



January 26, 2019

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 December 20, 2018 groundwater samples were collected from newly installed monitoring wells MW-6 and MW-7, both located on property owned by Westown LLC at 3213 – 60th Street in Kenosha, WI. The sampling was conducted to further define the degree and extent of petroleum groundwater contamination exceeding applicable standards that is associated with leaking underground storage tanks at the site. The sampling locations are depicted on the attached figure.

The groundwater sample laboratory results revealed contaminant concentrations exceeding groundwater quality standards at both monitoring wells MW-6 and MW-7. The laboratory results are summarized on the attached table. The laboratory reports are also attached.

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. 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,

Sean Cranley, P.G.
Principal Hydrogeologist

Cc: Jose Ochoa
3301 – 60th Street
Kenosha, WI 53144

Mr. Sameer Ali
Westown, LLC
3203 – 60th St.
Kenosha, WI 53144



FIGURE 1
MONITORING
WELL LOCATION



■ = MONITORING WELL

■ = PROPOSED MONITORING WELL



1 inch = 40 feet

DISCLAIMER This map is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, data and information located in various state, county and municipal offices and other sources affecting the area shown and is to be used for reference purposes only. Kenosha County is not responsible for any inaccuracies herein contained. If discrepancies are found, please contact Kenosha County.

Date Printed: 7/3/2018

Table 1 (Page 1 of 1)
Groundwater Sample Analytical Results Summary
Suggar Property
Kenosha, WI
Midwest Environmental Consulting
December 2016 & January 2017

Parameters	Sample Information / Results								Groundwater Quality Standards	
Sample ID	MW-1	MW-2	MW-3	MW-4	MW-5	MW-6	MW-7	MW-8	PAL	ES
Sample Date	6/6/18	6/6/18	6/6/18	6/6/18	6/6/18	12/20/18	12/20/18	6/6/18		
PVOCs (ug/l)									ug/l	ug/l
Benzene	<u>3.9</u>	<0.31	<0.31	<0.31	<0.31	<u>5.2</u>	<u>79.2</u>	<u>2.4</u>	0.5	5
Ethylbenzene	<u>2800</u>	<0.33	<u>1250</u>	<0.33	<0.33	<u>552</u>	<u>2690</u>	<u>455</u>	140	700
Methyl-tert-butyl-ether	9.6	<0.32	5.7	<0.32	<0.32	<u>20.7</u>	<u>51.2</u>	6.6	12	60
Naphthalene	<u>17.9</u>	<0.51	7.9	<0.51	<0.51	<u>80.5</u>	<u>277</u>	3.1	10	100
Toluene	14.6	<0.49	5.1	<0.49	<0.49	12.7	<u>648</u>	2.7	160	800
1,2,4-Trimethylbenzene	<u>231</u>	<0.34	<u>1080</u>	<0.34	<0.34	10.9	<u>1250</u>	<u>99.9</u>	96 (1)	480 (1)
1,3,5-Trimethylbenzene	<u>5.4</u>	<0.33	<u>76.2</u>	<0.33	<0.33	45.0	<u>304</u>	<0.66	96 (1)	480 (1)
Xylenes	<u>988.7</u>	<0.98	<u>936.9</u>	<0.98	<0.98	34.8	<u>2565</u>	47.4	400	2000

Notes:

Table includes detected analytes only, which are right justified in the columns.

Italic type indicates concentration exceeds PAL.

Bold type indicates concentration exceeds ES.

PVOCs - Petroleum Volatile Organic Compounds

PAL - NR 140 Preventive Action Limit

ES - NR 140 Enforcement Standard

NA - Not analyzed or not applicable

(1) - The groundwater quality stanadards are applied to the combined concentrations of 1,2,4-Trimethylbenzene and 1,3,5-Trimethylbenzene.

December 28, 2018

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

RE: Project: SUGGAR PROPERTY
Pace Project No.: 40181397

Dear Sean Cranley:

Enclosed are the analytical results for sample(s) received by the laboratory on December 21, 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,



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

Enclosures



REPORT OF LABORATORY ANALYSIS

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CERTIFICATIONS

Project: SUGGAR PROPERTY

Pace Project No.: 40181397

Green Bay Certification IDs

1241 Bellevue Street, Green Bay, WI 54302

Florida/NELAP Certification #: E87948

Illinois Certification #: 200050

Kentucky UST Certification #: 82

Louisiana Certification #: 04168

Minnesota Certification #: 055-999-334

New York Certification #: 12064

North Dakota Certification #: R-150

Virginia VELAP ID: 460263

South Carolina Certification #: 83006001

Texas Certification #: T104704529-14-1

Wisconsin Certification #: 405132750

Wisconsin DATCP Certification #: 105-444

USDA Soil Permit #: P330-16-00157

Federal Fish & Wildlife Permit #: LE51774A-0

REPORT OF LABORATORY ANALYSIS

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SAMPLE SUMMARY

Project: SUGGAR PROPERTY

Pace Project No.: 40181397

Lab ID	Sample ID	Matrix	Date Collected	Date Received
40181397001	MW-6	Water	12/20/18 11:50	12/21/18 14:05
40181397002	MW-7	Water	12/20/18 11:30	12/21/18 14:05

REPORT OF LABORATORY ANALYSIS

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SAMPLE ANALYTE COUNT

Project: SUGGAR PROPERTY
Pace Project No.: 40181397

Lab ID	Sample ID	Method	Analysts	Analytes Reported	Laboratory
40181397001	MW-6	WI MOD GRO	ALD	10	PASI-G
40181397002	MW-7	WI MOD GRO	ALD	10	PASI-G

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SUMMARY OF DETECTION

Project: SUGGAR PROPERTY

Pace Project No.: 40181397

Lab Sample ID Method	Client Sample ID Parameters	Result	Units	Report Limit	Analyzed	Qualifiers
40181397001	MW-6					
WI MOD GRO	Benzene	5.2	ug/L	5.1	12/28/18 09:00	
WI MOD GRO	Ethylbenzene	552	ug/L	5.5	12/28/18 09:00	
WI MOD GRO	Methyl-tert-butyl ether	20.7	ug/L	5.4	12/28/18 09:00	
WI MOD GRO	Naphthalene	80.5	ug/L	8.4	12/28/18 09:00	
WI MOD GRO	Toluene	12.7	ug/L	8.2	12/28/18 09:00	
WI MOD GRO	1,2,4-Trimethylbenzene	10.9	ug/L	5.7	12/28/18 09:00	
WI MOD GRO	1,3,5-Trimethylbenzene	45.0	ug/L	5.4	12/28/18 09:00	
WI MOD GRO	m&p-Xylene	28.9	ug/L	10.9	12/28/18 09:00	
WI MOD GRO	o-Xylene	5.9	ug/L	5.2	12/28/18 09:00	
40181397002	MW-7					
WI MOD GRO	Benzene	79.2	ug/L	25.5	12/27/18 19:04	
WI MOD GRO	Ethylbenzene	2690	ug/L	27.5	12/27/18 19:04	
WI MOD GRO	Methyl-tert-butyl ether	51.2	ug/L	26.8	12/27/18 19:04	
WI MOD GRO	Naphthalene	277	ug/L	42.0	12/27/18 19:04	
WI MOD GRO	Toluene	648	ug/L	40.8	12/27/18 19:04	
WI MOD GRO	1,2,4-Trimethylbenzene	1250	ug/L	28.5	12/27/18 19:04	
WI MOD GRO	1,3,5-Trimethylbenzene	304	ug/L	27.2	12/27/18 19:04	
WI MOD GRO	m&p-Xylene	2170	ug/L	54.5	12/27/18 19:04	
WI MOD GRO	o-Xylene	395	ug/L	26.2	12/27/18 19:04	

REPORT OF LABORATORY ANALYSIS

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ANALYTICAL RESULTS

Project: SUGGAR PROPERTY

Pace Project No.: 40181397

Sample: MW-6 **Lab ID: 40181397001** Collected: 12/20/18 11:50 Received: 12/21/18 14:05 Matrix: Water

Parameters	Results	Units	LOQ	LOD	DF	Prepared	Analyzed	CAS No.	Qual
WIGRO GCV									
Analytical Method: WI MOD GRO									
Benzene	5.2	ug/L	5.1	1.5	5		12/28/18 09:00	71-43-2	
Ethylbenzene	552	ug/L	5.5	1.6	5		12/28/18 09:00	100-41-4	
Methyl-tert-butyl ether	20.7	ug/L	5.4	1.6	5		12/28/18 09:00	1634-04-4	
Naphthalene	80.5	ug/L	8.4	2.5	5		12/28/18 09:00	91-20-3	
Toluene	12.7	ug/L	8.2	2.4	5		12/28/18 09:00	108-88-3	
1,2,4-Trimethylbenzene	10.9	ug/L	5.7	1.7	5		12/28/18 09:00	95-63-6	
1,3,5-Trimethylbenzene	45.0	ug/L	5.4	1.6	5		12/28/18 09:00	108-67-8	
m&p-Xylene	28.9	ug/L	10.9	3.3	5		12/28/18 09:00	179601-23-1	
o-Xylene	5.9	ug/L	5.2	1.6	5		12/28/18 09:00	95-47-6	
Surrogates									
a,a,a-Trifluorotoluene (S)	100	%	80-120		5		12/28/18 09:00	98-08-8	

REPORT OF LABORATORY ANALYSIS

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ANALYTICAL RESULTS

Project: SUGGAR PROPERTY

Pace Project No.: 40181397

Sample: MW-7 **Lab ID: 40181397002** Collected: 12/20/18 11:30 Received: 12/21/18 14:05 Matrix: Water

Parameters	Results	Units	LOQ	LOD	DF	Prepared	Analyzed	CAS No.	Qual
WIGRO GCV									
Analytical Method: WI MOD GRO									
Benzene	79.2	ug/L	25.5	7.6	25		12/27/18 19:04	71-43-2	
Ethylbenzene	2690	ug/L	27.5	8.2	25		12/27/18 19:04	100-41-4	
Methyl-tert-butyl ether	51.2	ug/L	26.8	8.0	25		12/27/18 19:04	1634-04-4	
Naphthalene	277	ug/L	42.0	12.6	25		12/27/18 19:04	91-20-3	
Toluene	648	ug/L	40.8	12.2	25		12/27/18 19:04	108-88-3	
1,2,4-Trimethylbenzene	1250	ug/L	28.5	8.6	25		12/27/18 19:04	95-63-6	
1,3,5-Trimethylbenzene	304	ug/L	27.2	8.2	25		12/27/18 19:04	108-67-8	
m&p-Xylene	2170	ug/L	54.5	16.4	25		12/27/18 19:04	179601-23-1	
o-Xylene	395	ug/L	26.2	7.9	25		12/27/18 19:04	95-47-6	
Surrogates									
a,a,a-Trifluorotoluene (S)	102	%	80-120		25		12/27/18 19:04	98-08-8	

REPORT OF LABORATORY ANALYSIS

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QUALITY CONTROL DATA

Project: SUGGAR PROPERTY

Pace Project No.: 40181397

QC Batch: 310176 Analysis Method: WI MOD GRO
QC Batch Method: WI MOD GRO Analysis Description: WIGRO GCV Water
Associated Lab Samples: 40181397001, 40181397002

METHOD BLANK: 1811276 Matrix: Water

Associated Lab Samples: 40181397001, 40181397002

Parameter	Units	Blank Result	Reporting Limit	Analyzed	Qualifiers
1,2,4-Trimethylbenzene	ug/L	<0.34	1.1	12/27/18 13:07	
1,3,5-Trimethylbenzene	ug/L	<0.33	1.1	12/27/18 13:07	
Benzene	ug/L	<0.31	1.0	12/27/18 13:07	
Ethylbenzene	ug/L	<0.33	1.1	12/27/18 13:07	
m&p-Xylene	ug/L	<0.66	2.2	12/27/18 13:07	
Methyl-tert-butyl ether	ug/L	<0.32	1.1	12/27/18 13:07	
Naphthalene	ug/L	<0.51	1.7	12/27/18 13:07	
o-Xylene	ug/L	<0.32	1.0	12/27/18 13:07	
Toluene	ug/L	<0.49	1.6	12/27/18 13:07	
a,a,a-Trifluorotoluene (S)	%	97	80-120	12/27/18 13:07	

LABORATORY CONTROL SAMPLE & LCSD: 1811277 1811278

Parameter	Units	Spike Conc.	LCS Result	LCSD Result	LCS % Rec	LCSD % Rec	% Rec Limits	RPD	Max RPD	Qualifiers
1,2,4-Trimethylbenzene	ug/L	20	20.3	20.5	101	102	80-120	1	20	
1,3,5-Trimethylbenzene	ug/L	20	19.8	19.9	99	100	80-120	1	20	
Benzene	ug/L	20	19.8	19.8	99	99	80-120	0	20	
Ethylbenzene	ug/L	20	20.3	20.2	101	101	80-120	0	20	
m&p-Xylene	ug/L	40	39.7	39.9	99	100	80-120	1	20	
Methyl-tert-butyl ether	ug/L	20	20.4	20.3	102	101	80-120	1	20	
Naphthalene	ug/L	20	20.7	21.1	103	106	80-120	2	20	
o-Xylene	ug/L	20	19.8	19.9	99	100	80-120	0	20	
Toluene	ug/L	20	19.9	19.8	99	99	80-120	0	20	
a,a,a-Trifluorotoluene (S)	%				98	98	80-120			

MATRIX SPIKE & MATRIX SPIKE DUPLICATE: 1811721 1811722

Parameter	Units	40181285001 Result	MS Spike Conc.	MSD Spike Conc.	MS Result	MSD Result	MS % Rec	MSD % Rec	% Rec Limits	RPD	Max RPD	Qual
1,2,4-Trimethylbenzene	ug/L	2.0	20	20	22.9	22.2	105	101	51-160	3	20	
1,3,5-Trimethylbenzene	ug/L	0.48J	20	20	21.1	20.1	103	98	56-146	5	20	
Benzene	ug/L	13.7	20	20	32.9	34.5	96	104	71-137	5	20	
Ethylbenzene	ug/L	18.2	20	20	38.8	40.8	103	113	71-141	5	20	
m&p-Xylene	ug/L	2.5	40	40	43.9	43.3	103	102	66-141	1	20	
Methyl-tert-butyl ether	ug/L	<0.32	20	20	20.4	20.5	102	103	80-120	0	20	
Naphthalene	ug/L	67.1	20	20	88.1	91.8	105	123	67-138	4	20	
o-Xylene	ug/L	6.3	20	20	26.7	26.8	102	103	75-133	0	20	
Toluene	ug/L	0.85J	20	20	21.5	21.4	103	103	76-134	0	20	

Results presented on this page are in the units indicated by the "Units" column except where an alternate unit is presented to the right of the result.

REPORT OF LABORATORY ANALYSIS

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QUALITY CONTROL DATA

Project: SUGGAR PROPERTY

Pace Project No.: 40181397

MATRIX SPIKE & MATRIX SPIKE DUPLICATE: 1811721 1811722													
Parameter	Units	40181285001 Result	MS	MSD	MS	MSD	MS	MSD	% Rec	% Rec	Limits	Max RPD	Qual
			Spike Conc.	Spike Conc.		Result		Result					
a,a,a-Trifluorotoluene (S)	%							97	97	80-120			

Results presented on this page are in the units indicated by the "Units" column except where an alternate unit is presented to the right of the result.

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QUALIFIERS

Project: SUGGAR PROPERTY

Pace Project No.: 40181397

DEFINITIONS

DF - Dilution Factor, if reported, represents the factor applied to the reported data due to dilution of the sample aliquot.

ND - Not Detected at or above LOD.

J - Estimated concentration at or above the LOD and below the LOQ.

LOD - Limit of Detection adjusted for dilution factor, percent moisture, initial weight and final volume.

LOQ - Limit of Quantitation adjusted for dilution factor, percent moisture, initial weight and final volume.

S - Surrogate

1,2-Diphenylhydrazine decomposes to and cannot be separated from Azobenzene using Method 8270. The result for each analyte is a combined concentration.

Consistent with EPA guidelines, unrounded data are displayed and have been used to calculate % recovery and RPD values.

LCS(D) - Laboratory Control Sample (Duplicate)

MS(D) - Matrix Spike (Duplicate)

DUP - Sample Duplicate

RPD - Relative Percent Difference

NC - Not Calculable.

SG - Silica Gel - Clean-Up

U - Indicates the compound was analyzed for, but not detected at or above the adjusted LOD.

N-Nitrosodiphenylamine decomposes and cannot be separated from Diphenylamine using Method 8270. The result reported for each analyte is a combined concentration.

Pace Analytical is TNI accredited. Contact your Pace PM for the current list of accredited analytes.

TNI - The NELAC Institute.

LABORATORIES

PASI-G Pace Analytical Services - Green Bay

REPORT OF LABORATORY ANALYSIS

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QUALITY CONTROL DATA CROSS REFERENCE TABLE

Project: SUGGAR PROPERTY

Pace Project No.: 40181397

Lab ID	Sample ID	QC Batch Method	QC Batch	Analytical Method	Analytical Batch
40181397001	MW-6	WI MOD GRO	310176		
40181397002	MW-7	WI MOD GRO	310176		

REPORT OF LABORATORY ANALYSIS

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(Please Print Clearly)

Company Name: Midwest Env. Consulting
Branch/Location: Burlington, WI
Project Contact: Sean Cranley
Phone: 262-237-4351
Project Number:
Project Name: Sugar Property
Project State: WI
Sampled By (Print): Sean Cranley
Sampled By (Sign): Sean Cranley
PO #: Regulatory Program:

UPPER MIDWEST REGION

MN: 612-607-1700 WI: 920-469-2436



CHAIN OF CUSTODY

Preservation Codes
A=None B=HCL C=H2SO4 D=HNO3 E=DI Water F=Methanol G=NaOH
H=Sodium Bisulfate Solution I=Sodium Thiosulfate J=Other

FILTERED?
(YES/NO)
PRESERVATION
(CODE)

PAGE LAB #	CLIENT FIELD ID	COLLECTION		MATRIX	ANALYSIS REQUIRED
		DATE	TIME		
001	MW-6	12/21/18	1150	GW	X
002	MW-7	↓	1130	↓	X

40181397
PECFA U&E

Quote #:
 Mail To Contact:
 Mail To Company:
 Mail To Address:
 Invoice To Contact:
 Invoice To Company:
 Invoice To Address:
 Invoice To Phone:
 CLIENT COMMENTS
 LAB COMMENTS (Lab Use Only)
 Profile #

Data Package Options (billable)
 EPA Level III
 EPA Level IV
 MS/MSD
 On your sample (billable)
 NOT needed on your sample
 Matrix Codes
 A = Air W = Water
 B = Biota DW = Drinking Water
 C = Charcoal GW = Ground Water
 O = Oil SW = Surface Water
 S = Soil WW = Waste Water
 SI = Sludge WP = Wipe

Rush Turnaround Time Requested - Prelims
 (Rush TAT subject to approval/surcharge)
 Date Needed:
 Transmit Prelim Rush Results by (complete what you want):
 Email #1: MWENI@cedn@gmail.com
 Email #2:
 Telephone:
 Fax:
 Samples on HOLD are subject to special pricing and release of liability

Relinquished By: Sean Cranley	Date/Time: 12/21/18 9:15	Received By: [Signature]	Date/Time: 12/21/18 11:18
Relinquished By: [Signature]	Date/Time: 12/21/18 11:18	Received By: [Signature]	Date/Time: 12/21/18 11:18
Relinquished By: [Signature]	Date/Time: 12/21/18 14:05	Received By: [Signature]	Date/Time: 12/21/18 14:05
Relinquished By:	Date/Time:	Received By:	Date/Time:

PACE Project No. 40181397
 Receipt Temp = 20 °C
 Sample Receipt pH OK / Adjusted
 Cooler Custody Seal Present / Not Present Intact / Not Intact