

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
Plymouth Service Center
1155 N Pilgrim Road
Plymouth WI 53073

Scott Walker, Governor
Cathy Stepp, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711



October 4, 2017

Brian Behrens
Behrens 1106 LLC
1297 Hwy W
Grafton, WI 53024

SUBJECT: Request for Access for Sampling at 1102 Bridge St., Grafton
Vapor Intrusion Related to former Quality Cleaners, 1226 11th Avenue, Grafton, WI
BRRTS #: 02-46-560212, FID #: 246166470

Dear Mr. Behrens:

The Wisconsin Department of Natural Resources (DNR) is investigating environmental contamination in your neighborhood. The purpose of this letter is to request permission to test your building for vapor intrusion. This testing is part of an ongoing investigation of chlorinated solvents at the former Quality Cleaners site at 1226 11th Avenue.

Vapor intrusion is the movement of vapors from chemicals in the soil or groundwater into the indoor air. It is very similar to the way that radon gas can move into a home or office. Not only will the results tell us if vapors are present in your home, they will also help us get a better idea as to whether vapors are a concern to the entire neighborhood (refer to the attached "Vapor Intrusion Investigation – Information Sheet for Neighbors").

In 2013 as part of a potential property transaction, the soil, soil vapor, and groundwater at the former Quality Cleaners was tested, and found to be contaminated with the dry cleaning related chemical, tetrachloroethene (PCE). In 2014 a vapor mitigation system was installed at 1226 and 1226B 11th Avenue. Initial testing at the adjacent 1224 11th Avenue had vapor levels below vapor risk screening levels. In 2016 monitoring wells MW-1 and MW-2 were installed to the east of the facility and had PCE concentrations in groundwater of 15 and 85 ug/L, respectively, which may indicate the potential for vapor intrusion into occupied buildings nearby.

We need to collect an air sample from the soil beneath your foundation and from the indoor air in the building at 1102 Bridge St., Grafton to determine whether vapors from chemicals used at the former Quality Cleaners may be present in the building and, if so, at what levels. The DNR will pay for the cost of collecting these air samples (refer to the attached, "What to Expect During Vapor Intrusion Sampling").

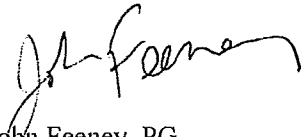
We need to receive your signed access agreement by **October 31, 2017**. Please send the signed agreement back in the self-addressed envelope provided with this letter, or scan and email it to me or to the DNR contractor for this work. The DNR contractor is Robert Langdon at SCS Engineers, email rlangdon@scsengineers.com. Lastly, please do not modify the access agreement in any way, as it may void the agreement.

Please call me, the DNR project manager, at your earliest convenience, at 920-893-8523, or via email at johnm.feeney@wisconsin.gov regarding scheduling this work with the DNR contractor.

Sincerely,

BRRTS #: 02-46-560212
October 4, 2017

Page 2



John Feeney, PG
Hydrogeologist
Remediation & Redevelopment Program

Cc: Mr. Robert Langdon, SCS Engineers
Attorney Christopher Sitzmann
Mr. Robert Thiboldeaux, DHS
SER File

Attachments: Access Agreement Form
DNR factsheets, "What to Expect During Vapor Intrusion Sampling", and "Vapor Intrusion
Investigation – Information Sheet for Neighbors"

Wisconsin Department of Natural Resources
ACCESS PERMISSION AGREEMENT

I, _____ hereby give permission to the Wisconsin Department of
(Print Name)

Natural Resources (DNR) and its employees, duly authorized representatives, agents and contractors, to enter upon and have access at reasonable times to the home/business located at

(ADDRESS) _____ 1102 Bridge St., Grafton _____

and that is owned by _____ Behrens 1106 LLC _____.

The property is located in Grafton, Ozaukee County, Wisconsin. The access permission is for the following purposes: that the DNR may screen the home/business for vapor migration from tetrachloroethene located in groundwater, associated with the former Quality Cleaners located near your property. This permission allows the DNR or its authorized representative to:

- (1) *Install and maintain sub-slab vapor probe(s) into the foundation of the home or business.*
- (2) *Collect up to three (3) separate vapor samples from the sub-slab probe(s) at different times of the year.*
- (3) *Collect, if necessary, a 24 hour indoor air sample on each level of the home or business.*
- (4) *Abandon the vapor probe(s) when no longer needed.*

The permission that is granted shall remain in effect until July 1, 2018 when the vapor screening work is expected to be complete. If an extension is necessary to complete the work, DNR will inform you in writing.

The property owner agrees not to damage or interfere with the use of any sub-slab probe installed as permitted herein.

IN WITNESS WHEREOF:

Signature of Property Owner

Date

Print Name

Email Address

Mailing Address

Area Code and Telephone Number

TENANT(S) / LESSEE(S) by UNIT NUMBER, ETC.

Name of Tenant(s)/Lessee(s)

Tenant(s) phone number

Tenant(s) email address

Mail or fax correspondence regarding this site to:

WI Dept. of Natural Resources
ATTN: John Feeney 1155 Pilgrim Rd, Plymouth, WI 53073
Email:
johnm.feeney@wisconsin.gov

What to Expect During Vapor Intrusion Sampling



The sampling procedure for vapor intrusion is performed by health and environmental professionals. It involves drilling one or more small holes into the basement or lowest level of your building, collecting a vapor sample from those holes - also called ports - and then sending the sample to a specialized lab for analysis. This is called sub-slab sampling. Sampling professionals try to minimize any inconveniences to you by informing you up front on what to expect and working with your schedule on the days of sampling.

Vapor sampling provides information about the extent of potential contamination in your neighborhood.

Should I be on site for the sampling?

It's up to you. Sampling professionals will need to be let in to install the testing equipment and collect the samples. The arrangements you make are completely dependent on your availability and comfort level with others on your property.

How many times will sampling professionals enter my property, and how is sampling done?

In general, you should plan on two or three visits over two or three days. While the actual sampling procedure and schedule may vary, the following provides a typical approach:

Day 1: The first day includes locating suitable locations for port installation, then drilling and installing the ports. This usually takes about an hour or two.

Day 2: The second day involves attaching the collection canister to the port to begin collecting the samples. A 24-hour indoor air sampling kit may also be set up. This visit will also take an hour or two.

Day 3: The third day is a shorter visit to gather all of the sampling equipment and seal off the ports. Sometimes the port site is left in place in case samples may need to be collected in the future.

Why not take indoor air samples instead of sub-slab samples?

Indoor air quality often changes from day to day, creating misleading assumptions about long-term indoor air quality. Indoor air quality may be affected by vapors given off by household or commercial products including paints, glues, fuels, cleaners, cigarette smoke, aerosol sprays, new carpeting or furniture. Also, any outdoor air that enters the inside of your house may also contain vapors which can alter test results. By itself, indoor air testing will not necessarily confirm that the vapors in the indoor air are entering a building from underground sources. However, indoor air samples are usually collected at the same time as the sub-slab samples for comparison purposes.



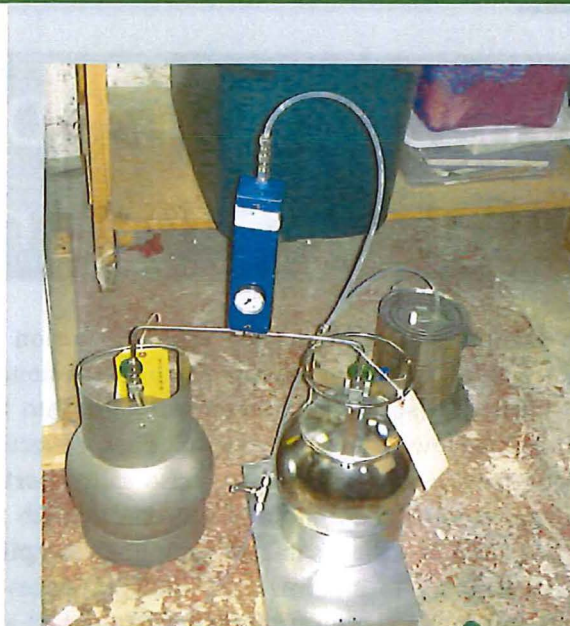
What if there is a crawl space instead of a basement?

If there is a crawl space or a basement with a dirt floor, it is not possible to install a port. In these cases, a sample of air is collected from the crawl space or basement over a 24 hour period. Sometimes a port can be installed in the side wall of the foundation.

Who pays for testing, and when will I get the results?

In many cases, the responsible party (the person or business legally obligated to investigate and clean up the environmental contamination) pays for the testing. The responsible party may also pay for the installation of a mitigation system if it is necessary. Sometimes, other parties such as DNR or the Dept. of Health may pay for testing. As long as the property owner provides reasonable and timely access for testing, rarely would they be responsible for the cost.

The laboratory results are usually available in two to four weeks and will be shared with you through a state or local health agency, the Wisconsin DNR, the responsible party or a hired consultant. An explanation of the findings and additional steps to be taken, if any, will also be provided.



A sub-slab vapor sampling system is usually in place for a day or two during the sampling process. The metal canisters (foreground) collect the vapor sample from the port (smaller canister in back of photo). The same canisters can be used to collect indoor air samples.

Where can I find more information?

Health and vapor-related information can be found at the Wisconsin Department of Health Services (DHS) website at dhs.wisconsin.gov, search "Vapor." For other health-related questions, please contact your local health department: www.dhs.wisconsin.gov/localhealth.

For more DNR information, please visit the DNR's Remediation and Redevelopment (RR) Program's Vapor Intrusion page at dnr.wi.gov/topic/Brownfields/Vapor.html.

Additional information can be obtained through the DNR field office in your region. To find the correct office, visit the RR Program Staff Contacts page at dnr.wi.gov/topic/Brownfields/Contact.html or call the RR Program at (608) 266-2111.

This document contains information about certain state statutes and administrative rules but does not necessarily include all of the details found in the statutes and rules. Readers should consult the actual language of the statutes and rules to answer specific questions. The Wisconsin Department of Natural Resources provides equal opportunity in its employment, programs, services, and functions under an Affirmative Action Plan. If you have any questions, please write to Equal Opportunity Office, Department of Interior, Washington, D.C. 20240. This publication is available in alternative format upon request. Please call 608-267-3543 for more information.



Vapor Intrusion Investigation – Information Sheet for Neighbors

Environmental cleanup activities in your area

An environmental investigation is underway in your neighborhood. Environmental investigations involve many different people, and it can be confusing to know who is doing what and why. **The back of this letter includes general information about this project as well as key parties and their contact information.** Please feel free to get in touch with these people to ask questions.

Migrating soil gas contamination

When environmental contamination migrates through soil, groundwater, or utility trenches, away from the property it started on, it can affect nearby properties. **The party responsible for the source of the contamination is required by state law to investigate and clean up hazardous substances in the environment.** They are also responsible for reducing potentially harmful health effects of the contamination at affected properties.

One possible harmful effect occurs when gases (vapors) from underground contamination migrate upward into the indoor air of houses and buildings. **Gases in soil can get into buildings through tiny cracks in a foundation or basement wall, utility service lines, sump pumps, etc. This is often referred to as vapor intrusion, and it is similar to how naturally occurring radon gas gets into houses and buildings.**

Testing to see if vapor intrusion exists at certain houses and buildings is a standard part of most environmental investigations. Allowing environmental professionals to sample air inside and underneath your house or building will let you know if there are any harmful vapors in the soil gas that could affect your indoor air quality and your health. **These samples will be sent to a Wisconsin-certified laboratory for analysis to determine if any follow-up action is necessary.**

If there is a soil gas problem at your house or building, the responsible party is required to fix the problem. Often this means that the responsible party will hire contractors and obtain your permission to install a vapor mitigation system on your home or building to prevent soil gases from getting indoors. These are similar to radon mitigation systems found in many homes, but even houses with radon systems should still be tested during the environmental investigation.

Permission may be requested to access your property

Environmental contamination often migrates, and it does not stop at property boundaries. **The party responsible for the contamination is required by state law to seek permission to access other properties to investigate how far contamination has migrated.**

If access is needed to your property, the responsible party or environmental professional should provide you a written property access agreement to sign. **DNR recommends that you grant permission and allow qualified environmental professionals working for the responsible party to sample and test the air inside and underneath your house or building.**

We recognize that you may still have questions or concerns. **Please contact the environmental consultant or DNR project manager listed on the back with your questions and requests for additional information.**

Vapor Intrusion Investigation — Information Sheet for Neighbors

DATE 10/2/17

SITE NAME & ADDRESS Quality Cleaners, Grafton

DNR ACTIVITY (BRRTS) NUMBER 02-46-560212

For more information about this investigation and cleanup project go to dnr.wi.gov and search for "cleanup database" or "RR sites map"

BRRTS on the Web is the DNR's database of contaminated sites
Enter the activity number or the site address

RR Sites Map is the DNR's interactive map of contaminated sites
Enter site address, or zoom in to your neighborhood to find the site

PEOPLE TO CONTACT WITH YOUR QUESTIONS

ROLE	WHAT THEY DO	CONTACT PERSON & COMPANY	PHONE & EMAIL (if available for contact)
Responsible Party	Person or entity responsible for investigating and cleaning up the contamination	—	—
Environmental Consultant	Technical expert hired by Responsible Party or DNR to conduct the investigation and cleanup work	Robert Langdon SAS Engineers	rlangdon@gcsengineers.com
DNR Project Manager	Regulator and contact person for questions on environmental cleanup status and overall process	John Feeney DNR	john.feeney@wisconsin.gov 920-893-8523
Dept. of Health Services	Contact person for questions on health risks associated with exposure to chemical vapors	Rob Thibodeaux	robert.thibodeaux@dhs.wisconsin.gov 608-267-6844
WHO HIRED THE ENVIRONMENTAL CONSULTANT? <input type="checkbox"/> Responsible Party <input checked="" type="checkbox"/> DNR <input type="checkbox"/> Other _____			

Additional resources on vapor intrusion

For more information on vapor intrusion go to dnr.wi.gov and search for "vapor intrusion"

To view a short video about vapor intrusion go to dnr.wi.gov and search for "vapor intrusion 101"

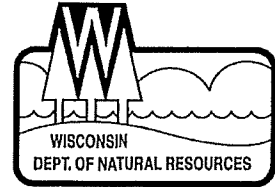
Checked boxes indicate DNR and DHS fact sheets are enclosed

- What is vapor intrusion?
 Why test for vapor intrusion?
 Who should I contact about vapor intrusion investigations?
 What to expect during vapor intrusion sampling
 Environmental contamination and your real estate
 WI Dept. of Health Services handouts

This document is intended solely as guidance and does not contain any mandatory requirements except where requirements found in statute or administrative rule are referenced. This guidance does not establish or affect legal rights or obligations and is not finally determinative of any of the issues addressed. This guidance does not create any rights enforceable by any party in litigation with the State of Wisconsin or the Department of Natural Resources. Any regulatory decisions made by the Department of Natural Resources in any matter addressed by this guidance will be made by applying the governing statutes and administrative rules to the relevant facts. The Wisconsin Department of Natural Resources provides equal opportunity in its employment, programs, services, and functions under an Affirmative Action Plan. If you have any questions, please write to Equal Opportunity Office, Department of Interior, Washington, D.C. 20240. This publication is available in alternative format (large print, Braille, audio tape, etc.) upon request.

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October 4, 2017

Jim Brunnquell
TPAL LLC
1708 12th Ave.
Grafton, WI 53024

SUBJECT: Request for Access for re-Sampling at 1224 11th Ave., Grafton
Vapor Intrusion Related to former Quality Cleaners, 1226 11th Avenue, Grafton
BRRTS #: 02-46-560212, FID #: 246166470

Dear Mr. Behrens:

The Wisconsin Department of Natural Resources (DNR) is investigating environmental contamination in your neighborhood. The purpose of this letter is to request permission to test your building for vapor intrusion. This testing is part of an ongoing investigation of chlorinated solvents at the former Quality Cleaners site at 1226 11th Avenue.

Vapor intrusion is the movement of vapors from chemicals in the soil or groundwater into the indoor air. It is very similar to the way that radon gas can move into a home or office. Not only will the results tell us if vapors are present in your home, they will also help us get a better idea as to whether vapors are a concern to the entire neighborhood (refer to the attached "Vapor Intrusion Investigation – Information Sheet for Neighbors").

In 2013 as part of a potential property transaction, the soil, soil vapor, and groundwater at the former Quality Cleaners was tested, and found to be contaminated with the dry cleaning related chemical, tetrachloroethene (PCE). In 2014 a vapor mitigation system was installed at 1226 and 1226B 11th Avenue. Initial testing at your building, the adjacent 1224 11th Avenue had vapor levels below vapor risk screening levels. This sampling would be to confirm the levels are still below the screening concentrations. In 2016 monitoring wells MW-1 and MW-2 were installed to the east of the facility and had PCE concentrations in groundwater of 15 and 85 ug/L, respectively, which may indicate the potential for vapor intrusion into occupied buildings nearby.

We need to collect an air sample from the soil beneath your foundation and from the indoor air in the building at 1224 11th Avenue, to determine whether vapors from chemicals used at the former Quality Cleaners may be present in the building and, if so, at what levels. The DNR will pay for the cost of collecting these air samples (refer to the attached, "What to Expect During Vapor Intrusion Sampling").

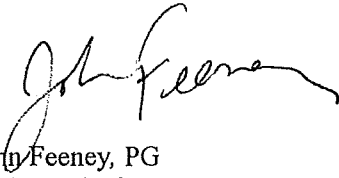
We need to receive your signed access agreement by **October 31, 2017**. Please send the signed agreement back in the self-addressed envelope provided with this letter, or scan and email it to me or to the DNR contractor for this work. The DNR contractor is Robert Langdon at SCS Engineers, email rlangdon@scsengineers.com. Lastly, please do not modify the access agreement in any way, as it may void the agreement.

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Sincerely,

BRRTS #: 02-46-560212
October 4, 2017

Page 2



John Feeney, PG
Hydrogeologist
Remediation and Redevelopment Program

Cc: Mr. Robert Langdon, SCS Engineers
Attorney Christopher Sitzmann
Mr. Robert Thiboldeaux, DHS
SER File

Attachments: Access Agreement Form
DNR factsheets, "What to Expect During Vapor Intrusion Sampling", and "Vapor Intrusion Investigation – Information Sheet for Neighbors"

Wisconsin Department of Natural Resources
ACCESS PERMISSION AGREEMENT

I, _____ hereby give permission to the Wisconsin Department of
(Print Name)

Natural Resources (DNR) and its employees, duly authorized representatives, agents and contractors, to enter upon and have access at reasonable times to the home/business located at

(ADDRESS) _____ 1224 11th Ave., Grafton _____

and that is owned by _____ TPAL LLC _____.

The property is located in Grafton, Ozaukee County, Wisconsin. The access permission is for the following purposes: that the DNR may screen the home/business for vapor migration from tetrachloroethene located in groundwater, associated with the former Quality Cleaners located near your property. This permission allows the DNR or its authorized representative to:

- (1) *Install and maintain sub-slab vapor probe(s) into the foundation of the home or business.*
- (2) *Collect up to three (3) separate vapor samples from the sub-slab probe(s) at different times of the year.*
- (3) *Collect, if necessary, a 24 hour indoor air sample on each level of the home or business.*
- (4) *Abandon the vapor probe(s) when no longer needed.*

The permission that is granted shall remain in effect until July 1, 2018 when the vapor screening work is expected to be complete. If an extension is necessary to complete the work, DNR will inform you in writing.

The property owner agrees not to damage or interfere with the use of any sub-slab probe installed as permitted herein.

IN WITNESS WHEREOF:

Signature of Property Owner

Date

Print Name

Email Address

Mailing Address

Area Code and Telephone Number

TENANT(S) / LESSEE(S) by UNIT NUMBER, ETC.

Name of Tenant(s)/Lessee(s)

Tenant(s) phone number

Tenant(s) email address

Mail or fax correspondence
regarding this site to:

WI Dept. of Natural Resources
ATTN: John Feeney 1155 Pilgrim
Rd, Plymouth, WI 53073
Email:
johnm.feeney@wisconsin.gov

What to Expect During Vapor Intrusion Sampling



The sampling procedure for vapor intrusion is performed by health and environmental professionals. It involves drilling one or more small holes into the basement or lowest level of your building, collecting a vapor sample from those holes - also called ports - and then sending the sample to a specialized lab for analysis. This is called sub-slab sampling. Sampling professionals try to minimize any inconveniences to you by informing you up front on what to expect and working with your schedule on the days of sampling.

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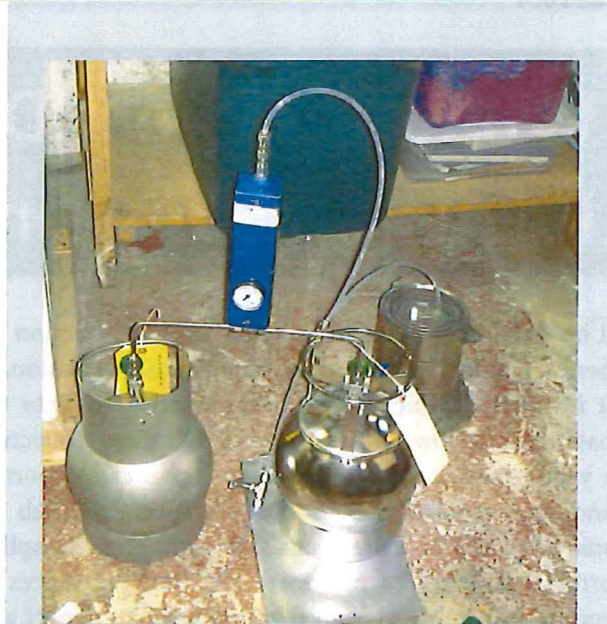
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The laboratory results are usually available in two to four weeks and will be shared with you through a state or local health agency, the Wisconsin DNR, the responsible party or a hired consultant. An explanation of the findings and additional steps to be taken, if any, will also be provided.



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Where can I find more information?

Health and vapor-related information can be found at the Wisconsin Department of Health Services (DHS) website at dhs.wisconsin.gov, search "Vapor." For other health-related questions, please contact your local health department: www.dhs.wisconsin.gov/localhealth.

For more DNR information, please visit the DNR's Remediation and Redevelopment (RR) Program's Vapor Intrusion page at dnr.wi.gov/topic/Brownfields/Vapor.html.

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Vapor Intrusion Investigation — Information Sheet for Neighbors

DATE 10/2/17

SITE NAME & ADDRESS Quality Cleaners, Grafton

DNR ACTIVITY (BRRTS) NUMBER 02-46-560212

For more information about this investigation and cleanup project go to dnr.wi.gov and search for "cleanup database" or "RR sites map"

BRRTS on the Web is the DNR's database of contaminated sites
Enter the activity number or the site address

RR Sites Map is the DNR's interactive map of contaminated sites
Enter site address, or zoom in to your neighborhood to find the site

PEOPLE TO CONTACT WITH YOUR QUESTIONS

ROLE	WHAT THEY DO	CONTACT PERSON & COMPANY	PHONE & EMAIL (if available for contact)
Responsible Party	Person or entity responsible for investigating and cleaning up the contamination	—	—
Environmental Consultant	Technical expert hired by Responsible Party or DNR to conduct the investigation and cleanup work	Robert Langdon SOS Engineers	rlangdon@sosengineers.com
DNR Project Manager	Regulator and contact person for questions on environmental cleanup status and overall process	John Feeney DNR	john.m.feeney@wisconsin.gov 920-893-8523
Dept. of Health Services	Contact person for questions on health risks associated with exposure to chemical vapors	Rob Thibodeaux	robert.thibodeaux@dhs.wisconsin.gov 608-267-6844
WHO HIRED THE ENVIRONMENTAL CONSULTANT? <input type="checkbox"/> Responsible Party <input checked="" type="checkbox"/> DNR <input type="checkbox"/> Other _____			

Additional resources on vapor intrusion

For more information on vapor intrusion go to dnr.wi.gov and search for "vapor intrusion"

To view a short video about vapor intrusion go to dnr.wi.gov and search for "vapor intrusion 101"

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 What to expect during vapor intrusion sampling
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 WI Dept. of Health Services handouts

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Migrating soil gas contamination

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One possible harmful effect occurs when gases (vapors) from underground contamination migrate upward into the indoor air of houses and buildings. **Gases in soil can get into buildings through tiny cracks in a foundation or basement wall, utility service lines, sump pumps, etc. This is often referred to as vapor intrusion, and it is similar to how naturally occurring radon gas gets into houses and buildings.**

Testing to see if vapor intrusion exists at certain houses and buildings is a standard part of most environmental investigations. Allowing environmental professionals to sample air inside and underneath your house or building will let you know if there are any harmful vapors in the soil gas that could affect your indoor air quality and your health. **These samples will be sent to a Wisconsin-certified laboratory for analysis to determine if any follow-up action is necessary.**

If there is a soil gas problem at your house or building, the responsible party is required to fix the problem. Often this means that the responsible party will hire contractors and obtain your permission to install a vapor mitigation system on your home or building to prevent soil gases from getting indoors. These are similar to radon mitigation systems found in many homes, but even houses with radon systems should still be tested during the environmental investigation.

Permission may be requested to access your property

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We recognize that you may still have questions or concerns. **Please contact the environmental consultant or DNR project manager listed on the back with your questions and requests for additional information.**

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Cathy Stepp, Secretary
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October 4, 2017

Ozslo Foods, Inc.
1947 Cedar Dr.
Grafton, WI 53024

SUBJECT: Request for Access for Sampling at 1229-1231 12th Ave., Grafton
Vapor Intrusion Related to former Quality Cleaners, 1226 11th Avenue, Grafton, WI
BRRTS #: 02-46-560212, FID #: 246166470

Dear Ozslo Foods, Inc.

The Wisconsin Department of Natural Resources (DNR) is investigating environmental contamination in your neighborhood. The purpose of this letter is to request permission to test your building for vapor intrusion. This testing is part of an ongoing investigation of chlorinated solvents at the former Quality Cleaners site at 1226 11th Avenue.

Vapor intrusion is the movement of vapors from chemicals in the soil or groundwater into the indoor air. It is very similar to the way that radon gas can move into a home or office. Not only will the results tell us if vapors are present in your home, they will also help us get a better idea as to whether vapors are a concern to the entire neighborhood (refer to the attached "Vapor Intrusion Investigation – Information Sheet for Neighbors").

In 2013 as part of a potential property transaction, the soil, soil vapor, and groundwater at the former Quality Cleaners was tested, and found to be contaminated with the dry cleaning related chemical tetrachloroethene (PCE). In 2014 a vapor mitigation system was installed at 1226 and 1226B 11th Avenue. Initial testing at the adjacent 1224 11th Avenue. had vapor levels below vapor risk screening levels. In 2016 monitoring wells MW-1 and MW-2 were installed to the east of the facility and had PCE concentrations in groundwater of 15 and 85 ug/L, respectively, which may indicate the potential for vapor intrusion into occupied buildings nearby.

We need to collect an air sample from the soil beneath your foundation and from the indoor air in the building at 1229-1231 12th Avenue, to determine whether vapors from chemicals used at the former Quality Cleaners may be present in the building and, if so, at what levels. The DNR will pay for the cost of collecting these air samples (refer to the attached, "What to Expect During Vapor Intrusion Sampling").

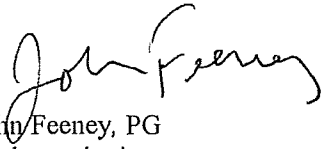
We need to receive your signed access agreement by **October 31, 2017**. Please send the signed agreement back in the self-addressed envelope provided with this letter, or scan and email it to me or to the DNR contractor for this work. The DNR contractor is Robert Langdon at SCS Engineers, email rlangdon@scsengineers.com. Lastly, please do not modify the access agreement in any way, as it may void the agreement.

Please call me, the DNR project manager, at your earliest convenience, at 920-893-8523, or via email at johnm.feeney@wisconsin.gov regarding scheduling this work with the DNR contractor.

Sincerely,

BRRTS #: 02-46-560212
October 4, 2017

Page 2



John Feeney, PG
Hydrogeologist
Remediation and Redevelopment Program

Cc: Mr. Robert Langdon, SCS Engineers
Attorney Christopher Sitzmann
Mr. Robert Thiboldeaux, DHS
SER File

Attachments: Access Agreement Form
DNR factsheets, "What to Expect During Vapor Intrusion Sampling", and "Vapor Intrusion Investigation – Information Sheet for Neighbors"

Wisconsin Department of Natural Resources
ACCESS PERMISSION AGREEMENT

I, _____ hereby give permission to the Wisconsin Department of
(Print Name)

Natural Resources (DNR) and its employees, duly authorized representatives, agents and contractors, to enter upon and have access at reasonable times to the home/business located at

(ADDRESS) _____ 1229-1231 12th Avenue, Grafton _____

and that is owned by _____ Ozslo Foods, Inc. _____.

The property is located in Grafton, Ozaukee County, Wisconsin. The access permission is for the following purposes: that the DNR may screen the home/business for vapor migration from tetrachloroethene located in groundwater, associated with the former Quality Cleaners located near your property. This permission allows the DNR or its authorized representative to:

- (1) *Install and maintain sub-slab vapor probe(s) into the foundation of the home or business.*
- (2) *Collect at least three (3) separate vapor samples from the sub-slab probe(s) at different times of the year.*
- (3) *Collect, if necessary, a 24 hour indoor air sample on each level of the home or business.*
- (4) *Abandon the vapor probe(s) when no longer needed.*

The permission that is granted shall remain in effect until July 1, 2018 when the vapor screening work is expected to be complete. If an extension is necessary to complete the work, DNR will inform you in writing.

The property owner agrees not to damage or interfere with the use of any sub-slab probe installed as permitted herein.

IN WITNESS WHEREOF:

Signature of Property Owner

Date

Print Name

Email Address

Mailing Address

Area Code and Telephone Number

TENANT(S) / LESSEE(S) by UNIT NUMBER, ETC.

Name of Tenant(s)/Lessee(s)

Tenant(s) phone number

Tenant(s) email address

Mail or fax correspondence
regarding this site to:

WI Dept. of Natural Resources
ATTN: John Feeney 1155 Pilgrim
Rd, Plymouth, WI 53073
Email:
johnm.feeney@wisconsin.gov

What to Expect During Vapor Intrusion Sampling



The sampling procedure for vapor intrusion is performed by health and environmental professionals. It involves drilling one or more small holes into the basement or lowest level of your building, collecting a vapor sample from those holes - also called ports - and then sending the sample to a specialized lab for analysis. This is called sub-slab sampling. Sampling professionals try to minimize any inconveniences to you by informing you up front on what to expect and working with your schedule on the days of sampling.

Vapor sampling provides information about the extent of potential contamination in your neighborhood.

Should I be on site for the sampling?

It's up to you. Sampling professionals will need to be let in to install the testing equipment and collect the samples. The arrangements you make are completely dependent on your availability and comfort level with others on your property.

Day 3: The third day is a shorter visit to gather all of the sampling equipment and seal off the ports. Sometimes the port site is left in place in case samples may need to be collected in the future.

How many times will sampling professionals enter my property, and how is sampling done?

In general, you should plan on two or three visits over two or three days. While the actual sampling procedure and schedule may vary, the following provides a typical approach:

Day 1: The first day includes locating suitable locations for port installation, then drilling and installing the ports. This usually takes about an hour or two.

Day 2: The second day involves attaching the collection canister to the port to begin collecting the samples. A 24-hour indoor air sampling kit may also be set up. This visit will also take an hour or two.

Why not take indoor air samples instead of sub-slab samples?

Indoor air quality often changes from day to day, creating misleading assumptions about long-term indoor air quality. Indoor air quality may be affected by vapors given off by household or commercial products including paints, glues, fuels, cleaners, cigarette smoke, aerosol sprays, new carpeting or furniture. Also, any outdoor air that enters the inside of your house may also contain vapors which can alter test results. By itself, indoor air testing will not necessarily confirm that the vapors in the indoor air are entering a building from underground sources. However, indoor air samples are usually collected at the same time as the sub-slab samples for comparison purposes.



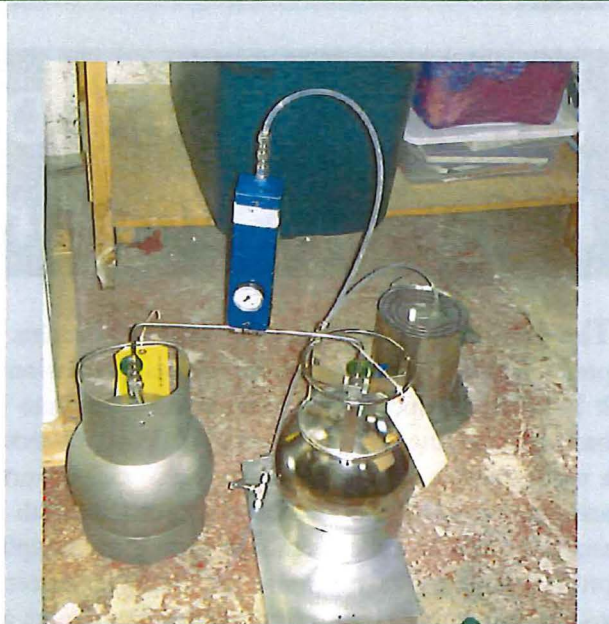
What if there is a crawl space instead of a basement?

If there is a crawl space or a basement with a dirt floor, it is not possible to install a port. In these cases, a sample of air is collected from the crawl space or basement over a 24 hour period. Sometimes a port can be installed in the side wall of the foundation.

Who pays for testing, and when will I get the results?

In many cases, the responsible party (the person or business legally obligated to investigate and clean up the environmental contamination) pays for the testing. The responsible party may also pay for the installation of a mitigation system if it is necessary. Sometimes, other parties such as DNR or the Dept. of Health may pay for testing. As long as the property owner provides reasonable and timely access for testing, rarely would they be responsible for the cost.

The laboratory results are usually available in two to four weeks and will be shared with you through a state or local health agency, the Wisconsin DNR, the responsible party or a hired consultant. An explanation of the findings and additional steps to be taken, if any, will also be provided.



A sub-slab vapor sampling system is usually in place for a day or two during the sampling process. The metal canisters (foreground) collect the vapor sample from the port (smaller canister in back of photo). The same canisters can be used to collect indoor air samples.

Where can I find more information?

Health and vapor-related information can be found at the Wisconsin Department of Health Services (DHS) website at dhs.wisconsin.gov, search "Vapor." For other health-related questions, please contact your local health department: www.dhs.wisconsin.gov/localhealth.

For more DNR information, please visit the DNR's Remediation and Redevelopment (RR) Program's Vapor Intrusion page at dnr.wi.gov/topic/Brownfields/Vapor.html.

Additional information can be obtained through the DNR field office in your region. To find the correct office, visit the RR Program Staff Contacts page at dnr.wi.gov/topic/Brownfields/Contact.html or call the RR Program at (608) 266-2111.

This document contains information about certain state statutes and administrative rules but does not necessarily include all of the details found in the statutes and rules. Readers should consult the actual language of the statutes and rules to answer specific questions. The Wisconsin Department of Natural Resources provides equal opportunity in its employment, programs, services, and functions under an Affirmative Action Plan. If you have any questions, please write to Equal Opportunity Office, Department of Interior, Washington, D.C. 20240. This publication is available in alternative format upon request. Please call 608-267-3543 for more information.

Vapor Intrusion Investigation — Information Sheet for Neighbors

DATE 10/2/17

SITE NAME & ADDRESS Quality Cleaners, Grafton

DNR ACTIVITY (BRRTS) NUMBER 02-46-560212

For more information about this investigation and cleanup project go to dnr.wi.gov and search for "cleanup database" or "RR sites map"

BRRTS on the Web is the DNR's database of contaminated sites
Enter the activity number or the site address

RR Sites Map is the DNR's interactive map of contaminated sites
Enter site address, or zoom in to your neighborhood to find the site

PEOPLE TO CONTACT WITH YOUR QUESTIONS

ROLE	WHAT THEY DO	CONTACT PERSON & COMPANY	PHONE & EMAIL (if available for contact)
Responsible Party	Person or entity responsible for investigating and cleaning up the contamination	—	—
Environmental Consultant	Technical expert hired by Responsible Party or DNR to conduct the investigation and cleanup work	Robert Langdon SCS Engineers	rlangdon@scsengineers.com
DNR Project Manager	Regulator and contact person for questions on environmental cleanup status and overall process	John Feeney DNR	john.feeney@wisconsin.gov 920-893-8523
Dept. of Health Services	Contact person for questions on health risks associated with exposure to chemical vapors	Rob Thibold- eaux	robert.thiboldeaux@dhs.wisconsin.gov 608-267-6844

WHO HIRED THE ENVIRONMENTAL CONSULTANT? Responsible Party DNR Other _____

Additional resources on vapor intrusion

For more information on vapor intrusion go to dnr.wi.gov and search for "vapor intrusion"
To view a short video about vapor intrusion go to dnr.wi.gov and search for "vapor intrusion 101"

Checked boxes indicate DNR and DHS fact sheets are enclosed

- What is vapor intrusion? Why test for vapor intrusion? Who should I contact about vapor intrusion investigations?
- What to expect during vapor intrusion sampling Environmental contamination and your real estate WI Dept. of Health Services handouts

This document is intended solely as guidance and does not contain any mandatory requirements except where requirements found in statute or administrative rule are referenced. This guidance does not establish or affect legal rights or obligations and is not finally determinative of any of the issues addressed. This guidance does not create any rights enforceable by any party in litigation with the State of Wisconsin or the Department of Natural Resources. Any regulatory decisions made by the Department of Natural Resources in any matter addressed by this guidance will be made by applying the governing statutes and administrative rules to the relevant facts. The Wisconsin Department of Natural Resources provides equal opportunity in its employment, programs, services, and functions under an Affirmative Action Plan. If you have any questions, please write to Equal Opportunity Office, Department of Interior, Washington, D.C. 20240. This publication is available in alternative format (large print, Braille, audio tape, etc.) upon request.



Vapor Intrusion Investigation – Information Sheet for Neighbors

Environmental cleanup activities in your area

An environmental investigation is underway in your neighborhood. Environmental investigations involve many different people, and it can be confusing to know who is doing what and why. **The back of this letter includes general information about this project as well as key parties and their contact information.** Please feel free to get in touch with these people to ask questions.

Migrating soil gas contamination

When environmental contamination migrates through soil, groundwater, or utility trenches, away from the property it started on, it can affect nearby properties. **The party responsible for the source of the contamination is required by state law to investigate and clean up hazardous substances in the environment.** They are also responsible for reducing potentially harmful health effects of the contamination at affected properties.

One possible harmful effect occurs when gases (vapors) from underground contamination migrate upward into the indoor air of houses and buildings. **Gases in soil can get into buildings through tiny cracks in a foundation or basement wall, utility service lines, sump pumps, etc. This is often referred to as vapor intrusion, and it is similar to how naturally occurring radon gas gets into houses and buildings.**

Testing to see if vapor intrusion exists at certain houses and buildings is a standard part of most environmental investigations. Allowing environmental professionals to sample air inside and underneath your house or building will let you know if there are any harmful vapors in the soil gas that could affect your indoor air quality and your health. **These samples will be sent to a Wisconsin-certified laboratory for analysis to determine if any follow-up action is necessary.**

If there is a soil gas problem at your house or building, the responsible party is required to fix the problem. Often this means that the responsible party will hire contractors and obtain your permission to install a vapor mitigation system on your home or building to prevent soil gases from getting indoors. These are similar to radon mitigation systems found in many homes, but even houses with radon systems should still be tested during the environmental investigation.

Permission may be requested to access your property

Environmental contamination often migrates, and it does not stop at property boundaries. **The party responsible for the contamination is required by state law to seek permission to access other properties to investigate how far contamination has migrated.**

If access is needed to your property, the responsible party or environmental professional should provide you a written property access agreement to sign. **DNR recommends that you grant permission and allow qualified environmental professionals working for the responsible party to sample and test the air inside and underneath your house or building.**

We recognize that you may still have questions or concerns. **Please contact the environmental consultant or DNR project manager listed on the back with your questions and requests for additional information.**

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
Plymouth Service Center
1155 N Pilgrim Road
Plymouth WI 53073

Scott Walker, Governor
Cathy Stepp, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711



October 4, 2017

K and G Real Properties LLC
5301 W. River Trail
Mequon, WI 53092

SUBJECT: Request for Access for Sampling at 1225-1227 12th Ave., Grafton, WI
Vapor Intrusion Related to former Quality Cleaners, 1226 11th Avenue, Grafton
BRRTS #: 02-46-560212, FID #: 246166470

Dear K and G Real Properties LLC,

The Wisconsin Department of Natural Resources (DNR) is investigating environmental contamination in your neighborhood. The purpose of this letter is to request permission to test your home for vapor intrusion. This testing is part of an ongoing investigation of chlorinated solvents at the former Quality Cleaners site at 1226 11th Avenue.

Vapor intrusion is the movement of vapors from chemicals in the soil or groundwater into the indoor air. It is very similar to the way that radon gas can move into a home or office. Not only will the results tell us if vapors are present in your home, they will also help us get a better idea as to whether vapors are a concern to the entire neighborhood (refer to the attached "Vapor Intrusion Investigation – Information Sheet for Neighbors").

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We need to receive your signed access agreement by **October 31, 2017**. Please send the signed agreement back in the self-addressed envelope provided with this letter, or scan and email it to me or to the DNR contractor for this work. The DNR contractor is Robert Langdon at SCS Engineers, email rlangdon@scsengineers.com. Lastly, please do not modify the access agreement in any way, as it may void the agreement.

Please call me, the DNR project manager, at your earliest convenience, at 920-893-8523, or via email at johnm.feeney@wisconsin.gov regarding scheduling this work with the DNR contractor.

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October 4, 2017

Page 2



John Feeney, PG
Hydrogeologist
Remediation and Redevelopment Program

Cc: Mr. Robert Langdon, SCS Engineers
Attorney Christopher Sitzmann
Mr. Robert Thiboldeaux, DHS
SER File

Attachments: Access Agreement Form
DNR factsheets, "What to Expect During Vapor Intrusion Sampling", and "Vapor Intrusion Investigation – Information Sheet for Neighbors"

Wisconsin Department of Natural Resources
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(Print Name)

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(ADDRESS) _____ 1225-1227 12th Avenue, Grafton _____

and that is owned by _____ K and G Real Properties LLC _____.

The property is located in Grafton, Ozaukee County, Wisconsin. The access permission is for the following purposes: that the DNR may screen the home/business for vapor migration from tetrachloroethene located in groundwater, associated with the former Quality Cleaners located near your property. This permission allows the DNR or its authorized representative to:

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The permission that is granted shall remain in effect until July 1, 2018 when the vapor screening work is expected to be complete. If an extension is necessary to complete the work, DNR will inform you in writing.

The property owner agrees not to damage or interfere with the use of any sub-slab probe installed as permitted herein.

IN WITNESS WHEREOF:

Signature of Property Owner

Date

Print Name

Email Address

Mailing Address

Area Code and Telephone Number

TENANT(S) / LESSEE(S) by UNIT NUMBER, ETC.

Name of Tenant(s)/Lessee(s)

Tenant(s) phone number

Tenant(s) email address

Mail or fax correspondence regarding this site to:

WI Dept. of Natural Resources
ATTN: John Feeney 1155 Pilgrim Rd, Plymouth, WI 53073
Email:
johnm.feeney@wisconsin.gov

What to Expect During Vapor Intrusion Sampling



The sampling procedure for vapor intrusion is performed by health and environmental professionals. It involves drilling one or more small holes into the basement or lowest level of your building, collecting a vapor sample from those holes - also called ports - and then sending the sample to a specialized lab for analysis. This is called sub-slab sampling. Sampling professionals try to minimize any inconveniences to you by informing you up front on what to expect and working with your schedule on the days of sampling.

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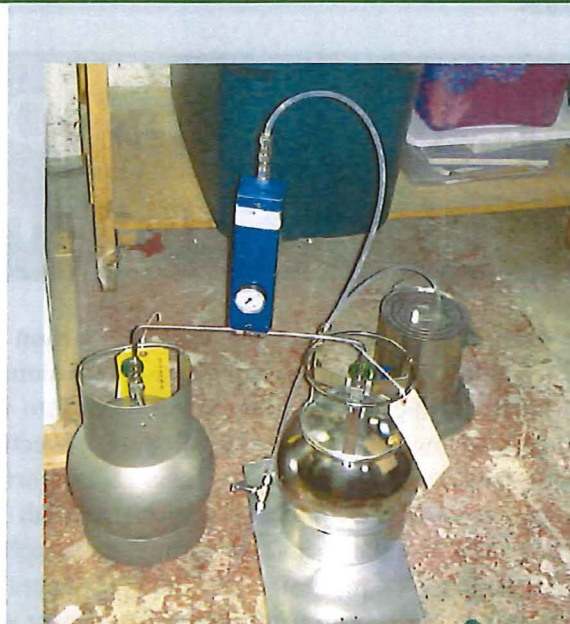
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Where can I find more information?

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For more DNR information, please visit the DNR's Remediation and Redevelopment (RR) Program's Vapor Intrusion page at dnr.wi.gov/topic/Brownfields/Vapor.html.

Additional information can be obtained through the DNR field office in your region. To find the correct office, visit the RR Program Staff Contacts page at dnr.wi.gov/topic/Brownfields/Contact.html or call the RR Program at (608) 266-2111.

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