SCS ENGINEERS

December 22, 2021 File No. 25221094.00

Matthew and Tracy Fernette 62355 Mill Coulee Road Prairie du Chien, WI 53821

Subject: Air Sampling Results 615 East Wisconsin Street Prairie du Chien, Wisconsin

Dear Mr. and Mrs. Fernette:

On behalf of the Prairie du Chien Redevelopment Authority (RDA), SCS Engineers (SCS) is providing results for air samples collected from your property in December 2021. The sampling included collection of one 24-hour indoor air sample from the basement and one 30-minute sub-slab air sample from a port SCS installed through the basement floor. The laboratory report is included in **Attachment A**.

The sample concentrations do not exceed Wisconsin Department of Natural Resources (WDNR) health-based standards. Additional details are provided below.

- Tetrachloroethene (PCE) was detected in the indoor air sample at a concentration of 6.0 micrograms per cubic meter (ug/m³). This concentration does not exceed the WDNR residential indoor air vapor action level (VAL) of 42 ug/m³ for PCE.
- PCE was detected in the sub-slab sample at concentration of 1,130 ug/m³. The concentration does not exceed the WDNR residential sub-slab vapor risk screening level (VRSL) for PCE of 1,400 ug/m³.

Additional information regarding interpretation of test results is provided in the WDNR guidance document included in **Attachment B**. SCS will contact you to discuss whether or not any follow-up sampling is required by the WDNR.

Please feel free to contact Robert Langdon of SCS at (608) 212-3995 or Matt Vitale of WDNR at (715) 492-1222 if you have any questions concerning the testing.

Sincerely,

Robert Langdon Senior Project Manger SCS Engineers

Mark K Alules

Mark R. Huber, PE Project Director SCS Engineers



Matthew and Tracy Fernette December 22, 2020 Page 2

REL/AJR/MRH

- cc: Matt Vitale, Wisconsin Department of Natural Resources
 Garth Frable, City of Prairie du Chien
 Bob Standorf, City of Prairie du Chien Redevelopment Authority
 Chad Abram, City of Prairie du Chien Redevelopment Authority
- Enclosures: Attachment A Laboratory Report Attachment B – WDNR Guidance Document RR-977, Dated October 2014

I:\25221094.00\Correspondence\Other\615 E. Wisconsin Results\211222_615 E. Wisconsin Sample Results.docx

Attachment A

Laboratory Report



December 16, 2021

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

RE: Project: 25221094.00 Blackhawk Junction Pace Project No.: 10590317

Dear Rob Langdon:

Enclosed are the analytical results for sample(s) received by the laboratory on December 07, 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,

Kigh Hegher

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

Enclosures





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

CERTIFICATIONS

Project: 25221094.00 Blackhawk Junction Pace Project No.: 10590317

Pace Analytical Services, LLC - 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 Tribal Water Systems+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 Michigan Certification #: 9909 Minnesota Certification #: 027-053-137* Minnesota Dept of Ag Approval: via MN 027-053-137 Minnesota Petrofund Registration #: 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 (1700) #: CL101 Ohio VAP Certification (1800) #: CL110* 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 (*).



SAMPLE SUMMARY

Project: 25221094.00 Blackhawk Junction

Pace Project No.: 10590317

Lab ID	Sample ID	Matrix	Date Collected	Date Received
10590317001	615 E. Wisconsin St-IA	Air	12/03/21 09:02	12/07/21 11:50
10590317002	615 E. Wisconsin St-SB	Air	12/03/21 10:00	12/07/21 11:50
10590317003	UNUSED PACE0666	Air		12/07/21 11:50



SAMPLE ANALYTE COUNT

Project: 25221094.00 Blackhawk Junction

Pace Project No.: 10590317

Lab ID	Sample ID	Method	Analysts	Analytes Reported	Laboratory
10590317001	615 E. Wisconsin St-IA	TO-15	AJA	5	PASI-M
10590317002	615 E. Wisconsin St-SB	TO-15	AJA	5	PASI-M

PASI-M = Pace Analytical Services - Minneapolis



SUMMARY OF DETECTION

Project: 25221094.00 Blackhawk Junction

Pace Project No.: 10590317

Lab Sample ID Method	Client Sample ID Parameters	Result	l la ita	Report Limit	Analyzad	Qualifiers
			Units		Analyzed	Quaimers
10590317001	615 E. Wisconsin St-IA					
TO-15	Tetrachloroethene	6.0	ug/m3	1.0	12/15/21 17:39	
10590317002	615 E. Wisconsin St-SB					
TO-15	Tetrachloroethene	1130	ug/m3	12.1	12/16/21 12:49	



ANALYTICAL RESULTS

Project: 25221094.00 Blackhawk Junction

Pace Project No.: 10590317

Sample: 615 E. Wisconsin St-IA	Lab ID:	10590317001	Collected	12/03/2	1 09:02	Received: 12/	07/21 11:50 Ma	atrix: Air	
Parameters	Results	Units	LOQ	LOD	DF	Prepared	Analyzed	CAS No.	Qual
TO15 MSV AIR	Analytical	Method: TO-15							
	Pace Ana	lytical Services	- Minneapoli	s					
Vinyl chloride	<0.13	ug/m3	0.77	0.13	1.49		12/15/21 17:39	75-01-4	
cis-1,2-Dichloroethene	<0.29	ug/m3	1.2	0.29	1.49		12/15/21 17:39	156-59-2	
Trichloroethene	<0.29	ug/m3	1.6	0.29	1.49		12/15/21 17:39	79-01-6	
Tetrachloroethene	6.0	ug/m3	1.0	0.44	1.49		12/15/21 17:39	127-18-4	
trans-1,2-Dichloroethene	<0.25	ug/m3	1.2	0.25	1.49		12/15/21 17:39	156-60-5	
Sample: 615 E. Wisconsin St-SB	Lab ID:	10590317002	Collected	: 12/03/2	1 10:00	Received: 12/	07/21 11:50 Ma	atrix: Air	
Parameters	Results	Units	LOQ	LOD	DF	Prepared	Analyzed	CAS No.	Qual
TO15 MSV AIR	Analytical	Method: TO-15							
	Pace Ana	lytical Services	- Minneapoli	s					
cis-1,2-Dichloroethene	<0.34	ug/m3	1.4	0.34	1.75		12/15/21 18:57	156-59-2	
trans-1,2-Dichloroethene	<0.29	ug/m3	1.4	0.29	1.75		12/15/21 18:57	156-60-5	
Tetrachloroethene	1130	ug/m3	12.1	5.1	17.5		12/16/21 12:49	127-18-4	
Trichloroethene	<0.34	ug/m3	1.9	0.34	1.75		12/15/21 18:57	79-01-6	
Vinyl chloride	<0.15	ug/m3	0.91	0.15	1.75		12/15/21 18:57	75-01-4	



QUALITY CONTROL DATA

QC Batch:789283QC Batch Method:TO-15		Analysis Me Analysis De Laboratory:	scription: T	O-15 O15 MSV AIR L ace Analytical S		neapolis	
Associated Lab Samples: 1059031	7001, 10590317002						
METHOD BLANK: 4200898		Matrix	: Air				
Associated Lab Samples: 1059031	7001, 10590317002						
-		Blank	Reporting			~	
Parameter	Units	Result	Limit	Analyzed	Quali	fiers	
cis-1,2-Dichloroethene	ug/m3	<0.20		12/15/21 11:1			
Tetrachloroethene	ug/m3	<0.29					
trans-1,2-Dichloroethene	ug/m3	<0.17					
Trichloroethene	ug/m3	<0.20 <0.087		12/15/21 11:1 12/15/21 11:1			
Vinyl chloride	ug/m3	<0.007	0.52	12/13/21 11.1	4		
LABORATORY CONTROL SAMPLE:	4200899						
		Spike	LCS	LCS	% Rec		
Parameter	Units	Conc.	Result	% Rec	Limits	Qualif	iers
cis-1,2-Dichloroethene	ug/m3	43.4	40.6	94	70-137		
Tetrachloroethene	ug/m3	73.4	70.5	96	70-130		
trans-1,2-Dichloroethene	ug/m3	43.6	42.7	98	70-130		
Trichloroethene	ug/m3	58.4	60.9	104	70-130		
Vinyl chloride	ug/m3	28	26.0	93	70-137		
SAMPLE DUPLICATE: 4202828							
		10590316001	Dup		Max		
Parameter	Units	Result	Result	RPD	RPD	(Qualifiers
cis-1,2-Dichloroethene	ug/m3	<0.28	<0.28			25	
Tetrachloroethene	ug/m3	23.2	23.6	2	2	25	
trans-1,2-Dichloroethene	ug/m3	<0.25				25	
Trichloroethene	ug/m3	<0.29				25	
Vinyl chloride	ug/m3	<0.13	<0.13			25	
SAMPLE DUPLICATE: 4202829							
Parameter	Units	10590317001 Result	Dup Result	RPD	Max RPD	(Qualifiers
cis-1,2-Dichloroethene	ug/m3	<0.29	<0.29			25	
Tetrachloroethene	ug/m3	6.0)	25	
trans-1,2-Dichloroethene	ug/m3	<0.25				25	
Trichloroethene	ug/m3	<0.29				25	
Inchioroetherie	0	<0.13					

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

This report shall not be reproduced, except in full, without the written consent of Pace Analytical Services, LLC.



QUALIFIERS

Project: 25221094.00 Blackhawk Junction

Pace Project No.: 10590317

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.



QUALITY CONTROL DATA CROSS REFERENCE TABLE

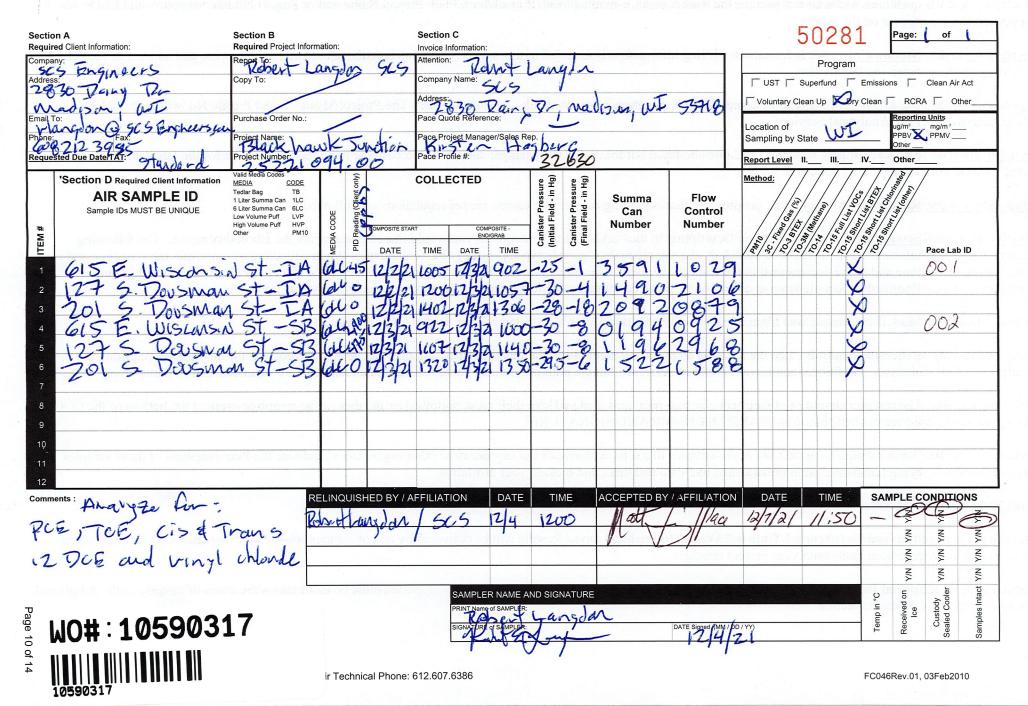
Project:	25221094.00 Blackhawk Junction
Pace Project No .:	10590317

Lab ID	Sample ID	QC Batch Method	QC Batch	Analytical Method	Analytical Batch
10590317001 10590317002	615 E. Wisconsin St-IA 615 E. Wisconsin St-SB	TO-15 TO-15	789283 789283		



AIR: CHAIN-OF-CUSTODY / Analytical Request Document

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



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Chain of Custody Re					No		3.					······
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or APH)			14									
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Media: `Air Can	1						11.	Individually	Certifie	ed Cans? Y	N (list wh	ich samples)
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Note: Whenever there is a discrepancy affecting North Catolina 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).

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ANALYTICAL RESULTS

	CS Engineers 43.746.8525					Lab Project Numbe Project Name		Blackhawk Junction
Lab Sample N Client Sample		1 /isconsin St-IA	Pr	ojSampleNum: Matrix:			te Collected: 12 te Received: 12	
Parameters		Results	Units	Report Limit	DF	Analyzed	CAS No.	Qualifiers
Air TO-15								
cis-1,2-Dic	chloroethene	<0.072	ppbv	0.3	1.49	12/15/21 17:39 AJA	156-59-2	
Tetrachlore	oethene	0.87	ppbv	0.15	1.49	12/15/21 17:39 AJA	127-18-4	
trans-1,2-E	Dichloroethene	<0.062	ppbv	0.3	1.49	12/15/21 17:39 AJA	156-60-5	
Trichloroet	thene	<0.053	ppbv	0.29	1.49	12/15/21 17:39 AJA	79-01-6	
Vinyl chlor	ide	<0.05	ppbv	0.3	1.49	12/15/21 17:39 AJA	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.



ANALYTICAL RESULTS

	SCS Engineers 843.746.8525					Lab Project Numbe Project Name		Blackhawk Junction
Lab Sample Client Samp		002 Wisconsin St-SB	Pi	rojSampleNum: Matrix:			te Collected: 12 te Received: 12	
Parameters		Results	Units	Report Limit	DF	Analyzed	CAS No.	Qualifiers
Air TO-15								
cis-1,2-D	oichloroethene	<0.084	ppbv	0.35	1.75	12/15/21 18:57 AJA	156-59-2	
Tetrachlo	proethene	164	ppbv	1.8	17.5	12/16/21 12:49 AJA	127-18-4	
trans-1,2	-Dichloroethene	<0.072	ppbv	0.35	1.75	12/15/21 18:57 AJA	156-60-5	
Trichloro	ethene	<0.062	ppbv	0.35	1.75	12/15/21 18:57 AJA	79-01-6	
Vinyl chl	oride	<0.058	ppbv	0.35	1.75	12/15/21 18:57 AJA	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.



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: 10590317 Project Name: 25221094.00 Blackhawk Junction

PARAMETER FOOTNOTES

Attachment B

WDNR Guidance Document RR-977, Dated October 2014

Understanding Chemical Vapor Intrusion Testing Results

RR-977

October 2014

From the Lab to You

Chemical vapor samples were taken from underneath your house or building and possibly indoors as well. These samples have been tested by a certified laboratory and a report was issued. The Wisconsin Department of Natural Resources (DNR) uses these test results to determine if people in the building are being exposed to chemical vapors coming from nearby contaminated soil or groundwater, and to decide what, if any, action is needed to prevent this exposure.

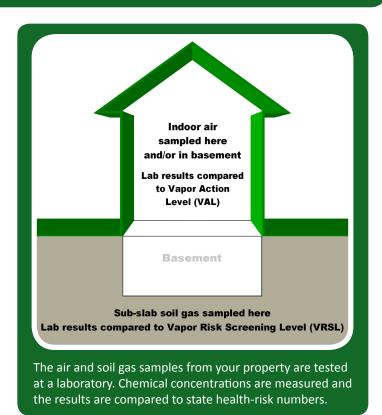
Indoor Air Testing Results

If indoor air samples were collected in your house or building, test results from the lab will be compared to the state Vapor Action Level (VAL) for chemicals of concern. The VAL is a chemical compound's numerical value that represents a health hazard risk to no more than 1 in 100,000 people during a lifetime of exposure. If test results show chemical concentrations in your air below the VAL then adverse health effects are extremely rare, even if you were to breathe the chemical at this concentration for your entire life.

Test results showing chemical concentrations in the air at or above the VAL prompt DNR to recommend that exposure to these chemical vapors be reduced. If test results show concentrations significantly above the VAL, or more than one type of chemical vapor is identified in your indoor air, the risk from exposure increases. If the concentration of any indoor chemical vapor greatly exceeds the VAL, DNR is concerned about even short-term exposure and will typically require immediate action to address the problem.

The VAL for each chemical is set by scientific research. It is protective of all people, including those who are most susceptible to adverse health effects.

If test results identify chemicals in your air that are not present in nearby soil or groundwater contamination, it is likely that these vapors are coming from some product or activity in or near your house or building. Many everyday consumer products (e.g., cleaners, solvents, polish, adhesives, lubricants, aerosols, insect repellants, etc.); combustion processes (e.g., smoking, home heating); fuels in attached garages; dry cleaned clothing or draperies; and occupant activities (e.g., craft hobbies), also release chemical vapors into the air.



Sub-slab Soil Gas Testing Results

Soil gas samples were collected from the ground beneath the concrete slab of your building foundation or basement. The lab measured the concentrations of various chemicals in these samples. DNR compares these measurements to the state Vapor Risk Screening Level (VRSL), which identifies the concentration of a chemical in soil gas that scientific research suggests can be a health risk if vapor enters a building. If soil gas measurements exceed the VRSL for a chemical of concern, action to reduce exposure is strongly recommended.

The VRSL is a higher number (higher chemical concentration) than the VAL because it is presumed that concrete building foundations and basement walls will prevent most soil gas from entering a building. Further, any soil gas that does enter a building through cracks, holes, sump pumps, drains, etc., will be diluted to some extent by the indoor air. So, people inside will not be breathing air that includes the full concentration of chemical vapors that exist in the ground.



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



DNR generally relies on the test results of the sub-slab soil gas samples when determining what, if any, action should be taken related to chemical vapors coming from nearby soil or groundwater contamination. Indoor air quality is highly variable, and it is difficult to make a definitive decision about vapor intrusion based on indoor air sampling alone.

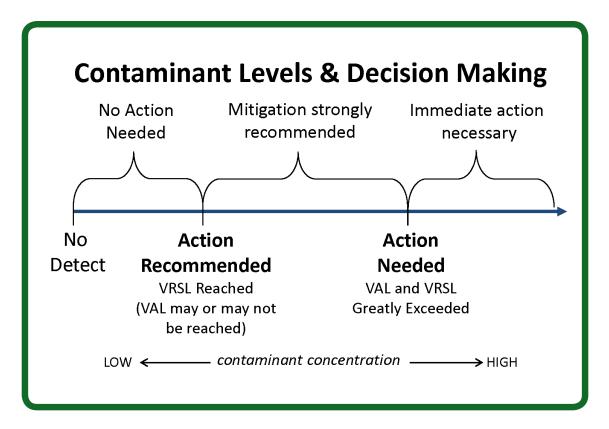
Follow-Up Actions

If your test results are less than a VAL for indoor air, or a VRSL for sub-slab soil gas, then the air in the house or building should not present a health concern. Follow-up sampling and testing may be necessary to confirm the results, but no other action is typically suggested.

When test results show soil gas chemical concentrations above a VRSL, both DNR and the Wisconsin Department of Health Services recommend that owners take action to reduce potential exposure. This typically involves installing a vapor mitigation system that vents chemical vapors from beneath your home or building to the outdoors, similar to a radon mitigation system.

If indoor air concentrations exceed a VAL, but sub-slab concentrations are less than a VRSL, then the chemical vapors are most likely coming from indoor sources. Steps should be taken by the house or building owner to identify the products and practices causing the problem and implement appropriate remedies.

If soil gas mitigation is recommended, a representative of the party who is responsible for the soil or groundwater contamination will contact you to discuss your options.



<u>A Note about Measurement Units:</u> The lab report may include some unfamiliar technical language. The most important point to note is whether or not the test result for a specific chemical exceeds a VAL or VRSL, which are also sometimes referred to, generically, as "screening levels."

The concentration of gaseous pollutants in air is typically described in two different ways: 1) as units of mass per volume, where $\mu g/m3$ represents micrograms of gaseous pollutant per cubic meter of ambient air; and 2) as parts per billion by volume (ppbv), where the volume of a gaseous pollutant is compared to a set volume of ambient air. These are the numbers that are compared to the VAL and VRSL.

For more information, visit dnr.wi.gov/topic/Brownfields/Vapor.html

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.

SCS ENGINEERS

December 22, 2021 File No. 25221094.00

Ms. Imgard Hogenson 201 South Dousman Street Prairie du Chien, WI 53821

Subject: Air Sampling Results 201 South Dousman Street Prairie du Chien, Wisconsin

Dear Ms. Hogenson:

On behalf of the Prairie du Chien Redevelopment Authority (RDA), SCS Engineers (SCS) is providing results for air samples collected from your property in December 2021. The sampling included collection of one 24-hour indoor air sample from the basement and one 30-minute sub-slab air sample from a port SCS installed through the basement floor. The laboratory report is included in **Attachment A**.

The sample concentrations do not exceed Wisconsin Department of Natural Resources (WDNR) health-based standards. Additional details are provided below.

- Tetrachloroethene (PCE) was detected in the indoor air sample at a concentration of 2.5 micrograms per cubic meter (ug/m³). This concentration does not exceed the WDNR residential indoor air vapor action level (VAL) of 42 ug/m³ for PCE.
- PCE and trichloroethene (TCE) were detected in the sub-slab sample at concentrations of 195 ug/m³ and 0.57 ug/m³. The concentrations do not exceed the WDNR residential sub-slab vapor risk screening levels (VRSLs) for PCE or TCE, which are 1,400 ug/m³ and 70 ug/m³.

Additional information regarding interpretation of test results is provided in the WDNR guidance document included in **Attachment B**. SCS will contact you to discuss whether or not any follow-up sampling is required by WDNR.

Please feel free to contact Robert Langdon of SCS at (608) 212-3995 or Matt Vitale of WDNR at (715) 492-1222 if you have any questions concerning the testing.

Sincerely,

Robert Langdon Senior Project Manger SCS Engineers

Jack K Alaber

Mark R. Huber, PE Project Director SCS Engineers



Imgard Hogenson December 22, 2020 Page 2

REL/AJR/MRH

- cc: Matt Vitale, Wisconsin Department of Natural Resources
 Garth Frable, City of Prairie du Chien
 Bob Standorf, City of Prairie du Chien Redevelopment Authority
 Chad Abram, City of Prairie du Chien Redevelopment Authority
- Enclosures: Attachment A Laboratory Report Attachment B – WDNR Guidance Document RR-977, Dated October 2014

I:\25221094.00\Correspondence\Other\201 S. Dousman Results\211222_201 S. Dousman Sample Results.docx

Attachment A

Laboratory Report



December 16, 2021

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

RE: Project: 25221094.00 Blackhawk Junction Pace Project No.: 10590312

Dear Rob Langdon:

Enclosed are the analytical results for sample(s) received by the laboratory on December 07, 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,

Kigh Hegher

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

Enclosures





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

CERTIFICATIONS

Project: 25221094.00 Blackhawk Junction Pace Project No.: 10590312

Pace Analytical Services, LLC - Minneapolis MN

1700 Elm Street SE, Minneapolis, MN 55414 A2LA Certification #: 2926.01* 1800 Elm Street SE, Minneapolis, MN 55414--Satellite Air Lab 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 Tribal Water Systems+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 Michigan Certification #: 9909 Minnesota Certification #: 027-053-137* Minnesota Dept of Ag Approval: via MN 027-053-137 Minnesota Petrofund Registration #: 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 (1700) #: CL101 Ohio VAP Certification (1800) #: CL110* 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 (*).



SAMPLE SUMMARY

Project: 25221094.00 Blackhawk Junction

Pace Project No.: 10590312

Lab ID	Sample ID	Matrix	Date Collected	Date Received
10590312001	201 S. Dousman St-IA	Air	12/03/21 13:06	12/07/21 11:50
10590312002	201 S. Dousman St-SB	Air	12/03/21 13:50	12/07/21 11:50



Laboratory

PASI-M

PASI-M

SAMPLE ANALYTE COUNT

Project: 25221094.00 Blackhawk Junction Pace Project No.: 10590312

Lab ID	Sample ID	Method	Analysts	Analytes Reported
10590312001	201 S. Dousman St-IA	TO-15	AJA	5
10590312002	201 S. Dousman St-SB	TO-15	AJA	5

PASI-M = Pace Analytical Services - Minneapolis



SUMMARY OF DETECTION

Project: 25221094.00 Blackhawk Junction

Pace Project No.: 10590312

Lab Sample ID Method	Client Sample ID Parameters	Result	Units	Report Limit	Analyzed	Qualifiers
10590312001	201 S. Dousman St-IA					
TO-15	Tetrachloroethene	2.5	ug/m3	1.2	12/15/21 14:24	
10590312002	201 S. Dousman St-SB					
TO-15 TO-15	Tetrachloroethene Trichloroethene	195 0.57J	ug/m3 ug/m3	1.2 1.8	12/15/21 15:03 12/15/21 15:03	



ANALYTICAL RESULTS

Project: 25221094.00 Blackhawk Junction

Pace Project No.:

t No.: 10590312

Sample: 201 S. Dousman St-IA	Lab ID:	10590312001	Collecte	d: 12/03/2	1 13:06	Received: 12/	07/21 11:50 Ma	atrix: Air	
Parameters	Results	Units	LOQ	LOD	DF	Prepared	Analyzed	CAS No.	Qual
TO15 MSV AIR	Analytical	Method: TO-15							
	Pace Anal	lytical Services	- Minneapo	lis					
cis-1,2-Dichloroethene	<0.34	ug/m3	1.4	0.34	1.76		12/15/21 14:24	156-59-2	
trans-1,2-Dichloroethene	<0.30	ug/m3	1.4	0.30	1.76		12/15/21 14:24	156-60-5	
Tetrachloroethene	2.5	ug/m3	1.2	0.51	1.76		12/15/21 14:24	127-18-4	
Trichloroethene	<0.34	ug/m3	1.9	0.34	1.76		12/15/21 14:24	79-01-6	
	0.45	ug/m3	0.92	0.15	1.76		12/15/21 14:24	75-01-4	
Vinyl chloride	<0.15	ug/mo	0.02	0.10					
Vinyl chloride Sample: 201 S. Dousman St-SB		10590312002	Collected		-	Received: 12/	/07/21 11:50 Ma	atrix: Air	
·					-	Received: 12/	07/21 11:50 Ma Analyzed	atrix: Air CAS No.	Qual
Sample: 201 S. Dousman St-SB	Lab ID:	10590312002	Collecter	d: 12/03/2 ⁻	1 13:50				Qual
Sample: 201 S. Dousman St-SB Parameters	Lab ID: Results Analytical	10590312002 Units	Collecter	d: 12/03/2 LOD	1 13:50				Qual
Sample: 201 S. Dousman St-SB Parameters	Lab ID: Results Analytical	10590312002 Units Method: TO-15	Collecter	d: 12/03/2 LOD	1 13:50				Qual
Sample: 201 S. Dousman St-SB Parameters TO15 MSV AIR	Lab ID: Results Analytical Pace Anal	Units Method: TO-15 lytical Services	Collecter	d: 12/03/2 LOD	1 13:50 DF		Analyzed	CAS No.	Qual
Sample: 201 S. Dousman St-SB Parameters TO15 MSV AIR cis-1,2-Dichloroethene	Lab ID: Results Analytical Pace Anal <0.33	Units Units Method: TO-15 lytical Services ug/m3	Collecter LOQ - Minneapo 1.4	d: 12/03/2 LOD lis 0.33	1 13:50 DF 1.68		Analyzed	CAS No. 156-59-2 156-60-5	Qual
Sample: 201 S. Dousman St-SB Parameters TO15 MSV AIR cis-1,2-Dichloroethene trans-1,2-Dichloroethene	Lab ID: Results Analytical Pace Anal <0.33 <0.28	Units Units Method: TO-15 lytical Services ug/m3 ug/m3	Collecter LOQ - Minneapo 1.4 1.4	d: 12/03/2 LOD lis 0.33 0.28	1 13:50 DF 1.68 1.68		Analyzed 12/15/21 15:03 12/15/21 15:03 12/15/21 15:03	CAS No. 156-59-2 156-60-5 127-18-4	Qual



QUALITY CONTROL DATA

QC Batch: 789283 QC Batch Method: TO-15		Analysis Me Analysis De Laboratory:	scription: T	O-15 O15 MSV AIR L ace Analytical S		nneapolis	
Associated Lab Samples: 10590	312001, 10590312002						
METHOD BLANK: 4200898		Matrix	: Air				
Associated Lab Samples: 10590	312001, 10590312002						
		Blank	Reporting				
Parameter	Units	Result	Limit	Analyzed	Quali	fiers	
cis-1,2-Dichloroethene	ug/m3	<0.20	0.81				
Tetrachloroethene	ug/m3	<0.29	0.69				
trans-1,2-Dichloroethene	ug/m3	<0.17	0.81				
Trichloroethene	ug/m3	< 0.20					
Vinyl chloride	ug/m3	<0.087	0.52	12/15/21 11:1	4		
LABORATORY CONTROL SAMPL	E: 4200899						
		Spike	LCS	LCS	% Rec		
Parameter	Units	Conc.	Result	% Rec	Limits	Qualifier	rs
cis-1,2-Dichloroethene	ug/m3	43.4	40.6	94	70-137		
Tetrachloroethene	ug/m3	73.4	70.5	96	70-130		
trans-1,2-Dichloroethene	ug/m3	43.6	42.7	98	70-130		
Trichloroethene	ug/m3	58.4	60.9	104	70-130		
Vinyl chloride	ug/m3	28	26.0	93	70-137		
SAMPLE DUPLICATE: 4202828							
		10590316001	Dup		Max		
Parameter	Units	Result	Result	RPD	RPD	Qu	alifiers
cis-1,2-Dichloroethene	ug/m3	<0.28	<0.28			25	
Tetrachloroethene	ug/m3	23.2	23.6		2	25	
trans-1,2-Dichloroethene	ug/m3	<0.25				25	
Trichloroethene	ug/m3	<0.29	<0.29			25	
Vinyl chloride	ug/m3	<0.13	<0.13			25	
SAMPLE DUPLICATE: 4202829							
Parameter	Units	10590317001 Result	Dup Result	RPD	Max RPD	Qu	alifiers
cis-1,2-Dichloroethene	ug/m3	<0.29	<0.29			25	
Tetrachloroethene	ug/m3	6.0)	25	
trans-1,2-Dichloroethene	ug/m3	<0.25				25	
Trichloroethene	ug/m3	<0.29				25	
Vinyl chloride	ug/m3	<0.13	<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

This report shall not be reproduced, except in full, without the written consent of Pace Analytical Services, LLC.



QUALIFIERS

Project: 25221094.00 Blackhawk Junction

Pace Project No.: 10590312

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.



QUALITY CONTROL DATA CROSS REFERENCE TABLE

Project:	25221094.00 Blackhawk Junction
Pace Project No.:	10590312

Lab ID	Sample ID	QC Batch Method	QC Batch	Analytical Method	Analytical Batch
10590312001 10590312002	201 S. Dousman St-IA 201 S. Dousman St-SB	TO-15 TO-15	789283 789283		



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:	Section B Required Project Inform	nation:	Section C Invoice Information:				5028	Page: of
Company: SCS Enginalts	Report To: Robert L	angles 565	Attention: 2cm	tlangt	· · · · · · · · · · · · · · · · · · ·			m Emissions T Clean Air Act
2830 Dany Du Madisin, WI			Address: 30 Da	in Pr. Na	disin, wit :	73718		ry Clean T RCRA T Other
Email To: 	Purchase Order No.: Project Name:	July to the second	Face Quote Reference.		1		Location of Sampling by State	Reporting Units ug/m ² mg/m ³ PPBV PPMV
Requested Due Date/TAT: crtundord		NK Juhitlen 194.00	Pace Project Manager/Sa Pace Profile #:				Report Level II III	Other
*	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	Muno Tradicio de Compositie stra	END/GRAB			Flow Control Number	Method:	2001 100 1001 1
1 GISE Wisconsi	JStIA	(d. 45 12/2/2		ME	35911	029	12/2/2/2/2/2/2/2/2/2/2/2/2/2/2/2/2/2/2/	Pace Lab ID
2 127 5. Dousman 3 201 5 Dousman	St-IA	640 262	1 120012/2010	57-30-4	14907	106	2	
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				EN	Docume	nt No.: 4-0113 Rev.01			Pace A	nalytical Service	s - Minneapol	is
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Sampler Name and/or Si)C?		Yes		□ N/A	4.					
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or APH)			43									
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Containers Intact?	,		7				10	·	······			
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201-IA	2092	279				Sample NU	mber		an ID	Controller	Pressure	Pressure
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Person Contacted:	<u> </u>					Date/Time:						
Comments/Resolution:									·····			
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	11.	, ,/										
roject Manager Review	: Kirs	ten Noy	going	-			Date	: 12	/8/202	21		

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).



ANALYTICAL RESULTS

Client: Phone:	SCS Engine 843.746.852						Lab Project Numbe Project Name		Blackhawk Junction	
Lab Sample No:10590312001Client Sample ID:201 S. Dousman St-IA				Pr	ProjSampleNum: 10590312001 Date Collected: 12/03/21 13:06 Matrix: Air Date Received: 12/07/21 11:50					
Parameter	S		Results	Units	Report Limit	DF	Analyzed	CAS No.	Qualifiers	
Air TO-15										
cis-1,2-	-Dichloroether	е	<0.084	ppbv	0.35	1.76	12/15/21 14:24 AJA	156-59-2		
Tetrach	nloroethene		0.36	ppbv	0.17	1.76	12/15/21 14:24 AJA	127-18-4		
trans-1	,2-Dichloroeth	ene	<0.074	ppbv	0.35	1.76	12/15/21 14:24 AJA	156-60-5		
Trichlo	roethene		<0.062	ppbv	0.35	1.76	12/15/21 14:24 AJA	79-01-6		
Vinyl cł	hloride		<0.058	ppbv	0.35	1.76	12/15/21 14:24 AJA	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.



ANALYTICAL RESULTS

Client: Phone:	SCS Engineers 843.746.8525					Lab Project Numbe Project Name) Blackhawk Junction
Lab Sample Client Sam		12002 S. Dousman St-SB	Pi	rojSampleNum: Matrix:			te Collected: 12 te Received: 12	
Parameters	3	Results	Units	Report Limit	DF	Analyzed	CAS No.	Qualifiers
Air TO-15								
cis-1,2-l	Dichloroethene	<0.082	ppbv	0.35	1.68	12/15/21 15:03 AJA	156-59-2	
Tetrach	loroethene	28.3	ppbv	0.17	1.68	12/15/21 15:03 AJA	127-18-4	
trans-1,	2-Dichloroethene	<0.069	ppbv	0.35	1.68	12/15/21 15:03 AJA	156-60-5	
Trichlor	oethene	0.1J	ppbv	0.33	1.68	12/15/21 15:03 AJA	79-01-6	
Vinyl ch	loride	<0.058	ppbv	0.33	1.68	12/15/21 15:03 AJA	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.



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: 10590312 Project Name: 25221094.00 Blackhawk Junction

PARAMETER FOOTNOTES

Attachment B

WDNR Guidance Document RR-977, Dated October 2014

Understanding Chemical Vapor Intrusion Testing Results

RR-977

October 2014

From the Lab to You

Chemical vapor samples were taken from underneath your house or building and possibly indoors as well. These samples have been tested by a certified laboratory and a report was issued. The Wisconsin Department of Natural Resources (DNR) uses these test results to determine if people in the building are being exposed to chemical vapors coming from nearby contaminated soil or groundwater, and to decide what, if any, action is needed to prevent this exposure.

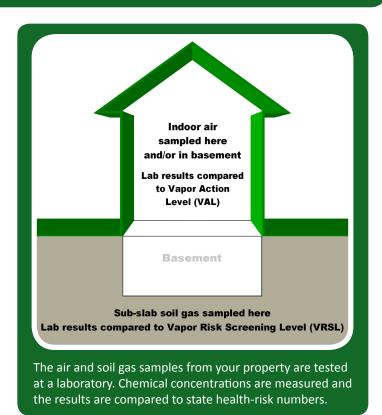
Indoor Air Testing Results

If indoor air samples were collected in your house or building, test results from the lab will be compared to the state Vapor Action Level (VAL) for chemicals of concern. The VAL is a chemical compound's numerical value that represents a health hazard risk to no more than 1 in 100,000 people during a lifetime of exposure. If test results show chemical concentrations in your air below the VAL then adverse health effects are extremely rare, even if you were to breathe the chemical at this concentration for your entire life.

Test results showing chemical concentrations in the air at or above the VAL prompt DNR to recommend that exposure to these chemical vapors be reduced. If test results show concentrations significantly above the VAL, or more than one type of chemical vapor is identified in your indoor air, the risk from exposure increases. If the concentration of any indoor chemical vapor greatly exceeds the VAL, DNR is concerned about even short-term exposure and will typically require immediate action to address the problem.

The VAL for each chemical is set by scientific research. It is protective of all people, including those who are most susceptible to adverse health effects.

If test results identify chemicals in your air that are not present in nearby soil or groundwater contamination, it is likely that these vapors are coming from some product or activity in or near your house or building. Many everyday consumer products (e.g., cleaners, solvents, polish, adhesives, lubricants, aerosols, insect repellants, etc.); combustion processes (e.g., smoking, home heating); fuels in attached garages; dry cleaned clothing or draperies; and occupant activities (e.g., craft hobbies), also release chemical vapors into the air.



Sub-slab Soil Gas Testing Results

Soil gas samples were collected from the ground beneath the concrete slab of your building foundation or basement. The lab measured the concentrations of various chemicals in these samples. DNR compares these measurements to the state Vapor Risk Screening Level (VRSL), which identifies the concentration of a chemical in soil gas that scientific research suggests can be a health risk if vapor enters a building. If soil gas measurements exceed the VRSL for a chemical of concern, action to reduce exposure is strongly recommended.

The VRSL is a higher number (higher chemical concentration) than the VAL because it is presumed that concrete building foundations and basement walls will prevent most soil gas from entering a building. Further, any soil gas that does enter a building through cracks, holes, sump pumps, drains, etc., will be diluted to some extent by the indoor air. So, people inside will not be breathing air that includes the full concentration of chemical vapors that exist in the ground.



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



DNR generally relies on the test results of the sub-slab soil gas samples when determining what, if any, action should be taken related to chemical vapors coming from nearby soil or groundwater contamination. Indoor air quality is highly variable, and it is difficult to make a definitive decision about vapor intrusion based on indoor air sampling alone.

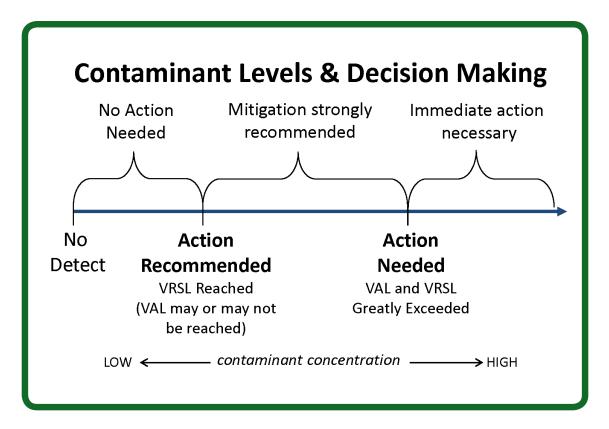
Follow-Up Actions

If your test results are less than a VAL for indoor air, or a VRSL for sub-slab soil gas, then the air in the house or building should not present a health concern. Follow-up sampling and testing may be necessary to confirm the results, but no other action is typically suggested.

When test results show soil gas chemical concentrations above a VRSL, both DNR and the Wisconsin Department of Health Services recommend that owners take action to reduce potential exposure. This typically involves installing a vapor mitigation system that vents chemical vapors from beneath your home or building to the outdoors, similar to a radon mitigation system.

If indoor air concentrations exceed a VAL, but sub-slab concentrations are less than a VRSL, then the chemical vapors are most likely coming from indoor sources. Steps should be taken by the house or building owner to identify the products and practices causing the problem and implement appropriate remedies.

If soil gas mitigation is recommended, a representative of the party who is responsible for the soil or groundwater contamination will contact you to discuss your options.



<u>A Note about Measurement Units:</u> The lab report may include some unfamiliar technical language. The most important point to note is whether or not the test result for a specific chemical exceeds a VAL or VRSL, which are also sometimes referred to, generically, as "screening levels."

The concentration of gaseous pollutants in air is typically described in two different ways: 1) as units of mass per volume, where $\mu g/m3$ represents micrograms of gaseous pollutant per cubic meter of ambient air; and 2) as parts per billion by volume (ppbv), where the volume of a gaseous pollutant is compared to a set volume of ambient air. These are the numbers that are compared to the VAL and VRSL.

For more information, visit dnr.wi.gov/topic/Brownfields/Vapor.html

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.

SCS ENGINEERS

December 22, 2021 File No. 25221094.00

Don and Cynthia Hertrampf 127 South Dousman Street Prairie du Chien, WI 53821

Subject: Air Sampling Results for Second Sampling Event 127 South Dousman Street Prairie du Chien, Wisconsin

Dear Mr. and Mrs. Hertrampf:

On behalf of the Prairie du Chien Redevelopment Authority (RDA), SCS Engineers (SCS) is providing results for air samples collected from your property in December 2021. The sampling included collection of one 24-hour indoor air sample from the basement and one 30-minute sub-slab air sample from a port SCS installed through the basement floor. The laboratory report is included in **Attachment A**. Additional details are provided below.

- The chemicals detected in the indoor air sample do not exceed Wisconsin Department of Natural Resources (WDNR) vapor action levels (VALs) for residential buildings.
- Tetrachloroethene (PCE) was detected in the sub-slab sample at a concentration in excess of WDNR's vapor risk screening level (VRSL) for residential buildings.

The December 2021 sample results are consistent with results from the prior sampling performed in October 2021. Additional information regarding interpretation of test results is provided in the WDNR guidance document included in **Attachment B**.

We are currently discussing the sampling results with the WDNR and plan to contact you soon to discuss next steps.

Please feel free to contact Robert Langdon of SCS at (608) 212-3995 or Matt Vitale of WDNR at (715) 492-1222 if you have any questions concerning the testing.

Sincerely,

ang

Robert Langdon Senior Project Manger SCS Engineers

REL/AJR/MRH

K Alder

Mark R. Huber, PE Project Director SCS Engineers



Don and Cynthia Hertrampf December 22, 2020 Page 2

- cc: Matt Vitale, Wisconsin Department of Natural Resources
 Garth Frable, City of Prairie du Chien
 Bob Standorf, City of Prairie du Chien Redevelopment Authority
 Chad Abram, City of Prairie du Chien Redevelopment Authority
- Enclosures: Attachment A Laboratory Report Attachment B – WDNR Guidance Document RR-977, Dated October 2014

l:\25221094.00 \Correspondence \0
ther \127 S. Dousman Results \Second Event \211222_127 S. Dousman Sample Results.docx Attachment A

Laboratory Report



December 16, 2021

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

RE: Project: 25221094.00 Blackhawk Junction Pace Project No.: 10590316

Dear Rob Langdon:

Enclosed are the analytical results for sample(s) received by the laboratory on December 07, 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,

Kigh Hegher

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

Enclosures





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

CERTIFICATIONS

Project: 25221094.00 Blackhawk Junction Pace Project No.: 10590316

Pace Analytical Services, LLC - 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 Tribal Water Systems+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 Michigan Certification #: 9909 Minnesota Certification #: 027-053-137* Minnesota Dept of Ag Approval: via MN 027-053-137 Minnesota Petrofund Registration #: 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 (1700) #: CL101 Ohio VAP Certification (1800) #: CL110* 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 (*).



SAMPLE SUMMARY

Project: 25221094.00 Blackhawk Junction

Pace Project No.: 10590316

Lab ID	Sample ID	Matrix	Date Collected	Date Received
10590316001	127 S. Dousman St-IA	Air	12/03/21 10:57	12/07/21 11:50
10590316002	127 S. Dousman St-SB	Air	12/03/21 11:40	12/07/21 11:50



SAMPLE ANALYTE COUNT

Project: 25221094.00 Blackhawk Junction

Pace Project No.: 10590316

Lab ID	Sample ID	Method	Analysts	Analytes Reported	Laboratory
10590316001	127 S. Dousman St-IA	TO-15	AJA	5	PASI-M
10590316002	127 S. Dousman St-SB	TO-15	AJA	5	PASI-M

PASI-M = Pace Analytical Services - Minneapolis



SUMMARY OF DETECTION

Project: 25221094.00 Blackhawk Junction

Pace Project No.: 10590316

Lab Sample ID Method	Client Sample ID Parameters	Result	Units	Report Limit	Analyzed	Qualifiers
10590316001	127 S. Dousman St-IA				· ·	
TO-15	Tetrachloroethene	23.2	ug/m3	1.0	12/15/21 15:42	
10590316002	127 S. Dousman St-SB					
TO-15	Tetrachloroethene	3940	ug/m3	33.9	12/16/21 12:13	
TO-15	Trichloroethene	6.3	ug/m3	1.8	12/15/21 17:00	



ANALYTICAL RESULTS

Project: 25221094.00 Blackhawk Junction

Pace Project No.:

ject No.: 10590316

Sample: 127 S. Dousman St-IA	Lab ID:	10590316001	Collected	l: 12/03/2	1 10:57	Received: 12	/07/21 11:50 M	atrix: Air	
Parameters	Results	Units	LOQ	LOD	DF	Prepared	Analyzed	CAS No.	Qual
TO15 MSV AIR	Analytical	Method: TO-15							
	Pace Ana	lytical Services	- Minneapol	is					
Vinyl chloride	<0.13	ug/m3	0.76	0.13	1.46		12/15/21 15:42	75-01-4	
cis-1,2-Dichloroethene	<0.28	ug/m3	1.2	0.28	1.46		12/15/21 15:42	156-59-2	
Trichloroethene	<0.29	ug/m3	1.6	0.29	1.46		12/15/21 15:42	79-01-6	
Tetrachloroethene	23.2	ug/m3	1.0	0.43	1.46	6 12/15/21 15:42 127-18-4			
trans-1,2-Dichloroethene	<0.25	ug/m3	1.2	0.25	1.46		12/15/21 15:42	156-60-5	
Sample: 127 S. Dousman St-SB	Lab ID:	10590316002	Collected	l: 12/03/2	1 11:40	Received: 12	/07/21 11:50 M	atrix: Air	
Parameters	Results	Units	LOQ	LOD	DF	Prepared	Analyzed	CAS No.	Qual
TO15 MSV AIR	Analytical	Method: TO-15							
	Pace Ana	lytical Services	- Minneapol	is					
cis-1,2-Dichloroethene	<0.32	ug/m3	1.3	0.32	1.64		12/15/21 17:00	156-59-2	
trans-1,2-Dichloroethene	<0.28	ug/m3	1.3	0.28	1.64		12/15/21 17:00	156-60-5	
Tetrachloroethene	3940	ug/m3	33.9	14.4	49.2		12/16/21 12:13	127-18-4	
Table bases the second		-					10/15/01 17 00		
Trichloroethene	6.3	ug/m3	1.8	0.32	1.64		12/15/21 17:00	79-01-6	



QUALITY CONTROL DATA

QC Batch: 789283 QC Batch Method: TO-15 Associated Lab Samples: 10590316001, 10590316002		•	Analysis Method:TO-15Analysis Description:TO15 MSV AIR Low LevelLaboratory:Pace Analytical Services - Minneapolis				
			•				
METHOD BLANK: 4200898		Matrix	: Air				
Associated Lab Samples: 1059031	6001, 10590316002						
Demonster	11-2-	Blank	Reporting		0	C	
Parameter	Units	Result	Limit	Analyzed	Quali	fiers	
cis-1,2-Dichloroethene	ug/m3	<0.20	0.81	12/15/21 11:14			
Tetrachloroethene	ug/m3	<0.29	0.69	12/15/21 11:14			
trans-1,2-Dichloroethene	ug/m3	<0.17		12/15/21 11:14			
Trichloroethene	ug/m3	<0.20		12/15/21 11:14			
Vinyl chloride	ug/m3	<0.087	0.52	12/15/21 11:14			
LABORATORY CONTROL SAMPLE:	4200899						
		Spike	LCS	LCS %	6 Rec		
Parameter	Units		Result	% Rec I	imits	Qua	lifiers
cis-1,2-Dichloroethene	ug/m3	43.4	40.6	94	70-137		
Fetrachloroethene ug/m3		73.4	70.5	96	70-130		
rans-1,2-Dichloroethene	ug/m3	43.6	42.7	98	70-130		
Trichloroethene ug/m3		58.4	60.9	104	70-130		
Vinyl chloride	ug/m3	28	26.0	93	70-137		
SAMPLE DUPLICATE: 4202828							
		10590316001	Dup		Max		
Parameter	Units	Result	Result	RPD	RPD		Qualifiers
cis-1,2-Dichloroethene	ug/m3	<0.28	<0.28			25	
Tetrachloroethene	ug/m3	23.2	23.6	2		25	
trans-1,2-Dichloroethene	ug/m3	<0.25				25	
Trichloroethene	ug/m3	<0.29	<0.29			25	
Vinyl chloride	ug/m3	<0.13	<0.13			25	
SAMPLE DUPLICATE: 4202829							
Parameter	Units	10590317001 Result	Dup Result	RPD	Max RPD		Qualifiers
cis-1,2-Dichloroethene	 ug/m3	<0.29	<0.29			25	
Fetrachloroethene	ug/m3	6.0		9		25	
	ug/m3	<0.25		-		25	
	ug/mo						
trans-1,2-Dichloroethene Trichloroethene	ug/m3	<0.29	<0.29			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

This report shall not be reproduced, except in full, without the written consent of Pace Analytical Services, LLC.



QUALIFIERS

Project: 25221094.00 Blackhawk Junction

Pace Project No.: 10590316

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.



QUALITY CONTROL DATA CROSS REFERENCE TABLE

Project:	25221094.00 Blackhawk Junction
Pace Project No.:	10590316

Lab ID	Sample ID	QC Batch Method	QC Batch	QC Batch Analytical Method		
10590316001 10590316002	127 S. Dousman St-IA 127 S. Dousman St-SB	TO-15 TO-15	789283 789283			



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:	Section B Required Project Information:	Section C Invoice Information:		50281	Page: of
Company: SCS Enginelits	Report To: Robert Langelos GL			Program	
2830 Darny Da	Сору То:	Company Name: SCS		UST F Superfund F Emi	
Email To:	Purchase Order No.:	Pace Quote Reference	nadison, WI 53718	Voluntary Clean Up	
Phone: Ph	Project Name:			Location of Sampling by State	Reporting Units ug/m ² mg/m ³ PPBV XPPMV
Requested Due Date/TAT: Otu)a -	Project Nymber 1094.00	Pace Project Manager/Salas Rep. KINSTEN Hogher Pace Profile #: 32	620	Report Level IIIII IV.	Other
Section D Required Client Information				Method: ////////////////////////////////////	
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Note: Whenever there is a discrepancy affecting North Catalina 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).



ANALYTICAL RESULTS

	CS Engineers 43.746.8525					Lab Project Numbe Project Name		Blackhawk Junction
Lab Sample N Client Sample		ProjSampleNum: 10590316001 Date Collected: 12/03/21 10:57 Matrix: Air Date Received: 12/07/21 11:50						
Parameters		Results	Units	Report Limit	DF	Analyzed	CAS No.	Qualifiers
Air TO-15								
cis-1,2-Dic	chloroethene	<0.069	ppbv	0.3	1.46	12/15/21 15:42 AJA	156-59-2	
Tetrachlor	oethene	3.4	ppbv	0.15	1.46	12/15/21 15:42 AJA	127-18-4	
trans-1,2-I	Dichloroethene	<0.062	ppbv	0.3	1.46	12/15/21 15:42 AJA	156-60-5	
Trichloroe	thene	<0.053	ppbv	0.29	1.46	12/15/21 15:42 AJA	79-01-6	
Vinyl chlor	ride	<0.05	ppbv	0.29	1.46	12/15/21 15:42 AJA	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.



ANALYTICAL RESULTS

	SCS Engineers 343.746.8525					Lab Project Numbe Project Name		Blackhawk Junction
Lab Sample Client Sampl		ProjSampleNum: 10590316002 Date Collected: 12/03/21 11:40 Matrix: Air Date Received: 12/07/21 11:50						
Parameters		Results	Units	Report Limit	DF	Analyzed	CAS No.	Qualifiers
Air TO-15								
cis-1,2-Di	ichloroethene	<0.079	ppbv	0.32	1.64	12/15/21 17:00 AJA	156-59-2	
Tetrachlo	roethene	571	ppbv	4.9	49.2	12/16/21 12:13 AJA	127-18-4	
trans-1,2-	-Dichloroethene	<0.069	ppbv	0.32	1.64	12/15/21 17:00 AJA	156-60-5	
Trichloroe	ethene	1.2	ppbv	0.33	1.64	12/15/21 17:00 AJA	79-01-6	
Vinyl chlo	oride	<0.054	ppbv	0.33	1.64	12/15/21 17:00 AJA	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.



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: 10590316 Project Name: 25221094.00 Blackhawk Junction

PARAMETER FOOTNOTES

Attachment B

WDNR Guidance Document RR-977, Dated October 2014

Understanding Chemical Vapor Intrusion Testing Results

RR-977

October 2014

From the Lab to You

Chemical vapor samples were taken from underneath your house or building and possibly indoors as well. These samples have been tested by a certified laboratory and a report was issued. The Wisconsin Department of Natural Resources (DNR) uses these test results to determine if people in the building are being exposed to chemical vapors coming from nearby contaminated soil or groundwater, and to decide what, if any, action is needed to prevent this exposure.

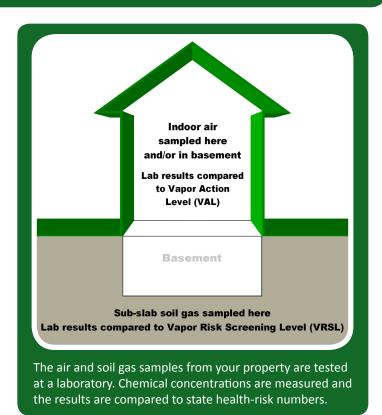
Indoor Air Testing Results

If indoor air samples were collected in your house or building, test results from the lab will be compared to the state Vapor Action Level (VAL) for chemicals of concern. The VAL is a chemical compound's numerical value that represents a health hazard risk to no more than 1 in 100,000 people during a lifetime of exposure. If test results show chemical concentrations in your air below the VAL then adverse health effects are extremely rare, even if you were to breathe the chemical at this concentration for your entire life.

Test results showing chemical concentrations in the air at or above the VAL prompt DNR to recommend that exposure to these chemical vapors be reduced. If test results show concentrations significantly above the VAL, or more than one type of chemical vapor is identified in your indoor air, the risk from exposure increases. If the concentration of any indoor chemical vapor greatly exceeds the VAL, DNR is concerned about even short-term exposure and will typically require immediate action to address the problem.

The VAL for each chemical is set by scientific research. It is protective of all people, including those who are most susceptible to adverse health effects.

If test results identify chemicals in your air that are not present in nearby soil or groundwater contamination, it is likely that these vapors are coming from some product or activity in or near your house or building. Many everyday consumer products (e.g., cleaners, solvents, polish, adhesives, lubricants, aerosols, insect repellants, etc.); combustion processes (e.g., smoking, home heating); fuels in attached garages; dry cleaned clothing or draperies; and occupant activities (e.g., craft hobbies), also release chemical vapors into the air.



Sub-slab Soil Gas Testing Results

Soil gas samples were collected from the ground beneath the concrete slab of your building foundation or basement. The lab measured the concentrations of various chemicals in these samples. DNR compares these measurements to the state Vapor Risk Screening Level (VRSL), which identifies the concentration of a chemical in soil gas that scientific research suggests can be a health risk if vapor enters a building. If soil gas measurements exceed the VRSL for a chemical of concern, action to reduce exposure is strongly recommended.

The VRSL is a higher number (higher chemical concentration) than the VAL because it is presumed that concrete building foundations and basement walls will prevent most soil gas from entering a building. Further, any soil gas that does enter a building through cracks, holes, sump pumps, drains, etc., will be diluted to some extent by the indoor air. So, people inside will not be breathing air that includes the full concentration of chemical vapors that exist in the ground.



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



DNR generally relies on the test results of the sub-slab soil gas samples when determining what, if any, action should be taken related to chemical vapors coming from nearby soil or groundwater contamination. Indoor air quality is highly variable, and it is difficult to make a definitive decision about vapor intrusion based on indoor air sampling alone.

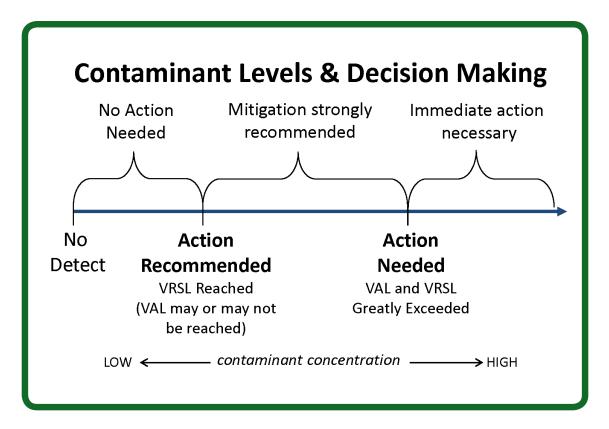
Follow-Up Actions

If your test results are less than a VAL for indoor air, or a VRSL for sub-slab soil gas, then the air in the house or building should not present a health concern. Follow-up sampling and testing may be necessary to confirm the results, but no other action is typically suggested.

When test results show soil gas chemical concentrations above a VRSL, both DNR and the Wisconsin Department of Health Services recommend that owners take action to reduce potential exposure. This typically involves installing a vapor mitigation system that vents chemical vapors from beneath your home or building to the outdoors, similar to a radon mitigation system.

If indoor air concentrations exceed a VAL, but sub-slab concentrations are less than a VRSL, then the chemical vapors are most likely coming from indoor sources. Steps should be taken by the house or building owner to identify the products and practices causing the problem and implement appropriate remedies.

If soil gas mitigation is recommended, a representative of the party who is responsible for the soil or groundwater contamination will contact you to discuss your options.



<u>A Note about Measurement Units:</u> The lab report may include some unfamiliar technical language. The most important point to note is whether or not the test result for a specific chemical exceeds a VAL or VRSL, which are also sometimes referred to, generically, as "screening levels."

The concentration of gaseous pollutants in air is typically described in two different ways: 1) as units of mass per volume, where $\mu g/m3$ represents micrograms of gaseous pollutant per cubic meter of ambient air; and 2) as parts per billion by volume (ppbv), where the volume of a gaseous pollutant is compared to a set volume of ambient air. These are the numbers that are compared to the VAL and VRSL.

For more information, visit dnr.wi.gov/topic/Brownfields/Vapor.html

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.