

**From:** Rob Hoverman <rhoverman@enviroforensics.com>  
**Sent:** Tuesday, January 12, 2021 2:22 PM  
**To:** Mitchell, Jeremy A - DNR; Kirk Booher  
**Cc:** emilbooher@hotmail.com; tammy@accounting-offices.com; Robert Fedorchak  
**Subject:** RE: Possessor\_Responsible Party letter, Donaldsons Cleaners (former)-E Edgewood Dr, #02-45-586961  
**Attachments:** Former Donaldson Cleaners VMS Work Scope.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Attached workplan  
located at bottom of  
document.

Jeremy,

Sorry I did not have a link handy for that. Per our conversation last week, I have attached a general work plan to mitigate the Site. We will begin the design work on Tuesday January 18, 2021. I will be there to meet my client, Mr. Booher, to go over the design layout that afternoon before complete installation. Follow up indoor air testing will be approximately 30 days later..

Thanks,

**Rob Hoverman**, Northern Midwest Regional Director  
**EnviroForensics®** | N16W23390 Stone Ridge Dr, Suite G, Waukesha, WI 53188  
Direct 262.510.0612 | Mobile 414.630.0060 | [enviroforensics.com](http://enviroforensics.com)

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**From:** Mitchell, Jeremy A - DNR <[jeremy.mitchell@wisconsin.gov](mailto:jeremy.mitchell@wisconsin.gov)>  
**Sent:** Tuesday, January 12, 2021 2:12 PM  
**To:** Rob Hoverman <[rhoverman@enviroforensics.com](mailto:rhoverman@enviroforensics.com)>; Kirk Booher <[booherrealestate@aol.com](mailto:booherrealestate@aol.com)>  
**Cc:** [emilbooher@hotmail.com](mailto:emilbooher@hotmail.com); [tammy@accounting-offices.com](mailto:tammy@accounting-offices.com)  
**Subject:** RE: Possessor\_Responsible Party letter, Donaldsons Cleaners (former)-E Edgewood Dr, #02-45-586961

Perfect. Thanks, Rob. I was able to find that information.

**We are committed to service excellence.**

Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

**Jeremy Mitchell**

Phone: (920 ) 366-6830

[Jeremy.Mitchell@wisconsin.gov](mailto:Jeremy.Mitchell@wisconsin.gov)

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**From:** Rob Hoverman <[rhoverman@enviroforensics.com](mailto:rhoverman@enviroforensics.com)>  
**Sent:** Tuesday, January 12, 2021 10:37 AM  
**To:** Mitchell, Jeremy A - DNR <[jeremy.mitchell@wisconsin.gov](mailto:jeremy.mitchell@wisconsin.gov)>; Kirk Booher <[booherrealestate@aol.com](mailto:booherrealestate@aol.com)>  
**Cc:** [emilbooher@hotmail.com](mailto:emilbooher@hotmail.com); [tammy@accounting-offices.com](mailto:tammy@accounting-offices.com)  
**Subject:** RE: Possessor\_Responsible Party letter, Donaldsons Cleaners (former)-E Edgewood Dr, #02-45-586961

Jeremy,

If I could jump in on this right away. The former cleaners is listed with the EPA as a small quantity generator for chlorinated solvent wastes. Please check there for confirmation.

**Rob Hoverman**, Northern Midwest Regional Director  
**EnviroForensics®** | N16W23390 Stone Ridge Dr, Suite G, Waukesha, WI 53188  
Direct 262.510.0612 | Mobile 414.630.0060 | [enviroforensics.com](http://enviroforensics.com)

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**From:** Mitchell, Jeremy A - DNR <[jeremy.mitchell@wisconsin.gov](mailto:jeremy.mitchell@wisconsin.gov)>  
**Sent:** Tuesday, January 12, 2021 10:27 AM  
**To:** Kirk Booher <[booherrealestate@aol.com](mailto:booherrealestate@aol.com)>  
**Cc:** [emilbooher@hotmail.com](mailto:emilbooher@hotmail.com); Rob Hoverman <[rhoverman@enviroforensics.com](mailto:rhoverman@enviroforensics.com)>; [tammy@accounting-offices.com](mailto:tammy@accounting-offices.com)  
**Subject:** RE: Possessor\_Responsible Party letter, Donaldsons Cleaners (former)-E Edgewood Dr, #02-45-586961

Hello Kirk,

First, I want to thank you all for taking pro-active measures by working with Enviroforensics. They are a great option and I'm confident will help guide you through this process.

I just wanted to follow up on the item of listing the previous owner of Property as a Responsible Party. This is not likely due to the fact that contamination was just recently found. I do, however, want to assure you that we are still pursuing the Causer (Donaldsons). Any actions you take to mitigate any health and safety risks will likely need to be settled outside the DNR RR 700 process between Possessor and Causer.

I have received email correspondence from Mr. Donaldson's attorney who argues that they never controlled or discharged any hazardous substances. Do you have any knowledge of any other tenants previous or current that may have used any chemicals in their operations? Also, at the time of purchase were there any Phase I and/or Phase II Environmental Site Assessments performed? If so, this information may be useful moving forward.

Please reach out with any questions or concerns.

Thanks again for your diligence in resolving this matter.

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Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

**Jeremy Mitchell**

Phone: (920 ) 366-6830

[Jeremy.Mitchell@wisconsin.gov](mailto:Jeremy.Mitchell@wisconsin.gov)

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**From:** Kirk Booher <[booherrealestate@aol.com](mailto:booherrealestate@aol.com)>  
**Sent:** Tuesday, December 29, 2020 4:26 PM

**To:** Mitchell, Jeremy A - DNR <[jeremy.mitchell@wisconsin.gov](mailto:jeremy.mitchell@wisconsin.gov)>  
**Cc:** Danelski, Denise D - DNR <[Denise.Danelski@wisconsin.gov](mailto:Denise.Danelski@wisconsin.gov)>; [emilbooyer@hotmail.com](mailto:emilbooyer@hotmail.com); Rob Hoverman <[rhoverman@enviroforensics.com](mailto:rhoverman@enviroforensics.com)>; [tammy@accounting-offices.com](mailto:tammy@accounting-offices.com)  
**Subject:** Re: Possessor\_Responsible Party letter, Donaldsons Cleaners (former)-E Edgewood Dr, #02-45-586961

Thank you Jeremy. I appreciate your response and look forward to the amended letter and further information regarding W.M. Development as an additional RP.

Sincerely,

Kirk Booher

On Dec 29, 2020, at 3:51 PM, Mitchell, Jeremy A - DNR <[jeremy.mitchell@wisconsin.gov](mailto:jeremy.mitchell@wisconsin.gov)> wrote:

Hello Kirk,

Thank you for the email. If the Property is owned by M&E Rentals LLC then you are correct, the letter should have been addressed as such. We can reissue an amended letter reflecting this.

As for the W.M. Development LLC being listed as an additional responsible party, I'm afraid I will have to get back to you after the new year when I can get in touch with the Department's attorney. Typically, the owner of the Property is considered to be the "possessor" the way the Wisconsin Spills Law is written. When I have more information I will follow up with you.

Thank you for your patience. In the meantime, if you have any additional concerns please reach out to me directly.

Best Regards,

**We are committed to service excellence.**

Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

**Jeremy Mitchell**

Phone: (920 ) 366-6830

[Jeremy.Mitchell@wisconsin.gov](mailto:Jeremy.Mitchell@wisconsin.gov)

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**From:** Kirk Booher <[booherrealestate@aol.com](mailto:booherrealestate@aol.com)>

**Sent:** Tuesday, December 29, 2020 10:54 AM

**To:** Danelski, Denise D - DNR <[Denise.Danelski@wisconsin.gov](mailto:Denise.Danelski@wisconsin.gov)>; Mitchell, Jeremy A - DNR <[jeremy.mitchell@wisconsin.gov](mailto:jeremy.mitchell@wisconsin.gov)>

**Cc:** Emil Booher <[emilbooyer@hotmail.com](mailto:emilbooyer@hotmail.com)>; Rob Hoverman <[rhoverman@enviroforensics.com](mailto:rhoverman@enviroforensics.com)>; [tammy@accounting-offices.com](mailto:tammy@accounting-offices.com)

**Subject:** Fwd: Possessor\_Responsible Party letter, Donaldsons Cleaners (former)-E Edgewood Dr, #02-45-586961

Denise and Jeremy,

Emil forwarded your below email and attachments to my attention.

I am writing to ask you to add the prior property owner, W.M. Development LLC, as a Responsible Party as they executed the lease with Donaldson and owned the property as an operating dry cleaner site before it was acquired by M&E Rentals. Secondly, you have identified Emil Booher as the landowner in possession. This is not correct. The property is owned by M&E Rentals LLC. We ask that this be corrected and reissued.

Thank you and please let me know if you have any questions.

Kirk Booher  
847-217-4728

Begin forwarded message:

**From:** Emil Booher <[emilbooher@hotmail.com](mailto:emilbooher@hotmail.com)>  
**Subject:** Fw: Possessor\_Responsible Party letter, Donaldsons Cleaners (former)-E Edgewood Dr, #02-45-586961  
**Date:** December 29, 2020 at 10:08:07 AM CST  
**To:** Kirk Booher <[booherrealestate@aol.com](mailto:booherrealestate@aol.com)>

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**From:** Danelski, Denise D - DNR <[Denise.Danelski@wisconsin.gov](mailto:Denise.Danelski@wisconsin.gov)>  
**Sent:** Monday, December 28, 2020 1:53 PM  
**To:** [emilbooher@hotmail.com](mailto:emilbooher@hotmail.com) <[emilbooher@hotmail.com](mailto:emilbooher@hotmail.com)>  
**Cc:** [rhoverman@enviroforensics.com](mailto:rhoverman@enviroforensics.com) <[rhoverman@enviroforensics.com](mailto:rhoverman@enviroforensics.com)>  
>  
**Subject:** Possessor\_Responsible Party letter, Donaldsons Cleaners (former)-E Edgewood Dr, #02-45-586961

Good Afternoon Mr. Booher,

Attached is a Possessor Responsible Party letter for the above described site. Also, attached is the Responsible Party letter sent to Mr. Brett Donaldson. The letter is being sent to you via electronic copy only. The enclosures at the end of the letter are accessible by clicking on each attachment. If you have any questions or concerns please contact the project manager for this site, Jeremy Mitchell. [jeremy.mitchell@wisconsin.gov](mailto:jeremy.mitchell@wisconsin.gov)

Thank you,

We are committed to service excellence.

Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

Denise D. Danelski

Environmental Program Associate - Remediation & Redevelopment

Wisconsin Department of Natural Resources

2984 Shawano Ave, Green Bay WI 54313-6727

Work Phone: 920-510-4537

[denise.danelski@wisconsin.gov](mailto:denise.danelski@wisconsin.gov)

[dnr.wi.gov](http://dnr.wi.gov)



January 6, 2021

Mr. Emil Booher  
M and E Rentals, LLC  
2536 Plover Rd  
Plover, WI 54467

**Subject: Sub-Slab Depressurization System Installation Proposal**  
Former Donaldson Cleaners  
1835 East Edgewood Ave., Ste 101  
Appleton, Wisconsin 54913

Dear Mr. Booher,

EnviroForensics, LLC ("EnviroForensics") is pleased to provide you this proposal to install a vapor mitigation system in the former Donaldson Cleaners tenant space located at 1835 East Edgewood, Appleton, Wisconsin (Site). Previous sub-slab vapor sampling at the Site have determined that concentrations of chlorinated volatile organic compounds (cVOCs) in the subsurface present a vapor intrusion risk to potential occupants within the onsite building. The installation of a sub-slab depressurization system (SSDS) has been proposed to mitigate the human exposure risk from vapor-phase cVOCs. This document presents a summary of the proposed work activities and a cost estimate for completion of the SSDS installation and startup at the Site.

## **1.0 SCOPE OF SERVICES**

The following scope of work is consistent with recommendations by the American National Standards Institute (ANSI) and the American Association of Radon Scientists and Technologists (AARST) from the following document: Radon Mitigation Standards for Schools and Large Buildings (ANSI/AARST RMS-LB-2018). The proposed scope of services consists of the following work:

- Based on the available known building conditions, three (3) extraction points will be installed underneath the concrete floor to establish radial removal coverage of sub-slab vapors. Each extraction point will be joined into a common header and extended to the building exterior.

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Waukesha, WI 53188  
Phone: 262-290-4001 • Fax 317-972-7875

- One (1) RadonAway Model GP501 mitigation fan, rated for 66 cubic feet per minute at 2.0 inches of water column vacuum will be installed to operate the three (3) extraction points. The mitigation fan will be secured at the building's exterior wall, will be equipped with an "on/off" switch, and discharged externally no less than 18 inches above the building's roofline.
- Electrical connection of the mitigation fan will be completed by a locally sourced, licensed electrician. A 120-volt power supply and an all-weather "on/off" switch will be required for the mitigation fan. Electrical permit, if required, to be obtained by selected electrician.
- Confirmation sampling of indoor air in Site suites 101 and 102 and providing results letters to owner and tenants.
- Submittal of a brief SSDS Installation Report with Operation & Maintenance (O&M) Plan to the WDNR.

## 2.0 ASSUMPTIONS

This scope of services for installation is not intended to cover challenges to depressurization that may arise during installation due to a non-permeable soil condition, high water table, unknown crawl spaces, block wall, slabs or foundation walls that exceed 8" in thickness, or any failures or deficiencies in existing electrical panels. Installation of this mitigation system does imply or guarantee there is not the need for additional investigation, vapor testing, or mitigation. At least one extraction point may be installed in Site Suite 102 to ensure adequate coverage. Any delays, obstructions, or other limitations outside of EnviroForensics' control which are material and not commonly associated with similar projects may result in additional expenses. The scope of services does not include matching the color of the exterior mounted exhaust piping and mitigation fan to the building. Also not included are any services related to any patch work, painting, or other surface repairs inside the building.

We appreciate the opportunity to provide you with this proposal. If you have any questions or concerns, please do not hesitate to contact Rob Hoverman at 262-290-4001.

Respectfully submitted,  
**EnviroForensics, LLC**

A handwritten signature in blue ink, appearing to read "R. Fedorchak".

Robert S. Fedorchak, P.E.  
Senior Engineer

A handwritten signature in blue ink, appearing to read "Rob Hoverman".

Rob Hoverman, PG  
Regional Director