RESOLUTION 2019-151                        PASSED: NOVEMBER 12, 2019

APPROVING A REAL ESTATE CONTRACT FOR THE SALE OF REAL
PROPERTY LOCATED AT 1101 N. FIRST STREET, DEKALB, ILLINOIS
(P.I.N. 08-14-305-018) AND THE CLOSING OF THE TRANSACTION.

WHEREAS, by Resolution 2019-139 approved on September 23, 2019, the Council
directed the staff to move forward on the sale of the City owned property located at
1101 N. First Street (PIN 08-14-305-018) for a price of $80,000; and

WHEREAS, this property consists of a vacant food and fuel service station located at
the corner of N. First Street and Locust Street; and

WHEREAS, the Purchaser (Kumar Chaudhary & Associates) is aware that the property
has environmental problems for which remediation will be needed; and

WHEREAS, the Purchaser also reports that he has a history of redeveloping other
service station parcels with similar remediation requirements; and

WHEREAS, the corporate authorities of the City of DeKalb find that it is the best interest
of the City to approve the contract for the sale of the City owned property located at
1101 N. First Street (PIN 06-14-305-018) (the “Subject Property”) which is attached as
Exhibit A and further authorize the City to close the transaction selling such property;
and

NOW THEREFORE, be it resolved by the Mayor and City Council of the City of DeKalb,
pursuant to its Home Rule powers, as follows:

SECTION 1. RECITALS

The foregoing recitals are true, a material part of this Resolution, and are incorporated
herein as if they were fully set forth in this section.

SECTION 2. APPROVAL OF REAL ESTATE CONTRACT

The City approves the contract for the sale of the Subject Property attached as Exhibit A
and requests that City Mayor Jerry Smith execute such contract for and on behalf of the
City of DeKalb.

SECTION 3. AUTHORIZATION TO CLOSE UPON THE TRANSFER OF THE
SUBJECT PROPERTY

The City is authorized to close upon the transfer of the Subject Property to the
Purchaser, Kumar Chaudhary and Associates, pursuant to the terms of the approved
contract attached as Exhibit A. The Mayor, Jerry Smith, the City Manager, Bill Nicklas,
the Assistant City Manager, Raymond Munch, City Attorneys, John Donahue and/or
Mathew Rose are each given the authority to execute on behalf of the City such documents that are necessary for the City to transfer the Subject Property to the Purchaser, said documents to include, but may not necessarily be limited to: a deed, closing statements, affidavit of title, bill of sale, wire instructions, wire transfers, ALTA statements, GAP undertakings, documents required by the title company to close the transaction including any escrow instructions or agreements, and such other documents as may be typically required to close real estate transactions.

SECTION 4. HOME RULE

This Resolution, and each of its terms, shall be the effective legislative act of a home rule municipality without regard to whether this Resolution should: (a) contain terms contrary to the provisions of current or subsequent non-preemptive state law; or (b) legislate in a manner or regarding a matter not delegated to municipalities by state law. It is the intent of the corporate authorities of the City of DeKalb that to the extent that the terms of this Resolution should be inconsistent with any non-preemptive state law, this Resolution shall supersede state law in that regard within its jurisdiction.

SECTION 5. EFFECTIVE DATE

This Resolution shall be in full force and effect immediately from and after its passage by the required supermajority vote and approval.

PASSED BY THE CITY COUNCIL of the City of DeKalb, Illinois, at a Regular meeting thereof held on the 12th day of November 2019 and approved by me as Mayor on the same day. Passed by an 8-0 roll call vote. Aye: Morris, Finucane, Smith, Perkins, McAdams, Verbic, Faivre, Mayor Smith. Nay: None.

ATTEST:

[Signature]

[Seal]

JERRY SMITH, Mayor
EXHIBIT A
(Sales Contract)
REAL ESTATE PURCHASE AGREEMENT
(1101 N. First St.)

This Agreement (the "Agreement"), by and between the City of DeKalb (the "City" or "Seller"), an Illinois home rule municipal corporation, and Kumar Chaudhary & Associates (the "Buyer"), collectively referred to as the Parties, and in consideration of the covenants set forth herein, agree as follows:

RECITALS

WHEREAS, the City is a home rule unit of local government pursuant to Article VII, Section 6, of the Illinois Constitution of 1970; and

WHEREAS, the City is the owner in fee simple of real property located at 1101 N. First Street, which is legally described, attached hereto, and incorporated herein as Exhibit A (the "Property"); and

WHEREAS, the City desires to sell the Property to Buyer upon and subject to all of the terms, provisions, and conditions set forth in this Agreement; and

WHEREAS, the City's corporate authorities find that the sale of the Property is in the public interest and promotes the public health, safety, and welfare; and

NOW, THEREFORE, in consideration of and in reliance upon the above Recitals, which are incorporated in and made a part of this Agreement, and for and in consideration of the mutual covenants and conditions set forth herein, and of other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Property to be sold. The City agrees to convey to the Buyer for the price of $80,000.00 (Eighty Thousand Dollars and Zero Cents) the Property as legally described, attached hereto, and incorporated herein as Exhibit A.

2. Earnest Money. By no later than November 15, 2019, the Buyer shall deposit earnest money in the amount of $5,000.00 (Five Thousand Dollars and Zero Cents), made out to and held by American Title Guaranty, Inc., and credited, without interest, to the Buyer at closing. If for any reason this Agreement is terminated for a reason that is not the Buyer's fault, all the earnest money shall be returned to Buyer without interest.

3. Possession. At closing, the City shall deliver possession of the Property to the Buyer.

4. Deed. The City agrees to convey the Property to the Buyer by a good and sufficient recordable special warranty deed, subject only to covenants, conditions,
restrictions and easements apparent or of record and to all applicable zoning laws and ordinances.

5. Evidence of title.

A. The City shall be responsible for ordering and paying, at its sole cost and expense, a Commitment for Title Insurance issued by a title insurance company doing business in DeKalb County, committing a company to issue a policy in the usual form insuring title to the Property in the City's name in such amount as desired by the City.

B. Permissible exceptions to title shall include only special assessments; zoning laws and building ordinances; easements, apparent or of record; covenants and restrictions of record which do not restrict reasonable use of the premises; and existing mortgages which shall be paid by the mortgagor at closing.

C. If the Buyer requires a survey of the Property, it shall be the Buyer's responsibility to obtain such survey at its own expense.

D. If title evidence or any survey discloses exceptions other than those permitted, the Buyer shall give written notice of such exceptions to the City within 15 days. The City shall have 15 days upon receipt of said written notice to have such title exceptions removed. If the City is unable to cure such exceptions, then the Buyer shall have the option to terminate this Agreement.

6. Closing. The Closing Date shall be the date which is ninety (90) days after the date this Agreement is executed by the Parties, or such earlier or later date as the Parties may agree in writing, subject to the applicable provisions of this Agreement. If the scheduled Closing Date does not fall on a business day, the Closing Date shall be the next business day thereafter.

7. Seller's Deliveries. On the Closing Date, provided all conditions and contingencies have been satisfied, Seller shall deposit or cause to be deposited with the Title Company (or deliver to the Buyer, or its designee) the following, each duly executed and notarized, as appropriate:

(i) A Warranty Deed, meeting the requirements of this Agreement transferring the real estate to the Buyer;

(ii) An ALTA statement and "gap" undertaking in the form customarily required by the Title Company of a seller of property to enable it to issue the Title Policy in accordance with the terms hereof for the Property;

(iii) An Affidavit of Title signed by the Seller of the Property in the customary form.
(iv) A Bill of Sale for all improvements and fixtures located on the Property, if any, in the customary form.

(v) All documents necessary to release any mortgages, or liens in the property, if any.

(vi) Such other documents or deliveries (if any) required pursuant to other provisions of this Agreement, the Closing Escrow, or otherwise reasonably required in order to consummate the transaction contemplated hereby and customarily required by the Title Company of a Seller of property to enable it to issue the Title Policy in accordance with the terms hereof.

8. **Buyer’s Deliveries.** On the Closing Date, provided all conditions and contingencies have been satisfied, Buyer shall deposit with Title Company (or deliver to Seller) the following, each dated and duly executed and notarized, as appropriate:

(i) All affidavits, indemnities, undertakings and certificates customarily required by the Title Company of a purchaser of property to enable it to issue the Title Policy in accordance with the terms hereof.

(ii) The monetary payment due Seller and any additional amounts necessary to pay any costs and fees required to be paid by Buyer less any applicable credits.

(iii) Such other documents or deliveries (if any) required pursuant to other provisions of this Agreement, the Closing Escrow, or otherwise reasonably required in order to consummate the transaction contemplated hereby.

9. **Joint Deliveries.** On the Closing Date, provided all conditions and contingencies have been satisfied, the parties shall jointly deposit with Title Company the following, each dated and duly executed and notarized, as appropriate:

(i) Closing Statement.

(ii) State, and county transfer tax declarations and any required forms completed to establish that the transfers is exempt from any State, County or City real estate transfer taxes that is applicable because the transfer is made by a public entity.

10. **Closing Costs.** The Closing costs shall be paid as follows:

*By Seller:*
(a) Preparation of the Deeds and documents required of the Seller
(b) Its legal expenses
(c) ½ of the Title Company closing escrow fees
(d) The cost of the Owner’s title insurance policy with extended coverage.
(e) Any other closing costs charged to the Seller that are not otherwise allocated pursuant to this Section.

By Buyer:

(a) Preparation of the documents required of the Buyer
(b) Its legal expenses
(c) ½ of the Title Company closing escrow fees.
(d) Recording fees for the Deed
(e) the Survey if requested or required by the Title Company.
(f) Any other closing costs charged to the Buyer that are not otherwise allocated pursuant to this Section.

11. Broker involvement. The Parties acknowledge the use of a broker, Miller Real Estate, who was a dual agent and shall be paid at closing pursuant to the Parties' respective contingent fee agreements.

12. Real estate taxes and proration. The City represents that the Property is currently exempt from any property taxes. Any and all prior real estate taxes due for the Property for any period prior to closing, if any, shall be paid by City prior to or at closing. If necessary, the City shall bring to closing a certificate of redemption showing the amount of the real estate taxes owed for payments that were previously due and payable along with any penalties and interest and shall otherwise comply with all the Title Company’s requirements pertaining to its payment of any previously due but unpaid real estate taxes.

13. Real Estate Transfer Taxes. At closing, the Parties shall execute a completed Real Estate Transfer Declaration in the form required pursuant to the Real Estate Transfer Tax Act of the State of Illinois showing the exchange of properties in this Agreement as being exempt from any State, County, or local real estate transfer taxes.

14. Personal property. All personal property and fixtures located on or within real estate, if any, shall be transferred to the Buyer at closing by a Bill of Sale which is in a form that is acceptable to the Buyer.

15. Uniform Vendor and Purchaser Risk Act. The provisions of the Uniform Vendor and Purchaser Risk Act of Illinois shall be applicable to this Agreement.

16. IRS Section 1445. Each Party represents that it is not a "foreign person" as defined in Section 1445 of the Internal Revenue Code and that it is exempt from the
withholding requirements of said Section. Each Party will furnish to the other Party at closing the Exemption Certification set forth in said Section.

17. **Condition of property.** Buyer agrees to accept the Property in its “as-is” condition, and the City disclaims all warranties express or implied as to the condition of the Property.

18. **Environmental matters.** The City has provided Buyer with true correct and complete copies of the City’s environmental reports and documents listed on Exhibit B (collectively the “Environmental Reports”), which disclose the presence of Hazardous Materials, hereinafter defined, on the Property as of the date of this Agreement (“Pre-Existing Hazardous Materials”). City shall continue to provide Buyer with all environmentally specific reports and correspondence which pertains to the Property.

   The Buyer accepts the Property “as is” with full knowledge of the Pre-Existing Hazardous Materials located on the Property. The Seller makes no warranty or representation that the environmental reports and information provided to the Buyer presents a true and correct analysis of the condition of the Property, that the Property is fit for any particular purpose, and that the Buyer will be able to obtain a No Further Remediation letter from the IEPA. Buyer accepts all risks related to the condition of the Property and the remediation of the Property in compliance with federal and state regulations.

   As used herein “Environmental Laws” shall mean all statutes specifically described in the definition of “Hazardous Materials” and all other federal, state or local laws, regulations or orders relating to or imposing liability or standards of conduct concerning any Hazardous Material. As used herein, “Hazardous Materials” shall mean any hazardous, toxic or dangerous substance, material, waste, gas or particulate matter which is defined as such for purposes of regulation by any local government authority, the State where Property is located, or the United States Government, including, but not limited to, any material or substance which is (i) defined as a “hazardous waste,” “hazardous material,” “hazardous substance,” “extremely hazardous waste,” or “restricted hazardous waste” under any provision of law, (ii) petroleum, (iii) asbestos or mold, (iv) polychlorinated biphenyl, (v) radioactive material, (vi) designated as a “hazardous substance” pursuant to Section 311 of the Clean Water Act, 33 U.S.C. Sec. 1251 et seq. (33 U.S.C. Sec. 1317), (vii) defined as a “hazardous waste” pursuant to Section 1004 of the Resource Conservation and Recovery Act, 42 U.S.C. Sec. 6901 et seq. (42 U.S.C. Sec. 6903), or (viii) defined as a “hazardous substance” pursuant to Section 101 of the Comprehensive Environmental Response, Compensation, and Liability Act, 42 U.S.C. Sec. 9601 et seq. (42 U.S.C. Sec. 9601).

   Buyer agrees to remediate, clean-up and remove the Pre-Existing Hazardous Materials located on the Property in accordance with all Environmental Laws, at Buyer’s sole cost and expense, notwithstanding any obligation of the City. The Parties agree that it shall be solely the responsibility of the Buyer, at its sole cost and expense, to pursue and obtain a No Further Remediation letter for the Property.
To the fullest extent permitted by law, the Buyer shall defend, indemnify, and hold harmless the City and its officers, employees, and agents from and against all claims, damages, losses, and expenses arising out of or resulting from any Hazardous Materials located upon the Property and the remediation, clean-up, and removal of any Hazardous Materials located upon the Property.

The covenants and indemnities contained in this Section 18 shall survive termination of this Agreement and shall not merge with deed or closing. The responsibility of the Buyer to the City to pursue remediation shall not merge with the deed or closing and shall continue to exist after closing. The terms of this Section 18.5 are intended to remain applicable after closing and shall not merge with deed or closing.

18.5. **Zoning.** The Buyer agrees that he shall be required to comply with all the requirements of the City's unified development ordinance including, but not limited to, the need to obtain a special use permit to use this property as a gas station.

19. **Default.** If any Party defaults under this Agreement, the other Party may waive the default and proceed to closing, seek specific performance, or refuse to close and cancel this Agreement with both parties being relieved of all further obligations under this Agreement. Except for failure to close on the Closing Date, a Party may not exercise its remedies until after it delivers notice of the alleged default to the other Party and the other Party fails to cure within ten (10) days after receipt of the default notice. The remedies provided herein shall be the sole and exclusive remedies for either Party's default under this Agreement.

20. **Time is of the essence.** Time is of the essence for this Agreement.

21. **Notices.** All notices herein required shall be in writing and shall be served on the parties at the addresses following their signatures. Except for when delivery of a notice is required, the mailing of a notice by registered or certified mail, return receipt requested, shall be sufficient service.

22. **Amendment.** This Agreement may be amended only by the mutual agreement of the Parties evidenced by a written amendment adopted and executed by the Parties.

23. **Entire Agreement.** This Agreement sets forth all agreements, understandings and covenants between and among the Parties relative to the matters herein contained. This Agreement supersedes all prior written agreements, negotiations and understandings, written and oral, and shall be deemed a full integration of the entire agreement of the Parties.

24. **Illinois Law.** This Agreement shall be construed its accordance with the laws of the State of Illinois.
25. **Interpretations.** This Agreement has been jointly negotiated by the Parties and shall not be construed against a Party because that Party may have primarily assumed responsibility for the drafting of this Agreement.

26. **Execution.** All the parties to this Agreement represent that they are authorized to enter into this Agreement.

**IN WITNESS WHEREOF,** the Parties have duly executed this Agreement pursuant to all requisite authorizations on the dates set forth below.

**(SIGNATURE PAGE)**

<table>
<thead>
<tr>
<th>Buyer</th>
<th>CITY</th>
</tr>
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<tbody>
<tr>
<td>Kumar Chaudhary &amp; Associates</td>
<td>City of DeKalb</td>
</tr>
<tr>
<td>832 Jameson Ct.</td>
<td>200 S. 4th Street</td>
</tr>
<tr>
<td>Carol Stream, IL 60188</td>
<td>DeKalb, IL 60115</td>
</tr>
<tr>
<td>By: Kumar Chaudhary, Owner</td>
<td>By: Jerry Smith, Mayor</td>
</tr>
<tr>
<td>Date:</td>
<td>Date: 11/3/2019</td>
</tr>
</tbody>
</table>

**BUYER ATTEST**

**CITY ATTEST**
EXHIBIT A TO REAL ESTATE PURCHASE AGREEMENT
(Legal Description for Property)

The Property is legally described as follows:

LOT 1 OF BLOCK 4 HILLCREST SUBDIVISION, A SUBDIVISION OF A PART OF PARCEL "A" OF ELLWOOD FARM PLAT ON SECTION 14, TOWNSHIP 40 NORTH, RANGE 4 EAST OF THE 3RD P.M., DEKALB COUNTY, ILLINOIS IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN VOLUME "K" OF PLATS, PAGE 17 AS DOC.# 290626 IN DEKALB COUNTY RECORDERS OFFICE; EXCEPTING THEREFROM, THE FOLLOWING DESCRIBED PART OF LOT 1; BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 1 OF BLOCK 4 WHICH IS SITUATED 170 FEET WESTERLY OF THE NORTHEAST CORNER OF SAID LOT 1; SAID NORTHEAST CORNER OF LOT 1 BEING SITUATED ON THE WESTERLY LINE OF NORTH FIRST STREET AS DEDICATED BY THE ABOVE REFERENCED PLAT; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 1; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 120.75 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF LOT 1, WHICH IS ALONG THE NORTHERLY LINE OF HILLCREST DRIVE, A DISTANCE OF 20.0 FEET, MORE OR LESS, TO A POINT WHICH IS SITUATED 170 FEET WESTERLY FROM THE SOUTHWEST CORNER OF SAID LOT 1 AS MEASURED ALONG THE SOUTHERLY LINE OF LOT 1, SAID SOUTHEAST CORNER BEING A POINT ON THE WESTERLY LINE OF NORTH FIRST STREET AS DEDICATED BY THE ABOVE REFERENCED PLAT; THENCE NORTHERLY ON A STRAIGHT LINE TO THE PLACE OF BEGINNING. EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE ON AN ASSUMED BEARING OF NORTH 83 DEGREES 48 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 2.20 FEET; THENCE WESTERLY ALONG SAID SOUTH LINE, BEING A TANGENTIAL CURVE CONCAVE TO THE SOUTH, RADIUS 1672.14 FEET, A DISTANCE OF 27.80 FEET; THENCE NORTH 70 DEGREES 39 MINUTES 39 SECONDS EAST, 10.674 FEET; THENCE NORTHEASTERLY ALONG A TANGENTIAL CURVE CONCAVE TO THE NORTHWEST, RADIUS 29.00 FEET, A DISTANCE OF 24.51 FEET; THENCE NORTH 22 DEGREES 14 MINUTES 32 SECONDS EAST ALONG TANGENT, 18.20 FEET TO THE EAST LINE OF SAID LOT 1; THENCE SOUTH 6 DEGREES 12 MINUTES 00 SECONDS WEST ALONG SAID EAST LINE, 40.00 FEET TO THE POINT OF BEGINNING, ALL SITUATED IN THE CITY OF DEKALB, COUNTY OF DEKALB, STATE OF ILLINOIS.

PIN 08-14-305-018; Common Address: 1101 N. 1st St., DeKalb, IL 60015
EXHIBIT B TO REAL ESTATE PURCHASE AGREEMENT  
(Environmental Reports)

The following documents are incorporated herein as if they were fully set forth as part of 
this Exhibit:

1. Cover letter dated March 4, 2019 from Fehr Graham to IEPA (1 page)
2. Signed completed IEPA “Leaking Underground Storage Tank Program 
Corrective Action Plan (4 pages)
3. Amended Corrective Action Plan and Budget for the former DeKalb Marathon 
(incident no. 20050255) prepared by Fehr Graham dated March 4, 2019 
(approx.. 147 pages)
4. IEPA Leaking Underground Storage Tank Program, Election to proceed as 
“owner” signed 11-17-2018 (1 page).
5. OSFM Authorization to submit eligibility and deductible application dated 11-7-
2018 (1 page).
6. OSFM Notification of ownership change for underground storage tanks dated 11-
7-2018 (1 page).
7. IEPA letter dated December 31, 2018 (2 pages).
8. OFSM facility details (5 pages).
9. OFSM Notice of violation (2 pages).

[This space is intentionally left blank]
March 4, 2019

Mr. Scott McGill
Illinois Environmental Protection Agency
Bureau of Land #24
Leaking Underground Storage Tank Section
1021 North Grand Avenue East
P.O. Box 19276
Springfield, Illinois 62794-9276

Subject: Amended Corrective Action Plan and Budget
LPC #0370105054 - DeKalb County
DeKalb/Shaukat Sindu
1101 N. 1st Street
Leaking UST Incident No. 20050255
Leaking UST Technical File

Dear Mr. McGill

Fehr-Graham & Associates LLC (Fehr Graham), on behalf of the City of DeKalb, is submitting one (1) original and one (1) copy of the Amended Corrective Action Plan and Budget for the above-referenced leaking UST incident.

Should you have any questions or comments, please do not hesitate to contact me.

Sincerely,

[Signature]
Ann E. Ray, PG
Project Hydrogeologist

AER:Cld

Enclosures

O:\DeKalb, City of\18-925 - LUST Assistance 1101 N First St\PA Final\18-925 - IEPA 2019-03-04 Amended CAP Cover Letter.docx
Leaking Underground Storage Tank Program
Corrective Action Plan

A. Site Identification

IEMA Incident # (6- or 8-digit): 20050255
IEPA LPC# (10-digit): 0370105054

Site Name: Former DeKalb Marathon

Site Address (Not a P.O. Box): 1101 North First Street

City: DeKalb County: DeKalb ZIP Code: 60115

B. Site Information

1. Will the owner or operator seek reimbursement from the Underground Storage Tank Fund? ☑ Yes ☐ No
2. If yes, is the budget attached? ☑ Yes ☐ No
3. Is this an amended plan? ☑ Yes ☐ No

4. Identify the material(s) released: Gasoline

5. This Corrective Action Plan is submitted pursuant to:
   ☑ a. 35 Ill. Adm. Code 731.166
   ☐ b. 35 Ill. Adm. Code 732.404
   ☑ c. 35 Ill. Adm. Code 734.335

C. Proposed Methods of Remediation

1. Soil Removal, institutional controls
2. Groundwater Removal, institutional controls

D. Soil and Groundwater Investigation Results

(for incidents subject to 35 Ill. Adm. Code 731 only or 732 that were classified using Method One or Two, if not previously provided)

Provide the following:
1. Description of investigation activities performed to define the extents of soil and/or groundwater contamination;
2. Analytical results, chain-of-custody forms, and laboratory certifications;
3. Tables comparing analytical results to applicable remediation objectives;
4. Boring logs;
5. Monitoring well logs; and
6. Site maps meeting the requirements of 35 Ill. Adm. Code 732.110(a) or 734.440 and showing:
   a. Soil sample locations;
   b. Monitoring well locations; and
   c. Plumes of soil and groundwater contamination.

E. Technical Information - Corrective Action Plan

Provide the following:

1. Executive summary identifying the objectives of the corrective action plan and the technical approach to be utilized to meet such objectives;
   a. The major components (e.g., treatment, containment, removal) of the corrective action plan;
   b. The scope of the problems to be addressed by the proposed corrective action; and
   c. A schedule for implementation and completion of the plan;

2. Identification of the remediation objectives proposed for the site;

3. A description of the remedial technologies selected:
   a. The feasibility of implementing the remedial technologies;
   b. Whether the remedial technologies will perform satisfactorily and reliably until the remediation objectives are achieved; and
   c. A schedule of when the technologies are expected to achieve the applicable remediation objectives;

4. A confirmation sampling plan that describes how the effectiveness of the corrective action activities will be monitored during their implementation and after their completion;

5. A description of the current and projected future uses of the site;

6. A description of engineered barriers or institutional controls that will be relied upon to achieve remediation objectives:
   a. an assessment of their long-term reliability;
   b. operating and maintenance plans; and
   c. maps showing area covered by barriers and institutional controls;

7. The water supply well survey:
   a. Map(s) showing locations of community water supply wells and other potable wells and the setback zone for each well;
   b. Map(s) showing regulated recharge areas and wellhead protection areas;
   c. Map(s) showing the current extent of groundwater contamination exceeding the most stringent Tier 1 remediation objectives;
   d. Map(s) showing the modeled extent of groundwater contamination exceeding the most stringent Tier 1 remediation objectives;
   e. Tables listing the setback zone for each community water supply well and other potable water supply wells;
   f. A narrative identifying each entity contacted to identify potable water supply wells, the name and title of each person contacted, and any field observations associated with any wells identified; and
   g. A certification from a Licensed Professional Engineer or Licensed Professional Geologist that the survey was conducted in accordance with the requirements and that documentation submitted includes information obtained as a result of the survey (certification of this plan satisfies this requirement);
8. Appendices:
   a. References and data sources report that are organized; and
   b. Field logs, well logs, and reports of laboratory analyses;
9. Site map(s) meeting the requirements of 35 Ill. Adm. Code 732.110(a) or 734.440;
10. Engineering design specifications, diagrams, schematics, calculations, manufacturer's specifications, etc.;
11. A description of bench/pilot studies;
12. Cost comparison between proposed method of remediation and other methods of remediation;
13. For the proposed Tier 2 or 3 remediation objectives, provide the following:
   a. The equations used;
   b. A discussion of how input variables were determined;
   c. Map(s) depicting distances used in equations; and
   d. Calculations; and
14. Provide documentation to demonstrate the following for alternative technologies:
   a. The proposed alternative technology has a substantial likelihood of successfully achieving compliance with all applicable regulations and remediation objectives;
   b. The proposed alternative technology will not adversely affect human health and safety or the environment;
   c. The owner or operator will obtain all Illinois EPA permits necessary to legally authorize use of the alternative technology;
   d. The owner or operator will implement a program to monitor whether the requirements of subsection (14)(a) have been met;
   e. Within one year from the date of Illinois EPA approval, the owner or operator will provide to the Illinois EPA monitoring program results establishing whether the proposed alternative technology will successfully achieve compliance with the requirements of subsection (14)(a); and
   f. Demonstration that the cost of alternative technology will not exceed the cost of conventional technology and is not substantially higher than at least two other alternative technologies, if available and technically feasible.

F. Exposure Pathway Exclusion

Provide the following:
1. A description of the tests to be performed in determining whether the following requirements will be met:
   a. Attenuation capacity of the soil will not be exceeded for any of the organic contaminants;
   b. Soil saturation limit will not be exceeded for any of the organic contaminants;
   c. Contaminated soils do not exhibit any of the reactivity characteristics of hazardous waste per 35 Ill. Adm. Code 721.123;
   d. Contaminated soils do not exhibit a pH ≤ 2.0 or ≥ 12.5; and
   e. Contaminated soils which contain arsenic, barium, cadmium, chromium, lead, mercury, or selenium (or their associated salts) do not exhibit any of the toxicity characteristics of hazardous waste per 35 Ill. Adm. Code 721.124.
2. A discussion of how any exposure pathways are to be excluded.
G. Signatures

All plans, budgets, and reports must be signed by the owner or operator and list the owner’s or operator’s full name, address, and telephone number.

**UST Owner or Operator**

Name: DeKalb
Contact: Bill Nicklas; City Manager
Address: 200 South Fourth Street
City: DeKalb
State: Illinois
Zip Code: 60115
Phone: 815-748-2000

Signature

Date: 2/26/19

**Consultant**

Company: Fehr Graham & Associates, LLC
Contact: Annie Ray
Address: 200 Prairie Street, Suite 208
City: Rockford
State: Illinois
Zip Code: 61107
Phone: 815-394-4700
Email: annray@fehr-graham.com

Signature

Date: 3/1/19

I certify under penalty of law that all activities that are the subject of this plan were conducted under my supervision or were conducted under the supervision of another Licensed Professional Engineer or Licensed Professional Geologist and reviewed by me; that this plan and all attachments were prepared under my supervision; that, to the best of my knowledge and belief, the work described in this plan has been completed in accordance with the Environmental Protection Act [415 ILCS 6], 35 Ill. Adm. Code 731, 732 or 734, and generally accepted standards and practices of my profession; and that the information presented is accurate and complete. I am aware there are significant penalties for submitting false statements or representations to the Illinois EPA, including but not limited to fines, imprisonment, or both as provided in Sections 44 and 57.17 of the Environmental Protection Act [415 ILCS 5/44 and 57.17].

**Licensed Professional Engineer or Geologist**

Name: Ann E. Ray
Company: Fehr Graham & Associates, LLC
Address: 200 Prairie Street, Suite 208
City: Rockford
State: Illinois
Zip Code: 61107
Phone: 815-394-4700
Ill. Registration No.: 198.001488
License Expiration Date: 03/31/2021

Signature

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AMENDED CORRECTIVE ACTION PLAN AND BUDGET

Former DeKalb Marathon
1101 North First Street
DeKalb, Illinois 60115

Incident No. 20050255

Project No.: 18-925

March 4, 2019

FEHR GRAHAM
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EXECUTIVE SUMMARY

Fehr Graham & Associates, LLC (Fehr Graham) has prepared this Amended Corrective Action Plan and Budget (Amended CAP) on behalf of the City of DeKalb for the former DeKalb Marathon property located at 1101 North First Street in DeKalb, DeKalb County, Illinois (Site). The purpose of this Amended CAP is resume investigation, reporting, and mitigation activities relative to the leaking underground storage tank (LUST) incident reported at the Site in February 2005 (Incident No. 20050255), in pursuit of a No Further Remediation (NFR) determination from the Illinois Environmental Protection Agency (Illinois EPA).

The Site is comprised of one (1) parcel of land encompassing approximately 0.44 acres, located on the northwest corner of the intersection of North First Street and Hillcrest Drive, approximately 0.8 miles north of downtown DeKalb. The Site was operated as an automobile fueling station and convenience store from approximately 1971 to 2011 (with short periods of inactivity therein) and has been vacant since operations were discontinued. A release of gasoline was reported in February 2005 associated with four (4) gasoline USTs, including one (1) 10,000-gallon tank installed in 1983 and three (3) 8,000-gallon tanks installed in 1988. The facility was not in operation at the time of the release; however, the USTs and piping were reportedly not removed due to planned repair and resumed operations.

Constituents of concern (COCs) for the Site are the indicator contaminants for unleaded gasoline: benzene, toluene, ethylbenzene, xylenes (BTEX) and methyl tert-butyl ether (MTBE). Historical Site investigations identified select COCs in soil and groundwater at concentrations exceeding the applicable Illinois EPA Tiered Approach to Corrective Action Objectives (TACO) Tier 1 soil remediation objectives (SROs) and groundwater remediation objectives (GROs).

LUST reporting and reimbursement applications were submitted to the Illinois EPA by Environmental Protection Industries (EPI) at the time of historical investigations, including a 45-Day Report, Site Investigation Plan and Budget, Amended Site Investigation Plan and Budget, Site Investigation Completion Report, and Corrective Action Plan (CAP). The CAP proposed mitigation of Site impacts through reliance on institutional controls including an engineered barrier, construction worker notification, groundwater use ordinance, and highway authority agreement. The Illinois EPA approved the CAP; however, the proposed controls were not implemented and an NFR was not issued for the Site.
The Site resumed automotive fueling operations for an additional four (4) years after previous environmental investigations were completed, during which time the Site received multiple violations from the Office of the State Fire Marshal (OSFM) regarding the four (4) USTs associated with the 2005 LUST incident. The prior owner abandoned the Site in 2011, leaving the USTs, piping, and fueling infrastructure in place, and without obtaining closure through OSFM and Illinois EPA. The City of DeKalb acquired the Site in October 2018 to pursue proper management and remediation of the Site, and thereby facilitate redevelopment.

The City of DeKalb has completed the necessary forms to update Site information with OSFM and the Illinois EPA, including obtaining an eligibility determination from the OSFM and submitting the Election to Proceed as “Owner” to the Illinois EPA. This Amended CAP has been prepared to resume activities pursuant to the closure of the 2005 LUST incident. Based on the discontinuation of fueling operations, change in ownership, and OSFM requirements, the Amended CAP proposes a revised corrective action strategy for the Site which includes removal of the UST system. In addition, the Amended CAP proposes collecting groundwater samples from the existing monitoring wells to assess current groundwater conditions and enable evaluation of the indoor inhalation exposure route, which was not previously assessed.

The existing groundwater monitoring wells will be re-developed prior to sampling to ensure proper functionality of the well screen and collection of representative samples. Groundwater samples will be laboratory analyzed for the unleaded gasoline indicator contaminants (BTEX and MTBE). Laboratory analytical results will be compared to TACO Tier 1 GROs for groundwater ingestion and indoor inhalation to determine if conditions require further investigation and/or mitigation. Furthermore, groundwater analytical results will facilitate updated contaminant fate and transport evaluation to ensure that the extent of a groundwater use ordinance, if required, is sufficient to mitigate potential off-site exposure. Groundwater monitoring well re-development and sampling activities are anticipated to be completed in Spring 2019.

Proposed corrective actions include removal of the four (4) gasoline USTs and associated piping run to eliminate any residual source material in and around the UST system. Over-excavation up to four (4) feet around the USTs will be completed as necessary to remove contaminated fill material, and groundwater exhibiting a sheen, if encountered, will be pumped from the excavation. Soil and groundwater removed from the excavation will be

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properly disposed off-Site in accordance with state and federal regulations. Confirmation soil sampling will be performed to identify concentrations of gasoline indicator contaminants left on Site following removal actions. UST system removal activities are anticipated to be completed in Spring 2019.

The Site investigation data and confirmation sample results will be utilized to determine what, if any, additional actions are necessary to protect human health and the environment at the Site. Mitigation of residual impacts will likely be accomplished through the implementation of institutional controls. However, the specific controls cannot be determined until the existing, post-remediation Site conditions have been characterized. The results of the investigative and corrective actions described herein and proposed mitigation actions (if required) will be presented in a future submittal.
1.0 INTRODUCTION

Fehr Graham & Associates, LLC (Fehr Graham) has completed this Amended Corrective Action Plan and Budget (Amended CAP) for the former DeKalb Marathon located at 1101 North First Street in DeKalb, DeKalb County, Illinois (Site).

This Amended CAP has been prepared on behalf of the City of DeKalb in accordance with Title 35 of the Illinois Administrative Code (35 IAC) Part 734, for review and approval by the Illinois Environmental Protection Agency (Illinois EPA) Leaking Underground Storage Tank (LUST) Section. Site investigations and evaluation of data will be performed within the framework of 35 IAC Part 742, Tiered Approach to Corrective Action Objectives (TACO). The purpose of this Amended CAP is resume investigation, reporting, and mitigation activities relative to the LUST incident reported at the Site in February 2005 (Incident No. 20050255), in pursuit of a No Further Remediation (NFR) determination from the Illinois EPA. The budget forms associated with the corrective action activities proposed herein are included in Appendix A.

1.1 Site Description

The Site consists of one (1) parcel of land encompassing approximately 0.44 acres, located on the northwest corner of the intersection of North First Street and Hillcrest Drive in DeKalb, DeKalb County, Illinois. The Site is developed as an automobile fueling station and convenience store, and is currently vacant, with the building, pump islands, and canopies remaining in place.

The area surrounding the Site consists of residential properties and commercial development, including an automobile fueling station to the east, grocery/market to the northeast, commercial office to the south, and a vacant (demolished) automotive fueling station property to the southwest. The South Branch of the Kishwaukee River is located approximately 700 feet southeast of the Site and flows to the north. The Site Vicinity Map is provided in Figure 1.

1.2 Background

The Site was operated as an automobile fueling station and convenience store as early as 1971. Fueling operations included the use of underground storage tanks (USTs) for storage of unleaded gasoline, including three (3) USTs which were removed in 1987, and four (4) USTs
still in place at the Site. The existing USTs are constructed of fiberglass and include one (1) 10,000-gallon tank installed in 1983, and three (3) 8,000-gallon tanks installed in 1988. The layout of the Site and UST system are presented in Figure 2.

Note: Previously submitted reports depicted the 10,000-gallon UST adjacent to the convenience store structure; however, review of UST system records on file with the Office of the State Fire Marshal (OSFM) indicated the layout presented on Figure 2, which is confirmed through visual observations of surface UST system components.

Two (2) LUST incidents are associated with the Site. A spill of approximately 19 gallons of gasoline was reported to the Illinois Emergency Management Agency (IEMA) in August 1987 and assigned incident number 871459. The spill occurred from a broken hose during customer fueling and was not associated with the USTs on at the Site. As such, the Illinois EPA issued a Non-LUST determination for the spill in a letter dated September 21, 1987.

A release of gasoline from the existing USTs was reported to IEMA on February 15, 2005, and was assigned incident number 20050255. The release was determined based on the elevated photoionization detector (PID) readings obtained during a subsurface environmental investigation performed by Environmental Protection Industries (EPI). A 45-Day Report (EPI, April 6, 2005) was submitted to the Illinois EPA describing the results of the subsurface investigation. Soil samples obtained during the investigation were laboratory analyzed for benzene, toluene, ethylbenzene, xylenes (BTEX), methyl tert-butyl ether (MTBE) and polynuclear aromatic hydrocarbons (PNAs). The results identified three (3) samples exhibiting concentrations of benzene exceeding the most stringent Tier 1 soil remediation objectives (SROs) as established in TACO. The 45-Day Report further noted that the facility was not operational and that the USTs would not be removed, but would be repaired and inspected prior to reinitiating fueling operations.

Additional investigation was performed in August 2005 following Illinois EPA approval of the Site Investigation Plan and Budget (EPI, July 5, 2005). Based on the reported contents of the USTs at the Site, the constituents of concern (COC) were limited to unleaded gasoline indicator contaminants (BTEX, MTBE). The Site investigation identified higher concentrations of COCs near the eastern and southern property boundary, and an Amended Site Investigation Plan and Budget was submitted to the Illinois EPA proposing off-Site investigation. The Amended Site Investigation Plan was approved by the Illinois EPA, and the off-site investigation activities were performed in November 2005.
The Site Investigation Completion Report (EPI, January 27, 2006) was completed for the combined site investigations, which included a potable water well survey, and a total of 24 soil and four (4) groundwater samples analyzed for BTEX and MTBE. In summary, the following COCs were identified at concentrations exceeding one or more Tier 1 remediation objective:

SOIL: Benzene, Ethylbenzene
GROUNDWATER: Benzene, Ethylbenzene, Toluene, MTBE

The listed COCs exceeded one or more of the following exposure routes in samples collected from the Site during historical investigations:

- Residential, industrial/commercial, and construction worker outdoor inhalation
- Soil component to Class I groundwater ingestion
- Groundwater component to Class I groundwater ingestion

Illinois EPA regulations have been revised since the time of the historical report efforts to include evaluation of the indoor inhalation pathway. Comparison of the historical results have to the groundwater remediation objectives (GROs) for indoor inhalation reveals that prior Site conditions additionally exceeded the residential and industrial/commercial indoor inhalation exposure routes.

A summary of the samples collected at the Site to date is provided as Table 1, and historical sample analytical results for soil and groundwater are summarized in Table 2 and Table 3, respectively. The prior reports completed by others, abridged to exclude attachments, are included in Appendix B. The complete reports and attachments are on file with the Illinois EPA, and copies may be provided upon Illinois EPA request.

The Illinois EPA approved the Site Investigation Completion Report in February 2006, and a Corrective Action Plan (CAP) and Budget (EPI, July 20, 2006) was completed to address Site impacts. The CAP proposed the use of institutional controls to mitigate potential receptor exposure, including engineered barriers, construction worker notification, groundwater use ordinance, and highway authority agreement. The Illinois EPA approved the CAP on August 18, 2006. The final implementation of the proposed controls was not completed at that time, and no further assessment, mitigation, or reporting relative to the 2005 LUST incident has been completed.
A timeline of activities and reporting related to the 2005 LUST incident is provided as Table 4. Historical sampling locations are presented in Figure 3.

The facility resumed operations using the existing UST system from approximately August 2006 to July 2011. It is unclear if the UST system was effectively inspected and repaired prior to re-initiation of fueling operations. During the time that operations continued (subsequent to LUST investigation activities), the Site received violations from OSFM regarding the condition of fueling equipment (September 2008), and leak detection/tank testing (September 2008, February 2010). The USTs were “Red-Tagged” for lack of compliance with OSFM regulations in 2010 and 2011, and presently remain in violation.

1.3 Status
The Site was abandoned by the prior owner around 2011 and has been vacant since that time. The USTs, piping, pump islands, canopies, and convenience store structure from former facility operations were left in place. As the responsible party abandoned the Site in disrepair, the City of DeKalb acquired the property in October 2018 to pursue closure of the 2005 LUST incident and prepare the property for potential reuse/redevelopment.

Prior LUST investigation and reporting activities were near completion (i.e. approved CAP) in 2006. However, the former corrective action strategy was designed based on the continued operation of the Site and the existing UST system for automobile fueling operations. Site operations have been discontinued, allowing for a revised approach including removal of the leaking UST system. Since the time of prior LUST investigation and reporting activities, the Site resumed operation of the UST system for an additional four (4) years and received repeated violations from OSFM associated with leak detection/tank testing, presenting the potential for additional/continued release to the environment.

If no further release has occurred, the concentrations of COCs in groundwater may be decreased, given that gasoline constituents are generally readily degraded in the environment. As such, relying on the historical data for the groundwater use ordinance extent may result in the implementation of unnecessary institutional controls associated with the Site. Alternatively, continued operation of the UST system may have resulted in further impact to the environment, which may not be sufficiently mitigated by reliance on historical data. Given that the Site data presented in the 2006 CAP are likely not representative of
existing conditions and that Site operations have been discontinued, this Amended Corrective Action Plan has been prepared to identify and address current Site conditions relative to LUST incident number 20050255.

1.4 Current and Projected Site Use
The Site is currently vacant, and the future use has not been determined. However, remediation of the Site is intended to enable Site re-development for residential, industrial/commercial, or recreational use.
2.0 STATEMENT OF REMEDIAL OBJECTIVES

The purpose of remedial activities at the Site is to ensure protection of human health and the environment from subsurface impacts related to leaking USTs. Proposed activities include an investigation of current Site groundwater conditions, removal of the USTs and associated piping, over-excavation of visibly contaminated fill material, and confirmation sampling.

Soil and groundwater sample analytical results obtained during proposed corrective action activities will be compared to the following remediation objectives:

- Tier 1 SROs for the residential and industrial/commercial ingestion and inhalation exposure routes, as established in TACO, Appendix B, Table A.
- Tier 1 SROs for the construction worker ingestion and inhalation exposure routes, as established in TACO, Appendix B, Table B.
- Tier 1 SROs for the soil component to the groundwater ingestion exposure route for Class I groundwater, as established in TACO, Appendix B, Table A.
- Soil saturation limit values, as established in TACO, Appendix A, Table A.
- Tier 1 GROs for the groundwater component of the groundwater ingestion exposure route for Class I groundwater, as established in TACO, Appendix B, Table E.
- Tier 1 GROs for the residential indoor inhalation exposure route, as established in TACO, Appendix B, Table H.

Concentrations of COCs below Tier 1 SROs and GROs will not require further evaluation or mitigation. Impacts identified exceeding Tier 1 objectives will be addressed through Tier 2 evaluation and/or implementation of institutional controls. Tier 2 objectives, if applicable, will be calculated using Site-specific information (i.e. hydraulic conductivity, soil type, depth) and default parameters as established in TACO Appendix C. Potential institutional controls that may be warranted for the Site are discussed in Section 6.0. Tier 2 objectives and institutional controls, as appropriate based on corrective action confirmation sampling, will be proposed in a subsequent Amended CAP for review and approval by the Illinois EPA.
3.0 GROUNDWATER SAMPLING

Fehr Graham proposes to re-develop and re-sample the existing four (4) groundwater monitoring wells at the Site to update historical data, which is likely not representative of current Site conditions. The intent of the groundwater sampling activities is to obtain accurate, current Site characterization information as necessary to proceed towards closure.

Historical data identified COCs in groundwater at one (1) groundwater monitoring well location at the Site (MW4). Fehr Graham proposes to re-sample all four (4) existing groundwater monitoring wells to identify if concentrations of COCs have increased or decreased across the Site. Groundwater sample results will be utilized to evaluate potential fate and transport of COCs (i.e. migration extents) and to facilitate evaluation of the indoor inhalation exposure route, which was not previously assessed.

Fehr Graham performed an initial Site reconnaissance on December 7, 2018, and verified that the groundwater monitoring wells are still present and intact. Given the time elapsed since installation and development, Fehr Graham proposes to re-develop the monitoring wells to ensure proper functionality of the well screen prior to sampling. Well development will be performed by surging and purging each well with a decontaminated 12-volt submersible pump or disposable polyethylene bailer. At least five (5) calculated well volumes will be removed and containerized in Illinois Department of Transportation (IDOT)-approved 55-gallon drums for off-Site disposal.

Groundwater samples will be collected from the four (4) monitoring wells to identify current groundwater conditions. Groundwater sampling will be performed using a peristaltic pump, multi-parameter water quality meter with flow-through cell, and new polyethylene tubing. Prior to sample collection, each well will be purged at a low flow rate until indicator water quality parameters (i.e. pH, conductivity, dissolved oxygen) stabilize, in accordance with the low-flow sampling procedures described in the US EPA publication, “Low Stress (low flow) Purging and Sampling Procedure for the Collection of Groundwater Samples from Monitoring Wells” (US EPA Region 1, updated September 19, 2017). The groundwater samples will be collected in laboratory-provided containers and stored in a cooler on ice for the duration of field activities. Samples will be submitted to the contract environmental laboratory under standard chain-of-custody procedures for analysis of BTEX and MTBE.
Equipment coming into contact with Site groundwater will be decontaminated prior to sampling and between locations using an Alconox® detergent wash and distilled water rinse. New, nitrile gloves will be worn during sampling activities and changed between sample locations following equipment decontamination.
4.0 REMEDIAL TECHNOLOGIES

The USTs and associated piping were not removed at the time the release was reported, as the facility intended to continue fueling operations. Now that operations have been discontinued, Fehr Graham proposes mitigation of Site impacts by removing the four (4) USTs and piping runs associated with the 2005 LUST incident. Removal of the UST system and over-excavation of observed soil impacts will eliminate any residual contaminant source material in and around the tanks and/or piping and, therefore, is a long-term, definitive strategy for Site remediation.

Prior to initiating UST removal activities, the owner will receive bids to satisfy municipal procurement requirements. The USTs will be removed in accordance with OSFM regulations by a tank removal contractor and under the oversight of Fehr Graham personnel and an OSFM inspector. UST system removal will include all four (4) USTs and piping runs. Based on the layout of piping run depicted on historical site figures, the piping excavation is anticipated to require removal of the two (2) canopies and four (4) pump islands still present at the Site.

If UST pit fill material is visibly contaminated during tank removal, the area(s) will be over-excavated up to four (4) feet from the outside dimensions of the tank(s). Three (3) of the tanks are installed side-by-side to the southwest of the former convenience store building, and one (1) tank is located between the two (2) canopies. As such, the four (4) USTs will be removed from two (2) UST excavation areas, connected by piping run excavation. The approximate excavation extents are depicted in Figure 4. Excavated materials will be directly loaded onto trucks for off-Site landfill disposal. Groundwater exhibiting a sheen, if encountered in the excavation area, will be pumped from the excavation and transported for off-Site disposal in accordance with state and federal regulations. The UST excavation will be backfilled with quarry stone and the removed concrete will be replaced with asphalt pavement.

Removal of the UST system is anticipated in Spring 2019, following groundwater sampling activities as described in Section 3.0.
5.0 CONFIRMATION SAMPLING PLAN

Confirmation soil samples will be collected from the UST and piping excavations to evaluate the effectiveness of corrective action activities and identify concentrations of COCs, if any, left on Site after remediation.

One soil sample will be collected from each UST excavation sidewall less than 20 feet in length. If the sidewall exceeds 20 feet, additional samples will be collected at a rate of one per 20 feet of sidewall. Sidewall samples will be collected from the location exhibiting the highest level of impact based on visual and olfactory observations and/or PID measurements. If an area of contamination cannot be identified, the sample(s) will be collected from the center of the wall length or even spaced along the sidewall, at a depth of approximately one-third of the distance from the excavation floor to the ground surface. A total of 14 sidewall samples are anticipated, based on the known sizes and locations of the USTs.

Two soil samples will be collected from the excavation floor below each UST. Floor samples will be collected from the locations exhibiting the highest level of impact based on visual and olfactory observations and/or PID measurements. If areas of contamination cannot be identified, the samples will be collected from below each end of the UST. A total of eight (8) floor samples are anticipated, based on the known number and sizes of the USTs. If the UST excavation floor is below the observed water table, soil samples will not be collected from the floor. Groundwater conditions will be evaluated by re-sampling the existing monitoring wells as presented in Section 3.0.

One soil sample will be collected from the floor of each 20 feet of UST piping run excavation. Pipe run soil samples will be collected from the locations exhibiting the highest level of impact based on visual and olfactory observations and/or PID measurements. If areas of contamination cannot be identified, the samples will be collected from the center of each 20-foot length. A total of 12 pipe run samples are anticipated, based on the layout depiction of the UST piping.
Confirmation soil samples will be collected in laboratory-provided containers and maintained on ice for the duration of each day’s activities. Soil samples will be submitted to the contract environmental laboratory under standard chain-of-custody procedures for analysis of BTEX and MTBE, the applicable indicator contaminants for unleaded gasoline. Confirmation sample results will be compared to TACO Tier 1 SROs.

It is anticipated that one or more of the groundwater monitoring wells will be removed during UST removal activities, so no groundwater confirmation samples will be collected unless additional investigation is deemed necessary based on the findings of the pre-UST removal groundwater investigation and/or UST removal confirmation sampling.
6.0 INSTITUTIONAL CONTROLS

Mitigation of residual Site impacts is anticipated to include reliance on institutional controls, including one or more of the following: engineered barriers, construction worker notification, groundwater use ordinance, building construction control, and highway authority agreement. However, the specific controls will be determined based on the results of the groundwater sampling and corrective action confirmation sampling. The results of the activities proposed herein and the institutional controls necessary to mitigate residual impacts will be documented in a subsequent Amended CAP.
7.0 SUMMARY

Fehr Graham has prepared this Amended CAP on behalf of the City of DeKalb for the former DeKalb Marathon property located at 1101 North First Street in DeKalb, Illinois. The Site was operated as an automobile fueling station and convenience store from approximately 1971 to 2011 and is the location of LUST Incident No. 20050255, reported as a release of gasoline from four (4) USTs which remain in place at the Site. LUST investigation and reporting activities were initiated by others in 2005 and 2006, but closure was not obtained. The Site was abandoned by the prior owner, and the City of DeKalb has acquired the property for the purpose of remediation, and to prepare the Site for potential re-use/redevelopment. The purpose of this Amended CAP is resume investigation, reporting, and mitigation activities relative to LUST Incident No. 20050255, in pursuit of an NFR determination from the Illinois EPA.

Based on the time elapsed since prior investigative activities at the Site (13+ years) and that the Site resumed operating the UST system for approximately four (4) years after the Site Investigations, the historical data may not be representative of current conditions. As such, this Amended CAP proposes to re-develop and re-sampling the existing groundwater monitoring wells. In addition, the corrective action strategy proposed in historical reports is no longer the desired approach, since the Site operations have been discontinued. Proposed corrective actions include removal of the four (4) USTs and associated piping run to eliminate any residual source material in and around the UST system. Confirmation sampling will be performed to identify concentrations of COCs left on Site after UST removal.

The groundwater sampling data and confirmation sample results will be utilized to determine what, if any, additional actions are necessary to protect human health and the environment at the Site and surrounding properties relative to LUST Incident No. 20050255. Mitigation of residual impacts, if identified, will likely be accomplished through the implementation of institutional controls. However, the specific controls cannot be determined until the existing, post-remediation Site conditions have been characterized. The results of the investigative and corrective actions described herein and proposed mitigation actions (if required) will be presented for Illinois EPA review and approval in a future report.
Figures
Figure 1
Site Vicinity Map
Figure 2
Site Layout
Figure 3
Historical Sample Location Map
Figure 4
Anticipated Excavation Extents
NOTE: ACTUAL EXCAVATION EXTENTS WILL BE BASED ON VISUAL OBSERVATIONS OF CONTAMINATED MATERIALS AND WILL NOT EXCEED FOUR (4) FEET FROM THE OUTSIDE DIMENSIONS OF THE UST SYSTEM.
Tables
Table 1
Sample and Analysis Summary
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<td>2-4</td>
<td>11/14/2005</td>
<td>X</td>
</tr>
<tr>
<td></td>
<td>6-8</td>
<td>11/14/2005</td>
<td>X</td>
</tr>
<tr>
<td>B20</td>
<td>2-4</td>
<td>11/14/2005</td>
<td>X</td>
</tr>
<tr>
<td></td>
<td>10-12</td>
<td>11/14/2005</td>
<td>X</td>
</tr>
<tr>
<td>Groundwater Samples</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>MW1</td>
<td>---</td>
<td>12/13/2005</td>
<td>X</td>
</tr>
<tr>
<td>MW2</td>
<td>---</td>
<td>12/13/2005</td>
<td>X</td>
</tr>
<tr>
<td>MW3</td>
<td>---</td>
<td>12/13/2005</td>
<td>X</td>
</tr>
<tr>
<td>MW4</td>
<td>---</td>
<td>12/13/2005</td>
<td>X</td>
</tr>
</tbody>
</table>
Table 2

Historical Site Investigation Results - Soil
| Constituent of Concern | Route-Specific Soil Remediation Objectives (mg/kg) | Soil Component to Groundwater Class I | Soil Saturation Limit (mg/kg) | B1 (6-6') | B2 (6-6') | B3 (6-6') | B4 (6-9') | B5 (6-9') | B6 (6-9') | B7 (6-9') | B8 (4-6') | B9 (4-6') | B9 (8-10') |
|------------------------|-----------------------------------------------|--------------------------------------|-----------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
|                        | Residential                                   | Industrial                           | Construction Worker        |            |           |           |           |           |           |           |           |           |           |           |
|                        | Ingestion                                     | Inhalation                           | Ingestion                   | Inhalation | Inhalation | Inhalation |           |           |           |           |           |           |           |
| BTEX & MTBE            |                                               |                                      |                             |            |           |           |           |           |           |           |           |           |           |
| Benzene                | 12                                             | 0.8                                  | 100                         | 1.6        | 2300      | 2.2       | 0.03      | 580       | 0.097     | 0.0984    | ND        | ND        | ND        |
| Toluene                | 16,000                                        | 650                                  | 410,000                     | 650        | 410,000    | 42        | 12        | 290       | ND        | ND        | ND        | ND        | ND        |
| Ethylbenzene           | 7,800                                         | 400                                  | 200,000                     | 400        | 20,000     | 58        | 13        | 150       | ND        | ND        | ND        | ND        | ND        |
| Xylenes                | 16,000                                        | 320                                  | 410,000                     | 320        | 41,000     | 5.6       | 150       | 110       | ND        | ND        | ND        | ND        | ND        |
| MTFEE                  | 780                                           | 8,800                                | 20,000                      | 6,800      | 2,000      | 140       | 0.32      | ---       | ND        | ND        | ND        | ND        | ND        |
| PNAs                   |                                               |                                      |                             |            |           |           |           |           | ND        | ND        | ND        | ND        | ND        |
|                        |                                               |                                      |                             |            |           |           |           |           | ND        | ND        | ND        | ND        | ND        |
|                        |                                               |                                      |                             |            |           |           |           |           | ND        | ND        | ND        | ND        | ND        |
|                        |                                               |                                      |                             |            |           |           |           |           | ND        | ND        | ND        | ND        | ND        |
|                        |                                               |                                      |                             |            |           |           |           |           | ND        | ND        | ND        | ND        | ND        |
|                        |                                               |                                      |                             |            |           |           |           |           | ND        | ND        | ND        | ND        | ND        |

**Notes:**

- Tier 1 Soil Remediation Objectives (SROs) taken from TACO Appendix B, Table A and Table B
- Soil Saturation Limits (Cst) taken from TACO Appendix A, Table A
- ND = not detected above laboratory reporting limits
- NT = not tested
- Result exceeds soil component to groundwater ingestion SRO only
- Result exceeds soil component to groundwater and residential SROs
- Result exceeds construction worker SROs only
- Result exceeds soil component to groundwater, residential, industrial, and construction worker SROs
### Table 2
Historical Site Investigation Results - Soil
1101 N. First Street
DeKalb, IL 60115

| Constituent of Concern | Residential | Industrial | Construction Worker | Soil Component to Groundwater Class 1 | B10 (4-5') | B10 (10-12') | B11 (6-8') | B12 (4-6') | B12 (8-10') | B12 (10') | B13 (2-4') | B13 (6-8') | B14 (4-5') | B14 (10-12') | B15 (6-8') |
|------------------------|-------------|------------|---------------------|--------------------------------------|------------|-------------|------------|------------|-------------|------------|-------------|------------|------------|-------------|------------|-------------|------------|
|                        | Ingestion   | Inhalation | Ingestion           | Inhalation                          |             |             |            |            |             |            |             |            |             |             |             |             |             |
| TCE                    | 12          | 0.8        | 400                 | 1.6                                 | 2300       | 2.2         | 0.03       | 580        | ND          | ND         | ND          | 0.148      | 10.2        | 5.84       | ND          | ND          | ND          |
| Xylene                | 16,000      | 650        | 410,000             | 650                                 | 410,000    | 42          | 12         | 290        | ND          | ND         | ND          | 2.42       | ND          | ND         | ND          | ND          | ND          |
| Ethylbenzene          | 7,000       | 400        | 200,000             | 400                                 | 20,000     | 58          | 13         | 150        | ND          | ND         | ND          | 35.1       | ND          | ND         | ND          | ND          | ND          |
| Χylene                | 16,000      | 320        | 410,000             | 320                                 | 41,000     | 5.6         | 150        | 110        | ND          | ND         | ND          | 78.7       | ND          | ND         | ND          | ND          | ND          |
| MTBE                   | 780         | 8,800      | 20,000              | 8,800                               | 2,000      | 140         | 0.32       | ---        | ND          | ND         | ND          | 3.08       | ND          | ND         | ND          | ND          | ND          |
| PheA                   | ---         | ---        | ---                 | ---                                 | ---        | ---         | ---        | ---        | ---         | ---        | ---         | ---        | ---         | ---        | ---         | ---         | ---         |

**Notes:**
- Tier 1 Soil Remediation Objectives (SROs) taken from TACO Appendix B, Table A and Table B
- Soil Saturation Limits (CSL) taken from TACO Appendix A, Table A
- ND - not detected above laboratory reporting limits
- NT - not tested
- Result exceeds soil component to groundwater ingestion SRO only
- Result exceeds soil component to groundwater and residencial SROs
- Result exceeds construction worker SROs only
- Result exceeds soil component to groundwater, residencial, Industrial, and construction worker SROs

---

DeKalb, City of118-925 - LUST Assistance 1101 N First St Amended CAP & Budget\Tables\Historical-Data.xlsx

Table 2 - Page 2 of 3
## Table 2
### Historical Site Investigation Results - Soil

**1101 N. First Street**  
**DeKalb, IL 60115**

<table>
<thead>
<tr>
<th>Constituent of Concern</th>
<th>Route-Specific Soil Remediation Objectives (mg/kg)</th>
<th>Soil Saturation Limit (mg/kg)</th>
<th>B15 (10-12)</th>
<th>B17 (6-8')</th>
<th>B17 (8-10')</th>
<th>B18 (6-8')</th>
<th>B18 (2-4')</th>
<th>B19 (6-8')</th>
<th>B19 (2-4')</th>
<th>B20 (10-12)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Residential Ingestion</td>
<td>Residential Inhalation</td>
<td>Industrial Ingestion</td>
<td>Industrial Inhalation</td>
<td>Construction Worker Ingestion</td>
<td>Construction Worker Inhalation</td>
<td>Component to Groundwater Class I</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Ingestion</td>
<td>Inhalation</td>
<td>Ingestion</td>
<td>Inhalation</td>
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<td></td>
<td></td>
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<tr>
<td>Benzene</td>
<td>12</td>
<td>0.8</td>
<td>100</td>
<td>1.6</td>
<td>2100</td>
<td>2.2</td>
<td>0.03</td>
<td>11/14/2005</td>
<td>11/14/2005</td>
<td>11/14/2005</td>
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<tr>
<td>Toluene</td>
<td>16,000</td>
<td>650</td>
<td>410,000</td>
<td>650</td>
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<td>42</td>
<td>12</td>
<td>290</td>
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<td>ND</td>
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<td>Anthracene</td>
<td>7,800</td>
<td>400</td>
<td>200,000</td>
<td>400</td>
<td>20,000</td>
<td>58</td>
<td>13</td>
<td>150</td>
<td>7.63</td>
<td>ND</td>
</tr>
<tr>
<td>Xylenes</td>
<td>16,000</td>
<td>320</td>
<td>410,000</td>
<td>320</td>
<td>41,000</td>
<td>5.6</td>
<td>50</td>
<td>110</td>
<td>22.2</td>
<td>ND</td>
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<tr>
<td>MIBK</td>
<td>16,000</td>
<td>320</td>
<td>410,000</td>
<td>320</td>
<td>41,000</td>
<td>5.6</td>
<td>50</td>
<td>110</td>
<td>22.2</td>
<td>ND</td>
</tr>
<tr>
<td>PNA's</td>
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<tr>
<td>PNA's</td>
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<td>22.2</td>
<td>150</td>
<td>7.63</td>
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<td>22.2</td>
<td>ND</td>
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<td>5.04</td>
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<td>140</td>
<td>ND</td>
<td></td>
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<td></td>
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</tbody>
</table>

Notes:  
- Soil Remediation Objectives (SROs) taken from TACO Appendix B, Table A and Table B  
- Soil Saturation Limits (Csat) taken from TACO Appendix A, Table A  
- ND - not detected above laboratory reporting limits  
- NT - not tested  
- Result exceeds soil component to groundwater ingestion SRO only  
- Result exceeds soil component to groundwater ingestion SROs  
- Result exceeds construction worker SROs only  
- Result exceeds soil component to groundwater, residential, industrial, and construction worker SROs
Table 3
Historical Site Investigation Results - Groundwater
# Table 3

**Historical Site Investigation Results - Groundwater**

1101 N. First Street  
DeKalb, IL 60115

<table>
<thead>
<tr>
<th>Constituents of Concern</th>
<th>Groundwater Remediation Objectives (mg/L)</th>
<th>MW1</th>
<th>MW2</th>
<th>MW3</th>
<th>MW4</th>
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<tbody>
<tr>
<td></td>
<td>Groundwater Ingestion Class I</td>
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<td></td>
<td>Indoor Inhalation</td>
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<tr>
<td></td>
<td>Residential</td>
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<td></td>
<td>Industrial</td>
<td></td>
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<tr>
<td>Benzene</td>
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<td>0.11</td>
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<td>Ethylbenzene</td>
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<td></td>
<td>93</td>
<td></td>
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<tr>
<td>MTBE</td>
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<tr>
<td></td>
<td>1900</td>
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</tr>
<tr>
<td></td>
<td>ND</td>
<td></td>
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<td></td>
<td></td>
</tr>
</tbody>
</table>

## Notes:

1. **Tier 1 Groundwater Remediation Objectives (GROs)** taken from TACO Appendix B, Table E and Table H
2. **ND** - not detected above laboratory reporting limits
3. **Result exceeds groundwater ingestion GRO only**
4. **Result exceeds groundwater ingestion and residential indoor inhalation GROs**
5. **Result exceeds groundwater ingestion, residential indoor inhalation, and industrial indoor inhalation GROs**
Table 4

IEMA #20050255 Investigation and Reporting Timeline
<table>
<thead>
<tr>
<th>Event/Document</th>
<th>Date</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Investigation Field Activities</td>
<td>2/14/2005</td>
<td>7 soil samples from 7 soil borings analyzed for BTEX, PNAs, and MTBE.</td>
</tr>
<tr>
<td>Release Reported to IEMA</td>
<td>2/15/2005</td>
<td>Reported based on PID readings during subsurface investigation on 2/14/2005.</td>
</tr>
<tr>
<td>20-Day Certification/45-Day Report</td>
<td>4/6/2005</td>
<td>Results of Investigation on 2/14/05 indicated benzene exceeding Tier 1 SROs in 3 samples. Facility was not operational, and USTs were empty. USTs were not removed, but proposed for inspection/repair prior to resuming facility operations.</td>
</tr>
<tr>
<td>Site Investigation Plan and Budget</td>
<td>7/5/2005</td>
<td>Proposed 7 soil borings and 4 monitoring wells, 14 soil samples and 4 groundwater samples for analysis of BTEX and MTBE, slug testing, potable well survey</td>
</tr>
<tr>
<td>Illinois EPA Site Investigation Plan Response</td>
<td>7/26/2005</td>
<td>Site Investigation Plan and Budget Approved</td>
</tr>
<tr>
<td>Site Investigation Field Activities</td>
<td>8/12/2005</td>
<td>Field activities completed as proposed in Site Investigation Plan</td>
</tr>
<tr>
<td>Amended Site Investigation Plan and Budget</td>
<td>11/11/2005</td>
<td>Proposed 5 off-site soil borings to delineate impacts identified near the eastern and southern property boundaries. 2 samples per boring for analysis of BTEX and MTBE.</td>
</tr>
<tr>
<td>Off-Site Investigation Field Activities</td>
<td>11/14/2005</td>
<td>Field activities completed as proposed in Amended Site Investigation Plan</td>
</tr>
<tr>
<td>Illinois EPA Amended Site Investigation Plan Response</td>
<td>12/2/2005</td>
<td>Amended Site Investigation Plan and Budget Approved</td>
</tr>
<tr>
<td>Site Investigation Field Activities - Groundwater Sampling</td>
<td>12/13/2005</td>
<td>Field activities completed as proposed in Site Investigation Plan</td>
</tr>
<tr>
<td>Site Investigation Completion Report</td>
<td>1/27/2006</td>
<td>Results of investigations identify soil and groundwater impacts are characterized.</td>
</tr>
<tr>
<td>Illinois EPA Site Investigation Completion Report Response</td>
<td>2/27/2006</td>
<td>Site Investigation Completion Report Approved</td>
</tr>
<tr>
<td>Corrective Action Plan and Budget</td>
<td>7/20/2006</td>
<td>Proposes institutional controls including engineered barrier, construction worker notification, groundwater ordinance (based on R26 modeling), and highway authority agreement.</td>
</tr>
</tbody>
</table>

Note: Investigation and reporting activities as listed above completed by Environmental Protection Industries, Inc. (EPI), South Holland, Illinois
Appendices
Appendix A
Budget Forms
11/28/2018

City of DeKalb
200 South Fourth Street
De Kalb, IL 60115

In Re: Facility No. 1014550
IEMA Incident No. 20050255
Former DeKalb Marathon
1101 N. First St.
De Kalb, De Kalb, IL 60115

Dear Applicant:

The Reimbursement Eligibility and Deductible Application received on November 28, 2018 for the above referenced occurrence has been reviewed. The following determinations have been made based upon this review.

It has been determined that you are eligible to seek payment of costs in excess of $10,000. The costs must be in response to the occurrence referenced above and associated with the following tanks:

- Eligible Tanks
  - Tank 4 10000 gallon Gasoline
  - Tank 5 8000 gallon Gasoline
  - Tank 6 8000 gallon Gasoline
  - Tank 7 8000 gallon Gasoline

You must contact the Illinois Environmental Protection Agency to receive a packet of Agency billing forms for submitting your request for payment.

An owner or operator is eligible to access the Underground Storage Tank Fund if the eligibility requirements are satisfied:

1. Neither the owner nor the operator is the United States Government,
2. The tank does not contain fuel which is exempt from the Motor Fuel Tax Law,
3. The costs were incurred as a result of a confirmed release of any of the following substances:
   - "Fuel", as defined in Section 1.19 of the Motor Fuel Tax Law
   - Aviation fuel
   - Heating oil
   - Kerosene
   - Used oil, which has been refined from crude oil used in a motor vehicle, as defined in Section 1.3 of the Motor Fuel Tax Law.
4. The owner or operator registered the tank and paid all fees in accordance with the statutory and regulatory requirements of the Gasoline Storage Act.
5. The owner or operator notified the Illinois Emergency Management Agency of a confirmed release, the costs were incurred after the notification and the costs were a result of a release of a substance listed in this Section. Costs of corrective action or indemnification incurred before providing that notification shall not be eligible for payment.
6. The costs have not already been paid to the owner or operator under a private insurance policy, other written agreement, or court order.
7. The costs were associated with "corrective action".

This constitutes the final decision as it relates to your eligibility and the set deductible. We reserve the right to change the deductible determination should additional information that would change the determination become available. An underground storage tank owner or operator may appeal the decision to the Illinois Pollution Control Board (Board), pursuant to Section 57.9 (c) (2). An owner or operator who seeks to appeal the decision shall file a petition for a hearing before the Board within 35 days of the date of issuance of the final decision, (35 Illinois Administrative Code 105.504(b)).

For information regarding the filing of an appeal, please contact:

Clerk
Illinois Pollution Control Board
State of Illinois Center
100 West Randolph, Suite 11-500
Chicago, Illinois 60601
(312) 814-3620

The following tanks are also listed for this site:

- Tank 1 6000 gallon Gasoline
- Tank 2 6000 gallon Gasoline
- Tank 3 8000 gallon Gasoline

Your application indicates that there has not been a release from these tanks under this incident number. You may be eligible to seek payment of corrective action costs associated with these tanks if it is determined that there has been a release from one or more of these tanks. Once it is determined that there has been a release from one or more of these tanks you may submit a separate application for an eligibility determination to seek corrective action costs associated with these tanks.

If you have any questions, please contact our Office at (217) 785-1020.

Sincerely,

[Signature]

Deanne Lock

Division of Petroleum and Chemical Safety
General Information for the Budget and Billing Forms

LPC #: 0370105064 County: DeKalb
City: DeKalb Site Name: Former DeKalb Marathon
Site Address: 1101 North 1st Street
Date this form was prepared: 1/28/2019

List all IEMA Incident numbers associated with this package:
20050255

List all other incidents associated with this site that are not associated with this package:
871459

This form is being submitted as a (check one, if applicable):

☐ Billing Package

☐ Budget Amendment (Budget amendments must include only the costs over the previous budget.)

☐ Budget Proposal

Please provide the name(s) and date(s) of report(s) documenting the costs requested:

Name(s): Amended CAP  Date(s): 

This package is being submitted for the site activities indicated below:

35 Ill. Adm. Code 734:
☐ Early Action
☐ Free Product Removal after Early Action.
☐ Site Investigation  Stage 1: ☐  Stage 2: ☐  Stage 3: ☐
☐ Corrective Action

35 Ill. Adm. Code 732:
☐ Early Action
☐ Free Product Removal after Early Action
☐ Site Classification
☐ Low Priority Corrective Action
☐ High Priority Corrective Action

35 Ill. Adm. Code 731:
☐ Site Investigation
☐ Corrective Action
General Information for the Budget and Billing Forms

The following address will be used as the mailing address for checks and any final determination letters regarding payment from the Fund for this package.

Pay to the order of: City of DeKalb

Send in care of: Bill Nicklas, City Manager

Address: 200 South Fourth Street

City: DeKalb State: IL Zip: 60116

The payee is the: Owner ☑ Operator ☐ (Check one or both.)

Signature of the owner or operator of the UST(s) (required)

Bill Nicklas

Printed name of the owner or operator of the UST(s) (required)

Email: bill.nicklas@cityofdekalb.com

W-9 must be submitted.
Click here to print off a W-9 Form.

Number of petroleum USTs in Illinois presently owned or operated by the owner or operator; any subsidiary, parent or joint stock company of the owner or operator; and any company owned by any parent, subsidiary or joint stock company of the owner or operator:

Fewer than 101: ☑ 101 or more: ☐

Please list all tanks that have ever been located at the site and tanks that are presently located at the site.

<table>
<thead>
<tr>
<th>Product Stored In UST</th>
<th>Size (gallons)</th>
<th>Did UST have a release?</th>
<th>Incident No.</th>
<th>Type of Release</th>
</tr>
</thead>
<tbody>
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<td>6,000</td>
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<tr>
<td>Gasoline</td>
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</tr>
<tr>
<td>Gasoline</td>
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<tr>
<td>Gasoline</td>
<td>8,000</td>
<td>Yes ☑</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Gasoline</td>
<td>8,000</td>
<td>Yes ☑</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Owner/Operator and Licensed Professional Engineer/Geologist Budget Certification Form

I hereby certify that I intend to seek payment from the UST Fund for costs incurred while performing corrective action activities for Leaking UST incident 20050255. I further certify that the costs set forth in this budget are for necessary activities and are reasonable and accurate to the best of my knowledge and belief. I also certify that the costs included in this budget are not for corrective action in excess of the minimum requirements of 415 ILCS 5/57, no costs are included in this budget that are not described in the corrective action plan, and no costs exceed Subpart H: Maximum Payment Amounts, Appendix D Sample Handling and Analysis amounts, and Appendix E Personnel Titles and Rates of 35 Ill. Adm. Code 732 or 734. I further certify that costs ineligible for payment from the Fund pursuant to 35 Ill. Adm. Code 732.606 or 734.830 are not included in the budget proposal or amendment. Such ineligible costs include but are not limited to:

- Costs associated with ineligible tanks.
- Costs associated with site restoration (e.g., pump islands, canopies).
- Costs associated with utility replacement (e.g., sewers, electrical, telephone, etc.).
- Costs incurred prior to IEMA notification.
- Costs associated with planned tank pulls.
- Legal fees or costs.
- Costs incurred prior to July 28, 1989.
- Costs associated with installation of new USTs or the repair of existing USTs.

Owner/Operator: City of DeKalb

Authorized Representative: Bill Nicklas

Signature: [Signature]

Date:

Title: City Manager

Seal: [Seal]

RUTH A SCOTT

NOTARY PUBLIC, STATE OF ILLINOIS

My Commission Expires July 24, 2022

In addition, I certify under penalty of law that all activities that are the subject of this plan, budget, or report were conducted under my supervision or were conducted under the supervision of another Licensed Professional Engineer or Licensed Professional Geologist and reviewed by me; that this plan, budget, or report and all attachments were prepared under my supervision; that, to the best of my knowledge and belief, the work described in the plan, budget, or report has been completed in accordance with the Environmental Protection Act [415 ILCS 5], 35 Ill. Adm. Code 732 or 734, and generally accepted standards and practices of my profession; and that the information presented is accurate and complete. I am aware there are significant penalties for submitting false statements or representations to the Illinois EPA, including but not limited to fines, imprisonment, or both as provided in Section 558 and Environmental Protection Act [415 ILCS 5/44 and 57.17].


L.P.E./L.P.G. Signature: [Signature]

Date: 3/1/19

Seal: [Seal]

I, CAROLLE L. DUNCAN, an official of the entity listed in my capacity as [Official Title], certify that this information is true and correct. I am an employee of the Illinois EPA and have access to the records of this entity.

CAROLLE L. DUNCAN

OFFICIAL SEAL

196-001468

[Seal]

The Illinois EPA is authorized to require this information under 415 ILCS 5/1. Failure to provide this information is a violation of this statute and failure to provide this information may result in the delay or denial of any budget or payment.
# Budget Summary

Choose the applicable regulation: **734**  
**32**

<table>
<thead>
<tr>
<th>734</th>
<th>Free Product</th>
<th>Stage 1 Site Investigation</th>
<th>Stage 2 Site Investigation</th>
<th>Stage 3 Site Investigation</th>
<th>Corrective Action</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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<td>$</td>
<td>$</td>
<td>$</td>
<td>$.00</td>
</tr>
<tr>
<td>Drilling and Monitoring Well Costs Form</td>
<td>$</td>
<td>$</td>
<td>$</td>
<td>$</td>
<td>$</td>
</tr>
<tr>
<td>Analytical Costs Form</td>
<td>$</td>
<td>$</td>
<td>$</td>
<td>$</td>
<td>$</td>
</tr>
<tr>
<td>Remediation and Disposal Costs Form</td>
<td>$</td>
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<td>$</td>
</tr>
<tr>
<td>UST Removal and Abandonment Costs Form</td>
<td>$</td>
<td>$</td>
<td>$</td>
<td>$</td>
<td>$</td>
</tr>
<tr>
<td>Paving, Demolition, and Well Abandonment Costs Form</td>
<td>$</td>
<td>$</td>
<td>$</td>
<td>$</td>
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<tr>
<td>Consulting Personnel Costs Form</td>
<td>$</td>
<td>$</td>
<td>$</td>
<td>$</td>
<td>$</td>
</tr>
<tr>
<td>Consultant's Materials Costs Form</td>
<td>$</td>
<td>$</td>
<td>$</td>
<td>$</td>
<td>$</td>
</tr>
</tbody>
</table>

Handling charges will be determined at the time a billing package is submitted to the Illinois EPA. The amount of allowable handling charges will be determined in accordance with the Handling Charges Form.

| Total | $ | $ | $ | $ | $ | 166,109.36 |
Paving, Demolition, and Well Abandonment Costs Form

A. Concrete and Asphalt Placement/Replacement

<table>
<thead>
<tr>
<th>Number of Square Feet</th>
<th>Asphalt or Concrete</th>
<th>Thickness (inches)</th>
<th>Cost ($) per Square Foot</th>
<th>Replacement or Placement for an Engineered Barrier</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>2,500.00</td>
<td>Asphalt</td>
<td>4.00</td>
<td>2.38</td>
<td>Replacement</td>
<td>$5,950.00</td>
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</tbody>
</table>

Total Concrete and Asphalt Placement/Replacement Costs: $5,950.00

B. Building Destruction or Dismantling and Canopy Removal

<table>
<thead>
<tr>
<th>Item to Be Destroyed, Dismantled, or Removed</th>
<th>Unit Cost ($)</th>
<th>Total Cost ($)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Canopies w/ pump islands (2)</td>
<td>5,000.00</td>
<td>10,000.00</td>
</tr>
</tbody>
</table>

Total Building Destruction or Dismantling and Canopy Removal Costs: $10,000.00
# Paving, Demolition, and Well Abandonment Costs Form

## C. Well Abandonment

<table>
<thead>
<tr>
<th>Monitoring Well ID #</th>
<th>Type of Well (HSA / PUSH / Recovery)</th>
<th>Depth of Well (feet)</th>
<th>Cost ($) per Foot</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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<td></td>
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<td></td>
</tr>
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</tr>
</tbody>
</table>

Total Monitoring Well Abandonment Costs: 

Total Paving, Demolition, and Well Abandonment Costs: $15,950.00
### Analytical Costs Form

<table>
<thead>
<tr>
<th>Laboratory Analysis</th>
<th>Number of Samples</th>
<th>Cost ($) per Analysis</th>
<th>Total per Parameter</th>
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</thead>
<tbody>
<tr>
<td><strong>Chemical Analysis</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>BETX Soil with MTBE EPA 8260</td>
<td>34</td>
<td>X 109.59</td>
<td>$3,726.06</td>
</tr>
<tr>
<td>BETX-Water with MTBE EPA 8260</td>
<td>X</td>
<td>104.44</td>
<td>$417.76</td>
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<tr>
<td>COD (Chemical Oxygen Demand)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Corrosivity</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Flash Point or Ignitability Analysis EPA 1010</td>
<td></td>
<td>1 X 42.54</td>
<td>$42.54</td>
</tr>
<tr>
<td>Fraction Organic Carbon Content (foc) ASTM-D 2974-00</td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Fat, Oil, &amp; Grease (FOG)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>LUST Pollutants Soil - analysis must include volatile, base/</td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>neutral, polynuclear aromatics and metals list in Section 732.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Appendix B and 734.Appendix B</td>
<td></td>
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</tr>
<tr>
<td>Dissolved Oxygen (DO)</td>
<td></td>
<td>X</td>
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<tr>
<td>Paint Filter (Free Liquids)</td>
<td></td>
<td>1 X 18.05</td>
<td>$18.05</td>
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<tr>
<td>PCB / Pesticides (combination)</td>
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<td>1 X 286.23</td>
<td>$286.23</td>
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<tr>
<td>PCBs</td>
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<tr>
<td>Pesticides</td>
<td></td>
<td>X</td>
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</tr>
<tr>
<td>pH</td>
<td></td>
<td>X 18.05</td>
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<tr>
<td>Phenol</td>
<td></td>
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<tr>
<td>Polynuclear Aromatics PNA, or PAH SOIL EPA 8270</td>
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<td>X</td>
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<tr>
<td>Polynuclear Aromatics PNA, or PAH WATER EPA 8270</td>
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<tr>
<td>Reactivity</td>
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<td>X 87.67</td>
<td>$87.67</td>
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<tr>
<td>SVOC - Soil (Semi-Volatile Organic Compounds)</td>
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<td>X</td>
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<tr>
<td>SVOC - Water (Semi-Volatile Organic Compounds)</td>
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<tr>
<td>TKN (Total Kjeldahl) &quot;nitrogen&quot;</td>
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<td>X</td>
<td></td>
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<tr>
<td>TPH (Total Petroleum Hydrocarbons)</td>
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<tr>
<td>VOC (Volatile Organic Compounds) - Soil (Non-Aqueous)</td>
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<td>X</td>
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<tr>
<td>VOC (Volatile Organic Compounds) - Water</td>
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<tr>
<td>TCLP volatiles - soil (waste characterization)</td>
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<td>1 X 105.00</td>
<td>$105.00</td>
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<tr>
<td>TCLP semivolatiles - soil (waste characterization)</td>
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<td>X</td>
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<tr>
<td><strong>Geo-Technical Analysis</strong></td>
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<tr>
<td>Soil Bulk Density (ρd) ASTM D2937-94</td>
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<td></td>
<td></td>
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<tr>
<td>Ex-situ Hydraulic Conductivity / Permeability</td>
<td></td>
<td>X</td>
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<tr>
<td>Moisture Content (w) ASTM D2216-92 / D4643-93</td>
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<tr>
<td>Porosity</td>
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<td>X</td>
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<tr>
<td>Rock Hydraulic Conductivity Ex-situ</td>
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<td>X</td>
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<tr>
<td>Sieve / Particle Size Analysis ASTM D422-83 / D1140-54</td>
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<tr>
<td>Soil Classification ASTM D2488-90 / D2487-90</td>
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<tr>
<td>Soil Particle Density (ρp) ASTM D854-92</td>
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</table>
### Analytical Costs Form

#### Metals Analysis

<table>
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<tr>
<th>Test Item</th>
<th>Description</th>
<th>Quantity</th>
<th>Rate</th>
<th>Total</th>
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<tbody>
<tr>
<td>Arsenic TCLP Soil</td>
<td>x</td>
<td>=</td>
<td></td>
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</tr>
<tr>
<td>Arsenic Total Soil</td>
<td>x</td>
<td>=</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Arsenic Water</td>
<td>x</td>
<td>=</td>
<td></td>
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<tr>
<td>Barium TCLP Soil</td>
<td>x</td>
<td>=</td>
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<tr>
<td>Barium Total Soil</td>
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<tr>
<td>Barium Water</td>
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<tr>
<td>Cadmium TCLP Soil</td>
<td>x</td>
<td>=</td>
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</tr>
<tr>
<td>Cadmium Total Soil</td>
<td>x</td>
<td>=</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cadmium Water</td>
<td>x</td>
<td>=</td>
<td></td>
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</tr>
<tr>
<td>Chromium TCLP Soil</td>
<td>x</td>
<td>=</td>
<td></td>
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<tr>
<td>Chromium Total Soil</td>
<td>x</td>
<td>=</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Chromium Water</td>
<td>x</td>
<td>=</td>
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<tr>
<td>Cyanide TCLP Soil</td>
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<td>=</td>
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<tr>
<td>Cyanide Total Soil</td>
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<tr>
<td>Cyanide Water</td>
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<td>Iron TCLP Soil</td>
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<td>Iron Total Soil</td>
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<tr>
<td>Iron Water</td>
<td>x</td>
<td>=</td>
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<td></td>
</tr>
<tr>
<td>Lead TCLP Soil</td>
<td>x</td>
<td>=</td>
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<tr>
<td>Lead Total Soil</td>
<td>x</td>
<td>=</td>
<td></td>
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<tr>
<td>Lead Water</td>
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<td>=</td>
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<tr>
<td>Mercury TCLP Soil</td>
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<td>Mercury Total Soil</td>
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<td>Selenium Total Soil</td>
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<td>Selenium Water</td>
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<td>Silver TCLP Soil</td>
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<tr>
<td>Silver Total Soil</td>
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<tr>
<td>Silver Water</td>
<td>x</td>
<td>=</td>
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</tr>
<tr>
<td>Metals TCLP Soil (a combination of all metals) RCRA</td>
<td>1</td>
<td>132.80</td>
<td>$132.80</td>
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<tr>
<td>Metals Total Soil (a combination of all metals) RCRA</td>
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<td>=</td>
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</tr>
<tr>
<td>Metals Water (a combination of all metals) RCRA</td>
<td>x</td>
<td>=</td>
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</table>

#### Other

<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
<th>Rate</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>EnCore® Sampler, purge-and-trap sampler, or equivalent sampling device</td>
<td>x</td>
<td>=</td>
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</tr>
<tr>
<td>Sample Shipping per sampling event</td>
<td>3</td>
<td>64.47</td>
<td>$193.41</td>
</tr>
</tbody>
</table>

*A sampling event, at a minimum, is all samples (soil and groundwater) collected in a calendar day.

**Total Analytical Costs:** $ 5,192.57
## Consulting Personnel Costs Form

<table>
<thead>
<tr>
<th>Employee Name</th>
<th>Personnel Title</th>
<th>Hours</th>
<th>Rate ($/hr)</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Annie Ray</td>
<td>Project Manager</td>
<td>18.00</td>
<td>116.04</td>
<td>$2,088.72</td>
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<tr>
<td>CCAP</td>
<td>Project planning, coordination, correspondence</td>
<td></td>
<td></td>
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<tr>
<td>Annie Ray</td>
<td>Project Manager</td>
<td>40.00</td>
<td>116.04</td>
<td>$4,641.60</td>
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<tr>
<td>CCAP</td>
<td>Preparation of Amended CAP</td>
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<tr>
<td>Jason Miller</td>
<td>Senior Scientist</td>
<td>10.00</td>
<td>109.59</td>
<td>$1,095.90</td>
</tr>
<tr>
<td>CCAP</td>
<td>Project planning assistance, review of Amended CAP</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Annie Ray</td>
<td>Project Manager</td>
<td>10.00</td>
<td>116.04</td>
<td>$1,160.40</td>
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<tr>
<td>CCAP-Budget</td>
<td>Budget form preparation</td>
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<td></td>
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</tr>
<tr>
<td>Jason Miller</td>
<td>Senior Scientist</td>
<td>2.00</td>
<td>70.90</td>
<td>$141.80</td>
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<td>CCAP-Budget</td>
<td>Budget form review</td>
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<td></td>
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</tr>
<tr>
<td>Yanel Jones/Megan Hansen</td>
<td>Senior Draftperson/CAD</td>
<td>25.00</td>
<td>77.35</td>
<td>$1,933.75</td>
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<tr>
<td>CCAP</td>
<td>Amended CAP figure &amp; contractor specification drafting</td>
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<tr>
<td>Jason Stoll</td>
<td>Senior Prof. Engineer</td>
<td>1.00</td>
<td>167.61</td>
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<tr>
<td>CCAP</td>
<td>Amended CAP assistance/review</td>
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<tr>
<td>Joel Zirkle</td>
<td>Senior Prof. Geologist</td>
<td>4.00</td>
<td>141.83</td>
<td>$567.32</td>
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<tr>
<td>CCAP</td>
<td>Final Amended CAP review, certification</td>
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<tr>
<td>Carolle Duncan/Brenda Metzer</td>
<td>Senior Admin. Assistant</td>
<td>28.00</td>
<td>58.02</td>
<td>$1,624.56</td>
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*Refer to the applicable Maximum Payment Amounts document.

Total of Consulting Personnel Costs | $30,668.34
## Consultant's Materials Costs Form

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Total of Consultant Materials Costs | $1,010.76
Appendix B
Prior Reports (Abridged)
45-DAY REPORT
LPC #0370105054 – Cook County
De Kalb/Sindhu, Shaukat
1101 North 1st Avenue
LUST Incident #20050255

April 6, 2005

EPI Project #041324
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<td>2</td>
<td>Report</td>
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<td>D.</td>
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<td>Supporting Documentation</td>
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<td>USGS 7.5-Minute Topographic Map</td>
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**RECEIVED**

APR 11 2005

IEPA/BOL
Illinois Environmental Protection Agency
Leaking Underground Storage Tank Program
LUST Technical Form Cover Page

IEMA Incident #: 20050255  IEPA LPC# (10-digit): 0370105054

Site Name: Marathon

Site Address (Not a P.O. Box): 1101 North First Avenue

City: DeKalb  County: Cook  ZIP Code: 60115

Please indicate below the type of plan/report that is being submitted to the Agency at this time. This form must be attached to all plans and reports submitted to the Agency pursuant to 35 Ill. Adm. Code 732 and 415 ILCS 5/57-57.17. Please check all that apply.

- 20-Day Certification  
- 45-Day Report  
- Free Product Removal Report  
- Election to Proceed Under Title XVI  

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<th>Amended Submittal</th>
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<td>Site Investigation Completion Report</td>
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EPA/BOL
The Agency is authorized to require this information under Section 4 and Title 40 of the Environmental Protection Act (735 ILCS 54/40). Failure to disclose this information may result in a civil penalty of up to $10,000.00 for the violation and an additional civil penalty of up to $10,000.00 for each day during which the violation continues (735 ILCS 53/43). Any person who knowingly makes a false material statement or representation in any label, manifest, record, report, permit, or license, or other document filed, maintained, or used for the purpose of compliance with Title IVA contains a Class 4 felony. Any record or document officer after conviction becomes a Class 3 felony (735 ILCS 53/43). This form has been approved by the Director, Environmental Protection Agency.

Illinois Environmental Protection Agency
Leaking Underground Storage Tank Program
20-Day Certification

A. Site Identification

<table>
<thead>
<tr>
<th>IEMA Incident #</th>
<th>IEPA LPC#</th>
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<td>0370105054</td>
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Site Name: Marathon Service Station

Site Address (Not a P.O. Box): 101 North 1st Street

City: DeKalb County: DeKalb ZIP Code: 60115

LUST Technical File

B. Certification

1. I am/we are the owner and/or operator of the underground storage tank system(s) from which a release was reported under the IEMA incident correctly identified above;

2. As much of the regulated substance as necessary to prevent further release into the environment has been removed;

3. There has been a visual inspection of any aboveground releases or exposed below ground releases;

4. Further migration of the released substance into surrounding soils and groundwater has been prevented;

5. Monitoring of any fire and safety hazards posed by vapors or free product that have migrated from the UST excavation zone and entered subsurface structures (such as sewers or basements) will continue;

6. Hazards posed by contaminated soils that are excavated or exposed as a result of release confirmation, site investigation, abatement or corrective action activities have been remedied;

7. If the remedies included treatment or disposal of soils, the owner/operator has complied with 35 Ill. Adm. Code 722, 724, 725, and 807 through 815;

8. Measurement for the presence of a release has been conducted where contamination was most likely to be present at the UST site;

9. In selecting sample types, sample locations and measurement methods, the nature of the stored substance, type of backfill, depth to groundwater and other factors as appropriate for identifying the presence and source of the release have been considered; and

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APR 11 2005

IEPA/BOL

IL 532 2276
LPC 502
20-Day Certification
1 of 2
10. An investigation to determine the possible presence of free product, and begin free product removal as soon as possible, if applicable, in accordance with 35 Ill. Adm. Code 731.164, 732.203 or 415 ILCS 5/57-57.17.

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<th>C. Signatures</th>
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<tr>
<td><strong>UST Owner or Operator</strong></td>
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<tr>
<td>Company/Name: Marathon Service Station</td>
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<tr>
<td>Contact: Sheukat Sindhu</td>
</tr>
<tr>
<td>Address: 200 East Rand Road</td>
</tr>
<tr>
<td>City, State, ZIP: Mt. Prospect, IL 60056</td>
</tr>
<tr>
<td>Phone: 847.845.9241</td>
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<td>Signature: [Signature]</td>
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<tr>
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Illinois Environmental Protection Agency
Leaking Underground Storage Tank Program
45-Day Report

A. Site Identification

IEMA Incident # (6- or 8-digit): 20050255  
IEPA LPC# (10-digit): 0370105054

Site Name: Marathon Service Station

Site Address (Not a P.O. Box): 1101 North 1st Street

City: DeKalb  
County: DeKalb  
ZIP Code: 60115

LUST Technical File

B. Release Information

1. Identify the material(s) released: Gasoline

2. The material(s) released was (check all that apply):
   a. Petroleum  [ ]
   b. Nonpetroleum  [X]

C. Early Action

1. Is this report intended to serve as the Corrective Action Completion Report?  Yes [ ] No [X]

2. What was the volume of backfill material excavated? 0 yds³

3. What was the volume of native soil excavated? 0 yds³

4. Was groundwater encountered at the site? Yes [X] No [ ]

5. Did the groundwater exhibit a sheen?  Yes [X] No [ ]

6. Was free product encountered?  Yes [X] No [ ]
   If yes, the owner or operator must submit a free product removal report.

7. Were the appropriate number of samples collected to demonstrate that the remediation objectives have been achieved?  Yes [X] No [ ]

D. Site Information

IL 532 2277  
LPC 503  
45-Day Report  
1 of 3
Provide the following:

1. Data on the nature and estimated quantity of release;

2. Data from available sources or site investigations concerning the following factors:
   a. Surrounding populations;
   b. Water quality;
   c. Use and approximate locations of wells potentially affected by the release;
   d. Subsurface soil conditions;
   e. Location of subsurface sewers;
   f. Climatological conditions; and
   g. Land use;

3. A discussion of what was done to measure for the presence of a release where contamination was most likely to be present at the UST site;

4. The results of the free product investigations;

5. A discussion of the action taken to prevent further release of the regulated substance into the environment;

6. A discussion of the action taken to monitor and mitigate fire and safety hazards posed by vapors or free product that has migrated from the UST excavation zone and entered subsurface structures; and

7. Any other information collected while performing initial abatement measures pursuant to 35 Ill. Adm. Code 731.162, 732.202(b) or 45 ILCS 5/57-57.17.

E. Supporting Documentation

Provide the following:

1. A site map to scale and oriented north showing:
   a. UST system(s) and excavation limits;
   b. Product and dispenser lines;
   c. Pumps and islands;
   d. Underground utilities (sewer, gas, water, etc.);
   e. Nearby structures (buildings, roads, etc.);
   f. Soil boring(s) (if present);
   g. Monitoring well(s) and/or sumps (if present);
   h. Property boundaries;
   i. Sample location points.
2. An area map showing the site in relation to surrounding properties. This map should identify the facilities on the surrounding properties;

3. A cross-section, to scale, showing the UST(s) and the excavation;

4. Analytical/screening results in tabular format including the results of soil samples required pursuant to 35 Ill. Adm. Code 732.202(h) or 45 ILCS 5/57-57.17;

5. UST information in a tabular format and that at a minimum includes:
   a. The total number of UST(s) on site;
   b. The volume of the UST(s) (in gallons);
   c. The material stored in the UST(s);
   d. Identification of UST system(s) that had a release; and
   e. Identification of UST system(s) that were repaired, removed, or abandoned-in-place;

6. A copy of the Office of the State Fire Marshal Permit for Removal, Abandonment-in-Place or other OSFM permits or notifications;

7. A narrative of tank removal and cleaning operations; describe how wastes generated during the tank removal were managed, treated, and disposed of;

8. Photographs of UST removal activities and the excavation; and


F. Signatures

I certify under penalty of law that this report, supporting documents and all attachments were prepared under my direction or supervision. To the best of my knowledge and belief, this report, supporting documents and all attachments are true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

**UST Owner or Operator**
- Company/Name: Marathon Service Station
- Contact: Shaukat Sindhu
- Address: 200 East Rand Road
- City, State, ZIP: Mt. Prospect, IL 60056
- Phone: 847.845.6241
- Signature:
- Date: 6/01/2005

**Consultant**
- Company: Environmental Protection Industries
- Contact: Cindy Panagiotopoulos
- Address: 16650 South Canal
- City, State, ZIP: South Holland, IL 60473
- Phone: 708.226.1115
- Signature: Cindy Panagiotopoulos
- Date: 6/01/2005
D. SITE INFORMATION

D.1. Data on the nature and estimated quantity of the release

This 45-Day Report is for LUST (Leaking Underground Storage Tank) Incident #20050255, associated with the Marathon Service Station located at 1101 North First Avenue, DeKalb, Illinois (the Site). The approximate location of the Site is shown on the USGS Topographic Map presented in Tab 7.

The Site is currently occupied by a gasoline service station that is not in operation. One (1) 10,000-gallon gasoline Underground Storage Tank (USTs) and three (3) 8,000-gallon gasoline USTs currently exist on the subject property.

On February 14, 2005, Environmental Protection Industries (EPI) conducted a subsurface investigation at the Site. While conducting the investigation, Photo Ionization Detector (PID) readings were encountered in the soil samples collected. Based on that information, the owner was notified that a potential gasoline release was discovered. In response to the potential release, authorization was obtained from the property owner to notify the Illinois Emergency Management Agency (IEMA). On February 18, 2005, LUST Incident #20050255 was assigned to the Site.

Soil samples were tested for Benzene, Toluene, Ethylbenzene, and Xylenes (BTEX), Methyl Tertiary-buty1 Ether (MTBE) and Polynuclear Aromatics (PNAs). The analytical results identified BTEX constituents above the most stringent Illinois Environmental Protection Agency (IEPA) Tier 1 Soil Remediation Objectives (SROs) in the soil samples collected from soil borings B1, B2, and B6. The soil analytical results did not identify PNA or MTBE constituents above the most stringent IEPA Tier 1 SROs in any of the soil samples collected and analyzed.

The extent and estimated quantity of the release is unknown. A gasoline release is confirmed based on the testing results.

D.2. Data concerning the following factors:

a. Surrounding population,
b. Water quality,
c. Use and approximate locations of wells potentially affected by the release,
d. Subsurface soil conditions,
e. Location of Subsurface Sewers,
f. Climatological conditions,
g. Land use.
D.2.a. Surrounding populations

The Site is located within a commercial and residential area located at the intersection of First Street and Hillcrest Road in De Kalb, Illinois. The area surrounding the Site is occupied by commercial and residential properties, as illustrated in Figure 2, Tab 3.

D.2.b. Water quality

Drinking water for the Site is supplied by the City of De Kalb. De Kalb obtains their potable drinking water supply from six (6) deep wells and three (3) shallow wells.

The nearest surface body of water, identified as the Kishwaukee River, is located approximately 0.15 miles south of the subject property.

D.2.c. Use and approximate locations of wells potentially affected by the release

A water well survey was conducted for the purpose of identifying and locating all private, potable and community water supply wells within 2,500 feet of the UST systems. The primary sources contacted for the well survey were the Illinois State Water Survey (ISWS) and the Illinois State Geological Survey (ISGS). The information requested included all water well information from the ISWS and ISGS within Township 40 North (T40N), Range 4 East (R4E), and Sections 14, 15 and 23.

The ISWS survey of private community water supply wells identified twenty-two (22) records in the database for Sections 14, 15, and 23 of T40N, R4E. Nine (9) of the identified wells are located outside of a 2,500-foot radius of the Site. Thirteen (13) of those wells could not be plotted based on the information provided. The dates the private wells were installed/constructed range from as early as 1934 to as recently as 1994. The current condition, location, function and existence of the identified wells are unknown and suspect. Five (5) records were identified in the Public-Industrial-Commercial database. None of those wells are located in section 14 or within the 2,500-foot radius of the Site.

The ISGS database identified three (3) wells within 2,500 feet of the UST system. Two (2) wells are listed as Rock and Soil Drilling Corp. monitoring wells drilled in 1994 to a depth of seventeen (17) feet below grade and are located approximately 400 feet to the southwest. The third well is listed as a Layne Western co. engineering well drilled in 1968 to a depth of sixteen (16) feet below grade and is located approximately 1,000 feet to the north of the Site.

The Source Water Assessment Program (SWAP) database was also used to obtain further water well information. According to the database, two (2) ISGS water wells were located within a 2,500-foot radius of the Site. The two (2) wells identified in the SWAP database were the same wells identified in the ISGS database.

The Water Well Location Maps and Well Data from the ISGS and ISWS and SWAP database are provided in Tab 7.
D.2.d. Subsurface soil conditions

According to the United States Department of Agriculture Soil Survey for De Kalb County, the subject property is mapped in an area consisting of Wingate Series soils. These soils are characterized as fine silty, moderately well drained, moderately permeable soils formed in ground moraines and end moraines in loess or other silty material. The subject property is also mapped in an area consisting of Herbert Series soils. These soils are characterized as somewhat poorly drained soils formed in ground moraines and loess or other silty material and the underlying till. The Site as plotted on the Soil Survey Map can be found in Tab 7.

The "Potential for Contamination of Shallow Aquifers from Land Burial of Municipal Wastes" Map by Richard C. Berg and John P. Kempton (ISGS Circular 532; 1984) was reviewed. The map provides "Ratings of the capacities of earth materials to accept, transmit, restrict, or remove contaminants from waste effluents." The Site is in an area mapped as "D2." "D2" type soils are described as, "Uniform, relatively impermeable silty or clayey till at least 20 feet thick; no sand and gravel identified. The Site, as plotted on the Berg and Kempton Map, is provided in Tab 7.

The investigation identified approximately six (6) to twelve (12) inches of concrete and gravel underlain by green and gray to brown clays and silty clays from depths of six (6) to twelve (12) feet followed by brown sands and silty sands from six (6) to sixteen (16) feet. Traces of pea gravel from fourteen (14) to sixteen (16) feet were identified in four (4) soil borings, B3, B4, B6 and B7. Groundwater was encountered at depths ranging from eight (8) to ten (10) feet in borings B1 through B5. The information collected was recorded on the Soil Boring Log forms that are provided in Tab 5.

D.2.e. Location of subsurface sewers

Storm sewer lines were identified on the south side and the west side of the Site. There were storm sewers identified on the west side of the property and one storm manhole was identified on Hillcrest Road. No storm or sanitary manholes were identified on the subject property.

D.2.f. Climatological conditions

Average temperatures for the De Kalb area are 24 degrees Fahrenheit in the winter months and 71.5 degrees Fahrenheit in the summer months. Average annual rainfall is approximately 32.5 inches. Average annual snowfall is approximately 39 inches.

(Source: www.weather.com)

D.2.g. Land use

The Site is located in an area that consists of residential and commercial properties. Currently, the Site is a gasoline service station that is not in operation with one single-story building.
D.3. A discussion of what was done to measure for the presence of a release where contamination was most likely to be present at the UST Site

A subsurface investigation was conducted by EPI on February 14, 2005. EPI advanced seven (7) soil borings, B1 through B7, near the canopy and pump islands. Refer to Figure 1 in Tab 3 for the soil boring locations.

The soil borings were advanced with a Geoprobe Drill rig. Soil samples were collected following the general guidelines of ASTM Standard D420-98, Guide to Site Characterization for Engineering, Design, and Construction Purposes. Continuous soil samples were collected. The subsurface geology underlying the Site was described according to ASTM Standard D2488-00, Practice for Description and Identification of Soils (Visual-Manual Procedure).

A Photo-ionization Detector (PID) was used to screen the soil samples for Volatile Organic Compound (VOC) concentrations. The soil samples that exhibited the highest PID readings from each Boring were selected for laboratory testing. PID readings, along with visual and olfactory detection, were recorded on the Boring Logs provided in Tab 5.

A total of seven (7) representative soil samples, B1-B7, were collected and sent to Great Lakes Analytical in Buffalo Grove, Illinois for analysis. The soil samples were tested for BTEX, MTBE and PNA, indicators attributed to a gasoline release. The testing results were compared to the IEPA Tiered Approach to Corrective Action Objectives (TACO) Tier 1 SROs.

The laboratory analytical results identified Benzene above the Soil Component of Groundwater Ingestion Route for Class I Groundwater in the soil samples collected and analyzed from B1, B2 and B6. The laboratory results did not identify any MTBE or PNA constituents above the Tier 1 ROs in any of the soil samples collected. Tabulated analytical results and laboratory reports provided in Tab 4.

D.4. The results of free product investigations

No free product was identified during the subsurface investigation or the investigation of the Site and surrounding areas.

D.5. A discussion of the action taken to prevent any further release of the regulated substances into the environment

Based on the investigation conducted by EPI, the tanks were inspected for petroleum products and it was concluded that the tanks were empty. The gasoline service station is not currently in operation and therefore no further release of regulated substances into the environment is expected.

Review of the information obtained from the Office of the State Fire Marshall shows that this Site has been “Red-Tagged” due to violations noted during facility
inspections. The violations included Tank Leak Detection Records Unavailable and listed “Spill containment not maintained and Leak Detector Testing not completed.”

Air Safe checked the tank systems and it was concluded that tank tightness testing could not be completed due to the conditions of the tanks (mainly corrosion). The tanks will be further inspected to determine repair options prior to the tanks becoming operational.

Additional information will be submitted in an Addendum to this 45-Day Report or in the Site Investigation Report.

D.6. Steps taken to identify and mitigate fire and safety hazards posed by vapors or free product that has migrated from the UST excavation zone

On February 14 and February 28, 2005, EPI performed a Site Inspection of the Site to determine if migration of petroleum or vapor had occurred through the natural and/or manmade migration pathway associated with the Site. The Site Inspection consisted of identifying and screening sewers, catch basins and utility vaults on and off-site with a Photo-ionization Detector (PID) for Volatile Organic Compounds (VOCs). No sewers were identified within 20 feet of the tank field. The USTs were also inspected for the presence of product and it was concluded that the tanks were empty.

The investigation did not identify free product, fire or safety hazards at the Site. There have been no reports of vapors from nearby property owners.

D.7. Additional information

The following Site information is also available in Tab 7.

1. The USGS 7.5 Minute Topographic Map
2. The USDA Soil Survey Map for Cook County
3. The Surficial Geology of the Chicago Region Map
4. The Berg - Kempton Map
5. Illinois State Geologic Survey (ISGS)
6. Illinois State Water Survey (ISWS)
7. Source Water Assessment Program (SWAP) Database Information
E. SUPPORTING DOCUMENTATION

E.1. Site map to scale and oriented north showing:
   a. UST(s) system(s) and excavation limits;
   b. Product and dispenser lines;
   c. Pumps and islands;
   d. Underground utilities (sewer, gas, water, etc.);
   e. Nearby structures (buildings, roads, etc.);
   f. Soil boring(s) (if present);
   g. Monitoring well(s) and/or UST Observation Wells (if present);
   h. Property boundaries;
   i. Sample location points;

Refer to Figure 1, Tab 3.

E.2. An area map showing the Site in relation to surrounding properties. This map should identify the facilities on the surrounding properties.

Refer to Figure 2, Tab 3.

E.3. A cross-section, to scale, with dimensions showing the UST(s) and the excavation.

The tanks have not been removed and a cross section is not applicable.

E.4. Analytical/screening results in tabular format.

Analytical/screening results, in a tabular format, from the subsurface investigation are provided in Tab 4.

E.5. UST(s) information in a tabular format and that at a minimum includes:
   a. The total number of UST(s) on Site;
   b. The volume of the UST(s) (in gallons);
   c. The material stored in the UST(s);
   d. Identification of UST system(s) that had a release;
   e. Identification of UST system(s) that were repaired, removed, or abandoned-in-place.

For a listing of Site USTs, refer to the following Tables.
<table>
<thead>
<tr>
<th>UST INFORMATION</th>
<th>UST IDENTIFICATION</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Tank #4</td>
</tr>
<tr>
<td>VOLUME (GALLONS)</td>
<td>10,000</td>
</tr>
<tr>
<td>CONTENTS</td>
<td>Gasoline</td>
</tr>
<tr>
<td>RELEASE (YES OR NO)</td>
<td>Yes</td>
</tr>
<tr>
<td>REPAIR OR UPGRADE, REMOVED, ABANDONED</td>
<td>Currently Being Inspected With Possible Repair</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>UST INFORMATION</th>
<th>UST IDENTIFICATION</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Tank #7</td>
</tr>
<tr>
<td>VOLUME (GALLONS)</td>
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<tr>
<td>CONTENTS</td>
<td>Gasoline</td>
</tr>
<tr>
<td>RELEASE (YES OR NO)</td>
<td>Yes</td>
</tr>
<tr>
<td>REPAIR OR UPGRADE, REMOVED, ABANDONED</td>
<td>Currently Being Inspected With Possible Repair</td>
</tr>
</tbody>
</table>

E.6. A copy of the Office of the State Fire Marshal (OSFM) Permit for Removal, Abandonment-in-Place or other OSFM permits or notifications

The tanks will not be removed or abandoned therefore an OSFM permit is not required.

E.7. A narrative of tank removal and cleaning operations; describe how wastes generated during the tank removal were managed, treated, and disposed:

The tanks are not scheduled for removal.

E.8. Photographs of UST removal activities and the excavation:

A photographic log of the subsurface investigations is provided in Tab 6.


Soil and/or groundwater will not be transported off-site.
### TABLE 1. Soil Analytical Results (BTEX/MTBE/PNAs)

**Client:** Ramada Plaza Hotel  
**Site:** 1101 North 1st Street, DeKalb, IL  
**EPI Project #:** 041324  
**Sampling Date:** 02/14/05  
**Laboratory:** GLA  
**Matrix:** Soil

<table>
<thead>
<tr>
<th>Chemical Name</th>
<th>Exposure Route-Specific Values*</th>
<th>Soil Component of GW Ingestion Route*</th>
<th>B1</th>
<th>B2</th>
<th>B3</th>
<th>B4</th>
<th>B5</th>
<th>B6</th>
<th>B7</th>
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<tbody>
<tr>
<td></td>
<td>Residential</td>
<td></td>
<td>Class I</td>
<td>Class II</td>
<td>6-8'</td>
<td>6-8'</td>
<td>6-8'</td>
<td>6-8'</td>
<td>6-8'</td>
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<td></td>
<td>Ingestion</td>
<td>Inhalation</td>
<td>Ingestion</td>
<td>Inhalation</td>
<td>Ingestion</td>
<td>Inhalation</td>
<td></td>
<td></td>
<td></td>
</tr>
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<td>Benzene</td>
<td>12</td>
<td>0.5</td>
<td>100</td>
<td>1.6</td>
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<td>2.2</td>
<td>0.03</td>
<td>0.17</td>
<td>0.057</td>
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<tr>
<td>Toluene</td>
<td>16,000</td>
<td>650</td>
<td>410,000</td>
<td>650</td>
<td>410,000</td>
<td>42</td>
<td>12</td>
<td>29</td>
<td>ND</td>
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<tr>
<td>Ethylbenzene</td>
<td>7,800</td>
<td>400</td>
<td>200,000</td>
<td>400</td>
<td>20,000</td>
<td>58</td>
<td>13</td>
<td>18</td>
<td>ND</td>
</tr>
<tr>
<td>Xylenes (total)</td>
<td>160,000</td>
<td>320</td>
<td>1,000,000</td>
<td>320</td>
<td>410,000</td>
<td>320</td>
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<td>Methyl tert butyl ether</td>
<td>780</td>
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<td>140</td>
<td>0.32</td>
<td>0.32</td>
<td>ND</td>
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<tr>
<td>Aacenaphthene</td>
<td>4,700</td>
<td>800</td>
<td>120,000</td>
<td>800</td>
<td>120,000</td>
<td>800</td>
<td>570</td>
<td>2,900</td>
<td>ND</td>
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<tr>
<td>Aacenaphthylene</td>
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<td>2,000</td>
<td>610,000</td>
<td>2,000</td>
<td>610,000</td>
<td>2,000</td>
<td>12,000</td>
<td>50,000</td>
<td>ND</td>
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<td>Anthracene</td>
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<td>0.8</td>
<td>170</td>
<td>0.8</td>
<td>170</td>
<td>82</td>
<td>2</td>
<td>8</td>
<td>ND</td>
</tr>
<tr>
<td>Benzo(a)anthracene</td>
<td>0.06</td>
<td>0.6</td>
<td>170</td>
<td>0.6</td>
<td>170</td>
<td>82</td>
<td>2</td>
<td>8</td>
<td>ND</td>
</tr>
<tr>
<td>Benzo(a)pyrene</td>
<td>0.9</td>
<td>0.8</td>
<td>170</td>
<td>0.8</td>
<td>170</td>
<td>82</td>
<td>2</td>
<td>8</td>
<td>ND</td>
</tr>
<tr>
<td>Benzo(b)fluoranthene</td>
<td>0.9</td>
<td>0.8</td>
<td>170</td>
<td>0.8</td>
<td>170</td>
<td>82</td>
<td>2</td>
<td>8</td>
<td>ND</td>
</tr>
<tr>
<td>Benzo(ghi)perylene</td>
<td>0.09</td>
<td>0.9</td>
<td>170</td>
<td>0.9</td>
<td>170</td>
<td>82</td>
<td>2</td>
<td>8</td>
<td>ND</td>
</tr>
<tr>
<td>Benzo(k)fluoranthene</td>
<td>0.9</td>
<td>0.8</td>
<td>170</td>
<td>0.8</td>
<td>170</td>
<td>82</td>
<td>2</td>
<td>8</td>
<td>ND</td>
</tr>
<tr>
<td>Chrysene</td>
<td>0.09</td>
<td>0.9</td>
<td>140</td>
<td>0.9</td>
<td>140</td>
<td>82</td>
<td>2</td>
<td>8</td>
<td>ND</td>
</tr>
<tr>
<td>Dibenz(a,h)anthracene</td>
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<td>0.9</td>
<td>140</td>
<td>0.9</td>
<td>140</td>
<td>82</td>
<td>2</td>
<td>8</td>
<td>ND</td>
</tr>
<tr>
<td>Fluoranthene</td>
<td>3,100</td>
<td>320</td>
<td>82,000</td>
<td>320</td>
<td>82,000</td>
<td>82,000</td>
<td>4,300</td>
<td>21,000</td>
<td>ND</td>
</tr>
<tr>
<td>Fluorene</td>
<td>3,100</td>
<td>320</td>
<td>82,000</td>
<td>320</td>
<td>82,000</td>
<td>82,000</td>
<td>4,300</td>
<td>21,000</td>
<td>ND</td>
</tr>
<tr>
<td>Indeno(1,2,3-cd)pyrene</td>
<td>0.9</td>
<td>0.8</td>
<td>140</td>
<td>0.8</td>
<td>140</td>
<td>82</td>
<td>2</td>
<td>8</td>
<td>ND</td>
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<tr>
<td>Naphthalene</td>
<td>1,600</td>
<td>170</td>
<td>41,000</td>
<td>170</td>
<td>41,000</td>
<td>170</td>
<td>12</td>
<td>18</td>
<td>ND</td>
</tr>
<tr>
<td>Phenanthrene</td>
<td>2,300</td>
<td>61,000</td>
<td>81,000</td>
<td>61,000</td>
<td>81,000</td>
<td>81,000</td>
<td>4,200</td>
<td>21,000</td>
<td>ND</td>
</tr>
<tr>
<td>Pyrene</td>
<td>2,300</td>
<td>61,000</td>
<td>81,000</td>
<td>61,000</td>
<td>81,000</td>
<td>81,000</td>
<td>4,200</td>
<td>21,000</td>
<td>ND</td>
</tr>
</tbody>
</table>

*Illinois EPA Tier 1 Soil Remediation Objectives (ROs) for Residential and Industrial/Commercial Properties; (38 IAC 742, Appendix B, Table A and Appendix B, Table B)

All results in parts per million (mg/Kg) unless noted otherwise

**nd** = None Detected  
**na** = No Remediation Objective  
**ra** = Not Analyzed

**a** = Carcinogenic  
**b** = Noncarcinogenic

Results in Bold indicate concentrations exceeding most stringent Tier 1 ROs

---

*Analytical 2004, Soil(btxt-mtbe-pnas)*

1 of 1  
4/1/2005
SITE INVESTIGATION
PLAN AND BUDGET

LPC #0370105054 – De Kalb County
De Kalb/ Sindhu, Shaukat
1101 North 1st Avenue
LUST Incident #20050255

EPI Project # 041324

July 5, 2005

REVIEWED

RECEIVED
JUL 15 2005
IEPA/BOL
SITE INVESTIGATION PLAN AND BUDGET

LPC #0370105054 – De Kalb County
De Kalb/ Sindhu, Shaukat
1101 North 1st Avenue
LUST Incident #20050255

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APPENDICIES

TAB 1 IEPA Forms

TAB 2 Site Maps
    USGS Topographic Map
    Figure 1 – Previous and Proposed Soil Boring Locations Map
    Figure 2 – Area Map (200’ Radius)

TAB 3 Tabulated Summary of Analytical Testing Results
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TAB 4 Owner/Operator and Professional Engineer Budget Certification Form
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    OSFM Eligibility & Deductibility Determination Letter
1.0 EXECUTIVE SUMMARY

This Site Investigation Plan (SIP) and Budget is prepared for LUST Incident #20050255 associated with the property located at 1101 North 1st Avenue, De Kalb, Illinois (the Site). One (1) 10,000-gallon gasoline Underground Storage Tank (UST) and three (3) 8,000-gallon gasoline USTs are currently located on the Site.

Incident #20050255 was reported on February 18, 2005, when high Photo Ionization Detector (PID) readings were encountered in the soil samples collected during a subsurface investigation conducted on February 14, 2005. Seven (7) soil borings were advanced at the site. Soil samples were collected and tested for Benzene, Toluene, Ethyl benzene, and Xylenes (BTEX), Methyl Tertiary Butyl Ether (MTBE), and Polynuclear Aromatics (PNAs). The analytical results identified Benzene above the IEPA Tier 1 Soil Remediation Objectives (SROs) in the soil samples collected from three of the soil borings. The laboratory results did not identify any MTBE or PNA constituents above the Tier 1 SROs in any of the soil samples collected.

To delineate the degree and extent of soil contamination, this plan proposes to advance seven (7) soil borings. Fourteen (14) soil samples will be collected and tested for BTEX and MTBE.

To delineate the degree and extent of groundwater contamination, four (4) soil borings will be converted into permanent monitoring wells. A total of four (4) groundwater samples will be collected and tested for BTEX and MTBE concentration.

The costs associated with the proposed additional investigations are included in the attached Budget.
2.0 INTRODUCTION

2.1 Site Information

This Site Investigation Plan (SIP) and Budget has been prepared for LUST Incident #20050255 associated with the inactive gas station located at 1101 North 5th Avenue, De Kalb, Illinois (the Site). The current Underground Storage Tank (UST) system consists of one (1) 10,000-gallon gasoline UST and three (3) 8,000-gallon gasoline USTs and pump islands under a canopy on the Site. Refer to Figure 1, Tab 2 for UST locations.

2.2 Site History

The Site is listed as having two (2) Leaking Underground Storage Tank (LUST) Incidents #871459 and #20050255. Incident #871459 was reported as a gasoline release on September 1, 1987. A Non-LUST letter was issued for that Incident on September 21, 1987.

On February 14, 2005, seven (7) soil borings, B1 through B7, were advanced on the Site during a subsurface investigation. While conducting this subsurface investigation, high PID readings were encountered in the soil samples collected. Based on that information, a release was reported to the Illinois Emergency Management Agency (IEMA) on February 18, 2005 and Incident # 20050255 was assigned to the Site. Soil samples were tested for BTEX, MTBE and PNA concentrations. Analytical results indicated that the target analyte, benzene, was detected at concentrations above the Tier 1 SROs in the samples collected from B1, B2 and B6.

Refer to Figures 1, Tab 2 for the detailed soil boring locations. The analytical results are tabulated in Table 1, Tab 3.

2.3 Proposed Work

This SIP proposes a total of seven (7) soil borings. Soil borings B9, B10 and B14 will be advanced around the UST and pump island area, to determine the degree of contamination. Soil borings B8, B11, B12, B13 will be advanced near the subject property boundaries to determine the extent of contamination. The plan also proposes four (4) permanent monitoring wells on-site. Fourteen (14) soil samples and four (4) groundwater samples will be collected.

If contamination is detected in the borings along the property boundaries and an off-site investigation is required, and an amended SIP and Budget will be submitted.

To obtain the site-specific hydro geologic information, the four (4) permanent monitoring wells will be surveyed and an in-situ slug test will be conducted on two (2) of the permanent monitoring wells.
3.0 SITE INVESTIGATION

3.1 Soil Investigation

The degree of soil contamination

A subsurface investigation was conducted by EPI on February 14, 2005. EPI advanced seven (7) soil borings, B1 through B7, near the UST field and canopy and pump islands. The laboratory analytical results identified Benzene above the Soil Component of Groundwater Ingestion Route for Class I Groundwater in the soil samples collected and analyzed from borings B1, B2 and B6. The laboratory results did not identify any MTBE or PNA constituents above the Tier 1 ROs in any of the soil samples analyzed.

To further define the degree of soil contamination, EPI proposes to advance three (3) soil borings, B8, B9 and B10, around the UST field and the pump islands area. Up to two (2) soil samples per boring may be analyzed for BTEX and MTBE constituents.

The extent of soil contamination

To delineate the extent of soil contamination, four (4) soil borings, B11, B12, B13 and B14, are proposed to be advanced near the north, south and eastern property boundaries. Up to two (2) soil samples from each soil boring may be analyzed for BTEX and MTBE constituents. Refer to Figure 2, Tab 2 for the proposed soil boring locations.

During the soil sampling activity, a portion of the soil sample will be placed directly into laboratory prepared sample containers, and stored in a cooler with ice (4°C condition). The soil sample containers will be labeled and sealed upon completion of each sample event. This approach will minimize the potential for volatilization of any contaminants during the sample collection process. The remaining portion of the sample will be placed directly into a zip lock plastic storage bag for on-site screening with a Photo ionization Device (PID). A soil boring log will be prepared, which will include a physical description of the soil types and other observations, such as the presence of hydrocarbon-staining or odors, for each boring location.

EPI will utilize a PID meter to screen and classify the soil samples collected for total volatile organic vapor concentrations. A Geologist or an Environmental Engineer will perform Field screening utilizing the “headspace” technique. The screening information will be recorded on the soil boring logs that will be provided in the Site Investigation Completion Report (SICR). The soil samples with the highest PID reading above the groundwater table from each boring will be submitted for laboratory analysis.

Soil samples will be collected in accordance with ASTM Standard D 420-98, Guide to Site Characterization for Engineering Design and Construction Purposes. The subsurface geology underlying the site was described in accordance with ASTM Standard D 2488-00, Practice for Description and Identification of Soils (Visual- Manual Procedure).

The soil samples targeted for BTEX and MTBE laboratory analysis will be collected in accordance with EPA Methods 5035, Closed-System Purge-and-Trap Extraction For Volatile
Organics in Soil and Waste Samples, using new, laboratory-supplied, 4-oz. glass, wide-mouth jars with Teflon-lined caps for moisture content analysis and two (2) 40-ml glass vials with Teflon-lined lids and 5 ml of methanol preservative, per sample. The soil samples collected for chemical testing will be sent with a chain of custody to an IEPA certified laboratory. The results of the proposed investigation will be compared to the IEPA Tier 1 Remediation Objectives. A summary of the soil analytical results will be provided in tabulated format.

Cross-contamination during sampling will be minimized by decontaminating the sampling equipment with an Alconox detergent wash and rinsing with distilled water. Disposable latex gloves will be worn while collecting soil samples. The gloves will be changed between each sampling event.

3.2 Groundwater Investigation

The degree of groundwater contamination

A groundwater investigation has not yet been conducted at the Site.

The extent of groundwater contamination

To delineate the extent of groundwater contamination associated with the USTs, four (4) permanent monitoring wells will be installed on the Site. Four (4) groundwater samples will be collected and analyzed for BTEX and MTBE concentrations.

The monitoring wells will be emplaced with a truck-mounted drill rig equipped hollow-stem augers (HSA). Wells will be constructed in a manner that will enable the collection of representative groundwater samples, and cased in a manner that maintains the integrity of the borehole. Following installation of the monitoring well screen and riser, the annular space between the borehole wall and well screen section will be packed with clean, well-rounded, uniform, coarse-grained, silica filter sand, to two feet above the screened interval. The annular space between the borehole wall and well casing above the sand pack will be filled with a two-foot bentonite seal. A cement-bentonite grout will be placed in the remaining annulus with a concrete surface seal. A concrete seal will be emplaced from one foot below grade, mounded above the surface and sloped away from the casing so as to divert surface water. The monitoring wells will be covered with a waterproof locking cap/plug to prevent surface/rain water infiltration. The top of the well casing will be protected by an eight-inch diameter by one-foot deep, cast iron, and flush-mount protective cover.

The water samples collected from the monitoring wells will be tested for BTEX and MTBE in accordance with EPA Method 8021B/5035. The groundwater samples will be collected in two (2) 40-milliliter vials with septa lined lids and HCl preservative and one (1) 1-liter amber jar, per sample. The vials will be filled with no headspace and inspected for air bubbles to minimize the volatilization of organic compounds. The samples will be tracked in accordance with the ASTM D4840-88 Method – Practice for Sampling Chain of Custody Procedures.

To prevent cross-contamination between groundwater samples, measuring equipment will be thoroughly cleaned with an Alconox detergent wash and rinsed three times with deionized/distilled water. New, latex sample gloves will be worn during monitoring well sampling. Gloves will be changed following equipment decontamination.
In the event that additional assessment activities are required to delineate the extent of groundwater impact, an amended SIP and Budget will be submitted to the IEPA detailing the scope of assessment activities and estimated cost.

Hydrogeologic Investigation

Four (4) groundwater-monitoring wells will be surveyed. Groundwater elevations will be collected to determine the groundwater flow direction and flow gradient. An in-situ hydraulic conductivity test (slug test) will be performed in accordance with ASTM Test Method D 4044-91 using two of the monitoring wells. The slug test data will be collected using a pressure transducer and a Hermit 1000C data logger. The raw data will be downloaded to a computer and analyzed using the software AQTESOLV (Geraghty & Miller, Inc.). The data will be used to calculate the hydraulic conductivity, to determine the pumping yield rate of the water, and to determine the gradient.

3.3 Other Information

EPI will provide all water well information within a one-mile radius from the site from the ISWS and ISGS. The well data obtained from the aforementioned agencies will be plotted on a scaled topographic map showing a radius of 2,500 feet from the source of the release at the site. The identified wells will be numbered on the map and will be recorded in a tabular format, which will list the minimum and maximum setback zones for each well and approximate distance from the UST systems to the well location.

A survey will be conducted to determine whether the UST systems are within a regulated recharge area of a potable or community water supply well as designated by the Illinois Pollution Control Board (IPCB) as published in the Environmental Register. The IPCB and the IEPA Division of Public Water Supplies will be the primary sources contacted to obtain data regarding this survey.

The Source Water Assessment Program (SWAP) database and the Illinois Department of Public Health (IDPH) database will also be reviewed for any further information regarding water wells near the subject property.
4.0 CONCLUSION

To define the degree of BTEX and MTBE soil contamination for Incident #20050255, EPI proposes to drill three (3) soil borings, B8, B9 and B10, to a maximum depth of twenty (20) feet below grade to further investigate the degree of contamination around the USTs and pump islands.

To define the extent of BTEX and MTBE soil contamination for Incident #20050255, EPI proposes to drill four (4) soil borings, B11, B12, B13, B14, to a maximum depth of twenty (20) feet below grade to investigate potential migration pathways and the property boundaries. The soil samples will be tested for BTEX and MTBE.

To determine the extent of groundwater impacts associated with Incident #20050255, four (4) of the proposed soil borings will be converted to permanent groundwater monitoring wells. The groundwater samples will be tested for BTEX and MTBE concentration. The permanent monitoring wells will be accessed and surveyed and EPI proposes to perform hydraulic conductivity tests on two (2) of the on-site monitoring well.

This site investigation plan is prepared in accordance with Public Act 92-0554 and the costs associated with the proposed investigations are included in the Budget and Billing Forms, provided in Tab 4.
This page can be completed online.

The Agency is authorized to require such information under Section 4 and Title XVI of the Environmental Protection Act (515 ILCS 5/4-7.3, 57.17). Failure to disclose the information may result in a civil penalty of noncompliance of at least $10,000.00 for the violation and an additional civil penalty of $10,000.00 for each day during which the violation continues (415 ILCS 5/4-23). Any person who knowingly makes a false or fictitious statement or representation in any label, manifest, record, report, permit, or license, or other document filed, maintained or used for the purposes of compliance with Title XVI commits a Class 4 Felony. Any second or subsequent offense after conviction thereof is a Class 3 Felony (415 ILCS 5/4-23). This form has been approved by the Illinois Management Center.

Illinois Environmental Protection Agency
Leaking Underground Storage Tank Program
LUST Technical Form Cover Page

IEMA Incident #: 20050255 IEPA LPC# (10-01): 0370150054

Site Name: Marathon Service Station

Site Address (Not a P.O. Box): 1101 North 1st Street

City: De Kalb County: De Kalb ZIP Code: 60115

Please indicate below the type of plan/report that is being submitted to the Illinois EPA at this time. This form must be attached to all plans and reports submitted to the Illinois EPA pursuant to 35 Ill. Adm. Code 731, 732 and/or 415 ILCS 5/57-57.17. Please check all that apply.

20 Day Certification

45 Day Report

Free Product Removal Report

Owner/Operator Summary

Election to Proceed Under Title XVI

Site Investigation Plan

Site Investigation Budget

Site Investigation Completion Report

Site Classification Plan

Site Classification Plan Budget

Site Classification Completion Report

Groundwater Monitoring Plan (Low Priority)

Groundwater Monitoring Plan Budget (Low Priority)

Groundwater Monitoring Results (Low Priority)

Corrective Action Plan

Corrective Action Plan Budget (High Priority)

Corrective Action Completion Report

Professional Engineer Certification

Other (specify) ___________________________

Initial Submittal

Amended Submittal

✓

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JUL 15 2005

IEPA/BOL

IL 532 2369
LPC 533 Rev. June 2002
LUST Technical Form Cover Page
# Illinois Environmental Protection Agency

## Leaking Underground Storage Tank Program

### Site Investigation Plan

*(applicable to incidents subject to Public Act 92-0534)*

### A. Site Identification

<table>
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<tr>
<th>IEMA Incident # (6 or 8-digits):</th>
<th>20050255</th>
<th>IEPA LPCH (10-digit):</th>
<th>0370105054</th>
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<tr>
<td>Site Name:</td>
<td>Marathon Service Station</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Site Address (Not a P.O. Box):</td>
<td>1101 North 1st Street</td>
<td>County:</td>
<td>De Kalb</td>
</tr>
<tr>
<td>City:</td>
<td>De Kalb</td>
<td>ZIP Code:</td>
<td>60115</td>
</tr>
</tbody>
</table>

### B. Site Information

1. Will the owner/operator seek reimbursement from the Underground Storage Tank Fund?  
   - Yes [✓] No [ ]

2. If yes, is the budget attached?  
   - Yes [✓] No [ ]

3. Is this an amended plan?  
   - Yes [ ] No [✓]

4. Identify the material released: **Gasoline**

5. Describe the activities that will be performed to determine the following:
   - The degree of soil contamination;
   - The extent of soil contamination (as defined to Tier 1 Residential remediation objectives);
   - The degree of groundwater contamination;
   - The extent of groundwater contamination (as defined to Class 1 Remediation Objectives unless otherwise approved by the Illinois EPA);
   - The direction of groundwater flow;
   - The hydraulic conductivity of groundwater;
   - Identification of Site features that may affect contaminant transport and risk to human health and the environment.

6. Provide a Site map to scale and oriented north showing the:
   - UST system(s) and excavation;
   - Product and dispenser lines;
   - Pumps and islands;

---

*Site Investigation Plan*  
1 of 2
d. Underground utilities (sewer, gas, water, etc.);
e. Nearby structures (buildings, roads, etc.);
f. Location of proposed/existing soil borings;
g. Location of the proposed/existing monitoring wells; and
h. Property boundaries.

F. Signatures

I certify under penalty of law that this plan, supporting documents and all attachments were prepared under my direction or supervision. To the best of my knowledge and belief, this plan, supporting documents and all attachments are true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

UST Owner
Company/Name: Marathon
Contact: Shaukat Sindhu
Address: 200 East Rand Road
City, State, ZIP: Mt. Prospect, IL 60056
Phone: (847) 845-9241
Signature:
Date: 11/10/05

UST Operator (if different than UST Owner)
Company/Name:
Contact:
Address:
City, State, ZIP:
Phone:
Signature:
Date:

Consultant
Company: Environmental Protection Industries
Contact: Cindy Panagiotopoulus
Title: Project Manager
Address: 16650 South Canal
City, State, ZIP: South Holland, IL 60473
Phone: (708) 225-1115
Signature:
Date: 07-08-05
AMENDED SITE INVESTIGATION
BUDGET

LPC #0370105054 – De Kalb County
De Kalb/ Sindhu, Shaukat
1101 North 1st Avenue
LUST Incident #20050255

RELEASABLE

Nov 30 2005
REVIEWER MD

EPI Project # 041324

November 11, 2005

RECEIVED
Nov 21 2005
IEPA/BOL
November 11, 2005

Scott McGill
Illinois Environmental Protection Agency
Bureau of Land - #24
Leaking Underground Storage Tank Section
1021 North Grand Avenue East
P.O. Box 19276
Springfield, IL 62794-9276

Re: Amended Site Investigation Plan Budget
LPC #0370105054 - De Kalb County
De Kalb/ Shaukat
1101 North 1st Avenue
LUST Incident #20050255
LUST Technical File

Dear Scott McGill:

Environmental Protection Industries (EPI), on behalf of Shaukat Sindhu, is submitting this Amended Site Investigation Plan and Budget (SIP/B) for an additional investigation at the site referenced above. The Site Investigation Plan and Budget was approved on July 26, 2005.

Due to high concentrations of contaminants identified near the eastern and southern property boundaries, an off-site investigation is being proposed. This Amended Budget includes costs for five (5) additional off-site soil borings and the cost for the analysis of the soil samples collected. The borings will be placed in the two adjacent Right of Ways, First Street and Hillcrest Road. Both of the roadways are maintained by the City of De Kalb and proper permits will be obtained from the appropriate City department.

The locations of the soil borings were chosen appropriately to determine any off-site migration of contaminants. Due to the number of utilities existing in the Right of Ways, the soil boring locations were carefully located so as to not interfere with the utility lines.

The soil borings will be advanced in the sidewalk area or a grassy area of the right of ways. The soil boring locations will be returned to its initial condition upon completion of the work. Two (2) soil samples from each soil boring, one shallow and one deep, from
above the water table, will be sent to the lab for analysis. The soil samples will be sent to Test America Inc. in Buffalo Grove, IL, for analysis of BTEX and MTBE. The results of the additional investigation will be included in the Site Investigation Completion Report along with the previous soil investigation.

EPI thanks you in advance for your prompt review of this submittal. Should you have any questions, please do not hesitate to contact us at your convenience.

Sincerely,
Environmental Protection Industries

Cindy Panagiotopoulos
Project Manager

Enclosures One (1) original and one (1) copy of the Amended SIP Budget
Illinois Environmental Protection Agency
Leaking Underground Storage Tank Program
LUST Technical Form Cover Page

IEEMA Incident #: 20060255  IEPA LPC# (10-digit): 0370108054

Site Name: Marathon Service Station
Site Address (Not a P.O. Box): 1101 North 1st Street
City: DeKalb  County: DeKalb  ZIP Code: 60115

Please indicate below the type of plan/report that is being submitted to the Illinois EPA at this time. This form must be attached to all plans and reports submitted to the Illinois EPA pursuant to 35 Ill. Adm. Code 731, 732 and/or 415 ILCS 5/57-57.17. Please check all that apply.

- [ ] 20 Day Certification
- [ ] 45 Day Report
- [ ] Free Product Removal Report
- [ ] Owner/Operator Summary
- [ ] Election to Proceed Under Title XVI

Site Investigation Plan
Site Investigation Budget
Site Investigation Completion Report
Site Classification Plan
Site Classification Plan Budget
Site Classification Completion Report
Groundwater Monitoring Plan (Low Priority)
Groundwater Monitoring Plan Budget (Low Priority)
Groundwater Monitoring Results (Low Priority)
Corrective Action Plan
Corrective Action Plan Budget (High Priority)
Corrective Action Completion Report
Professional Engineer Certification
Other (specify)

Initial Submittal
Amended Submittal
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NOV 21 2005
IEPA/BOL

IL 532 2369  LUST Technical Form Cover Page
LPC 533 Rev. June 2002
Illinois Environmental Protection Agency  
Leaking Underground Storage Tank Program  
Site Investigation Plan  
(applicable to incidents subject to Public Act 92-0354)

A. Site Identification

IEMA Incident # (6- or 8-digit): 20050255  
IEPA LPC# (10-digit): 0370105054  
Site Name: Marathon Service Station  
Site Address (not a P.O. Box): 1101 North 1st Street  
City: De Kalb  
County: De Kalb  
ZIP Code: 60115

B. Site Information

1. Will the owner/operator seek reimbursement from the Underground Storage Tank Fund?  
   Yes ☑ No □

2. If yes, is the budget attached?  
   Yes ☑ No □

3. Is this an amended plan?  
   Yes ☑ No □

4. Identify the material released: Gasoline

5. Describe the activities that will be performed to determine the following:

   a. The degree of soil contamination;
   b. The extent of soil contamination (as defined to Tier 1 Residential remediation objectives);
   c. The degree of groundwater contamination;
   d. The extent of groundwater contamination (as defined to Class 1 Remediation Objectives unless otherwise approved by the Illinois EPA);
   e. The direction of groundwater flow;
   f. The hydraulic conductivity of groundwater;
   g. Identification of Site features that may affect contaminant transport and risk to human health and the environment.

6. Provide a Site map to scale and oriented north showing the:

   a. UST system(s) and excavation;
   b. Product and dispenser lines;
   c. Pumps and islands;

Site Investigation Plan  
1 of 2
d. Underground utilities (sewer, gas, water, etc.);

e. Nearby structures (buildings, roads, etc.);

f. Location of proposed/existing soil borings;

g. Location of the proposed/existing monitoring wells; and

h. Property boundaries.

F. Signatures

I certify under penalty of law that this plan, supporting documents and all attachments were prepared under my direction or supervision. To the best of my knowledge and belief, this plan, supporting documents and all attachments are true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

UST Owner
Company/Name: Marathon
Contact: Shaukat Sindhu
Address: 200 East Rand Road
City, State, ZIP: Mt. Prospect, IL 60056
Phone: (847) 845-9241
Signature: [Signature]
Date: [Date]

UST Operator (if different than UST Owner)
Company/Name: ____________________________
Contact: ____________________________
Address: ____________________________
City, State, ZIP: ____________________________
Phone: ____________________________
Signature: ____________________________
Date: ____________________________

Consultant
Company: Environmental Protection Industries
Contact: Cindy Panagiotopoulo
Title: Project Manager
Address: 16650 South Canal
City, State, ZIP: South Holland, IL 60473
Phone: (708) 225-1115
Signature: [Signature]
Date: [Date]
SITE INVESTIGATION COMPLETION REPORT

LPC #0370105054 – Cook County
Sindhu, Shaukat / DeKalb, IL
1101 North 1st Street
LUST Incident #20050255

RELEASABLE
FEB 8 2006
REVIEWER MM

EPI Project # 041324

RECEIVED
FEB 02 2006
IEPA/BOL

January 27, 2006
SITE INVESTIGATION
COMPLETION REPORT

LPC #0370105054 – Cook County
Sindhu, Shaukat/De Kalb
1101 North 1st Street, De Kalb, IL
LUST Incident #20050255

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EXECUTIVE SUMMARY

This Site Investigation Completion Report is prepared for Leaking Underground Storage Tank Incident (LUST) Incident #20050255, associated with the gas station located at 1101 North 1st Street, DeKalb, Illinois (the Site). A Site Investigation Plan and Budget (SIP) dated July 5, 2005, and an Amended SIP dated November 7, 2005, were submitted to the Illinois Environmental Protection Agency (IEPA) and approved by the IEPA on July 26, 2005 and December 2, 2005, respectively. The site is improved with a single-story commercial building occupied by a Marathon gasoline service station that is not currently in service.

One (1) 10,000-gallon gasoline tank and three (3) 8,000-gallon gasoline tanks remain on the Site. The Site is listed as having two (2) Leaking Underground Storage Tank (LUST) Incidents, 871459 and 20050255. Incident 871459 was reported as a gasoline release on September 1, 1987. A non-LUST letter was issued for that Incident on September 21, 1987. Incident 20050255 was assigned to the site after a release was discovered during a subsurface investigation conducted on February 14, 2005.

On February 14, 2005, seven (7) soil borings, B1 through B7, were advanced at the Site. Soil samples were collected and tested for Benzene, Toluene, Ethyl benzene, and Xylenes (BTEX), Methyl Tertiary-butyl Ether (MTBE) and Polynuclear Aromatics (PNAs). The analytical results identified Benzene above the IEPA Tier 1 Soil Remediation Objectives (SROs) in the soil samples collected from three of the soil borings (B1, B2, B6). No detectable concentrations of Ethylbenzene, Toluene, Xylenes, MTBE or PNAs were detected in the soil samples.

On August 12, 2005, seven (7) soil borings, B8 through B14, were advanced per the approved SIP. Soil samples were collected and tested for BTEX and MTBE. The analytical results identified BTEX and/or MTBE constituents above the IEPA Tier 1 SROs in the soil samples collected from soil borings B8, B11 and B12.

On November 14, 2005, five (5) off-site soil borings, B15 and B17 through B20, were advanced adjacent to the site per approved Amended SIP. Soil boring B16 could not be drilled in the proposed location due to the fact that there were too many utilities identified in the area. Four (4) permanent monitoring wells (MW1 through MW4) were also installed on-site that day. Benzene and MTBE were detected above the IEPA Tier 1 SROs in only the soil sample collected from boring B15. This soil boring was located in the right of way of First Street adjacent to the Site. No detectable concentrations of BTEX or MTBE were identified in the soil samples collected from B17 through B20.

On December 13, 2005, four (4) groundwater samples were collected from permanent monitoring wells MW1, MW2, MW3 and MW4. The groundwater samples were analyzed for BTEX and MTBE. The groundwater analytical results indicated that BTEX and MTBE were not detected in the groundwater samples collected from MW1, MW2 and MW3. The groundwater sample collected from MW4 contained levels of Benzene, Toluene, Ethyl benzene and MTBE above the Tier 1 Groundwater Remediation Objectives (ROs) for Class I and Class II Groundwater.
The results of the investigation demonstrate that the extent of BTEX and MTBE soil and groundwater contamination has been defined and is limited to the Site and the adjacent right of ways.

The adjacent property to the east, currently a BP Service Station, has a No Further Remediation status and a Highway Authority Agreement in place for the eastern half of First Street and the northern half of Hillcrest Street. Groundwater contamination was detected at this BP and a groundwater use restriction is in place for the site, the east half and eastern right of way of First Street, the north half and northern right of way of Hillcrest Street and the property located to the east of the BP station. The property located to the southeast across the intersection of First Street and Hillcrest Street was formerly a gas station and is currently vacant.

Static water elevations were surveyed and an in-situ hydraulic conductivity test (slug test) was performed on MW2 and MW4. The depth to water in MW2 and MW4 was documented as 6.61 feet and 5.56 feet, respectively. The results indicated an average hydraulic conductivity of $1.5 \times 10^{-4}$ cm/sec and a hydraulic gradient of 0.0091 ft/ft. Assuming a porosity of the aquifer at 0.43, the velocity of groundwater flow is estimated to be 197.62 cm/year.

A Corrective Action Plan and Budget will be prepared to address the soil and groundwater contamination identified at the Site.
2.1 SOIL INVESTIGATION

The investigation was conducted in accordance with the Site Investigation Plan dated July 5, 2005 and the Amended Site Investigation Plan dated November 11, 2005. The following information provides the methodology and results of the Site Investigation.

2.1.a The Degree of Soil Contamination

On February 14, 2005, EPI conducted a subsurface investigation. EPI advanced seven (7) soil borings, B1 through B7, near the UST field and canopy and pump islands. A total of seven (7) representative soil samples were collected and sent to TestAmerica Inc. (formerly Great Lakes Analytical) in Buffalo Grove. Soil samples were tested for BTEX, MTBE and PNAs, indicators attributed to a gasoline release.

The laboratory analytical results identified Benzene above the Soil Component of Groundwater Ingestion Route for Class I Groundwater in the soil samples collected and analyzed from B1, B2 and B6. The laboratory results did not identify any detectable concentrations of MTBE or PNA constituents in any of the soil samples collected and analyzed.

2.1.b The Extent of Soil Contamination

On August 12, 2005, in order to further define the extent of soil contamination, EPI advanced seven (7) soil borings. Four (4) soil borings; identified as B11 through B14 with a truck-mounted GeoProbe® unit. Two (2) soil borings (B11 and B12) were advanced on the southeastern portion of the property and two (2) soil borings (B13 and B14) were advanced on the northeastern portion of the property. Refer to Figure 1, Tab 2, for detailed information regarding the soil boring locations. Soil borings were advanced to sixteen (16) feet below grade. EPI advanced three (3) soil borings, B8 through B10, near the pump islands and tank field area.

Soil samples, two (2) from each boring, were collected and tested for chemicals associated with gasoline at and around the source areas. The soil laboratory analytical results indicated that no target analytes were detected in the samples collected and analyzed from soil borings B9 (4-9'), B9 (8-10'), B10 (4-6') and B10 (10-12'). Benzene was detected above the Tier I SROs in the soil samples collected from B8 (4-6') and B8 (8-9'). Benzene was above the Industrial/Commercial and Construction Worker Inhalation Exposure Routes and above the Class I and Class II Groundwater Ingestion Route in the soil sample collected from soil boring B8 (4-6'). Benzene was detected above the Tier I SROs for Class I Groundwater Ingestion Route in the soil sample collected from B8 (8-9').
On November 14, 2005, five (5) soil borings, B15 and B17 through B20, were advanced off-site to further delineate any possible migration of contaminants from the Site. Permits were obtained from the City of DeKalb for the off-site drilling. Soil boring B16 was also proposed, however could not be advanced due to the presence of a number of utilities in the proposed area. Three (3) soil borings (B18, B19 and B17) were advanced in the southern right of way adjacent to the Site and two (2) soil borings, B15 and B20, were advanced in the eastern right of way adjacent to the Site. Two (2) soil samples were collected and sampled from each soil boring.

Continuous soil samples were collected from each soil boring. Soil samples were collected in accordance with ASTM Standard D 420-98, Guide to Site Characterization for Engineering Design and Construction Purposes. The subsurface geology underlying the site was described according to ASTM Standard D 2488 - 00, Practice for Description and Identification of Soils (Visual- Manual Procedure). A Photo-ionization Detector (PID) was used to screen soil samples for volatile organic compounds (VOCs). The soil sample with the highest PID reading from each boring was selected for laboratory testing.

The investigation identified grass or asphalt and fill (gravel, sand and topsoil) to a depth of approximately one to two feet below grade. This material is underlain by brown, gray or tan silty clay and/or layers of brown and gray sand to a depth of sixteen (16) feet. PID readings ranged from 0 parts per million (ppm) to 287 ppm. Petroleum odors were noted in soil borings B8, B10, B12, B13 and B15 installed to characterize the contamination. Detailed Soil Boring Logs are provided for review in Tab 5.

Groundwater was encountered at seven and a half (7.5') to twelve and a half (12.5') feet below grade in soil borings B8 through B13 and B15 through B19. Off-site groundwater sampling could not be completed because a sufficient amount of groundwater was not encountered in those borings (B15-B19).

Twenty-four (24) representative soil samples were collected and tested for BTEX and MTBE. The soil samples targeted for laboratory analysis were collected in accordance with EPA Method 5035 using new, laboratory-supplied, 4-oz. glass, wide-mouth jars with Teflon-lined caps for moisture analysis and 40-ml glass vials with Teflon-lined lids and 5 milliliters (ml) of methanol preservative. The soil samples collected for chemical testing were sent under signed chain of custody to TestAmerica (formerly Great Lakes Analytical) in Buffalo Grove, Illinois.

The soil analytical results indicated that BTEX and MTBE were not detected above the Tier 1 SROs in the soil samples collected and analyzed from soil borings B11 (6-8'), B13 (2-4'), B13 (6-8'), B14 (4-6'), B14 (10-12'), B17 (6-8'), B17 (8-10'), B18 (4-6'), B18 (6-8'), B19 (2-4'), B19 (6-8'), B20 (2-4') and B20 (10-12').

The soil analytical results indicated that BTEX and/or MTBE were detected below the laboratory detection limits in the samples collected and analyzed from B8, B11, B12 and B15. Benzene was above the Industrial/Commercial and Construction Worker Inhalation Exposure Routes and above the Class I and Class II Groundwater Remediation Objectives in the soil sample analyzed from B8 (4-6'). Benzene was
detected above the Class I Groundwater Remediation Objectives in the soil samples analyzed from soil borings B8 (8-9') and B11 (8-10').

Benzene was above the Residential, Industrial/Commercial and Construction Worker Inhalation Exposure Route and above the Class I and Class II Groundwater Remediation Objectives in the sample analyzed from soil boring B12 (4-6') and B12 (9-10').

Ethyl benzene and MTBE were above the Class I and Class II Groundwater Remediation Objectives in the soil sample analyzed from soil boring B12 (4-6'). Benzene was above the Residential Inhalation Exposure Route and above the Class I and Class II Groundwater in the soil sample analyzed from B15 (10-12').

Benzene was also detected above the Residential, Industrial/Commercial and Construction Worker Inhalation Exposure Route and above the Class I and Class II Groundwater Remediation Objectives and MTBE was above the Class I and Class II Groundwater Remediation Objectives in the soil sample analyzed from soil boring B15 (6-8'). A summary of the soil analytical results is provided in Table 1, Tab 3.

The results of the soil investigation demonstrate that the extent of BTEX and MTBE soil contamination has been defined and is limited to within the property boundary and adjacent right of ways. The estimated extent of soil contamination is shown in Figure 4, Tab 2.

2.2 GROUNDWATER INVESTIGATION

2.2.a The Degree of Groundwater Contamination

On December 13, 2005, four (4) groundwater samples were collected from monitoring wells MW1, MW2, MW3 and MW4. The groundwater samples were analyzed for BTEX and MTBE.

The groundwater samples were analyzed for BTEX and MTBE in accordance with EPA Method 8021B. The groundwater samples were collected in two (2) 40-milliliter vials with septa lined lids and hydrochloric acid (HCL) preservative. The vials were filled with no headspace and inspected for noticeable air bubbles to minimize the volatilization of organic compounds. The samples were tracked in accordance with the ASTM D4840-88 Method - Practice for Sampling Chain of Custody Procedures.

Groundwater analytical results indicated that Benzene, Toluene, Ethyl benzene and MTBE were detected above the Tier I Groundwater Remediation Objectives for Class I and Class II Groundwater in MW4. Therefore, based on the data collected, the degree at groundwater contamination has been determined. A summary of the groundwater analytical results is provided in Table 2, Tab 3.
2.2.b The Extent of Groundwater Contamination

The results of the groundwater investigations demonstrate that the extent of BTEX and MTBE groundwater contamination has been defined and is limited to the subject property and migrates to the eastern property boundary. The extent of groundwater contamination is shown in Figure 5, Tab 2.

Off-site groundwater sampling could not be conducted because a sufficient amount of groundwater was not encountered in the off-site soil borings. Also, it was difficult to advance soil borings in the right of way of the adjacent property to the east across First Street, due to the fact that there were too many utilities located in the right of way. Impacted groundwater was identified at the adjacent site, which is an active BP Service Station. It would not be possible to determine the source of petroleum hydrocarbon impact in the vicinity of these properties. This site also has an NFR determination including a groundwater restriction for the impacted groundwater at the Site and in the adjacent right of ways.

2.2.c The Direction and Velocity of Groundwater Flow

The elevations of each monitoring well were surveyed and static water elevations (SWE) were measured on December 13, 2005. Depth to the static water level from the top of the monitoring well riser was measured with a Keck meter. The results of the groundwater elevation survey are presented below:

<table>
<thead>
<tr>
<th>Static Water Elevations (12/13/05)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Surface Elevation (feet)</td>
</tr>
<tr>
<td>Top of Riser (feet)</td>
</tr>
<tr>
<td>Depth to Water (feet)</td>
</tr>
<tr>
<td>Static Water Elevation (feet)</td>
</tr>
</tbody>
</table>

Based on the static water elevation levels, the groundwater flow direction at the site is northeast under a hydraulic gradient of 0.0091 ft/ft. Assuming a porosity of the aquifer at 0.43, the velocity of groundwater flow is estimated to be 197.62 cm/year. The Potentiometric Surface Map is provided in Figure 3, Tab 2.

An in-situ hydraulic conductivity test (slug test) was performed in accordance with ASTM Test Method D 4044-91 on MW2 and MW4. The slug test data was collected using a pressure transducer and a Hermit 1000C Data logger. The raw data was downloaded to a computer and analyzed using software AQTESOLV (Geragthy & Miller, Inc.). The results indicated an average hydraulic conductivity of 2.96 x 10^4 ft/min or 1.5 x 10^4 cm/sec. The Hydraulic Conductivity test results are provided in Tab 7.
2.3 WATER WELL SURVEY

A water well survey was conducted for the purpose of identifying and locating all private, potable and community water supply wells within 2,500 feet of the UST systems. The primary sources contacted for the well survey were the Illinois State Water Survey (ISWS) and the Illinois State Geological Survey (ISGS). Included in this report is all water well information from the ISWS and ISGS within Township 40 North, Range 4 East, and Sections 14, 15 and 23.

The ISWS survey of private community water supply wells identified twenty-two (22) records in the database for Sections 14, 15 and 23 of Township 40N, Range 4E. Nine (9) of the identified wells are located outside of a 2,500-foot radius of the Site. Thirteen (13) of those wells could not be plotted based on the information provided. The dates the private wells were installed and/or constructed range from as early as 1934 to as recently as 1994. The current condition, location, function and existence of the identified wells are unknown and suspect. Five (5) records were identified in the Public-Industrial-Commercial database. None of those wells are located in section 14 or within the 2,500-foot radius of the Site.

The ISGS database identified three (3) wells within 2,500 feet of the UST system. Two (2) wells are listed as Rock and Soil Drilling Corporation monitoring wells drilled in 1994 to a depth of seventeen (17) feet below grade and are located approximately 400 feet to the southwest. The third well is listed as a Layne Western Company engineering well drilled in 1968 to a depth of sixteen (16) feet below grade and is located approximately 1,000 feet to the north of the Site.

The Source Water Assessment Program (SWAP) database was also used to obtain further water well information. According to the database, two (2) ISGS water wells were located within a 2,500-foot radius of the Site. The two (2) wells identified in the SWAP database were the same wells identified in the ISGS database.

The Water Well Location Map is provided in Figure 6, Tab 2. Well Data from the ISGS and ISWS are provided in Tab 8.
EPI conducted a subsurface investigation with which to evaluate the degree and extent of soil and groundwater contamination. To evaluate the degree and extent of soil and groundwater contamination, nineteen (19) soil borings were advanced and four (4) permanent groundwater-monitoring wells were installed. No free product was identified during the investigations.

The results of the soil investigations demonstrate that the extent of Benzene and MTBE has been defined and is limited within the property boundaries and the adjacent Right of Way, First Street.

A Corrective Action Plan and Budget will be prepared to address the soil and groundwater contamination identified.
This page can be completed online.

The Agency is authorized to require the information under section 4 and Title XVI of the Environmental Protection Act (410 ILCS 5/4, 3/57-57.17). Failure to disclose this information may result in a civil penalty of not to exceed $50,000.00 for the violation and an additional civil penalty of not to exceed $10,000.00 for each day during which the violation continues (410 ILCS 5/57.12). Any person who knowingly makes a false material statement or representation in any label, certificate, permit, report, permit, or license, or other document filed, maintained or used for the purpose of compliance with Title XVI commits a Class 4 felony. Any person or subsequent offender after conviction under 6 section 3/57.12 (410 ILCS 5/57.17). This form has been approved by the Forest Management Center.

Illinois Environmental Protection Agency
Leaking Underground Storage Tank Program
LUST Technical Form Cover Page

IEMA Incident #: 20050255  IEPA LPC# (10-digit): 0370105054

Site Name: Shaukat Sindhu/Marathon Service Station

Site Address (Mail P.O. Box): 1101 North 1st Street

City: DeKalb  County: DeKalb  ZIP Code: 60115

Please indicate below the type of plan/report that is being submitted to the Illinois EPA at this time. This form must be attached to all plans and reports submitted to the Illinois EPA pursuant to 35 Ill. Adm. Code 731, 732 and/or 415 ILCS 5/57-57.17. Please check all that apply.

20 Day Certification  __________

45 Day Report  __________

Free Product Removal Report  __________

Owner/Operator Summary  __________

Election to Proceed Under Title XVI  __________

Site Investigation Plan  __________

Site Investigation Budget  __________

Site Investigation Completion Report  ______

Site Classification Plan  __________

Site Classification Plan Budget  __________

Site Classification Completion Report  __________

Groundwater Monitoring Plan (Low Priority)  __________

Groundwater Monitoring Plan Budget (Low Priority)  __________

Groundwater Monitoring Results (Low Priority)  __________

Corrective Action Plan  __________

Corrective Action Plan Budget (High Priority)  __________

Corrective Action Completion Report  __________

Professional Engineer Certification  __________

Other (specify)  __________

Initial Submittal  __________

Amended Submittal  __________

RECEIVED  FEB 02 2005

IEPA/BOL

LUST Technical Form Cover Page
Illinois Environmental Protection Agency
Leaking Underground Storage Tank Program
Site Investigation Completion Report
(applicable to incidents subject to Public Act 92-0534)

A. Site Identification
IEMA Incident #: 20050255  IEPA LPC # (10 digits): 0370105054

Site Name: Shaukat Sindhu/Marathon Service Station
Site Address (Mail P.O. Box): 1101 North 1st Street
City: DeKalb  County: DeKalb  ZIP: 60115

B. Site Information
1. Will the owner/operator seek reimbursement from the Underground Storage Tank Fund? __Yes__ __No__

2. Has a Site Investigation Plan been submitted?
   Date of submittal: 07/05/05; 11/21/05

C. Site Investigation Results
   Provide the following:
   1. Site History/Executive Summary;
   2. A narrative of field activities including sampling methods;
   3. A discussion of development of remediation objectives;
   4. The analytical results and remediation objectives in tabular format;
   5. Conclusions;
   6. Site maps to scale and oriented north showing the:
      a. UST system(s) and excavation;
      b. Product and dispenser lines;
      c. Pumps and islands;
      d. Underground utilities (sewer, gas, water, etc.);
      e. Nearby structures (buildings, roads, etc.);
      f. Location of soil borings;
      g. Location of existing monitoring wells;
      h. Property boundaries.
   7. Soil boring logs;
   8. Well completion reports;
   9. Laboratory Reports; and
   10. Laboratory Certification.

Received
1:22 02 255
IEPA/BOL

Site Investigation Completion Report
1 of 2
D. Signatures
I certify under penalty of law that this report, supporting documents and all attachments were prepared under my direction or supervision. To the best of my knowledge and belief, this report, supporting documents and all attachments are true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

**UST Owner**

Name: Shaukat Sindhu  
Title: Owner  
Address: 911 East Touhy Avenue  
City, State, ZIP: Des Plaines, IL 60018  
Phone: (847) 845-9241  
Signature:  
Date: 12/06/05

Consultant

Firm: Environmental Protection Industries  
Contact: Cindy Panagiotopoulos  
Title: Project Manager  
Address: 16850 South Canal Street  
City, State, ZIP: South Holland, IL 60473  
Phone: (708) 225-1115  
Signature:  
Date: 1.27.06

**UST Operator**

Name: same as owner  
Title:  
Address:  
City, State, ZIP:  
Phone:  
Signature:  
Date:  

Prof. Engineer or Prof. Geologist

Name: Anthony Negri  
Firm: Environmental Protection Industries  
Address: 16850 South Canal Street  
City, State, ZIP: South Holland, IL 60473  
Phone: (708) 225-1115  
Ill. Registration No.: 063-053658  
License Expiration Date: 11/30/12  
Signature:  
Date: 11/30/12

Site Investigation Completion Report  
2 of 2
SITE MAPS

USGS Topographical Map - Site Location Map

Figure 1 – Soil Boring and Monitoring Well Location Map

Figure 2 – Area Map

Figure 3 – Potentiometric Surface Map

Figure 4 – Extent of Soil Contamination Map

Figure 5 - Extent of Groundwater Contamination Map

Figure 6 – Water Well Location Map
Site Location
Source: USGS 7.5 Minute Sycamore Quadrangle

Scale 1:24000
Analytical Tables

Table 1 - Soil Analytical Results

Table 2 - Groundwater Analytical Results
<table>
<thead>
<tr>
<th>Chemical Name</th>
<th>Exposure Route-Specific Values*</th>
<th>Soil Component of GW Ingestion Route*</th>
<th>B1</th>
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* Illinois EPA Tier 1 Soil Remediation Objectives (ROs) for Residential and Industrial/Commercial Properties; (35 IAC 742, Appendix B, Table A and Appendix B, Table B)

All results in parts per million (mg/Kg) unless noted otherwise

nd = None Detected  nro = No Remediation Objective  na = Not Analyzed

a = Carcinogenic  b = Noncarcinogenic

Results in Bold indicate concentrations exceeding most stringent Tier 1 ROs

P2table, Soil(btex-mtbe-pna)  1 of 1  1/17/2006
TABLE 1. Soil Analytical Results (BTEX, MTBE)

Client: Shaukat Sindhu  
Site: 1101 North 1st Street, De Kalb, Illinois  
Project #: 41324  
Sampling Date: 8/12/2005  
Laboratory: GLA  
Matrix: Soil

<table>
<thead>
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<th>Exposure Route-Specific Values*</th>
<th>Soil Component of GW Ingestion Route*</th>
<th>B8</th>
<th>B9</th>
<th>B10</th>
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<td>Industrial/Commercial Ingestion</td>
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<td>Class I</td>
<td>Class II</td>
<td>4-6'</td>
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<td>400</td>
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<td>12.000</td>
<td>0.548</td>
</tr>
<tr>
<td>Methyl tert butyl ether</td>
<td>780</td>
<td>8,800</td>
<td>20,000</td>
<td>8,800</td>
<td>20,000</td>
<td>140</td>
<td>0.32</td>
<td>0.32</td>
<td>1.328</td>
<td>ND</td>
</tr>
</tbody>
</table>

* Illinois EPA Tier 1 Soil Remediation Objectives (ROIs) for Residential and Industrial/Commercial Properties; (35 IAC 742, Appendix B, Table A and Appendix B, Table B)

All results in parts per million (mg/Kg) unless noted otherwise
nd = None Detected  na = No Remediation Objective  na = Not Analyzed
a = Carcinogenic  b = Noncarcinogenic
Results in Bold Indicate concentrations exceeding most stringent Tier 1 ROIs.
<table>
<thead>
<tr>
<th>Chemical Name</th>
<th>Exposure Route-Specific Values*</th>
<th>Soil Component of GW Ingestion Route*</th>
<th>B15</th>
<th>B15</th>
<th>B17</th>
<th>B17</th>
<th>B18</th>
<th>B18</th>
<th>B19</th>
<th>B19</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Residential Ingestion</td>
<td>Residential Inhalation</td>
<td>Industrial/Commercial Ingestion</td>
<td>Commercial Inhalation</td>
<td>Construction Worker Ingestion</td>
<td>Class I</td>
<td>Class II</td>
<td>6-5'</td>
<td>10-12'</td>
<td>6-5'</td>
</tr>
<tr>
<td>Benzene</td>
<td>a</td>
<td>12</td>
<td>0.8</td>
<td>100</td>
<td>1.6</td>
<td>2,300</td>
<td>2.2</td>
<td>0.03</td>
<td>0.17</td>
<td>9.82</td>
</tr>
<tr>
<td>Toluene</td>
<td>b</td>
<td>16,000</td>
<td>650</td>
<td>410,000</td>
<td>650</td>
<td>410,000</td>
<td>42</td>
<td>12</td>
<td>29</td>
<td>ND</td>
</tr>
<tr>
<td>Ethylbenzene</td>
<td>b</td>
<td>7,800</td>
<td>400</td>
<td>200,000</td>
<td>400</td>
<td>20,000</td>
<td>50</td>
<td>13</td>
<td>19</td>
<td>0.79</td>
</tr>
<tr>
<td>Xylenes (total)</td>
<td>a</td>
<td>160,000</td>
<td>320</td>
<td>1,000,000</td>
<td>320</td>
<td>410,000</td>
<td>320</td>
<td>150</td>
<td>150</td>
<td>2.68</td>
</tr>
<tr>
<td>Methyl tert butyl ether</td>
<td>b</td>
<td>780</td>
<td>8,000</td>
<td>20,000</td>
<td>8,000</td>
<td>2,000</td>
<td>140</td>
<td>0.32</td>
<td>0.32</td>
<td>ND</td>
</tr>
</tbody>
</table>

* Illinois EPA Tier 1 Soil Remediation Objectives (ROs) for Residential and Industrial/Commercial Properties: (35 IAC 742, Appendix B, Table A and Appendix B, Table B)

All results in parts per million (mg/Kg) unless noted otherwise

nd = None Detected   ndO = No Remediation Objective   ndA = Not Analyzed

c = Carcinogenic   nc = Noncarcinogenic

Results in Bold indicate concentrations exceeding most stringent Tier 1 ROs
### TABLE 2. Groundwater Analytical Results (BTEX/MTBE)

**Client:** Shaukat Sindhush

**Site:** 1101 North 1st Street, DeKalb, Illinois

**Sampling Date:** 12/13/05

**Laboratory:** TA

**Matrix:** Water

<table>
<thead>
<tr>
<th>Chemical Name</th>
<th>GW RO (μg/L)*</th>
<th>MW1</th>
<th>MW2</th>
<th>MW3</th>
<th>MW4</th>
</tr>
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<tbody>
<tr>
<td></td>
<td>Class I</td>
<td>Class II</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Benzene</td>
<td>0.005</td>
<td>0.025</td>
<td>ND</td>
<td>ND</td>
<td>ND</td>
</tr>
<tr>
<td>Toluene</td>
<td>1.0</td>
<td>2.5</td>
<td>ND</td>
<td>ND</td>
<td>ND</td>
</tr>
<tr>
<td>Ethylbenzene</td>
<td>0.7</td>
<td>1.0</td>
<td>ND</td>
<td>ND</td>
<td>ND</td>
</tr>
<tr>
<td>Xylenes (total)</td>
<td>10.0</td>
<td>10.0</td>
<td>ND</td>
<td>ND</td>
<td>ND</td>
</tr>
<tr>
<td>Methyl tert.butyl ether</td>
<td>0.07</td>
<td>0.07</td>
<td>ND</td>
<td>ND</td>
<td>ND</td>
</tr>
</tbody>
</table>

* Illinois EPA Tier 1 Groundwater Remediation Objectives (ROs) for the Groundwater Component of the Groundwater Ingestion Route; 35 IAC 742, Appendix B, Table E

All results in parts per million (μg/L) unless noted otherwise

nd = None Detected  nro = No Remediation Objective  na = Not Analyzed

a = Carcinogenic  b = Noncarcinogenic

Results in Bold indicate concentrations exceeding most stringent Tier 1 ROs
CORRECTIVE ACTION PLAN
AND BUDGET

LPC #0370105054—De Kalb County
De Kalb/Shaukat Sindhu
1101 North 1st Street, De Kalb, IL
LUST Incident #20050255

EPI Project # 041324

July 20, 2006

RECEIVED
JUL 27 2006

RELEASE
AUG 1 6 2006
REVIEWER: MD
CORRECTIVE ACTION PLAN
AND BUDGET

LPC #0370105054 – De Kalb County
De Kalb/ Shaukat Sindhu
1101 North First Avenue
LUST Incidents #20050255

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D SOIL AND GROUNDWATER INVESTIGATION RESULTS

D.1 DESCRIPTION OF INVESTIGATION ACTIVITIES PERFORMED TO DEFINE EXTENT OF SOIL AND/OR GROUNDWATER CONTAMINATION

Site investigations and the proposed remedial activities described herein were conducted by Environmental Protection Industries (EPI) at the gas station facility located at 1101 North 1st Street in DeKalb, Illinois (the Site, refer to Figure 1, Tab 2).

Early Action Investigation (February 2005)

One (1) 10,000-gallon gasoline tank and three (3) 8,000-gallon gasoline tanks remain on the Site. The Site is listed as having two (2) Leaking Underground Storage Tank (LUST) Incidents, 871459 and 20050255. Incident 871459 was reported as a gasoline release on September 1, 1987. A non-LUST letter was issued for that Incident on September 21, 1987. Incident 20050255 was assigned to the site after a release was discovered during a subsurface investigation conducted on February 14, 2005.

On February 14, 2005, seven (7) soil borings, B1 through B7, were advanced at the Site. Soil samples were collected and tested for Benzene, Toluene, Ethylbenzene, and Xylenes (BTEX), Methyl Tertiary-butyl Ether (MTBE) and Polynuclear Aromatics (PNAs). The analytical results identified Benzene above the IEPA Tier 1 Soil Remediation Objectives (SROs) in the soil samples collected from three of the soil borings (B1, B2, B6). No detectable concentrations of Ethylbenzene, Toluene, Xylenes, MTBE or PNAs were detected in the soil samples.

Site Investigation (August 2005 and November 2005)

On August 12, 2005, seven (7) soil borings, B8 through B14, were advanced per the approved Site Investigation Plan (SIP). Soil samples were collected and tested for BTEX and MTBE. The analytical results identified BTEX and/or MTBE constituents above the IEPA Tier 1 ROs in the soil samples collected from soil borings B8, B11 and B12.

Soil samples, two (2) from each boring, were collected and tested for chemicals associated with gasoline at and around the source areas. The soil laboratory analytical results indicated that no target analytes were detected in the samples collected and analyzed from soil borings B9 (4-6'), B9 (8-10'), B10 (4-6') and B10 (10-12'). Benzene was detected above the Tier 1 SROs in the soil samples collected from B8 (4-6') and B8 (8-9'). Benzene was above the Industrial/Commercial and Construction Worker Inhalation Exposure Routes and above the Class I and Class II Groundwater Ingestion Route in the soil sample collected from soil boring B8 (4-6'). Benzene was detected above the Tier 1 SROs for Class I Groundwater Ingestion Route in the soil sample collected from B8 (8-9').

On November 14, 2005, five (5) off-site soil borings, B15 and B17 through B20, were advanced to the Site per approved Amended SIP. Soil boring B16 could not be drilled in
the proposed location due to the fact that there were too many utilities identified in the area. Benzene and MTBE were detected above the IEPA Tier 1 SROs in only the soil sample collected from boring B15. This soil boring was located in the right of way of 1st Street adjacent to the Site. No detectable concentrations of BTEX or MTBE were identified in the soil samples collected from soil borings B17 through B20.

Benzene was above the Residential Inhalation Exposure Route and above the Class I and Class II Groundwater in the soil sample analyzed from B15 (6-8').

Benzene was also detected above the Residential, Industrial/Commercial and Construction Worker Inhalation Exposure Route and above the Class I and Class II Groundwater Remediation Objectives. MTBE was detected above the Class I and Class II Groundwater Remediation Objectives in the soil sample analyzed from soil boring B15 (6-8').

For detailed information on the Site Investigation Activities, refer to the Site Investigation Completion Report (SICR), dated January 27, 2006.

Groundwater Investigation

On November 14, 2005, four (4) permanent monitoring wells were installed on the Site (MW1 through MW4). The four (4) wells were placed near the property boundaries. Monitoring wells were installed to a depth of fifteen (15) feet below grade. Monitoring well screens were ten feet (10') in length and set to intercept the surface of the water table, where the highest concentration of contamination is normally found. The location of the wells near the four property boundaries and screen interval set to intercept the top of the water table provides the greatest likelihood of detecting the migration of groundwater contamination. The wells were allowed to develop prior to groundwater sampling.

On December 13, 2005, four (4) groundwater samples were collected from monitoring wells MW1 through MW4. The groundwater samples were analyzed for BTEX and MTBE concentrations. The groundwater analytical results indicated that BTEX and MTBE were not detected in MW1, MW2 and MW3.

The groundwater sample collected from MW4 contained levels of Benzene, Toluene, Ethyl benzene and MTBE above the Tier 1 Groundwater ROs for Class I and Class II Groundwater.

For detailed information on the Site Investigation Activities, refer to the Site Investigation Completion Report (SICR), dated January 27, 2006.

D.2 ANALYTICAL RESULTS AND CLEANUP OBJECTIVES IN TABULAR FORMAT
(See Tab 3, Tables 1 and 2)
D.3 LABORATORY REPORTS

D.4 SOIL BORING LOGS

D.5 MONITORING WELL LOGS

D.6 SITE MAPS
(See Tab 2)
E. TECHNICAL INFORMATION

E.1 A DISCUSSION OF HOW THE CAP SHALL REMEDIATE THE RELEASE

The results of the investigations indicate that soil and groundwater were impacted by the release from the USTs located on the Site and possibly from the USTs located adjacent to the Site. The adjacent site is an operating gasoline service station that has had LUST Incident. That site currently has a “No Further Remediation” status and a Highway Authority Agreement has been executed for the eastern Right of Way of First Street.

In evaluating the appropriate methods to use for the corrective actions, the Site location, adjacent properties, soil type, natural and manmade migration pathways, groundwater characteristics and site geology were considered.

Soil Remediation

EPI proposes the use of engineered barriers and institutional controls and a Highway Authority Agreement to eliminate the potential exposure to the detected constituents. See Section E.8.

Groundwater Contamination

EPI proposes the use of a Groundwater Ordinance and a Highway Authority Agreement for the identified groundwater contamination. See Section E.8.

Projected Groundwater Contamination Using R26 Equations

To evaluate the potential groundwater contamination associated with the contaminated soil, a Tier 2 analysis was performed.

EPI performed the model calibration first to validate the site-specific parameters. The model calibration is described as follows: assuming that benzene concentration in soil sample is 0.03 mg/kg, the potential groundwater concentration should calculate to be 0.005 mg/l using SSL Equations S17 and S18 and applicable site-specific parameters. The site-specific parameters were justified to ensure that for a given target analyte concentration in soil (such as benzene, 0.03 mg/kg) which may potentially migrate into groundwater, the concentration should be 0.005 mg/l. Similar process was performed for other contaminants. For detailed information, please refer to Tab 4.

The S17 and R26 calculations used the following parameters:

- groundwater flow direction to the south
- silty clay
- soil bulk density of 1.7
- total soil porosity of 0.43
- hydraulic conductivity of 0.8675 m/year
- average hydraulic conductivity of $1.5 \times 10^{-4}$ cm/sec (47.17 m/year)
- flow gradient of 0.0091
- source width 50 feet
- source depth of 6.56 feet

Using parameters validated through the model calibration, the soil contamination at the site was evaluated as following: for Benzene concentration of 2.6 mg/kg in boring B8, the potential Benzene concentration in groundwater was estimated to be 0.377 mg/l. Similar process was performed for other contaminants. Detailed calculations are provided in Tab 4.

### Projected Groundwater Contamination using R26

<table>
<thead>
<tr>
<th>Chemical of Concerns</th>
<th>Location</th>
<th>Concentration (mg/kg)</th>
<th>Potential Concentration in Groundwater (mg/l)</th>
<th>Projected Extent (feet)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Benzene</td>
<td>B1</td>
<td>0.057</td>
<td>0.0082</td>
<td>4.19</td>
</tr>
<tr>
<td></td>
<td>B2</td>
<td>0.0564</td>
<td>0.0082</td>
<td>4.19</td>
</tr>
<tr>
<td></td>
<td>B6</td>
<td>0.0559</td>
<td>0.0081</td>
<td>4.19</td>
</tr>
<tr>
<td></td>
<td>B8 (4-6')</td>
<td>2.610</td>
<td>0.3776</td>
<td>57.35</td>
</tr>
<tr>
<td></td>
<td>B8 (8-9')</td>
<td>0.162</td>
<td>0.0234</td>
<td>17.73</td>
</tr>
<tr>
<td></td>
<td>B11 (8-10')</td>
<td>0.118</td>
<td>0.0171</td>
<td>13.78</td>
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<tr>
<td></td>
<td>B12 (4-6')</td>
<td>10.2</td>
<td>1.4758</td>
<td>76.12</td>
</tr>
<tr>
<td></td>
<td>B12 (9-10')</td>
<td>5.840</td>
<td>0.8449</td>
<td>67.04</td>
</tr>
<tr>
<td></td>
<td>B15 (6-8')</td>
<td>0.856</td>
<td>0.6366</td>
<td>70.87</td>
</tr>
<tr>
<td></td>
<td>B15 (10-12')</td>
<td>4.40</td>
<td>0.1238</td>
<td>41.03</td>
</tr>
<tr>
<td></td>
<td>MW4</td>
<td>3.0</td>
<td>---</td>
<td>84.65</td>
</tr>
<tr>
<td>Toluene</td>
<td>MW4</td>
<td>2.51</td>
<td>---</td>
<td>0.82</td>
</tr>
<tr>
<td>Ethyl benzene</td>
<td>MW4</td>
<td>1.14</td>
<td>---</td>
<td>1.54</td>
</tr>
<tr>
<td>MTBE</td>
<td>B8 (4-6')</td>
<td>1.220</td>
<td>0.3776</td>
<td>115.01</td>
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<td>B12 (4-6')</td>
<td>3.08</td>
<td>0.63</td>
<td>184.73</td>
</tr>
<tr>
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<td>B15 (6-8')</td>
<td>5.04</td>
<td>0.6366</td>
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</tr>
<tr>
<td></td>
<td>MW4</td>
<td>0.269</td>
<td>---</td>
<td>114.82</td>
</tr>
</tbody>
</table>

The Projected Extent of Groundwater Contamination locations are shown in Figure 3, Tab 2.

The results indicate that toluene and ethyl benzene groundwater contamination would remain within the property boundary. The benzene contamination is projected to extend across the property boundary and into Hillcrest Avenue and First Street. The MTBE contamination is projected to extend across the property boundaries and within an approximate radius of 330 feet.

### E.2 SAMPLING PARAMETERS AND CORRESPONDING REMEDIATION OBJECTIVES
(SROs)

The sampling parameters for delineating the soil and groundwater contamination are BTEX. The soil remediation objectives were selected in accordance with 35 Illinois Administrative Code (IAC) Part 742. Site contamination was compared to the most stringent EPA Tier 1 SROs.

E.3 BASIS FOR SAMPLING PARAMETERS AND CLEANUP OBJECTIVES

The material released at the site was gasoline. The sampling parameters have been chosen in accordance with 35 IAC Section 732.310 (b), (c) and the proposed SROs have been chosen in accordance with 35 IAC Section 742 Appendix B, Tables A and B for soil and Table E for groundwater.

E.4 MEDIA SAMPLING PLAN

Not applicable.

E.5 CURRENT AND FUTURE USE OF THE PROPERTY

Currently the Site is a gas station that is not in operation. The future use of the property is as a gasoline service station.

E.6 PROPOSED PREVENTATIVE, ENGINEERING, AND INSTITUTIONAL CONTROLS

Not applicable.

E.7 WATER SUPPLY WELL SURVEY

A water well survey was conducted for the purpose of identifying and locating all private, potable and community water supply wells within 2,500 feet of the UST systems. The primary sources contacted for the well survey were the Illinois State Water Survey (ISWS) and the Illinois State Geological Survey (ISGS). Included in this report is all water well information from the ISWS and ISGS within Township 40 North, Range 4 East, and Sections 14, 15 and 23.

The ISWS survey of private community water supply wells identified twenty-two (22) records in the database for Sections 14, 15 and 23 of Township 40N, Range 4E. Nine (9) of the identified wells are located outside of a 2,500-foot radius of the Site. Thirteen (13) of those wells could not be plotted based on the information provided. The dates the private wells were installed and/or constructed range from as early as 1934 to as recently as 1994. The current condition, location, function and existence of the identified wells are unknown and suspect. Five (5) records were identified in the Public-Industrial-Commercial database. None of those wells are located in section 14 or within the 2,500-foot radius of the Site.
The ISGS database identified three (3) wells within 2,500 feet of the UST system. Two (2) wells are listed as Rock and Soil Drilling Corporation monitoring wells drilled in 1994 to a depth of seventeen (17) feet below grade and are located approximately 400 feet to the southwest. The third well is listed as a Layne Western Company engineering well drilled in 1968 to a depth of sixteen (16) feet below grade and is located approximately 1,000 feet to the north of the Site.

The Source Water Assessment Program (SWAP) database was also used to obtain further water well information. According to the database, two (2) ISGS water wells were located within a 2,500-foot radius of the Site. The two (2) wells identified in the SWAP database were the same wells identified in the ISGS database.

The Water Well Location Map is provided in Figure 6, Tab 2. Well Data from the ISGS and ISWS are provided in Tab 8.

E.8 APPENDICES

a. References and data sources report that are organized; and
b. Field logs, well logs, and reports of laboratory analysis.

See Tab 4.

E.9 SITE MAPS

See Tab 2.

E.10 ENGINEERED DESIGN SPECIFICATIONS

EPI proposes the following approaches: 1) construction worker safety precaution as an institutional control for the Construction Worker Soil Inhalation Exposure Route; 2) the existing Site building and concrete pavement as engineered barriers for the Soil Inhalation Exposure Routes; 3) an on-site groundwater use restriction will be placed on the Site for the Soil Component of Groundwater Ingestion and Groundwater Ingestion Exposure Routes; and 4) Highway Authority Agreement for contamination in the right-of-ways.

Engineered Barriers

The proposed on-site engineered barriers include an existing permanent building structure and concrete and asphalt pavement at least four (4) inches thick. Both barriers will meet the requirements of 35 IAC Part 742 Subpart K. Refer to Figure 4, Tab 2 for the engineered barrier areas.

Construction Worker Scenario
Development of a Site Specific Safety Plan for any future construction activities conducted in the areas of concern at the Site. Safety precautions will be implemented for any future construction activities commencing in the areas of concern. The precaution will ensure that the health of the construction worker is not threatened. The precaution will exclude all impacts present along the construction worker exposure scenario from further consideration at the Site.

Groundwater Ordinance

Since the groundwater modeling results indicated that the contaminated groundwater would migrate off-site to the adjacent properties, property notifications will be performed. A draft Property Owner Notification Letter is provided in Tab 4 for review.

The information obtained from the City of DeKalb indicates that there is not a local ordinance regulating the usage of the potable water supply wells. As part of the Corrective Action activities, a groundwater ordinance will be drafted and submitted to the City of DeKalb for their approval prior to being submitted for IEPA approval.

Highway Authority Agreement

The soil contamination beneath the Right of Way, First Street, will be managed under the terms and conditions of a Highway Authority Agreement with the City of DeKalb. A copy of the proposed Highway Authority Agreement is included in Tab 4 for your review.

The components of the investigations completed at the Site demonstrate that the residual constituent concentrations would not pose a threat to human health and/or the environment. Potential exposure pathways will be eliminated from consideration through the use of proposed institutional controls and the establishment of the Highway Authority Agreement.

E.11  A DESCRIPTION OF BENCH/PILOT STUDIES

Not Applicable.

E.12  COST COMPARISON BETWEEN PROPOSED METHOD OF REMEDIATION AND OTHER METHODS OF REMEDIATION

Not Applicable.

E.13  PROPOSED TIERED 2 AND TIERED 3 REMEDIATION OBJECTIVES

Not Applicable.

E.14  DOCUMENTATION FOR ALTERNATIVE TECHNOLOGIES

Not Applicable.
E.15 PROPERTY OWNER SUMMARY FORM

See Form in Tab 1.
EXPOSURE PATHWAY EXCLUSION

F.1 A DESCRIPTION OF THE TESTS TO BE PERFORMED IN DETERMINING WHETHER THE FOLLOWING REQUIREMENTS WILL BE MET

Not Applicable.

F.2 A DISCUSSION OF HOW ANY EXPOSURE PATHWAYS ARE TO BE EXCLUDED.

Not Applicable.
Illinois Environmental Protection Agency
Leaking Underground Storage Tank Program
Corrective Action Plan

A. Site Identification

IEMA Incident # (6- or 8-digit): 20050255  IEPA LPC# (10-digit): 0370105054

Site Name: Shaukat Sindhu

Site Address (Not a P.O. Box): 1101 North 1st Street

City: DeKalb  County: DeKalb  ZIP Code: 60115

Leaking UST Technical File

B. Site Information

1. Will the owner or operator seek reimbursement from the Underground Storage Tank Fund?  Yes ☒  No ☐

2. If yes, is the budget attached?  Yes ☒  No ☐

3. Is this an amended plan?  Yes ☒  No ☐

4. Identify the material(s) released: Gasoline

5. This Corrective Action Plan is submitted pursuant to:

   a. 35 Ill. Adm. Code 731.168  ☐

   The material released was:
   - petroleum
   - hazardous substance (see Environmental Protection Act Section 3.215)

   b. 35 Ill. Adm. Code 732.404  ☐

   c. 35 Ill. Adm. Code 734.335  ☐

C. Proposed Methods of Remediation

1. Soil  Engineered Barrier; Highway Authority Agreement (HAA); Health and Safety Plan

2. Groundwater  Groundwater Ordinance; Property Owner Notifications; HAA

D. Soil and Groundwater Investigation Results (for incidents subject to 35 Ill. Adm. Code 731 only or 732 that were classified using Method One or Two, if not previously provided)

Provide the following:

1. Description of investigation activities performed to define the extents of soil and/or groundwater contamination;

2. Analytical results, chain-of-custody forms, and laboratory certifications;

IL 532 22287
LPC 513 Rev. March 2006  Corrective Action Plan  1 of 4
3. Tables comparing analytical results to applicable remediation objectives;

4. Boring logs;

5. Monitoring well logs; and

6. Site maps meeting the requirements of 35 Ill. Adm. Code 732.110(a) or 734.440 and showing:
   a. Soil sample locations;
   b. Monitoring well locations; and
   c. Plumes of soil and groundwater contamination.

E. Technical Information - Corrective Action Plan

Provide the following:

1. Executive summary identifying the objectives of the corrective action plan and the technical approach to be utilized to meet such objectives;
   a. The major components (e.g., treatment, containment, removal) of the corrective action plan;
   b. The scope of the problems to be addressed by the proposed corrective action; and
   c. A schedule for implementation and completion of the plan;

2. Identification of the remediation objectives proposed for the site;

3. A description of the remedial technologies selected:
   a. The feasibility of implementing the remedial technologies;
   b. Whether the remedial technologies will perform satisfactorily and reliably until the remediation objectives are achieved; and
   c. A schedule of when the technologies are expected to achieve the applicable remediation objectives;

4. A confirmation sampling plan that describes how the effectiveness of the corrective action activities will be monitored during their implementation and after their completion;

5. A description of the current and projected future uses of the site;

6. A description of engineered barriers or institutional controls that will be relied upon to achieve remediation objectives:
   a. an assessment of their long-term reliability;
   b. operating and maintenance plans; and
   c. maps showing area covered by barriers and institutional controls;

7. The water supply well survey:
   a. Map(s) showing locations of community water supply wells and other potable wells and the setback zone for each well;
   b. Map(s) showing regulated recharge areas and wellhead protection areas;
   c. Map(s) showing the current extent of groundwater contamination exceeding the most stringent Tier 1 remediation objectives;
   d. Map(s) showing the modeled extent of groundwater contamination exceeding the most stringent Tier 1 remediation objectives;
   e. Tables listing the setback zone for each community water supply well and other potable water supply wells;
   f. A narrative identifying each entity contacted to identify potable water supply wells, the name and title of each person contacted, and any field observations associated with any wells identified; and
   g. A certification from a Licensed Professional Engineer or Licensed Professional Geologist that the survey was conducted in accordance with the requirements and that documentation submitted includes information obtained as a result of the survey (certification of this plan satisfies this requirement);
8. Appendices:
   a. References and data sources report that are organized; and
   b. Field logs, well logs, and reports of laboratory analyses;
9. Site map(s) meeting the requirements of 35 Ill. Adm. Code 732.110(a) or 734.440;
10. Engineering design specifications, diagrams, schematics, calculations, manufacturer’s specifications, etc.;
11. A description of bench/pilot studies;
12. Cost comparison between proposed method of remediation and other methods of remediation;
13. For the proposed Tier 2 or 3 remediation objectives, provide the following:
   a. The equations used;
   b. A discussion of how input variables were determined;
   c. Map(s) depicting distances used in equations; and
   d. Calculations;
14. Provide documentation to demonstrate the following for alternative technologies:
   a. The proposed alternative technology has a substantial likelihood of successfully achieving compliance with all applicable regulations and remediation objectives;
   b. The proposed alternative technology will not adversely affect human health and safety or the environment;
   c. The owner or operator will obtain all Illinois EPA permits necessary to legally authorize use of the alternative technology;
   d. The owner or operator will implement a program to monitor whether the requirements of subsection (14)(a) have been met;
   e. Within one year from the date of Illinois EPA approval, the owner or operator will provide to the Illinois EPA monitoring program results establishing whether the proposed alternative technology will successfully achieve compliance with the requirements of subsection (14)(a); and
   f. Demonstration that the cost of alternative technology will not exceed the cost of conventional technology and is not substantially higher than at least two other alternative technologies, if available and technically feasible.
15. Property Owner Summary form.

F. Exposure Pathway Exclusion

Provide the following:

1. A description of the tests to be performed in determining whether the following requirements will be met:
   a. Attenuation capacity of the soil will not be exceeded for any of the organic contaminants;
   b. Soil saturation limit will not be exceeded for any of the organic contaminants;
   c. Contaminated soils do not exhibit any of the reactivity characteristics of hazardous waste per 35 Ill. Adm. Code 721.123;
   d. Contaminated soils do not exhibit a pH ≤ 2.0 or ≥ 12.5; and
   e. Contaminated soils which contain arsenic, barium, cadmium, chromium, lead, mercury, or selenium (or their associated salts) do not exhibit any of the toxicity characteristics of hazardous waste per 35 Ill. Adm. Code 721.124.

2. A discussion of how any exposure pathways are to be excluded.
G. Signatures

All plans, budgets, and reports must be signed by the owner or operator and list the owner's or operator's full name, address, and telephone number.

**UST Owner or Operator**
Name: Shaukat Sindhu  
Contact: Shaukat Sindhu  
Address: 911 East Touhy Avenue  
City: Des Plaines  
State: IL  
ZIP Code: 60018  
Phone: (708) 225-1115  
Signature:  
Date: 1/20/06

**Consultant**
Company: Environmental Protection Industries  
Contact: Cindy Panagiotopoulous  
Address: 16650 South Canal Street  
City: South Holland  
State: IL  
ZIP Code: 60473  
Phone: (708) 225-1115  
Signature:  
Date: 03/28/06

I certify under penalty of law that all activities that are the subject of this plan were conducted under my supervision or were conducted under the supervision of another Licensed Professional Engineer or Licensed Professional Geologist and reviewed by me; that this plan and all attachments were prepared under my supervision; that, to the best of my knowledge and belief, the work described in this plan has been completed in accordance with the Environmental Protection Act [415 ILCS 5], 35 Ill. Adm. Code 731, 732 or 734, and generally accepted standards and practices of my profession; and that the information presented is accurate and complete. I am aware there are significant penalties for submitting false statements or representations to the Illinois EPA, including but not limited to fines, imprisonment, or both as provided in Sections 44 and 57.17 of the Environmental Protection Act [415 ILCS 5/44 and 57.17].

**Licensed Professional Engineer or Geologist**
Name: Anthony Negri  
Company: Environmental Protection Industries  
Address: 16650 South Canal Street  
City: South Holland  
State: IL  
ZIP Code: 60473  
Phone: (708) 225-1115  
Ill. Registration No.: 002-053668  
License Expiration Date: 11/30/07  
Signature:  
Date: 1/24/06

Corrective Action Plan  
4 of 4
Illinois Environmental Protection Agency
Leaking Underground Storage Tank Program
Property Owner Summary

A. Site Identification

IEMA Incident # (6- or 8-digit): 20050255
IEPA LPC# (10-digit): 0370105054

Site Name: Shaukat Sindhu

Site Address (Not a P.O. Box): 1101 North 1st Street

City: DeKalb County: DeKalb ZIP Code: 60115

Leaking UST Technical File

Engineered barriers, institutional controls, and other use restrictions, if any, proposed for this site may not be implemented without approval by the title holder(s) of record for the above-named property or the agent(s) of such person(s). These controls and restrictions will be identified in the No Further Remediation (NFR) Letter, which must be recorded in the chain of title for the property. Failure to maintain these controls is grounds for voidance of the NFR Letter.

B. Preventive, Engineering, and Institutional Controls and Land Use Limitations

The following controls and restrictions are proposed for the above-named site:

- [ ] Industrial/commercial land use limitation;
- [ ] On-site groundwater restriction prohibiting the use of groundwater beneath the site as a potable water supply;
- [x] An engineered barrier: [ ] building, [ ] asphalt/concrete, or [ ] other
  (description) ____________________________:
- [ ] Groundwater ordinance: [ ] with a MOU, [ ] without a MOU;
- [ ] Construction worker caution notification;
- [ ] Other: ________________________________:
- [ ] None (There are no proposed institutional controls other than the NFR Letter.)

IL 532-2551
LPC 588 Rev. March 2006
C. Property Ownership Declaration

I hereby affirm that I have reviewed the attached report entitled Corrective Action Plan and Budget and dated 05/25/06, and that I accept the terms and conditions set forth therein, including any land use limitations, that apply to property I own. I further affirm that I have no objection to the recording of a No Further Remediation Letter containing the terms and conditions identified in the report upon the property I own.

Name of Property Owner: Shaukat Sindhu

Name of Officer or Agent: [Signature]

Mailing Address: 911 East Touhy Avenue

City: Des Plaines

State: IL

ZIP Code: 60018

Signature: M. Musa (Signature above)

Date: 7/20/06

D. Site Description

Real Estate Tax/Parcel Index Number: 08-14-305-018

Legal Description of Site (must be provided on a separate sheet)
EXHIBIT A

Legal Description

Lot 1 of Block 4 of Hillcrest Subdivision, a subdivision of a part of Parcel “A” of the Ellwood Farm Plat on Section 14, Township 40 North, Range 4 East of the Third Principal Meridian DeKalb County, Illinois, in accordance with the plat thereof recorded in Volume “K” of Plats, Page 17 as Document No. 290626 in the DeKalb County Recorder’s Office; excepting therefrom, the following described part of Lot 1; Beginning at a point on the North line of said Lot 1 of Block 4 which is situated 170 feet Westerly of the Northeast corner of said Lot 1, said Northeast corner of Lot 1 being situated on the Westerly line of North First Street as dedicated by the above referenced plat; thence Westerly along the North line of said Lot 1 of Block 4, a distance of 8.07 feet, more or less, to the Northwest corner of said Lot 1; thence Southerly along the Westerly line of said Lot 1, a distance of 120.75 feet to the Southwest corner of said Lot 1; thence Easterly along the Southerly line of Lot 1, which is also the Northerly line of Hillcrest Drive, a distance of 20.0 feet, more or less, to a point which is situated 170 feet Westerly from the Southeast corner of said Lot 1 as measured along the Southerly line of Lot 1, said Southeast corner being a point on the Westerly line of North First Street as dedicated by the above-referenced plat; thence Northerly on a straight line to the place of beginning.

EXCEPTING therefrom the following described tract:

Beginning at the Southeast corner of said Lot 1; thence on an assumed bearing of North 83 degrees 48 minutes 00 seconds West along the South line of said Lot 1, a distance of 2.20 feet; thence Westerly along said South line, being a tangential curve concave to the South, radius 1,672.14 feet, a distance of 27.80 feet; thence North 70 degrees 39 minutes 39 seconds East, 10.64 feet; thence Northeasterly along a tangential curve concave to the Northwest, radius 29.00 feet, a distance of 24.51 feet; thence North 22 degrees 14 minutes 32 seconds East along tangent, 18.20 feet to the East line of said Lot 1; thence South 6 degrees 12 minutes 00 seconds West along said East line, 40.00 feet to the Point of Beginning.

Tax Number 08-14-305-018
1101 N. 1st Street, DeKalb, IL
## TABLE 1. Soil Analytical Results (BTEX/MTBE/PNAs)

**Client:** Shaukat Sindhu  
**Site:** 1101 North 1st Street, DeKalb, IL  
**EPI Project #:** 041324  
**Sampling Date:** 02/14/05  
**Laboratory:** GLA  
**Matrix:** Soil

<table>
<thead>
<tr>
<th>Chemical Name</th>
<th>Exposure Route-Specific Values*</th>
<th>Soil Component of GW Ingestion Route*</th>
<th>B1</th>
<th>B2</th>
<th>B3</th>
<th>B4</th>
<th>B5</th>
<th>B6</th>
<th>B7</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Residential</td>
<td>Industrial/Commercial</td>
<td>Construction Worker</td>
<td>Class I</td>
<td>Class II</td>
<td>6-8'</td>
<td>6-8'</td>
<td>6-8'</td>
<td>6-8'</td>
</tr>
<tr>
<td>Benzene</td>
<td>12</td>
<td>0.8</td>
<td>100</td>
<td>1.6</td>
<td>2,300</td>
<td>2.2</td>
<td>0.03</td>
<td>0.17</td>
<td>0.057</td>
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<td>Toluene</td>
<td>16,000</td>
<td>850</td>
<td>410,000</td>
<td>650</td>
<td>410,000</td>
<td>42</td>
<td>12</td>
<td>29</td>
<td>ND</td>
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<tr>
<td>Ethylbenzene</td>
<td>7,600</td>
<td>400</td>
<td>200,000</td>
<td>400</td>
<td>20,000</td>
<td>56</td>
<td>13</td>
<td>19</td>
<td>ND</td>
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<tr>
<td>Xylenes (total)</td>
<td>150,000</td>
<td>320</td>
<td>1,000,000</td>
<td>320</td>
<td>410,000</td>
<td>320</td>
<td>150</td>
<td>150</td>
<td>ND</td>
</tr>
<tr>
<td>Methyl tert butyl ether</td>
<td>780</td>
<td>8,800</td>
<td>20,000</td>
<td>8,800</td>
<td>2,000</td>
<td>140</td>
<td>0.32</td>
<td>0.32</td>
<td>ND</td>
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<td><strong>PNAs</strong></td>
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<td></td>
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<td></td>
<td></td>
<td></td>
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<tr>
<td>Acenaphthene</td>
<td>4,700</td>
<td>n.d.</td>
<td>120,000</td>
<td>n.d.</td>
<td>120,000</td>
<td>n.d.</td>
<td>570</td>
<td>2,900</td>
<td>ND</td>
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<td>Anthracene</td>
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<td>n.d.</td>
<td>810,000</td>
<td>n.d.</td>
<td>810,000</td>
<td>n.d.</td>
<td>12,000</td>
<td>58,000</td>
<td>ND</td>
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<tr>
<td>Benzo(a)anthracene</td>
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<td>n.d.</td>
<td>8</td>
<td>n.d.</td>
<td>170</td>
<td>n.d.</td>
<td>2</td>
<td>8</td>
<td>ND</td>
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<td>Benzo(a)pyrene</td>
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<td>n.d.</td>
<td>0.8</td>
<td>n.d.</td>
<td>17</td>
<td>n.d.</td>
<td>8</td>
<td>82</td>
<td>ND</td>
</tr>
<tr>
<td>Benzo(b)fluoranthene</td>
<td>0.9</td>
<td>n.d.</td>
<td>8</td>
<td>n.d.</td>
<td>170</td>
<td>n.d.</td>
<td>5</td>
<td>25</td>
<td>ND</td>
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<tr>
<td>Benzo(k)fluoranthene</td>
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<td>n.d.</td>
<td>78</td>
<td>n.d.</td>
<td>1,700</td>
<td>n.d.</td>
<td>48</td>
<td>250</td>
<td>ND</td>
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<td>Chrysene</td>
<td>38</td>
<td>n.d.</td>
<td>780</td>
<td>n.d.</td>
<td>17,000</td>
<td>n.d.</td>
<td>160</td>
<td>800</td>
<td>ND</td>
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<td>Dibenz(a,h)anthracene</td>
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<td>n.d.</td>
<td>0.8</td>
<td>n.d.</td>
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<td>n.d.</td>
<td>2</td>
<td>7.6</td>
<td>ND</td>
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<td>Fluoranthene</td>
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<td>n.d.</td>
<td>82,000</td>
<td>n.d.</td>
<td>82,000</td>
<td>n.d.</td>
<td>4,300</td>
<td>21,000</td>
<td>ND</td>
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<tr>
<td>Fluorene</td>
<td>3,100</td>
<td>n.d.</td>
<td>82,000</td>
<td>n.d.</td>
<td>82,000</td>
<td>n.d.</td>
<td>550</td>
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<td>Indeno(1,2,3-cd)pyrene</td>
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<td>n.d.</td>
<td>8</td>
<td>n.d.</td>
<td>170</td>
<td>n.d.</td>
<td>14</td>
<td>69</td>
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<tr>
<td>Naphthalene</td>
<td>1,600</td>
<td>170</td>
<td>41,000</td>
<td>270</td>
<td>4,100</td>
<td>1.8</td>
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<td>18</td>
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<td>Pyrene</td>
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<td>n.d.</td>
<td>61,000</td>
<td>n.d.</td>
<td>61,000</td>
<td>n.d.</td>
<td>4,200</td>
<td>21,000</td>
<td>ND</td>
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</tbody>
</table>

* Illinois EPA Tier 1 Soil Remediation Objectives (ROs) for Residential and Industrial/Commercial Properties; (35 IAC 742, Appendix B, Table A and Appendix B, Table B)  
All results in parts per million (mg/kg) unless noted otherwise  
nd = None Detected    n.d. = No Remediation Objective    n.a. = Not Analyzed  
a = Carcinogenic  b = Noncarcinogenic  
Results in bold indicate concentrations exceeding most stringent Tier 1 ROs.
<table>
<thead>
<tr>
<th>Chemical Name</th>
<th>Exposure Route-Specific Values*</th>
<th>Soil Component of GW Ingestion Route*</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Residential</td>
<td>Industrial/Commercial</td>
</tr>
<tr>
<td></td>
<td>Ingestion  Inhalation</td>
<td>Ingestion  Inhalation</td>
</tr>
<tr>
<td></td>
<td>Class I</td>
<td>Class II</td>
</tr>
<tr>
<td></td>
<td>4-6''</td>
<td>8-9''</td>
</tr>
<tr>
<td><strong>BTEX</strong></td>
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<td></td>
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<tr>
<td>Benzene</td>
<td>12</td>
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<td></td>
<td>2.610</td>
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<td></td>
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<td>Xylenes (total)</td>
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<td>320</td>
</tr>
<tr>
<td></td>
<td>12,000</td>
<td>0.548</td>
</tr>
<tr>
<td>Methyl tert butyl ether</td>
<td>780</td>
<td>8,800</td>
</tr>
<tr>
<td></td>
<td>1,320</td>
<td>ND</td>
</tr>
<tr>
<td><strong>BTEX</strong></td>
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<td></td>
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<tr>
<td>Benzene</td>
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<td>0.8</td>
</tr>
<tr>
<td></td>
<td>10,200</td>
<td>5,840</td>
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<td>Toluene</td>
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<td>650</td>
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<td></td>
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<td>ND</td>
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<td>400</td>
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<td>8,800</td>
</tr>
<tr>
<td></td>
<td>3,080</td>
<td>ND</td>
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</tbody>
</table>

* Illinois EPA Tier 1 Soil Remediation Objectives (ROs) for Residential and Industrial/Commercial Properties: (35 IAC 742, Appendix B, Table A and Appendix B, Table B)

All results in parts per million (mg/kg) unless noted otherwise

nd = None Detected  nro = No Remediation Objective  na = Not Analyzed

c = Carcinogenic  b = Noncarcinogenic

Results in Bold indicate concentrations exceeding most stringent Tier 1 ROs
# Table 1. Soil Analytical Results (BTEX, MTBE)

Client: Shaukat Sindhu  
Site: 1101 North 1st Street, DeKalb, Illinois  
Project #: 41324  
Sampling Date: 11/14/05  
Laboratory: TA  
Matrix: Soil

<table>
<thead>
<tr>
<th>Chemical Name</th>
<th>Exposure Route-Specific Values*</th>
<th>Soil Component of GW Ingestion Route*</th>
<th>B15</th>
<th>B15</th>
<th>B17</th>
<th>B18</th>
<th>B19</th>
<th>B19</th>
<th>B19</th>
<th>B19</th>
<th>B19</th>
<th>B19</th>
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<th>B19</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Residential Ingestion</td>
<td>Residential Inhalation</td>
<td>Industrial/Commercial Ingestion</td>
<td>Industrial/Commercial Inhalation</td>
<td>Construction Worker Ingestion</td>
<td>Construction Worker Inhalation</td>
<td>6-8'</td>
<td>10-12'</td>
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<td>4-6'</td>
<td>6-8'</td>
<td>2-4'</td>
<td>6-8'</td>
</tr>
<tr>
<td>BTEX:</td>
<td></td>
<td></td>
<td>Class I</td>
<td>Class II</td>
<td>Class I</td>
<td>Class II</td>
<td>Class I</td>
<td>Class II</td>
<td>Class I</td>
<td>Class II</td>
<td>Class I</td>
<td>Class II</td>
<td>Class I</td>
<td>Class II</td>
</tr>
<tr>
<td>Benzene</td>
<td>a</td>
<td>12</td>
<td>0.6</td>
<td>100</td>
<td>1.6</td>
<td>2,300</td>
<td>2.2</td>
<td>0.03</td>
<td>0.17</td>
<td>9.898</td>
<td>4.40</td>
<td>ND</td>
<td>ND</td>
<td>ND</td>
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<tr>
<td>Toluene</td>
<td>b</td>
<td>16,000</td>
<td>650</td>
<td>410,000</td>
<td>650</td>
<td>410,000</td>
<td>42</td>
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<td>2.17</td>
<td>ND</td>
<td>ND</td>
<td>ND</td>
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<tr>
<td>Ethylbenzene</td>
<td>b</td>
<td>7,800</td>
<td>400</td>
<td>200,000</td>
<td>400</td>
<td>20,000</td>
<td>58</td>
<td>13</td>
<td>19</td>
<td>0.795</td>
<td>7.03</td>
<td>ND</td>
<td>ND</td>
<td>ND</td>
</tr>
<tr>
<td>Xylenes (total)</td>
<td>b</td>
<td>160,000</td>
<td>320</td>
<td>1,000,000</td>
<td>320</td>
<td>410,000</td>
<td>320</td>
<td>160</td>
<td>160</td>
<td>2.88</td>
<td>22.2</td>
<td>ND</td>
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<td>ND</td>
</tr>
<tr>
<td>Methyl tert butyl ether</td>
<td>a</td>
<td>780</td>
<td>8,800</td>
<td>20,000</td>
<td>8,800</td>
<td>2,000</td>
<td>140</td>
<td>0.32</td>
<td>0.32</td>
<td>ND</td>
<td>5.04</td>
<td>ND</td>
<td>ND</td>
<td>ND</td>
</tr>
</tbody>
</table>

| BTEX:               |                                |                                      | Class I | Class II | Class I | Class II | Class I | Class II | Class I | Class II | Class I | Class II | Class I | Class II |
| Benzene             | a                              | 12 | 0.8 | 100 | 1.6 | 2,300 | 2.2 | 0.03 | 0.17 | ND | ND | ND | ND |
| Toluene             | b                              | 16,000 | 650 | 410,000 | 650 | 410,000 | 42 | 12 | 20 | ND | ND | ND | ND |
| Ethylbenzene        | b                              | 7,800 | 400 | 200,000 | 400 | 20,000 | 58 | 13 | 19 | ND | ND | ND | ND |
| Xylenes (total)     | b                              | 160,000 | 320 | 1,000,000 | 320 | 410,000 | 320 | 160 | 160 | ND | ND | ND | ND |
| Methyl tert butyl ether | b                               | 780 | 8,800 | 20,000 | 8,800 | 2,000 | 140 | 0.32 | 0.32 | ND | ND | ND | ND |

* Illinois EPA Tier 1 Soil Remediation Objectives (ROEs) for Residential and Industrial/Commercial Properties; (35 IAC 742, Appendix B, Table A and Appendix B, Table B)

All results in parts per million (mg/Kg) unless noted otherwise  
nD = None Detected  
nRO = No Remediation Objective  
nA = Not Analyzed  
Carcinogenic  
Noncarcinogenic

Results in Bold indicate concentrations exceeding most stringent Tier 1 ROEs
# TABLE 2. Groundwater Analytical Results (BTEX/MTBE)

Client: Shaukat Sindhu  
Site: 1101 North 1st Street, DalKalb, Illinois  
Sampling Date: 12/13/06  
Laboratory: TA  
Matrix: Water

<table>
<thead>
<tr>
<th>Chemical Name</th>
<th>GW RO (mg/L)*</th>
<th>MW1</th>
<th>MW2</th>
<th>MW3</th>
<th>MW4</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>BTEX</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Benzene</td>
<td>a</td>
<td>0.005</td>
<td>0.025</td>
<td>ND</td>
<td>ND</td>
</tr>
<tr>
<td>Toluene</td>
<td>b</td>
<td>1.0</td>
<td>2.5</td>
<td>ND</td>
<td>ND</td>
</tr>
<tr>
<td>Ethylbenzene</td>
<td>b</td>
<td>0.7</td>
<td>1.0</td>
<td>ND</td>
<td>ND</td>
</tr>
<tr>
<td>Xylenes (total)</td>
<td>b</td>
<td>10.0</td>
<td>10.0</td>
<td>ND</td>
<td>ND</td>
</tr>
<tr>
<td>Methyl tert butyl ether</td>
<td>b</td>
<td>0.07</td>
<td>0.07</td>
<td>ND</td>
<td>ND</td>
</tr>
</tbody>
</table>

* Illinois EPA Tier 1 Groundwater Remediation Objectives (ROs) for the Groundwater Component of the Groundwater Ingestion Route; 35 IAC 742. Appendix B, Table E  

All results in parts per million (mg/L) unless noted otherwise  
nd = None Detected  
rna = Not Analyzed  
a = Carcinogenic  
b = Noncarcinogenic  
Results in Bold Indicate concentrations exceeding most stringent Tier 1 ROs
Leaking Underground Storage Tank Program
Election to Proceed as "Owner"

A. Site Identification

IEMA Incident # (6- or 8-digit): 20050255
IEPA LPC # (10-digit): 0370105054

Site Name: Former Speedway
Site Address (Not a P.O. Box): 1101 N 1st & Hillcrest Dr
City: DeKalb County: DeKalb Zip Code: 60115

Leaking UST Technical File

B. Election

Pursuant to Section 57.2 of the Environmental Protection Act [415 ILCS 5/57.2], I hereby elect to proceed as an "owner" under Title XVI of the Environmental Protection Act. I certify that I have acquired an ownership interest in the above-named site (documentation attached), that one or more underground storage tanks registered with the Office of the State Fire Marshal have been removed from the site, and that corrective action on the site has not yet resulted in the issuance of a "no further remediation letter" by the Illinois EPA pursuant to Title XVI of the Environmental Protection Act.

I understand that by making this election I become subject to all of the responsibilities and liabilities of an "owner" under Title XVI of the Environmental Protection Act and the Illinois Pollution Control Board's rules at 35 Ill. Adm. Code 734. I further understand that, once made, this election cannot be withdrawn.

C. Signature

Person electing to proceed as "owner":

Name: City of DeKalb
Contact: Jerry Smith; Mayor
Address: 200 South Fourth Street
City: DeKalb
State: Illinois
Zip Code: 60115
Phone: 815-748-2000
Signature:
Date: 11-7-18

IL 532 2823
LPC 629 Rev. 2/2017
AUTHORIZATION TO SUBMIT ELIGIBILITY AND DEDUCTIBLE APPLICATION

The undersigned owner or operator for the underground storage tanks for facility number 1014550 located at 1101 N. First Street, DeKalb, IL 60115 ("this facility") certifies that:

(1) Fehr Graham, located at 200 Prairie Street, Suite 208 Rockford, IL 61107 (name of representative or consultant) (address of representative/consultant)

is fully authorized by the undersigned to submit an Eligibility and Deductible Application to the Office of the State Fire Marshal for IEMA incident number 20050255; and

(2) that the undersigned owner or operator of this facility has authority to direct remediation at this facility and has directed the above representative or consultant to take all actions necessary to perfect the Eligibility and Deductible Application for this facility, including the submittal of any necessary additional information; and

(3) that the undersigned is a corporate officer, managing member, managing partner, individual owner, or other employee or other representative of the owner/operator with full authority to direct submittals concerning the remediation in this matter and make these representations on behalf of the owner/operator.

SIGNED:

Under penalties for perjury as provided by law pursuant to Section 1-109 of the Code of Civil Procedure, the undersigned certifies that the statements set forth in this instrument are true and correct.

Signature

Jerry Smith

Print Full Name of Person Signing

E-mail Address for Person Signing

Mayor

Title (if not a sole proprietor)

11-7-18

Date

1035 Stevenson Dr., Springfield, IL 62703, (217) 785-0969
JRTC, 100 W. Randolph St., Ste. 4-600, Chicago, IL 60601, (312) 814-2693
2309 W. Main St., Marion, IL 62959, (618) 993-7085
TDD: 217-785-0989
Web site: WWW.SFM.ILLINOIS.GOV
State of Illinois
Office of the State Fire Marshal

Notification of Ownership Change for Underground Storage Tanks (UST)

Division of Petroleum and Chemical Safety
1035 Stevenson Drive
Springfield, Illinois 62703-4259
(217) 785-1020
SFM.DPCS.NotificationForms@illinois.gov

Facility #: 1014550
Date Received: 

(1) UST FACILITY PROPERTY OWNER:

Date Purchased (Required): October 19, 2018
Owner Name: City of DeKalb
Official Business Address: 200 South Fourth Street
City: DeKalb State: IL
Zip: 60115 County: DeKalb
Contact Name: Jerry Smith; Mayor Phone #: 815-748-2000

(2) LOCATION OF UNDERGROUND STORAGE TANKS
(Facility Name or Company Identifier and address where tanks are located):

Parcel/Property PIN # (Required): 08-14-305-018
Facility Name: Former DeKalb Marathon
Facility Address: 1101 N First Street
City: DeKalb State: IL
Zip: 60115 County: DeKalb
Contact Name: N/A Phone #: 

(3) CURRENT OPERATOR OF UNDERGROUND STORAGE TANKS (Corp. Individual. Public Agency or other Entity):

☐ Check this box if the same as the "UST Facility Property Owner"

Name: Former DeKalb Marathon
Mailing Address: 1101 N First Street
City: DeKalb State: IL
Zip: 60115 County: 
Contact Name: N/A Phone #: 

(4) PREVIOUS UST FACILITY PROPERTY OWNER:

Name: DeKalb County Trustee (**Tax sale)
Mailing Address: 110 E Sycamore St
City: Sycamore State: IL
Zip: 60178 County: DeKalb
Contact Name: N/A Phone #: 

(5) CERTIFICATION (Read and sign after completing the applicable sections above):

Under the penalties as provided by law pursuant to Section 1-109 of the Code of Civil Procedure, the undersigned certifies that the statements set forth in this instrument are true and correct, except as to matters stated to be an information and belief and as to such matters the undersigned certifies as aforesaid that he/she verily believes the same to be true.

Send original signed copy to the Division of Petroleum and Chemical Safety at 1035 Stevenson Drive, Springfield, IL 62703 or e-mail the original signed copy to SFM.DPCS.NotificationForms@illinois.gov.

Jerry Smith
Print Name of UST Facility Property Owner

Mayor
Title (If not sole proprietor)

Signature of UST Facility Property Owner

Page 1 of 1
DEC 31 2018

City of Dekalb
200 South Fourth Street
DeKalb, IL 60115

Re: LPC #0370105054 -- DeKalb County
DeKalb/Shaukat Sindu
1101 N. 1st Street
Leaking UST Incident No. 20050255
Leaking UST Technical File

Dear Sir or Madam:

On December 7, 2018, the Illinois Environmental Protection Agency (Illinois EPA) received the Election to Proceed as “Owner” form (electing to proceed under Title XVI of the Act as amended by Public Act 94-0274) dated November 11, 2018 for the above-referenced incident. Citations in this letter are from the Environmental Protection Act (415 ILCS 5) (Act) and Title 35 of the Illinois Administrative Code (35 Ill. Adm. Code).

By signing the form, you certified that you have acquired an ownership interest in the above-referenced site, one or more underground storage tanks registered with the Office of the State Fire Marshal have been removed from the site, and corrective action on the site has not yet resulted in the issuance of a “no further remediation letter” by the Illinois EPA pursuant to Title XVI of the Act. Based upon this certification, your Election to Proceed as "Owner" is accepted (Section 57.13 of the Act and 35 Ill. Adm. Code 734.105).

As the new owner, you may be eligible to access the Underground Storage Tank Fund for payment of costs related to remediation of the release. For information regarding eligibility and the deductible amount to be paid, please contact the Office of the State Fire Marshal at 217/785-1020.

Pursuant to Sections 57.7 and 57.12(c) and (d) of the Act and 35 Ill. Adm. Code 734.100 and 734.125, a status report must be submitted within 90 days of the date of this letter to:

Illinois Environmental Protection Agency
Bureau of Land — #24
Leaking Underground Storage Tank Section
1021 North Grand Avenue East
Springfield, IL 62794-9276
Please submit all correspondence in duplicate and include the Re: block shown at the beginning of this letter.

If you have any questions or need further assistance, please contact Scott McGill at (217) 524-5137.

Sincerely,

Michael T. Lowder  
Unit Manager  
Leaking Underground Storage Tank Section  
Division of Remediation Management  
Bureau of Land

c:  Fehr Graham  
    BOL File
# Division of Petroleum & Chemical Safety

## Facility Details

<table>
<thead>
<tr>
<th>Field</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Facility Number</td>
<td>1014550</td>
</tr>
<tr>
<td>Status</td>
<td>Inactive</td>
</tr>
<tr>
<td>Facility Name</td>
<td>Former DeKalb Marathon</td>
</tr>
<tr>
<td>Address</td>
<td>1101 N. First St, De Kalb, IL 60115</td>
</tr>
<tr>
<td>County</td>
<td>De Kalb</td>
</tr>
<tr>
<td>Property Parcel</td>
<td>08-14-305-018</td>
</tr>
<tr>
<td>Facility Type</td>
<td>Self-Service Station</td>
</tr>
<tr>
<td>Motor Fuel Type</td>
<td>Self Service</td>
</tr>
<tr>
<td>Owner Type</td>
<td>Private</td>
</tr>
<tr>
<td>Green Tag Decal</td>
<td>L000195</td>
</tr>
<tr>
<td>Green Tag Issue Date</td>
<td>7/13/2010</td>
</tr>
<tr>
<td>Green Tag Expiration Date</td>
<td>12/31/2012</td>
</tr>
<tr>
<td>Motor Fuel Dispensing Permit Inspection Date</td>
<td>5/6/2010</td>
</tr>
<tr>
<td>Motor Fuel Dispensing Permit Expiration Date</td>
<td>12/31/2012</td>
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## Owner Details

<table>
<thead>
<tr>
<th>Field</th>
<th>Value</th>
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</thead>
<tbody>
<tr>
<td>Owner Name</td>
<td>City of DeKalb</td>
</tr>
<tr>
<td>Owner Address</td>
<td>200 South Fourth Street Suite A De Kalb, IL 60115</td>
</tr>
<tr>
<td>Owner Status</td>
<td>Current Owner</td>
</tr>
<tr>
<td>Purchase Date</td>
<td>10/19/2018</td>
</tr>
<tr>
<td>Type of Financial Responsibility</td>
<td>Financial Responsibility Reporting Due Date:</td>
</tr>
</tbody>
</table>

## Owner Summary

**Click for Facility/Tank Ownership history**

<table>
<thead>
<tr>
<th>Owner Number</th>
<th>Owner Name</th>
<th>Owner Status</th>
<th>Purchase Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>U0017906</td>
<td>City of DeKalb</td>
<td>Current Owner</td>
<td>10/19/2018</td>
</tr>
<tr>
<td>U0033136</td>
<td>Jibreel, Inc.</td>
<td>Former Owner</td>
<td>1/2/2006</td>
</tr>
<tr>
<td>U0037118</td>
<td>Sultan Petroleum of Illinois, Inc.</td>
<td>Former Owner</td>
<td>8/1/2005</td>
</tr>
<tr>
<td>U0032775</td>
<td>Shaukat Sindhru</td>
<td>Former Owner</td>
<td>11/18/2004</td>
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<tr>
<td>U0029547</td>
<td>Petrol Properties, L.L.C.</td>
<td>Former Owner</td>
<td>6/14/2001</td>
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<tr>
<td>U0029861</td>
<td>N E P Operating LLC</td>
<td>Former Owner</td>
<td>11/1/2000</td>
</tr>
<tr>
<td>U0026552</td>
<td>Speedway, LLC</td>
<td>Former Owner</td>
<td>1/3/2000</td>
</tr>
<tr>
<td>U0016241</td>
<td>Emro Marketing Company</td>
<td>Former Owner</td>
<td>1/21/1992</td>
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<tr>
<td>U0002795</td>
<td>Emro</td>
<td>Former Owner</td>
<td>12/31/1967</td>
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</tbody>
</table>

## Permits (Unexpired)

**Click for permit history**

No Active Permits Found

## Deficiencies (Current)

**NOV Number:** E00020140887 (Referred to AG)  **Issue Date:** 3/28/2014  **Expiration Date:** 5/27/2014  
**View NOV**

<table>
<thead>
<tr>
<th>Tanks (5, 6, 7)</th>
<th>Deficiency Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>5, 6, 7</td>
<td>Remove tank(s) - Does Not Comply with 175.810 - Nothing has been done to comply.</td>
</tr>
<tr>
<td>4</td>
<td>Remove tank(s) - Single-Walled, Over 30 Years Old and OOS Over One Year - Nothing has been done to comply.</td>
</tr>
<tr>
<td>4, 5, 6, 7</td>
<td>Required monthly tank leak test records not available. - Nothing has been done to comply.</td>
</tr>
</tbody>
</table>
NOV Number: E0020140931 (Referred to AG)  Issue Date: 3/28/2014  Expiration Date: 5/27/2014

Form
Tanks  Deficiency
5, 6, 7  Remove tank(s) - Does Not Comply with 175.810 - Nothing has been done to comply. Refer to legal.
4  Remove tank(s) - Single-Walled, Over 30 Years Old and OOS Over One Year - Nothing has been done to comply. Refer to legal.
4, 5, 6, 7  Required monthly tank leak test records not available. - Nothing has been done to comply. Refer to legal.

NOV Number: E0020183006 (Referred to Legal)  Issue Date: 12/13/2018  Expiration Date: 2/11/2019

Form
Tanks  Deficiency
4, 5, 6, 7  Remove tank(s) - Single-Walled, Over 30 Years Old and OOS Over One Year

IEMA Numbers Associated with the Facility
No IEMA Numbers Found

LUST Fund Eligibility and Deductibility Determinations

<table>
<thead>
<tr>
<th>IEMA Number</th>
<th>Status</th>
<th>OSFM Received Date</th>
<th>OSFM Response Date</th>
<th>Deductible</th>
<th>Letter</th>
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<tbody>
<tr>
<td>20050255</td>
<td>Eligible</td>
<td>11/28/2018</td>
<td>11/28/2018</td>
<td>$10,000</td>
<td>Letter</td>
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</table>

Tank Information

Tank Number 1

Capacity: 6000  Petroleum Use:
Product: Gasoline  CERCLA Substance:
Status: Removed  CAS Code:
Regulated Status: Exempt  Removed Date: 1/1/1987
OSFM First Notify Date: 4/18/1986  Abandoned Material:
Current Age: 16  Abandoned Date:
Install Date: 1/1/1971  Red Tag Issue Date:
Last Used Date:  Fee Due:
Product Date:  

Tank Number 2

Capacity: 6000  Petroleum Use:
Product: Gasoline  CERCLA Substance:
Status: Removed  CAS Code:
Regulated Status: Exempt  Removed Date: 1/1/1987
OSFM First Notify Date: 4/18/1986  Abandoned Material:
Current Age: 16  Abandoned Date:
Install Date: 1/1/1971  Red Tag Issue Date:
Last Used Date:  Fee Due:
Product Date:  

https://webapps.sfm.illinois.gov/USTSearch/Facility.aspx?ID=1014550&PrintDetail=true

2/5
### Tank Number 3

<table>
<thead>
<tr>
<th>Equipment Type</th>
<th>Equipment</th>
<th>Last Passing Date</th>
<th>Test Expire Date</th>
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<tbody>
<tr>
<td>Capacity:</td>
<td>8000</td>
<td>Petroleum Use:</td>
<td></td>
</tr>
<tr>
<td>Product:</td>
<td>Gasoline</td>
<td>CERCLA Substance:</td>
<td></td>
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<tr>
<td>Status:</td>
<td>Removed</td>
<td>CAS Code:</td>
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<td>Regulated Status:</td>
<td>Exempt</td>
<td>Removed Date:</td>
<td>1/1/1987</td>
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<tr>
<td>QSFM First Notify Date:</td>
<td>4/18/1986</td>
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<tr>
<td>Current Age:</td>
<td>16</td>
<td>Abandoned Date:</td>
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<tr>
<td>Install Date:</td>
<td>1/1/1971</td>
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<td>Last Used Date:</td>
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<td>Product Date:</td>
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### Tank Number 4

<table>
<thead>
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<td>Capacity:</td>
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<tr>
<td>Product:</td>
<td>Gasoline</td>
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<tr>
<td>Status:</td>
<td>Condemned Tank</td>
<td>CAS Code:</td>
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<tr>
<td>Regulated Status:</td>
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<tr>
<td>QSFM First Notify Date:</td>
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<td>Current Age:</td>
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<td>Abandoned Date:</td>
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<tr>
<td>Install Date:</td>
<td>9/2/1983</td>
<td>Red Tag Issue Date:</td>
<td>5/6/2010</td>
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<td>Last Used Date:</td>
<td>4/20/2010</td>
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### Tank Number 5

<table>
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<tr>
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<td>8000</td>
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<td>Regulated Status:</td>
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<tr>
<td>QSFM First Notify Date:</td>
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### Lost Property

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<tbody>
<tr>
<td>Corrosion Prot - Piping</td>
<td>Fiberglass Non-Corrosive</td>
<td>N/A</td>
<td>N/A</td>
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<tr>
<td>Corrosion Prot - Tank</td>
<td>Fiberglass Non-Corrosive</td>
<td>N/A</td>
<td>N/A</td>
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<tr>
<td>Leak Detect - Tank</td>
<td>Automatic Tank Gauging Veeder Root TLS 350 with CSLD</td>
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<tr>
<td>Overfill Prev Device</td>
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<tr>
<td>Piping</td>
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<tr>
<td>Spill Contain Device</td>
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<tr>
<td>Tank</td>
<td>Fiberglass Single Wall Tank</td>
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### Tank Number 6

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<tr>
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<tr>
<td>Status:</td>
<td>Condemned Tank</td>
<td>CAS Code:</td>
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<tr>
<td>Regulated Status:</td>
<td>Federal</td>
<td>Removed Date:</td>
</tr>
<tr>
<td>OSFM First Notify Date:</td>
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<td>Abandoned Material:</td>
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<td>31</td>
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<td>Install Date:</td>
<td>2/1/1988</td>
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<table>
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<tbody>
<tr>
<td>Corrosion Prot - Piping</td>
<td>Fiberglass Non-Corrosive</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Corrosion Prot - Tank</td>
<td>Fiberglass Non-Corrosive</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Leak Detect - Tank</td>
<td>Automatic Tank Gauging Veeder Root TLS 350 with CSLD</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Overfill Prev Device</td>
<td>Overfill Drop Tube Valve EBW 705</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Piping</td>
<td>Fiberglass Single Wall Piping</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Spill Contain Device</td>
<td>Single Wall Spill Bucket OPW 1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tank</td>
<td>Fiberglass Single Wall Tank</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
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### Tank Number 7

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<tr>
<th>Capacity:</th>
<th>8000</th>
<th>Petroleum Use:</th>
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</thead>
<tbody>
<tr>
<td>Product:</td>
<td>Gasoline</td>
<td>CERCLA Substance:</td>
</tr>
<tr>
<td>Status:</td>
<td>Condemned Tank</td>
<td>CAS Code:</td>
</tr>
<tr>
<td>Regulated Status:</td>
<td>Federal</td>
<td>Removed Date:</td>
</tr>
<tr>
<td>OSFM First Notify Date:</td>
<td>3/2/1988</td>
<td>Abandoned Material:</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Equipment Type</th>
<th>Equipment</th>
<th>Last Passing Date</th>
<th>Test Expire Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Corrosion Prot - Piping</td>
<td>Fiberglass Non-Corrosive</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Corrosion Prot - Tank</td>
<td>Fiberglass Non-Corrosive</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Leak Detect - Tank</td>
<td>Automatic Tank Gauging Veeder Root TLS 350 with CSLD</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Overfill Prev Device</td>
<td>Overfill Drop Tube Valve EBW 705</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Piping</td>
<td>Fiberglass Single Wall Piping</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Spill Contain Device</td>
<td>Single Wall Spill Bucket OPW 1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tank</td>
<td>Fiberglass Single Wall Tank</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

**Dispenser Information**

**MFD Motorfuel Dispensing Forms**

No Forms Found
NOTICE OF VIOLATION (UST)
Facility Status: Inactive

OWNER OF TANKS
City of DeKalb
Name
200 South Fourth Street
Street Address
De Kalb IL 60115-3732
City State Zip
Jerry Smith, Mayor 815-748-2000
Contact Person Phone

FACILITY
Former DeKalb Marathon
Name
1101 N. First St.
Street Address
De Kalb IL 60115 De Kalb
City State Zip County
Saad Sindhu 312-388-9241
Contact Person Phone

Violations of 41 Ill. Adm Code 174, 175, 176 and 177 of the Office of the Illinois State Fire Marshal and 40 CFR Parts 280 of the Federal Register requirements are hereby called to your attention. The violations found and corrections to be made have been identified below or stated in the remarks section. Any repairs, modifications or alterations to the tank system must be performed in compliance with OSFM rules and by a contractor licensed by this office. You are allowed a 60-day window to come into compliance effective from the date of this notice. If compliance is not made by 2/11/2019, your underground storage tanks system will be RED TAGGED. You are prohibited from having product placed into the UST system when a RED TAG exists. Contact the Storage Tank Safety Specialist below when said violations are corrected and if you have any questions.

RED TAGS WILL NOT BE REMOVED UNTIL ALL DEFICIENCIES HAVE BEEN CORRECTED.

<table>
<thead>
<tr>
<th>Tank</th>
<th>Capacity</th>
<th>Product</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>4</td>
<td>10,000</td>
<td>Gasoline</td>
<td>Condemned Tank</td>
</tr>
<tr>
<td>5</td>
<td>8,000</td>
<td>Gasoline</td>
<td>Condemned Tank</td>
</tr>
<tr>
<td>6</td>
<td>8,000</td>
<td>Gasoline</td>
<td>Condemned Tank</td>
</tr>
<tr>
<td>7</td>
<td>8,000</td>
<td>Gasoline</td>
<td>Condemned Tank</td>
</tr>
</tbody>
</table>

SECTION A. TANK RELEASE DETECTION
SECTION B. PIPING RELEASE DETECTION
SECTION C. SPILL PREVENTION
SECTION D. OVERFILL PREVENTION
SECTION E. TANK CORROSION PROTECTION
SECTION F. PIPING CORROSION PROTECTION
SECTION G. DISPENSERS AND HOSES

SECTION H. MISCELLANEOUS

Tank ID# 4 5 6 7

Violation Text:
Remove tank(s) - Single-Walled, Over 30 Years Old and OOS Over One Year (41 Ill. Adm. Code 175.810(d))

(NovUST 4/16/2013)
(Note: If any equipment fails or is identified as deficient during testing, it must be repaired or replaced to comply with this violation.)

☐ Signature unobtainable
☐ Signature refused

Signed by: Travis W Smith
Signed by Travis W Smith View details on Thursday, December 13, 2018 2:59 PM (Central Standard Time)
Storage Tank Safety Specialist (Signature)
Phone: 618-521-4511
COMMITMENT FOR TITLE INSURANCE
ISSUED BY
FIDELITY NATIONAL TITLE INSURANCE COMPANY

NOTICE

IMPORTANT READ CAREFULLY: COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRAContractual Liability to any person, including a proposed insured.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, Fidelity National Title Insurance Company, a Florida Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

COMMITMENT CONDITIONS

1. DEFINITIONS
   (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
   (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
   (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
(d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.

(e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.

(f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.

(g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.

(h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:
   (a) the Notice;
   (b) the Commitment to Issue Policy;
   (c) the Commitment Conditions;
   (d) Schedule A;
   (e) Schedule B, Part I-Requirements;
   (f) Schedule B, Part II-Exceptions; and
   (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND
   The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY
   (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
      (i) comply with the Schedule B, Part I-Requirements;
      (ii) eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or
      (iii) acquire the Title or create the Mortgage covered by this Commitment.
   (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
   (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.
(d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.

(e) The Company shall not be liable for the content of the Transaction Identification Data, if any.

(f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.

(g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

(a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.

(b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.

(c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.

(d) The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.

(e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.

(f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is $2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.
SCHEDULE A

1. Commitment Date: October 3, 2019 at 04:30 PM

2. Policy to be issued:
   (a) ALTA® ALTA Own. Policy (06/17/06)
   Proposed Insured: Kumar Chaudhary
   Proposed Policy Amount: $80,000.00

3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple.

4. The Title is, at the Commitment Date, vested in:
   City of DeKalb.

5. The Land is described as follows:
   Lot 1 of Block 4 Hillcrest Subdivision, a subdivision of a part of Parcel "A" of Ellwood Farm Plat on Section 14, Township 40 North, Range 4 East of the Third Principal Meridian, DeKalb County, Illinois, in accordance with the plat thereof recorded in Book "K" of Plats, page 17 as Document No. 290626 in DeKalb County Recorder's Office; EXCEPTING THEREFROM the following described part of Lot 1: Beginning at a point on the North line of said Lot 1 of Block 4 which is situated 170 feet Westerly of the Northeast corner of said Lot 1; said Northeast corner of Lot 1 being situated on the Westerly line of North First Street as dedicated by the above referenced plat; thence Westerly along the North line of said Lot 1 of Block 4, a distance of 8.07 feet, more or less, to the Northwest corner of said Lot 1; thence Southerly, along the Westerly line of said Lot 1, a distance of 120.75 feet to the Southwest corner of said Lot 1; thence Easterly along the Southerly line of Lot 1, which is along the Northerly line of Hillcrest Drive, a distance of 20.0 feet, more or less, to a point which is situated 170 feet Westerly from the Southeast corner of said Lot 1 as measured along the Southerly line of Lot 1, said Northeast corner being a point on the Westerly line of North First Street as dedicated by the above referenced plat; thence Northerly on a straight line to the place of beginning; ALSO EXCEPTING THEREFROM the following described tract: Beginning at the Southeast corner of said Lot 1; thence on an assumed bearing of North 83 degrees 48 minutes 00 seconds West along the South line of said Lot 1, a distance of 2.20 feet; thence Westerly along said South line, being a tangential curve concave to the South, radius 1672.14 feet, a distance of 27.80 feet; thence North 70 degrees 39 minutes 38 seconds East, 10.674 feet; thence Northeastly along a tangential curve concave to the Northwest, radius 29.00 feet, a distance of 24.51 feet; thence North 22 degrees 14 minutes 32 seconds East along tangent, 18.20 feet to the East line of said Lot 1; thence South 6 degrees 12 minutes 00 seconds West along said East line, 40.00 feet to the point of beginning, all situated in the City of DeKalb, County of DeKalb, State of Illinois.
SCHEDULE A
(Continued)

Commitment Number: 00030219A

Fidelity National Title Insurance Company

By: [Signature]
American Title Guaranty, Inc.

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All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

5. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

6. The “Good Funds” section of the Title Insurance Act (215 ILCS 155/26) is effective January 1, 2010. This Act places limitations upon our ability to accept certain types of deposits into escrow. Please contact your local Title office regarding the application of this new law to your transaction.

7. Effective June 1, 2009, pursuant to Public Act 95-988, satisfactory evidence of identification must be presented for the notarization of any and all documents notarized by an Illinois notary public. Satisfactory identification documents are documents that are valid at the time of the notarial act; are issued by a state or federal government agency; bear the photographic image of the individual’s face; and bear the individual’s signature.

8. The Proposed Policy Amount(s) must be increased to the full value of the estate or interest being insured, and any additional premium must be paid at that time. An Owner’s policy should reflect the purchase price or full value of the Land. A Loan Policy should reflect the loan amount or value of the property as collateral. Proposed Policy Amount(s) will be revised and premiums charged consistent therewith when the final amounts are approved.

9. NOTE - FOR INFORMATIONAL PURPOSES ONLY: To ensure compliance with Public Act #87-1197, the parties to this transaction must provide copies of all documents which are to be recorded as a consequence of this transaction, to American Title Guaranty, Inc. no later than 24 hours prior to the closing of said transaction.

10. In order to consider issuing our full ALTA Loan Policy, we will need our ALTA form to be completed and returned.

11. If any contemplated deed of conveyance of the land is exempt from the operation of the provisions of Paragraph 1(a) of Chapter 109 of the Illinois Revised Statutes, such deed should be accompanied by a proper affidavit establishing the satisfaction of the Recorder of DeKalb County, Illinois, that the conveyance is so exempt. If said conveyance is not so exempt, compliance should be had with the provisions of said Paragraph 1(a).

12. In order for the Company to insure title coming through the sale or transfer of land from the municipality in title, we should be furnished a certified copy of the ordinance or resolution authorizing the conveyance, together with the number of ayes and nays for its passage, and evidence of any required publication.

If the ordinance or resolution passed with fewer than 3/4 of the members eligible to vote voting in favor of the ordinance, an attorney for the parties seeking insurance must present a satisfactory explanation as to why a vote of less than 3/4 satisfies the statutory prerequisites for the conveyance in question.
If said municipality is a "home rule unit" pursuant to Article 7, Section 6 of the Illinois Constitution, we should be furnished evidence of compliance with the municipality's ordinance(s) which relate to the sale or transfer of municipal property.

This commitment is subject to such additional exceptions, if any, as may be deemed necessary after our review of these materials.
SCHEDULE B
(Continued)
Commitment Number: 00030219A

SCHEDULE B, PART II
Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

General Exceptions

1. Rights or claims of parties in possession not shown by Public Records.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land.
3. Easements, or claims of easements, not shown by the Public Records.
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
5. Taxes or special assessments which are not shown as existing liens by the Public Records.
6. We should be furnished a properly executed ALTA statement and, unless the land insured is a condominium unit, a survey if available. Matters disclosed by the above documentation will be shown specifically.
7. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
8. The lien of taxes for the year 2019 and thereafter.
    Permanent Index Number: 08-14-305-018
    No taxes due, exempt from taxation
10. If any document referenced herein contains a covenant, condition or restriction violative of 42 USC 3604 (c), such covenant, condition or restriction to the extent of such violation is hereby deleted.
11. Notice of Judgment Lien in the amount of $323.00 filed by the City of DeKalb against Devon Bank of Chicago Land Trust #6996; said notice was recorded February 19, 2016 as Document No. 2016001702.
12. Notice of Judgment Lien in the amount of $1187.50 filed by the City of DeKalb against Devon Bank of Chicago Land Trust #6996; said notice was recorded December 30, 2016 as Document No. 2016012958.
13. Notice of Judgment Lien in the amount of $1187.50 filed by the City of DeKalb against Devon Bank of Chicago Land Trust #6996; said notice was recorded December 30, 2016 as Document No. 2016012959.

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14. Notice of Judgment Lien in the amount of $1187.50 filed by the City of DeKalb against Devon Bank of Chicago Land Trust #6996; said notice was recorded December 30, 2016 as Document No. 2016012960.

15. Public utility easement as per the plat of said subdivision over the North 5 feet of said lot.


17. END OF SCHEDULE B - SECTION II