



July 9, 2018

Mr. Lee Delcore
Wisconsin Department of Natural Resources
1155 Pilgrim Road
Plymouth, WI 53073

**Re: Sample Results Notification:
Suggar Property.
3301 – 60th St.
Kenosha, WI 53144
PECFA# 53144-4143-05
BRRTS# 03-30-004964
FID# 230156410**

Dear Mr. Delcore:

The following Sample Results Notification is being provided as required by Wisconsin Administrative Code (WAC) Chapter NR 716.14(2). On June 6, 2018 a sub-slab vapor sample was collected from the above-referenced site and analyzed for volatile organic compounds (VOCs) using method TO-15. The sampling was conducted to investigate the potential for vapor intrusion of the building. The concentration of one compound, naphthalene at 28.6 micrograms per cubic meter (ug/m^3) was slightly above the residential vapor risk screening level (VRSL) of $28 \text{ ug}/\text{m}^3$. The naphthalene concentration was well below the small commercial VRSL of $120 \text{ ug}/\text{m}^3$. All other detected parameters were at concentrations well below VRSLs. The sampling location is depicted on the attached figure. The laboratory results are summarized and the attached table. The laboratory report is also attached.

Although small commercial VRSLs, which were not exceeded, apply to the service garage, the residential VRSLs apply to the apartment in the building. Therefore, the naphthalene concentration is an exceedance of the residential VRSL. The apartment is located on the second floor at the rear of the building, away from the source areas. The south end of the shop area is located beneath the apartment. Because of the location of the apartment and the relatively low concentration of the naphthalene, it is deemed unlikely that vapor intrusion of naphthalene into the apartment is occurring, particularly during the current summer months when the shop doors are open during business hours. I will call you to discuss the scope of additional sampling to further investigate the potential for vapor intrusion.



In accordance with WAC Chapter NR 714.05 (5), additional information can be made and requests for site or facility specific responses can be submitted to the WDNR in accordance with procedures that can be found here: http://docs.legis.wisconsin.gov/code/admin_code/nr/700/714/05/5. A Wisconsin Department of Natural Resources (WDNR) fact sheet on vapor intrusion is attached. Contact information for the site is as follows:

Responsible Party
Jose Ochoa
3301 – 60th Street
Kenosha, WI 53144
(262) 344-9754

Wisconsin Department of Natural Resources
Lee Delcore
1155 Pilgrim Road
Plymouth, WI 53073
(920) 893-8524

If you have any questions or need additional information please contact me at (262) 237-4351.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Sean Cranley', is written over a horizontal line.

Sean Cranley, P.G.
Principal Hydrogeologist

Cc: Jose Ochoa
3301 – 60th Street
Kenosha, WI 53144
(262) 344-9754



60th STREET

DP-11

FORMER FUEL DISPENSER ISLAND

B-2

MW-4

GP-12

MW-8

DP-9

MW-5

DP-10

DP-1

DP-8

B-1

BUILDING AT 3305 - 60th STREET

OFFICE

DP-7

MW-3

SHOP AREA

DP-5

VP-1

DP-6

DP-2

SS-1

33rd AVENUE

MW-1

USED OIL TANK EXCAVATION

BUILDING AT 3221 - 60th STREET

SECOND FLOOR APARTMENT

GARAGE

CARPORT

DP-3

MW-2

LEGEND

- = SOIL AND GROUNDWATER SAMPLING LOCATIONS 2016 & 17
- ◆ = TANK CLOSURE SAMPLE 2010
- = PHASE II ESA SOIL BORING LOCATION 2010
- = MUELLERS SOIL BORING LOCATION 2006
- = PHASE II ESA SOIL BORING LOCATION 1995
- ◻ = MUELLERS MONITORING WELL
- ◻ = MONITORING WELL
- = SUB-SLAB VAPOR PROBE
- ~ = EXTENT OF ENFORCEMENT STANDARD EXCEEDANCE
- ~ = EXTENT OF RESIDUAL CONTAMINANT LEVELS EXCEEDANCE

ALLEY

SCALE AND LOCATIONS ARE APPROXIMATE

0' 20'

Approved By:
Sean Cranley

Figure:

1

Date Approved:
7/9/18

Date Drawn:
7/9/18

1 of 1

Drawn By:
Sean Cranley

FIGURE 1

SAMPLING LOCATIONS

3301 - 60th STREET

KENOSHA, WI



Table 1 (Page 1 of 1)
Sub-Slab Vapor Sample Analytical Summary
Suggar Property
3301 - 60th Street
Kenosha, WI

Parameters	Sample Information / Results	Vapor Risk Screening Levels		
Sample ID	VP-1	Residential	Small Commercial	Large Commercial / Industrial
Sample Date	6/6/18			
VOCs (ug/m3)		ug/m3	ug/m3	ug/m3
Benzene	3.7	120	530	1,600
Carbon tetrachloride	0.96	160	670	2,000
Chloroform	5.1	40	180	530
Chloromethane	1.1	3,100	13,000	39,000
Dichlorodifluoromethane	2.7	3,300	15,000	44,000
Ethylbenzene	3.8	370	1,600	4,900
Methylene Chloride	3.1	21,000	87,000	260,000
Naphthalene	<u>28.6</u>	28	120	360
Tetrachloroethene	918	1,400	6,000	18,000
Toluene	28.3	170,000	730,000	2,200,000
Trichloroethene	1.1	70	290	880
1,2,4-Trimethylbenzene	10.9	2,100	8,700	26,000
1,3,5-Trimethylbenzene	7.3	2,100	8,700	26,000
Xylenes	24.4	3,300	15,000	44,000

Notes:

Table includes detected analytes with vapor risk screening levels listed on the Wisconsin Vapor Quick Look-up Table only.

Bold type indicates concentration exceeds a commercial or industrial vapor risk screening level.

Italic type indicates a concentration exceeds the residential vapor risk screening level.

VOCs - Volatile Organic Compounds

June 14, 2018

Sean Cranley
Midwest Environmental Consulting
N6395 E Paradise Road
Burlington, WI 53105

RE: Project: Suggar Property
Pace Project No.: 10434400

Dear Sean Cranley:

Enclosed are the analytical results for sample(s) received by the laboratory on June 07, 2018. The results relate only to the samples included in this report. Results reported herein conform to the most current, applicable TNI/NELAC standards and the laboratory's Quality Assurance Manual, where applicable, unless otherwise noted in the body of the report.

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

Sincerely,



Carolynne Trout
carolynne.trout@pacelabs.com
1(612)607-6351
Project Manager

Enclosures



REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
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CERTIFICATIONS

Project: Suggar Property

Pace Project No.: 10434400

Minnesota Certification IDs

1700 Elm Street SE, Suite 200, Minneapolis, MN 55414-2485

A2LA Certification #: 2926.01

Alabama Certification #: 40770

Alaska Contaminated Sites Certification #: 17-009

Alaska DW Certification #: MN00064

Arizona Certification #: AZ0014

Arkansas Certification #: 88-0680

California Certification #: 2929

CNMI Saipan Certification #: MP0003

Colorado Certification #: MN00064

Connecticut Certification #: PH-0256

EPA Region 8+Wyoming DW Certification #: via MN 027-053-137

Florida Certification #: E87605

Georgia Certification #: 959

Guam EPA Certification #: MN00064

Hawaii Certification #: MN00064

Idaho Certification #: MN00064

Illinois Certification #: 200011

Indiana Certification #: C-MN-01

Iowa Certification #: 368

Kansas Certification #: E-10167

Kentucky DW Certification #: 90062

Kentucky WW Certification #: 90062

Louisiana DEQ Certification #: 03086

Louisiana DW Certification #: MN00064

Maine Certification #: MN00064

Maryland Certification #: 322

Massachusetts Certification #: M-MN064

Michigan Certification #: 9909

Minnesota Certification #: 027-053-137

Mississippi Certification #: MN00064

Montana Certification #: CERT0092

Nebraska Certification #: NE-OS-18-06

Nevada Certification #: MN00064

New Hampshire Certification #: 2081

New Jersey Certification #: MN002

New York Certification #: 11647

North Carolina DW Certification #: 27700

North Carolina WW Certification #: 530

North Dakota Certification #: R-036

Ohio DW Certification #: 41244

Ohio VAP Certification #: CL101

Oklahoma Certification #: 9507

Oregon NwTPH Certification #: MN300001

Oregon Secondary Certification #: MN200001

Pennsylvania Certification #: 68-00563

Puerto Rico Certification #: MN00064

South Carolina Certification #: 74003001

Tennessee Certification #: TN02818

Texas Certification #: T104704192

Utah Certification #: MN00064

Virginia Certification #: 460163

Washington Certification #: C486

West Virginia DW Certification #: 9952 C

West Virginia DEP Certification #: 382

Wisconsin Certification #: 999407970

REPORT OF LABORATORY ANALYSIS

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SAMPLE SUMMARY

Project: Suggar Property

Pace Project No.: 10434400

Lab ID	Sample ID	Matrix	Date Collected	Date Received
10434400001	VP-1	Air	06/06/18 11:33	06/07/18 13:05

REPORT OF LABORATORY ANALYSIS

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SAMPLE ANALYTE COUNT

Project: Suggar Property

Pace Project No.: 10434400

Lab ID	Sample ID	Method	Analysts	Analytes Reported
10434400001	VP-1	TO-15	MJL	61

REPORT OF LABORATORY ANALYSIS

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ANALYTICAL RESULTS

Project: Suggar Property

Pace Project No.: 10434400

Sample: VP-1 Lab ID: 10434400001 Collected: 06/06/18 11:33 Received: 06/07/18 13:05 Matrix: Air

Parameters	Results	Units	LOQ	LOD	DF	Prepared	Analyzed	CAS No.	Qual
TO15 MSV AIR		Analytical Method: TO-15							
Acetone	150	ug/m3	4.2	2.6	1.75		06/11/18 07:26	67-64-1	
Benzene	3.7	ug/m3	0.57	0.26	1.75		06/11/18 07:26	71-43-2	
Benzyl chloride	<0.41	ug/m3	4.6	0.41	1.75		06/11/18 07:26	100-44-7	
Bromodichloromethane	<0.62	ug/m3	2.4	0.62	1.75		06/11/18 07:26	75-27-4	
Bromoform	<1.2	ug/m3	9.2	1.2	1.75		06/11/18 07:26	75-25-2	
Bromomethane	<0.36	ug/m3	1.4	0.36	1.75		06/11/18 07:26	74-83-9	
1,3-Butadiene	<0.36	ug/m3	0.79	0.36	1.75		06/11/18 07:26	106-99-0	
2-Butanone (MEK)	16.8	ug/m3	5.2	0.36	1.75		06/11/18 07:26	78-93-3	
Carbon disulfide	3.1	ug/m3	1.1	0.31	1.75		06/11/18 07:26	75-15-0	
Carbon tetrachloride	0.69J	ug/m3	1.1	0.56	1.75		06/11/18 07:26	56-23-5	
Chlorobenzene	<0.31	ug/m3	1.6	0.31	1.75		06/11/18 07:26	108-90-7	
Chloroethane	<0.36	ug/m3	0.94	0.36	1.75		06/11/18 07:26	75-00-3	
Chloroform	5.1	ug/m3	0.87	0.40	1.75		06/11/18 07:26	67-66-3	
Chloromethane	1.1	ug/m3	0.74	0.23	1.75		06/11/18 07:26	74-87-3	
Cyclohexane	<0.40	ug/m3	1.2	0.40	1.75		06/11/18 07:26	110-82-7	
Dibromochloromethane	<0.77	ug/m3	3.0	0.77	1.75		06/11/18 07:26	124-48-1	
1,2-Dibromoethane (EDB)	<0.58	ug/m3	2.7	0.58	1.75		06/11/18 07:26	106-93-4	
1,2-Dichlorobenzene	<0.57	ug/m3	2.1	0.57	1.75		06/11/18 07:26	95-50-1	
1,3-Dichlorobenzene	<0.82	ug/m3	2.1	0.82	1.75		06/11/18 07:26	541-73-1	
1,4-Dichlorobenzene	<0.38	ug/m3	2.1	0.38	1.75		06/11/18 07:26	106-46-7	
Dichlorodifluoromethane	2.7	ug/m3	1.8	0.73	1.75		06/11/18 07:26	75-71-8	
1,1-Dichloroethane	<0.37	ug/m3	1.4	0.37	1.75		06/11/18 07:26	75-34-3	
1,2-Dichloroethane	<0.35	ug/m3	0.72	0.35	1.75		06/11/18 07:26	107-06-2	
1,1-Dichloroethene	<0.41	ug/m3	1.4	0.41	1.75		06/11/18 07:26	75-35-4	
cis-1,2-Dichloroethene	<0.60	ug/m3	1.4	0.60	1.75		06/11/18 07:26	156-59-2	
trans-1,2-Dichloroethene	<0.52	ug/m3	1.4	0.52	1.75		06/11/18 07:26	156-60-5	
1,2-Dichloropropane	<0.54	ug/m3	1.6	0.54	1.75		06/11/18 07:26	78-87-5	
cis-1,3-Dichloropropene	<0.43	ug/m3	1.6	0.43	1.75		06/11/18 07:26	10061-01-5	
trans-1,3-Dichloropropene	<0.74	ug/m3	1.6	0.74	1.75		06/11/18 07:26	10061-02-6	
Dichlorotetrafluoroethane	<0.77	ug/m3	2.5	0.77	1.75		06/11/18 07:26	76-14-2	
Ethanol	455	ug/m3	50.3	24.4	52.5		06/11/18 15:40	64-17-5	
Ethyl acetate	<0.34	ug/m3	1.3	0.34	1.75		06/11/18 07:26	141-78-6	
Ethylbenzene	3.8	ug/m3	1.5	0.30	1.75		06/11/18 07:26	100-41-4	
4-Ethyltoluene	3.3	ug/m3	1.7	0.37	1.75		06/11/18 07:26	622-96-8	
n-Heptane	17.8	ug/m3	1.5	0.37	1.75		06/11/18 07:26	142-82-5	
Hexachloro-1,3-butadiene	<1.5	ug/m3	3.8	1.5	1.75		06/11/18 07:26	87-68-3	
n-Hexane	6.2	ug/m3	1.3	0.58	1.75		06/11/18 07:26	110-54-3	
2-Hexanone	<1.1	ug/m3	7.3	1.1	1.75		06/11/18 07:26	591-78-6	
Methylene Chloride	3.1J	ug/m3	6.2	2.7	1.75		06/11/18 07:26	75-09-2	
4-Methyl-2-pentanone (MIBK)	<0.62	ug/m3	7.3	0.62	1.75		06/11/18 07:26	108-10-1	
Methyl-tert-butyl ether	<1.2	ug/m3	6.4	1.2	1.75		06/11/18 07:26	1634-04-4	
Naphthalene	28.6	ug/m3	4.7	1.0	1.75		06/11/18 07:26	91-20-3	
2-Propanol	17.4	ug/m3	4.4	2.2	1.75		06/11/18 07:26	67-63-0	
Propylene	77.4	ug/m3	18.4	8.2	52.5		06/11/18 15:40	115-07-1	
Styrene	<0.29	ug/m3	1.5	0.29	1.75		06/11/18 07:26	100-42-5	
1,1,2,2-Tetrachloroethane	<0.51	ug/m3	1.2	0.51	1.75		06/11/18 07:26	79-34-5	

REPORT OF LABORATORY ANALYSIS

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ANALYTICAL RESULTS

Project: Suggar Property

Pace Project No.: 10434400

Sample: VP-1 **Lab ID: 10434400001** Collected: 06/06/18 11:33 Received: 06/07/18 13:05 Matrix: Air

Parameters	Results	Units	LOQ	LOD	DF	Prepared	Analyzed	CAS No.	Qual
TO15 MSV AIR		Analytical Method: TO-15							
Tetrachloroethene	918	ug/m3	36.2	15.1	52.5		06/11/18 15:40	127-18-4	
Tetrahydrofuran	<0.48	ug/m3	1.0	0.48	1.75		06/11/18 07:26	109-99-9	
Toluene	28.3	ug/m3	1.3	0.28	1.75		06/11/18 07:26	108-88-3	
1,2,4-Trichlorobenzene	<1.7	ug/m3	6.6	1.7	1.75		06/11/18 07:26	120-82-1	
1,1,1-Trichloroethane	<0.60	ug/m3	1.9	0.60	1.75		06/11/18 07:26	71-55-6	
1,1,2-Trichloroethane	<0.39	ug/m3	0.97	0.39	1.75		06/11/18 07:26	79-00-5	
Trichloroethene	1.1	ug/m3	0.96	0.47	1.75		06/11/18 07:26	79-01-6	
Trichlorofluoromethane	3.2	ug/m3	2.0	0.73	1.75		06/11/18 07:26	75-69-4	
1,1,2-Trichlorotrifluoroethane	0.72J	ug/m3	2.7	0.65	1.75		06/11/18 07:26	76-13-1	
1,2,4-Trimethylbenzene	10.9	ug/m3	1.7	0.30	1.75		06/11/18 07:26	95-63-6	
1,3,5-Trimethylbenzene	7.3	ug/m3	1.7	0.72	1.75		06/11/18 07:26	108-67-8	
Vinyl acetate	1.3	ug/m3	1.3	0.29	1.75		06/11/18 07:26	108-05-4	
Vinyl chloride	<0.22	ug/m3	0.46	0.22	1.75		06/11/18 07:26	75-01-4	
m&p-Xylene	15.6	ug/m3	3.1	0.61	1.75		06/11/18 07:26	179601-23-1	
o-Xylene	8.8	ug/m3	1.5	0.65	1.75		06/11/18 07:26	95-47-6	

REPORT OF LABORATORY ANALYSIS

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What is Vapor Intrusion?



Chemicals used in commercial or industrial activities – dry cleaning chemicals, chemical degreasers and petroleum products such as gasoline – are sometimes spilled and leak into nearby soil or groundwater. When this happens, these chemicals may release gases or vapors, which travel from the contaminated groundwater or soil and move into nearby homes or businesses. This is called vapor intrusion.

The process when chemical vapors from contaminated soil or groundwater enter a home or other structure is called vapor intrusion.

Why are these chemical vapors a problem?

The chemicals that cause vapor intrusion are known as volatile organic compounds, or VOCs. Even when spilled into soil or water, these chemicals easily evaporate. They don't cause human health problems when they evaporate into the outside air, but when their vapors move into homes or businesses, they may cause long-term health problems for the people who live or work in those buildings. These vapors are usually odorless and colorless and undetectable without special testing equipment.

Why is vapor intrusion a concern?

Exposure to some chemical gases or vapors can cause an increased risk of adverse health effects. Whether or not a person experiences any health effects depends on several factors, including the amount and length of exposure, the toxicity of the chemical, and the individual's sensitivity to the chemical. When harmful chemical vapor intrusion is the result of environmental contamination, the Wisconsin Department of Natural Resources (DNR) requires that steps be taken to reduce or eliminate exposures which could be harmful to human health.

What should I expect if vapor intrusion is suspected near my home or business?

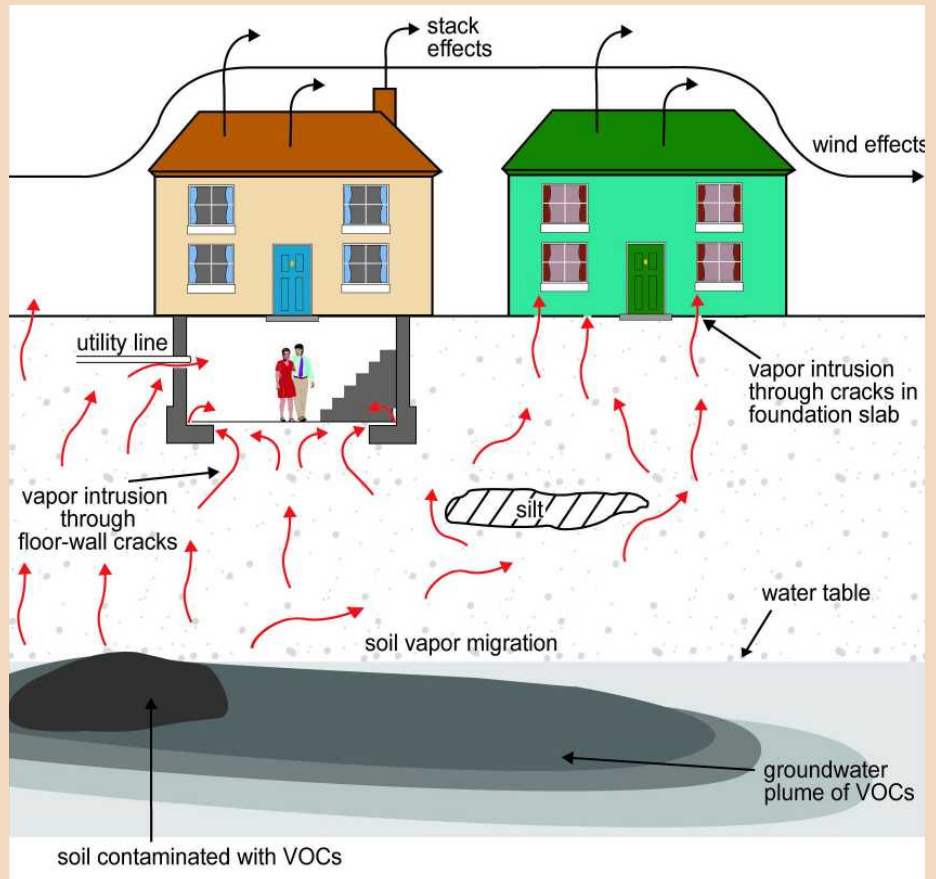
For businesses or other locations where VOC contamination has been found, the DNR requires that the potential for vapor intrusion be investigated. If you live near a site being cleaned up, you may be contacted by the site owner or others working on the cleanup. Your cooperation and consent will be requested before any testing or sampling is conducted on your property. Ask the person contacting you any questions you have about the work being done, or contact the DNR for more information (see DNR contact information on reverse). For more information about testing for vapor intrusion, see DNR-Pub-RR-954, "What to Expect During Vapor Intrusion Sampling."



How Vapors Enter a Building

If you live near a commercial or industrial facility or landfill where VOCs have entered either the soil or groundwater, there may be a potential for those chemicals to travel as vapors into your home or business. Vapors can enter buildings in various ways, including through cracks in the foundation and openings for utility lines. Building ventilation and weather can influence the extent of vapor intrusion.

*Adapted from U.S. Environmental Protection Agency (EPA) graphic.
www.epa.gov/oswer/vaporintrusion/basic.html*



Where can I find more information?

Health and vapor-related information can be found at the Wisconsin Department of Health Services (DHS) website at dhs.wisconsin.gov, search “Vapor.” For other health-related questions, please contact your local health department: www.dhs.wisconsin.gov/localhealth.

For more DNR information, please visit the DNR’s Remediation and Redevelopment (RR) Program’s Vapor Intrusion page at dnr.wi.gov/topic/Brownfields/Vapor.html.

Additional information can be obtained through the DNR field office in your region. To find the correct office, visit the RR Program Staff Contacts page at dnr.wi.gov/topic/Brownfields/Contact.html or call the RR Program at (608) 266-2111.

This document contains information about certain state statutes and administrative rules but does not necessarily include all of the details found in the statutes and rules. Readers should consult the actual language of the statutes and rules to answer specific questions. The Wisconsin Department of Natural Resources provides equal opportunity in its employment, programs, services, and functions under an Affirmative Action Plan. If you have any questions, please write to Equal Opportunity Office, Department of Interior, Washington, D.C. 20240. This publication is available in alternative format upon request. Please call 608-267-3543 for more information.