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 ug/m^3. The naphthalene concentration was well below the small commercial VRSL of 120 ug/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 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

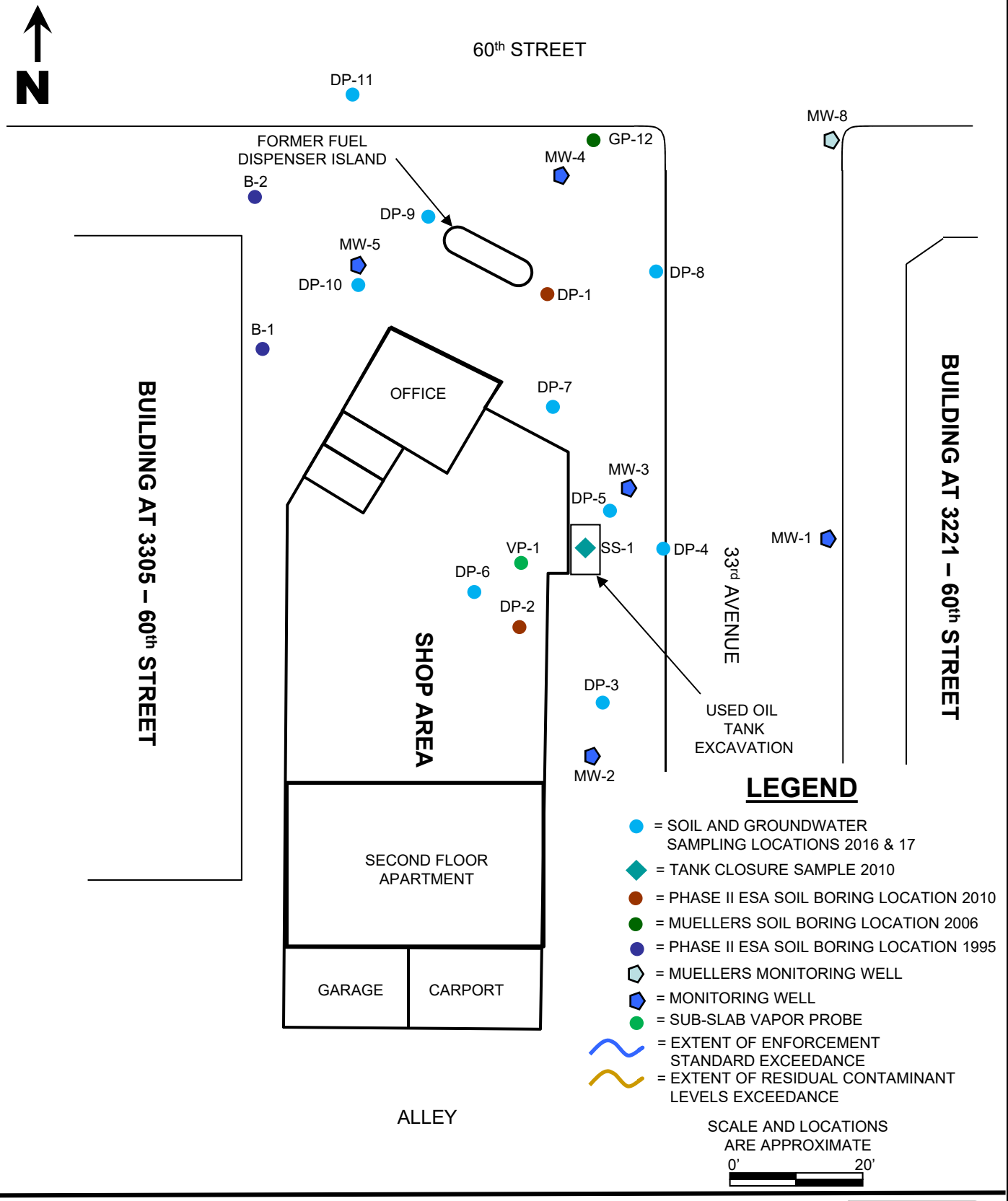
Wisconsin Department of Natural Resources
Lee Delcore
1155 Pilgrim Road
Plymouth, WI 53073
(920) 893-8524

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

Sincerely,

Sean Cranley, P.G.
Principal Hydrogeologist

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



Approved By:	Sean Cranley
Date Approved:	7/9/18
Date Drawn:	7/9/18
Drawn By:	Sean Cranley
Figure:	1
	1 of: 1

FIGURE 1

SAMPLING LOCATIONS

3301 – 60th STREET

KENOSHA, WI

Midwest Environmental Consulting, LLC

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	*28.6*	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

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

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

Enclosures

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

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

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

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

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

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

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

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

Pace Analytical Services, LLC
1700 Elm Street - Suite 200
Minneapolis, MN 55414
(612)607-1700

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

Pace Analytical
www.pacelabs.com

AIR: CHAIN-OF-CUSTODY

The Chain-of-Custody is a LEGAL DOCUMENT. All relevant

WO# : 10434400

10434400

33686

Page: 1 of 1

Section A Required Client Information:

Company: Midwest Env. Consulting
Address: N6395 E. Paradise Rd
Burlington WI 53105
Email To: mwenvironcen@gmail.com
Phone: 262-210-4351 Fax:
Requested Due Date/TAT:

Section B Required Project Information:

Report To: Sean Crowley
Copy To:
Purchase Order No.:
Project Name: Sugar Property
Project Number:

Section C Invoice Information:

Attention: Sean Crowley
Company Name: Midwest Env. Consulting
Address: Same
Pace Quote Reference:
Pace Project Manager/Sales Rep.
Pace Profile #: 29363

Program: ☑ UST ☐ Superfund ☐ Emissions ☐ Clean Air Act ☐ Voluntary Clean Up ☐ Dry Clean ☐ RCRA ☐ Other

Location of Sampling by State: WI

Reporting Units: ug/m³ mg/m³ PPBV PPMV Other

Report Level: I II III IV Other

Section D Required Client Information

AIR SAMPLE ID
Sample IDs MUST BE UNIQUE

Valid Media Codes: Tedlar Bag TB; 1 Liter Summa Can 1LC; 6 Liter Summa Can 6LC; Low Volume Pull LVP; High Volume Pull HVP; Other Pid90

ITEM #	AIR SAMPLE ID	MEDIA CODE	PID Reading (Client only)	COLLECTED Composite Start Date	Composite Start Time	Composite End Date	Composite End Time	Canister Pressure (Initial Field - In Hg)	Canister Pressure (Final Field - In Hg)	Summa Can Number	Flow Control Number	Method: PM10	3C - Fixed Gas (N)	TO-3 BTEX	TO-3B (Methane)	TO-14	TO-15 Full List VOCs	TO-15 Short List BTEX	TO-15 Short List Chlorinated	TO-15 Short List (other)	Pace Lab ID
	VP-1	6LC	6	6/6/18	1103	6/6/18	1133	29.5	0	0033	1242						X				001

Comments:

RELINQUISHED BY / AFFILIATION	DATE	TIME	ACCEPTED BY / AFFILIATION	DATE	TIME
Sean Crowley/MEC	6/6/18	1600	Pace	6-7-18	1305

SAMPLE CONDITIONS

Temp In °C	Received on Ice	Custody Sealed Cooler	Samples Intact
—	Y/N	Y/N	Y/N
	Y/N	Y/N	Y/N
	Y/N	Y/N	Y/N

SAMPLER NAME AND SIGNATURE

PRINT Name of SAMPLER: SEAN Crowley

SIGNATURE of SAMPLER: Sean Crowley

DATE Signed (MM/DD/YY): 6/6/18

ORIGINAL

PUB-RR-892
Feb 2014

Wisconsin DNR vapor intrusion quick facts

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."

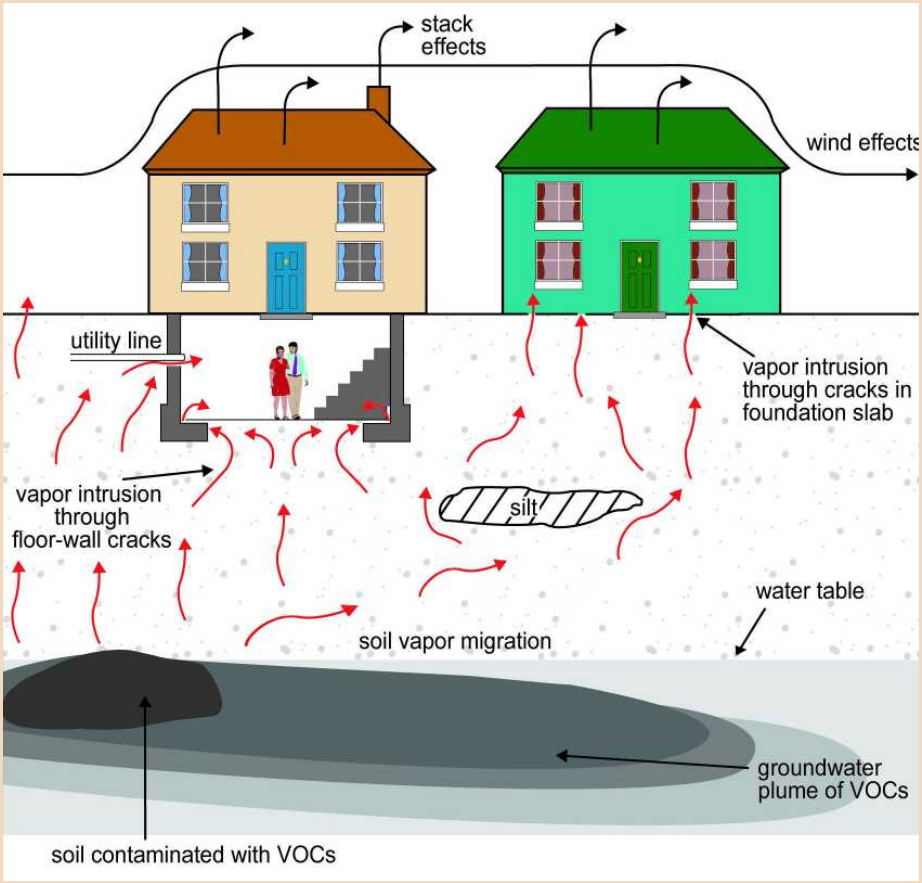
WISCONSIN DEPT. OF NATURAL RESOURCES

Wisconsin Department of Natural Resources
P.O. Box 7921, Madison, WI 53707
dnr.wi.gov, search "Brownfields"

Environment Remediation and Redevelopment Program Redevelopment Partnership Cleanup

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.