



September 27, 2023

Four D Investments, LLC
 Deborah Smith
 505 Grand Avenue
 Little Chute, WI 54140
Debatbakersoutlet@gmail.com – sent via electronic mail only

Subject: September 2023 Sub-slab Vapor Data at 505 Grand Ave., Little Chute, WI
 Site Name: Sandies Dry Cleaners & Laundry (Former), 513 Grand Ave., Little Chute
 BRRTS #: 02-45-552222

Dear Ms. Smith:

On September 15, 2023, the Department of Natural Resources (DNR) received a *Limited Phase II Environmental Site Assessment for Vapor Intrusion*, dated September 11, 2023 (the “2023 Phase II”) for an environmental investigation performed at 505 Grand Avenue, Little Chute, Wisconsin (the “Property”). The Phase II was performed by Cedar Corporation on behalf of Todd Fischer, a prospective purchaser. The DNR understands a copy of the 2023 Phase II has been shared with you.

The 2023 Phase II reports that sub-slab vapors were investigated at two locations and found the following contaminants above the respective vapor risk screening levels (VRSLs). Note that DNR applies the residential VRSLs to mixed-use buildings that include a residential use.

Contaminant (in µg/m ³)	VP-1 9/5/23	VP-2 9/5/23	Residential VRSL	Small Commercial VRSL
Tetrachloroethene (PCE)	600	<u>6,900</u>	1,400	5,800
Trichloroethene (TCE)	284	<u>1,140</u>	70	290
Cis-1,2-dichloroethene (cis-1,2-DCE)	<u>95,000</u>	3,400	1,400	5,800
Vinyl chloride	<u>2,550</u>	5.2	56	930

µg/m³ = micrograms per cubic meter

Bold concentrations exceed the residential VRSL

Underlined concentrations exceed the small commercial VRSL

The PCE in the sub-surface is likely attributed to the discharge from the historical dry cleaner at 513 Grand Avenue, Sandies Dry Cleaners & Laundry (Former), BRRTS #02-45-552222 (the “Site”). PCE breaks down in the environment to TCE, cis-1,2-DCE and vinyl chloride, which were also detected above their respective VRSLs. These concentrations indicate a risk for vapor intrusion and potential for these compounds to be present in indoor air above vapor action levels. Due to the health risk associated with vapor intrusion, the DNR recommends contracting with an environmental consultant to collect indoor air samples as soon as possible to assess whether there is on-going exposure to the contaminants. **Please note the DNR has no authority regarding occupancy.** The Village of Little

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Re: Sandies Dry Cleaners & Laundry (Former)
BRRTS #02-45-552222

Chute, Outagamie County Health and Department of Health Services (DHS) are copied on this letter for their awareness of the situation.

As stated in the September 27, 2023 letter to you regarding the vapor abatement system and Site update (the "September 27, 2023 Abatement/Site Update Letter"), additional investigation and cleanup of the Site may take place as local, state and/or federal funding becomes available; however, the time frame for this potential assistance is unknown. Additional information on vapor intrusion, risk associated with TCE and how to find a qualified mitigator experienced with vapor intrusion is included in the September 27, 2023 Abatement/Site Update Letter.

Site-related information and DNR contacts can be found online in the Bureau for Remediation and Redevelopment Tracking System (BRRTS) on the Web (BOTW); go to dnr.wi.gov and search "BOTW." Use the BRRTS # found at the top of this letter. The site can also be found on the map view, Remediation and Redevelopment Sites Map (RRSM) by searching "RRSM."

DNR will continue to keep you updated on the status of the Site and any potential financial assistance. Please contact me with any questions or concerns by phone at 920-360-0853 or by email at jennifer.borski@wisconsin.gov.

Sincerely,



Jennifer Borski
Hydrogeologist
Remediation & Redevelopment Program

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