

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 May 14, 2018 a soil sample, SB-1 (9.5'-11'), was collected from the 33rd Avenue right-of-way adjacent to the above-referenced site. On June 6, 2018 groundwater samples were collected from monitoring wells MW-1 and MW-8, both located within the 33rd Avenue right-of-way. The sampling was conducted to determine the degree and extent of petroleum soil and groundwater contamination exceeding applicable standards that is associated with leaking underground storage tanks at the site. The sampling location is depicted on the attached figure.

The soil sample laboratory results did not exhibit any petroleum contaminant concentrations exceeding the residual contaminant levels (RCLs), however low-level petroleum soil contamination was present within the sample. The groundwater sample laboratory results revealed contaminant concentrations exceeding groundwater quality standards at both monitoring wells MW-1 and MW-8. The laboratory results are summarized on the attached tables. The laboratory reports are also attached.

Contaminated soil and groundwater present will require proper handling and disposal if removed from the subsurface during work within the 33rd Avenue right-of-way. Workers should be advised of the presence of such contamination and to avoid undue exposure. It should be noted that the petroleum contamination likely intersects with utility trenches within the right-of-way and in particular the sanitary sewer trench which appears to extend below the water table.



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.

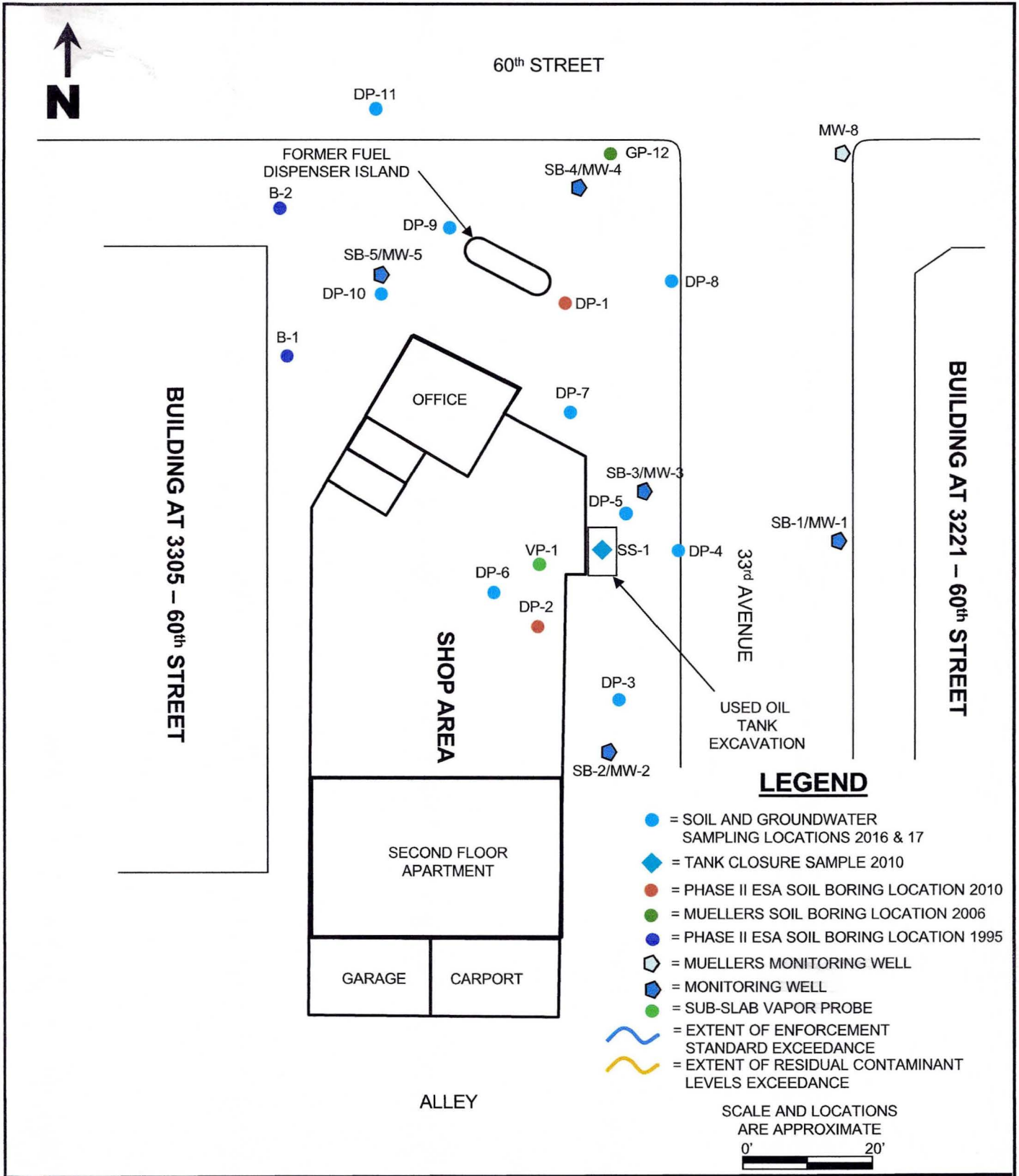
Sincerely,

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

Ms. Deb Salas
City of Kenosha
625 – 52nd St.
Kenosha, WI 53140-3480



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
Soil Analytical Summary
Suggar Property
3100 60th Street
Kenosha, WI**

Parameters	Sample Information / Results	Residual Contaminant Levels		
Sample ID	SB-1			
Sample Depth (ft/bls)	9.5-11	Groundwater	Not to Exceed	Not to Exceed
Saturation Depth (ft/bls)	11	Protection	Non-Industrial	Industrial
Saturated / Unsaturated	Unsaturated		Direct Contact	Direct Contact
Sample Date	05/14/18			Protection
PVOCs (ug/kg)		ug/kg	ug/kg	ug/kg
1,2,4-Trimethylbenzene	29	1,378.7*	219,000	219,000
1,3,5-Trimethylbenzene	<25.0	1,378.7*	182,000	182,000
Ethylbenzene	<25.0	1,570	8,020	35,400
Naphthalene	<25.0	658.2	5,520	24,100
Toluene	<25.0	1,107.2	818,000	818,000
Xylenes	<75.0	3,960	260,000	260,000

Notes:

Bold type indicates concentration within the upper 4 feet of the subsurface exceeds the non-industrial direct contact RCL and, if applicable, the background level, thus constituting a soil standard exceedance.

Italic type indicates a concentration exceeds the groundwater protection RCL and, if applicable the background level, thus constituting a soil standard exceedance.

RCL - Residual Contaminant Level

PVOCs - Petroleum Volatile Organic Compounds

(1) The groundwater protection RCL applies to combined trimethylbenzenes.

Table 2
Groundwater Sample Analytical Results Summary
Suggar Property
Kenosha, WI
Midwest Environmental Consulting

Parameters	Sample Information / Results		Groundwater Quality Standards	
Sample ID	MW-1	MW-8	PAL	ES
Sample Date	6/6/18	6/6/18		
PVOCs (ug/l)			ug/l	ug/l
Benzene	<i>3.9</i>	<i>2.4</i>	0.5	5
Ethylbenzene	2800	455	140	700
Methyl-tert-butyl-ether	9.6	6.6	12	60
Naphthalene	<i>17.9</i>	3.1	10	100
Toluene	14.6	2.7	160	800
1,2,4-Trimethylbenzene	<i>231</i>	<i>99.9</i>	96 (1)	480 (1)
1,3,5-Trimethylbenzene	<i>5.4</i>	<0.66	96 (1)	480 (1)
Xylenes	<i>988.7</i>	47.4	400	2000

Notes:

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

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

May 22, 2018

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

RE: Project: SUGGAR PROPERTY
Pace Project No.: 40169195

Dear Sean Cranley:

Enclosed are the analytical results for sample(s) received by the laboratory on May 16, 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.: 40169195

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

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SAMPLE SUMMARY

Project: SUGGAR PROPERTY
Pace Project No.: 40169195

Lab ID	Sample ID	Matrix	Date Collected	Date Received
40169195001	SB-1 (9.5'-11')	Solid	05/14/18 09:45	05/16/18 10:05

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SAMPLE ANALYTE COUNT

Project: SUGGAR PROPERTY
Pace Project No.: 40169195

Lab ID	Sample ID	Method	Analysts	Analytes Reported	Laboratory
40169195001	SB-1 (9.5'-11')	WI MOD GRO	ALD	10	PASI-G
		ASTM D2974-87	TEL	1	PASI-G

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SUMMARY OF DETECTION

Project: SUGGAR PROPERTY
Pace Project No.: 40169195

Lab Sample ID Method	Client Sample ID Parameters	Result	Units	Report Limit	Analyzed	Qualifiers
40169195001	SB-1 (9.5'-11')					
WI MOD GRO	1,2,4-Trimethylbenzene	0.029J	mg/kg	0.067	05/21/18 11:46	
ASTM D2974-87	Percent Moisture	10.2	%	0.10	05/21/18 11:04	

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ANALYTICAL RESULTS

Project: SUGGAR PROPERTY

Pace Project No.: 40169195

Sample: SB-1 (9.5'-11') Lab ID: 40169195001 Collected: 05/14/18 09:45 Received: 05/16/18 10:05 Matrix: Solid

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

Parameters	Results	Units	LOQ	LOD	DF	Prepared	Analyzed	CAS No.	Qual
WIGRO GCV Analytical Method: WI MOD GRO Preparation Method: TPH GRO/PVOC WI ext.									
Benzene	<0.025	mg/kg	0.060	0.025	1	05/21/18 08:30	05/21/18 11:46	71-43-2	W
Ethylbenzene	<0.025	mg/kg	0.060	0.025	1	05/21/18 08:30	05/21/18 11:46	100-41-4	W
Methyl-tert-butyl ether	<0.025	mg/kg	0.060	0.025	1	05/21/18 08:30	05/21/18 11:46	1634-04-4	W
Naphthalene	<0.025	mg/kg	0.060	0.025	1	05/21/18 08:30	05/21/18 11:46	91-20-3	W
Toluene	<0.025	mg/kg	0.060	0.025	1	05/21/18 08:30	05/21/18 11:46	108-88-3	W
1,2,4-Trimethylbenzene	0.029J	mg/kg	0.067	0.028	1	05/21/18 08:30	05/21/18 11:46	95-63-6	
1,3,5-Trimethylbenzene	<0.025	mg/kg	0.060	0.025	1	05/21/18 08:30	05/21/18 11:46	108-67-8	W
m&p-Xylene	<0.050	mg/kg	0.12	0.050	1	05/21/18 08:30	05/21/18 11:46	179601-23-1	W
o-Xylene	<0.025	mg/kg	0.060	0.025	1	05/21/18 08:30	05/21/18 11:46	95-47-6	W
<i>Surrogates</i>									
a,a,a-Trifluorotoluene (S)	109	%	80-120		1	05/21/18 08:30	05/21/18 11:46	98-08-8	
Percent Moisture Analytical Method: ASTM D2974-87									
Percent Moisture	10.2	%	0.10	0.10	1		05/21/18 11:04		

REPORT OF LABORATORY ANALYSIS

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(Please Print Clearly)

UPPER MIDWEST REGION

Page 1 of 1

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

Company Name: Midwest Env. Consulting
 Branch/Location: Burlington, WI
 Project Contact: Sean Cranley
 Phone: (762) 277-4351
 Project Number:
 Project Name: Sugar Property
 Project State: WI
 Sampled By (Print): Sean Cranley
 Sampled By (Sign): [Signature]
 PO #:
 Regulatory Program:



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

Quote #: 40169195
PECEFA U&C
 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

PACE LAB #	CLIENT FIELD ID	COLLECTION		MATRIX	Y/N	Pick Letter	Analyses Requested
		DATE	TIME				
<u>001</u>	<u>SB-1 (9.5'-11')</u>	<u>5/14/18</u>	<u>0945</u>	<u>S</u>			<u>XPVOCs, Naph</u> <u>PAHs</u>

Rush Turnaround Time Requested - Prelims (Rush TAT subject to approval/surcharge) Date Needed:	Relinquished By: <u>Sean Cranley</u> Date/Time: <u>5/15/18 11:10</u>	Received By: <u>Mary Finnin</u> Date/Time: <u>5/15/18 11:10</u>	PACE Project No. <u>40169195</u>
Transmit Prelim Rush Results by (complete what you want):	Relinquished By: <u>Mary Finnin</u> Date/Time: <u>5/15/18 1445</u>	Received By: <u>[Signature]</u> Date/Time: <u> </u>	Receipt Temp = <u>Rel</u> °C
Email #1: <u>MMWENVCONSULTING@gmail.com</u>	Relinquished By: <u>PC Logistics</u> Date/Time: <u>5/16/18 1005</u>	Received By: <u>VBONG pube</u> Date/Time: <u>5/16/18 1005</u>	Sample Receipt pH OK / Adjusted
Telephone:	Relinquished By:	Received By:	Cooper Custody Seal Present / Not Present
Fax:	Relinquished By:	Received By:	Intact / Not Intact
Samples on HOLD are subject to special pricing and release of liability	Relinquished By:	Received By:	

June 12, 2018

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

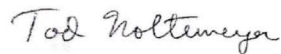
RE: Project: SUGGAR PROPERTY
Pace Project No.: 40170549

Dear Sean Cranley:

Enclosed are the analytical results for sample(s) received by the laboratory on June 09, 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,



Tod Noltemeyer for
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.: 40170549

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.: 40170549

Lab ID	Sample ID	Matrix	Date Collected	Date Received
40170549001	MW-1	Water	06/06/18 11:50	06/09/18 08:20
40170549002	MW-2	Water	06/06/18 12:40	06/09/18 08:20
40170549003	MW-3	Water	06/06/18 13:30	06/09/18 08:20
40170549004	MW-4	Water	06/06/18 14:00	06/09/18 08:20
40170549005	MW-5	Water	06/06/18 15:25	06/09/18 08:20
40170549006	MW-8	Water	06/06/18 14:45	06/09/18 08:20

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SAMPLE ANALYTE COUNT

Project: SUGGAR PROPERTY
Pace Project No.: 40170549

Lab ID	Sample ID	Method	Analysts	Analytes Reported	Laboratory
40170549001	MW-1	WI MOD GRO	ALD	10	PASI-G
40170549002	MW-2	WI MOD GRO	ALD	10	PASI-G
40170549003	MW-3	WI MOD GRO	ALD	10	PASI-G
40170549004	MW-4	WI MOD GRO	ALD	10	PASI-G
40170549005	MW-5	WI MOD GRO	ALD	10	PASI-G
40170549006	MW-8	WI MOD GRO	ALD	10	PASI-G

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SUMMARY OF DETECTION

Project: SUGGAR PROPERTY
Pace Project No.: 40170549

Lab Sample ID	Client Sample ID					
Method	Parameters	Result	Units	Report Limit	Analyzed	Qualifiers
40170549001	MW-1					
WI MOD GRO	Benzene	3.9J	ug/L	10.2	06/11/18 16:13	
WI MOD GRO	Ethylbenzene	2800	ug/L	11.0	06/11/18 16:13	M1
WI MOD GRO	Methyl-tert-butyl ether	9.6J	ug/L	10.7	06/11/18 16:13	
WI MOD GRO	Naphthalene	17.9	ug/L	16.8	06/11/18 16:13	
WI MOD GRO	Toluene	14.6J	ug/L	16.3	06/11/18 16:13	
WI MOD GRO	1,2,4-Trimethylbenzene	231	ug/L	11.4	06/11/18 16:13	
WI MOD GRO	1,3,5-Trimethylbenzene	5.4J	ug/L	10.9	06/11/18 16:13	
WI MOD GRO	m&p-Xylene	940	ug/L	21.8	06/11/18 16:13	
WI MOD GRO	o-Xylene	68.7	ug/L	10.5	06/11/18 16:13	
40170549003	MW-3					
WI MOD GRO	Ethylbenzene	1250	ug/L	11.0	06/11/18 15:48	
WI MOD GRO	Methyl-tert-butyl ether	5.7J	ug/L	10.7	06/11/18 15:48	
WI MOD GRO	Naphthalene	7.9J	ug/L	16.8	06/11/18 15:48	
WI MOD GRO	Toluene	5.1J	ug/L	16.3	06/11/18 15:48	
WI MOD GRO	1,2,4-Trimethylbenzene	1080	ug/L	11.4	06/11/18 15:48	
WI MOD GRO	1,3,5-Trimethylbenzene	76.2	ug/L	10.9	06/11/18 15:48	
WI MOD GRO	m&p-Xylene	920	ug/L	21.8	06/11/18 15:48	
WI MOD GRO	o-Xylene	16.9	ug/L	10.5	06/11/18 15:48	
40170549006	MW-8					
WI MOD GRO	Benzene	2.4	ug/L	2.0	06/11/18 16:39	
WI MOD GRO	Ethylbenzene	455	ug/L	2.2	06/11/18 16:39	
WI MOD GRO	Methyl-tert-butyl ether	6.6	ug/L	2.1	06/11/18 16:39	
WI MOD GRO	Naphthalene	3.1J	ug/L	3.4	06/11/18 16:39	
WI MOD GRO	Toluene	2.7J	ug/L	3.3	06/11/18 16:39	
WI MOD GRO	1,2,4-Trimethylbenzene	99.9	ug/L	2.3	06/11/18 16:39	
WI MOD GRO	m&p-Xylene	32.2	ug/L	4.4	06/11/18 16:39	
WI MOD GRO	o-Xylene	15.2	ug/L	2.1	06/11/18 16:39	

REPORT OF LABORATORY ANALYSIS

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ANALYTICAL RESULTS

Project: SUGGAR PROPERTY
Pace Project No.: 40170549

Sample: MW-1 Lab ID: 40170549001 Collected: 06/06/18 11:50 Received: 06/09/18 08:20 Matrix: Water

Parameters	Results	Units	LOQ	LOD	DF	Prepared	Analyzed	CAS No.	Qual
WIGRO GCV		Analytical Method: WI MOD GRO							
Benzene	3.9J	ug/L	10.2	3.1	10		06/11/18 16:13	71-43-2	
Ethylbenzene	2800	ug/L	11.0	3.3	10		06/11/18 16:13	100-41-4	M1
Methyl-tert-butyl ether	9.6J	ug/L	10.7	3.2	10		06/11/18 16:13	1634-04-4	
Naphthalene	17.9	ug/L	16.8	5.1	10		06/11/18 16:13	91-20-3	
Toluene	14.6J	ug/L	16.3	4.9	10		06/11/18 16:13	108-88-3	
1,2,4-Trimethylbenzene	231	ug/L	11.4	3.4	10		06/11/18 16:13	95-63-6	
1,3,5-Trimethylbenzene	5.4J	ug/L	10.9	3.3	10		06/11/18 16:13	108-67-8	
m&p-Xylene	940	ug/L	21.8	6.6	10		06/11/18 16:13	179601-23-1	
o-Xylene	68.7	ug/L	10.5	3.2	10		06/11/18 16:13	95-47-6	
<i>Surrogates</i>									
a,a,a-Trifluorotoluene (S)	102	%	80-120		10		06/11/18 16:13	98-08-8	

REPORT OF LABORATORY ANALYSIS

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ANALYTICAL RESULTS

Project: SUGGAR PROPERTY
Pace Project No.: 40170549

Sample: MW-2 Lab ID: 40170549002 Collected: 06/06/18 12:40 Received: 06/09/18 08:20 Matrix: Water

Parameters	Results	Units	LOQ	LOD	DF	Prepared	Analyzed	CAS No.	Qual
WIGRO GCV		Analytical Method: WI MOD GRO							
Benzene	<0.31	ug/L	1.0	0.31	1		06/11/18 14:31	71-43-2	
Ethylbenzene	<0.33	ug/L	1.1	0.33	1		06/11/18 14:31	100-41-4	
Methyl-tert-butyl ether	<0.32	ug/L	1.1	0.32	1		06/11/18 14:31	1634-04-4	
Naphthalene	<0.51	ug/L	1.7	0.51	1		06/11/18 14:31	91-20-3	
Toluene	<0.49	ug/L	1.6	0.49	1		06/11/18 14:31	108-88-3	
1,2,4-Trimethylbenzene	<0.34	ug/L	1.1	0.34	1		06/11/18 14:31	95-63-6	
1,3,5-Trimethylbenzene	<0.33	ug/L	1.1	0.33	1		06/11/18 14:31	108-67-8	
m&p-Xylene	<0.66	ug/L	2.2	0.66	1		06/11/18 14:31	179601-23-1	
o-Xylene	<0.32	ug/L	1.0	0.32	1		06/11/18 14:31	95-47-6	
<i>Surrogates</i>									
a,a,a-Trifluorotoluene (S)	101	%	80-120		1		06/11/18 14:31	98-08-8	

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ANALYTICAL RESULTS

Project: SUGGAR PROPERTY
Pace Project No.: 40170549

Sample: MW-8 Lab ID: 40170549006 Collected: 06/06/18 14:45 Received: 06/09/18 08:20 Matrix: Water

Parameters	Results	Units	LOQ	LOD	DF	Prepared	Analyzed	CAS No.	Qual
WIGRO GCV		Analytical Method: WI MOD GRO							
Benzene	2.4	ug/L	2.0	0.61	2		06/11/18 16:39	71-43-2	
Ethylbenzene	455	ug/L	2.2	0.66	2		06/11/18 16:39	100-41-4	
Methyl-tert-butyl ether	6.6	ug/L	2.1	0.64	2		06/11/18 16:39	1634-04-4	
Naphthalene	3.1J	ug/L	3.4	1.0	2		06/11/18 16:39	91-20-3	
Toluene	2.7J	ug/L	3.3	0.98	2		06/11/18 16:39	108-88-3	
1,2,4-Trimethylbenzene	99.9	ug/L	2.3	0.68	2		06/11/18 16:39	95-63-6	
1,3,5-Trimethylbenzene	<0.66	ug/L	2.2	0.66	2		06/11/18 16:39	108-67-8	
m&p-Xylene	32.2	ug/L	4.4	1.3	2		06/11/18 16:39	179601-23-1	
o-Xylene	15.2	ug/L	2.1	0.63	2		06/11/18 16:39	95-47-6	
<i>Surrogates</i>									
a,a,a-Trifluorotoluene (S)	104	%	80-120		2		06/11/18 16:39	98-08-8	

REPORT OF LABORATORY ANALYSIS

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