



March 21, 2022

Eugenio & Concetta DeBartolo Revocable Trust
c/o Anthony J. DeBartolo
600 52nd Street, Suite 333
Kenosha, Wisconsin 53140
Via Electronic Mail

**Subject: Vapor Intrusion Sampling Results – 7507 41st Avenue, Kenosha, Wisconsin
BRRTS: 02-30-552188**

Dear Mr. & Mrs. Debartolo:

In accordance with the executed Agreement to Provide Access for Sampling Activities, and in accordance with Wisconsin Department of Natural Resources (WDNR) regulation NR 716.14, EnviroForensics, LLC (EnviroForensics) is providing the results of environmental samples collected from your property located at 7507 41st Avenue in Kenosha, Wisconsin. The samples were collected on February 28 and March 1, 2022. The sampling activities are part of an environmental investigation being performed for the Martino's Master Drycleaners facility located at 7513 41st Avenue in Kenosha at the direction of the WDNR pursuant to the authority granted to it under State and Federal law. The chemicals of concern for the investigation are the dry cleaning solvent tetrachloroethene (PCE) and its associated breakdown products.

The Responsible Party is:

Martino's Master Drycleaners
7513 41st Avenue
Kenosha, WI

Sampling Results

Two sub-slab vapor samples designated 6165-7507-SSV-1 and 6165-7507-SSV-2 were collected from the first floor and partial basement of your building, respectively. Indoor air sample 6165-7507-IA-1 was collected from the first floor area, and outdoor air sample 6165-7505-OA-1 was collected for quality control purposes. The sampling locations are depicted on the attached **Figure 1**. The results of the air and vapor samples are summarized and compared to WDNR standards on the attached **Table 1**. A copy of the laboratory report that relates to the samples is also attached. The chemicals of concern were not detected in the indoor air or sub-slab vapor samples.

Document: 6165-1868

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, Jane Pfeiffer, can be reached at 414-435-8021. We greatly appreciate your help and patience with this matter.

Sincerely,
EnviroForensics, LLC

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

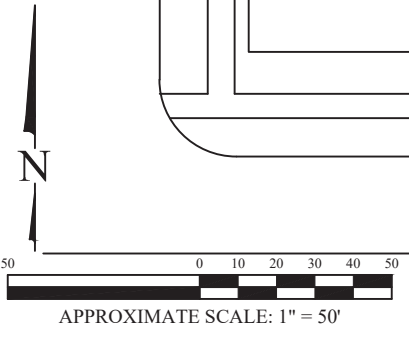
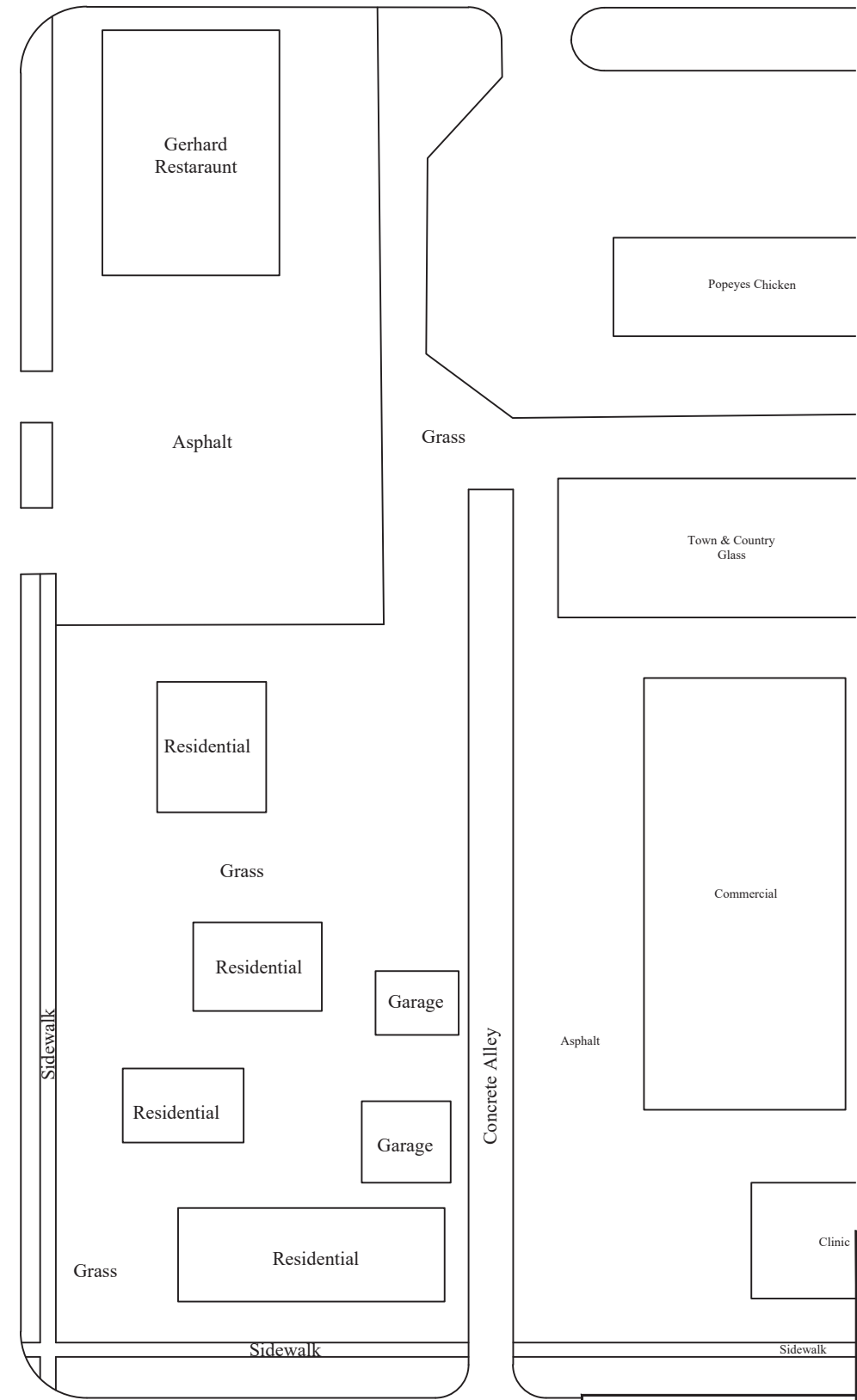
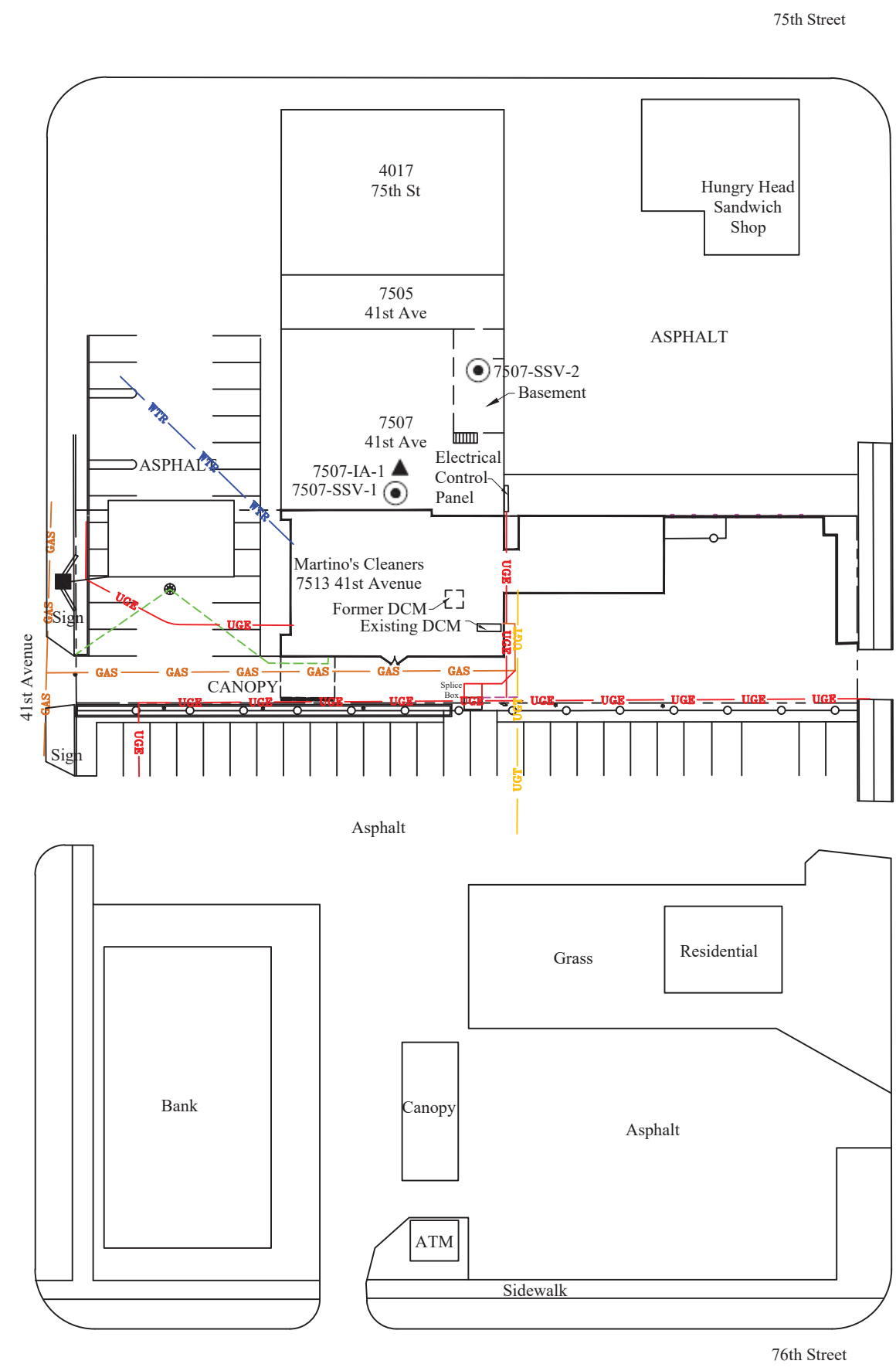
Brian Kappen, PG
Project Manager

Attachments: Figure 1 – Vapor Intrusion Sample Locations
Table 1 – Vapor Intrusion Assessment Results Summary
Laboratory Analytical Report

cc: Jane Pfeiffer, Wisconsin Department of Natural Resources

Legend

- Property boundary
- Fence line
- GAS — Underground gas utility line
- WTR — Underground water utility line
- SAN — Underground sanitary utility line
- - - - - Underground storm utility line
- OVHD — Over head electrical utility line
- UGE — Underground electrical utility line
- UGT — Underground cable television utility line
- SSV-1 ● Sub-slab vapor sample location
- IA-1 ▲ Indoor air sample



VAPOR INTRUSION SAMPLE LOCATIONS 7507 41st Avenue Martino's Cleaners 7513 41st Avenue Kenosha, WI	
Date: 7/13/15 Designed: EB Drawn: EB Checked: BK DWG file: 6165-0862	Figure 1 Project 6165
 ENVIRONMENTAL FORENSIC INVESTIGATIONS, INC. 602 N. Capitol Ave., Ste. 210 • Indianapolis, IN 46204 EnviroForensics.com	

TABLE 1
VAPOR INTRUSION ASSESSMENT RESULTS SUMMARY
7507 41ST AVENUE
Martino's Master Drycleaners
7513 41st Avenue, Kenosha, Wisconsin

Sample Identification	Sample Location	Sample Date	Tetrachloroethene	Trichloroethene	Benzene
INDOOR/OUTDOOR AIR					
Vapor Action Level ¹			180	8.8	16
6165-7507-IA-1	Basement	12/16/2013	<3.19	<1.07	<1.60
	1st Floor	8/3/2016	92.3	<1.07	<1.60
		2/28/2022	<3.19	<1.07	NA
6165-7507-OA-1	Outdoor	12/16/2013	<3.19	<1.07	<1.60
		8/3/2016	<3.19	<1.07	<1.60
		2/28/2022	<3.19	<1.07	NA
SUB-SLAB VAPOR					
Vapor Risk Screening Level ¹			5,800	290	530
6165-7507-SSV-1	1st Floor	12/3/2013	9,740	79.5	70.6
		8/3/2016	10,200	83.3	<16.0
		3/1/2022	<31.9	<10.7	NA
6165-7507-SSV-2	Basement	12/3/2013	73.4	<10.7	<16.0
		8/3/2016	344	<10.7	<16.0
		3/1/2022	<31.9	<10.7	NA

Notes:

¹ Small Commercial Vapor Risk Screening and Action Levels are calculated in accordance with WDNR Pub RR-800 and subsequent guidance documents

All concentrations reported in units of micrograms per cubic meter ($\mu\text{g}/\text{m}^3$)

Bolded values are above detection limits

Bolded and shaded concentrations exceed the small commercial screening or action level

NA - Not Analyzed



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

March 14, 2022

EnvisionAir Project Number: 2022-176
Client Project Name: 6165 – Martino's 41st

Dear Mr. Kappen,

Please find the attached analytical report for the samples received March 4, 2022. 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,

A handwritten signature in black ink that reads "David Norris".

David Norris
Project Manager
EnvisionAir, LLC



EnvisionAir
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Client Name: ENVIROFORENSICS
Project ID: 6164 - MARTINO'S 41ST
Client Project Manager: BRIAN KAPPEN
EnvisionAir Project Number: 2022-176

Sample Summary

Canister Pressure / Vacuum

<u>Laboratory Sample Number:</u>	<u>Sample Description:</u>	<u>Matrix:</u>	<u>START</u>	<u>START</u>	<u>End Date</u>	<u>End Time</u>	<u>Date</u>	<u>Time</u>	<u>Canister Pressure / Vacuum</u>		<u>Lab</u>
			<u>Collected:</u>	<u>Collected:</u>					<u>(in. Hg)</u>	<u>(in. Hg)</u>	
22-912	6165-7507 41ST AVE-IA-1	A	2/28/22	8:30	2/28/22	16:25	3/4/22	12:15	-27	-7	-7
22-913	6165-OA	A	2/28/22	8:40	2/28/22	16:29	3/4/22	12:15	-28	-7	-7
22-914	6165-7507-SSV-1	A	3/1/22	11:12	3/1/22	11:18	3/4/22	12:15	-28	-3	-3
22-915	6165-7507-SSV-2	A	3/1/22	11:25	3/1/22	11:39	3/4/22	12:15	-27	-4	-4



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Client Name: ENVIROFORENSICS
Project ID: 6164 - MARTINO'S 41ST
Client Project Manager: BRIAN KAPPEN
EnvisionAir Project Number: 2022-176

Analytical Method: TO-15
Analytical Batch: 030722AIR

Client Sample ID: 6165-7507 41ST AVE-IA-1
EnvisionAir Sample Number: 22-912
Sample Matrix: AIR

Sample Collection START Date/Time: 2/28/22 8:30
Sample Collection END Date/Time: 2/28/22 0.7188
Sample Received Date/Time: 3/4/22 12:15

<u>Compounds</u>	<u>Sample Results ug/m³</u>	<u>Reporting Limit ug/m³</u>	<u>Flag</u>
cis-1,2-Dichloroethene	< 19.8	19.8	
Tetrachloroethene	< 3.19	3.19	
trans-1,2-Dichloroethene	< 39.6	39.6	
Trichloroethene	< 1.07	1.07	
Vinyl Chloride	< 1.28	1.28	
4-bromofluorobenzene (surrogate)	102%		
Analysis Date/Time:	3-8-22/08:35		
Analyst Initials	tjg		



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Client Name: ENVIROFORENSICS
Project ID: 6164 - MARTINO'S 41ST
Client Project Manager: BRIAN KAPPEN
EnvisionAir Project Number: 2022-176

Analytical Method: TO-15
Analytical Batch: 030722AIR

Client Sample ID: 6165-OA
EnvisionAir Sample Number: 22-913
Sample Matrix: AIR

Sample Collection START Date/Time: 2/28/22 8:40
Sample Collection END Date/Time: 2/28/22 16:29
Sample Received Date/Time: 3/4/22 12:15

<u>Compounds</u>	<u>Sample Results ug/m³</u>	<u>Reporting Limit ug/m³</u>	<u>Flag</u>
cis-1,2-Dichloroethene	< 19.8	19.8	
Tetrachloroethene	< 3.19	3.19	
trans-1,2-Dichloroethene	< 39.6	39.6	
Trichloroethene	< 1.07	1.07	
Vinyl Chloride	< 1.28	1.28	
4-bromofluorobenzene (surrogate)	105%		
Analysis Date/Time:	3-8-22/07:52		
Analyst Initials	tjg		



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Client Name: ENVIROFORENSICS
Project ID: 6164 - MARTINO'S 41ST
Client Project Manager: BRIAN KAPPEN
EnvisionAir Project Number: 2022-176

Analytical Method: TO-15
Analytical Batch: 030722AIR

Client Sample ID: 6165-7507-SSV-1
EnvisionAir Sample Number: 22-914
Sample Matrix: AIR

Sample Collection START Date/Time: 3/1/22 11:15
Sample Collection END Date/Time: 3/1/22 11:18
Sample Received Date/Time: 3/4/22 12:15

<u>Compounds</u>	<u>Sample Results ug/m³</u>	<u>Reporting Limit ug/m³</u>	<u>Flag</u>
cis-1,2-Dichloroethene	< 198	198	
Tetrachloroethene	< 31.9	31.9	
trans-1,2-Dichloroethene	< 396	396	
Trichloroethene	< 10.7	10.7	
Vinyl Chloride	< 12.8	12.8	
4-bromofluorobenzene (surrogate)	105%		
Analysis Date/Time:	3-8-22/07:12		
Analyst Initials	tjg		



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Client Name: ENVIROFORENSICS
Project ID: 6164 - MARTINO'S 41ST
Client Project Manager: BRIAN KAPPEN
EnvisionAir Project Number: 2022-176

Analytical Method: TO-15
Analytical Batch: 030722AIR

Client Sample ID: 6165-7507-SSV-2
EnvisionAir Sample Number: 22-915
Sample Matrix: AIR

Sample Collection START Date/Time: 3/1/22 11:25
Sample Collection END Date/Time: 3/1/22 11:39
Sample Received Date/Time: 3/4/22 12:15

<u>Compounds</u>	<u>Sample Results ug/m³</u>	<u>Reporting Limit ug/m³</u>	<u>Flag</u>
cis-1,2-Dichloroethene	< 198	198	
Tetrachloroethene	< 31.9	31.9	
trans-1,2-Dichloroethene	< 396	396	
Trichloroethene	< 10.7	10.7	
Vinyl Chloride	< 12.8	12.8	
4-bromofluorobenzene (surrogate)	104%		
Analysis Date/Time:	3-8-22/06:30		
Analyst Initials	tjg		

TO-15 Quality Control Data

EnvisionAir Batch Number: 030722AIR

<u>Method Blank (MB):</u>	<u>MB Results (ppbv)</u>	<u>Reporting Limit (ppbv)</u>	<u>Flags</u>
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)	101%		
Analysis Date/Time:	3-7-22/16:54		
Analyst Initials	tjg		

<u>LCS/LCSD</u>	<u>LCS Results (ppbv)</u>	<u>LCSD Results (ppbv)</u>	<u>LCS/D Conc(ppbv)</u>	<u>LCS Rec.</u>	<u>LCSD Rec.</u>	<u>RPD</u>	<u>Flag</u>
Vinyl Chloride	10.1	9.87	10	101%	99%	2.3%	
trans-1,2-Dichloroethene	10.1	9.71	10	101%	97%	3.9%	
cis-1,2-Dichloroethene	10.1	10.4	10	101%	104%	2.9%	
Trichloroethene	10.7	10.4	10	107%	104%	2.8%	
Tetrachloroethene	9.79	9.34	10	98%	93%	4.7%	
4-bromofluorobenzene (surrogate)	89%	100%					
Analysis Date/Time:	3-7-22/15:24	3-7-22/16:19					
Analyst Initials	tjg	tjg					



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Flag Number

Comments

CHAIN OF CUSTODY RECORD

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

Client: EnviroForensics	P.O. Number: 2022-0079
Report to bkappene Address: enviroforensics.com	Project Name or Number: 6165 Martino's 41st
Report To: Brian Kappen	Sampled by: R Brown
Phone: 262-290-4001	QA/QC Required: (circle if applicable) Level III Level IV
Invoice Address: accounts payable@enviroforensics.com	Reporting Units needed: (circle) (ug/m³) mg/m ³ 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)



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

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Canister Pressure / Vacuum

Air Sample ID	Media Type <small>(see code above)</small>	Coll. Date <small>(Grab/Comp Start)</small>	Coll. Time <small>(Grab/Comp Start)</small>	Coll. Date <small>(Comp. End)</small>	Coll. Time <small>(Comp. End)</small>				Canister Serial #	Flow Controller Serial #	Initial Field (in. Hg)	Final Field (in. Hg)	Lab Received (in. Hg)	EnvisionAir Sample Number
6165-7507 41st Ave-1A-1	6LC	2-28-22	830	2-28-22	1625		X		16021	07619	-27	-7	-7	22-912
6165-0A	6LC	2-28-22	840	2-28-22	1629		↓		91603	07710	-28	-7	-7	22-913
6165-7507-SSV-1	1LC	3-1-22	1112	3-1-22	1118		↓		2225	0142	-28	-3	-3	22-914
6165-7507-SSV-2	1LC	3-1-22	1125	3-1-22	1139		↓		2211	0147	-27	-4	-4	22-915

Comments: Short List: PCE, TCE, CDCE, EDCE, VC

Relinquished by:	Date	Time	Received by:	Date	Time
RLK	3-2-22	1600	FedEx	3-2-22	1600
			hOauilton	3-4-22	12:15