

COPY

HIGHWAY AUTHORITY AGREEMENT

This Agreement is entered into this 3RD day of JUNE, 2017 pursuant to 35 Ill. Adm. Code 742.1020 by and between the (1) Jiya Property, LLC ("Owner/Operator") and the (2) City of Peoria ("Highway Authority"), collectively known as the "Parties."

WHEREAS, Jiya Property, LLC is the owner or operator of one or more leaking underground storage tanks presently or formerly located at 3606 North Prospect Road, Peoria, Illinois 61603 ("the Site");

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

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

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

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

NOW, THEREFORE, the Parties agree as follows:

1. The recitals set forth above are incorporated by reference as if fully set forth herein.
2. The Illinois Emergency Management Agency has assigned incident number(s) 892566 to the Release(s).
3. Attached as Exhibit A is a scaled map(s) prepared by the Owner/Operator that shows the Site and surrounding area and delineates the current and estimated future extent of soil and groundwater contamination above the applicable Tier 1 residential remediation objectives as a result of the Release(s).
4. Attached as Exhibit B is a table(s) prepared by the Owner/Operator that lists each contaminant of concern that exceeds its Tier 1 residential remediation objective, its Tier 1 residential remediation objective and its concentrations within the zone where Tier 1 residential remediation objectives are exceeded. The locations of the concentrations listed in Exhibit B are identified on the map(s) in Exhibit A.

5. Attached as Exhibit C is a scaled map prepared by the Owner/Operator showing the area of the Highway Authority's right-of-way that is governed by this agreement ("Right-of-Way"). Because Exhibit C is not a surveyed plat, the Right-of-Way boundary may be an approximation of the actual Right-of-Way lines.
6. The Highway Authority stipulates it has jurisdiction over the Right-of-Way that gives it sole control over the use of the groundwater and access to the soil located within or beneath the Right-of-Way.
7. The Highway Authority agrees to prohibit within the Right-of-Way all potable and domestic uses of groundwater exceeding Tier 1 residential remediation objectives.
8. Owner/operator will pay all costs incurred by Highway Authority in the management and disposal of petroleum contaminated soil and groundwater found within the Highway Authority's right-of-way.
9. 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.
10. This agreement shall be referenced in the Agency's no further remediation determination issued for the Release(s).
11. The Agency shall be notified of any transfer of jurisdiction over the Right-of-Way at least 30 days prior to the date the transfer takes effect. This agreement shall be null and void upon the transfer unless the transferee agrees to be bound by this agreement as if the transferee were an original party to this agreement. The transferee's agreement to be bound by the terms of this agreement shall be memorialized at the time of transfer in a writing ("Rider") that references this

Highway Authority Agreement and is signed by the Highway Authority, or subsequent transferor, and the transferee.

12. This agreement shall become effective on the date the Agency issues a no further remediation determination for the Release(s). 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.
13. 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.
14. This agreement shall be null and void if a court of competent jurisdiction strikes down any part or provision of the agreement.
15. 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.
16. Any notices or other correspondence regarding this agreement shall be sent to the Parties at following addresses:

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

Property Owner or Owner/Operator
Jiya Property, LLC
3606 North Prospect Road
Peoria, IL 61603

City of Peoria
Director of Public Works
3505 N. Dries Lane
Peoria, IL 61604-1210

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

City of Peoria

Date: 8/24/16

By: *Patt LLC*

Its: *City Manager*

Jiya Property, LLC

Date: 06/03/17

By: *Perel*

Owner/Operator

Donald B. Leist
Perier Corp. Counsel

Exhibit B-1
Soil Analytical Results
Former Clark Retail Station #1407
3608 North Prospect Avenue Road
Peoria, Peoria County, Illinois 61603

Tier 1 Exposure Routes			Compounds and Soil Remediation Objectives					
			Benzene (mg/kg)	Toluene (mg/kg)	Ethylbenzene (mg/kg)	Total Xylenes (mg/kg)	MTBE (mg/kg)	
SCGIER - Class I Groundwater			0.03	12	13	150	0.32	
SCGIER - Class II Groundwater			0.17	29	19	150	0.32	
Inhalation Exposure Route - Residential Properties			0.5	850	400	320	8,800	
Inhalation Exposure Route - Industrial/Commercial			1.6	850	400	320	8,800	
Inhalation Exposure Route - Construction Worker			2.2	42	58	6.6	140	
Ingestion Exposure Route - Residential Properties			12	16,000	7,800	16,000	780	
Ingestion Exposure Route - Industrial/Commercial			100	410,000	200,000	410,000	20,000	
Ingestion Exposure Route - Construction Worker			2,300	410,000	20,000	41,000	2,000	
Soil Subtraction Limit - SCGIER			580	290	150	110	11,000	
Sample ID	Date Sampled	Sample Depth (feet bis)						
B-1	10/12/93	7.5	<0.002	<0.002	<0.002	<0.002		
B-2	10/12/93	12	3.84	1.36	8.04	7.11		
B-3	10/12/93	10	5.79	4.69	25.8	138		
B-4	10/12/93	9	0.890	0.810	0.816	4.07		
B-5	10/12/93	9	0.410	0.311	2.24	12.6		
MW-6	9/12/94	6.5	0.175	<0.002	2.17	464		
MW-7	9/12/94	7.5	2.18	1.15	4.47	10.6		
MW-8	9/12/94	8	<0.002	<0.002	<0.002	<0.005		
(W)B-1**	3/8/99	9	0.082	0.033	3.203	16.747		
(W)B-1**	3/8/99	12	4.817	16.566	25.176	101.161		
(W)B-2**	3/8/99	12	<0.002	0.003	0.013	0.088		
(W)B-4**	3/8/99	12	<0.002	<0.002	<0.002	<0.005		
SB09/MW-9	4/25/00	5-7	<0.0081	<0.0081	<0.0081	<0.012		
SB09/MW-9	4/25/00	7-9	0.79	0.41	5.4	13		
SB09/MW-9	4/25/00	9-11*	0.79	0.087	1.1	0.423		
SB10/MW-10	4/25/00	5-7	<0.0063	<0.0063	<0.0063	<0.013		
SB10/MW-10	4/25/00	7-9	<0.0065	<0.0065	<0.0065	<0.013		
SB11/MW-11	4/25/00	3-5	<0.0064	<0.0064	<0.0064	<0.013		
SB11/MW-11	4/25/00	7-9	<0.0063	<0.0063	<0.0063	<0.013		
(A)B-7/MW-1*	11/19/01	12-14	<0.005	<0.005	0.073	0.073		
(A)B-8/MW-2*	11/21/01	12-14	<0.005	<0.005	<0.005	<0.010		
MW-6R	4/23/02	1-3	0.65	<0.071	1.7	2.4		
MW-12	4/23/02	2-4	<0.0043	<0.064	<0.064	<0.184		
MW-12	4/23/02	4-6.5	<0.0042	<0.062	<0.062	<0.182		
MW-19	4/23/02	2.5-5	<0.0042	<0.061	<0.061	<0.181		
MW-19	4/23/02	5-7.5	<0.0042	<0.062	<0.062	<0.182		
(A)B-4/MW-3A*	8/9/02	10-12	All less than Tier 1 SRCs					
(A)B-5/MW-4A*	8/9/02	12-14	All less than Tier 1 SRCs					
MW-14	4/20/05	6-8	<0.03	<0.06	<0.06	<0.180		
MW-15	4/20/05	5-6	<0.026	<0.062	<0.062	<0.182		
MW-6B	6/7/05	6.5	0.36	<0.062	3.6	2.77		
SB-1/MW-16	11/29/05	12.5-15	<0.026	<0.066	0.083	0.242	<0.066	
SB-2/MW-17	11/29/05	7.5-10	<0.025	<0.13	<0.13	0.45	<0.13	
SB-3/MW-18	11/29/05	12.5-15	<0.026	0.21	0.42	0.63	0.13	
SB-4/MW-19	6/7/06	9-11	0.11	<0.06	0.19	<0.18	<0.06	
SB-5/MW-20	6/7/06	5-7	<0.026	<0.065	<0.065	<0.196	<0.065	
RW-1	6/7/06	7-9	<0.064	1.4	20	26.1	0.72	
B-3A	3/30/11	8-10	<0.0041	<0.0135	<0.0094	<0.03	<0.0128	
B-3A	3/30/11	10-12	<0.004	<0.0131	0.137	0.363	0.0188 J	
MW-7A	3/30/11	6-8	<0.0044	<0.0144	<0.01	<0.0322	<0.0138	
RW-1A	3/30/11	7-9	<0.0183	<0.0535	4.43	1.62	0.281 J	
(W)B-1A	3/30/11	8-9	0.419	<0.0534	8.52	12.7	0.114 J	
(W)B-1A	3/30/11	12-13	7.07	3.53	21.6	75.3	0.765	
SB-8	6/18/12	10-12.5	<0.0044	<0.0146	<0.0101	<0.0325	<0.0139	
SB-7	6/18/12	7.5-10	<0.0041	<0.0133	<0.0062	<0.0297	<0.0127	
SB-8	6/18/12	7.5-10	<0.0039	<0.0129	<0.0090	<0.0288	<0.0123	
(W)B-1B	2/14/13	8-9	<0.0041	<0.0136	<0.0085	<0.0304	<0.0130	
(W)B-1B	2/14/13	12-13	6.160	5.060	34.200	136.000	1.068 J	

Notes:

- 1) SCGIER = soil component of the groundwater ingestion exposure route
- 2) bis = below land surface
- 3) ppm = parts per million
- 4) <0.324 = concentration less than the analytical laboratory reporting limit
- 5) mg/kg = milligrams per kilogram
- 6) Bold = a concentration above the Tier 1 soil remediation objectives established in 35 Illinois Administrative Code Part 742
- 7) Soil samples were analyzed for methyl tertiary butyl ether (MTBE) and/or benzene, toluene, ethylbenzene, total xylenes using United States Environmental Protection Agency Method 8260 or 8021
- 8) J = estimated concentration above the adjusted method detection limit and below the adjusted reporting limit
- 9) Shaded cells = sample was not analyzed for MTBE or that sample location was resampled
- 10) * = Former Amoco investigation - Data from High Priority Corrective Action Plan dated 3/24/03
- 11) ** = Walgreen's investigation - Data from Phase II investigation dated 1999

Exhibit B-2
Groundwater Elevations and Analytical Results

Former Clark Retail Station #1407
 3608 North Prospect Avenue Road
 Peoria, Peoria County, Illinois 61603

Tier 1 Exposure Routes							Compounds and Groundwater Remediation Objectives				
							Benzene (mg/L)	Toluene (mg/L)	Ethylbenzene (mg/L)	Total Xylenes (mg/L)	MTBE (mg/L)
GCGIER - Class I Groundwater							0.005	1	0.7	10	0.07
GCGIER - Class II Groundwater							0.025	2.5	1	10	0.07
Well ID	Date Sampled	TOC Elevation (feet)	Depth to Free Product (feet below TOC)	Free Product Thickness (feet)	Depth to Water (feet below TOC)	Groundwater Elevation (feet)	Benzene (mg/L)	Toluene (mg/L)	Ethylbenzene (mg/L)	Total Xylenes (mg/L)	MTBE (mg/L)
MW-1	10/20/93						<0.001	<0.001	<0.001	<0.001	
MW-2	10/20/93						<0.001	<0.001	<0.001	<0.001	
MW-2	9/1/94						<0.002	<0.002	<0.002	<0.005	
MW-2	3/1/95						<0.002	<0.002	<0.002	<0.005	
MW-2	6/16/95						<0.002	<0.002	<0.002	<0.005	
MW-2	9/5/95						<0.002	<0.002	<0.002	<0.005	
MW-2	11/9/95						<0.002	<0.002	<0.002	<0.005	
MW-2	3/28/96						<0.002	<0.002	<0.002	<0.005	
MW-2	9/18/96						<0.002	<0.002	<0.002	<0.005	
MW-2	3/5/97						<0.002	<0.002	<0.002	<0.005	
MW-3	10/20/93						<0.001	<0.001	<0.001	<0.001	
MW-4	10/20/93						0.065	0.024	0.017	0.21	
MW-5	10/20/93						0.12	0.07	0.24	0.89	
MW-6	9/1/94	100.83					8.95	0.579	2.32	5.21	
MW-6	3/1/95	100.83					16	0.671	2.77	7.66	
MW-6	6/16/95	100.83					4.77	0.196	0.967	2.98	
MW-6	9/5/95	100.83					8.28	0.263	1.72	4.22	
MW-6	11/9/95	100.83					12.1	0.522	1.48	7.748	
MW-6	3/28/96	100.83					12.4	0.394	2.34	7.11	
MW-6	9/18/96	100.83					13.9	0.449	2.44	6.79	
MW-6	11/4/96	100.83					11.2	0.327	2.08	5.2	
MW-6	3/5/97	100.83					11.8	0.46	2.61	6.25	
MW-6	12/8/98	100.83			7.90	92.93	7	0.21	1.4	3.992	
MW-6	9/23/99	100.83			8.04	92.79	7.2	0.2	1.7	3.3	
MW-6	5/11/00	100.83			7.28	93.55	6.3	0.28	2.1	3.61	
MW-6	10/13/00	100.83					8	<0.250	1.9	2.69	
MW-6	4/16/01	100.83					6.6	0.17	1.7	2.888	
MW-6	10/2/01	100.83			6.93	93.90	6.4	0.2	1.8	3.283	
MW-6	4/23/02	100.83			8.42	94.41	6.3	0.21	1.7	2.479	
MW-6	10/8/02	100.83			7.32	93.51	6.2	0.2	1.7	1.974	
MW-6	4/27/05	100.83			6.82	94.01	6.8	0.22	2.2	1.983	
MW-6	12/22/05	100.83			6.72	94.11					
MW-6	1/18/06	100.83			6.73	94.10					
MW-6	2/16/06	100.83			6.70	94.13					
MW-6	7/25/06	100.83			7.30	93.63					
MW-6	9/29/06	100.83			7.13	93.70					
MW-6	6/6/07	100.83			6.56	94.27					
MW-6	3/20/08	96.70			6.66	93.05	7.96	0.286	2.81	2.28	0.105
MW-6	5/31/12	98.70			7.30	91.40					
MW-6	2/14/13	98.70			6.67	92.03					
MW-7	9/1/94	100.78					0.388	0.578	0.556	1.26	
MW-7	3/1/95	100.78					1.26	1.09	2.1	7.66	
MW-7	6/16/95	100.78					0.336	0.3	0.302	2.73	
MW-7	9/5/95	100.78					0.632	0.583	0.88	3.05	
MW-7	11/9/95	100.78					0.918	1.11	1.33	5.5	
MW-7	3/28/96	100.78					0.758	0.78	1.62	5.53	
MW-7	9/18/96	100.78					0.066	0.07	0.114	0.384	
MW-7	11/4/96	100.78					0.316	0.431	0.885	2.6	
MW-7	3/5/97	100.78					0.065	0.047	0.27	1.26	
MW-7	12/8/98	100.78			6.32	94.46	0.037	0.013	0.13	0.197	
MW-7	9/23/99	100.78			9.17	91.81	0.27	0.072	1.1	1.922	
MW-7	5/11/00	100.78			8.32	94.46	0.28	0.061	0.5	0.704	
MW-7	10/13/00	100.78					0.11	0.035	0.83	1.216	
MW-7	4/16/01	100.78					0.031	0.008	0.13	0.162	
MW-7	10/2/01	100.78			7.35	93.43	0.086	0.025	0.76	0.841	
MW-7	4/23/02	100.78			6.23	94.55	0.014	0.0045	0.11	0.1222	
MW-7	10/8/02	100.78			7.99	92.79	0.094	0.03	0.87	1.012	
MW-7	4/27/05	100.78			6.12	94.66	0.015	0.0034	0.12	0.0661	
MW-7	12/22/05	100.78			9.09	91.69					
MW-7	1/18/06	100.78			7.00	93.78					
MW-7	2/16/06	100.78			7.15	93.63					
MW-7	7/25/06	100.78			8.57	92.21					
MW-7	9/29/06	100.78			7.83	92.95					
MW-7	6/6/07	100.78			6.93	93.85					
MW-7	3/20/08	96.68			6.05	93.63	0.0015	<0.001	0.0092	0.0038	<0.001

Exhibit B-2
Groundwater Elevations and Analytical Results

Former Clark Retail Station #1407
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Tier 1 Exposure Routes							Compounds and Groundwater Remediation Objectives				
							Benzene (mg/L)	Toluene (mg/L)	Ethylbenzene (mg/L)	Total Xylenes (mg/L)	MTBE (mg/L)
GCGIER - Class I Groundwater							0.005	1	0.7	10	0.07
GCGIER - Class II Groundwater							0.025	2.5	1	10	0.07
Well ID	Date Sampled	TOC Elevation (feet)	Depth to Free Product (feet below TOC)	Free Product Thickness (feet)	Depth to Water (feet below TOC)	Groundwater Elevation (feet)					
MW-7	5/31/12	98.68			1.86	98.82					
MW-7	2/14/13	98.68			6.84	92.84					
MW-8	9/1/94	100.97					<0.002	<0.002	<0.002	<0.005	
MW-8	3/1/95	100.97					<0.002	<0.002	<0.002	<0.005	
MW-8	6/18/95	100.97					<0.002	<0.002	<0.002	<0.005	
MW-8	9/5/95	100.97					<0.002	<0.002	<0.002	<0.005	
MW-8	11/9/95	100.97					<0.002	<0.002	<0.002	<0.005	
MW-8	3/28/96	100.97					<0.002	<0.002	<0.002	<0.005	
MW-8	9/18/96	100.97					<0.002	<0.002	<0.002	<0.005	
MW-8	11/4/98	100.97					<0.002	<0.002	<0.002	<0.005	
MW-8	3/5/98	100.97					<0.002	<0.002	<0.002	<0.005	
MW-8	12/8/98	100.97					<0.001	<0.001	<0.001	<0.003	
MW-8	9/23/99	100.97			8.5	92.47	<0.001	<0.001	<0.001	<0.003	
MW-8	5/11/00	100.97			5.82	95.15	<0.001	<0.001	<0.001	<0.003	
MW-8	10/13/00	100.97			7.09	93.88	<0.001	<0.001	<0.001	<0.003	
MW-8	4/16/01	100.97			4.08	98.89	<0.001	<0.001	<0.001	<0.003	
MW-8	10/2/01	100.97			7.30	93.67	<0.001	<0.001	<0.001	<0.003	
MW-8	4/23/02	100.97			6.21	94.76	<0.001	<0.001	<0.001	<0.003	
MW-8	10/8/02	100.97			7.98	93.01	<0.001	<0.001	<0.001	<0.003	
MW-8	4/27/05	100.97			7.21	93.76	<0.001	<0.001	<0.001	<0.003	
MW-8	12/22/05	100.97			7.88	93.09					
MW-8	1/18/08	100.97			6.72	94.25					
MW-8	2/18/08	100.97			6.84	94.33					
MW-8	7/25/08	100.97			7.85	93.12					
MW-8	6/6/07	100.97			7.01	93.96					
MW-8	3/20/08	99.01			5.89	93.12	<0.001	<0.001	<0.001	<0.003	0.0037
MW-8	5/31/12	99.01			6.12	92.89					
MW-8	2/14/13	99.01			5.87	93.04					
MW-9	5/11/00	100.00			9.12	90.88	8.4	0.42	1.8	2.63	
MW-9	10/13/00	100.00			9.51	90.48	5.2	0.41	1.9	3.15	
MW-9	4/18/01	100.00					5.5	0.25	1.6	2.1	
MW-9	10/2/01	100.00			8.23	91.77	5.3	0.37	1.9	2.63	
MW-9	4/23/02	100.00			7.51	92.49	4.7	0.28	1.9	2.098	
MW-9	10/8/02	100.00			8.23	91.77	3	0.23	1.6	1.567	
MW-9	4/27/05	100.00			8.66	91.34	2.7	0.15	1.7	1.04	
MW-9	12/22/05	100.00	10.50	0.16	10.66	89.46					
MW-9	1/18/06	100.00	9.24	0.22	9.46	90.70					
MW-9	2/18/06	100.00	8.83	0.12	8.75	91.34					
MW-9	8/18/06	100.00	9.49	0.02	9.51	90.50					
MW-9	7/25/08	100.00	10.16	0.01	10.17	89.84					
MW-9	8/31/08	100.00			9.48	90.52					
MW-9	9/29/08	100.00			9.73	90.27					
MW-9	3/27/07	100.00	6.445	0.005	8.45	93.55					
MW-9	6/6/07	100.00			8.42	91.58					
MW-9	3/20/08	97.99			7.47	90.52	0.848	0.0714	1.35	0.712	<0.01
MW-9	5/31/12	97.99			9.31	88.68					
MW-9	2/14/13	97.99			7.84	90.35					
MW-10	5/11/00	102.77			6.08	96.69	<0.001	<0.001	<0.001	<0.003	
MW-10	10/13/00	102.77			7.04	95.73	<0.001	<0.001	<0.001	<0.003	
MW-10	4/18/01	102.77			4.89	97.91	<0.001	<0.001	<0.001	<0.003	
MW-10	10/2/01	102.77			7.00	95.77	<0.001	<0.001	<0.001	<0.003	
MW-10	4/23/02	102.77			5.52	97.15	<0.001	<0.001	<0.001	<0.003	
MW-10	4/27/05	102.77			6.75	96.02	<0.001	<0.001	<0.001	<0.003	
MW-10	12/22/05	102.77			7.95	94.92					
MW-10	2/18/08	102.77			7.03	95.74					
MW-10	7/25/08	102.77			7.53	95.14					
MW-10	6/6/07	102.77			7.08	95.71					
MW-10	3/20/08	100.85			5.5	95.35	<0.001	<0.001	<0.001	<0.003	<0.001
MW-10	5/31/12	100.85			7.35	93.50					
MW-10	2/14/13	100.85			5.97	94.88					
MW-11	5/11/00	103.08			4.30	98.78	<0.001	<0.001	<0.001	<0.003	
MW-11	10/13/00	103.08			6.51	96.57	<0.001	<0.001	<0.001	<0.003	
MW-11	4/18/01	103.08			5.23	97.85	<0.001	<0.001	<0.001	<0.003	
MW-11	10/2/01	103.08			6.87	96.41	<0.001	<0.001	<0.001	<0.003	
MW-11	4/23/02	103.08			3.89	99.39	<0.001	<0.001	<0.001	<0.003	

Exhibit B-2
Groundwater Elevations and Analytical Results

Former Clark Retail Station #1407
3808 North Prospect Avenue Road
Peoria, Peoria County, Illinois 61603

Tier 1 Exposure Routes							Compounds and Groundwater Remediation Objectives				
							Benzene (mg/L)	Toluene (mg/L)	Ethylbenzene (mg/L)	Total Xylenes (mg/L)	MTBE (mg/L)
GCGIER - Class I Groundwater							0.005	1	0.7	10	0.07
GCGIER - Class II Groundwater							0.026	2.6	1	10	0.07
Well ID	Date Sampled	TOC Elevation (feet)	Depth to Free Product (feet below TOC)	Free Product Thickness (feet)	Depth to Water (feet below TOC)	Groundwater Elevation (feet)					
MW-11	4/27/05	103.08			5.01	98.07	<0.001	<0.001	<0.001	<0.003	
MW-11	12/22/05	103.08			6.89	96.19					
MW-11	1/18/06	103.08			5.85	97.23					
MW-11	2/16/06	103.08			6.45	97.63					
MW-11	7/25/06	103.08			7.19	95.89					
MW-11	6/6/07	103.08			6.65	97.53					
MW-11	3/20/08	101.18			3.52	97.66	<0.001	<0.001	<0.001	<0.003	
MW-11	5/31/12	101.18			6.66	95.32					
MW-11	2/14/13			Destroyed							
MW-12	4/24/02	100.9			6.43	94.47	<0.001	<0.001	<0.001	<0.003	
MW-12	10/8/02	100.9			7.30	93.60	<0.001	<0.001	<0.001	<0.003	
MW-12	4/27/05	100.9			7.71	93.19	<0.001	<0.001	<0.001	<0.003	
MW-12	2/18/06	100.9			7.40	93.50	<0.001	<0.001	<0.001	<0.003	
MW-12	3/20/06	98.66			6.78	91.89	<0.001	<0.001	<0.001	<0.003	
MW-12	5/31/12	96.88			7.65	88.83	<0.001	<0.001	<0.001	<0.003	
MW-12	2/14/13	96.68			6.54	90.14					
MW-13	4/24/02	101.36			7.96	93.40	0.44	0.19	0.31	1.23	
MW-13	10/8/02	101.36			10.05	91.31	2.8	0.67	1	2.91	
MW-13	4/27/05	101.36			10.20	91.16	0.7	0.028	0.25	0.147	
MW-13	1/18/06	101.36			10.23	91.13					
MW-13	2/16/06	101.36			9.61	91.76					
MW-13	3/20/06	99.14			8.23	90.91	0.604	0.0183	0.08	0.0683	
MW-13	5/31/12	99.14			9.70	89.44	0.683	0.0162	0.0248	0.0615	
MW-13	2/14/13	99.14			8.10	91.04	0.283	0.0047	0.0603	0.0715	
MW-14	4/27/05	98.97			8.02	90.95	<0.001	<0.001	<0.001	<0.003	
MW-14	1/18/06	98.97			9.31	89.66					
MW-14	2/16/06	98.97			7.67	91.30					
MW-14	3/20/06	98.81			6.51	90.30	<0.001	<0.001	<0.001	<0.003	
MW-14	3/31/12	98.81			8.43	88.38	<0.00039	<0.00042	<0.00041	<0.0013	
MW-14	2/14/13	96.81			6.58	90.23					
MW-15	4/27/05	99.46			9.06	90.40	<0.001	<0.001	<0.001	<0.003	
MW-15	1/18/06	99.46			9.55	89.91					
MW-15	2/16/06	99.46			8.53	90.93					
MW-16	3/20/06	97.28			6.76	90.52	<0.001	<0.001	<0.001	<0.003	
MW-16	2/14/13	97.16			6.88	90.28					
MW-16	12/22/05	103.36			7.32	96.04	<0.001	<0.001	<0.001	<0.003	
MW-16	1/18/06	103.36			6.32	97.04					
MW-16	2/16/06	103.36			6.24	97.12					
MW-16	7/25/06	103.36			6.06	97.30					
MW-18	6/6/07	103.36			5.24	98.12					
MW-16	3/20/08	101.39			4.45	95.94	<0.001	<0.001	<0.001	<0.003	
MW-16	5/31/12	101.39			6.09	95.30					
MW-16	2/14/13	101.39			4.49	96.90					
MW-17	12/22/05	102.9			6.66	96.22	<0.001	<0.001	<0.001	<0.003	
MW-17	1/18/06	102.9			6.55	97.35					
MW-17	2/16/06	102.9			5.41	97.49					
MW-17	7/25/06	102.9			6.77	98.13					
MW-17	6/6/07	102.9			4.89	98.01					
MW-17	3/20/08	100.93			3.86	97.07	<0.001	<0.001	<0.001	<0.003	
MW-17	5/31/12	100.93			4.25	96.66					
MW-17	2/14/13	100.93			3.9	97.03					
MW-18	12/22/05	100.85			6.75	94.10	0.0288	<0.001	<0.001	<0.003	
MW-18	1/18/06	100.85			6.20	95.65					
MW-18	2/16/06	100.85			5.17	95.68					
MW-18	7/25/06	100.85			6.88	93.97					
MW-18	6/6/07	100.85			6.13	94.72					
MW-18	3/20/08	97.96			5.51	92.47	0.0024	<0.001	<0.001	<0.003	
MW-18	5/31/12	97.96			4.69	93.09					
MW-18	2/14/13	97.96			4.69	93.29					
MW-19	6/18/06	99.94			6.39	90.55					
MW-19	7/25/06	99.94			9.86	90.06					
MW-19	8/29/06	99.94			9.23	90.65					
MW-19	6/6/07	99.94			8.69	91.25					
MW-19	3/20/08	97.87			7.48	90.39	1.66	0.0582	0.532	0.338	
MW-19	5/31/12	97.87			9.21	88.66					

Exhibit B-2

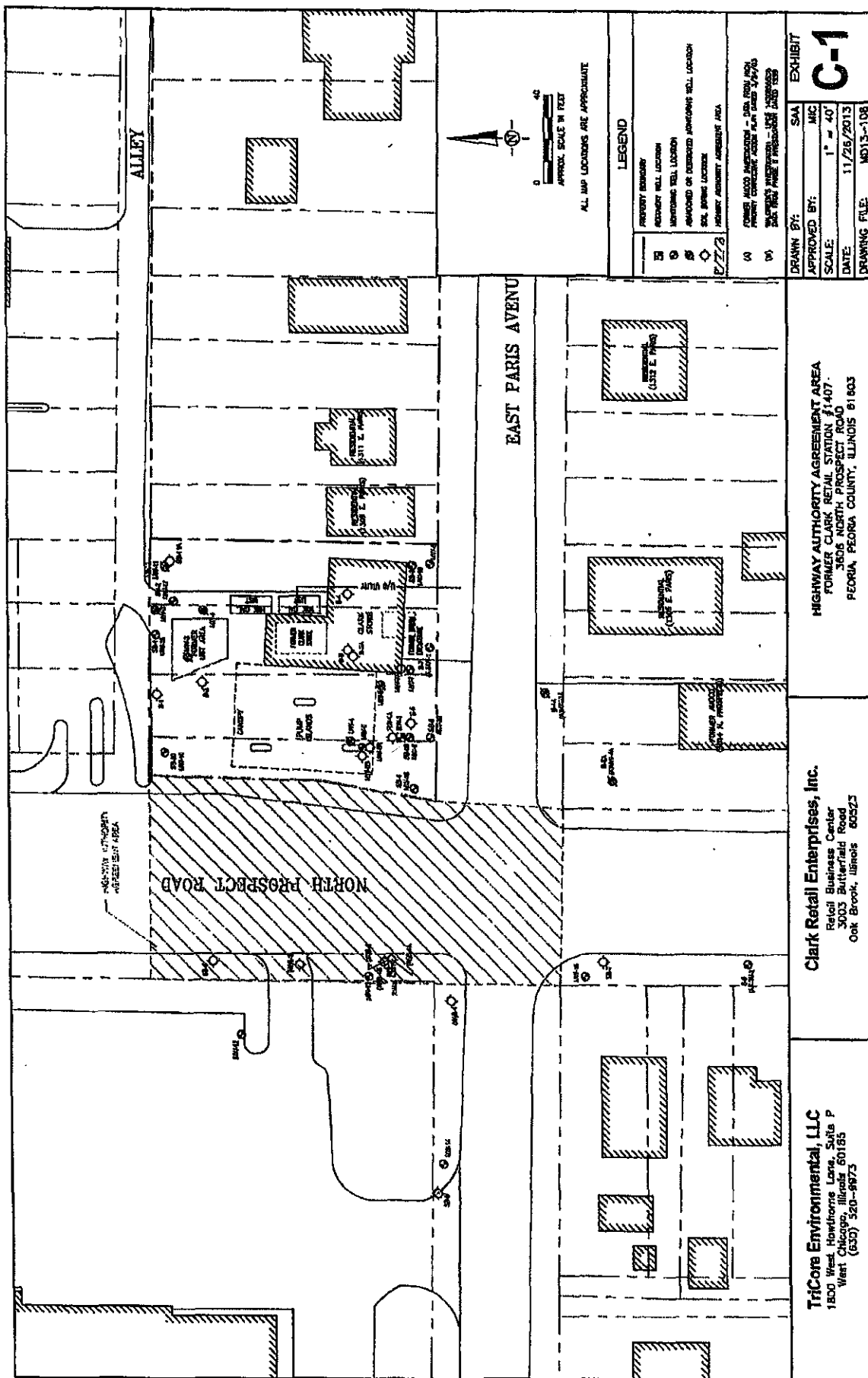
Groundwater Elevations and Analytical Results

Former Clark Retail Station #1407
3606 North Prospect Avenue Road
Peoria, Peoria County, Illinois 61603

Tier 1 Exposure Routes							Compounds and Groundwater Remediation Objectives				
							Benzene (mg/L)	Toluene (mg/L)	Ethylbenzene (mg/L)	Total Xylenes (mg/L)	MTBE (mg/L)
GCGIER - Class I Groundwater							0.005	1	0.7	10	0.07
GCGIER - Class II Groundwater							0.025	2.5	1	10	0.07
Well ID	Date Sampled	TOC Elevation (feet)	Depth to Free Product (feet below TOC)	Free Product Thickness (feet)	Depth to Water (feet below TOC)	Groundwater Elevation (feet)					
MW-19	2/14/13	97.87			7.57	90.30					
MW-20	8/18/08	99.83			9.20	90.63					
MW-20	7/25/08	99.83			9.86	90.17					
MW-20	9/29/08	99.83			9.45	90.38					
MW-20	6/6/07	99.83			8.42	91.41					
MW-20	3/20/08	97.87			7.25	90.42	0.381	0.0238	0.0201	0.12 0.0212	
MW-20	5/31/12	97.87			9.16	88.51					
MW-20	2/14/13	97.87			7.54	90.13					
RW-1	6/18/06	99.9			8.96	90.92					
RW-1	7/25/08	99.9			9.43	90.47					
RW-1	8/31/06	99.9			8.86	91.04					
RW-1	9/29/08	99.9			8.13	90.77					
RW-1	3/27/07	99.9			8.43	93.47					
RW-1	6/8/07	99.9			7.67	92.23					
RW-1	3/20/08	97.85			6.17	91.88	0.883	0.06	1.27	0.708 0.0348	
RW-1	6/31/12	97.85			8.63	89.22					
RW-1	2/14/13	97.85			6.86	90.99					
RW-2	11/6/12	98.86			9.36	89.50	0.822	0.0978	1.190	2.470 0.0050 J	
RW-2	2/14/13	98.86			7.97	90.89	0.318	0.0360	0.247	0.846 0.0032 J	
(A)MW-1*	1/23/02						0.043	0.042	0.58	2.5	
(A)MW-1*	3/20/08	98.18			4.72	93.47					
(A)MW-2*	1/23/02						<0.005	<0.005	<0.005	<0.010	
(A)MW-3A*	1/23/02						Below Tier 1 Groundwater Remediation Objectives				
(A)MW-3A*	2/18/06						Below Tier 1 Groundwater Remediation Objectives				
(A)MW-4A*	1/23/02						Below Tier 1 Groundwater Remediation Objectives				

Notes:

- 1) GCGIER = groundwater component of the groundwater ingestion exposure route
- 2) <0.001 = concentration less than the analytical laboratory reporting limit
- 3) mg/L = milligrams per liter
- 4) Bold = a concentration above the Tier 1 groundwater remediation objectives established in 35 Illinois Administrative Code Part 742
- 5) Groundwater samples were analyzed for methyl tertiary butyl ether (MTBE) and/or benzene, toluene, ethylbenzene, total xylenes using United States Environmental Protection Agency Method 8020, 8021B, or 8260B
- 6) TOC = top-of-casing
- 7) Shaded cells = sample was not collected, free product was not present, or data was not available
- 8) Groundwater elevations are relative to a site specific datum of 100 feet.
- 9) J = estimated concentration above the adjusted method detection limit and below the adjusted reporting limit
- 10) * = Former Amoco Investigation - Data from High Priority Corrective Action Plan dated 3/24/03.



HIGHWAY AUTHORITY AGREEMENT AREA
FORMER CLARK RETAIL STATION #1407
3806 NORTH PROSPECT ROAD
PEORIA, PEORIA COUNTY, ILLINOIS 61603

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(630) 520-8973