



## MEMORANDUM

**TO:** Bruce K. Walden, Chief Administrative Officer  
**FROM:** William R. Gray, P.E., Public Works Director  
Gale L. Jamison, P.E., Assistant City Engineer  
**DATE:** July 5, 2006  
**RE:** Pride Oil, LLC. (1701 South Philo Road)  
**Tiered Approach to Corrective Action Objectives Agreement**  
**Groundwater Restriction Ordinance**

### INTRODUCTION/ISSUES

Pride Oil, LLC is currently completing Corrective Action work at their facility at 1701 South Philo Rd. in accordance with 35 Illinois Administrative code (IAC) Part 734, *Petroleum Underground Storage Tanks (Releases Reported On Or After June 24, 2002)*, and 35 IAC Part 742, *Tiered Approach to Corrective Action Objectives (TACO)*, in response to a leaking underground storage tank (LUST) release on the site. Subsurface investigation work, completed to date as part of Corrective Action, has identified soil and groundwater contamination in excess of the Tier 1 soil and groundwater remediation objectives beneath the subject site and beneath portions of the Philo Road and Florida Avenue right-of-ways. In order to move toward closure of the LUST release incident and to obtain a No Further Remediation (NFR) Letter, Pride will propose to the Illinois Environmental Protection Agency (IEPA) a risk-based Corrective Action Plan (CAP) which will evaluate risk-based Tier 2 soil and groundwater remediation objectives for the site and adjacent rights-of-way.

As a part of the TACO process Institutional Controls must be placed on the properties based on any of many assumptions. The one that applies here is Industrial/ Commercial property use. The two forms of Institutional Control that are proposed for the site are,

1. An agreement (attached) between a property owner and a highway authority (City) with respect to any contamination remaining under highways and,
2. An ordinance (attached) prohibiting the use of groundwater as a potable water supply.

The proposed *Tiered Approach to Corrective Action Objective Agreement* (Highway Authority Agreement) is similar to the one entered into with the owner of the Shell Oil site at 1901 Philo Road. The agreement defines responsibilities for removal of contamination within the right-of-way by Pride Oil, LLC, if encountered by construction activities. It provides for remedies for the City if the Pride Oil, LLC, site owner fails to take appropriate action. It also prohibits the use of groundwater as a potable water supply within the right-of-way.

The proposed groundwater restriction ordinance prohibits the use of groundwater as a potable water supply for a distance of 1000 feet around the site. The distance is judged as that necessary to appropriately model the potential contaminant movement for the protection of human health and the environment. The restricted area is within the corporate limits of the City and fully served by Illinois American Water Company. Because the area is served by Illinois American Water Company the development of potable water supply well is restricted for residential use. Illinois American has no water supply wells within the area. The area is not generally noted for resources available for high production water wells and is a considerable distance from Illinois American's treatment facilities and will not likely be an area that would be considered for raw water resources for potable use.

### **FISCAL IMPACTS**

There are no financial impacts to the City with either the TACO Agreement or the Groundwater Restriction Ordinance.

### **RECOMMENDATIONS**

It is recommended that "AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE AN A TIERED APPROACH TO CORRECTIVE ACTION OBJECTIVES AGREEMENT" BE APPROVED.

It is also recommended that "AN ORDINANCE PROHIBITING THE USE OF GROUNDWATER AS A POTABLE WATER SUPPLY BY THE INSTALLATION OR USE OF POTABLE WATER SUPPLY WELLS OR BY ANY OTHER METHOD" BE APPROVED.

ORDINANCE NO. 2006-07-089

**AN ORDINANCE  
APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE  
TIERED APPROACH TO CORRECTIVE ACTION OBJECTIVES (TACO) AGREEMENT  
(1701 Philo Rd.)**

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS, as follows:

Section 1. That an agreement by and between the City of Urbana, Illinois, and Pride Oil, LLC., in the form of the copy of said Agreement attached hereto and hereby incorporated by reference, be and the same is hereby authorized and approved.

Section 2. That the Mayor of the City of Urbana, Illinois be and the same is hereby authorized to execute and deliver and the City Clerk of the City of Urbana, Illinois be and the same is hereby authorized to attest to said execution of said Agreement as so authorized and approved for and on behalf of the City of Urbana, Illinois.

PASSED by the City Council this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

AYES:

NAYES:

ABSTAINS:

\_\_\_\_\_  
Phyllis D. Clark, City Clerk

APPROVED by the Mayor this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

\_\_\_\_\_  
Laurel Lunt Prussing, Mayor

## **TIERED APPROACH TO CORRECTIVE ACTION OBJECTIVES AGREEMENT**

This agreement is entered into this \_\_\_\_ day of \_\_\_\_\_, 2006 pursuant to 35 Illinois Administrative Code Section 742.1020 by and between Pride Oil, LLC. ("Pride") as owner and operator of underground storage tanks and the City of Urbana ("City"), as follows:

**WHEREAS**, Pride has reported a release of petroleum product from underground storage tanks to the Illinois Emergency Management Agency in regard to property located at 1701 Philo Road, Urbana, Illinois ("Site"), currently owned and operated by Pride as a gasoline service station, and the Illinois Emergency Management Agency has assigned leaking underground storage tank ("LUST") release incident number 20041080 to the release at the property;

**WHEREAS**, Pride has requested risk-based, site specific soil and/or groundwater remediation objectives from the Illinois Environmental Protection Agency ("IEPA") under 35 Illinois Administrative Code (IAC) Part 734, *Petroleum Underground Storage Tanks (Releases Reported On Or After June 24, 2002)*;

**WHEREAS**, Pride and the City believe soil and groundwater located within the City-controlled roadway Right-of-Way may become contaminated by the release:

**WHEREAS**, 35 Illinois Administrative Code Section 742.1020 provides for the use of a Highway Authority Agreement as an institutional control in order to achieve risk-based, site specific soil and groundwater remediation objectives to obtain a No Further Remediation ("NFR") determination from the IEPA. The reason for the Highway Authority Agreement is to ensure protection of human health and the environment by restricting or limiting land uses on property. The restrictions or limitations are necessary in order to protect against exposure to contaminated soil or groundwater or both that may be present within the Right-of-Way as a result of underground storage tank activities;

**WHEREAS**, the City holds a fee simple interest or a dedication for highway purposes in the Right-of-Way, or the Right-of-Way is a platted street, and the City has jurisdiction of the Right-of-Way. As such, the City exercises sole control over the use of groundwater beneath the Right-of-Way and over access to the soil beneath the Right-of-Way because a permit is required for said access;

**WHEREAS**, the City is willing to agree that it will not allow the use of groundwater under the highway Right-of-Way as a potable or other domestic supply of water and that it will limit access as described herein to soil under the highway Right-of-

Way that is contaminated from the releases at levels above residential Tier 1 remediation objectives;

**WHEREAS**, the IEPA must review, approve and accept this Agreement as a Highway Authority Agreement, as defined in 35 Illinois Administrative Code Section 742.1020, and, this Agreement must be referenced by the IEPA in its NFR determination letter for the property;

**WHEREAS**, this Agreement shall be null and void without such acceptance and reference of this Agreement by the IEPA;

**WHEREAS**, the parties intend this Agreement to be in full and complete settlement and compromise of all claims the City may have arising from the release of contaminants in and to the Right-of-Way associated with LUST release incident number 20041080.

**NOW, THEREFORE**, for the mutual Agreement set forth herein and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged by the parties, the parties hereto agree as follows:

1. The recitals set forth above are incorporated by reference as if fully set forth herein.
2. Attached as Exhibit A are site maps which show the areas of estimated contaminant impacted soil and groundwater at the time of this Agreement in the Right-of-Way above Tier 1 residential remediation objectives under 35 Illinois Administrative Code Part 742. Also attached as Exhibit B are tables showing concentration of contaminants of concern, hereafter "Contaminants," in the soil and groundwater within the area described in Exhibit A and which show the applicable Tier 1 soil and groundwater remediation objectives for residential property of the Illinois Pollution Control Board ("IPCB") which are exceeded. The Right-of-Way, and only the Right-of-Way, as described in Exhibit A, hereinafter the "Right-of-Way," adjacent to the Site is subject to this agreement. As the drawings in the Exhibits are not plats, the boundary of the Right-of-Way in the Exhibits may be an approximation of the actual Right-of-Way lines. In the Right-of-Way, it is impractical to sample for Contaminants, however, the parties believe that the area of the Right-of-Way is adequate to encompass the soil and groundwater within the Right-of-Way possibly impacted with Contaminants from a release at the Site.

In the event that either the City or Pride determines that the area of estimated contaminant impacted soil and groundwater has expanded or materially changed, the parties shall amend Exhibit A of this Agreement to reflect the estimated contaminant impacted soil and groundwater. Also, in the event the City expands the Right-of-Way by acquiring all or part of the Site property or a property adjacent to the Site property which is or may be contaminated, the parties shall amend Exhibit A and Exhibit B of this

Agreement to reflect the estimated contaminant impacted soil and groundwater, and describe and depict the Right-of-Ways.

3. The City shall prohibit the use of the groundwater beneath the Right-of-Way as a potable or other domestic supply of water and will limit access to soil as described herein under the Right-of-Way that is contaminated from the releases at the Site at levels above Tier 1 residential remediation objectives. As the pavement in the Right-of-Way may be considered an engineered barrier, Pride agrees to reimburse the City for maintenance activities requested by Pride in writing in order to maintain it as a barrier. Except for ordinary maintenance consistent with that performed by the City on other City highways, the City does not agree to perform maintenance of the Right-of-Way, nor does it agree that the Right-of-Way will always remain a City highway or that it will maintain the Right-of-Way as an engineered barrier.
4. This Agreement does not limit the City's ability to construct, reconstruct, improve, repair, maintain and operate (collectively "Work") a highway upon its property or to allow others to use the highway Right-of-Way by permit.
5. The City reserves the right and the right of those using its property under permit to remove contaminated soil and/or groundwater above Tier 1 residential remediation objectives from its Right-of-Way and to dispose of them as they deem appropriate not inconsistent with applicable environmental regulations so as to avoid causing a further release of the contaminants and to protect human health and the environment.
6. Unless there is an immediate threat to health or safety to any individual or to the public, the City shall provide Pride with reasonable notice that it intends to let work on published programs or that it intends to perform work in the Right-of-Way which may involve removing and disposing of contaminated soil or groundwater to the extent necessary of its work. The City and Pride will engage in a good faith, collaborative process to arrive at a consensus approach to managing the impacted soil or groundwater in the Right-of-Way in an attempt to reconcile Pride's preference for performing as much of this work as possible with the City's engineering and other constraints in doing so. Any work performed by Pride shall be performed under a permit from the City. The final decision for management will be in the sole discretion of the City.

All site investigation and corrective action performed by Pride within the City Right-of-Way shall comply with all applicable environmental laws. The City may designate the time and location of any site investigation or corrective action performed by Pride in the Right-of-Way.

7. Pride shall reimburse the City for reasonable costs it may incur in protecting human health and the environment, including, but not limited to identifying, investigating, handling, storing and disposing of contaminated

soil and groundwater located within the Right-of-Way as a result of the release of contaminants at the property by Pride. Pride shall also reimburse reasonable costs which may be incurred by the Pride to perform a site investigation of the Right-of-Way and to administer and enforce this Agreement.

8. Provided no immediate threat to health and safety existed, the failure by the City to provide Pride with reasonable notice to a letting of work or of the City's intent to perform work in the Right-of-Way, or, the failure by the City to engage in a good faith collaborative process to manage the remediation, as required by paragraph 6 of this Agreement, shall limit the reimbursement of cost as described in paragraph 7 of this Agreement to \$10,000.00. If there is an immediate threat to the health and safety to any individual or to the public, the City may respond to and deal with this threat, without providing notice to Pride. However, the City shall notify Pride as it is practicable by telephone.
9. The City's sole responsibility under this Agreement with respect to others using the Right-of-Way under permit from the City is to include the following, or similar language, in the future standard Right-of-Way permit provisions and to notify its current permit holders on its mailing list of the following:

As a condition of this permit, the permittee shall request the Permit Office to identify sites in the Right-of-Way (as described in Exhibit A attached hereto) where access to contaminated soil or groundwater is governed by Tiered Approach to Corrective Action Objectives ("TACO") Agreements. The permittee shall take measures before, during and after any access to these sites to protect worker safety and human health and the environment. It is the responsibility of the permittee to notify Pride Oil, LLC. (which is pursuing a corrective action of contaminated soil and groundwater at the site and in the Right-of-Way, as described in Exhibit A attached hereto which Right-of-Way is adjacent to the site) that the permittee is performing work in the Right-of-Way which may involve removing and disposing of contaminated soil or groundwater to the extent necessary for its work. Pride Oil, LLC. may be contacted at the following phone number 217-857-3163. Excavated contaminated soil should be managed off-site in accordance with all applicable environmental laws.

10. In the event of a breach of this Agreement by the City, Pride's sole remedy for such breach shall be an action for specific performance.

11. This Agreement shall continue in effect from the date of this Agreement until the Right-of-Way is vacated or the Right-of-Way is demonstrated to be suitable for unrestricted use and there is no longer a need for this Agreement as a Highway Authority Agreement, and the IEPA has amended the notice in the chain of title of the property to reflect unencumbered future use of that Right-of-Way.
12. Violation of the terms of this Agreement by Pride, or its successors in interest, may be grounds for avoidance of this Agreement as a Highway Authority Agreement. Violation of the terms of this Agreement by the City will not void this Agreement, unless the IEPA has determined that the violation is grounds for voiding this Agreement as a Highway Authority Agreement and the City has not cured the violation within such time as IEPA has granted to cure the violation.
13. This Agreement shall be binding upon all successors in interest to Pride and to the City. A successor in interest of the City would include a highway authority to which the City would transfer jurisdiction of the highway. In the event that the Right-of-Way is vacated, the City and Pride shall provide written notice to the IEPA of such vacation and termination of this Agreement.
14. Written notice required by this Agreement shall be mailed to the following:  

If to Pride:	Pride Oil, LLC. 1505 W. Main Street Teutopolis, Illinois 662467
If to City:	City of Urbana 400 S. Vine Street Urbana, Illinois 61801
15. Pride shall indemnify, defend and hold harmless the City, its elected officials, its duly appointed officials, agents, employees, and representatives, and its duly appointed officials, agents, employees, and representatives from and against any and all claims, suits, settlements, actions, losses, expenses, damages, injuries, judgments, and demands (collectively referred to hereinafter as "claims") arising from and relating to IEMA release incident number 20041080, including (a) the existence of soil and groundwater contamination within the Right-of-Way; (b) the migration of soil and/or groundwater contamination caused by Pride within the Right-of-Way to adjoining property; (c) the performance of any site investigation or the excavation, handling, storage, removal or disposal of contaminated soil and/or groundwater located within the Right-of-Way; and (d) the exposure of any individual or the public to contaminated soil and/or groundwater located within the Right-of-Way.



Pride further agrees to pay all damages, judgments, settlements, costs and expenses incurred by the City, including all reasonable attorney's fees and court costs, in connection with or resulting from such claims against the City.

Pride's obligations to defend and indemnify the Pride pursuant to this paragraph 15 are expressly contingent upon the City providing Pride with timely notice and the opportunity to defend such claims.

16. It is mutually agreed by and between the parties hereto that each party warrants and represents to the other party and agrees that (1) this Agreement is executed by duly authorized agents or officers of such party and that all such agents and officers have executed the same in accordance with the lawful authority vested in them pursuant to all applicable and substantive requirements; (2) this Agreement is binding and valid and will be specifically enforceable against each party; and (3) this Agreement does not violate any presently existing provisions of law nor any applicable order, writ, injunction or decree of any court or government department, commission, board, bureau, agency or instrumentality applicable to such party.
17. It is mutually agreed by and between the parties hereto that this Agreement shall not be construed, in any manner or form, to limit the power or authority of the City or the City's Engineer to maintain, operate, improve, manage, construct, reconstruct, repair, widen or expand City highways as best determined as provided by law or to construct, maintain and operate subsurface utility mains, pipes and structures, including, but not limited to, such structures necessary for water and sewer systems and utilities and storm water drainage systems.
18. It is mutually agreed by and between the parties hereto that nothing contained in this Agreement is intended or shall be construed as in any manner or form creating or establishing a relationship of co-partners between the parties hereto, or as constituting Pride, the agent, representative or employee of the Pride for any purpose or in any manner, whatsoever. Pride is to be and shall remain independent of the City with respect to all services performed under this Agreement.
19. This Agreement shall be deemed to take effect as of the date on which the duly authorized agents of the last of the parties hereto to execute this Agreement affix their signatures.
20. This Agreement shall be enforceable in any court of competent jurisdiction by each of the parties hereto by any appropriate action at law or in equity, including any action to secure the performance of the representations, promises, covenants, agreements and obligations contained herein.

21. It is mutually agreed by and between the parties hereto that the provisions of this Agreement are severable. If any provisions, paragraph, section, subdivision, clause, phrase or word of this Agreement is for any reason held to be contrary to law, or contrary to any rule or regulation having the force and effect of law, such decision shall not affect the remaining portions of this Agreement.
22. It is mutually agreed by and between the parties hereto that the agreement of the parties hereto is contained herein and that this Agreement supersedes all oral agreements and negotiations between the parties hereto relating to the subject matter hereof.
23. It is mutually agreed by and between the parties hereto that any alterations, amendments, deletions, or waivers of any provision of this Agreement shall be valid only when expressed in writing and duly executed by the parties hereto.
24. This Agreement shall be executed in multiple identical counterparts, and all of said counterparts shall, individually and taken together, constitute this Agreement.

**IN WITNESS WHEREOF**, the City of Urbana, Illinois has caused this Agreement to be signed by its \_\_\_\_\_, a duly authorized representative, and be binding upon it, its successors and assigns.

City of Urbana, Illinois

BY: \_\_\_\_\_

DATE: \_\_\_\_\_

PRINTED: \_\_\_\_\_

TITLE: \_\_\_\_\_

**IN WITNESS WHEREOF**, the Owner, Pride Oil, LLC., has caused this Agreement to be signed by its duly authorized representative, and be binding upon it, its successors and assigns.

Pride Oil, LLC.

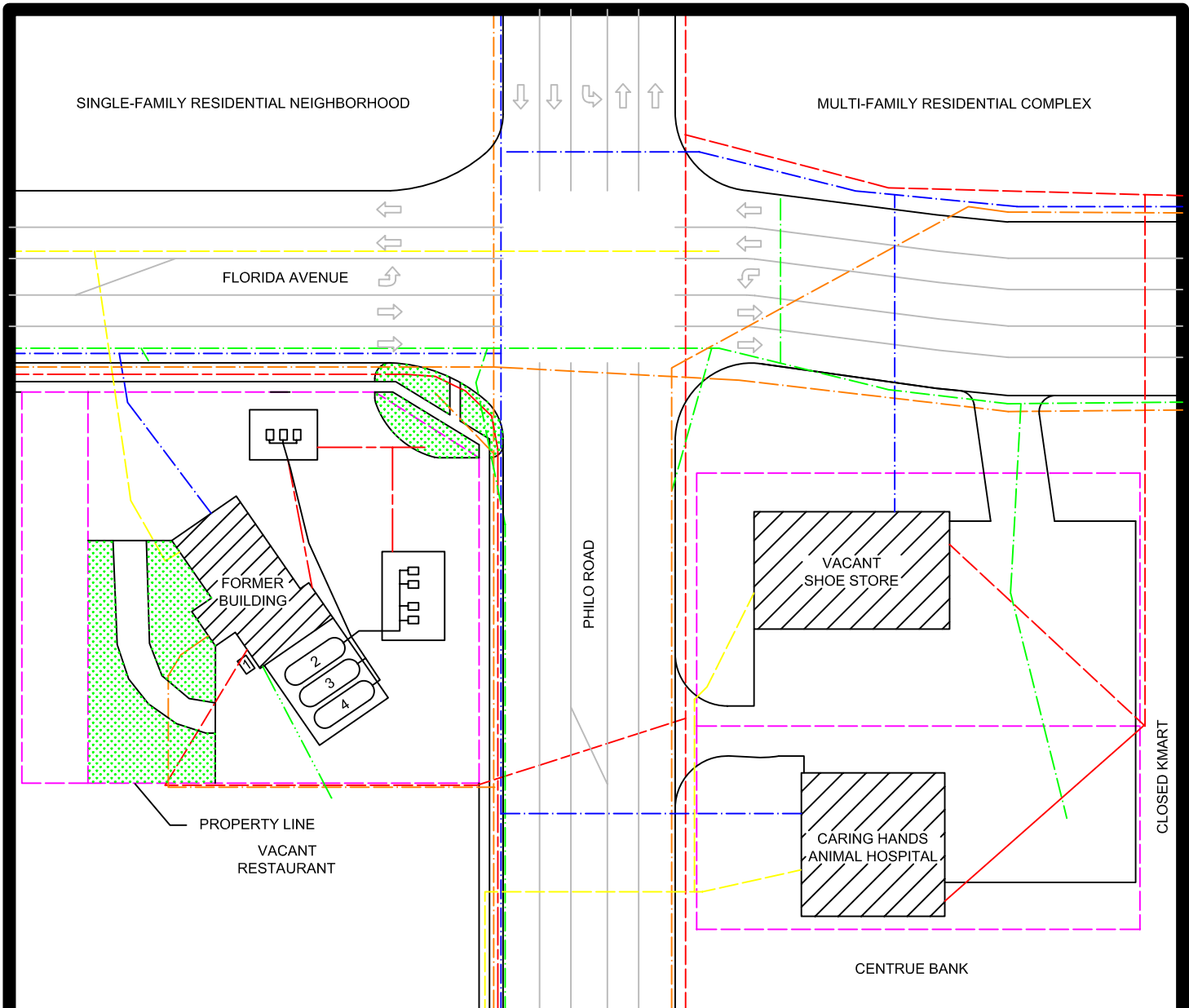
BY: \_\_\_\_\_

DATE: \_\_\_\_\_

PRINTED: \_\_\_\_\_

TITLE: \_\_\_\_\_

## **Exhibit A: Site Map**




**UTILITY LEGEND**

- Water ————
- Underground
- Phone ————
- Overhead
- Electrical ————
- Underground
- Electrical ————
- Sanitary Sewer ————
- Natural Gas ————
- Storm Sewer ————

NOTE: Utility locations are approximate.

- Tank 1 - 550-gal. used motor oil UST (removed)
- Tank 2 - 8,000-gal. unleaded gasoline UST (removed 10/5/04)
- Tank 3 - 8,000-gal. unleaded gasoline UST (removed 10/5/04)
- Tank 4 - 8,000-gal. unleaded gasoline UST (removed 10/5/04)
- Tank 5 - 550-gal. used motor oil UST (removed-location unknown)

  
 North  
 Scale 1" = 60'

**GEOCON**  
engineering, inc.

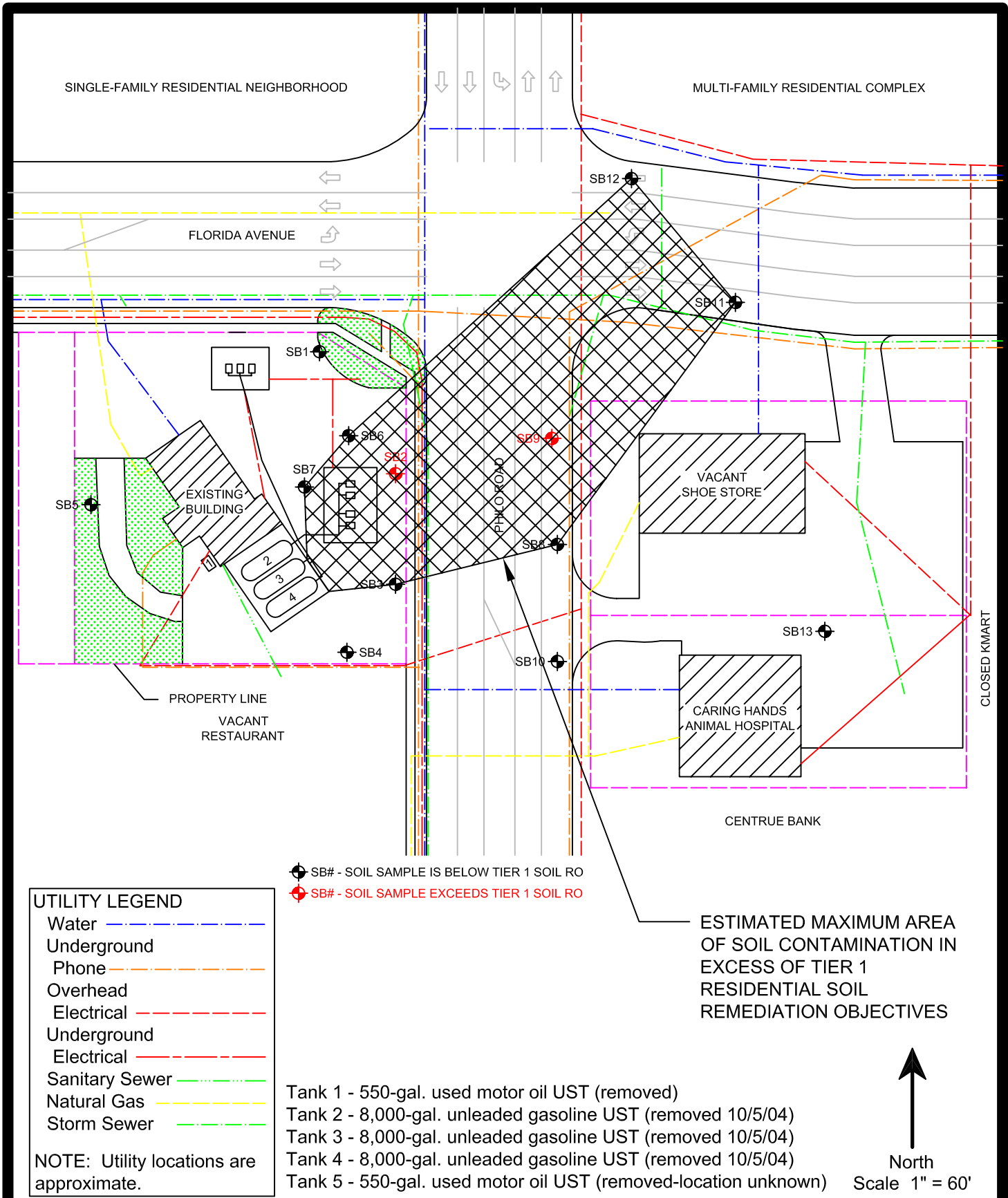
306B Tiffany Court      217/403-9990 phone  
Champaign, IL 61822    217/403-1559 fax

**FIGURE 1**

SITE PLAN  
Pride Oil, LLC. - 1701 Philo Road  
Urbana, Champaign County, Illinois

PROJECT NO.: 41029

DATE: May 2006



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engineering, inc.

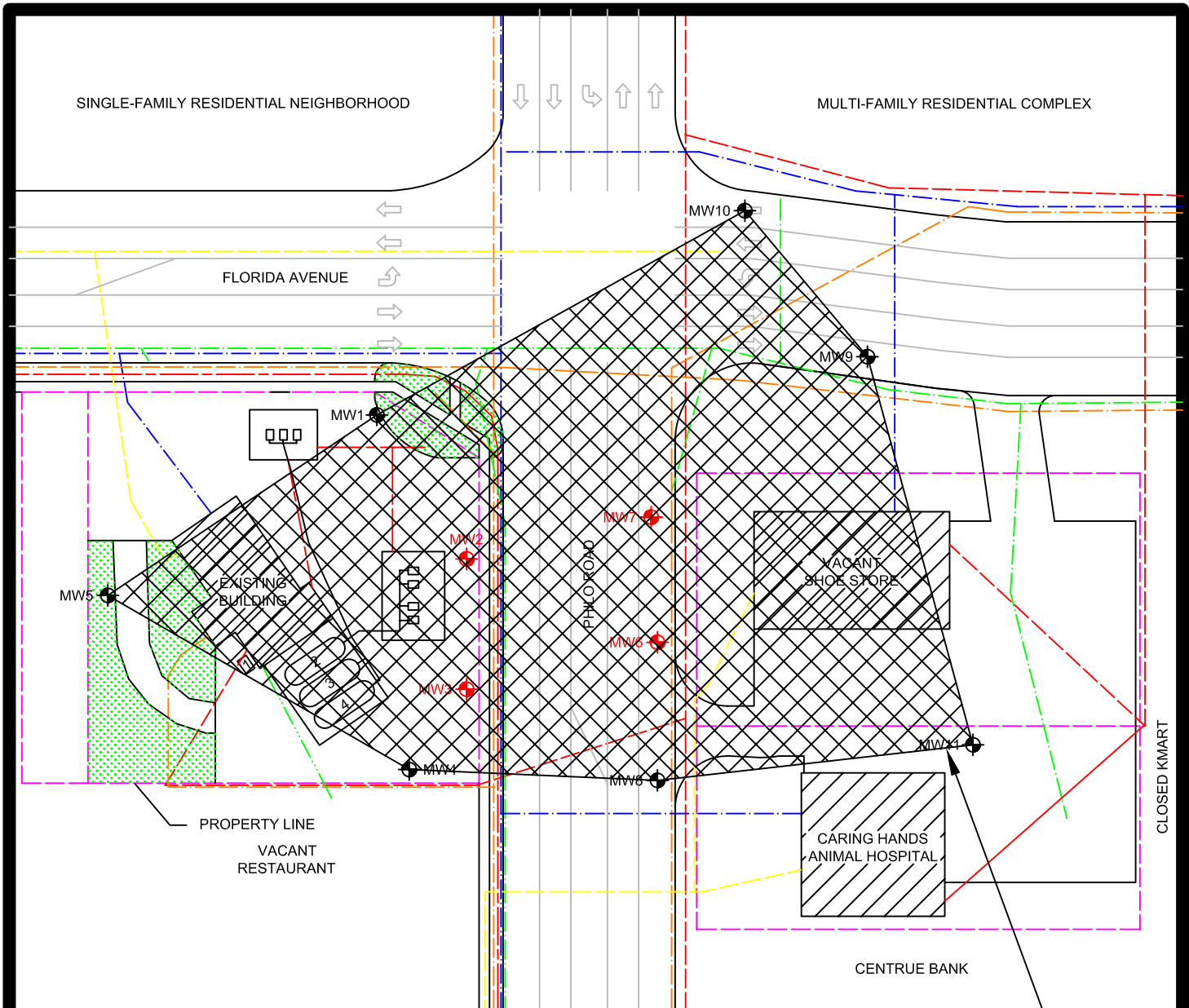
306B Tiffany Court  
Champaign, IL 61822

217/403-9990 phone  
217/403-1559 fax

**FIGURE 2**  
ESTIMATED MAXIMUM HORIZONTAL EXTENT OF SOIL CONTAMINATION  
Pride Oil, LLC. - 1701 Philo Road  
Urbana, Champaign County, Illinois

**PROJECT NO.:** 41029

**DATE:** May 2006



● MW# - GROUNDWATER SAMPLE IS BELOW TIER 1 GROUNDWATER RO  
 ● MW# - GROUNDWATER SAMPLE EXCEEDS TIER 1 GROUNDWATER RO

**UTILITY LEGEND**

- Water ————
- Underground Phone ————
- Overhead Electrical ————
- Underground Electrical ————
- Sanitary Sewer ————
- Natural Gas ————
- Storm Sewer ————

NOTE: Utility locations are approximate.

ESTIMATED MAXIMUM EXTENT OF GROUNDWATER CONTAMINATION IN EXCESS OF TIER 1 RESIDENTIAL GROUNDWATER REMEDIATION OBJECTIVES

- Tank 1 - 550-gal. used motor oil UST (removed)
- Tank 2 - 8,000-gal. unleaded gasoline UST (removed 10/5/04)
- Tank 3 - 8,000-gal. unleaded gasoline UST (removed 10/5/04)
- Tank 4 - 8,000-gal. unleaded gasoline UST (removed 10/5/04)
- Tank 5 - 550-gal. used motor oil UST (removed-location unknown)

↑ North  
 Scale 1" = 60'

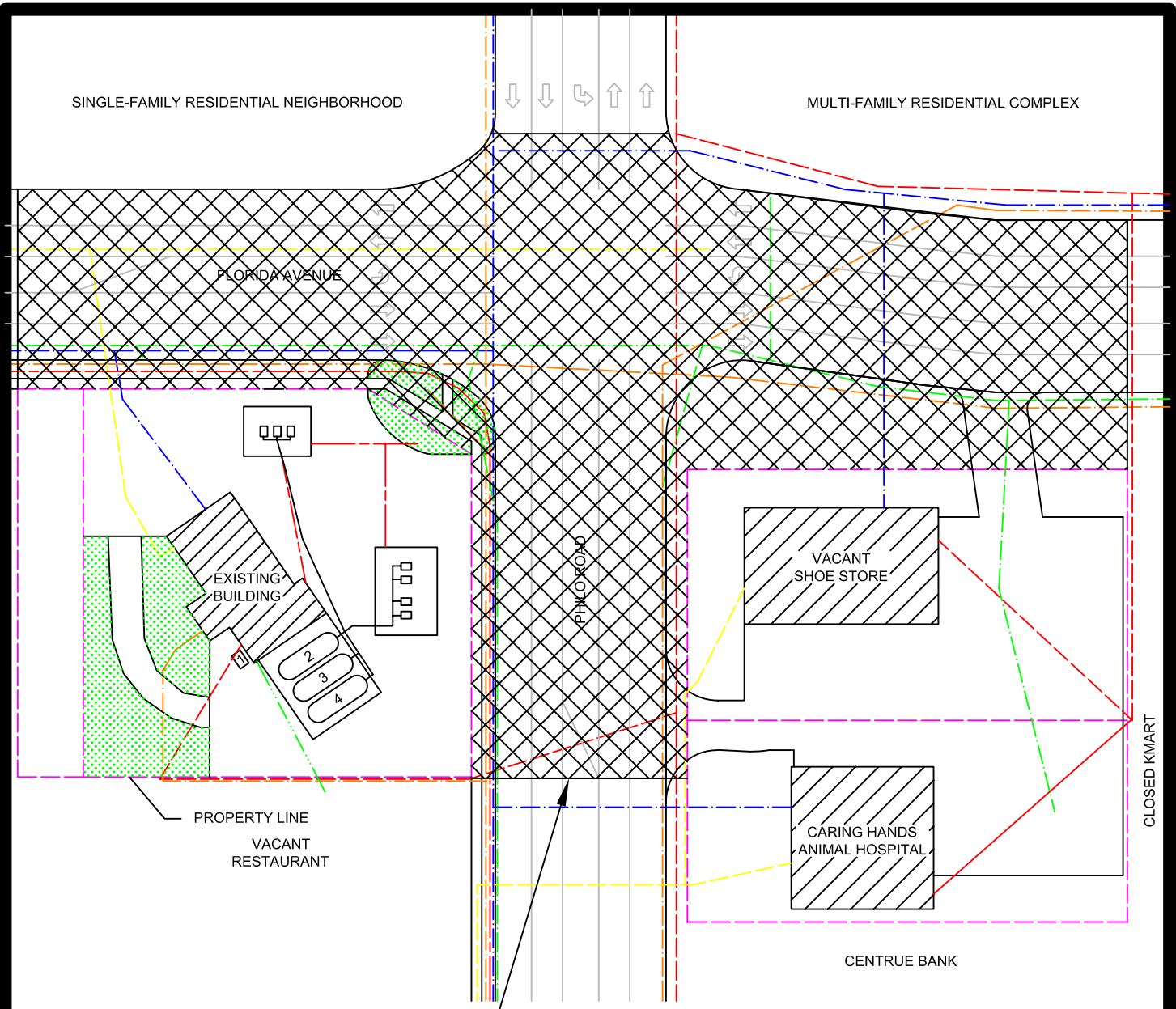
**GEOCON**  
engineering, inc.

306B Tiffany Court 217/403-9990 phone  
Champaign, IL 61822 217/403-1559 fax

**FIGURE 3**  
ESTIMATED MAXIMUM HORIZONTAL EXTENT OF GROUNDWATER CONTAMINATION  
Pride Oil, LLC. - 1701 Philo Road  
Urbana, Champaign County, Illinois

PROJECT NO.: 41029

DATE: May 2006



**UTILITY LEGEND**

- Water ————
- Underground Phone ————
- Overhead Electrical ————
- Underground Electrical ————
- Sanitary Sewer ————
- Natural Gas ————
- Storm Sewer ————

NOTE: Utility locations are approximate.

- Tank 1 - 550-gal. used motor oil UST (removed)
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- Tank 5 - 550-gal. used motor oil UST (removed-location unknown)

North ↑  
Scale 1" = 60'

**GEOCON**  
engineering, inc.

306B Tiffany Court  
Champaign, IL 61822

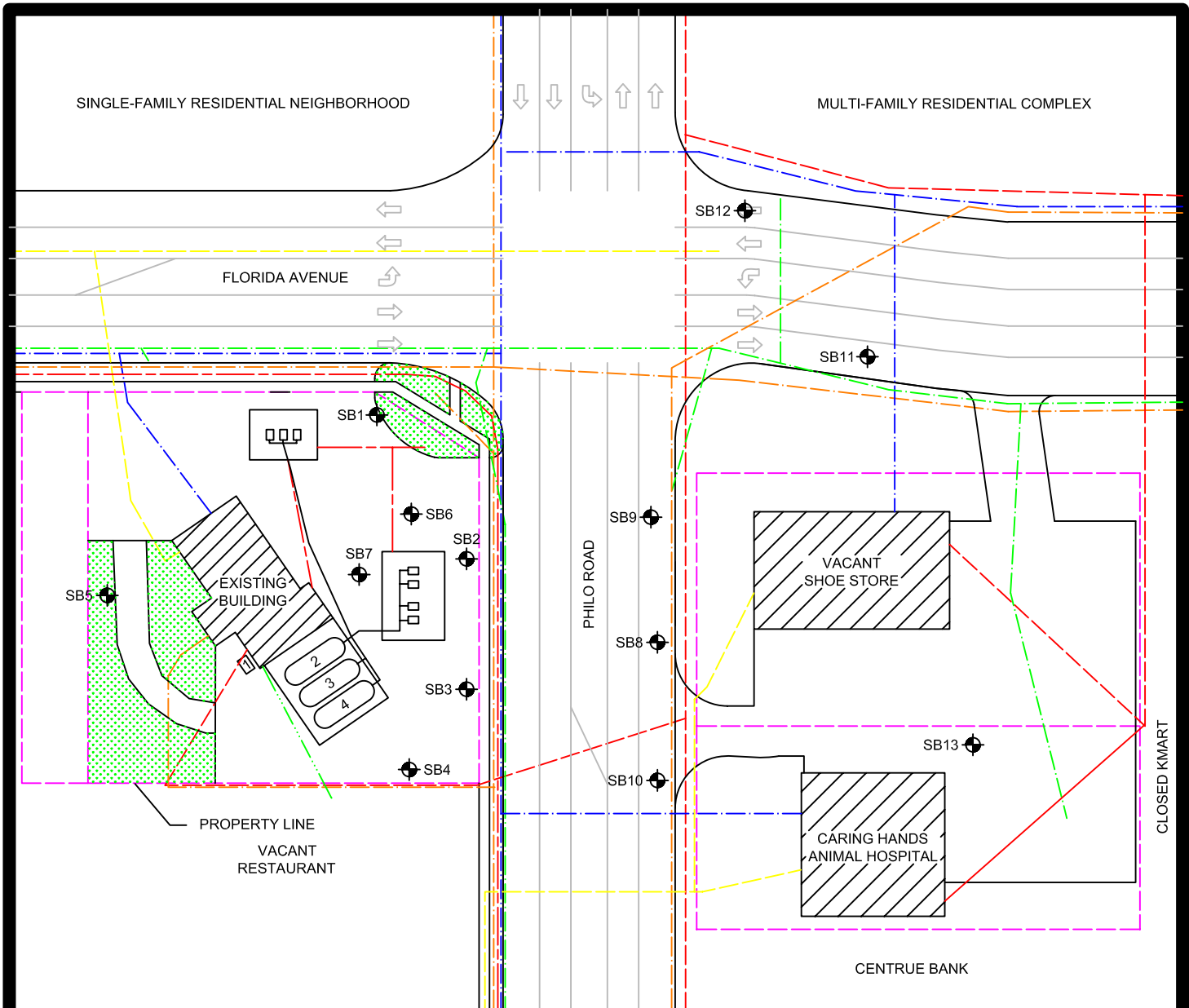
217/403-9990 phone  
217/403-1559 fax

**FIGURE 4**  
PROPOSED HIGHWAY AUTHORITY AGREEMENT  
AREA LOCATION MAP

Pride Oil, LLC. - 1701 Philo Road  
Urbana, Champaign County, Illinois

**PROJECT NO.:** 41029

**DATE:** May 2006



**UTILITY LEGEND**

- Water ————
- Underground
- Phone ————
- Overhead
- Electrical ————
- Underground
- Electrical ————
- Sanitary Sewer ————
- Natural Gas ————
- Storm Sewer ————

NOTE: Utility locations are approximate.

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North ↑  
Scale 1" = 60'

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engineering, inc.

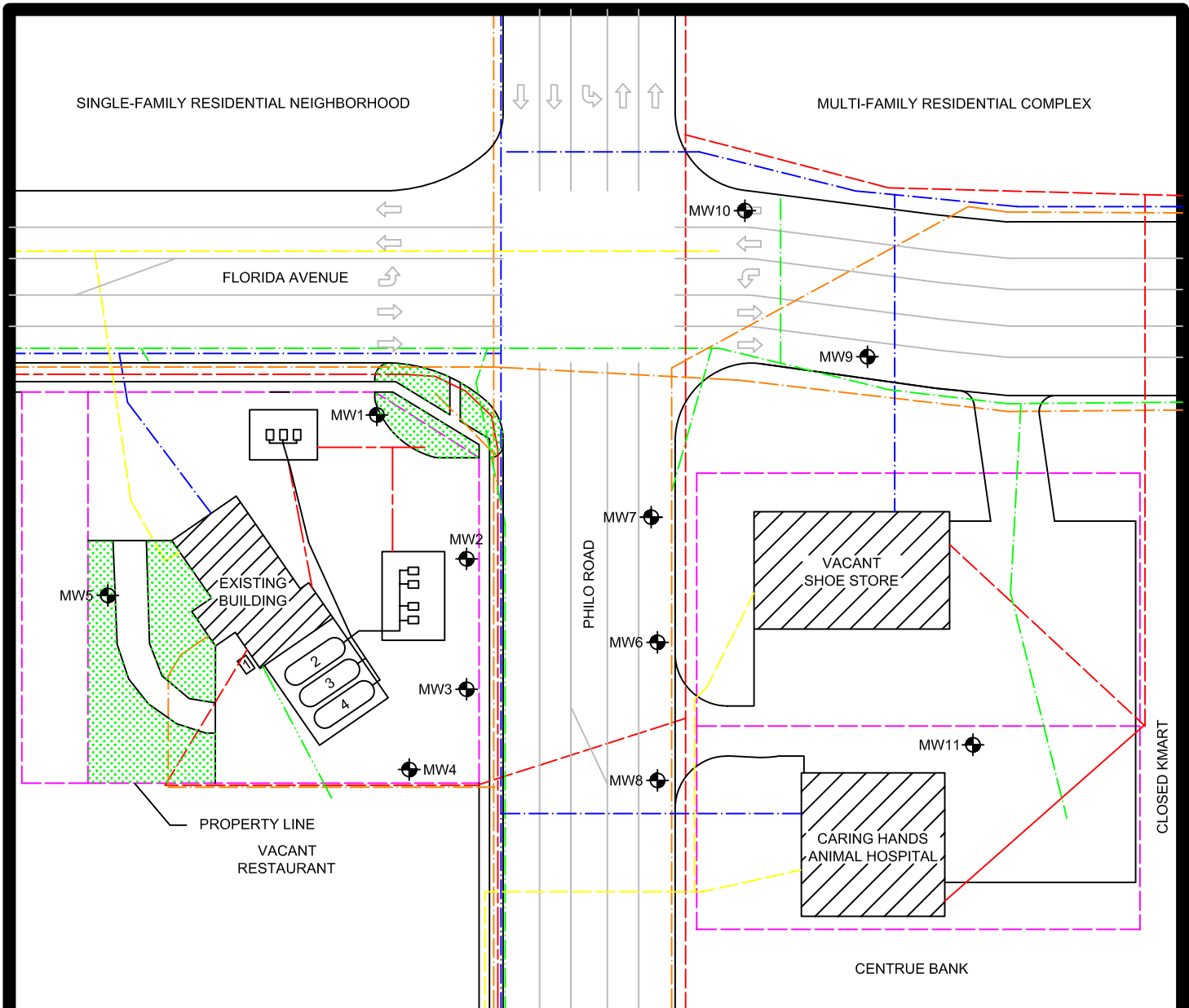
306B Tiffany Court 217/403-9990 phone  
Champaign, IL 61822 217/403-1559 fax

**FIGURE 5**  
SOIL BORING LOCATION DIAGRAM  
Pride Oil, LLC. - 1701 Philo Road  
Urbana, Champaign County, Illinois

PROJECT NO.: 41029

DATE: May 2006





**UTILITY LEGEND**

- Water ————
- Underground
- Phone ————
- Overhead
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Scale 1" = 60'

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217/403-9990 phone  
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**FIGURE 6**  
GROUNDWATER MONITORING WELL  
LOCATION DIAGRAM








Pride Oil, LLC. - 1701 Philo Road  
Urbana, Champaign County, Illinois

**PROJECT NO.:** 41029




**DATE:** May 2006

The Agency is authorized to require this information under 415 ILCS 5/4 and 21. Disclosure of this information is required. Failure to do so may result in a civil penalty up to \$25,000.00 for each day the failure continues, a fine up to \$50,000.00 and imprisonment up to five years. This form has been approved by the Forms Management Center.

LUST Incident No.: 20041080	Boring Number: SB8	Page: 1 of 1
Site Name: Pride Oil Company Address: 1701 Philo Road Urbana, Champaign County, Illinois	Boring Location: Boring located to east-northeast of former UST cavity.	Date: Start: 4/14/2005 Finish: 4/14/2005








Sample Number	Sample Device	Sample Recovery (%)	Lithology Symbol	Depth (feet)	Detailed Soil and Rock Description	Natural Moisture Content (%)	Hand Penetrometer Qu	OVA/PID/FID/OVM	Remarks
					10" Concrete PAVEMENT/2" Gravel BASECOURSE				
01	SS	50			Brown and Green mottled silty CLAY (CL), with trace sand and gravel, dry	-	1.5	ND	Analytical Sample
02	SS	50				-	1.5	ND	
03	SS	50		5	Brown and Gray mottled silty CLAY (CL), with sand and gravel, moist	-	1.5	ND	
04	SS	100			Brown silty CLAY (CL), with sand and gravel, dry to moist	-	3.0	ND	
05	SS	100		10		-	3.5	ND	
06	SS	100			Gray silty CLAY (CL), with sand and gravel, dry	-	4.5+	ND	
07	SS	100				-	4.5+	ND	
				15					
				20					
				25					
				30					

Note: Stratification lines are approximate; in-situ transition between soil types may be gradual.




<p>Groundwater Data</p> <p> Depth While Drilling 11</p> <p> Depth After Drilling 8</p>	<p>Auger Depth: 15 feet      Rig: Diedrich D-120 HSA Rig</p> <p>Rotary Depth: N/A      Geologist: Karl F. Newman, P.G.</p> <p>Driller/Co.: James Lubben/GEOCON Engineering, Inc.</p> <p>Note: Boring completed as groundwater monitoring well MW6.</p>	 <p>Illinois Environmental Protection Agency</p>
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The Agency is authorized to require this information under 415 ILCS 5/4 and 21. Disclosure of this information is required. Failure to do so may result in a civil penalty up to \$25,000.00 for each day the failure continues, a fine up to \$50,000.00 and imprisonment up to five years. This form has been approved by the Forms Management Center.

LUST Incident No.: 20041080	Boring Number: SB9	Page: 1 of 1
Site Name: Pride Oil Company Address: 1701 Philo Road Urbana, Champaign County, Illinois	Boring Location: Boring located to northeast of former UST cavity.	Date: Start: 4/14/2005 Finish: 4/14/2005








Sample Number	Sample Device	Sample Recovery (%)	Lithology Symbol	Depth (feet)	Detailed Soil and Rock Description	Natural Moisture Content (%)	Hand Penetrometer Qu	OVA/PID/FID/OVM	Remarks
					10" Concrete PAVEMENT/2" Gravel BASECOURSE				
01	SS	33			Brown and Green mottled silty CLAY (CL), with trace sand and gravel, dry	-	1.0	ND	Analytical Sample
02	SS	100				-	1.5	ND	
				5					
03	SS	100			Brown and Gray mottled silty CLAY (CL), with sand and gravel, moist	-	1.0	ND	
04	SS	100			Brown silty CLAY (CL), with sand and gravel, dry to moist	-	3.0	ND	
05	SS	100		10		-	3.5	ND	
06	SS	100			Gray silty CLAY (CL), with sand and gravel, dry	-	4.5+	ND	
07	SS	100				-	4.5+	ND	
				15					
				20					
				25					
				30					

Note: Stratification lines are approximate; in-situ transition between soil types may be gradual.




<p>Groundwater Data</p> <p> Depth While Drilling 11</p> <p> Depth After Drilling 8</p>	<p>Auger Depth: 15 feet      Rig: Diedrich D-120 HSA Rig</p> <p>Rotary Depth: N/A      Geologist: Karl F. Newman, P.G.</p> <p>Driller/Co.: James Lubben/GEOCON Engineering, Inc.</p> <p>Note: Boring completed as groundwater monitoring well MW7.</p>	 <p>Illinois Environmental Protection Agency</p>
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LUST Incident No.: 20041080	Boring Number: SB10	Page: 1 of 1
Site Name: Pride Oil Company Address: 1701 Philo Road Urbana, Champaign County, Illinois	Boring Location: Boring located to east-southeast of former UST cavity.	Date: Start: 5/27/2005 Finish: 5/27/2005








Sample Number	Sample Device	Sample Recovery (%)	Lithology Symbol	Depth (feet)	Detailed Soil and Rock Description	Natural Moisture Content (%)	Hand Penetrometer Qu	OVA/PID/FID/OVM	Remarks
					10" Concrete PAVEMENT/2" Gravel BASECOURSE				
01	SS	75			Black silty CLAY (CL), with trace sand and gravel, dry	-	1.5	ND	Analytical Sample
02	SS	100			Brown and Gray mottled silty CLAY (CL), with sand and gravel, moist	-	1.5	ND	
03	SS	100		5		-	1.5	ND	
04	SS	100			Brown silty CLAY (CL), with sand and gravel, dry to moist	-	2.5	ND	
05	SS	100		10		-	4.0	ND	
06	SS	100			Gray silty CLAY (CL), with sand and gravel, dry	-	4.5+	ND	
07	SS	100				-	4.5+	ND	
				15					
				20					
				25					
				30					

Note: Stratification lines are approximate; in-situ transition between soil types may be gradual.




<p>Groundwater Data</p> <p> Depth While Drilling 11</p> <p> Depth After Drilling 8</p>	<p>Auger Depth: 15 feet      Rig: Diedrich D-120 HSA Rig</p> <p>Rotary Depth: N/A      Geologist: Karl F. Newman, P.G.</p> <p>Driller/Co.: James Lubben/GEOCON Engineering, Inc.</p> <p>Note: Boring completed as groundwater monitoring well MW8.</p>	 <p>Illinois Environmental Protection Agency</p>
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The Agency is authorized to require this information under 415 ILCS 5/4 and 21. Disclosure of this information is required. Failure to do so may result in a civil penalty up to \$25,000.00 for each day the failure continues, a fine up to \$50,000.00 and imprisonment up to five years. This form has been approved by the Forms Management Center.

LUST Incident No.: 20041080	Boring Number: SB11	Page: 1 of 1
Site Name: Pride Oil Company Address: 1701 Philo Road Urbana, Champaign County, Illinois	Boring Location: Boring located to northeast of former UST cavity.	Date: Start: 5/27/2005 Finish: 5/27/2005

Sample Number	Sample Device	Sample Recovery (%)	Lithology Symbol	Depth (feet)	Detailed Soil and Rock Description	Natural Moisture Content (%)	Hand Penetrometer Qu	OVA/PID/FID/OVM	Remarks
					10" Concrete PAVEMENT/2" Gravel BASECOURSE				
01	SS	100			Black silty CLAY (CL), with trace sand and gravel, dry	-	1.0	ND	Analytical Sample
02	SS	75			Brown and Gray mottled silty CLAY (CL), with sand and gravel, moist	-	1.5	ND	
03	SS	100		5	Brown silty CLAY (CL), with sand and gravel, dry to moist	-	1.5	ND	
04	SS	100				-	2.0	ND	
05	SS	100		10	Gray silty CLAY (CL), with sand and gravel, dry	-	4.0	ND	
06	SS	100				-	4.5+	ND	
07	SS	100				-	4.5+	ND	
				15					
				20					
				25					
				30					

Note: Stratification lines are approximate; in-situ transition between soil types may be gradual.


<p>Groundwater Data</p> <p> Depth While Drilling 12</p> <p> Depth After Drilling 10</p>	<p>Auger Depth: 15 feet      Rig: Diedrich D-120 HSA Rig</p> <p>Rotary Depth: N/A      Geologist: Karl F. Newman, P.G.</p> <p>Driller/Co.: James Lubben/GEOCON Engineering, Inc.</p> <p>Note: Boring completed as groundwater monitoring well MW9.</p>	 <p>Illinois Environmental Protection Agency</p>
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LUST Incident No.: 20041080	Boring Number: SB12
Site Name: Pride Oil Company Address: 1701 Philo Road Urbana, Champaign County, Illinois	Boring Location: Boring located to north-northeast of former UST cavity.
Page: 1 of 1	
Date: Start: 5/27/2005 Finish: 5/27/2005	

Sample Number	Sample Device	Sample Recovery (%)	Lithology Symbol	Depth (feet)	Detailed Soil and Rock Description	Natural Moisture Content (%)	Hand Penetrometer Qu	OVA/PID/FID/OVM	Remarks
					10" Concrete PAVEMENT/2" Gravel BASECOURSE				
01	SS	100		5	Brown and Gray mottled silty CLAY (CL), with sand and gravel, moist	-	1.0	ND	Analytical Sample
02	SS	100		5	Brown silty CLAY (CL), with sand and gravel, dry to moist	-	1.5	ND	
03	SS	100		5		-	2.0	ND	
04	SS	100		5		-	2.0	ND	
05	SS	100		10	Gray silty CLAY (CL), with sand and gravel, dry	-	4.5+	ND	
06	SS	100		10		-	4.5+	ND	
07	SS	100		10		-	4.5+	ND	
				15					
				20					
				25					
				30					

Note: Stratification lines are approximate; in-situ transition between soil types may be gradual.

<p style="text-align: center;">Groundwater Data</p> <p>▼ Depth While Drilling _____ 12 _____</p> <p>▽ Depth After Drilling _____ 10 _____</p>	<p>Auger Depth: 15 feet      Rig: Diedrich D-120 HSA Rig</p> <p>Rotary Depth: N/A      Geologist: Karl F. Newman, P.G.</p> <p>Driller/Co.: James Lubben/GEOCON Engineering, Inc.</p> <p>Note: Boring completed as groundwater monitoring well MW10.</p>	 <p style="font-size: small;">Illinois Environmental Protection Agency</p>
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Illinois Environmental Protection Agency

LUST Well Completion Report

LUST Incident No.: 20041080  
 Site Name: Pride Oil, LLC./Urbana, Illinois  
 Drilling Contractor: GEOCON Engineering, Inc.  
 Driller: James Lubben  
 Drilling Method: Hollow Stem Auger (HSA)

Well No.: MW6  
 Date Drilling Started: 4/14/2005  
 Date Completed: 4/14/2005  
 Geologist: Karl F. Newman, P.G.  
 Drilling Fluids (type): None

Annular Space Details

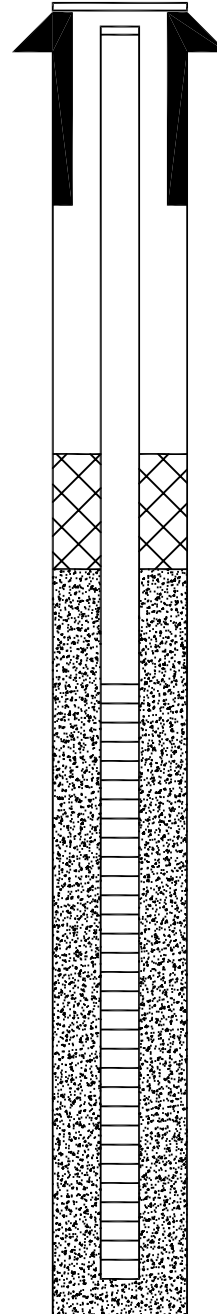
Type of Surface Seal: Sakrete Concrete  
 Type of Annular Seal: Bentonite Chips  
 Type of Bentonite Seal (Granular, Pellet): Chips  
 PureGold - medium  
 Type of Sand Pack: Global Filter Pack

Elevations - 0.01 ft.

98.86 Top of Protective Casing  
98.49 Top of Riser Pipe  
98.86 Ground Surface  
98.25 Top of Annular Seal  
-0.37 Casing Stickup

Well Construction Materials

	Stainless Steel Specify Type	PVC Specify Type	Other Specify Type
Riser coupling joint		ASTM F480	
Riser pipe above water table		Schedule 40	
Riser pipe below water table		Schedule 40	
Screen		Schedule 40	
Coupling joint screen to riser		ASTM F480	
Protective casing			Steel



Measurements

to 0.01 ft (where applicable)

Riser pipe length	5.00 ft.
Screen length	10.00 ft.
Screen slot size	0.010 in.
Protective casing length	1.00 ft.
Depth to water	5.07' below TOC
Elevation of water	93.42
Free product thickness	N/A
Gallons removed (developed)	5
Gallons removed (purged)	5
Other	-

98.25 Top of Seal  
3.76 Total of Seal Interval  
94.49 Top of Sand  
93.49 Top of Screen  
10.00 Total Screen Interval  
83.49 Bottom of Screen  
83.49 Bottom of Borehole

Completed by: Karl F. Newman, P.G.

The Agency is authorized to require this information under 415 ILCS 5/4 and 21. Disclosure of this information is required. Failure to do so may result in a civil penalty up to \$25,000.00 for each day the failure continues, a fine up to \$50,000.00 and imprisonment up to five years. This form has been approved by the Forms Management Center.



Illinois Environmental Protection Agency

LUST Well Completion Report

LUST Incident No.: 20041080  
 Site Name: Pride Oil, LLC./Urbana, Illinois  
 Drilling Contractor: GEOCON Engineering, Inc.  
 Driller: James Lubben  
 Drilling Method: Hollow Stem Auger (HSA)

Well No.: MW7  
 Date Drilling Started: 4/14/2005  
 Date Completed: 4/14/2005  
 Geologist: Karl F. Newman, P.G.  
 Drilling Fluids (type): None

Annular Space Details

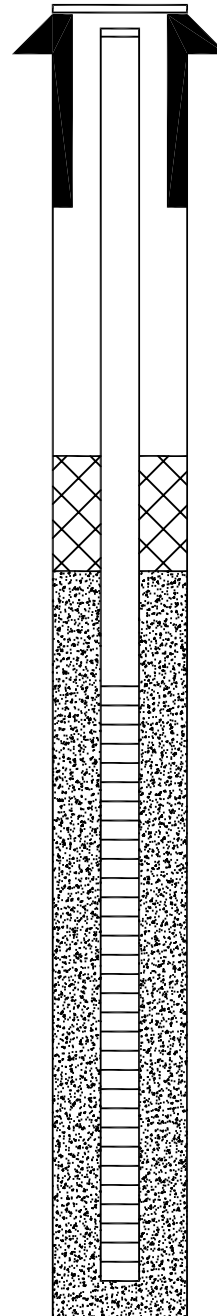
Type of Surface Seal: Sakrete Concrete  
 Type of Annular Seal: Bentonite Chips  
 Type of Bentonite Seal (Granular, Pellet): Chips  
 PureGold - medium  
 Type of Sand Pack: Global Filter Pack

Elevations - 0.01 ft.

- 98.25 Top of Protective Casing
- 97.90 Top of Riser Pipe
- 98.25 Ground Surface
- 97.70 Top of Annular Seal
- 0.35 Casing Stickup

Well Construction Materials

	Stainless Steel Specify Type	PVC Specify Type	Other Specify Type
Riser coupling joint		ASTM F480	
Riser pipe above water table		Schedule 40	
Riser pipe below water table		Schedule 40	
Screen		Schedule 40	
Coupling joint screen to riser		ASTM F480	
Protective casing			Steel



- 97.70 Top of Seal
- 3.40 Total of Seal Interval
- 94.30 Top of Sand
- 93.25 Top of Screen
- 10.00 Total Screen Interval
- 83.25 Bottom of Screen
- 83.25 Bottom of Borehole

Measurements to 0.01 ft (where applicable)

Riser pipe length	5.00 ft.
Screen length	10.00 ft.
Screen slot size	0.010 in.
Protective casing length	1.00 ft.
Depth to water	5.86' below TOC
Elevation of water	92.04
Free product thickness	N/A
Gallons removed (developed)	5
Gallons removed (purged)	5
Other	-

Completed by: Karl F. Newman, P.G.



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Illinois Environmental Protection Agency

LUST Well Completion Report

LUST Incident No.: 20041080  
 Site Name: Pride Oil, LLC./Urbana, Illinois  
 Drilling Contractor: GEOCON Engineering, Inc.  
 Driller: James Lubben  
 Drilling Method: Hollow Stem Auger (HSA)

Well No.: MW8  
 Date Drilling Started: 5/27/2005  
 Date Completed: 5/27/2005  
 Geologist: Karl F. Newman, P.G.  
 Drilling Fluids (type): None

Annular Space Details

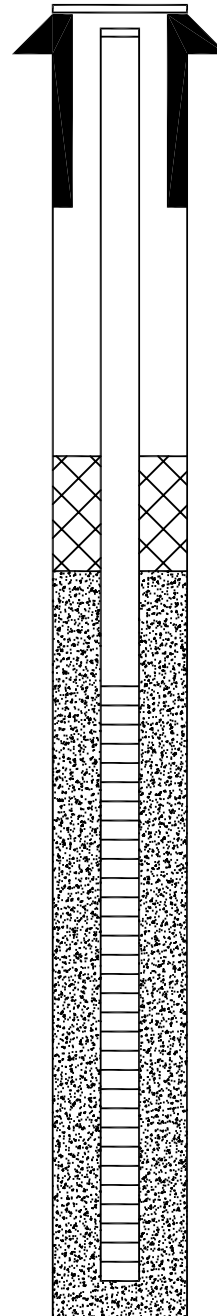
Type of Surface Seal: Sakrete Concrete  
 Type of Annular Seal: Bentonite Chips  
 Type of Bentonite Seal (Granular, Pellet): Chips  
 PureGold - medium  
 Type of Sand Pack: Global Filter Pack

Elevations - 0.01 ft.

99.37 Top of Protective Casing  
98.99 Top of Riser Pipe  
99.37 Ground Surface  
98.66 Top of Annular Seal  
-0.38 Casing Stickup

Well Construction Materials

	Stainless Steel Specify Type	PVC Specify Type	Other Specify Type
Riser coupling joint		ASTM F480	
Riser pipe above water table		Schedule 40	
Riser pipe below water table		Schedule 40	
Screen		Schedule 40	
Coupling joint screen to riser		ASTM F480	
Protective casing			Steel



98.66 Top of Seal  
3.29 Total of Seal Interval  
95.37 Top of Sand  
94.37 Top of Screen  
10.00 Total Screen Interval  
84.37 Bottom of Screen  
84.37 Bottom of Borehole

Measurements to 0.01 ft (where applicable)

Riser pipe length	5.00 ft.
Screen length	10.00 ft.
Screen slot size	0.010 in.
Protective casing length	1.00 ft.
Depth to water	5.63' below TOC
Elevation of water	93.36
Free product thickness	N/A
Gallons removed (developed)	5
Gallons removed (purged)	5
Other	-

Completed by: Karl F. Newman, P.G.

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Illinois Environmental Protection Agency

LUST Well Completion Report

LUST Incident No.: 20041080  
 Site Name: Pride Oil, LLC./Urbana, Illinois  
 Drilling Contractor: GEOCON Engineering, Inc.  
 Driller: James Lubben  
 Drilling Method: Hollow Stem Auger (HSA)

Well No.: MW9  
 Date Drilling Started: 5/27/2005  
 Date Completed: 5/27/2005  
 Geologist: Karl F. Newman, P.G.  
 Drilling Fluids (type): None

Annular Space Details

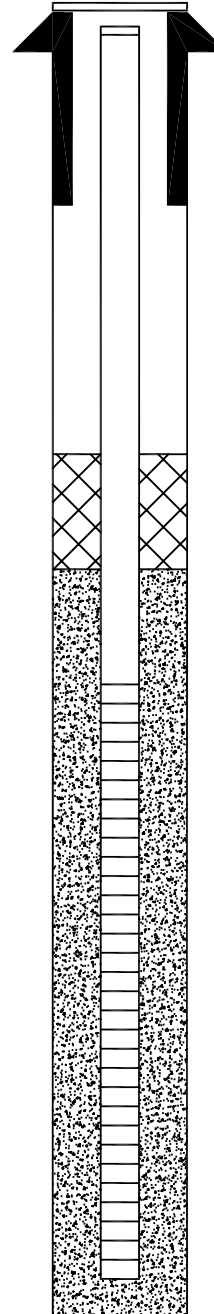
Type of Surface Seal: Sakrete Concrete  
 Type of Annular Seal: Bentonite Chips  
 Type of Bentonite Seal (Granular, Pellet): Chips  
 PureGold - medium  
 Type of Sand Pack: Global Filter Pack

Elevations - 0.01 ft.

- 96.01 Top of Protective Casing
- 95.67 Top of Riser Pipe
- 96.01 Ground Surface
- 95.34 Top of Annular Seal
- 0.34 Casing Stickup

Well Construction Materials

	Stainless Steel Specify Type	PVC Specify Type	Other Specify Type
Riser coupling joint		ASTM F480	
Riser pipe above water table		Schedule 40	
Riser pipe below water table		Schedule 40	
Screen		Schedule 40	
Coupling joint screen to riser		ASTM F480	
Protective casing			Steel



- 95.34 Top of Seal
- 3.23 Total of Seal Interval
- 92.11 Top of Sand
- 91.01 Top of Screen
- 10.00 Total Screen Interval
- 81.01 Bottom of Screen
- 81.01 Bottom of Borehole

Measurements to 0.01 ft (where applicable)

Riser pipe length	5.00 ft.
Screen length	10.00 ft.
Screen slot size	0.010 in.
Protective casing length	1.00 ft.
Depth to water	5.35' below TOC
Elevation of water	90.32
Free product thickness	N/A
Gallons removed (developed)	5
Gallons removed (purged)	5
Other	-

Completed by: Karl F. Newman, P.G.

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# Illinois Environmental Protection Agency

# LUST Well Completion Report

LUST Incident No.: 20041080  
 Site Name: Pride Oil, LLC./Urbana, Illinois  
 Drilling Contractor: GEOCON Engineering, Inc.  
 Driller: James Lubben  
 Drilling Method: Hollow Stem Auger (HSA)

Well No.: MW10  
 Date Drilling Started: 5/27/2005  
 Date Completed: 5/27/2005  
 Geologist: Karl F. Newman, P.G.  
 Drilling Fluids (type): None

## Annular Space Details

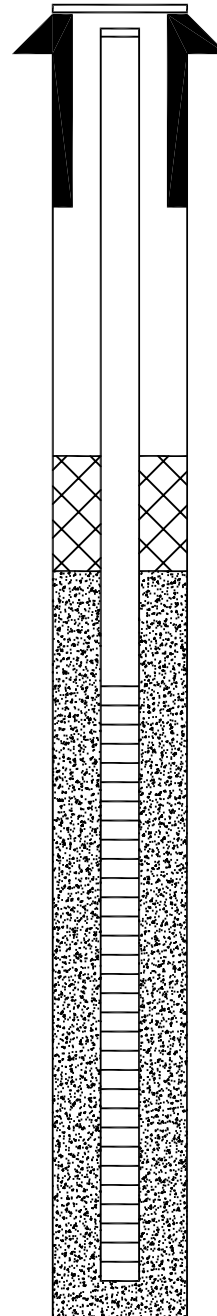
Type of Surface Seal: Sakrete Concrete  
 Type of Annular Seal: Bentonite Chips  
 Type of Bentonite Seal (Granular, Pellet): Chips  
 PureGold - medium  
 Type of Sand Pack: Global Filter Pack

### Elevations - 0.01 ft.

96.00	Top of Protective Casing
95.71	Top of Riser Pipe
96.00	Ground Surface
95.48	Top of Annular Seal
-0.29	Casing Stickup

## Well Construction Materials

	Stainless Steel Specify Type	PVC Specify Type	Other Specify Type
Riser coupling joint		ASTM F480	
Riser pipe above water table		Schedule 40	
Riser pipe below water table		Schedule 40	
Screen		Schedule 40	
Coupling joint screen to riser		ASTM F480	
Protective casing			Steel

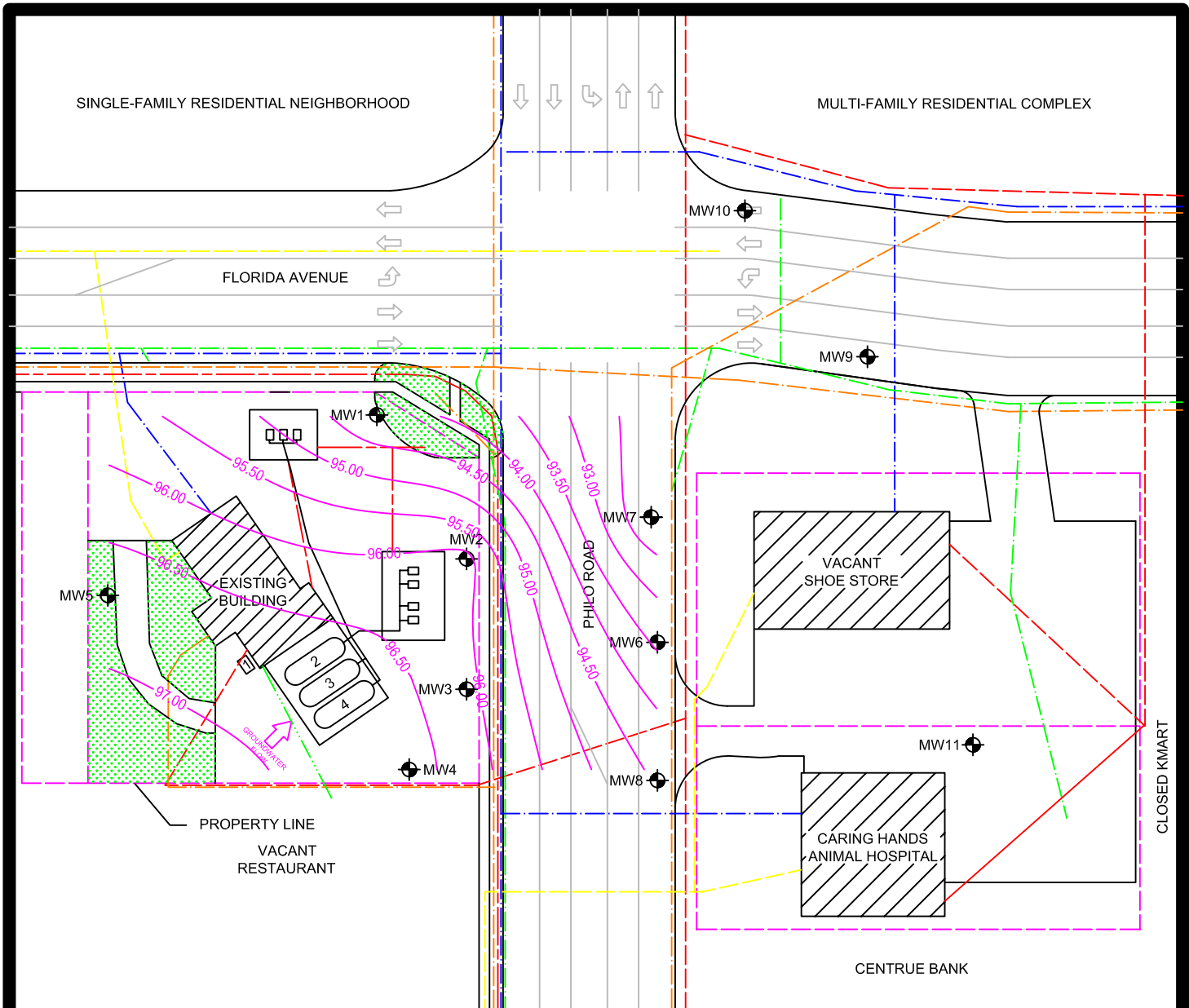


## Measurements

to 0.01 ft (where applicable)

Riser pipe length	5.00 ft.
Screen length	10.00 ft.
Screen slot size	0.010 in.
Protective casing length	1.00 ft.
Depth to water	8.98' below TOC
Elevation of water	86.73
Free product thickness	N/A
Gallons removed (developed)	5
Gallons removed (purged)	5
Other	-

Completed by: Karl F. Newman, P.G.



**UTILITY LEGEND**

- Water ————
- Underground Phone ————
- Overhead Electrical ————
- Underground Electrical ————
- Sanitary Sewer ————
- Natural Gas ————
- Storm Sewer ————

NOTE: Utility locations are approximate.

—97.25— GROUNDWATER SURFACE CONTOUR

- Tank 1 - 550-gal. used motor oil UST (removed)
- Tank 2 - 8,000-gal. unleaded gasoline UST (removed 10/5/04)
- Tank 3 - 8,000-gal. unleaded gasoline UST (removed 10/5/04)
- Tank 4 - 8,000-gal. unleaded gasoline UST (removed 10/5/04)
- Tank 5 - 550-gal. used motor oil UST (removed-location unknown)

North  
Scale 1" = 60'

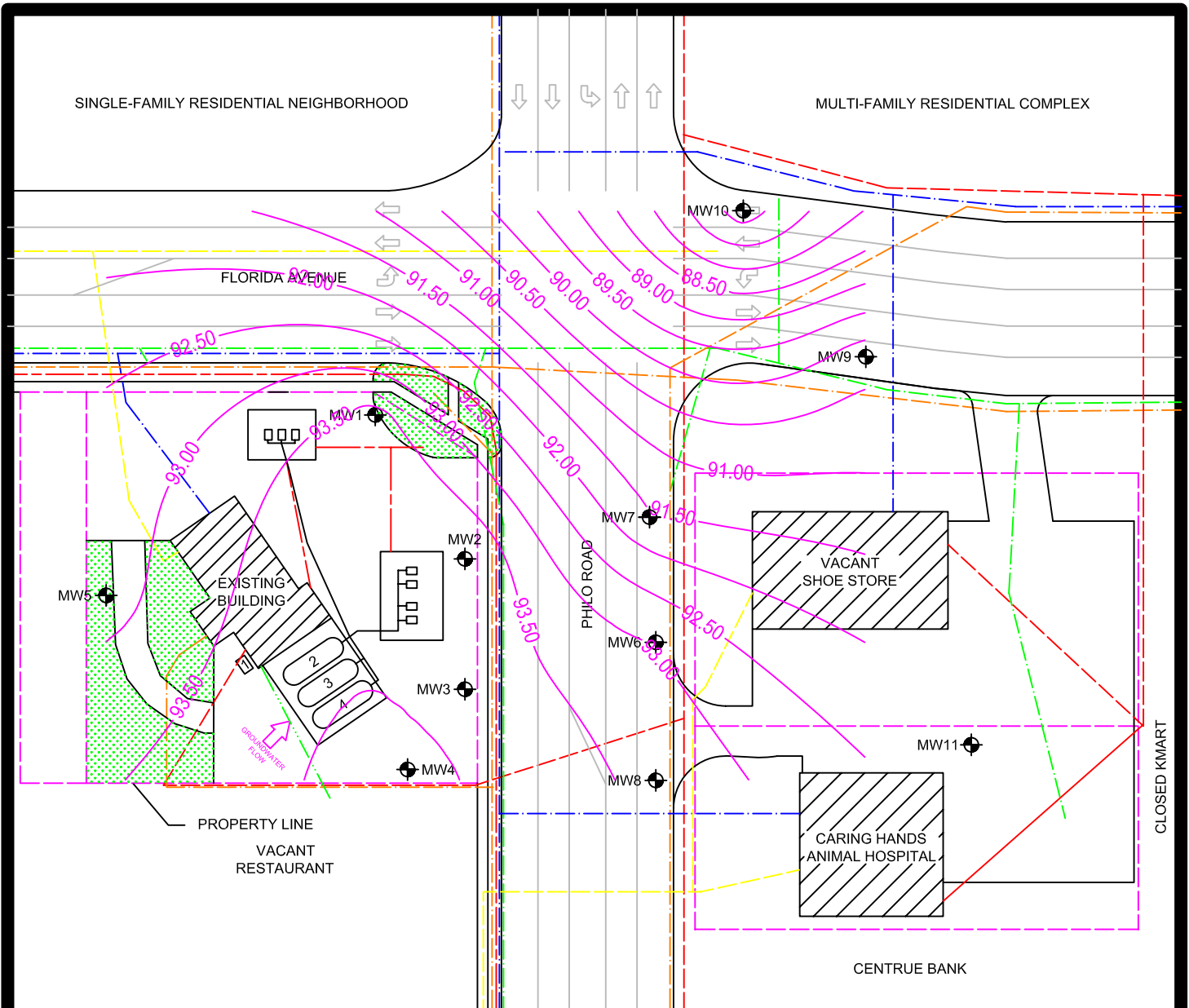
**GEOCON**  
engineering, inc.

306B Tiffany Court 217/403-9990 phone  
Champaign, IL 61822 217/403-1559 fax

**FIGURE 7**  
GROUNDWATER SURFACE  
CONTOUR MAP ON 4-18-05  
Pride Oil, LLC. - 1701 Philo Road  
Urbana, Champaign County, Illinois

PROJECT NO.: 41029

DATE: May 2006



**UTILITY LEGEND**

- Water ————
- Underground Phone ————
- Overhead Electrical ————
- Underground Electrical ————
- Sanitary Sewer ————
- Natural Gas ————
- Storm Sewer ————

NOTE: Utility locations are approximate.

—97.25— GROUNDWATER SURFACE CONTOUR

- Tank 1 - 550-gal. used motor oil UST (removed)
- Tank 2 - 8,000-gal. unleaded gasoline UST (removed 10/5/04)
- Tank 3 - 8,000-gal. unleaded gasoline UST (removed 10/5/04)
- Tank 4 - 8,000-gal. unleaded gasoline UST (removed 10/5/04)
- Tank 5 - 550-gal. used motor oil UST (removed-location unknown)

North  
Scale 1" = 60'

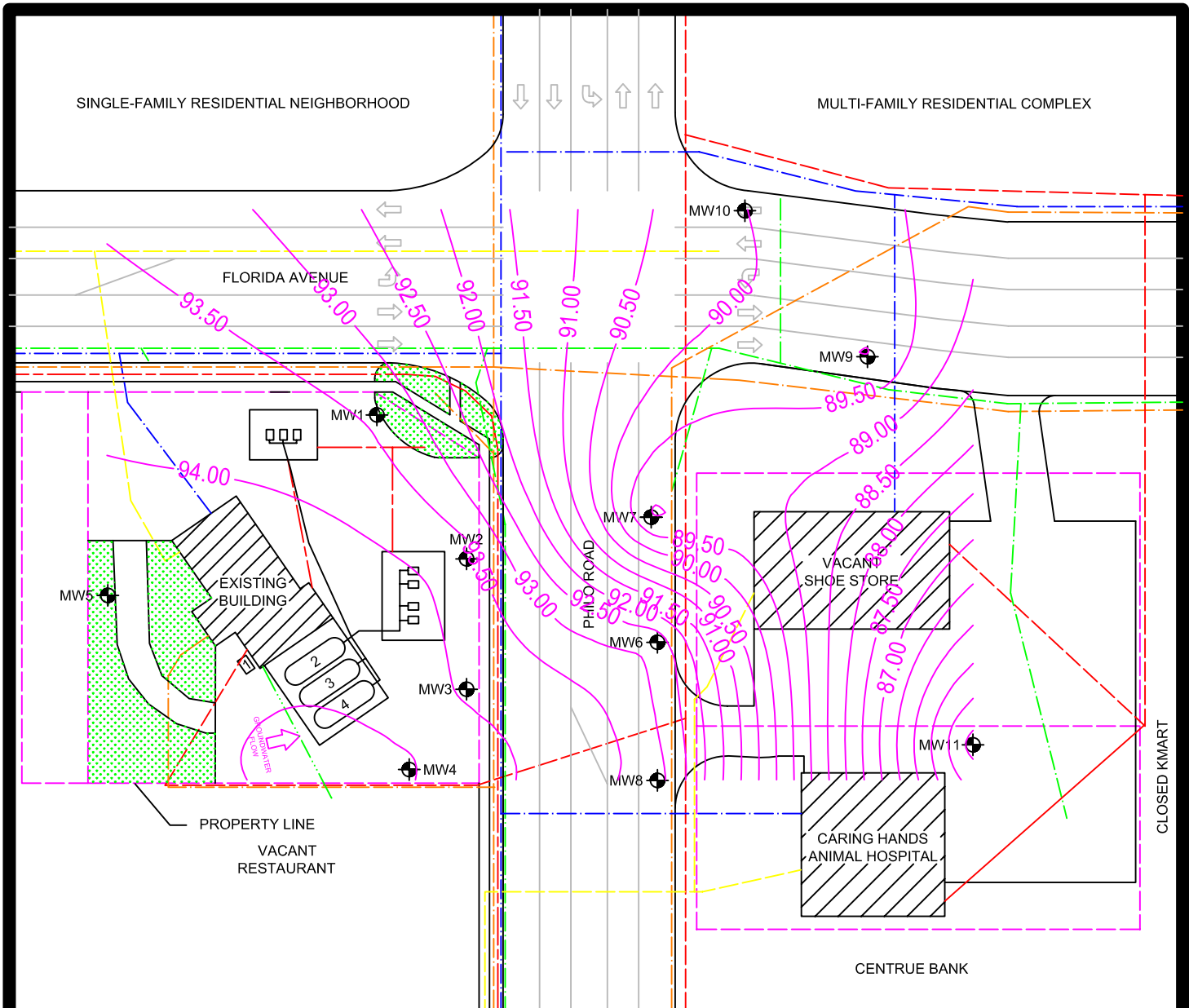
**GEOCON**  
engineering, inc.

306B Tiffany Court      217/403-9990 phone  
Champaign, IL 61822    217/403-1559 fax

**FIGURE 8**  
GROUNDWATER SURFACE  
CONTOUR MAP ON 6-9-05  
Pride Oil, LLC. - 1701 Philo Road  
Urbana, Champaign County, Illinois

PROJECT NO.: 41029

DATE: May 2006



**UTILITY LEGEND**

- Water ————
- Underground Phone ————
- Overhead Electrical ————
- Underground Electrical ————
- Sanitary Sewer ————
- Natural Gas ————
- Storm Sewer ————

NOTE: Utility locations are approximate.

—97.25— GROUNDWATER SURFACE CONTOUR

- Tank 1 - 550-gal. used motor oil UST (removed)
- Tank 2 - 8,000-gal. unleaded gasoline UST (removed 10/5/04)
- Tank 3 - 8,000-gal. unleaded gasoline UST (removed 10/5/04)
- Tank 4 - 8,000-gal. unleaded gasoline UST (removed 10/5/04)
- Tank 5 - 550-gal. used motor oil UST (removed-location unknown)

North ↑  
Scale 1" = 60'

**GEOCON**  
engineering, inc.

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**FIGURE 9**  
GROUNDWATER SURFACE  
CONTOUR MAP ON 9-6-05  
Pride Oil, LLC. - 1701 Philo Road  
Urbana, Champaign County, Illinois

PROJECT NO.: 41029

DATE: May 2006

TABLE 1: SUMMARY OF SOIL SAMPLE ANALYTICAL TESTING

<b>SITE:</b> Pride Oil, LLC. 1701 Philo Road Urbana, Champaign County, Illinois <b>IEMA#:</b> 20041080		<b>LABORATORY:</b> <b>MATRIX:</b>					<b>FIRST SOIL</b>
ANALYTE		SAMPLE ID					
ITEM #		SB8	SB9	SB10	SB11	SB12	
	DATE	4/14/2005	4/14/2005	5/27/2005	5/27/2005	5/27/2005	
	DEPTH	7' - 9'	7' - 9'	5' - 7'	5' - 7'	5' - 7'	
	PID	N.D.	N.D.	N.D.	N.D.	N.D.	
	<b>BETX and MTBE</b>						
1	BENZENE	<0.0020	0.0829	<0.0020	<0.0020	<0.0020	
2	ETHYLBENZENE	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	
3	TOLUENE	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	
4	XYLENES (TOTAL)	<0.0050	0.0110	<0.0050	<0.0050	<0.0050	
5	METHYL TERTIARY BUTYL ETHER	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	
<b>NOTES:</b> ALL RESULTS ARE EXPRESSED IN MILLIGRAMS PER KILOGRAM (mg/kg) CONCENTRATIONS. SAMPLE RESULTS ARE COMPARED TO TIER 1 SOIL REMEDIATION OBJECTIVES (ROs) LISTED IN TABLE 2. PID - PHOTOIONIZATION DETECTOR SCREENING VALUE IN PARTS PER MILLION (ppm). N.D. - NON-DETECTABLE PID SCREENING VALUE. [Yellow Box] INDICATES PARAMETER EXCEEDS TIER 1 ROs.							

TABLE 2: TIER 1 SOIL REMEDIATION OBJECTIVES

ITEM #		ANALYTE		SOIL COMPONENT OF GROUNDWATER INGESTION EXPOSURE PATHWAY		INGESTION EXPOSURE PATHWAY			INHALATION EXPOSURE PATHWAY		
				CLASS I GROUNDWATER SETTING	CLASS II GROUNDWATER SETTING	RESIDENTIAL	INDUSTRIAL/ COMMERCIAL	CONSTRUCTION WORKER	RESIDENTIAL	INDUSTRIAL/ COMMERCIAL	CONSTRUCTION WORKER
1	BENZENE	0.03	0.17	12	100	2,300	0.8	1.6	2.2		
2	ETHYLBENZENE	13	19	7,800	200,000	20,000	400	400	58		
3	TOLUENE	12	29	16,000	410,000	410,000	650	650	42		
4	XYLENE(S)	150	150	160,000	1,000,000	410,000	320	320	320		
5	METHYL TERTIARY-BUTYL ETHER	0.32	0.32	780	20,000	2,000	8,800	8,800	140		

NOTE: ALL REMEDIATION OBJECTIVES ARE EXPRESSED IN MILLIGRAMS PER KILOGRAM (mg/kg) CONCENTRATIONS.





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**Analytical Report**

**Client:** GEOCON ENGINEERING, INC. (CMPGN)  
**Project ID:** 41029/Urbana, IL  
**Sample ID:** SB8  
**Sample No:** 5-0290-001

**Date Collected:** 04/14/05  
**Time Collected:** 9.01  
**Date Received:** 04/19/05  
**Date Reported:** 04/26/05

Results are reported on a dry weight basis.

Analyte	Result	R.L.	Units	Flags
<b>Solids, Total</b>				
Analysis Date: 04/19/05				
Total Solids	87.48		%	
<b>BTEX Method 5035A/8260B</b>				
Analysis Date: 04/21/05				
Benzene	< 2.0	2.0	ug/kg	
Ethylbenzene	< 5.0	5.0	ug/kg	
Methyl-tert-butylether (MTBE)	< 5.0	5.0	ug/kg	
Toluene	< 5.0	5.0	ug/kg	
Xylene, Total	< 5.0	5.0	ug/kg	



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## Analytical Report

**Client:** GEOCON ENGINEERING, INC. (CMPGN)  
**Project ID:** 41029/Urbana, IL  
**Sample ID:** SB9  
**Sample No:** S-0290-002

**Date Collected:** 04/14/05  
**Time Collected:** 10:49  
**Date Received:** 04/19/05  
**Date Reported:** 04/26/05

Results are reported on a dry weight basis.

Analyte	Result	R.L.	Units	Flags
<b>Solids, Total</b>				
Analysis Date: 04/19/05				
Total Solids	86.71		%	
<b>BTEX Method 5035A/8260B</b>				
Analysis Date: 04/21/05				
Benzene	82.9	2.0	ug/kg	
Ethylbenzene	< 5.0	5.0	ug/kg	
Methyl-tert-butylether (MTBE)	< 5.0	5.0	ug/kg	
Toluene	< 5.0	5.0	ug/kg	
Xylene, Total	11.0	5.0	ug/kg	



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**Analytical Report**

Client: GEOCOR ENGINEERING, INC. (C/MPGN)  
Project ID: 41029/Urbana, Illinois  
Sample ID: SB10  
Sample No: 5-1185-001

Date Collected: 05/27/05  
Time Collected: 9:02  
Date Received: 06/01/05  
Date Reported: 06/07/05

Results are reported on a dry weight basis.

Analyte	Result	R.L.	Units	Flags
<b>Solids, Total</b>	<b>Method: 160.3</b>			
Analysis Date: 06/01/05				
Total Solids	84.59		%	
<b>RTEX Organic Compounds</b>	<b>Method: 5035A/8260B</b>			
Analysis Date: 06/06/05				
Benzene	< 2.0	2.0	ug/kg	
Ethylbenzene	< 5.0	5.0	ug/kg	
Methyl-tert-butylether (MTBE)	< 5.0	5.0	ug/kg	
Toluene	< 5.0	5.0	ug/kg	
Xylene, Total	< 5.0	5.0	ug/kg	



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**Analytical Report**

**Client:** GEOCON ENGINEERING, INC. (CMPCGN)  
**Project ID:** 41029/Urbana, Illinois  
**Sample ID:** SB11  
**Sample No:** S-1185-002

**Date Collected:** 05/27/05  
**Time Collected:** 11:31  
**Date Received:** 06/01/05  
**Date Reported:** 06/07/05

Results are reported on a dry weight basis.

Analyte	Result	R.L.	Units	Flags
<b>Solids, Total</b>	<b>Method: 160.3</b>			
Analysis Date: 06/01/05				
Total Solids	84.02		%	
<b>BTEX Organic Compounds</b>	<b>Method: 5035A/8260B</b>			
Analysis Date: 06/06/05				
Benzene	< 2.0	2.0	ug/kg	
Ethylbenzene	< 5.0	5.0	ug/kg	
Methyl-tert-butylether (MTBE)	< 5.0	5.0	ug/kg	
Toluene	< 5.0	5.0	ug/kg	
Xylene, Total	< 5.0	5.0	ug/kg	



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## Analytical Report

Client: GEOCON ENGINEERING, INC. (COMPAGN)  
Project ID: 41029/Urbana, Illinois  
Sample ID: SB12  
Sample No: 5-1185-003

Date Collected: 05/27/05  
Time Collected: 13:52  
Date Received: 06/01/05  
Date Reported: 06/07/05

Results are reported on a dry weight basis.

Analyte	Result	R.L.	Units	Flags
<b>Solids, Total</b>	<b>Method: 160.3</b>			
Analysis Date 06/01/05				
Total Solids	87.52		%	
<b>BTEX Organic Compounds</b>	<b>Method: 5035A/8260B</b>			
Analysis Date 06/06/05				
Benzene	< 2.0	2.0	ug/kg	
Ethylbenzene	< 5.0	5.0	ug/kg	
Methyl-tert-butylether (MTBE)	< 5.0	5.0	ug/kg	
Toluene	< 5.0	5.0	ug/kg	
Xylene, total	< 5.0	5.0	ug/kg	

TABLE 3: SUMMARY OF APRIL 2005 GROUNDWATER SAMPLE ANALYTICAL TESTING

<b>SITE:</b> Pride Oil, Urbana 1701 Philo Road Urbana, Champaign County, Illinois <b>IEMA#:</b> 20041080		<b>LABORATORY:</b> <b>MATRIX:</b>		<b>FIRST WATER</b>			
ANALYTE		SAMPLE ID					
ITEM #		MW6	MW7				
	DATE	4/18/2005	4/18/2005				
	<i>BETX and MTBE</i>						
1	BENZENE	0.0053	0.0721				
2	ETHYLBENZENE	<0.0050	<0.0050				
3	TOLUENE	<0.0050	<0.0050				
4	XYLENES (TOTAL)	<0.0050	<0.0050				
5	METHYL TERTIARY BUTYL ETHER	0.0124	0.173				
<b>NOTES:</b> ALL RESULTS ARE EXPRESSED IN MILLIGRAMS PER LITER (mg/l) CONCENTRATIONS. SAMPLE RESULTS ARE COMPARED TO TIER 1 GROUNDWATER REMEDIATION OBJECTIVES (ROs) LISTED IN TABLE 6. <span style="background-color: yellow;"> </span> INDICATES PARAMETER EXCEEDS TIER 1 ROs.							

TABLE 4: SUMMARY OF JUNE 2005 GROUNDWATER SAMPLE ANALYTICAL TESTING

<b>SITE:</b> Pride Oil, Urbana 1701 Philo Road Urbana, Champaign County, Illinois <b>IEMA#:</b> 20041080		<b>LABORATORY:</b> <b>MATRIX:</b>		<b>FIRST WATER</b>			
ANALYTE		SAMPLE ID					
ITEM #		MW6	MW7	MW8	MW9	MW10	
	DATE	6/9/2005	6/9/2005	6/9/2005	6/9/2005	6/9/2005	
	<b>BETX and MTBE</b>						
1	BENZENE	0.0101	0.5530	<0.0050	<0.0050	<0.0050	
2	ETHYLBENZENE	0.0053	<0.0050	<0.0050	<0.0050	<0.0050	
3	TOLUENE	<0.0050	0.0074	<0.0050	<0.0050	<0.0050	
4	XYLENES (TOTAL)	<0.0050	0.0154	<0.0050	<0.0050	<0.0050	
5	METHYL TERTIARY BUTYL ETHER	0.0086	0.162	<0.0050	0.0100	<0.0050	

**NOTES:**  
 ALL RESULTS ARE EXPRESSED IN MILLIGRAMS PER LITER (mg/l) CONCENTRATIONS.  
 SAMPLE RESULTS ARE COMPARED TO TIER 1 GROUNDWATER REMEDIATION OBJECTIVES (ROs) LISTED IN TABLE 6.  
 INDICATES PARAMETER EXCEEDS TIER 1 ROs.

TABLE 5: SUMMARY OF SEPTEMBER 2005 GROUNDWATER SAMPLE ANALYTICAL TESTING

<b>SITE:</b> Pride Oil, Urbana 1701 Philo Road Urbana, Champaign County, Illinois <b>IEMA#:</b> 20041080		<b>LABORATORY:</b> <b>MATRIX:</b>					<b>FIRST WATER</b>	
ANALYTE		SAMPLE ID						
ITEM #		MW6	MW7	MW8	MW9	MW10		
	DATE	9/6/2005	9/6/2005	9/6/2005	9/6/2005	9/6/2005		
	<b>BETX and MTBE</b>							
1	BENZENE	0.0158	0.6640	<0.0050	<0.0050	<0.0050		
2	ETHYLBENZENE	<0.0050	0.0052	<0.0050	<0.0050	<0.0050		
3	TOLUENE	<0.0050	0.0075	<0.0050	<0.0050	<0.0050		
4	XYLENES (TOTAL)	<0.0050	0.0142	<0.0050	<0.0050	<0.0050		
5	METHYL TERTIARY BUTYL ETHER	0.0085	0.179	<0.0050	0.0073	<0.0050		

**NOTES:**  
 ALL RESULTS ARE EXPRESSED IN MILLIGRAMS PER LITER (mg/l) CONCENTRATIONS.  
 SAMPLE RESULTS ARE COMPARED TO TIER 1 GROUNDWATER REMEDIATION OBJECTIVES (ROs) LISTED IN TABLE 6.  
 INDICATES PARAMETER EXCEEDS TIER 1 ROs.



**TABLE 6: TIER 1 GROUNDWATER REMEDIATION OBJECTIVES**

<b>SITE:</b> Pride Oil, Urbana 1701 Philo Road Urbana, Champaign County, Illinois <b>IEMA#:</b> 20041080			
<b>ANALYTE</b>		<b>TIER 1 GROUNDWATER REMEDIATION OBJECTIVES</b>	
		<b>GROUNDWATER COMPONENT OF GROUNDWATER INGESTION</b>	
		<b>CLASS I GROUNDWATER SETTING</b>	<b>CLASS II GROUNDWATER SETTING</b>
<b>ITEM #</b>	<b><i>BETX and MTBE</i></b>		
1	BENZENE	0.005	0.025
2	ETHYLBENZENE	0.7	1.0
3	TOLUENE	1.0	2.5
4	XYLENE(S)	10.0	10.0
5	METHYL TERTIARY-BUTYL ETHER	0.07	0.07
<b>NOTE:</b> ALL REMEDIATION OBJECTIVES ARE EXPRESSED IN MILLIGRAMS PER LITER (mg/L) CONCENTRATIONS.			



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## Analytical Report

Client: GEOCON ENGINEERING, INC. (CMPGN)  
Project ID: 41029/Urbana, IL  
Sample ID: MW6  
Sample No: 5-0290-008

Date Collected: 04/18/05  
Time Collected: 9:30  
Date Received: 04/19/05  
Date Reported: 04/26/05

Analyte	Result	R.L.	Units	Flags
<b>BTEX Method 5030B/8260B</b>				
Analysis Date: 04/21/05				
Benzene	5.3	5.0	ug/L	
Ethylbenzene	< 5.0	5.0	ug/L	
Methyl-tert-butylether (MTBE)	12.4	5.0	ug/L	
Toluene	< 5.0	5.0	ug/L	
Xylene, Total	< 5.0	5.0	ug/L	



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## Analytical Report

**Client:** GEOCON ENGINEERING, INC. (CMPGN)  
**Project ID:** 41029/Urbana, IL  
**Sample ID:** MW7  
**Sample No:** 5-0290-009

**Date Collected:** 04/18/05  
**Time Collected:** 10:45  
**Date Received:** 04/19/05  
**Date Reported:** 04/26/05

Analyte	Result	R.L.	Units	Flags
<b>BTEX Method 5030B/8260B</b>				
Analysis Date: 04/21/05				
Benzene	72.1	5.0	ug/L	
Ethylbenzene	< 5.0	5.0	ug/L	
Methyl-tert-butylether (MTBE)	1.73	5.0	ug/L	
Toluene	< 5.0	5.0	ug/L	
Xylene, Total	< 5.0	5.0	ug/L	



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## Analytical Report

**Client:** GLECON ENGINEERING, INC. (CMPCGN)  
**Project ID:** 41029/Urbana, Illinois  
**Sample ID:** MW 6  
**Sample No:** S-1375-006

**Date Collected:** 06/09/05  
**Time Collected:** 12:30  
**Date Received:** 06/10/05  
**Date Reported:** 06/17/05

Analyte	Result	R.L.	Units	Flags
<b>BTEX Organic Compounds</b>	<b>Method: 5030B/8260B</b>			
Analysis Date: 06/15/05				
Benzene	10.1	5.0	ug/L	
Ethylbenzene	5.3	5.0	ug/L	
Methyl-tert-butylether (MTBE)	8.6	5.0	ug/L	
Toluene	< 5.0	5.0	ug/L	
Nylene, Total	< 5.0	5.0	ug/L	



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**Analytical Report**

**Client:** GEOCON ENGINEERING, INC. (CMPGNS)  
**Project ID:** 41029/Urbana, Illinois  
**Sample ID:** MW 7  
**Sample No:** 5-1375-007

**Date Collected:** 06/09/05  
**Time Collected:** 13:15  
**Date Received:** 06/10/05  
**Date Reported:** 06/17/05

Analyte	Result	R.L.	Units	Flags
<b>BTEX Organic Compounds</b>		<b>Method: 5030B/8260B</b>		
Analysis Date: 06/15/05				
Benzene	55.3	5.0	ug/L	
Ethylbenzene	< 5.0	5.0	ug/L	
Methyl-tert-butylether (MTBE)	16.2	5.0	ug/L	
Toluene	7.4	5.0	ug/L	
Xylene Total	15.4	5.0	ug/L	



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**Analytical Report**

**Client:** GEOCOR ENGINEERING, INC. (CMPIGN)  
**Project ID:** 41029/Urbana Illinois  
**Sample ID:** MW 8  
**Sample No:** 5-1375-008

**Date Collected:** 06/09/05  
**Time Collected:** 11:00  
**Date Received:** 06/10/05  
**Date Reported:** 06/17/05

Analyte	Result	R.L.	Units	Flags
<b>BTX Organic Compounds</b>	<b>Method: 5030B/8260B</b>			
Analysis Date: 06/15/05				
Benzene	< 5.0	5.0	ug/L	
Ethylbenzene	< 5.0	5.0	ug/L	
Methyl-tert-butylether (MTBE)	< 5.0	5.0	ug/L	
Toluene	< 5.0	5.0	ug/L	
Xylene, Total	< 5.0	5.0	ug/L	



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**Analytical Report**

**Client:** GEOCON ENGINEERING, INC. (COMPAN)  
**Project ID:** 41029/Urbana, Illinois  
**Sample ID:** MW 9  
**Sample No:** 5-1375-009

**Date Collected:** 06/09/05  
**Time Collected:** 11:45  
**Date Received:** 06/10/05  
**Date Reported:** 06/17/05

Analyte	Result	R.L.	Units	Flags
<b>BTEX Organic Compounds</b>	<b>Method: 5030B/8260B</b>			
Analysis Date: 06/15/05				
Benzene	< 5.0	5.0	ug/L	
Ethylbenzene	< 5.0	5.0	ug/L	
Methyl-tert-butylether (MTBE)	10.0	5.0	ug/L	
Toluene	< 5.0	5.0	ug/L	
Xylene, Total	< 5.0	5.0	ug/L	



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## Analytical Report

**Client:** GEUCON ENGINEERING, INC. (CMFPGN)  
**Project ID:** 41029/Urbana, Illinois  
**Sample ID:** MW 10  
**Sample No:** S-1375-010

**Date Collected:** 06/09/05  
**Time Collected:** 7:15  
**Date Received:** 06/10/05  
**Date Reported:** 06/17/05

Analyte	Result	R.L.	Units	Flags
<b>BTEX Organic Compounds</b>		<b>Method: 5030B/8260B</b>		
Analysis Date: 06/15/05				
Benzene	< 5.0	5.0	ug/L	
Ethylbenzene	< 5.0	5.0	ug/L	
Methyl-tert-butylether (MTBE)	< 5.0	5.0	ug/L	
Toluene	< 5.0	5.0	ug/L	
Xylene, Total	< 5.0	5.0	ug/L	





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## Analytical Report

Client: GECON ENGINEERING, INC. (CMPGN)  
Project ID: 41029/Urbana II  
Sample ID: MW6  
Sample No: 5-2886-006

Date Collected: 09/06/05  
Time Collected: 11:45  
Date Received: 09/07/05  
Date Reported: 09/14/05

Analyte	Result	R.L.	Units	Flags
<b>BTEX Organic Compounds</b>	<b>Method: 5030B/8260B</b>			
Analysis Date: 09/12/05				
Benzene	15.8	5.0	ug/l	
Ethylbenzene	< 5.0	5.0	ug/l	
Methyl-tert-butylether (MTBE)	8.5	5.0	ug/l	
Toluene	< 5.0	5.0	ug/l	
Xylene, Total	< 5.0	5.0	ug/l	



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**Analytical Report**

**Client:** GEOCON ENGINEERING, INC. (C/MPGN)  
**Project ID:** 41029/Urbana IL  
**Sample ID:** MW7  
**Sample No:** 5-2886-007

**Date Collected:** 09/06/05  
**Time Collected:** 12:30  
**Date Received:** 09/07/05  
**Date Reported:** 09/14/05

Analyte	Result	R.I.	Units	Flags
<b>BTEX Organic Compounds</b>	<b>Method: 5030B/8260B</b>			
Analysis Date: 09/13/05				
Benzene	664	5.0	ug/L	
Ethylbenzene	5.2	5.0	ug/L	
Methyl-tert-butylether (MTBE)	179	5.0	ug/L	
Toluene	7.5	5.0	ug/L	
Xylene, Total	14.2	5.0	ug/L	



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## Analytical Report

**Client:** GEOCON ENGINEERING, INC. (C/MPGN)  
**Project ID:** 41029/Urbana IL  
**Sample ID:** MW8  
**Sample No:** 5-2886-008

**Date Collected:** 09/06/05  
**Time Collected:** 13:15  
**Date Received:** 09/07/05  
**Date Reported:** 09/14/05

Analyte	Result	R.L.	Units	Flags
<b>BTEX Organic Compounds</b>	<b>Method: 5030B/8260B</b>			
Analysis Date: 09/12/05				
Benzene	< 5.0	5.0	ug/L	
Ethylbenzene	< 5.0	5.0	ug/L	
Methyl-tert-butylether (MTBE)	< 5.0	5.0	ug/L	
Toluene	< 5.0	5.0	ug/L	
Xylene, Total	< 5.0	5.0	ug/L	



**First  
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**Analytical Report**

**Client:** GEOCON ENGINEERING, INC. (COMPON)  
**Project ID:** 41029/Urbana IL  
**Sample ID:** MW9  
**Sample No:** 5-2886-009

**Date Collected:** 09/06/05  
**Time Collected:** 14:00  
**Date Received:** 09/07/05  
**Date Reported:** 09/14/05

Analyte	Result	R.L.	Units	Flags
<b>BTEX Organic Compounds</b>	<b>Method: 5030B/8260B</b>			
Analysis Date: 09/12/05				
Benzene	5.0	5.0	ug/L	
Ethylbenzene	5.0	5.0	ug/L	
Methyl-tert-butylether (MTBE)	7.3	5.0	ug/L	
Toluene	5.0	5.0	ug/L	
Xylene, Total	5.0	5.0	ug/L	



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## Analytical Report

**Client:** GEOCON ENGINEERING, INC. (C'MPGN)  
**Project ID:** 41029/Urbana IL  
**Sample ID:** MW10  
**Sample No:** 5-2886-010

**Date Collected:** 09/06/05  
**Time Collected:** 14:45  
**Date Received:** 09/07/05  
**Date Reported:** 09/14/05

Analyte	Result	R.L.	Units	Flags
<b>BTEX Organic Compounds</b>	<b>Method: 5030B/8260B</b>			
Analysis Date: 09/12/05				
Benzene	< 5.0	5.0	ug/l.	
Ethylbenzene	< 5.0	5.0	ug/l.	
Methyl-tert-butylether (MTBE)	< 5.0	5.0	ug/l.	
Toluene	< 5.0	5.0	ug/l.	
Xylene, Total	< 5.0	5.0	ug/l.	