

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 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

- = PROPOSED MONITORING WELL



1 inch = 40 feet

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

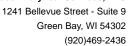
Christopher Hyska christopher.hyska@pacelabs.com (920)469-2436

Project Manager

Chuskpher Hyska

Enclosures







CERTIFICATIONS

Project: SUGGAR PROPERTY

Pace Project No.: 40181397

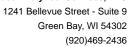
Green Bay Certification IDs

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



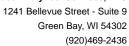


SAMPLE SUMMARY

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





SAMPLE ANALYTE COUNT

Project: SUGGAR PROPERTY

Pace Project No.: 40181397

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

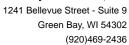


SUMMARY OF DETECTION

Project: SUGGAR PROPERTY

Pace Project No.: 40181397

Lab Sample ID	Client Sample ID					
Method	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	





ANALYTICAL RESULTS

Project: SUGGAR PROPERTY

Pace Project No.: 40181397

Date: 12/28/2018 12:03 PM

Sample: MW-6	Lab ID: 40181397001		Collected: 12/20/18 11:50			Received: 12	2/21/18 14:05 Ma	atrix: Water	
Parameters	Results	Units	LOQ	LOD	DF	Prepared	Analyzed	CAS No.	Qual
WIGRO GCV	Analytical I	Method: WI MC	DD 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 Surrogates	5.9	ug/L	5.2	1.6	5		12/28/18 09:00	95-47-6	
a,a,a-Trifluorotoluene (S)	100	%	80-120		5		12/28/18 09:00	98-08-8	





ANALYTICAL RESULTS

Project: SUGGAR PROPERTY

Pace Project No.: 40181397

Date: 12/28/2018 12:03 PM

Sample: MW-7	Lab ID: 40181397002		Collected: 12/20/18 11:30			Received: 12	2/21/18 14:05 Ma	atrix: Water	
Parameters	Results	Units	LOQ	LOD	DF	Prepared	Analyzed	CAS No.	Qual
WIGRO GCV	Analytical I	Method: WI MC	D 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 Surrogates	395	ug/L	26.2	7.9	25		12/27/18 19:04	95-47-6	
a,a,a-Trifluorotoluene (S)	102	%	80-120		25		12/27/18 19:04	98-08-8	



QUALITY CONTROL DATA

Project: SUGGAR PROPERTY

Pace Project No.: 40181397

Date: 12/28/2018 12:03 PM

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

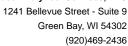
Associated Lab Samples: 40181397001, 40181397002

		Blank	Reporting		
Parameter	Units	Result	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 SAMPL	E & LCSD: 1811277	•	18	311278		•	•			
		Spike	LCS	LCSD	LCS	LCSD	% Rec		Max	
Parameter	Units	Conc.	Result	Result	% Rec	% Rec	Limits	RPD	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 SI	PIKE DUPLICA	TE: 181172	21		1811722							
			MS	MSD								
	4	0181285001	Spike	Spike	MS	MSD	MS	MSD	% Rec		Max	
Parameter	Units	Result	Conc.	Conc.	Result	Result	% Rec	% Rec	Limits	RPD	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.





QUALITY CONTROL DATA

Project: SUGGAR PROPERTY

Pace Project No.: 40181397

Date: 12/28/2018 12:03 PM

MATRIX SPIKE & MATRIX SPIKE DUPLICATE: 1811721 1811722

> MS MSD

40181285001 Spike Spike MS MSD MS MSD % Rec Max Parameter Units Conc. Conc. Result Result % Rec RPD RPD Qual Result % Rec Limits % 97 80-120 a,a,a-Trifluorotoluene (S)

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.

(920)469-2436



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

Date: 12/28/2018 12:03 PM

PASI-G Pace Analytical Services - Green Bay

(920)469-2436



QUALITY CONTROL DATA CROSS REFERENCE TABLE

Project: SUGGAR PROPERTY

Pace Project No.: 40181397

Date: 12/28/2018 12:03 PM

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		

(Please Print Clearly)			UPPER MIDWEST R		Page 1 of
MICHES KAV. CONS	Ting	Anahtical*	MN: 612-607-1700	W1: 920-469-2436	40181397 E
100 1145 10h, VO	I / Tale	Analytical *			0018131/ =
Project Contact: Sean Cranl	2 /	• •		Quote #:	PECFA ULE
Phone: 262-237-435	/ CHA	IN OF CUSTO	DY	Mail To Contact:	
Project Number:	A=None B+HC C	Preservation Codes	anol G≕NaOH	Mail To Company:	
Project Name: Sugar Proport	H=Sodkam Bisukate Solutio		3-140H	Mail To Address:	
Project Name: Sugar Propert Project State: WI	FILTERED? (YESANO)	A/			
Sampled By (Print): Sean Cran Ry		B			
Sampled By (Sign):	(CODE)*	- 21 	<u> </u>	Invoice To Contact:	
- Comment of the comm	pulatory	1 / 1/2		Invoice To Company:	
Pr	ogram:	₹		Invoice To Address:	
Data Package Options (billable) Data Package Options (billable) On your sample		187			
(billable) C = C	narcoal GW = Ground Water SW = Surfaba Water	0		Invoice To Phone:	
your sample si = s	udge WP = Wipe	>		CLIENT	LAB COMMENTS Profile #
PACE LAB# CLIENT FIELD ID	DATE TIME NATRIX	9		COMMENTS	(Lab Use Only)
001 MW-6	2 admitted GW	\times			
02 MW-7	V 1130 V	×			
			 		
Rush Turnaround Time Requested - Prelims (Rush TAT subject to approval/surcharge)	Reilnovietted By:	Detestine 1 9-15	Received By:	Date/Time:	PACE Project No.
Date Needed:	Refinquished By:		Received by:	m (2/21/10	40/8/797
Transmit Prelim Rush Results by (complete what you want):	John Dry Jem	mm /2/21/18/11/18	LUV	ne 12/2/18 1	118
Email #1: MWRW iroconagmail. To	A President Pres	12/2/11/8 1405	PART OF THE STATE	Departime:	Receipt Temp = Roll °c
Telephone:	Relinquened By:		Received By:	Date/Time:	Sample Receipt pH OK / Adjusted
Fax:] /			Odler i file.	Cooler Custedy Stal
Samples on HOLD are subject to special pricing and release of liability	Relinquished By:	Date/Time:	Received By:	Oate/Time:	Present (Not Present)
		 İ			Intact / Not intact