ST. CHARLES SINCE 1834	**AGENDA ITEM EXECUTIVE SUMMARY**	
	Title:	Recommendation to Approve Tiered Approach to Correction Objectives Agreement for 1315 West Main Street
	Presenter:	Karen Young

Please check appropriate box:

	Government Operations	X	Government Services 11.23.2015
	Planning & Development		City Council

Estimated Cost:	$0	Budgeted:	YES		NO	X

Executive Summary:

The Public Works Department, with the assistance of legal representation, has been working closely with Retail/Service Station Operations, a series of Evergreen Resources Group to prepare a Tiered Approach to Correction Objectives Agreement, also known as a TACO Agreement, for the former Sunoco Station that was located at 1315 West Main Street. This is the present site for the Lundeen Liquors.

This is a standard environmental agreement that is used between local agencies and property owners to outline responsibilities, time restrictions, and corrective actions for properties where environmental impacts have been reported to the Illinois Environmental Protection Agency (IEPA). This agreement will help to protect the City during future reconstruction or maintenance activities in or around this property in the event that there is a need to perform additional clean-up of contaminated materials or provide fiscal compensation towards the same.

Attachments: *(please list)*

Copy of Tiered Approach to Correction Objectives Agreement

Recommendation / Suggested Action *(briefly explain)***:**

Recommendation to approve Tiered Approach to Correction Objectives Agreement for 1315 West Main Street.

For office use only:	*Agenda Item Number: 4.c*

SUPPLEMENTAL AGREEMENT

TIERED APPROACH TO CORRECTIVE-ACTION OBJECTIVES AGREEMENT

This Agreement is entered into this _____ day of _____, 2015 pursuant to 35 Ill. Admin. Code Section 742.1020 by and between Retail/Service Station Operations, a series of Evergreen Resources Group, LLC, a Delaware limited liability company with a principal place of business at 2 Righter Parkway, Suite 200, Wilmington, DE 19803 ("Responsible Party") and the City of St. Charles ("City"), as follows:

1. This Agreement is not binding upon the City until it is executed by the undersigned representative of the City and prior to execution, this Agreement constitutes an offer by Responsible Party. The duly authorized representatives of Responsible Party have signed this Agreement and this Agreement is binding upon it, its successors and assigns.

2.a. Responsible Party is pursuing a corrective action of a Site and of the right-of-way adjacent to the boundary of the Site located at 1315 W. Main Street (the southeastern corner of the intersection of Main Street and 14th Street), St. Charles, Illinois (the "Site").

2.b. Attached as Exhibit A are site maps prepared by Responsible Party which show where soil and groundwater were sampled by Responsible Party in the right-of-way. Shown in Exhibit B are tables prepared by Responsible Party showing the concentration of contaminants of concern hereafter "Contaminants (limited to those contaminants associated with Illinois Emergency Management Agency incident number 910298)," in soil and/or groundwater within the right-of-way and which shows the applicable Tier 1 soil remediation objectives for residential property and Tier 1 objectives for groundwater of the Illinois Pollution Control Board ("IPCB") which are exceeded in those samples taken in the right-of-way adjacent to the Site. The right-of-way, and only the right-of-way, as described in Exhibit C, hereinafter the "Right-of-Way," adjacent to the site is subject to this Agreement. As the drawings in the Exhibits are not surveyed plats, the

boundary of the Right-of-Way in the Exhibits may be an approximation of the actual right-of-way lines. The Right-of-Way has been sampled, and the parties believe that the Right-of-Way is adequate to encompass soil and/or groundwater within the Right-of-Way possibly impacted with Contaminants from a release at the Site.

2.c. The Illinois Emergency Management Agency has assigned incident number 910298 to this release at the Site.

2.d. Responsible Party intends to request risk-based, site specific soil and/or groundwater remediation objectives from the Illinois Environmental Protection Agency ("IEPA") under 35 Ill. Admin. Code Part 742.

2.e. Under these rules, use of risk-based, site specific remediation objectives in the Right-of-Way may require the use of a Highway Authority Agreement as defined in 35 Ill. Admin. Code Section 742.1020.

3. The City holds a fee simple interest or a dedication for highway purposes in the Right-of-Way, or the Right-of-Way is a platted street, and has jurisdiction of the Right-of-Way. For purposes of this Agreement, "jurisdiction" means that the City exercises access control over the use of groundwater beneath the Right-of-Way and over access to the soil beneath the Right-of-Way because a permit must be obtained from the City for that access within the Right-of-Way.

4.a. Under 35 Ill. Admin. Code Section 742.1020, this Agreement is intended to be an acceptable "Highway Authority Agreement" to IEPA, as the City is willing to agree that it will not allow the use of groundwater under the highway Right-of-Way as a potable or other domestic supply of water and that it will limit access as described herein to soil under the highway Right-of-Way that is contaminated from the release at levels above residential Tier 1 remediation objectives.

4.b. The IEPA and the City Attorney ("CA") must review and approve this Agreement, and this Agreement shall be referenced in the IEPA's "No Further Remediation" determination in the chain of title for the Site in the county where the Site is located.

4.c. This Agreement shall be null and void as a Highway Authority Agreement should the IEPA or CA not approve it or should it not be referenced in the "No Further Remediation" determination, provided, however, that this Agreement shall be effective between the Responsible Party and the City immediately upon signature by their representatives.

5. The City promises IEPA and the Responsible Party that it will prohibit the use of groundwater that is contaminated from the release at the Site at levels above Tier 1 remediation objectives beneath its Right-of-Way as a potable or other domestic supply of water and will limit access to soil as described herein under the Right-of-Way that is contaminated from the release at the Site at levels above Tier 1 remediation objectives. As the pavement in the Right-of-Way may be considered an engineered barrier, the Responsible Party agrees to reimburse the City for maintenance activities requested by Responsible Party in writing in order to maintain it as a barrier. The City does not otherwise agree to perform maintenance of the Right-of-Way, nor does it agree that the highway Right-of-Way will always remain a highway or that it will maintain the Right-of-Way as an engineered barrier.

6. The Responsible Party agrees to indemnify and hold harmless the City, and other highway authorities, if any, maintaining the highway Right-of-Way by an agreement with the City, and the City's agents, contractors or employees for all obligations asserted against or costs incurred by them, including attorney's fees and court costs, associated with the release of Contaminants from the Site, regardless of whether said obligations or costs were caused by the negligence, but not the gross negligence, of them.

7. As an additional consideration, Responsible Party agrees to reimburse the City for the reasonable costs it has incurred in connection with its legal and technical review of Responsible Party's request of the Highway Authority Agreement and in protecting human health and the environment, including, but not limited to, identifying, investigating, handling, storing and disposing of contaminated soil and groundwater in the Right-of-Way as a result of the release of

contaminants at this Site. The City shall appropriate documentation of those costs for Responsible Party. Such costs shall not exceed EIGHT THOUSAND Dollars ($8,000.00).

8. This Agreement shall be binding upon all successors in interest to the Responsible Party or highway Right-of-Way. A successor in interest of the City would include a highway authority to which the City would transfer jurisdiction of the highway.

9. Violation of the terms of this Agreement by Responsible Party, or their successors in interest, may be grounds for voidance of this Agreement as a Highway Authority Agreement. Violation of the terms of this Agreement by the City will not void this Agreement, unless the IEPA has determined that the violation is grounds for voiding this Agreement as a Highway Authority Agreement and the City has not cured the violation within such time as IEPA has granted to cure the violation.

10. This Agreement shall continue in effect from the date of this Agreement until the Right-of-Way is demonstrated to be suitable for unrestricted use and there is no longer a need for this Agreement as a Highway Authority Agreement, and the IEPA has, upon written request to the IEPA by the Responsible Party and notice to the City, amended the notice in the chain of title of the Site to reflect unencumbered future use of that highway Right-of-Way.

11. This Agreement is in settlement of claims the City may have arising from the release of Contaminants into the Right-of-Way associated with incident number 910298.

12. This Agreement does not limit the City's ability to construct, reconstruct, improve, repair, maintain and operate a highway upon its property or to allow others to use the highway Right-of-Way by permit. To that extent, the City reserves the right and the right of those using its property under permit to remove contaminated soil or groundwater above Tier 1 residential remediation objectives from its Right-of-Way and to dispose of them as they deem appropriate not inconsistent with applicable environmental regulations so as to avoid causing a further release of the Contaminants and to protect human health and the environment. Prior to taking any such action, the City will first give Responsible Party written notice, unless there is an immediate

threat to the health or safety to any individual or to the public, that it intends to perform a site investigation in the Right-of-Way and remove or dispose of contaminated soil or groundwater to the extent necessary for its work. Failure to give notice is not a violation of this Agreement. The removal or disposal shall be based upon the site investigation (which may be modified by field conditions during excavation), which Responsible Party may review or may perform, if requested to do so by the City. If practicable, as determined by the City, the City may request Responsible Party to remove and dispose of the contaminated soil and/or groundwater necessary for the City's work in advance of that work.

The Responsible Party shall reimburse the reasonable costs incurred by the City to perform the site investigation and to dispose of any contaminated soil or groundwater, provided, however, that if notice to Responsible Party has not been given and there was no immediate threat to health or safety, reimbursement for those costs shall be limited to $10,000.00. There is a rebuttable presumption that the Contaminants found in the highway Right-of-Way arose from the release of Contaminants from the Site. Should Responsible Party not reimburse the reasonable costs under the conditions set forth herein, this Agreement shall be null and void, at the City's option, upon written notice to Responsible Party by the City that those costs have not been reimbursed. Responsible Party may cure that problem within twenty working days by making payment, or may seek to enjoin that result.

13. Written notice required by this Agreement shall be mailed to the following:

If to Responsible Party representative:

Name	Michael Byrne, Senior Environmental Specialist
Company	Sunoco, Inc.
Street	3499 West Broad Street
City, State, Zip	Columbus, Ohio 43204

And to:

Law Department
Sunoco, Inc.
1735 Market Street
Philadelphia, PA 19103

And to:

Retail/Service Station Operations
Evergreen Resources Group, LLC
2 Righter Parkway, Suite 200
Wilmington, DE 19803

If to City:

Name	Director of Public Works City of St. Charles Public Works Department
Street	2 East Main Street
City, State, Zip	St. Charles, IL 60174

And to:

Name	Development Engineering Manager City of St. Charles Community & Economic Development Department
Street	2 East Main Street
City, State, Zip	St. Charles, IL 60174

And to:

Name	Building & Code Enforcement Division Manager City of St. Charles Community & Economic Development Department
Street	2 East Main Street
City, State, Zip	St. Charles, IL 60174

14. The City's sole responsibility under this Agreement with respect to others using the highway Right-of-Way under permit from the City is to include the following, or similar language, in the future standard permit provisions and to make an effort to notify its current permit holders of the following:

> As a condition of this permit, the permittee shall request the District Permit Office to identify sites in the Right-of-Way where access to contaminated soil or groundwater is governed by Tiered Approach to Corrective-Action Objectives ("TACO") Agreements. The permittee shall take measures before, during and after any access to these sites to

protect worker safety and human health and the environment.

Excavated, contaminated soil should be managed off-site in accordance with all environmental laws.

Responsible Party hereby releases the City from liability for breach of this Agreement by others under permit and indemnifies the City against claims that may arise from others under permit causing a breach of this Agreement. Responsible Party agrees that its personnel, if any, at the Site who are aware of this Agreement will notify anyone they know who is excavating in the Right-of-Way about this Agreement.

15. Should the City breach this Agreement, Responsible Party's sole remedy is for an action for damages in the Illinois Court of Claims. Any and all claims for damages against the City, its agents, contractors, employees or its successors in interest arising at any time for a breach of paragraph 5 of this Agreement are limited to an aggregate maximum of $500. No other breach by the City, its agents, contractors, employees and its successors in interest of a provision of this Agreement is actionable in either law or equity by Responsible Party against the City or them and Responsible Party hereby releases the City, its agents, contractors, employees and its successors in interest for any cause of action it may have against them, other than as allowed in this paragraph, arising under this Agreement or environmental laws, regulations or common law governing the contaminated soil or groundwater in the highway Right-of-Way. Should the City convey, vacate or transfer jurisdiction of that highway Right-of-Way, Responsible Party may pursue an action under this Agreement against the successors in interest, other than a State agency, in a court of law.

16. This Agreement is entered into by the City in recognition of laws passed by the General Assembly and regulations adopted by the Pollution Control Board which encourage a tiered-approach to remediating environmental contamination. This Agreement is entered into by the City in the spirit of those laws and under its right and obligations as a highway authority. Should

any provisions of this Agreement be struck down as beyond the authority of the City, however,

this Agreement shall be null and void.

IN WITNESS WHEREOF, Responsible Party, Retail/Service Station Operations, a Series of Evergreen Resources Group, LLC , has caused this Agreement to be signed by its duly authorized representative.

BY: _____ DATE:_____
(Title)_____

IN WITNESS WHEREOF, the City has caused this Agreement to be signed by its Secretary.

BY: _____ DATE:_____
Mayor

HIGHWAY AUTHORITY AGREEMENT

This Agreement is entered into this ____ day of _____, 20__ pursuant to 35 Ill. Adm. Code 742.1020 by and between (1) Retail/Service Station Operations, a Series of Evergreen Resources Group, LLC (Evergreen), ("Owner/Operator") and (2) the City of Saint Charles ("Highway Authority"), collectively known as the "Parties."

WHEREAS, Evergreen is the owner or operator of one or more leaking underground storage tanks presently or formerly located at 1315 West Main Street, Saint Charles, Illinois ("the Site");

WHEREAS, as a result of one or more releases of contaminants from the above-referenced underground storage tanks ("the Release"), soil and/or groundwater contamination at the Site exceeds the Tier 1 residential remediation objectives of 35 Ill. Adm. Code 742;

WHEREAS, the soil and/or groundwater contamination exceeding Tier 1 residential remediation objectives extends or may extend into the Highway Authority's right-of-way;

WHEREAS, the Owner/Operator is conducting corrective action in response to the Release;

WHEREAS, the Parties desire to prevent groundwater beneath the Highway Authority's right-of-way that exceeds Tier 1 remediation objectives from use as a supply of potable or domestic water and to limit access to soil within the right-of-way that exceeds Tier 1 residential remediation objectives so that human health and the environment are protected during and after any access;

NOW, THEREFORE, the Parties agree as follows:

1. The recitals set forth above are incorporated by reference as if fully set forth herein.

2. The Illinois Emergency Management Agency has assigned incident number 910298 to the Release.

3. Attached as Exhibit A is a scaled map(s) prepared by the Owner/Operator that shows the Site and surrounding area and delineates the current and estimated future extent of soil and groundwater contamination above the applicable Tier 1 residential remediation objectives as a result of the Release.

4. Attached as Exhibit B is a table(s) prepared by the Owner/Operator that lists each contaminant of concern that exceeds its Tier 1 residential remediation objective, its Tier 1 residential remediation objective and its concentrations within the zone where Tier 1 residential remediation objectives are exceeded. The locations of the concentrations listed in Exhibit B are identified on the map(s) in Exhibit A.

5. Attached as Exhibit C is a scaled map prepared by the Owner/Operator showing the area of the Highway Authority's right-of-way that is governed by this agreement ("Right-of-Way"). Because Exhibit C is not a surveyed plat, the Right-of-Way boundary may be an approximation of the actual Right-of-Way lines.

6. The Highway Authority stipulates it has jurisdiction over the Right-of-Way that gives it sole control over the use of the groundwater and access to the soil located within or beneath the Right-of-Way.

7. The Highway Authority agrees to prohibit within the Right-of-Way all potable and domestic uses of groundwater exceeding Tier 1 residential remediation objectives.

8. The Highway Authority further agrees to limit access by itself and others to soil within the Right-of-Way exceeding Tier 1 residential remediation objectives. Access shall be allowed only if human health (including worker safety) and the environment are protected during and after any access. The Highway Authority may construct, reconstruct, improve, repair, maintain and operate a highway upon the Right-of-Way, or allow others to do the same by permit.

In addition, the Highway Authority and others using or working in the Right-of-Way under permit have the right to remove soil or groundwater from the Right-of-Way and dispose of the same in accordance with applicable environmental laws and regulations. The Highway Authority agrees to issue all permits for work in the Right-of-Way, and make all existing permits for work in the Right-of-Way, subject to the following or a substantially similar condition:

> As a condition of this permit the permittee shall request the office issuing this permit to identify sites in the Right-of-Way where a Highway Authority Agreement governs access to soil that exceeds the Tier 1 residential remediation objectives of 35 Ill. Adm. Code 742. The permittee shall take all measures necessary to protect human health (including worker safety) and the environment during and after any access to such soil.

9. This agreement shall be referenced in the Agency's no further remediation determination issued for the Release.

10. The Agency shall be notified of any transfer of jurisdiction over the Right-of-Way at least 30 days prior to the date the transfer takes effect. This agreement shall be null and void upon the transfer unless the transferee agrees to be bound by this agreement as if the transferee were an original party to this agreement. The transferee's agreement to be bound by the terms of this agreement shall be memorialized at the time of transfer in a writing ("Rider") that references this Highway Authority Agreement and is signed by the Highway Authority, or subsequent transferor, and the transferee.

11. This agreement shall become effective on the date the Agency issues a no further remediation determination for the Release. It shall remain effective until the Right-of-Way is demonstrated to be suitable for unrestricted use and the Agency issues a new no further

remediation determination to reflect there is no longer a need for this agreement, or until the agreement is otherwise terminated or voided.

12. In addition to any other remedies that may be available, the Agency may bring suit to enforce the terms of this agreement or may, in its sole discretion, declare this agreement null and void if any of the Parties or any transferee violates any term of this agreement. The Parties or transferee shall be notified in writing of any such declaration.

13. This agreement shall be null and void if a court of competent jurisdiction strikes down any part or provision of the agreement.

14. This agreement supersedes any prior written or oral agreements or understandings between the Parties on the subject matter addressed herein. It may be altered, modified or amended only upon the written consent and agreement of the Parties.

15. Any notices or other correspondence regarding this agreement shall be sent to the Parties at following addresses:

Manager, Division of Remediation Management

Bureau of Land

Illinois Environmental Protection Agency

P.O. Box 19276

Springfield, IL 62794-9276

Michael Byrne, Senior Environmental Specialist

Sunoco Inc.

3499 West Broad Street

Columbus, Ohio 43204

And to:

Director of Public Works

City of St. Charles

East Main Street

St. Charles, IL 60174

And to:

Development Engineering Manager
City of St. Charles Community & Economic
Development Department
2 East Main Street
St. Charles, IL 60174

And to:

Building & Code Enforcement Division Manager
City of St. Charles Community & Economic
Development Department
2 East Main Street
St. Charles, IL 60174

And to:

Law Department
Sunoco, Inc.
1735 Market Street
Philadelphia, PA 19103

And to:

Retail/Service Station Operations
Evergreen Resources Group, LLC
2 Righter Parkway, Suite 200
Wilmington, DE 19803

IN WITNESS WHEREOF, the Parties have caused this agreement to be signed by their duly authorized representatives.

Date:_____ City of St. Charles, Illinois

By: _____

By: _____

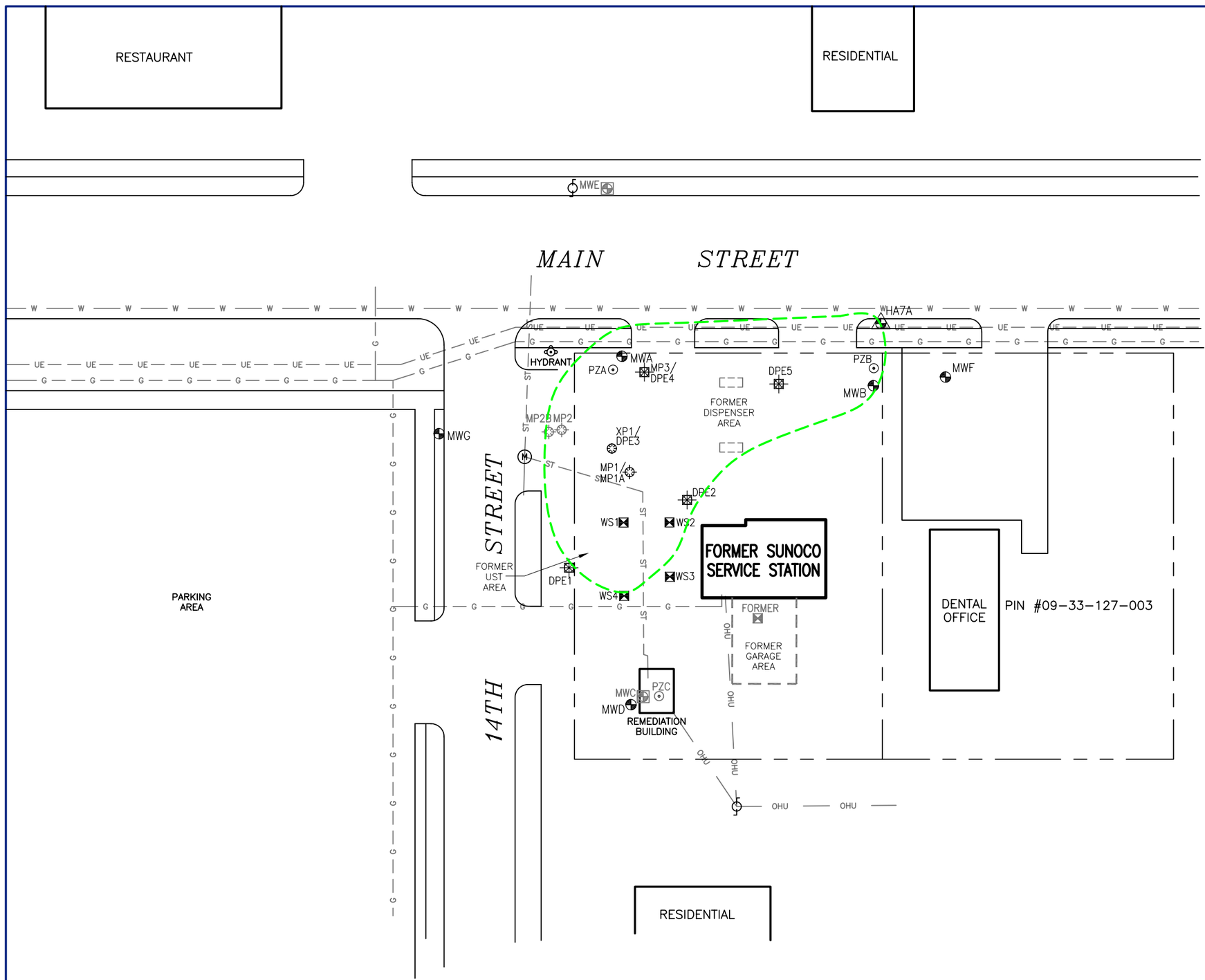
Date:_____ Owner/Operator

Evergreen

By:_____

Title:_____

EXHIBIT A



LEGEND

- FORMER FUEL OIL TANK
- FORMER WASTE OIL TANK
- UTILITY MANHOLE
- UTILITY POLE
- MONITORING WELL
- DESTROYED MONITORING WELL
- DUAL PHASE EXTRACTION WELL
- SOIL VAPOR EXTRACTION WELL
- SOIL VAPOR MONITORING POINT
- FORMER SOIL VAPOR MONITORING POINT
- PIEZOMETER
- FORMER PIEZOMETER
- OBSERVATION/SUMP WELL
- FORMER OBSERVATION/SUMP WELL
- TEMPORARY WELL
- ST — UNDERGROUND STORM SEWER
- W — UNDERGROUND WATER LINE
- G — UNDERGROUND GAS LINE
- OHU — OVERHEAD UTILITIES
- ESTIMATED EXTENT OF SOIL IMPACT

SOURCE: SITE MAP, HANDEX OF ILLINOIS, 11-6-01.

DRAFTED BY: T.M. (N.J.)	**ESTIMATED EXTENT OF SOIL IMPACT**
CHECKED BY:	**FORMER SUNOCO SERVICE STATION** **DUNS #0000-0022** **1315 WEST MAIN STREET** **ST. CHARLES, ILLINOIS**
REVIEWED BY:	Groundwater & Environmental Services, Inc. 1050 CORPORATE BOULEVARD, SUITE C, AURORA, IL 60504
NORTH	SCALE IN FEET: 0 — 40 / DATE: 11-3-04 / FIGURE: 1

M:\Graphics\1400-Chicago\Sunoco\0000-0022 St Charles\0000-0022 st charles SM.dwg, 11/3/2004 12:39:38 PM, TMichaelidis

RESTAURANT

HA10	
4-28-92	
5-5.5'	
B	<0.002
T	<0.002
E	<0.002
X	<0.002

SB5	
6-5-91	
3-4'	
B	7.1
T	<2.5
E	48
X	170

SB5A	
10-27-98	
3-5'	
B	<0.16
T	<0.16
E	12
X	<0.48

SB5B/MP2B	
12-10-03	
3-5'	
B	0.150
T	0.017
E	1.3
X	0.045

MP2	
7-6-94	
1-3'	
B	0.6
T	0.72
E	3.5
X	3.2

SB5/MP2	
3-31-00	
3-5'	
B	0.73
T	0.67
E	3.9
X	1.1

XP1	
7-5-94	
1-3'	
B	1.8
T	0.7
E	9.2
X	5.06

SB2	
6-5-91	
6.8-7.6'	
B	0.53
T	0.17
E	1.8
X	1.2

SB2A	
10-27-98	
1-3'	
B	0.02
T	<0.01
E	0.044
X	0.037

SB6	
6-5-91	
4.5-4.8'	
B	<0.005
T	<0.005
E	50
X	100

SB6	
3-31-00	
4-6'	
B	15
T	19
E	120
X	170

SB6A	
10-27-98	
4-6'	
B	0.087
T	<0.01
E	0.13
X	0.07

SB6B	
12-10-03	
4-6'	
B	0.26
T	0.047
E	1.7
X	0.54

MWE	
12-28-00	
4-5'	
B	<0.01
T	<0.01
E	<0.01
X	<0.03
8-10'	
B	<0.01
T	<0.01
E	<0.01
X	<0.03

HA14	
4-28-92	
6-6.5'	
B	0.004
T	0.008
E	<0.002
X	0.012

MP3	
7-5-94	
1-3'	
B	1.9
T	0.92
E	5
X	11.2

RESIDENTIAL

SB3	
6-5-91	
5-5.5'	
B	1.1
T	<0.5
E	9.2
X	23

SB3A	
10-27-98	
4-6'	
B	0.14
T	0.03
E	0.77
X	1.1

SB3	
3-31-00	
4-6'	
B	<0.3
T	<0.3
E	20
X	130

HA7	
4-28-92	
4.5-5'	
B	<0.25
T	<0.25
E	12
X	59

HA7A	
12-10-03	
4-5'	
B	0.022
T	<0.01
E	0.26
X	<0.36

HA8	
4-28-92	
5-5.5'	
B	<0.002
T	<0.002
E	<0.002
X	<0.002

SGS5	
1-22-92	
5-8'	
B	<0.005
T	0.003
E	<0.005
X	<0.005

MWF	
12-10-03	
8-10'	
B	<0.01
T	<0.01
E	<0.01
X	<0.03

MWG	
12-10-03	
4-6'	
B	<0.01
T	<0.01
E	<0.01
X	<0.03

MP1	MP1A
7-5-94	3-31-00
1-3'	3-5'
B 0.92	B <0.05
T 0.74	T <0.05
E 7.4	E 0.12
X 20	X <0.15

SB1	SB1A
6-5-91	10-27-98
6-6.5'	5-7'
B <0.5	B <0.01
T <0.5	T 0.033
E 13	E 0.12
X 43	X 0.54

PARKING AREA

NORTH WALL	
2-6-91	
7.5'	
B	1.1
T	<0.058
E	1.9
X	2.5

WEST WALL	
2-6-91	
7'	
B	<0.7
T	<0.05
E	0.44
X	0.68

EAST WALL	
2-6-91	
7'	
B	<0.005
T	<0.005
E	<0.005
X	<0.005

SOUTH WALL	
2-6-91	
7.5'	
B	<0.005
T	<0.005
E	<0.005
X	<0.005

MWD	
10-27-98	
2-6'	
B	<0.01
T	<0.01
E	<0.01
X	<0.03
6-10'	
B	<0.01
T	<0.01
E	<0.01
X	<0.03
10-14'	
B	<0.01
T	<0.01
E	<0.01
X	<0.03

SB8	
6-5-91	
8-10'	
B	0.0036
T	0.008
E	0.006
X	0.013

SB10	
12-28-00	
4-5'	
B	<0.01
T	<0.01
E	<0.01
X	<0.03

WW	
11-23-93	
N/A	
B	0.002
T	0.096
E	0.016
X	0.074

WW A	
12-10-03	
7'	
B	0.034
T	<0.01
E	<0.01
X	0.023

SB7	SB7A	SB7
6-5-91	10-27-98	3-31-00
5-6'	5-7'	4-5'
B <0.022	B 0.078	B <0.05
T <0.022	T 0.04	T <0.05
E 1.9	E 1.3	E <0.05
X 4.9	X 1.7	X <0.15

SB4	SB4A	SB4
6-5-91	10-27-98	3-31-00
5.6-6.8'	5-7'	5-7'
B <0.1	B 0.61	B <0.05
T <0.1	T 0.038	T 2
E 1.5	E 1.4	E 12
X 5.1	X 1.9	X 14

SB9	
3-31-00	
4-5'	
B	<0.05
T	<0.05
E	<0.05
X	<0.15

SB9A	
12-28-00	
2-4'	
B	<0.01
T	<0.01
E	<0.01
X	<0.03

PUMP ISLAND #1	PUMP 1
2-8-91	3-31-00
4'	3-5'
B <2.5	B <0.05
T <2.5	T <0.05
E 41	E 1.8
X 63	X 2.1

NW	
11-23-93	
N/A	
B	0.002
T	0.035
E	<0.002
X	0.036

SW	
11-23-93	
N/A	
B	0.002
T	0.17
E	0.03
X	0.16

EW	
11-23-93	
N/A	
B	0.003
T	0.13
E	0.047
X	0.11

FORMER SUNOCO SERVICE STATION

DENTAL OFFICE

PIN #0

FORMER DISPENSER AREA

FORMER GARAGE AREA

FORMER UST AREA

REMEDIATION BUILDING

RESIDENTIAL

HYDRANT

PZA

PZB

PZC

PUMP#1

DPE1

DPE2

DPE3

DPE4

DPE5

MWA

MWB

MWD

MWE

MWG

MWF

SB1/1A

SB2/2A

SB3/3A

SB4/4A

SB5/5A

SB5B/MP2B

SB6/6A/6B/

SB7/7A/

SB8/MW8

SB9

SB9A

SB10

HA10

HA14

HA7

HA7A

HA8

SGS5

XP1/DPE3

MP1/MP1A

MP3/DPE4

WS1

WS2

WS3

WS4

NORTH WALL

EAST WALL

WEST WALL

SOUTH WALL

WEST WALL

WEST WALL A

FLOOR

NORTH WALL

EAST WALL

SOUTH WALL

FORMER GARAGE AREA

FU/O

FF/O

14TH STREET

MAIN ST

OHU

UE

G

W

ST

LEGEND

- FF/O — FORMER FUEL OIL TANK
- FU/O — FORMER USED OIL TANK
- UTILITY MANHOLE
- UTILITY POLE
- MONITORING WELL
- DESTROYED MONITORING WELL
- DUAL PHASE EXTRACTION WELL
- SOIL VAPOR EXTRACTION WELL
- SOIL VAPOR MONITORING POINT
- FORMER SOIL VAPOR MONITORING POINT
- PIEZOMETER
- FORMER PIEZOMETER
- OBSERVATION/SUMP WELL
- FORMER OBSERVATION/SUMP WELL
- TEMPORARY WELL
- ST — UNDERGROUND STORM SEWER
- W — UNDERGROUND WATER LINE
- G — UNDERGROUND GAS LINE
- OHU — OVERHEAD UTILITIES
- SOIL BORING
- SOIL SAMPLE

NORTH WALL	SAMPLE IDENTIFICATION
2-6-91	SAMPLE DATE
7.5'	SAMPLE DEPTH (feet)
B 1.1	BENZENE CONCENTRATION (mg/kg)
T <0.058	TOLUENE CONCENTRATION (mg/kg)
E 1.9	ETHYLBENZENE CONCENTRATION (mg/kg)
X 2.5	XYLENES CONCENTRATION (mg/kg)

mg/kg — MILLIGRAMS PER KILOGRAM

<# — WHERE AN ANALYTE IS NOT DETECTED, A METHOD DETECTION LIMIT IS GIVEN

N/A — NOT AVAILABLE

RESAMPLED

SOURCE: SITE MAP, HANDEX OF ILLINOIS, 11-6-01.

DRAFTED BY: T.R. (N.J.)

CHECKED BY:

REVIEWED BY:

NORTH

SOIL ANALYTICAL DATA MAP

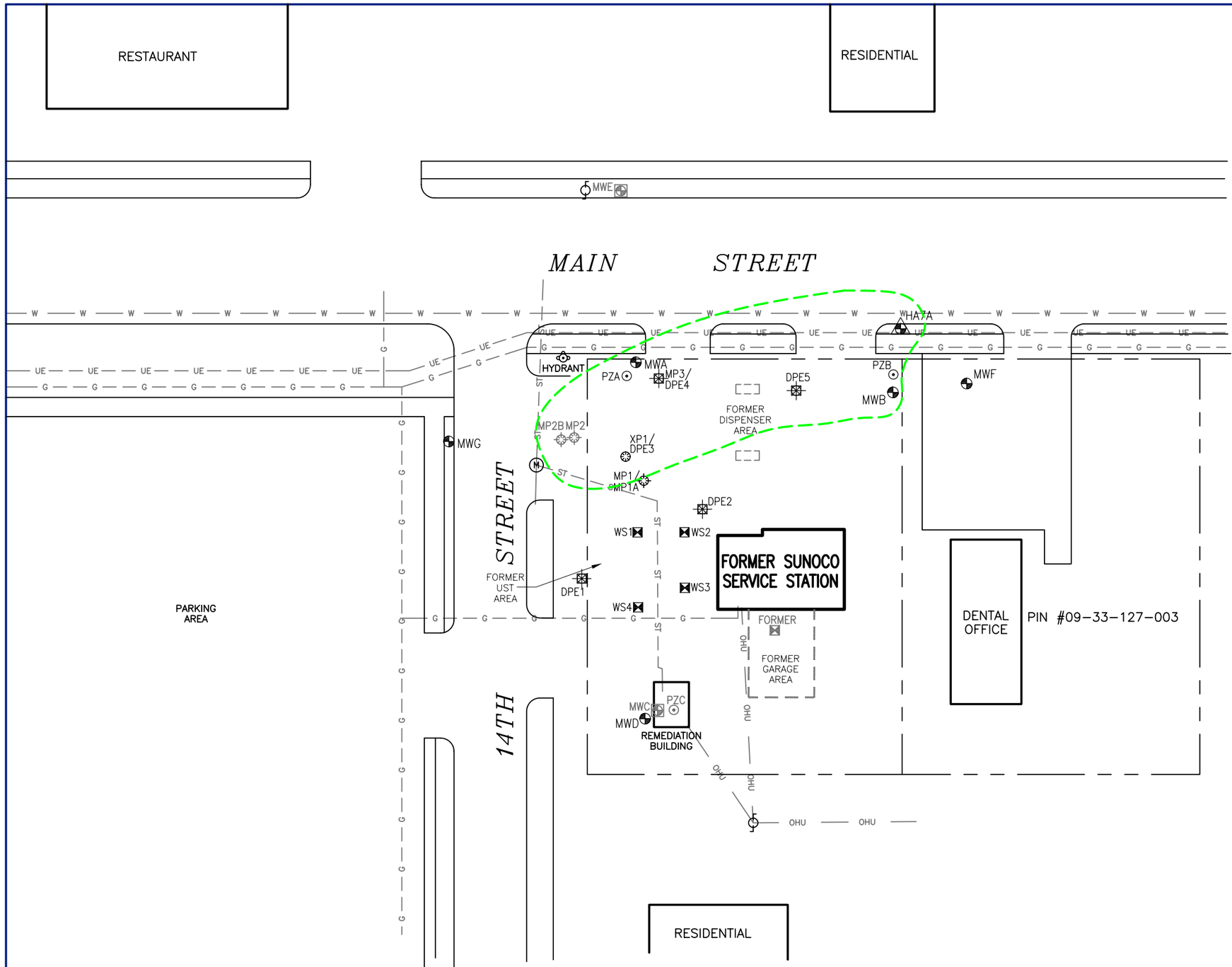
FORMER SUNOCO SERVICE STATION
DUNS #0000-0022
1315 WEST MAIN STREET
ST. CHARLES, ILLINOIS

Groundwater & Environmental Services, Inc.
1050 CORPORATE BOULEVARD, SUITE C, AURORA, IL 60504

SCALE IN FEET: 0 — 40

DATE: 11-18-05

FIGURE: 2



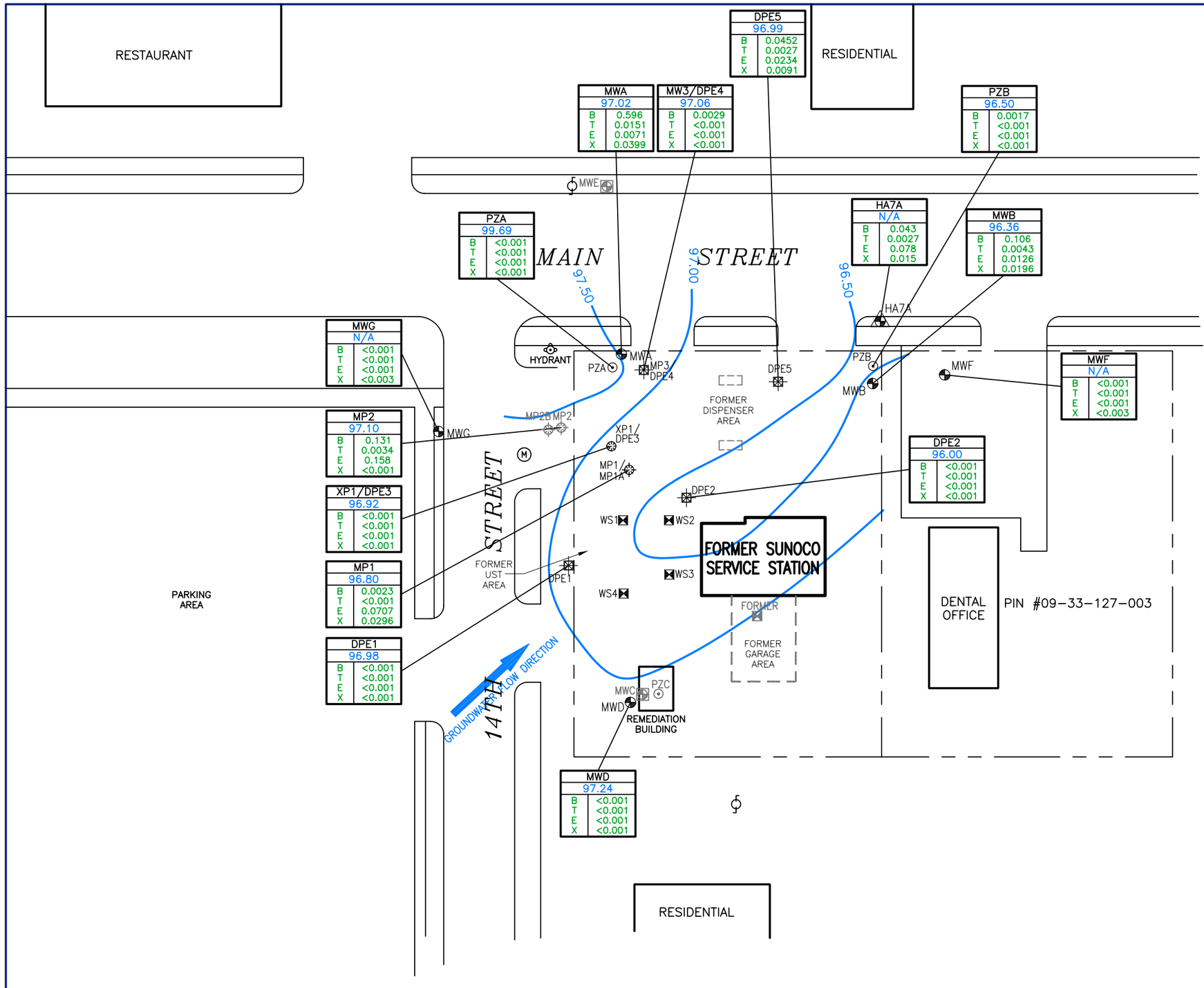
LEGEND

- FORMER FUEL OIL TANK
- FORMER WASTE OIL TANK
- UTILITY MANHOLE
- UTILITY POLE
- MONITORING WELL
- DESTROYED MONITORING WELL
- DUAL PHASE EXTRACTION WELL
- SOIL VAPOR EXTRACTION WELL
- SOIL VAPOR MONITORING POINT
- FORMER SOIL VAPOR MONITORING POINT
- PIEZOMETER
- FORMER PIEZOMETER
- OBSERVATION/SUMP WELL
- FORMER OBSERVATION/SUMP WELL
- TEMPORARY WELL
- UNDERGROUND STORM SEWER
- UNDERGROUND WATER LINE
- UNDERGROUND GAS LINE
- OVERHEAD UTILITIES
- ESTIMATED EXTENT OF GROUNDWATER IMPACT

SOURCE: SITE MAP, HANDEX OF ILLINOIS, 11-6-01.

DRAFTED BY: T.M. (N.J.)	ESTIMATED EXTENT OF GROUNDWATER IMPACT
CHECKED BY:	FORMER SUNOCO SERVICE STATION DUNS #0000-0022 1315 WEST MAIN STREET ST. CHARLES, ILLINOIS
REVIEWED BY:	Groundwater & Environmental Services, Inc. 1050 CORPORATE BOULEVARD, SUITE C, AURORA, IL 60504
NORTH	SCALE IN FEET: 0 40 / DATE: 11-3-04 / FIGURE: 3

M:\Graphics\1400-Chicago\Sunoco\0000-0022 St Charles\0000-0022 st charles SM.dwg, 11/3/2004 12:39:18 PM, TMichaelidis



LEGEND

- FF/O — FORMER FUEL OIL TANK
- FW/O — FORMER WASTE OIL TANK
- UTILITY MANHOLE
- UTILITY POLE
- MONITORING WELL
- DESTROYED MONITORING WELL
- DUAL PHASE EXTRACTION WELL
- SOIL VAPOR EXTRACTION WELL
- SOIL VAPOR MONITORING POINT
- FORMER SOIL VAPOR MONITORING POINT
- PIEZOMETER
- FORMER PIEZOMETER
- OBSERVATION/SUMP WELL
- FORMER OBSERVATION/SUMP WELL
- TEMPORARY WELL

MWA	WELL IDENTIFICATION
97.02	GROUNDWATER ELEVATION (feet)
B 0.596	BENZENE CONCENTRATION (mg/L)
T 0.0151	TOLUENE CONCENTRATION (mg/L)
E 0.0071	ETHYLBENZENE CONCENTRATION (mg/L)
X 0.0399	XYLENES CONCENTRATION (mg/L)

- mg/L — MILLIGRAMS PER LITER
- <# — WHERE AN ANALYTE IS NOT DETECTED, A METHOD DETECTION LIMIT IS GIVEN
- N/A — NOT AVAILABLE

NOTE:

GROUNDWATER ELEVATION CONTOURS IN FEET.

ALL ANALYTICAL RESULTS ARE IN MICROGRAMS PER LITER.

MWF & MWG WERE NOT USED TO GENERATE GROUNDWATER CONTOURS.

MWF & MWG WERE SAMPLED ON FEBRUARY 11, 2004.

HA7A WAS SAMPLED ON 12-10-03.

SOURCE: SITE MAP, HANDEX OF ILLINOIS, 11-6-01.

DRAFTED BY: T.M. (N.J.)

CHECKED BY:

REVIEWED BY:

NORTH

GROUNDWATER MONITORING MAP
SEPTEMBER 8, 2003

FORMER SUNOCO SERVICE STATION
DUNS #0000-0022
1315 WEST MAIN STREET
ST. CHARLES, ILLINOIS

Groundwater & Environmental Services, Inc.
1050 CORPORATE BOULEVARD, SUITE C, AURORA, IL 60504

SCALE IN FEET: 0 — 40

DATE: 10-18-04

FIGURE: 4

EXHIBIT B

Former Sunoco Service Station #0000-0022
1315 W Main Street
St Charles, Illinois

Table 1
Soil Analytical Summary - VOCs

Tier 1 - Volatiles Soil Remediation Objectives	Vinyl Chloride (ppm)	1,1-Dichloroethylene (ppm)	Methylene Chloride (ppm)	trans-1,2-Dichloroethylene (ppm)	cis-1,2-Dichloroethylene (ppm)	Chloroform (ppm)	1,1,1-Trichloroethane (ppm)	Carbon Tetrachloride (ppm)	Benzene (ppm)	1,2-Dichloroethane (ppm)	Trichloroethylene (ppm)	1,2-Dichloropropane (ppm)	Dichlorobromomethane (ppm)	Toluene (ppm)	1,1,2-Trichloroethane (ppm)	Tetrachloroethylene (ppm)	Chlorobenzene (ppm)	Ethylbenzene (ppm)	Total Xylenes (ppm)	Styrene (ppm)	Bromoform (ppm)
Ingestion	0.46	700	85	1,600	780	100	---	5	12	7	58	9	10	16,000	310	12	1,600	7,800	160,000	16,000	81
Inhalation	0.28	1,500	13	3,100	1,200	0.3	1,200	0.3	0.8	0.4	5	15	3,000	650	1,800	11	130	400	320	1,500	53
SCGIER - Class I Groundwater	0.01	0.06	0.02	0.7	0.4	0.6	2	0.07	0.03	0.02	0.06	0.03	0.6	12	0.02	0.06	1	13	150	4	0.8
SCGIER - Class II Groundwater	0.07	0.3	0.2	3.4	1.1	2.9	9.6	0.33	0.17	0.1	0.3	0.15	0.6	29	0.3	0.3	6.5	19	150	18	0.8

Soil Sample Location	Date	Depth (ft)																				
North Wall	2/6/91	7.5	**<0.11**	<0.056	**0.22**	<0.056	<0.056	<0.056	<0.056	<0.056	**1.1**	<0.056	<0.056	<0.056	<0.056	<0.056	<0.056	<0.056	1.9	2.5	<0.056	<0.056
East Wall	2/6/91	7.0	<0.01	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
South Wall	2/6/91	7.5	<0.01	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
West Wall	2/6/91	7.0	**<0.1**	**<0.05**	**<0.05**	<0.05	<0.05	<0.05	<0.05	<0.05	**<0.7**	**<0.05**	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	0.44	0.68	<0.05	<0.05
Pump Island #1	***2/6/91***	***4.0***	***<5.0***	***<2.5***	***<2.5***	***<2.5***	***<2.5***	***<2.5***	***<2.5***	***<2.5***	***<2.5***	***<2.5***	***<2.5***	***<2.5***	***<2.5***	***<2.5***	***<2.5***	***<2.5***	***41***	***63***	***<2.5***	***<2.5***
SB-1	6/5/91	6-6.5	**<1.0**	**<0.5**	**0.31**	<0.5	<0.5	<0.5	<0.5	**<0.5**	**0.5**	**<0.5**	**<0.5**	<0.5	<0.5	**<0.5**	**<0.5**	<0.5	13	43	<0.5	<0.5
SB-2	6/5/91	6.8-7.6	<0.025	<0.012	<0.012	<0.012	<0.012	<0.012	<0.012	<0.012	**0.53**	<0.012	<0.012	<0.012	<0.012	0.17	<0.012	<0.012	1.8	1.2	<0.012	<0.012
SB-3	6/5/91	5.0-5.5	**<1.0**	<0.5	0.32	<0.5	<0.5	<0.5	<0.5	**<0.5**	**1.1**	**<0.5**	<0.5	**<0.5**	<0.5	<0.5	**<0.5**	<0.5	9.2	23	<0.5	<0.5
SB-4	6/5/91	5.6-6.8	**<0.2**	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	1.5	5.1	<0.1	<0.1
SB-5	***6/5/91***	***3.0-4.0***	***<5.0***	***<2.5***	***<2.5***	***<2.5***	***<2.5***	***<2.5***	***<2.5***	***7.1***	***<2.5***	***<2.5***	***<2.5***	***<2.5***	***<2.5***	***<2.5***	***<2.5***	***<2.5***	***48***	***170***	***<2.5***	***<2.5***
SB-6	6/5/91	4.5-4.8	<0.01	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	100	<0.005	<0.005
SB-7	6/5/91	5.0-6.0	<0.044	<0.022	<0.022	<0.022	<0.022	<0.022	<0.022	<0.022	<0.022	<0.022	<0.022	<0.022	<0.022	<0.022	<0.022	<0.022	1.9	4.9	<0.022	<0.022
SB-8	6/5/91	8.0-10.0	<0.01	<0005	0.01	<0.005	<0.005	<0.005	<0.005	<0.005	0.0036	<0.005	0.0048	<0.005	<0.005	0.008	<0.005	<0.005	0.006	0.013	<0.005	<0.005
West Wall A (used oil)	12/10/03	7	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	0.034	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	0.033	<0.01	<0.01
Pump #1A	12/10/03	4	<0.040	<0.01	<0.05	<0.01	<0.01	<0.01	<0.01	<0.01	0.150	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	6	0.982	<0.01	<0.01
MP-2/SB-5B	12/10/03	3-5	<0.040	<0.01	<0.050	<0.01	<0.01	<0.01	<0.01	<0.01	0.150	<0.01	<0.01	<0.01	<0.01	0.017	<0.01	<0.01	1.3	0.045	<0.01	<0.01

NOTES:
1) Analyses of volatile organic compounds (VOCs) were performed according to EPA Method 8260B
2) SCGIER =Soil Component of the Groundwater Ingestion Exposure Route.
3) --- = no toxicity criteria available for the route of exposure
4) * = indicates the Acceptable Detection Limit is less than or equal to the specified remediation objective
5) Results displayed in mg/kg = milligrams per kilograms = ppm = parts per million
6) <0.001 = detected less than laboratory reporting limits
7) Bold values indicate concentrations above Title 35 IAC Part 742 Tier 1 Soil Remediation Objectives for Class II groundwater.
8) Italicized text indicate that the sample location was resampled at a later date. The most recent sampling will be utilized for modeling purposes.

Former Sunoco Service Station #0000-0022
1315 W Main Street
St Charles, Illinois

Table 2
Soil Analytical Summary - BTEX

Tier 1 Soil Remediation Objectives	Benzene (mg/kg)	Toluene (mg/kg)	Ethylbenzene (mg/kg)	Xylene(s) (mg/kg)
Ingestion	12	16,000	7,800	160,000
Inhalation	0.80	650	400	320
SCGIER - Class I Groundwater	0.03	12	13	150
SCGIER - Class II Groundwater	0.17	29	19	150

Soil Sample Location	Date	Depth (ft)	Benzene (mg/kg)	Toluene (mg/kg)	Ethylbenzene (mg/kg)	Xylenes (mg/kg)
UNLEADED GASOLINE UST REMOVAL						
North Wall	02/06/91	7.5	**1.1**	<0.056	1.9	2.5
East Wall	02/06/91	7.0	<0.005	<0.005	<0.005	<0.005
South Wall	02/06/91	7.5	<0.005	<0.005	<0.005	<0.005
West Wall	02/06/91	7.0	<0.7	<0.05	0.44	0.68
Pump Island #1	02/06/91	4.0	<2.5	<2.5	**41**	63
Pump Island #1 (resample)	03/31/00	3.0-5.0	<0.05	<0.05	1.8	2.1
Pump #1A	12/10/03	4	<0.01	<0.01	6	0.920
SOIL BORING INVESTIGATION						
SB-1	06/05/91	6-6.5	<0.5	<0.5	13	**45**
SB-1A (resample)	10/27/98	5.0-7.0	<0.01	0.33	0.12	0.54
SB-2	06/05/91	6.8-7.6	0.53	0.17	1.8	1.2
SB-2A (resample)	10/27/98	1.0-3.0	0.02	<0.01	0.044	0.037
SB-3	06/05/91	5.0-5.5	1.1	<0.5	9.2	23
SB-3A (resample)	10/27/98	4.0-6.0	0.14	0.03	0.77	1.1
SB-3 (resample)	03/31/00	4.0-6.0	**0.3**	<0.3	**20**	**130**
SB-4	06/05/91	5.6-6.8	<0.1	<0.1	1.5	5.1
SB-4A (resample)	10/27/98	5.0-7.0	0.51	0.033	1.4	1.9
SB-4 (resample)	03/31/00	5.0-7.0	<0.05	2.0	12	**14**
SB-5	06/05/91	3.6-4.0	**7.1**	<2.5	**46**	**170**
SB-5A (resample)	10/27/98	3.0-5.0	<0.16	<0.16	0.16	<0.16
SB-6	06/05/91	4.5-5.8	<0.005	<0.005	<0.005	100
SB-6A (resample)	10/27/98	4.0-6.0	0.087	<0.01	0.13	0.07
SB-6	03/31/00	4.0-6.0	**15**	**19**	**120**	**170**
SB-6B	12/10/03	4-6	**0.26**	0.047	1.7	0.54
SB-7	06/05/91	5.0-5.0	<0.022	<0.022	1.9	4.9
SB-7A (resample)	10/27/98	5.0-7.0	**0.078**	0.04	1.3	1.7
SB-7 (resample)	03/31/00	4.0-5.0	<0.05	<0.05	<0.05	<0.15
SB-8	06/05/91	8.0-10.0	0.0036	0.008	0.006	0.013
SGS-5	01/22/92	5.0-6.0	<0.005	<0.005	0.003	<0.005
HA-7	04/28/92	4.5-5.0	<0.25	12	<0.25	**59**
HA-7A	12/10/03	4-5	0.022	<0.01	0.26	<0.36
HA-8	04/28/92	5.0-5.5	<0.002	<0.002	0.002	<0.002
HA-10	04/28/92	5.0-5.5	0.002	<0.002	0.002	<0.002
HA-14	04/28/92	6.0-6.5	0.004	0.008	0.002	0.012
HEATING OIL/USED OIL UST REMOVAL						
PP	11/23/93		0.011	0.084	0.059	0.84
North Wall	11/23/93		0.002	<0.002	0.035	0.036
East Wall	11/23/93		0.003	0.047	0.13	0.11
South Wall	11/23/93		0.002	0.03	0.17	0.16
West Wall	11/23/93		0.002	0.016	0.096	0.071
West Wall A (used oil)	12/10/03	7	0.034	<0.01	<0.01	0.023
SOIL BORING INVESTIGATION						
MP-1	07/05/94	1.0-3.0	0.92	0.74	7.4	**20**
MP-1A (resample)	03/31/00	3.0-5.0	<0.05	<0.05	0.12	<0.15
MP-2	07/05/94	1.0-3.0	**0.6**	0.22	3.8	3.2
SB-5/MP-2 resample	03/31/00	3.0-5.0	**0.73**	0.67	3.9	1.1
SB-5B/MP-2B	12/10/03	3-5	0.150	0.017	1.3	0.045
MP-3	07/05/94	1.0-3.0	**1.9**	0.92	5	**11.2**
XP-1	07/05/94	1.0-3.0	**1.8**	0.70	9.2	5.06
MW-D	10/27/98	2.0-6.0	<0.01	<0.01	<0.01	<0.03
MW-D	10/27/98	6.0-10.0	<0.01	<0.01	<0.01	<0.03
MW-D	10/27/98	10.0-14.0	<0.01	<0.01	<0.01	<0.03
SB-9	03/31/00	4.0-5.0	<0.05	<0.05	<0.05	<0.15
SB-9A (resample)	12/28/00	2.0-4.0	<0.01	<0.01	<0.01	<0.03
SB-10	12/28/00	4.0-5.0	<0.01	<0.01	<0.01	<0.03
MW-E	12/28/00	4.0-6.0	<0.01	<0.01	<0.01	<0.03
MW-E	12/28/00	8.0-10.0	<0.01	<0.01	<0.01	<0.03
MW-F	12/10/03	8-10	<0.01	<0.01	<0.01	<0.03
MW-G	12/10/03	4-6	<0.01	<0.01	<0.01	<0.03

NOTES:
1) SCGIER =Soil Component of the Groundwater Ingestion Exposure Route.
2) --- = no toxicity criteria available for the route of exposure
3) < = indicates the Acceptable Detection Limit is less than or equal to the specified remediation objective
4) Results displayed in mg/kg = milligrams per kilogram = ppm = parts per million
5) <0.056 = detected less than laboratory reporting limits
6) Bold values indicate concentrations above Title 35 IAC Part 742 Tier 1 Soil Remediation Objectives for Class II groundwater.
7) Shaded samples indicate that the sample location was resampled at a later date. The most recent sampling will be utilized for modeling purposes.

Former Sunoco Service Station #0000-0022

1315 W Main Street
St Charles, Illinois

Table 3
Soil Analytical Summary - PNAs

Tier 1 - PNA Soil Remediation Objectives	Naphthalene (mg/kg)	Acenaphthylene (mg/kg)	Acenaphthene (mg/kg)	Fluorene (mg/kg)	Phenanthrene (mg/kg)	Anthracene (mg/kg)	Fluoranthene (mg/kg)	Pyrene (mg/kg)	Benzo (a) anthracene (mg/kg)	Chrysene (mg/kg)	Benzo (b) fluoranthene (mg/kg)	Benzo (k) fluoranthene (mg/kg)	Benzo (a) pyrene (mg/kg)	Dibenzo (a,h) anthracene (mg/kg)	Benzo (g,h,i) perylene (mg/kg)	Indeno (1,2,3-cd) pyrene (mg/kg)
Ingestion	1,600	2,300	4,700	3,100	2,300	23,000	3,100	2,300	0.9	88	0.9	9	0.09	0.09	2,300	0.9
Inhalation	170	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
SCGIER - Class I Groundwater	12	15	570	560	140	12,000	4,300	4,200	2	160	5	49	8	2	1.3	14
SCGIER - Class II Groundwater	18	75	2,900	2,800	700	59,000	21,000	21,000	8	800	25	250	82	7.6	1.3	69
Background within MSA									2.7	1.8	2.0	1.7	2.1	0.42		1.6

Soil Sample Location	Date	Depth (ft)															
PP (Heating/Waste UST)	11/23/93		0.43	<0.33	<0.33	<0.33	0.18	<0.33	<0.33	<0.33	<0.33	<0.33	<0.33	<0.33	<0.33	<0.33	<0.33	<0.33
Heating/Waste UST - Floor	11/23/93		0.45	<0.003	<0.004	0.1	0.24	0.024	0.051	0.13	<0.004	<0.005	0.023	0.0064	0.022	0.0039	0.055	0.0092
North Wall	11/23/93		0.36	<0.003	0.24	0.51	1.4	0.16	0.09	0.26	0.0053	<0.005	0.036	0.011	0.031	0.0039	0.075	0.019
East Wall	11/23/93		0.38	<0.003	<0.004	0.053	0.23	0.024	0.063	0.16	0.004	<0.005	0.022	0.0057	0.022	<0.003	0.045	0.0085
South Wall	11/23/93		0.095	<0.003	<0.004	0.052	0.21	0.029	0.068	0.17	0.0062	<0.005	0.027	0.0073	0.029	0.0049	0.057	0.012
West Wall	11/23/93		<0.002	<0.003	<0.004	0.014	0.046	0.0072	0.015	0.036	<0.004	<0.005	0.007	<0.003	0.011	<0.003	0.02	0.0041
MW-D	10/27/98	2-6	<0.33	<0.33	<0.33	<0.33	<0.33	<0.33	<0.33	<0.33	<0.33	<0.33	<0.33	<0.33	<0.33	<0.33	<0.33	<0.33
SB-1A	10/27/98	5-7	<0.33	<0.33	<0.33	<0.33	<0.33	<0.33	<0.33	<0.33	<0.33	<0.33	<0.33	<0.33	<0.33	<0.33	<0.33	<0.33
SB-2A	10/27/98	1-3	0.46	<0.33	<0.33	<0.33	<0.33	<0.33	<0.33	<0.33	<0.33	<0.33	<0.33	<0.33	<0.33	<0.33	<0.33	<0.33
SB-3A	10/27/98	4-6	1.5	<0.33	<0.33	<0.33	<0.33	<0.33	<0.33	<0.33	<0.33	<0.33	<0.33	<0.33	<0.33	<0.33	<0.33	<0.33
SB-4A	10/27/98	5-7	1.3	<0.33	<0.33	<0.33	<0.33	<0.33	<0.33	<0.33	<0.33	<0.33	<0.33	<0.33	<0.33	<0.33	<0.33	<0.33
SB-5A	*10/27/98*	*3-5*	*33*	*<1.65*	*<1.65*	*<1.65*	*<1.65*	*<1.65*	*<1.65*	*<1.65*	*<1.65*	*<1.65*	*<1.65*	*<1.65*	*<1.65*	*<1.65*	*<1.65*	*<1.65*
SB-6A	10/27/98	4-6	<0.33	<0.33	<0.33	<0.33	<0.33	<0.33	<0.33	<0.33	<0.33	<0.33	<0.33	<0.33	<0.33	<0.33	<0.33	<0.33
SB-7A	10/27/98	5-6	0.8	<0.33	<0.33	<0.33	<0.33	<0.33	<0.33	<0.33	<0.33	<0.33	<0.33	<0.33	<0.33	<0.33	<0.33	<0.33
GES SOIL BORNG INVESTIGATION																		
HA-7A	12/10/03	4-5	0.47	<0.020	0.16	<0.020	0.12	0.029	0.14	<0.025	0.029	<0.020	0.026	<0.011	0.028	<0.020	0.047	<0.020
MW-F	12/10/03	8-10	<0.025	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.025	<0.0087	<0.020	<0.011	<0.011	<0.015	<0.020	<0.020	<0.020
MW-G	12/10/03	4-6	<0.025	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.025	<0.0087	<0.020	<0.011	<0.011	<0.015	<0.020	<0.020	<0.020
MP-2/SB-5B	12/10/03	3-5	0.4	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.025	<0.0087	<0.020	<0.011	<0.011	<0.015	<0.020	<0.020	<0.020

NOTES:
1) SCGIER =Soil Component of the Groundwater Ingestion Exposure Route.
2) --- = no toxicity criteria available for the route of exposure
3) < = indicates the Acceptable Detection Limit is less than or equal to the specified remediation objective
4) Results displayed in mg/kg = milligrams per kilograms = ppm = parts per million
5) <0.33 = detected less than laboratory reporting limits
6) Blacized text indicates that the sample location was resampled at a later date. The most recent sampling will be utilized for modeling purposes.

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Table 4
Soil Analytical Summary - SVOCs

Tier 1 - Semi-Volatiles Soil Remediation Objectives	Phenol (ppm)	2,4,6-Trichlorophenol (ppm)	Pentachlorophenol (ppm)	Bis(2-chloroethyl)ether (ppm)	1,4-Dichlorobenzene (ppm)	1,3-Dichlorobenzene (ppm)	N-Nitroso-di-n-propylamine (ppm)	1,2,4-Trichlorobenzene (ppm)	Hexachlorocyclopentadiene (ppm)	Hexachlorobenzene (ppm)	Bis(2-ethylhexyl)phthalate (ppm)	N-Nitrosodiphenylamine (ppm)
Ingestion	47000	58	3	0.6	---	7,000	0.09	780	550	0.4	46	130
Inhalation	---	200	---	0.2	11,000	560	---	3,200	10	1	31,000	---
SCGIER - Class I Groundwater	100	0.2	0.03	0.0004	2	17	0.00005	5	400	2	3,600	1
SCGIER - Class II Groundwater	100	0.77	0.14	0.0004	11	43	0.00005	53	2,200	11	31,000	5.6
Acceptable Detection Limit (ADL)	*	0.66	*	0.66	*	*	0.0018	*	*	*	*	*

Soil Sample Location	Date	Depth (ft)											
PP (Heating/Waste UST)	11/23/93		<0.33	<0.33	<1.7	<0.33	<0.33	<0.33	<0.33	<0.33	<0.33	<0.33	0.19	<0.33
West Wall A (used oil)	12/10/03	7	<0.33	<0.33	<0.8	<0.33	<0.33	<0.33	<0.33	<0.33	<0.33	<0.33	<0.33	<0.33

NOTES:
1) SCGIER =Soil Component of the Groundwater Ingestion Exposure Route.
2) --- = no toxicity criteria available for the route of exposure
3) * = indicates the Acceptable Detection Limit is less than or equal to the specified remediation objective
4) Results displayed in mg/kg = milligrams per kilograms = ppm = parts per million
5) <0.33 = detected less than laboratory reporting limits

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Table 5
Soil Analytical Summary - PCBs/Pesticides

Tier 1 - Pesticides/PCBs Soil Remediation Objectives	Aplha BHC (ppm)	Gamma BHC-Lindane (ppm)	Heptachlor (ppm)	Aldrin (ppm)	Heptachlor Epoxide (ppm)	DDE (ppm)	DDD (ppm)	DDT (ppm)	Dieldrin (ppm)	Endrin (ppm)	Toxaphene (ppm)	PCB 1016 (ppm)	PCB 1221 (ppm)	PCB 1232 (ppm)	PCB 1242 (ppm)	PCB 1248 (ppm)	PCB 1254 (ppm)	PCB 1260 (ppm)
Ingestion	0.1	0.5	0.1	0.04	0.07	2	3	2	0.04	23	0.6	1	1	1	1	1	1	1
Inhalation	0.8	---	0.1	3	5	---	---	---	1	---	89	---	---	---	---	---	---	---
SCGIER - Class I Groundwater	0.0005	0.009	23	0.5	0.7	54	16	32	0.004	1	31	---	---	---	---	---	---	---
SCGIER - Class II Groundwater	0.003	0.047	110	2.5	3.3	270	80	160	0.02	5	150	---	---	---	---	---	---	---
Acceptable Detection Limit (ADL)	0.0074	*	*	0.94	1.005	*	*	*	*	*	*	*	*	*	*	*	*	*

Soil Sample Location	Date	Depth (ft)																	
PP (Heating/Waste UST)	11/23/93		<0.008	<0.008	<0.008	<0.008	<0.008	<0.016	<0.016	<0.016	<0.016	<0.016	<0.16	<0.08	<0.08	<0.08	<0.08	<0.08	<0.016	<0.016
Stockpile (removed)	11/23/93		NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05

NOTES:
1) Analyses of pesticides and polychlorinated biphenyls (PCBs) were performed according to EPA Method 3550/8081 & 3550/8082
2) SCGIER =Soil Component of the Groundwater Ingestion Exposure Route.
3) --- = no toxicity criteria available for the route of exposure
4) * = indicates the Acceptable Detection Limit is less than or equal to the specified remediation objective
5) Results displayed in mg/kg = milligrams per kilograms = ppm = parts per million
6) <0.001 = detected less than laboratory reporting limits
7) Shaded cells indicate that the sample location was resampled at a later date.

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Table 6
Soil Analytical Summary - Metals

Tier 1 - Metals Soil Remediation Objectives	TCLP Arsenic (Method SW-846/7060) (mg/L)	Total Arsenic (Method SW-846/6020) (mg/Kg)	TCLP Barium (Method SW-846/7080) (mg/L)	Total Barium (Method SW-846/6020) (mg/Kg)	TCLP Cadmium (Method SW-846/7131) (mg/L)	Total Cadmium (Method SW-846/6020) (mg/Kg)	TCLP Chromium (Method SW-846/7190) (mg/L)	Total Chromium (Method SW-846/6020) (mg/Kg)	TCLP Lead (Method SW-846/7421) (mg/L)	Total Lead (Method SW-846/6020) (mg/Kg)	TCLP Mercury (Method SW-846/7470) (mg/L)	TCLP Selenium (Method SW-846/7740) (mg/L)	Total Selenium (Method SW-846/6020) (mg/Kg)	TCLP Silver (Method SW-846/7760A) (mg/L)	Total Silver (Method SW-846/6020) (mg/Kg)
Ingestion	---	13	---	5500	---	78	---	230	---	400	---	---	390	---	390
Inhalation	---	750	---	690000	---	1800	---	270	---	---	---	---	---	---	---
SCGIER - Class II (pH = 8.7)	0.2	130	2.0	---	0.05	---	1.0	24	0.1	---	0.01	0.05	1.8	0.05	---
Metropolitan Background Concentration	---	13	---	110	---	0.6	---	16.2	---	36	---	---	0.48	---	0.55

Soil Sample Location	Date	Depth (ft)														
PP (Heating/Waste Oil)	*11/23/93*		*<0.01*	*NS*	***2.8***	*NS*	*0.0028*	*NS*	*<0.05*	*NS*	***1.2***	*NS*	*<0.002*	*<0.01*	*NS*	*<0.25*	*NS*
Stock Pile (removed)	*11/23/93*		*<0.005*	*NS*	*<1.0*	*NS*	*0.008*	*NS*	*0.009*	*NS*	*79.397*	*NS*	*<0.0002*	*<0.005*	*NS*	*0.023*	*NS*
MW-D	10/27/98	2-6	NS	3.2	NS	22	NS	0.15	NS	15	NS	10	NS	NS	<0.5	NS	<0.5
SB-1A	10/27/98	5-7	NS	4.7	NS	34	NS	0.21	NS	19	NS	13	NS	NS	<0.5	NS	<0.5
SB-2A	10/27/98	1-3	NS	4.2	NS	76	NS	0.27	NS	13	NS	42	NS	NS	0.57	NS	<0.5
SB-3A	10/27/98	4-6	NS	3.3	NS	30	NS	0.19	NS	13	NS	13	NS	NS	<0.5	NS	<0.5
SB-4A	10/27/98	5-7	NS	9.3	NS	24	NS	0.33	NS	15	NS	17	NS	NS	<0.5	NS	<0.5
SB-5A	*10/27/98*	*3-5*	*NS*	*4.4*	*NS*	*190*	*NS*	*0.47*	*NS*	*20*	*NS*	*53*	*NS*	*NS*	*1.1*	*NS*	*<0.5*
SB-6A	10/27/98	4-6	NS	1.7	NS	95	NS	0.27	NS	20	NS	13	NS	NS	<0.5	NS	<0.5
SB-7A	10/27/98	5-7	NS	4.6	NS	41	NS	0.12	NS	19	NS	14	NS	NS	<0.5	NS	<0.5
GES Subsurface Investigation																	
HA-7A	12/10/03	4-5	NS	NS	0.68	31	NS	NS	NS	NS	<0.25	10	NS	NS	NS	NS	NS
MW-F	12/10/03	8-10	NS	NS	0.82	39	NS	NS	NS	NS	<0.25	13	NS	NS	NS	NS	NS
MW-G	12/10/03	4-6	NS	NS	0.76	93	NS	NS	NS	NS	<0.25	21	NS	NS	NS	NS	NS
West Wall A (used oil)	12/10/03	7	NS	NS	0.31	NS	NS	NS	NS	NS	<0.25	NS	NS	NS	NS	NS	NS
MP-2/SB-5B	12/10/03	3-5	NS	NS	0.62	130	NS	NS	NS	NS	<0.25	15	NS	NS	NS	NS	NS

NOTES:
1) SCGIER =Soil Component of the Groundwater Ingestion Exposure Route.
2) --- = no toxicity criteria available for the route of exposure
3) < = indicates the Acceptable Detection per kilogram = ppb = parts per billion.
4) Results displayed in mg/kg = milligrams per kilograms = ppm = parts per million
5) <0.001 = detected less than laboratory reporting limits
6) Bold values indicate concentrations above Title 35 IAC Part 742 Tier 1 Soil Remediation Objectives for Class I groundwater.
7) Italicized text indicates that the sample location was resampled at a later date. The most recent sampling will be utilized for modeling purposes.
8) NS indicates that the constituent was not analyzed for.
9) pH was sampled on11/23/93

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Table 7
Geochemical Analytical Summary

SOIL CHARACTERIZATION ANALYSIS			Total Organic Carbon	pH	Reactivity Sulfide	Reactivity Cyanide
Soil sample Location	**Date**	**Depth (ft)**	**mg/kg**	**mg/kg**	**mg/kg**	**mg/kg**
Waste Oil/Heating Oil	11/23/93		NS	8.7	<4.0	<0.5
SB-2A	10/27/98	1-3	25000	NS	NS	NS
SB-4A	10/27/98	5-7	11000	NS	NS	NS

Notes:
NS = not sampled for specific analysis
mg/Kg = milligrams per kilogram
ft = feet

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Table 8
Groundwater Analytical Summary - BTEX

Tier 1 Groundwater Remediation Objectives	Benzene (mg/L)	Toluene (mg/L)	Ethylbenze (mg/L)	Total Xylene(s) (mg/L)
Class I Groundwater	0.005	1.0	0.7	10
Class II Groundwater	0.025	2.5	1.0	10

Well ID	Date	Casing Elevation	Depth to Water	Water Elevation (ft)	Benzene (mg/L)	Toluene (mg/L)	Ethylbenzene (mg/L)	Total Xylenes (mg/L)
MW-A	6/6/91	99.70	2.02	97.68	**4.3**	0.61	0.091	1.3
	3/2/92	99.70	1.85	97.85	**2.6**	0.35	0.067	0.86
	67/10/94	100.57	1.50	99.07	**1.7**	0.15	0.079	0.448
	3/28/95	100.57	0.73	99.84	**1.5**	0.057	0.3	0.604
	5/11/98	98.06	4.25	93.81	**0.62**	0.039	0.13	0.19
	12/15/98	98.06	4.44	93.62	**0.32**	<0.001	<0.001	<0.003
	3/23/99	98.06	3.95	94.11	**0.72**	0.015	0.015	0.041
	6/25/99	98.06	4.31	93.75	**1.2**	0.041	0.085	0.15
	9/8/99	98.06	4.75	93.31	**1.3**	0.035	0.032	0.12
	3/31/00	100.00	4.35	95.65	**0.66**	0.016	0.026	0.034
	9/8/03	100.00	2.98	97.02	**0.596**	0.0151	0.0071	0.0399
MW-B	6/6/91	100.60	7.05	93.55	**0.2**	0.065	<0.001	0.17
	3/2/92	100.60	6.80	93.80	**0.21**	0.089	0.005	0.073
	67/10/94	100.82	2.90	97.92	**0.27**	0.11	0.0098	0.0883
	3/28/95	100.82	0.93	99.89	**0.13**	0.11	0.006	0.062
	5/11/98	100.82	1.45	99.37	**0.127**	0.0055	0.0693	0.062
	12/15/98	98.25	1.15	97.10	0.013	0.003	<0.001	0.004
	3/23/99	98.25	1.10	97.15	**0.086**	0.003	0.008	0.017
	6/25/99	98.25	1.81	96.44	<0.001	<0.001	<0.001	<0.003
	9/8/99	98.25	4.10	94.15	**0.24**	0.008	0.018	0.036
	3/31/00	100.20	2.46	97.74	**0.049**	0.002	0.003	0.004
	9/8/03	100.20	3.84	96.36	**0.106**	0.0043	0.0126	0.0196
MW-C	6/6/91	102.21	3.63	98.58	<0.001	<0.001	<0.001	<0.003
	3/2/92	102.21	3.10	99.11	<0.001	<0.001	<0.001	<0.003
	7/10/94	103.04	2.95	100.09	<0.001	<0.001	<0.001	<0.003
	3/28/95	103.04	0.75	102.29	<0.001	<0.001	<0.001	<0.003
	4/10/97	103.04	3.30	99.74	<0.005	<0.005	<0.005	<0.005
MW-C[1]	10/1/97							
MW-D[2]	12/22/98				<0.001	<0.001	<0.001	<0.003
	3/23/99		2.45		<0.001	<0.001	<0.001	<0.003
	6/25/99		3.57		**0.14**	0.005	0.038	0.034
	9/8/99		5.00		<0.001	<0.001	<0.001	<0.003
	3/31/00	102.65	4.85	97.80	<0.001	<0.001	<0.001	<0.003
	9/8/03	102.65	5.41	97.24	<0.001	<0.001	<0.001	<0.001
MW-E	1/12/01	100.05	5.06	94.99	<0.001	<0.001	<0.001	<0.003
XP-1	*7/10/94*	*100.00*	*1.70*	*98.30*	***0.16***	*0.18*	*0.015*	*0.2297*
XP-1[3]	*3/28/95*	*100.00*	*0.65*	*99.35*	***0.032***	*0.044*	*1.5*	*1.527*
	4/10/97	*100.00*	*2.95*	*97.05*	***0.172***	*0.0276*	*2*	*3.71*
XP-1 (DPE-3)	3/31/00	99.92	3.75	96.17	<0.001	<0.001	<0.001	<0.003
	9/8/03	99.92	3.00	96.92	<0.001	<0.001	<0.001	<0.001
MP-1	7/10/94	101.12	1.50	99.62	**0.044**	0.75	0.021	1.58
	3/28/95	101.12	0.20	100.92	**0.15**	0.046	1.5	5.94
	4/10/97	101.12	2.62	98.50	0.0239	0.0343	2.18	**14.4**
	5/11/98	98.65	5.10	93.55	0.007	0.002	0.023	0.024
	12/15/98	98.65	5.16	93.49	<0.001	<0.001	0.002	<0.003
	3/23/99	98.65	3.84	94.81	0.004	<0.001	0.058	0.19
	5/25/99	98.65	4.97	93.68	0.008	0.001	0.018	0.007
	9/8/99	98.65	5.00	93.65	<0.001	0.001	0.006	0.008
	3/31/00	100.60	4.40	96.20	<0.001	<0.001	0.005	<0.003
	9/8/03	100.60	3.80	96.80	0.0023	<0.001	0.0707	0.0296
MP-2	*7/10/94*	*100.89*	*2.13*	*98.76*	***1.7***	*0.38*	*0.067*	*0.713*
MP-2[4]	3/28/95	100.89	1.60	99.29	**1.7**	0.057	0.7	0.684
	9/8/03	100.89	3.79	97.10	**0.131**	0.0034	0.158	<0.001
MP-3	*7/10/94*	*100.85*	*1.50*	*99.35*	***0.4***	*1.8*	*0.34*	*2.3*
	3/28/95	*100.85*	*0.55*	*100.30*	***0.79***	*0.037*	*0.66*	*0.43*
	4/10/97	*100.85*	*2.55*	*98.30*	***0.627***	*0.0274*	*0.215*	*0.388*
MP-3 (DPE-4)	3/31/00	99.21	3.05	96.16	0.006	<0.001	0.002	<0.003
	9/8/03	99.21	2.15	97.06	0.0029	<0.001	<0.001	<0.001

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Table 8
Groundwater Analytical Summary - BTEX

Tier 1 Groundwater Remediation Objectives	Benzene (mg/L)	Toluene (mg/L)	Ethylbenze (mg/L)	Total Xylene(s) (mg/L)
Class I Groundwater	0.005	1.0	0.7	10
Class II Groundwater	0.025	2.5	1.0	10

Well ID	Date	Casing Elevation	Depth to Water	Water Elevation (ft)	Benzene (mg/L)	Toluene (mg/L)	Ethylbenzene (mg/L)	Total Xylenes (mg/L)
PZ-A	3/28/95	100.72	0.85	99.87	**2.3**	0.094	0.009	2.248
	3/37/00	100.16	4.10	96.06	<0.001	<0.001	<0.001	<0.003
	9/8/03	100.16	0.47	99.69	<0.001	<0.001	<0.001	<0.001
PZ-B	3/28/95	100.81	1.08	99.73	0.0068	<0.001	0.018	0.006
	4/10/97	100.81	1.90	98.91	<0.005	<0.005	<0.005	<0.005
	3/31/00	100.24	2.40	97.84	<0.001	<0.001	<0.001	<0.003
	9/8/03	100.24	3.74	96.50	0.0017	<0.001	<0.001	<0.001
PZ-C	7/10/94	102.55	2.40	100.15	<0.001	<0.001	<0.001	<0.003
	3/28/95	102.55	0.10	102.45	<0.001	<0.001	<0.001	<0.003
PZ-C[1]	10/1/97							
DPE-1	5/11/98	98.36	11.98	86.38	<0.005	<0.001	<0.001	<0.003
	12/15/98	98.36	8.19	90.17	<0.001	<0.001	<0.001	<0.003
	3/23/99	98.36	3.49	94.87	0.003	0.001	0.007	0.006
	3/31/00	100.30	4.04	96.26	<0.001	<0.001	0.005	<0.003
	9/8/03	100.30	3.32	96.98	<0.001	<0.001	<0.001	<0.001
DPE-2	3/31/00	100.39	4.07	96.32	<0.001	<0.001	<0.001	<0.003
	9/8/03	100.39	4.39	96.00	<0.001	<0.001	<0.001	<0.001
DPE-3	12/15/98	97.70	8.97	88.73	0.002	<0.002	0.002	<0.003
	3/23/99	97.70	3.04	94.66	**0.11**	0.009	0.13	0.035
	3/31/00	99.64	3.80	95.84	<0.001	<0.001	<0.001	<0.003
DPE-5	9/8/03	99.64	2.65	96.99	**0.0452**	0.0027	0.0234	0.0091
HA-7A	12/10/03	NM	NM	NM	**0.043**	0.0027	0.078	0.015
MW-F	2/11/04	NM	NM	NM	<0.001	<0.001	<0.001	<0.003
MW-G	2/11/04	NM	NM	NM	<0.001	<0.001	<0.001	<0.003

NOTES:
1) ppm = parts per million
2) <0.001 = Not detected above the method detection limit (MDL) indicated.
3) Bold values indicate concentrations above Title 35 IAC Part 742 Tier 1 Groundwater Cleanup Objectives for Class II groundwater on-site and Class I off-site.
4) NM indicates not measured.
5) Italicized text indicates that the well was reinstalled at a later date and the same identification was utilized.

Former Sunoco Service Station #0000-0022
1315 W Main Street
St Charles, Illinois

Table 9
Groundwater Analytical Summary - PNAs

Tier 1 - PNAs Groundwater Remediation Objectives	Naphthalene (mg/L)	Acenapthylene (mg/L)	Acenaphthene (mg/L)	Fluorene (mg/L)	Phenanthrene (mg/L)	Anthracene (mg/L)	Fluoranthene (mg/L)	Pyrene (mg/L)	Benzo (a) anthracene (mg/L)	Chrysene (mg/L)	Benzo (b) fluoranthene (mg/L)	Benzo (k) fluoranthene (mg/L)	Benzo (a) pyrene (mg/L)	Dibenzo (a,h) anthracene (mg/L)	Benzo (g, h, I) perylene (mg/L)	Indeno (1,2,3-c,d) pyrene (mg/L)
Class I Groundwater	0.025	---	0.42	0.28	---	2.1	0.28	0.21	0.00013	0.0015	0.00018	0.00017	0.0002	0.0003	---	0.00043
Class II Groundwater	0.039	---	2.1	1.4	---	10.5	1.4	1.05	0.00065	0.0075	0.0009	0.00085	0.002	0.0015	---	0.00215

Monitoring Well Location	Date															
MW-A	9/3/03	<0.0001	<0.001	<0.0001	<0.0005	<0.0005	<0.0005	<0.0002	<0.0002	<0.0001	0.00027	0.0004	<0.00014	0.00061	<0.0002	<0.0002	<0.0002
MW-B	9/3/03	0.00578	<0.001	<0.001	<0.005	<0.0005	<0.0005	0.00034	<0.0002	<0.0001	<0.0001	<0.0001	<0.00014	<0.0001	<0.0002	<0.0002	<0.0002
MW-D[2]	9/8/03	<0.001	<0.001	<0.001	<0.0005	<0.0005	<0.0005	<0.0002	<0.0002	<0.0001	<0.0001	<0.0001	<0.00014	<0.0001	<0.0002	<0.0002	<0.0002
XP-1 (DPE-3)	9/8/03	<0.001	<0.001	<0.001	<0.0005	<0.0005	<0.0005	0.00023	<0.0002	<0.0001	<0.0001	0.00021	<0.00014	<0.0001	<0.0002	<0.0002	<0.0002
MP-1	9/8/03	0.0364	<0.001	<0.001	<0.0005	0.00179	<0.0005	0.00191	0.00109	<0.0001	0.00033	0.00031	<0.00014	0.00017	<0.0002	<0.0002	<0.0002
MP-2[4]	9/8/03	<0.0001	<0.001	<0.001	<0.0005	<0.0005	<0.0005	<0.0002	<0.0002	<0.0001	<0.0001	<0.0001	<0.00014	<0.0001	<0.0002	<0.0002	<0.0002
MP-3 (DPE-4)	9/8/03	0.00137	<0.001	<0.001	<0.0005	<0.0005	<0.0005	0.00238	0.00167	0.00039	0.0008	**0.00161**	0.00067	0.00109	0.00054	0.00097	0.00116
PZ-A	9/8/03	0.0301	<0.001	<0.001	<0.005	0.03	<0.005	0.0774	0.0701	**0.0075**	**0.0332**	**0.0366**	**0.0164**	**0.025**	**0.0076**	0.0257	**0.0261**
PZ-B	9/3/03	<0.00667	<0.00667	<0.006637	<0.00333	<0.00333	<0.00333	<0.00133	<0.01333	<0.00067	<0.00067	<0.00067	<0.00093	<0.00067	<0.00133	<0.00133	<0.00133
DPE-1	9/3/03	0.00187	<0.001	<0.001	<0.0005	<0.0005	<0.0005	0.00232	0.00167	0.00034	0.0012	**0.00219**	**0.0086**	0.00144	0.00091	0.00179	**0.00229**
DPE-2	9/3/03	0.00118	<0.001	<0.001	<0.0005	0.00064	<0.0005	0.00379	0.00268	0.00072	0.00181	**0.00312**	**0.00138**	0.0021	0.00146	0.0028	0.00342
DPE-3	9/8/03	<0.0001	<0.001	<0.001	<0.0005	0.00255	<0.0005	0.00827	0.00698	0.00172	0.00361	**0.00469**	**0.00222**	**0.00343**	**0.00166**	0.00348	**0.00247**
DPE-5	9/8/03	<0.001	<0.001	<0.001	<0.0005	0.00255	<0.0005	0.00827	0.00698	0.00172	0.00361	**0.00469**	**0.0022**	**0.00343**	**0.00166**	0.00348	**0.00277**
HA-7A	12/10/03	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.00013	<0.001	<0.00018	<0.00017	<0.0002	<0.0003	<0.00076	<0.00043
MWF	2/11/04	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.00013	<0.001	<0.00018	<0.00017	<0.0002	<0.0003	<0.00076	<0.00043
MWG	2/11/04	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.00013	<0.001	<0.00018	<0.00017	<0.0002	<0.0003	<0.00076	<0.00043

NOTES:
1) mg/L = milligrams per Liter = ppm = parts per million.
2) --- = no toxicity criteria available for the route of exposure
3) <0.0001 = detected less than laboratory reporting limits
4) **Bold** indicates concentrations above the Tier 1 GROs for Class II groundwater.

Former Sunoco Service Station #0000-0022
1315 W Main Street
St Charles, Illinois

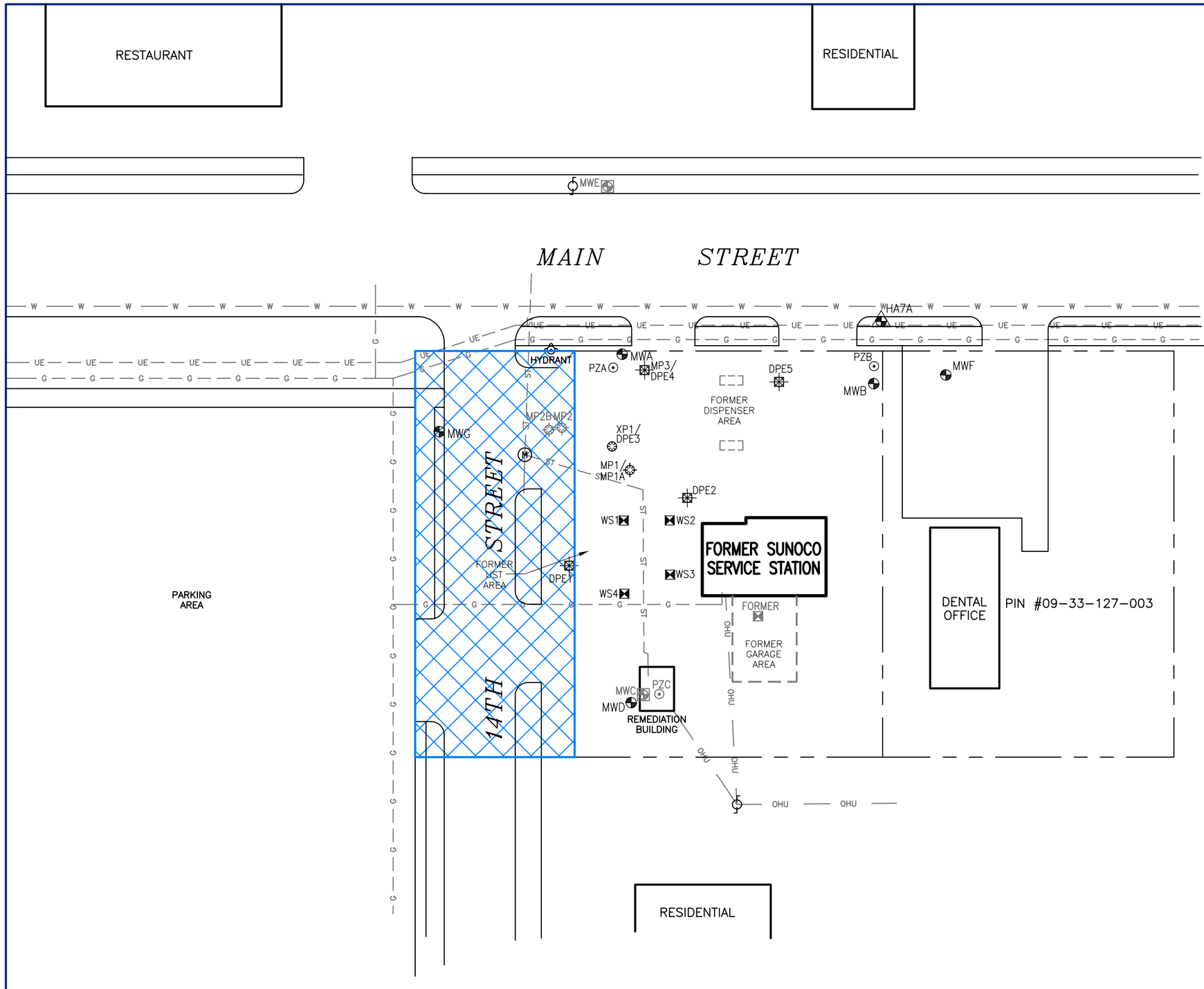
Table 10
Groundwater Analytical Summary - Metals

Tier 1 - Metals Groundwater Remediation Objectives	Total Arsenic (Method SW-846/6020) (ug/L)	Total Barium (Method SW-846/6020) (ug/L)	Total Cadmium (Method SW-846/6020) (ug/L)	Total Chromium (Method SW-846/6020) (ug/L)	Total Lead (Method SW-846/6020) (ug/L)	Total Mercury (Method SW-846/6020) (ug/L)	Total Selenium (Method SW-846/6020) (ug/L)	Total Silver (Method SW-846/6020) (ug/L)
Class I Groundwater	50	200	5	10	7.5	2.0	50	---
Class II Groundwater	200	200	50	1,000	1,000	10	50	550

Monitoring Well Location	Date								
MW-A	9/8/03	37	**211**	3.5	7.0	15.0	<0.20	<10.0	<5.0
MW-B	9/8/03	20	156	1.90	<5.0	<5.0	<0.20	<10.0	<5.0
MW-D[2]	9/8/03	62	**523**	10.0	167	123	0.36	<10.0	<5.0
	2/11/04	<100	**300**	<100	110	<100	0.28	<25	<100
XP-1 (DPE-3)	9/8/03	<10.0	58	<1.0	<5.0	84	<0.20	<10.0	<5.0
	2/11/04	<20	53	<0.5	5	32	0.29	<5.0	<0.5
MP-1	9/8/03	38	**220**	5.10	53	123	<0.20	<10.0	<5.0
	2/11/04	<20	98	<0.5	6.7	11	<0.20	<5.0	<5.0
MP-2	9/8/03	22	120	<1.0	6	11	<0.20	<10.0	<5.0
MP-3 (DPE-4)	9/8/03	<10.0	78	<1.0	<5.0	112	<0.20	<10.0	<5.0
	2/11/04	<20	110	<0.5	<5	160	0.26	<5.0	<0.5
PZ-A	9/8/03	<10.0	54	<1.0	<5.0	<5.0	<0.20	<10.0	<5.0
PZ-B	9/8/03	22	**497**	11.5	43	87	<0.2	<10.0	<5.0
	2/11/04	<20	**250**	<20	<20	<20	<0.20	<25	<20
DPE-1	9/8/03	<10.0	71	<1.0	16	353	<0.20	<10.0	<5.0
	2/11/04	<100	160	<100	<100	460	<0.20	<25.0	<100
DPE-2	9/8/03	<10.0	68	<1.0	25	412	<0.20	<10.0	<5.0
	2/11/04	<20	49	<0.50	15	160	<0.20	<5.0	<0.50
DPE-3	9/8/03	7	130	<1.0	<5.0	172	<0.20	<10.0	<5.0
DPE-5	9/8/03	17	130	<1.0	<5.0	172	<0.2	<10.0	<5.0
HA-7A	12/10/03	NS	10	NS	NS	3.2	NS	NS	NS
MWF	2/11/04	<20	**1,200**	<20	<20	<20	<0.20	45	<100
MWG	2/11/04	48	**2,200**	<20	<20	<20	<0.20	<25	<20

NOTES:
1) mg/L = milligrams per Liter = ppm = parts per million.
2) --- = no toxicity criteria available for the route of exposure
3) <0.0001 = detected less than laboratory reporting limits
4) **Bold** indicates concentrations above the Tier 1 GROs for Class II groundwater.

EXHIBIT C



LEGEND

- FORMER FUEL OIL TANK
- FORMER WASTE OIL TANK
- UTILITY MANHOLE
- UTILITY POLE
- MONITORING WELL
- DESTROYED MONITORING WELL
- DUAL PHASE EXTRACTION WELL
- SOIL VAPOR EXTRACTION WELL
- SOIL VAPOR MONITORING POINT
- FORMER SOIL VAPOR MONITORING POINT
- PIEZOMETER
- FORMER PIEZOMETER
- OBSERVATION/SUMP WELL
- FORMER OBSERVATION/SUMP WELL
- TEMPORARY WELL
- UNDERGROUND STORM SEWER
- UNDERGROUND WATER LINE
- UNDERGROUND GAS LINE
- OVERHEAD UTILITIES
- AREA SUBJECT TO CITY OF ST. CHARLES HIGHWAY AUTHORITY AGREEMENT

SOURCE: SITE MAP, HANDEX OF ILLINOIS, 11-6-01.

DRAFTED BY: T.M. (N.J.)	PROPOSED HIGHWAY AUTHORITY AGREEMENT CITY OF ST. CHARLES
CHECKED BY:	FORMER SUNOCO SERVICE STATION DUNS #0000-0022 1315 WEST MAIN STREET ST. CHARLES, ILLINOIS
REVIEWED BY:	Groundwater & Environmental Services, Inc. 1050 CORPORATE BOULEVARD, SUITE C, AURORA, IL 60504
NORTH	SCALE IN FEET: 0 40 / DATE: 11-3-04 / FIGURE: 5

M:\Graphics\1400-Chicago\Sunoco\0000-0022 St Charles\0000-0022 st charles SM.dwg, 11/3/2004 12:37:51 PM, TMichaelidis