

From: Benjamin Brand <bbrand@kellybrandlaw.com>
Sent: Tuesday, February 6, 2024 2:55 PM
To: Chronert, Roxanne N - DNR; Schultz, Josie M - DNR
Cc: Yahoo Mail; Catherine Drayna
Subject: Environmental Remediation of 1233 S. Military Avenue, Green Bay, Brown County, Wisconsin
Attachments: S-2.6.24 Variance Request Letter.pdf; Terracon Invoices Combined.pdf; SWAT Receipt.pdf; SWAT Receipt 2.pdf; A1 Radon Receipt.pdf; Air Purifier Order Confirmation.pdf; Bissing Electric Invoice.pdf; GEI Consultants- PROJECT #2002226.pdf
Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Ms. Chronert & Ms. Schultz:

Please see the attached correspondence and receipts as it relates to our client, Innovative Properties Group, LLC's request for a variance pursuant to Wis. NR 169.29(1) for DERP/DERF reimbursement of cost expenditures it has incurred in the cleanup at the real property located at 1233 S. Military Avenue, Green Bay, Wisconsin. Should you have any questions, please advise. Thank you.

Best,

Benjamin D. Brand
bbrand@kellybrandlaw.com
(920) 230-2100 ext. 223

KELLY & BRAND
ATTORNEYS AT LAW, LLC

Kelly & Brand, Attorneys at Law, LLC
303 Pearl Avenue, Suite A
P.O. Box 384
Oshkosh, WI 54903-0384



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KELLY & BRAND

ATTORNEYS AT LAW, LLC

John M. Kelly
Benjamin D. Brand
Catherine A. Drayna

303 Pearl Avenue, Suite A
P.O. Box 384
Oshkosh, WI 54903-0384
920-230-2100

February 6, 2024

Sent Via E-Mail Only

Ms. Roxanne Chronert,
Wisconsin Department of Natural Resources
1984 Shawano Avenue
Green Bay, WI 54313
Roxanne.chronert@wisconsin.gov

Ms. Josie Schultz
Wisconsin Department of Natural Resources
1984 Shawano Avenue
Green Bay, WI 54313
Josie.schultz@wisconsin.gov

*Re: Environmental Remediation of 1233 S. Military Avenue, Green Bay, Brown
County, Wisconsin*

Dear Ms. Chronert and Ms. Schultz:

Ms. Schultz has advised that a formal written request is necessary to secure a variance in order to be eligible for potential future Drycleaner Environmental Response Program (DERP) and/or Drycleaner Environmental Response Fund (DERF) reimbursement for costs incurred for the purpose of environmental remediation at the above-described property (the “property”). The prior owner of the above-described property, Innovative Properties Group, LLC (“IPG, LLC”) (owner from 2015 through 2023) hereby requests such a variance. I will serve as the contact person who is familiar with this request.

This request for variance is based on the fact that IPG, LLC had relied on representations made by the Wisconsin Department of Natural Resources (WDNR) that DERP/DERF was defunct and that no funds would be available, which position was reiterated by letter from the WDNR dated October 27, 2020. Those sentiments were echoed by WDNR personnel during the enforcement conference regarding the above property on November 1, 2022. IPG, LLC originally purchased the property in 2015; however, WDNR did not contact our client until 2019, some four years later. Notably, DERP/DERF was a viable fund in the 2015-2019 timeframe, and IPG, LLC may have been able to avail itself of those benefits had WDNR made contact earlier in the process. In 2019, WDNR demanded that IPG, LLC take immediate action to remediate the vapor concentration levels on the property. By 2019, DERP/DERF was virtually obsolete. As you will recall, WDNR placed very strict time constraints on our client to commence immediate remediation work. Those strict time constraints, under threat of an enforcement action and the

February 6, 2024

Page 2

imposition of daily fines against our client, made it impossible for IPG, LLC to put the project out to various contractors for bids and/or obtain prior cost approvals from WDNR. The situation WDNR created for our client was one requiring immediate action. In a good faith effort to operate under those WDNR deadlines, IPG, LLC retained a number of contractors, including: Terracon, GEI Consultants, Swat Environmental, A-1 Vacuum & Radon, Bissing Electric, and GEI Consultants to immediately begin the work necessary to comply with WDNR's demands. Therefore, IPG, LLC hereby requests a variance for all work included in the attached invoices, such that all amounts paid are eligible for DERP/DERF reimbursement in the event that fund becomes viable again.

This variance request is sought pursuant to NR 169.29(1) as at the time IPG, LLC incurred the expenses described in the attached invoices, it was at the direction of WDNR and the urgency with which remedial action needed to be taken was beyond the control of IPG, LLC. The work performed at the property was required by the WDNR and therefore necessary to effectuate the objectives of WDNR. IPG, LLC did not comply with the requirements for reimbursement as described in NR 169.11 on the advice of WDNR personnel that DERP/DERF was obsolete. Therefore, IPG, LLC now requests a variance from NR 169.11.

We look forward to hearing from you at an early date with your approval of the requested variance. Thank you in advance for your cooperation. Should you have any questions, please advise.

Best,

[KELLY & BRAND, ATTORNEYS AT LAW, LLC](#)

/s/ Electronically Signed by Benjamin D. Brand

Benjamin D. Brand

bbrand@kellybrandlaw.com

BDB:cd

cc: Client (via email)

Enclosures.

A-1 Vacuum & Radon
2343 S Oneida St
Green Bay, WI 54304
+1 9204659333
info@a1vacuumcenter.com
a1vacuumcenter.com



INVOICE

BILL TO
Qefli (Jeff) Neziri

INVOICE # 7807
DATE 08/25/2020
DUE DATE 08/25/2020
TERMS Due on receipt

ACTIVITY	QTY	RATE	AMOUNT
Install New Blower system to existing piping 1233 S Military Ave. Green Bay, WI Add any additional piping needed and platform for unit to sit on.	1	1,930.00	1,930.00
Republic Manufacturing KENCHRC501-V blower system includes enclosure system	1	5,443.45	5,443.45T
Electrical Permit/Subcontract	1	300.00	300.00
Shipping fee	1	495.00	495.00T

PAID

Final payment of \$2095.06 made on 01/05/2021.

SUBTOTAL	8,168.45
TAX (5.5%)	326.61
TOTAL	8,495.06
DEPOSIT	6,400.00
PAYMENT	2,095.06
BALANCE DUE	\$0.00

Whenever clean air is critical, Austin is the air purifier of choice!

If your order is placed by 1PM EST, we strive to ship on the same day

Thank you. Your order has been received.

ORDER NUMBER:	DATE:	TOTAL:	PAYMENT METHOD:
51541	November 29, 2022	\$3,540.00	PayPal Express Checkout

Cart Total is : 3420.00Total Amount: 3420

Order details

Product	Total
Healthmate Plus - Black x 4	\$3,420.00
Color: Black	
Subtotal:	\$3,420.00
Shipping:	\$120.00 via Flat Rate FedEx Ground
Payment method:	PayPal Express Checkout
Total:	\$3,540.00

By completing the form above, you are authorizing Austin Air to contact you related to your order and/or the completion of your order at the phone number and email address you provide.

BISSING
ELECTRIC, Inc.
Electrical Contractors



2390 W. Nordale Dr.
Appleton, WI 54914
Phone (920) 731-2388
FAX (920) 731-8585

Invoice

7/27/2021

Invoice # 12740

SWAT Environmental
16680 W Cleveland Ave Ste C
New Berlin WI 53151

PROJECT	P.O. NO.	TERMS
---------	----------	-------

Net 30

DATE(S) OF SERVICE	DESCRIPTION	AMOUNT
7/20/2021	<p>Re: 1233 S Military Ave, Green Bay</p> <p>RADON FANS --Wire (4) radon fans w/disconnect switches --Includes City of Green Bay permit/inspection</p> <p>Per Estimate Extra Permit Fee</p>	<p>850.00 20.00</p>

Customer Contact David Daniels
 Customer Phone: 920-850-4901 - Nick
 Customer Fax:
 Customer Alt. Contact
 Customer Alt. Phone: 262-754-2211 - New Be
 Customer E-mail: nmarks@swatradon.com

A 4% surcharge will be added for processing payments made by credit card.

Subtotal	\$870.00
WI Sales Tax (5.0%)	\$0.00
Total Due	\$870.00

SERVICE CHARGE is computed by a PERIODIC RATE of 1-1/2% per month (or a minimum charge of \$.50) which is an ANNUAL PERCENTAGE RATE of 18%.



Receivable Aging

Detail

Posting Period Range: 199512 - 202212

Aged Balances

Project	Currency	Bill	Deposit	Balance	0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Unallocated
2002226 Vapor Mitigation System and Groundwa	US	14,941.25	14,941.25	0.00						
Bill Term: 1		Bill Client: 13946 - Innovative Properties Group, LLC		Company: 00	Organization: 0000		Account: 120000		Average Collection Days: 30	
Bill Number: 3071514 Date: 5/12/2020		3,776.50	3,776.50	0.00						
Type	Document Number	Date	Bill	Deposit						
B	3071514	5/12/2020	3,776.50	0.00						
D	LOCKBOX	5/18/2020	0.00	3,776.50						
Bill Number: 3073117 Date: 6/18/2020		11,164.75	11,164.75	0.00						
Type	Document Number	Date	Bill	Deposit						
B	3073117	6/18/2020	11,164.75	0.00						
D	LOCKBOX	7/6/2020	0.00	7,500.00						
D	LOCKBOX	8/24/2020	0.00	3,664.75						
Bill Number: 3077668 Date: 9/16/2020		0.00	0.00	0.00						
Type	Document Number	Date	Bill	Deposit						
B	3077668	9/16/2020	0.00	0.00						
Bill Term: 1 Total:		14,941.25	14,941.25	0.00						
Report Total		14,941.25	14,941.25	0.00						



SWAT Environmental
 2000 S. 4th Street
 Milwaukee, WI 53204
 Phone: (414) 539-4150

Invoice #: 799890

Day: Friday
 Date: June 11, 2021

INVOICE

PAID IN FULL

Pay Online

Name/Address
 Innovative Properties
 Group LLC
 1233 S Military Ave
 Green Bay, WI 54304

Terms	Rep
Due on 05/31/2022	

Description	Rate	Amount
Commercial Installation		11,500.00
Invoice being paid in 2022		0.00
Payment		-11,500.00

TOTAL DUE \$0

Interest of 1.5% per month will be applied to unpaid balances as well as all costs of collection, lien, court, and attorney fees. Delinquent balances are reported to all major credit bureaus. Late fees and 1.5% interest apply 30 days after invoice due date.

To make a payment, please click this link: swat-radon.com/pay.

58217038 - OHM-Green Bay ENV Services

Invoice Number	Trans Date	From Date	To Date	Billed	Payments	Balance Due	Check Number	Type
TK54836	1/2/2024	11/26/2023	12/23/2023	\$1,935.25		\$1,935.25		Invoice
TK39737	12/4/2023	10/29/2023	11/25/2023	\$218.75		\$218.75		Invoice
TK25271	11/3/2023	10/1/2023	10/28/2023	\$3,196.25		\$0.00		Invoice
TK25271	12/26/2023				(\$3,196.25)		3359	Receipt
TK10687	10/6/2023	8/6/2023	9/30/2023	\$4,692.26		\$0.00		Invoice
TK10687	11/7/2023				(\$4,692.26)		3449	Receipt
TJ81911	8/11/2023	5/21/2023	8/5/2023	\$561.25		\$0.00		Invoice
TJ81911	9/21/2023				(\$561.25)		3446	Receipt
TJ81911	9/21/2023				\$561.25		3446	Receipt
TJ81911	9/21/2023				(\$561.25)		3446	Receipt
TJ47224	6/2/2023	4/16/2023	5/20/2023	\$3,708.10		\$0.00		Invoice
TJ47224	7/10/2023				(\$3,708.10)		3444	Receipt
TJ25916	4/21/2023	3/19/2023	4/15/2023	\$5,468.10		\$0.00		Invoice
TJ25916	8/7/2023				(\$2,648.77)		3356	Receipt
TJ25916	9/21/2023				(\$2,819.33)		3446	Receipt
TJ25916	9/21/2023				\$2,819.33		3446	Receipt
TJ25916	9/21/2023				(\$2,819.33)		3446	Receipt
TJ12130	3/23/2023	2/19/2023	3/18/2023	\$6,933.00		\$0.00		Invoice
TJ12130	5/25/2023				(\$4,922.15)		3501	Receipt
TJ12130	6/20/2023				(\$2,010.85)		3505	Receipt
TJ03126	2/27/2023	1/22/2023	2/18/2023	\$4,922.15		\$0.00		Invoice
TJ03126	5/1/2023				(\$4,922.15)		2109	Receipt
TJ03126	5/1/2023				\$4,922.15		2109	Receipt
TJ03126	5/1/2023				(\$4,922.15)		2109	Receipt
TI00584	1/27/2023	12/25/2022	1/21/2023	\$5,608.15		\$0.00		Invoice
TI00584	2/8/2023				(\$3,000.00)		2075	Receipt
TI00584	3/13/2023				(\$2,608.15)		3442	Receipt
TH88494	12/29/2022	11/14/2021	12/24/2022	\$2,425.00		\$0.00		Invoice
TH88494	1/9/2023				(\$2,425.00)		3433	Receipt
TF97905	11/19/2021	10/3/2021	11/13/2021	\$2,977.16		\$0.00		Invoice
TF97905	1/19/2022				(\$2,977.16)		1941	Receipt
TF78715	10/11/2021	9/5/2021	10/2/2021	\$2,357.35		\$0.00		Invoice
TF78715	12/13/2021				(\$2,357.35)		3410	Receipt
TF66939	9/13/2021	8/8/2021	9/4/2021	\$2,425.35		\$0.00		Invoice
TF66939	10/18/2021				\$1,817.81		1915	Receipt
TF66939	10/18/2021				(\$1,817.81)		1915	Receipt
TF66939	11/12/2021				(\$2,425.35)		1925	Receipt
TF53486	8/16/2021	7/11/2021	8/7/2021	\$3,197.81		\$0.00		Invoice
TF53486	10/18/2021				(\$3,197.81)		1915	Receipt
TF39088	7/16/2021	6/13/2021	7/10/2021	\$10,484.85		\$0.00		Invoice
TF39088	8/17/2021				(\$5,000.00)		3402	Receipt
TF39088	9/16/2021				(\$5,484.85)		3406	Receipt
TF26494	6/18/2021	5/9/2021	6/12/2021	\$2,483.50		\$0.00		Invoice
TF26494	7/9/2021				(\$2,483.50)		3324	Receipt
TF12017	5/17/2021	4/18/2021	5/8/2021	\$507.50		\$0.00		Invoice
TF12017	6/8/2021				(\$507.50)		1890	Receipt
TF01139	4/21/2021	3/14/2021	4/17/2021	\$2,138.75		\$0.00		Invoice
TF01139	5/11/2021				(\$2,138.75)		3320	Receipt
TE87860	3/18/2021	2/14/2021	3/13/2021	\$1,724.20		\$0.00		Invoice
TE87860	4/5/2021				(\$1,724.20)		3317	Receipt

Totals \$67,964.73 (\$65,810.73) \$2,154.00



INVOICE

9856 S 57th St
Franklin, WI 53132-8680
414-423-0255

Project Mgr: Tim Welch

Project: OHM-Green Bay ENV Services
1233 Military Avenue
Green Bay, WI

To: Innovative Properties Group LLC
Attn: Qelfi Neziri
628 N 8th St
Manitowoc, WI 54220-3920

REMIT TO:	
Invoice Number: TE87860	
Terracon Consultants, Inc.	
PO Box 959673	
St Louis, MO 63195-9673	
Federal E.I.N.:	

Project Number:	58217038
Invoice Date:	3/18/2021
For Period:	2/14/2021 to 3/13/2021

For professional environmental consulting services related to: Project management, Data analysis, Regulatory and contractor meetings, and WDNR/SWAT site meeting/SSDS inspection.

Quantity	Description of Services	Rate	Total
Project Management and Data Analysis			
6.75 Hour(s)	Senior Project Manager	\$145.00	\$978.75
1.25 Hour(s)	Staff Geologist	\$85.00	\$106.25
0.25 Hour(s)	Clerical	\$55.00	\$13.75
		Subtotal	\$1,098.75
Field Services			
5.50 Hour(s)	Staff Geologist	\$85.00	\$467.50
		Subtotal	\$467.50
Expenses			
243.00 Mile(s)	Transportation	\$0.650	\$157.95
		Subtotal	\$157.95

Invoice Total **\$1,724.20**

TERMS: DUE UPON PRESENTATION OF INVOICE



INVOICE

9856 S 57th St
Franklin, WI 53132-8680
414-423-0255

Project Mgr: Tim Welch

Project: OHM-Green Bay ENV Services
1233 Military Avenue
Green Bay, WI

To: Innovative Properties Group LLC
Attn: Qelfi Neziri
628 N 8th St
Manitowoc, WI 54220-3920

REMIT TO:
Invoice Number: TF01139
Terracon Consultants, Inc.
PO Box 959673
St Louis, MO 63195-9673
Federal E.I.N.: _____

Project Number:	58217038
Invoice Date:	4/21/2021
For Period:	3/14/2021 to 4/17/2021

For professional environmental consulting services related to: Project management, Regulatory and contractor meetings, and SSDS Modifications & SSI Workplan Preparation.

Quantity	Description of Services	Rate	Total
Project Management and Reporting			
14.75 Hour(s)	Senior Project Manager	\$145.00	\$2,138.75
		Subtotal	\$2,138.75

Invoice Total \$2,138.75

TERMS: DUE UPON PRESENTATION OF INVOICE



INVOICE

9856 S 57th St
Franklin, WI 53132-8680
414-423-0255

Project Mgr: Tim Welch

Project: OHM-Green Bay ENV Services
1233 Military Avenue
Green Bay, WI

To: Innovative Properties Group LLC
Attn: Qelfi Neziri
628 N 8th St
Manitowoc, WI 54220-3920

REMIT TO:
Invoice Number: TF12017
Terracon Consultants, Inc.
PO Box 959673
St Louis, MO 63195-9673
Federal E.I.N.: _____

Project Number:	58217038
Invoice Date:	5/17/2021
For Period:	4/18/2021 to 5/08/2021

For professional environmental consulting services related to: Project management, and SSDS Modifications & SSI Workplan Preparation.

Quantity	Description of Services	Rate	Total
Project Management and Reporting			
3.50 Hour(s)	Senior Project Manager	\$145.00	\$507.50
		Subtotal	\$507.50

Invoice Total **\$507.50**



INVOICE

Franklin, WI
414-423-0255

Project Mgr: Tim Welch

Project: OHM-Green Bay ENV Services
1233 Military Avenue
Green Bay, WI

To: Innovative Properties Group LLC
Attn: Qelfi Neziri
628 N 8th St
Manitowoc, WI 54220-3920

REMIT TO:
Invoice Number: TF26494
Terracon Consultants, Inc.
PO Box 959673
St Louis, MO 63195-9673
Federal E.I.N.: _____

Project Number:	58217038
Invoice Date:	6/18/2021
For Period:	5/09/2021 to 6/12/2021

For professional environmental consulting services related to: Project management, SSDS Modifications inspection, and Pre-task drilling activities.

Quantity	Description of Services	Rate	Total
Project Management and Reporting			
12.25 Hour(s)	Senior Project Manager	\$145.00	\$1,776.25
2.00 Hour(s)	Staff Geologist	\$85.00	\$170.00
		Subtotal	\$1,946.25
Field Services			
5.25 Hour(s)	Staff Geologist	\$85.00	\$446.25
		Subtotal	\$446.25
Expenses			
140.00 Mile(s)	Transportation	\$0.650	\$91.00
		Subtotal	\$91.00
Invoice Total			\$2,483.50

TERMS: DUE UPON PRESENTATION OF INVOICE



INVOICE

Franklin, WI
414-423-0255

Project Mgr: Tim Welch

Project: OHM-Green Bay ENV Services
1233 Military Avenue
Green Bay, WI

To: Innovative Properties Group LLC
Attn: Qelfi Neziri
628 N 8th St
Manitowoc, WI 54220-3920

REMIT TO:
Invoice Number: TF39088
Terracon Consultants, Inc.
PO Box 959673
St Louis, MO 63195-9673
Federal E.I.N.: _____

Project Number:	58217038
Invoice Date:	7/16/2021
For Period:	6/13/2021 to 7/10/2021

For professional environmental consulting services related to: Project management, Groundwater monitoring well construction development, Groundwater monitoring well sampling, Subcontracted drilling, Private utility locating, and Laboratory analytical services.

Quantity	Description of Services	Rate	Total
Project Management, Data Analysis, and Reporting			
10.25 Hour(s)	Senior Project Manager	\$145.00	\$1,486.25
5.50 Hour(s)	Staff Geologist	\$85.00	\$467.50
3.50 Hour(s)	Senior CAD Operator	\$65.00	\$227.50
		Subtotal	\$2,181.25
Field Services			
30.75 Hour(s)	Staff Geologist	\$85.00	\$2,613.75
10.50 Hour(s)	Field Scientist	\$75.00	\$787.50
		Subtotal	\$3,401.25
Expenses			
\$3,105.00 Cost+	Contract Drilling (Horizon #2315-Monitoring Well Construction)	15%	\$3,570.75
\$256.00 Cost+	Contract Lab Services (Pace #2140102265 - Soil Sample Analytical)	15%	\$294.40
\$395.00 Cost+	Contract Labor (Private Lines #3819-Private Utility Locate)	15%	\$454.25
2.00 Each	Disposable Bailers	\$15.00	\$30.00
3.00 Day(s)	Electronic Water Level Indicator	\$35.00	\$105.00
1.00 Day(s)	Photoionization Detector	\$95.00	\$95.00
543.00 Mile(s)	Transportation	\$0.650	\$352.95
		Subtotal	\$4,902.35

Invoice Total \$10,484.85

TERMS: DUE UPON PRESENTATION OF INVOICE



INVOICE

Franklin, WI
414-423-0255

Project Mgr: Tim Welch

Project: OHM-Green Bay ENV Services
1233 Military Avenue
Green Bay, WI

To: Innovative Properties Group LLC
Attn: Qelfi Neziri
628 N 8th St
Manitowoc, WI 54220-3920

REMIT TO:
Invoice Number: TF53486
Terracon Consultants, Inc.
PO Box 959673
St Louis, MO 63195-9673
Federal E.I.N.: _____

Project Number:	58217038
Invoice Date:	8/16/2021
For Period:	7/11/2021 to 8/07/2021

For professional environmental consulting services related to: Project management, Data analysis, and Laboratory analytical services.

Quantity	Description of Services	Rate	Total
Project Management, Data Analysis, and Reporting			
4.50 Hour(s)	Senior Project Manager	\$145.00	\$652.50
2.75 Hour(s)	Staff Geologist	\$85.00	\$233.75
5.25 Hour(s)	Field Scientist	\$75.00	\$393.75
		Subtotal	\$1,280.00
Expenses			
\$1,429.00 Cost+	Contract Lab Services (Pace #2140103453 - Groundwater Analytical)	15%	\$1,643.35
\$238.66 Cost+	Equipment Rental (Pine-Low Flow Sampling Equipment)	15%	\$274.46
		Subtotal	\$1,917.81

Invoice Total **\$3,197.81**



INVOICE

Franklin, WI
414-423-0255

Project Mgr: Tim Welch

Project: OHM-Green Bay ENV Services
1233 Military Avenue
Green Bay, WI

To: Innovative Properties Group LLC
Attn: Qelfi Neziri
628 N 8th St
Manitowoc, WI 54220-3920

REMIT TO:
Invoice Number: TF66939
Terracon Consultants, Inc.
PO Box 959673
St Louis, MO 63195-9673
Federal E.I.N.: _____

Project Number:	58217038
Invoice Date:	9/13/2021
For Period:	8/08/2021 to 9/04/2021

For professional environmental consulting services related to: Project management, Data analysis, and Basement ambient air sampling.

Quantity	Description of Services	Rate	Total
Project Management, Data Analysis, and Reporting			
5.00 Hour(s)	Senior Project Manager	\$145.00	\$725.00
1.00 Hour(s)	Staff Geologist	\$85.00	\$85.00
8.00 Hour(s)	Field Scientist	\$75.00	\$600.00
		Subtotal	\$1,410.00
Field Services			
11.25 Hour(s)	Field Scientist	\$75.00	\$843.75
		Subtotal	\$843.75
Expenses			
264.00 Mile(s)	Transportation	\$0.650	\$171.60
		Subtotal	\$171.60

Invoice Total **\$2,425.35**

TERMS: DUE UPON PRESENTATION OF INVOICE



INVOICE

Franklin, WI
414-423-0255

Project Mgr: Tim Welch

Project: OHM-Green Bay ENV Services
1233 Military Avenue
Green Bay, WI

To: Innovative Properties Group LLC
Attn: Qelfi Neziri
628 N 8th St
Manitowoc, WI 54220-3920

REMIT TO:
Invoice Number: TF78715
Terracon Consultants, Inc.
PO Box 959673
St Louis, MO 63195-9673
Federal E.I.N.: _____

Project Number:	58217038
Invoice Date:	10/11/2021
For Period:	9/05/2021 to 10/02/2021

For professional environmental consulting services related to: Project management, Data analysis, Report Preparation, and Subcontracted Laboratory Analytical Services.

Quantity	Description of Services	Rate	Total
Project Management, Data Analysis, and Reporting			
5.00 Hour(s)	Senior Project Manager	\$145.00	\$725.00
11.50 Hour(s)	Staff Geologist	\$85.00	\$977.50
2.75 Hour(s)	Senior CAD Operator	\$65.00	\$178.75
		Subtotal	\$1,881.25
Project Expenses			
\$414.00 Cost+	Contract Lab Services (Pace Analytical - Ambient Air Samples)	15%	\$476.10
		Subtotal	\$476.10

Invoice Total **\$2,357.35**



INVOICE

Franklin, WI
414-423-0255

Project Mgr: Tim Welch

Project: OHM-Green Bay ENV Services
1233 Military Avenue
Green Bay, WI

To: Innovative Properties Group LLC
Attn: Qelfi Neziri
628 N 8th St
Manitowoc, WI 54220-3920

REMIT TO:
Invoice Number: TF97905
Terracon Consultants, Inc.
PO Box 959673
St Louis, MO 63195-9673
Federal E.I.N.: _____

Project Number:	58217038
Invoice Date:	11/19/2021
For Period:	10/03/2021 to 11/13/2021

For professional environmental consulting services related to: Project management, Data analysis, Report Preparation, and Subcontracted drum investigative waste disposal services.

Quantity	Description of Services	Rate	Total
Project Management, Data Analysis, and Reporting			
2.25 Hour(s)	Authorized Project Reviewer	\$175.00	\$393.75
9.25 Hour(s)	Senior Project Manager	\$145.00	\$1,341.25
4.50 Hour(s)	Staff Geologist	\$85.00	\$382.50
0.75 Hour(s)	Senior CAD Operator	\$65.00	\$48.75
0.50 Hour(s)	Clerical	\$55.00	\$27.50
		Subtotal	\$2,193.75
Project Expenses			
\$681.23 Cost+	Contract Labor (Covanta CL150342-Drum Disposal)	15%	\$783.41
		Subtotal	\$783.41

Invoice Total **\$2,977.16**

TERMS: DUE UPON PRESENTATION OF INVOICE



INVOICE

Franklin, WI
414-423-0255

Project Mgr: Tim Welch

Project: OHM-Green Bay ENV Services
1233 Military Avenue
Green Bay, WI

To: Innovative Properties Group LLC
Attn: Qelfi Neziri
628 N 8th St
Manitowoc, WI 54220-3920

REMIT TO:
Invoice Number: TH88494
Terracon Consultants, Inc.
PO Box 959673
St Louis, MO 63195-9673
Federal E.I.N.: _____

Project Number:	58217038
Invoice Date:	12/29/2022
For Period:	11/14/2021 to 12/24/2022

For professional environmental consulting services related to: Project management, Data analysis, Attorney Correspondence, and Work Plan Preparation.

Quantity	Description of Services	Rate	Total
12.75 Hour(s)	Senior Project Manager	\$175.00	\$2,231.25
1.25 Hour(s)	Staff Scientist	\$95.00	\$118.75
1.00 Hour(s)	Clerical	\$75.00	\$75.00

Invoice Total \$2,425.00

TERMS: DUE UPON PRESENTATION OF INVOICE



INVOICE

Cudahy, WI
414-423-0255

Project Mgr: Tim Welch

Project: OHM-Green Bay ENV Services
1233 Military Avenue
Green Bay, WI

To: Innovative Properties Group LLC
Attn: Qelfi Neziri
628 N 8th St
Manitowoc, WI 54220-3920

REMIT TO:
Invoice Number: TI00584
Terracon Consultants, Inc.
PO Box 959673
St Louis, MO 63195-9673
Federal E.I.N.: _____

Project Number:	58217038
Invoice Date:	1/27/2023
For Period:	12/25/2022 to 1/21/2023

For professional environmental consulting services related to: Project management, Data analysis, Attorney/WDNR Correspondence, Work Plan Preparation, and Indoor Ambient Air Sampling.

Quantity	Description of Services	Rate	Total
Project Management, Data Analysis, and Attorney/WDNR Correspondence			
13.25 Hour(s)	Senior Project Manager	\$175.00	\$2,318.75
3.00 Hour(s)	Senior Geologist	\$125.00	\$375.00
1.00 Hour(s)	Staff Scientist	\$95.00	\$95.00
		Subtotal	\$2,788.75
Field Services			
12.00 Hour(s)	Staff Scientist	\$95.00	\$1,140.00
		Subtotal	\$1,140.00
Project Expenses			
\$1,310.00 Cost+	Contract Lab Services (Pace Invoice #23100402365-Ambient Air Summa Cans)	15%	\$1,506.50
266.00 Mile(s)	Transportation	\$0.650	\$172.90
		Subtotal	\$1,679.40

Invoice Total \$5,608.15

TERMS: DUE UPON PRESENTATION OF INVOICE



INVOICE

Cudahy, WI
414-423-0255

Project Mgr: Tim Welch

Project: OHM-Green Bay ENV Services
1233 Military Avenue
Green Bay, WI

To: Innovative Properties Group LLC
Attn: Qelfi Neziri
628 N 8th St
Manitowoc, WI 54220-3920

REMIT TO:
Invoice Number: TJ03126
Terracon Consultants, Inc.
PO Box 959673
St Louis, MO 63195-9673
Federal E.I.N.: _____

Project Number:	58217038
Invoice Date:	2/27/2023
For Period:	1/22/2023 to 2/18/2023

For professional environmental consulting services related to: Project management, Data analysis, WDNR Correspondence, and Indoor Ambient Air Sampling.

Quantity	Description of Services	Rate	Total
Project Management, Data Analysis, and WDNR Correspondence			
15.50 Hour(s)	Senior Project Manager	\$175.00	\$2,712.50
4.00 Hour(s)	Senior CAD Operator	\$72.00	\$288.00
6.00 Hour(s)	Staff Scientist	\$95.00	\$570.00
		Subtotal	\$3,570.50
Field Services			
12.75 Hour(s)	Staff Scientist	\$95.00	\$1,211.25
		Subtotal	\$1,211.25
Project Expenses			
216.00 Mile(s)	Transportation	\$0.650	\$140.40
		Subtotal	\$140.40
Invoice Total			\$4,922.15

TERMS: DUE UPON PRESENTATION OF INVOICE



INVOICE

Cudahy, WI
414-423-0255

Project Mgr: Tim Welch

Project: OHM-Green Bay ENV Services
1233 Military Avenue
Green Bay, WI

To: Innovative Properties Group LLC
Attn: Qelfi Neziri
628 N 8th St
Manitowoc, WI 54220-3920

REMIT TO:
Invoice Number: TJ12130
Terracon Consultants, Inc.
PO Box 959673
St Louis, MO 63195-9673
Federal E.I.N.: _____

Project Number:	58217038
Invoice Date:	3/23/2023
For Period:	2/19/2023 to 3/18/2023

For professional environmental consulting services related to: Project management, Data analysis, WDNR Correspondence, Remedial Action Options Cost Opinion, City of Green Bay ROW permit coordination, Tenant notification letters, and subcontracted laboratory analytical.

Quantity	Description of Services	Rate	Total
Project Management, Data Analysis, and Reporting			
20.00 Hour(s)	Senior Project Manager	\$175.00	\$3,500.00
9.25 Hour(s)	Senior Geologist	\$155.00	\$1,433.75
4.50 Hour(s)	Staff Scientist	\$95.00	\$427.50
1.50 Hour(s)	Senior CAD Operator	\$72.00	\$108.00
1.50 Hour(s)	Senior Administrative Staff	\$75.00	\$112.50
		Subtotal	\$5,581.75
Project Expenses			
\$1,175.00 Cost+	Contract Lab Services Pace #23100405064 (Indoor Air Sampling)	15%	\$1,351.25
		Subtotal	\$1,351.25

Invoice Total **\$6,933.00**

TERMS: DUE UPON PRESENTATION OF INVOICE



INVOICE

Cudahy, WI
414-423-0255

Project Mgr: Tim Welch

Project: OHM-Green Bay ENV Services
1233 Military Avenue
Green Bay, WI

To: Innovative Properties Group LLC
Attn: Qelfi Neziri
628 N 8th St
Manitowoc, WI 54220-3920

REMIT TO:
Invoice Number: TJ25916
Terracon Consultants, Inc.
PO Box 959673
St Louis, MO 63195-9673
Federal E.I.N.: _____

Project Number:	58217038
Invoice Date:	4/21/2023
For Period:	3/19/2023 to 4/15/2023

For professional environmental consulting services related to: Project management, Data analysis, WDNR Correspondence, Groundwater Sampling, Sanitary Sewer Vapor Sampling, Equipment Rental, and subcontracted laboratory analytical.

Quantity	Description of Services	Rate	Total
Project Management, Data Analysis, and Regulatory Correspondence			
4.50 Hour(s)	Senior Project Manager	\$175.00	\$787.50
2.75 Hour(s)	Staff Scientist	\$95.00	\$261.25
1.50 Hour(s)	Senior Administrative Staff	\$75.00	\$112.50
0.25 Hour(s)	Senior CAD Operator	\$72.00	\$18.00
		Subtotal	\$1,179.25
Field Services			
29.75 Hour(s)	Staff Scientist	\$95.00	\$2,826.25
		Subtotal	\$2,826.25
Project Expenses			
\$705.00 Cost+	Contract Lab Services (Pace - #231588730: Sewer Vapor Samples)	15%	\$810.75
\$274.57 Cost+	Equipment Rental (Pine - #230020470: YSI Flow Cell)	15%	\$315.76
1.00 Day(s)	Water Level Indicator	\$40.00	\$40.00
1.00 Day(s)	Sampling Supplies	\$30.00	\$30.00
1.00 Each	Drum	\$60.00	\$60.00
\$37.90 Cost+	Postage / Freight	15%	\$43.59
250.00 Mile(s)	Transportation	\$0.650	\$162.50
		Subtotal	\$1,462.60

Invoice Total **\$5,468.10**

TERMS: DUE UPON PRESENTATION OF INVOICE



INVOICE

Cudahy, WI
414-423-0255

Project Mgr: Brian Kappen

Project: OHM-Green Bay ENV Services
1233 Military Avenue
Green Bay, WI

To: Innovative Properties Group LLC
Attn: Qelfi Neziri
628 N 8th St
Manitowoc, WI 54220-3920

REMIT TO:
Invoice Number: TJ47224
Terracon Consultants, Inc.
PO Box 959673
St Louis, MO 63195-9673
Federal E.I.N.: _____

Project Number:	58217038
Contract Amount:	\$57,300.00
Billed to Date:	\$57,360.97
Invoice Date:	6/02/2023
For Period:	4/16/2023 to 5/20/2023

For professional environmental consulting services related to: Project management, Data analysis, WDNR Correspondence, and subcontracted laboratory analytical.

Quantity	Description of Services	Rate	Total
Project Management, Data Analysis, and Regulatory Correspondence			
7.75 Hour(s)	Senior Project Manager	\$175.00	\$1,356.25
0.75 Hour(s)	Staff Scientist	\$95.00	\$71.25
0.50 Hour(s)	Senior Administrative Staff	\$75.00	\$37.50
2.50 Hour(s)	Senior CAD Operator	\$72.00	\$180.00
	Subtotal		\$1,645.00
Project Expenses			
\$994.00 Cost+	Contract Lab Services (Pace Invoice #2340129848)	15%	\$1,143.10
\$800.00 Cost+	Contract Lab Services (Barricade Flasher Invoice # 00024883)	15%	\$920.00
	Subtotal		\$2,063.10

Invoice Total **\$3,708.10**

TERMS: DUE UPON PRESENTATION OF INVOICE



INVOICE

Cudahy, WI
414-423-0255

Project Mgr: Brian Kappen

Project: OHM-Green Bay ENV Services
1233 Military Avenue
Green Bay, WI

To: Innovative Properties Group LLC
Attn: Qelfi Neziri
628 N 8th St
Manitowoc, WI 54220-3920

REMIT TO:
Invoice Number: TJ81911
Terracon Consultants, Inc.
PO Box 959673
St Louis, MO 63195-9673
Federal E.I.N.: _____

Project Number:	58217038
Contract Amount:	\$57,300.00
Billed to Date:	\$57,922.22
Invoice Date:	8/11/2023
For Period:	5/21/2023 to 8/05/2023

For professional environmental consulting services related to: Project management, semi-annual reporting, data analysis, communication with counsel, and planning next steps.

Quantity	Description of Services	Rate	Total
Direct Project Labor			
3.50 Hour(s)	Senior Geologist	\$155.00	\$542.50
0.25 Hour(s)	Senior Administrative Staff	\$75.00	\$18.75
		Subtotal	\$561.25

Invoice Total \$561.25



INVOICE

Cudahy, WI
414-423-0255

Project Mgr: Brian Kappen

Project: OHM-Green Bay ENV Services
1233 Military Avenue
Green Bay, WI

To: Innovative Properties Group LLC
Attn: Qelfi Neziri
628 N 8th St
Manitowoc, WI 54220-3920

REMIT TO:	
Invoice Number: TK10687	
Terracon Consultants, Inc.	
PO Box 959673	
St Louis, MO 63195-9673	
Federal E.I.N.:	

Project Number:	58217038
Contract Amount:	\$67,500.00
Billed to Date:	\$62,614.48
Invoice Date:	10/06/2023
For Period:	8/06/2023 to 9/30/2023

For professional environmental consulting services, including groundwater monitoring, preparation for air sampling, and project management.

Quantity	Description of Services	Rate	Total
Planning and Project Management			
5.75 Hour(s)	Project Manager	\$175.00	\$1,006.25
		Subtotal	\$1,006.25
Field Services			
20.00 Hour(s)	Field Geologist	\$95.00	\$1,900.00
		Subtotal	\$1,900.00
Project Expenses			
\$1,065.00 Cost+	Contract Lab Services	15%	\$1,224.75
\$274.57 Cost+	Equipment Rental (Pine-YSI Flow Cell)	15%	\$315.76
270.00 Mile(s)	Transporation	\$0.650	\$175.50
1.00 Day(s)	Water Level Meter	\$40.00	\$40.00
1.00 Day(s)	Sampling Supplies	\$30.00	\$30.00
		Subtotal	\$1,786.01
Invoice Total			\$4,692.26

TERMS: DUE UPON PRESENTATION OF INVOICE



INVOICE

Cudahy, WI
414-423-0255

Project Mgr: Brian Kappen

Project: OHM-Green Bay ENV Services
1233 Military Avenue
Green Bay, WI

To: Innovative Properties Group LLC
Attn: Qelfi Neziri
628 N 8th St
Manitowoc, WI 54220-3920

REMIT TO:
Invoice Number: TK25271
Terracon Consultants, Inc.
PO Box 959673
St Louis, MO 63195-9673
Federal E.I.N.: _____

Project Number:	58217038
Contract Amount:	\$67,500.00
Billed to Date:	\$65,810.73
Invoice Date:	11/03/2023
For Period:	10/01/2023 to 10/28/2023

For professional environmental consulting services indoor air sampling, preparation of sample results letters, and project management.

Quantity	Description of Services	Rate	Total
Data Evaluation, Reporting, and Project Management			
6.25 Hour(s)	Senior Project Manager I	\$175.00	\$1,093.75
		Subtotal	\$1,093.75
Field Services			
6.50 Hour(s)	Field Geologist	\$95.00	\$617.50
		Subtotal	\$617.50
Subcontractor and Expenses			
\$1,150.00 Cost+	Contract Lab Services (Beacon Environmental Invoice #2310.36)	15%	\$1,322.50
250.00 Mile(s)	Transporation	\$0.650	\$162.50
		Subtotal	\$1,485.00
Invoice Total			\$3,196.25

TERMS: DUE UPON PRESENTATION OF INVOICE



INVOICE

Cudahy, WI
414-423-0255

Project Mgr: Brian Kappen

Project: OHM-Green Bay ENV Services
1233 Military Avenue
Green Bay, WI

To: Innovative Properties Group LLC
Attn: Qelfi Neziri
628 N 8th St
Manitowoc, WI 54220-3920

REMIT TO:
Invoice Number: TK39737
Terracon Consultants, Inc.
PO Box 959673
St Louis, MO 63195-9673
Federal E.I.N.: _____

Project Number:	58217038
Contract Amount:	\$67,500.00
Billed to Date:	\$66,029.48
Invoice Date:	12/04/2023
For Period:	10/29/2023 to 11/25/2023

For professional environmental consulting services related to communications with WDNR and project management.

Quantity	Description of Services	Rate	Total
Project Management			
1.25 Hour(s)	Senior Project Manager	\$175.00	\$218.75
		Subtotal	\$218.75

Invoice Total **\$218.75**



INVOICE

Cudahy, WI
414-423-0255

Project Mgr: Brian Kappen

Project: OHM-Green Bay ENV Services
1233 Military Avenue
Green Bay, WI

To: Innovative Properties Group LLC
Attn: Qelfi Neziri
628 N 8th St
Manitowoc, WI 54220-3920

REMIT TO:
Invoice Number: TK54836
Terracon Consultants, Inc.
PO Box 959673
St Louis, MO 63195-9673
Federal E.I.N.: _____

Project Number:	58217038
Contract Amount:	\$75,500.00
Billed to Date:	\$67,964.73
Invoice Date:	1/02/2024
For Period:	11/26/2023 to 12/23/2023

For professional environmental consulting services related to preparation of the Remedial Action Plan, communications with WDNR and project management.

Quantity	Description of Services	Rate	Total
Work Plan and Project Management			
10.75 Hour(s)	Senior Project Manager	\$175.00	\$1,881.25
0.75 Hour(s)	Senior CAD Operator	\$72.00	\$54.00
		Subtotal	\$1,935.25

Invoice Total \$1,935.25