



VILLAGE OF WINNEBAGO

COMMITTEE OF THE WHOLE

July 01, 2026 at 6:05 PM

108 West Main Street and Virtually

To access meeting from any device: <https://global.gotomeeting.com/join/856730805>

Or by (Toll Free): 1 877 309 2073 | Access Code: 856-730-805

1. **RECORDING OF THE MEETING**
2. **CALL TO ORDER**
3. **ROLL CALL**
4. **ESTABLISHMENT OF A QUORUM**
5. **MEETING GUIDELINES**

Discussion and Vote to Allow an Absent Trustee to Vote By Phone or Other Allowable Means.

6. **PUBLIC COMMENT**

Each speaker is limited to three (3) minutes. A maximum of thirty (30) minutes shall be generally allowed for public comment at each meeting.

7. **APPROVAL OF MINUTES**

[a.](#) Approval of Committee of the Whole Meeting Minutes from June 17, 2026

8. **DISCUSSION**

[a.](#) Phase II Environmental Assessment Review for 114 S Benton Street (Bud's Auto Property)

[b.](#) Strategic Plan Update

[c.](#) Change of Alarm Companies

9. **EXECUTIVE SESSION (CLOSED SESSION) Pursuant to 5ILCS 120/2(c)**

10. **NEW BUSINESS**

11. **ADJOURNMENT**

Posted: June 25, 2026 4:15 p.m. at 108 W. Main Street, Winnebago, IL

and online at www.villageofwinnebago.com Tel 815.335.2020 | Fax 815.415-8491

The Committee of the Whole of the Village of Winnebago was held on June 17, 2026, at 6:05p.m. with President Franklin J. Eubank, Jr. presiding. The link for the employees and the public to attend remotely was made available through GoToMeeting.

ROLL CALL:
PRESENT: ACKERMAN –MCKINNON - SPRINGER
ABSENT: GRAHAM – KIM - LEFEVRE

Guests: Attorney Mary Gaziano, Village Administrator Joseph Dienberg, Treasurer Dana Novinson, Public Works Director Chad Insko, Chief Jeff White, Lieutenant Nick Haff, Intern Kyle Okubo

- 4. ESTABLISHMENT OF A QUORUM – A quorum was established.
- 5. MEETING GUIDELINES - No one attended remotely.
- 6. PUBLIC COMMENT – No one requested the opportunity to address the Board.
- 7. APPROVAL OF MINUTES
 - a. A motion was made by MR. SPRINGER, seconded by MR. ACKERMAN to accept the minutes of the June 3, 2026, meeting as presented. Motion carried on a voice vote.
- 8. DISCUSSION
 - a. Administrator Dienberg asked if a meeting should be scheduled annually to review the status of the Strategic Plan. It was decided a review should be provided annually and then if needed a meeting can be scheduled.
- 9. EXECUTIVE SESSION pursuant to 5ILCS 120/2(c) – Not needed.
- 10. NEW BUSINESS
- 11. ADJOURNMENT
 - A motion was made by MR. SPRINGER, seconded by MR. ACKERMAN to adjourn at 6:08 p.m. Motion carried on a voice vote.

UNAPPROVED

Sally Jo Huggins, Village Clerk



Agenda Item Executive Summary

Item Name

PHASE II ENVIRONMENTAL ASSESSMENT REVIEW
FOR 114 S. BENTON STREET (BUD'S AUTO
PROPERTY)

Committee or
Board

Committee

BUDGET IMPACT

Amount:	N/A	Budgeted:	N/A
List what fund:	N/A		

EXECUTIVE SUMMARY

The Village received the Phase II Environmental Assessment for 114 S. Benton Street, commonly referred to as the Bud's Auto property. Fehr Graham's review identified elevated levels of certain metals in portions of the soil, including arsenic, lead, mercury, and chromium. The report identifies lead primarily as a potential groundwater concern related to any nearby private well, not the Village's public water system; arsenic as a localized soil ingestion concern near the sump pump discharge area; and mercury as a potential inhalation concern if soil is disturbed during future demolition, excavation, or construction. Additional chromium testing confirmed that concentrations did not exceed applicable groundwater ingestion standards, and the Benzo(a)pyrene detection was determined to be below natural background levels.

Melissa Kupczyk, Environmental Project Manager for Fehr Graham, will attend the meeting to present the findings and answer Board questions.

ATTACHMENTS (PLEASE LIST)

Phase II Report

ACTION REQUESTED

- ☒For Discussion Only
- ☐Resolution
- ☐Ordinance
- ☐Motion:

MOTION: N/A

Staff:

Joseph Dienberg, Village Administrator

Date:

7/1/2026

Phase II Environmental Site Assessment

Bud's Automotive
114 South Benton Street
Winnebago, Illinois 61088

C.A. Number BF-00E03587

Project No. 23-1700 PH04G

Date May 8, 2026

Fehr Graham
200 Prairie Street, Suite 208
Rockford, Illinois 61107

Region 1 Planning Council
127 North Wyman Street
Rockford, Illinois 61101

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- Appendix 2 – Soil Boring Logs
- Appendix 3 – Laboratory Analytical Reports
- Appendix 4 – 40 CFR Part 312.10 Definitions and Environmental Professional Qualifications

Acronym Glossary

AAI	All-Appropriate Inquiries
ACBM	Asbestos Containing Building Materials
AST	Aboveground Storage Tank
AUL	Activity and Use Limitation
BER	Business Environmental Risk
BTEX	Benzene, Toluene, Ethylbenzene, and Xylene
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CREC	Controlled Recognized Environmental Condition
EDR	Environmental Data Resources
EPA	Environmental Protection Agency
ESA	Environmental Site Assessment
FOIA	Freedom of Information Act
HREC	Historical Recognized Environmental Condition
LUST	Leaking Underground Storage Tank
PCBs	Polychlorinated Biphenyls
PFAS	Per- and Polyfluoroalkyl Substances
PNA/PAH	Polynuclear Aromatic Hydrocarbons/Polycyclic Aromatic Hydrocarbons
PPB	Parts per billion
PPM	Parts per million
RCRA	Resource Conservation and Recovery Act
REC	Recognized Environmental Condition
SVOCs	Semi-Volatile Organic Compounds
TACO	Tiered Approach to Corrective Action Objectives
UST	Underground Storage Tank
VOCs	Volatile Organic Compounds

EXECUTIVE SUMMARY

At the request and authorization of the Region 1 Planning Council, Fehr Graham & Associates, LLC (Fehr Graham) has completed a Phase II Environmental Site Assessment (ESA) on Bud's Automotive located at 114 South Benton Street in Winnebago, Illinois 61088 (Subject Property). This assessment has been performed in accordance with ASTM E1903-19 "Standard Practice for Environmental Site Assessments: Phase II Environmental Site Assessment Process".

The Subject Property consists of approximately 0.24 acres of land in a commercial area in Winnebago, Illinois and is currently vacant. The Region 1 Planning Council contracted Fehr Graham to complete a Phase I ESA to identify recognized environmental conditions (RECs) associated with the Subject Property, in accordance with ASTM E1527-21. The Phase I ESA, dated November 4, 2025, identified the following historical uses of the Subject Property:

Year(s)	Subject Property Use
1939-1946	Residential
1956-2023	Various Commercial, including Countertop/Cabinet Manufacturing
1994-2023	Automotive Repair
2023-Present	Vacant

Based on the findings and opinions detailed in the Phase I ESA, Fehr Graham recommended a Phase II ESA to investigate the potential release of hazardous substances and/or petroleum products on the Subject Property resulting from the following identified recognized environmental conditions (RECs):

- » There is the likely presence of hazardous substances and/or petroleum products on the Subject Property from historical automotive repair operations.
- » It is likely that the localized stressed vegetation below the excessively deteriorated south exterior wall of the Subject Property building is indicative of a past release of hazardous substances.
- » It is likely for hazardous substances and/or petroleum products to have migrated to the Subject Property from the south adjoining historical car wash operations.

The Phase II investigation was completed in March 2026 to investigate if a release of hazardous substances or petroleum products occurred as a result of the identified RECs. Based on the field observations and soil analytical data, this assessment has revealed the following findings in connection with the aforementioned RECs on Subject Property:

Historical Automotive Repair Operations

The historic automotive repair operations on the Subject Property were evaluated by all borings to determine if releases of hazardous substances and/or petroleum products occurred at the Subject Property. Field observations of subsurface soil included fill materials within the upper 3 feet, with materials such as brick, gravel, metal, and sand present in select borings. Elevated photoionization detector (PID) readings, visual staining, or olfactory evidence of contamination were not observed in the

soil borings, with the exception of soil at SB-02, which presented a musty odor accompanied by elevated PID readings in shallow soil. Concentrations of arsenic, lead, and mercury exceeding Tier 1 soil remediation objectives were encountered at soil boring SB-01 from 1 to 2 feet below ground surface (bgs). Additionally, concentrations of lead exceeding soil remediation objectives were encountered at SB-02 from 1 to 2 feet bgs. **These elevated concentrations of inorganic compounds are likely associated with the historical automotive repair operations and the past use of petroleum products and chemicals associated with automotive repair operations. The limits of contamination have been broadly delineated to the southern Subject Property boundary. The limits of soil contamination for the remainder of the Site are undefined.**

Stressed Vegetation Near South Subject Property Building Deteriorated Wall

The presence of stressed vegetation near the excessively deteriorated south exterior wall of the Subject Property building was evaluated by SB-04 to determine if releases of hazardous substances and petroleum products occurred at the Subject Property. Field observations did not identify elevated PID readings, visual staining, or olfactory evidence of contamination in soil. Laboratory analytical results did not identify any contaminant concentrations above soil remediation objectives. **Based on field observations and the soil analytical results, no evidence of contamination was identified in connection with the stressed vegetation on the Subject Property.**

South Adjoining Historical Car Wash Operations

The south adjoining historical car wash operations were evaluated by SB-03 to determine if releases of hazardous substances and petroleum products occurred at the Subject Property. Field observations did not identify elevated PID readings, visual staining, or olfactory evidence of contamination in soil. Laboratory analytical results did not identify any contaminant concentrations above soil remediation objectives. **Based on field observations and the soil analytical results, no evidence of contamination was identified in connection with the stressed vegetation on the Subject Property.**

1.0 INTRODUCTION

1.1 Purpose

Fehr Graham has completed a Phase II ESA on the Bud's Automotive site, located at 114 South Benton Street, Winnebago, Illinois 61088. This site is hereafter referred to as the Subject Property. This assessment was performed at the request and with the authorization of the City of Winnebago and the Region 1 Planning Council, and was funded under their United States Environmental Protection Agency (US EPA) Brownfields Assessment Grant, Cooperative Agreement # BF-00E03587. The purpose of the Phase II ESA is to assess whether there has been a release of hazardous substances within the meaning of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), associated with the recognized environmental conditions (RECs) identified during the Phase I ESA of the Subject Property completed on November 4, 2025. A copy of the Phase I ESA, without appendices, is included in Appendix 1.

This assessment has been performed in accordance with ASTM E1903-19 "Standard Practice for Environmental Site Assessments: Phase II Environmental Site Assessment Process" and the approved Sampling and Analysis Plan (SAP), dated March 11, 2026. Field activities, sampling and analysis methods, and data evaluation procedures have been completed in accordance with the Quality Assurance Project Plan (QAPP) for the Region 1 Planning Council's Brownfields Assessment Program.

1.2 Background

Fehr Graham completed a Phase I ESA on the Subject Property dated November 4, 2026, which identified historical operations consisting of automotive repair and various commercial uses. The Phase I ESA identified the following RECs:

- » There is the likely presence of hazardous substances and/or petroleum products on the Subject Property from historical automotive repair operations.
- » It is likely that the localized stressed vegetation below the excessively deteriorated south exterior wall of the Subject Property building is indicative of a past release of hazardous substances.
- » It is likely for hazardous substances and/or petroleum products to have migrated to the Subject Property from the south adjoining historical car wash operations.

Based on the findings and opinions detailed in the Phase I ESA, Fehr Graham recommended a Phase II ESA to investigate the potential release of hazardous substances and/or petroleum products on the Subject Property resulting from the identified RECs.

At the request of the Region 1 Planning Council, Fehr Graham developed a SAP for soil and groundwater sampling activities to evaluate subsurface conditions on the Subject Property relative to the RECs. The SAP was approved by the US EPA on March 17, 2026.

1.3 Scope of Work

In accordance with the approved SAP, the scope of work for this Phase II ESA included the following tasks:

- » Public and private utility location prior to intrusive drilling activities.
- » Direct push drilling at four (4) soil boring locations to a maximum depth of 10 feet below ground surface (bgs).

- » Soil core observations and field screening for volatile chemical impacts with a calibrated photoionization detector (PID), recorded on soil boring logs.
- » Soil sample collection for laboratory analysis from up to one (1) depth interval in each boring, as prescribed by the SAP.
- » Laboratory analysis of soil samples for the following parameters: volatile organic compounds (VOCs), polynuclear aromatic hydrocarbons (PNAs), Resource Conservation and Recovery Act (RCRA) 8 Metals, polychlorinated biphenyls (PCBs), and pH.
- » Data evaluation, including quality assurance/quality control (QA/QC) procedures and comparison of soil analytical results to the Tier 1 remediation objectives set forth in Title 35 Illinois Administrative Code (35 IAC) 742, Tiered Approach to Corrective Action Objectives (TACO).

Tables 1 and 2 provide a summary of the proposed investigation, sampling rationale, and QA/QC procedures included in the approved SAP. The completed Phase II ESA field activities and findings are presented in the following sections.

2.0 SITE DESCRIPTION

2.1 Location and Description

The Subject Property consists of an irregular-shaped parcel of land encompassing approximately 0.29 acres. The Subject Property is located on the east side of South Benton Street. The common address for the Subject Property is 114 South Benton Street, Winnebago, Illinois 61088. The parcel index number (PIN) associated with the Subject Property is 14-08-433-019. A Site Vicinity Map is presented as Figure 1.

2.2 Site and Vicinity General Characteristics

The Subject Property is located in a mixed commercial and residential setting in the Village of Winnebago, Winnebago County, Illinois. The Subject Property is surrounded to the north by a commercial structure; to the east by open land with a parking lot; to the south by a commercial structure, and to the west by a commercial structure. South Benton Street is located west of the Subject Property, and West Main Street is situated north of the Subject Property. A Surrounding Properties Map is presented as Figure 2.

2.3 Current Use of the Subject Property

The Subject Property is currently zoned as General Business and is currently a vacant commercial structure and associated parking lots.

2.4 Description of Site Structures, Roads, and Improvements

The Subject Property is developed with a 6,000 square foot, one-story commercial building (Subject Property building). The approximately 70-year-old Subject Property building is wood framed and sits on a concrete foundation with a basement in the northwest corner. Typically, the interior finishes of the Subject Property building consist of drywall on the walls and ceilings. The main room of the former auto repair shop had unfinished concrete flooring. An office on the west side of the Subject Property building has linoleum flooring and wood finishing. The Subject property furnace appeared to be fueled by waste oil, sourced from several waste-oil tanks that are no longer present on the Subject Property. A heating, ventilation, and air conditioning (HVAC) system directs heat throughout the Subject Property building, and several ventilation stacks stick out on the north side of the Subject Property building. The remaining grounds consist of an asphalt-paved parking lot located on the east side of the Subject Property. A Site Layout Map is presented as Figure 3.

3.0 FIELD ACTIVITIES

On March 30, 2026, Naomi Mullen, Ben Bugno, and Ruby Garey of Fehr Graham mobilized to the Subject Property to complete the Phase II ESA field activities. Fehr Graham staff, accompanied by Tony Savino of Subsurface Radar Solutions (SRS), the procured private utility locator, and Salvador Torres of Earth Solutions, LLC, the procured drilling contractor, conducted drilling and soil sampling activities.

3.1 Utility Locate

Prior to the drilling activities, a private utility location and boring clearance was conducted by SRS using ground penetrating radar (GPR) to identify subsurface utilities in the vicinity of each soil boring location on the Subject Property.

3.2 Soil Investigation

A total of four (4) soil borings (SB-1 through SB-2) were advanced to assess the presence of soil contamination due to the RECs identified in the Phase I ESA. Soil boring locations were slightly modified from the layout presented in the SAP to more accurately address the RECs of the Subject Property. Additionally, SB-01 was advanced via hand auger due to the access limitations of the drill rig. A Site Layout Map depicting the locations of the soil borings is included as Figure 3.

Earth Solutions LLC used a track mounted Geoprobe® Model 7822DT for advancing the soil borings. Soil cores generated using the Geoprobe® were extracted using a direct push sampling system, equipped with 5-foot long, disposable polyethylene sample liner. The soil cores were field-screened for VOCs at 1-foot intervals by Fehr Graham staff with a RAE® Systems MiniRae 3000 PID equipped with a 10.6 eV lamp. The PID was calibrated to background air and 100 parts per million isobutylene prior to the commencement of daily activities. The soil cores, as extracted, were visually examined, and the observations were logged by Fehr Graham staff in a field notebook.

One (1) soil sample was collected from each soil boring. The soil sample intervals were selected from the upper three (3) feet of the ground surface, or where the interval with the highest PID reading was observed. Samples were submitted to Pace Analytical Services, LLC of Green Bay, Wisconsin (Pace Analytical), a NELAP-accredited environmental laboratory, for analysis of the following analytical suites:

- » VOCs via US EPA Method 8260.
- » PNAs via US EPA Method 8270.
- » PCBs via US EPA Method 8082
- » RCRA 8 Metals via US EPA Method 6020 and US EPA Method 7471 (mercury).
- » pH via US EPA Method 9045.

Soil samples were collected into pre-cleaned laboratory-provided containers, stored in a cooler on ice for the duration of the day's activities, and relinquished under standard chain-of-custody procedures at the earliest opportunity to the laboratory.

4.0 RESULTS

4.1 Site Geology, Hydrogeology, and Field Observations

Regional topography was determined by a review of the Winnebago Quadrangle Map, dated 2021. According to the topographical map reviewed and the database radius report, the Subject Property is approximately 865 feet above mean sea level. The general topography of the area displays an approximate five (5) foot decrease in elevation within 1,000 feet northwest of the Subject Property, in the direction of Coolidge Creek. A copy of the reviewed topographical map is presented as the Site Vicinity Map in Figure 1.

According to the United States Department of Agriculture (USDA) *Web Soil Survey*, the soils in the vicinity of the Subject Property are mapped as Osco silt loam. Typically, these soils are composed of silt loam and silty clay loam derived from ground moraines. These soils are generally well drained with slopes between 2 and 5 percent.

To determine the local geological setting, the ISGS-published circular titled “Potential for Contamination of Shallow Aquifers in Illinois”, aka “The Berg Circular” (Berg, Kempton, and Cartwright, 1984) was reviewed. The map identifies the general ability of the upper horizons of soil to contain and attenuate contaminants resulting from activities occurring above or within those soil horizons. Soils with the least potential for containment and attenuation allow water, and thereby contaminants, to move through them rapidly. As the potential for containment and attenuation increases, the potential for aquifer contamination decreases. The Berg Circular indicates the geology in the vicinity of the Subject Property as having the following characteristics. The Subject Property is located within the rating area of B1. In general, a B1 rating area contains permeable bedrock within 5 to 20 feet of the land surface, overlain by sandy till and loess with a relatively impermeable weathered zone in till. In addition, this rating area has a moderate potential for aquifer contamination.

Based on information obtained from the topographic map review and records for the nearby leaking underground storage tank (LUST) investigation (LPC #2010505008), groundwater is anticipated to be approximately 20 feet below the ground surface and flowing to the southwest in the direction of the Rock River. Groundwater was not encountered during the investigation.

Based on observations made during the field activities, surface cover consists of gravel, topsoil, and asphalt. Below the surface, native soil consists of fine-grained sediments (clay and silty clay) up to 10 feet below grade.

Additionally, a musty odor and PID readings ranging from 0.5 to 17.7 ppm were detected between 1 and 2 feet bgs at SB-02. No PID readings, staining, or other signs of potential contamination were observed at SB-01, SB-03, or SB-04.

Soil boring logs detailing the specific geological conditions and observations encountered at each soil boring location are included in Appendix 2.

4.2 Analytical Results

Soil samples were submitted to Pace Analytical Services, LLC in Green Bay, Wisconsin for laboratory analysis. Soil results were compared to the Tier 1 Remediation Objectives (ROs) for residential and industrial/commercial land use and construction worker exposure, as established in TACO.

Soil Analytical Results

Analytical results indicated select parameters were detected in soil above Tier 1 ROs, as presented in Table A (below). A complete listing of sample results for soil, tabulated and compared to their respective residential, industrial/commercial, and construction worker TACO Tier 1 ROs, are included in Tables 3A, 3B, 3C, 3D, and 3E. The laboratory report for the samples is included in Appendix 3. Sample locations demonstrating parameter exceedances in soil are identified on Figure 4.

Table A – Parameter Exceedances in Soil

Boring ID No.	Sample Depth (Feet bgs)	Chemical	Concentration (mg/kg)	Exposure Route(s) Exceeded
SB-01	1-2	Arsenic	14.0	Residential Soil Ingestion Industrial Soil Ingestion
		Chromium	31.2	~~Soil Component to Groundwater~~ *
		Lead	157	Soil Component to Groundwater
		Mercury	0.86	Construction Worker Inhalation
SB-02	1-2	Lead	232	Soil Component to Groundwater
SB-03	2-3	Chromium	28.3	~~Soil Component to Groundwater~~ *
		Benzo(a)pyrene	0.12	~~Residential Soil Ingestion~~ **

* SB-01 (1-2) and SB-03 (2-3) were additionally analyzed for Toxicity Characteristic Leaching Procedure (TCLP) chromium. The results were compared with the Tier 1 RO for TCLP metals (TACO Appendix B, Tables A and B) and demonstrate that the soil component of the groundwater ingestion exposure route for chromium is not exceeded in either sample.

** SB-03 (1-2) had a detection of Benzo(a)pyrene above the Residential Soil Ingestion RO, but was found to be below the background value for the analyte. Therefore, the detection is not considered an exceedance.

5.0 DISCUSSION

5.1 Soil Exceedances

VOC Exceedances

No VOCs were detected at concentrations exceeding Tier 1 ROs.

PNA Exceedances

No PNAs were detected at concentrations exceeding Tier 1 ROs.

RCRA Metals Exceedances

Arsenic, lead, and mercury were detected exceeding Tier 1 remediation objectives in multiple samples, as summarized below in Table B. The aforementioned metals are likely associated with historical automotive repair operations.

PCB Exceedances

No PCBs were detected at concentrations exceeding Tier 1 remediation objectives.

Table B – Remediation Objective Exceedances in Soil

Boring ID No.	Investigated REC(s)	Sample Depth (feet bgs)	Parameter	Exceedances	Notes
SB-01	Historical automotive operations	1-2	Arsenic	Residential & Industrial-Commercial Ingestion	No significant PID readings or odor/staining observed. Fill material observed.
			Lead	Soil Component to Groundwater	
			Mercury	Construction Worker Inhalation	
SB-02	Historical automotive operations	1-2	Lead	Soil Component to Groundwater	No significant PID readings or odor/staining observed. Fill material observed.

The limits of contamination have been broadly delineated to the southern Subject Property boundary. The limits of soil contamination for the remainder of the Site are undefined.

5.2 Data Assessment Report/Data Validation

Soil and quality assurance/quality control (QA/QC) samples were received by Pace Analytical Services, LLC of Green Bay, Wisconsin on wet ice and at 4 degrees Celsius +/- 2. Submitted QA/QC samples for soil sampling included a VOC trip blank, field duplicate, equipment blank, and matrix spike/matrix spike duplicate (MS/MSD).

Trip blank samples contained no detections of VOCs. Preservative, method blanks, and laboratory control samples indicated constituent concentrations were below laboratory quantification limits. MS/MSD recoveries were within the acceptable ranges, as defined in the QAPP.

The relative percent difference for the field duplicate sample (DUP-01 (1-2)) exceeded 50%. While the soil sample was homogenized in the field, due to the nature of the soil within this boring, it is assumed that the difference is due to sample matrix heterogeneity. As such, the higher concentration identified for soil sample SB-02 (1-2) has been compared to the soil ROs and is considered the conservative representation of soil in the vicinity of SB-02.

All samples were analyzed within the respective analytical methods' maximum holding times. It was determined that the data validation results are acceptable, the analytical data is considered usable, and the project data quality needs were met for this assessment.

QA/QC sample results are contained within the laboratory analytical reports included in Appendix 3.

6.0 CONCLUSIONS

The purpose of this Phase II ESA at the Bud's Automotive site, located at 114 South Benton Street in Winnebago, Illinois 61088, the Subject Property, was to assess whether there has been a release of hazardous substances within the meaning of *CERCLA*, associated with the RECs identified during the Phase I ESA of the Subject Property completed on November 4, 2025. The Phase II ESA was completed in accordance with the scope and limitations of ASTM Practice E1903. This assessment has revealed the following findings in connection with the Subject Property:

Historical Automotive Repair Operations

The historic automotive repair operations on the Subject Property were evaluated by all borings to determine if releases of hazardous substances and petroleum products occurred at the Subject Property. Field observations of subsurface soil included fill materials within the upper 3 feet, with materials such as brick, gravel, metal, and sand present in select borings. Elevated photoionization detector (PID) readings, visual staining, or olfactory evidence of contamination were not observed in the soil borings, with the exception of soil at SB-02, which presented a musty odor accompanied by elevated PID readings in shallow soil. Concentrations of arsenic, lead, and mercury exceeding Tier 1 soil remediation objectives were encountered at soil boring SB-01 from 1 to 2 feet below ground surface (bgs). Additionally, concentrations of lead exceeding soil remediation objectives were encountered at SB-02 from 1 to 2 feet bgs. **These elevated concentrations of inorganic compounds are likely associated with the historical automotive repair operations and the past use of petroleum products and chemicals associated with automotive repair operations. The limits of contamination have been broadly delineated to the southern Subject Property boundary. The limits of soil contamination for the remainder of the Site are undefined.**

Stressed Vegetation Near South Subject Property Building Deteriorated Wall

The presence of stressed vegetation near the excessively deteriorated south exterior wall of the Subject Property building was evaluated by SB-04 to determine if releases of hazardous substances and petroleum products occurred at the Subject Property. Field observations did not identify elevated PID readings, visual staining, or olfactory evidence of contamination in soil. Laboratory analytical results did not identify any contaminant concentrations above soil remediation objectives. **Based on field observations and the soil analytical results, no evidence of contamination was identified in connection with the stressed vegetation on the Subject Property.**

South Adjoining Historical Car Wash Operations

The south adjoining historical car wash operations were evaluated by SB-03 to determine if releases of hazardous substances and petroleum products occurred at the Subject Property. Field observations did not identify elevated PID readings, visual staining, or olfactory evidence of contamination in soil. Laboratory analytical results did not identify any contaminant concentrations above soil remediation objectives. **Based on field observations and the soil analytical results, no evidence of contamination was identified in connection with the stressed vegetation on the Subject Property.**

7.0 RECOMMENDATIONS

Based on the results of the Phase II ESA of the property at 114 South Benton Street, Winnebago, Illinois, the Subject Property, Fehr Graham recommends the following:

- » **Residential and Industrial/Commercial Ingestion:** Arsenic concentrations exceeding the residential and industrial/commercial remediation objectives for soil ingestion were identified in soils at SB-01. Further evaluation of the arsenic exceedances in soil may be necessary to define the limits of impact to assess mitigation needs.
- » **Construction Worker Inhalation:** The construction worker inhalation exposure route is exceeded by mercury in soil at SB-01. The mercury concentrations can be mitigated by notifying construction workers of the contamination prior to all future subsurface excavation and earthwork. A site-specific health and safety plan (HASP) should be developed and implemented to ensure the proper handling of contaminated soils. The HASP should include appropriate OSHA 40-Hour certifications, site-specific precautions, and the proper use of personal protective equipment (PPE) required for handling these soils, to protect the health and safety of workers during on-site activities.
- » **Soil Component to Groundwater Ingestion:** Lead exceeded the groundwater ingestion pathway in SB-01 and SB-02. This pathway is only complete if groundwater is available to be consumed for potable purposes on the Subject Property. Currently, there are no potable groundwater wells on the Subject Property; therefore, the groundwater ingestion exposure route is incomplete. Further evaluation of the lead exceedances in soil may be necessary to fully assess the soil component to groundwater ingestion exposure route. Following further evaluation, a groundwater use restriction and/or groundwater use ordinance may be required as an institutional control to prevent potable water use in the future.

8.0 DISCLAIMER

This Phase II ESA was conducted within the standards, uses, principles, and limitations presented in ASTM E1903-19. The Phase II ESA was limited in scope to identify the presence of hazardous substances and/or petroleum products at the Subject Property associated with the RECs identified in the Phase I ESA, dated November 4, 2025. This assessment included soil borings advanced to specific depths based on the assumed groundwater interface depth and/or field screening for any grossly contaminated soils in specific portions of the Subject Property based on the identified RECs. Sample locations were selected based upon accessibility and presumed areas where contamination would most likely be encountered, if present, and in accordance with the approved SAP. A full evaluation of the soil was not performed, given that the media was sampled during one (1) event. As such, soil has not been comprehensively characterized across the Subject Property. Furthermore, the investigation did not involve sampling or analysis of groundwater, soil gas, sub-slab vapor, indoor vapor, sediment, or surface water. Soil sample analysis was performed for only the noted parameters (VOCs, PNAs, RCRA Metals, and PCBs). Analytical results were compared to the Tier 1 ROs for residential, industrial/commercial, and construction worker receptors and Class I groundwater.

It should be understood that the sample collection for the completion of this Phase II ESA was a one-time event for soil, and concentrations of contaminants have the potential to increase or decrease over time due to several unknown variables, such as offsite contaminant migration, soil temperature, and moisture, variations in the groundwater table, or as a result of new releases.

The results of the investigation do not exclude the possibility of the occurrence of any environmental hazard associated with the Subject Property due to a large number of chemicals and substances that can be a threat to human health and the environment, even when present in minute quantities. This assessment did not include non-scope investigations involving; asbestos-containing materials; biological agents; cultural and historic resources; health and safety; industrial hygiene; regulatory compliance; mold; lead-based paint; naturally occurring radon gas; lead in drinking water; indoor air quality unrelated to releases of hazardous substances or petroleum products into the environment; PCB-containing building materials; ecological resources; endangered species; substances not defined as hazardous substances under CERCLA; use and production of controlled substances wetlands; or other investigations not explicitly described in this report.

9.0 REFERENCES

The following published reference sources were consulted in the preparation of this Phase II ESA:

ASTM E1903-19 Standard Practice for ESAs: Phase II ESA Process.

“Standards and Practice for All Appropriate Inquiries, Final Rule.” Federal Register Vol. 70, No. 210 (01 November 2005):66070-66113.

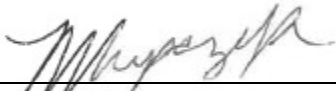
Internet Online References:

1. Winnebago County Geographic Information Systems, *WINGIS*. October 15, 2025.
<http://ims.wingis.org/>
2. United States Department of Agriculture (USDA), Web Soil Survey. October 15, 2025.
<http://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm>

10.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONALS

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in 312.10 of 40 CFR 312. We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property.

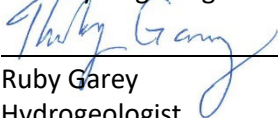
We declare that any individuals listed below who do not qualify as an Environmental Professional did so under the supervision or responsible charge of a person that meets the definition of Environmental Professional as defined in 312.10 of 40 CFR 312.

	<u>May 8, 2026</u>
Melissa Kupczyk	Date
Environmental Project Manager	

	<u>May 8, 2026</u>
Tony Guajardo	Date
Project Hydrogeologist	

Additional individuals who assisted in conducting the assessment under the supervision or responsible charge of a person meeting the definition Environmental Professional as defined in 312.10 of 40 CFR 312 include:

	<u>May 8, 2026</u>
Naomi Mullen	Date
Staff Hydrogeologist	

	<u>May 8, 2026</u>
Ruby Garey	Date
Hydrogeologist	

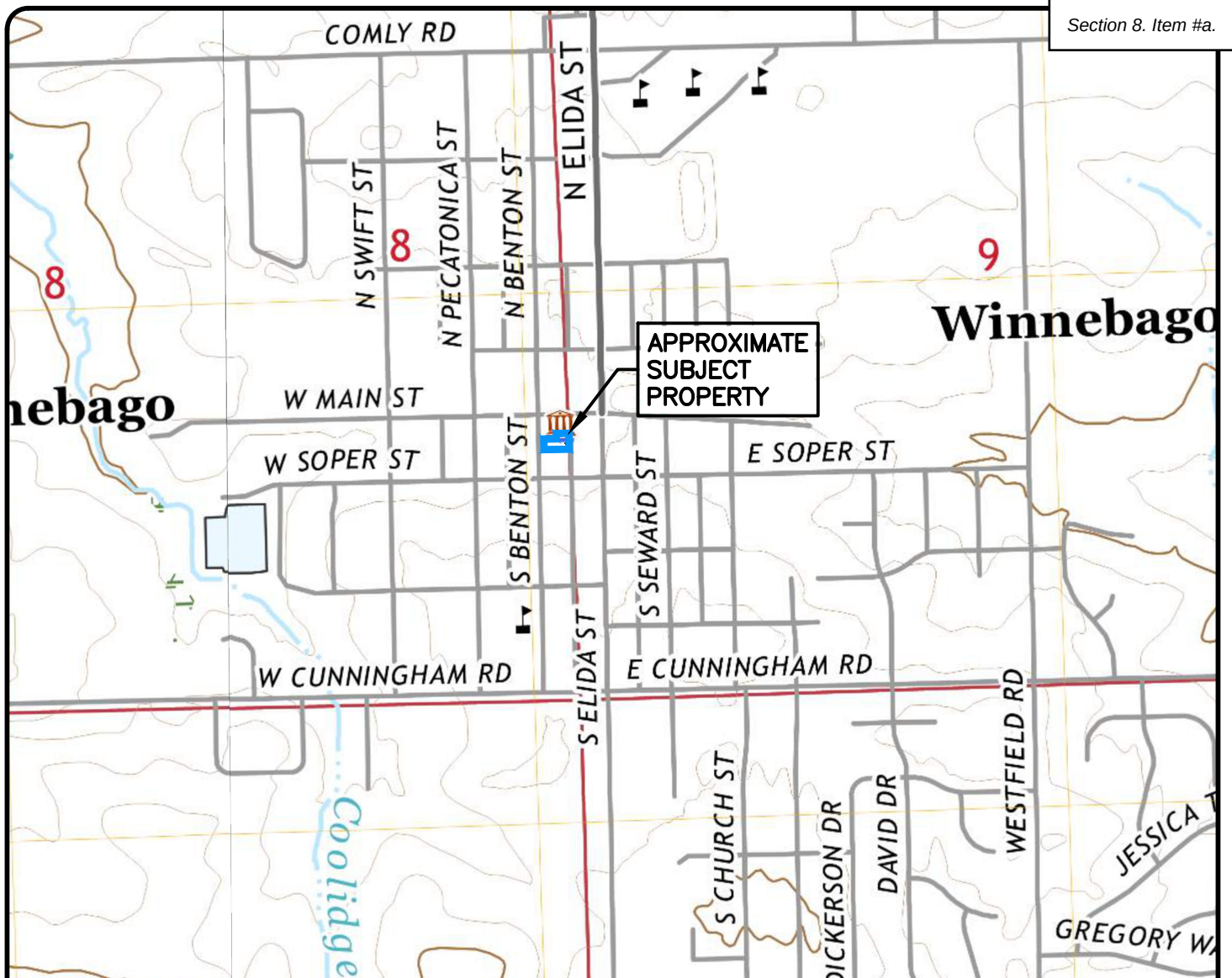
	<u>May 8, 2026</u>
Ben Bugno	Date
Hydrogeologist	

11.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

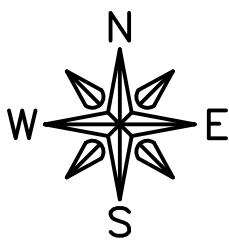
The qualifications of the Environmental Professionals and any other individuals responsible for conducting this Phase II ESA are in Appendix 4, along with the definition of Environmental Professional as defined in 312.10 of 40 CFR 312.

O: Region 1 Planning Council\23-1700 - FY23 Brownfields Assessment\PA Final\Phase II ESAs\231700 PH04G - Reigon 1 Planning Council - 114 S Benton Phase II ESA.

Figures



SOURCE: USGS 2021



1000 0 1000 FEET
GRAPHIC SCALE IN FEET

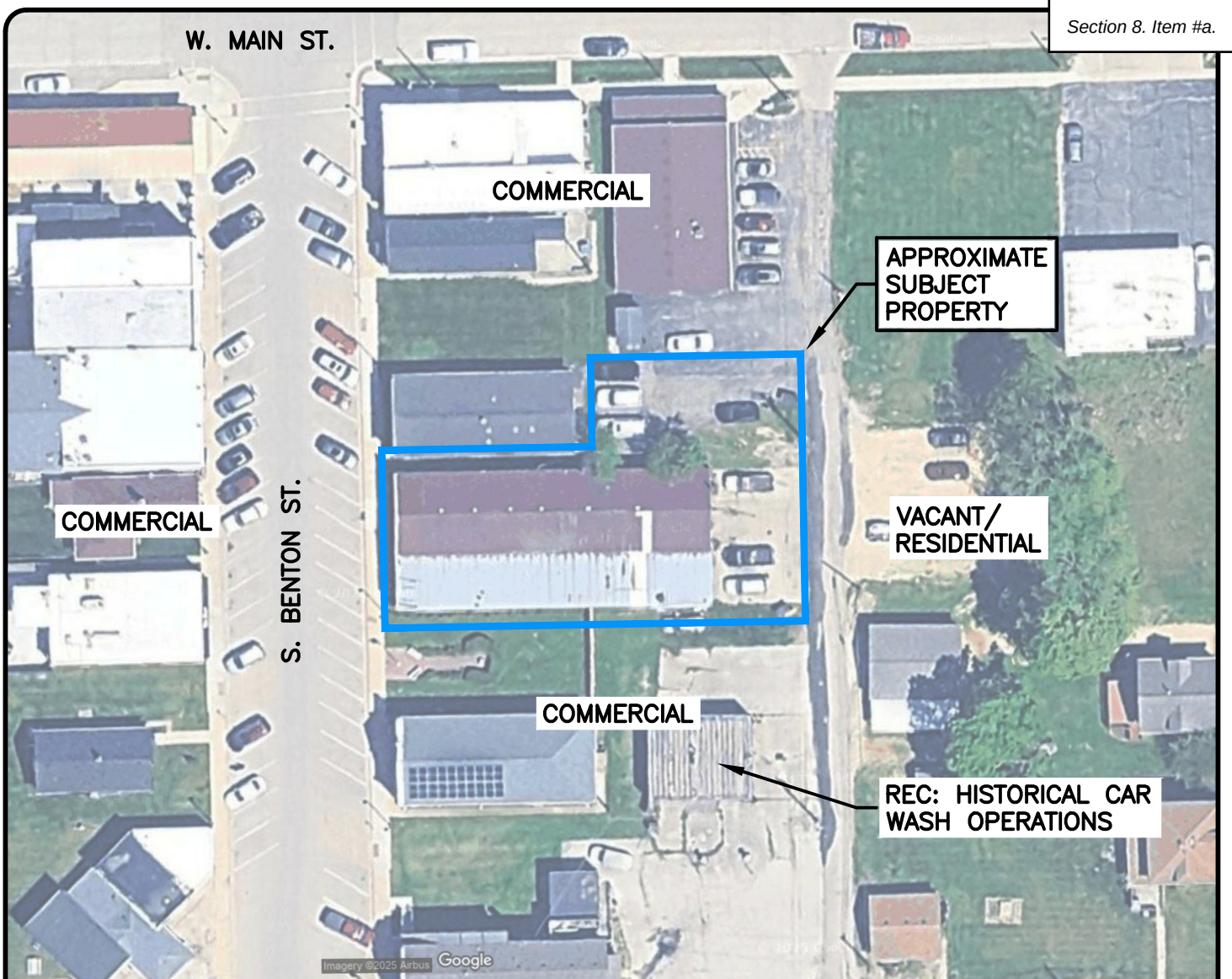
FIGURE 1
SITE VICINITY MAP
BUD'S AUTOMOTIVE
114 S. BENTON ST.
WINNEBAGO, IL 61088
PIN: 14-08-433-019

4/20/26

FEHR GRAHAM

ENGINEERING & ENVIRONMENTAL

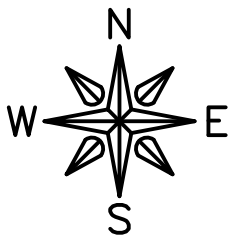
ILLINOIS
IOWA
WISCONSIN



SOURCE: GOOGLE EARTH

FIGURE 2

SURROUNDING PROPERTIES MAP
 BUD'S AUTOMOTIVE
 114 S. BENTON ST.
 WINNEBAGO, IL 61088
 PIN: 14-08-433-019



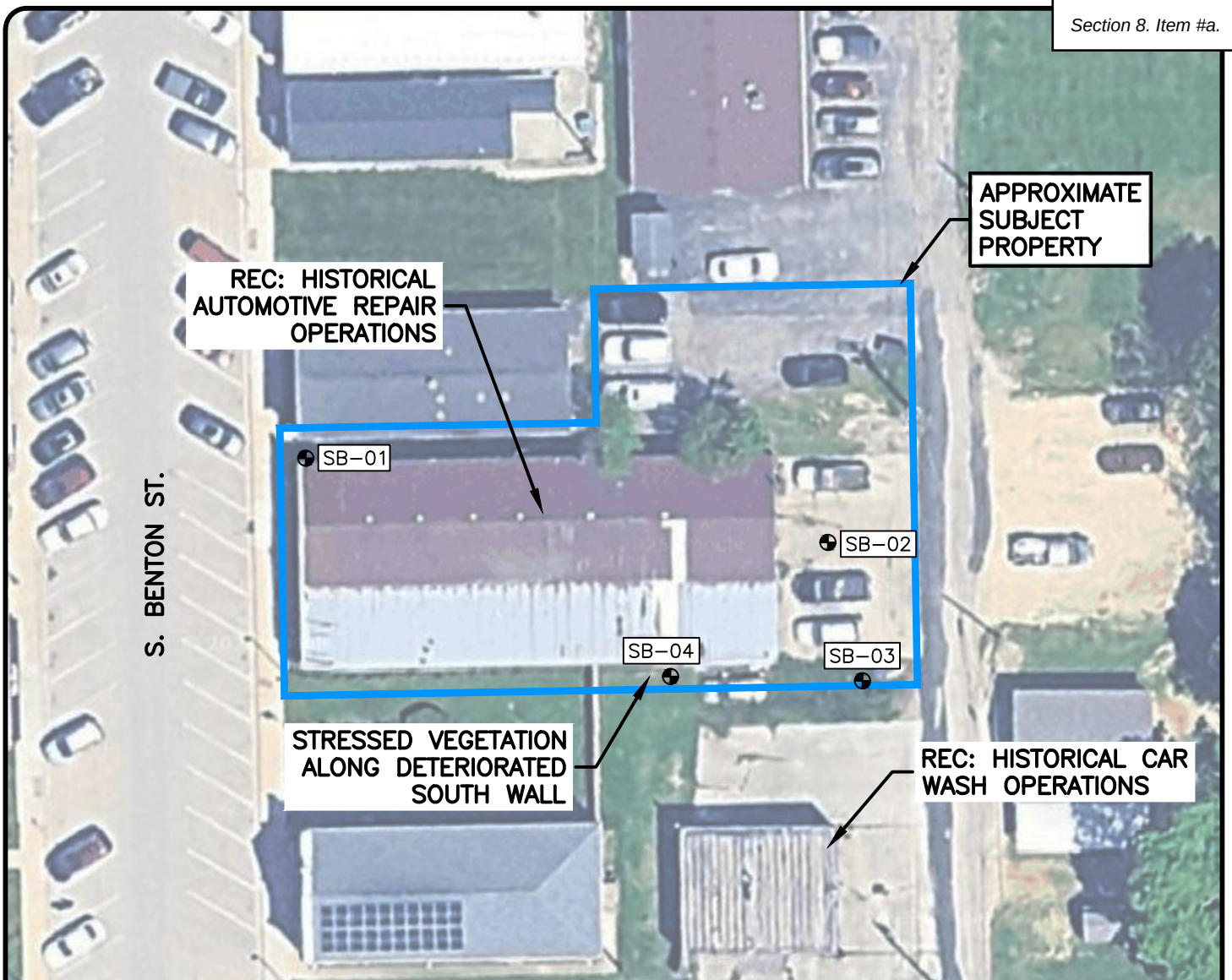
60 0 60 FEET
 GRAPHIC SCALE IN FEET

4/20/26

FEHR GRAHAM

ENGINEERING & ENVIRONMENTAL

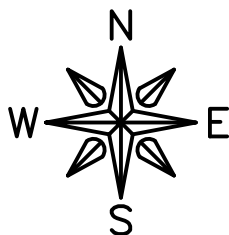
ILLINOIS
 IOWA
 WISCONSIN



LEGEND

● SOIL BORING LOCATION

SOURCE: GOOGLE EARTH



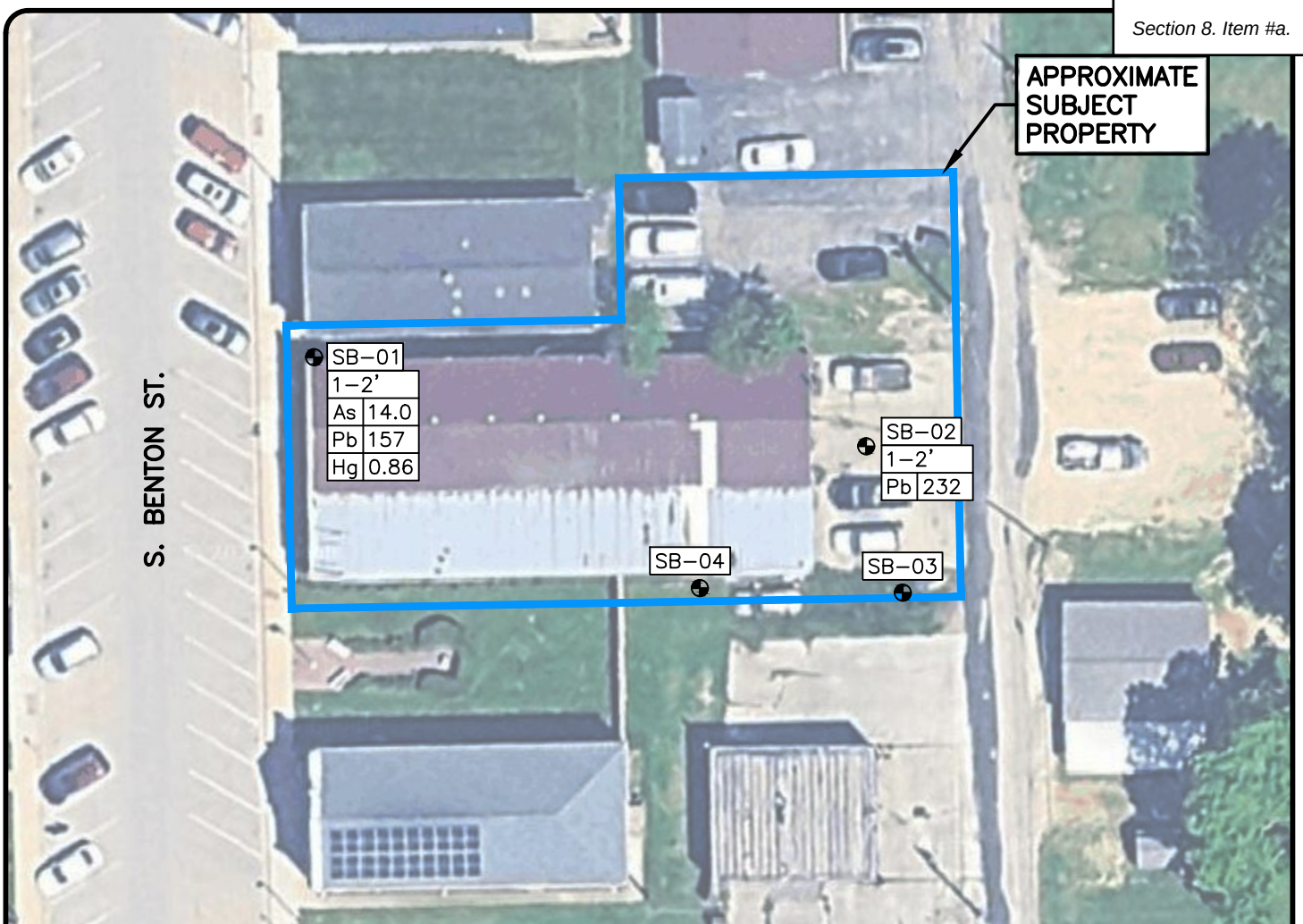
40 0 40 FEET
GRAPHIC SCALE IN FEET

FIGURE 3
SITE LAYOUT MAP
BUD'S AUTOMOTIVE
114 S. BENTON ST.
WINNEBAGO, IL 61088
PIN: 14-08-433-019

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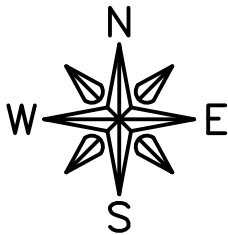


TIER I EXPOSURE ROUTE-SPECIFIC VALUES FOR SOILS (mg/kg)

ANALYTICAL PARAMETER		RESIDENTIAL		INDUST/COMMERCIAL		CNSTR. WRKR		SOIL COMPONENT TO GROUNDWATER INGESTION
		INGESTION	INHALATION	INGESTION	INHALATION	INGESTION	INHALATION	
As	ARSENIC	11.3	750	11.3	1,200	61	25,000	CLASS 1 28-33 pH
Pb	LEAD	400	—	800	—	700	—	107
Hg	MERCURY	23	10	610	16	61	0.1	0.15-8 pH

LEGEND

⊕ SOIL BORING LOCATION



40 0 40 FEET
GRAPHIC SCALE IN FEET

FIGURE 4
TIER I EXCEEDANCES IN SOIL
BUD'S AUTOMOTIVE
114 S. BENTON ST.
WINNEBAGO, IL 61088
PIN: 14-08-433-019

4/20/26

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IOWA
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Tables

TABLE 1

	Boring ID	REC/Location	Proposed Depth (ft)	Proposed Sample Collection Location and Depth	Contaminants of Concern		Total Soil Samples	Total Groundwater Samples
					Soil Analysis Parameters*	Groundwater Analysis Parameters		
114 S. Benton Street - Bud's Automotive Phase II ESA	SB-01	Historical automotive operations	10' bgs	Collect soil sample from where highest PID readings or visual/olfactory evidence of contamination occurs. If no PID readings or staining are observed, collect a sample from 2-3 feet bgs Soil samples will not be collected from saturated soils.	VOCs, PCBS, PNAs, RCRA 8 Metals, pH	---	1 Sample	---
	SB-02	Historical automotive operations	10' bgs	Collect soil sample from where highest PID readings or visual/olfactory evidence of contamination occurs. If no PID readings or staining are observed, collect a sample from 2-3 feet bgs Soil samples will not be collected from saturated soils.	VOCs, PCBS, PNAs, RCRA 8 Metals, pH	---	1 Sample	---
	SB-03	Historical automotive operations; South adjoining historical car wash operations.	10' bgs	Collect soil sample from where highest PID readings or visual/olfactory evidence of contamination occurs. If no PID readings or staining are observed, collect a sample from 2-3 feet bgs Soil samples will not be collected from saturated soils.	VOCs, PCBS, PNAs, RCRA 8 Metals, pH	---	1 Sample	---
	SB-04	Excessive deterioration and stressed vegetation observed to be localized to the area near fume hood and fan ventilation system; South adjoining historical car wash operations.	10' bgs	Collect soil sample from where highest PID readings or visual/olfactory evidence of contamination occurs. If no PID readings or staining are observed, collect a sample from 2-3 feet bgs Soil samples will not be collected from saturated soils.	VOCs, PCBS, PNAs, RCRA 8 Metals, pH	---	1 Sample	---

TABLE 2

Section 8. Item #a.

Boring ID No.	Location	Proposed Sample Collection Rationale	Contaminants of Concern		Total Soil Samples	Total Water Samples	Total Soil Gas Samples
			Soil/Soil Gas Analysis Parameters	Groundwater Analysis Parameters			
QA/QC Sampling Rationale							
Field Duplicate	Collect from same interval as soil sample	QA/QC - 1 duplicate per 20 soil samples and per 20 groundwater samples.	Consistent with analysis completed on field sample	---	1	---	---
Matrix Spike/Matrix Spike Duplicate	Collect from same interval as soil sample	QA/QC - 1 MS/1 MSD per 20 soil samples and per 20 groundwater samples. Do not collected in the same areas as the duplicate - collect from a location that appears clean. Homogenize and put into sample containers (3 sets of jars)	Consistent with analysis completed on field sample	---	1	---	---
Equipment or Field Blank	Collect between samples or at end of each day	A single equipment blank per day. Collect from rinsate water from equipment decontamination, or if rinsate water is not used, submit field blank.	---	Consistent with analysis completed in field	---	1 per day	---
Trip Blank	To be shipped with VOC samples in cooler	To be shipped with VOC samples in cooler. A single trip blank per cooler containing samples for VOC analysis for water and soil samples shall be included.	---	VOCs	---	1 per cooler	---

Bud's Automotive
114 S. Benton Street, Winnebago IL, 61088

Table 3A
Soil Analytical Results - Volatile Organic Compounds

		Tier 1 Exposure Route-Specific Values for Soils (mg/kg)								40310266001		40310266002		40310266005		40310266003		40310266004		40310266007	
		Residential		Industrial- Commercial		Construction Worker		Soil Component to Groundwater Ingestion		SB-01 (1-2)		SB-02 (1-2)		DUP-01		SB-03 (2-3)		SB-04 (2-3)		TB-01	
Analytical Parameter		Ingestion	Inhalation	Ingestion	Inhalation	Ingestion	Inhalation	Class I	Class II	3/30/2026		3/30/2026		3/30/2026		3/30/2026		3/30/2026		3/30/2026	
TARGET COMPOUND LIST - VOLATILE ORGANIC PARAMETERS	Acetone	70,000	100,000	---	100,00	---	100,00	25	25	U	0.051	U	0.065	U	0.049	U	0.055	U	0.055	U	0.047
	Benzene	12	0.8	100	1.6	2,300	2.2	0.03	0.17	U	0.00077	U	0.00098	U	0.00074	U	0.00083	U	0.00082	U	0.00071
	Bromodichloromethane	10	3,000	92	3,000	2,000	3,000	0.6	0.6	U	0.00074	U	0.00094	U	0.00071	U	0.00080	U	0.00079	U	0.00068
	Bromoform	81	53	720	100	16,000	140	0.8	0.8	U	0.0088	U	0.011	U	0.0084	U	0.0095	U	0.0094	U	0.0081
	Bromomethane	110	10	2,900	15	1,000	3.9	0.2	1.2	U	0.0048	U	0.0062	U	0.0046	U	0.0052	U	0.0052	U	0.0045
	2-Butanone	---	---	---	---	---	---	---	---	U	0.017	U	0.022	U	0.016	U	0.018	U	0.018	U	0.016
	Carbon disulfide	7,800	720	200,000	720	20,000	9	32	160	U	0.0012	U	0.0015	U	0.0012	U	0.0013	U	0.0013	U	0.0011
	Carbon tetrachloride	5	0.3	44	0.64	410	0.9	0.07	0.7	U	0.0034	U	0.0044	U	0.0033	U	0.0037	U	0.0037	U	0.0032
	Chlorobenzene	1,600	130	41,00	210	4,100	1.3	1	6.5	U	0.0010	U	0.0013	U	0.00096	U	0.0011	U	0.0011	U	0.00092
	Chloroethane	---	---	---	---	---	---	---	---	U	0.0039	U	0.0050	U	0.0038	U	0.0043	U	0.0042	U	0.0036
	Chloroform	100	0.3	940	0.54	2,000	0.76	0.6	2.9	U	0.00092	U	0.0012	U	0.00088	U	0.00099	U	0.00098	U	0.00084
	Chloromethane	---	---	---	---	---	---	---	---	U	0.0012	U	0.0015	U	0.0011	U	0.0013	U	0.0013	U	0.0011
	Dibromochloromethane	1,600	1,300	41,000	1,300	41,000	1,300	0.4	0.4	U	0.0030	U	0.0039	U	0.0029	U	0.0033	U	0.0032	U	0.0028
	1,1-Dichloroethane	7,800	1,300	200,000	1,700	200,000	130	23	110	U	0.0012	U	0.0015	U	0.0011	U	0.0013	U	0.0012	U	0.0011
	1,2-Dichloroethane	7	0.4	63	0.7	1,400	0.99	0.02	0.1	U	0.00089	U	0.0011	U	0.00086	U	0.00097	U	0.00096	U	0.00082
	1,1-Dichloroethene	3,900	290	100,000	470	10,000	3	0.06	0.3	U	0.0011	U	0.0015	U	0.0011	U	0.0012	U	0.0012	U	0.0011
	cis-1,2-Dichloroethene	780	1,200	20,000	1,200	20,000	1,200	0.4	1.1	U	0.00096	U	0.0012	U	0.00092	U	0.0010	U	0.0010	U	0.00088
	trans-1,2-Dichloroethene	1,600	3,100	41,000	3,100	41,000	3,100	0.7	3.4	U	0.00078	U	0.00099	U	0.00075	U	0.00084	U	0.00084	U	0.00072
	1,2-Dichloropropane	9	15	84	23	1,800	0.5	0.03	0.15	U	0.0011	U	0.0014	U	0.0011	U	0.0012	U	0.0012	U	0.0010
	cis-1,3-Dichloropropene	6.4	1.1	57	2.1	1,200	0.39	0.004	0.02	U	0.0011	U	0.0014	U	0.0011	U	0.0012	U	0.0012	U	0.0010
	trans-1,3-Dichloropropene	6.4	1.1	57	2.1	1,200	0.39	0.004	0.02	U	0.0027	U	0.0034	U	0.0026	U	0.0029	U	0.0029	U	0.0025
	Ethylbenzene	7,800	400	200,000	400	20,000	58	13	19	U	0.00097	U	0.0012	U	0.00093	U	0.0011	U	0.0010	U	0.00089
	2-Hexanone	---	---	---	---	---	---	---	---	U	0.012	U	0.016	U	0.012	U	0.013	U	0.013	U	0.011
	Methylene chloride	85	13	760	24	12,000	34	0.02	0.2	U	0.0043	U	0.0055	U	0.0041	U	0.0046	U	0.0046	U	0.0040
	4-Methyl-2-pentanone	---	---	---	---	---	---	---	---	U	0.022	U	0.028	U	0.021	U	0.023	U	0.023	U	0.020
	Methyl tertiary-butyl ether	780	8,800	20,000	8,800	2,000	140	0.32	0.32	U	0.0022	U	0.0028	U	0.0021	U	0.0024	U	0.0024	U	0.0020
	Styrene	16,000	1,500	410,000	1,500	41,000	430	4	18	U	0.00077	U	0.00098	U	0.00074	U	0.00083	U	0.00083	U	0.00071
	1,1,2,2-Tetrachloroethane	---	---	---	---	---	---	---	---	U	0.0028	U	0.0035	U	0.0027	U	0.0030	U	0.0030	U	0.0026
	Tetrachloroethene	12	11	110	20	2,400	28	0.06	0.3	U	0.00096	U	0.0012	J	0.00097	U	0.0010	U	0.0010	U	0.00089
	Toluene	16,000	650	410,000	650	410,000	42	12	29	U	0.00096	U	0.0012	U	0.00092	U	0.0010	U	0.0010	U	0.00088
	1,1,1-Trichloroethane	---	1,200	---	1,200	---	1,200	2	9.6	U	0.0016	U	0.0021	U	0.0016	U	0.0018	U	0.0018	U	0.0015
	1,1,2-Trichloroethane	310	1,800	8,200	1,800	8,200	1,800	0.02	0.3	U	0.0016	U	0.0021	U	0.0016	U	0.0018	U	0.0018	U	0.0015
	Trichloroethene	58	5	520	8.9	1,200	12	0.06	0.3	U	0.00077	U	0.00099	U	0.00074	U	0.00084	U	0.00083	U	0.00072
	Vinyl chloride	0.46	0.28	7.9	1.1	170	1.1	0.01	0.07	U	0.0014	U	0.0018	U	0.0013	U	0.0015	U	0.0015	U	0.0013
	Xylenes (Total)	16,000	320	410,000	320	41,000	5.6	150	150	U	0.0037	U	0.0047	U	0.0035	U	0.0040	U	0.0040	U	0.0034

Tier 1 Soil Remediation Objectives (SROs) taken from TACO Appendix B, Table A and Table B

Sample results and SROs presented in milligrams per kilogram (mg/kg)

--- Remediation Objective not established

U Qualifer indicates analyte not detected (less than Reporting Limit or Minimum Detection Limit)

J Qualifer indicates estimated concentration above the method detection limit and below the reporting limit

bold Analytical results in bold indicate detected parameter

 Sample result exceeds one or more SRO

 SRO has been exceeded in one or more sample

Bud's Automotive
114 S. Benton Street, Winnebago IL, 61088

Table 3B
Soil Analytical Results - Polynuclear Aromatic Hydrocarbons

		Tier 1 Exposure Route-Specific Values for Soils (mg/kg)								Concentration of PNA Chemicals in Background Soils (mg/kg)*	40310266001		40310266002		40310266005		40310266003		40310266004	
		Residential		Industrial- Commercial		Construction Worker		Soil Component to Groundwater Ingestion			SB-01 (1-2)		SB-02 (1-2)		DUP-01		SB-03 (2-3)		SB-04 (2-3)	
Analytical Parameter		Ingestion	Inhalation	Ingestion	Inhalation	Ingestion	Inhalation	Class I	Class II	Metropolitan	3/30/2026		3/30/2026		3/30/2026		3/30/2026		3/30/2026	
POLYNUCLEAR AROMATIC HYDROCARBONS	Acenaphthene	4,700	---	120,000	---	120,000	---	570	2,900	0.13	U	0.0028	U	0.0027	U	0.0027	U	0.0029	U	0.0028
	Acenaphthylene	---	---	---	---	---	---	---	---	0.07		0.048	U	0.0026	U	0.0026	J	0.0030	U	0.0027
	Anthracene	23,000	---	610,000	---	610,000	---	12,000	59,000	0.40		0.038	U	0.0026	J	0.0027	J	0.015	U	0.0027
	Benzo(a)anthracene	0.9	---	8	---	170	---	2	8	1.8		0.064	J	0.0054	J	0.0080		0.089	J	0.0069
	Benzo(a)pyrene	0.09	---	0.8	---	17	---	8	82	2.1		0.082	J	0.0032	J	0.0088		0.12	J	0.0068
	Benzo(b)fluoranthene	0.9	---	8	---	170	---	5	25	2.1		0.15	J	0.0065	J	0.012		0.17	J	0.011
	Benzo(g,h,i)perylene	---	---	---	---	---	---	---	---	1.7		0.077	U	0.0037	J	0.011		0.11	J	0.0064
	Benzo(k)fluoranthene	9	---	78	---	1,700	---	49	250	1.7		0.056	U	0.0027	J	0.0046		0.065	J	0.0048
	Chrysene	88	---	780	---	17,000	---	1600	800	2.7		0.14	J	0.0044	J	0.012		0.13	J	0.0087
	Dibenzo(a,h)anthracene	0.09	---	0.8	---	17	---	2	7.6	0.42	J	0.017	U	0.0029	U	0.0029	J	0.021	U	0.0030
	Fluoranthene	3,100	---	82,000	---	82,000	---	4,300	21,000	4.1		0.29	J	0.0062	J	0.017		0.19	J	0.017
	Fluorene	3,100	---	82,000	---	82,000	---	560	2,800	0.18	J	0.0082	U	0.0025	U	0.0025	J	0.0030	U	0.0026
	Indeno(1,2,3-c,d)pyrene	0.9	---	8	---	170	---	14	69	1.6		0.060	U	0.0044	J	0.0059		0.084	J	0.0050
	2-Methylnaphthalene	---	---	---	---	---	---	---	---	0.14		0.024	U	0.0031	U	0.0030	J	0.0077	U	0.0031
	Naphthalene	1,600	170	41,000	270	4,100	1.8	12	18	0.2	J	0.015	J	0.0021	U	0.0020	J	0.0064	U	0.0021
	Phenanthrene	---	---	---	---	---	---	---	---	2.5		0.27	J	0.0033	J	0.011		0.061	J	0.0083
	Pyrene	2,300	---	61,000	---	61,000	---	4,200	21,000	3.0		0.23	J	0.0053	J	0.015		0.16	J	0.013

- Tier 1 Soil Remediation Objectives (SROs) taken from TACO Appendix B, Table A and Table B
- Concentrations of PNA Chemicals in Background Soils taken from TACO Appendix A, Table H
- Sample results and SROs presented in milligrams per kilogram (mg/kg)
- Remediation Objective not established
- * Compliance objective can be met via Tier 1 Remediation Objective(s) or Concentrations of PNA Chemicals in Background Soils
- U Qualifer indicates analyte not detected (less than Reporting Limit)
- J Qualifer indicates estimated concentration above the method detection limit and below the reporting limit
- bold** Analytical results in bold indicate detected parameter
- Sample result exceeds one or more SRO
- SRO has been exceeded in one or more sample
- Sample result exceeds one or more SRO but is below the applicable background concentration

Table 3C
Soil Analytical Results - RCRA 8 Metals and pH

		Tier 1 Exposure Route-Specific Values for Soils (mg/kg)									40310266001		40310266002		40310266005		40310266003		40310266004	
		Residential		Industrial- Commercial		Construction Worker		pH-specific Soil Component to Groundwater Ingestion - Class I			SB-01 (1-2)		SB-02 (1-2)		DUP-01		SB-03 (2-3)		SB-04 (2-3)	
Analytical Parameter		Ingestion	Inhalation	Ingestion	Inhalation	Ingestion	Inhalation	7.25 - 7.74	7.75 - 8.24	8.25 - 8.74	3/30/2026		3/30/2026		3/30/2026		3/30/2026		3/30/2026	
RCRA 8 Metals	Arsenic	13	750	13	1,200	61	25,000	30	31	32		14.0		8.4		8.9		12.2		10.5
	Barium	5,500	690,000	140,000	910,000	14,000	870,000	1,800	2,100	---		214		442		173		218		205
	Cadmium	78	1,800	2,000	2,800	200	59,000	59	430	---	J	0.76	J	0.20	J	0.16	J	0.27	J	0.45
	Chromium (total)*	230	270	6,100	420	4,100	690	32	28	24		31.2		24.0		23.6		28.3		24.9
	Lead	400	---	800	---	700	---	107	107	107		157		232		28.5		32.6		30.9
	Mercury**	23	10	610	16	61	0.1	6.4	8	---		0.86		0.040		0.044		0.047	J	0.036
	Selenium	390	---	10,000	---	1,000	---	3.3	2.4	1.8	U	0.21	J	0.22	J	0.31	U	0.24	U	0.23
	Silver	390	---	10,000	---	1,000	---	39	110	---	U	0.11	U	0.11	U	0.11	U	0.13	U	0.12
pH		2.0 < pH < 12.5 [per 35 IAC Section 742.305 (d)]										8.2		8.4		8.4		7.9		7.7

Tier 1 Soil Remediation Objectives (SROs) taken from TACO Appendix B, Table A, Table B, and Table C
Sample results and SROs presented in milligrams per kilogram (mg/kg)
--- Remediation Objective not established
* Soil component to groundwater ingestion SROs apply for hexalent chromium
** Inhalation Remediation Objectives for Mercury only applies at sites where elemental mercury is a contaminant of concern
*** Compliance objective can be met via Tier 1 Remediation Objective(s) or Concentrations of metals in Background Soils
U Qualifer indicates analyte not detected (less than Reporting Limit)
J Qualifer indicates estimated concentration above the method detection limit and below the reporting limit
bold Analytical results in bold indicate detected parameter
Sample result exceeds one or more SRO
SRO has been exceeded in one or more sample
Sample result exceeds Soil Component to Groundwater Ingestion SRO, but meets compliance objective through SPLP/TCLP analysis

Table 3D
Soil Analytical Results - PCBs

		Tier 1 Exposure Route-Specific Values for Soils (mg/kg)								40310266001		40310266002		40310266005		40310266003		40310266004	
		Residential		Industrial- Commercial		Construction Worker		Soil Component to Groundwater Ingestion		SB-01 (1-2)		SB-02 (1-2)		DUP-01		SB-03 (2-3)		SB-04 (2-3)	
Analytical Parameter		Ingestion	Inhalation	Ingestion	Inhalation	Ingestion	Inhalation	Class I	Class II	3/30/2026		3/30/2026		3/30/2026		3/30/2026		3/30/2026	
PCBs	Aroclor 1016	---	---	---	---	---	---	---	---	U	0.019	U	0.019	U	0.019	U	0.020	U	0.020
	Aroclor 1221	---	---	---	---	---	---	---	---	U	0.019	U	0.019	U	0.019	U	0.020	U	0.020
	Aroclor 1232	---	---	---	---	---	---	---	---	U	0.019	U	0.019	U	0.019	U	0.020	U	0.020
	Aroclor 1242	---	---	---	---	---	---	---	---	U	0.019	U	0.019	U	0.019	U	0.020	U	0.020
	Aroclor 1248	---	---	---	---	---	---	---	---	U	0.019	U	0.019	U	0.019	U	0.020	U	0.020
	Aroclor 1254	---	---	---	---	---	---	---	---	U	0.019	U	0.019	U	0.019	U	0.020	U	0.020
	Aroclor 1260	---	---	---	---	---	---	---	---	U	0.019	U	0.019	U	0.019	U	0.020	U	0.020
	Polychlorinated biphenyls (PCBs)	1	---	1	---	---	---	---	---	U	0.019	U	0.019	U	0.019	U	0.020	U	0.020

Tier 1 Soil Remediation Objectives (SROs) taken from TACO Appendix B, Table A and Table B

Sample results and SROs presented in milligrams per kilogram (mg/kg)

--- Remediation Objective not established

U Qualifer indicates analyte not detected (less than Reporting Limit)

Sample result exceeds one or more SRO

SRO has been exceeded in one or more sample

Bud's Automotive
114 S. Benton Street, Winnebago IL, 61088

Table 3E
Soil Analytical Results - RCRA 8 Metals (TCLP Methods)

		Tier 1 Soil Component to the Groundwater Ingestion Exposure Route SROs		Toxicity Characteristic Threshold	40310266001		40310266002		40310266003	
					SB-01 (1-2)		SB-02 (1-2)		SB-03 (2-3)	
					3/30/2026		3/30/2026		3/30/2026	
	Analytical Parameter	Class I	Class II							
TCLP	Chromium, TCLP	0.1	1	5.0	U	0.0025		NT	U	0.0025
	Lead, TCLP	0.0075	0.1	5.0		0.71		0.046		NT

Tier 1 Soil Remediation Objectives (SROs) taken from TACO Appendix B, Table A

Toxicity Characteristic threshold taken from 40 CFR 261.24

Sample results and SROs presented in milligrams per liter (mg/L)

NT Not tested

U Qualifer indicates analyte not detected (less than Reporting Limit)

bold Analytical results in bold indicate detected parameter

Sample result exceeds one or more SRO

SRO has been exceeded in one or more sample

Appendix 1
Historical Reports

Phase I Environmental Site Assessment

Bud's Automotive
114 South Benton Street
Winnebago, Illinois 61088

Project Number: 23-1700 PH03N

November 4, 2025

Phase I ESA Validity: April 13, 2026

Fehr Graham
200 Prairie Street, Suite 208
Rockford, Illinois 61107

Region 1 Planning Council
127 North Wyman Street
Rockford, Illinois 61101

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Acronym Glossary

AAI	All-Appropriate Inquiries
ACBM	Asbestos Containing Building Materials
AST	Aboveground Storage Tank
AUL	Activity and Use Limitation
BER	Business Environmental Risk
BTEX	Benzene, Toluene, Ethylbenzene, and Xylene
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CREC	Controlled Recognized Environmental Condition
EDR	Environmental Data Resources
EPA	Environmental Protection Agency
ESA	Environmental Site Assessment
FOIA	Freedom of Information Act
HREC	Historical Recognized Environmental Condition
LUST	Leaking Underground Storage Tank
PCBs	Polychlorinated Biphenyls
PFAS	Per- and Polyfluoroalkyl Substances
PNA/PAH	Polynuclear Aromatic Hydrocarbons/Polycyclic Aromatic Hydrocarbons
PPM	Parts per million
RCRA	Resource Conservation and Recovery Act
REC	Recognized Environmental Condition
SVOCs	Semi-Volatile Organic Compounds
UST	Underground Storage Tank
VOCs	Volatile Organic Compounds

1.0 EXECUTIVE SUMMARY

At the request and authorization of the Region 1 Planning Council; Fehr-Graham & Associates, LLC (Fehr Graham) has completed a Phase I Environmental Site Assessment (ESA) on the Subject Property located at 114 South Benton Street in Winnebago, Illinois 61088. This assessment has been performed in accordance with ASTM E1527-21 "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process".

The Subject Property consists of approximately 0.24 acres of land in a commercial area in Winnebago, Illinois and is currently vacant. This assessment has identified the following historical uses of the Subject Property:

Year(s)	Subject Property Use
1939-1946	Residential
1956-2023	Various Commercial, Including Countertop/Cabinet Manufacturing
1994-2023	Automotive Repair
2023-Present	Vacant

Based on the information provided from results of record searches, site investigation, environmental database search, survey of physical features, historical data, and interviews; this assessment has revealed the following findings in connection with the Subject Property:

Recognized Environmental Conditions (RECs)

- » There is the likely presence of hazardous substances and/or petroleum products on the Subject Property from historical automotive repair operations.
- » It is likely that the localized stressed vegetation below the excessively deteriorated south exterior wall of the Subject Property building is indicative of a past release of hazardous substances.
- » It is likely for hazardous substances and/or petroleum products to have migrated to the Subject Property from the south adjoining historical car wash operations.

Controlled Recognized Environmental Conditions (CRECs)

- » No evidence of CRECs was found on the Subject Property.

Historical Recognized Environmental Conditions (HRECs)

- » No evidence of HRECs was found on the Subject Property

De minimis Conditions

- » No evidence of de minimis conditions was found on the Subject Property.

De minimis Conditions

- » No significant data gaps were encountered during this assessment

Non-Scope Considerations and Additional Services

- » At the request of the User, Asbestos Containing Building Materials (ACBMs) were evaluated October 22, 2025, by Camplin Environmental. Results of the survey will be provided in a separate report from this Phase I.
- » The use and production of controlled substances were evaluated based on the requirements of the Brownfield Assessment and Redevelopment program. No evidence of the use and production of controlled substances was identified in connection with the Subject Project.

2.0 INTRODUCTION

2.1 Purpose

Fehr Graham has completed a Phase I ESA on Bud's Automotive, located at 114 South Benton Street in Winnebago, Illinois 61088. This site is hereafter referred to as the Subject Property. This assessment was performed at the request and authorization of the Region 1 Planning Council. The purpose of this Phase I ESA is to identify, to the extent feasible, RECs in connection with the Subject Property or surrounding properties that may be potential sources of environmental risk or liability.

This assessment has been performed in accordance with ASTM E1527-21 "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process". The current edition of ASTM E1527 was approved on November 1, 2021. On February 13, 2023, the Environmental Protection Agency (EPA) published a final rule in the Federal Register (78 FR 79319) recognizing the ASTM E1527-21 Phase I ESA standard practice as an approved method for complying with the All Appropriate Inquiries (AAI) rule.

As such, this assessment is also intended to satisfy the AAI requirements of 40 CFR Part 312 - Innocent Landowners, Standards for Conducting AAI (AAI Final Rule); the Small Business Liability Relief and Brownfields Revitalization Act of 2002 (Public Law 107-118 (H.R. 2869); and Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) [42 USC Chapter 103, 9601(35)].

2.2 Definitions

The ASTM E1527-21 Standard defines a **Recognized Environmental Condition (REC)** as: "(1) the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment. A *de minimis* condition is not a recognized environmental condition".

A **Controlled Recognized Environmental Condition (CREC)** is defined in ASTM E1527-21 as a "recognized environmental condition affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, activity and use limitations (AULs) or other property use limitations)." The CREC determination does not imply that the environmental professional has evaluated or confirmed the adequacy, implementation, or continued effectiveness of the control(s). A past release that previously qualified as a CREC may no longer constitute a CREC if new conditions or information have been identified such as a change in regulatory criteria, a change of use at the subject property, or a subsequently identified migration pathway that was not previously known or evaluated. A CREC is considered a REC.

A **Historical Recognized Environmental Condition (HREC)** is defined in ASTM E1527-21 as "a previous release of hazardous substances or petroleum products affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities and meeting unrestricted use criteria established by a regulatory authority or authorities without subjecting the subject property to any required controls (for example, AULs or other property use limitations)." A past

release that previously qualified as an HREC may no longer qualify as an HREC if new conditions or information have been identified such as a change in regulatory criteria, a change of use at the subject property, or a subsequently identified migration pathway that was not previously known or evaluated. An HREC is not considered a REC.

A **de minimis condition** is defined in ASTM E1527-21 as “a condition related to a release that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.”

A **data gap** as defined in ASTM E1527-21 is “a lack of or inability to obtain information required by this practice despite good faith efforts by the environmental professional to gather such information. Data gaps may result from incompleteness in any of the activities required by this practice, including, but not limited to, site reconnaissance (for example, an inability to conduct the site visit), and interviews (for example, an inability to interview the key site manager, regulatory officials, etc.).” A data gap that affects the ability of the environmental professional to identify a REC is considered a *significant data gap*.

A **Business Environmental Risk (BER)** as defined by ASTM E1527-21 is “a risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of *commercial real estate*, not necessarily related to those environmental issues required to be investigated in this practice.”

2.3 Detailed Scope of Services

2.3.1 Standard Scope of Services

The scope of services for the preparation of this Phase I ESA included the collection and evaluation of reasonably available information by:

- 1) Conducting site reconnaissance to obtain information indicating the likelihood of RECs in connection with the Subject Property.
- 2) Reviewing *Government Records* available for the Subject Property and surrounding area through database record searches to identify RECs in connection with the Subject Property.
- 3) Requesting any permits, enforcement documents, or other items contained within regulatory agency files, which pertain to the Subject Property and adjoining sites, as applicable.
- 4) Reviewing reasonably ascertainable historical use sources to develop a history of the previous uses of the Subject Property and the surrounding area in order to identify the likelihood of past uses having led to RECs in connection with the Subject Property.
- 5) Conducting a survey of physical setting sources to assess the impact of potential migration (site geology and hydrology) as related to RECs at the Subject Property.
- 6) Conducting interviews with reasonably ascertainable current/past owners, site managers, and occupants along with individuals associated with the surrounding area to obtain information pertaining to RECs in connection with the Subject Property.

2.3.2 Additional Services/Non-Scope Considerations

There may be additional environmental conditions at the Subject Property that are outside the scope of the ASTM E1527-21 standard practice (“non-scope considerations”). Common non-scope considerations are presented in the following table. Evaluation of these items is neither required nor relevant for compliance with the AAI Final Rule or ASTM E1527-21; however, Users may elect to expand the scope of due diligence to assess non-scope considerations to identify BERs that exist beyond CERCLA liability associated with the Subject property.

Non-scope considerations evaluated in conjunction with this assessment, at the request of the User, are identified below.

Non-Scope Consideration	Evaluated	Not Evaluated
Asbestos-containing building materials	X	
Biological agents		X
Cultural and historic resources		X
Ecological resources		X
Endangered species		X
Health and safety		X
Indoor air quality		X
Industrial hygiene		X
Lead-based paint		X
Lead in drinking water		X
Mold		X
PCB-containing building materials		X
Naturally occurring radon		X
Regulatory compliance		X
Substances not defined as hazardous substances under CERCLA		X
Wetlands		X
Use and production of controlled substances	X	

Users should be aware that there may be other additional requirements by federal, state, and local laws at the Subject Property that are beyond the scope of this ASTM 1527-21 practice.

2.4 Significant Assumptions

This assessment is intended to reduce, but not eliminate, uncertainty regarding the potential for RECs in connection with the Subject Property, within reasonable limits of time and cost. In some instances, it is necessary to make certain assumptions regarding a piece of property in order to draw conclusions about conditions found on the Subject Property. It is important to be aware of any significant assumptions made in relation to the Subject Property when reviewing the Environmental Professional’s assessment of the Subject Property. All significant assumptions made during the completion of this Phase I ESA are identified below.

In general, groundwater flow direction has been determined based on topography in the vicinity of the Subject Property; (*i.e., the assumption that shallow groundwater flow will typically follow surface topography, or on other available resources*). No site-specific field measurements of groundwater flow direction (*e.g., installation and evaluation of groundwater monitoring wells*) have been performed as part of this assessment. Fehr Graham has obtained and reviewed site information for sites located

nearby, with particular interest paid to sites located in a presumed up-gradient direction of groundwater flow that, further based on proximity and knowledge of potential contaminant fate and transport, may present a potential to impact the Subject Property.

For investigation and cleanup of off-site releases with the oversight of the applicable regulatory authority or authorities in which the department or agency has granted closure of the case, it is assumed that the conditions of this closure are protective of human health and the environment and that the site no longer represents an environmental risk to neighboring properties unless records specifically identify such risks, includes restrictive use controls, identify deficiencies in the historical work associated with the site, or indicate conditions would not meet current regulatory criteria.

For the purposes of ASTM E1527-21, “migration or migrate” refers to the movement of hazardous substances or petroleum products in any form, including, for example, solid and liquid at the surface or subsurface, and vapor in the subsurface.

2.5 Limitations, Exceptions, and Deviations

Inevitably, there are cases where a property possesses limitations, exceptions, and deviations that do not allow the Environmental Professional to accurately or confidently assess past or present environmental impacts to the Subject Property. In addition, there are times when certain exceptions must be made to continue with the assessment process. Deviations may result from User-imposed constraints or physical limitations. These limitations, exceptions, and deviations can directly affect a site assessment.

Information provided in all Phase I ESA reports is based on research of available documents, records, and maps held by appropriate government or private agencies. These are subject to the limitations of historical documentation, and the availability and accuracy of pertinent records. The validity of information gained during personal interviews is subject to the accuracy of the personal recollections of interviewees. Specific limitations, exceptions, and deviations encountered during this Phase I ESA are as follows:

- » The presence of a large quantity of debris, as well as equipment and furniture, limited observations of the underlying interior areas of the Subject Property building.
- » Due to the historically rural nature of the Subject Property and adjoining sites, historical Sanborn Fire Insurance Map coverage was not available.

2.6 Special Terms and Conditions

Consideration must be given to any special terms and conditions unique to a particular Phase I ESA. Freedom of Information Act (FOIA) requests have been submitted to government entities requesting documentation relating to the environmental history of the Subject Property and surrounding sites. Responses to such requests are often backlogged; therefore, any pertinent information that becomes available upon completion of this report will be forwarded as an amendment to this document. Any data gaps generated as a result of the deficiencies are listed and explained in Section 10.0 (Findings/Opinions). Additionally, the findings of this report are based upon record and document reviews, site observations, interviews, and other sources of information presented in this report. No collection of samples, testing or intrusive investigation was conducted.

2.7 User Reliance and Obligations

Fehr Graham does not warrant or guarantee the environmental conditions of the Subject Property or warrant the User's ability to assert any of the defenses under the Small Business Liability Relief and Brownfields Revitalization Act or any comparable state and/or local laws. Documents and data provided by the User, designated representatives of the User, owner, operator, or other interested parties, and consulted in the preparation of this assessment, have been reviewed and may be referenced herein, with the understanding that Fehr Graham assumes no responsibility or liability for their accuracy.

As presented within ASTM E1527-21 Standard (Section 6.0, User's Responsibilities), certain tasks are required to be performed by the User of the Phase I ESA to help identify possible RECs in connection with a subject property, unless otherwise included as an additional scope of work agreed upon by the User within the signed Agreement for Professional Engineering Services. A description of the User required tasks is presented in Section 4.0 of this Phase I ESA. In addition, Section 4.0 of this report presents information provided by the User. Any insufficiencies related to the User-required tasks are presented in Section 2.5, Limitations, Exceptions, and Deviations of this Phase I ESA.

This assessment has been prepared for the exclusive use of the Region 1 Planning Council and the Village of Winnebago. No other party shall have any right to rely on any service provided by Fehr Graham without prior written consent. Additionally, there are time limitations to this report that affect the User's reliance. As found within 40 CFR 312.20, "All Appropriate Inquiries pursuant to CERCLA section 101(35)(B) must be conducted within one year prior to the date of acquisition of the subject property". Furthermore, the following components of the AAI must be conducted or updated within 180 days of and prior to the date of acquisition of the Subject Property:

- 1) Interviews with past and present owners, operators, occupants.
- 2) Searches for recorded environmental cleanup liens.
- 3) Reviews of federal, tribal, state, and local government records.
- 4) Visual inspections of the facility and of adjoining properties.
- 5) The declaration by the Environmental Professional.

Table 1 presents the dates of completion of the above-specified components for this assessment. Should the date of the Subject Property acquisition be beyond the specified time periods in Table 1, the Phase I ESA and/or the required components would require an update in order to rely on this assessment.

Table 1 – Component Completion Dates

Component	Date
Phase I ESA Validity Date (180 days from the earliest completed AAI component)	April 13, 2026
Interviews with past and present owners, operators, occupants	October 23, 2025
Searches for recorded environmental cleanup liens	August 29, 2025

Component	Date
Reviews of federal, tribal, state, and local government records	October 15, 2025
Visual inspections of the Subject Property and of adjoining properties	October 22, 2025
The declaration by the Environmental Professional	November 4, 2025

The Phase I ESA is based upon conditions at the time of completion of the individual ESA components. Compliance with AAI 180-day or 1-year requirements is based on the date of completion for each component of the environmental assessment rather than the date of the report.

3.0 SITE DESCRIPTION

3.1 Location and Legal Description

The Subject Property consists of an irregular-shaped parcel of land encompassing approximately 0.29 acres. The Subject Property is located on the east side of South Benton Street. The common address for the Subject Property is 114 South Benton Street, Winnebago, Illinois 61088. The parcel index number (PIN) associated with the Subject Property is 14-08-433-019. A Site Vicinity Map is presented in Appendix 1. The Legal Description for the Subject Property, as recorded in Title Underwriters Agency Written Search dated August 29, 2025 is as follows: The South One-half (1/2) of the East One-half (1/2) of Lot Two (2) and all of Lot Three (3) in Block Nine (9) as designated upon the plat of the Town of Winnebago, the Plat of which is recorded in Book 30 of Deeds on Page 1 in the Recorder's Office of Winnebago County, Illinois; situated in the County of Winnebago and State of Illinois. The title search is not included in this report to protect confidential business information.

3.2 Site and Vicinity General Characteristics

The Subject Property is located in a mixed commercial and residential setting in the Village of Winnebago, Winnebago County, Illinois. The Subject Property is surrounded to the north by a commercial structure; to the east by open land with a parking lot; to the south by a commercial structure, and to the west by a commercial structure. South Benton Street is located west of the Subject Property and West Main Street is situated north of the Subject Property. A Surrounding Properties Map is presented in Appendix 1.

3.3 Current Use of the Subject Property

The Subject Property is currently zoned as General Business and is currently a vacant commercial structure and associated parking lots.

3.4 Description of Site Structures, Roads, and Improvements

The Subject Property is developed with a 6,000 square foot, one-story commercial building (Subject Property building). The approximately 70-year-old Subject Property building is wood-framed and sits on a concrete foundation with a basement in the northwest corner. Typically, the interior finishes of the Subject Property building consist of drywall on the walls and ceilings. The main room of the former auto repair shop had unfinished concrete flooring. An office on the west side of the Subject Property building has linoleum flooring and wood finishing. The Subject property furnace appeared to be fueled by waste oil, sourced from several waste-oil tanks that are no longer present on the Subject Property. A heating, ventilation, and air conditioning (HVAC) system directs heat throughout the Subject Property building, and several ventilation stacks stick out on the north side of the Subject Property building. The remaining grounds consist of an asphalt paved parking lot located on the east side of the Subject Property. A Site Plan Map is presented in Appendix 1.

3.4.1 Potable Water Source

Potable water is supplied to the Subject Property and surrounding sites by the Village of Winnebago. The Village of Winnebago obtains water from deep groundwater wells. No private potable or groundwater monitoring wells were observed on the Subject Property.

3.4.2 Wastewater and Stormwater

Wastewater and stormwater within the Village of Winnebago are discharged into separate sanitary and storm sewer systems. The sanitary and process wastewater generated at the Subject Property is collected via underground piping that ultimately terminates and is treated at the Four Rivers Sanitation

Authority treatment facility. Stormwater run-off from the Subject Property appears to flow into stormwater catch basins located in the adjacent rights-of-way. No septic systems were observed on the Subject Property.

3.4.3 Other Known Utilities

Electricity is supplied via overhead powerlines on the north side of the Subject Property. Any additional utilities are supplied to the Subject Property by local providers.

3.5 Current Uses of Adjoining Sites

Table 2 - Adjoining Site Summary

Direction	Owner/Occupant	Address/PIN	Apparent Property Use
North	Megan Blunt	112 South Benton Street	Commercial
	Village of Winnebago	108 West Main Street	Government
South	Winnebago Community Historical Society	116 South Benton Street	Commercial
	Jerry Langley	111 West Soper Street	Commercial, vacant
East	Village of Winnebago	105 West Main Street	Government, open land, parking lot
West	Adam Wold	113 South Benton Street	Commercial
	Thomas McDonald	119 South Benton Street	Commercial

3.6 Physical Setting Sources

The topography of the Subject Property and surrounding area was observed during the on-site reconnaissance. The topography of the area is relatively flat within a 1/8-mile radius of the Subject Property.

3.6.1 Topographic Map Review

Regional topography was determined by a review of the Winnebago Quadrangle Map, dated 2021. According to the topographical map reviewed and the database radius report, the Subject Property is approximately 865 feet above mean sea level. The general topography of the area displays an approximate five (5) foot decrease in elevation within 1,000 feet northwest of the Subject Property, in the direction of Coolidge Creek. A copy of the reviewed topographical map is presented as the Site Vicinity Map in Appendix 1.

3.6.2 Soil Survey

According to the United States Department of Agriculture (USDA) *Web Soil Survey*, the soils in the vicinity of the Subject Property are mapped as Osco silt loam. Typically, these soils are composed of silt loam and silty clay loam derived from ground moraines. These soils are generally well-drained with slopes between 2 and 5 percent.

3.6.3 Regional Geology

To determine the local geological setting, the ISGS-published circular titled "Potential for Contamination of Shallow Aquifers in Illinois", aka "The Berg Circular" (Berg, Kempton, and Cartwright, 1984) was reviewed. The map identifies the general ability of the upper horizons of soil to contain and attenuate

contaminants resulting from activities occurring above or within those soil horizons. Soils with the least potential for containment and attenuation allow water, and thereby contaminants, to move through them rapidly. As the potential for containment and attenuation increases, the potential for aquifer contamination decreases. The Berg Circular indicates the geology in the vicinity of the Subject Property as having the following characteristics. The Subject Property is located within the rating area of B1. In general, a B1 rating area contains permeable bedrock within 5 to 20 feet of the land surface, overlain by sandy till and loess with relatively impermeable weathered zone in till. In addition, this rating area has a moderate potential for aquifer contamination.

Based on information obtained from the topographic map review and records of nearby LUST investigation (LPC #2010505008), groundwater is anticipated to be 19-20 feet below the ground surface and flowing to the southwest in the direction of the Rock River.

4.0 USER-PROVIDED INFORMATION

A User Questionnaire was provided to Joseph Dienberg, the Village Administrator for the Village of Winnebago. As presented within ASTM E1527-21 Standard (Section 6.0, User's Responsibilities), certain tasks are required to be performed by the User of the Phase I ESA to assist the Environmental Professional in identifying potential RECs in connection with the Subject Property. A copy of the completed User Questionnaire, as well as any additional information provided by the User, is included in Appendix 2.

4.1 Title Record Search for Environmental Liens or AULs

ASTM E1527-21 Section 6.2 specifies that the User of this Phase I ESA must conduct a search of reasonably ascertainable recorded land title records and judicial records for the existence of environmental liens and AULs on the Subject Property. An environmental lien is a charge, security, or encumbrance upon the title to a property to secure the payment of a cost, damage, debt, obligation, or duty arising out of response actions, cleanup, or other remediation of hazardous substances or petroleum products upon a property. An AUL is a legal or physical restriction or limitation on the use of, or access to, a site or facility to either reduce or eliminate potential exposure to hazardous substances in the soil or groundwater on the property, or to prevent activities that could interfere with the effectiveness of a response action, and to ensure maintenance of a condition of no significant risk to public health or the environment.

Users may rely on transaction-related title insurance documentation or title search information that identifies environmental covenants, environmental easements, environmental liens, environmental use controls, or any other recorded instrument that restricts, affects, or encumbers the title to the Subject Property associated with the presence of hazardous substances or petroleum products.

The User provided a Written Title Search for the Subject Property, prepared by Title Underwriters Agency, dated August 29, 2025. The document was reviewed, and no environmentally significant records were included in the title documents. The title records are not included to protect confidential business information.

In addition, according to the User Questionnaire, Joseph Dienberg was not aware of any environmental liens or AULs in connection with the Subject Property.

4.2 Specialized Knowledge

In some cases, specialized knowledge of a site or experience with a particular operation may be material to identifying RECs in connection with the Subject Property and/or adjoining sites. According to Joseph Dienberg, he has no specialized knowledge or experience related to the Subject Property or adjoining sites.

4.3 User-Provided Commonly Known or Reasonably Ascertainable Information

According to Joseph Dienberg, the Subject Property was historically an automotive repair and maintenance shop and, previously, a cabinet and countertop manufacturing shop. No specific chemicals, spills, chemical releases, or environmental cleanups were reported or identified in connection with the Subject Property.

4.4 Valuation Reduction for Environmental Issues

If the purchase price of the Subject Property does not reasonably reflect the fair market value of the Subject Property or comparable properties, if not contaminated; it is the responsibility of the User of a Phase I ESA to identify an explanation for the lower price. It must also be considered whether the lower purchase price is because contamination is known or believed to be present at the Subject Property. According to Joseph Dienberg, the purchase price for the Subject Property is not applicable to this ESA, as the Village is acquiring the Subject Property through the County's tax sale following the Subject Property's forfeiture for unpaid taxes.

4.5 Owner, Property Manager, and/or Occupant Information

According to the User Questionnaire and the Winnebago County assessor, the Subject Property is currently owned by Mark Miller, located at 8550 Traskbridge Road in Rockford, Illinois.

4.6 Reason for Performing Phase I ESA

According to Joseph Dienberg, the Phase I ESA is being completed to evaluate potential environmental contamination on the property that the Village has condemned due to code violations, and that this assessment will help determine if any environmental conditions exist that could affect the Village's ability to safely redevelop or re-purpose the site.

4.7 Degree of Obvious Indicators of Contamination

According to Joseph Dienberg, there are obvious indicators that point to the presence or likely presence of contamination at the Subject Property because of it historically being an automotive repair and maintenance shop, which are known for using hazardous substances and petroleum products.

4.8 Additional User-Provided Information

No additional environmentally significant information was provided by the User.

5.0 ENVIRONMENTAL RECORDS REVIEW

The review of federal, state, local and tribal environmental records for the Subject Property was completed using EDR. Sites located within the standard search radii of the specific regulatory database, with reported or suspected environmentally sensitive issues, have the potential to adversely impact the Subject Property. The direct potential for adverse environmental impact generally arises from the subsurface migration of contamination from these sites into the soils of, or groundwater flowing beneath the Subject Property. In addition, there is a potential indirect and adverse impact from negative perceptions associated with the proximity to a contaminated site, which may affect the fair market value of the Subject Property. In addition to the regulatory database search, EDR provides a map section that depicts a visual representation of the Subject Property's location, any surrounding mapped sites identified within the search radius with potential environmental conditions, and a detailed data report about each mapped site.

Furthermore, the EDR database review covers additional supplemental federal, state, local, and tribal databases that contain properties with potentially environmentally sensitive conditions. EDR updates its databases on a monthly or quarterly basis, depending on the release of each related government database. The report meets the government records search requirements, including the approximate minimum search distances of ASTM E1527-21. A copy of the EDR Report is included in Appendix 3 of this document.

The number of sites identified by the EDR Report within the specified search radius, per reviewed regulatory database, is presented in Table 3 below. EDR's standard search radius for multiple databases is slightly greater than the required minimum search distance under ASTM E1527-21. The table also includes supplemental databases provided by EDR. This table is the same as found in the EDR report, however, only those sites that are within the ASTM-minimum search distance and those sites outside the ASTM search radius that were determined to be significant will be discussed in this section. This section will also discuss those sites found by Fehr Graham through other means to have been missed by the electronic records search, if any. The approximate minimum search distance of the standard environmental record sources for the Subject Property was not increased for this Phase I ESA.

**Table 3 – Standard Environmental Record Summary and
Approximate Minimum Search Distances**

Standard and Supplemental Environmental Record Sources	EDR Search Distance (miles)	ASTM E1527-21 Minimum Search Distance (miles)	Number of Sites Found Within EDR/ASTM Minimum Search Distance (miles)
Federal Records			
NPL	1.0	1.0	0
Proposed NPL	1.0	1.0	0
NPL Liens	Subject Property	Not specified	0
Delisted NPL	1.0	0.5	0
SEMS (formerly CERCLIS)	0.5	0.5	0
Federal Facility	0.5	Not specified	0

Standard and Supplemental Environmental Record Sources	EDR Search Distance (miles)	ASTM E1527-21 Minimum Search Distance (miles)	Number of Sites Found Within EDR/ASTM Minimum Search Distance (miles)
SEMS-ARCHIVE (formerly CERCLIS-NFRAP)	0.5	0.5	1
RCRA CORRACTS	1.0	1.0	2
RCRA TSDF	0.5	0.5	0
RCRA – LQG	0.25	Subject Property & adjoining property	0
RCRA – SQG	0.25	Subject Property & adjoining property	0
RCRA - VSQG	0.25	Subject Property & adjoining property	0
US ENG CONTROLS	0.5	Subject Property	0
US INST CONTROLS	0.5	Subject Property	0
LUCIS	0.5	Not specified	0
ERNS	Subject Property	Subject Property	0
State and Local Records			
IL SSU	1.0	1.0	0
State SWF/Landfill	0.5	0.5	0
IL LF Special Waste	0.5	0.5	0
IL NIPC	0.5	0.5	0
IL CCDD	0.5	0.5	0
LUST	0.5	0.5	4
LUST TRUST	0.5	0.5	0
UST	0.25	Subject Property & adjoining property	4
AST	0.25	Subject Property & adjoining property	1
FEMA UST	0.25	Subject Property & adjoining property	0
IL ENG Controls	0.5	Subject Property	0
IL INST Controls	0.5	Subject Property	0
IL SRP	0.5	0.5	0
IL Brownfields	0.5	0.5	0
Additional Environmental Records			

Standard and Supplemental Environmental Record Sources	EDR Search Distance (miles)	ASTM E1527-21 Minimum Search Distance (miles)	Number of Sites Found Within EDR/ASTM Minimum Search Distance (miles)
US BROWNFIELDS	0.5	Not specified	0
ODI	0.5	Not specified	0
Debris Region 9	0.5	Not specified	0
US CDL	Subject Property	Not specified	0
IL CDL	Subject Property	Not specified	0
US Historic CDL	Subject Property	Not specified	0
LIENS 2	Subject Property	Not specified	0
HMIRS	Subject Property	Not specified	0
IL SPILLS	Subject Property	Not specified	0
IL SPILLS 90	Subject Property	Not specified	0
RCRA – NonGen	0.25	Not specified	4
DOT OPS	Subject Property	Not specified	0
DOD	1.0	Not specified	0
FUDS	1.0	Not specified	0
CONSENT	1.0	Not specified	0
ROD	1.0	Not specified	0
UMTRA	0.5	Not specified	0
US MINES	0.25	Not specified	0
TRIS	Subject Property	Not specified	0
TSCA	Subject Property	Not specified	0
FTTS	Subject Property	Not specified	0
HIST FTTS	Subject Property	Not specified	0
SSTS	Subject Property	Not specified	0
ICIS	Subject Property	Not specified	0
PADS	Subject Property	Not specified	0
MLTS	Subject Property	Not specified	0
RADINFO	Subject Property	Not specified	0
FINDS	Subject Property	Not specified	Subject Property (1)

Standard and Supplemental Environmental Record Sources	EDR Search Distance (miles)	ASTM E1527-21 Minimum Search Distance (miles)	Number of Sites Found Within EDR/ASTM Minimum Search Distance (miles)
ECHO	Subject Property	Not specified	0
RAATS	Subject Property	Not specified	0
RMP	Subject Property	Not specified	0
IL NPDES	Subject Property	Not specified	0
IL UIC	Subject Property	Not specified	0
IL HWAR	Subject Property	Not specified	0
WI MANIFEST	0.25	Not specified	0
IL DRYCLEANERS	0.25	Not specified	0
IL IMPDMENT	0.5	Not specified	0
IL AIRS	Subject Property	Not specified	0
IL TIER 2	Subject Property	Not specified	0
SCRD DRYCLEANERS	0.5	Not specified	0
IL BOL	Subject Property	Not specified	Subject Property (1)
IL PIMW	0.25	Not specified	0
IL Coal Ash	0.5	Not specified	0
IL Financial Assurance	Subject Property	Not specified	0
Lead Smelters	Subject Property	Not specified	0
Coal Ash EPA	0.5	Not specified	0
Coal Ash DOE	Subject Property	Not specified	0
PCB TRANSFORMER	Subject Property	Not specified	0
2020 COR ACTION	0.25	Not specified	0
EPA WATCH LIST	Subject Property	Not specified	0
US AIRS	Subject Property	Not specified	0
PRP	Subject Property	Not specified	0
US FIN ASSUR	Subject Property	Not specified	0
UST FINDER RELEASE	0.5	Not specified	4
UST FINDER	0.25	Not specified	3
PFAS	0.25	Not specified	1

Standard and Supplemental Environmental Record Sources	EDR Search Distance (miles)	ASTM E1527-21 Minimum Search Distance (miles)	Number of Sites Found Within EDR/ASTM Minimum Search Distance (miles)
Indian Reservations	1.0	Not specified	0
Indian LUST	0.5	0.5	0
Indian UST	0.25	Subject Property & adjoining property	0
Indian VCP	0.5	0.5	0
Indian ODI	0.5	Not specified	0
EDR Proprietary Records			
MGP (Manufactured Gas Plants)	1.0	Not specified	0
US Hist Auto Stat	0.125	Not specified	1 + Subject Property (1)
US Hist Cleaners	0.125	Not specified	0
Orphan Sites			0

All the above environmental records were reviewed, and only those records found to present significant environmental findings in connection with the Subject Property are discussed further in this section. Each of the listings can be found in the EDR Radius Map Report located in Appendix 3. Records that will not be discussed further include records noting:

- » The presence of an off-site UST or AST with no evidence of a release or the threat of release [Databases: AST, UST, INDIAN AST, INDIAN UST]
- » A site at a distance of greater than 0.1 miles that formerly had a leaking petroleum UST or leaking petroleum AST that has been properly reported, investigated, and remediated under the oversight of the appropriate state or federal agency, where the oversight agency has formally closed the site, and where the site is at a sufficient distance or the contaminants of concern are of the type where vapor migration onto the Subject Property is not a concern [Databases: LUST, LAST, INDIAN LUST, INDIAN LAST]
- » A site where there is a history of hazardous or PCB wastes being generated provided that there is no record of a release or a serious violation that could have led to a release [Databases: RCRA-LQG, RCRA-SQG, RCRA-VSQG, RCRA-NonGen, Manifest, PADS]
- » A site where the database finding indicates that the facility completed actions required by environmental regulations or statutes with no indication that there was a release or a threat of a release to the environment (Databases: FINDS, AIRS, TRIS, TIER 2, ICIS, IL BOL, NPDES)
- » Other sites where the listing makes no note of a release or a threat of a release may not be discussed based upon the judgment of the environmental professional; or where the site is at a distance from the Subject Property or the hydrogeological gradient would not promote contamination migration toward the Subject Property [SEMS, CORRACTS, SHWS, BROWNFIELDS]

- » Sites beyond one-quarter (1/4) mile of the Subject Property that are closed by the agency and for which there are AULs or listings on state regulatory databases, unless in the opinion of the environmental professional, a particular site beyond this distance merits discussion based upon the nature of the contaminants or other significant site-specific conditions [Databases: INST Controls, ENG Controls]

5.1 Subject Property Information

Site Name: Bud's Automotive	Distance/direction from Subject Property: Subject Property
Address: 114 South Benton Street	Database: BOL, FINDS, EDR Hist Auto
EDR HIST AUTO: The Subject Property was identified on the EDR HIST AUTO database, which identifies sites with historical automotive operations (e.g., filling stations, auto repair shop, etc.). The site was identified as a historical "gasoline service station" with several names for different years, including Bud's Sunoco from 1996 to 2000 and Bud's Automotive from 2001 to 2004, as well as an automotive repair shop with the name Bud's Automotive from 2005 to 2014. FINDS, BOL: The Federal Index System (FINDS) and Bureau of Land (BOL) databases indicate general compliance and/or are related to the above database listings and provide no additional significant information. Further discussion of the potential for contamination on the Subject Property resulting from the historical automotive operations is provided in Section 10.	

As required by EPA Brownfield's Assessment and Characterization Grants awarded under CERCLA 42 USC 9604(k)(2)(B), available regulatory databases were reviewed for evidence of the historical presence of controlled substances (clandestine labs and meth drug labs) associated with the Subject Property. This evaluation was completed by reviewing federal, state, and local database lists provided by EDR (review included the following registries: US HIST CDL, CDL, and US CDL). Neither the Subject Property nor the adjoining sites were identified on the registries.

5.2 Adjoining Sites

No adjoining sites were identified in the environmental database listings.

5.3 Sites in the Surrounding Area

Site Name: Bud's Sunoco Station; Sunoco Service Station; Roger Runte	Distance/direction from Subject Property: 95 feet northeast
Address: 101 West Main Street; Elida & Main Street	Database: LUST, UST, UST FINDER, UST FINDER RELEASE, RCRA NonGen/NLR, EDR Hist Auto
LUST, UST, UST FINDER, UST FINDER RELEASE: Bud's Sunoco located approximately 95 feet northeast of the Subject Property, formerly addressed as 101 West Main Street (currently addressed as 108 West Main Street) and referred in IEPA documentation as Main & Elida, was identified on the Office of the State Fire Marshal (OSFM) registered underground storage tank (UST) database for the removal of the following tanks in 1991: • Four (4) 4,000-gallon gasoline USTs • One (1) 560-gallon diesel UST • Two () 560-gallon unknown USTs • One (1) 300-gallon unknown UST	

Site Name: Bud's Sunoco Station; Sunoco Service Station; Roger Runte	Distance/direction from Subject Property: 95 feet northeast
Address: 101 West Main Street; Elida & Main Street	Database: LUST, UST, UST FINDER, UST FINDER RELEASE, RCRA NonGen/NLR, EDR Hist Auto
The site was identified on the Illinois Environmental Protection Agency (IEPA) leaking UST (LUST) database with a reported release (Incident # 911185) of gasoline, fuel oil, and used oil from three (3) tank pit areas (A, B, & C). • Tank Farm A: Four (4) 4,000-gallon gasoline tanks • Tank Farm B: One (1) diesel and one (1) kerosene UST • Tank Farm C: One (1) waste oil and one (1) fuel oil UST Based on the LUST record, a search for documentation related to the LUST incident was conducted on the IEPA document explorer website. According to documents on the IEPA website a release was documented from the gasoline, waste oil, and heating oil tanks. No release was documented from the diesel and kerosene area. Removal of eight (8) storage tanks occurred in May of 1991, and excavation of 1,420 cubic yards of surrounding soil occurred in July of 1991. Following removal, three (3) monitoring wells were installed in October of 1992 to determine groundwater flow direction and contaminant migration. Quarterly groundwater sampling indicated that contaminants of concern were benzene, ethylbenzene, toluene, and xylenes (BETX) and Total Lead. The potential threat posed by remaining contamination in the soil on-site was addressed by placing a groundwater use restriction on the property and with the construction of an engineered barrier of bituminous pavement. The site received a No Further Remediation (NFR) Letter December 12, 2002. Limitations associated with this incident include: • The groundwater on-site is not to be used as a potable supply of water. • A concrete or asphalt barrier with sufficient thickness remains over the contaminated area outlined in the Site Base Map. RCRA NonGen/NLR: The site was identified on the Resource Conservation Recovery Act (RCRA) Non-Generator/No Longer Regulated (NonGen/NLR) database as a historical generator of hazardous wastes. The facility was verified as not a generator in 1980. Wastes associated with this property included undefined waste (D000) and ignitable waste (D001). No violations were found associated with this site. EDR Hist Auto: EDR HIST AUTO: The site was identified on the EDR HIST AUTO database as a historical "gasoline service station" with several names for different years, including Oakes Bernard from 1969 to 1976 and Bud's Sunoco Service from 1977 to 1991. Further discussion regarding the potential for contamination on the Subject Property resulting from the LUST incident at 108 West Main Street is provided in Section 10.	

Site Name: Village of Winnebago	Distance/direction from Subject Property: 200 feet south
Address: 110 West Soper Street	Database: UST, UST FINDER
UST, UST FINDER: 110 West Soper Street, located approximately 20 feet south of the Subject Property, was identified on the OSFM registered UST database for the removal of a 500-gallon gasoline UST in 1992. The tank has no record of release, and it was removed on May 15, 1992. However, the IEPA Document Explorer Platform lists this record as a LUST incident with no supporting documentation.	

Site Name: Village of Winnebago	Distance/direction from Subject Property: 200 feet south
Address: 110 West Soper Street	Database: UST, UST FINDER
A FOIA request was sent to the IEPA and OSFM to address the conflicting information. A response was received from the OSFM providing documentation regarding all USTs on the property. One 500-gallon tank was removed on 5/15/1992, where there was no record of any release identified during the removal. Two other tanks remain on the property, and it is unknown whether they are in use or abandoned. A response was not received from the IEPA. Based on the information received from the OSFM indicating that a release was not recorded during the removal of the gasoline UST, and that the remaining two (2) USTs were listed as compliant with no record of releases, the historical USTs on the south surrounding site are not considered RECs and warrant no further discussion.	

Site Name: Nancy Wallace	Distance/direction from Subject Property: 210 feet southwest
Address: 201 West Soper Street	Database: LUST, UST, UST FINDER RELEASE
LUST, UST, UST FINDER RELEASE: 201 West Soper Street, located approximately 210 feet southwest of the Subject Property, was identified on the OSFM registered UST database for the removal and/or abandonment of the following USTs in 1992: • Four (4) 500-gallon gasoline USTs • Two (2) 275-gallon used oil USTs • One (1) 500-gallon heating oil UST The site was identified on the LUST database as having a documented release of used oil in 1992 (Incident #922595). Based on the LUST record, a search for documentation related to the LUST incident was conducted on the IEPA document explorer website. However, the site did not list records related to this incident, which warranted a FOIA request for further documentation from the IEPA and OSFM. A response was received from the OSFM containing documentation, stating that five (5) gasoline tanks had been removed on 9/15/1992, where evidence of a release of used oil from a different tank was documented. The extent of the volume of release was indeterminant. Additionally, two (2) more gasoline tanks were removed on 11/23/1992. Abandonment In Place documentation reports that there is an abandoned heating oil tank under the building on the property that cannot be removed, as it could undermine the building foundation. Because these tanks were all taken out of service prior to 1974, regulations only require remediation if the LUST incident was deemed environmentally concerning. Further discussion regarding the potential for contamination on the Subject Property resulting from the LUST incident at 201 West Soper Street is provided in Section 10.	

Several additional sites in the surrounding area were identified in the environmental database listings. Each listing was reviewed for potential to impact the Subject Property. Based on the type of listing, regulatory status, distance from the Subject Property and/or direction with respect to the presumed hydrogeologic gradient, none of the listings on nearby sites indicate the potential for RECs on the Subject Property and do not warrant further discussion.

5.4 Orphan Sites

Orphan sites are database listings which may be in the vicinity of the Subject Property, but the location has not been confirmed due to poor or inadequate address information. No orphan sites were found in the EDR Radius Report for the Subject Property.

6.0 HISTORICAL LAND USE REVIEW

Historical sources have been consulted to develop a history of the previous uses of the Subject Property and surrounding area to help identify the likelihood of past uses having led to RECs in connection with the Subject Property. The objective of consulting historical sources is to identify previous uses of the Subject Property back to the Subject Property's first developed use, or back to 1940, whichever is earlier. An attempt to review the following historical sources was made to determine past development and uses of the Subject Property. The earliest historical data source located for the Subject Property and surrounding areas was the 1917 Topographic Map.

6.1 Historical Sanborn Fire Insurance Maps (Sanborns)

Sanborns were created for insurance underwriters and often contain information regarding the uses of individual structures, and the locations of USTs and chemical storage rooms throughout particular structures. Due to the historically rural nature of the Subject Property and adjoining sites, historical Sanborn Fire Insurance Map coverage was not available.

6.2 Historical Aerial Photographs

Historical Aerial Photographs dated 1939, 1946, 1956, 1958, 1970, 1977, 1980, 1988, 1994, 1998, 2005, 2006, 2009, 2012, 2015, 2019, and 2023 were obtained from EDR and reviewed for the Subject Property, adjoining sites, and the surrounding area. Below is a summary of the features identified. See Appendix 5 for a copy of the aerial photographs reviewed.

6.2.1 Subject Property Use

Year(s)	Use
1939-1946	The Subject Property appears to be developed with a single dwelling.
1956-1958	The Subject Property appears to be cleared of any buildings.
1970-1977	The Subject Property appears to be developed with a small commercial building.
1980-2023	The Subject Property appears to be developed with a large rectangular-shaped commercial building.

6.2.2 Adjoining and Surrounding Site Use

North Adjoining/Surrounding Sites	
Year(s)	Use
1939-1946	112 South Benton Street: The property appears to be developed with a dwelling. 108 West Main Street: The property appears to be vacant, open land.
1956-1958	112 South Benton Street: The property appears to be developed with a single commercial building. 108 West Main Street: The property appears to be developed with a single structure.
1970-1980	112 South Benton Street: The property appears to be developed with a commercial building. 108 West Main Street: The property no longer has any structures and appears as open, vacant land.
1988-2023	112 South Benton Street: The property appears to be developed with a commercial building. 108 West Main Street: The property appears to be developed with a single structure.

East Adjoining/Surrounding Sites	
Year(s)	Use
1939-2015	The east adjoining property is depicted with two (2) dwellings and several small buildings.
2019-2023	The east adjoining property is depicted with no structures and appears to be vacant land and additional parking for surrounding properties.

South Adjoining/Surrounding Sites	
Year(s)	Use
1939-2023	116 South Benton Street: The property appears to be developed with a commercial building. 111 Soper Street: The property appears to be developed with a commercial building.

West Adjoining/Surrounding Sites	
Year(s)	Use
1939-1958	113 South Benton Street: The property appears to be open land. 119 South Benton Street: The property appears to be open land. A small building adjoins the southwest boundary.
1970-1980	113 South Benton Street: The property appears to be developed with a commercial building. 119 South Benton Street: The property appears to be developed with a commercial building. The small building continues to adjoin the southwest boundary.
1988-2023	113 South Benton Street: The property appears to be developed with a commercial building along Benton Street with a smaller building along the northwest boundary. 119 South Benton Street: The property appears to be developed with a commercial building. The small building continues to adjoin the southwest property line.

6.3 Historical Topographic Maps

Historical topographic maps dated 1917, 1918, 1936, 1938, 1959, 1971, 1976, 2012, 2015, 2018, and 2021 were obtained from EDR and reviewed for the Subject Property, adjoining sites, and the surrounding area. Below is a summary of the features identified. See Appendix 5 for a copy of the topographic maps reviewed.

6.3.1 Subject Property Use

Year(s)	Use
1918	A structure is depicted on the Subject Property.
1932-1936	The Subject Property is unmapped.
1938	A structure is depicted on the Subject Property.
1959	A structure is depicted on the Subject Property and is included in the red shaded area to indicate a dense urban population.
1971-1976	The Subject Property is included in the red shaded area to indicate a dense urban population.
2012-2021	No man-made or notable natural features are depicted on the Subject Property.

6.3.2 Adjoining and Surrounding Site Use

North Adjoining/Surrounding Sites	
Year(s)	Use
1917-1918	112 South Benton Street: A structure is depicted on the property. 108 West Main Street: A structure is depicted on the property.
1932-1936	Both north adjoining sites are unmapped.
1938	112 South Benton Street: A structure is depicted on the property. 108 West Main Street: A structure is depicted on the property.
1959-1976	112 South Benton Street: The property is included in the red shaded area to indicate a dense urban population. 108 West Main Street: The property is included in the red shaded area to indicate a dense urban population.
2012	112 South Benton Street: No man-made or notable natural features are depicted on the property. 108 West Main Street: No man-made or notable natural features are depicted on the property.
2015-2021	112 South Benton Street: No man-made or notable natural features are depicted on the property. 108 West Main Street: A government symbol is depicted on the property.

East Adjoining/Surrounding Sites	
Year(s)	Use
1917-1918	A structure is depicted on the property.
1932-1936	The east adjoining property is unmapped.
1938	A structure is depicted on the property.
1959-1976	The property is included in the red shaded area to indicate a dense urban population.
2012-2021	No man-made or notable natural features are depicted on the property.

South Adjoining/Surrounding Sites	
Year(s)	Use
1917-1918	116 South Benton Street: A structure is depicted on the property. 111 Soper Street: A structure is depicted on the property.
1932-1936	Both south adjoining sites are unmapped.
1938	116 South Benton Street: A structure is depicted on the property. 111 Soper Street: A structure is depicted on the property.
1959	116 South Benton Street: The property is included in the red shaded area to indicate a dense urban population. 111 Soper Street: The property is included in the red shaded area to indicate a dense urban population.

South Adjoining/Surrounding Sites	
Year(s)	Use
1971-1976	116 South Benton Street: The property is included in the red shaded area to indicate a dense urban population. 111 Soper Street: The property is included in the red shaded area to indicate a dense urban population.
2012-2021	116 South Benton Street: No man-made or notable natural features are depicted on the property. 111 Soper Street: No man-made or notable natural features are depicted on the property.

West Adjoining/Surrounding Sites	
Year(s)	Use
1917-1918	113 South Benton Street: A structure is depicted on the property. 119 South Benton Street: A structure is depicted on the property.
1932-1936	Both west adjoining sites are unmapped.
1938	113 South Benton Street: A structure is depicted on the property. 119 South Benton Street: A structure is depicted on the property.
1959-1976	113 South Benton Street: A structure is depicted on the property. The property is included in the red shaded area to indicate a dense urban population. 119 South Benton Street: A structure is depicted on the property. The property is included in the red shaded area to indicate a dense urban population.
2012-2021	113 South Benton Street: No man-made or notable natural features are depicted on the property. 119 South Benton Street: No man-made or notable natural features are depicted on the property.

6.4 Historical City Directory Search

Historical City directories were typically produced annually and have the ability to provide listings of property occupants, arranged in order by street addresses. Fehr Graham reviewed historical City Directories available through EDR for the years 1992-2022 in approximately five (5)-year increments. Below is a list of environmentally significant occupants and/or land uses identified on the Subject Property or surrounding sites.

6.4.1 Subject Property Use

Year(s)	Occupant/Use
1992-1995	114 South Benton Street: Not Listed
2000-2005	114 South Benton Street: Bud's Sunoco Station
2010-2022	114 South Benton Street: Bud's Automotive

6.4.2 Adjoining and Surrounding Site Use

North Adjoining/Surrounding Sites	
Year(s)	Occupant/Use
1995	112 South Benton Street: Not Listed 108 West Main Street: Financial Fitness CTR
2000	112 South Benton Street: Fashionette Hair Designers 108 West Main Street: Village of Winnebago Sewage Plant
2005	112 South Benton Street: Fashionette Hair Designers 108 West Main Street: Village of Winnebago
2010	112 South Benton Street: Reflections Hair Salon 108 West Main Street: Winnebago Police Department; Village of Winnebago Hall; Winnebago Sewage Plant
2014-2017	112 South Benton Street: Reflections Hair Salon 108 West Main Street: Village of Winnebago
2020	112 South Benton Street: Not Listed 108 West Main Street: Winnebago Police Department; Village of Winnebago Hall; Winnebago Sewage Plant
2022	112 South Benton Street: Reflections Hair Salon 108 West Main Street: Winnebago Police Department; Village of Winnebago Hall; Winnebago Sewage Plant

East Adjoining/Surrounding Sites	
Year(s)	Occupant/Use
1992-2022	105 West Main Street: Not Listed

South Adjoining/Surrounding Sites	
Year(s)	Occupant/Use
1992-1995	116 South Benton Street: Not Listed 111 West Soper Street: Street not included in report
2000	116 South Benton Street: Winnebago Township 111 West Soper Street: Street not included in report
2005	116 South Benton Street: Not Listed 111 West Soper Street: Street not included in report
2010-2014	116 South Benton Street: Winnebago Township Office 111 West Soper Street: Street not included in report
2017-2020	116 South Benton Street: Not Listed 111 West Soper Street: Street not included in report
2022	116 South Benton Street: Winnebago Township 111 West Soper Street: Street not included in report

West Adjoining/Surrounding Sites	
Year(s)	Occupant/Use
1992	113 South Benton Street: Not Listed 119 South Benton Street: Not Listed
1995	113 South Benton Street: Changes Hair Studio 119 South Benton Street: Not Listed
2000	113 South Benton Street: Winnebago Pool Spa & Deck 119 South Benton Street: Not Listed
2005	113 South Benton Street: Fashionette Hair Designers 119 South Benton Street: Camtech
2010	113 South Benton Street: Fashionette Hair Designers 119 South Benton Street: Freedlund Family Chiropractic
2014-2017	113 South Benton Street: Not Listed 119 South Benton Street: Freedlund Family Chiropractic
2020	113 South Benton Street: Not Listed 119 South Benton Street: Not Listed
2022	113 South Benton Street: Adam Wold 119 South Benton Street: Freedlund Family Chiropractic

6.5 Local Records

6.5.1 FOIA Request to the Village of Winnebago Building Department

A FOIA request was submitted to the Village of Winnebago Building Department for records of environmental significance for the Subject Property. The response received October 21, 2025, stated that the Village of Winnebago is not in possession of site drawings for the property, as it was constructed prior to the formation of the Village of Winnebago Zoning and Building Commission in 1956. The response also stated repeated code violations were addressed to Mr. Mark Miller in 2023 and 2025 related to landscaping, structural integrity of the building, and accumulation of rubbish. A copy of the response is included in Appendix 4.

6.5.2 FOIA Request to the Village of Winnebago Fire Department

A FOIA request was submitted to the Village of Winnebago Fire Department for records of environmental significance for the Subject Property. The response received October 21, 2025, stated that the Village of Winnebago does not possess records of the Win-Bur-Sew Fire Department and therefore cannot provide records relating to HAZMAT incidents, chemical spills, or fires. Subsequently, a FOIA request was submitted to the Win-Bur-Sew Fire Department. A response was received November 4, 2025, stating that the department records cover 2001 to present and there are no incidents associated with the Subject Property on record. A copy of the response is included in Appendix 4.

6.5.3 FOIA Request to the Winnebago County Health Department

A FOIA request was submitted to the Winnebago County Health Department for records of environmental significance for the Subject Property. A response was received October 15, 2025, stating no records of environmental concerns were found for the Subject Property. A copy of the response is included in Appendix 4.

6.6 Environmental Liens and Land Title Records

The User provided a Written Search for the Subject Property, dated August 29, 2025. The title records were reviewed and did not reveal any environmental liens or AULs recorded against or relating to the Subject Property.

6.7 Additional Standard Historical Record Sources

No additional Standard Historical Record Sources were identified that would be necessary, reasonably ascertainable, and useful to meet the objectives of this Phase I ESA.

7.0 SITE RECONNAISSANCE

7.1 Methodology and Limiting Conditions

Ben Bugno of Fehr Graham conducted the site reconnaissance at approximately 10 a.m. on Wednesday, October 22, 2025. The site reconnaissance was initiated by observing the Subject Property and adjoining sites from public thoroughfares and continued by inspecting the interior and exterior of the building on the Subject Property. During the site reconnaissance, Ben was accompanied by Joey Dienberg, the Village Administrator for the Village of Winnebago, Ross Grimes, the Assessment and Remediation Team Lead at Fehr Graham, and Eric Setter, the Director of Community Revitalization for the Region 1 Planning Council. The weather conditions were mostly cloudy with a temperature of approximately 45 degrees Fahrenheit with winds approximately sixteen (16) miles per hour from the northwest. The ground surfaces were moist. Photographs taken during the site reconnaissance are included in Appendix 6.

- » The presence of a large quantity of debris, as well as equipment and furniture, limited observations of the underlying interior areas of the Subject Property building.

7.2 General Site Setting

The Subject Property consists of an irregular-shaped parcel of land encompassing approximately 0.29 acres in a commercial setting in the Village of Winnebago. The Subject Property is developed with a 6,000 square foot, one-story commercial building. The approximately 70-year-old Subject property is wood-framed and sits on a concrete foundation with a basement in the northwest corner of the building. The remaining grounds consist of an asphalt paved parking lot located on the east side of the Subject Property. A Site Plan Map is presented in Appendix 1.

7.3 Overview of Site Observations

The following list identifies key observations during the site reconnaissance of items that may be relevant to the identification of RECs. Further discussion of observed items is provided in the subsequent sections.

Features and Conditions	Observed	Not Observed	Notes
Evidence of USTs		X	Refer to Section 7.4
ASTs		X	Refer to Section 7.5
Drums/Totes		X	Refer to Section 7.5
Other Chemical Containers		X	Refer to Section 7.5
Solid Waste Disposal Areas		X	Refer to Section 7.6
Stained Soil or Pavement	X		Refer to Section 7.7
Interior Stains or Corrosion	X		Refer to Section 7.7
Stressed Vegetation	X		Refer to Section 7.7
Pools of Liquid or Standing Surface Water	X		Refer to Section 7.8
Drains and Sumps	X		Refer to Section 7.8
Pits, Ponds, or Lagoons		X	Refer to Section 7.8
Oil-water Separator		X	Refer to Section 7.8
Septic System		X	Refer to Section 7.8
PCB-Containing Equipment		X	Refer to Section 7.9
Strong, Pungent or Noxious Odors		X	Refer to Section 7.10
Wells		X	Refer to Section 7.10
Petroleum Pipelines		X	Refer to Section 7.10

7.4 Underground Storage Tanks (USTs)

No equipment typically associated with UST systems was observed on the Subject Property.

7.5 Chemical Use, Aboveground Storage Tanks (ASTs), Drums, and Containers

No ASTs, drums or unidentified containers were observed on the Subject Property. However, several locations within the Subject Property show evidence of the potential prior use of ASTs for heating the building. Evidence includes a waste-oil burner, gas supply lines along the walls, and discoloration/staining on the walls and floors. See Appendix 6 for photo documentation. Multiple containers for various cleaning chemicals, such as bleach, as well as kerosene, motor vehicle oil, hydraulic fluid, and other automotive fluids, were found throughout the Subject Property building, in various conditions and not properly stored.

7.6 Waste Generation, Storage, and Disposal

No evidence of dumping, fill materials of unknown origin, or mounds or depressions suggesting trash or other solid waste disposal was observed on the Subject Property. The interior of the Subject Property building had a large quantity of debris located throughout from former operations.

7.7 Stained or Disturbed Surfaces and Stressed Vegetation

Significant staining can be seen in the interior and exterior of the Subject Property building. In the interior, staining on the drywall and the concrete flooring can be seen, caused by standing water and excessive moisture from a roof collapse. Also, where previous tanks were assumed to be, discoloration can be seen on the floors and walls around the absent structures. On the exterior, significant corrosion on the south wall of the building can be seen underneath an abandoned fume hood apparatus. The vegetation beneath this area is brown. There is also red discoloration on the parking lot on the east side of the Subject Property. The observations during the site reconnaissance will be discussed further in Section 10.

7.8 Wastewater/Stormwater and Related Considerations

Stormwater run-off from the Subject Property appears to flow into stormwater sewers located in the adjoining rights-of-way. An old sump pump can be seen in the middle of the basement of the Subject Property building, where the water within the hole has a blue sheen. When the sump pump was triggered, it rerouted stormwater to the street above, as seen by piping on the exterior north wall of the Subject Property building.

7.9 Potential Polychlorinated Biphenyls (PCB) Containing Equipment

Evidence of vertical lifts was found due to metal mounts bolted to the concrete in the main room of the Subject Property building. The concrete beneath the mounting plates was observed to be intact.

7.10 Other Observations on the Subject Property

Abundant discoloration from standing water and mold was identified throughout the Subject Property building.

7.11 Observations of the Surrounding Sites

Commercial and government properties surround the Subject Property on the north and west. Open land that is owned by the Village of Winnebago and is used for parking surrounds the property to the east. On the south adjoining site, 111 West Soper Street, an abandoned garage is present with two metal structures sticking out of the ground in the parking lot on the south side of the property. A

Community Development Committee Meeting summary for the Village of Winnebago, dated September 28, 2023, stated that this property was for sale and was previously a car wash. This document can be found in Appendix 5. Further discussion regarding the potential for contamination on the Subject Property resulting from the south adjoining site is provided in Section 10. Notable observations of surrounding sites are presented on the Surrounding Sites Map in Appendix 1.

8.0 INTERVIEWS

The objective of this section is to obtain reasonably ascertainable information from various individuals or groups to identify potential RECs in connection with the Subject Property and/or surrounding sites. All written interviews and obtained documents generated by the interview portion of this Phase I ESA are included in Appendix 7.

8.1 Interview with Owner(s)

An owner questionnaire was completed by Mark Miller, the owner of 114 South Benton Street. Mark Miller has owned the Subject Property for approximately 30 years. It was indicated in the questionnaire that the Subject Property has been used as an automotive repair shop since Mark's ownership began in 1994, and was previously used as a countertop factory, a car dealership, and scrapping facility. Mark is unaware of any environmental assessments or cleanups that have taken place on the Subject Property and indicated that to their knowledge, no activity and land use limitations are in place.

Mark Miller provided information on the chemical use on the Subject Property throughout this ownership, stating that there have been some oil spills over the years, and that there is glue on the floor on the south side of the Subject Property building from the manufacturing of countertops prior to his ownership. Mark also stated that an oil tank for waste oil was present at the Subject Property for the furnace when he was in operation, but has since been removed. It was indicated that there are no registered or unregistered ASTs or USTs on the Subject Property. Mark has indicated that he has no prior knowledge of hazardous substances or petroleum products, unidentified waste, tires, automotive or industrial batteries, or any other waste material having been dumped above grade, buried, and/or burned on the Subject Property. Additionally, no transformers, capacitors, or hydraulic equipment are used on the Subject Property.

8.2 Interview with Site Managers(s)

No interviews with a site manager were conducted.

8.3 Interview with Occupant(s)

No interviews with occupants were conducted.

8.4 Interviews with Additional Government Officials

FOIA requests were not submitted to tribal entities, as no regional tribal regulatory authorities were identified in the EDR report as existing. No additional government officials were identified as necessary for interviewing purposes.

8.5 Interviews with Others

No additional interviews were warranted for this assessment.

9.0 NON-SCOPE CONSIDERATIONS

At the request of the User, the following items outside of the scope of ASTM E1527-21 have been evaluated for this Phase I ESA.

9.1 Readily Observable Suspect Asbestos Containing Building Material (ACBM)

ACBMs were primarily used in the construction of buildings prior to 1980. Based on the construction date of the Subject Property building (circa 1956), it is possible that the building materials may contain asbestos. A formal asbestos survey was conducted by Camplin Environmental October 22, 2025, as part of this Phase I ESA. Results of the survey will be provided in a separate report from this Phase I ESA.

9.2 Evaluation of Use and Production of Controlled Substances

Available regulatory databases were reviewed for evidence of the historical presence of controlled substances (clandestine labs and meth drug labs) associated with the Subject Property. This evaluation was completed by reviewing federal, state, and local database lists provided by EDR (review included the following registries: US HIST CDL, CDL, and US CDL) and conducting site reconnaissance. Neither the Subject Property nor the adjoining sites were identified on the registries, and evidence of the use and production of a controlled substance was not identified and does not represent evidence of a business environmental risk.

10.0 FINDINGS/OPINIONS

The intent of this section is to identify findings and known or suspect **RECs, CRECs, HRECs, and de minimis conditions** on the Subject Property and surrounding sites. In addition, this section includes any data gaps that significantly affect the ability of the Environmental Professional to identify potential RECs. Furthermore, this section allows the Environmental Professional to provide the rationale used to formulate opinions as to why a REC is suspected during the course of this assessment. A Surrounding Properties Map and Site Plan depicting the approximate locations of significant findings are presented in Appendix 1.

10.1 Subject Property

10.1.1 Records Review, Site Reconnaissance, Interviews

Historical Automotive Repair Operations

The Subject Property operated as an automotive repair shop from 1994 until at least 2023. The Subject Property appears in the EDR Historic Auto database as a gasoline service station and/or automotive repair shop as Bud's Sunoco and/or Bud's Automotive from 1996 through 2014.

During the site reconnaissance, water within the former sump pump basin was observed to have a blue sheen, an indication of contamination. The sump pump is not currently active; however, based on the location of the drainage system on the exterior of the Subject Property, it appears that water from the Subject Property building is discharged to the walkway along Benton Street. In addition, oil stains were observed on the walls and concrete floors throughout the Subject Property building. According to the questionnaire completed by the current owner, oil spills have taken place over the years. No USTs or ASTs were identified on the Subject Property; however, the current Subject Property owner indicated that waste oil was used as a fueling source for the furnace. Evidence of the previous locations of multiple ASTs was observed during the site reconnaissance, identified by staining on the floors and walls, as well as the waste oil burner and associated piping system.

Automotive repair shops generally involve the storage and handling of hazardous substances and petroleum products, including, but not limited to, fuels, oils, lubricants, coolants, paints (including leaded paints) and cleaning solvents. **Based on the staining observed throughout the Subject Property building, as well as the identified contamination in the sump pump basin, it is likely that past releases of hazardous substances and/or petroleum products on the Subject Property have negatively impacted the subsurface. As such, the historical automotive operations on the Subject Property are considered a REC.**

Excessive Deterioration on Exterior South Wall of Subject Property Building

Excessive deterioration was observed on the exterior south wall of the Subject Property building, below what appears to be a fume hood and a fan for ventilation. It is unknown what caused the wall to deteriorate, but observations show that it is localized to the area beneath the fume hood, and the vegetation beneath is stressed (brown color). **The stressed vegetation indicates possible contamination to the subsurface below the wall. As such, the deteriorated wall and associated stressed vegetation is considered a REC.**

10.1.2 Data Gaps

Sanborn Fire Insurance Maps

Due to the historically rural nature of the Subject Property and adjoining sites, historical Sanborn map coverage is not available. Based on the historical use of the Subject Property and adjoining sites, as determined from the obtained historical information sources, it is unlikely that additional RECs would be identified if made available. As a result, this data gap is not considered significant.

10.2 Surrounding Properties

10.2.1 Records Review, Site Reconnaissance, Interviews

111 West Soper Street: Former Car Wash

According to historic aerial photographs, an interview with the current Subject Property owner, and minutes from a Village community meeting, the south adjoining site previously operated as a car wash. There are no records available to indicate the duration of car wash operations on the south adjoining site; however, the site appears to be in its current configuration in the 1980 historic aerial photograph. Commercial car washes are associated with the use, storage, and dispensing of chemicals and solvents used in the washing and protection of vehicles. These chemicals can include various per- and polyfluoroalkyl substances (PFAS), which have been known to be found in automotive waxes, coatings, and lubricants. In addition, car washes pose a risk due to oils, gasolines, and other residues that are washed from vehicles. Process wastewater from car washes can include hazardous substances and/or petroleum products. Car wash operations prior to modern technology are likely to have discharged untreated wastewater containing pollutants into storm drains and allowed run-off onto adjoining properties. **As such, the historical car wash operations on the south adjoining site are considered a REC to the Subject Property.**

Bud's Sunoco, Main Street & Elida Street: Historical Filling Station Operations

Historical records indicate that the northeast surrounding site currently located at 108 West Main Street, formerly addressed as 101 West Main, and also referred to as Main & Elida, historically operated as a gasoline service station from at least 1969 to at least 1991. Eight (8) USTs used to store gasoline, diesel fuel, kerosene, waste oil, and heating oil were registered with the OSFM and removed in 1991. During removal, a release was identified. Subsequently, 1,420 cubic yards of contaminated soil were excavated. The property received an NFR letter in 2002, with institutional and engineering controls in place due to BETX and lead subsurface contamination. **Based on presumed hydraulic gradient, the northeast surrounding former filling station is not considered a REC to the Subject Property.**

201 West Soper Street: Historical LUST Incident

Historical records indicate that during the removal of five (5) USTs on the southwest surrounding site on September 15, 1992, a LUST incident was reported. The release involved used oil from a UST taken out of service prior to 1974. Because this tank is pre-1974, no remediation is required by the landowner unless deemed environmentally concerning by the OSFM. Therefore, no records were found of further monitoring or remediation following the incident. The Subject Property is located approximately 200 feet northeast of this site and cross-gradient. **Based on intervening distance and presumed hydraulic gradient, the LUST incident on the southwest surrounding site is not considered a REC to the Subject Property.**

10.2.2 Data Gaps

No data gaps relevant to the identification of RECs on the Subject Property were encountered on surrounding sites during this assessment.

10.3 Recommendations

In the opinion of Fehr Graham, additional investigation is appropriate to detect the presence of hazardous substances and/or petroleum products associated with the aforementioned RECs.

This additional investigation may include confirmation sampling of soil, soil gas, and/or groundwater. Further recommendations are beyond the scope of this Phase I ESA and can be discussed with the Environmental Professional based on the User's environmental needs and risk tolerance.

11.0 CONCLUSIONS

We have performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527 of 114 South Benton Street, Winnebago, Illinois 61088, the Subject Property. Any exceptions to, or deletions from, this practice are described in Section 2.4 of this report. This assessment has revealed the following findings in connection with the Subject Property:

Recognized Environmental Conditions (RECs)

- » There is the likely presence of hazardous substances and/or petroleum products on the Subject Property from historical automotive repair operations.
- » It is likely that the localized stressed vegetation below the excessively deteriorated south exterior wall of the Subject Property building is indicative of a past release of hazardous substances.
- » It is likely for hazardous substances and/or petroleum products to have migrated to the Subject Property from the south adjoining historical car wash operations.

Controlled Recognized Environmental Conditions (CRECs)

- » No evidence of CRECs was found on the Subject Property.

Historical Recognized Environmental Conditions (HRECs)

- » No evidence of HRECs was found on the Subject Property.

De minimis Conditions

- » No evidence of de minimis conditions was found on the Subject Property.

De minimis Conditions

- » No significant data gaps were encountered during this assessment.

Non-Scope Considerations and Additional Services

- » At the request of the User, Asbestos Containing Building Materials (ACBMs) were evaluated October 22, 2025, by Camplin Environmental. Results of the survey will be provided in a separate report from this Phase I.
- » The use and production of controlled substances were evaluated based on the requirements of the Brownfield Assessment and Redevelopment program. No evidence of the use and production of controlled substances was identified in connection with the Subject Project.

12.0 DISCLAIMER

This ESA was conducted as a reasonable and prudent investigation of the Subject Property to provide the User with preliminary data necessary to make decisions concerning the environmental conditions of the Subject Property. This assessment included a visual inspection of the Subject Property, a survey of physical features, a records review, a review of reasonably ascertainable and likely useful historical records, and a survey of reasonably ascertainable and likely useful permits and enforcement data contained in regulatory agency files. This ESA is based on conditions found at the Subject Property at the time of completion of each component of the environmental assessment.

The results of the investigation do not exclude the possibility of the occurrence of any environmental hazard associated with the Subject Property due to a large number of chemicals and substances that can be a threat to human health and the environment even when present in minute quantities. This assessment did not include investigations outside the scope of ASTM 1527-21 (i.e., non-scope considerations) unless expressly requested by the User. In addition, no sampling and/or intrusive investigation was completed. A title records review and/or environmental lien search was completed as a part of this assessment.

13.0 REFERENCES

The following published reference sources were consulted in the preparation of this Phase I ESA:

ASTM E1527-21 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

Berg, R.C., J.P. Kempton, and Keros Cartwright, 1984, Potential for Contamination of Shallow Aquifers in Illinois: Illinois State Geological Survey Circular 532, 30p.

"Standards and Practice for All Appropriate Inquiries, Final Rule." Federal Register Vol. 70, No. 210 (01 November 2005):66070-66113 (amended February 13, 2023).

Internet Online References:

1. Illinois Environmental Protection Agency, Document Explorer. October 16, 2025.
<http://external.epa.illinois.gov/DocumentExplorer>
2. Illinois Environmental Protection Agency, Leaking Underground Storage Tank Incident Tracking Database. October 16, 2025. <http://www.epa.illinois.gov/topics/cleanup-programs/bol-database/leaking-ust/index>
3. Illinois Office of the State Fire Marshal. October 16, 2025. <http://www.state.il.us/osfm/>
4. United States Department of Agriculture (USDA), Web Soil Survey. October 15, 2025.
<http://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm>
5. Winnebago County Geographic Information Systems, *WINGIS*. October 15, 2025.
<http://ims.wingis.org/>

14.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONALS

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in 312.10 of 40 CFR 312. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the AAI in conformance with the standards and practices set forth in 40 CFR Part 312.

I declare that any individuals listed below who do not qualify as an Environmental Professional and who assisted in conducting AAI did so under the supervision or responsible charge of a person that meets the definition of Environmental Professional as defined in 312.10 of 40 CFR 312.



Melissa Kupczyk
Environmental Project Manager

November 4, 2025

Date

Additional individuals who assisted in conducting all appropriate inquiries under the supervision or responsible charge of a person meeting the definition Environmental Professional as defined in 312.10 of 40 CFR 312 include:



Ben Bugno
Hydrogeologist

November 4, 2025

Date

15.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

The qualifications of the Environmental Professionals and any other individuals responsible for conducting this Phase I ESA are in Appendix 8 along with the definition of Environmental Professional as defined in 312.10 of 40 CFR 312.

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Appendix 2

Soil Boring Logs and Well Construction Forms

CLIENT <u>Region 1 Planning Council</u>	PROJECT NAME <u>Bud's Automotive</u>
PROJECT NUMBER <u>23-1700 PH04G</u>	PROJECT LOCATION <u>114 S. Benton Street, Winnebago, Illinois 61088</u>
DATE STARTED <u>3/30/26</u> COMPLETED <u>3/30/26</u>	GROUND ELEVATION <u>865.8 ft</u> HOLE SIZE <u>2"</u>
DRILLING CONTRACTOR <u>Fehr Graham</u>	GROUND WATER LEVELS:
DRILLING METHOD <u>Hand Auger</u>	AT TIME OF DRILLING <u>--</u>
LOGGED BY <u>Ruby Garey</u> CHECKED BY <u>Tony Guajardo</u>	AT END OF DRILLING <u>--</u>
NOTES <u>---</u>	--hrs AFTER DRILLING <u>--</u>

DEPTH (ft)	SAMPLE TYPE NUMBER	RECOVERY %	REMARKS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION	PID (ppm)
						TOPSOIL, few glass shards	
					0.7	865.1	0.0
			Sample 1.0-2.0' bgs			Dark yellowish brown to yellowish brown (10YR 3/4 to 5/8) CLAY with very pale brown (10YR 7/3) mottling, moist, soft, low plasticity	0.0
	AU	100		CL			0.0
2.5						Metal nail at 2.5' bgs	0.0
					3.0	862.8	
						Bottom of hole at 3.0 feet.	

PAGE 1 OF 1

--hrs AFTER DRILLING --

Bottom of hole at 10.0 feet.

85

--hrs AFTER DRILLING --

Bottom of hole at 10.0 feet.

PROJECT NAME Bud's Automotive

PROJECT LOCATION 114 S. Benton Street, Winnebago, Illinois 61088

HOLE SIZE 2"

GROUND WATER LEVELS:

AT TIME OF DRILLING --

AT END OF DRILLING --

--hrs AFTER DRILLING --

Bottom of hole at 10.0 feet.

Appendix 3

Laboratory Analytical Reports



April 17, 2026

Naomi Mullen
Fehr Graham
200 Prairie Street
Suite 208
Rockford, IL 61107

RE: Project: 23-1700 PH04G R1PC-S Benton St
Pace Project No.: 40310266

Dear Naomi Mullen:

Enclosed are the analytical results for sample(s) received by the laboratory on March 31, 2026. 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 - Green Bay

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

Sincerely,

Christopher Hyska
christopher.hyska@pacelabs.com
(920)469-2436
Project Manager

Enclosures

cc:



REPORT OF LABORATORY ANALYSIS

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

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CERTIFICATIONS

Project: 23-1700 PH04G R1PC-S Benton St
Pace Project No.: 40310266

Pace Analytical Services Green Bay

1241 Bellevue Street, Green Bay, WI 54302
Illinois EPA Certification # 200050
Kentucky UST DEP Certification # 123059
Minnesota DOH Certification # 055-999-334
North Dakota DEQ Certification # R-150
South Carolina DES Certification # 83006001
USDA APHIS Foreign Soil Permit # 525-24-3-36355
Virginia VELAP Certification # 460263
Wisconsin DNR Certification # 405132750

Florida DOH Certification # E87948
ISO/IEC 17025 (A2LA) Certification # 6154.01
Louisiana DEQ Certification # 04168
New York DOH Certification # 12064
ISO/IEC 17025 (A2LA) Certification # 6154.01
Texas TCEQ Certification # T104704529
U.S. Fish & Wildlife Service Permit # 51774A
Wisconsin DATCP Certification # 444

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SAMPLE SUMMARY

Project: 23-1700 PH04G R1PC-S Benton St
Pace Project No.: 40310266

Lab ID	Sample ID	Matrix	Date Collected	Date Received
40310266001	SB-01(1-2)	Solid	03/30/26 12:00	03/31/26 10:25
40310266002	SB-02(1-2)	Solid	03/30/26 10:45	03/31/26 10:25
40310266003	SB-03(2-3)	Solid	03/30/26 11:05	03/31/26 10:25
40310266004	SB-04(2-3)	Solid	03/30/26 11:30	03/31/26 10:25
40310266005	DUP-01(1-2)	Solid	03/30/26 10:50	03/31/26 10:25
40310266006	EB-01	Water	03/30/26 12:10	03/31/26 10:25
40310266007	TB-01	Solid	03/30/26 11:00	03/31/26 10:25

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SAMPLE ANALYTE COUNT

Project: 23-1700 PH04G R1PC-S Benton St
Pace Project No.: 40310266



Lab ID	Sample ID	Method	Analysts	Analytes Reported
40310266001	SB-01(1-2)	EPA 8082A	BLM	10
		EPA 6010D	MJB	2
		EPA 6020B	SIS	7
		EPA 7471	AF	1
		EPA 8270E by SIM	MRN	19
		EPA 8260	CXJ	38
		ASTM D2974	MJV	1
		EPA 9040	MGB	1
40310266002	SB-02(1-2)	EPA 8082A	BLM	10
		EPA 6010D	MJB	1
		EPA 6020B	SIS	7
		EPA 7471	AF	1
		EPA 8270E by SIM	MRN	19
		EPA 8260	CXJ	38
		ASTM D2974	MJV	1
		EPA 9040	MGB	1
40310266003	SB-03(2-3)	EPA 8082A	BLM	10
		EPA 6010D	MJB	1
		EPA 6020B	SIS	7
		EPA 7471	AF	1
		EPA 8270E by SIM	MRN	19
		EPA 8260	CXJ	38
		ASTM D2974	MCH	1
		EPA 9040	MGB	1
40310266004	SB-04(2-3)	EPA 8082A	BLM	10
		EPA 6020B	SIS	7
		EPA 7471	AF	1
		EPA 8270E by SIM	MRN	19
		EPA 8260	CXJ	38
		ASTM D2974	MJV	1
		EPA 9040	MGB	1
40310266005	DUP-01(1-2)	EPA 8082A	BLM	10
		EPA 6020B	SIS	7
		EPA 7471	AF	1
		EPA 8270E by SIM	MRN	19
		EPA 8260	CXJ	38
		ASTM D2974	MJV	1
		EPA 9040	MGB	1

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SAMPLE ANALYTE COUNT

Project: 23-1700 PH04G R1PC-S Benton St
Pace Project No.: 40310266

Lab ID	Sample ID	Method	Analysts	Analytes Reported
40310266006	EB-01	EPA 8082A	KLA	10
		EPA 6020B	SIS	7
		EPA 7470	AF	1
		EPA 8270E by SIM	TPO	19
		EPA 8260	SLS	38
		EPA 9040	MGB	1
40310266007	TB-01	EPA 8260	CXJ	38

PASI-G = Pace Analytical Services - Green Bay

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SUMMARY OF DETECTION

Project: 23-1700 PH04G R1PC-S Benton St
Pace Project No.: 40310266

Lab Sample ID	Client Sample ID					
Method	Parameters	Result	Units	Report Limit	Analyzed	Qualifiers
40310266001	SB-01(1-2)					
EPA 6010D	Lead	0.71	mg/L	0.020	04/16/26 19:11	
EPA 6020B	Arsenic	14.0	mg/kg	1.0	04/02/26 01:56	
EPA 6020B	Barium	214	mg/kg	1.0	04/02/26 01:56	
EPA 6020B	Cadmium	0.76J	mg/kg	0.78	04/02/26 01:56	D3
EPA 6020B	Chromium	31.2	mg/kg	2.4	04/02/26 01:56	
EPA 6020B	Lead	157	mg/kg	0.78	04/02/26 01:56	
EPA 7471	Mercury	0.86	mg/kg	0.041	04/03/26 11:58	
EPA 8270E by SIM	Acenaphthylene	0.048	mg/kg	0.021	04/06/26 13:57	
EPA 8270E by SIM	Anthracene	0.038	mg/kg	0.021	04/06/26 13:57	
EPA 8270E by SIM	Benzo(a)anthracene	0.064	mg/kg	0.021	04/06/26 13:57	
EPA 8270E by SIM	Benzo(a)pyrene	0.082	mg/kg	0.021	04/06/26 13:57	
EPA 8270E by SIM	Benzo(b)fluoranthene	0.15	mg/kg	0.021	04/06/26 13:57	
EPA 8270E by SIM	Benzo(g,h,i)perylene	0.077	mg/kg	0.021	04/06/26 13:57	
EPA 8270E by SIM	Benzo(k)fluoranthene	0.056	mg/kg	0.021	04/06/26 13:57	
EPA 8270E by SIM	Chrysene	0.14	mg/kg	0.021	04/06/26 13:57	
EPA 8270E by SIM	Dibenz(a,h)anthracene	0.017J	mg/kg	0.021	04/06/26 13:57	
EPA 8270E by SIM	Fluoranthene	0.29	mg/kg	0.021	04/06/26 13:57	
EPA 8270E by SIM	Fluorene	0.0082J	mg/kg	0.021	04/06/26 13:57	
EPA 8270E by SIM	Indeno(1,2,3-cd)pyrene	0.060	mg/kg	0.021	04/06/26 13:57	
EPA 8270E by SIM	2-Methylnaphthalene	0.024	mg/kg	0.021	04/06/26 13:57	
EPA 8270E by SIM	Naphthalene	0.015J	mg/kg	0.021	04/06/26 13:57	
EPA 8270E by SIM	Phenanthrene	0.27	mg/kg	0.021	04/06/26 13:57	
EPA 8270E by SIM	Pyrene	0.23	mg/kg	0.021	04/06/26 13:57	
ASTM D2974	Percent Moisture	22.3	%	0.10	04/02/26 16:16	
EPA 9040	pH at 25 Degrees C	8.2	Std. Units	0.10	04/06/26 14:36	1q,H6
40310266002	SB-02(1-2)					
EPA 6010D	Lead	0.046	mg/L	0.020	04/16/26 19:13	2q
EPA 6020B	Arsenic	8.4	mg/kg	1.0	04/02/26 02:05	
EPA 6020B	Barium	442	mg/kg	1.0	04/02/26 02:05	
EPA 6020B	Cadmium	0.20J	mg/kg	0.78	04/02/26 02:05	D3
EPA 6020B	Chromium	24.0	mg/kg	2.4	04/02/26 02:05	
EPA 6020B	Lead	232	mg/kg	0.78	04/02/26 02:05	
EPA 6020B	Selenium	0.22J	mg/kg	0.78	04/02/26 02:05	D3
EPA 7471	Mercury	0.040	mg/kg	0.040	04/03/26 12:01	
EPA 8270E by SIM	Benzo(a)anthracene	0.0054J	mg/kg	0.021	04/03/26 12:22	
EPA 8270E by SIM	Benzo(a)pyrene	0.0032J	mg/kg	0.021	04/03/26 12:22	
EPA 8270E by SIM	Benzo(b)fluoranthene	0.0065J	mg/kg	0.021	04/03/26 12:22	
EPA 8270E by SIM	Chrysene	0.0044J	mg/kg	0.021	04/03/26 12:22	
EPA 8270E by SIM	Fluoranthene	0.0062J	mg/kg	0.021	04/03/26 12:22	
EPA 8270E by SIM	Naphthalene	0.0021J	mg/kg	0.021	04/03/26 12:22	

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SUMMARY OF DETECTION

Project: 23-1700 PH04G R1PC-S Benton St
Pace Project No.: 40310266

Lab Sample ID	Client Sample ID	Result	Units	Report Limit	Analyzed	Qualifiers
Method	Parameters					
EPA 8270E by SIM	Phenanthrene	0.0033J	mg/kg	0.021	04/03/26 12:22	
EPA 8270E by SIM	Pyrene	0.0053J	mg/kg	0.021	04/03/26 12:22	
ASTM D2974	Percent Moisture	20.6	%	0.10	04/02/26 16:16	
EPA 9040	pH at 25 Degrees C	8.4	Std. Units	0.10	04/06/26 14:39	1q,H6
40310266003	SB-03(2-3)					
EPA 6020B	Arsenic	12.2	mg/kg	1.2	04/02/26 01:38	
EPA 6020B	Barium	218	mg/kg	1.2	04/02/26 01:38	P6
EPA 6020B	Cadmium	0.27J	mg/kg	0.88	04/02/26 01:38	D3
EPA 6020B	Chromium	28.3	mg/kg	2.7	04/02/26 01:38	M0
EPA 6020B	Lead	32.6	mg/kg	0.88	04/02/26 01:38	M0
EPA 7471	Mercury	0.047	mg/kg	0.044	04/03/26 12:04	
EPA 8270E by SIM	Acenaphthylene	0.0030J	mg/kg	0.022	04/03/26 13:08	
EPA 8270E by SIM	Anthracene	0.015J	mg/kg	0.022	04/03/26 13:08	
EPA 8270E by SIM	Benzo(a)anthracene	0.089	mg/kg	0.022	04/03/26 13:08	
EPA 8270E by SIM	Benzo(a)pyrene	0.12	mg/kg	0.022	04/03/26 13:08	
EPA 8270E by SIM	Benzo(b)fluoranthene	0.17	mg/kg	0.022	04/03/26 13:08	
EPA 8270E by SIM	Benzo(g,h,i)perylene	0.11	mg/kg	0.022	04/03/26 13:08	
EPA 8270E by SIM	Benzo(k)fluoranthene	0.065	mg/kg	0.022	04/03/26 13:08	
EPA 8270E by SIM	Chrysene	0.13	mg/kg	0.022	04/03/26 13:08	
EPA 8270E by SIM	Dibenz(a,h)anthracene	0.021J	mg/kg	0.022	04/03/26 13:08	
EPA 8270E by SIM	Fluoranthene	0.19	mg/kg	0.022	04/03/26 13:08	
EPA 8270E by SIM	Fluorene	0.0030J	mg/kg	0.022	04/03/26 13:08	
EPA 8270E by SIM	Indeno(1,2,3-cd)pyrene	0.084	mg/kg	0.022	04/03/26 13:08	
EPA 8270E by SIM	2-Methylnaphthalene	0.0077J	mg/kg	0.022	04/03/26 13:08	
EPA 8270E by SIM	Naphthalene	0.0064J	mg/kg	0.022	04/03/26 13:08	
EPA 8270E by SIM	Phenanthrene	0.061	mg/kg	0.022	04/03/26 13:08	
EPA 8270E by SIM	Pyrene	0.16	mg/kg	0.022	04/03/26 13:08	
ASTM D2974	Percent Moisture	24.4	%	0.10	04/01/26 10:07	
EPA 9040	pH at 25 Degrees C	7.9	Std. Units	0.10	04/06/26 14:08	1q,H6
40310266004	SB-04(2-3)					
EPA 6020B	Arsenic	10.5	mg/kg	1.1	04/02/26 02:10	
EPA 6020B	Barium	205	mg/kg	1.1	04/02/26 02:10	
EPA 6020B	Cadmium	0.45J	mg/kg	0.84	04/02/26 02:10	D3
EPA 6020B	Chromium	24.9	mg/kg	2.6	04/02/26 02:10	
EPA 6020B	Lead	30.9	mg/kg	0.84	04/02/26 02:10	
EPA 7471	Mercury	0.036J	mg/kg	0.039	04/03/26 12:14	
EPA 8270E by SIM	Benzo(a)anthracene	0.0069J	mg/kg	0.021	04/03/26 12:37	
EPA 8270E by SIM	Benzo(a)pyrene	0.0068J	mg/kg	0.021	04/03/26 12:37	
EPA 8270E by SIM	Benzo(b)fluoranthene	0.011J	mg/kg	0.021	04/03/26 12:37	
EPA 8270E by SIM	Benzo(g,h,i)perylene	0.0064J	mg/kg	0.021	04/03/26 12:37	
EPA 8270E by SIM	Benzo(k)fluoranthene	0.0048J	mg/kg	0.021	04/03/26 12:37	

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SUMMARY OF DETECTION

Project: 23-1700 PH04G R1PC-S Benton St
Pace Project No.: 40310266

Lab Sample ID	Client Sample ID					
Method	Parameters	Result	Units	Report Limit	Analyzed	Qualifiers
EPA 8270E by SIM	Chrysene	0.0087J	mg/kg	0.021	04/03/26 12:37	
EPA 8270E by SIM	Fluoranthene	0.017J	mg/kg	0.021	04/03/26 12:37	
EPA 8270E by SIM	Indeno(1,2,3-cd)pyrene	0.0050J	mg/kg	0.021	04/03/26 12:37	
EPA 8270E by SIM	Phenanthrene	0.0083J	mg/kg	0.021	04/03/26 12:37	
EPA 8270E by SIM	Pyrene	0.013J	mg/kg	0.021	04/03/26 12:37	
ASTM D2974	Percent Moisture	22.1	%	0.10	04/02/26 16:16	
EPA 9040	pH at 25 Degrees C	7.7	Std. Units	0.10	04/06/26 14:43	1q,H6
40310266005	DUP-01(1-2)					
EPA 6020B	Arsenic	8.9	mg/kg	1.0	04/02/26 02:14	
EPA 6020B	Barium	173	mg/kg	0.99	04/02/26 02:14	
EPA 6020B	Cadmium	0.16J	mg/kg	0.76	04/02/26 02:14	D3
EPA 6020B	Chromium	23.6	mg/kg	2.3	04/02/26 02:14	
EPA 6020B	Lead	28.5	mg/kg	0.76	04/02/26 02:14	
EPA 6020B	Selenium	0.31J	mg/kg	0.76	04/02/26 02:14	D3
EPA 7471	Mercury	0.044	mg/kg	0.041	04/03/26 12:18	
EPA 8270E by SIM	Anthracene	0.0027J	mg/kg	0.021	04/06/26 14:12	
EPA 8270E by SIM	Benzo(a)anthracene	0.0080J	mg/kg	0.021	04/06/26 14:12	
EPA 8270E by SIM	Benzo(a)pyrene	0.0088J	mg/kg	0.021	04/06/26 14:12	
EPA 8270E by SIM	Benzo(b)fluoranthene	0.012J	mg/kg	0.021	04/06/26 14:12	
EPA 8270E by SIM	Benzo(g,h,i)perylene	0.011J	mg/kg	0.021	04/06/26 14:12	
EPA 8270E by SIM	Benzo(k)fluoranthene	0.0046J	mg/kg	0.021	04/06/26 14:12	
EPA 8270E by SIM	Chrysene	0.012J	mg/kg	0.021	04/06/26 14:12	
EPA 8270E by SIM	Fluoranthene	0.017J	mg/kg	0.021	04/06/26 14:12	
EPA 8270E by SIM	Indeno(1,2,3-cd)pyrene	0.0059J	mg/kg	0.021	04/06/26 14:12	
EPA 8270E by SIM	Phenanthrene	0.011J	mg/kg	0.021	04/06/26 14:12	
EPA 8270E by SIM	Pyrene	0.015J	mg/kg	0.021	04/06/26 14:12	
EPA 8260	Tetrachloroethene	0.00097J	mg/kg	0.0052	04/06/26 16:17	
ASTM D2974	Percent Moisture	20.1	%	0.10	04/02/26 16:15	
EPA 9040	pH at 25 Degrees C	8.4	Std. Units	0.10	04/06/26 14:48	1q,H6
40310266006	EB-01					
EPA 9040	pH at 25 Degrees C	7.0	Std. Units	0.10	04/01/26 14:49	H6

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ANALYTICAL RESULTS

Project: 23-1700 PH04G R1PC-S Benton St

Pace Project No.: 40310266

Sample: SB-01(1-2)

Lab ID: 40310266001

Collected: 03/30/26 12:00

Received: 03/31/26 10:25

Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
8082A GCS PCB									
Analytical Method: EPA 8082A Preparation Method: EPA 3541									
Pace Analytical Services - Green Bay									
PCB-1016 (Aroclor 1016)	<0.019	mg/kg	0.064	0.019	1	04/03/26 08:31	04/03/26 21:54	12674-11-2	
PCB-1221 (Aroclor 1221)	<0.019	mg/kg	0.064	0.019	1	04/03/26 08:31	04/03/26 21:54	11104-28-2	
PCB-1232 (Aroclor 1232)	<0.019	mg/kg	0.064	0.019	1	04/03/26 08:31	04/03/26 21:54	11141-16-5	
PCB-1242 (Aroclor 1242)	<0.019	mg/kg	0.064	0.019	1	04/03/26 08:31	04/03/26 21:54	53469-21-9	
PCB-1248 (Aroclor 1248)	<0.019	mg/kg	0.064	0.019	1	04/03/26 08:31	04/03/26 21:54	12672-29-6	
PCB-1254 (Aroclor 1254)	<0.019	mg/kg	0.064	0.019	1	04/03/26 08:31	04/03/26 21:54	11097-69-1	
PCB-1260 (Aroclor 1260)	<0.019	mg/kg	0.064	0.019	1	04/03/26 08:31	04/03/26 21:54	11096-82-5	
PCB, Total	<0.019	mg/kg	0.064	0.019	1	04/03/26 08:31	04/03/26 21:54	1336-36-3	
Surrogates									
Tetrachloro-m-xylene (S)	82	%	65-120		1	04/03/26 08:31	04/03/26 21:54	877-09-8	
Decachlorobiphenyl (S)	83	%	55-120		1	04/03/26 08:31	04/03/26 21:54	2051-24-3	
6010D MET ICP, TCLP									
Analytical Method: EPA 6010D Preparation Method: EPA 3015A									
Leachate Method/Date: EPA 1311; 04/15/26 14:56									
Pace Analytical Services - Green Bay									
Chromium	<0.0025	mg/L	0.010	0.0025	1	04/16/26 11:38	04/16/26 19:11	7440-47-3	
Lead	0.71	mg/L	0.020	0.0059	1	04/16/26 11:38	04/16/26 19:11	7439-92-1	
6020B MET ICPMS									
Analytical Method: EPA 6020B Preparation Method: EPA 3050B									
Pace Analytical Services - Green Bay									
Arsenic	14.0	mg/kg	1.0	0.31	6.667	04/01/26 10:04	04/02/26 01:56	7440-38-2	
Barium	214	mg/kg	1.0	0.31	6.667	04/01/26 10:04	04/02/26 01:56	7440-39-3	
Cadmium	0.76J	mg/kg	0.78	0.11	6.667	04/01/26 10:04	04/02/26 01:56	7440-43-9	D3
Chromium	31.2	mg/kg	2.4	0.71	6.667	04/01/26 10:04	04/02/26 01:56	7440-47-3	
Lead	157	mg/kg	0.78	0.21	6.667	04/01/26 10:04	04/02/26 01:56	7439-92-1	
Selenium	<0.21	mg/kg	0.78	0.21	6.667	04/01/26 10:04	04/02/26 01:56	7782-49-2	D3
Silver	<0.11	mg/kg	0.39	0.11	6.667	04/01/26 10:04	04/02/26 01:56	7440-22-4	D3
7471 Mercury									
Analytical Method: EPA 7471 Preparation Method: EPA 7471									
Pace Analytical Services - Green Bay									
Mercury	0.86	mg/kg	0.041	0.025	1	04/01/26 12:47	04/03/26 11:58	7439-97-6	

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ANALYTICAL RESULTS

Project: 23-1700 PH04G R1PC-S Benton St

Pace Project No.: 40310266

Sample: SB-01(1-2)

Lab ID: 40310266001

Collected: 03/30/26 12:00

Received: 03/31/26 10:25

Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
8270E MSSV PAH by SIM									
Analytical Method: EPA 8270E by SIM Preparation Method: EPA 3546									
Pace Analytical Services - Green Bay									
Acenaphthene	<0.0028	mg/kg	0.021	0.0028	1	04/06/26 07:46	04/06/26 13:57	83-32-9	
Acenaphthylene	0.048	mg/kg	0.021	0.0027	1	04/06/26 07:46	04/06/26 13:57	208-96-8	
Anthracene	0.038	mg/kg	0.021	0.0027	1	04/06/26 07:46	04/06/26 13:57	120-12-7	
Benzo(a)anthracene	0.064	mg/kg	0.021	0.0028	1	04/06/26 07:46	04/06/26 13:57	56-55-3	
Benzo(a)pyrene	0.082	mg/kg	0.021	0.0024	1	04/06/26 07:46	04/06/26 13:57	50-32-8	
Benzo(b)fluoranthene	0.15	mg/kg	0.021	0.0030	1	04/06/26 07:46	04/06/26 13:57	205-99-2	
Benzo(g,h,i)perylene	0.077	mg/kg	0.021	0.0038	1	04/06/26 07:46	04/06/26 13:57	191-24-2	
Benzo(k)fluoranthene	0.056	mg/kg	0.021	0.0027	1	04/06/26 07:46	04/06/26 13:57	207-08-9	
Chrysene	0.14	mg/kg	0.021	0.0040	1	04/06/26 07:46	04/06/26 13:57	218-01-9	
Dibenz(a,h)anthracene	0.017J	mg/kg	0.021	0.0030	1	04/06/26 07:46	04/06/26 13:57	53-70-3	
Fluoranthene	0.29	mg/kg	0.021	0.0025	1	04/06/26 07:46	04/06/26 13:57	206-44-0	
Fluorene	0.0082J	mg/kg	0.021	0.0026	1	04/06/26 07:46	04/06/26 13:57	86-73-7	
Indeno(1,2,3-cd)pyrene	0.060	mg/kg	0.021	0.0045	1	04/06/26 07:46	04/06/26 13:57	193-39-5	
2-Methylnaphthalene	0.024	mg/kg	0.021	0.0031	1	04/06/26 07:46	04/06/26 13:57	91-57-6	
Naphthalene	0.015J	mg/kg	0.021	0.0021	1	04/06/26 07:46	04/06/26 13:57	91-20-3	
Phenanthrene	0.27	mg/kg	0.021	0.0025	1	04/06/26 07:46	04/06/26 13:57	85-01-8	
Pyrene	0.23	mg/kg	0.021	0.0032	1	04/06/26 07:46	04/06/26 13:57	129-00-0	
Surrogates									
2-Fluorobiphenyl (S)	68	%	36-120		1	04/06/26 07:46	04/06/26 13:57	321-60-8	
Terphenyl-d14 (S)	76	%	36-120		1	04/06/26 07:46	04/06/26 13:57	1718-51-0	

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ANALYTICAL RESULTS

Project: 23-1700 PH04G R1PC-S Benton St

Pace Project No.: 40310266

Sample: SB-01(1-2)

Lab ID: 40310266001

Collected: 03/30/26 12:00

Received: 03/31/26 10:25

Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
8260 MSV 5030/5035 Low Level									
Analytical Method: EPA 8260 Preparation Method: EPA 5035/5030									
Pace Analytical Services - Green Bay									
1,1,1-Trichloroethane	<0.0016	mg/kg	0.0054	0.0016	1	04/06/26 06:00	04/06/26 15:08	71-55-6	
1,1,2,2-Tetrachloroethane	<0.0028	mg/kg	0.0054	0.0028	1	04/06/26 06:00	04/06/26 15:08	79-34-5	
1,1,2-Trichloroethane	<0.0016	mg/kg	0.0054	0.0016	1	04/06/26 06:00	04/06/26 15:08	79-00-5	
1,1-Dichloroethane	<0.0012	mg/kg	0.0054	0.0012	1	04/06/26 06:00	04/06/26 15:08	75-34-3	
1,1-Dichloroethene	<0.0011	mg/kg	0.0054	0.0011	1	04/06/26 06:00	04/06/26 15:08	75-35-4	
1,2-Dichloroethane	<0.00089	mg/kg	0.0054	0.00089	1	04/06/26 06:00	04/06/26 15:08	107-06-2	
1,2-Dichloropropane	<0.0011	mg/kg	0.0054	0.0011	1	04/06/26 06:00	04/06/26 15:08	78-87-5	
2-Butanone (MEK)	<0.017	mg/kg	0.027	0.017	1	04/06/26 06:00	04/06/26 15:08	78-93-3	
2-Hexanone	<0.012	mg/kg	0.027	0.012	1	04/06/26 06:00	04/06/26 15:08	591-78-6	
4-Methyl-2-pentanone (MIBK)	<0.022	mg/kg	0.027	0.022	1	04/06/26 06:00	04/06/26 15:08	108-10-1	
Acetone	<0.051	mg/kg	0.11	0.051	1	04/06/26 06:00	04/06/26 15:08	67-64-1	
Benzene	<0.00077	mg/kg	0.0054	0.00077	1	04/06/26 06:00	04/06/26 15:08	71-43-2	
Bromodichloromethane	<0.00074	mg/kg	0.0054	0.00074	1	04/06/26 06:00	04/06/26 15:08	75-27-4	
Bromoform	<0.0088	mg/kg	0.022	0.0088	1	04/06/26 06:00	04/06/26 15:08	75-25-2	
Bromomethane	<0.0048	mg/kg	0.0054	0.0048	1	04/06/26 06:00	04/06/26 15:08	74-83-9	
Carbon disulfide	<0.0012	mg/kg	0.0054	0.0012	1	04/06/26 06:00	04/06/26 15:08	75-15-0	
Carbon tetrachloride	<0.0034	mg/kg	0.0054	0.0034	1	04/06/26 06:00	04/06/26 15:08	56-23-5	
Chlorobenzene	<0.0010	mg/kg	0.0054	0.0010	1	04/06/26 06:00	04/06/26 15:08	108-90-7	
Chloroethane	<0.0039	mg/kg	0.0054	0.0039	1	04/06/26 06:00	04/06/26 15:08	75-00-3	
Chloroform	<0.00092	mg/kg	0.0054	0.00092	1	04/06/26 06:00	04/06/26 15:08	67-66-3	
Chloromethane	<0.0012	mg/kg	0.0054	0.0012	1	04/06/26 06:00	04/06/26 15:08	74-87-3	v2
Dibromochloromethane	<0.0030	mg/kg	0.0054	0.0030	1	04/06/26 06:00	04/06/26 15:08	124-48-1	
Ethylbenzene	<0.00097	mg/kg	0.0054	0.00097	1	04/06/26 06:00	04/06/26 15:08	100-41-4	
Methyl-tert-butyl ether	<0.0022	mg/kg	0.0054	0.0022	1	04/06/26 06:00	04/06/26 15:08	1634-04-4	
Methylene Chloride	<0.0043	mg/kg	0.0054	0.0043	1	04/06/26 06:00	04/06/26 15:08	75-09-2	
Styrene	<0.00077	mg/kg	0.0054	0.00077	1	04/06/26 06:00	04/06/26 15:08	100-42-5	
Tetrachloroethene	<0.00096	mg/kg	0.0054	0.00096	1	04/06/26 06:00	04/06/26 15:08	127-18-4	
Toluene	<0.00096	mg/kg	0.0054	0.00096	1	04/06/26 06:00	04/06/26 15:08	108-88-3	
Trichloroethene	<0.00077	mg/kg	0.0054	0.00077	1	04/06/26 06:00	04/06/26 15:08	79-01-6	
Vinyl chloride	<0.0014	mg/kg	0.0054	0.0014	1	04/06/26 06:00	04/06/26 15:08	75-01-4	
Xylene (Total)	<0.0037	mg/kg	0.011	0.0037	1	04/06/26 06:00	04/06/26 15:08	1330-20-7	
cis-1,2-Dichloroethene	<0.00096	mg/kg	0.0054	0.00096	1	04/06/26 06:00	04/06/26 15:08	156-59-2	
cis-1,3-Dichloropropene	<0.0011	mg/kg	0.0054	0.0011	1	04/06/26 06:00	04/06/26 15:08	10061-01-5	
trans-1,2-Dichloroethene	<0.00078	mg/kg	0.0054	0.00078	1	04/06/26 06:00	04/06/26 15:08	156-60-5	
trans-1,3-Dichloropropene	<0.0027	mg/kg	0.0054	0.0027	1	04/06/26 06:00	04/06/26 15:08	10061-02-6	
Surrogates									
1,2-Dichlorobenzene-d4 (S)	106	%	70-130		1	04/06/26 06:00	04/06/26 15:08	2199-69-1	
4-Bromofluorobenzene (S)	100	%	70-158		1	04/06/26 06:00	04/06/26 15:08	460-00-4	
Toluene-d8 (S)	99	%	70-140		1	04/06/26 06:00	04/06/26 15:08	2037-26-5	

Percent Moisture

Analytical Method: ASTM D2974

Pace Analytical Services - Green Bay

Percent Moisture	22.3	%	0.10	0.10	1	04/02/26 16:16
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ANALYTICAL RESULTS

Project: 23-1700 PH04G R1PC-S Benton St
Pace Project No.: 40310266

Sample: SB-01(1-2)		Lab ID: 40310266001		Collected: 03/30/26 12:00		Received: 03/31/26 10:25		Matrix: Solid	
Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.									
Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
9040 pH									
Analytical Method: EPA 9040									
Pace Analytical Services - Green Bay									
pH at 25 Degrees C	8.2	Std. Units	0.10	0.010	1		04/06/26 14:36		1q,H6

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ANALYTICAL RESULTS

Project: 23-1700 PH04G R1PC-S Benton St

Pace Project No.: 40310266

Sample: SB-02(1-2)

Lab ID: 40310266002

Collected: 03/30/26 10:45

Received: 03/31/26 10:25

Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
8082A GCS PCB									
Analytical Method: EPA 8082A Preparation Method: EPA 3541									
Pace Analytical Services - Green Bay									
PCB-1016 (Aroclor 1016)	<0.019	mg/kg	0.062	0.019	1	04/03/26 08:31	04/03/26 22:15	12674-11-2	
PCB-1221 (Aroclor 1221)	<0.019	mg/kg	0.062	0.019	1	04/03/26 08:31	04/03/26 22:15	11104-28-2	
PCB-1232 (Aroclor 1232)	<0.019	mg/kg	0.062	0.019	1	04/03/26 08:31	04/03/26 22:15	11141-16-5	
PCB-1242 (Aroclor 1242)	<0.019	mg/kg	0.062	0.019	1	04/03/26 08:31	04/03/26 22:15	53469-21-9	
PCB-1248 (Aroclor 1248)	<0.019	mg/kg	0.062	0.019	1	04/03/26 08:31	04/03/26 22:15	12672-29-6	
PCB-1254 (Aroclor 1254)	<0.019	mg/kg	0.062	0.019	1	04/03/26 08:31	04/03/26 22:15	11097-69-1	
PCB-1260 (Aroclor 1260)	<0.019	mg/kg	0.062	0.019	1	04/03/26 08:31	04/03/26 22:15	11096-82-5	
PCB, Total	<0.019	mg/kg	0.062	0.019	1	04/03/26 08:31	04/03/26 22:15	1336-36-3	
Surrogates									
Tetrachloro-m-xylene (S)	83	%	65-120		1	04/03/26 08:31	04/03/26 22:15	877-09-8	
Decachlorobiphenyl (S)	85	%	55-120		1	04/03/26 08:31	04/03/26 22:15	2051-24-3	
6010D MET ICP, TCLP									
Analytical Method: EPA 6010D Preparation Method: EPA 3015A									
Leachate Method/Date: EPA 1311; 04/15/26 14:56									
Pace Analytical Services - Green Bay									
Lead	0.046	mg/L	0.020	0.0059	1	04/16/26 11:38	04/16/26 19:13	7439-92-1	2q
6020B MET ICPMS									
Analytical Method: EPA 6020B Preparation Method: EPA 3050B									
Pace Analytical Services - Green Bay									
Arsenic	8.4	mg/kg	1.0	0.31	6.667	04/01/26 10:04	04/02/26 02:05	7440-38-2	
Barium	442	mg/kg	1.0	0.31	6.667	04/01/26 10:04	04/02/26 02:05	7440-39-3	
Cadmium	0.20J	mg/kg	0.78	0.11	6.667	04/01/26 10:04	04/02/26 02:05	7440-43-9	D3
Chromium	24.0	mg/kg	2.4	0.71	6.667	04/01/26 10:04	04/02/26 02:05	7440-47-3	
Lead	232	mg/kg	0.78	0.21	6.667	04/01/26 10:04	04/02/26 02:05	7439-92-1	
Selenium	0.22J	mg/kg	0.78	0.21	6.667	04/01/26 10:04	04/02/26 02:05	7782-49-2	D3
Silver	<0.11	mg/kg	0.39	0.11	6.667	04/01/26 10:04	04/02/26 02:05	7440-22-4	D3
7471 Mercury									
Analytical Method: EPA 7471 Preparation Method: EPA 7471									
Pace Analytical Services - Green Bay									
Mercury	0.040	mg/kg	0.040	0.024	1	04/01/26 12:47	04/03/26 12:01	7439-97-6	

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ANALYTICAL RESULTS

Project: 23-1700 PH04G R1PC-S Benton St

Pace Project No.: 40310266

Sample: SB-02(1-2)

Lab ID: 40310266002

Collected: 03/30/26 10:45

Received: 03/31/26 10:25

Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
8270E MSSV PAH by SIM									
Analytical Method: EPA 8270E by SIM Preparation Method: EPA 3546									
Pace Analytical Services - Green Bay									
Acenaphthene	<0.0027	mg/kg	0.021	0.0027	1	04/03/26 07:23	04/03/26 12:22	83-32-9	
Acenaphthylene	<0.0026	mg/kg	0.021	0.0026	1	04/03/26 07:23	04/03/26 12:22	208-96-8	
Anthracene	<0.0026	mg/kg	0.021	0.0026	1	04/03/26 07:23	04/03/26 12:22	120-12-7	
Benzo(a)anthracene	0.0054J	mg/kg	0.021	0.0027	1	04/03/26 07:23	04/03/26 12:22	56-55-3	
Benzo(a)pyrene	0.0032J	mg/kg	0.021	0.0024	1	04/03/26 07:23	04/03/26 12:22	50-32-8	
Benzo(b)fluoranthene	0.0065J	mg/kg	0.021	0.0029	1	04/03/26 07:23	04/03/26 12:22	205-99-2	
Benzo(g,h,i)perylene	<0.0037	mg/kg	0.021	0.0037	1	04/03/26 07:23	04/03/26 12:22	191-24-2	
Benzo(k)fluoranthene	<0.0027	mg/kg	0.021	0.0027	1	04/03/26 07:23	04/03/26 12:22	207-08-9	
Chrysene	0.0044J	mg/kg	0.021	0.0040	1	04/03/26 07:23	04/03/26 12:22	218-01-9	
Dibenz(a,h)anthracene	<0.0029	mg/kg	0.021	0.0029	1	04/03/26 07:23	04/03/26 12:22	53-70-3	
Fluoranthene	0.0062J	mg/kg	0.021	0.0025	1	04/03/26 07:23	04/03/26 12:22	206-44-0	
Fluorene	<0.0025	mg/kg	0.021	0.0025	1	04/03/26 07:23	04/03/26 12:22	86-73-7	
Indeno(1,2,3-cd)pyrene	<0.0044	mg/kg	0.021	0.0044	1	04/03/26 07:23	04/03/26 12:22	193-39-5	
2-Methylnaphthalene	<0.0031	mg/kg	0.021	0.0031	1	04/03/26 07:23	04/03/26 12:22	91-57-6	
Naphthalene	0.0021J	mg/kg	0.021	0.0020	1	04/03/26 07:23	04/03/26 12:22	91-20-3	
Phenanthrene	0.0033J	mg/kg	0.021	0.0024	1	04/03/26 07:23	04/03/26 12:22	85-01-8	
Pyrene	0.0053J	mg/kg	0.021	0.0031	1	04/03/26 07:23	04/03/26 12:22	129-00-0	
Surrogates									
2-Fluorobiphenyl (S)	56	%	36-120		1	04/03/26 07:23	04/03/26 12:22	321-60-8	
Terphenyl-d14 (S)	61	%	36-120		1	04/03/26 07:23	04/03/26 12:22	1718-51-0	

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ANALYTICAL RESULTS

Project: 23-1700 PH04G R1PC-S Benton St

Pace Project No.: 40310266

Sample: SB-02(1-2)

Lab ID: 40310266002

Collected: 03/30/26 10:45

Received: 03/31/26 10:25

Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
8260 MSV 5030/5035 Low Level									
Analytical Method: EPA 8260 Preparation Method: EPA 5035/5030									
Pace Analytical Services - Green Bay									
1,1,1-Trichloroethane	<0.0021	mg/kg	0.0069	0.0021	1	04/06/26 06:00	04/06/26 15:31	71-55-6	
1,1,2,2-Tetrachloroethane	<0.0035	mg/kg	0.0069	0.0035	1	04/06/26 06:00	04/06/26 15:31	79-34-5	
1,1,2-Trichloroethane	<0.0021	mg/kg	0.0069	0.0021	1	04/06/26 06:00	04/06/26 15:31	79-00-5	
1,1-Dichloroethane	<0.0015	mg/kg	0.0069	0.0015	1	04/06/26 06:00	04/06/26 15:31	75-34-3	
1,1-Dichloroethene	<0.0015	mg/kg	0.0069	0.0015	1	04/06/26 06:00	04/06/26 15:31	75-35-4	
1,2-Dichloroethane	<0.0011	mg/kg	0.0069	0.0011	1	04/06/26 06:00	04/06/26 15:31	107-06-2	
1,2-Dichloropropane	<0.0014	mg/kg	0.0069	0.0014	1	04/06/26 06:00	04/06/26 15:31	78-87-5	
2-Butanone (MEK)	<0.022	mg/kg	0.035	0.022	1	04/06/26 06:00	04/06/26 15:31	78-93-3	
2-Hexanone	<0.016	mg/kg	0.035	0.016	1	04/06/26 06:00	04/06/26 15:31	591-78-6	
4-Methyl-2-pentanone (MIBK)	<0.028	mg/kg	0.035	0.028	1	04/06/26 06:00	04/06/26 15:31	108-10-1	
Acetone	<0.065	mg/kg	0.14	0.065	1	04/06/26 06:00	04/06/26 15:31	67-64-1	
Benzene	<0.00098	mg/kg	0.0069	0.00098	1	04/06/26 06:00	04/06/26 15:31	71-43-2	
Bromodichloromethane	<0.00094	mg/kg	0.0069	0.00094	1	04/06/26 06:00	04/06/26 15:31	75-27-4	
Bromoform	<0.011	mg/kg	0.028	0.011	1	04/06/26 06:00	04/06/26 15:31	75-25-2	
Bromomethane	<0.0062	mg/kg	0.0069	0.0062	1	04/06/26 06:00	04/06/26 15:31	74-83-9	
Carbon disulfide	<0.0015	mg/kg	0.0069	0.0015	1	04/06/26 06:00	04/06/26 15:31	75-15-0	
Carbon tetrachloride	<0.0044	mg/kg	0.0069	0.0044	1	04/06/26 06:00	04/06/26 15:31	56-23-5	
Chlorobenzene	<0.0013	mg/kg	0.0069	0.0013	1	04/06/26 06:00	04/06/26 15:31	108-90-7	
Chloroethane	<0.0050	mg/kg	0.0069	0.0050	1	04/06/26 06:00	04/06/26 15:31	75-00-3	
Chloroform	<0.0012	mg/kg	0.0069	0.0012	1	04/06/26 06:00	04/06/26 15:31	67-66-3	
Chloromethane	<0.0015	mg/kg	0.0069	0.0015	1	04/06/26 06:00	04/06/26 15:31	74-87-3	v2
Dibromochloromethane	<0.0039	mg/kg	0.0069	0.0039	1	04/06/26 06:00	04/06/26 15:31	124-48-1	
Ethylbenzene	<0.0012	mg/kg	0.0069	0.0012	1	04/06/26 06:00	04/06/26 15:31	100-41-4	
Methyl-tert-butyl ether	<0.0028	mg/kg	0.0069	0.0028	1	04/06/26 06:00	04/06/26 15:31	1634-04-4	
Methylene Chloride	<0.0055	mg/kg	0.0069	0.0055	1	04/06/26 06:00	04/06/26 15:31	75-09-2	
Styrene	<0.00098	mg/kg	0.0069	0.00098	1	04/06/26 06:00	04/06/26 15:31	100-42-5	
Tetrachloroethene	<0.0012	mg/kg	0.0069	0.0012	1	04/06/26 06:00	04/06/26 15:31	127-18-4	
Toluene	<0.0012	mg/kg	0.0069	0.0012	1	04/06/26 06:00	04/06/26 15:31	108-88-3	
Trichloroethene	<0.00099	mg/kg	0.0069	0.00099	1	04/06/26 06:00	04/06/26 15:31	79-01-6	
Vinyl chloride	<0.0018	mg/kg	0.0069	0.0018	1	04/06/26 06:00	04/06/26 15:31	75-01-4	
Xylene (Total)	<0.0047	mg/kg	0.014	0.0047	1	04/06/26 06:00	04/06/26 15:31	1330-20-7	
cis-1,2-Dichloroethene	<0.0012	mg/kg	0.0069	0.0012	1	04/06/26 06:00	04/06/26 15:31	156-59-2	
cis-1,3-Dichloropropene	<0.0014	mg/kg	0.0069	0.0014	1	04/06/26 06:00	04/06/26 15:31	10061-01-5	
trans-1,2-Dichloroethene	<0.00099	mg/kg	0.0069	0.00099	1	04/06/26 06:00	04/06/26 15:31	156-60-5	
trans-1,3-Dichloropropene	<0.0034	mg/kg	0.0069	0.0034	1	04/06/26 06:00	04/06/26 15:31	10061-02-6	
Surrogates									
1,2-Dichlorobenzene-d4 (S)	108	%	70-130		1	04/06/26 06:00	04/06/26 15:31	2199-69-1	
4-Bromofluorobenzene (S)	100	%	70-158		1	04/06/26 06:00	04/06/26 15:31	460-00-4	
Toluene-d8 (S)	97	%	70-140		1	04/06/26 06:00	04/06/26 15:31	2037-26-5	

Percent Moisture

Analytical Method: ASTM D2974

Pace Analytical Services - Green Bay

Percent Moisture	20.6	%	0.10	0.10	1	04/02/26 16:16
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ANALYTICAL RESULTS

Project: 23-1700 PH04G R1PC-S Benton St
Pace Project No.: 40310266

Sample: SB-02(1-2)		Lab ID: 40310266002		Collected: 03/30/26 10:45		Received: 03/31/26 10:25		Matrix: Solid		
Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.										
Parameters		Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
9040 pH		Analytical Method: EPA 9040 Pace Analytical Services - Green Bay								
pH at 25 Degrees C		8.4	Std. Units	0.10	0.010	1		04/06/26 14:39		1q,H6

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ANALYTICAL RESULTS

Project: 23-1700 PH04G R1PC-S Benton St

Pace Project No.: 40310266

Sample: SB-03(2-3)

Lab ID: 40310266003

Collected: 03/30/26 11:05

Received: 03/31/26 10:25

Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
8082A GCS PCB									
Analytical Method: EPA 8082A Preparation Method: EPA 3541									
Pace Analytical Services - Green Bay									
PCB-1016 (Aroclor 1016)	<0.020	mg/kg	0.066	0.020	1	04/03/26 08:31	04/03/26 22:37	12674-11-2	
PCB-1221 (Aroclor 1221)	<0.020	mg/kg	0.066	0.020	1	04/03/26 08:31	04/03/26 22:37	11104-28-2	
PCB-1232 (Aroclor 1232)	<0.020	mg/kg	0.066	0.020	1	04/03/26 08:31	04/03/26 22:37	11141-16-5	
PCB-1242 (Aroclor 1242)	<0.020	mg/kg	0.066	0.020	1	04/03/26 08:31	04/03/26 22:37	53469-21-9	
PCB-1248 (Aroclor 1248)	<0.020	mg/kg	0.066	0.020	1	04/03/26 08:31	04/03/26 22:37	12672-29-6	
PCB-1254 (Aroclor 1254)	<0.020	mg/kg	0.066	0.020	1	04/03/26 08:31	04/03/26 22:37	11097-69-1	
PCB-1260 (Aroclor 1260)	<0.020	mg/kg	0.066	0.020	1	04/03/26 08:31	04/03/26 22:37	11096-82-5	
PCB, Total	<0.020	mg/kg	0.066	0.020	1	04/03/26 08:31	04/03/26 22:37	1336-36-3	
Surrogates									
Tetrachloro-m-xylene (S)	85	%	65-120		1	04/03/26 08:31	04/03/26 22:37	877-09-8	
Decachlorobiphenyl (S)	82	%	55-120		1	04/03/26 08:31	04/03/26 22:37	2051-24-3	
6010D MET ICP, TCLP									
Analytical Method: EPA 6010D Preparation Method: EPA 3015A									
Leachate Method/Date: EPA 1311; 04/15/26 14:56									
Pace Analytical Services - Green Bay									
Chromium	<0.0025	mg/L	0.010	0.0025	1	04/16/26 11:38	04/16/26 18:35	7440-47-3	
6020B MET ICPMS									
Analytical Method: EPA 6020B Preparation Method: EPA 3050B									
Pace Analytical Services - Green Bay									
Arsenic	12.2	mg/kg	1.2	0.35	6.667	04/01/26 10:04	04/02/26 01:38	7440-38-2	
Barium	218	mg/kg	1.2	0.35	6.667	04/01/26 10:04	04/02/26 01:38	7440-39-3	P6
Cadmium	0.27J	mg/kg	0.88	0.13	6.667	04/01/26 10:04	04/02/26 01:38	7440-43-9	D3
Chromium	28.3	mg/kg	2.7	0.80	6.667	04/01/26 10:04	04/02/26 01:38	7440-47-3	M0
Lead	32.6	mg/kg	0.88	0.24	6.667	04/01/26 10:04	04/02/26 01:38	7439-92-1	M0
Selenium	<0.24	mg/kg	0.88	0.24	6.667	04/01/26 10:04	04/02/26 01:38	7782-49-2	D3
Silver	<0.13	mg/kg	0.44	0.13	6.667	04/01/26 10:04	04/02/26 01:38	7440-22-4	D3
7471 Mercury									
Analytical Method: EPA 7471 Preparation Method: EPA 7471									
Pace Analytical Services - Green Bay									
Mercury	0.047	mg/kg	0.044	0.026	1	04/01/26 12:47	04/03/26 12:04	7439-97-6	

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ANALYTICAL RESULTS

Project: 23-1700 PH04G R1PC-S Benton St

Pace Project No.: 40310266

Sample: SB-03(2-3)

Lab ID: 40310266003

Collected: 03/30/26 11:05

Received: 03/31/26 10:25

Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
8270E MSSV PAH by SIM									
Analytical Method: EPA 8270E by SIM Preparation Method: EPA 3546									
Pace Analytical Services - Green Bay									
Acenaphthene	<0.0029	mg/kg	0.022	0.0029	1	04/03/26 07:23	04/03/26 13:08	83-32-9	
Acenaphthylene	0.0030J	mg/kg	0.022	0.0028	1	04/03/26 07:23	04/03/26 13:08	208-96-8	
Anthracene	0.015J	mg/kg	0.022	0.0027	1	04/03/26 07:23	04/03/26 13:08	120-12-7	
Benzo(a)anthracene	0.089	mg/kg	0.022	0.0029	1	04/03/26 07:23	04/03/26 13:08	56-55-3	
Benzo(a)pyrene	0.12	mg/kg	0.022	0.0025	1	04/03/26 07:23	04/03/26 13:08	50-32-8	
Benzo(b)fluoranthene	0.17	mg/kg	0.022	0.0031	1	04/03/26 07:23	04/03/26 13:08	205-99-2	
Benzo(g,h,i)perylene	0.11	mg/kg	0.022	0.0039	1	04/03/26 07:23	04/03/26 13:08	191-24-2	
Benzo(k)fluoranthene	0.065	mg/kg	0.022	0.0028	1	04/03/26 07:23	04/03/26 13:08	207-08-9	
Chrysene	0.13	mg/kg	0.022	0.0042	1	04/03/26 07:23	04/03/26 13:08	218-01-9	
Dibenz(a,h)anthracene	0.021J	mg/kg	0.022	0.0031	1	04/03/26 07:23	04/03/26 13:08	53-70-3	
Fluoranthene	0.19	mg/kg	0.022	0.0026	1	04/03/26 07:23	04/03/26 13:08	206-44-0	
Fluorene	0.0030J	mg/kg	0.022	0.0026	1	04/03/26 07:23	04/03/26 13:08	86-73-7	
Indeno(1,2,3-cd)pyrene	0.084	mg/kg	0.022	0.0046	1	04/03/26 07:23	04/03/26 13:08	193-39-5	
2-Methylnaphthalene	0.0077J	mg/kg	0.022	0.0032	1	04/03/26 07:23	04/03/26 13:08	91-57-6	
Naphthalene	0.0064J	mg/kg	0.022	0.0021	1	04/03/26 07:23	04/03/26 13:08	91-20-3	
Phenanthrene	0.061	mg/kg	0.022	0.0025	1	04/03/26 07:23	04/03/26 13:08	85-01-8	
Pyrene	0.16	mg/kg	0.022	0.0032	1	04/03/26 07:23	04/03/26 13:08	129-00-0	
Surrogates									
2-Fluorobiphenyl (S)	64	%	36-120		1	04/03/26 07:23	04/03/26 13:08	321-60-8	
Terphenyl-d14 (S)	66	%	36-120		1	04/03/26 07:23	04/03/26 13:08	1718-51-0	

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ANALYTICAL RESULTS

Project: 23-1700 PH04G R1PC-S Benton St

Pace Project No.: 40310266

Sample: SB-03(2-3)

Lab ID: 40310266003

Collected: 03/30/26 11:05

Received: 03/31/26 10:25

Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
8260 MSV 5030/5035 Low Level									
Analytical Method: EPA 8260 Preparation Method: EPA 5035/5030									
Pace Analytical Services - Green Bay									
1,1,1-Trichloroethane	<0.0018	mg/kg	0.0059	0.0018	1	04/06/26 06:00	04/06/26 12:49	71-55-6	
1,1,2,2-Tetrachloroethane	<0.0030	mg/kg	0.0059	0.0030	1	04/06/26 06:00	04/06/26 12:49	79-34-5	
1,1,2-Trichloroethane	<0.0018	mg/kg	0.0059	0.0018	1	04/06/26 06:00	04/06/26 12:49	79-00-5	
1,1-Dichloroethane	<0.0013	mg/kg	0.0059	0.0013	1	04/06/26 06:00	04/06/26 12:49	75-34-3	
1,1-Dichloroethene	<0.0012	mg/kg	0.0059	0.0012	1	04/06/26 06:00	04/06/26 12:49	75-35-4	
1,2-Dichloroethane	<0.00097	mg/kg	0.0059	0.00097	1	04/06/26 06:00	04/06/26 12:49	107-06-2	
1,2-Dichloropropane	<0.0012	mg/kg	0.0059	0.0012	1	04/06/26 06:00	04/06/26 12:49	78-87-5	
2-Butanone (MEK)	<0.018	mg/kg	0.029	0.018	1	04/06/26 06:00	04/06/26 12:49	78-93-3	
2-Hexanone	<0.013	mg/kg	0.029	0.013	1	04/06/26 06:00	04/06/26 12:49	591-78-6	
4-Methyl-2-pentanone (MIBK)	<0.023	mg/kg	0.029	0.023	1	04/06/26 06:00	04/06/26 12:49	108-10-1	
Acetone	<0.055	mg/kg	0.12	0.055	1	04/06/26 06:00	04/06/26 12:49	67-64-1	
Benzene	<0.00083	mg/kg	0.0059	0.00083	1	04/06/26 06:00	04/06/26 12:49	71-43-2	
Bromodichloromethane	<0.00080	mg/kg	0.0059	0.00080	1	04/06/26 06:00	04/06/26 12:49	75-27-4	
Bromoform	<0.0095	mg/kg	0.024	0.0095	1	04/06/26 06:00	04/06/26 12:49	75-25-2	
Bromomethane	<0.0052	mg/kg	0.0059	0.0052	1	04/06/26 06:00	04/06/26 12:49	74-83-9	
Carbon disulfide	<0.0013	mg/kg	0.0059	0.0013	1	04/06/26 06:00	04/06/26 12:49	75-15-0	
Carbon tetrachloride	<0.0037	mg/kg	0.0059	0.0037	1	04/06/26 06:00	04/06/26 12:49	56-23-5	
Chlorobenzene	<0.0011	mg/kg	0.0059	0.0011	1	04/06/26 06:00	04/06/26 12:49	108-90-7	
Chloroethane	<0.0043	mg/kg	0.0059	0.0043	1	04/06/26 06:00	04/06/26 12:49	75-00-3	
Chloroform	<0.00099	mg/kg	0.0059	0.00099	1	04/06/26 06:00	04/06/26 12:49	67-66-3	
Chloromethane	<0.0013	mg/kg	0.0059	0.0013	1	04/06/26 06:00	04/06/26 12:49	74-87-3	v2
Dibromochloromethane	<0.0033	mg/kg	0.0059	0.0033	1	04/06/26 06:00	04/06/26 12:49	124-48-1	
Ethylbenzene	<0.0011	mg/kg	0.0059	0.0011	1	04/06/26 06:00	04/06/26 12:49	100-41-4	
Methyl-tert-butyl ether	<0.0024	mg/kg	0.0059	0.0024	1	04/06/26 06:00	04/06/26 12:49	1634-04-4	
Methylene Chloride	<0.0046	mg/kg	0.0059	0.0046	1	04/06/26 06:00	04/06/26 12:49	75-09-2	
Styrene	<0.00083	mg/kg	0.0059	0.00083	1	04/06/26 06:00	04/06/26 12:49	100-42-5	
Tetrachloroethene	<0.0010	mg/kg	0.0059	0.0010	1	04/06/26 06:00	04/06/26 12:49	127-18-4	
Toluene	<0.0010	mg/kg	0.0059	0.0010	1	04/06/26 06:00	04/06/26 12:49	108-88-3	
Trichloroethene	<0.00084	mg/kg	0.0059	0.00084	1	04/06/26 06:00	04/06/26 12:49	79-01-6	
Vinyl chloride	<0.0015	mg/kg	0.0059	0.0015	1	04/06/26 06:00	04/06/26 12:49	75-01-4	
Xylene (Total)	<0.0040	mg/kg	0.012	0.0040	1	04/06/26 06:00	04/06/26 12:49	1330-20-7	
cis-1,2-Dichloroethene	<0.0010	mg/kg	0.0059	0.0010	1	04/06/26 06:00	04/06/26 12:49	156-59-2	
cis-1,3-Dichloropropene	<0.0012	mg/kg	0.0059	0.0012	1	04/06/26 06:00	04/06/26 12:49	10061-01-5	
trans-1,2-Dichloroethene	<0.00084	mg/kg	0.0059	0.00084	1	04/06/26 06:00	04/06/26 12:49	156-60-5	
trans-1,3-Dichloropropene	<0.0029	mg/kg	0.0059	0.0029	1	04/06/26 06:00	04/06/26 12:49	10061-02-6	
Surrogates									
1,2-Dichlorobenzene-d4 (S)	105	%	70-130		1	04/06/26 06:00	04/06/26 12:49	2199-69-1	
4-Bromofluorobenzene (S)	100	%	70-158		1	04/06/26 06:00	04/06/26 12:49	460-00-4	
Toluene-d8 (S)	100	%	70-140		1	04/06/26 06:00	04/06/26 12:49	2037-26-5	

Percent Moisture

Analytical Method: ASTM D2974

Pace Analytical Services - Green Bay

Percent Moisture	24.4	%	0.10	0.10	1	04/01/26 10:07
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ANALYTICAL RESULTS

Project: 23-1700 PH04G R1PC-S Benton St
Pace Project No.: 40310266

Sample: SB-03(2-3)		Lab ID: 40310266003		Collected: 03/30/26 11:05		Received: 03/31/26 10:25		Matrix: Solid	
Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.									
Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
9040 pH									
Analytical Method: EPA 9040									
Pace Analytical Services - Green Bay									
pH at 25 Degrees C	7.9	Std. Units	0.10	0.010	1		04/06/26 14:08		1q,H6

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ANALYTICAL RESULTS

Project: 23-1700 PH04G R1PC-S Benton St

Pace Project No.: 40310266

Sample: SB-04(2-3)

Lab ID: 40310266004

Collected: 03/30/26 11:30

Received: 03/31/26 10:25

Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
8082A GCS PCB									
Analytical Method: EPA 8082A Preparation Method: EPA 3541									
Pace Analytical Services - Green Bay									
PCB-1016 (Aroclor 1016)	<0.020	mg/kg	0.064	0.020	1	04/03/26 08:31	04/03/26 22:58	12674-11-2	
PCB-1221 (Aroclor 1221)	<0.020	mg/kg	0.064	0.020	1	04/03/26 08:31	04/03/26 22:58	11104-28-2	
PCB-1232 (Aroclor 1232)	<0.020	mg/kg	0.064	0.020	1	04/03/26 08:31	04/03/26 22:58	11141-16-5	
PCB-1242 (Aroclor 1242)	<0.020	mg/kg	0.064	0.020	1	04/03/26 08:31	04/03/26 22:58	53469-21-9	
PCB-1248 (Aroclor 1248)	<0.020	mg/kg	0.064	0.020	1	04/03/26 08:31	04/03/26 22:58	12672-29-6	
PCB-1254 (Aroclor 1254)	<0.020	mg/kg	0.064	0.020	1	04/03/26 08:31	04/03/26 22:58	11097-69-1	
PCB-1260 (Aroclor 1260)	<0.020	mg/kg	0.064	0.020	1	04/03/26 08:31	04/03/26 22:58	11096-82-5	
PCB, Total	<0.020	mg/kg	0.064	0.020	1	04/03/26 08:31	04/03/26 22:58	1336-36-3	
Surrogates									
Tetrachloro-m-xylene (S)	80	%	65-120		1	04/03/26 08:31	04/03/26 22:58	877-09-8	
Decachlorobiphenyl (S)	79	%	55-120		1	04/03/26 08:31	04/03/26 22:58	2051-24-3	
6020B MET ICPMS									
Analytical Method: EPA 6020B Preparation Method: EPA 3050B									
Pace Analytical Services - Green Bay									
Arsenic	10.5	mg/kg	1.1	0.33	6.667	04/01/26 10:04	04/02/26 02:10	7440-38-2	
Barium	205	mg/kg	1.1	0.33	6.667	04/01/26 10:04	04/02/26 02:10	7440-39-3	
Cadmium	0.45J	mg/kg	0.84	0.12	6.667	04/01/26 10:04	04/02/26 02:10	7440-43-9	D3
Chromium	24.9	mg/kg	2.6	0.77	6.667	04/01/26 10:04	04/02/26 02:10	7440-47-3	
Lead	30.9	mg/kg	0.84	0.23	6.667	04/01/26 10:04	04/02/26 02:10	7439-92-1	
Selenium	<0.23	mg/kg	0.84	0.23	6.667	04/01/26 10:04	04/02/26 02:10	7782-49-2	D3
Silver	<0.12	mg/kg	0.42	0.12	6.667	04/01/26 10:04	04/02/26 02:10	7440-22-4	D3
7471 Mercury									
Analytical Method: EPA 7471 Preparation Method: EPA 7471									
Pace Analytical Services - Green Bay									
Mercury	0.036J	mg/kg	0.039	0.023	1	04/01/26 12:47	04/03/26 12:14	7439-97-6	

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ANALYTICAL RESULTS

Project: 23-1700 PH04G R1PC-S Benton St

Pace Project No.: 40310266

Sample: SB-04(2-3)

Lab ID: 40310266004

Collected: 03/30/26 11:30

Received: 03/31/26 10:25

Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
8270E MSSV PAH by SIM									
Analytical Method: EPA 8270E by SIM Preparation Method: EPA 3546									
Pace Analytical Services - Green Bay									
Acenaphthene	<0.0028	mg/kg	0.021	0.0028	1	04/03/26 07:23	04/03/26 12:37	83-32-9	
Acenaphthylene	<0.0027	mg/kg	0.021	0.0027	1	04/03/26 07:23	04/03/26 12:37	208-96-8	
Anthracene	<0.0027	mg/kg	0.021	0.0027	1	04/03/26 07:23	04/03/26 12:37	120-12-7	
Benzo(a)anthracene	0.0069J	mg/kg	0.021	0.0028	1	04/03/26 07:23	04/03/26 12:37	56-55-3	
Benzo(a)pyrene	0.0068J	mg/kg	0.021	0.0024	1	04/03/26 07:23	04/03/26 12:37	50-32-8	
Benzo(b)fluoranthene	0.011J	mg/kg	0.021	0.0030	1	04/03/26 07:23	04/03/26 12:37	205-99-2	
Benzo(g,h,i)perylene	0.0064J	mg/kg	0.021	0.0038	1	04/03/26 07:23	04/03/26 12:37	191-24-2	
Benzo(k)fluoranthene	0.0048J	mg/kg	0.021	0.0027	1	04/03/26 07:23	04/03/26 12:37	207-08-9	
Chrysene	0.0087J	mg/kg	0.021	0.0040	1	04/03/26 07:23	04/03/26 12:37	218-01-9	
Dibenz(a,h)anthracene	<0.0030	mg/kg	0.021	0.0030	1	04/03/26 07:23	04/03/26 12:37	53-70-3	
Fluoranthene	0.017J	mg/kg	0.021	0.0025	1	04/03/26 07:23	04/03/26 12:37	206-44-0	
Fluorene	<0.0026	mg/kg	0.021	0.0026	1	04/03/26 07:23	04/03/26 12:37	86-73-7	
Indeno(1,2,3-cd)pyrene	0.0050J	mg/kg	0.021	0.0045	1	04/03/26 07:23	04/03/26 12:37	193-39-5	
2-Methylnaphthalene	<0.0031	mg/kg	0.021	0.0031	1	04/03/26 07:23	04/03/26 12:37	91-57-6	
Naphthalene	<0.0021	mg/kg	0.021	0.0021	1	04/03/26 07:23	04/03/26 12:37	91-20-3	
Phenanthrene	0.0083J	mg/kg	0.021	0.0025	1	04/03/26 07:23	04/03/26 12:37	85-01-8	
Pyrene	0.013J	mg/kg	0.021	0.0031	1	04/03/26 07:23	04/03/26 12:37	129-00-0	
Surrogates									
2-Fluorobiphenyl (S)	55	%	36-120		1	04/03/26 07:23	04/03/26 12:37	321-60-8	
Terphenyl-d14 (S)	56	%	36-120		1	04/03/26 07:23	04/03/26 12:37	1718-51-0	

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ANALYTICAL RESULTS

Project: 23-1700 PH04G R1PC-S Benton St

Pace Project No.: 40310266

Sample: SB-04(2-3)

Lab ID: 40310266004

Collected: 03/30/26 11:30

Received: 03/31/26 10:25

Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
8260 MSV 5030/5035 Low Level									
Analytical Method: EPA 8260 Preparation Method: EPA 5035/5030									
Pace Analytical Services - Green Bay									
1,1,1-Trichloroethane	<0.0018	mg/kg	0.0058	0.0018	1	04/06/26 06:00	04/06/26 15:54	71-55-6	
1,1,2,2-Tetrachloroethane	<0.0030	mg/kg	0.0058	0.0030	1	04/06/26 06:00	04/06/26 15:54	79-34-5	
1,1,2-Trichloroethane	<0.0018	mg/kg	0.0058	0.0018	1	04/06/26 06:00	04/06/26 15:54	79-00-5	
1,1-Dichloroethane	<0.0012	mg/kg	0.0058	0.0012	1	04/06/26 06:00	04/06/26 15:54	75-34-3	
1,1-Dichloroethene	<0.0012	mg/kg	0.0058	0.0012	1	04/06/26 06:00	04/06/26 15:54	75-35-4	
1,2-Dichloroethane	<0.00096	mg/kg	0.0058	0.00096	1	04/06/26 06:00	04/06/26 15:54	107-06-2	
1,2-Dichloropropane	<0.0012	mg/kg	0.0058	0.0012	1	04/06/26 06:00	04/06/26 15:54	78-87-5	
2-Butanone (MEK)	<0.018	mg/kg	0.029	0.018	1	04/06/26 06:00	04/06/26 15:54	78-93-3	
2-Hexanone	<0.013	mg/kg	0.029	0.013	1	04/06/26 06:00	04/06/26 15:54	591-78-6	
4-Methyl-2-pentanone (MIBK)	<0.023	mg/kg	0.029	0.023	1	04/06/26 06:00	04/06/26 15:54	108-10-1	
Acetone	<0.055	mg/kg	0.12	0.055	1	04/06/26 06:00	04/06/26 15:54	67-64-1	
Benzene	<0.00082	mg/kg	0.0058	0.00082	1	04/06/26 06:00	04/06/26 15:54	71-43-2	
Bromodichloromethane	<0.00079	mg/kg	0.0058	0.00079	1	04/06/26 06:00	04/06/26 15:54	75-27-4	
Bromoform	<0.0094	mg/kg	0.023	0.0094	1	04/06/26 06:00	04/06/26 15:54	75-25-2	
Bromomethane	<0.0052	mg/kg	0.0058	0.0052	1	04/06/26 06:00	04/06/26 15:54	74-83-9	
Carbon disulfide	<0.0013	mg/kg	0.0058	0.0013	1	04/06/26 06:00	04/06/26 15:54	75-15-0	
Carbon tetrachloride	<0.0037	mg/kg	0.0058	0.0037	1	04/06/26 06:00	04/06/26 15:54	56-23-5	
Chlorobenzene	<0.0011	mg/kg	0.0058	0.0011	1	04/06/26 06:00	04/06/26 15:54	108-90-7	
Chloroethane	<0.0042	mg/kg	0.0058	0.0042	1	04/06/26 06:00	04/06/26 15:54	75-00-3	
Chloroform	<0.00098	mg/kg	0.0058	0.00098	1	04/06/26 06:00	04/06/26 15:54	67-66-3	
Chloromethane	<0.0013	mg/kg	0.0058	0.0013	1	04/06/26 06:00	04/06/26 15:54	74-87-3	v2
Dibromochloromethane	<0.0032	mg/kg	0.0058	0.0032	1	04/06/26 06:00	04/06/26 15:54	124-48-1	
Ethylbenzene	<0.0010	mg/kg	0.0058	0.0010	1	04/06/26 06:00	04/06/26 15:54	100-41-4	
Methyl-tert-butyl ether	<0.0024	mg/kg	0.0058	0.0024	1	04/06/26 06:00	04/06/26 15:54	1634-04-4	
Methylene Chloride	<0.0046	mg/kg	0.0058	0.0046	1	04/06/26 06:00	04/06/26 15:54	75-09-2	
Styrene	<0.00083	mg/kg	0.0058	0.00083	1	04/06/26 06:00	04/06/26 15:54	100-42-5	
Tetrachloroethene	<0.0010	mg/kg	0.0058	0.0010	1	04/06/26 06:00	04/06/26 15:54	127-18-4	
Toluene	<0.0010	mg/kg	0.0058	0.0010	1	04/06/26 06:00	04/06/26 15:54	108-88-3	
Trichloroethene	<0.00083	mg/kg	0.0058	0.00083	1	04/06/26 06:00	04/06/26 15:54	79-01-6	
Vinyl chloride	<0.0015	mg/kg	0.0058	0.0015	1	04/06/26 06:00	04/06/26 15:54	75-01-4	
Xylene (Total)	<0.0040	mg/kg	0.012	0.0040	1	04/06/26 06:00	04/06/26 15:54	1330-20-7	
cis-1,2-Dichloroethene	<0.0010	mg/kg	0.0058	0.0010	1	04/06/26 06:00	04/06/26 15:54	156-59-2	
cis-1,3-Dichloropropene	<0.0012	mg/kg	0.0058	0.0012	1	04/06/26 06:00	04/06/26 15:54	10061-01-5	
trans-1,2-Dichloroethene	<0.00084	mg/kg	0.0058	0.00084	1	04/06/26 06:00	04/06/26 15:54	156-60-5	
trans-1,3-Dichloropropene	<0.0029	mg/kg	0.0058	0.0029	1	04/06/26 06:00	04/06/26 15:54	10061-02-6	
Surrogates									
1,2-Dichlorobenzene-d4 (S)	107	%	70-130		1	04/06/26 06:00	04/06/26 15:54	2199-69-1	
4-Bromofluorobenzene (S)	98	%	70-158		1	04/06/26 06:00	04/06/26 15:54	460-00-4	
Toluene-d8 (S)	99	%	70-140		1	04/06/26 06:00	04/06/26 15:54	2037-26-5	

Percent Moisture

Analytical Method: ASTM D2974

Pace Analytical Services - Green Bay

Percent Moisture	22.1	%	0.10	0.10	1	04/02/26 16:16
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ANALYTICAL RESULTS

Project: 23-1700 PH04G R1PC-S Benton St
Pace Project No.: 40310266

Sample: SB-04(2-3)		Lab ID: 40310266004		Collected: 03/30/26 11:30		Received: 03/31/26 10:25		Matrix: Solid	
Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.									
Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
9040 pH									
Analytical Method: EPA 9040									
Pace Analytical Services - Green Bay									
pH at 25 Degrees C	7.7	Std. Units	0.10	0.010	1		04/06/26 14:43		1q,H6

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ANALYTICAL RESULTS

Project: 23-1700 PH04G R1PC-S Benton St

Pace Project No.: 40310266

Sample: DUP-01(1-2)

Lab ID: 40310266005

Collected: 03/30/26 10:50

Received: 03/31/26 10:25

Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
8082A GCS PCB									
Analytical Method: EPA 8082A Preparation Method: EPA 3541									
Pace Analytical Services - Green Bay									
PCB-1016 (Aroclor 1016)	<0.019	mg/kg	0.061	0.019	1	04/03/26 08:31	04/03/26 23:19	12674-11-2	
PCB-1221 (Aroclor 1221)	<0.019	mg/kg	0.061	0.019	1	04/03/26 08:31	04/03/26 23:19	11104-28-2	
PCB-1232 (Aroclor 1232)	<0.019	mg/kg	0.061	0.019	1	04/03/26 08:31	04/03/26 23:19	11141-16-5	
PCB-1242 (Aroclor 1242)	<0.019	mg/kg	0.061	0.019	1	04/03/26 08:31	04/03/26 23:19	53469-21-9	
PCB-1248 (Aroclor 1248)	<0.019	mg/kg	0.061	0.019	1	04/03/26 08:31	04/03/26 23:19	12672-29-6	
PCB-1254 (Aroclor 1254)	<0.019	mg/kg	0.061	0.019	1	04/03/26 08:31	04/03/26 23:19	11097-69-1	
PCB-1260 (Aroclor 1260)	<0.019	mg/kg	0.061	0.019	1	04/03/26 08:31	04/03/26 23:19	11096-82-5	
PCB, Total	<0.019	mg/kg	0.061	0.019	1	04/03/26 08:31	04/03/26 23:19	1336-36-3	
Surrogates									
Tetrachloro-m-xylene (S)	88	%	65-120		1	04/03/26 08:31	04/03/26 23:19	877-09-8	
Decachlorobiphenyl (S)	90	%	55-120		1	04/03/26 08:31	04/03/26 23:19	2051-24-3	
6020B MET ICPMS									
Analytical Method: EPA 6020B Preparation Method: EPA 3050B									
Pace Analytical Services - Green Bay									
Arsenic	8.9	mg/kg	1.0	0.30	6.667	04/01/26 10:04	04/02/26 02:14	7440-38-2	
Barium	173	mg/kg	0.99	0.30	6.667	04/01/26 10:04	04/02/26 02:14	7440-39-3	
Cadmium	0.16J	mg/kg	0.76	0.11	6.667	04/01/26 10:04	04/02/26 02:14	7440-43-9	D3
Chromium	23.6	mg/kg	2.3	0.69	6.667	04/01/26 10:04	04/02/26 02:14	7440-47-3	
Lead	28.5	mg/kg	0.76	0.21	6.667	04/01/26 10:04	04/02/26 02:14	7439-92-1	
Selenium	0.31J	mg/kg	0.76	0.21	6.667	04/01/26 10:04	04/02/26 02:14	7782-49-2	D3
Silver	<0.11	mg/kg	0.38	0.11	6.667	04/01/26 10:04	04/02/26 02:14	7440-22-4	D3
7471 Mercury									
Analytical Method: EPA 7471 Preparation Method: EPA 7471									
Pace Analytical Services - Green Bay									
Mercury	0.044	mg/kg	0.041	0.025	1	04/01/26 12:47	04/03/26 12:18	7439-97-6	

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ANALYTICAL RESULTS

Project: 23-1700 PH04G R1PC-S Benton St

Pace Project No.: 40310266

Sample: DUP-01(1-2)

Lab ID: 40310266005

Collected: 03/30/26 10:50

Received: 03/31/26 10:25

Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
8270E MSSV PAH by SIM									
Analytical Method: EPA 8270E by SIM Preparation Method: EPA 3546									
Pace Analytical Services - Green Bay									
Acenaphthene	<0.0027	mg/kg	0.021	0.0027	1	04/06/26 07:46	04/06/26 14:12	83-32-9	
Acenaphthylene	<0.0026	mg/kg	0.021	0.0026	1	04/06/26 07:46	04/06/26 14:12	208-96-8	
Anthracene	0.0027J	mg/kg	0.021	0.0026	1	04/06/26 07:46	04/06/26 14:12	120-12-7	
Benzo(a)anthracene	0.0080J	mg/kg	0.021	0.0027	1	04/06/26 07:46	04/06/26 14:12	56-55-3	
Benzo(a)pyrene	0.0088J	mg/kg	0.021	0.0024	1	04/06/26 07:46	04/06/26 14:12	50-32-8	
Benzo(b)fluoranthene	0.012J	mg/kg	0.021	0.0029	1	04/06/26 07:46	04/06/26 14:12	205-99-2	
Benzo(g,h,i)perylene	0.011J	mg/kg	0.021	0.0037	1	04/06/26 07:46	04/06/26 14:12	191-24-2	
Benzo(k)fluoranthene	0.0046J	mg/kg	0.021	0.0027	1	04/06/26 07:46	04/06/26 14:12	207-08-9	
Chrysene	0.012J	mg/kg	0.021	0.0039	1	04/06/26 07:46	04/06/26 14:12	218-01-9	
Dibenz(a,h)anthracene	<0.0029	mg/kg	0.021	0.0029	1	04/06/26 07:46	04/06/26 14:12	53-70-3	
Fluoranthene	0.017J	mg/kg	0.021	0.0025	1	04/06/26 07:46	04/06/26 14:12	206-44-0	
Fluorene	<0.0025	mg/kg	0.021	0.0025	1	04/06/26 07:46	04/06/26 14:12	86-73-7	
Indeno(1,2,3-cd)pyrene	0.0059J	mg/kg	0.021	0.0043	1	04/06/26 07:46	04/06/26 14:12	193-39-5	
2-Methylnaphthalene	<0.0030	mg/kg	0.021	0.0030	1	04/06/26 07:46	04/06/26 14:12	91-57-6	
Naphthalene	<0.0020	mg/kg	0.021	0.0020	1	04/06/26 07:46	04/06/26 14:12	91-20-3	
Phenanthrene	0.011J	mg/kg	0.021	0.0024	1	04/06/26 07:46	04/06/26 14:12	85-01-8	
Pyrene	0.015J	mg/kg	0.021	0.0031	1	04/06/26 07:46	04/06/26 14:12	129-00-0	
Surrogates									
2-Fluorobiphenyl (S)	46	%	36-120		1	04/06/26 07:46	04/06/26 14:12	321-60-8	
Terphenyl-d14 (S)	67	%	36-120		1	04/06/26 07:46	04/06/26 14:12	1718-51-0	

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ANALYTICAL RESULTS

Project: 23-1700 PH04G R1PC-S Benton St

Pace Project No.: 40310266

Sample: DUP-01(1-2)

Lab ID: 40310266005

Collected: 03/30/26 10:50

Received: 03/31/26 10:25

Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
8260 MSV 5030/5035 Low Level									
Analytical Method: EPA 8260 Preparation Method: EPA 5035/5030									
Pace Analytical Services - Green Bay									
1,1,1-Trichloroethane	<0.0016	mg/kg	0.0052	0.0016	1	04/06/26 06:00	04/06/26 16:17	71-55-6	
1,1,2,2-Tetrachloroethane	<0.0027	mg/kg	0.0052	0.0027	1	04/06/26 06:00	04/06/26 16:17	79-34-5	
1,1,2-Trichloroethane	<0.0016	mg/kg	0.0052	0.0016	1	04/06/26 06:00	04/06/26 16:17	79-00-5	
1,1-Dichloroethane	<0.0011	mg/kg	0.0052	0.0011	1	04/06/26 06:00	04/06/26 16:17	75-34-3	
1,1-Dichloroethene	<0.0011	mg/kg	0.0052	0.0011	1	04/06/26 06:00	04/06/26 16:17	75-35-4	
1,2-Dichloroethane	<0.00086	mg/kg	0.0052	0.00086	1	04/06/26 06:00	04/06/26 16:17	107-06-2	
1,2-Dichloropropane	<0.0011	mg/kg	0.0052	0.0011	1	04/06/26 06:00	04/06/26 16:17	78-87-5	
2-Butanone (MEK)	<0.016	mg/kg	0.026	0.016	1	04/06/26 06:00	04/06/26 16:17	78-93-3	
2-Hexanone	<0.012	mg/kg	0.026	0.012	1	04/06/26 06:00	04/06/26 16:17	591-78-6	
4-Methyl-2-pentanone (MIBK)	<0.021	mg/kg	0.026	0.021	1	04/06/26 06:00	04/06/26 16:17	108-10-1	
Acetone	<0.049	mg/kg	0.10	0.049	1	04/06/26 06:00	04/06/26 16:17	67-64-1	
Benzene	<0.00074	mg/kg	0.0052	0.00074	1	04/06/26 06:00	04/06/26 16:17	71-43-2	
Bromodichloromethane	<0.00071	mg/kg	0.0052	0.00071	1	04/06/26 06:00	04/06/26 16:17	75-27-4	
Bromoform	<0.0084	mg/kg	0.021	0.0084	1	04/06/26 06:00	04/06/26 16:17	75-25-2	
Bromomethane	<0.0046	mg/kg	0.0052	0.0046	1	04/06/26 06:00	04/06/26 16:17	74-83-9	
Carbon disulfide	<0.0012	mg/kg	0.0052	0.0012	1	04/06/26 06:00	04/06/26 16:17	75-15-0	
Carbon tetrachloride	<0.0033	mg/kg	0.0052	0.0033	1	04/06/26 06:00	04/06/26 16:17	56-23-5	
Chlorobenzene	<0.00096	mg/kg	0.0052	0.00096	1	04/06/26 06:00	04/06/26 16:17	108-90-7	
Chloroethane	<0.0038	mg/kg	0.0052	0.0038	1	04/06/26 06:00	04/06/26 16:17	75-00-3	
Chloroform	<0.00088	mg/kg	0.0052	0.00088	1	04/06/26 06:00	04/06/26 16:17	67-66-3	
Chloromethane	<0.0011	mg/kg	0.0052	0.0011	1	04/06/26 06:00	04/06/26 16:17	74-87-3	v2
Dibromochloromethane	<0.0029	mg/kg	0.0052	0.0029	1	04/06/26 06:00	04/06/26 16:17	124-48-1	
Ethylbenzene	<0.00093	mg/kg	0.0052	0.00093	1	04/06/26 06:00	04/06/26 16:17	100-41-4	
Methyl-tert-butyl ether	<0.0021	mg/kg	0.0052	0.0021	1	04/06/26 06:00	04/06/26 16:17	1634-04-4	
Methylene Chloride	<0.0041	mg/kg	0.0052	0.0041	1	04/06/26 06:00	04/06/26 16:17	75-09-2	
Styrene	<0.00074	mg/kg	0.0052	0.00074	1	04/06/26 06:00	04/06/26 16:17	100-42-5	
Tetrachloroethene	0.00097J	mg/kg	0.0052	0.00092	1	04/06/26 06:00	04/06/26 16:17	127-18-4	
Toluene	<0.00092	mg/kg	0.0052	0.00092	1	04/06/26 06:00	04/06/26 16:17	108-88-3	
Trichloroethene	<0.00074	mg/kg	0.0052	0.00074	1	04/06/26 06:00	04/06/26 16:17	79-01-6	
Vinyl chloride	<0.0013	mg/kg	0.0052	0.0013	1	04/06/26 06:00	04/06/26 16:17	75-01-4	
Xylene (Total)	<0.0035	mg/kg	0.010	0.0035	1	04/06/26 06:00	04/06/26 16:17	1330-20-7	
cis-1,2-Dichloroethene	<0.00092	mg/kg	0.0052	0.00092	1	04/06/26 06:00	04/06/26 16:17	156-59-2	
cis-1,3-Dichloropropene	<0.0011	mg/kg	0.0052	0.0011	1	04/06/26 06:00	04/06/26 16:17	10061-01-5	
trans-1,2-Dichloroethene	<0.00075	mg/kg	0.0052	0.00075	1	04/06/26 06:00	04/06/26 16:17	156-60-5	
trans-1,3-Dichloropropene	<0.0026	mg/kg	0.0052	0.0026	1	04/06/26 06:00	04/06/26 16:17	10061-02-6	
Surrogates									
1,2-Dichlorobenzene-d4 (S)	109	%	70-130		1	04/06/26 06:00	04/06/26 16:17	2199-69-1	
4-Bromofluorobenzene (S)	96	%	70-158		1	04/06/26 06:00	04/06/26 16:17	460-00-4	
Toluene-d8 (S)	98	%	70-140		1	04/06/26 06:00	04/06/26 16:17	2037-26-5	

Percent Moisture

Analytical Method: ASTM D2974

Pace Analytical Services - Green Bay

Percent Moisture	20.1	%	0.10	0.10	1	04/02/26 16:15
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ANALYTICAL RESULTS

Project: 23-1700 PH04G R1PC-S Benton St
Pace Project No.: 40310266

Sample: DUP-01(1-2)		Lab ID: 40310266005		Collected: 03/30/26 10:50		Received: 03/31/26 10:25		Matrix: Solid		
Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.										
Parameters		Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
9040 pH		Analytical Method: EPA 9040 Pace Analytical Services - Green Bay								
pH at 25 Degrees C		8.4	Std. Units	0.10	0.010	1		04/06/26 14:48		1q,H6

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ANALYTICAL RESULTS

Project: 23-1700 PH04G R1PC-S Benton St

Pace Project No.: 40310266

Sample: EB-01		Lab ID: 40310266006		Collected: 03/30/26 12:10		Received: 03/31/26 10:25		Matrix: Water	
Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
8082A GCS PCB Low Volume		Analytical Method: EPA 8082A Preparation Method: EPA 3510 Pace Analytical Services - Green Bay							
PCB-1016 (Aroclor 1016)	<0.00011	mg/L	0.00048	0.00011	1	04/03/26 09:15	04/03/26 14:23	12674-11-2	
PCB-1221 (Aroclor 1221)	<0.00011	mg/L	0.00048	0.00011	1	04/03/26 09:15	04/03/26 14:23	11104-28-2	
PCB-1232 (Aroclor 1232)	<0.00011	mg/L	0.00048	0.00011	1	04/03/26 09:15	04/03/26 14:23	11141-16-5	
PCB-1242 (Aroclor 1242)	<0.00011	mg/L	0.00048	0.00011	1	04/03/26 09:15	04/03/26 14:23	53469-21-9	
PCB-1248 (Aroclor 1248)	<0.00011	mg/L	0.00048	0.00011	1	04/03/26 09:15	04/03/26 14:23	12672-29-6	
PCB-1254 (Aroclor 1254)	<0.00011	mg/L	0.00048	0.00011	1	04/03/26 09:15	04/03/26 14:23	11097-69-1	
PCB-1260 (Aroclor 1260)	<0.00011	mg/L	0.00048	0.00011	1	04/03/26 09:15	04/03/26 14:23	11096-82-5	
PCB, Total	<0.00011	mg/L	0.00048	0.00011	1	04/03/26 09:15	04/03/26 14:23	1336-36-3	
Surrogates									
Decachlorobiphenyl (S)	58	%	10-120		1	04/03/26 09:15	04/03/26 14:23	2051-24-3	
Tetrachloro-m-xylene (S)	70	%	14-120		1	04/03/26 09:15	04/03/26 14:23	877-09-8	
6020B MET ICPMS		Analytical Method: EPA 6020B Preparation Method: EPA 3010A Pace Analytical Services - Green Bay							
Arsenic	<0.00028	mg/L	0.0010	0.00028	1	04/02/26 07:36	04/07/26 14:56	7440-38-2	
Barium	<0.00070	mg/L	0.0023	0.00070	1	04/02/26 07:36	04/07/26 14:56	7440-39-3	
Cadmium	<0.00015	mg/L	0.0010	0.00015	1	04/02/26 07:36	04/07/26 14:56	7440-43-9	
Chromium	<0.0010	mg/L	0.0034	0.0010	1	04/02/26 07:36	04/07/26 14:56	7440-47-3	
Lead	<0.00024	mg/L	0.0010	0.00024	1	04/02/26 07:36	04/07/26 14:56	7439-92-1	
Selenium	<0.00032	mg/L	0.0011	0.00032	1	04/02/26 07:36	04/07/26 14:56	7782-49-2	
Silver	<0.00013	mg/L	0.00050	0.00013	1	04/02/26 07:36	04/07/26 14:56	7440-22-4	
7470 Mercury		Analytical Method: EPA 7470 Preparation Method: EPA 7470 Pace Analytical Services - Green Bay							
Mercury	<0.000099	mg/L	0.00020	0.000099	1	04/02/26 15:11	04/03/26 11:40	7439-97-6	

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ANALYTICAL RESULTS

Project: 23-1700 PH04G R1PC-S Benton St
Pace Project No.: 40310266

Sample: EB-01		Lab ID: 40310266006		Collected: 03/30/26 12:10		Received: 03/31/26 10:25		Matrix: Water	
Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
8270E MSSV PAH									
Analytical Method: EPA 8270E by SIM Preparation Method: EPA 3510 Pace Analytical Services - Green Bay									
Acenaphthene	<0.000013	mg/L	0.00004 5	0.000013	1	04/02/26 06:10	04/06/26 08:50	83-32-9	
Acenaphthylene	<0.000011	mg/L	0.00004 5	0.000011	1	04/02/26 06:10	04/06/26 08:50	208-96-8	
Anthracene	<0.000017	mg/L	0.00004 5	0.000017	1	04/02/26 06:10	04/06/26 08:50	120-12-7	
Benzo(a)anthracene	<0.000012	mg/L	0.00004 5	0.000012	1	04/02/26 06:10	04/06/26 08:50	56-55-3	
Benzo(a)pyrene	<0.000011	mg/L	0.00004 5	0.000011	1	04/02/26 06:10	04/06/26 08:50	50-32-8	
Benzo(b)fluoranthene	<0.0000082	mg/L	0.00004 5	0.000008 2	1	04/02/26 06:10	04/06/26 08:50	205-99-2	
Benzo(g,h,i)perylene	<0.000021	mg/L	0.00004 5	0.000021	1	04/02/26 06:10	04/06/26 08:50	191-24-2	
Benzo(k)fluoranthene	<0.000020	mg/L	0.00004 5	0.000020	1	04/02/26 06:10	04/06/26 08:50	207-08-9	
Chrysene	<0.000011	mg/L	0.00004 5	0.000011	1	04/02/26 06:10	04/06/26 08:50	218-01-9	
Dibenz(a,h)anthracene	<0.000016	mg/L	0.00004 5	0.000016	1	04/02/26 06:10	04/06/26 08:50	53-70-3	
Fluoranthene	<0.000024	mg/L	0.00004 5	0.000024	1	04/02/26 06:10	04/06/26 08:50	206-44-0	
Fluorene	<0.000021	mg/L	0.00004 5	0.000021	1	04/02/26 06:10	04/06/26 08:50	86-73-7	
Indeno(1,2,3-cd)pyrene	<0.000014	mg/L	0.00004 5	0.000014	1	04/02/26 06:10	04/06/26 08:50	193-39-5	
2-Methylnaphthalene	<0.000012	mg/L	0.00004 5	0.000012	1	04/02/26 06:10	04/06/26 08:50	91-57-6	
Naphthalene	<0.000018	mg/L	0.00004 5	0.000018	1	04/02/26 06:10	04/06/26 08:50	91-20-3	
Phenanthrene	<0.000023	mg/L	0.00004 5	0.000023	1	04/02/26 06:10	04/06/26 08:50	85-01-8	
Pyrene	<0.000020	mg/L	0.00004 5	0.000020	1	04/02/26 06:10	04/06/26 08:50	129-00-0	
Surrogates									
2-Fluorobiphenyl (S)	65	%	33-123		1	04/02/26 06:10	04/06/26 08:50	321-60-8	
Terphenyl-d14 (S)	69	%	36-134		1	04/02/26 06:10	04/06/26 08:50	1718-51-0	

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ANALYTICAL RESULTS

Project: 23-1700 PH04G R1PC-S Benton St

Pace Project No.: 40310266

Sample: EB-01		Lab ID: 40310266006		Collected: 03/30/26 12:10		Received: 03/31/26 10:25		Matrix: Water	
Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
8260 MSV									
Analytical Method: EPA 8260									
Pace Analytical Services - Green Bay									
Acetone	<0.0086	mg/L	0.025	0.0086	1		04/01/26 17:57	67-64-1	
Benzene	<0.00030	mg/L	0.0010	0.00030	1		04/01/26 17:57	71-43-2	
Bromodichloromethane	<0.00021	mg/L	0.0010	0.00021	1		04/01/26 17:57	75-27-4	
Bromoform	<0.00043	mg/L	0.0010	0.00043	1		04/01/26 17:57	75-25-2	
Bromomethane	<0.0012	mg/L	0.0050	0.0012	1		04/01/26 17:57	74-83-9	
2-Butanone (MEK)	<0.0065	mg/L	0.025	0.0065	1		04/01/26 17:57	78-93-3	
Carbon disulfide	<0.00065	mg/L	0.0010	0.00065	1		04/01/26 17:57	75-15-0	
Carbon tetrachloride	<0.00037	mg/L	0.0010	0.00037	1		04/01/26 17:57	56-23-5	
Chlorobenzene	<0.00086	mg/L	0.0010	0.00086	1		04/01/26 17:57	108-90-7	
Chloroethane	<0.0014	mg/L	0.0050	0.0014	1		04/01/26 17:57	75-00-3	
Chloroform	<0.00050	mg/L	0.0050	0.00050	1		04/01/26 17:57	67-66-3	
Chloromethane	<0.0016	mg/L	0.0050	0.0016	1		04/01/26 17:57	74-87-3	
Dibromochloromethane	<0.0026	mg/L	0.0050	0.0026	1		04/01/26 17:57	124-48-1	
1,1-Dichloroethane	<0.00030	mg/L	0.0010	0.00030	1		04/01/26 17:57	75-34-3	
1,2-Dichloroethane	<0.00029	mg/L	0.0010	0.00029	1		04/01/26 17:57	107-06-2	
1,1-Dichloroethene	<0.00058	mg/L	0.0010	0.00058	1		04/01/26 17:57	75-35-4	
cis-1,2-Dichloroethene	<0.00047	mg/L	0.0010	0.00047	1		04/01/26 17:57	156-59-2	
trans-1,2-Dichloroethene	<0.00053	mg/L	0.0010	0.00053	1		04/01/26 17:57	156-60-5	
1,2-Dichloropropane	<0.00045	mg/L	0.0010	0.00045	1		04/01/26 17:57	78-87-5	
cis-1,3-Dichloropropene	<0.00024	mg/L	0.0010	0.00024	1		04/01/26 17:57	10061-01-5	
trans-1,3-Dichloropropene	<0.00058	mg/L	0.0010	0.00058	1		04/01/26 17:57	10061-02-6	
Ethylbenzene	<0.00033	mg/L	0.0010	0.00033	1		04/01/26 17:57	100-41-4	
2-Hexanone	<0.0063	mg/L	0.025	0.0063	1		04/01/26 17:57	591-78-6	
Methylene Chloride	<0.00032	mg/L	0.0050	0.00032	1		04/01/26 17:57	75-09-2	
4-Methyl-2-pentanone (MIBK)	<0.0060	mg/L	0.025	0.0060	1		04/01/26 17:57	108-10-1	
Methyl-tert-butyl ether	<0.0011	mg/L	0.0050	0.0011	1		04/01/26 17:57	1634-04-4	
Styrene	<0.00036	mg/L	0.0010	0.00036	1		04/01/26 17:57	100-42-5	
1,1,2,2-Tetrachloroethane	<0.00025	mg/L	0.0010	0.00025	1		04/01/26 17:57	79-34-5	
Tetrachloroethene	<0.00041	mg/L	0.0010	0.00041	1		04/01/26 17:57	127-18-4	
Toluene	<0.00029	mg/L	0.0010	0.00029	1		04/01/26 17:57	108-88-3	
1,1,1-Trichloroethane	<0.00030	mg/L	0.0010	0.00030	1		04/01/26 17:57	71-55-6	
1,1,2-Trichloroethane	<0.00034	mg/L	0.0010	0.00034	1		04/01/26 17:57	79-00-5	
Trichloroethene	<0.00032	mg/L	0.0010	0.00032	1		04/01/26 17:57	79-01-6	
Vinyl chloride	<0.00017	mg/L	0.0010	0.00017	1		04/01/26 17:57	75-01-4	
Xylene (Total)	<0.0010	mg/L	0.0030	0.0010	1		04/01/26 17:57	1330-20-7	
Surrogates									
1,2-Dichlorobenzene-d4 (S)	98	%	70-130		1		04/01/26 17:57	2199-69-1	
4-Bromofluorobenzene (S)	92	%	70-130		1		04/01/26 17:57	460-00-4	
Toluene-d8 (S)	101	%	70-130		1		04/01/26 17:57	2037-26-5	
9040 pH									
Analytical Method: EPA 9040									
Pace Analytical Services - Green Bay									
pH at 25 Degrees C	7.0	Std. Units	0.10	0.010	1		04/01/26 14:49		H6

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ANALYTICAL RESULTS

Project: 23-1700 PH04G R1PC-S Benton St

Pace Project No.: 40310266

Sample: TB-01

Lab ID: 40310266007

Collected: 03/30/26 11:00

Received: 03/31/26 10:25

Matrix: Solid

Results reported on a "wet-weight" basis

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
8260 MSV 5030/5035 Low Level									
Analytical Method: EPA 8260 Preparation Method: EPA 5035/5030									
Pace Analytical Services - Green Bay									
1,1,1-Trichloroethane	<0.0015	mg/kg	0.0050	0.0015	1	04/06/26 06:00	04/06/26 12:26	71-55-6	
1,1,2,2-Tetrachloroethane	<0.0026	mg/kg	0.0050	0.0026	1	04/06/26 06:00	04/06/26 12:26	79-34-5	
1,1,2-Trichloroethane	<0.0015	mg/kg	0.0050	0.0015	1	04/06/26 06:00	04/06/26 12:26	79-00-5	
1,1-Dichloroethane	<0.0011	mg/kg	0.0050	0.0011	1	04/06/26 06:00	04/06/26 12:26	75-34-3	
1,1-Dichloroethene	<0.0011	mg/kg	0.0050	0.0011	1	04/06/26 06:00	04/06/26 12:26	75-35-4	
1,2-Dichloroethane	<0.00082	mg/kg	0.0050	0.00082	1	04/06/26 06:00	04/06/26 12:26	107-06-2	
1,2-Dichloropropane	<0.0010	mg/kg	0.0050	0.0010	1	04/06/26 06:00	04/06/26 12:26	78-87-5	
2-Butanone (MEK)	<0.016	mg/kg	0.025	0.016	1	04/06/26 06:00	04/06/26 12:26	78-93-3	
2-Hexanone	<0.011	mg/kg	0.025	0.011	1	04/06/26 06:00	04/06/26 12:26	591-78-6	
4-Methyl-2-pentanone (MIBK)	<0.020	mg/kg	0.025	0.020	1	04/06/26 06:00	04/06/26 12:26	108-10-1	
Acetone	<0.047	mg/kg	0.10	0.047	1	04/06/26 06:00	04/06/26 12:26	67-64-1	
Benzene	<0.00071	mg/kg	0.0050	0.00071	1	04/06/26 06:00	04/06/26 12:26	71-43-2	
Bromodichloromethane	<0.00068	mg/kg	0.0050	0.00068	1	04/06/26 06:00	04/06/26 12:26	75-27-4	
Bromoform	<0.0081	mg/kg	0.020	0.0081	1	04/06/26 06:00	04/06/26 12:26	75-25-2	
Bromomethane	<0.0045	mg/kg	0.0050	0.0045	1	04/06/26 06:00	04/06/26 12:26	74-83-9	
Carbon disulfide	<0.0011	mg/kg	0.0050	0.0011	1	04/06/26 06:00	04/06/26 12:26	75-15-0	
Carbon tetrachloride	<0.0032	mg/kg	0.0050	0.0032	1	04/06/26 06:00	04/06/26 12:26	56-23-5	
Chlorobenzene	<0.00092	mg/kg	0.0050	0.00092	1	04/06/26 06:00	04/06/26 12:26	108-90-7	
Chloroethane	<0.0036	mg/kg	0.0050	0.0036	1	04/06/26 06:00	04/06/26 12:26	75-00-3	
Chloroform	<0.00084	mg/kg	0.0050	0.00084	1	04/06/26 06:00	04/06/26 12:26	67-66-3	
Chloromethane	<0.0011	mg/kg	0.0050	0.0011	1	04/06/26 06:00	04/06/26 12:26	74-87-3	v2
Dibromochloromethane	<0.0028	mg/kg	0.0050	0.0028	1	04/06/26 06:00	04/06/26 12:26	124-48-1	
Ethylbenzene	<0.00089	mg/kg	0.0050	0.00089	1	04/06/26 06:00	04/06/26 12:26	100-41-4	
Methyl-tert-butyl ether	<0.0020	mg/kg	0.0050	0.0020	1	04/06/26 06:00	04/06/26 12:26	1634-04-4	
Methylene Chloride	<0.0040	mg/kg	0.0050	0.0040	1	04/06/26 06:00	04/06/26 12:26	75-09-2	
Styrene	<0.00071	mg/kg	0.0050	0.00071	1	04/06/26 06:00	04/06/26 12:26	100-42-5	
Tetrachloroethene	<0.00089	mg/kg	0.0050	0.00089	1	04/06/26 06:00	04/06/26 12:26	127-18-4	
Toluene	<0.00088	mg/kg	0.0050	0.00088	1	04/06/26 06:00	04/06/26 12:26	108-88-3	
Trichloroethene	<0.00072	mg/kg	0.0050	0.00072	1	04/06/26 06:00	04/06/26 12:26	79-01-6	
Vinyl chloride	<0.0013	mg/kg	0.0050	0.0013	1	04/06/26 06:00	04/06/26 12:26	75-01-4	
Xylene (Total)	<0.0034	mg/kg	0.010	0.0034	1	04/06/26 06:00	04/06/26 12:26	1330-20-7	
cis-1,2-Dichloroethene	<0.00088	mg/kg	0.0050	0.00088	1	04/06/26 06:00	04/06/26 12:26	156-59-2	
cis-1,3-Dichloropropene	<0.0010	mg/kg	0.0050	0.0010	1	04/06/26 06:00	04/06/26 12:26	10061-01-5	
trans-1,2-Dichloroethene	<0.00072	mg/kg	0.0050	0.00072	1	04/06/26 06:00	04/06/26 12:26	156-60-5	
trans-1,3-Dichloropropene	<0.0025	mg/kg	0.0050	0.0025	1	04/06/26 06:00	04/06/26 12:26	10061-02-6	
Surrogates									
1,2-Dichlorobenzene-d4 (S)	106	%	70-130		1	04/06/26 06:00	04/06/26 12:26	2199-69-1	
4-Bromofluorobenzene (S)	102	%	70-158		1	04/06/26 06:00	04/06/26 12:26	460-00-4	
Toluene-d8 (S)	99	%	70-140		1	04/06/26 06:00	04/06/26 12:26	2037-26-5	

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QUALITY CONTROL DATA

Project: 23-1700 PH04G R1PC-S Benton St

Pace Project No.: 40310266

QC Batch 532932

Analysis Method: EPA 7470

QC Batch Method: EPA 7470

Analysis Description: 7470 Mercury

Laboratory: Pace Analytical Services - Green Bay

Associated Lab Samples: 40310266006

METHOD BLANK: 3031658

Matrix: Water

Associated Lab Samples: 40310266006

Parameter	Units	Blank Result	Reporting Limit	MDL	Analyzed	Qualifiers
Mercury	mg/L	<0.000099	0.00020	0.000099	04/03/26 11:21	

LABORATORY CONTROL SAMPLE: 3031659

Parameter	Units	Spike Conc.	LCS Result	LCS % Rec	% Rec Limits	Qualifiers
Mercury	mg/L	0.005	0.0053	105	85-115	

MATRIX SPIKE & MATRIX SPIKE DUPLICATE: 3031660

3031661

Parameter	Units	40310226001 Result	MS Spike Conc.	MSD Spike Conc.	MS Result	MSD Result	MS % Rec	MSD % Rec	% Rec Limits	RPD	Max RPD	Qualifiers
Mercury	mg/L	<0.099 ug/L	0.005	0.005	0.0052	0.0053	104	105	85-115	1	20	

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QUALITY CONTROL DATA

Project: 23-1700 PH04G R1PC-S Benton St

Pace Project No.: 40310266

QC Batch 532823

Analysis Method: EPA 7471

QC Batch Method: EPA 7471

Analysis Description: 7471 Mercury

Laboratory: Pace Analytical Services - Green Bay

Associated Lab Samples: 40310266001, 40310266002, 40310266003, 40310266004, 40310266005

METHOD BLANK: 3031158

Matrix: Solid

Associated Lab Samples: 40310266001, 40310266002, 40310266003, 40310266004, 40310266005

Parameter	Units	Blank Result	Reporting Limit	MDL	Analyzed	Qualifiers
Mercury	mg/kg	<0.020	0.033	0.020	04/03/26 11:51	

LABORATORY CONTROL SAMPLE: 3031159

Parameter	Units	Spike Conc.	LCS Result	LCS % Rec	% Rec Limits	Qualifiers
Mercury	mg/kg	0.83	0.84	101	85-115	

MATRIX SPIKE & MATRIX SPIKE DUPLICATE: 3031160

3031161

Parameter	Units	40310266003 Result	MS Spike Conc.	MSD Spike Conc.	MS Result	MSD Result	MS % Rec	MSD % Rec	% Rec Limits	RPD	Max RPD	Qualifiers
Mercury	mg/kg	0.047	1.1	1.1	1.0	1.0	88	89	85-115	1	20	

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QUALITY CONTROL DATA

Project: 23-1700 PH04G R1PC-S Benton St

Pace Project No.: 40310266

QC Batch 534304

Analysis Method: EPA 6010D

QC Batch Method: EPA 3015A

Analysis Description: 6010D MET TCLP

Laboratory: Pace Analytical Services - Green Bay

Associated Lab Samples: 40310266001, 40310266002, 40310266003

METHOD BLANK: 3038638

Matrix: Water

Associated Lab Samples: 40310266001, 40310266002, 40310266003

Parameter	Units	Blank Result	Reporting Limit	MDL	Analyzed	Qualifiers
Chromium	mg/L	<0.0025	0.010	0.0025	04/16/26 18:31	
Lead	mg/L	<0.0059	0.020	0.0059	04/16/26 18:31	

METHOD BLANK: 3037663

Matrix: Solid

Associated Lab Samples: 40310266001, 40310266002, 40310266003

Parameter	Units	Blank Result	Reporting Limit	MDL	Analyzed	Qualifiers
Chromium	mg/L	<0.0025	0.010	0.0025	04/16/26 19:15	
Lead	mg/L	0.0065J	0.020	0.0059	04/16/26 19:15	

METHOD BLANK: 3037664

Matrix: Solid

Associated Lab Samples: 40310266001, 40310266002, 40310266003

Parameter	Units	Blank Result	Reporting Limit	MDL	Analyzed	Qualifiers
Chromium	mg/L	0.0028J	0.010	0.0025	04/16/26 18:48	
Lead	mg/L	<0.0059	0.020	0.0059	04/16/26 18:48	

METHOD BLANK: 3038326

Matrix: Solid

Associated Lab Samples: 40310266001, 40310266002, 40310266003

Parameter	Units	Blank Result	Reporting Limit	MDL	Analyzed	Qualifiers
Chromium	mg/L	<0.0025	0.010	0.0025	04/16/26 19:23	
Lead	mg/L	<0.0059	0.020	0.0059	04/16/26 19:23	

LABORATORY CONTROL SAMPLE: 3038639

Parameter	Units	Spike Conc.	LCS Result	LCS % Rec	% Rec Limits	Qualifiers
Chromium	mg/L	0.28	0.27	97	80-120	
Lead	mg/L	0.28	0.28	100	80-120	

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QUALITY CONTROL DATA

Project: 23-1700 PH04G R1PC-S Benton St
Pace Project No.: 40310266

MATRIX SPIKE & MATRIX SPIKE DUPLICATE: 3038640													3038641												
Parameter	Units	40310266003 Result	MS Spike Conc.	MSD Spike Conc.	MS Result	MSD Result	MS % Rec	MSD % Rec	% Rec Limits	RPD	Max RPD	Qualifiers													
Chromium	mg/L	<0.0025	0.28	0.28	0.27	0.27	97	96	75-125	1	20														
Lead	mg/L	<0.0059	0.28	0.28	0.28	0.28	99	98	75-125	0	20														

MATRIX SPIKE SAMPLE: 3038642																									
Parameter	Units	40310497001 Result	Spike Conc.	MS Result		MS % Rec	% Rec Limits		Qualifiers																
Chromium	mg/L	0.68	0.28	0.93		90	75-125																		
Lead	mg/L	0.047J	0.28	0.31		93	75-125																		

MATRIX SPIKE SAMPLE: 3038643																									
Parameter	Units	40310882001 Result	Spike Conc.	MS Result		MS % Rec	% Rec Limits		Qualifiers																
Chromium	mg/L	0.25	0.28	0.51		95	75-125																		
Lead	mg/L	<0.040	0.28	0.28		97	75-125																		

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QUALITY CONTROL DATA

Project: 23-1700 PH04G R1PC-S Benton St

Pace Project No.: 40310266

QC Batch 532783

Analysis Method: EPA 6020B

QC Batch Method: EPA 3050B

Analysis Description: 6020B MET

Laboratory: Pace Analytical Services - Green Bay

Associated Lab Samples: 40310266001, 40310266002, 40310266003, 40310266004, 40310266005

METHOD BLANK: 3030956

Matrix: Solid

Associated Lab Samples: 40310266001, 40310266002, 40310266003, 40310266004, 40310266005

Parameter	Units	Blank Result	Reporting Limit	MDL	Analyzed	Qualifiers
Arsenic	mg/kg	<0.040	0.13	0.040	04/02/26 00:44	
Barium	mg/kg	<0.039	0.13	0.039	04/02/26 00:44	
Cadmium	mg/kg	<0.015	0.10	0.015	04/02/26 00:44	
Chromium	mg/kg	<0.091	0.30	0.091	04/02/26 00:44	
Lead	mg/kg	<0.027	0.10	0.027	04/02/26 00:44	
Selenium	mg/kg	<0.027	0.10	0.027	04/02/26 00:44	
Silver	mg/kg	<0.014	0.050	0.014	04/02/26 00:44	

LABORATORY CONTROL SAMPLE: 3030957

Parameter	Units	Spike Conc.	LCS Result	LCS % Rec	% Rec Limits	Qualifiers
Arsenic	mg/kg	25	25.1	101	80-120	
Barium	mg/kg	25	24.9	100	80-120	
Cadmium	mg/kg	25	25.7	103	80-120	
Chromium	mg/kg	25	24.7	99	80-120	
Lead	mg/kg	25	24.1	96	80-120	
Selenium	mg/kg	25	25.7	103	80-120	
Silver	mg/kg	12.5	12.3	99	80-120	

MATRIX SPIKE & MATRIX SPIKE DUPLICATE: 3030958

3030959

Parameter	Units	40310266003 Result	MS Spike Conc.	MSD Spike Conc.	MS Result	MSD Result	MS % Rec	MSD % Rec	% Rec Limits	RPD	Max RPD	Qualifiers
Arsenic	mg/kg	12.2	32.8	33	45.1	45.2	100	100	75-125	0	20	
Barium	mg/kg	218	32.8	33	282	272	193	165	75-125	3	20	P6
Cadmium	mg/kg	0.27J	32.8	33	33.4	32.3	101	97	75-125	3	20	
Chromium	mg/kg	28.3	32.8	33	73.2	73.2	137	137	75-125	0	20	M0
Lead	mg/kg	32.6	32.8	33	55.9	52.5	71	61	75-125	6	20	M0
Selenium	mg/kg	<0.24	32.8	33	32.2	31.6	97	96	75-125	2	20	
Silver	mg/kg	<0.13	16.4	16.4	15.8	15.7	96	95	75-125	1	20	

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QUALITY CONTROL DATA

Project: 23-1700 PH04G R1PC-S Benton St

Pace Project No.: 40310266

QC Batch 532874

Analysis Method: EPA 6020B

QC Batch Method: EPA 3010A

Analysis Description: 6020B MET

Laboratory: Pace Analytical Services - Green Bay

Associated Lab Samples: 40310266006

METHOD BLANK: 3031402

Matrix: Water

Associated Lab Samples: 40310266006

Parameter	Units	Blank Result	Reporting Limit	MDL	Analyzed	Qualifiers
Arsenic	mg/L	<0.00028	0.0010	0.00028	04/07/26 14:25	
Barium	mg/L	<0.00070	0.0023	0.00070	04/07/26 14:25	
Cadmium	mg/L	<0.00015	0.0010	0.00015	04/07/26 14:25	
Chromium	mg/L	<0.0010	0.0034	0.0010	04/07/26 14:25	
Lead	mg/L	<0.00024	0.0010	0.00024	04/07/26 14:25	
Selenium	mg/L	<0.00032	0.0011	0.00032	04/07/26 14:25	
Silver	mg/L	<0.00013	0.00050	0.00013	04/07/26 14:25	

LABORATORY CONTROL SAMPLE: 3031403

Parameter	Units	Spike Conc.	LCS Result	LCS % Rec	% Rec Limits	Qualifiers
Arsenic	mg/L	0.25	0.24	97	80-120	
Barium	mg/L	0.25	0.25	99	80-120	
Cadmium	mg/L	0.25	0.25	101	80-120	
Chromium	mg/L	0.25	0.24	98	80-120	
Lead	mg/L	0.25	0.25	100	80-120	
Selenium	mg/L	0.25	0.24	98	80-120	
Silver	mg/L	0.12	0.12	99	80-120	

MATRIX SPIKE & MATRIX SPIKE DUPLICATE: 3031404

3031405

Parameter	Units	40310135001 Result	MS Spike Conc.	MSD Spike Conc.	MS Result	MSD Result	MS % Rec	MSD % Rec	% Rec Limits	RPD	Max RPD	Qualifiers
Arsenic	mg/L	41.3 ug/L	0.25	0.25	0.30	0.30	102	104	75-125	2	20	
Barium	mg/L	36.8 ug/L	0.25	0.25	0.28	0.29	97	100	75-125	3	20	
Cadmium	mg/L	<1.5 ug/L	0.25	0.25	0.24	0.25	98	101	75-125	3	20	
Chromium	mg/L	64.1 ug/L	0.25	0.25	0.30	0.30	94	95	75-125	1	20	
Lead	mg/L	<2.4 ug/L	0.25	0.25	0.27	0.27	107	109	75-125	2	20	
Selenium	mg/L	217 ug/L	0.25	0.25	0.46	0.46	97	99	75-125	1	20	
Silver	mg/L	<1.3 ug/L	0.12	0.12	0.11	0.12	91	92	75-125	1	20	

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QUALITY CONTROL DATA

Project:	23-1700 PH04G R1PC-S Benton St		
Pace Project No.:	40310266		
QC Batch	533212	Analysis Method:	EPA 8260
QC Batch Method:	EPA 5035/5030	Analysis Description:	8260 MSV Low
		Laboratory:	Pace Analytical Services - Green Bay
Associated Lab Samples: 40310266001, 40310266002, 40310266003, 40310266004, 40310266005, 40310266007			



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QUALITY CONTROL DATA

Project: 23-1700 PH04G R1PC-S Benton St

Pace Project No.: 40310266

METHOD BLANK: 3032990

Matrix: Solid

Associated Lab Samples: 40310266001, 40310266002, 40310266003, 40310266004, 40310266005, 40310266007

Parameter	Units	Blank Result	Reporting Limit	MDL	Analyzed	Qualifiers
1,1,1-Trichloroethane	mg/kg	<0.0015	0.0050	0.0015	04/06/26 10:30	
1,1,2,2-Tetrachloroethane	mg/kg	<0.0026	0.0050	0.0026	04/06/26 10:30	
1,1,2-Trichloroethane	mg/kg	<0.0015	0.0050	0.0015	04/06/26 10:30	
1,1-Dichloroethane	mg/kg	<0.0011	0.0050	0.0011	04/06/26 10:30	
1,1-Dichloroethene	mg/kg	<0.0011	0.0050	0.0011	04/06/26 10:30	
1,2-Dichloroethane	mg/kg	<0.00082	0.0050	0.00082	04/06/26 10:30	
1,2-Dichloropropane	mg/kg	<0.0010	0.0050	0.0010	04/06/26 10:30	
2-Butanone (MEK)	mg/kg	<0.016	0.025	0.016	04/06/26 10:30	
2-Hexanone	mg/kg	<0.011	0.025	0.011	04/06/26 10:30	
4-Methyl-2-pentanone (MIBK)	mg/kg	<0.020	0.025	0.020	04/06/26 10:30	
Acetone	mg/kg	<0.047	0.10	0.047	04/06/26 10:30	
Benzene	mg/kg	<0.00071	0.0050	0.00071	04/06/26 10:30	
Bromodichloromethane	mg/kg	<0.00068	0.0050	0.00068	04/06/26 10:30	
Bromoform	mg/kg	<0.0081	0.020	0.0081	04/06/26 10:30	
Bromomethane	mg/kg	<0.0045	0.0050	0.0045	04/06/26 10:30	
Carbon disulfide	mg/kg	<0.0011	0.0050	0.0011	04/06/26 10:30	
Carbon tetrachloride	mg/kg	<0.0032	0.0050	0.0032	04/06/26 10:30	
Chlorobenzene	mg/kg	<0.00092	0.0050	0.00092	04/06/26 10:30	
Chloroethane	mg/kg	<0.0036	0.0050	0.0036	04/06/26 10:30	
Chloroform	mg/kg	<0.00084	0.0050	0.00084	04/06/26 10:30	
Chloromethane	mg/kg	<0.0011	0.0050	0.0011	04/06/26 10:30	v2
cis-1,2-Dichloroethene	mg/kg	<0.00088	0.0050	0.00088	04/06/26 10:30	
cis-1,3-Dichloropropene	mg/kg	<0.0010	0.0050	0.0010	04/06/26 10:30	
Dibromochloromethane	mg/kg	<0.0028	0.0050	0.0028	04/06/26 10:30	
Ethylbenzene	mg/kg	<0.00089	0.0050	0.00089	04/06/26 10:30	
Methyl-tert-butyl ether	mg/kg	<0.0020	0.0050	0.0020	04/06/26 10:30	
Methylene Chloride	mg/kg	<0.0040	0.0050	0.0040	04/06/26 10:30	
Styrene	mg/kg	<0.00071	0.0050	0.00071	04/06/26 10:30	
Tetrachloroethene	mg/kg	<0.00089	0.0050	0.00089	04/06/26 10:30	
Toluene	mg/kg	<0.00088	0.0050	0.00088	04/06/26 10:30	
trans-1,2-Dichloroethene	mg/kg	<0.00072	0.0050	0.00072	04/06/26 10:30	
trans-1,3-Dichloropropene	mg/kg	<0.0025	0.0050	0.0025	04/06/26 10:30	
Trichloroethene	mg/kg	<0.00072	0.0050	0.00072	04/06/26 10:30	
Vinyl chloride	mg/kg	<0.0013	0.0050	0.0013	04/06/26 10:30	
Xylene (Total)	mg/kg	<0.0034	0.010	0.0034	04/06/26 10:30	
1,2-Dichlorobenzene-d4 (S)	%	104	70-130		04/06/26 10:30	
4-Bromofluorobenzene (S)	%	101	70-158		04/06/26 10:30	
Toluene-d8 (S)	%	99	70-140		04/06/26 10:30	

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QUALITY CONTROL DATA

Project: 23-1700 PH04G R1PC-S Benton St
Pace Project No.: 40310266

LABORATORY CONTROL SAMPLE & LCSD: 3032991										3032992			
Parameter	Units	Spike Conc.	LCS Result	LCSD Result	LCS % Rec	LCSD % Rec	% Rec Limits	RPD	Max RPD	Qualifiers			
1,1,1-Trichloroethane	mg/kg	0.05	0.041	0.042	82	85	63-130	3	20	v1			
1,1,2,2-Tetrachloroethane	mg/kg	0.05	0.054	0.058	108	115	67-134	6	20				
1,1,2-Trichloroethane	mg/kg	0.05	0.051	0.055	103	111	65-136	7	20				
1,1-Dichloroethane	mg/kg	0.05	0.051	0.053	101	106	70-132	4	20				
1,1-Dichloroethene	mg/kg	0.05	0.044	0.045	88	91	57-130	3	20				
1,2-Dichloroethane	mg/kg	0.05	0.050	0.053	100	106	65-155	6	20	v3			
1,2-Dichloropropane	mg/kg	0.05	0.054	0.055	108	110	70-137	2	20				
Benzene	mg/kg	0.05	0.049	0.050	98	100	70-130	2	20				
Bromodichloromethane	mg/kg	0.05	0.048	0.050	96	100	68-141	4	20				
Bromoform	mg/kg	0.05	0.045	0.049	90	99	63-134	9	20				
Bromomethane	mg/kg	0.05	0.055	0.056	111	112	52-149	1	20				
Carbon disulfide	mg/kg	0.05	0.045	0.045	89	90	50-130	1	20				
Carbon tetrachloride	mg/kg	0.05	0.042	0.042	84	85	59-130	1	20				
Chlorobenzene	mg/kg	0.05	0.052	0.053	105	106	70-130	1	20				
Chloroethane	mg/kg	0.05	0.052	0.054	104	108	58-144	3	20				
Chloroform	mg/kg	0.05	0.048	0.050	96	100	70-136	4	20	v3			
Chloromethane	mg/kg	0.05	0.057	0.059	114	118	21-187	3	20				
cis-1,2-Dichloroethene	mg/kg	0.05	0.047	0.048	93	96	70-130	3	20				
cis-1,3-Dichloropropene	mg/kg	0.05	0.049	0.051	99	103	67-130	4	20				
Dibromochloromethane	mg/kg	0.05	0.050	0.053	100	106	65-135	6	20				
Ethylbenzene	mg/kg	0.05	0.050	0.050	101	101	70-130	0	20				
Methyl-tert-butyl ether	mg/kg	0.05	0.047	0.052	95	103	50-130	9	20				
Methylene Chloride	mg/kg	0.05	0.052	0.054	103	108	69-143	4	20				
Styrene	mg/kg	0.05	0.053	0.054	106	107	70-136	2	20				
Tetrachloroethene	mg/kg	0.05	0.048	0.046	96	93	64-130	3	20				
Toluene	mg/kg	0.05	0.049	0.049	98	99	70-130	1	20	v3			
trans-1,2-Dichloroethene	mg/kg	0.05	0.048	0.048	96	96	69-130	0	20				
trans-1,3-Dichloropropene	mg/kg	0.05	0.049	0.052	99	103	61-130	5	20				
Trichloroethene	mg/kg	0.05	0.047	0.047	94	94	70-130	0	20				
Vinyl chloride	mg/kg	0.05	0.052	0.054	105	107	37-153	2	20				
Xylene (Total)	mg/kg	0.15	0.15	0.15	101	102	70-130	1	20				
1,2-Dichlorobenzene-d4 (S)	%				101	102	70-130						
4-Bromofluorobenzene (S)	%				108	106	70-158						
Toluene-d8 (S)	%				102	102	70-140						

MATRIX SPIKE & MATRIX SPIKE DUPLICATE: 3032993										3032994			
Parameter	Units	40310266003 Result	MS Spike Conc.	MSD Spike Conc.	MS Result	MSD Result	MS % Rec	MSD % Rec	% Rec Limits	RPD	Max RPD	Qualifiers	
1,1,1-Trichloroethane	mg/kg	<0.0018	0.058	0.054	0.058	0.054	99	101	41-181	6	28	v1	
1,1,2,2-Tetrachloroethane	mg/kg	<0.0030	0.058	0.054	0.064	0.057	111	106	31-200	12	37		
1,1,2-Trichloroethane	mg/kg	<0.0018	0.058	0.054	0.064	0.058	111	107	40-182	11	35		
1,1-Dichloroethane	mg/kg	<0.0013	0.058	0.054	0.067	0.062	116	116	58-170	8	31		

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QUALITY CONTROL DATA

Project: 23-1700 PH04G R1PC-S Benton St
Pace Project No.: 40310266

MATRIX SPIKE & MATRIX SPIKE DUPLICATE: 3032993					3032994								
Parameter	Units	40310266003 Result	MS Spike Conc.	MSD Spike Conc.	MS Result	MSD Result	MS % Rec	MSD % Rec	% Rec Limits	RPD	Max RPD	Qualifiers	
1,1-Dichloroethene	mg/kg	<0.0012	0.058	0.054	0.064	0.061	111	113	46-177	6	33	v3	
1,2-Dichloroethane	mg/kg	<0.00097	0.058	0.054	0.063	0.058	109	107	59-166	9	27		
1,2-Dichloropropane	mg/kg	<0.0012	0.058	0.054	0.068	0.063	117	117	69-151	8	32		
Benzene	mg/kg	<0.00083	0.058	0.054	0.063	0.058	109	108	62-155	8	30		
Bromodichloromethane	mg/kg	<0.00080	0.058	0.054	0.059	0.055	102	102	65-145	7	33		
Bromoform	mg/kg	<0.0095	0.058	0.054	0.055	0.050	95	93	42-138	10	35		
Bromomethane	mg/kg	<0.0052	0.058	0.054	0.076	0.072	132	134	35-200	6	32		
Carbon disulfide	mg/kg	<0.0013	0.058	0.054	0.064	0.060	110	111	29-183	7	33		
Carbon tetrachloride	mg/kg	<0.0037	0.058	0.054	0.060	0.056	103	104	50-179	7	32		
Chlorobenzene	mg/kg	<0.0011	0.058	0.054	0.062	0.059	107	109	66-154	6	30		
Chloroethane	mg/kg	<0.0043	0.058	0.054	0.075	0.070	130	130	52-193	7	31		
Chloroform	mg/kg	<0.00099	0.058	0.054	0.062	0.058	107	108	62-166	7	27		
Chloromethane	mg/kg	<0.0013	0.058	0.054	0.085	0.079	147	147	21-200	8	32		
cis-1,2-Dichloroethene	mg/kg	<0.0010	0.058	0.054	0.060	0.055	103	103	61-147	7	30		
cis-1,3-Dichloropropene	mg/kg	<0.0012	0.058	0.054	0.061	0.056	104	104	50-132	8	44		
Dibromochloromethane	mg/kg	<0.0033	0.058	0.054	0.062	0.055	107	103	53-154	12	37		
Ethylbenzene	mg/kg	<0.0011	0.058	0.054	0.062	0.059	108	109	54-170	6	41		
Methyl-tert-butyl ether	mg/kg	<0.0024	0.058	0.054	0.060	0.053	103	98	34-151	13	32		
Methylene Chloride	mg/kg	<0.0046	0.058	0.054	0.066	0.061	113	112	48-186	8	29		
Styrene	mg/kg	<0.00083	0.058	0.054	0.061	0.058	106	108	55-157	5	34		
Tetrachloroethene	mg/kg	<0.0010	0.058	0.054	0.064	0.060	110	112	55-166	6	37		
Toluene	mg/kg	<0.0010	0.058	0.054	0.062	0.058	107	109	53-176	6	35		
trans-1,2-Dichloroethene	mg/kg	<0.00084	0.058	0.054	0.064	0.059	110	110	54-168	7	30		
trans-1,3-Dichloropropene	mg/kg	<0.0029	0.058	0.054	0.060	0.055	103	101	54-135	10	44		
Trichloroethene	mg/kg	<0.00084	0.058	0.054	0.062	0.059	107	109	70-141	5	33		
Vinyl chloride	mg/kg	<0.0015	0.058	0.054	0.081	0.075	140	139	37-198	8	29		
Xylene (Total)	mg/kg	<0.0040	0.17	0.16	0.19	0.18	107	109	53-175	6	38		
1,2-Dichlorobenzene-d4 (S)	%						102	102	70-130				
4-Bromofluorobenzene (S)	%						108	106	70-158				
Toluene-d8 (S)	%						101	102	70-140				

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QUALITY CONTROL DATA

Project:	23-1700 PH04G R1PC-S Benton St		
Pace Project No.:	40310266		
QC Batch	532776	Analysis Method:	EPA 8260
QC Batch Method:	EPA 8260	Analysis Description:	8260 MSV
		Laboratory:	Pace Analytical Services - Green Bay
Associated Lab Samples:	40310266006		



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QUALITY CONTROL DATA

Project: 23-1700 PH04G R1PC-S Benton St

Pace Project No.: 40310266

METHOD BLANK: 3030934

Matrix: Water

Associated Lab Samples: 40310266006

Parameter	Units	Blank Result	Reporting Limit	MDL	Analyzed	Qualifiers
1,1,1-Trichloroethane	mg/L	<0.00030	0.0010	0.00030	04/01/26 12:29	
1,1,2,2-Tetrachloroethane	mg/L	<0.00025	0.0010	0.00025	04/01/26 12:29	
1,1,2-Trichloroethane	mg/L	<0.00034	0.0010	0.00034	04/01/26 12:29	
1,1-Dichloroethane	mg/L	<0.00030	0.0010	0.00030	04/01/26 12:29	
1,1-Dichloroethene	mg/L	<0.00058	0.0010	0.00058	04/01/26 12:29	
1,2-Dichloroethane	mg/L	<0.00029	0.0010	0.00029	04/01/26 12:29	
1,2-Dichloropropane	mg/L	<0.00045	0.0010	0.00045	04/01/26 12:29	
2-Butanone (MEK)	mg/L	<0.0065	0.025	0.0065	04/01/26 12:29	
2-Hexanone	mg/L	<0.0063	0.025	0.0063	04/01/26 12:29	
4-Methyl-2-pentanone (MIBK)	mg/L	<0.0060	0.025	0.0060	04/01/26 12:29	
Acetone	mg/L	<0.0086	0.025	0.0086	04/01/26 12:29	
Benzene	mg/L	<0.00030	0.0010	0.00030	04/01/26 12:29	
Bromodichloromethane	mg/L	<0.00021	0.0010	0.00021	04/01/26 12:29	
Bromoform	mg/L	<0.00043	0.0010	0.00043	04/01/26 12:29	
Bromomethane	mg/L	<0.0012	0.0050	0.0012	04/01/26 12:29	
Carbon disulfide	mg/L	<0.00065	0.0010	0.00065	04/01/26 12:29	
Carbon tetrachloride	mg/L	<0.00037	0.0010	0.00037	04/01/26 12:29	
Chlorobenzene	mg/L	<0.00086	0.0010	0.00086	04/01/26 12:29	
Chloroethane	mg/L	<0.0014	0.0050	0.0014	04/01/26 12:29	
Chloroform	mg/L	<0.00050	0.0050	0.00050	04/01/26 12:29	
Chloromethane	mg/L	<0.0016	0.0050	0.0016	04/01/26 12:29	
cis-1,2-Dichloroethene	mg/L	<0.00047	0.0010	0.00047	04/01/26 12:29	
cis-1,3-Dichloropropene	mg/L	<0.00024	0.0010	0.00024	04/01/26 12:29	
Dibromochloromethane	mg/L	<0.0026	0.0050	0.0026	04/01/26 12:29	
Ethylbenzene	mg/L	<0.00033	0.0010	0.00033	04/01/26 12:29	
Methyl-tert-butyl ether	mg/L	<0.0011	0.0050	0.0011	04/01/26 12:29	
Methylene Chloride	mg/L	<0.00032	0.0050	0.00032	04/01/26 12:29	
Styrene	mg/L	<0.00036	0.0010	0.00036	04/01/26 12:29	
Tetrachloroethene	mg/L	<0.00041	0.0010	0.00041	04/01/26 12:29	
Toluene	mg/L	<0.00029	0.0010	0.00029	04/01/26 12:29	
trans-1,2-Dichloroethene	mg/L	<0.00053	0.0010	0.00053	04/01/26 12:29	
trans-1,3-Dichloropropene	mg/L	<0.00058	0.0010	0.00058	04/01/26 12:29	
Trichloroethene	mg/L	<0.00032	0.0010	0.00032	04/01/26 12:29	
Vinyl chloride	mg/L	<0.00017	0.0010	0.00017	04/01/26 12:29	
Xylene (Total)	mg/L	<0.0010	0.0030	0.0010	04/01/26 12:29	
1,2-Dichlorobenzene-d4 (S)	%	98	70-130		04/01/26 12:29	
4-Bromofluorobenzene (S)	%	95	70-130		04/01/26 12:29	
Toluene-d8 (S)	%	100	70-130		04/01/26 12:29	

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QUALITY CONTROL DATA

Project: 23-1700 PH04G R1PC-S Benton St
Pace Project No.: 40310266

LABORATORY CONTROL SAMPLE: 3030935

Parameter	Units	Spike Conc.	LCS Result	LCS % Rec	% Rec Limits	Qualifiers
1,1,1-Trichloroethane	mg/L	0.05	0.053	106	70-133	
1,1,2,2-Tetrachloroethane	mg/L	0.05	0.048	96	70-130	
1,1,2-Trichloroethane	mg/L	0.05	0.054	107	70-130	
1,1-Dichloroethane	mg/L	0.05	0.046	92	70-130	
1,1-Dichloroethene	mg/L	0.05	0.043	85	66-130	
1,2-Dichloroethane	mg/L	0.05	0.046	92	70-130	
1,2-Dichloropropane	mg/L	0.05	0.052	105	70-130	
Benzene	mg/L	0.05	0.051	102	70-130	
Bromodichloromethane	mg/L	0.05	0.047	95	70-130	
Bromoform	mg/L	0.05	0.049	98	61-130	
Bromomethane	mg/L	0.05	0.038	76	40-157	
Carbon disulfide	mg/L	0.05	0.047	94	58-133	
Carbon tetrachloride	mg/L	0.05	0.054	108	70-139	
Chlorobenzene	mg/L	0.05	0.051	101	70-130	
Chloroethane	mg/L	0.05	0.044	89	61-145	
Chloroform	mg/L	0.05	0.045	90	70-130	
Chloromethane	mg/L	0.05	0.043	86	22-163	
cis-1,2-Dichloroethene	mg/L	0.05	0.045	91	70-130	
cis-1,3-Dichloropropene	mg/L	0.05	0.051	102	70-130	
Dibromochloromethane	mg/L	0.05	0.053	106	70-130	
Ethylbenzene	mg/L	0.05	0.052	105	70-130	
Methyl-tert-butyl ether	mg/L	0.05	0.044	88	62-130	
Methylene Chloride	mg/L	0.05	0.049	98	70-130	
Styrene	mg/L	0.05	0.053	105	70-130	
Tetrachloroethene	mg/L	0.05	0.053	105	70-130	
Toluene	mg/L	0.05	0.049	98	70-130	
trans-1,2-Dichloroethene	mg/L	0.05	0.044	89	70-130	
trans-1,3-Dichloropropene	mg/L	0.05	0.052	104	70-130	
Trichloroethene	mg/L	0.05	0.052	104	70-130	
Vinyl chloride	mg/L	0.05	0.042	84	37-145	
Xylene (Total)	mg/L	0.15	0.16	104	70-130	
1,2-Dichlorobenzene-d4 (S)	%			94	70-130	
4-Bromofluorobenzene (S)	%			91	70-130	
Toluene-d8 (S)	%			101	70-130	

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QUALITY CONTROL DATA

Project: 23-1700 PH04G R1PC-S Benton St

Pace Project No.: 40310266

QC Batch 532988

Analysis Method: EPA 8082A

QC Batch Method: EPA 3541

Analysis Description: 8082 GCS PCB

Laboratory: Pace Analytical Services - Green Bay

Associated Lab Samples: 40310266001, 40310266002, 40310266003, 40310266004, 40310266005

METHOD BLANK: 3031842

Matrix: Solid

Associated Lab Samples: 40310266001, 40310266002, 40310266003, 40310266004, 40310266005

Parameter	Units	Blank Result	Reporting Limit	MDL	Analyzed	Qualifiers
PCB-1016 (Aroclor 1016)	mg/kg	<0.015	0.050	0.015	04/03/26 19:24	
PCB-1221 (Aroclor 1221)	mg/kg	<0.015	0.050	0.015	04/03/26 19:24	
PCB-1232 (Aroclor 1232)	mg/kg	<0.015	0.050	0.015	04/03/26 19:24	
PCB-1242 (Aroclor 1242)	mg/kg	<0.015	0.050	0.015	04/03/26 19:24	
PCB-1248 (Aroclor 1248)	mg/kg	<0.015	0.050	0.015	04/03/26 19:24	
PCB-1254 (Aroclor 1254)	mg/kg	<0.015	0.050	0.015	04/03/26 19:24	
PCB-1260 (Aroclor 1260)	mg/kg	<0.015	0.050	0.015	04/03/26 19:24	
Decachlorobiphenyl (S)	%	93	55-120		04/03/26 19:24	
Tetrachloro-m-xylene (S)	%	93	65-120		04/03/26 19:24	

LABORATORY CONTROL SAMPLE: 3031843

Parameter	Units	Spike Conc.	LCS Result	LCS % Rec	% Rec Limits	Qualifiers
PCB-1260 (Aroclor 1260)	mg/kg	0.5	0.47	95	68-120	
Decachlorobiphenyl (S)	%			93	55-120	
Tetrachloro-m-xylene (S)	%			93	65-120	

MATRIX SPIKE & MATRIX SPIKE DUPLICATE: 3031850

3031851

Parameter	Units	40310266003 Result	MS Spike Conc.	MSD Spike Conc.	MS Result	MSD Result	MS % Rec	MSD % Rec	% Rec Limits	RPD	Max RPD	Qualifiers
PCB-1260 (Aroclor 1260)	mg/kg	<0.020	0.66	0.66	0.59	0.58	89	88	45-126	2	20	
Decachlorobiphenyl (S)	%						80	87	55-120			
Tetrachloro-m-xylene (S)	%						87	86	65-120			

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QUALITY CONTROL DATA

Project: 23-1700 PH04G R1PC-S Benton St

Pace Project No.: 40310266

QC Batch 532966

QC Batch Method: EPA 3510

Analysis Method: EPA 8082A

Analysis Description: 8082A GCS PCB Low Volume

Laboratory: Pace Analytical Services - Green Bay

Associated Lab Samples: 40310266006

METHOD BLANK: 3031810

Matrix: Water

Associated Lab Samples: 40310266006

Parameter	Units	Blank Result	Reporting Limit	MDL	Analyzed	Qualifiers
PCB-1016 (Aroclor 1016)	mg/L	<0.00011	0.00050	0.00011	04/03/26 12:15	
PCB-1221 (Aroclor 1221)	mg/L	<0.00011	0.00050	0.00011	04/03/26 12:15	
PCB-1232 (Aroclor 1232)	mg/L	<0.00011	0.00050	0.00011	04/03/26 12:15	
PCB-1242 (Aroclor 1242)	mg/L	<0.00011	0.00050	0.00011	04/03/26 12:15	
PCB-1248 (Aroclor 1248)	mg/L	<0.00011	0.00050	0.00011	04/03/26 12:15	
PCB-1254 (Aroclor 1254)	mg/L	<0.00011	0.00050	0.00011	04/03/26 12:15	
PCB-1260 (Aroclor 1260)	mg/L	<0.00011	0.00050	0.00011	04/03/26 12:15	
Decachlorobiphenyl (S)	%	37	10-120		04/03/26 12:15	
Tetrachloro-m-xylene (S)	%	45	14-120		04/03/26 12:15	

LABORATORY CONTROL SAMPLE: 3031811

Parameter	Units	Spike Conc.	LCS Result	LCS % Rec	% Rec Limits	Qualifiers
PCB-1260 (Aroclor 1260)	mg/L	0.005	0.0045	89	57-120	
Decachlorobiphenyl (S)	%			62	10-120	
Tetrachloro-m-xylene (S)	%			66	14-120	

MATRIX SPIKE & MATRIX SPIKE DUPLICATE: 3031812

3031813

Parameter	Units	40310423001 Result	MS Spike Conc.	MSD Spike Conc.	MS Result	MSD Result	MS % Rec	MSD % Rec	% Rec Limits	RPD	Max RPD	Qualifiers
PCB-1260 (Aroclor 1260)	mg/L	<0.11 ug/L	0.005	0.005	0.0046	0.0041	93	81	39-122	14	20	
Decachlorobiphenyl (S)	%						91	77	10-120			
Tetrachloro-m-xylene (S)	%						76	66	14-120			

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QUALITY CONTROL DATA

Project: 23-1700 PH04G R1PC-S Benton St

Pace Project No.: 40310266

QC Batch 532954

Analysis Method: EPA 8270E by SIM

QC Batch Method: EPA 3546

Analysis Description: 8270E/3546 MSSV PAH by SIM

Laboratory: Pace Analytical Services - Green Bay

Associated Lab Samples: 40310266002, 40310266003, 40310266004

METHOD BLANK: 3031776

Matrix: Solid

Associated Lab Samples: 40310266002, 40310266003, 40310266004

Parameter	Units	Blank Result	Reporting Limit	MDL	Analyzed	Qualifiers
2-Methylnaphthalene	mg/kg	<0.0024	0.017	0.0024	04/03/26 09:33	
Acenaphthene	mg/kg	<0.0022	0.017	0.0022	04/03/26 09:33	
Acenaphthylene	mg/kg	<0.0021	0.017	0.0021	04/03/26 09:33	
Anthracene	mg/kg	<0.0021	0.017	0.0021	04/03/26 09:33	
Benzo(a)anthracene	mg/kg	<0.0022	0.017	0.0022	04/03/26 09:33	
Benzo(a)pyrene	mg/kg	<0.0019	0.017	0.0019	04/03/26 09:33	
Benzo(b)fluoranthene	mg/kg	<0.0023	0.017	0.0023	04/03/26 09:33	
Benzo(g,h,i)perylene	mg/kg	<0.0029	0.017	0.0029	04/03/26 09:33	
Benzo(k)fluoranthene	mg/kg	<0.0021	0.017	0.0021	04/03/26 09:33	
Chrysene	mg/kg	<0.0031	0.017	0.0031	04/03/26 09:33	
Dibenz(a,h)anthracene	mg/kg	<0.0023	0.017	0.0023	04/03/26 09:33	
Fluoranthene	mg/kg	<0.0020	0.017	0.0020	04/03/26 09:33	
Fluorene	mg/kg	<0.0020	0.017	0.0020	04/03/26 09:33	
Indeno(1,2,3-cd)pyrene	mg/kg	<0.0035	0.017	0.0035	04/03/26 09:33	
Naphthalene	mg/kg	<0.0016	0.017	0.0016	04/03/26 09:33	
Phenanthrene	mg/kg	<0.0019	0.017	0.0019	04/03/26 09:33	
Pyrene	mg/kg	<0.0025	0.017	0.0025	04/03/26 09:33	
2-Fluorobiphenyl (S)	%	75	36-120		04/03/26 09:33	
Terphenyl-d14 (S)	%	91	36-120		04/03/26 09:33	

LABORATORY CONTROL SAMPLE: 3031777

Parameter	Units	Spike Conc.	LCS Result	LCS % Rec	% Rec Limits	Qualifiers
2-Methylnaphthalene	mg/kg	0.33	0.26	79	51-120	
Acenaphthene	mg/kg	0.33	0.26	78	56-120	
Acenaphthylene	mg/kg	0.33	0.25	75	56-120	
Anthracene	mg/kg	0.33	0.26	79	61-120	
Benzo(a)anthracene	mg/kg	0.33	0.24	73	54-120	
Benzo(a)pyrene	mg/kg	0.33	0.24	72	63-120	
Benzo(b)fluoranthene	mg/kg	0.33	0.24	73	60-120	
Benzo(g,h,i)perylene	mg/kg	0.33	0.25	74	68-125	
Benzo(k)fluoranthene	mg/kg	0.33	0.25	76	62-120	
Chrysene	mg/kg	0.33	0.27	82	60-120	
Dibenz(a,h)anthracene	mg/kg	0.33	0.25	76	62-120	
Fluoranthene	mg/kg	0.33	0.27	80	62-120	
Fluorene	mg/kg	0.33	0.26	77	59-120	
Indeno(1,2,3-cd)pyrene	mg/kg	0.33	0.24	74	63-120	

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QUALITY CONTROL DATA

Project: 23-1700 PH04G R1PC-S Benton St
Pace Project No.: 40310266

LABORATORY CONTROL SAMPLE: 3031777

Parameter	Units	Spike Conc.	LCS Result	LCS % Rec	% Rec Limits	Qualifiers
Naphthalene	mg/kg	0.33	0.23	70	48-120	
Phenanthrene	mg/kg	0.33	0.25	76	57-120	
Pyrene	mg/kg	0.33	0.25	75	57-120	
2-Fluorobiphenyl (S)	%			73	36-120	
Terphenyl-d14 (S)	%			80	36-120	

MATRIX SPIKE & MATRIX SPIKE DUPLICATE: 3031778 3031779

Parameter	Units	40310266003 Result	MS Spike Conc.	MSD Spike Conc.	MS Result	MSD Result	MS % Rec	MSD % Rec	% Rec Limits	RPD	Max RPD	Qualifiers
2-Methylnaphthalene	mg/kg	0.0077J	0.44	0.44	0.33	0.34	74	76	24-120	3	31	
Acenaphthene	mg/kg	<0.0029	0.44	0.44	0.33	0.34	74	77	38-120	4	37	
Acenaphthylene	mg/kg	0.0030J	0.44	0.44	0.32	0.33	71	74	41-120	4	31	
Anthracene	mg/kg	0.015J	0.44	0.44	0.33	0.36	71	77	44-120	8	31	
Benzo(a)anthracene	mg/kg	0.089	0.44	0.44	0.38	0.46	65	84	32-120	20	34	
Benzo(a)pyrene	mg/kg	0.12	0.44	0.44	0.41	0.50	66	87	37-120	20	34	
Benzo(b)fluoranthene	mg/kg	0.17	0.44	0.44	0.44	0.59	60	94	37-120	29	46	
Benzo(g,h,i)perylene	mg/kg	0.11	0.44	0.44	0.40	0.49	65	86	33-125	21	35	
Benzo(k)fluoranthene	mg/kg	0.065	0.44	0.44	0.38	0.44	72	85	41-120	15	36	
Chrysene	mg/kg	0.13	0.44	0.44	0.44	0.55	70	96	38-120	23	35	
Dibenz(a,h)anthracene	mg/kg	0.021J	0.44	0.44	0.31	0.34	66	71	34-120	7	33	
Fluoranthene	mg/kg	0.19	0.44	0.44	0.48	0.67	67	110	37-120	33	48	
Fluorene	mg/kg	0.0030J	0.44	0.44	0.32	0.33	72	75	36-120	4	35	
Indeno(1,2,3-cd)pyrene	mg/kg	0.084	0.44	0.44	0.37	0.44	65	82	33-120	18	34	
Naphthalene	mg/kg	0.0064J	0.44	0.44	0.31	0.32	68	70	27-120	3	39	
Phenanthrene	mg/kg	0.061	0.44	0.44	0.36	0.43	67	83	33-120	17	50	
Pyrene	mg/kg	0.16	0.44	0.44	0.46	0.61	68	102	34-120	28	45	
2-Fluorobiphenyl (S)	%						67	66	36-120			
Terphenyl-d14 (S)	%						73	70	36-120			

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QUALITY CONTROL DATA

Project: 23-1700 PH04G R1PC-S Benton St

Pace Project No.: 40310266

QC Batch 533025

Analysis Method: EPA 8270E by SIM

QC Batch Method: EPA 3546

Analysis Description: 8270E/3546 MSSV PAH by SIM

Laboratory: Pace Analytical Services - Green Bay

Associated Lab Samples: 40310266001, 40310266005

METHOD BLANK: 3032373

Matrix: Solid

Associated Lab Samples: 40310266001, 40310266005

Parameter	Units	Blank Result	Reporting Limit	MDL	Analyzed	Qualifiers
2-Methylnaphthalene	mg/kg	<0.0024	0.017	0.0024	04/06/26 10:21	
Acenaphthene	mg/kg	<0.0022	0.017	0.0022	04/06/26 10:21	
Acenaphthylene	mg/kg	<0.0021	0.017	0.0021	04/06/26 10:21	
Anthracene	mg/kg	<0.0021	0.017	0.0021	04/06/26 10:21	
Benzo(a)anthracene	mg/kg	<0.0022	0.017	0.0022	04/06/26 10:21	
Benzo(a)pyrene	mg/kg	<0.0019	0.017	0.0019	04/06/26 10:21	
Benzo(b)fluoranthene	mg/kg	<0.0023	0.017	0.0023	04/06/26 10:21	
Benzo(g,h,i)perylene	mg/kg	<0.0029	0.017	0.0029	04/06/26 10:21	
Benzo(k)fluoranthene	mg/kg	<0.0021	0.017	0.0021	04/06/26 10:21	
Chrysene	mg/kg	<0.0031	0.017	0.0031	04/06/26 10:21	
Dibenz(a,h)anthracene	mg/kg	<0.0023	0.017	0.0023	04/06/26 10:21	
Fluoranthene	mg/kg	<0.0020	0.017	0.0020	04/06/26 10:21	
Fluorene	mg/kg	<0.0020	0.017	0.0020	04/06/26 10:21	
Indeno(1,2,3-cd)pyrene	mg/kg	<0.0035	0.017	0.0035	04/06/26 10:21	
Naphthalene	mg/kg	<0.0016	0.017	0.0016	04/06/26 10:21	
Phenanthrene	mg/kg	<0.0019	0.017	0.0019	04/06/26 10:21	
Pyrene	mg/kg	<0.0025	0.017	0.0025	04/06/26 10:21	
2-Fluorobiphenyl (S)	%	82	36-120		04/06/26 10:21	
Terphenyl-d14 (S)	%	99	36-120		04/06/26 10:21	

LABORATORY CONTROL SAMPLE: 3032374

Parameter	Units	Spike Conc.	LCS Result	LCS % Rec	% Rec Limits	Qualifiers
2-Methylnaphthalene	mg/kg	0.33	0.29	88	51-120	
Acenaphthene	mg/kg	0.33	0.29	88	56-120	
Acenaphthylene	mg/kg	0.33	0.28	85	56-120	
Anthracene	mg/kg	0.33	0.30	90	61-120	
Benzo(a)anthracene	mg/kg	0.33	0.27	82	54-120	
Benzo(a)pyrene	mg/kg	0.33	0.26	79	63-120	
Benzo(b)fluoranthene	mg/kg	0.33	0.27	80	60-120	
Benzo(g,h,i)perylene	mg/kg	0.33	0.28	84	68-125	
Benzo(k)fluoranthene	mg/kg	0.33	0.29	88	62-120	
Chrysene	mg/kg	0.33	0.31	92	60-120	
Dibenz(a,h)anthracene	mg/kg	0.33	0.29	88	62-120	
Fluoranthene	mg/kg	0.33	0.30	89	62-120	
Fluorene	mg/kg	0.33	0.28	85	59-120	
Indeno(1,2,3-cd)pyrene	mg/kg	0.33	0.28	84	63-120	

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REPORT OF LABORATORY ANALYSIS

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QUALITY CONTROL DATA

Project: 23-1700 PH04G R1PC-S Benton St
Pace Project No.: 40310266

LABORATORY CONTROL SAMPLE: 3032374

Parameter	Units	Spike Conc.	LCS Result	LCS % Rec	% Rec Limits	Qualifiers
Naphthalene	mg/kg	0.33	0.26	79	48-120	
Phenanthrene	mg/kg	0.33	0.29	86	57-120	
Pyrene	mg/kg	0.33	0.28	85	57-120	
2-Fluorobiphenyl (S)	%			84	36-120	
Terphenyl-d14 (S)	%			91	36-120	

MATRIX SPIKE & MATRIX SPIKE DUPLICATE: 3032375 3032376

Parameter	Units	40310442002 Result	MS Spike Conc.	MSD Spike Conc.	MS Result	MSD Result	MS % Rec	MSD % Rec	% Rec Limits	RPD	Max RPD	Qualifiers
2-Methylnaphthalene	mg/kg	<2.9 ug/kg	0.4	0.4	0.32	0.32	80	79	24-120	1	31	
Acenaphthene	mg/kg	<0.0026	0.4	0.4	0.33	0.32	83	79	38-120	4	37	
Acenaphthylene	mg/kg	<0.0025	0.4	0.4	0.32	0.31	79	76	41-120	3	31	
Anthracene	mg/kg	<0.0025	0.4	0.4	0.33	0.32	83	79	44-120	5	31	
Benzo(a)anthracene	mg/kg	<0.0026	0.4	0.4	0.31	0.29	78	73	32-120	6	34	
Benzo(a)pyrene	mg/kg	<0.0023	0.4	0.4	0.31	0.30	77	73	37-120	4	34	
Benzo(b)fluoranthene	mg/kg	<0.0028	0.4	0.4	0.31	0.29	76	71	37-120	7	46	
Benzo(g,h,i)perylene	mg/kg	<0.0035	0.4	0.4	0.26	0.25	64	62	33-125	3	35	
Benzo(k)fluoranthene	mg/kg	<0.0026	0.4	0.4	0.33	0.30	81	75	41-120	8	36	
Chrysene	mg/kg	<0.0038	0.4	0.4	0.35	0.33	85	81	38-120	5	35	
Dibenz(a,h)anthracene	mg/kg	<0.0028	0.4	0.4	0.30	0.29	75	72	34-120	3	33	
Fluoranthene	mg/kg	<0.0024	0.4	0.4	0.34	0.32	84	79	37-120	6	48	
Fluorene	mg/kg	<0.0024	0.4	0.4	0.33	0.31	82	78	36-120	5	35	
Indeno(1,2,3-cd)pyrene	mg/kg	<0.0042	0.4	0.4	0.28	0.27	69	67	33-120	4	34	
Naphthalene	mg/kg	0.0024J	0.4	0.4	0.28	0.29	70	71	27-120	2	39	
Phenanthrene	mg/kg	0.0025J	0.4	0.4	0.33	0.31	83	77	33-120	7	50	
Pyrene	mg/kg	0.0040J	0.4	0.4	0.33	0.30	81	75	34-120	8	45	
2-Fluorobiphenyl (S)	%						71	62	36-120			
Terphenyl-d14 (S)	%						81	65	36-120			

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QUALITY CONTROL DATA

Project: 23-1700 PH04G R1PC-S Benton St

Pace Project No.: 40310266

QC Batch 532866

QC Batch Method: EPA 3510

Analysis Method: EPA 8270E by SIM

Analysis Description: 8270E Water PAH

Laboratory: Pace Analytical Services - Green Bay

Associated Lab Samples: 40310266006

METHOD BLANK: 3031373

Matrix: Water

Associated Lab Samples: 40310266006

Parameter	Units	Blank Result	Reporting Limit	MDL	Analyzed	Qualifiers
2-Methylnaphthalene	mg/L	<0.000014	0.000050	0.000014	04/02/26 08:20	
Acenaphthene	mg/L	<0.000014	0.000050	0.000014	04/02/26 08:20	
Acenaphthylene	mg/L	<0.000013	0.000050	0.000013	04/02/26 08:20	
Anthracene	mg/L	<0.000018	0.000050	0.000018	04/02/26 08:20	
Benzo(a)anthracene	mg/L	<0.000014	0.000050	0.000014	04/02/26 08:20	
Benzo(a)pyrene	mg/L	<0.000013	0.000050	0.000013	04/02/26 08:20	
Benzo(b)fluoranthene	mg/L	<0.0000091	0.000050	0.0000091	04/02/26 08:20	
Benzo(g,h,i)perylene	mg/L	<0.000023	0.000050	0.000023	04/02/26 08:20	
Benzo(k)fluoranthene	mg/L	<0.000022	0.000050	0.000022	04/02/26 08:20	
Chrysene	mg/L	<0.000013	0.000050	0.000013	04/02/26 08:20	
Dibenz(a,h)anthracene	mg/L	<0.000018	0.000050	0.000018	04/02/26 08:20	
Fluoranthene	mg/L	<0.000026	0.000050	0.000026	04/02/26 08:20	
Fluorene	mg/L	<0.000024	0.000050	0.000024	04/02/26 08:20	
Indeno(1,2,3-cd)pyrene	mg/L	<0.000016	0.000050	0.000016	04/02/26 08:20	
Naphthalene	mg/L	<0.000020	0.000050	0.000020	04/02/26 08:20	
Phenanthrene	mg/L	<0.000026	0.000050	0.000026	04/02/26 08:20	
Pyrene	mg/L	<0.000023	0.000050	0.000023	04/02/26 08:20	
2-Fluorobiphenyl (S)	%	63	33-123		04/02/26 08:20	
Terphenyl-d14 (S)	%	75	36-134		04/02/26 08:20	

LABORATORY CONTROL SAMPLE & LCSD: 3031374

3031375

Parameter	Units	Spike Conc.	LCS Result	LCSD Result	LCS % Rec	LCSD % Rec	% Rec Limits	RPD	Max RPD	Qualifiers
2-Methylnaphthalene	mg/L	0.002	0.0014	0.0014	71	72	50-120	1	20	
Acenaphthene	mg/L	0.002	0.0015	0.0015	75	75	56-120	0	20	
Acenaphthylene	mg/L	0.002	0.0015	0.0015	76	77	56-120	1	20	
Anthracene	mg/L	0.002	0.0015	0.0016	73	78	61-120	7	20	
Benzo(a)anthracene	mg/L	0.002	0.0016	0.0016	79	78	59-120	2	20	
Benzo(a)pyrene	mg/L	0.002	0.0016	0.0016	81	81	60-120	0	20	
Benzo(b)fluoranthene	mg/L	0.002	0.0015	0.0015	73	74	56-120	2	20	
Benzo(g,h,i)perylene	mg/L	0.002	0.0017	0.0017	83	85	57-120	2	20	
Benzo(k)fluoranthene	mg/L	0.002	0.0017	0.0017	83	85	61-120	3	20	
Chrysene	mg/L	0.002	0.0019	0.0018	93	91	62-125	2	20	
Dibenz(a,h)anthracene	mg/L	0.002	0.0016	0.0016	79	81	41-120	2	27	
Fluoranthene	mg/L	0.002	0.0016	0.0016	78	79	62-120	1	20	
Fluorene	mg/L	0.002	0.0014	0.0014	71	72	57-120	2	20	
Indeno(1,2,3-cd)pyrene	mg/L	0.002	0.0016	0.0016	81	82	53-120	1	23	

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QUALITY CONTROL DATA

Project: 23-1700 PH04G R1PC-S Benton St
Pace Project No.: 40310266

LABORATORY CONTROL SAMPLE & LCSD: 3031374				3031375						
Parameter	Units	Spike Conc.	LCS Result	LCSD Result	LCS % Rec	LCSD % Rec	% Rec Limits	RPD	Max RPD	Qualifiers
Naphthalene	mg/L	0.002	0.0014	0.0015	72	73	46-120	2	20	
Phenanthrene	mg/L	0.002	0.0015	0.0015	73	74	63-120	2	20	
Pyrene	mg/L	0.002	0.0019	0.0018	94	92	52-120	2	20	
2-Fluorobiphenyl (S)	%				66	66	33-123			
Terphenyl-d14 (S)	%				79	78	36-134			

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QUALITY CONTROL DATA

Project:	23-1700 PH04G R1PC-S Benton St		
Pace Project No.:	40310266		
QC Batch	532808	Analysis Method:	ASTM D2974
QC Batch Method:	ASTM D2974	Analysis Description:	Dry Weight/Percent Moisture
		Laboratory:	Pace Analytical Services - Green Bay
Associated Lab Samples:	40310266003		

SAMPLE DUPLICATE: 3031035

Parameter	Units	40310281006 Result	Dup Result	RPD	Max RPD	Qualifiers
Percent Moisture	%	5.1	5.0	3	10	

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QUALITY CONTROL DATA

Project: 23-1700 PH04G R1PC-S Benton St

Pace Project No.: 40310266

QC Batch 532943

QC Batch Method: ASTM D2974

Analysis Method: ASTM D2974

Analysis Description: Dry Weight/Percent Moisture

Laboratory: Pace Analytical Services - Green Bay

Associated Lab Samples: 40310266001, 40310266002, 40310266004, 40310266005

SAMPLE DUPLICATE: 3031703

Parameter	Units	40310266004 Result	Dup Result	RPD	Max RPD	Qualifiers
Percent Moisture	%	22.1	22.6	2	10	

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QUALITY CONTROL DATA

Project:	23-1700 PH04G R1PC-S Benton St		
Pace Project No.:	40310266		
QC Batch	532774	Analysis Method:	EPA 9040
QC Batch Method:	EPA 9040	Analysis Description:	9040 pH
		Laboratory:	Pace Analytical Services - Green Bay
Associated Lab Samples:	40310266006		

SAMPLE DUPLICATE: 3030933

Parameter	Units	40310021001 Result	Dup Result	RPD	Max RPD	Qualifiers
pH at 25 Degrees C	Std. Units	7.7	7.7	0	20	3q,H6

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QUALITY CONTROL DATA

Project:	23-1700 PH04G R1PC-S Benton St		
Pace Project No.:	40310266		
QC Batch	533050	Analysis Method:	EPA 9040
QC Batch Method:	EPA 9040	Analysis Description:	9040 pH
		Laboratory:	Pace Analytical Services - Green Bay
Associated Lab Samples: 40310266001, 40310266002, 40310266003, 40310266004, 40310266005			

SAMPLE DUPLICATE: 3032447

Parameter	Units	40310266003 Result	Dup Result	RPD	Max RPD	Qualifiers
pH at 25 Degrees C	Std. Units	7.9	7.8	0	20	1q,H6

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QUALIFIERS

Project: 23-1700 PH04G R1PC-S Benton St
Pace Project No.: 40310266

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 adjusted reporting limit.
TNTC - Too Numerous To Count
J - Estimated concentration above the adjusted method detection limit and below the adjusted reporting limit.
MDL - Adjusted Method Detection Limit.
PQL - Practical Quantitation Limit.
RL - Reporting Limit - The lowest concentration value that meets project requirements for quantitative data with known precision and bias for a specific analyte in a specific matrix.
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.
N-Nitrosodiphenylamine decomposes and cannot be separated from Diphenylamine using Method 8270. The result reported for each analyte is a combined concentration.
Reported results are not rounded until the final step prior to reporting. Therefore, calculated parameters that are typically reported as "Total" may vary slightly from the sum of the reported component parameters.
Pace Analytical is TNI accredited. Contact your Pace PM for the current list of accredited analytes.
TNI - The NELAC Institute.

WORKORDER QUALIFIERS

WO: 40310266
[1] Revised report to include TCLP metals per client request. Replaces the original dated 4/10/26. CDH 4/17/26

BATCH QUALIFIERS

Batch: 532887
[M5] A matrix spike/matrix spike duplicate was not performed for this batch due to insufficient sample volume.

ANALYTE QUALIFIERS

1q	Due to the sample matrix, DI water was added to this sample on a one-to-one basis, and the sample was stirred before analysis.
2q	Analyte was detected in the associated leach blank at a concentration of 0.0065 mg/L.
3q	Due to the sample matrix, DI water was added to this sample on a one-to-one basis, and the sample was stirred before analysis.
D3	Sample was diluted due to the presence of high levels of non-target analytes or other matrix interference.
H6	Analysis initiated outside of the 15 minute EPA required holding time.
M0	Matrix spike recovery and/or matrix spike duplicate recovery was outside laboratory control limits.
P6	Matrix spike recovery was outside laboratory control limits due to a parent sample concentration notably higher than the spike level.
v1	The continuing calibration verification was above the method acceptance limit. Any detection for the analyte in the associated samples may have a high bias.
v2	The continuing calibration verification was below the method acceptance limit. The analyte was not detected in the associated samples and the sensitivity of the instrument was verified with a reporting limit check standard.
v3	The continuing calibration verification was below the method acceptance limit. Any detection for the analyte in the associated samples may have a low bias.

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QUALITY CONTROL DATA CROSS REFERENCE TABLE

Project: 23-1700 PH04G R1PC-S Benton St

Pace Project No.: 40310266

Lab ID	Sample ID	QC Batch Method	QC Batch	Analytical Method	Analytical Batch
40310266001	SB-01(1-2)	EPA 3541	532988	EPA 8082A	533000
40310266002	SB-02(1-2)	EPA 3541	532988	EPA 8082A	533000
40310266003	SB-03(2-3)	EPA 3541	532988	EPA 8082A	533000
40310266004	SB-04(2-3)	EPA 3541	532988	EPA 8082A	533000
40310266005	DUP-01(1-2)	EPA 3541	532988	EPA 8082A	533000
40310266006	EB-01	EPA 3510	532966	EPA 8082A	533005
40310266001	SB-01(1-2)	EPA 3015A	534304	EPA 6010D	534343
40310266002	SB-02(1-2)	EPA 3015A	534304	EPA 6010D	534343
40310266003	SB-03(2-3)	EPA 3015A	534304	EPA 6010D	534343
40310266001	SB-01(1-2)	EPA 3050B	532783	EPA 6020B	532865
40310266002	SB-02(1-2)	EPA 3050B	532783	EPA 6020B	532865
40310266003	SB-03(2-3)	EPA 3050B	532783	EPA 6020B	532865
40310266004	SB-04(2-3)	EPA 3050B	532783	EPA 6020B	532865
40310266005	DUP-01(1-2)	EPA 3050B	532783	EPA 6020B	532865
40310266006	EB-01	EPA 3010A	532874	EPA 6020B	533046
40310266006	EB-01	EPA 7470	532932	EPA 7470	532947
40310266001	SB-01(1-2)	EPA 7471	532823	EPA 7471	532837
40310266002	SB-02(1-2)	EPA 7471	532823	EPA 7471	532837
40310266003	SB-03(2-3)	EPA 7471	532823	EPA 7471	532837
40310266004	SB-04(2-3)	EPA 7471	532823	EPA 7471	532837
40310266005	DUP-01(1-2)	EPA 7471	532823	EPA 7471	532837
40310266001	SB-01(1-2)	EPA 3546	533025	EPA 8270E by SIM	533095
40310266005	DUP-01(1-2)	EPA 3546	533025	EPA 8270E by SIM	533095
40310266002	SB-02(1-2)	EPA 3546	532954	EPA 8270E by SIM	532998
40310266003	SB-03(2-3)	EPA 3546	532954	EPA 8270E by SIM	532998
40310266004	SB-04(2-3)	EPA 3546	532954	EPA 8270E by SIM	532998
40310266006	EB-01	EPA 3510	532866	EPA 8270E by SIM	532887
40310266001	SB-01(1-2)	EPA 5035/5030	533212	EPA 8260	533214
40310266002	SB-02(1-2)	EPA 5035/5030	533212	EPA 8260	533214
40310266003	SB-03(2-3)	EPA 5035/5030	533212	EPA 8260	533214
40310266004	SB-04(2-3)	EPA 5035/5030	533212	EPA 8260	533214
40310266005	DUP-01(1-2)	EPA 5035/5030	533212	EPA 8260	533214
40310266007	TB-01	EPA 5035/5030	533212	EPA 8260	533214
40310266006	EB-01	EPA 8260	532776		
40310266001	SB-01(1-2)	ASTM D2974	532943		
40310266002	SB-02(1-2)	ASTM D2974	532943		
40310266004	SB-04(2-3)	ASTM D2974	532943		
40310266005	DUP-01(1-2)	ASTM D2974	532943		
40310266003	SB-03(2-3)	ASTM D2974	532808		
40310266001	SB-01(1-2)	EPA 9040	533050		
40310266002	SB-02(1-2)	EPA 9040	533050		
40310266003	SB-03(2-3)	EPA 9040	533050		
40310266004	SB-04(2-3)	EPA 9040	533050		
40310266005	DUP-01(1-2)	EPA 9040	533050		

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QUALITY CONTROL DATA CROSS REFERENCE TABLE

Project: 23-1700 PH04G R1PC-S Benton St
Pace Project No.: 40310266

Lab ID	Sample ID	QC Batch Method	QC Batch	Analytical Method	Analytical Batch
40310266006	EB-01	EPA 9040	532774		



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Effective Date: 8/16/2022

Section 8. Item #a.

Client Name: Fehr Graham

Sample Preservation Receipt Form

Project # 403102160

All containers needing preservation have been checked and noted below:

☒ Yes☐ No☐ N/ALab Lot# of pH paper: 10046242

Lab Std #ID of preservation (if pH adjusted):

Initial when completed: MM Date/Time:

Pace Lab #	Glass						Plastic						Vials					Jars				General				VOA Vials (≥6mm) *	H2SO4 pH ≤2	NaOH+Zn Act pH ≥9	NaOH pH ≥12	HNO3 pH ≤2	pH after adjusted	Volume (mL)
	AG1U	BG1U	AG1H	AG4S	AG5U	AG2S	BG3U	BP1U	BP3U	BP3B	BP3N	BP3S	BP2Z	VG9C	DG9T	VG9U	VG9H	VG9M	VG9D	JGFU	JG9U	WGFU	WPFU	SP5T	ZPLC							
001																		1	2		1											2.5 / 5
002																		1	2		1											2.5 / 5
003																		3	6		3											2.5 / 5
004																		1	2		1											2.5 / 5
005																		1	2		1											2.5 / 5
006					6						1						3														X	2.5 / 5
007																		1	2		+	2/31/20									2.5 / 5	
008																																2.5 / 5
009																																2.5 / 5
010																																2.5 / 5
011																																2.5 / 5
012																																2.5 / 5
013																																2.5 / 5
014																																2.5 / 5
015																																2.5 / 5
016																																2.5 / 5
017																																2.5 / 5
018																																2.5 / 5
019																																2.5 / 5
020																																2.5 / 5

Exceptions to preservation check: VOA, Coliform, TOC, TOX, TOH, O&G, WI DRO, Phenolics, Other:

Headspace in VOA Vials (>6mm): ☐ Yes ☒ No ☐ N/A

*If yes look in headspace column

AG1U	1 liter amber glass	BP1U	1 liter plastic unpres	VG9C	40 mL clear ascorbic w/ HCl	JGFU	4 oz amber jar unpres
BG1U	1 liter clear glass	BP3U	250 mL plastic unpres	DG9T	40 mL amber Na Thio	JG9U	9 oz amber jar unpres
AG1H	1 liter amber glass HCL	BP3B	250 mL plastic NaOH	VG9U	40 mL clear vial unpres	WGFU	4 oz clear jar unpres
AG4S	125 mL amber glass H2SO4	BP3N	250 mL plastic HNO3	VG9H	40 mL clear vial HCL	WPFU	4 oz plastic jar unpres
AG5U	100 mL amber glass unpres	BP3S	250 mL plastic H2SO4	VG9M	40 mL clear vial MeOH	SP5T	120 mL plastic Na Thiosulfate
AG2S	500 mL amber glass H2SO4	BP2Z	500 mL plastic NaOH + Zn	VG9D	40 mL clear vial DI	ZPLC	ziploc bag
BG3U	250 mL clear glass unpres					GN 1	
						GN 2	

Page 1 of 2

DC#_Title: ENV-FRM-GBAY-0014 v04_SCUR
Effective Date: 3/3/2025

Sample Condition Upon Receipt Form (SCUR)

Client Name: Fehr Graham

Courier: ☐ CS Logistics ☒ Fed Ex ☐ Speedee ☐ UPS ☐ Purple Mountain
☐ Client ☐ Pace Other: _____

Tracking #: 4974 9616 7688

Custody Seal on Cooler/Box Present: ☒ yes ☐ no Seals intact: ☒ yes ☐ no

Custody Seal on Samples Present: ☐ yes ☒ no Seals intact: ☐ yes ☐ no

Packing Material: ☒ Bubble Wrap ☒ Bubble Bags ☐ None ☐ Other _____

Thermometer Used SR - 148 Type of Ice: ☒ Wet ☐ Blue Dry ☐ None ☐ Meltwater Only

Cooler Temperature Uncorr: 0.0 /Corr: 0.0

Temp Blank Present: ☒ yes ☐ no Biological Tissue is Frozen: ☐ yes ☐ no

WO#: **40310266**

Person examining contents:
Date: 3/3/20 /Initials: MM

Labeled By Initials: EC

Temp should be above freezing to 6°C.
Biota Samples may be received at ≤ 0°C if shipped on Dry Ice.

Chain of Custody Present:	☒ Yes ☐ No ☐ N/A	1.
Chain of Custody Filled Out:	☒ Yes ☐ No ☐ N/A	2.
Chain of Custody Relinquished:	☒ Yes ☐ No ☐ N/A	3.
Sampler Name & Signature on COC:	☒ Yes ☐ No ☐ N/A	4.
Samples Arrived within Hold Time:	☒ Yes ☐ No	5.
- DI VOA Samples frozen upon receipt	☐ Yes ☒ No	Date/Time:
Short Hold Time Analysis (<72hr):	☐ Yes ☒ No	6.
Rush Turn Around Time Requested:	☐ Yes ☒ No	7.
Sufficient Volume:		8.
For Analysis: ☒ Yes ☐ No MS/MSD: ☒ Yes ☐ No ☐ N/A		
Correct Containers Used:	☒ Yes ☐ No	9.
Correct Type: <u>Pace Green Bay, Pace IR, Non-Pace</u>		
Containers Intact:	☒ Yes ☐ No	10.
Filtered volume received for Dissolved tests	☐ Yes ☒ No ☐ N/A	11.
Sample Labels match COC:	☒ Yes ☐ No ☐ N/A	12.
-Includes date/time/ID/Analysis Matrix: <u>SPH</u>		
Trip Blank Present:	☐ Yes ☒ No ☐ N/A	13.
Trip Blank Custody Seals Present	☐ Yes ☐ No ☒ N/A	
Pace Trip Blank Lot # (if purchased): _____		

Client Notification/ Resolution:

Person Contacted: _____ Date/Time: _____

Comments/ Resolution: _____

If checked, see attached form for additional comments ☐

Appendix 4
40 CFR Part 312.10 Definitions
and
Environmental Professional Qualifications

40 CFR Part 312, Section 10 - Definitions

(a) Terms used in this part and not defined below, but defined in either CERCLA or 40 CFR part 300 (the National Oil and Hazardous Substances Pollution Contingency Plan) shall have the definitions provided in CERCLA or 40 CFR part 300.

(b) When used in this part, the following terms have the meanings provided as follows:

Abandoned property means: *property* that can be presumed to be deserted, or an intent to relinquish possession or control can be inferred from the general disrepair or lack of activity thereon such that a reasonable person could believe that there was an intent on the part of the current owner to surrender rights to the *property*.

Adjoining properties means: any real *property* or properties the border of which is (are) shared in part or in whole with that of the *property*, or that would be shared in part or in whole with that of the *property* but for a street, road, or other public thoroughfare separating the properties.

Data gap means: a lack of or inability to obtain information required by the standards and practices listed in subpart C of this part despite good faith efforts by the Environmental Professional or persons identified under §312.1(b), as appropriate, to gather such information pursuant to §§312.20(e)(1) and 312.20(e)(2).

Date of acquisition or purchase date means: the date on which a person acquires title to the *property*.

Environmental Professional means:

(1) a person who possesses sufficient specific education, training, and experience necessary to exercise professional judgment to develop opinions and conclusions regarding conditions indicative of releases or threatened releases (see §312.1(c)) on, at, in, or to a *property*, sufficient to meet the objectives and performance factors in §312.20(e) and (f).

(2) Such a person must:

(i) Hold a current Professional Engineer's or Professional Geologist's license or registration from a state, tribe, or U.S. territory (or the Commonwealth of Puerto Rico) and have the equivalent of three (3) years of full-time relevant experience; or

(ii) Be licensed or certified by the federal government, a state, tribe, or U.S. territory (or the Commonwealth of Puerto Rico) to perform environmental inquiries as defined in §312.21 and have the equivalent of three (3) years of full-time relevant experience; or

(iii) Have a Baccalaureate or higher degree from an accredited institution of higher education in a discipline of engineering or science and the equivalent of five (5) years of full-time relevant experience; or

(iv) Have the equivalent of ten (10) years of full-time relevant experience.

(3) An Environmental Professional should remain current in his or her field through participation in continuing education or other activities.

(4) The definition of Environmental Professional provided above does not preempt state professional licensing or registration requirements such as those for a professional geologist, engineer, or site remediation professional. Before commencing work, a person should determine the applicability of state professional licensing or registration laws to the activities to be undertaken as part of the inquiry identified in §312.21(b).

(5) A person who does not qualify as an Environmental Professional under the foregoing definition may assist in the conduct of AAI in accordance with this part if such person is under the supervision or responsible charge of a person meeting the definition of an Environmental Professional provided above when conducting such activities.

Relevant experience, as used in the definition of Environmental Professional in this section, means: participation in the performance of AAI investigations, ESAs, or other site investigations that may include environmental analyses, investigations, and remediation which involve the understanding of surface and subsurface environmental conditions and the processes used to evaluate these conditions and for which professional judgment was used to develop opinions regarding conditions indicative of releases or threatened releases (see §312.1(c)) to the *property*.

Good faith means: the absence of any intention to seek an unfair advantage or to defraud another party; an honest and sincere intention to fulfill one's obligations in the conduct or transaction concerned.

Institutional controls means: non-engineered instruments, such as administrative and/or legal controls, that help to minimize the potential for human exposure to contamination and/or protect the integrity of a remedy.

Melissa Kupczyk

Environmental Project Manager



Melissa Kupczyk brings experience in soil assessment and management and is proficient in due diligence and site remediation. She specializes in conducting Phase I and Phase II Environmental Site Assessments (ESAs), Preliminary Environmental Site Assessments (PESAs) and Preliminary Site Investigations (PSIs).

Melissa provides support through every phase of the project. From scope planning to field oversight, sample collection, data review and analysis and final reporting, she ensures thorough and accurate reporting.

EDUCATION

B.S. in Geology
Northern Illinois University, 2014

B.S. in Environmental Studies
Northern Illinois University, 2014

CERTIFICATIONS

Occupational Safety and Health
Administration (OSHA) 40-Hour
HAZWOPER

HAZWOPER Refresher

HAZWOPER 8-Hour Supervisor

PROFESSIONAL ASSOCIATION

Underground Contractors Association –
Emerging Leaders Program

PHASE I AND PHASE II ESAs

- Phase I ESA for former Manufactured Gas Plant | Rockford, Illinois
- Phase I ESA for commercial development | Rochelle, Illinois
- Phase I and Phase II ESAs for Ottawa Brownfield Assessment Grant | Ottawa, Illinois
- Phase I and Phase II ESAs for Richton Park Brownfield Assessment Grant | Richton Park, Illinois
- Phase I and Phase II ESAs for Region 1 Planning Council Brownfield Assessment Grant | Winnebago County, Illinois
- Phase I ESA for former Chicago Public School | Chicago, Illinois
- Phase I ESA for proposed solar farm development projects | Various, Illinois
- Phase I ESA for proposed housing development project | Mt. Morris, Illinois

PESAs AND PSIs

- PESA for proposed riverfront shared-use path | City of Rockford, Illinois
- PESA for proposed roadway improvements | City of Urbana, Illinois
- PESA for proposed shared-use path | Village of Pingree Grove, Illinois
- PESA for Safe Routes to School Project | Village of Westville, Illinois
- PESA for Shared-Use Path | Village of Savoy, Illinois
- PSI for Main Street Road Improvements | City of Jacksonville, Illinois
- PSI for Sullivan Road Improvements | City of Aurora, Illinois
- PSI for proposed roadway improvements | City of Danville, Illinois

ILLINOIS ENVIRONMENTAL PROTECTION AGENCY REMEDIATION PROGRAM SITES

- Vesuvius USA | Charleston, Illinois
- Race Street | Urbana, Illinois
- Jackson Lafayette Beer Depot | Ottawa, Illinois

Tony Guajardo

Project Hydrogeologist



EDUCATION

M.S. in Geology
Northern Illinois University, 2021

B.S. in Geoscience
University of Arizona, 2019

CERTIFICATIONS

Occupational Safety and Health
Administration
40-Hour HAZWOPER, 2020

HAZWOPER Refresher, 2021-2025

HAZWOPER Refresher, 2026-2030

BILINGUAL

Fluent in English and Spanish

PROFESSIONAL ASSOCIATION

National Groundwater Association

YEARS OF EXPERIENCE

5

Tony Guajardo conducts field investigations for Phase I and II Environmental Site Assessments (ESAs), leaking underground storage tank (LUST) sites, Preliminary Environmental Site Assessments (PESAs), and privately and publicly funded brownfield projects. Following field investigations, he writes reports and develops project deliverables.

U.S. ENVIRONMENTAL PROTECTION AGENCY BROWNFIELD ASSESSMENT PROGRAM

- Conduct soil and groundwater sampling and characterization for brownfield sites in Dixon, Rockford, Ottawa, Mendota and South Beloit, Illinois.
- Develop focused Site Investigation Reports, Remedial Objectives Reports and Remedial Action Plans.

PHASE I ESAs

- Hampton, Iowa | Centro Incorporated
- Solar locations throughout Illinois | Cypress Creek Renewables

PHASE II ESAs

- Region 1 Planning Council | Rockford, Illinois
- Moving Pillsbury Forward | Springfield, Illinois
- Larson & Darby Group | Rockford, Illinois
- Former Barber-Colman facility | Rockford, Illinois
- Former dry cleaner | Mendota, Illinois
- Former dry cleaner | Danville, Illinois
- Former filling station | City of Rockford, Illinois

UNDERGROUND STORAGE TANK AND LEAKING UST CONSULTING, ASSESSMENT AND CLOSURES

- Bill Walsh Automotive Group | Ottawa, Illinois
- Bloomington Normal Airport Authority | Bloomington, Illinois
- Carle Foundation Hospital | Danville, Illinois

ILLINOIS DEPARTMENT OF TRANSPORTATION

- PESA reports.
- Preliminary Site Investigation reports.

HAZARDOUS SUBSTANCE MONITORING

- Groundwater, soil and vapor gas sampling.
- Soil characterization and groundwater modeling.
- In-situ slug testing.

GROUND PENETRATING RADAR

- GPR surveys of underground storage tanks, utilities and other subsurface objects for geologic and engineering investigations.

Naomi Mullen

Staff Hydrogeologist



EDUCATION

B.S. in Environmental Science
University of Wisconsin-Whitewater,
2024

CERTIFICATION

Occupational Safety and Health
Administration
40-Hour HAZWOPER, 2024
HAZWOPER Refresher, 2025

Naomi Mullen has experience leading Phase I and II Environmental Site Assessments (ESAs) and multimedia monitoring and sampling at solid waste landfills. She investigates environmental conditions, evaluates risk and prepares clear technical reports that support property transactions, redevelopment and regulatory decisions. She is skilled at coordinating with laboratories and subcontractors, interpreting analytical data and communicating findings to clients and regulators. She focuses on protecting human health and the environment while helping communities and businesses move projects forward efficiently and in compliance with state and federal regulations.

PHASE I ESAs

- 4400 Auburn Street, Rockford, Illinois | Region 1 Planning Council.
- 1120 Shirland Avenue, South Beloit, Illinois | Region 1 Planning Council.
- Various locations | Village of Richton Park, Illinois.
- 1122 South Main Street | City of Rockford, Illinois.
- 13670 Berglund Road, Pecatonica, Illinois | Nexamp.
- 1507 and 1517 LaSalle Street | City of Ottawa, Illinois.
- Cypress Creek Renewables | Solar locations:
 - Gillespie, Illinois
 - Pecatonica, Illinois
 - Rock Falls, Illinois
 - St. Anne, Illinois
 - Virden, Illinois

PHASE II ESAs

- 1815 East Riverside Boulevard, Rockford, Illinois | Region 1 Planning Council.
- Various locations | Village of Richton Park, Illinois.
- 2233 Charles Street | City of Rockford, Illinois.
- Railroad Street Lots | Village of Pingree Grove, Illinois.

ODOR MONITORING

- Hydrogen sulfide monitoring at landfills in Winnebago and Ogle counties.

HAZARDOUS SUBSTANCE MONITORING

- Groundwater, soil and soil gas sampling.
- Soil characterization and groundwater modeling.

COMPLIANCE GROUNDWATER SAMPLING

- Winnebago County Municipal Landfill
- Rochelle Municipal Landfill
- Freeport Municipal Landfill
- Danfoss Power Solutions | Ames, Iowa

Ruby Garey

Hydrogeologist



EDUCATION

B.S. in Geology
Illinois State University, 2025

CERTIFICATION

Occupational Safety and Health
Administration
40-Hour HAZWOPER, 2025

Ruby Garey monitors odors at solid waste landfills, conducts groundwater assessments, and performs Phase I and II Environmental Site Assessments (ESAs). After field investigations, she prepares reports and develops project deliverables.

PHASE I ESAs

- 1010 Elm Street, Rockford, Illinois | Region 1 Planning Council
- South Hancock Avenue | City of Freeport

ODOR MONITORING

- Hydrogen sulfide monitoring at landfills in Winnebago and Ogle counties

HAZARDOUS SUBSTANCE MONITORING

- Groundwater, soil and soil gas sampling
- Soil characterization and groundwater modeling

Benjamin Bugno

Hydrogeologist



Benjamin Bugno monitors groundwater wells, gas wells and odors at solid waste landfills, including performing required sampling activities. He conducts Phase I and II Environmental Site Assessments (ESAs) and prepares reports and develops project deliverables based on field investigations.

EDUCATION

M.S. in Water Resources Science
University of Minnesota Duluth, 2025

B.S. in Geology
Illinois State University, 2023

CERTIFICATION

Occupational Safety and Health
Administration
40-Hour HAZWOPER, 2025

PHASE I ESAs

- 1114 Broadway, Rockford, Illinois | Crusader Community Health
- 1319 8th Street, Rockford, Illinois | Crusader Community Health
- 114 South Benton Street, Winnebago, Illinois | Village of Winnebago
- 320 North Park Boulevard, Freeport, Illinois | Winter & Associates

PHASE II ESAs

- 101 South East 1st Street, Findlay, Illinois | Illinois Environmental Protection Agency

HAZARDOUS SUBSTANCE MONITORING

- Groundwater, soil and soil gas sampling
- Soil characterization

ODOR MONITORING

- Hydrogen sulfide monitoring at landfills in Winnebago and Ogle counties

CONSTRUCTION INSPECTION

- Streets, sidewalks and parking lots | City of Elgin, Illinois

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL

fehrgraham.com





Agenda Item Executive Summary

Item Name

Strategic Plan Update

Committee or Board

Committee

BUDGET IMPACT			
Amount:	N/A	Budgeted:	N/A
List what fund:	N/A		

EXECUTIVE SUMMARY

The Village adopted its first Strategic Plan in June 2025. This update is intended to provide the Village Board with a high-level overview of where the Village currently stands, what progress has been made, and where staff recommends focusing attention as the Village moves into the next budget cycle. The Village Administrator will provide a presentation at the meeting summarizing the current status of the Strategic Plan, with emphasis on the Village’s highest-priority goals. A separate written memo will be provided to the Village Board by email and is not included in the meeting packet.

Big picture items for discussion include:

- Financial sustainability:** The CY2026 budget process continued the line-item review process, while departments continue to make staffing and service-level adjustments to address the structural budget deficit that existed in the CY24 Budget.
- Communication:** The Village mails a resident newsletter twice per year, coordinates messaging between Village and Police social media, and uses the website as the central source for official information.
- Comprehensive Plan/UDO:** The Village issued an RFP and entered into a contract with Place Foundry to complete the updates.
- Development review:** Monthly Technical Staff/Development Team meetings now bring Village staff, the Building Official, engineering, Four Rivers, and the Fire District together earlier in the process. Within this structure, Olson Funeral Home, Park Hills Church, Table Talk Supper Club, Tap on Benton, and Wake Zone Roasting Co. have advanced through development, expansion, or remodeling. The team also continues to monitor and coordinate other potential future projects within the Village, engaging with developers and business owners before the first permit is applied for.
- Intergovernmental coordination:** The Village reestablished quarterly intergovernmental meetings and continues coordination with the School District, Fire District, Park District, Library and other partners.
- Capital planning:** Staff has begun building a Village-wide capital planning process, including vehicle/equipment replacement schedules, street planning, and the water rate study.
- Development of Vacant Land:** 2 Properties are under Contract in the Winnebago Highlands, and the village is working with CBRE to market the remaining properties. The Village also continues discussions with a national homebuilder on remaining Willingham Subdivision lots.

Looking ahead, Year Two will focus on completing the UDO Update/Comprehensive Plans, strengthening financial sustainability, advancing capital planning, and continuing to support development and redevelopment opportunities.

ATTACHMENTS (PLEASE LIST)

Strategic Plan Goals

ACTION REQUESTED

☒For Discussion Only

☐Resolution

☐Ordinance

☐Motion:

Staff:

Joseph Dienberg, Village Administrator

Date:

7/1/2026



2025 Prioritized Strategic Goals

Workshop held on March 1, 2025

Priority Dashboard

SHORT-TERM ROUTINE STRATEGIC GOALS <i>Short-term goals have a time frame of 1-3 years. The term “routine” does not mean the following goals are simple or easy, but that they could largely be accomplished by the Village with required budget and staffing allocations, and/or with minor external assistance.</i>	PRIORITY LEVEL
Village maintains checks and balances to remain fiscally responsible, sustainable, and innovative. - Increase the Village’s reserves and investigate creative, “think outside the box” funding options - Investigate ways to replace the Grocery Tax in town – may be resolved by completion of plan - Simplify the permitting and zoning process and make online access available	High
Ensure the Village communicates with a unified voice and message. - Update and modernize the Village’s website to be a resource hub and use social media to increase residents’ awareness of Village services, events, success stories and more - Resume offering the community newsletter by publishing quarterly - Provide promotion and marketing of Village businesses on website with links to business pages - Host “Meet the Board” events or Board Q&A via social media	High
Update the Village’s comprehensive plan and make necessary upgrades or changes to the Villages Unified Development Ordinance (UDO). - Reduce “Red Tape” to streamline development processes by removing unnecessary or overly burdensome steps along the development process - Review current design standards of the UDO to ensure they are designed for desirable outcomes	High
Maintain or enhance the Village standards for service delivery.	Medium
Develop a 5-year organizational, staffing, and processes plan for the Village to ensure it can maintain quality service levels. - Improve interdepartmental communication, consider regular staff meetings to share success stories and project updates, help eliminate siloing - Evaluate and simplify Village processes and create a uniform manual for all employees to access - Review staffing levels for each department and determine any new positions of need	Medium
Develop a branding plan that examines the Village’s mission, vision, values, and other marketing and branding-related activities for any updating needs, based on community priorities. - Establish the Village’s identity and future vision	Lower

SHORT-TERM COMPLEX STRATEGIC GOALS <i>Short-term complex goals have a time frame of 1-3 years. The term “complex” means the following goals are complicated or multi-layered and they require extraordinary resources such as technical specialists, funding, or the collaboration or agreement of another unit of government, or an outside organization, business, or agency.</i>	PRIORITY LEVEL
Support growth and development for the current and future businesses, strengthening Winnebago’s “business-friendly” reputation. - Utilize business recruitment strategies to attract developers and entrepreneurs to invest in the downtown area and explore incentives for businesses to locate to Winnebago - Diversify the business mix in the Village to include more service-focused businesses such as a veterinarian and additional restaurant options that are family-friendly - Follow up with interested businesses, help during start-up, and learn from closing businesses through an "exit interview"	High
Continue to focus on completing and filling the Village’s Willingham subdivision. - Explore incentives such as delayed property taxes a certain number of years to new buyers or possibly waiving water hookups with the Village	Medium
Explore establishing a TIF District in the most appropriate regions of the Village, including the possibilities of: - Willingham Subdivision, Route 20 /Winnebago Corners, or Downtown	Medium
Revisit, refine, and execute the Village’s overall economic development incentives.	Medium
Investigate locations and costs for a new Village Hall/Police Department/Community Center building and a Public Works wash bay.	Lower

LONG-TERM ROUTINE STRATEGIC GOALS <i>Long-term routine goals have a time frame of 4-8+ years. The following goals are “routine”, not simple or easy, but could largely be accomplished by the Village with required budget and staffing allocations, and/or with minor external assistance.</i>	PRIORITY LEVEL
Maintain positive relationships with all taxing bodies.	High
Using the Village’s evaluation of staffing levels, implement staffing recommendations including considering new full-time or part-time positions where necessary. - Human Resources (HR) professional - Position in Planning, Zoning, and Development to help streamline permitting and zoning processes - Marketing and Communications	Medium
Examine service delivery methods and approaches.	Lower

LONG-TERM COMPLEX STRATEGIC GOALS <i>Long-term complex goals have a time frame of 4-8+ years. The following goals are complicated or multi-layered goals that require extraordinary resources such as technical specialists, funding, or the collaboration or agreement of another unit of government, or an outside organization, business, or agency.</i>	PRIORITY LEVEL
Develop a Capital Improvement Plan (CIP) that establishes maintenance schedules and identifies funding sources for infrastructure improvements and facility upgrades including, but not limited to: - Securing a new Village Hall/Police Department/Community Center building - Building a Public Works garage and wash bay - Acquiring and razing the former Bud's Automotive building downtown - "Complete Streets" projects – stormwater drainage, pedestrian safety - Identify potential funding sources, including revenue allocation, bonding, CDBG grant funding, establishment of a TIF District, and collaboration with regional partners - Explore the option of a possible roundabout at Landmark Drive and Elida Street to work to improve the intersection	High
Work with developers to focus on building out current Village-serviced residential and commercial developments.	High
Consider continuing to strategically grow the Village's boundaries through strategic annexation and pre-annexation. - Properties that are key to TIF contiguity - Expanding North of Highway 20 - Falling in line with the current comprehensive plan or updating plan	Medium
Increase community events and engagement opportunities through strong relationships with Village partners including the Fire Department, Park District, School District, and Chamber of Commerce. - Consider adding more "one-off" volunteer opportunities that are less time commitment and more focused on the volunteer (e.g., Plant Your Town, Clean Up the Trails, Senior Yard Clean Up, etc.) - Partner to improve communication about events, engagement opportunities, fundraising, community calendar, marketing on website and in newsletter, etc. - Evaluate the possibility of sharing facilities, where appropriate – include exploration of regional partnerships - Work with the Winnebago Park District to maintain all parks in the Village area and promote the parks to those outside of Winnebago	Medium
Examine the traffic patterns near School District properties to improve the traffic flow and create a more efficient school pick-up/drop-off process.	Lower
Review all beautification and upgrade needs for entryways into the Village. - Establish a Village Welcome Sign at the gateway into the Village to take advantage of the traffic off Route 20	Lower
Further implementation of Village Comprehensive Water System Plan, Comprehensive Plan, and other plans.	Lower



Agenda Item Executive Summary

Item Name Change of Alarm Companies Committee or Board Board

BUDGET IMPACT

Amount:	\$5029.06 up front, \$2392.80 annually	Budgeted:	No
List what fund:	01-41-534		

EXECUTIVE SUMMARY

Staff has identified ongoing concerns with the Village's current alarm monitoring provider, Security Alarm, including outdated emergency contacts, delayed account updates, limited responsiveness, and alarm notifications being sent to former Village employees. A recent Police Garage alarm notification to a former employee highlighted a vulnerability in the current process. This issue has been identified in the past and addressed with the company several times.

Because Village Hall and the Police Garage contain municipal records, technology infrastructure, public assets, and critical public safety equipment, staff reviewed alarm system needs and requested proposals from alternative providers.

Staff obtained proposals from ADT and Per Mar Security. Although ADT submitted a lower-cost proposal, it does not include fire alarm monitoring or annual fire inspections. Per Mar includes intrusion and fire monitoring, annual inspections, LTE communications, mobile app access, maintenance coverage, and local service support.

Staff recommends selecting Per Mar Security as the Village's alarm monitoring provider for Village Hall and the Police Garage in FY2026. While costs will increase, Per Mar provides the most comprehensive solution and best addresses the current provider's deficiencies.

ATTACHMENTS (PLEASE LIST)

Memo outlining problem, proposals, Vendor Comparison Matrix

ACTION REQUESTED

- ☒ For Discussion Only
- ☐ Resolution
- ☐ Ordinance
- ☐ Motion:

MOTION: _____

Staff: Lieutenant Nicholas Haff Date: 6/17/2026



VILLAGE OF WINNEBAGO
MEMORANDUM

To: Board of Trustees, Village of Winnebago
From: Lieutenant Nicholas Haff, Winnebago Police Department
Date: 06/23/2026
Subject: Alarm Monitoring and Security System Replacement Recommendation

Purpose

The purpose of this memorandum is to present staff's findings regarding the Village's current alarm monitoring services, summarize the review of alternative providers, and provide a recommendation regarding replacement of the existing systems serving Village Hall and the Police Garage.

Background

The Village has utilized Security Alarm for alarm monitoring services since at least 2010. Current monitoring costs total approximately \$129 per quarter, or \$516 annually.

Over the past several years, staff has experienced ongoing concerns regarding the performance and reliability of the current provider. These concerns include outdated emergency contact information, delayed account updates, limited responsiveness to service requests, and communication challenges associated with a non-local monitoring center.

Most recently, a former Village employee received an alarm notification regarding an activation at the Police Garage because outdated contact information remained in the monitoring system despite previous requests for updates. While the individual contacted current Village personnel, the incident highlighted a significant vulnerability in the Village's current alarm notification process.

Given the importance of protecting municipal facilities and public safety assets, staff determined it was appropriate to evaluate alternative providers and identify solutions better suited to the Village's operational needs.

Investigation

Staff obtained proposals from ADT and Per Mar Security and evaluated each provider based on system capabilities, monitoring services, customer support, fire alarm services, maintenance coverage, and overall suitability for municipal facilities.

The Police Garage houses critical public safety assets, and Village Hall contains municipal records, technology infrastructure, and other public assets. Staff believes these facilities require reliable monitoring, accurate account management, and responsive customer support.

ADT submitted proposals totaling \$3,301.65 in installation costs and \$1,439.76 annually in monitoring costs. While ADT's proposal provides intrusion alarm monitoring, it does not include fire alarm monitoring or annual fire inspections.

Per Mar Security submitted proposals totaling \$5,029.06 in installation costs and \$3,292.80 annually in monitoring and service costs. The proposal includes intrusion monitoring, fire monitoring, annual fire inspections, LTE communications, mobile application access, and a service agreement covering ongoing maintenance and support. Per Mar also provides local service and support through a regional operation familiar with municipal and public safety facilities. *See Chart 1*

Financial Impact

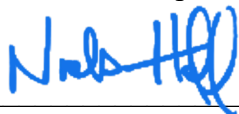
The Village currently spends approximately \$516 annually for alarm monitoring services. The recommended Per Mar proposal would increase annual monitoring and service costs to approximately \$3,292.80, or \$274.40 per month, representing an annual increase of approximately \$2,776.80.

The required, optional, and recommended components of the Per Mar proposal are identified in Chart 1. The recommended services include monitoring and LTE communication for Village Hall and the Police Garage, as well as fire alarm inspections, mobile application access, and maintenance/service agreement coverage. While staff can review optional items for potential savings if directed, staff recommends caution given that these systems protect municipal facilities, public safety equipment, records, technology infrastructure, and other Village assets. Because these costs were not included in the current budget, staff recommends a line-item transfer this fiscal year in an amount not to exceed \$7,000 to cover installation and the remaining-year monitoring costs. Ongoing costs would be included in future budgets.

Recommendation

After reviewing the proposals and evaluating the operational needs of Village Hall and the Police Garage, staff recommends selecting Per Mar Security as the Village's alarm monitoring and security provider. Although Per Mar is not the lowest-cost option, staff believes it provides the best overall value and the most comprehensive solution for the Village.

The Per Mar proposal addresses the deficiencies identified with the current provider while adding fire monitoring, annual fire inspections, maintenance coverage, mobile access, local support, and enhanced accountability. Due to the known weaknesses in the current alarm notification process and the importance of protecting municipal and public safety facilities, staff recommends implementation during FY2026 rather than delaying until FY2027.



Lieutenant Nicholas Haff

ALARM MONITORING PROVIDER COMPARISON

Category	Security Alarm (Current)	ADT	Per Mar Security
Installation Cost	Existing System	\$3,301.65	\$5,029.06
Annual Monitoring Cost	\$516.00	\$1,439.76	\$3,292.80*
Burglary Monitoring	Yes	Yes	Yes
Fire Monitoring	Yes	No	Yes
Annual Fire Inspection	No	No	Yes
LTE Communication	No	Limited	Yes
Mobile Application Access	No	Yes	Yes
Service Agreement Included	No	No	Yes
Local Service Support	No	No	Yes
Local/Regional Monitoring Support	No	No	Yes
Account Management Concerns Identified	Yes	N/A	No
Future Expansion Capability	Limited	Moderate	High

*Optional/Required Components (Per Mar)

Service	Village Hall	Police Garage	Combined Monthly Cost	Required?
Monitoring	\$43.00	\$43.00	\$86.00	Yes
LTE Cell Communication	\$25.00	\$25.00	\$50.00	Yes
Partition (Office & Police Separation)	\$8.00	N/A	\$8.00	Yes
Annual Fire Inspection	\$27.12	\$26.08	\$53.20	Recommended
Mobile Application	\$10.00	\$10.00	\$20.00	Optional
Burglary & Fire Alarm Service Agreement	\$31.67	\$25.53	\$57.20	Recommended
Total Monthly Cost	\$144.79	\$129.61	\$274.40	

Thorough Protection Plan

A customized solution for: Village Hall

☐ Quality Service Plan & 24/7 ADT Monitoring



Pre-existing equipment/initial order

Smart Home	Doors	Windows	Life safety	Video & Display
☐ 4 Button Key Fob	<u>Front</u> ☒ Open/Close ☐ Shock Sensor	<u>1 Front office</u> ☐ Open/Close ☐ Shock Sensor		Google Video ☐ Nest Video Doorbell
☐ 2 Panic Button	<u>Back</u> ☐ Open/Close ☐ Shock Sensor	☒ Glass Break Detector	☐ Smoke/Heat Det ☐ Carbon Monoxide Det	☐ Indoor Nest Camera
☒ Wireless Touchscreen <u>Back</u>		<u>Back</u> ☐ Open/Close ☐ Shock Sensor	☐ Smoke/Heat Det ☐ Carbon Monoxide Det	
☐ Wall Mount	☐ Open/Close ☐ Shock Sensor	☒ Glass Break Detector	☐ Smoke/Heat Det ☐ Carbon Monoxide Det	☐ Outdoor Nest Camera
☐ Desk Mount		<u>Office</u> ☐ Open/Close ☒ Shock Sensor		
☐ Interior Siren	☐ Open/Close ☐ Shock Sensor	☐ Glass Break Detector	☐ Smoke/Heat Det ☐ Carbon Monoxide Det	☐ Nest Floodlight Camera
☐ Exterior Siren			☐ Smoke/Heat Det ☐ Carbon Monoxide Det	
Climate Control	☐ Open/Close ☐ Shock Sensor	☐ Open/Close ☐ Shock Sensor	☐ Smoke/Heat Det ☐ Carbon Monoxide Det	☐ Nest Router
☐ Nest Smart Learning Thermostat	☐ Open/Close ☐ Shock Sensor	☐ Glass Break Detector	☐ Smoke/Heat Det ☐ Carbon Monoxide Det	☐ Nest Wifi Add-on Point
Home Automation	☐ Open/Close ☐ Shock Sensor	☐ Open/Close ☐ Shock Sensor	☐ Smoke/Heat Det ☐ Carbon Monoxide Det	
☐ Door Lock Br/N/Bz		☐ Glass Break Detector	☐ Smoke/Heat Det ☐ Carbon Monoxide Det	Speakers & Displays
☐ Appliance Module	☐ Open/Close ☐ Shock Sensor	☐ Open/Close ☐ Shock Sensor	☐ Flood Detector	☐ Google Hub Max
		☐ Glass Break Detector		☐ Google Hub 2nd Gen
☐ Garage Control Zwave/myQ	☐ Open/Close ☐ Shock Sensor ☐ Overhead Garage Door Sensor	☐ Open/Close ☐ Shock Sensor ☐ Glass Break Detector ☐ Motion Sensors	☐ Open/Close ☐ Shock Sensor ☐ Glass Break Detector ☐ Motion Sensors	☐ Google Nest Audio

Notes

Solution investment:

Monthly: 59.99

Total: 1706.29

My Tech Engineer has performed a thorough walk-through of my home and has explained all of my security options. I choose to Accept ☐ Modify the Tech Engineer's recommendations ☐

Customer (Print) _____
Tech Engineer (Print) _____

Signature _____ Date _____

Thorough Protection Plan

A customized solution for:

Garage
☐ Quality Service Plan & 24/7 ADT Monitoring


Pre-existing equipment/initial order

Smart Home	Doors	Windows	Life safety	Video & Display
☐ 4 Button Key Fob	<u>Front</u> ☐ Open/Close ☐ Shock Sensor	☐ Open/Close ☐ Shock Sensor ☐ Glass Break Detector	☐ Open/Close ☐ Shock Sensor ☐ Glass Break Detector	Google Video ☐ Nest Video Doorbell
☐ 2 Panic Button	<u>Back</u> ☐ Open/Close ☐ Shock Sensor	☐ Open/Close ☐ Shock Sensor ☐ Glass Break Detector	☐ Smoke/Heat Det ☐ Carbon Monoxide Det	☐ Indoor Nest Camera
☐ Wireless Touchscreen	<u>Garage</u> ☐ Open/Close ☐ Shock Sensor	☐ Open/Close ☐ Shock Sensor ☐ Glass Break Detector	☐ Smoke/Heat Det ☐ Carbon Monoxide Det	☐ Outdoor Nest Camera
☐ Wall Mount	☐ Open/Close ☐ Shock Sensor	☐ Open/Close ☐ Shock Sensor ☐ Glass Break Detector	☐ Smoke/Heat Det ☐ Carbon Monoxide Det	☐ Nest Floodlight Camera
☐ Desk Mount	☐ Open/Close ☐ Shock Sensor	☐ Open/Close ☐ Shock Sensor ☐ Glass Break Detector	☐ Smoke/Heat Det ☐ Carbon Monoxide Det	☐ Nest Router
☐ Interior Siren	☐ Open/Close ☐ Shock Sensor	☐ Open/Close ☐ Shock Sensor ☐ Glass Break Detector	☐ Smoke/Heat Det ☐ Carbon Monoxide Det	☐ Nest Wifi Add-on Point
☐ Exterior Siren	☐ Open/Close ☐ Shock Sensor	☐ Open/Close ☐ Shock Sensor ☐ Glass Break Detector	☐ Smoke/Heat Det ☐ Carbon Monoxide Det	☐ Nest Router
Climate Control	☐ Open/Close ☐ Shock Sensor	☐ Open/Close ☐ Shock Sensor ☐ Glass Break Detector	☐ Smoke/Heat Det ☐ Carbon Monoxide Det	☐ Nest Wifi Add-on Point
☐ Nest Smart Learning Thermostat	☐ Open/Close ☐ Shock Sensor	☐ Open/Close ☐ Shock Sensor ☐ Glass Break Detector	☐ Smoke/Heat Det ☐ Carbon Monoxide Det	☐ Nest Router
Home Automation	☐ Open/Close ☐ Shock Sensor	☐ Open/Close ☐ Shock Sensor ☐ Glass Break Detector	☐ Smoke/Heat Det ☐ Carbon Monoxide Det	☐ Nest Router
☐ Door Lock Br/N/Bz	☐ Open/Close ☐ Shock Sensor	☐ Open/Close ☐ Shock Sensor ☐ Glass Break Detector	☐ Smoke/Heat Det ☐ Carbon Monoxide Det	☐ Nest Router
☐ Appliance Module	☐ Open/Close ☐ Shock Sensor	☐ Open/Close ☐ Shock Sensor ☐ Glass Break Detector	☐ Smoke/Heat Det ☐ Carbon Monoxide Det	☐ Nest Router
☐ Garage Control Zwave/myQ	☐ Open/Close ☐ Shock Sensor ☐ Overhead Garage Door Sensor	☐ Open/Close ☐ Shock Sensor ☐ Glass Break Detector	☐ Open/Close ☐ Shock Sensor ☐ Glass Break Detector	☐ Nest Router
		☐ Motion Sensors	☐ Motion Sensors	☐ Nest Router

Notes

Solution investment:

Monthly:

Total:

My Tech Engineer has performed a thorough walk-through of my home and has explained all of my security options. I choose to
 Accept ☐ Modify the Tech Engineer's recommendations ☐

Customer

(Print)

Signature

Date

Tech Engineer

(Print)

QUOTE: Q161186

PREPARED BY:	SITE LOCATION:	BILLING INFORMATION:
Hayden March (815) 708-9877 HMarch@permarsecurity.com permarsecurity.com	Police Garage 108 W Main St. Winnebago, IL 61088	Village of Winnebago 108 W Main St. Winnebago, IL 61088 (815) 335-2020 nhaff@winnebagoil.gov

POLICE GARAGE

SCOPE OF WORK

- Per Mar to install new Burglary/Fire Alarm Panel & take over monitoring from Security Alarm
- Installation of a DMPXR550 & LTE Radio at the Panel location in the bay
- Installation of an Annunciator Key-switch Keypad by the front door
- Per Mar to keep existing zones/devices the same and adding an additional hardwired motion for the cage area that will be installed
- Installation of a Pull Station & Smoke Detector at Panel Location which is required NFPA1972
- Recurring Fees include: Monitoring, LTE Communication, Annual Fire Inspection, Mobile Application, & Burglary/Fire Alarm Service Agreement
- Testing of all equipment and full system training included

Devices on System:

- 1- Front Door
- 2- Back Door
- 3- Front Motion
- 4- Bay Motion
- 5- Bay Glassbreak
- 6- Bay Heat
- 7- Cage Motion (New)
- 8- Panel Smoke
- 9- Panel Pull Station

Customer to provide:

- An Electrician to land AC Power to a dedicated branch circuit(s) for Panel

QUANTITY	DESCRIPTION
1	DMP XR550 Control Panel
2	12V7AH Sealed Lead Acid Battery - F1 Terminal
1	Zone Expander
1	Motion Detector
1	Smoke Detector
1	Fire Pull Station
1	LTE Cellular Communicator

SERVICES SUMMARY:

Monitoring, LTE Communication, Partition, Annual Fire Inspection, Mobile App, & Service Agreement: \$ 129.61 Monthly

TOTAL:	\$ 2,491.68
	TAX EXEMPT

Acceptance of Proposal:

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to proceed. Applicant's signature certifies that the above information is correct. As part of the application for credit, we grant permission to contact consumer credit reporting agencies, commercial credit reporting agencies, bank and trade references as necessary. The pricing on this quote expires 30 days from original quote date. A 50% down payment may be required and restocking fees on special order parts may apply.

QUOTE: Q161185

PREPARED BY: Hayden March (815) 708-9877 HMarch@permarsecurity.com permarsecurity.com	SITE LOCATION: Village Hall 108 W Main St. Winnebago, IL 61088	BILLING INFORMATION: Village of Winnebago 108 W Main St. Winnebago, IL 61088 (815) 335-2020 nhaff@winnebagoil.gov
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VILLAGE HALL

SCOPE OF WORK

- Per Mar to install Burglary/Fire Alarm Panel & take over monitoring from Security Alarm for the Village Hall
- Installation of a DMPXR550 & LTE Radio at the Panel location in the closet
- Installation of an Annunciator Keypad by the front door & install of new standard keypad for the Police side
- Per Mar to keep existing zones/devices the same
- Installation of a Pull Station & Smoke Detector at Panel Location which is required NFPA1972
- Recurring Fees include: Monitoring, LTE Communication, Partition, Annual Fire Inspection, Mobile Application, & Burglary/Fire Alarm Service Agreement
- Testing of all equipment and full system training included

Devices on System:

Police Partition:

- 1- Police Section Door
- 2- Evidence Motion
- 3- Police Fire Alarm Devices

Office Partition:

- 4- Front Entry Door
- 5- Conference Motion
- 6- PC Motion
- 7- Audio
- 8- Office Fire Alarm Devices
- 9- Reception GB
- 10- Side Room GB

Customer to provide:

- An Electrician to land AC Power to a dedicated branch circuit(s) for Panel

QUANTITY	DESCRIPTION
1	DMP XR550 Burglary & Fire Alarm Panel
2	12V7AH Sealed Lead Acid Battery - F1 Terminal
1	Zone Expander
2	Keypads
1	Smoke Detector
1	Fire Pull Station
1	LTE Cellular Communicator

SERVICES SUMMARY:

Monitoring, LTE Communication, Partition, Annual Fire Inspection, Mobile App, & Service Agreement: \$ 144.79 Monthly

TOTAL:	\$ 2,537.38
	TAX EXEMPT

Acceptance of Proposal:

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to proceed. Applicant's signature certifies that the above information is correct. As part of the application for credit, we grant permission to contact consumer credit reporting agencies, commercial credit reporting agencies, bank and trade references as necessary. The pricing on this quote expires 30 days from original quote date. A 50% down payment may be required and restocking fees on special order parts may apply.