

September 28, 2020  
File No. 25211232.51

**CERTIFIED MAIL**

John and Cheryl Payne  
4010 Monona Drive  
Madison, WI 53716

Subject: Access Agreement for Air Sampling  
4010 Monona Drive, Monona, Wisconsin (the "Property")

Dear Mr. and Mrs. Payne:

SCS Engineers (SCS), on behalf of The Estate of Ralph Stinson, is requesting permission to collect air samples from the above-noted Property. This request is made in connection with a request made by the Wisconsin Department of Natural Resources (WDNR) for sampling at the Property. The purpose of the sampling is to evaluate the degree and extent of dry cleaning solvent vapors in the subsurface in the vicinity of a dry cleaning facility, which was located at 3918 Monona Drive, Madison, WI. Please find enclosed an Access Agreement and WDNR guidance, which summarizes the potential for vapor migration into nearby buildings.

The work on the Property would involve using a hand-held drill to install one small stainless steel vapor probe through the building floor slab. Installation of the probe can be completed within approximately 1 hour. The location of the probe should not interfere with the use of the Property. The probe would be flush with the floor and extend through the floor slab to a depth of approximately 6 inches. It is expected that SCS would return to the Property two times to take samples from the probe and indoor air. It is anticipated that the probe would be removed within 2 years.

Please review the attached Access Agreement, which grants SCS access to the Property to perform the sampling work. Please note that SCS cannot provide any legal advice regarding your interests and the Access Agreement. SCS recommends you fully and carefully review this Access Agreement, and, if you feel it is necessary, have an attorney review it also.

If the Access Agreement is acceptable to you, please return a signed copy by fax or email, or in the envelope provided. We will return a final copy to you for your records.

If you choose not to allow access, please write "access denied" on the Agreement and return it to me.



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Please feel free to contact me at (608) 212-3995 if you have any questions. Thank you.

Sincerely,

A handwritten signature in blue ink that reads "Robert Langdon". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Robert Langdon  
Senior Project Manager  
SCS Engineers

REL/jsn/lmh

cc: Cindy Koepke, Wisconsin Department of Natural Resources

Encl. Access Agreement  
WDNR Vapor Intrusion Guidance (PUB-RR-892, dated February 2014)  
Self-Addressed, Stamped Envelope

I:\2325\Correspondence-Other\2020 Access\200928\_4010 Monona Access Agreement.docx

**ACCESS AGREEMENT**

This Agreement is entered into by The Estate of Ralph Stinson (“Requestor”) and Owner of the Property located at 4010 Monona Drive, Monona, Wisconsin (“Owner”).

In consideration of their mutual promises, the parties agree as follows:

- 1) The purpose of this Agreement is to allow Requestor and Requestor’s agents to install a sub-slab vapor probe and to collect sub-slab and indoor samples at the Property.
- 2) Requestor shall be responsible for:
  - a) Drilling a 2-inch-diameter hole through the building floor slab and installing one stainless steel sub-slab vapor probe.
  - b) Collecting one or more samples from the sub-slab probe and indoor air.
  - c) Properly sealing and abandoning the sub-slab probe within 30 days of the conclusion of this Agreement.
  - d) Performing the work in accordance with the professional standards applicable to the work being performed. Requestor makes no other warranty, either expressed or implied, as part of this Agreement.
- 3) Owner agrees:
  - a) To allow Requestor or Requestor’s agents access to the Property at reasonable hours so that the activities described in Part 2 above may be carried out.
- 4) This Agreement shall extend for 2 years from the date it is signed by both parties. The Agreement may be terminated by either party with 30 days’ notice to the other party.

Agreed:

\_\_\_\_\_  
(Owner – Signature and Date)

\_\_\_\_\_  
(Requestor – Signature and Date)

\_\_\_\_\_  
(Owner – Print Name)

\_\_\_\_\_  
(Requestor – Print Name)

\_\_\_\_\_  
(Owner Email Address)

\_\_\_\_\_  
(Owner Area Code and Phone Number)

Mail or fax correspondence regarding this site to:  SCS Engineers Attn: Robert Langdon 2830 Dairy Drive, Madison, WI 53718 Fax: 608.224.2839 Email: rlangdon@scsengineers.com
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## 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.

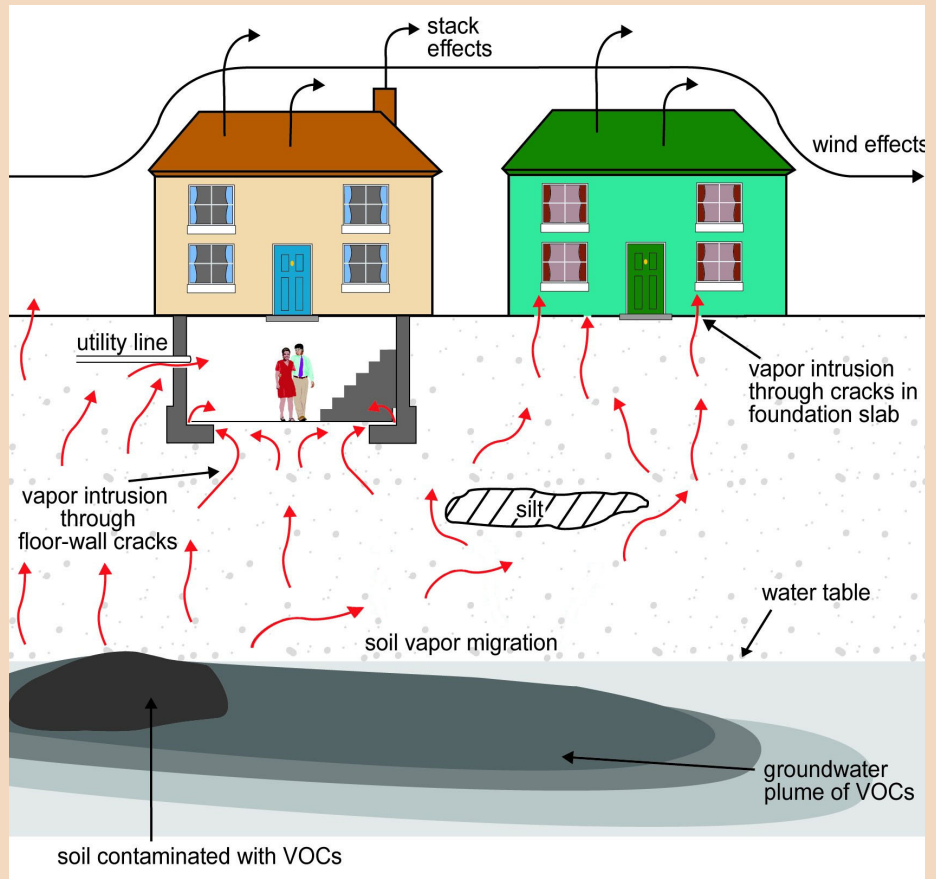
### What should I expect if vapor intrusion is suspected near my home or business?

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](http://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](http://dhs.wisconsin.gov), search “Vapor.” For other health-related questions, please contact your local health department: [www.dhs.wisconsin.gov/localhealth](http://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](http://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](http://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.