March 3, 2021
File No. 25211374.50

Ms. Cindy Koepke, PG, Hydrogeologist
Remediation & Redevelopment Program
Wisconsin Department of Natural Resources - South Central Region
3911 Fish Hatchery Road
Fitchburg, WI 53711

Subject: Vapor Sample Results – 1738 Roth Street, Madison
Laundry Land Cleaners (former), Northgate Shopping Center
1131 N. Sherman Avenue, Madison, Wisconsin
WDNR BRRTS #02-13-552183

Dear Ms. Koepke:

On behalf of Northgate Partnership, SCS Engineers (SCS) is providing vapor sampling results for the property located at 1738 Roth Street, Madison. The vapor sampling work was performed consistent with SCS's November 11, 2020 DERF Cost Reallocation Request.

On January 8, 2021, SCS installed and sampled a stainless steel Vapor Pin® (vapor pin). The vapor pin was installed through basement floor slab at the northwest corner of the building (**Figure 1**). The sample was collected consistent with WDNR RR-800 vapor sampling guidance and was submitted to Pace Analytical of Minneapolis, Minnesota, for analysis of tetrachloroethene (PCE), trichloroethene, cis-1,2-dichloroethene, trans-1,2-dichloroethene, and vinyl chloride via method TO-15. The laboratory report is provided in **Attachment A**.

PCE was the only constituent detected in the sample. The PCE concentration of 111 micrograms per cubic meter (µg/m^3) does not exceed the WDNR's residential sub-slab vapor risk screening level of 1,400 µg/m^3.

Based on these findings there does not appear to be a vapor intrusion risk for the property at 1738 Roth Street. SCS proposes that no further vapor assessment be required for the property or the adjoining property to the east (1110 Ruskin Street).

Please contact us at (608) 224-2830 if you have any questions concerning this letter.

Sincerely,

Betty J. Socha, PhD, PG
Senior Project Manager
SCS Engineers

Robert E. Langdon
Senior Project Manager
SCS Engineers

REL/lmh/BJS

cc: Sharene Smith, Dane County Land & Water Resources, via email
Paul Roth, Northgate Partnership, via email

Attachments: Figure 1 – Sample Location
Attachment A – Laboratory Report

I:\3745\Correspondence-Agency\210303_Koepke_Vapor Sample Results_1738_Roth St..docx

Figure 1

Sample Location

Figure 1 - Sample Location

March 2, 2021

0 50 100 200 Feet

Dane County Mask

Dane County Mask

Primary Address

Preliminary Address

Sub-slab sample number and approximate sampling location at 1738 Roth Street.

N

Attachment A

Laboratory Report

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

January 15, 2021

Rob Langdon
SCS Engineers
2830 Dairy Dr.
Madison, WI 53718

RE: Project: 25211374.50 Laundry Land
Pace Project No.: 10544563

Dear Rob Langdon:

Enclosed are the analytical results for sample(s) received by the laboratory on January 11, 2021. The results relate only to the samples included in this report. Results reported herein conform to the applicable TNI/NELAC Standards and the laboratory's Quality Manual, where applicable, unless otherwise noted in the body of the report.

The test results provided in this final report were generated by each of the following laboratories within the Pace Network:

- Pace Analytical Services - Minneapolis

If you have any questions concerning this report, please feel free to contact me.

Sincerely,

Kirsten Hogberg
kirsten.hogberg@pacelabs.com
(612)607-1700
Project Manager

Enclosures

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

CERTIFICATIONS

Project: 25211374.50 Laundry Land
Pace Project No.: 10544563

Pace Analytical Services - Minneapolis MN
1700 Elm Street SE, Minneapolis, MN 55414
1800 Elm Street SE, Minneapolis, MN 55414--Satellite Air Lab
A2LA Certification #: 2926.01*
Alabama Certification #: 40770
Alaska Contaminated Sites Certification #: 17-009*
Alaska DW Certification #: MN00064
Arizona Certification #: AZ0014*
Arkansas DW Certification #: MN00064
Arkansas WW Certification #: 88-0680
California Certification #: 2929
Colorado Certification #: MN00064
Connecticut Certification #: PH-0256
EPA Region 8+Wyoming DW Certification #: via MN 027-053-137
Florida Certification #: E87605*
Georgia Certification #: 959
Hawaii Certification #: MN00064
Idaho Certification #: MN00064
Illinois Certification #: 200011
Indiana Certification #: C-MN-01
Iowa Certification #: 368
Kansas Certification #: E-10167
Kentucky DW Certification #: 90062
Kentucky WW Certification #: 90062
Louisiana DEQ Certification #: AI-03086*
Louisiana DW Certification #: MN00064
Maine Certification #: MN00064*
Maryland Certification #: 322
Massachusetts DWP Certification #: via MN 027-053-137
Michigan Certification #: 9909
Minnesota Certification #: 027-053-137*
Minnesota Dept of Ag Certifcation #: via MN 027-053-137
Minnesota Petrofund Certification #: 1240*
Mississippi Certification #: MN00064
Missouri Certification #: 10100
Montana Certification #: CERT0092
Nebraska Certification #: NE-OS-18-06
Nevada Certification #: MN00064
New Hampshire Certification #: 2081*
New Jersey Certification #: MN002
New York Certification #: 11647*
North Carolina DW Certification #: 27700
North Carolina WW Certification #: 530
North Dakota Certification #: R-036
Ohio DW Certification #: 41244
Ohio VAP Certification #: CL101
Oklahoma Certification #: 9507*
Oregon Primary Certification #: MN300001
Oregon Secondary Certification #: MN200001*
Pennsylvania Certification #: 68-00563*
Puerto Rico Certification #: MN00064
South Carolina Certification #:74003001
Tennessee Certification #: TN02818
Texas Certification #: T104704192*
Utah Certification #: MN00064*
Vermont Certification #: VT-027053137
Virginia Certification #: 460163*
Washington Certification #: C486*
West Virginia DEP Certification #: 382
West Virginia DW Certification #: 9952 C
Wisconsin Certification #: 999407970
Wyoming UST Certification #: via A2LA 2926.01
USDA Permit #: P330-19-00208
*Please Note: Applicable air certifications are denoted with an asterisk (*).

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

SAMPLE SUMMARY

Project: 25211374.50 Laundry Land
Pace Project No.: 10544563

Lab ID	Sample ID	Matrix	Date Collected	Date Received
10544563001	**1738 NW**	Air	01/08/21 11:01	01/11/21 13:30

REPORT OF LABORATORY ANALYSIS

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

SAMPLE ANALYTE COUNT

Project: 25211374.50 Laundry Land
Pace Project No.: 10544563

Lab ID	Sample ID	Method	Analysts	Analytes Reported	Laboratory
10544563001	**1738 NW**	TO-15	MLS	5	PASI-M

PASI-M = Pace Analytical Services - Minneapolis

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

SUMMARY OF DETECTION

Project: 25211374.50 Laundry Land
Pace Project No.: 10544563

Lab Sample ID Method	Client Sample ID Parameters	Result	Units	Report Limit	Analyzed	Qualifiers
10544563001	**1738 NW**					
TO-15	Tetrachloroethene	111	ug/m3	1.2	01/15/21 01:28	

REPORT OF LABORATORY ANALYSIS

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

ANALYTICAL RESULTS

Project: 25211374.50 Laundry Land
Pace Project No.: 10544563

Sample: 1738 NW **Lab ID: 10544563001** Collected: 01/08/21 11:01 Received: 01/11/21 13:30 Matrix: Air

Parameters	Results	Units	LOQ	LOD	DF	Prepared	Analyzed	CAS No.	Qual
TO15 MSV AIR	Analytical Method: TO-15 Pace Analytical Services - Minneapolis								
cis-1,2-Dichloroethene	**<0.24**	ug/m3	1.4	0.24	1.75		01/15/21 01:28	156-59-2	
trans-1,2-Dichloroethene	**<0.29**	ug/m3	1.4	0.29	1.75		01/15/21 01:28	156-60-5	
Tetrachloroethene	**111**	ug/m3	1.2	0.44	1.75		01/15/21 01:28	127-18-4	
Trichloroethene	**<0.37**	ug/m3	0.96	0.37	1.75		01/15/21 01:28	79-01-6	
Vinyl chloride	**<0.15**	ug/m3	0.46	0.15	1.75		01/15/21 01:28	75-01-4	

REPORT OF LABORATORY ANALYSIS

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

QUALITY CONTROL DATA

Project: 25211374.50 Laundry Land
Pace Project No.: 10544563

QC Batch: 720368
QC Batch Method: TO-15
Analysis Method: TO-15
Analysis Description: TO15 MSV AIR Low Level
Laboratory: Pace Analytical Services - Minneapolis
Associated Lab Samples: 10544563001

METHOD BLANK: 3842366 Matrix: Air
Associated Lab Samples: 10544563001

Parameter	Units	Blank Result	Reporting Limit	Analyzed	Qualifiers
cis-1,2-Dichloroethene	ug/m3	<0.070	0.40	01/14/21 11:46	
Tetrachloroethene	ug/m3	<0.12	0.34	01/14/21 11:46	
trans-1,2-Dichloroethene	ug/m3	<0.084	0.40	01/14/21 11:46	
Trichloroethene	ug/m3	<0.10	0.27	01/14/21 11:46	
Vinyl chloride	ug/m3	<0.042	0.13	01/14/21 11:46	

LABORATORY CONTROL SAMPLE: 3842367

Parameter	Units	Spike Conc.	LCS Result	LCS % Rec	% Rec Limits	Qualifiers
cis-1,2-Dichloroethene	ug/m3	41.6	45.9	110	70-137	
Tetrachloroethene	ug/m3	71	70.7	99	70-130	
trans-1,2-Dichloroethene	ug/m3	42.2	44.8	106	70-130	
Trichloroethene	ug/m3	56.3	58.8	104	70-130	
Vinyl chloride	ug/m3	26.7	24.7	93	70-137	

SAMPLE DUPLICATE: 3843263

Parameter	Units	10544264011 Result	Dup Result	RPD	Max RPD	Qualifiers
cis-1,2-Dichloroethene	ug/m3	ND	<4.8		25	
Tetrachloroethene	ug/m3	47.0	48.8	4	25	
trans-1,2-Dichloroethene	ug/m3	ND	<5.7		25	
Trichloroethene	ug/m3	3870	3880	0	25	
Vinyl chloride	ug/m3	ND	<2.9		25	

SAMPLE DUPLICATE: 3843264

Parameter	Units	10544581001 Result	Dup Result	RPD	Max RPD	Qualifiers
cis-1,2-Dichloroethene	ug/m3	ND	<0.21		25	
Tetrachloroethene	ug/m3	ND	0.48J		25	
trans-1,2-Dichloroethene	ug/m3	ND	<0.25		25	
Trichloroethene	ug/m3	1.1	1.0	2	25	
Vinyl chloride	ug/m3	ND	<0.13		25	

Results presented on this page are in the units indicated by the "Units" column except where an alternate unit is presented to the right of the result.

REPORT OF LABORATORY ANALYSIS

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

QUALIFIERS

Project: 25211374.50 Laundry Land
Pace Project No.: 10544563

DEFINITIONS

DF - Dilution Factor, if reported, represents the factor applied to the reported data due to dilution of the sample aliquot.

ND - Not Detected at or above LOD.

J - Estimated concentration at or above the LOD and below the LOQ.

LOD - Limit of Detection adjusted for dilution factor, percent moisture, initial weight and final volume.

LOQ - Limit of Quantitation adjusted for dilution factor, percent moisture, initial weight and final volume.

S - Surrogate

1,2-Diphenylhydrazine decomposes to and cannot be separated from Azobenzene using Method 8270. The result for each analyte is a combined concentration.

Consistent with EPA guidelines, unrounded data are displayed and have been used to calculate % recovery and RPD values.

LCS(D) - Laboratory Control Sample (Duplicate)

MS(D) - Matrix Spike (Duplicate)

DUP - Sample Duplicate

RPD - Relative Percent Difference

NC - Not Calculable.

SG - Silica Gel - Clean-Up

U - Indicates the compound was analyzed for, but not detected at or above the adjusted LOD.

N-Nitrosodiphenylamine decomposes and cannot be separated from Diphenylamine using Method 8270. The result reported for each analyte is a combined concentration.

Pace Analytical is TNI accredited. Contact your Pace PM for the current list of accredited analytes.

TNI - The NELAC Institute.

SAMPLE QUALIFIERS

Sample: 10544563001

[1] Analysis performed at 1800 Elm Street.

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

QUALITY CONTROL DATA CROSS REFERENCE TABLE

Project: 25211374.50 Laundry Land
Pace Project No.: 10544563

Lab ID	Sample ID	QC Batch Method	QC Batch	Analytical Method	Analytical Batch
10544563001	**1738 NW**	TO-15	720368		

Pace Analytical
www.pacelabs.com

AIR: CHAIN-OF-CUSTODY / Analytical Request Document

The Chain-of-Custody is a LEGAL DOCUMENT. All relevant fields must be completed accurately.

Section A Required Client Information:

Company: SCS
Address: 2830 Dairy Dr
Madison, WI 53718
Email To: rlangdon@scsengineers.com
Phone: 608 216 3995 Fax: —
Requested Due Date/TAT: Standard

Section B Required Project Information:

Report To: Robert Langdon
Copy To: —
Purchase Order No.: —
Project Name: Laundry Land
Project Number: 252113274.50

Section C Invoice Information:

Attention: Betty Sachs
Company Name: SCS
Address: Same
Pace Quote Reference: —
Pace Project Manager/Sales Rep.
Pace Profile #: —

Program: ☐ UST ☐ Superfund ☐ Emissions ☐ Clean Air Act ☐ Voluntary Clean Up ☒ Dry Clean ☐ RCRA ☐ Other

Location of Sampling by State: WI

Reporting Units: µg/m³ ___ mg/m³ ___ PPBV ___ PPMV X Other ___

Report Level II.___ III.___ IV.___ Other ___

Section D Required Client Information

AIR SAMPLE ID
Sample IDs MUST BE UNIQUE

Valid Media Codes

MEDIA	CODE
Tedlar Bag	TB
1 Liter Summa Can	1LC
6 Liter Summa Can	6LC
Low Volume Puff	LVP
High Volume Puff	HVP
Other	PM10

ITEM #	AIR SAMPLE ID	MEDIA CODE	PID Reading (Client only)	COLLECTED COMPOSITE START DATE	COLLECTED COMPOSITE START TIME	COLLECTED COMPOSITE END/GRAB DATE	COLLECTED COMPOSITE END/GRAB TIME	Canister Pressure (Initial Field - psig)	Canister Pressure (Final Field - psig)	Summa Can Number	Flow Control Number	Method: PM10	SC-Fixed Gas (%)	TO-3	TO-3M (Methane)	TO-4 (PCBs)	TO-13 (PAH)	TO-14	TO-15	TO15 Short List*	Pace Lab ID
1	1738 NW	CA	620	1/8/21	1031	1/8/21	1101	28.5	7.5	1250	1747								X		001
2																					
3																					
4																					
5																					
6																					
7																					
8																					
9																					
10																					
11																					
12																					

WO# : 10544563
10544563

Comments :
* Short list = PCE, TCE, cis 12DCE, Trans 12DCE, Vinyl chloride

RELINQUISHED BY / AFFILIATION	DATE	TIME	ACCEPTED BY / AFFILIATION	DATE	TIME
Robert Langdon SCS	1/8/21	3:00	Mike Pace	1/12/21	1330

SAMPLE CONDITIONS

Temp in °C	Received on Ice	Custody Sealed Cooler	Samples Intact
	Y/N	Y/N	Y/N
	Y/N	Y/N	Y/N
	Y/N	Y/N	Y/N

SAMPLER NAME AND SIGNATURE
PRINT Name of SAMPLER: Robert Langdon
SIGNATURE of SAMPLER: Robert Langdon DATE Signed (MM / DD / YY): 1/8/21

Pace Analytical®	Document Name: **Sample Condition Upon Receipt (SCUR) - Air**	Document Revised: 24Mar2020 **Page 1 of 1**
	Document No.: **ENV-FRM-MIN4-0113 Rev.00**	Pace Analytical Services - **Minneapolis**

Air Sample Condition Upon Receipt **Client Name:** SCS **Project #:**

WO# : 10544563

PM: KNH Due Date: 01/18/21

CLIENT: SCS Engineer

Courier: ☒Fed Ex ☐UPS ☐USPS ☐Client ☐Pace ☐SpeeDee ☐Commercial **See Exception** ☐

Tracking Number: 1723 2547 4371

Custody Seal on Cooler/Box Present? ☐Yes ☐No **Seals Intact?** ☐Yes ☐No

Packing Material: ☐Bubble Wrap ☐Bubble Bags ☒Foam ☐None ☐Tin Can ☐Other:_____ **Temp Blank rec:** ☐Yes ☒No

Temp. (TO17 and TO13 samples only) (°C): C **Corrected Temp (°C):** C **Thermometer Used:** ☐G87A9170600254 ☐G87A9155100842

Temp should be above freezing to 6°C **Correction Factor:** C **Date & Initials of Person Examining Contents:** ML 1112 1

Type of ice Received ☐Blue ☐Wet ☒None

		Comments:
Chain of Custody Present?	☒Yes ☐No	1.
Chain of Custody Filled Out?	☒Yes ☐No	2.
Chain of Custody Relinquished?	☒Yes ☐No	3.
Sampler Name and/or Signature on COC?	☒Yes ☐No ☐N/A	4.
Samples Arrived within Hold Time?	☒Yes ☐No	5.
Short Hold Time Analysis (<72 hr)?	☐Yes ☒No	6.
Rush Turn Around Time Requested?	☐Yes ☒No	7.
Sufficient Volume?	☒Yes ☐No	8.
Correct Containers Used? **(Tedlar bags not acceptable container for TO-14, TO-15 or APH)** -Pace Containers Used?	☒Yes ☐No ☒Yes ☐No	9.
Containers Intact? **(visual inspection/no leaks when pressurized)**	☒Yes ☐No	10.
Media: (Air Can) Airbag Filter TDT Passive		11. Individually Certified Cans Y (N) (list which samples)
Is sufficient information available to reconcile samples to the COC?	☒Yes ☐No	12.
Do cans need to be pressurized? **(DO NOT PRESSURIZE 3C or ASTM 1946!!!)**	☒Yes ☐No	13.

Gauge # ☐10AIR26 ☒10AIR34 ☐10AIR35 ☐4097

Canisters					Canisters				
Sample Number	Can ID	Flow Controller	Initial Pressure	Final Pressure	Sample Number	Can ID	Flow Controller	Initial Pressure	Final Pressure
1738NW	1250	1747	-7	5					

CLIENT NOTIFICATION/RESOLUTION **Field Data Required?** ☐Yes ☐No

Person Contacted: _____ Date/Time: _____

Comments/Resolution: _____

Project Manager Review: Kirsten Hoffberg **Date:** 1/12/2021

Note: Whenever there is a discrepancy affecting North Carolina compliance samples, a copy of this form will be sent to the North Carolina DEHNR Certification Office (i.e out of hold, incorrect preservative, out of temp, incorrect containers)

Pace Analytical Services, LLC
1700 Elm Street, Suite 200
Minneapolis, MN 55414
Phone: 612.607.1700
Fax: 612.607.6444

ANALYTICAL RESULTS

Client: SCS Engineers
Phone: 843.746.8525

Lab Project Number: 10544563
Project Name: 25211374.50 Laundry Land

Lab Sample No: 10544563001
Client Sample ID: 1738 NW

ProjSampleNum: 10544563001
Matrix: Air

Date Collected: 01/08/21 11:01
Date Received: 01/11/21 13:30

Air

TO-15

Parameters	Results	Units	Report Limit	DF	Analyzed	CAS No.	Qualifiers
cis-1,2-Dichloroethene	<0.06	ppbv	0.35	1.75	01/15/21 1:28 MLS	156-59-2	
Tetrachloroethene	16.1	ppbv	0.17	1.75	01/15/21 1:28 MLS	127-18-4	
trans-1,2-Dichloroethene	<0.072	ppbv	0.35	1.75	01/15/21 1:28 MLS	156-60-5	
Trichloroethene	<0.068	ppbv	0.18	1.75	01/15/21 1:28 MLS	79-01-6	
Vinyl chloride	<0.058	ppbv	0.18	1.75	01/15/21 1:28 MLS	75-01-4	

DISCLAIMER: These results have been converted to the units shown from the original units of measurement assuming 20 degrees Celsius and 1 atmosphere pressure. Values were not rounded according to EPA rounding rules. THC is quantitated based on the average response factors of several compounds; the nominal molecular weight of THC used for units conversion is the average of the molecular weights of the compounds used for quantitation.

SUPPLEMENTAL REPORT
Units Conversion Request

Pace Analytical Services, LLC
1700 Elm Street, Suite 200
Minneapolis, MN 55414
Phone: 612.607.1700
Fax: 612.607.6444

ANALYTICAL RESULTS

Client: SCS Engineers
Phone: 843.746.8525

Lab Project Number: 10544563
Project Name: 25211374.50 Laundry Land

PARAMETER FOOTNOTES