

Konicek Environmental Consulting LLC

November 17, 2021

John Feeney
WDNR Plymouth Service Center
1155 Pilgrim Road
Plymouth, WI 53073

Reference: Off-site Access Liability
Ol' Tyme Cleaners
910 S. Main Street
West Bend, WI 53095

Dear John,

In reference to the above referenced site, KEC has attempted to gain access to nearby properties and access attempt requests are summarized as follows:

- In January 2018, KEC sent the 1st round of Access Permission Agreements to both the Maus Jewelers and Jacci & Sons Hair Salons properties. Both off-site access attempts were denied.
- In March 2018, KEC sent the 2nd round of Access Permission Agreements to the owners of both the Maus Jewelers and Jacci & Sons Hair Salons properties. Both off-site access attempts were denied.
- In June and July 2018, the WDNR sent 3rd and Final Request Letters for off-site access to the owners of both the Maus Jewelers and Jacci & Sons Hair Salons properties. Both Final off-site access attempts were denied. Access Letter language outlined by the regulatory regarding response timeline for the party whom received the letter is stated as "within two weeks of the date of this letter."
- In October 2018, KEC sent the 1st Access Permission Agreement to the owner of the Hawthorne Manor property. The owner denied the request for access.
- In December 2018, KEC sent the 2nd Access Permission Agreement to the owner of the Hawthorne Manor property. The owner denied the request for access.
- On January 14, 2019, KEC sent copies of the First and Second Access Letters for the Hawthorne property to the WDNR (via email). It was later confirmed via phone correspondence with the WDNR that a 3rd and Final Access Letter was never sent to the Hawthorne Manor property owner, despite confirmation that First and Second Access Letters were sent by KEC. In addition, despite recent attempts by the WDNR to gain access to the Hawthorne property, the last Access Permission Agreement and Letter was sent to the Hawthorne owner in December 2018 and no Final Letter was issued.

- In October 2019, KEC hand-delivered the final signed and notarized Grant of Privilege (GOP) Agreement for the Well Application to the City of West Bend Engineering Department. Afterwards, KEC followed up numerous times with the City of West Bend Engineering Department regarding the status of the Well Application, with no response received to date. In June 2020, the WDNR sent an email to the City of West Bend in regard to the well application sent by KEC as well as inquiries in regards to the former Decorah Cleaning site. To KEC's knowledge and based on past correspondence with the WDNR, no response from the City has been received.

Access Letter language previously outlined by the regulatory regarding party responsibility:
"If you do not allow property access for environmental sampling at this time you risk becoming the party who may be responsible for investigating and mitigating any contamination that exists on your property – whether you caused the problem or not."

The RP was a small business owner who is counting on the property to aid in their retirement. The Open Case File has posed a financial hardship in this regard and they should no longer be responsible for the inaction of others.

Based on the vast history of property access denials as well as no response from the City of West Bend over a period of 2 years, it is the opinion of KEC all nearby property owners of whom access was formerly requested should be deemed responsible for environmental investigation and sampling costs for their own respective properties. Based on correspondences with the WDNR, it is the understanding of KEC that the former Decorah Cleaners site is suing the City of West Bend in regards to the past release to the environment via the municipality sewer system. Based on the lack of response from the City of West Bend in regards to the pending Well Application, it is the opinion of KEC that an argument can be made for municipality responsibility for environmental cleanup and sampling related to right-of-way (ROW) areas near the above referenced site.

It is further the opinion of KEC that due to denial of access for off-site investigation, the RP of the Ol' Tyme Cleaners site is not responsible for any further site investigation (SI) work and the site should proceed to case closure.

Copies of all past denied Access Request Letters are attached.

Sincerely,

Konicek Environmental Consulting LLC



Gregory A. Konicek P.G., CHMM

Cc: Lois and Robert Seidensticker

Konicek Environmental Consulting LLC

October 16, 2018

Ronald T. Gundrum Sr.
Reinvestment Properties, LLC
3181 Mileview Road
West Bend, WI 53095

Reference: Property Access for DNR Requested Environmental Sampling
Hawthorne Manor Inc.
321 Hawthorne Drive
West Bend, WI 53095

Dear Mr. Gundrum,

On behalf of Lois and Robert Seidensticker, Konicek Environmental Consulting, LLC (KEC) is formally requesting access to your property to perform environmental sampling related to the Former OI'Tyme Cleaners site located at 910 S. Main Street West Bend, WI.

An Access Permission Agreement and Proposed Sampling Map is included.

The Wisconsin Department of Natural Resources (WDNR) is requesting the installation of a groundwater monitoring well on your property, at this time. The proposed well location is depicted on the Proposed Sampling Map.

If allowing access, please complete and sign the Permission Agreement and return to KEC via the certified mail receipt. Otherwise, please do not hesitate to call KEC with questions or concerns.

Thank you for your time.

Sincerely,

Konicek Environmental Consulting, LLC



Aaron C. Lofberg, Project Manager, B.S. - Geology

ACCESS PERMISSION AGREEMENT

I, _____ hereby give permission to Lois and Robert Seidensticker
(Print Name)

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) _____

and that is owned by _____
(Print Name)

The property is located in the Section 24, Township 11N, Range 19E, Washington, Wisconsin. The access permission is for the following purposes: that Konicek Environmental may advance soil probe(s), install groundwater monitoring well(s), periodically sample groundwater monitoring well(s), perform sub-slab and ambient air vapor sampling, and screen the home/business for vapor intrusion from Chlorinated Solvents located in soil and/or groundwater, associated with the 910 S. Main Street property located near your property. This permission allows Lois and Robert Seidensticker or its authorized representative to:

- (1) *Install and maintain sub-slab and indoor air vapor probe(s) within the home or business and collect samples annually on a quarterly schedule.*
- (2) *Collect, if necessary, an indoor air sample on each level of the home or business.*
- (3) *Abandon the vapor probe(s) when no longer needed.*
- (4) *Advance soil probe(s) on the property for which access is granted, collect soil samples, and abandonment of probes the same day.*
- (5) *If considered warranted, install and maintain groundwater monitoring well(s) on the property for which access is granted, collect groundwater samples annually on a quarterly schedule, maintain until case closure is granted, and abandon once closure is granted by the Wisconsin Department of Natural Resources (WDNR).*

The permission that is granted shall remain in effect until case closure is granted by the WDNR. If an extension is necessary to complete the work, Konicek Environmental will inform you in writing.

The property owner agrees not to damage or interfere with the use of any vapor probe, soil probe, or groundwater monitoring well 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)

Mail or fax correspondence regarding this site to:

Konicek Environmental
1032 S. Spring Street
Port Washington, WI
262-284-1728
g_konicek@yahoo.com



Tenant(s) email address

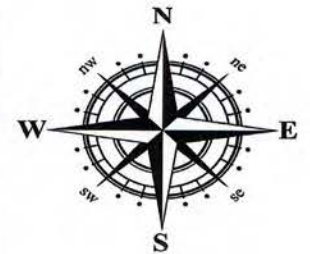
Tenant(s) phone number



Scale: 1" = 65 feet (scale is approximate)

Legend

-  - Groundwater monitoring well location (MW)
-  - Proposed Groundwater Monitoring Well Location (MW-12)



Konicek Environmental Consulting, LLC

Created by: AL
Date: 10/16/18

Proposed Sampling Map
Ol'Tyme Dry Cleaners
BRRTS: 02-67-576350
910 S. Main Street West Bend, WI

Konicek Environmental Consulting LLC

December 12, 2018
910 S. Main Street
West Bend, WI 53095
BRRTS#: 02-67-576350

SUBJECT: Second Notice: Access to Conduct Soil/Groundwater/Vapor Sampling

Dear Ronald T. Gundrum,

The purpose of this letter is to remind you that Konicek Environmental Consulting LLC, the party performing sampling for chemical vapor intrusion in your neighborhood, needs to sample your property at 321 Hawthorne Drive West Bend, WI 53095.

On October 16, 2018, we sent a written notice to your property that we need to collect soil/groundwater/vapor samples to determine if chemicals used at the former Ol' Tyme Cleaners property may be present on your property or impacting your business. This needs to be done as part of a state-required environmental investigation.

In order to proceed with site investigation activities, we are requesting your signed access agreement.

Please send the signed agreement back in the self-addressed envelope provided with this letter, or you can also send a PDF copy to Aaron Lofberg at alofberg12@gmail.com.

Please do not modify the access agreement in any manner, since it may void the agreement. If you have questions or concerns about the wording of the agreement or the testing, please call Aaron Lofberg at (262) 284-2557.

Once the signed access agreement is returned, Konicek Environmental Consulting, LLC will correspond with you about the sampling date and time.

Thank you very much for your cooperation.

Sincerely,



Aaron Lofberg
Project Manager
Konicek Environmental Consulting, LLC

ACCESS PERMISSION AGREEMENT

I, _____ hereby give permission to Lois and Robert Seidensticker
(Print Name)

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) _____

and that is owned by _____
(Print Name)

The property is located in the Section 23, Township 11N, Range 19E , Washington, Wisconsin. The access permission is for the following purposes: that Konicek Environmental may advance soil probe(s), install groundwater monitoring well(s), periodically sample groundwater monitoring well(s), perform sub-slab and ambient air vapor sampling, and screen the home/business for vapor intrusion from Chlorinated Solvents located in soil and groundwater, associated with the 910 S. Main Street property located near your property. This permission allows Lois and Robert Seidensticker or its authorized representative to:

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IN WITNESS WHEREOF:

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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) email address

Tenant(s) phone number

Mail or fax correspondence regarding this site to:

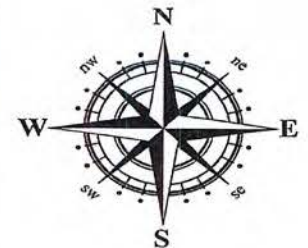
Konicek Environmental
 1032 S. Spring Street
 Port Washington, WI
 262-284-1728
 g_konicek@yahoo.com



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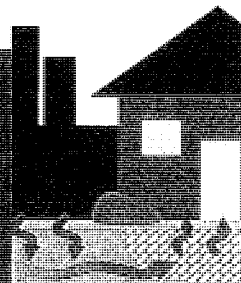


**Konicek Environmental
Consulting, LLC**

Created by: AL
Date: 10/16/18

Proposed Sampling Map
Ol'Tyme Dry Cleaners
BRRTS: 02-67-576350
910 S. Main Street West Bend, WI

Why Test for Vapor Intrusion?



Vapor intrusion is likely an unfamiliar term to you, and hearing that your property should be tested for possible chemical vapor intrusion may cause you some concern. That is understandable, and this information sheet is designed to answer basic questions many people have. Please refer to DNR PUB-RR-892, "What is Vapor Intrusion?" for a summary discussion of the term "vapor intrusion."

The goal of sampling a residence or business is to eliminate as many of the unknowns as possible and safely address any concerns.

Most cases of vapor intrusion will pose no immediate threat to your health and safety. However, when other neighborhood properties are contaminated, it is wise to get your home or building tested to determine if there is any cause for concern. If potentially harmful chemical vapors are detected inside your home or building, the Department of Natural Resources (DNR), working in collaboration with other health and environmental professionals, will help you come up with a solution to protect you and your family.

Please consider the following factors when deciding whether to allow access for sampling:

Peace of mind

If there's a chance that chemical vapor or soil gas is seeping into your home or business, testing can determine whether it really is and to what extent. If testing reveals a problem, then steps can be taken to resolve it, making the indoor air you breathe safer for you and your family. Like radon gas, vapors from nearby soil or groundwater contamination can be diverted from beneath your home or office building and safely expelled into the outdoors, thus improving air quality inside your home or building.

Who pays for testing?

You didn't cause this problem, so you don't have to pay for testing just as long as you allow reasonable and timely access to have testing done. The cost of sampling at potentially impacted residences or workplaces, like yours, is covered by the responsible party (the person or business legally obligated to investigate and clean up the contamination). In some cases, it's paid for directly by DNR, the Department of Health Services (DHS), or some other agency. Vapor sampling will be performed by a professional, and samples will be sent to a specialized lab for analysis.

Trained professionals and experts oversee the process

Multiple state and local agencies often work together to determine if vapor intrusion is a potential health risk in an area. The DNR, DHS, local health officials, the responsible party and environmental consultants are working together to ensure that quality samples are taken and that all results are given extensive review. It is important to gather the information in order to adequately understand if or where there may be a risk of vapor intrusion in your neighborhood.

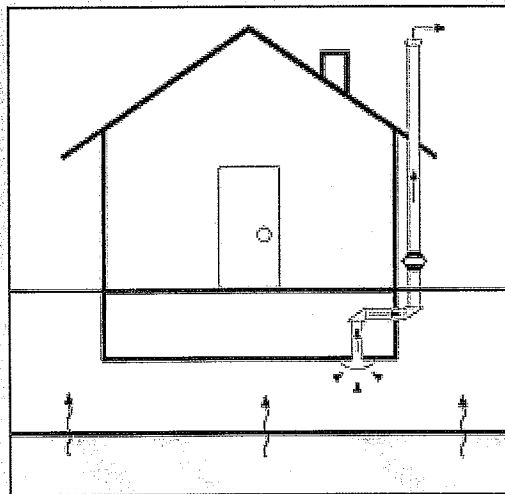


A simple, cost effective solution exists

If vapor intrusion is a problem in a house or building, it can generally be solved by installing a vapor mitigation system. These sub-slab depressurizing systems are similar to those used to eliminate radon gas underneath homes, and have been used for years in a safe and effective manner. If the source of the vapor is tied to a responsible party, they will often pay to have a system installed at your home. The annual upkeep and operation of a typical system is generally less than \$100 per year, mostly for electricity. These annual costs are typically the responsibility of the homeowner.

How will I know if the vapors have been eliminated?

After a vapor mitigation system is installed, follow-up testing of indoor air typically takes place three to six months later. The systems are usually considered permanent fixtures of the building. In cases where the source of the vapor is completely eliminated, the systems should no longer be needed.



If potentially harmful chemical vapor intrusion is detected in a home or business, the most common solution is to install a sub-slab depressurization system. This system captures and redirects soil vapors from below the building foundation before they enter the indoor air. Vapors are vented outside of the building where they disperse into the air and are rendered harmless.

Sub-slab depressurization systems also prevent radon from entering homes, which is an added health benefit in radon-prone areas.

Where can I find more information?

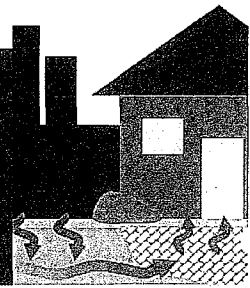
Health and vapor-related information can be found at the Wisconsin Department of Health Services (DHS) website at dhs.wisconsin.gov, search "Vapor." For other health-related questions, please contact your local health department: www.dhs.wisconsin.gov/localhealth.

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.

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.

ACCESS PERMISSION AGREEMENT

FILE

I, _____ hereby give permission to Lois and Robert Seidensticker
(Print Name)

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) _____

and that is owned by _____
(Print Name)

The property is located in the Section 23, Township 11N, Range 19E following purposes: that Konicek Environmental may advance soil p sample groundwater monitoring well(s), perform sub-slab and ambie intrusion from Chlorinated Solvents located in soil and groundwater, property. This permission allows Lois and Robert Seidensticker or it

*Mailed to
Lifetime Exhaust,
Hair Salon, & Maus
Jewelers owners on
1/18/18, included letter &
diagram*

ess permission is for the ring well(s), periodically le home/business for vapor reet property located near your

- (1) *Install and maintain sub-slab and indoor air vapor probe(s) within the home or business and collect samples annually on a quarterly schedule.*
- (2) *Collect, if necessary, an indoor air sample on each level of the home or business.*
- (3) *Abandon the vapor probe(s) when no longer needed.*
- (4) *Advance soil probe(s) on the property for which access is granted, collect soil samples, and abandonment of probes the same day.*
- (5) *If considered warranted, install and maintain groundwater monitoring well(s) on the property for which access is granted, collect groundwater samples annually on a quarterly schedule, maintain until case closure is granted, and abandon once closure is granted by the Wisconsin Department of Natural Resources (WDNR).*

The permission that is granted shall remain in effect until case closure is granted by the WDNR. If an extension is necessary to complete the work, Konicek Environmental will inform you in writing.

The property owner agrees not to damage or interfere with the use of any vapor probe, soil probe, or groundwater monitoring well 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) email address

Tenant(s) phone number

Mail or fax correspondence regarding this site to:

Konicek Environmental
 1032 S. Spring Street Port
 Washington, WI
 262-284-1728
 g_konicek@yahoo.com

Legend



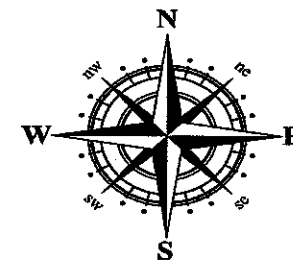
- Proposed Groundwater monitoring well location



- Proposed Sub-slab Vapor sample location



Scale: 1" = 101 feet (scale is approximate)



Konicek Environmental Consulting, LLC

Created by: AL
Date: 1/18/2018

Proposed Sample Locations
O'Tyme Dry Cleaners
BRRTS: 02-67-576350
910 S. Main Street West Bend, WI

Washington County

Owner (s):
TOOTSIE LLC

Location:
Section,Sect. 23, T11N, R19E

Mailing Address:
**TOOTSIE LLC
415 HILL VIEW DR
SLINGER, WI 53086**

School District:
6307 - WEST BEND SCHOOL

Tax Parcel ID Number:Tax District: Status:
11192310019 291-CITY OF WEST BEND Active

Alternate Tax Parcel Number:Acres:
0.4800

Description - Comments (Please see Documents tab below for related documents. For a complete legal description, see recorded document.):

SE 1/4 - NE 1/4 SEC 23-11-19 DOC #997043

Site Address (es): *(Site address may not be verified and could be incorrect. DO NOT use the site address in lieu of legal description.)*

930 S MAIN ST WEST BEND, WI

Tax Year: 2017

Real Estate Assessments

Code	Description	Acres	Land Value	Improvement Value	Total Value
2	Commercial	0.48	\$124,400	\$114,100	\$238,500
Total:		0.48	\$124,400	\$114,100	\$238,500

Estimated Fair Market Value:
\$259,400

Average Assessment Ratio:
0.919555889

** MFL and PFC values are not included in the total.*

Special Assessments

Assessment	Amount
------------	--------

Washington County

Owner (s):

JACCI'S PLACE LLC

Location:

Section,Sect. 23, T11N, R19E

Mailing Address:

**JACCI'S PLACE LLC
JACCI MAZZOLARI
N5432 CIGRAND DR
FREDONIA, WI 53021**

School District:

6307 - WEST BEND SCHOOL

Tax Parcel ID Number:Tax District:

11192310020

291-CITY OF WEST BEND

Status:

Active

Alternate Tax Parcel Number:Acres:

0.3800

Description - Comments (Please see Documents tab below for related documents. For a complete legal description, see recorded document.):

PT OF THE SE 1/4 - NE 1/4 SEC 23-11-19 DOC #1349507

Site Address (es): *(Site address may not be verified and could be incorrect. DO NOT use the site address in lieu of legal description.)*

914 S MAIN ST WEST BEND, WI

Tax Year: 2017

Real Estate Assessments

Code	Description	Acres	Land Value	Improvement Value	Total Value
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2	Commercial	0.38	\$99,800	\$94,700	\$194,500
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Total:		0.38	\$99,800	\$94,700	\$194,500
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Estimated Fair Market Value:

\$211,500

Average Assessment Ratio:

0.919555889

** MFL and PFC values are not included in the total.*

Special Assessments

Assessment	Amount
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Konicek Environmental Consulting LLC

March 9, 2018
910 S. Main Street
West Bend, WI 53095
BRRTS#: 02-67-576350

SUBJECT: Second Notice: Access to Conduct Soil/Groundwater/Vapor Sampling

Dear Ray Maus,

The purpose of this letter is to remind you that Konicek Environmental Consulting LLC, the party performing sampling for chemical vapor intrusion in your neighborhood, needs to sample your property at 914 S. Main Street West Bend, WI.

On February 1, 2018, we left a written notice at your property that we need to collect soil/groundwater/vapor samples to determine if chemicals used at the former Ol' Tyme Cleaners property may be present on your property or impacting your business. This needs to be done as part of a state-required environmental investigation.

In order to proceed with site investigation activities, we are requesting your signed access agreement.

Please send the signed agreement back in the self-addressed envelope provided with this letter, or you can also send a PDF copy to Aaron Lofberg at alofberg12@gmail.com.

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Once the signed access agreement is returned, Konicek Environmental Consulting, LLC will correspond with you about the sampling date and time.

Thank you very much for your cooperation.

Sincerely,



Aaron Lofberg
Staff Professional
Konicek Environmental Consulting, LLC

ACCESS PERMISSION AGREEMENT

I, _____ hereby give permission to Lois and Robert Seidensticker
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- (5) *If considered warranted, install and maintain groundwater monitoring well(s) on the property for which access is granted, collect groundwater samples annually on a quarterly schedule, maintain until case closure is granted, and abandon once closure is granted by the Wisconsin Department of Natural Resources (WDNR).*

The permission that is granted shall remain in effect until case closure is granted by the WDNR. If an extension is necessary to complete the work, Konicek Environmental will inform you in writing.

The property owner agrees not to damage or interfere with the use of any vapor probe, soil probe, or groundwater monitoring well 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.

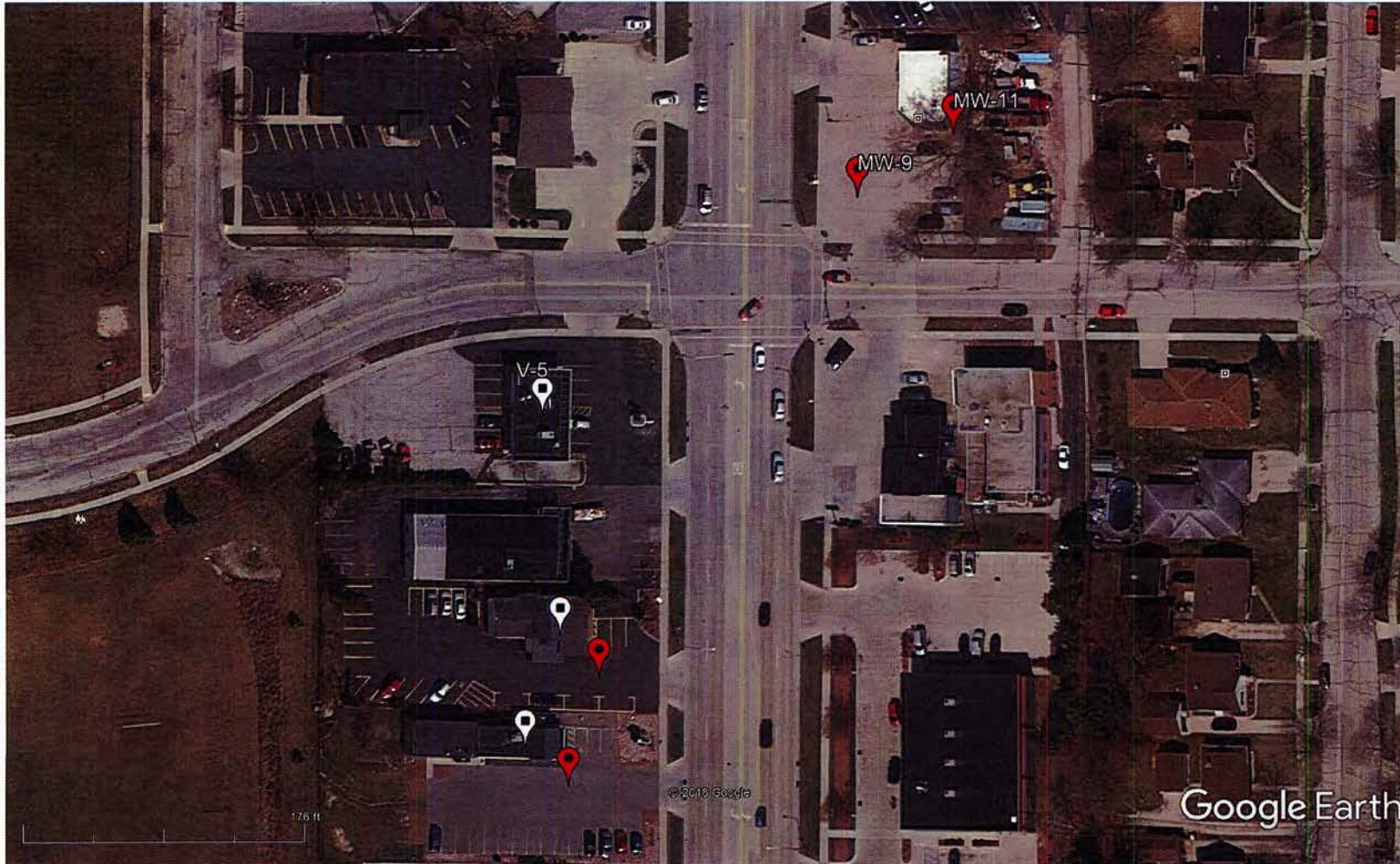
Name of Tenant(s)/Lessee(s)

Mail or fax correspondence regarding this site to:

Konicek Environmental
1032 S. Spring Street
Port Washington, WI
262-284-1728
g_konicek@yahoo.com



Tenant(s) email address

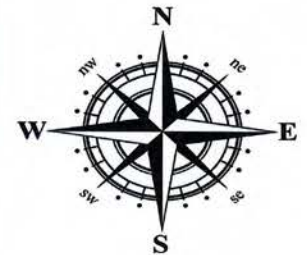
Tenant(s) phone number



Scale: 1" = 104 feet (scale is approximate)

Legend

-  - Proposed Groundwater monitoring well location
-  - Proposed Sub-slab Vapor sample location



Konicek Environmental Consulting, LLC

Created by: AL
Date: 3/9/18

Proposed Sample Locations
O'Tyme Dry Cleaners
BRRTS: 02-67-576350
910 S. Main Street West Bend, WI



Why Test for Vapor Intrusion?

Vapor intrusion is likely an unfamiliar term to you, and hearing that your property should be tested for possible chemical vapor intrusion may cause you some concern. That is understandable, and this information sheet is designed to answer basic questions many people have. Please refer to DNR PUB-RR-892, “What is Vapor Intrusion?” for a summary discussion of the term “vapor intrusion.”

Most cases of vapor intrusion will pose no immediate threat to your health and safety. However, when other neighborhood properties are contaminated, it is wise to get your home or building tested to determine if there is any cause for concern. If potentially harmful chemical vapors are detected inside your home or building, the Department of Natural Resources (DNR), working in collaboration with other health and environmental professionals, will help you come up with a solution to protect you and your family.

Please consider the following factors when deciding whether to allow access for sampling:

Peace of mind

If there’s a chance that chemical vapor or soil gas is seeping into your home or business, testing can determine whether it really is and to what extent. If testing reveals a problem, then steps can be taken to resolve it, making the indoor air you breathe safer for you and your family. Like radon gas, vapors from nearby soil or groundwater contamination can be diverted from beneath your home or office building and safely expelled into the outdoors, thus improving air quality inside your home or building.

The goal of sampling a residence or business is to eliminate as many of the unknowns as possible and safely address any concerns.

Who pays for testing?

You didn’t cause this problem, so you don’t have to pay for testing just as long as you allow reasonable and timely access to have testing done. The cost of sampling at potentially impacted residences or workplaces, like yours, is covered by the responsible party (the person or business legally obligated to investigate and clean up the contamination). In some cases, it’s paid for directly by DNR, the Department of Health Services (DHS), or some other agency. Vapor sampling will be performed by a professional, and samples will be sent to a specialized lab for analysis.

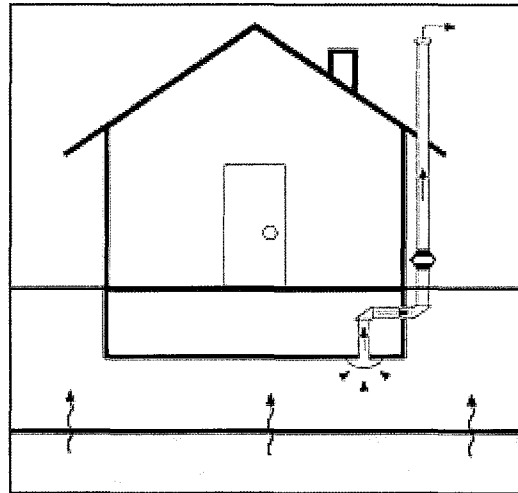
Trained professionals and experts oversee the process

Multiple state and local agencies often work together to determine if vapor intrusion is a potential health risk in an area. The DNR, DHS, local health officials, the responsible party and environmental consultants are working together to ensure that quality samples are taken and that all results are given extensive review. It is important to gather the information in order to adequately understand if or where there may be a risk of vapor intrusion in your neighborhood.



A simple, cost effective solution exists

If vapor intrusion is a problem in a house or building, it can generally be solved by installing a vapor mitigation system. These sub-slab depressurizing systems are similar to those used to eliminate radon gas underneath homes, and have been used for years in a safe and effective manner. If the source of the vapor is tied to a responsible party, they will often pay to have a system installed at your home. The annual upkeep and operation of a typical system is generally less than \$100 per year, mostly for electricity. These annual costs are typically the responsibility of the homeowner.



How will I know if the vapors have been eliminated?

After a vapor mitigation system is installed, follow-up testing of indoor air typically takes place three to six months later. The systems are usually considered permanent fixtures of the building. In cases where the source of the vapor is completely eliminated, the systems should no longer be needed.

If potentially harmful chemical vapor intrusion is detected in a home or business, the most common solution is to install a sub-slab depressurization system. This system captures and redirects soil vapors from below the building foundation before they enter the indoor air. Vapors are vented outside of the building where they disperse into the air and are rendered harmless.

Sub-slab depressurization systems also prevent radon from entering homes, which is an added health benefit in radon-prone areas.

Where can I find more information?

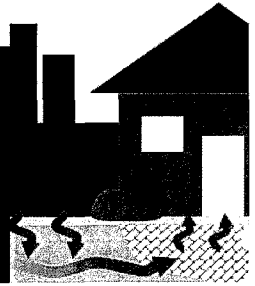
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What to Expect During Vapor Intrusion Sampling



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.

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Konicek Environmental Consulting LLC

March 9, 2018
910 S. Main Street
West Bend, WI 53095
BRRTS#: 02-67-576350

SUBJECT: Second Notice: Access to Conduct Soil/Groundwater/Vapor Sampling

Dear Jaci Mazzolari,

The purpose of this letter is to remind you that Konicek Environmental Consulting LLC, the party performing sampling for chemical vapor intrusion in your neighborhood, needs to sample your property at 914 S. Main Street West Bend, WI.

On February 1, 2018, we left a written notice at your property that we need to collect soil/groundwater/vapor samples to determine if chemicals used at the former Ol' Tyme Cleaners property may be present on your property or impacting your business. This needs to be done as part of a state-required environmental investigation.

In order to proceed with site investigation activities, we are requesting your signed access agreement.

Please send the signed agreement back in the self-addressed envelope provided with this letter, or you can also send a PDF copy to Aaron Lofberg at alofberg12@gmail.com.

Please do not modify the access agreement in any manner, since it may void the agreement. If you have questions or concerns about the wording of the agreement or the testing, please call Aaron Lofberg at (262) 284-2557.

Once the signed access agreement is returned, Konicek Environmental Consulting, LLC will correspond with you about the sampling date and time.

Thank you very much for your cooperation.

Sincerely,



Aaron Lofberg
Staff Professional
Konicek Environmental Consulting, LLC

ACCESS PERMISSION AGREEMENT

I, _____ hereby give permission to Lois and Robert Seidensticker
(Print Name)

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) _____

and that is owned by _____
(Print Name)

The property is located in the Section 23, Township 11N, Range 19E , Washington, Wisconsin. The access permission is for the following purposes: that Konicek Environmental may advance soil probe(s), install groundwater monitoring well(s), periodically sample groundwater monitoring well(s), perform sub-slab and ambient air vapor sampling, and screen the home/business for vapor intrusion from Chlorinated Solvents located in soil and groundwater, associated with the 910 S. Main Street property located near your property. This permission allows Lois and Robert Seidensticker or its authorized representative to:

- (1) *Install and maintain sub-slab and indoor air vapor probe(s) within the home or business and collect samples annually on a quarterly schedule.*
- (2) *Collect, if necessary, an indoor air sample on each level of the home or business.*
- (3) *Abandon the vapor probe(s) when no longer needed.*
- (4) *Advance soil probe(s) on the property for which access is granted, collect soil samples, and abandonment of probes the same day.*
- (5) *If considered warranted, install and maintain groundwater monitoring well(s) on the property for which access is granted, collect groundwater samples annually on a quarterly schedule, maintain until case closure is granted, and abandon once closure is granted by the Wisconsin Department of Natural Resources (WDNR).*

The permission that is granted shall remain in effect until case closure is granted by the WDNR. If an extension is necessary to complete the work, Konicek Environmental will inform you in writing.

The property owner agrees not to damage or interfere with the use of any vapor probe, soil probe, or groundwater monitoring well 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) email address



Tenant(s) phone number

<p>Mail or fax correspondence regarding this site to:</p> <p>Konicek Environmental 1032 S. Spring Street Port Washington, WI 262-284-1728 g_konicek@yahoo.com</p>



Scale: 1" = 104 feet (scale is approximate)

Legend

-  - Proposed Groundwater monitoring well location
-  - Proposed Sub-slab Vapor sample location

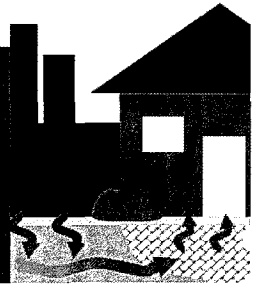


Konicek Environmental Consulting, LLC

Created by: AL
Date: 3/9/18

Proposed Sample Locations
O'Tyme Dry Cleaners
BRRTS: 02-67-576350
910 S. Main Street West Bend, WI

Why Test for Vapor Intrusion?



Vapor intrusion is likely an unfamiliar term to you, and hearing that your property should be tested for possible chemical vapor intrusion may cause you some concern. That is understandable, and this information sheet is designed to answer basic questions many people have. Please refer to DNR PUB-RR-892, "What is Vapor Intrusion?" for a summary discussion of the term "vapor intrusion."

The goal of sampling a residence or business is to eliminate as many of the unknowns as possible and safely address any concerns.

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Please consider the following factors when deciding whether to allow access for sampling:

Peace of mind

If there's a chance that chemical vapor or soil gas is seeping into your home or business, testing can determine whether it really is and to what extent. If testing reveals a problem, then steps can be taken to resolve it, making the indoor air you breathe safer for you and your family. Like radon gas, vapors from nearby soil or groundwater contamination can be diverted from beneath your home or office building and safely expelled into the outdoors, thus improving air quality inside your home or building.

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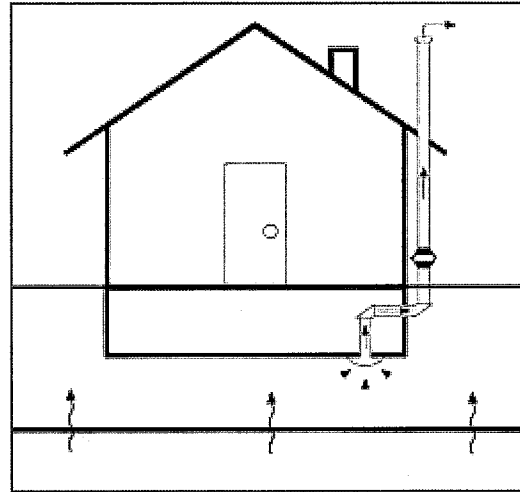
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How will I know if the vapors have been eliminated?

After a vapor mitigation system is installed, follow-up testing of indoor air typically takes place three to six months later. The systems are usually considered permanent fixtures of the building. In cases where the source of the vapor is completely eliminated, the systems should no longer be needed.

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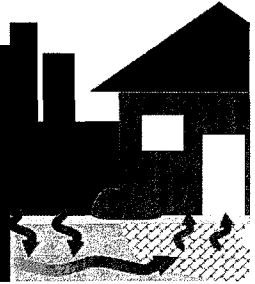
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Konicek Environmental Consulting LLC

January 17, 2020

John Feeney
WDNR Plymouth Service Center
1155 Pilgrim Road
Plymouth, WI 53073

Reference: Off-site Access Update
Ol' Tyme Cleaners
910 S. Main Street
West Bend, WI 53095

Dear John,

In regards to the above referenced site, KEC has sent off-site access letter requests to nearby properties consisting of Jacci and Sons Hair Salon, Maus Jewelers, and Hawthorne Manor all of which have formally denied access. Without off-site access the SI cannot be completed to delineate groundwater impacts. Attached to this letter are copies of the return receipts sent by KEC with the off-site access requests.


Please advise KEC of the WDNR's expectation and next step to take.

Sincerely,

Konicek Environmental Consulting LLC



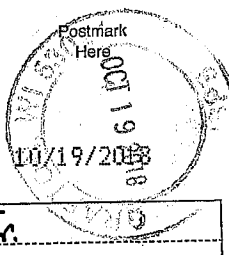
Aaron C. Lofberg, B.S - Geology, Project Manager

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY																
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input checked="" type="checkbox"/> <i>Ron Gundrum</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <i>Ron Gundrum</i> C. Date of Delivery <i>10/15</i></p>																
<p>1. Article Addressed to: <i>Ronald T. Gundrum Sr.</i> <i>3181 Mileview Road</i> <i>West Bend, WI 53095</i></p>  <p>9590 9402 3688 7335 8286 83</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>																
<p>2. Article Number (Transfer from service label) <i>7016 1370 0000 3810 3943</i></p>	<p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Return Receipt for Merchandise</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Insured Mail</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</td> <td></td> </tr> </table>	<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Insured Mail		<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	
<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®																
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<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery																
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<input type="checkbox"/> Insured Mail																	
<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)																	
<p>PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt</p>																	

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For delivery information, visit our website at www.usps.com

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Certified Mail Fee	\$3.45	0024
Extra Services & Fees (check box, add fee as appropriate)	\$7.75	07
<input type="checkbox"/> Return Receipt (hardcopy)	\$11.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.71	
Total Postage and Fees	\$6.91	

Sent To *Ronald T. Gundrum Sr.*
Street and Apt. No., or PO Box No. *3181 Mileview Road*
City, State, ZIP+4® *West Bend, WI 53095*

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7016 1370 0000 3810 3943

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• Sender: Please print your name, address, and ZIP+4® in this box •

Aaron Lotberg
1032 S. Spring Street
Port Washington, WI 53074



SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 	A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee	
1. Article Addressed to: <p style="text-align: center;"> <i>Ronald T. Gundrum Sr.</i> <i>3181 Mileview Road</i> <i>West Bend, WI 53095</i> </p>	B. Received by (Printed Name) <i>R. Gundrum</i>	C. Date of Delivery <i>12-11-18</i>
 9590 9402 2756 6351 8130 89	D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <i>25</i> If YES, enter delivery address below:	
2. Article Number (Transfer from service label) <i>7018 0360 0001 9944 6051</i>	3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery	
PS Form 3811, July 2015 PSN 7530-02-000-9053		Domestic Return Receipt

USPS TRACKING #



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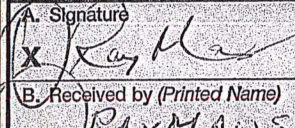
United States
Postal Service


* Sender: Please print your name, address, and ZIP+4® in this box.*

Aaron Lofberg
1032 S. Spring Street
Port Washington, WI 53074



2nd
access
letter
request

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY													
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	A. Signature 	<input type="checkbox"/> Agent <input type="checkbox"/> Addressee												
1. Article Addressed to: <p style="text-align: center;">Tootsie, LLC 415 Hill View Drive Slinger, WI 53086</p>	B. Received by (Printed Name) <p style="text-align: center;">RAY MAUS</p>	C. Date of Delivery <p style="text-align: center;">3/12</p>												
	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No													
2. Article Number (Transfer from service label) <p style="text-align: center;">7016 0600 0000 0868 2134</p>	3. Service Type <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Return Receipt for Merchandise</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> </table>		<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
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PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt														

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY													
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	A. Signature 	<input type="checkbox"/> Agent <input type="checkbox"/> Addressee												
1. Article Addressed to: <p style="text-align: center;">Jacci Mazzolari 914 S. Main Street West Bend, WI 53095</p>	B. Received by (Printed Name) <p style="text-align: center;">NO THANK YOU, PD Jacci Mazzolari</p>	C. Date of Delivery <p style="text-align: center;">3-12-18</p>												
	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No													
2. Article Number (Transfer from service label) <p style="text-align: center;">7015 1660 0000 6016 4517</p>	3. Service Type <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Return Receipt for Merchandise</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> </table>		<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
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Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.71
Total Postage and Fees	\$6.91
Sent To	Tootsie LLC
Street and Apt. No., or PO Box No.	415 Hill View Drive
City, State, ZIP+4®	Slinger, WI 53086
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7015 1660 0000 6016 4517

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com	
WEST BEND, WI 53095	
Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.71
Total Postage and Fees	\$6.91
Sent To	Jacci Mazzolari
Street and Apt. No., or PO Box No.	914 S. Main Street
City, State, ZIP+4®	West Bend, WI 53095
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

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Konicek Environmental Consulting, LLC
1032 S. Spring St
Port Washington, WI
53074



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1032 S. Spring Street
Port Washington, WI 53074

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Registered Mail Fee	\$3.45
Services & Fees (check box, add fee as appropriate)	\$7.75
Return Receipt (hardcopy)	\$0.00
Return Receipt (electronic)	\$0.00
Certified Mail Restricted Delivery	\$0.00
Adult Signature Required	\$0.00
Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
Total Postage and Fees	\$6.70

Send To *Jacci Mazzolari*
 Street and Apt. No., or PO Box No. *914 S. main street*
 City, State, ZIP+4® *West Bend WI 53095*

PS Form 3800, April 2015 PSN 7530-02-000-8047 See Reverse for Instructions

Hair Salon

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY														
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee X PAMELA GROVER</p> <p>B. Received by (Printed Name) <i>Concetta Yerner</i></p> <p>C. Date of Delivery <i>2-1-18</i></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <i>RD</i></p>														
<p>1. Article Addressed to:</p> <p><i>Jacci Mazzolari</i> <i>914 S. main Street</i> <i>West Bend, WI 53095</i></p>  <p>9590 9402 3010 7124 0012 85</p>	<p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Return Receipt for Merchandise</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Mail Restricted Delivery (00)</td> <td></td> </tr> </table>	<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Mail Restricted Delivery (00)	
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<p>2. Article Number (Transfer from service label)</p> <p>7015 1660 0000 6016 4470</p>															

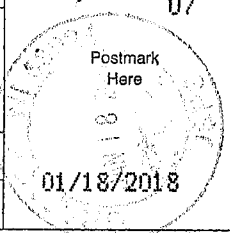
SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <i>Lynn Maus</i></p> <p>B. Received by (Printed Name)</p> <p>C. Date of Delivery</p>
<p>1. Article Addressed to:</p> <p><i>Tootsie, LLC 415 Hill View Drive Slinger, WI 53086</i></p>  <p>9590 9402 3010 7124 0012 54</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>2. Article Number (Transfer from service label)</p> <p><i>7016 0600 0000 0868 2110</i></p>	<p>3. Service Type</p> <ul style="list-style-type: none"> <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery
<p>PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt</p>	

Maus Jewelers

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SLINGER, WI 53086

Certified Mail Fee	\$3.35	
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.49	
Total Postage and Fees	\$6.59	

Sent To *Tootsie, LLC*

Street and Apt. No., or PO Box No.
415 Hill View Drive

City, State, ZIP+4®
Slinger, WI 53086

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7016 0600 0000 0868 2110

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

Scott Walker, Governor
Daniel L. Meyer, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711



June 15, 2018

Ms. Jacci Mazzolari

sent certified

Jacci's Place LLC
N5432 Cigrand Dr.
Slinger, WI 53086

7016 3560 0000 8882 6132

Subject: Final Request for Access for Sampling at 914 S. Main St., West Bend, WI
Vapor Intrusion Related to Ol' Tyme Cleaners, 910 S. Main St., West Bend, WI
BRRTS #: 02-67-576350, FID #: 267007180

Dear Ms. Mazzolari:

On October 18, 2017, Konicek Environmental Consulting LLC, on behalf of Ms. Lois and Mr. Robert Seidensticker, conveyed to you a letter requesting access for sampling at 914 S. Main St., West Bend, for potential vapor intrusion related to the Ol' Tyme Cleaners, 910 S. Main St., West Bend.

This letter is a final request to allow these environmental professionals on your property to conduct the necessary environmental work.

From both a health and liability perspective, it is in your best interest to allow sampling to occur as soon as possible.

Situation Overview

DNR is overseeing an investigation of soil and groundwater contamination at the former Ol' Tyme Cleaners, 910 S. Main St., West Bend. Testing your property is part of this investigation. Some contamination may, over time, have migrated underground toward your property.

Further, certain types of chemical contamination produce gases that rise through permeable soil and can seep into buildings through cracks, drains and other small openings in basement floors and walls. Buildings with crawl spaces and slab-on-grade foundations can be affected as well. These soil gases mix with indoor air and can be a serious health concern. The process of soil gasses getting into buildings is called chemical vapor intrusion, and environmental sampling is necessary to determine if there is a problem.

It is likely that soil gas is present in this situation, and your property is located in an area that should be tested for vapor intrusion. It is possible that chemical vapors may be entering your building.

DNR Recommends Granting Property Access for Sampling Now

DNR highly recommends that you grant access to your property and allow this important health and environmental sampling work to be performed now, rather than risk taking on that responsibility yourself at a later date.

To allow environmental sampling for chemical vapor intrusion on your property, simply complete, sign and return the enclosed "Access Permission Agreement" to Aaron C. Lofberg, Konicek Environmental Consulting LLC, 1032 S. Spring St., Port Washington, WI 53074 within two weeks of the date of this letter. Do not modify the access agreement in any way, as it may void the agreement.

The following issues are important for you to consider in making your final decision about access:

Documentation in DNR Files

In the event that you do not return a completed "Access Agreement" within two weeks of the date of this letter, or otherwise contact DNR to explain why additional time is needed, it will be noted in DNR records for Ol' Tyme Cleaners that you did not respond or are not allowing access to your property for vapor intrusion sampling.

Costs Paid if Access is Granted Now

Currently, the responsible parties are paying for sampling activities on their property and for sampling on properties with potential contamination migrating from their property.

You May be Responsible if Access is Not Granted

If you do not allow property access for environmental sampling at this time you risk becoming the party who may be responsible for investigating and mitigating any contamination that exists on your property – whether you caused the problem or not.

Potential Health & Real Estate Issues

Allowing access for sampling now, finding out if chemical vapor intrusion is an issue on your property, and following through with any mitigation efforts, if necessary, is clearly the best course of action. It will help answer your health questions, limit your liability, and demonstrate action to correct a potential issue for purposes of property transactions.

Additional Information Available

Fact sheets on vapor intrusion and related matters are included with this letter for your review. This is a complex issue and you have many things to consider. Please feel free to contact me, the DNR Project Manager, at any time if you have questions or want to discuss this matter in more detail. I can be reached at 920-893-8523 and johnm.feeney@wisconsin.gov.

Sincerely,



John Feeney, PG
Hydrogeologist
Remediation and Redevelopment Program

cc: Mr. Aaron C. Lofberg, Konicek Environmental Consulting, LLC
Mr. Curtis Hedman, DHS
SER File

Attachments:

- RR-5456, Access Permission Agreement
- RR-892, What is Vapor Intrusion
- RR-953, Why Test for Vapor Intrusion
- RR-954, What to Expect During Vapor Intrusion Sampling

ACCESS PERMISSION AGREEMENT

I, _____ hereby give permission to Lois and Robert Seidensticker
(Print Name)

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) _____

and that is owned by _____
(Print Name)

The property is located in the Section 23, Township 11N, Range 19E, Washington, Wisconsin. The access permission is for the following purposes: that Konicek Environmental may advance soil probe(s), install groundwater monitoring well(s), periodically sample groundwater monitoring well(s), perform sub-slab and ambient air vapor sampling, and screen the home/business for vapor intrusion from Chlorinated Solvents located in soil and groundwater, associated with the 910 S. Main Street property located near your property. This permission allows Lois and Robert Seidensticker or its authorized representative to:

- (1) *Install and maintain sub-slab and indoor air vapor probe(s) within the home or business and collect samples annually on a quarterly schedule.*
- (2) *Collect, if necessary, an indoor air sample on each level of the home or business.*
- (3) *Abandon the vapor probe(s) when no longer needed.*
- (4) *Advance soil probe(s) on the property for which access is granted, collect soil samples, and abandonment of probes the same day.*
- (5) *If considered warranted, install and maintain groundwater monitoring well(s) on the property for which access is granted, collect groundwater samples annually on a quarterly schedule, maintain until case closure is granted, and abandon once closure is granted by the Wisconsin Department of Natural Resources (WDNR).*

The permission that is granted shall remain in effect until case closure is granted by the WDNR. If an extension is necessary to complete the work, Konicek Environmental will inform you in writing.

The property owner agrees not to damage or interfere with the use of any vapor probe, soil probe, or groundwater monitoring well 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)

Mail or fax correspondence regarding this site to:

Konicek Environmental
1032 S. Spring Street
Port Washington, WI
262-284-1728
g_konicek@yahoo.com

Tenant(s) email address

Tenant(s) phone number

What is Vapor Intrusion?



Chemicals used in commercial or industrial activities – dry cleaning chemicals, chemical degreasers and petroleum products such as gasoline – are sometimes spilled and leak into nearby soil or groundwater. When this happens, these chemicals may release gases or vapors, which travel from the contaminated groundwater or soil and move into nearby homes or businesses. This is called vapor intrusion.

The process when chemical vapors from contaminated soil or groundwater enter a home or other structure is called vapor intrusion.

Why are these chemical vapors a problem?

The chemicals that cause vapor intrusion are known as volatile organic compounds, or VOCs. Even when spilled into soil or water, these chemicals easily evaporate. They don't cause human health problems when they evaporate into the outside air, but when their vapors move into homes or businesses, they may cause long-term health problems for the people who live or work in those buildings. These vapors are usually odorless and colorless and undetectable without special testing equipment.

Why is vapor intrusion a concern?

Exposure to some chemical gases or vapors can cause an increased risk of adverse health effects. Whether or not a person experiences any health effects depends on several factors, including the amount and length of exposure, the toxicity of the chemical, and the individual's sensitivity to the chemical. When harmful chemical vapor intrusion is the result of environmental contamination, the Wisconsin Department of Natural Resources (DNR) requires that steps be taken to reduce or eliminate exposures which could be harmful to human health.

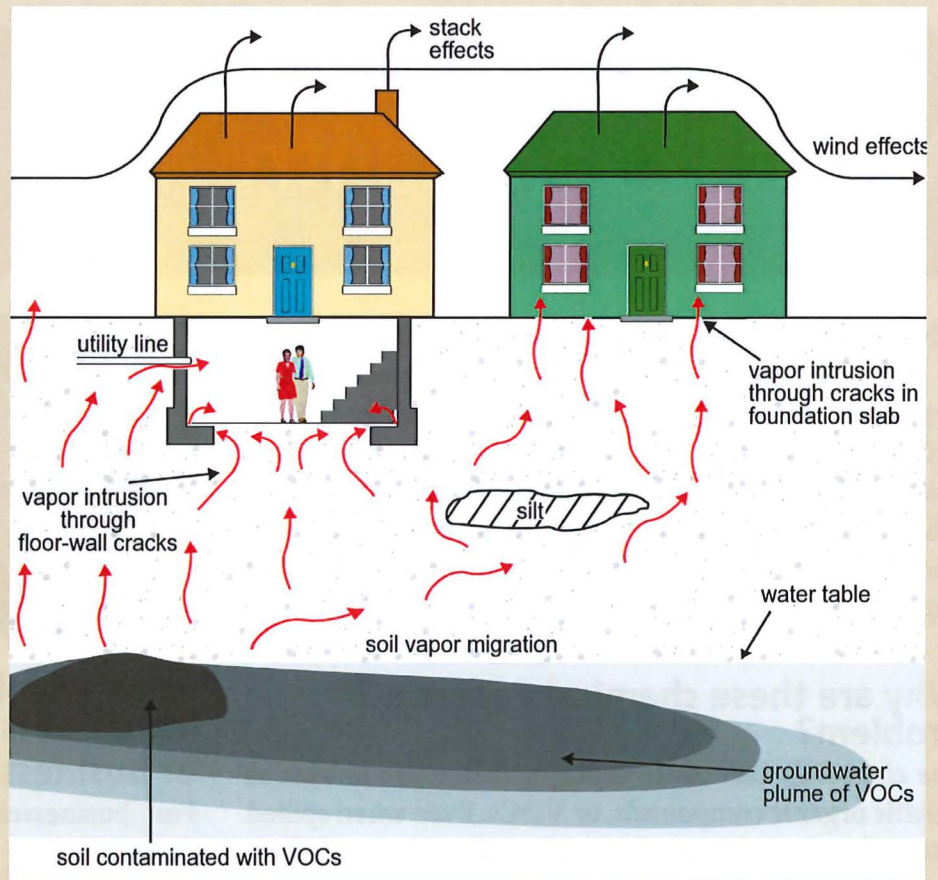
What should I expect if vapor intrusion is suspected near my home or business?

For businesses or other locations where VOC contamination has been found, the DNR requires that the potential for vapor intrusion be investigated. If you live near a site being cleaned up, you may be contacted by the site owner or others working on the cleanup. Your cooperation and consent will be requested before any testing or sampling is conducted on your property. Ask the person contacting you any questions you have about the work being done, or contact the DNR for more information (see DNR contact information on reverse). For more information about testing for vapor intrusion, see DNR-Pub-RR-954, "What to Expect During Vapor Intrusion Sampling."



How Vapors Enter a Building

If you live near a commercial or industrial facility or landfill where VOCs have entered either the soil or groundwater, there may be a potential for those chemicals to travel as vapors into your home or business. Vapors can enter buildings in various ways, including through cracks in the foundation and openings for utility lines. Building ventilation and weather can influence the extent of vapor intrusion.



Adapted from U.S. Environmental Protection Agency (EPA) graphic.
www.epa.gov/oswer/vaporintrusion/basic.html

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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Why Test for Vapor Intrusion?



Vapor intrusion is likely an unfamiliar term to you, and hearing that your property should be tested for possible chemical vapor intrusion may cause you some concern. That is understandable, and this information sheet is designed to answer basic questions many people have. Please refer to DNR PUB-RR-892, “What is Vapor Intrusion?” for a summary discussion of the term “vapor intrusion.”

Most cases of vapor intrusion will pose no immediate threat to your health and safety. However, when other neighborhood properties are contaminated, it is wise to get your home or building tested to determine if there is any cause for concern. If potentially harmful chemical vapors are detected inside your home or building, the Department of Natural Resources (DNR), working in collaboration with other health and environmental professionals, will help you come up with a solution to protect you and your family.

Please consider the following factors when deciding whether to allow access for sampling:

Peace of mind

If there’s a chance that chemical vapor or soil gas is seeping into your home or business, testing can determine whether it really is and to what extent. If testing reveals a problem, then steps can be taken to resolve it, making the indoor air you breathe safer for you and your family. Like radon gas, vapors from nearby soil or groundwater contamination can be diverted from beneath your home or office building and safely expelled into the outdoors, thus improving air quality inside your home or building.

The goal of sampling a residence or business is to eliminate as many of the unknowns as possible and safely address any concerns.

Who pays for testing?

You didn’t cause this problem, so you don’t have to pay for testing just as long as you allow reasonable and timely access to have testing done. The cost of sampling at potentially impacted residences or workplaces, like yours, is covered by the responsible party (the person or business legally obligated to investigate and clean up the contamination). In some cases, it’s paid for directly by DNR, the Department of Health Services (DHS), or some other agency. Vapor sampling will be performed by a professional, and samples will be sent to a specialized lab for analysis.

Trained professionals and experts oversee the process

Multiple state and local agencies often work together to determine if vapor intrusion is a potential health risk in an area. The DNR, DHS, local health officials, the responsible party and environmental consultants are working together to ensure that quality samples are taken and that all results are given extensive review. It is important to gather the information in order to adequately understand if or where there may be a risk of vapor intrusion in your neighborhood.

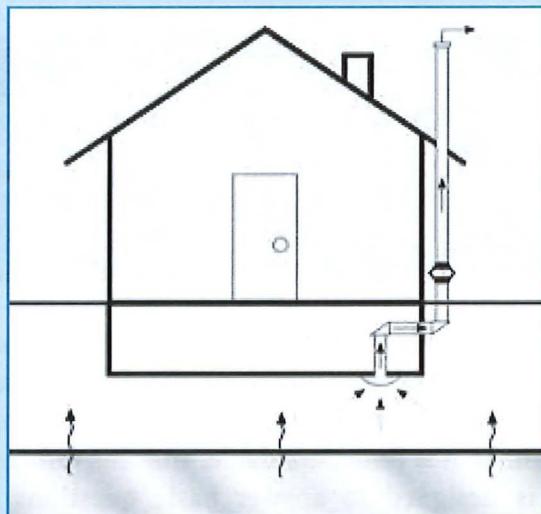


A simple, cost effective solution exists

If vapor intrusion is a problem in a house or building, it can generally be solved by installing a vapor mitigation system. These sub-slab depressurizing systems are similar to those used to eliminate radon gas underneath homes, and have been used for years in a safe and effective manner. If the source of the vapor is tied to a responsible party, they will often pay to have a system installed at your home. The annual upkeep and operation of a typical system is generally less than \$100 per year, mostly for electricity. These annual costs are typically the responsibility of the homeowner.

How will I know if the vapors have been eliminated?

After a vapor mitigation system is installed, follow-up testing of indoor air typically takes place three to six months later. The systems are usually considered permanent fixtures of the building. In cases where the source of the vapor is completely eliminated, the systems should no longer be needed.



If potentially harmful chemical vapor intrusion is detected in a home or business, the most common solution is to install a sub-slab depressurization system. This system captures and redirects soil vapors from below the building foundation before they enter the indoor air. Vapors are vented outside of the building where they disperse into the air and are rendered harmless.

Sub-slab depressurization systems also prevent radon from entering homes, which is an added health benefit in radon-prone areas.

Where can I find more information?

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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?

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

Scott Walker, Governor
Daniel L. Meyer, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711



June 15, 2018

Mr. Ray Maus
Tootsie LLC
415 Hill View Dr.
Slinger, WI 53086

sent certified

7016 3560 0000 8882 6125

Subject: Final Request for Access for Sampling at 930 S. Main St., West Bend, WI
Vapor Intrusion Related to Ol' Tyme Cleaners, 910 S. Main St., West Bend, WI
BRRTS #: 02-67-576350, FID #: 267007180

Dear Mr. Maus:

On October 18, 2017, Konicek Environmental Consulting LLC, on behalf of Ms. Lois and Mr. Robert Seidensticker, conveyed to you a letter requesting access for sampling at 930 S. Main St., West Bend, for potential vapor intrusion related to the Ol' Tyme Cleaners, 910 S. Main St., West Bend.

This letter is a final request to allow these environmental professionals on your property to conduct the necessary environmental work.

From both a health and liability perspective, it is in your best interest to allow sampling to occur as soon as possible.

Situation Overview

DNR is overseeing an investigation of soil and groundwater contamination at the former Ol' Tyme Cleaners, 910 S. Main St., West Bend. Testing your property is part of this investigation. Some contamination may, over time, have migrated underground toward your property.

Further, certain types of chemical contamination produce gases that rise through permeable soil and can seep into buildings through cracks, drains and other small openings in basement floors and walls. Buildings with crawl spaces and slab-on-grade foundations can be affected as well. These soil gases mix with indoor air and can be a serious health concern. The process of soil gasses getting into buildings is called chemical vapor intrusion, and environmental sampling is necessary to determine if there is a problem.

It is likely that soil gas is present in this situation, and your property is located in an area that should be tested for vapor intrusion. It is possible that chemical vapors may be entering your building.

DNR Recommends Granting Property Access for Sampling Now

DNR highly recommends that you grant access to your property and allow this important health and environmental sampling work to be performed now, rather than risk taking on that responsibility yourself at a later date.

To allow environmental sampling for chemical vapor intrusion on your property, simply complete, sign and return the enclosed "Access Permission Agreement" to Aaron C. Lofberg, Konicek Environmental Consulting LLC,

1032 S. Spring St., Port Washington, WI 53074 within two weeks of the date of this letter. Do not modify the access agreement in any way, as it may void the agreement.

The following issues are important for you to consider in making your final decision about access:

Documentation in DNR Files

In the event that you do not return a completed "Access Agreement" within two weeks of the date of this letter, or otherwise contact DNR to explain why additional time is needed, it will be noted in DNR records for Ol' Tyme Cleaners that you did not respond or are not allowing access to your property for vapor intrusion sampling.

Costs Paid if Access is Granted Now

Currently, the responsible parties are paying for sampling activities on their property and for sampling on properties with potential contamination migrating from their property.

You May be Responsible if Access is Not Granted

If you do not allow property access for environmental sampling at this time you risk becoming the party who may be responsible for investigating and mitigating any contamination that exists on your property – whether you caused the problem or not.

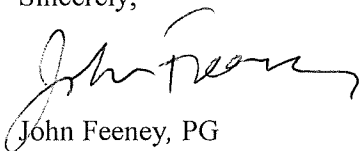
Potential Health & Real Estate Issues

Allowing access for sampling now, finding out if chemical vapor intrusion is an issue on your property, and following through with any mitigation efforts, if necessary, is clearly the best course of action. It will help answer your health questions, limit your liability, and demonstrate action to correct a potential issue for purposes of property transactions.

Additional Information Available

Fact sheets on vapor intrusion and related matters are included with this letter for your review. This is a complex issue and you have many things to consider. Please feel free to contact me, the DNR Project Manager, at any time if you have questions or want to discuss this matter in more detail. I can be reached at 920-893-8523 and johnm.feeney@wisconsin.gov.

Sincerely,



John Feeney, PG
Hydrogeologist
Remediation and Redevelopment Program

cc: Mr. Aaron C. Lofberg, Konicek Environmental Consulting, LLC
Mr. Curtis Hedman, DHS
SER File

Attachments:

RR-5456, Access Permission Agreement
RR-892, What is Vapor Intrusion
RR-953, Why Test for Vapor Intrusion
RR-954, What to Expect During Vapor Intrusion Sampling

ACCESS PERMISSION AGREEMENT

I, _____ hereby give permission to Lois and Robert Seidensticker
(Print Name)

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) _____

and that is owned by _____
(Print Name)

The property is located in the Section 23, Township 11N, Range 19E , Washington, Wisconsin. The access permission is for the following purposes: that Konicek Environmental may advance soil probe(s), install groundwater monitoring well(s), periodically sample groundwater monitoring well(s), perform sub-slab and ambient air vapor sampling, and screen the home/business for vapor intrusion from Chlorinated Solvents located in soil and groundwater, associated with the 910 S. Main Street property located near your property. This permission allows Lois and Robert Seidensticker or its authorized representative to:

- (1) *Install and maintain sub-slab and indoor air vapor probe(s) within the home or business and collect samples annually on a quarterly schedule.*
- (2) *Collect, if necessary, an indoor air sample on each level of the home or business.*
- (3) *Abandon the vapor probe(s) when no longer needed.*
- (4) *Advance soil probe(s) on the property for which access is granted, collect soil samples, and abandonment of probes the same day.*
- (5) *If considered warranted, install and maintain groundwater monitoring well(s) on the property for which access is granted, collect groundwater samples annually on a quarterly schedule, maintain until case closure is granted, and abandon once closure is granted by the Wisconsin Department of Natural Resources (WDNR).*

The permission that is granted shall remain in effect until case closure is granted by the WDNR. If an extension is necessary to complete the work, Konicek Environmental will inform you in writing.

The property owner agrees not to damage or interfere with the use of any vapor probe, soil probe, or groundwater monitoring well 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) email address

Tenant(s) phone number

<p>Mail or fax correspondence regarding this site to:</p> <p>Konicek Environmental 1032 S. Spring Street Port Washington, WI 262-284-1728 g_konicek@yahoo.com</p>

What is Vapor Intrusion?



The process when chemical vapors from contaminated soil or groundwater enter a home or other structure is called vapor intrusion.

Chemicals used in commercial or industrial activities – dry cleaning chemicals, chemical degreasers and petroleum products such as gasoline – are sometimes spilled and leak into nearby soil or groundwater. When this happens, these chemicals may release gases or vapors, which travel from the contaminated groundwater or soil and move into nearby homes or businesses. This is called vapor intrusion.

Why are these chemical vapors a problem?

The chemicals that cause vapor intrusion are known as volatile organic compounds, or VOCs. Even when spilled into soil or water, these chemicals easily evaporate. They don't cause human health problems when they evaporate into the outside air, but when their vapors move into homes or businesses, they may cause long-term health problems for the people who live or work in those buildings. These vapors are usually odorless and colorless and undetectable without special testing equipment.

Why is vapor intrusion a concern?

Exposure to some chemical gases or vapors can cause an increased risk of adverse health effects. Whether or not a person experiences any health effects depends on several factors, including the amount and length of exposure, the toxicity of the chemical, and the individual's sensitivity to the chemical. When harmful chemical vapor intrusion is the result of environmental contamination, the Wisconsin Department of Natural Resources (DNR) requires that steps be taken to reduce or eliminate exposures which could be harmful to human health.

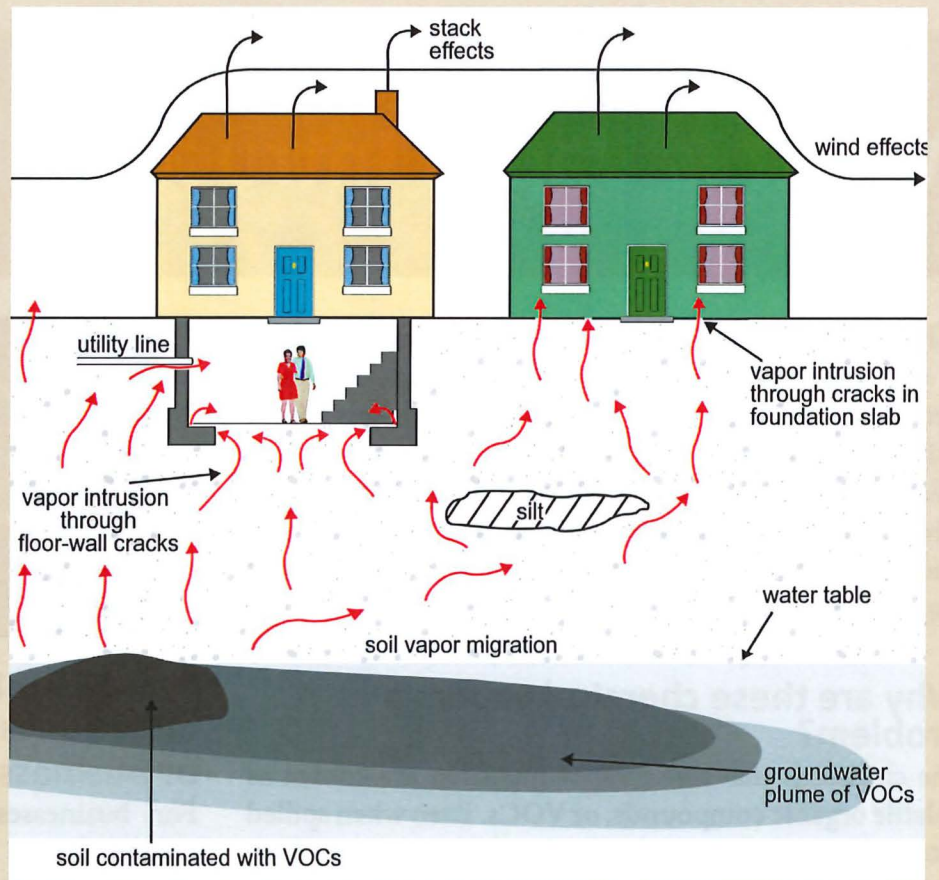
What should I expect if vapor intrusion is suspected near my home or business?

For businesses or other locations where VOC contamination has been found, the DNR requires that the potential for vapor intrusion be investigated. If you live near a site being cleaned up, you may be contacted by the site owner or others working on the cleanup. Your cooperation and consent will be requested before any testing or sampling is conducted on your property. Ask the person contacting you any questions you have about the work being done, or contact the DNR for more information (see DNR contact information on reverse). For more information about testing for vapor intrusion, see DNR-Pub-RR-954, "What to Expect During Vapor Intrusion Sampling."



How Vapors Enter a Building

If you live near a commercial or industrial facility or landfill where VOCs have entered either the soil or groundwater, there may be a potential for those chemicals to travel as vapors into your home or business. Vapors can enter buildings in various ways, including through cracks in the foundation and openings for utility lines. Building ventilation and weather can influence the extent of vapor intrusion.



Adapted from U.S. Environmental Protection Agency (EPA) graphic.
www.epa.gov/oswer/vaporintrusion/basic.html

Where can I find more information?

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Most cases of vapor intrusion will pose no immediate threat to your health and safety. However, when other neighborhood properties are contaminated, it is wise to get your home or building tested to determine if there is any cause for concern. If potentially harmful chemical vapors are detected inside your home or building, the Department of Natural Resources (DNR), working in collaboration with other health and environmental professionals, will help you come up with a solution to protect you and your family.

Please consider the following factors when deciding whether to allow access for sampling:

Peace of mind

If there's a chance that chemical vapor or soil gas is seeping into your home or business, testing can determine whether it really is and to what extent. If testing reveals a problem, then steps can be taken to resolve it, making the indoor air you breathe safer for you and your family. Like radon gas, vapors from nearby soil or groundwater contamination can be diverted from beneath your home or office building and safely expelled into the outdoors, thus improving air quality inside your home or building.

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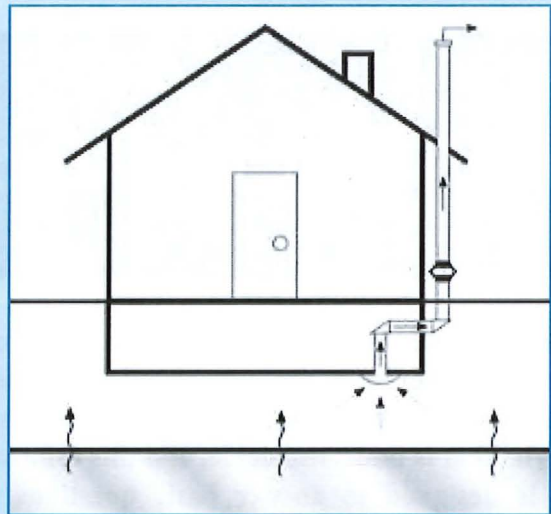


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