



July 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 June 27, 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.

Document: 6165-1877

The chemicals of concern were not detected in the indoor air sample. PCE was detected in both of the sub-slab vapor samples at concentrations well below the vapor risk screening level. No other compounds were detected in the vapor samples.

The results of samples collected in March and June 2022 indicate there is not currently a vapor intrusion risk in your building. 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".

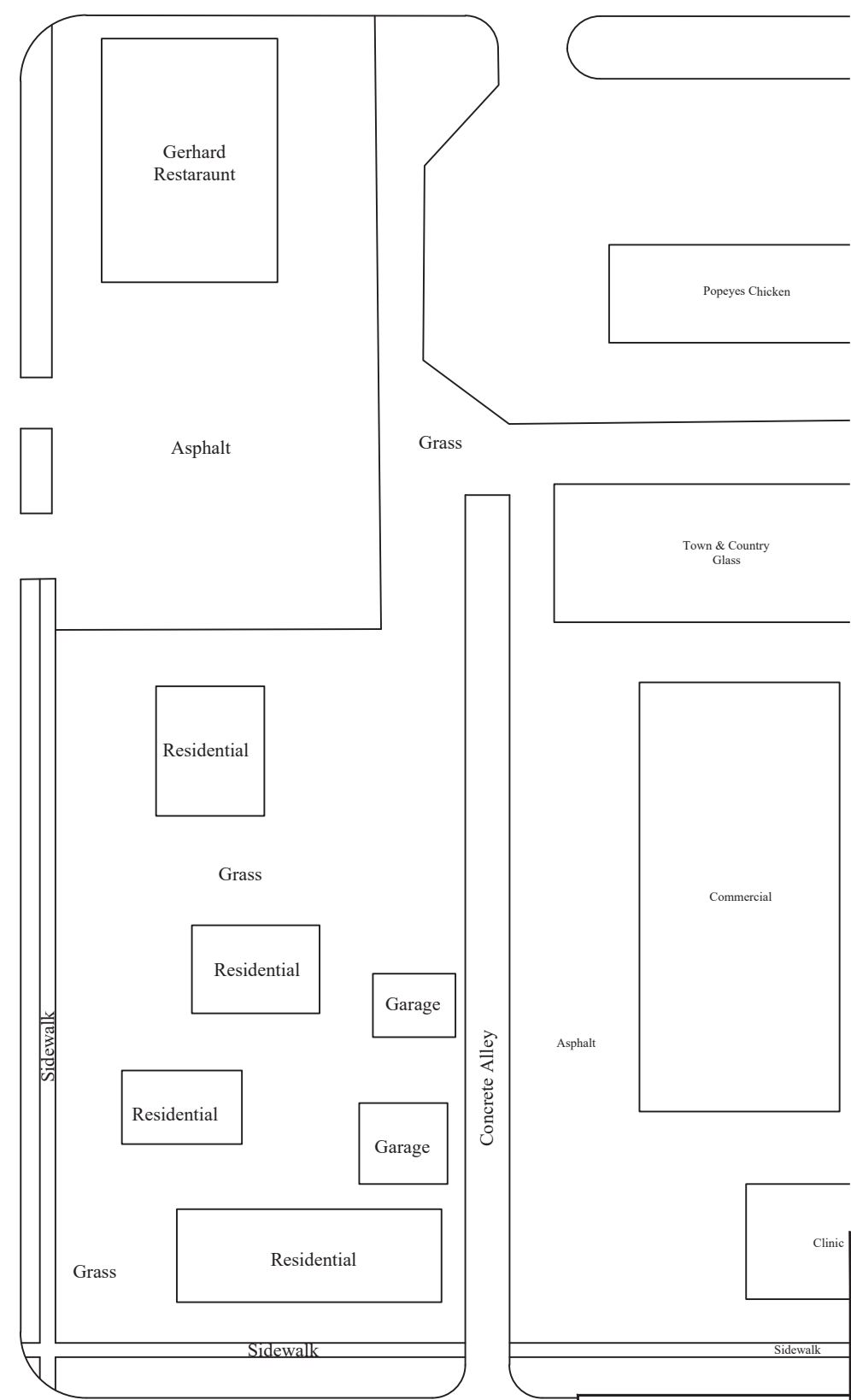
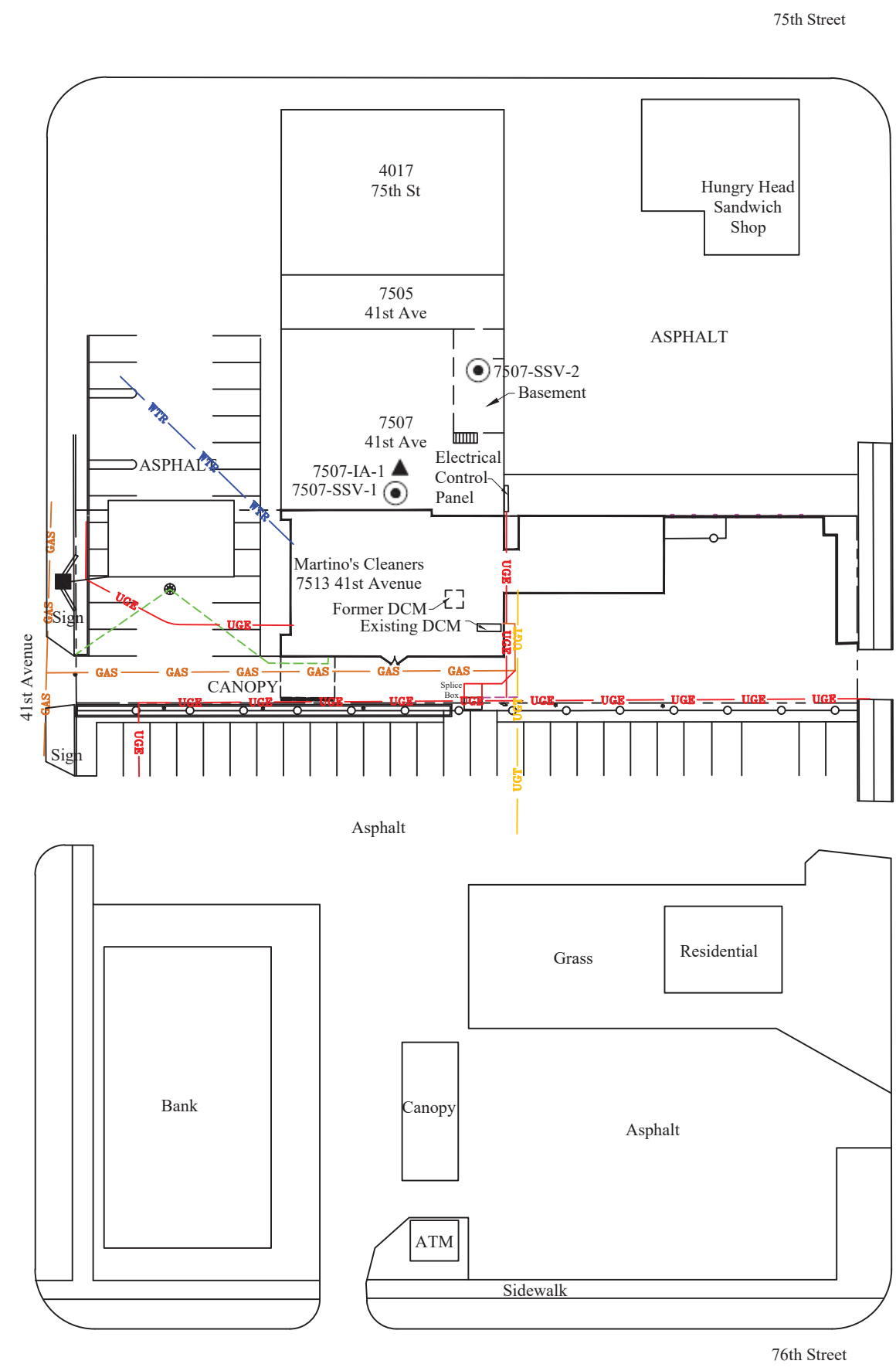
Brian Kappen, PG
Project Manager

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

ec: 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 |  ENVIRONMENTAL FORENSIC INVESTIGATIONS, INC. 602 N. Capitol Ave., Ste. 210 • Indianapolis, IN 46204 EnviroForensics.com |
| Figure | 1 |
| Project | 6165 |

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 |
| | | 6/27/2022 | <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 |
| | | 6/27/2022 | <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 |
| | | 6/27/2022 | 317 | <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 |
| | | 6/27/2022 | 192 | <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
1441 Sadler Circle West Drive
Indianapolis, IN 46239
Ph: 317-351-0885
Fax: 317-351-0882
www.envision-air.com

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

July 20, 2022

EnvisionAir Project Number: 2022-375
Client Project Name: 6165 – Martino's 41st Ave.

Dear Mr. Kappen,

Please find the attached analytical report for the samples received July 1, 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
 1441 Sadlier Circle West Drive
 Indianapolis, IN 46239
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 Fax: 317-351-0882
 www.envision-air.com

Client Name: ENVIROFORENSICS
Project ID: 6165 - MARTINO'S 41ST AVE.
Client Project Manager: BRIAN KAPPEN
EnvisionAir Project Number: 2022-375

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>Date</u> | <u>Time</u> | | | | | <u>Initial Field</u> | <u>Final Field</u> | |
| | | | <u>Collected:</u> | <u>Collected:</u> | <u>Collected:</u> | <u>Collected:</u> | <u>Received:</u> | <u>Received</u> | <u>(in. Hg)</u> | <u>(in. Hg)</u> | <u>(in. Hg)</u> |
| 22-1924 | 6165-7507 41ST AVE-1A-1 | A | 6/27/22 | 8:00 | 6/27/22 | 15:55 | 7/1/22 | 13:00 | -30 | -3 | -3 |
| 22-1925 | 6165-OA-1 | A | 6/27/22 | 8:05 | 6/27/22 | 16:00 | 7/1/22 | 13:00 | -30 | -11 | -11 |
| 22-1926 | 6165-7507-SSV-1 | A | 6/27/22 | 16:15 | 6/27/22 | 16:19 | 7/1/22 | 13:00 | -30 | -4 | -4 |
| 22-1927 | 6165-7507-SSV-2 | A | 6/27/22 | 16:31 | 6/27/22 | 16:36 | 7/1/22 | 13:00 | -29 | -4 | -4 |



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Indianapolis, IN 46239
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www.envision-air.com

Client Name: ENVIROFORENSICS
Project ID: 6165 - MARTINO'S 41ST AVE.
Client Project Manager: BRIAN KAPPEN
EnvisionAir Project Number: 2022-375

Analytical Method: TO-15
Analytical Batch: 070522AIR

Client Sample ID: 6165-7507 41ST AVE-IA-1
EnvisionAir Sample Number: 22-1924
Sample Matrix: AIR

Sample Collection START Date/Time: 6/27/22 8:00
Sample Collection END Date/Time: 6/27/22 15:55
Sample Received Date/Time: 7/1/22 13:00

| <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: | 7-5-22/18:21 | | |
| Analyst Initials | tjg | | |



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www.envision-air.com

Client Name: ENVIROFORENSICS
Project ID: 6165 - MARTINO'S 41ST AVE.
Client Project Manager: BRIAN KAPPEN
EnvisionAir Project Number: 2022-375
Analytical Method: TO-15
Analytical Batch: 070522AIR
Client Sample ID: 6165-OA-1
EnvisionAir Sample Number: 22-1925
Sample Matrix: AIR

Sample Collection START Date/Time: 6/27/22 8:05
Sample Collection END Date/Time: 6/27/22 16:00
Sample Received Date/Time: 7/1/22 13:00

| <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) | 103% | | |
| Analysis Date/Time: | 7-5-22/17:43 | | |
| Analyst Initials | tjg | | |



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Indianapolis, IN 46239
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www.envision-air.com

Client Name: ENVIROFORENSICS
Project ID: 6165 - MARTINO'S 41ST AVE.
Client Project Manager: BRIAN KAPPEN
EnvisionAir Project Number: 2022-375

Analytical Method: TO-15
Analytical Batch: 070522AIR

Client Sample ID: 6165-7507-SSV-1
EnvisionAir Sample Number: 22-1926
Sample Matrix: AIR

Sample Collection START Date/Time: 6/27/22 16:15
Sample Collection END Date/Time: 6/27/22 16:19
Sample Received Date/Time: 7/1/22 13:00

| <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 | 317 | 31.9 | |
| trans-1,2-Dichloroethene | < 396 | 396 | |
| Trichloroethene | < 10.7 | 10.7 | |
| Vinyl Chloride | < 12.8 | 12.8 | |
| 4-bromofluorobenzene (surrogate) | 98% | | |
| Analysis Date/Time: | 7-5-22/20:56 | | |
| Analyst Initials | tjg | | |



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Client Name: ENVIROFORENSICS
Project ID: 6165 - MARTINO'S 41ST AVE.
Client Project Manager: BRIAN KAPPEN
EnvisionAir Project Number: 2022-375

Analytical Method: TO-15
Analytical Batch: 070522AIR

Client Sample ID: 6165-7507-SSV-2
EnvisionAir Sample Number: 22-1927
Sample Matrix: AIR

Sample Collection START Date/Time: 6/27/22 16:31
Sample Collection END Date/Time: 6/27/22 16:36
Sample Received Date/Time: 7/1/22 13:00

| <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 | 192 | 31.9 | |
| trans-1,2-Dichloroethene | < 396 | 396 | |
| Trichloroethene | < 10.7 | 10.7 | |
| Vinyl Chloride | < 12.8 | 12.8 | |
| 4-bromofluorobenzene (surrogate) | 92% | | |
| Analysis Date/Time: | 7-5-22/21:34 | | |
| Analyst Initials | tjg | | |

TO-15 Quality Control Data

EnvisionAir Batch Number: 070522AIR

| <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: | 7-5-22/17:03 | | |
| 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 | 9.66 | 9.95 | 10 | 97% | 100% | 3.0% | |
| trans-1,2-Dichloroethene | 10.3 | 10.4 | 10 | 103% | 104% | 1.0% | |
| cis-1,2-Dichloroethene | 9.83 | 9.52 | 10 | 98% | 95% | 3.2% | |
| Trichloroethene | 10.5 | 9.71 | 10 | 105% | 97% | 7.8% | |
| Tetrachloroethene | 10.2 | 9.52 | 10 | 102% | 95% | 6.9% | |
| 4-bromofluorobenzene (surrogate) | 94% | 109% | | | | | |
| Analysis Date/Time: | 7-5-22/14:59 | 7-5-22/15:41 | | | | | |
| Analyst Initials | tjg | tjg | | | | | |



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

Flag Number

Comments

CHAIN OF CUSTODY RECORD

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

| | |
|--|---|
| Client: <u>EnviroForensics</u> | P.O. Number: <u>2022-0340</u> |
| Report <u>bkappen</u> Address: <u>enviroforensics.com</u> | Project Name or Number: <u>6165</u> <u>Montmore's 41st Ave</u> |
| Report To: <u>Brian Kappen</u> | Sampled by: <u>R Brown</u> |
| Phone: <u>262-290-4001</u> | QA/QC Required: (circle if applicable) Level III Level IV |
| Invoice Address: <u>accounts</u> <u>Payable@enviroforensics.com</u> | Reporting Units needed: (circle) <u>ug/m³</u> mg/m ³ PPBV PPMV |
| Desired TAT: (Please Circle One) 1 day 2 days 3 days <u>Std (5 bus. days)</u> | 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 | 6/27/22 | 800 | 6/27/22 | 1555 | | | X | 80635 | 05217 | -30 | -3 | -3 | 22-1924 |
| 6165-0A-1 | 6LC | ↓ | 805 | ↓ | 1600 | | | ↓ | 11091 | 02218 | -30 | -11 | -11 | 22-1925 |
| 6165-7507-SSV-1 | 1LC | ↓ | 1615 | ↓ | 1619 | | | ↓ | 83917 | 0093 | -30 | -4 | -4 | 22-1926 |
| 6165-7507-SSV-2 | 1LC | ↓ | 1631 | ↓ | 1636 | | | ↓ | 83981 | 0065 | -29 | -4 | -4 | 22-1927 |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |

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

| Relinquished by: | Date | Time | Received by: | Date | Time |
|--------------------|---------|------|--------------------|---------|------|
| <u>[Signature]</u> | 6/30/22 | 1700 | FedEx | 6/30/22 | 1700 |
| | | | <u>[Signature]</u> | 7/1/22 | 1300 |