February 25, 2021

Tina Grenlie
Edward Jones
1835 East Edgewood
Drive Suite 102
Appleton, WI

Subject: **Vapor Intrusion Sampling Results –**
1835 East Edgewood Drive, Suite 101
Appleton, WI 54913

Dear Ms. Grenlie:

EnviroForensics, LLC. (EnviroForensics) is providing the results of vapor intrusion samples collected from your property located at 1835 East Edgewood Drive, Suite 102 in Appleton, Wisconsin within the Ballard Plaza. As you may know, we installed a fan at the adjacent Suite 101 where the former Donaldson's Dry Cleaners operated. The purpose of the fan was to mitigate vapors residing below the building from the former dry-cleaning solvent tetrachloroethene or commonly known as PERC. Previous samples from the Former Donaldson's Cleaners indicated a spill from the cleaners had impacted the subsurface. As a proactive measure, the property owner took quick action to mitigate these vapors with fan or vapor mitigation system (VMS). After operating the VMS for approximately 30 days, EnviroForensics sampled your location on February 18, 2021 to ensure vapors were not entering your Suite.

Sampling Results

One indoor air sample designated 200019-1835-102-IA was collected from the Suite 102 which Edward Jones occupies. The sampling location is depicted on the attached **Figure 1** relative to the entire Ballard Plaza.

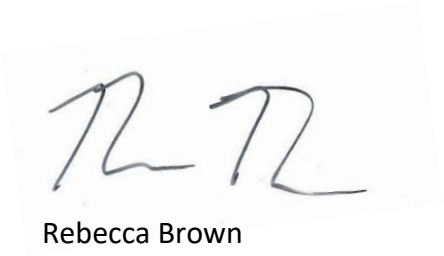
PCE or any potential breakdown compounds were ***not*** detected in the sample. A copy of the laboratory report that relates to the vapor samples is also attached.

EnviroForensics, LLC
N16 W23390 Stone Ridge Drive | Suite G | Waukesha, WI 53188
Phone: 262-290-4001 • Fax 317.972.7875

For reference we have attached the WDNR fact sheet for Vapor Intrusion If you have any questions or concerns, please contact us at 262-290-4001 or by email at rhoverman@enviroforensics.com. The WDNR project manager, Jeremy Mitchell, can be reached at 920-366-6830. We greatly appreciate your help and patience with this matter.

Sincerely,
EnviroForensics, LLC

Rob Hoverman, LPG
Senior Project Manager

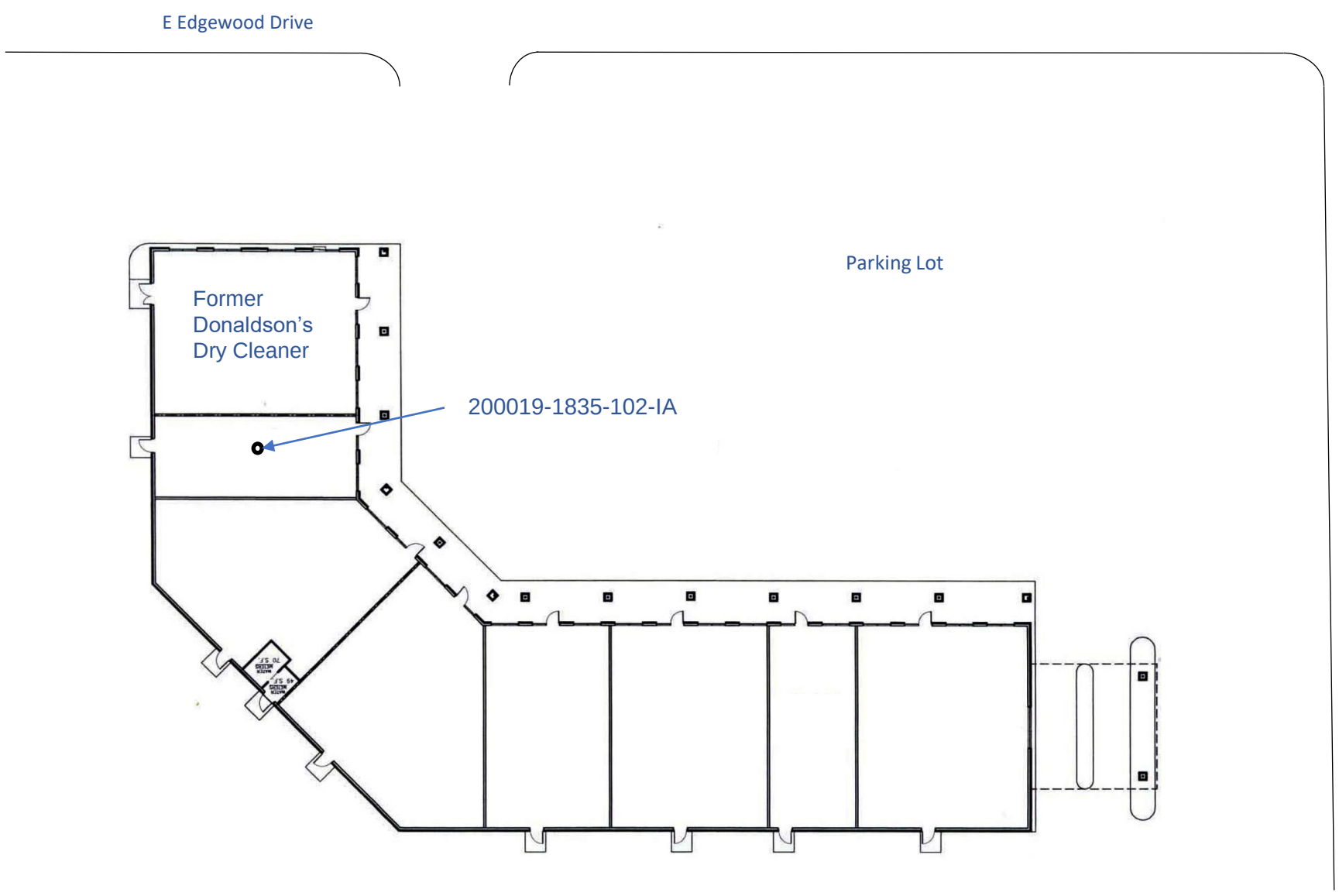


Rebecca Brown
Field Professional

Attachments: Figure 1 – Sampling Location
Laboratory Analytical Report
WDNR Vapor Intrusion Fact Sheet Pub RR892

Copy: Kevin Mitchell, Wisconsin Department of Natural Resources
Emil Booher, Owner

FIGURE 1
SAMPLE LOCATIONS
1835 E Edgewood Dr, Ste 102 Wisconsin



Legend

o = Indoor/Outdoor Air Sample
IA-1 = Indoor air sample
★ = Sub-Slab Vapor Sampling Port Location

ENVIRO forensics

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

Mr. Rob Hoverman
Enviroforensics
N16 W. 23390 Stone Ridge Dr
Suite G
Waukesha, WI 53188

February 24, 2021

EnvisionAir Project Number: 2021-92
Client Project Name: 200019

Dear Mr. Hoverman,

Please find the attached analytical report for the samples received February 22, 2021. All test methods performed were fully compliant with local, state, and federal EPA methods unless otherwise noted. The project was analyzed as requested on the enclosed chain of custody record. Please review the comments section for additional information about your results or Quality Control data.

Feel free to contact me if you have any questions or comments regarding your analytical report or service.

Thank you for your business. EnvisionAir looks forward to working with you on your next project.

Yours Sincerely,

Stanley A Hunnicutt

Project Manager
EnvisionAir, LLC

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

Client Name: ENVIROFORENSICS

Project ID: 200019 DONALDSONS APPLETON

Client Project Manager: ROB HOVERMAN

EnvisionAir Project Number: 2021-92

Sample Summary

Canister Pressure / Vacuum

Laboratory Sample Number:	Sample Description:	Matrix:	START Date Collected:	START Time Collected:	End Date Collected:	End Time Collected:	Date Received:	Time Received	Initial Field (in. Hg)	Final Field (in. Hg)	Lab Received (in. Hg)
21-499	200019-1835-102-IA	A	2/18/21	8:31	2/18/21	16:26	2/22/21	14:30	-30	-9	-9

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

Client Name: ENVIROFORENSICS

Project ID: 200019 DONALDSONS APPLETON

Client Project Manager: ROB HOVERMAN

EnvisionAir Project Number: 2021-92

Analytical Method: TO-15
Analytical Batch: 022321AIR

Client Sample ID: 200019-1835-102-IA

EnvisionAir Sample Number: 21-499
Sample Matrix: AIR

Sample Collection START Date/Time: 2/18/21 8:31
Sample Collection END Date/Time: 2/18/21 16:26
Sample Received Date/Time: 2/22/21 14:30

Compounds	Sample Results ug/m³	Reporting Limit ug/m³	Flag
4-Ethyltoluene	< 492	492	
4-Methyl-2-pentanone (MIBK)	< 2050	2050	
1,1,1-Trichloroethane	< 546	546	
1,1,2,2-Tetrachloroethane	< 0.34	0.34	1
1,1,2-Trichloroethane	< 0.21	0.21	1
1,1-Dichloroethane	< 4.05	4.05	
1,1-Dichloroethene	< 198	198	
1,2,4-Trichlorobenzene	< 0.74	0.74	
1,2,4-Trimethylbenzene	< 4.92	4.92	
1,2-Dibromoethane (EDB)	< 0.03	0.03	1
1,2-Dichlorobenzene	< 60.1	60.1	
1,2-Dichloroethane	< 0.40	0.40	
1,2-Dichloropropane	< 0.46	0.46	
1,3,5-Trimethylbenzene	< 4.92	4.92	
1,3-Butadiene	< 0.22	0.22	
1,3-Dichlorobenzene	< 60.1	60.1	
1,4-Dichlorobenzene	< 0.60	0.60	
1,4-Dioxane	< 1.80	1.80	
2-Butanone (MEK)	< 2950	2950	
2-Hexanone	< 20.5	20.5	
Acetone	< 2380	2380	
Benzene	< 1.60	1.60	
Benzyl Chloride	< 0.41	0.41	1
Bromodichloromethane	< 0.54	0.54	1
Bromoform	< 10.3	10.3	
Bromomethane	< 3.88	3.88	
Carbon Disulfide	< 311	311	
Carbon Tetrachloride	< 0.63	0.63	
Chlorobenzene	< 23.0	23.0	
Chloroethane	< 13.2	13.2	

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

Compounds	Sample Results ug/m³	Reporting Limit ug/m³	Flag
Chloroform	< 0.83	0.83	
Chloromethane	< 20.6	20.6	
cis-1,2-Dichloroethene	< 19.8	19.8	
cis-1,3-Dichloropropene	< 4.54	4.54	
Cyclohexane	< 5510	5510	
Dibromochloromethane	< 0.85	0.85	
Dichlorodifluoromethane	< 49.5	49.5	
Ethyl Acetate	< 54.1	54.1	
Ethylbenzene	< 8.68	8.68	
Hexachloro-1,3-butadiene	< 1.07	1.07	
Isooctane	< 467	467	
m,p-Xylene	< 43.4	43.4	
Methylene Chloride	< 41.7	41.7	
Methyl-tert-butyl ether	< 36.1	36.1	
N-Heptane	< 410	410	
N-Hexane	< 176	176	
o-Xylene	< 43.4	43.4	
Propylene	< 172	172	
Styrene	< 426	426	
Tetrachloroethene	< 3.19	3.19	
Tetrahydrofuran	< 295	295	
Toluene	< 3770	3770	
trans-1,2-Dichloroethene	< 39.6	39.6	
trans-1,3-Dichloropropene	< 4.54	4.54	
Trichloroethene	< 1.07	1.07	
Trichlorofluoromethane	< 562	562	
Vinyl Acetate	< 176	176	
Vinyl Bromide	< 0.44	0.44	
Vinyl Chloride	< 1.28	1.28	
4-bromofluorobenzene (surrogate)	97%		
Analysis Date/Time:	2-23-21/13:44		
Analyst Initials	tjg		

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

Analytical Report

TO-15 Quality Control Data

EnvisionAir Batch Number: 022321AIR

Method Blank (MB):	MB Results (ppbv)	Reporting Limit (ppbv)	Flags
4-Ethyltoluene	< 100	100	
4-Methyl-2-pentanone (MIBK)	< 500	500	
1,1,1-Trichloroethane	< 100	100	
1,1,2,2-Tetrachloroethane	< 0.049	0.049	1
1,1,2-Trichloroethane	< 0.038	0.038	1
1,1-Dichloroethane	< 1	1	
1,1-Dichloroethene	< 50	50	
1,2,4-Trichlorobenzene	< 0.1	0.1	
1,2,4-Trimethylbenzene	< 1	1	
1,2-dibromoethane (EDB)	< 0.0041	0.0041	1
1,2-Dichlorobenzene	< 10	10	
1,2-Dichloroethane	< 0.1	0.1	
1,2-Dichloropropane	< 0.1	0.1	
1,3,5-Trimethylbenzene	< 1	1	
1,3-Butadiene	< 0.1	0.1	
1,3-Dichlorobenzene	< 10	10	
1,4-Dichlorobenzene	< 0.1	0.1	
1,4-Dioxane	< 0.5	0.5	
2-Butanone (MEK)	< 1000	1000	
2-Hexanone	< 5	5	
Acetone	< 1000	1000	
Benzene	< 0.5	0.5	
Benzyl Chloride	< 0.08	0.08	1
Bromodichloromethane	< 0.08	0.08	1
Bromoform	< 1	1	
Bromomethane	< 1	1	
Carbon Disulfide	< 100	100	
Carbon Tetrachloride	< 0.1	0.1	
Chlorobenzene	< 5	5	
Chloroethane	< 5	5	
Chloroform	< 0.17	0.17	
Chloromethane	< 10	10	
cis-1,2-Dichloroethene	< 5	5	
cis-1,3-Dichloropropene	< 1	1	
Cyclohexane	< 1600	1600	
Dibromochloromethane	< 0.1	0.1	
Dichlorodifluoromethane	< 10	10	
Ethyl Acetate	< 15	15	
Ethylbenzene	< 2	2	
Hexachloro-1,3-butadiene	< 0.1	0.1	
Isooctane	< 100	100	
m,p-Xylene	< 10	10	
Methylene Chloride	< 12	12	
Methyl-tert-butyl ether	< 10	10	
N-Heptane	< 100	100	
N-Hexane	< 50	50	
Naphthalene	< 0.1	0.1	
o-Xylene	< 10	10	
Propylene	< 100	100	
Styrene	< 100	100	
Tetrachloroethene	< 0.47	0.47	
Tetrahydrofuran	< 100	100	

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

Analytical Report

Method Blank (MB):	MB Results (ppbv)	Reporting Limit (ppbv)	Flags
Toluene	< 1000	1000	
trans-1,2-Dichloroethene	< 10	10	
trans-1,3-Dichloropropene	< 1	1	
Trichloroethene	< 0.2	0.2	
Trichlorofluoromethane	< 100	100	
Vinyl Acetate	< 50	50	
Vinyl Bromide	< 0.1	0.1	
Vinyl Chloride	< 0.5	0.5	
4-bromofluorobenzene (surrogate)	92%		
Analysis Date/Time:	2-23-21/12:21		
Analyst Initials	tjg		

LCS/LCSD	LCS Results (ppbv)	LCSD Results (ppbv)	LCS/D Conc(ppbv)	LCS Rec.	LCSD Rec.	RPD	Flag
Propylene	9.62	9.34	10	96%	93%	3.0%	
Dichlorodifluoromethane	10.8	10.5	10	108%	105%	2.8%	
Chloromethane	10.3	10.9	10	103%	109%	5.7%	
Vinyl Chloride	10.2	10.5	10	102%	105%	2.9%	
1,3-Butadiene	10.4	10.6	10	104%	106%	1.9%	
Bromomethane	9.83	9.48	10	98%	95%	3.6%	
Chloroethane	10.8	10.6	10	108%	106%	1.9%	
Vinyl Bromide	10.4	10.1	10	104%	101%	2.9%	
Trichlorofluoromethane	9.89	9.36	10	99%	94%	5.5%	
Acetone	11.2	11.2	10	112%	112%	0.0%	
1,1-Dichloroethene	11.1	10.9	10	111%	109%	1.8%	
Methylene Chloride	9.91	9.24	10	99%	92%	7.0%	
Carbon Disulfide	10.1	10.1	10	101%	101%	0.0%	
trans-1,2-Dichloroethene	10.4	10.4	10	104%	104%	0.0%	
Methyl-tert-butyl ether	10.5	10.2	10	105%	102%	2.9%	
1,1-Dichloroethane	9.45	9.82	10	95%	98%	3.8%	
Vinyl Acetate	9.22	9.23	10	92%	92%	0.1%	
N-Hexane	10.4	10.6	10	104%	106%	1.9%	
2-Butanone (MEK)	10.5	10.2	10	105%	102%	2.9%	
cis-1,2-Dichloroethene	10.6	10.1	10	106%	101%	4.8%	
Ethyl Acetate	11	10.9	10	110%	109%	0.9%	
Chloroform	10.9	10.9	10	109%	109%	0.0%	
Tetrahydrofuran	10.8	11	10	108%	110%	1.8%	
1,2-Dichloroethane	9.96	10.3	10	100%	103%	3.4%	
1,1,1-Trichloroethane	9.08	9.15	10	91%	92%	0.8%	
Carbon Tetrachloride	9.82	9.61	10	98%	96%	2.2%	
Benzene	10.1	10.5	10	101%	105%	3.9%	
Cyclohexane	8.9	8.98	10	89%	90%	0.9%	
1,2-Dichloropropane	9.23	9.63	10	92%	96%	4.2%	
Trichloroethene	9.03	8.96	10	90%	90%	0.8%	
Bromodichloromethane	10.1	10.2	10	101%	102%	1.0%	
1,4-Dioxane	10.4	9.92	10	104%	99%	4.7%	
Isooctane	9.98	10.5	10	100%	105%	5.1%	
N-Heptane	10.1	10.3	10	101%	103%	2.0%	
cis-1,3-Dichloropropene	9.54	9.71	10	95%	97%	1.8%	
4-Methyl-2-pentanone (MIBK)	11.1	10.5	10	111%	105%	5.6%	
trans-1,3-Dichloropropene	10.1	9.9	10	101%	99%	2.0%	
1,1,2-Trichloroethane	8.83	9.01	10	88%	90%	2.0%	
Toluene	8.79	8.84	10	88%	88%	0.6%	
2-Hexanone	11.1	11.3	10	111%	113%	1.8%	
Dibromochloromethane	9.31	9.24	10	93%	92%	0.8%	
1,2-dibromoethane (EDB)	10.1	10.2	10	101%	102%	1.0%	
Tetrachloroethene	10.2	10.2	10	102%	102%	0.0%	
Chlorobenzene	9.53	9.66	10	95%	97%	1.4%	
Ethylbenzene	9.64	9.72	10	96%	97%	0.8%	
m,p-Xylene	20.7	20.5	20	104%	103%	1.0%	
Bromoform	8.93	9.02	10	89%	90%	1.0%	

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

Analytical Report

LCS/LCSD	LCS Results (ppbv)	LCSD Results (ppbv)	LCS/D Conc(ppbv)	LCS Rec.	LCSD Rec.	RPD	Flag
Styrene	8.58	8.66	10	86%	87%	0.9%	
1,1,2,2-Tetrachloroethane	10	10.2	10	100%	102%	2.0%	
o-Xylene	9.61	9.03	10	96%	90%	6.2%	
4-Ethyltoluene	10.1	9.88	10	101%	99%	2.2%	
1,3,5-Trimethylbenzene	9.27	9.8	10	93%	98%	5.6%	
1,2,4-Trimethylbenzene	10	9.78	10	100%	98%	2.2%	
1,3-Dichlorobenzene	9.51	9.35	10	95%	94%	1.7%	
Benzyl Chloride	9.95	9.39	10	100%	94%	5.8%	
1,4-Dichlorobenzene	10	9.55	10	100%	96%	4.6%	
1,2-Dichlorobenzene	9.05	9.28	10	91%	93%	2.5%	
1,2,4-Trichlorobenzene	9.95	9.82	10	100%	98%	1.3%	
Hexachloro-1,3-butadiene	9.15	9.1	10	92%	91%	0.5%	
Naphthalene	9.61	9.66	10	96%	97%	0.5%	
4-bromofluorobenzene (surrogate)	103%	92%					
Analysis Date/Time:	2-23-21/11:01	2-23-21/11:46					
Analyst Initials	tjg	tjg					

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

Flag Number	Comments
1	Reporting limit is supported by MDL. TJG

EnvisionAir Proj#: 2021-92 Page 1 of 21

CHAIN OF CUSTODY RECORD

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

Client:	P.O. Number:
Report Address: rhoerman@enviroforensics.com	Project Name or Number: 200019 Donaldsons Appleton
Report To: R. Hoerman	Sampled by: R Braun
Phone: 262-290-4001	QA/QC Required: (circle if applicable) **Level III** **Level IV**
Invoice Address: accountspayable@enviroforensics.com	Reporting Units needed: (circle) **ug/m³** **mg/m³** **PPBV** **PPMV**
Desired TAT: (Please Circle One) **1 day** **2 days** **3 days** **Std (5 bus. days)**	Media type: 1LC = 1 Liter Canister; 6LC = 6 Liter Canister; TB = Tedlar Bag; TD = Thermal Desorption Tube

REQUESTED PARAMETERS

TO-15 Full List

TO-15 Short List (Specify in notes)

ENVISIONAIR

Sampling Type:
Soil-Gas: ☐
Sub-Slab: ☐
Indoor-Air: ☒

www.envision-air.com

Air Sample ID	Media Type (see code above)	Coll. Date (Grab/Comp Start)	Coll. Time (Grab/Comp Start)	Coll. Date (Comp. End)	Coll. Time (Comp. End)	TO-15 Full List	TO-15 Short List (Specify in notes)			Canister Serial #	Flow Controller Serial #	Canister Pressure / Vacuum: Initial Field (in. Hg)	Final Field (in. Hg)	Lab Received (in. Hg)	EnvisionAir Sample Number
200019-1835-102IA	6LC	2-18-21	8:31	2-18-21	16:26	X				A8050	7446	-30	-9	-9	21-499

Comments:

Relinquished by:	Date	Time	Received by:	Date	Time
[signature]	2-18-21	17:30	[signature]	2-18-21	17:30
			[signature]	2/22/21	1430

PUB-RR-892
Feb 2014

Wisconsin DNR vapor intrusion quick facts

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.

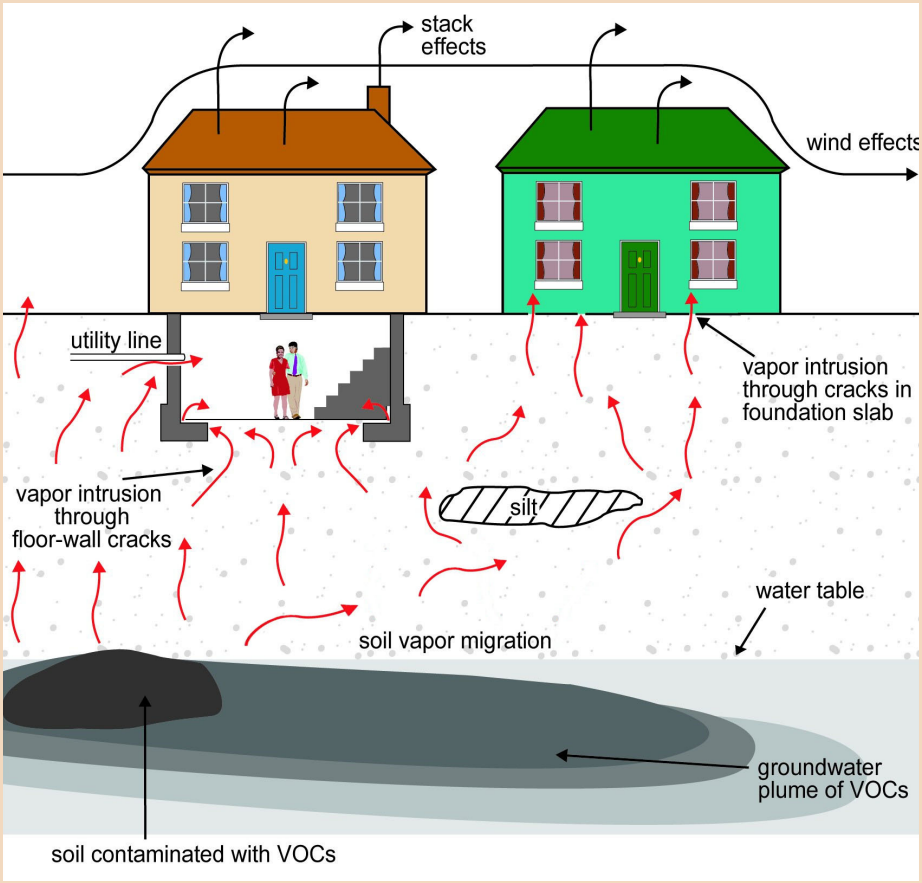
What should I expect if vapor intrusion is suspected near my home or business?

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."

Wisconsin Department of Natural Resources
P.O. Box 7921, Madison, WI 53707
dnr.wi.gov, search "Brownfields"

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**.

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.