/2020	16.6	<0.3
PZ-4	5/21/2013	180	<i>1.9</i>
	8/21/2013	210	<i>1.9</i>
	11/20/2013	173	<i>3.8 J</i>
	2/21/2014	200	<i>2.84</i>
	9/23/2014	184	<i>2.15 J</i>
	2/3/2015	280	<i>1.67</i>
	2/10/2020	73	<0.3
Enforcement Standard		5	5
<i>Preventive Action Limit</i>		<i>0.5</i>	<i>0.5</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
 J = Analyte concentration between the laboratory Method Detection Limit and Reporting Limit
 NE = Not Established

Project Name KLINKE CLEANERS
Project # 6274 PO#2020-1303

Invoice # E37489

Lab Code 5037489D
Sample ID 6274-MW-4
Sample Matrix Water
Sample Date 2/10/2020

	Result	Unit	LOD	LOQ	Dil	Method	Ext Date	Run Date	Analyst	Code
Organic										
VOC's										
Benzene	< 0.22	ug/l	0.22	0.71	1	8260B		2/18/2020	CJR	1
Bromobenzene	< 0.44	ug/l	0.44	1.38	1	8260B		2/18/2020	CJR	1
Bromodichloromethane	< 0.33	ug/l	0.33	1.06	1	8260B		2/18/2020	CJR	1
Bromoform	< 0.45	ug/l	0.45	1.44	1	8260B		2/18/2020	CJR	1
tert-Butylbenzene	< 0.25	ug/l	0.25	0.8	1	8260B		2/18/2020	CJR	1
sec-Butylbenzene	< 0.79	ug/l	0.79	2.53	1	8260B		2/18/2020	CJR	1
n-Butylbenzene	< 0.71	ug/l	0.71	2.25	1	8260B		2/18/2020	CJR	1
Carbon Tetrachloride	< 0.31	ug/l	0.31	0.98	1	8260B		2/18/2020	CJR	1
Chlorobenzene	< 0.26	ug/l	0.26	0.83	1	8260B		2/18/2020	CJR	1
Chloroethane	< 0.61	ug/l	0.61	1.95	1	8260B		2/18/2020	CJR	1
Chloroform	< 0.26	ug/l	0.26	0.82	1	8260B		2/18/2020	CJR	1
Chloromethane	< 0.54	ug/l	0.54	1.72	1	8260B		2/18/2020	CJR	1
2-Chlorotoluene	< 0.31	ug/l	0.31	0.98	1	8260B		2/18/2020	CJR	1
4-Chlorotoluene	< 0.26	ug/l	0.26	0.83	1	8260B		2/18/2020	CJR	1
1,2-Dibromo-3-chloropropane	< 2.96	ug/l	2.96	9.43	1	8260B		2/18/2020	CJR	1
Dibromochloromethane	< 0.22	ug/l	0.22	0.69	1	8260B		2/18/2020	CJR	1
1,4-Dichlorobenzene	< 0.7	ug/l	0.7	2.22	1	8260B		2/18/2020	CJR	1
1,3-Dichlorobenzene	< 0.85	ug/l	0.85	2.7	1	8260B		2/18/2020	CJR	1
1,2-Dichlorobenzene	< 0.86	ug/l	0.86	2.74	1	8260B		2/18/2020	CJR	1
Dichlorodifluoromethane	< 0.32	ug/l	0.32	1.02	1	8260B		2/18/2020	CJR	1
1,2-Dichloroethane	< 0.25	ug/l	0.25	0.78	1	8260B		2/18/2020	CJR	1
1,1-Dichloroethane	< 0.36	ug/l	0.36	1.14	1	8260B		2/18/2020	CJR	1
1,1-Dichloroethene	< 0.42	ug/l	0.42	1.34	1	8260B		2/18/2020	CJR	1
cis-1,2-Dichloroethene	< 0.37	ug/l	0.37	1.16	1	8260B		2/18/2020	CJR	1
trans-1,2-Dichloroethene	< 0.34	ug/l	0.34	1.07	1	8260B		2/18/2020	CJR	1
1,2-Dichloropropane	< 0.44	ug/l	0.44	1.39	1	8260B		2/18/2020	CJR	1
1,3-Dichloropropane	< 0.3	ug/l	0.3	0.94	1	8260B		2/18/2020	CJR	1
trans-1,3-Dichloropropene	< 0.32	ug/l	0.32	1.01	1	8260B		2/18/2020	CJR	1
cis-1,3-Dichloropropene	< 0.26	ug/l	0.26	0.81	1	8260B		2/18/2020	CJR	1
Di-isopropyl ether	< 0.21	ug/l	0.21	0.66	1	8260B		2/18/2020	CJR	1
EDB (1,2-Dibromoethane)	< 0.34	ug/l	0.34	1.09	1	8260B		2/18/2020	CJR	1
Ethylbenzene	< 0.26	ug/l	0.26	0.83	1	8260B		2/18/2020	CJR	1
Hexachlorobutadiene	< 1.34	ug/l	1.34	4.28	1	8260B		2/18/2020	CJR	1
Isopropylbenzene	< 0.78	ug/l	0.78	2.47	1	8260B		2/18/2020	CJR	1
p-Isopropyltoluene	< 0.24	ug/l	0.24	0.76	1	8260B		2/18/2020	CJR	1
Methylene chloride	< 1.32	ug/l	1.32	4.21	1	8260B		2/18/2020	CJR	1
Methyl tert-butyl ether (MTBE)	< 0.28	ug/l	0.28	0.89	1	8260B		2/18/2020	CJR	1
Naphthalene	< 2.1	ug/l	2.1	6.65	1	8260B		2/18/2020	CJR	1
n-Propylbenzene	< 0.61	ug/l	0.61	1.95	1	8260B		2/18/2020	CJR	1
1,1,2,2-Tetrachloroethane	< 0.3	ug/l	0.3	0.97	1	8260B		2/18/2020	CJR	1
1,1,1,2-Tetrachloroethane	< 0.35	ug/l	0.35	1.13	1	8260B		2/18/2020	CJR	1
Tetrachloroethene	16.6	ug/l	0.38	1.21	1	8260B		2/18/2020	CJR	1
Toluene	< 0.19	ug/l	0.19	0.6	1	8260B		2/18/2020	CJR	1
1,2,4-Trichlorobenzene	< 1.15	ug/l	1.15	3.67	1	8260B		2/18/2020	CJR	1

Project Name KLINKE CLEANERS
Project # 6274 PO#2020-1303

Invoice # E37489

Lab Code 5037489D
Sample ID 6274-MW-4
Sample Matrix Water
Sample Date 2/10/2020

	Result	Unit	LOD	LOQ	Dil	Method	Ext Date	Run Date	Analyst	Code
1,2,3-Trichlorobenzene	< 1.71	ug/l	1.71	5.43	1	8260B		2/18/2020	CJR	1
1,1,1-Trichloroethane	< 0.33	ug/l	0.33	1.05	1	8260B		2/18/2020	CJR	1
1,1,2-Trichloroethane	< 0.42	ug/l	0.42	1.32	1	8260B		2/18/2020	CJR	1
Trichloroethene (TCE)	< 0.3	ug/l	0.3	0.94	1	8260B		2/18/2020	CJR	1
Trichlorofluoromethane	< 0.35	ug/l	0.35	1.1	1	8260B		2/18/2020	CJR	1
1,2,4-Trimethylbenzene	< 0.8	ug/l	0.8	2.55	1	8260B		2/18/2020	CJR	1
1,3,5-Trimethylbenzene	< 0.63	ug/l	0.63	2	1	8260B		2/18/2020	CJR	1
Vinyl Chloride	< 0.2	ug/l	0.2	0.65	1	8260B		2/18/2020	CJR	1
m&p-Xylene	< 0.43	ug/l	0.43	1.38	1	8260B		2/18/2020	CJR	1
o-Xylene	< 0.29	ug/l	0.29	0.93	1	8260B		2/18/2020	CJR	1
SUR - 1,2-Dichloroethane-d4	92	REC %			1	8260B		2/18/2020	CJR	1
SUR - Toluene-d8	102	REC %			1	8260B		2/18/2020	CJR	1
SUR - 4-Bromofluorobenzene	98	REC %			1	8260B		2/18/2020	CJR	1
SUR - Dibromofluoromethane	106	REC %			1	8260B		2/18/2020	CJR	1

Project Name KLINKE CLEANERS
Project # 6274 PO#2020-1303

Invoice # E37489

Lab Code 5037489H
Sample ID 6274-PZ-4
Sample Matrix Water
Sample Date 2/10/2020

	Result	Unit	LOD	LOQ	Dil	Method	Ext Date	Run Date	Analyst	Code
Organic										
VOC's										
Benzene	< 0.22	ug/l	0.22	0.71	1	8260B		2/18/2020	CJR	1
Bromobenzene	< 0.44	ug/l	0.44	1.38	1	8260B		2/18/2020	CJR	1
Bromodichloromethane	< 0.33	ug/l	0.33	1.06	1	8260B		2/18/2020	CJR	1
Bromoform	< 0.45	ug/l	0.45	1.44	1	8260B		2/18/2020	CJR	1
tert-Butylbenzene	< 0.25	ug/l	0.25	0.8	1	8260B		2/18/2020	CJR	1
sec-Butylbenzene	< 0.79	ug/l	0.79	2.53	1	8260B		2/18/2020	CJR	1
n-Butylbenzene	< 0.71	ug/l	0.71	2.25	1	8260B		2/18/2020	CJR	1
Carbon Tetrachloride	< 0.31	ug/l	0.31	0.98	1	8260B		2/18/2020	CJR	1
Chlorobenzene	< 0.26	ug/l	0.26	0.83	1	8260B		2/18/2020	CJR	1
Chloroethane	< 0.61	ug/l	0.61	1.95	1	8260B		2/18/2020	CJR	1
Chloroform	< 0.26	ug/l	0.26	0.82	1	8260B		2/18/2020	CJR	1
Chloromethane	< 0.54	ug/l	0.54	1.72	1	8260B		2/18/2020	CJR	1
2-Chlorotoluene	< 0.31	ug/l	0.31	0.98	1	8260B		2/18/2020	CJR	1
4-Chlorotoluene	< 0.26	ug/l	0.26	0.83	1	8260B		2/18/2020	CJR	1
1,2-Dibromo-3-chloropropane	< 2.96	ug/l	2.96	9.43	1	8260B		2/18/2020	CJR	1
Dibromochloromethane	< 0.22	ug/l	0.22	0.69	1	8260B		2/18/2020	CJR	1
1,4-Dichlorobenzene	< 0.7	ug/l	0.7	2.22	1	8260B		2/18/2020	CJR	1
1,3-Dichlorobenzene	< 0.85	ug/l	0.85	2.7	1	8260B		2/18/2020	CJR	1
1,2-Dichlorobenzene	< 0.86	ug/l	0.86	2.74	1	8260B		2/18/2020	CJR	1
Dichlorodifluoromethane	< 0.32	ug/l	0.32	1.02	1	8260B		2/18/2020	CJR	1
1,2-Dichloroethane	< 0.25	ug/l	0.25	0.78	1	8260B		2/18/2020	CJR	1
1,1-Dichloroethane	< 0.36	ug/l	0.36	1.14	1	8260B		2/18/2020	CJR	1
1,1-Dichloroethene	< 0.42	ug/l	0.42	1.34	1	8260B		2/18/2020	CJR	1
cis-1,2-Dichloroethene	< 0.37	ug/l	0.37	1.16	1	8260B		2/18/2020	CJR	1
trans-1,2-Dichloroethene	< 0.34	ug/l	0.34	1.07	1	8260B		2/18/2020	CJR	1
1,2-Dichloropropane	< 0.44	ug/l	0.44	1.39	1	8260B		2/18/2020	CJR	1
1,3-Dichloropropane	< 0.3	ug/l	0.3	0.94	1	8260B		2/18/2020	CJR	1
trans-1,3-Dichloropropene	< 0.32	ug/l	0.32	1.01	1	8260B		2/18/2020	CJR	1
cis-1,3-Dichloropropene	< 0.26	ug/l	0.26	0.81	1	8260B		2/18/2020	CJR	1
Di-isopropyl ether	< 0.21	ug/l	0.21	0.66	1	8260B		2/18/2020	CJR	1
EDB (1,2-Dibromoethane)	< 0.34	ug/l	0.34	1.09	1	8260B		2/18/2020	CJR	1
Ethylbenzene	< 0.26	ug/l	0.26	0.83	1	8260B		2/18/2020	CJR	1
Hexachlorobutadiene	< 1.34	ug/l	1.34	4.28	1	8260B		2/18/2020	CJR	1
Isopropylbenzene	< 0.78	ug/l	0.78	2.47	1	8260B		2/18/2020	CJR	1
p-Isopropyltoluene	< 0.24	ug/l	0.24	0.76	1	8260B		2/18/2020	CJR	1
Methylene chloride	< 1.32	ug/l	1.32	4.21	1	8260B		2/18/2020	CJR	1
Methyl tert-butyl ether (MTBE)	< 0.28	ug/l	0.28	0.89	1	8260B		2/18/2020	CJR	1
Naphthalene	< 2.1	ug/l	2.1	6.65	1	8260B		2/18/2020	CJR	1
n-Propylbenzene	< 0.61	ug/l	0.61	1.95	1	8260B		2/18/2020	CJR	1
1,1,2,2-Tetrachloroethane	< 0.3	ug/l	0.3	0.97	1	8260B		2/18/2020	CJR	1
1,1,1,2-Tetrachloroethane	< 0.35	ug/l	0.35	1.13	1	8260B		2/18/2020	CJR	1
Tetrachloroethene	73	ug/l	0.38	1.21	1	8260B		2/18/2020	CJR	1
Toluene	< 0.19	ug/l	0.19	0.6	1	8260B		2/18/2020	CJR	1
1,2,4-Trichlorobenzene	< 1.15	ug/l	1.15	3.67	1	8260B		2/18/2020	CJR	1

Project Name KLINKE CLEANERS
Project # 6274 PO#2020-1303

Invoice # E37489

Lab Code 5037489H
Sample ID 6274-PZ-4
Sample Matrix Water
Sample Date 2/10/2020

	Result	Unit	LOD	LOQ	Dil	Method	Ext Date	Run Date	Analyst	Code
1,2,3-Trichlorobenzene	< 1.71	ug/l	1.71	5.43	1	8260B		2/18/2020	CJR	1
1,1,1-Trichloroethane	< 0.33	ug/l	0.33	1.05	1	8260B		2/18/2020	CJR	1
1,1,2-Trichloroethane	< 0.42	ug/l	0.42	1.32	1	8260B		2/18/2020	CJR	1
Trichloroethene (TCE)	< 0.3	ug/l	0.3	0.94	1	8260B		2/18/2020	CJR	1
Trichlorofluoromethane	0.70 "J"	ug/l	0.35	1.1	1	8260B		2/18/2020	CJR	1
1,2,4-Trimethylbenzene	< 0.8	ug/l	0.8	2.55	1	8260B		2/18/2020	CJR	1
1,3,5-Trimethylbenzene	< 0.63	ug/l	0.63	2	1	8260B		2/18/2020	CJR	1
Vinyl Chloride	< 0.2	ug/l	0.2	0.65	1	8260B		2/18/2020	CJR	1
m&p-Xylene	< 0.43	ug/l	0.43	1.38	1	8260B		2/18/2020	CJR	1
o-Xylene	< 0.29	ug/l	0.29	0.93	1	8260B		2/18/2020	CJR	1
SUR - 1,2-Dichloroethane-d4	103	REC %			1	8260B		2/18/2020	CJR	1
SUR - 4-Bromofluorobenzene	95	REC %			1	8260B		2/18/2020	CJR	1
SUR - Dibromofluoromethane	99	REC %			1	8260B		2/18/2020	CJR	1
SUR - Toluene-d8	104	REC %			1	8260B		2/18/2020	CJR	1

Sample Handling Request

Rush Analysis Date Required _____
(Rushes accepted only with prior authorization)

Normal Turn Around

Lab I.D. # _____

Account No.: _____ Quote No.: 8242

Project #: 6274

Sampler: (signature) [Signature]

1990 Prospect Ct. • Appleton, WI 54914
920-830-2455 • FAX 920-733-0631

Project (Name / Location): Klinke Cleaners - Sherman Ave. / Madison, WI

Reports To: R. Kupper (W. Fassbender) Invoice To: _____

Company Enviroforensic Company _____

Address N16 W23390 Stone Ridge Dr. Address _____

City State Zip Wausha, WI 53188 City State Zip _____

Phone 414-726-4412 Phone _____

FAX _____ FAX _____

Analysis Requested											Other Analysis					
DRO (Mod DRO Sep 95)	GRO (Mod GRO Sep 95)	LEAD	NITRATE/NITRITE	OIL & GREASE	PAH (EPA 8270)	PCB	PVOC (EPA 8021)	PVOC + NAPHTHALENE	SULFATE	TOTAL SUSPENDED SOLIDS	VOC DW (EPA 524.2)	VOC (EPA 8260)	8-PCRA METALS	PID/ FID		

Lab I.D.	Sample I.D.	Collection Date	Time	Comp	Grab	Filtered Y/N	No. of Containers	Sample Type (Matrix)*	Preservation
<u>S637189 A</u>	<u>6274-MW-1</u>	<u>2-10-20</u>	<u>1043</u>		<u>X</u>	<u>N</u>	<u>3</u>	<u>GW</u>	<u>HCL</u>
<u>B</u>	<u>6274-MW-2</u>		<u>1211</u>						
<u>C</u>	<u>6274-MW-3</u>		<u>1330</u>						
<u>D</u>	<u>6274-MW-4</u>		<u>1448</u>						
<u>E</u>	<u>6274-P2-1</u>		<u>1120</u>						
<u>F</u>	<u>6274-P2-2</u>		<u>1252</u>						
<u>G</u>	<u>6274-P2-3</u>		<u>1406</u>						
<u>H</u>	<u>6274-P2-4</u>		<u>1527</u>						
<u>I</u>	<u>6274-DSP-1</u>		<u>-</u>						
<u>J</u>	<u>6274-E0-1</u>		<u>1545</u>						

Comments/Special Instructions (*Specify groundwater "GW", Drinking Water "DW", Waste Water "WW", Soil "S", Air "A", Oil, Sludge etc.)

PotH 2020-1307

Sample Integrity - To be completed by receiving lab.

Method of Shipment: SEA

Temp. of Temp. Blank _____ °C On Ice:

Cooler seal intact upon receipt: Yes No

Relinquished By: (sign) _____ Time 1200 Date 2-11-20

Received By: (sign) Gold Cross Courier Time 1200 Date 2-11-20

Received in Laboratory By: [Signature] Time 8:00 Date 2/13/20