

## Koplitz, Mark

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**From:** Tom Riley [triley@prudentialtruscott.com]  
**Sent:** Thursday, October 26, 2006 11:58 AM  
**To:** Mark.Koplitz@state.mn.us  
**Subject:** RE: Test results for 4621 Lindahl Road Duluth

That's the only water on the site. Sellers says they always used a bottle water dispenser for drinking water. Tom

--- Mark.Koplitz@state.mn.us wrote:

**From:** "Koplitz, Mark" <Mark.Koplitz@state.mn.us>  
**To:** <triley@prudentialtruscott.com>  
**Cc:** "Wendy Lyytinen" <wendy@regionalrealty.com>, "T Riley" <triley@prudentialtruscott.com>  
**Subject:** RE: Test results for 4621 Lindahl Road Duluth  
**Date:** Thu, 26 Oct 2006 11:34:54 -0500

Got it and I put it in line for review. I need to know if this is the water used for site drinking water.

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**From:** Tom Riley [mailto:triley@prudentialtruscott.com]  
**Sent:** Thu 10/26/2006 10:57 AM  
**To:** Mark Koplitz  
**Cc:** Wendy Lyytinen; T Riley  
**Subject:** Test results for 4621 Lindahl Road Duluth

Hi Mark,

I was just wondering if you received the e-mail that I sent you with the test results for 4621 Lindahl rd in Duluth. Could you just let us know if you have them? E-mail Wendy Lyytinen informing her also. I cc her this e-mail. Thanks Tom

## Koplitz, Mark

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**From:** Tom Riley [triley@prudentialtruscott.com]  
**Sent:** Wednesday, October 25, 2006 10:30 AM  
**To:** Mark Koplitz  
**Cc:** Wendy Lyytinen; T Riley  
**Subject:** Fwd: Results for COC# 72933

Hi Mark

Here are the water test results from 4621 Lindahl road in Duluth Minnesota.

The sellers are Lester and Betty Lathrop

The buyers is Steve Pelto his Agent is Wendy Lyytinen of Regional Realty 218-590-7598

They had to check for dro's

Please let us know if these are acceptable results to close on the building

Thanks Tom Riley  
Prudential Truscott Realtors  
218-726-1456

--- Begin forwarded message:

**From:** "Laura Lubahn" <LLubahn@nettechnical.com>  
**To:** <triley@prudentialtruscottrealty.com>  
**Subject:** Results for COC# 72933  
**Date:** Tue, 24 Oct 2006 15:26:46 -0500

Prudential Truscott Realtors,  
Here are your lab results for NTS COC# 72933.  
Thank you,  
Laura Lubahn



## Laboratory Results

## Northeast Technical Services

315 Chestnut Street  
 PO Box 1142  
 Virginia, MN 55792  
 Phone: 218-741-4290  
 Fax: 218-742-1010

MDH Certification: 027-137-157

NTS COC: 72933

Received: 10/16/2006

Client: 0000 - Residence

Project: 7237 - Residential Well Analysis

Sampled By: Client

Report Date: 10/24/2006

Approved by: \_\_\_\_\_

Laura Lubahn

Prudential Truscott Realtors  
 1401 Sundby Road  
 Duluth, MN 55811-1822

NTS Comments: Lester Lathrop  
 4621 Lindahl Rd  
 Hermantown, MN 55811

NTS Sample: 120404

Matrix: Aqueous

Description: Garage Spicket

Sample Type: Grab

Sample Date: 10/15/2006 3:42:00 PM

Analyte	Result	Units	RL	Method	Analysis Date	Analyst
DRO	0.2	mg/L	0.1	WI(95) DRO	10/21/2006	CSD
GRO	<0.1	mg/L	0.1	WI(95) GRO	10/23/2006	CSD
1,1,1,2-Tetrachloroethane	<1	µg/L	1	EPA 8260B	10/19/2006	KJD
1,1,1-Trichloroethane	<1	µg/L	1	EPA 8260B	10/19/2006	KJD
1,1,2,2-Tetrachloroethane	<1	µg/L	1	EPA 8260B	10/19/2006	KJD
1,1,2-Trichloroethane	<1	µg/L	1	EPA 8260B	10/19/2006	KJD
1,1,2-Trichlorotrifluoroethane	<1	µg/L	1	EPA 8260B	10/19/2006	KJD
1,1-Dichloroethane	<1	µg/L	1	EPA 8260B	10/19/2006	KJD
1,1-Dichloroethylene	<1	µg/L	1	EPA 8260B	10/19/2006	KJD
1,1-Dichloropropene	<1	µg/L	1	EPA 8260B	10/19/2006	KJD
1,2,3-Trichlorobenzene	<2	µg/L	2	EPA 8260B	10/19/2006	KJD
1,2,3-Trichloropropane	<1	µg/L	1	EPA 8260B	10/19/2006	KJD
1,2,4-Trichlorobenzene	<2	µg/L	2	EPA 8260B	10/19/2006	KJD
1,2,4-Trimethylbenzene	<1	µg/L	1	EPA 8260B	10/19/2006	KJD
1,2-Dibromo-3-chloropropane	<2	µg/L	2	EPA 8260B	10/19/2006	KJD
1,2-Dibromoethane	<1	µg/L	1	EPA 8260B	10/19/2006	KJD
1,2-Dichlorobenzene	<1	µg/L	1	EPA 8260B	10/19/2006	KJD
1,2-Dichloroethane	<1	µg/L	1	EPA 8260B	10/19/2006	KJD
1,2-Dichloropropane	<1	µg/L	1	EPA 8260B	10/19/2006	KJD

Qualifier	Description	Note
n	Matrix Spike recovery not within control limits.	

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*Results apply only to the sample received. Results for solid matrices are based on dry weight, unless noted. Analysis was performed in accordance with methods approved by the US EPA and the Minnesota Department of Health, where applicable, unless noted in the report.*

NTS Sample: 120404  
 Description: Garage Spicket  
 Sample Date: 10/15/2006 3:42:00 PM

Matrix: Aqueous  
 Sample Type: Grab

NTS COC: 72933  
 Client: 0000 - Residence  
 Project: 7237 - Residential Well Analysis  
 Sampled By: Client  
 Report Date: 10/24/2006

Analyte	Result	Units	RL	Method	Analysis Date	Analyst
1,3,5-Trimethylbenzene	<1	µg/L	1	EPA 8260B	10/19/2006	KJD
1,3-Dichlorobenzene	<1	µg/L	1	EPA 8260B	10/19/2006	KJD
1,3-Dichloropropane	<1	µg/L	1	EPA 8260B	10/19/2006	KJD
1,4-Dichlorobenzene	<1	µg/L	1	EPA 8260B	10/19/2006	KJD
2,2-Dichloropropane	<1	µg/L	1	EPA 8260B	10/19/2006	KJD
2-Chlorotoluene	<1	µg/L	1	EPA 8260B	10/19/2006	KJD
4-Chlorotoluene	<1	µg/L	1	EPA 8260B	10/19/2006	KJD
Acetone	<20	µg/L	20	EPA 8260B	10/19/2006	KJD
Allyl Chloride	<1	µg/L	1	EPA 8260B	10/19/2006	KJD
Benzene	4.6	µg/L	1	EPA 8260B	10/19/2006	KJD
Bromobenzene	<1	µg/L	1	EPA 8260B	10/19/2006	KJD
Bromochloromethane	<1	µg/L	1	EPA 8260B	10/19/2006	KJD
Bromodichloromethane	<1	µg/L	1	EPA 8260B	10/19/2006	KJD
Bromoform	<1	µg/L	1	EPA 8260B	10/19/2006	KJD
Bromomethane	<2	µg/L	2	EPA 8260B	10/19/2006	KJD
Carbon Tetrachloride	<1	µg/L	1	EPA 8260B	10/19/2006	KJD
Chlorobenzene	<1	µg/L	1	EPA 8260B	10/19/2006	KJD
Chloroethane	<1	µg/L	1	EPA 8260B	10/19/2006	KJD
Chloroform	<1	µg/L	1	EPA 8260B	10/19/2006	KJD
Chloromethane	<1	µg/L	1	EPA 8260B	10/19/2006	KJD
Cis-1,2-Dichloroethylene	<1	µg/L	1	EPA 8260B	10/19/2006	KJD
Cis-1,3-Dichloropropene	<1	µg/L	1	EPA 8260B	10/19/2006	KJD
Dibromochloromethane	<1	µg/L	1	EPA 8260B	10/19/2006	KJD
Dibromomethane	<1	µg/L	1	EPA 8260B	10/19/2006	KJD
Dichlorodifluoromethane	<2	µg/L	2	EPA 8260B	10/19/2006	KJD
Dichlorofluoromethane	<1	µg/L	1	EPA 8260B	10/19/2006	KJD
Ethyl Benzene	<1	µg/L	1	EPA 8260B	10/19/2006	KJD
Ethyl Ether	<2	µg/L	2	EPA 8260B	10/19/2006	KJD
Hexachlorobutadiene	<2	µg/L	2	EPA 8260B	10/19/2006	KJD
Isopropylbenzene	<1	µg/L	1	EPA 8260B	10/19/2006	KJD
Methyl Ethyl Ketone	<5	µg/L	5	EPA 8260B	10/19/2006	KJD
Methyl Isobutyl Ketone	<5	µg/L	5	EPA 8260B	10/19/2006	KJD
Methyl Tert-butyl Ether	<1	µg/L	1	EPA 8260B	10/19/2006	KJD
Methylene Chloride	<1	µg/L	1	EPA 8260B	10/19/2006	KJD
Naphthalene	<2	µg/L	2	EPA 8260B	10/19/2006	KJD n
n-Butylbenzene	<1	µg/L	1	EPA 8260B	10/19/2006	KJD
n-Propylbenzene	<1	µg/L	1	EPA 8260B	10/19/2006	KJD

Note

Qualifier	Description
n	Matrix Spike recovery not within control limits.

NTS Sample: 120404  
 Description: Garage Spicket  
 Sample Date: 10/15/2006 3:42:00 PM

Matrix: Aqueous  
 Sample Type: Grab

NTS COC: 72933  
 Client: 0000 - Residence  
 Project: 7237 - Residential Well Analysis  
 Sampled By: Client  
 Report Date: 10/24/2006

Analyte	Result	Units	RL	Method	Analysis Date	Analyst
p-isopropyltoluene	<1	µg/L	1	EPA 8260B	10/19/2006	KJD
sec-Butylbenzene	<1	µg/L	1	EPA 8260B	10/19/2006	KJD
Styrene	<1	µg/L	1	EPA 8260B	10/19/2006	KJD
tert-Butylbenzene	<1	µg/L	1	EPA 8260B	10/19/2006	KJD
Tetrachloroethylene	<1	µg/L	1	EPA 8260B	10/19/2006	KJD
Tetrahydrofuran	<5	µg/L	5	EPA 8260B	10/19/2006	KJD
Toluene	<1	µg/L	1	EPA 8260B	10/19/2006	KJD
Trans-1,2-Dichloroethylene	<1	µg/L	1	EPA 8260B	10/19/2006	KJD
Trans-1,3-Dichloropropene	<1	µg/L	1	EPA 8260B	10/19/2006	KJD
Trichloroethylene	<1	µg/L	1	EPA 8260B	10/19/2006	KJD
Trichlorofluoromethane	<2	µg/L	2	EPA 8260B	10/19/2006	KJD
Vinyl Chloride	<1	µg/L	1	EPA 8260B	10/19/2006	KJD
Xylene, M&P	<1	µg/L	1	EPA 8260B	10/19/2006	KJD
Xylene, O	<1	µg/L	1	EPA 8260B	10/19/2006	KJD
Surrogate 1,2-Dichloroethane-d4	94.4	%	1	EPA 8260B	10/19/2006	KJD
Surrogate Bromofluorobenzene	100	%	1	EPA 8260B	10/19/2006	KJD
Surrogate Toluene-d8	97.2	%	1	EPA 8260B	10/19/2006	KJD

Qualifier	Description	Note
n	Matrix Spike recovery not within control limits.	



**Limited Soil Sampling and Analysis**

**FORMER TEXAS RUST FREE AUTO  
PARTS  
4621 LYNDAHL ROAD  
HERMANTOWN, MINNESOTA  
TPT JOB #06e2188**

Mr. Tom Riley  
Prudential Truscott Realtors  
1401 Sunby Road  
Duluth, MN 55811

**Twin Ports Testing, Inc.**

1301 N. 3rd St • Superior, WI 54880 • 715-392-7114 • 800-373-2562 • FAX 715-392-7163  
P.O. Box 18248 • Duluth, MN 55816-0248 • 218-722-1911  
P.O. Box 2 • Virginia, MN 55792 • 218-741-5785  
[www.twinportstesting.com](http://www.twinportstesting.com)

August 31, 2006

Mr. Tom Riley  
Prudential Truscott Realtors  
1401 Sunby Road  
Duluth, Minnesota 55811

RE: Limited Soil Sampling and Analysis, TPT Job #06e2188  
Former Texas Rust Free Auto Parts  
4621 Lyndahl Road  
Hermantown, Minnesota

Dear Mr. Riley:

On August 21, 2006, Twin Ports Testing, Inc. (TPT) performed a limited environmental soil boring investigation at the former Texas Rust Free Auto Parts, 4621 Lyndahl Road, Hermantown, Minnesota (site). The property is owned by Mr. Lester Lathrop of Dallas, Texas. TPT was contracted to perform the work by Prudential Truscott Realtors, 1401 Sunby Road, Duluth, Minnesota. Three hand auger soil borings were advanced in two soil locations with environmental concerns behind the property's building (Figure 1). Each boring was advanced to a depth of 3 feet below ground surface. Soil samples were visually inspected by a geologist for the presence of contamination and screened for the presence of organic vapors using a photoionization detector (PID). Soil boring logs are included as attachment A.

Soils encountered at the site consisted of brown, sandy fill with poorly sorted gravel throughout. No visual contamination or groundwater was encountered in any of the borings.

Each boring was screened in six inch intervals for the presence of organic vapors using a portable photoionization detector with a PID. Soil borings B-2-3' and B-3-3' had low-level PID detections.

One soil sample was collected from the three foot interval from each boring for laboratory analysis. Soil samples were analyzed for the presence of diesel range organics (DRO) and volatile organic compounds (VOCs) by Pace Analytical laboratories in Green Bay, WI. Analytical results revealed VOC concentrations for all soil samples collected were below laboratory detection limits. The DRO concentration for soil sample B-2-3' was 34 parts per million (ppm) and B-3-3' was 63 ppm. Laboratory analytical results are included as attachment B.

Prudential Truscott Realtors  
Limited Soil Sampling and Analysis  
4621 Lyndahl Road  
Hermantown, MN




Twin Ports Testing has verbally informed Prudential Realtors that the Minnesota Pollution Control Agency should be notified that DRO detections were revealed at this site.

**LIMITATIONS OF THE SOIL ASSESSMENT AND REPORT**

We have based the analysis submitted in this report in part on physical observations made at the site during soil boring activities, PID field-screening results, and laboratory analysis results of the soil samples collected for the assessment. The exact nature and extent of geologic variations, contaminant concentrations and other potential sources of contamination around the site may not be evident.

The results in this report are based upon the applicable standards of our profession at the time this report was generated. This warranty is in lieu of all other warranties, either expressed or implied. If you have any questions, please contact me at (715) 392-7114.

Sincerely,  
**Twin Ports Testing, Inc.**

  
Klete Fallowfield, Geologist

- Attachments:           Figure 1 - Site Map
- Attachment A – Soil Boring Logs
- Attachment B – Laboratory Analytical Report

Prudential Truscott Realtors  
Limited Soil Sampling and Analysis  
4621 Lindahl Road  
Hermantown, MN



Lindahl Road

B-3-3'

Well

B-1-3'

B-2-3'

Building

53

194



Prudential Truscott Realtors  
4621 Lindahl Road Properties  
Hermantown, MN

DRAWN BY	KGA
CHECKED BY	KF
APPR BY	KF
DATE	09-01-06
TPT NO.	
FIGURE 1	

# Twin Ports Testing, Inc.



1301 N. 3rd St. • Superior, WI 54880 • 715-392-7114 • 800-373-2562 • FAX 715-392-7163  
 P.O. Box 16246 • Duluth, MN 55816-0246 • 218-722-1911  
 P.O. Box 2 • Virginia, MN 55792 • 218-741-5785  
 www.twinportstesting.com

## B-1-3

### SUBSURFACE EXPLORATION - BORING LOG REPORT

Page 1 of 1

PROJECT: <b>Former Texas Rust Free Auto Parts</b>	CLIENT: <b>Prudential Truscott Realtors</b>	TPT Job No.: <b>06e2188</b>
ARCHITECT - ENGINEER:	SITE LOCATION: <b>Hermantown, Minnesota</b>	
BORING NUMBER - LOCATION: <b>B-1-3 eastern most behind building</b>		REPORT DATE: <b>8/31/06</b>

DEPTH (ft) ELEVATION (ft)	SAMPLE NO.	SAMPLE TYPE	SAMPLE DISTANCE	RECOVERY	WATER LEVEL	GRAPHIC LOG	STRATA CHANGE DEPTH	DESCRIPTION OF MATERIAL	PID READING (ppm)	UNCONFINED COMPRESSIVE STRENGTH (TONS/FT <sup>2</sup> )				
										1	2	3	4	5
0.0								SURFACE ELEVATION:		<input type="checkbox"/> PERCENT PASSING #200 SIEVE 10    20    30    40    50				
	1	CS						Sandy Fill - Brown, moist, poorly sorted, fine to coarse grained, approximately 20 percent gravel, trace cobbles, gravel content decreases with depth.  Laboratory Soil Sample Collected at 3 Foot Interval.	0	<input type="checkbox"/> PLASTIC LIMIT % <input type="checkbox"/> WATER CONTENT % <input type="checkbox"/> LIQUID LIMIT % 10    20    30    40    50				
	2	CS							0	<input type="checkbox"/> STANDARD PENETRATION N-VALUE (BLOWS/FT) 10    20    30    40    50				
	3	CS							0.3					
	4	CS							0					
	5	CS							0					
	6	CS							0					
							3.0	End of Boring						

WATER LEVEL none	THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES IN-SITU, THE TRANSITION MAY BE GRADUAL.		
WATER LEVEL	BORING STARTED 08/21/06	BORING COMPLETED 08/21/06	ABBREVIATIONS: ACR-After Casing Removal, BCR-Before Casing Removal, FT-Fish Tail, AB-After Boring, WD-While Drilling, WS-While Sampling, DB-Diamond Bit, RB-Rock Bit, SS-Split Spoon, ST-Shelby Tube, PA-Power Auger, CS-Continuous, WL-Water Level, WO-Wash O.J., WOH-Weight of Hammer, EIL-Exceeds Instrument Level, TS-Topsoil, HP-Hydraulic Probe, PP-Pocket Penetrometer, TV-Torvane.
WATER LEVEL	CAVE IN LEVEL NA		
WATER LEVEL	RIG                      CREW CHIEF		
WATER LEVEL			
BOREHOLE LOG 06E2188 PRUDENTIAL REALTORS.GPJ TWINPORT.GDT 03/06			SIGNED <i>Keith Fulkerson</i> DATE <b>8/31/06</b>