



GILES

ENGINEERING ASSOCIATES, INC.

GEOTECHNICAL, ENVIRONMENTAL & CONSTRUCTION MATERIALS CONSULTANTS

- Dallas, TX
- Los Angeles, CA
- Manassas, VA
- Milwaukee, WI

February 2, 2024

Turtle Cove of Wisconsin, LLC
P.O. Box 85248
Racine, WI 53408-5248

SUBJECT: Access Agreement to Sample for Vapor Intrusion (VI) and Groundwater Monitoring Well Installation at: 1760 State St., Racine, WI; Tax parcel Number 276-00-00-08-238-000

Dear: Turtle Cove of Wisconsin, LLC:

The purpose of this letter is to inform you that Giles Engineering Associates, Inc. (Giles) is conducting an active ongoing environmental site investigation at the following property which is adjacent to the south from the property noted above:

(Former) Martinizing Dry Cleaning Site
1730 State St., Racine, Wisconsin 53404
BRRTS No. 02-52-549890 / FID No. 252251010
Giles Project No. 1E-0909013

On behalf of the Former Owner (a.k.a., Responsible Party):

BMP Realty
Mr. Jason Berry
3319 Nobb Hill Dr., Mount Pleasant, WI 53406

For the Wisconsin Department of Natural Resources:

Wisconsin Department of Natural Resources (WDNR)
Remediation and Redevelopment (R&R) Program
Ms. Shanna Laube-Anderson
141 NW Barstow St., Room 180, Waukesha, WI 53188

Environmental Consultant retained by Former Owner:

Giles Engineering Associates, Inc.
Mr. Daniel Pelczar, P.G., CPG
N8 W22350 Johnson Dr., Suite A1, Waukesha, WI 53186

The WDNR has requested the Former Owner conduct a chemical vapor intrusion and groundwater environmental investigations in your neighborhood and Giles needs to sample your property at 1760 State St. Racine, WI.



Access Agreement for Vapor Intrusion and
Groundwater Monitoring Well Installation
1760 State Street
Racine, Wisconsin
Project No. 1E-0909013
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On behalf of the Former Owner and WDNR, Giles will need to collect a sub-slab vapor sample from the soil beneath your slab-on-grade floor of the detached metal building to determine whether harmful vapors from chemicals used at the Former Martinizing Dry Cleaning Site may be present on your property or impacting your business. In addition, to install one groundwater monitoring well (see the attached Figure 1). This needs to be performed as part of a state-required (WDNR) environmental site investigation.

To proceed, we need your signed access agreement by February 16, 2024.

Please send the signed agreement back in the self-addressed envelope provided with this letter, or FAX it to Mr. Daniel K. Pelczar, 262/549-5868. You can also send a PDF copy to Mr. Daniel K. Pelczar at dpelczar@gilesengr.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 Mr. Daniel K. Pelczar at 262/544-0118 Ext. 120.

Once the signed access agreement is returned, Giles will send you the information about the sampling date and time.

There are three WDNR publications to this letter that go into more detail about what Vapor Intrusion is about.

Thank you very much for your and your tenant's cooperation.

Please contact the undersigned with any questions.

Sincerely,

GILES ENGINEERING ASSOCIATES, INC.

Daniel K. Pelczar, P.G., C.P.G.
Senior Project Manager

Kevin T. Bugel, P.G., C.P.G.
Environmental Division Manager

Attachments: Figure 1 – Site Plan
Access Permission Agreement (WDNR; RR-976 Form)
What is Vapor Intrusion (WDNR: RR-892)
Why Test for Vapor Intrusion (WDNR; RR-953)
What to Expect During Vapor Intrusion Sampling (WDNR; RR-954)

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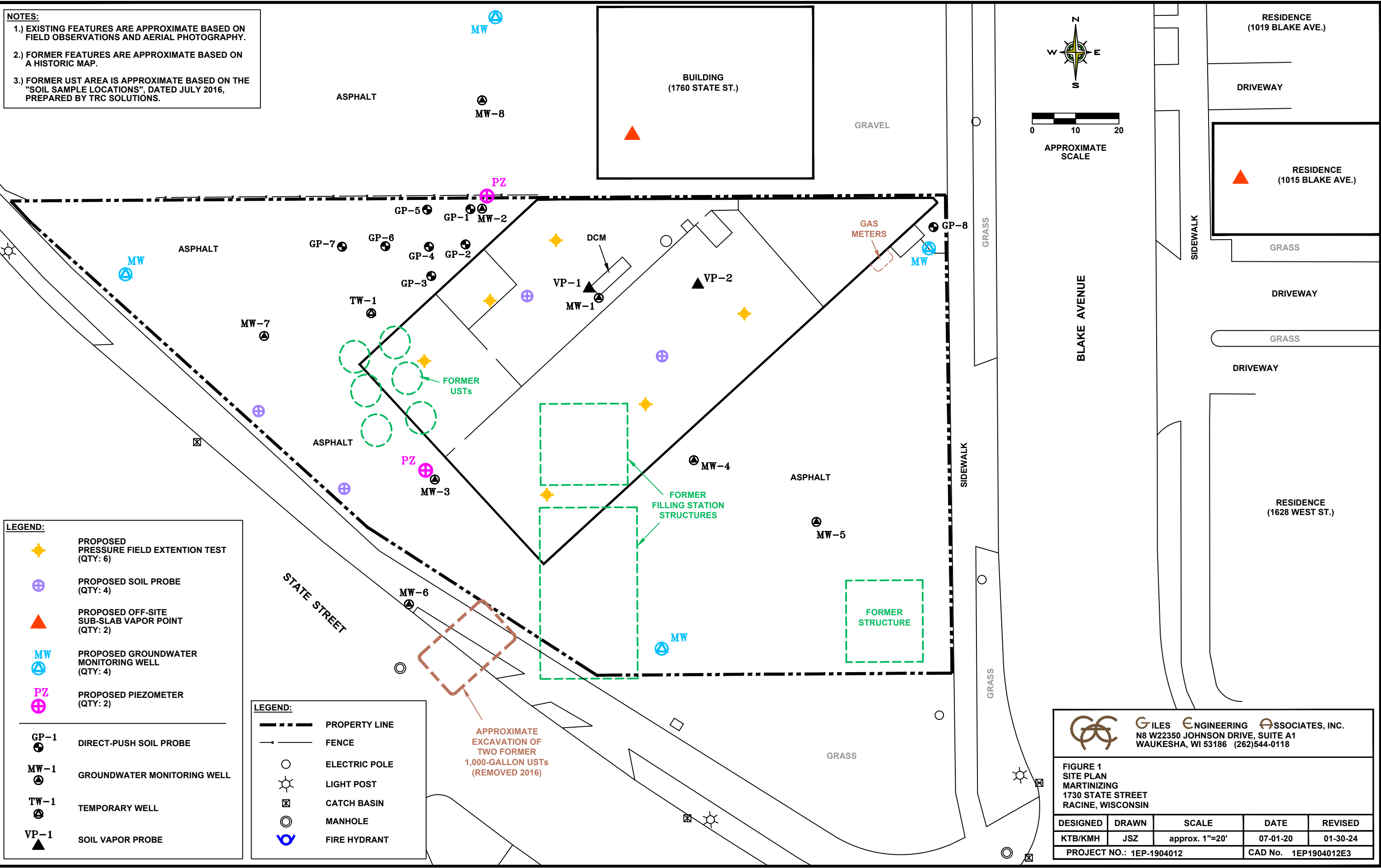
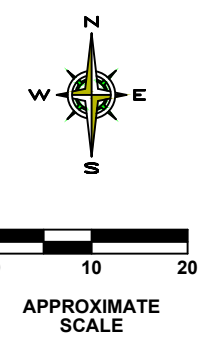
Distribution: Building Owner
Attn: Turtle Cove of Wisconsin, LLC

Wisconsin Department of Natural Resources
Attn: Ms. Shanna Laube-Anderson (262/758-0015;
Shanna.Laube-Anderson@wisconsin.gov)

BMP Reality
Attn: Mr. Jason Berry (262/308-1907; jberry1907@gmail.com)

Giles Engineering Associates, Inc.
Attn: Mr. Daniel K. Pelczar, P.G., CPG (262/544-0118; Ext. 120;
dpelczar@gilesenr.com)

NOTES:
 1.) EXISTING FEATURES ARE APPROXIMATE BASED ON FIELD OBSERVATIONS AND AERIAL PHOTOGRAPHY.
 2.) FORMER FEATURES ARE APPROXIMATE BASED ON A HISTORIC MAP.
 3.) FORMER UST AREA IS APPROXIMATE BASED ON THE "SOIL SAMPLE LOCATIONS", DATED JULY 2016, PREPARED BY TRC SOLUTIONS.



- LEGEND:**
- PROPOSED PRESSURE FIELD EXTENTION TEST (QTY: 6)
 - PROPOSED SOIL PROBE (QTY: 4)
 - PROPOSED OFF-SITE SUB-SLAB VAPOR POINT (QTY: 2)
 - PROPOSED GROUNDWATER MONITORING WELL (QTY: 4)
 - PROPOSED PIEZOMETER (QTY: 2)
-
- DIRECT-PUSH SOIL PROBE
 - GROUNDWATER MONITORING WELL
 - TEMPORARY WELL
 - SOIL VAPOR PROBE

- LEGEND:**
- PROPERTY LINE
 - FENCE
 - ELECTRIC POLE
 - LIGHT POST
 - CATCH BASIN
 - MANHOLE
 - FIRE HYDRANT

APPROXIMATE EXCAVATION OF TWO FORMER 1,000-GALLON USTs (REMOVED 2016)

GILES ENGINEERING ASSOCIATES, INC.
 N8 W22350 JOHNSON DRIVE, SUITE A1
 WAUKESHA, WI 53186 (262)544-0118

FIGURE 1
 SITE PLAN
 MARTINIZING
 1730 STATE STREET
 RACINE, WISCONSIN

DESIGNED	DRAWN	SCALE	DATE	REVISED
KTB/KMH	JSZ	approx. 1"=20'	07-01-20	01-30-24
PROJECT NO.: 1EP-1904012			CAD No. 1EP1904012E3	

ACCESS PERMISSION AGREEMENT

I, _____ hereby give permission to Giles Engineering Associates, Inc.
(Print Name)

and its employees, duly authorized representatives, agents and contractors, to enter upon and have access at reasonable times to the business property located at 1760 State St., Racine, WI 53404 and that is owned by Turtle Cove of Wisconsin, LLC.

The property is located in the NE ¼, Section 8, Township 3 North, Range 23 East, Racine, Wisconsin. The access permission is for the following purposes: that the (Former) Martinizing Dry Cleaner Site located at 1730 State St., Racine WI may screen the business property for vapor migration from Chlorinated Volatile Organic Compounds (CVOCs) located in the soil, groundwater, and sub slab vapors, associated with the (Former) Martinizing Dry Cleaners located adjacent to the south from your property. This permission allows the Giles Engineering Associates, Inc. or its authorized representative to:

- (1) *Install and maintain one sub-slab vapor probe into the concrete floor of the slab-on-grade floor within the detached metal building on-site.*
- (2) *Collect one vapor sample from the sub-slab probe.*
- (3) *Abandon the vapor probe when no longer needed.*
- (4) *Install and maintain one groundwater monitoring well.*
- (5) *Sample groundwater from the well on a quarterly basis.*
- (6) *Abandon the monitoring well when no longer needed.*

The permission that is granted shall remain in effect until May 31, 2024, when the vapor screening work is expected to be complete. If an extension is necessary to complete the work, Giles Engineering Associates, Inc. will inform you in writing.

The property owner and potential tenants agree not to damage or interfere with the use of any sub-slab probe and 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) phone number

Tenant(s) email address

Mail or fax correspondence regarding this site to:

Giles Engineering Associates, Inc.
 N8 W22350 Johnson Dr., Suite A1
 Waukesha, WI 53186
 (262) 544-0118, Ext 120 (Phone)
 (262) 549-549-5868 (Fax)
 Use Self Addresses Stamped Envelope



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



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.

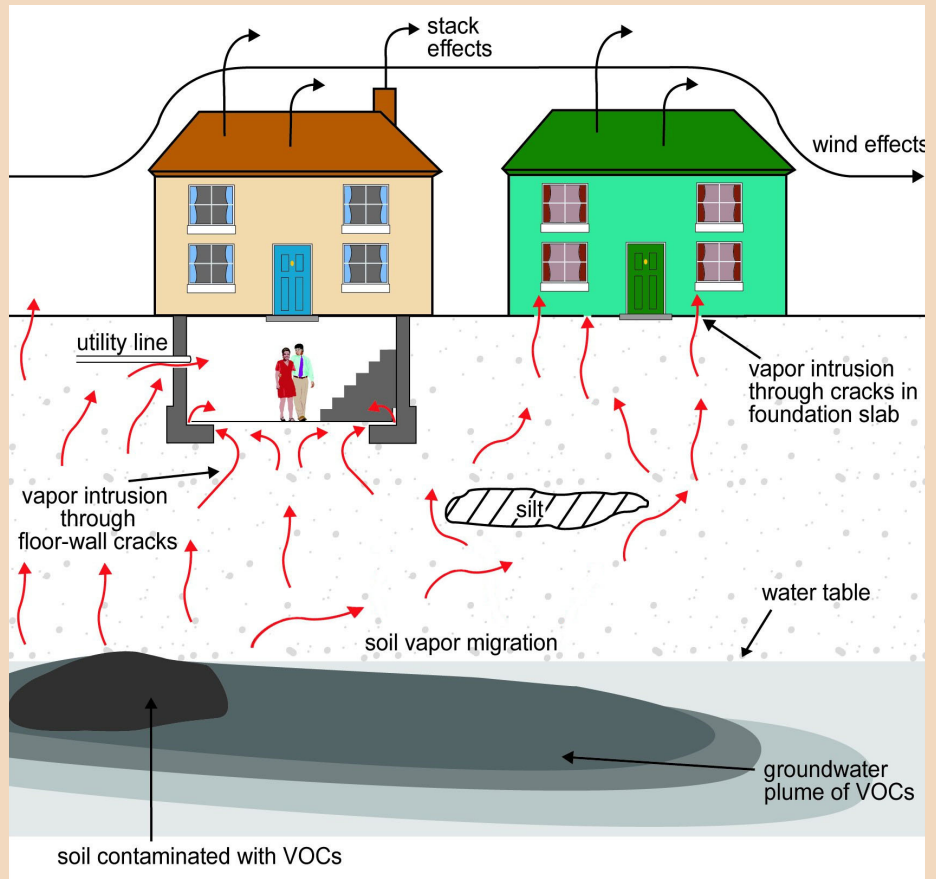
What should I expect if vapor intrusion is suspected near my home or business?

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.

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.

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.

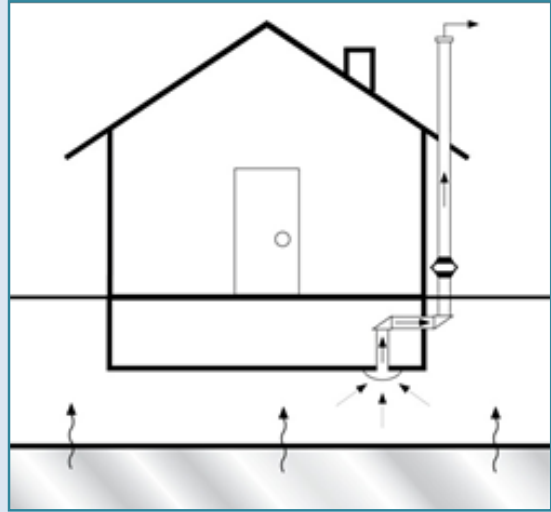


A simple, cost effective solution exists

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?

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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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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