

Sent Via E-mail and Online Submittal Portal

Ms. Pamela Mylotta
Remediation and Redevelopment Program
Wisconsin Department of Natural Resources
141 NW Barstow Street, Room 180
Waukesha, WI 53188


**NR 716.14 DATA TRANSMITTAL
FORMER EXPRESS CLEANERS
3921-3941 NORTH MAIN STREET
RACINE, WISCONSIN
BRRTS NO. 02-52-547631**

Dear Ms. Mylotta:

On behalf of the Ehrlich Family Limited Partnership, Ramboll Americas Engineering Solutions, Inc. (Ramboll) is providing the Wisconsin Department of Natural Resources (WDNR) with the attached laboratory analytical results from the May 2024 sub-slab vapor sampling event conducted at the former Pugh Oil Building site located at 3953 North Main Street, Racine, Racine County, Wisconsin. The purpose of this transmittal is to comply with the sample results notification requirements specified in Wisconsin Administrative Code NR 716.14(2). Tabulated results are also attached for your reference. The sub-slab results show none of the chlorinated volatile organic compounds (CVOCs) analyzed for were detected above vapor risk screening levels (VRSLs) at the site.

If you have any questions or require additional information, please feel free to contact me.

Yours sincerely,



Scott Tarmann, PE
Principal

D 262 901 0093
starmann@ramboll.com

cc: William P. Scott, Attorney at Law
Mr. Jun Ahn

May 9, 2024

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Ref. 1690004905



Mitch Levenhagen
Senior Consultant

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FORM 4400-249

Notice: This form may be used to comply with the requirements of s. NR 716.14 (2), Wis. Adm. Code; however, use of this form is not required. An alternate format may be used. The rule requires that notification be provided to 1) property owners when someone else is conducting the sampling, 2) to occupants of property belonging to the responsible person, and 3) to owners and occupants of property that does not belong to the responsible person but has been affected by contamination arising on his or her property. Notification is required within 10 business days of receiving the sample results. Personal information collected will be used for program administration and may be provided to requesters to the extent required by Wisconsin's Open Records law [ss. 19.31-19.39, Wis. Stats.].

NOTE: Under s. NR 716.14, Wis. Adm. Code, the responsible party must also submit sample results and other required information to the DNR. We recommend that copies of the sample results notifications be included with that submittal, along with all attachments. Using the same format used for data presentation for a closure request may be helpful to all parties. See s. NR 716.14, Wis. Adm. Code for the full list of information to be submitted to the DNR.

Notification of Property Owners and Occupants:

This notification form has been provided to you in order to provide the results of environmental sampling that has been conducted on property that you own or occupy. Samples were collected in accordance with the methods identified in the site investigation work plan, in accordance with s. NR. 716.09 and 716.13, Wis. Adm. Code. This sampling was conducted as a result of contamination originating at the following location.

Site Information

Site Name		DNR ID # (BRRTS #)	
Former Express Cleaners		02-52-547631	
Address	City	State	ZIP Code
3921-3941 N. Main Street	Racine	WI	53402

Responsible Party

The person(s) responsible for completing this environmental investigation is:

Property Owner

Ehrlich Family Limited Partnership

Address	City	State	ZIP Code
P.O. Box 081007	Racine	WI	53402

Contact Person

Mr. James Small, Trustee

Person or company that collected samples

Ramboll Americas Engineering Solutions, Inc.

Sample Results (Results Attached)

Reason for Sampling: Routine Other (define) _____

The contaminants that have been identified at this time on property that you own or occupy include:

Contaminant	In Soil?		In Groundwater?	
	Yes	No	Yes	No
Gasoline	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Diesel or Fuel Oil	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Solvents	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Heavy Metals	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Pesticides	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Other: _____	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>

This sampling event included sampling of a drinking water well. <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, the sampled drinking water well had detectable contaminants. <input type="radio"/> Yes <input type="radio"/> No

Contaminants in Vapor

	Yes	No
Indoor Air	<input type="radio"/>	<input checked="" type="radio"/>
Sub-slab	<input type="radio"/>	<input checked="" type="radio"/>
Exterior Soil Gas	<input type="radio"/>	<input checked="" type="radio"/>

Site Investigation Sample Results Notification

Form 4400-249 (R 03/14)

Page 2 of 2

Attached are:

- A map that shows the locations from which samples were collected. (The map needs to meet the requirements of s. NR 716.15 (4), Wis. Adm. Code.)
- A data table with specific contaminant levels at each sample location and whether or not the sample results exceed state standards.
- A copy of the laboratory results.

You are not identified as the person that is responsible for this contamination. However, your cooperation is important. Property owners may become legally responsible for contamination if they do not allow access to the person that is responsible so that person may complete the environmental investigation and clean up activities.

Option for written exemption: You have the option of requesting a written liability exemption from the DNR for contamination that originated on another property, or on property that you lease. To do this, you must present an adequate environmental assessment of your property and pay a \$700 fee for review of this information. If you are interested in this option, please see DNR publication # RR 589, "When Contamination Crosses a Property Line - Rights and Responsibilities of Property Owners", available at: dnr.wi.gov/files/PDF/pubs/rr/rr589.pdf.

Contact Information

Please address questions regarding this notification, or requests for additional information to the contact person listed above, or to one of the following contacts:

Environmental Consultant

Company Name		Contact Person Last Name		First Name	
Ramboll Americas Engineering Solutions, Inc.		Tarmann		Scott	
Address			City	State	ZIP Code
234 W. Florida Street, Fifth Floor			Milwaukee	WI	53204
Phone # (inc. area code)	Email				
(262) 901-0093	starmann@ramboll.com				

Select which agency: Natural Resources Agriculture, Trade and Consumer Protection

State of Wisconsin Department of Natural Resources

Contact Person Last Name		First Name		Phone # (inc. area code)	
Mylotta		Pamela		(414) 374-2423	
Address			City	State	ZIP Code
141 NW Barstow Street, Room 180			Waukesha	WI	53188
Email					
Pamela.Mylotta@wisconsin.gov					

TABLE

Former Pugh Oil Building Sub-Slab Vapor Sample Results
 3953 North Main Street
 Racine, Wisconsin

VOCs ($\mu\text{g}/\text{m}^3$)	Wisconsin Sub-Slab Vapor Risk Screening Levels ($\mu\text{g}/\text{m}^3$) ¹			SS-VP-1		SS-VP-2		
	Residential (AF = 0.03)	Small Commercial (AF = 0.03)	Large Commercial/ Industrial (AF = 0.01)	9/22/2016	5/21/2021	9/22/2016	5/21/2021	5/2/2024
cis-1,2-Dichloroethene	1,400	5,800	18,000	3.0	<0.28	<0.40	<0.30	<0.311
trans-1,2-Dichloroethene	1,400	5,800	18,000	<0.60	<0.25	<0.62	<0.26	<0.267
Tetrachloroethene	1,400	5,800	18,000	298	163	6,440 A, B	1,190	213
Trichloroethene	70	290	880	11.1	5.2	3.2	1.7	0.600 J
Vinyl chloride	56	930	2,800	<0.30	<0.13	<0.31	<0.13	<0.243

Notes:

$\mu\text{g}/\text{m}^3$ = Microgram per cubic meter

¹ Wisconsin Vapor Risk Screening Levels based on November 2023 USEPA Vapor Intrusion Screening Level (VISL) Calculator downloads.

-- No RSL established.

Bold = Exceeds Wisconsin Screening Level

A = Exceeds Wisconsin Residential Sub-Slab Vapor Risk Screening Level

B = Exceeds Wisconsin Small Commercial Sub-Slab Vapor Risk Screening Level

C = Exceeds Wisconsin Large Commercial/Industrial Sub-Slab Vapor Risk Screening Level

J = The identification of the analyte is acceptable; the reported value is an estimate.

Sub-slab sample SS-VP-1 was collected at the southern end of the building approximately at the midpoint of the western half of the building and sub-slab sample SS-VP-2 was also collected near the southern end approximately at the midpoint of eastern half of the building.



LABORATORY ANALYTICAL REPORT



ANALYTICAL REPORT

May 08, 2024

Revised Report

- 1 Cp
- 2 Tc
- 3 Ss
- 4 Cn
- 5 Sr
- 6 Qc
- 7 Gl
- 8 Al
- 9 Sc

Ramboll - WI

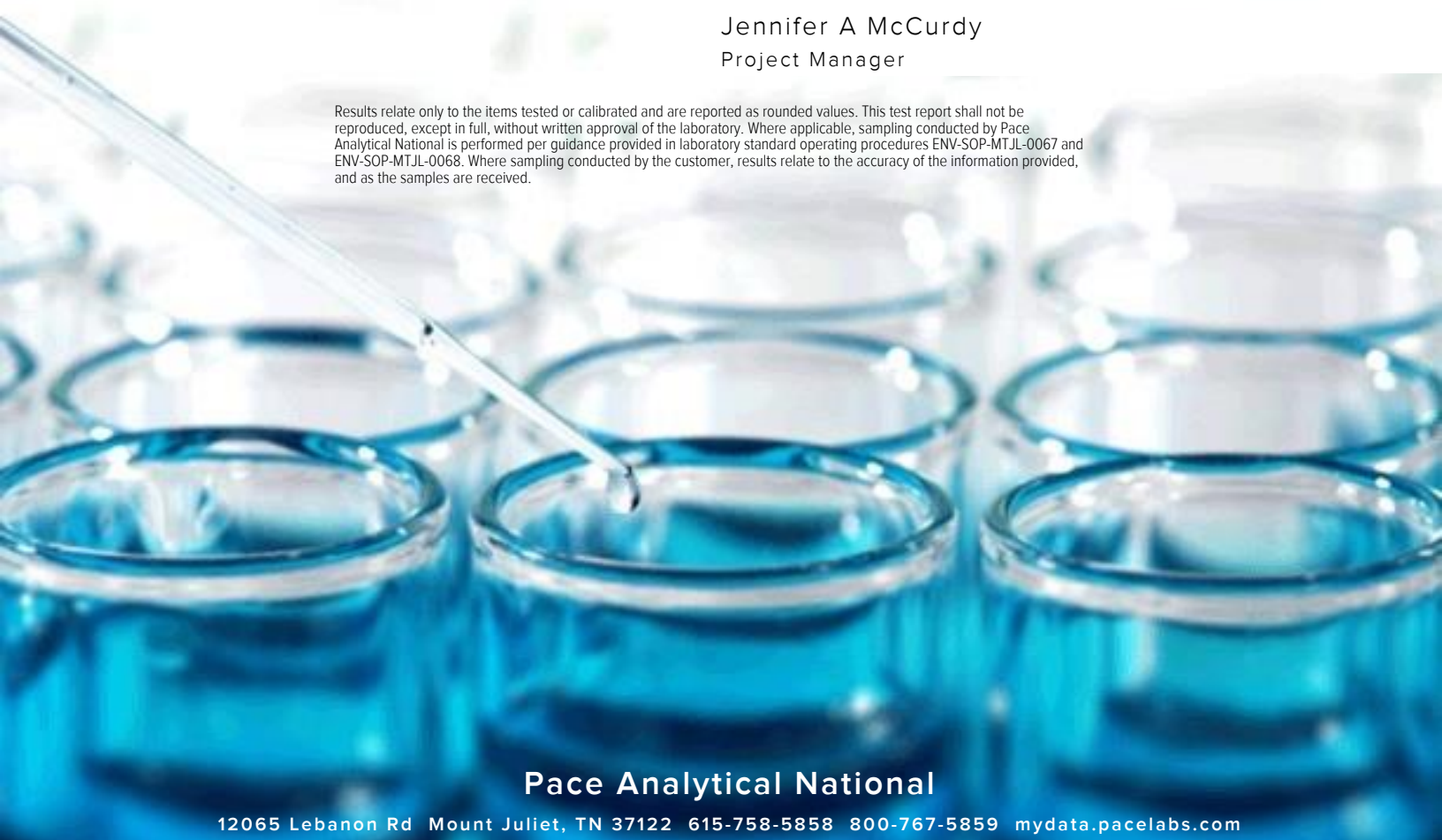
Sample Delivery Group: L1732390
 Samples Received: 05/03/2024
 Project Number: 1690004905_CONV
 Description: Express Cleaners

Report To: Duncan Glasford
 234 W. Florida Street
 Fifth Floor
 Milwaukee, WI 53204

Entire Report Reviewed By:

Jennifer A McCurdy
Project Manager












Results relate only to the items tested or calibrated and are reported as rounded values. This test report shall not be reproduced, except in full, without written approval of the laboratory. Where applicable, sampling conducted by Pace Analytical National is performed per guidance provided in laboratory standard operating procedures ENV-SOP-MTJL-0067 and ENV-SOP-MTJL-0068. Where sampling conducted by the customer, results relate to the accuracy of the information provided, and as the samples are received.



Pace Analytical National

12065 Lebanon Rd Mount Juliet, TN 37122 615-758-5858 800-767-5859 mydata.pacelabs.com

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SAMPLE SUMMARY

SS-VP-2 L1732390-01 Air

Collected by DG
Collected date/time 05/02/24 13:08
Received date/time 05/03/24 09:15

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Volatile Organic Compounds (MS) by Method TO-15	WG2279903	1	05/04/24 00:12	05/04/24 00:12	DAH	Mt. Juliet, TN

¹Cp

²Tc

³Ss

⁴Cn

⁵Sr

⁶Qc

⁷Gl

⁸Al

⁹Sc

CASE NARRATIVE

All sample aliquots were received at the correct temperature, in the proper containers, with the appropriate preservatives, and within method specified holding times, unless qualified or notated within the report. Where applicable, all MDL (LOD) and RDL (LOQ) values reported for environmental samples have been corrected for the dilution factor used in the analysis. All Method and Batch Quality Control are within established criteria except where addressed in this case narrative, a non-conformance form or properly qualified within the sample results. By my digital signature below, I affirm to the best of my knowledge, all problems/anomalies observed by the laboratory as having the potential to affect the quality of the data have been identified by the laboratory, and no information or data have been knowingly withheld that would affect the quality of the data.



Jennifer A McCurdy
Project Manager

Report Revision History

Level II Report - Version 1: 05/07/24 13:53

Project Narrative

Revise to only include requested compounds. 05/07/24 JM

¹ Cp

² Tc

³ Ss

⁴ Cn

⁵ Sr

⁶ Qc

⁷ Gl

⁸ Al

⁹ Sc

Volatile Organic Compounds (MS) by Method TO-15

Analyte	CAS #	Mol. Wt.	MDL ug/m3	RDL ug/m3	Result ug/m3	Qualifier	Dilution	Batch
cis-1,2-Dichloroethene	156-59-2	96.90	0.311	1.03	U		1	WG2279903
trans-1,2-Dichloroethene	156-60-5	96.90	0.267	0.888	U		1	WG2279903
Tetrachloroethylene	127-18-4	166	0.553	1.84	213		1	WG2279903
Trichloroethylene	79-01-6	131	0.364	1.22	0.600	J	1	WG2279903
Vinyl chloride	75-01-4	62.50	0.243	0.808	U		1	WG2279903
(S) 1,4-Bromofluorobenzene	460-00-4	175			96.6		60.0-140	WG2279903

- 1 Cp
- 2 Tc
- 3 Ss
- 4 Cn
- 5 Sr
- 6 Qc
- 7 Gl
- 8 Al
- 9 Sc

Method Blank (MB)

(MB) R4066503-2 05/03/24 09:44

Analyte	MB Result ug/m3	MB Qualifier	MB MDL ug/m3	MB RDL ug/m3
cis-1,2-Dichloroethene	U		0.311	0.793
trans-1,2-Dichloroethene	U		0.267	0.793
Tetrachloroethylene	U		0.553	1.36
Trichloroethylene	U		0.364	1.07
Vinyl chloride	U		0.243	0.511
(S) 1,4-Bromofluorobenzene	100			60.0-140

Laboratory Control Sample (LCS) • Laboratory Control Sample Duplicate (LCSD)

(LCS) R4066503-1 05/03/24 09:16 • (LCSD) R4066503-3 05/03/24 10:33

Analyte	Spike Amount ug/m3	LCS Result ug/m3	LCSD Result ug/m3	LCS Rec. %	LCSD Rec. %	Rec. Limits %	LCS Qualifier	LCSD Qualifier	RPD %	RPD Limits %
cis-1,2-Dichloroethene	14.9	15.1	16.6	102	112	70.0-130			9.74	25
trans-1,2-Dichloroethene	14.9	15.5	17.4	104	117	70.0-130			11.6	25
Tetrachloroethylene	25.5	27.4	30.3	107	119	70.0-130			10.1	25
Trichloroethylene	20.1	20.1	22.4	100	111	70.0-130			10.6	25
Vinyl chloride	9.59	8.92	9.82	93.1	102	70.0-130			9.55	25
(S) 1,4-Bromofluorobenzene				100	99.5	60.0-140				

1 Cp

2 Tc

3 Ss

4 Cn

5 Sr

6 Qc

7 Gl

8 Al

9 Sc

GLOSSARY OF TERMS

Guide to Reading and Understanding Your Laboratory Report

The information below is designed to better explain the various terms used in your report of analytical results from the Laboratory. This is not intended as a comprehensive explanation, and if you have additional questions please contact your project representative.

Results Disclaimer - Information that may be provided by the customer, and contained within this report, include Permit Limits, Project Name, Sample ID, Sample Matrix, Sample Preservation, Field Blanks, Field Spikes, Field Duplicates, On-Site Data, Sampling Collection Dates/Times, and Sampling Location. Results relate to the accuracy of this information provided, and as the samples are received.

Abbreviations and Definitions

MDL	Method Detection Limit.
RDL	Reported Detection Limit.
Rec.	Recovery.
RPD	Relative Percent Difference.
SDG	Sample Delivery Group.
(S)	Surrogate (Surrogate Standard) - Analytes added to every blank, sample, Laboratory Control Sample/Duplicate and Matrix Spike/Duplicate; used to evaluate analytical efficiency by measuring recovery. Surrogates are not expected to be detected in all environmental media.
U	Not detected at the Reporting Limit (or MDL where applicable).
Analyte	The name of the particular compound or analysis performed. Some Analyses and Methods will have multiple analytes reported.
Dilution	If the sample matrix contains an interfering material, the sample preparation volume or weight values differ from the standard, or if concentrations of analytes in the sample are higher than the highest limit of concentration that the laboratory can accurately report, the sample may be diluted for analysis. If a value different than 1 is used in this field, the result reported has already been corrected for this factor.
Limits	These are the target % recovery ranges or % difference value that the laboratory has historically determined as normal for the method and analyte being reported. Successful QC Sample analysis will target all analytes recovered or duplicated within these ranges.
Qualifier	This column provides a letter and/or number designation that corresponds to additional information concerning the result reported. If a Qualifier is present, a definition per Qualifier is provided within the Glossary and Definitions page and potentially a discussion of possible implications of the Qualifier in the Case Narrative if applicable.
Result	The actual analytical final result (corrected for any sample specific characteristics) reported for your sample. If there was no measurable result returned for a specific analyte, the result in this column may state "ND" (Not Detected) or "BDL" (Below Detectable Levels). The information in the results column should always be accompanied by either an MDL (Method Detection Limit) or RDL (Reporting Detection Limit) that defines the lowest value that the laboratory could detect or report for this analyte.
Uncertainty (Radiochemistry)	Confidence level of 2 sigma.
Case Narrative (Cn)	A brief discussion about the included sample results, including a discussion of any non-conformances to protocol observed either at sample receipt by the laboratory from the field or during the analytical process. If present, there will be a section in the Case Narrative to discuss the meaning of any data qualifiers used in the report.
Quality Control Summary (Qc)	This section of the report includes the results of the laboratory quality control analyses required by procedure or analytical methods to assist in evaluating the validity of the results reported for your samples. These analyses are not being performed on your samples typically, but on laboratory generated material.
Sample Chain of Custody (Sc)	This is the document created in the field when your samples were initially collected. This is used to verify the time and date of collection, the person collecting the samples, and the analyses that the laboratory is requested to perform. This chain of custody also documents all persons (excluding commercial shippers) that have had control or possession of the samples from the time of collection until delivery to the laboratory for analysis.
Sample Results (Sr)	This section of your report will provide the results of all testing performed on your samples. These results are provided by sample ID and are separated by the analyses performed on each sample. The header line of each analysis section for each sample will provide the name and method number for the analysis reported.
Sample Summary (Ss)	This section of the Analytical Report defines the specific analyses performed for each sample ID, including the dates and times of preparation and/or analysis.

Qualifier Description

J	The identification of the analyte is acceptable; the reported value is an estimate.
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1 Cp

2 Tc

3 Ss

4 Cn

5 Sr

6 Qc

7 Gl

8 Al

9 Sc

ACCREDITATIONS & LOCATIONS

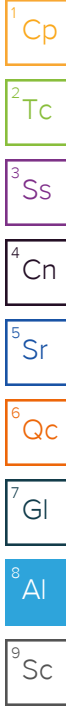
Pace Analytical National 12065 Lebanon Rd Mount Juliet, TN 37122

Alabama	40660	Nebraska	NE-OS-15-05
Alaska	17-026	Nevada	TN000032021-1
Arizona	AZ0612	New Hampshire	2975
Arkansas	88-0469	New Jersey–NELAP	TN002
California	2932	New Mexico ¹	TN00003
Colorado	TN00003	New York	11742
Connecticut	PH-0197	North Carolina	Env375
Florida	E87487	North Carolina ¹	DW21704
Georgia	NELAP	North Carolina ³	41
Georgia ¹	923	North Dakota	R-140
Idaho	TN00003	Ohio–VAP	CL0069
Illinois	200008	Oklahoma	9915
Indiana	C-TN-01	Oregon	TN200002
Iowa	364	Pennsylvania	68-02979
Kansas	E-10277	Rhode Island	LA000356
Kentucky ^{1,6}	KY90010	South Carolina	84004002
Kentucky ²	16	South Dakota	n/a
Louisiana	AI30792	Tennessee ^{1,4}	2006
Louisiana	LA018	Texas	T104704245-20-18
Maine	TN00003	Texas ⁵	LAB0152
Maryland	324	Utah	TN000032021-11
Massachusetts	M-TN003	Vermont	VT2006
Michigan	9958	Virginia	110033
Minnesota	047-999-395	Washington	C847
Mississippi	TN00003	West Virginia	233
Missouri	340	Wisconsin	998093910
Montana	CERT0086	Wyoming	A2LA
A2LA – ISO 17025	1461.01	AIHA-LAP,LLC EMLAP	100789
A2LA – ISO 17025 ⁵	1461.02	DOD	1461.01
Canada	1461.01	USDA	P330-15-00234
EPA–Crypto	TN00003		

¹ Drinking Water ² Underground Storage Tanks ³ Aquatic Toxicity ⁴ Chemical/Microbiological ⁵ Mold ⁶ Wastewater n/a Accreditation not applicable

* Not all certifications held by the laboratory are applicable to the results reported in the attached report.

* Accreditation is only applicable to the test methods specified on each scope of accreditation held by Pace Analytical.



Pace® Location Requested (City/State):		Air CHAIN-OF-CUSTODY Analytical Request Document Chain-of-Custody is a LEGAL DOCUMENT - Complete all relevant fields				LAB USE ONLY- Affix Workorder/Login Label Here						
Company Name: Ramboll - WI		Contact/Report To: Duncan Glasford						Scan QR code for instructions				
Street Address: 234 W. Florida Street		Phone #: 262-901-0130										
City, State Zip: MILWAUKEE, WI		E-Mail: dglasford@ramboll.com; EDDPrinceton@ramboll.com				Invoice to:		Analyses Requested				
Customer Project #: 1690004905_CONV		Cc E-Mail: STARMANN@RAMBOLL.COM										
Project Name: Express Cleaners		Invoice E-Mail:				Field Information		TO-15 Summary				
Site Collection Info/Facility ID (as applicable): RAMBOLLMWI-EXPRESS		Purchase Order # (if applicable): Quote #:										
Time Zone Collected: [] AK [] PT [] MT [X] CT [] ET		State origin of sample(s): WI				Canister Pressure / Vacuum		PUF / FILTER				
Data Deliverables: [] Level II [] Level III [] Level IV [] EQUIS [] Other		Regulatory Program (CAA, RCRA, etc.) as applicable: Rush (Pre-approval required): 2 Day 3 day 5 day Other										
		Date Results Requested:				Start Pressure / Vacuum End Pressure / Vacuum Duration Flow Rate Total Volume Sampled		Units for Reporting: ug/m³ PPBV mg/m³ PPMV				
		Permit # as applicable: Units for Reporting:										
* Matrix Codes (Insert in Matrix box below): Ambient (A), Indoor (I), Soil Vapor (SV), Other (O)										Proj. Manager: 3828 - Jennifer A McCurdy		
										AcctNum / Client ID: RAMBOLLMWI		
										Table #: Profile / Template: T252059		
										Prelog / Bottle Ord. ID: P1072830		
										Sample Comment L1732390-c1		
Customer Sample ID		Matrix *	Summa Canister ID	Flow Controller ID	Begin Collection		End Collection					
					Date	Time	Date	Time				
SS-VP-2		0	2092	3134	5-2-24	1235	5-2-24	1308	-29	-5	X	

Sample Receipt Checklist

COC Seal Present/Intact: Y N Airs: 1
 COC Signed/Accurate: Y N Size: 1L 6L 1.4L
 Bottles arrive intact: Y N Taps Color: G W P B
 Correct bottles used: Y N Tubing: Shunt

Unused: _____ T/P#: _____

Customer Remarks / Special Conditions / Possible Hazards: * CUC → VINYL CHLORIDE, TCE, PCE CIS-1,2-DCE, TRANS-1,2-DCE		Collected by: Printed Name: D. GLASFORD Signature: <i>[Signature]</i>		Additional Instructions from Pace®:	
Relinquished by/Company: (Signature) <i>[Signature]</i>		Date/Time: 5-2-24 1415		Received by/Company: (Signature) FED EX	
Relinquished by/Company: (Signature)		Date/Time:		Received by/Company: (Signature) Easton Organ	
Relinquished by/Company: (Signature)		Date/Time:		Received by/Company: (Signature)	
Relinquished by/Company: (Signature)		Date/Time:		Received by/Company: (Signature)	
				# Coolers: Thermometer ID: Correction Factor (°C): Obs. Temp. (°C): Corrected Temp. (°C):	
				Tracking Number:	
				Delivered by: In-Person Courier	
				FedEX UPS Other	
				Page: <u>1</u> of: <u>1</u>	