

AUTHORIZING AN AMENDED HIGHWAY AUTHORITY AGREEMENT AS PRESCRIBED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY WITH DEKALB FORGE COMPANY REGARDING PREVIOUS GROUND CONTAMINATION AT 1832 PLEASANT STREET, DEKALB, ILLINOIS.

WHEREAS, the City of DeKalb (the "City") is a home rule unit of local government and may exercise any power and perform any function pertaining to its government and affairs pursuant to Article VII, Section 6, of the Illinois Constitution of 1970; and

WHEREAS, DeKalb Forge Company (the "Company") is the owner of one or more underground storage tanks formerly located at 1832 Pleasant Street, DeKalb, IL 60115 (the "Property"); and

WHEREAS, the Company is remediating the environmental hazards associated with its underground storage tanks including, but not limited to, the remediation of the City's right-of-way adjacent to the Property, pursuant to a prior agreement with the City; and

WHEREAS, the City and the Company negotiated an amended agreement in the form attached hereto and incorporated herein as Exhibit A (the "Amended Agreement") to allow the Company to obtain a "No Further Remediation" determination from the Illinois Environmental Protection Agency and for the City to receive future compensation if the Company needs to disturb the City's right-of-way to further remediate the environmental hazards associated with the Property; and

WHEREAS, the City's corporate authorities find that it is in the City's best interests for the promotion of the public health, morals and welfare to approve the Amended Agreement; and

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF DEKALB, ILLINOIS:

SECTION 1: The above recitals are true, correct, material, adopted and incorporated herein as Section 1 to this resolution.

SECTION 2: The City's corporate authorities approve, authorize, and direct the City Manager to execute the Amended Agreement.

SECTION 3: This resolution and each of its terms shall be the effective legislative act of a home rule municipality without regard to whether such resolution should (a) contain terms contrary to the provision 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 City's corporate authorities 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 its jurisdiction.

SECTION 4: This resolution shall be in full force and effect from and after its passage and approval as provided by law.

PASSED BY THE CITY COUNCIL of the City of DeKalb, Illinois at a Regular meeting thereof held on the 25th day of April 2022 and approved by me as Mayor on the same day. Passed by a 7-0-1 roll call vote. Aye: Morris, Larson, Smith, Perkins, McAdams, Verbic, Barnes. Nay: None. Absent: Faivre.




COHEN BARNES, Mayor

ATTEST:



Ruth A. Scott, Executive Assistant

HIGHWAY AUTHORITY AGREEMENT

This Agreement is entered into this 25th day of April, 2022 pursuant to 35 Ill. Adm. Code 742.1010 by and between the DeKalb Forge Company ("Property Owner") and the City of DeKalb ("Highway Authority"), collectively known as the "Parties."

WHEREAS, Dekalb Forge Company is the owner of one or more leaking underground storage tanks formerly located at 1932 Pleasant Street, DeKalb, Illinois ("the Site");

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

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

WHEREAS, the Property Owner is conducting corrective action in response to the Releases;

WHEREAS, the Parties desire to limit access to soil within the Highway Authority's right-of-way that exceeds Tier 1 remediation objectives so that human health and the environment are protected during and after any access;

NOW, THEREFORE, the Parties agree as follows:

1. The recitals set forth above are incorporated by reference as if fully set forth herein.
2. The Illinois Emergency Management Agency has assigned incident numbers 20090418, 20090642, and 20090748 to the Releases.
3. Attached as Exhibit A is a scaled map prepared by the Property Owner that shows the Site and surrounding area and delineates the current and estimated future extent of soil contamination above the applicable Tier 1 residential remediation objectives as a result of the Releases. Groundwater is not contaminated above the applicable Tier 1 residential remediation objectives.
4. Attached as Exhibit B is a table prepared by the Property Owner that lists each contaminant of concern that exceeds its Tier 1 residential remediation objective, its Tier 1 residential remediation objective and its concentrations within the zone where Tier 1 residential remediation objectives are exceeded. The locations of the concentrations listed in Exhibit B are identified on the map in Exhibit A.
5. Attached as Exhibit C is a scaled map prepared by the Property Owner showing the area of the Highway Authority's right-of-way that is governed by this agreement ("Right-of-Way"). Because Exhibit C is not a surveyed plat, the Right-of-Way boundary may be an approximation of the actual Right-of-Way lines.

6. The Highway Authority stipulates it has jurisdiction over the Right-of-Way that gives it sole control over the use of the groundwater and access to the soil located within or beneath the Right-of-Way.
7. The Highway Authority agrees to prohibit within the Right-of-Way all potable and domestic uses of groundwater exceeding Tier 1 residential remediation objectives.
8. The Highway Authority further agrees to limit access by itself and others to soil within the Right-of-Way exceeding Tier 1 residential remediation objectives. Access shall be allowed only if human health (including worker safety) and the environment are protected during and after any access. The Highway Authority may construct, reconstruct, improve, repair, maintain and operate a highway upon the Right-of-Way, or allow others to do the same by permit. In addition, the Highway Authority and others using or working in the Right-of-Way under permit have the right to remove soil or groundwater from the Right-of-Way and dispose of the same in accordance with applicable environmental laws and regulations. The Highway Authority agrees to issue all permits for work in the Right-of-Way, and make all existing permits for work in the Right-of-Way, subject to the following or a substantially similar condition:

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

9. This agreement shall be referenced in the Agency's no further remediation determination issued for the Releases.
10. The Agency shall be notified of any transfer of jurisdiction over the Right-of-Way at least 30 days prior to the date the transfer takes effect. This agreement shall be null and void upon the transfer unless the transferee agrees to be bound by this agreement as if the transferee were an original party to this agreement. The transferee's agreement to be bound by the terms of this agreement shall be memorialized at the time of transfer in writing ("Rider") that references this Highway Authority Agreement and is signed by the Highway Authority, or subsequent transferor, and the transferee.
11. This agreement shall become effective on the date the Agency issues a no further remediation determination for the Releases. It shall remain effective until the Right-of-Way is demonstrated to be suitable for unrestricted use and the Agency issues a new no further remediation determination to reflect there is no longer a need for this agreement, or until the agreement is otherwise terminated or voided.
12. In addition to any other remedies that may be available, the Agency may bring suit to enforce the terms of this agreement or may, in its sole discretion, declare this agreement null and void if any of the Parties or any transferee violates any term of this agreement. The Parties or transferee shall be notified in writing of any such declaration.

13. This agreement shall be null and void if a court of competent jurisdiction strikes down any part or provision of the agreement.
14. This agreement supersedes any prior written or oral agreements or understandings between the Parties on the subject matter addressed herein. It may be altered, modified or amended only upon the written consent and agreement of the Parties.
15. Any notices or other correspondence regarding this agreement shall be sent to the Parties at following addresses:

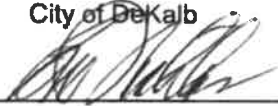
Manager, Division of Remediation Management
Bureau of Land
Illinois Environmental Protection Agency
P.O. Box 19276
Springfield, Illinois 62974-9276

City of DeKalb
164 E. Lincoln Highway
DeKalb, Illinois 60115

DeKalb Forge Company
P.O. Box 369
DeKalb, Illinois 60115

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

Date: 4-25-22

City of DeKalb
By: 
Its: City manager

Date: 4-25-22

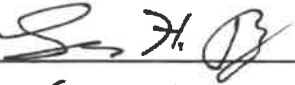
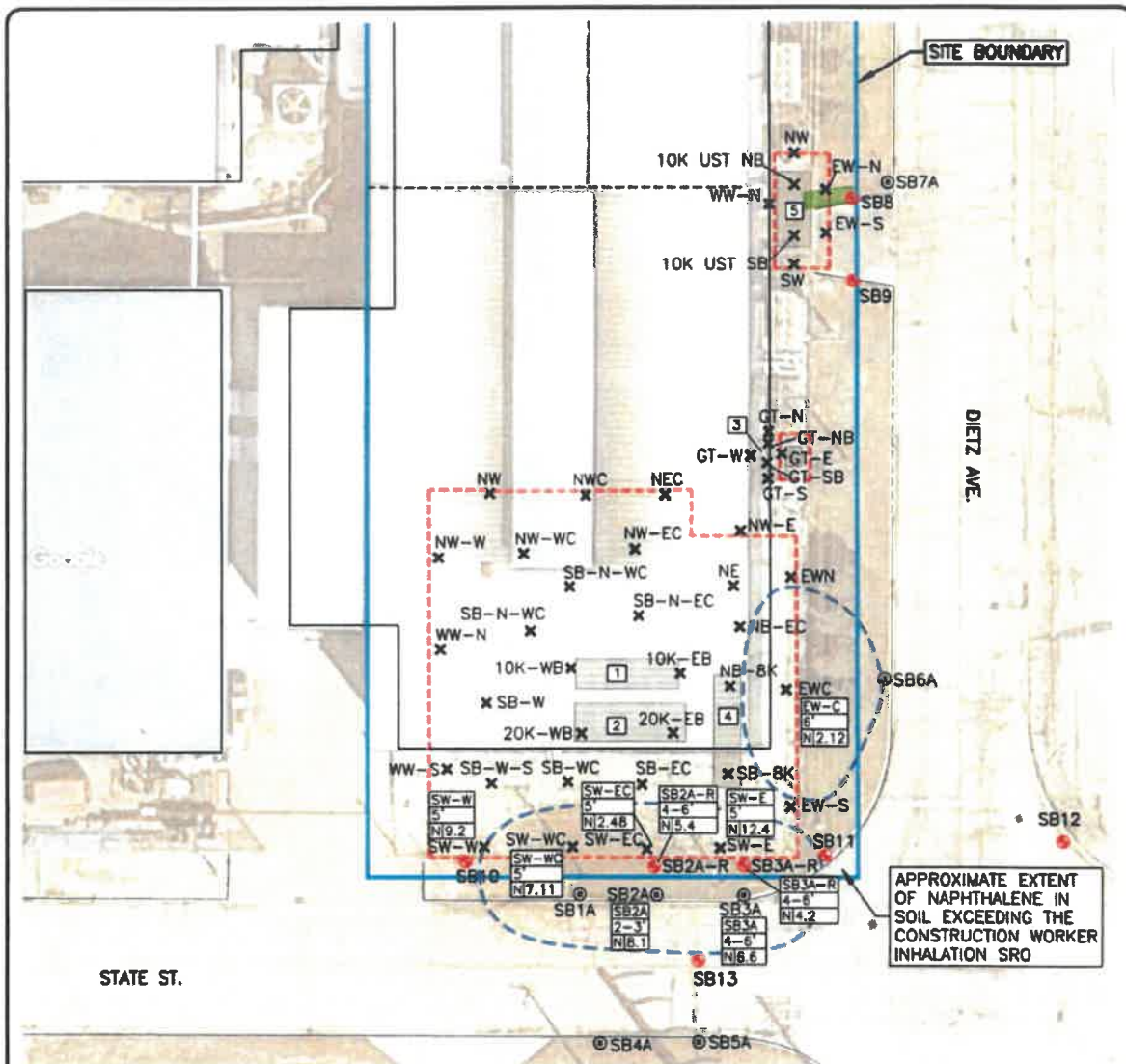
DeKalb Forge Company
By: 
Title: Controller

EXHIBIT A

Soil Remediation Objective Exceedances



CONSTITUENT (mg/kg)	TIER 1 SOIL REMEDIATION OBJECTIVES				SOIL COMPONENT TO GROUNDWATER (INGESTION - CLASS I)
	INDUSTRIAL/COMMERCIAL WORKER		CONSTRUCTION WORKER		
	INGESTION	INHALATION	INGESTION	INHALATION	
N NAPHTHALENE	41000	270	4100	1.8	12

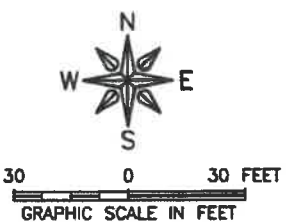
LEGEND

- ⊙ HISTORICAL SOIL BORING LOCATIONS (2012)
- ⊕ SOIL BORING LOCATIONS (2020)
- ✕ HISTORICAL EXCAVATION SAMPLES
- EXCAVATION LIMITS

REMOVED USTs

- 1 10,000 GALLON FUEL OIL TANK
- 2 20,000 GALLON FUEL OIL TANK
- 3 500 GALLON GASOLINE TANK
- 4 8,000 GALLON FUEL OIL TANK
- 5 10,000 GALLON FUEL OIL TANK

EXHIBIT A
SOIL REMEDIATION
OBJECTIVE EXCEEDANCES
DEKALB FORGE COMPANY
1832 PLEASANT ST.
DEKALB, IL 60115



7/12/21

FEHR GRAHAM
 ENGINEERING & ENVIRONMENTAL

ILLINOIS
 IOWA
 WISCONSIN

EXHIBIT B
Soil Sample Results Tables

DeKalb Forge
1832 Pleasant Street
DeKalb, Illinois

Table 1
UST Excavation Soil Sample Results

Excavation/Sample Area:	Tier 1 Exposure Route Objectives for Soils					20,000-Gallon Fuel Oil Tank (IEMA# 20090418)										500-Gallon Gasoline Tank (IEMA# 20090418)					
						20K-EB	20K-WB	SB-EC	SB-W-South	SW-WC	SW-EC	SW-E	SB-WC	SB-W	GT-E	GT-W	GT-North Bottom	GT-S	GT-South Bottom	GT-N	
Field Sample ID:	Industrial/Commercial		Construction Worker		Soil Component Groundwater Ingestion Class I	12'	12'	10'	10'	5'	5'	5'	10'	10'	4-5'	4-5'	8'	4-5'	8'	4-8'	
Sample Depth:						5/29/2009	5/29/2009	5/29/2009	5/29/2009	5/29/2009	5/29/2009	5/29/2009	5/29/2009	5/29/2009	5/29/2009	6/4/2009	6/4/2009	6/4/2009	6/4/2009	6/4/2009	6/4/2009
Date of Sample Collection:						12:45 PM	12:45 PM	1:10 PM	1:30 PM	2:00 PM	1:00 PM	1:20 PM	1:12 PM	1:40 PM	1:00 PM	1:02 PM	1:04 PM	1:06 PM	1:05 PM	1:08 PM	
Time of Sample Collection:						9-2185-002	9-2185-003	9-2185-004	9-2185-001	9-2185-005	9-2185-006	9-2185-007	9-2185-008	9-2185-009	9-2240-001	9-2240-002	9-2240-003	9-2240-004	9-2240-005	9-2240-006	
Laboratory ID:	Ingestion	Inhalation	Ingestion	Inhalation																	
BTEX Organic Compounds (5035A/8260B)																					
Benzene	100	1.6	2300	2.2	0.03	<0.005	<0.005	<0.005	<0.005	<0.005	0.0249	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	0.0147	<0.005	<0.005	
Ethylbenzene	200000	400	20000	58	13	<0.005	<0.005	<0.005	<0.005	0.0131	0.252	0.584	0.005	<0.005	<0.005	<0.005	0.0118	0.0177	<0.005	<0.005	
Toluene	410000	650	410000	42	12	<0.005	<0.005	<0.005	<0.005	0.0138	<0.005	<0.005	<0.005	<0.005	0.0089	<0.005	<0.005	0.0217	<0.005	<0.005	
Xylene, Total	410000	320	41000	5.6	150	<0.005	<0.005	<0.005	0.0068	0.0347	0.365	0.2	0.0063	0.0055	0.0056	<0.005	0.0089	0.0352	<0.005	<0.005	
Polynuclear Aromatic Hydrocarbons (8270C)																					
Acenaphthene	120000	---	120000	---	570	0.11	<0.05	0.056	<0.05	2.55	1.61	6.23	<0.05	<0.05	NT	NT	NT	NT	NT	NT	
Acenaphthylene	---	---	---	---	---	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	NT	NT	NT	NT	NT	NT	
Anthracene	610000	---	610000	---	12000	<0.05	<0.05	<0.05	<0.05	0.42	0.422	7.39	<0.05	<0.05	NT	NT	NT	NT	NT	NT	
Benzo(a)anthracene	8	---	170	---	2	0.0206	<0.0087	<0.0087	<0.0087	0.118	0.224	1.86	<0.0087	<0.0087	NT	NT	NT	NT	NT	NT	
Benzo(a)pyrene	0.8	---	17	---	8	<0.015	<0.015	<0.015	<0.015	0.059	0.096	0.63	<0.015	<0.015	NT	NT	NT	NT	NT	NT	
Benzo(b)fluoranthene	8	---	170	---	5	<0.011	<0.011	<0.011	<0.011	0.041	0.057	0.315	<0.011	<0.011	NT	NT	NT	NT	NT	NT	
Benzo(k)fluoranthene	78	---	1700	---	49	<0.011	<0.011	<0.011	<0.011	0.025	0.041	0.153	<0.011	<0.011	NT	NT	NT	NT	NT	NT	
Benzo(ghi)perylene	---	---	---	---	---	<0.05	<0.05	<0.05	<0.05	<0.05	0.053	0.289	<0.05	<0.05	NT	NT	NT	NT	NT	NT	
Chrysene	780	---	17000	---	160	<0.05	<0.05	<0.05	<0.05	0.203	0.604	4.2	<0.05	<0.05	NT	NT	NT	NT	NT	NT	
Dibenzo(a,h)anthracene	0.8	---	17	---	2	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	0.085	<0.02	<0.02	NT	NT	NT	NT	NT	NT	
Fluoranthene	82000	---	82000	---	4300	<0.05	<0.05	<0.05	<0.05	0.335	0.71	6.82	<0.05	<0.05	NT	NT	NT	NT	NT	NT	
Fluorene	82000	---	82000	---	560	0.214	0.083	0.119	<0.05	6.82	0.373	17.9	0.085	<0.05	NT	NT	NT	NT	NT	NT	
Indeno(1,2,3-cd)pyrene	8	---	170	---	14	<0.029	<0.029	<0.029	<0.029	<0.029	0.031	0.119	<0.029	<0.029	NT	NT	NT	NT	NT	NT	
Naphthalene	41000	270	4100	1.8	12	<0.025	<0.025	0.034	<0.025	7.11	2.48	12.4	<0.025	<0.025	NT	NT	NT	NT	NT	NT	
Phenanthrene	---	---	---	---	---	0.576	0.162	0.327	<0.05	14.1	9.85	100	0.275	<0.05	NT	NT	NT	NT	NT	NT	
Pyrene	61000	---	61000	---	4200	0.107	<0.05	<0.05	<0.05	1.64	2.38	16.6	<0.05	<0.05	NT	NT	NT	NT	NT	NT	
Total Metals (6010B)																					
Lead	800	---	700	---	---	NT	NT	NT	NT	NT	NT	NT	NT	NT	37.1	39.2	12.4	12.2	19.3	16.3	

mg/kg Remediation objectives and results shown in milligrams per kilogram (mg/kg)

bold Analytical results in bold indicate detected parameter

--- Remediation Objective not established

--- Remediation Objective is pH-specific

NT Not tested

NT Sample result exceeds one or more SRO

DeKalb Forge
1832 Pleasant Street
DeKalb, Illinois

Table 1
UST Excavation Soil Sample Results

Excavation/Sample Area: Field Sample ID: Sample Depth: Date of Sample Collection: Time of Sample Collection: Laboratory ID:	Tier 1 Exposure Route Objectives for Soils					10,000-Gallon Fuel Oil Tank - South (IEMA# 20090418)													
	Industrial/Commercial		Construction Worker		Soil Component Groundwater Ingestion Class I	10K-EB	10K-WB	SW-W	SB-N-WC	WW-N	WW-S	NEC	NW-EC	SB-N-EC	NWC	NW-WC	NW	NW-W	
	Ingestion	Inhalation	Ingestion	Inhalation		12'	1'	5'	10'	6'	6'	8-10'	8'	10-12'	6'	8'	6'	8'	
					6/3/2009	6/3/2009	6/3/2009	6/3/2009	6/4/2009	6/4/2009	6/4/2009	6/4/2009	6/4/2009	6/4/2009	6/4/2009	6/4/2009	6/4/2009	6/4/2009	6/4/2009
						11:40 AM	11:31 AM	10:45 AM	11:05 AM	12:30 PM	11:30 AM	11:00 AM	10:25 AM	10:45 AM	10:32 AM	10:20 AM	10:10 AM	10:05 AM	
						9-2239-001	9-2239-002	9-2239-003	9-2239-013	9-2239-004	9-2239-005	9-2239-006	9-2239-007	9-2239-008	9-2239-009	9-2239-010	9-2239-011	9-2239-012	
BTEX Organic Compounds (5035A/8260B)																			
Benzene	100	1.6	2300	2.2	0.03	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	0.0087	<0.005	
Ethylbenzene	200000	400	20000	58	13	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	
Toluene	410000	650	410000	42	12	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	0.0118	<0.005	
Xylene, Total	410000	320	41000	5.6	150	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	
Polynuclear Aromatic Hydrocarbons (8270C)																			
Acenaphthene	120000	---	120000	---	570	<0.05	<0.05	2.32	<0.05	<0.05	<0.05	0.196	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	
Acenaphthylene	---	---	---	---	---	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	
Anthracene	610000	---	610000	---	12000	<0.05	<0.05	0.426	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	
Benzo(a)anthracene	8	---	170	---	2	<0.0087	<0.0087	0.172	<0.0087	<0.0087	<0.0087	0.0271	<0.0087	<0.0087	<0.0087	<0.0087	<0.0087	<0.0087	
Benzo(a)pyrene	0.8	---	17	---	8	<0.015	<0.015	0.098	<0.015	<0.015	<0.015	<0.015	<0.015	<0.015	<0.015	<0.015	<0.015	<0.015	
Benzo(b)fluoranthene	8	---	170	---	5	<0.011	<0.011	0.055	<0.011	<0.011	<0.011	<0.011	<0.011	<0.011	<0.011	<0.011	<0.011	<0.011	
Benzo(k)fluoranthene	78	---	1700	---	49	<0.011	<0.011	0.047	<0.011	<0.011	<0.011	<0.011	<0.011	<0.011	<0.011	<0.011	<0.011	<0.011	
Benzo(ghi)perylene	---	---	---	---	---	<0.05	<0.05	0.059	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	
Chrysene	780	---	17000	---	160	<0.05	<0.05	0.395	<0.05	<0.05	<0.05	0.058	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	
Dibenzo(a,h)anthracene	0.8	---	17	---	2	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	
Fluoranthene	82000	---	82000	---	4300	<0.05	<0.05	0.328	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	
Fluorene	82000	---	82000	---	560	<0.05	<0.05	5.64	0.083	<0.05	<0.05	0.498	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	
Indeno(1,2,3-cd)pyrene	8	---	170	---	14	<0.029	<0.029	0.043	<0.029	<0.029	<0.029	<0.029	<0.029	<0.029	<0.029	<0.029	<0.029	<0.029	
Naphthalene	41000	270	4100	1.8	12	<0.025	<0.025	9.2	<0.025	<0.025	<0.025	0.206	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	
Phenanthrene	---	---	---	---	---	<0.05	<0.05	11.9	0.135	<0.05	<0.05	1.33	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	
Pyrene	61000	---	61000	---	4200	<0.05	<0.05	1.33	<0.05	<0.05	<0.05	0.176	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	
Total Metals (6010B)																			
Lead	800	---	700	---	---	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	

mg/kg Remediation objectives and results shown in milligrams per kilogram (mg/kg)
bold Analytical results in bold indicate detected parameter
 --- Remediation Objective: not established
 --- Remediation Objective: is pH-specific
 NT Not tested
 Sample result exceeds one or more SRO

DeKalb Forge
1832 Pleasant Street
DeKalb, Illinois

Table 1
UST Excavation Soil Sample Results

Excavation/Sample Area:	Tier 1 Exposure Route Objectives for Soils					8,000-Gallon Fuel Oil Tank (IEMA# 20090642)										10,000-Gallon Fuel Oil Tank - North (IEMA# 20090748)						
						SB-BK	NB-BK	EW-S	NW-E	NE	EWC	EWN	SB-N-WC	NB-EC	10K UST - SB	10K UST - NB	WW-N	SW	EW-S	EW-N	NW	
Field Sample ID:	Industrial/Commercial		Construction Worker		Soil Component Groundwater Ingestion Class I	10-12'	10-12'	6'	8-9'	7-8'	6'	6'	7-8'	6'	12'	12'	8-10'	8-10'	8-10'	8-10'	8-10'	
Sample Depth:																						
Date of Sample Collection:						6/15/2009	6/15/2009	6/15/2009	6/15/2009	6/15/2009	6/15/2009	6/15/2009	6/15/2009	6/15/2009	6/15/2009	7/13/2009	7/13/2009	7/13/2009	7/13/2009	7/13/2009	7/13/2009	7/13/2009
Time of Sample Collection:						10:45 AM	10:49 AM	10:58 AM	12:25 PM	1:10 PM	1:38 PM	1:50 PM	2:15 PM	2:05 PM	11:00 AM	11:05 AM	10:40 AM	11:10 AM	11:15 AM	11:20 AM	11:25 AM	11:25 AM
Laboratory ID:						9-2464-001	9-2464-002	9-2464-003	9-2464-004	9-2464-005	9-2464-006	9-2464-007	9-2464-008	9-2464-009	9-2786-002	9-2786-003	9-2786-001	9-2786-004	9-2786-005	9-2786-006	9-2786-007	9-2786-007
BTEX Organic Compounds (5035A/8260B)																						
Benzene	100	1.6	2300	2.2	0.03	0.0074	<0.005	<0.005	<0.005	0.0113	0.0096	<0.005	0.0054	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
Ethylbenzene	200000	400	20000	58	13	<0.005	<0.005	<0.005	<0.005	<0.005	0.0068	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
Toluene	410000	650	410000	42	12	0.005	<0.005	<0.005	<0.005	0.0121	0.007	0.0053	<0.005	<0.005	0.0054	<0.005	<0.005	<0.005	<0.005	<0.005	0.0104	0.005
Xylene, Total	410000	320	41000	5.6	150	0.0058	<0.005	<0.005	<0.005	0.0124	0.02	0.0034	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	0.0107	<0.005
Polynuclear Aromatic Hydrocarbons (8270C)																						
Acenaphthene	120000	---	120000	---	570	<0.05	<0.05	<0.05	<0.05	<0.05	0.574	<0.05	<0.05	<0.05	<0.05	<0.05	0.648	<0.05	0.182	<0.05	<0.05	<0.05
Acenaphthylene	---	---	---	---	---	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	0.228	<0.05	0.153	<0.05	<0.05	<0.05
Anthracene	610000	---	610000	---	12000	<0.05	<0.05	<0.05	<0.05	<0.05	0.1	<0.05	<0.05	<0.05	<0.05	<0.05	1	<0.05	0.69	<0.05	<0.05	<0.05
Benzo(a)anthracene	8	---	170	---	2	<0.0087	<0.0087	<0.0087	<0.0087	<0.0087	0.0542	<0.0087	<0.0087	<0.0087	<0.0087	<0.0087	1.6	0.0153	1.76	0.102	0.0856	0.0856
Benzo(a)pyrene	0.8	---	17	---	8	<0.015	<0.015	<0.015	<0.015	<0.015	0.031	<0.015	<0.015	<0.015	<0.015	<0.015	1.3	0.02	2.27	0.109	0.111	0.111
Benzo(b)fluoranthene	8	---	170	---	5	<0.011	<0.011	<0.011	<0.011	<0.011	0.012	<0.011	<0.011	<0.011	<0.011	<0.011	0.72	0.015	2.22	0.049	0.105	0.105
Benzo(k)fluoranthene	78	---	1700	---	49	<0.011	<0.011	<0.011	<0.011	<0.011	0.013	<0.011	<0.011	<0.011	<0.011	<0.011	0.792	0.014	1.19	0.037	0.066	0.066
Benzo(ghi)perylene	---	---	---	---	---	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	0.628	<0.05	1.4	0.063	0.077	0.077
Chrysene	780	---	17000	---	160	<0.05	<0.05	<0.05	<0.05	<0.05	0.126	<0.05	<0.05	<0.05	<0.05	<0.05	2.34	<0.05	1.76	0.172	0.11	0.11
Dibenz(a,h)anthracene	0.8	---	17	---	2	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	0.168	<0.02	0.322	<0.02	<0.02	<0.02
Fluoranthene	82000	---	82000	---	4300	<0.05	<0.05	<0.05	<0.05	<0.05	0.078	<0.05	<0.05	<0.05	<0.05	<0.05	2.23	<0.05	4.54	0.094	0.22	0.22
Fluorene	82000	---	82000	---	560	<0.05	<0.05	<0.05	<0.05	<0.05	1.55	0.058	<0.05	<0.05	<0.05	<0.05	0.924	<0.05	0.426	0.073	<0.05	<0.05
Indeno(1,2,3-cd)pyrene	8	---	170	---	14	<0.029	<0.029	<0.029	<0.029	<0.029	<0.029	<0.029	<0.029	<0.029	<0.029	<0.029	0.5	<0.029	1.55	0.038	0.079	0.079
Naphthalene	41000	270	4100	1.8	12	<0.025	<0.025	<0.025	<0.025	<0.025	2.12	<0.025	<0.025	<0.025	<0.025	<0.025	1.66	<0.025	0.145	<0.025	<0.025	<0.025
Phenanthrene	---	---	---	---	---	<0.05	<0.05	<0.05	<0.05	<0.05	3.01	0.116	<0.05	<0.05	<0.05	<0.05	4.71	<0.05	2.86	0.138	0.197	0.197
Pyrene	61000	---	61000	---	4200	<0.05	<0.05	<0.05	<0.05	<0.05	0.341	<0.05	<0.05	<0.05	<0.05	<0.05	4.4	0.051	3.31	0.31	0.214	0.214
Total Metals (6010B)																						
Lead	800	---	700	---	---	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT

mg/kg Remediation objectives and results shown in milligrams per kilogram (mg/kg)

bold Analytical results in bold indicate detected parameter

--- Remediation Objective not established

*** Remediation Objective is pH-specific

NT Not tested

 Sample result exceeds one or more SRO

DeKalb Forge
 1832 Pleasant Street
 DeKalb, Illinois

Table 2
 Soil Investigation Sample Results

Investigation:	Tier 1 Exposure Route Objectives for Soils					2012 Site Investigation								
	Field Sample ID:		Industrial/Commercial		Construction Worker	Soil Component Groundwater	SB-1A	SB-2A	SB-3A	SB-3A	SB-4A	SB-5A	SB-6A	SB-7A
Sample Depth:							4-6'	2-3'	4-6'	7-8'	4-6'	4-6'	4-6'	4-6'
Date of Sample Collection:							3/16/2012	3/16/2012	3/16/2012	3/16/2012	3/16/2012	3/16/2012	3/16/2012	3/16/2012
Time of Sample Collection:							10:30 AM	10:40 AM	11:20 AM	11:10 AM	8:30 AM	9:10 AM	11:40 AM	12:25 PM
Laboratory ID:							L565897-01	L565897-02	L565897-04	L565897-03	L565897-05	L565897-06	L565897-07	L565897-08
BTEX Organic Compounds (5035A/8260B)														
Benzene	100	1.6	2300	2.2	0.03	<0.033	0.033	<0.022	0.0008	0.0016	0.0021	0.0012	0.00096	
Ethylbenzene	200000	400	20000	58	13	0.36	0.67	0.25	0.0008	0.0012	0.0016	0.0014	0.00079	
Toluene	410000	650	410000	42	12	<0.33	<0.26	<0.22	<0.0058	<0.0060	<0.0067	<0.0071	<0.0064	
Xylene, Total	410000	320	41000	5.6	150	0.68	1.2	<0.070	<0.0017	0.022	0.00032	0.0023	<0.0019	
Polynuclear Aromatic Hydrocarbons (8270C)														
Acenaphthene	120000	---	120000	---	570	0.28	5.6	2.7	<0.038	<0.040	<0.044	<0.047	<0.042	
Acenaphthylene	---	---	---	---	---	0.045	1.5	0.57	<0.038	<0.040	<0.044	<0.047	<0.042	
Anthracene	610000	---	610000	---	12000	0.24	4.7	5.0	<0.038	<0.040	<0.044	<0.047	<0.042	
Benzo(a)anthracene	8	---	170	---	2	<0.038	<0.43	0.55	<0.038	<0.040	<0.044	0.093	0.087	
Benzo(a)pyrene	0.8	---	17	---	8	<0.038	<0.43	<0.21	<0.038	<0.040	<0.044	0.090	0.082	
Benzo(b)fluoranthene	8	---	170	---	5	<0.038	<0.43	<0.21	<0.038	<0.040	<0.044	0.12	0.11	
Benzo(k)fluoranthene	78	---	1700	---	49	<0.038	<0.43	<0.21	<0.038	<0.040	<0.044	<0.047	<0.042	
Benzo(ghi)perylene	---	---	---	---	---	<0.038	<0.43	<0.21	<0.038	<0.040	<0.044	<0.047	0.049	
Chrysene	780	---	17000	---	160	<0.038	<0.43	1.0	<0.038	<0.040	<0.044	0.086	0.076	
Dibenzo(a,h)anthracene	0.8	---	17	---	2	<0.038	<0.43	<0.21	<0.038	<0.040	<0.044	<0.047	<0.042	
Fluoranthene	82000	---	82000	---	4300	0.042	0.49	2.2	<0.038	<0.040	<0.044	0.22	0.18	
Fluorene	82000	---	82000	---	560	0.43	8.2	5.6	<0.038	<0.040	<0.044	<0.047	<0.042	
Indeno(1,2,3-cd)pyrene	8	---	170	---	14	<0.038	<0.43	<0.21	<0.038	<0.040	<0.044	<0.047	0.042	
Naphthalene	41000	270	4100	1.8	12	0.43	8.1	6.6	<0.038	<0.040	<0.044	<0.047	<0.042	
Phenanthrene	---	---	---	---	---	0.90	11	23	<0.038	<0.040	<0.044	0.11	0.072	
Pyrene	61000	---	61000	---	4200	0.16	2.4	5.8	<0.038	<0.040	<0.044	0.19	0.16	
Total Metals (6010B)														
Lead	800	---	700	---	---	NT	NT	NT	NT	NT	NT	NT	NT	NT

mg/kg Remediation objectives and results shown in milligrams per kilogram (mg/kg)
 bold Analytical results in bold indicate detected parameter
 --- Remediation Objective not established
 --- Remediation Objective is pH-specific
 NT Not tested
 Sample result exceeds one or more SRO

DeKalb Forge
1832 Pleasant Street
DeKalb, Illinois

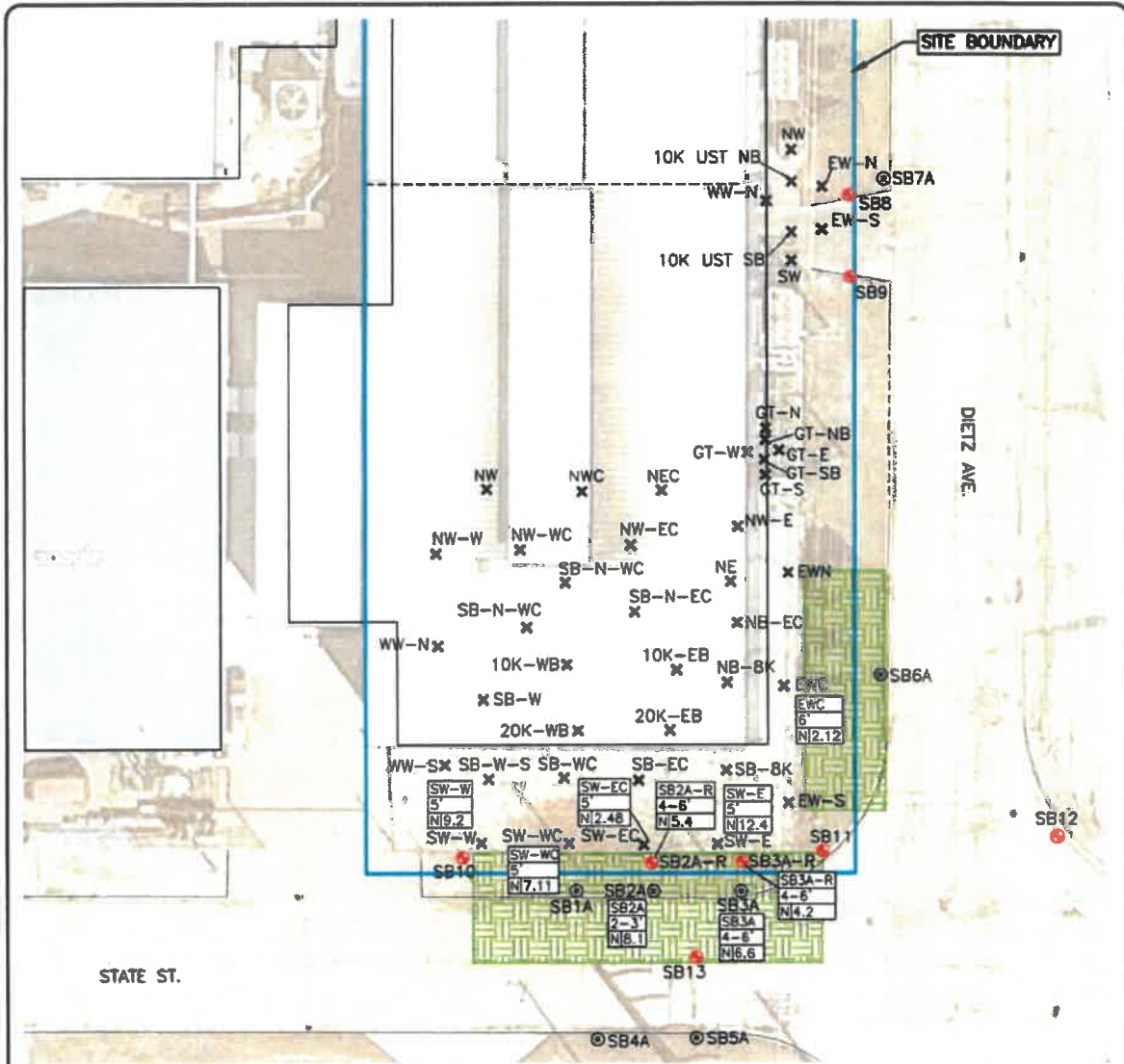
Table 2
Soil Investigation Sample Results

Investigation:	Tier 1 Exposure Route Objectives for Soils					2020 Site Investigation												
						SB2A-R	SB2A-R	SB3A-R	SB8	SB8	SB9	SB9	SB10	SB10	SB11	SB11	SB13	
Field Sample ID:	Industrial/Commercial		Construction Worker		Soil Component Groundwater Ingestion Class I	4-5'	8-9'	4-6'	4-5'	8-10'	4-5'	8-10'	4-5'	8-9'	4-5'	8-9'	4-5'	
Sample Depth:							4-5'	8-9'	4-6'	4-5'	8-10'	4-5'	8-10'	4-5'	8-9'	4-5'	8-9'	4-5'
Date of Sample Collection:						12/16/2020	12/16/2020	12/16/2020	12/16/2020	12/16/2020	12/16/2020	12/16/2020	12/16/2020	12/16/2020	12/16/2020	12/16/2020	12/16/2020	12/16/2020
Time of Sample Collection:						11:25 AM	11:30 AM	10:50 AM	9:25 AM	9:30 AM	10:05 AM	10:10 AM	12:15 PM	12:20 PM	10:30 AM	10:35 AM	11:55 AM	
Laboratory ID:						40220021001	40220021002	40220021003	40220021004	40220021005	40220021006	40220021007	40220021008	40220021009	40220021010	40220021011	40220021014	
BTEX Organic Compounds (5035A/8260B)																		
Benzene	100	1.6	2300	2.2	0.03	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT
Ethylbenzene	200000	400	20000	58	13	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT
Toluene	410000	650	410000	42	12	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT
Xylene, Total	410000	320	41000	5.6	150	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT
Polynuclear Aromatic Hydrocarbons (8270C)																		
Acenaphthene	120000	---	120000	---	570	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT
Acenaphthylene	---	---	---	---	---	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT
Anthracene	610000	---	610000	---	12000	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT
Benzo(a)anthracene	8	---	170	---	2	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT
Benzo(a)pyrene	0.8	---	17	---	8	NT	NT	NT	0.28	<0.0022	<0.0023	<0.0023	NT	NT	NT	NT	NT	NT
Benzo(b)fluoranthene	8	---	170	---	5	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT
Benzo(k)fluoranthene	78	---	1700	---	49	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT
Benzo(ghi)perylene	---	---	---	---	---	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT
Chrysene	780	---	17000	---	160	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT
Dibenzo(a,h)anthracene	0.8	---	17	---	2	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT
Fluoranthene	82000	---	82000	---	4300	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT
Fluorene	82000	---	82000	---	560	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT
Indeno(1,2,3-cd)pyrene	8	---	170	---	14	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT
Naphthalene	41000	270	4100	1.8	12	5.4	0.022	4.2	NT	NT	NT	NT	0.78	<0.0018	0.0098 J	0.0027 J	<0.0021	
Phenanthrene	---	---	---	---	---	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT
Pyrene	61000	---	61000	---	4200	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT
Total Metals (6010B)																		
Lead	800	---	700	---	---	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT

mg/kg Remediation objectives and results shown in milligrams per kilogram (mg/kg)
bold Analytical results in bold indicate detected parameter
 --- Remediation Objective not established
 --- Remediation Objective is pH-specific
 NT Not tested
 Sample result exceeds one or more SRO

EXHIBIT C

Highway Authority Agreement Area



TIER 1 SOIL REMEDIATION OBJECTIVES

CONSTITUENT (mg/kg)	INDUSTRIAL/ COMMERCIAL WORKER		CONSTRUCTION WORKER		SOIL COMPONENT TO GROUNDWATER INGESTION - CLASS I
	INGESTION	INHALATION	INGESTION	INHALATION	
N NAPHTHALENE	41000	270	4100	1.8	12

LEGEND

- ⊙ HISTORICAL SOIL BORING LOCATIONS (2012)
- ⊙ SOIL BORING LOCATIONS (2020)
- ✕ HISTORICAL EXCAVATION SAMPLES
- HIGHWAY AUTHORITY AGREEMENT

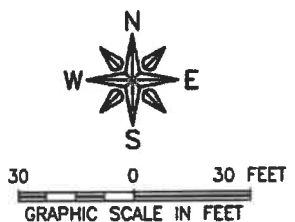


EXHIBIT C
HIGHWAY AUTHORITY
AGREEMENT AREA
DEKALB FORGE COMPANY
1832 PLEASANT ST.
DEKALB, IL 60115

11/17/21

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