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This instrument prepared by:

Real Estate Division,
Atlantic, Naval
Facilities
Engineering Command
6506 Hampton Blvd., Norfolk,
Virginia 23508-1278

Doc#: 1334734070 Fee: \$124.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/13/2013 01:52 PM Pg: 1 of 44

After recording return to:

Real Estate Division,
Atlantic, Naval
Facilities
Engineering Command
6506 Hampton Blvd., Norfolk,
Virginia 23508-1278

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QUITCLAIM DEED FOR THE CONVEYANCE OF 1ST AVENUE, GLENVIEW, ILLINOIS

THIS QUITCLAIM DEED, made this 25th day of July, 2013, by and between the **UNITED STATES OF AMERICA**, Department of the Navy (the "DoN"), hereinafter called the **GRANTOR**, and **MIDWEST FAMILY HOUSING, LLC**, an Illinois limited liability company, hereinafter called the **GRANTEE**, whose address is c/o Midwest Military Communities, 50 Public Square, Terminal Tower, Suite 1360, Cleveland, Ohio 44113.

WITNESSETH:

WHEREAS, GRANTOR under the authority contained in 10 U.S.C. § 2878 has determined that the conveyance of the Property, as defined below, on the terms set forth herein, will be in the public interest and has otherwise satisfied and complied with all reporting requirements, notification periods, the applicable award and letting procedure and other statutory limitations prescribed in the solicitation documents and the authorizing legislation, and all required findings and determinations have been made and other conditions satisfied; and

WHEREAS, GRANTOR shall quitclaim to GRANTEE certain real property located at the former Glenview Naval Air Station under the custody and control of the DoN situated in the Village of Glenview, County of Cook, State of Illinois, all as more particularly described on Exhibit "A" attached hereto and all buildings and improvements located thereon, and all and

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singular rights, tenements, hereditaments, easements and appurtenances belonging, or in any way appertaining thereto, including fixtures, structures, and facilities, alleys, roads, streets, ways, strips, and any equipment, utilities and utilities infrastructure, alterations, additions, infrastructure, all tangible and intangible personal property located thereon or used in connection with the ownership and operation thereof, and attached fixtures located in, on and under the real property, and any means of ingress and egress appurtenant thereto (collectively, the “Property”); and

WHEREAS, GRANTOR owns those two (2) parcels of real property, each of which is adjacent to the Property as identified on Exhibit C attached hereto and made a part hereof (the “Grantor Retained Property”); and

WHEREAS, GRANTOR has found and determined that the Property is suitable for conveyance pursuant to the Finding of Suitability dated November 2005 (“FOS”) and an Environmental Condition of Property Checklist, dated July 17, 2013 (the “ECP”), which are attached hereto as Exhibits “B-1” and “B-2” and made a part hereof.

NOW THEREFORE, GRANTOR, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby convey, transfer, remise, release and forever quitclaim without warranty to the GRANTEE, its successors and assigns, all of GRANTOR’S right, title and interest in and to the Property:

I. RESERVING, HOWEVER, to the GRANTOR the following Easements:

A. Although the Property is being conveyed to GRANTEE in contemplation of GRANTEE conveying the Property to the Village of Glenview and thereafter the Village Glenview causing the Property to become a publicly dedicated road, GRANTOR hereby reserves for itself and its agents, contractors, tenants, licensees, lessees, guests, invitees, grantees, employees, representatives, successors and assigns, a non-exclusive perpetual right and easement on, over, and across the Property, such easement shall be used for pedestrian and vehicular access purposes from and to the Grantor Retained Property, as well as over and across the Property for purposes of accessing other roads and access easements that tie into the Property.

II. SUBJECT TO THE FOLLOWING NOTICES, COVENANTS, RESTRICTIONS, RESERVATIONS AND CONDITIONS, which shall be binding upon and enforceable against the GRANTEE, its successors and assigns, in perpetuity:

A. COVENANTS, RESTRICTIONS AND EASEMENTS. GRANTEE agrees to accept conveyance of the Property subject to all existing covenants, conditions, restrictions, easements, rights-of-way, reservations, rights, agreements, and encumbrances recorded and unrecorded.

B. PROPERTY CONVEYED “AS IS” “WHERE IS.” Except as otherwise provided herein, or as otherwise provided by law, the GRANTEE acknowledges that it has inspected, is aware of, and accepts the condition and state of repair of the Property, and that the Property is conveyed “as is” and “where is” without any representation, promise, agreement,

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or warranty on the part of the GRANTOR regarding such condition and state of repair, or regarding the making of any alterations, improvements, repairs or additions. The GRANTEE further acknowledges that the GRANTOR shall not be liable for any latent or patent defects in the Property, except to the extent required by applicable law.

C. FLOODPLAIN. To the extent that any portion of the Property lies within a floodplain as defined in Section 6(c) of Executive Order No. 11988, dated May 24, 1977, the use of that portion of the Property may be subject to the National Flood Insurance Program.

D. PROPERTY COVERED BY NOTICE, DESCRIPTION, ACCESS RIGHTS, AND COVENANTS MADE PURSUANT TO SECTION 120(h)(3)(A) OF THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION AND LIABILITY ACT OF 1980 (CERCLA) (42 U.S.C. § 9620(h)(3)(A)). For the Property, the GRANTOR provides the following notice, description, and covenants and retains the following access rights:

1. **Notices Pursuant to Section 120(h)(3)(A)(i)(I) and (II) of CERCLA (42 U.S.C. § 9620(h)(3)(A)(i)(I) and (II)).** Pursuant to section 120(h)(3)(A)(i)(I) and (II) of CERCLA, available information regarding the type, quantity, and location of hazardous substances and the time at which such substances were stored, released, or disposed of, as defined in section 120(h) is provided to GRANTEE in the FOS and ECP attached hereto as Exhibits "B-1" and "b-2", and made a part hereof.

2. **Description of Remedial Action Taken, if Any, Pursuant to Section 120(h)(3)(A)(i)(III) of CERCLA (42 U.S.C. § 9620(h)(3)(A)(i)(III)).** Pursuant to section 120(h)(3)(A)(i)(III) of CERCLA, a description of the remedial action taken, if any, on the Property is provided in the FOS and the ECP.

3. **Covenant Pursuant to Section 120(h)(3)(A)(ii) and (B) of CERCLA (42 U.S.C. § 9620(h)(3)(A)(ii) and (B)).** Pursuant to section 120(h)(3)(A)(ii) and (B) of CERCLA, the GRANTOR warrants that—

a. all remedial action necessary to protect human health and the environment with respect to any hazardous substance identified pursuant to section 120(h)(3)(A)(i)(I) of CERCLA remaining on the Property has been taken before the date of this Quitclaim Deed; and

b. any additional remedial action found to be necessary after the date of this Quitclaim Deed shall be conducted by the GRANTOR.

4. **Access Rights Pursuant to Section 120(h)(3)(A)(iii) of CERCLA (42 U.S.C. § 9620(h)(3)(A)(iii)).**

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a. The GRANTOR retains and reserves a perpetual and assignable easement and right of access on, over, and through the Property, to enter upon the Property in any case in which a remedial action or corrective action is found to be necessary on the part of the GRANTOR without regard to whether such remedial action or corrective action is on the Property or on adjoining or nearby lands. Such easement and right of access includes, without limitation, the right to perform any environmental investigation, survey, monitoring, sampling, testing, drilling, boring, coring, test-pitting, installing monitoring or pumping wells or other treatment facilities, response action, corrective action, or any other action necessary for the GRANTOR to meet its responsibilities under applicable laws and as provided for in this instrument. Such easement and right of access shall be binding on the GRANTEE and its successors and assigns and shall run with the land.

b. In exercising such easement and right of access, the GRANTOR shall provide the GRANTEE or its successor(s) or assigns, as the case may be, with reasonable notice of its intent to enter upon the Property and exercise its rights under this clause, which notice may be severely curtailed or even eliminated in emergency situations. The GRANTOR shall use reasonable means to avoid and to minimize interference with the GRANTEE's and the GRANTEE's successors' and assigns' quiet enjoyment of the Property. At the completion of work, the work site shall be reasonably restored. Such easement and right of access includes the right to obtain and use utility services, including water, gas, electricity, sewer, and communications services available on the Property at a reasonable charge to the GRANTOR. Excluding the reasonable charges for such utility services, no fee, charge, or compensation will be due the GRANTEE, nor its successors or assigns, for the exercise of the easement and right of access hereby retained and reserved by the GRANTOR.

c. In exercising such easement and right of access, neither the GRANTEE nor its successors or assigns, as the case may be, shall have any claim at law or equity against the GRANTOR or any officer or employee of the GRANTOR based on actions taken by the GRANTOR or its officers, employees, agents, contractors of any tier, or servants pursuant to and in accordance with this clause; Provided, however, that nothing in this paragraph shall be considered as a waiver by the GRANTEE and its successors and assigns of any remedy available to them under the Federal Tort Claims Act.

E. LEAD BASED PAINT (LBP). The GRANTEE acknowledges that the GRANTOR assumes no liability for costs or any damages for personal injury, illness, disability, or death to the GRANTEE, or to any other person, including members of the general public, arising from or incident to the purchase, transportation, removal, handling, use, disposition, or other activity causing or leading to contact of any kind whatsoever with LBP on the Property, arising after the conveyance of the Property from the GRANTOR to the GRANTEE, whether or not the GRANTEE has properly warned, or failed to properly warn, the persons injured.

Upon execution of this Quitclaim Deed, the GRANTEE covenants and agrees that it shall, and it shall require future transferees of the Property to, be responsible at its

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own cost and expense for the maintenance and management of LBP and LBP hazards located in the improvements on the Property. The GRANTEE further covenants and agrees that it shall comply during its period of ownership, and shall require future transferees of the Property to comply, with Title X and all applicable Federal, state, and local laws relating to LBP.

F. ASBESTOS CONTAINING MATERIALS.

1. The GRANTEE is hereby informed and does acknowledge that asbestos or asbestos containing materials ("ACM") have been found on or about the Property and may be present in subsurface soils at the site. This is more fully detailed in sections R and H of the ECP. Activities that have the potential to disturb asbestos containing materials will be subject to the applicable provisions of 29 CFR 1926, 29 CFR 1910.120 and other local, state, and federal regulations governing the environment and safety.. GRANTOR covenants that it has provided to the GRANTEE all documentation regarding the presence of any known ACM, and the GRANTEE acknowledges receipt of documentation disclosing the presence of any known ACM on the Property. The GRANTEE covenants and agrees that it shall require, and it shall require future transferees of the Property, in its use and occupancy of the Property, to comply with all applicable Federal, State and local laws relating to ACM. The GRANTEE acknowledges that the GRANTOR assumes no liability for costs or any damages for personal injury, illness, disability, or death to the GRANTEE, or to any other person, including members of the general public, arising from or incident to the purchase, transportation, removal, handling, use, disposition, or activity causing or leading to contact of any kind whatsoever with ACM on the Property, arising after the conveyance of the Property from the GRANTOR to the GRANTEE, whether or not the GRANTEE has properly warned, or failed to properly warn the persons injured.

G. GRANTEE INDEMNITY FOR SUBSEQUENT RELEASES. The GRANTEE releases and holds harmless the GRANTOR from any response action or corrective action necessary for any release or threatened release of hazardous substances which first occurred in or on the Property following the date of transfer and during the GRANTEE's period of ownership that is determined to be the result of the GRANTEE's actions or of the actions of a third party, which actions are not related to United States Department of Defense activities. The GRANTEE indemnifies the GRANTOR for damages and response actions resulting from the GRANTEE's actions or the actions of a third party during GRANTEE's period of ownership. The GRANTEE specifically covenants and agrees that, simultaneously with any subsequent transfer of any or all of the Property by the GRANTEE, the GRANTEE shall notify such transferee or transferees that the provisions of this Section G shall apply to such transferee or transferees and their respective successors and assigns for so long as they shall own any or all of the Property.

H. RADON. The GRANTEE covenants and agrees to conduct, or require future transferees to conduct, radon screening on the Property and (ii) provide any building or structure on the Property with and maintain or require future transferees of the Property to provide and maintain an active or passive radon mitigation unit if the amount of radon in any such building or structure is greater than 4 Picocuries per liter of air. Further, the GRANTEE covenants and agrees to comply with, or require future transferees of the Property to comply

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with, EPA and state standards regarding the maintenance of active or passive radon mitigation units.

I. NON-DISCRIMINATION. GRANTEE covenants not to discriminate upon the basis of race, color, religion, disability, sex, age or national origin in the use, occupancy, sale, or lease of the Property, or in its employment practices conducted thereon. The UNITED STATES OF AMERICA shall be deemed a beneficiary of this covenant without regard to whether it remains the owner of any land or interest therein in the locality of the Property hereby conveyed and shall have the sole right to enforce this covenant in any court of competent jurisdiction.

J. GRANTOR IS BENEFICIARY OF NOTICES, COVENANTS, RESTRICTIONS, RESERVATIONS AND CONDITIONS. The GRANTOR shall be deemed a beneficiary of the notices, covenants, restrictions, reservations and conditions set forth in this Section II without regard to whether it remains the owner of any land or interest therein in the locality of the Property hereby conveyed and shall have the right to enforce the notices, covenants, restrictions, reservations and conditions in any court of competent jurisdiction.

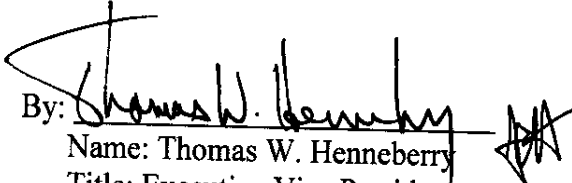
K. NOTICES, COVENANTS, RESTRICTIONS, RESERVATIONS AND CONDITIONS set forth in this Quitclaim Deed, unless subsequently released or expressly limited or conditioned, are a binding servitude on the Property, shall inure to the benefit of and be binding upon the GRANTOR and GRANTEE, their successors and assigns, and will be deemed to run with the Property in perpetuity.

L. ANTI-DEFICIENCY ACT. Nothing in this Quitclaim Deed shall be interpreted to require obligations of any payment by GRANTOR that is in violation of the Anti-Deficiency Act, 31 U.S.C. § 1341.

III HEADINGS. The headings, titles and captions in this Quitclaim Deed have been inserted only for convenience and in no way define, limit, extend, or describe the scope or intent of this Quitclaim Deed.

[SIGNATURE PAGES FOLLOW]

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By: Thomas W. Henneberry 
 Name: Thomas W. Henneberry
 Title: Executive Vice President

STATE OF _____)
) to-wit:
 CITY/COUNTY OF Dist. of Columbia)

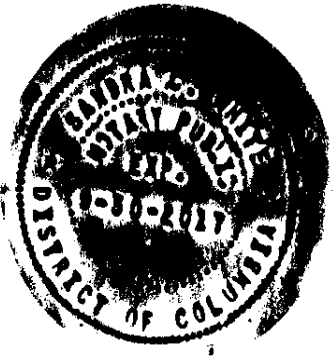
I, Sandra C. White, a Notary Public for the State and City aforesaid, certify that Thomas Henneberry personally came before me this day and acknowledged that she/he is Ex. Vice Pres of the MIDWEST FAMILY COMMUN., and that, by authority duly given, the foregoing Quitclaim Deed was signed in its name by its Ex. Vice Pres. and attested by _____ as its _____ SWD

Witness my hand and official seal, this 19th day of AUGUST, 2013.

Sandra C. White
 NOTARY PUBLIC

My Commission expires Sept 30, 2014

(SEAL)



UNOFFICIAL COPY**EXHIBIT A****LEGAL DESCRIPTION OF THE PROPERTY**

THAT PART OF LOT 1 IN GLENVIEW NAVAL SUBDIVISION BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 21, AND PART OF THE NORTHWEST QUARTER OF SECTION 27 AND PART OF THE NORTH HALF OF SECTION 28, ALL IN TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THERE OF RECORDED DECEMBER 28, 2009 AS DOCUMENT 0936218014, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE ALONG THE NORTHERLY, EASTERLY AND SOUTHERLY LINES OF SAID LOT 1 FOR THE NEXT SIX (6) COURSES; (1) THENCE SOUTH 89 DEGREES 54 MINUTES 07 SECONDS EAST, 908.75 FEET; (2) THENCE SOUTH 00 DEGREES 11 MINUTES 26 SECONDS WEST, 45.03 FEET; (3) THENCE SOUTH 89 DEGREES 52 MINUTES 05 SECONDS EAST, 222.96 FEET; (4) THENCE SOUTH 00 DEGREES 07 MINUTES 55 SECONDS WEST, 746.97 FEET; (5) THENCE NORTH 89 DEGREES 52 MINUTES 05 SECONDS WEST, 264.68 FEET; (6) THENCE SOUTH 00 DEGREES 07 MINUTES 55 SECONDS WEST, 130.29 FEET TO A POINT ON THE EASTERLY EXTENSION OF A SOUTHERLY LINE OF SAID LOT 1, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 07 MINUTES 55 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 1 A DISTANCE OF 563.16 FEET TO A SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 89 DEGREES 52 MINUTES 05 SECONDS WEST ALONG A SOUTH LINE OF SAID LOT 1 A DISTANCE OF 45.22 FEET TO A SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 00 DEGREES 07 MINUTES 55 SECONDS EAST ALONG A WEST LINE OF SAID LOT 1 A DISTANCE OF 562.85 FEET TO A POINT ON THE EASTERLY EXTENSION OF A SOUTHERLY LINE OF SAID LOT 1; THENCE NORTH 89 DEGREES 44 MINUTES 10 SECONDS EAST, ALONG SAID SOUTHERLY LINE AND IT'S EASTERLY EXTENSION, 45.22 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.


P.I.N. 04-28-200-081-0000

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EXHIBIT B-1

FINDING OF SUITABILITY

See attached



Property of Cook County Clerk's Office

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FINDING OF SUITABILITY PUBLIC/PRIVATE VENTURE HOUSING PRIVATIZATION NAVAL STATION GREAT LAKES, ILLINOIS

NOVEMBER 2005

1.0 PURPOSE

This Finding of Suitability (FOS) documents my determination, as the responsible Department of Defense (DoD) component official, that the real property and associated improvements located on portions of [REDACTED] Naval Station (NAS) Glenview, [REDACTED] (Subject Property) are environmentally suitable for inclusion in the Public/Private Venture (PPV) Program authorized by the National Defense Authorization Act of 1996 (Public Law 104-100, Section 2801 statute 166). The real property will be leased and the housing units will be transferred by deed. In addition to [REDACTED] parcels of property, three disposition parcels will be transferred to the PPV and then sold to the PPV Partner to fund construction and renovation activities. The disposition parcels are shown in Attachment 1 to this FOS.

This decision is based upon a review of the information contained in the May 2004 Environmental Baseline Survey (EBS), Exhibit 1 and the proposed PPV action in the Environmental Assessment (EA). Factors leading to this determination and other pertinent information related to lease and transfer requirements are stated below.

2.0 DESCRIPTION OF PROPERTY

The Subject Property consists of [REDACTED] 400 housing units at NAS Glenview [REDACTED]. These housing units are more completely described in Exhibit 1. [REDACTED] The NAS Glenview property is located at the corner of [REDACTED] Cook County, Illinois, approximately 20 miles south of NAWATA Great Lakes [REDACTED]

3.0 PARTIAL AND PROPOSED REUSE

The Subject Property provided housing for military personnel and their families. Under the PPV, a private developer will enter into a limited partnership with the Department of the Navy to demolish and/or renovate existing family housing within the Subject Property. All family housing will be managed and maintained by the limited partnership for a period of fifty years. The housing units will revert to the Navy at the end of the lease period. Three disposition parcels will be transferred to the PPV and then sold by the PPV Partner to fund construction and renovation activities. These areas are shown in Attachment 1 to this FOS. This includes [REDACTED] and an eastern portion of Glenview shown in Attachment 1.

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FINDING OF SUITABILITY
PUBLIC/PRIVATE VENTURE HOUSING PRIVATIZATION
NAVAL STATION GREAT LAKES, ILLINOIS

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4.0 ENVIRONMENTAL FINDINGS

The EBS site visit was conducted in March 2004. All available information concerning the past storage, release or disposal of hazardous substances and/or petroleum products on the Subject Property as collected through record searches, aerial photographs, personnel interviews and on-site visual inspections is contained in Exhibit 1. The following paragraphs summarize those findings and corresponding DoD determination of property classifications assigned to the real property and improvements to be leased or transferred.

A. Hazardous Substance Use/Contamination

NAS Glenview

The former NAS Glenview is a registered large quantity generator of hazardous waste, handling over 2,205 pounds per month. No storage or release of hazardous substances has been reported within the NAS Glenview portion of the Subject Property.

Based on visual observations and environmental records reviewed to date, hazardous material storage areas at [redacted] NAS Glenview, [redacted] are not anticipated to have an adverse impact on the environmental integrity of the Subject Property.

B. Petroleum or Petroleum Product Contamination

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FINDING OF SUITABILITY
PUBLIC/PRIVATE VENTURE HOUSING PRIVATIZATION
NAVAL STATION GREAT LAKES, ILLINOIS

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NAS Glenview

OT LUST site is located in the NAS Glenview portion of the Subject Property. A
tanks of petroleum tanks were located at Oden Circle near Installation Restoration
(IR) Site 1. These tanks have been removed and remedial activities completed. A
request for closure has been submitted to the IEPA.

C. Condition of Property Classification

NAS Glenview

IR Site 1 at NAS Glenview is categorized as Category 4, areas where release of
hazardous substances has occurred, and all remedial actions necessary to protect
human health and the environment have been taken. The remaining Subject
Property at NAS Glenview is categorized as Category 2, areas where only a release
or disposal of petroleum products or their derivatives has occurred.

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FINDING OF SUITABILITY
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1. Other Environmental Aspects
Asbestos-Containing Material (ACM)

NAS Glenview:
An Asbestos Survey was performed in 1998 on the NAS Glenview portion of the Subject Property, which was constructed in 1961. No homogeneous ACM areas were detected. Based on records review and site investigation, ACM is not expected to be present at the NAS Glenview portion of the Subject Property.

The lessee will be required under the land lease to properly manage ACM in accordance with applicable laws and regulations and an ACM Operations and Maintenance (O&M) Plan.

The lessee will also be required under the land lease to properly manage all Transite impacted soils disturbed during construction activities. Transite impacted soil is found throughout Navy Housing areas. If the Transite impacted soils are disturbed by heavy equipment or grading activities, the Transite impacted soils will be considered a Special Waste as defined by the United States Environmental Protection Agency (EPA) and shall be disposed of in accordance with the applicable regulations.

2. Lead-Based Paint (LBP)

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FINDING OF SUITABILITY PUBLIC/PRIVATE VENTURE HOUSING PRIVATIZATION NAVAL STATION GREAT LAKES, ILLINOIS

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NAS Glenview

Due to the date of construction of the buildings (1991 and 1996), LBP is not suspected to be present at the NAS Glenview portion of the Subject Property.

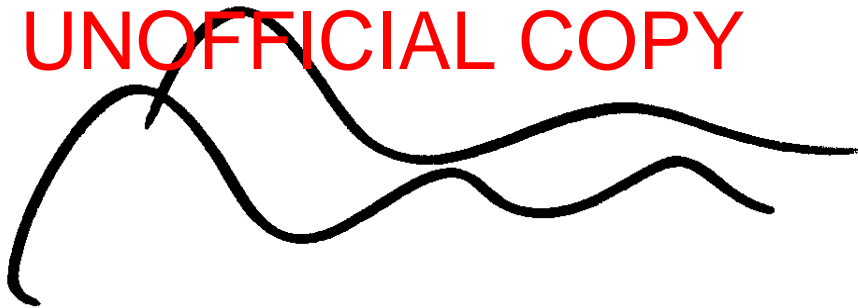
The PPV Partnership will be required by the Lease/Partnership Agreement and/or deed to properly manage all LBP so as to preclude future risks to human health. Additionally, the PPV Partnership will include Navy policy guidance (Commander, Navy Installations (CNI) Working Lead Policy of 21 August 2004 and Assistant Secretary of the Navy (ASN) Policy of 28 August 2004) in its LBP Management Plan. In accordance with federal regulatory requirements (40 CFR 26 and 40 CFR 745), a copy of U.S. Environmental Protection Agency (EPA) pamphlet EPA 747-K-04-001, "Protect Your Family From Lead In Your Home", Attachment 2 to this FOS, will be provided to the PPV Partner.

3. Polychlorinated Biphenyls (PCBs)

NAS Glenview

According to NAVSTA Great Lakes Environmental Division, no transformers or other equipment likely to contain PCBs are present on the NAS Glenview portion of the Subject Property. A visual inspection of the transformers which remain showed they were in good condition with no apparent leaks.

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FINDING OF SUITABILITY
PUBLIC/PRIVATE VENTURE HOUSING PRIVATIZATION
NAVAL STATION GREAT LAKES, ILLINOIS

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5. Radon

The U.S. EPA and the U.S. Geological Survey have evaluated the radon gas exposure in the U.S. Radon gas poses a risk to human health if the geographical area is prone to releasing radon gas and if there is a structure to confine the gas. Each state's county has a zone designation that reflects the average short-term radon measurement that can be expected to be measured in a building without implementation of radon control methods. Radon zone designations range from of

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the highest potential, Zone 1, to the lowest potential, Zone 3. Lake and Cook counties are designated as Zone 2.

NAS Glenview - No radon survey was readily available for the NAS Glenview portion of the Subject Property. However, the housing units were constructed on concrete slabs with a minimal amount of slab penetrations so containment of radon gas is believed to be minimal.

The PFV Partnership will be required via its proposed Lease/Partnership Agreement and/or deed to implement a Radon Management Plan and budget for abating radon in housing not otherwise scheduled for demolition.

6. Adjacent Properties

NAS Glenview

Nine (9) IR sites have been identified throughout NAS Glenview. IR Site 1 is located within the Subject Property. IR Site 2 is located adjacent to the south portion of the Subject Property. Remediation at all of the IR sites is complete and NPPRAP status has been received. A complete description of these sites is contained in Exhibit 1.

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FINDING OF SUITABILITY
PUBLIC/PRIVATE VENTURE HOUSING PRIVATIZATION
NAVAL STATION GREAT LAKES, ILLINOIS

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5.0 REQUIREMENTS APPLICABLE FOR PROPERTY DISPOSAL

A. National Environmental Policy Act (NEPA) Compliance

An Environmental Assessment (EA) was prepared to assess the potential environmental impacts associated with the Sale of Property (SP). A Finding of No Significant Impact (FONSI) was signed on March 2, 2005.

B. Environmental Compliance / Permits / Orders

A search of Federal, State and local regulatory databases did not reveal the existence of any environmental permits, orders or outstanding compliance issues associated with the Subject Property.

C. Historic, Cultural and Natural Resources Requirements

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**FINDING OF SUITABILITY
PUBLIC/PRIVATE VENTURE HOUSING PRIVATIZATION
NAVAL STATION GREAT LAKES, ILLINOIS**

NOVEMBER 2005

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**FINDING OF SUITABILITY
PUBLIC-PRIVATE VENTURE HOUSING PRIVATIZATION
NAVAL STATION GREAT LAKES, ILLINOIS**

NOVEMBER 2005

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NAS Glenview
Significant cultural resources have not been identified at the Subject Property on NAS Glenview.

These buildings will be transferred with the PPV. The Navy and PPV Partner have signed a programmatic agreement with the Illinois State Historic Preservation Officer to mitigate any potential adverse effects to these properties on account of the PPV.

D. Notification to Regulatory Agencies / Public

This FDS was prepared in accordance with DoD guidance concerning Non-Base Realignment and Closure Act (BRAC) real property leases and disposals. Regulatory agency comments were not solicited in connection with this FDS since it is not anticipated that the lease will extend beyond the date of termination of government operations at NAVSTA Great Lakes.

In accordance with DoD guidance, this FDS and the final EIS/R will be made part of the lease transfer documentation provided to the PPV Partnership. Copies of all transfer related documentation not otherwise subject to withholding under the Federal Freedom of Information Act (FOIA) will be made available to the public and/or regulatory agencies upon request after they are finalized.

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**FINDING OF SUITABILITY
PUBLIC/PRIVATE VENTURE HOUSING PRIVATIZATION
NAVAL STATION GREAT LAKES, ILLINOIS**

NOVEMBER 2005

2.0 SUITABILITY DETERMINATION

NOW THEREFORE, based upon my review of the information contained in the attached national EBSR, I have determined that the Subject Property is presently suitable for the proposed PPV action.

12 Dec 2005
Date


R. B. FAMES, CAPT, CEC, USN
Commander
Southern Division
Naval Facilities Engineering Command

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ENVIRONMENTAL CONDITION OF PROPERTY (ECP) CHECKLIST / COASTAL ZONE ASSESSMENT OF POTENTIAL IMPACTS Page 1 of 9	
Installation:	First Street at Glenview Site 118, Former Naval Air Station (NAS) Glenview, Naval Station Great Lakes
Parcel/Site Location and Description:	Property under review is First Street, which is a road within a residential neighborhood in an area previously known as the Glenview Site 118 Site.
Proposed Real Estate Action Description:	<p>Transfer of the road and associated property to the Navy's Public Private Venture for "dedication" to the Village of Glenview.</p> <p>Note: Prior to transactions involving real property, Federal regulations require qualified environmental professionals to perform an assessment of environmental conditions present at the property. Although many of the ECP development activities may be considered "due diligence" functions, the ECP report is not prepared to satisfy a real property purchaser's duty to conduct an "appropriate inquiry" to establish an "innocent purchaser defense" to CERCLA 107 liability. Any such use of the ECP by any party is outside the control of the United States Navy and beyond the scope of the ECP. The United States Navy, its officers, employees or contractors make no warranties or representations that any ECP report satisfies any such requirements for any party.</p>
SITE SUMMARY INFORMATION	
<p>1. Information regarding site uses and any hazardous materials, contamination, or conditions. All available and pertinent files, records, reports and aerial photographs were reviewed and, where necessary, a site inspection and/or personal interviews were conducted to document the environmental conditions of property to support the proposed real estate action. A summary of the conditions, sources of information (including location), and any required use restrictions are provided for each environmental condition.</p>	
A. Parcel/Site Uses:	
Prior Uses:	Road through military and residential properties. Adjacent to Navy Child Development Center (CDC) and PPV Housing Office.
Current Uses:	Road through residential properties. Also, adjacent to CDC and PPV Housing Office.
Future Uses:	Assumed to continue in use as a road through a primarily residential neighborhood.

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ENVIRONMENTAL CONDITION OF PROPERTY (ECP) CHECKLIST / COASTAL ZONE ASSESSMENT OF POTENTIAL IMPACTS Page 2 of 9

B. Contaminants: Yes No Unknown

If yes, identify
contaminant and media

The reviewer considered the potential for asbestos in site soils under and immediately adjacent to First Street. A past investigation of nearby parcels noted no friable asbestos in surface soils, but a significant potential for non-friable asbestos debris in the form of transite. Asbestos-containing debris had been "picked" from nearby NAS Glenview property surface soils over a period of many years, although the extent of impact, if any, under and adjacent to the First Street property is not known. A single sample point east of First Street near the Child Development Center was found to contain asbestos (0.56% Chrysotile, 0.06% Amosite). However, the precision of the drawing is insufficient to definitively determine if that sample location is within the area to be transferred or not. Therefore, there is insufficient data to make a conclusive judgment regarding the likelihood of asbestos contamination within the property to be transferred. No other information was found regarding the volumes that might be present or the timeline(s) of use. However, based on available site information, the potential presence of asbestos within site soils meets the ASTM definition of a Recognized Environmental Condition. For additional information, please see the enclosed Reference 1, which is Figure 3 from the November 2011 Glenview Site 118 ECP.

Polynuclear aromatic hydrocarbons (PAHs) were identified in surface soils near Installation Restoration Sites #1 (the Old Fire Fighting Training Area) and #2 (the Western Old Burn Area #1 / Household Waste Landfill) and also near the pentane leaking underground storage tank (LUST) site. Levels in soils adjacent to or under First Street could show elevated PAHs either from impacts from past Navy operations or from the application of asphalt and seal-coating materials.

Source of information:

- a) March 15, 2006 Letter Report from Ms. Mary Jank (MACTEC) to Mr. Brian Conrath of the Illinois Environmental Protection Agency (IEPA) - November 2011 Glenview Site 118 ECP Report Appendix C
- b) September 27, 1991 Letter Report "Asbestos-Containing Debris Evaluation, NAS Glenview, Illinois" from Ms. Barbara L. Epstien (BCM Engineers, Inc.) to Mr. Thomas Snyder (Naval Facilities Engineering Command, Northern Division) - November 2011 Glenview Site 118 ECP Report Appendix D
- c) September 12, 2008 Correspondence from Mr. Clarence Smith (IEPA) to Mr. John Hoyt (Forest City) regarding institutional controls required on adjacent property (Lot 2) to address potential asbestos contaminated soils - November 2011 Glenview Site 118 ECP Report Appendix E
- d) September 16, 2008 Email Correspondence from Ms. Mary Jank (MACTEC) to Mr. John Hoyt (Forest City) regarding leaking electrical equipment - November 2011 Glenview Site 118 ECP Report Appendix F
- e) Report of Phase I Environmental Site Assessment Update, Former Naval Air Station Glenview, Naval Region Midwest Family Housing Privatization, September 2007
- f) Phase II Environmental Site Assessment, Former Naval Air Station, Glenview Illinois, Naval Region Midwest Family Housing Privatization, December 2005
- g) Report of Phase I Environmental Site Assessment, Former Naval Air Station, Glenview, Naval Region Midwest Family Housing Privatization, October 2005
- h) Remediation Plan, Midwest Military Communities, LLC, December 2005
- i) November 2011 Glenview Site 118 ECP Report Figures 2, 3, 4 and 5

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

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ENVIRONMENTAL CONDITION OF PROPERTY (ECP) CHECKLIST / COASTAL ZONE ASSESSMENT OF POTENTIAL IMPACTS Page 3 of 9
C. Hazardous Materials Use: Yes No Unknown

Hazardous Materials Storage: Yes No Unknown

 Type of HM:

 Type of Use and/or Storage:

There was no indication during the 30 May 2013 site inspection that hazardous materials are being used or stored on First Street or immediately adjacent to the road.

Source of information: A review of site records for the general area was conducted as part of the November 2011 Glenview Site 118 ECP property assessment. The review attempted to identify whether there was historical use or storage of hazardous materials. The proximity of First Street to IR Site #1 raises the potential that some fire-fighting training exercises (which used AVGAS, JP-4 jet fuel, waste oils) could have extended into the area to the northeast of the current road configuration. No issues were identified within First Street itself.

 Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

D. Treatment, Storage, Disposal of Hazardous Waste: Yes No Unknown

Source of information: Based on the 30 May 2013 site inspection and a review of the November 2011 Glenview Site 118 ECP report, there is no indication that hazardous wastes were treated, stored or disposed within or immediately adjacent to the First Street property.

 Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

E. Underground Storage Tanks: Yes No Unknown

 UST No. Gals.

Source of information: Based on the 30 May 2013 site inspection and a review of the November 2011 Glenview Site 118 ECP report, there is no indication that any underground tanks were or are present within First Street property. Note, however, that five 5,000-gallon underground storage tanks had been located to the west of First Street, near the housing office. For additional information, please see Figure 2 from the November 2011 Glenview Site 118 ECP.

 Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

F. Above-ground Storage Tanks: Yes No

 AST No. Gals.

Source of information: Based on the 30 May 2013 site inspection and a review of the November 2011 Glenview Site 118 ECP report, there is no indication that any above-ground tanks were or are present within or immediately adjacent to First Street. A 2,500-gallon fuel above-ground storage tank had previously been located to the west of First Street near the old burn area and landfill.

The 2007 Phase I Update noted that an out-of-service generator (that had been used to operate a lift pump for sewage from the former mobile home "park" during power outages) was observed at the northeast corner of First Street and Avenue D. This generator may have been fueled by diesel or propane. No fuel releases were identified. The 30 May 2013 site inspection did not note the presence of a generator.

 Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

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ENVIRONMENTAL CONDITION OF PROPERTY (ECP) CHECKLIST / COASTAL ZONE ASSESSMENT OF POTENTIAL IMPACTS Page 4 of 9

G. Presence of Polychlorinated Biphenyls (PCBs): Yes No Unknown

Source of information: Based on the 30 May 2013 site inspection and a review of the November 2011 Glenview Site 118 ECP report, there is no information to suggest the presence of PCBs within or immediately adjacent to First Street. There are transformers in close proximity to First Street; however, no record or evidence of past transformer leaks was found in site files during research for the November 2011 Glenview Site 118 ECP report. For additional information, please see Figure 2 from the November 2011 Glenview Site 118 ECP.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

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ENVIRONMENTAL CONDITION OF PROPERTY (ECP) CHECKLIST / COASTAL ZONE ASSESSMENT OF POTENTIAL IMPACTS Page 5 of 9

H. Asbestos: Yes No UnknownIf yes: Friable Non-friable Unknown

The reviewer considered the potential for asbestos in site soils under and immediately adjacent to First Street. A past investigation of nearby parcels noted no friable asbestos in surface soils, but a significant potential for non-friable asbestos debris in the form of transite. Asbestos-containing debris had been "picked" from nearby NAS Glenview property surface soils over a period of many years, but it is not known how much removal, if any, was performed for subsurface soils in the general area.

The extent of asbestos in soils under and immediately adjacent to the First Street property is not known. A single sample point east of First Street near the Child Development Center was found to contain asbestos (0.56% Chrysotile, 0.06% Amosite). See enclosed Reference 1, which is Figure 3 from the November 2011 Glenview Site 118 ECP Report. However, it's unclear from the figure showing the asbestos detection just how close the sample point is to First Street.

The adjoining former "Lot 2" parcel northeast of First Street was previously transferred to the Village of Glenview, and in 2008 the Illinois EPA issued a "No Further Remediation" (NFR) determination for asbestos in soils contingent on inclusion of worker caution language and occupational health and safety requirements in the deed. See enclosed Reference 2, which is 12 September 2008 correspondence from Clarence L. Smith (Illinois EPA) to Mr. John Hoyt (Forest City Military Communities). Note that the figure in the correspondence includes a portion of First Street.

Based upon that same available data about the potential for asbestos in soils, similar worker caution language and health and safety requirements as those required by the Illinois EPA for the former "Lot 2" property were recommended for previously transferred former Site 118 parcel.

Source of information:

There is insufficient data to make a definitive determination regarding the presence of asbestos contamination within the First Street property to be transferred. No information is available regarding the volume of asbestos which may be present under or immediately adjacent to First Street or the timeline(s) of use or release (if any) on the First Street parcel or adjacent properties. First Street has been present at its current location since at least 1952 (based on aerial photos from www.historicaerials.com), but it's not known if the original road was or was not paved and the dimensions of the road have changed over the years. There is no information to suggest that any remediation has occurred on the First Street parcel. Asbestos debris had been removed from the general area around First Street, but no information is available to document that the problem has been satisfactorily addressed in the general area, especially with regard to sub-surface soils. Because of the history of the site and location of analytical data indicating the presence of asbestos contaminating materials either on the site or adjacent parcels, this meets the ASTM definition of a Recognized Environmental Condition; however, no further action is required at present.

The potential presence of asbestos in soils may trigger environmental and safety requirements for parties undertaking intrusive activities in the future. Handling and disposal of any identified asbestos-containing waste materials must follow applicable Federal and State regulations including but not limited to the following requirements. Workers must be fully informed about potential hazards, and safety and response procedures must be put in place to appropriately address risks (see the requirements of 29 CFR 1910.120). 29 CFR 1926 addresses safety and health regulations for construction, including monitoring, permissible exposure limits, and worker training and certification requirements. National Emission Standards for Hazardous Air Pollutants (NESHAPS) at 40 CFR Part 61, Subpart M - National Emission Standards for Asbestos are applicable to any activities that have the potential to release asbestos fibers.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

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ENVIRONMENTAL CONDITION OF PROPERTY (ECP) CHECKLIST / COASTAL ZONE ASSESSMENT OF POTENTIAL IMPACTS Page 6 of 9
I. Lead Paint: Yes No Unknown

Source of information: The 2007 Phase I Environmental Site Assessments Update referenced above in Section B noted that the presence of lead-based paint was unlikely given the age of the structures in the area. The structures from the 1990's have been demolished. However, there is a potential for low-level residual lead from the possible use of lead-based paint from the original previous structures that were located at Glenview. However, since soils from that era have been disturbed, mixed and amended over the years, the potential for broad, elevated lead in soils is low.

There is a potential for elevated lead in the soils immediately adjacent to First Street from the historical use of leaded fuels.

 Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

J. Radon: Yes No Unknown

Source of information: No radon survey is available for the property, which is in a U.S. Environmental Protection Agency Zone 2. This issue is not a concern for a roadway.

 Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

K. Radiological Materials: Yes No Unknown

Source of information: Based on the 30 May 2013 site inspection and a review of the November 2011 Glenview Site 118 ECP report, there is no indication that radiological materials were or are present within the subject property.

 Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

L. Solid/Bio-Hazardous Waste: Yes No Unknown

Source of information: Based on the 30 May 2013 site inspection and a review of the November 2011 Glenview Site 118 ECP report, there is no evidence of past or current biological waste disposal within the First Street property.

During NAVFAC's previous 13 July 2011 and 19 September 2011 site inspections of the Glenview Site 118 property, construction debris and stockpiles of waste concrete and waste asphalt were located immediately east of First Street. However, First Street no longer extends to this area and the area has been developed. No stockpiles were noted within or adjacent to the area of First Street that is currently planned for transfer. A household landfill is located to the west of First Street; however, no impacts to First Street are anticipated. For additional information, please see Figure 2 from the November 2011 Glenview Site 118 ECP.

 Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

M. Munitions and Explosives of Concern: Yes No Unknown

Source of information: Based on the 30 May 2013 site inspection and a review of the November 2011 Glenview Site 118 ECP report, there is no evidence that munitions and explosives of concern would be present within or immediately adjacent to the First Street property.

 Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

N. Threatened or Endangered Species: Yes No Unknown

Source of information: Based on the 30 May 2013 site inspection and a review of the November 2011 Glenview Site 118 ECP report, there is no evidence that threatened or endangered species would be present within or immediately adjacent to the First Street property.

 Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

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ENVIRONMENTAL CONDITION OF PROPERTY (ECP) CHECKLIST / COASTAL ZONE ASSESSMENT OF POTENTIAL IMPACTS Page 7 of 9

O. Natural or Cultural Resources: Yes No Unknown

Source of information: Based on the 30 May 2013 site inspection and a review of the November 2011 Glenview Site 118 ECP report, there is no evidence of cultural or natural resources within or immediately adjacent to the First Street property.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

P. Use of Adjacent Property: Yes No Unknown

Current Use: Adjacent property is primarily residential. A Child Development Center is located immediately east of First Street and a PV Housing Office is located to the west.

Past Use: Past use of the area was primarily residential and military.

Source of information: Based on the 30 May 2013 site inspection and the research performed in support of November 2011 Glenview Site 118 ECP report.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

Q. Has the site had any Notices of Violation? Yes No

If yes, please explain:

Source of information: Based on the 30 May 2013 site inspection and the research performed in support of November 2011 Glenview Site 118 ECP report.

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

R. Additional information or comments regarding questions shown above (attach sheet(s) if additional room is needed):

The Findings of this streamlined ECP report were based on readily available environmental information, previous environmental studies, and federal and state database and file information related to the storage, release, treatment or disposal of hazardous substances or petroleum products. Findings were also based on visual observations from the time of the site visit and coordination with Navy personnel familiar with the property and its history.

In accordance with ASTM Designation D5746-98 (2002), Standard Classification of Environmental Condition of Property Area Types for Defense Base Closure and Realignment Facilities, and based on the limited information readily available for this ECP review, the First Street parcel is generally classified as ECP Area Type 3 - "an area or parcels of real property where release, disposal, or migration, or some combination thereof, hazardous substances has occurred, but at concentrations that do not require a removal or remedial action."

Pursuant to Section 120(h)(3)(A)(i)(I) and (II) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (42 U.S.C. § 9620(h)(3)(A)(i)(I) and (II)), notice is hereby provided that asbestos containing materials were utilized within the properties adjacent to First Street and there is a strong probability that these materials were spread in soils beneath the site as a consequence of historical demotion activities. Therefore asbestos-containing waste materials may be present in soils below the surface at the subject location. The volume of asbestos materials present is unknown. The timeframe for use and release of asbestos is not known. No past remediation activities within the First Street parcel have been identified.

Source of information:

Restrictions or Land Use Controls: Yes No

If yes, please identify and explain in detail in Section 2 below.

2. List of Land Use Controls required for Real Estate Action:

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ENVIRONMENTAL CONDITION OF PROPERTY (ECP) CHECKLIST / COASTAL ZONE ASSESSMENT OF POTENTIAL IMPACTS Page 6 of 9		
3. Coastal Zone	YES	NO
Consult State Coastal Zone Management Plan to determine whether project location is within an area in which work activities could potentially trigger coastal zone regulations. If Yes:		
A. Is the proposed action included as a state "Listed" activity that automatically requires a federal consistency determination?	<input type="checkbox"/>	<input type="checkbox"/>
B. Are there any changes in land use?	<input type="checkbox"/>	<input type="checkbox"/>
C. Is there a possible impact on threatened/endangered species and/or protected vegetation?	<input type="checkbox"/>	<input type="checkbox"/>
D. Is there any acquisition, disposal, or lease of federal lands or structures?	<input type="checkbox"/>	<input type="checkbox"/>
E. Are there any CERCLA (Superfund) or RCRA activities involved?	<input type="checkbox"/>	<input type="checkbox"/>
F. Are there oil or hazardous material pollution response activities?	<input type="checkbox"/>	<input type="checkbox"/>
G. Are there any actions that involve the removal, addition, or moving of sediment or floodplain soils (ex. dredging, sampling, testing, erosion control)?	<input type="checkbox"/>	<input type="checkbox"/>
H. Are there any activities that could impact historical, cultural, or archeological sites?	<input type="checkbox"/>	<input type="checkbox"/>
Explanation:		
N/A for Glenview properties.		
Is a federal consistency determination required or recommended? <input type="checkbox"/> Yes <input type="checkbox"/> No		

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ENVIRONMENTAL CONDITION OF PROPERTY (ECP) CHECKLIST / COASTAL ZONE ASSESSMENT OF POTENTIAL IMPACTS Page 9 of 9

4. Signature:

Based on records reviews, site inspections, and interviews, the environmental professional(s) certify that the environmental conditions of the property are as stated in this document and this property is suitable for outgrant.

Environmental Professional:

VAN
 DONSEL, TERESE A. 138404
 0027
Professional No. VAN
 DONSEL, TERESE A. 138404
 DM - CIVIL & ENVIRONMENTAL ENGRG.
 or-UNV, COASTAL ZONE ASSESSMENT OF POTENTIAL IMPACTS
 Date: 2013/07/01 21:01:01:00

Environmental Engineer

 Title

Terese A. Van Donsel

 Print Name

01 July 2013

 Date

The real estate professional(s) acknowledge these restrictions and/or LUCs identified above and will ensure they are made a part of the outgrant document

Real Estate Professional:

Dawn C. Baramer

 Signature

NATFAC Atlantic PAV Director

 Title

Dawn C. Baramer

 Print Name

July 2, 2013

 Date

Property Owner (Activity or Region) acknowledges and accepts the foregoing statement of environmental conditions and the land use controls (if any) that will be required for this real estate outgrant:

Property Owner:

[Signature]

 Signature

PUBLIC WORKS OFFICER

 Title

CDR M. D. CRAFTS, CEC, USN

 Print Name

17 JUL 2013

 Date

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REFERENCE 2

**ILLINOIS ENVIRONMENTAL PROTECTION AGENCY**

1021 NORTH GRAND AVENUE EAST, P.O. BOX 19276, SPRINGFIELD, ILLINOIS 62794-9276 - (217) 782-3397
 JAMES R. THOMPSON CENTER, 100 WEST RANDOLPH, SUITE 11-300, CHICAGO, IL 60601 - (312) 814-6026

ROD R. BLAGOJEVICH, GOVERNOR

DOUGLAS P. SCOTT, DIRECTOR

(217) 782-9292

September 12, 2008

Mr. John Hoyt
 Forest City Military Communities
 On Behalf of Midwest Family Housing, LLC
 3159 Texas Court, Suite A
 Great Lakes, Illinois 60088

Re: 0311025007 - Cook County
 Former Naval Air Station Glenview
 Superfund/Technical Reports

Dear Mr. Hoyt:

The Illinois Environmental Protection Agency (Illinois EPA or Agency) has reviewed your August 27, 2008 letter and the May 30, 2008 letter from Mr. Jay Truty, both of which requested a determination from the Illinois EPA that the portion of the Glenview Naval Air Station transferred to the Village of Glenview on October 12, 2007 ("Conveyed Property") requires no additional evaluation or remediation to allow the current owner to proceed with a residential reuse scenario at that site.

As of the date of this letter, pursuant to the authority conveyed within Section 4(y) of the Illinois Environmental Protection Act (Act) 415 ILCS 5/4(y), and consistent with the findings herein, the Illinois EPA hereby determines that Midwest Family Housing, LLC ("MFH") is released from further responsibility for remedial action under the Act for asbestos-contaminated soil matters addressed at the Conveyed Property. However, certain preventive actions will be required before future construction work is initiated at the site.

SITE:

Property Description: Conveyed Property consists of approximately 41 acres of the eastern portion of the site formerly identified as the S023 and S013 areas. See attached figures.

Site Name: Conveyed Property at the Former Glenview Naval Air Station

ROCKFORD - 4302 North Main Street, Rockford, IL 61103 - (815) 987-7760 • DES PLAINES - 9511 W. Harrison St., Des Plaines, IL 60016 - (847) 294-4000
 ELGIN - 595 South State, Elgin, IL 60123 - (847) 608-3131 • PEORIA - 5415 N. University St., Peoria, IL 61614 - (309) 693-5463
 BUREAU OF LAND - PEORIA - 7620 N. University St., Peoria, IL 61614 - (309) 693-5462 • CHAMPAIGN - 2125 South First Street, Champaign, IL 61820 - (217) 278-5800
 SPRINGFIELD - 4500 S. Sixth Street Rd., Springfield, IL 62706 - (217) 786-6892 • COLLINSVILLE - 2009 Mall Street, Collinsville, IL 62234 - (618) 346-5120
 MARION - 2309 W. Main St., Suite 116, Marion, IL 62959 - (618) 993-7200

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Section 4(y) Release Letter Regarding
Asbestos-contaminated Soil at
Naval Air Station Glenview
September 12, 2008
Page 2 of 4

Common Address: The S023 Area is located between 1st Avenue and Avenue B and the S013 Area is located between Avenue B and 1st Avenue, Glenview, Illinois 61866. See figures.

Site Maps: Site Location Map, Figure 1 by MACTEC
Site Plan, Glenview Naval Air Station, Figure 2 modified to show extent of Conveyed Property (attached)

DOCUMENTATION REVIEWED:

On May 30, 2008, Mr. Jay Truty of DLA Piper US, LLC, a consultant to MFH, submitted a letter which referenced 15 separate documents and provided a website address for viewing of those documents. On August 27, 2008, Mr. John Hoyt of Forest City Military Communities, acting on behalf of MFH, submitted a follow-up letter providing further analysis of the asbestos-contaminated soil using the Colorado Department of Public Health and Environment's Solid Waste Regulations which govern the management, remediation, and disposal of asbestos-contaminated soil. Illinois EPA has reviewed all of the submitted and referenced documents.

DETERMINATION OF APPLICABLE CORRECTIVE OR PREVENTATIVE STANDARDS OR OBJECTIVES:

Illinois EPA currently has no specific regulations that apply to this situation and instead referred to Colorado's management requirements for asbestos-contaminated soil, promulgated under Section 5.5 of Colorado's Regulations Pertaining to Solid Waste Disposal Sites and Facilities (6 CCR 1007-2) for determining appropriate asbestos-in-soil management requirements for this site. Given the likelihood of future asbestos-containing material discoveries and the uncertainties associated with health risks due to the presence of asbestos in soil, the Agency will require preventive actions and contingency plans in order to issue a release for this site.

CORRECTIVE ACTION COMPLETED:

On August 27, 2008, the Illinois EPA was notified, in writing, that MFH had completed an analysis of the asbestos-contaminated soil at the Conveyed Property. The reported result was that the property would be exempt from the remediation requirements of the Colorado regulations, if they were applicable.

RELEASE:

The Illinois EPA hereby determines that MFH is released from further responsibility for remedial action under Section 4(y) of the Act for matters identified above, which have been addressed at

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Section 4(y) Release Letter Regarding
Asbestos-contaminated Soil at
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September 12, 2008
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the Conveyed Property, provided the terms and requirements for preventive measures set forth in this release are complied with as written. Failure to establish, operate, and maintain these controls in full compliance with the Act, all applicable regulations, and this Release Letter, may result in voidance of this Letter. Any contamination, not specifically covered in this letter, found subsequently at the site is not covered by and could also potentially void this Letter.

Based upon the results of previous asbestos investigations and observations and evaluation of Colorado's asbestos-in-soil requirements, the Illinois EPA has determined that no further remedial actions are required at the Conveyed Property. The subject property has been determined to be suitable for residential use, subject to the following restrictions.

Appropriate preventive measures and proper management of asbestos-contaminated soil at the Conveyed Property shall consist of the following:

- 1. Attachment of a Construction Worker Caution Statement to the deed or deeds for the subject property requiring notification of the potential/likelihood for finding asbestos-containing material in the soil on site. The attachment to the deed must run with the property in perpetuity, even upon subsequent subdivision of said property. Handling and disposal of all identified asbestos-containing material must follow the applicable Federal and State regulations.*
- 2. Development of an Asbestos-Containing Material Response Plan to specify the proper response (collection and disposal) procedures to be implemented upon discovery of asbestos-containing material in the soil. This plan must be developed prior to any future construction activities and be consistent with the National Emission Standards for Hazardous Air Pollutants (NESHAPS) at 40 CFR Part 61, Subpart M - National Emissions Standards for Asbestos. The plan should require the presence and employment of a Licensed Asbestos Inspector during all subsequent construction activities.*
- 3. Development of a Site-specific Health and Safety Plan identifying the proper personal protection equipment and procedures to be implemented if and when asbestos-containing material is discovered.*
- 4. If the property owner does not comply with any of the above requirements, this release may be voided by the Illinois Environmental Protection Agency.*

The release provided within this letter is expressly limited to any responsibility of MFH for further activity relating to remedial action identified within this letter and is based upon the above findings and conclusions. The accuracy of the documents and conclusions submitted and

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Section 4(y) Release Letter Regarding
Asbestos-contaminated Soil at
Naval Air Station Glenview
September 12, 2008
Page 4 of 4

reviewed was critical to Illinois EPA's determination.

No release is granted for matters, including but not limited to, any action, in law or equity, administrative, civil or criminal nor for potential liability under applicable local, State or Federal law or regulations, as well as, suit brought by prosecutorial authorities or third parties.

If you have further questions relating to the matter, please feel free to contact Brian A. Conrath of my staff at (217) 557-8155.

Respectfully,



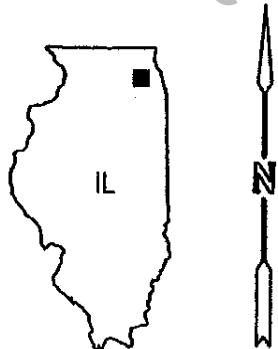
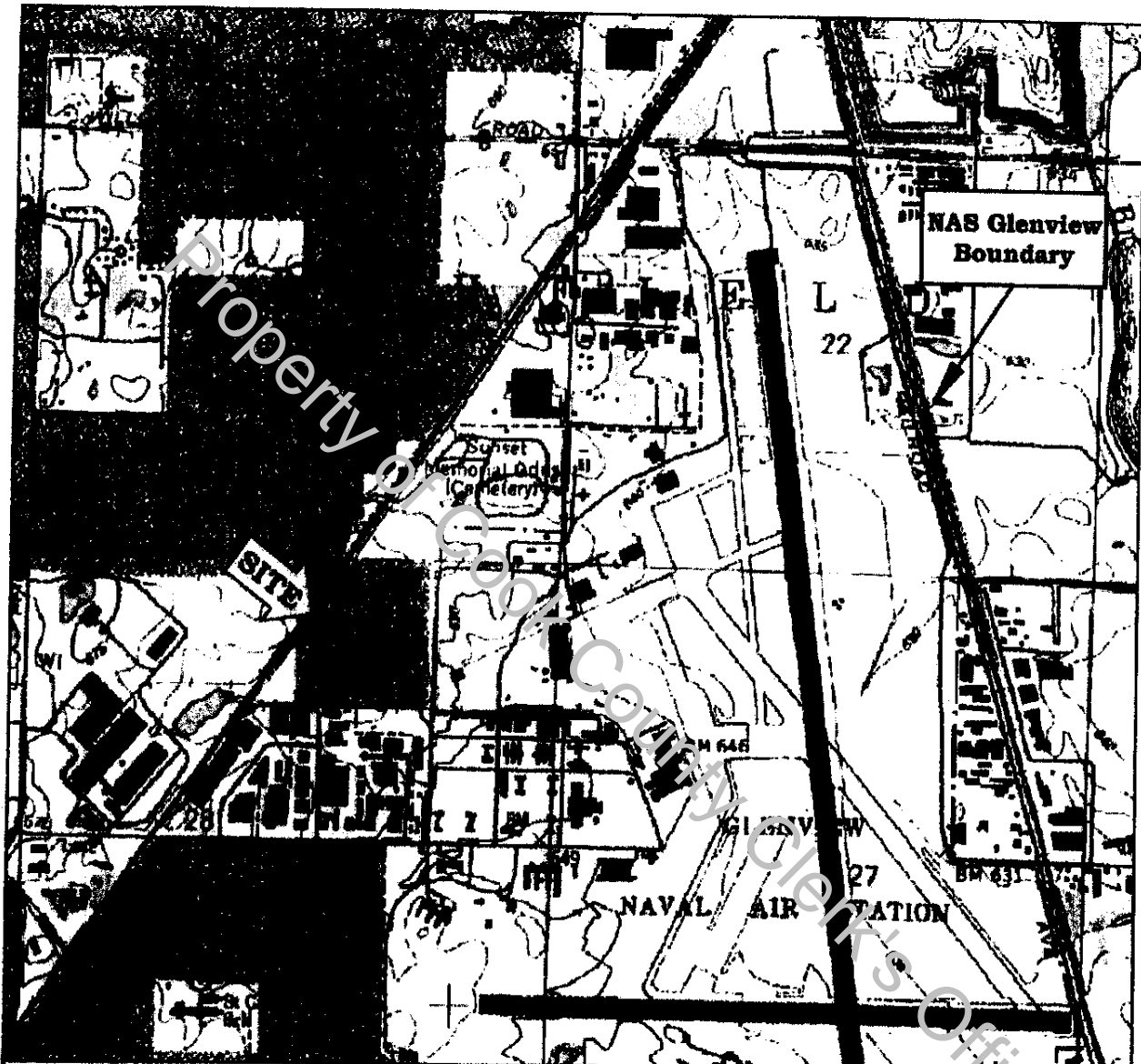
Clarence L. Smith, Manager
Federal Site Remediation Section
Division of Remediation Management
Bureau of Land

Attachments: Site Location Map, Figure 1 by MACTEC
Site Plan, Glenview Naval Air Station, Figure 2 modified to show extent of
Conveyed Property

sac
BAC:pl:inc:H\NASGLENMylrACM

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Map is from Environmental Baseline Survey, Public/Private Venture Housing Privatization, Naval Great Lakes, Great Lakes, Illinois.



MACTEC
Engineering and Consulting, Inc.

Site Location Map
Former Glenview Naval Air Station
Glenview, IL

FIGURE
1

DRAWN GAP	PROJECT NUMBER 3205050441.02	APPROVED AEH	DATE 09/14/05	REVISED DATE
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**Photo Log
30 May 2013 Site Visit
First Street, Former NAS Glenview**



Looking south from adjacent to CDC.



Looking north from adjacent to CDC



Repairs needed on stormwater inlets



Repairs needed on stormwater inlets



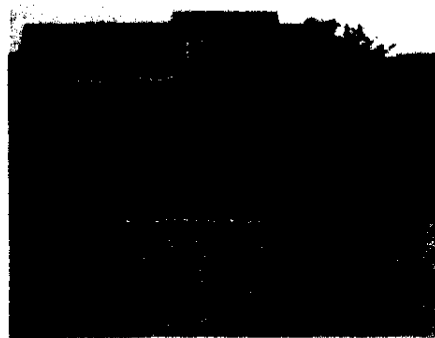
Looking north - view of CDC and inlet needing repair



Stormwater inlet



View to the north showing new construction



North end of First Street

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SITE ANALYSIS CHECKLIST

PROJECT: ECP Checklist for First Street at NAS Glenview ACTIVITY: NAS Glenview / PPV REF. NO. _____

Project site selection must be based on a comprehensive site analysis. To ensure this analysis has been performed, each project specific question below should be evaluated by appropriate individuals who are knowledgeable about the activity as well as the topics below. In the space provided, the reviewer shall enter (Y) yes if statement is correct, (N/A) if statement is not applicable, or (N) no if statement is incorrect. The siting rationale as well as any negative responses in the checklist must be explained in the comments section. The completed checklist must accompany the Site Approval Request (NAVFAC Form 11010/31). Note: If the expertise to answer any of the specific questions is not available in your activity, it is recommended that you call the appropriate point(s) of contact at the Engineering Field Division or Engineering Field Activity. Also, it is strongly recommended that the reviewer walk the site prior to completing the checklist.

PLANNING: Evaluated by Fred Esteb Code PW0 Date 6/11/13 Phone (847)688-5395 X111

- 1. Site conditions and topography are suitable for proposed construction.
- 2. The project is located outside the 100-year floodplain.
- 3. The proposed site is consistent with the Master Plan proposed land use.
- 4. The project will have no adverse impact on adjacent off-base land.
- 5. There are no known off-base structures, functions, physical barriers, or conditions that will adversely affect the function or operation of the proposed project.
- 6. There are no offsite projects planned or construction that would adversely affect the project.
- 7. There is sufficient area available for parking, material lay down, storm water drainage, etc.
- 8. There are no known subsurface foundations, structures, utilities, rock, etc. which would adversely affect the project.

UTILITIES: Evaluated by Annika Code PW6 Date 6-6-13 Phone 947-688-2600 X173

- 1. Existing utility capacities are adequate for this project.
- 2. Overall utilities support for the project has been reviewed with recent, site specific utilities maps of the proposed site.

REAL ESTATE: Evaluated by _____ Code _____ Date _____ Phone _____

- 1. All necessary land acquisitions (purchases/lease) have been identified.
- 2. All easements/out grants (road and railroad crossings, utility easements, etc.) that are required have been identified.
- 3. Any required changes, relocations, or cancellations to existing easements/out grants have been identified.

CULTURAL RESOURCES: Evaluated by HOMER JENNINGS Code EV2 Date 6/5/13 Phone 817-688-2600 X157

- NA 1. The project is not in or adjacent to any historic district.
- NA 2. The project site is not listed on or eligible for the National Register of Historic Places.
- NA 3. The site has no known discovery potential for archeological artifacts.
- NA 4. The project does not propose renovation of a historic building or structure.

ENVIRONMENT: Evaluated by BIBBENTZ Code PRL42 Date 7/3/13 Phone 847-688-6934 X220

- NA 1. The required environmental documents are complete (CATEX, EA, or EIS) - ECP
- NA 2. All required permits have been identified.
- NA 3. A Coastal Zone Consistency Determination (CCD) is not required.
- NA 4. There are no underground storage tanks on the site.
- NA 5. There are no contaminated soil on the proposed site.
- NA 6. This is not an Installation Restoration (IR) site.
- NA 7. There are no existing hazardous materials (asbestos, lead, unexploded ordnance, etc.) that would adversely affect the proposed site.

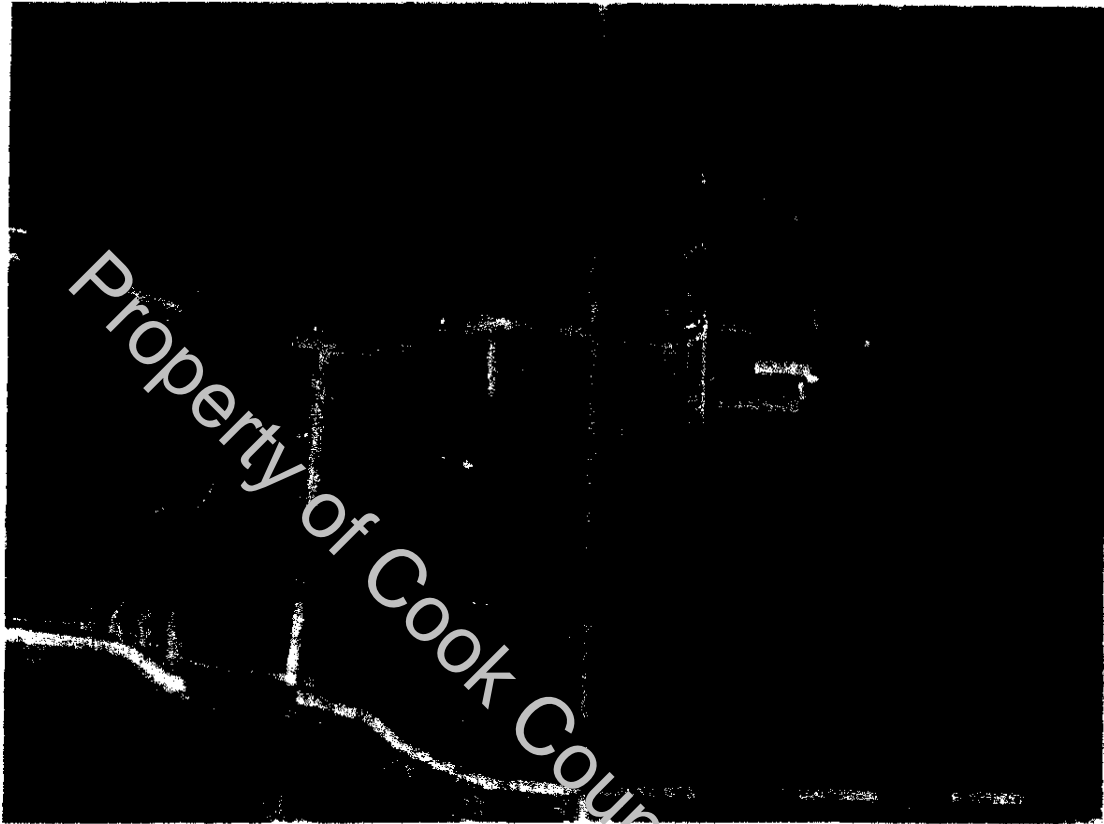
NATURAL RESOURCES: Evaluated by BIBBENTZ Code PRL42 Date 7/3/13 Phone 847-688-6934 X220

- NA 1. The project is not located in or near a wetland.
- NA 2. Mitigation and wetlands permits are not required.
- NA 3. No known threatened, endangered or sensitive species inhabit the site or adjacent areas.

COMMENTS/SITING RATIONALE:

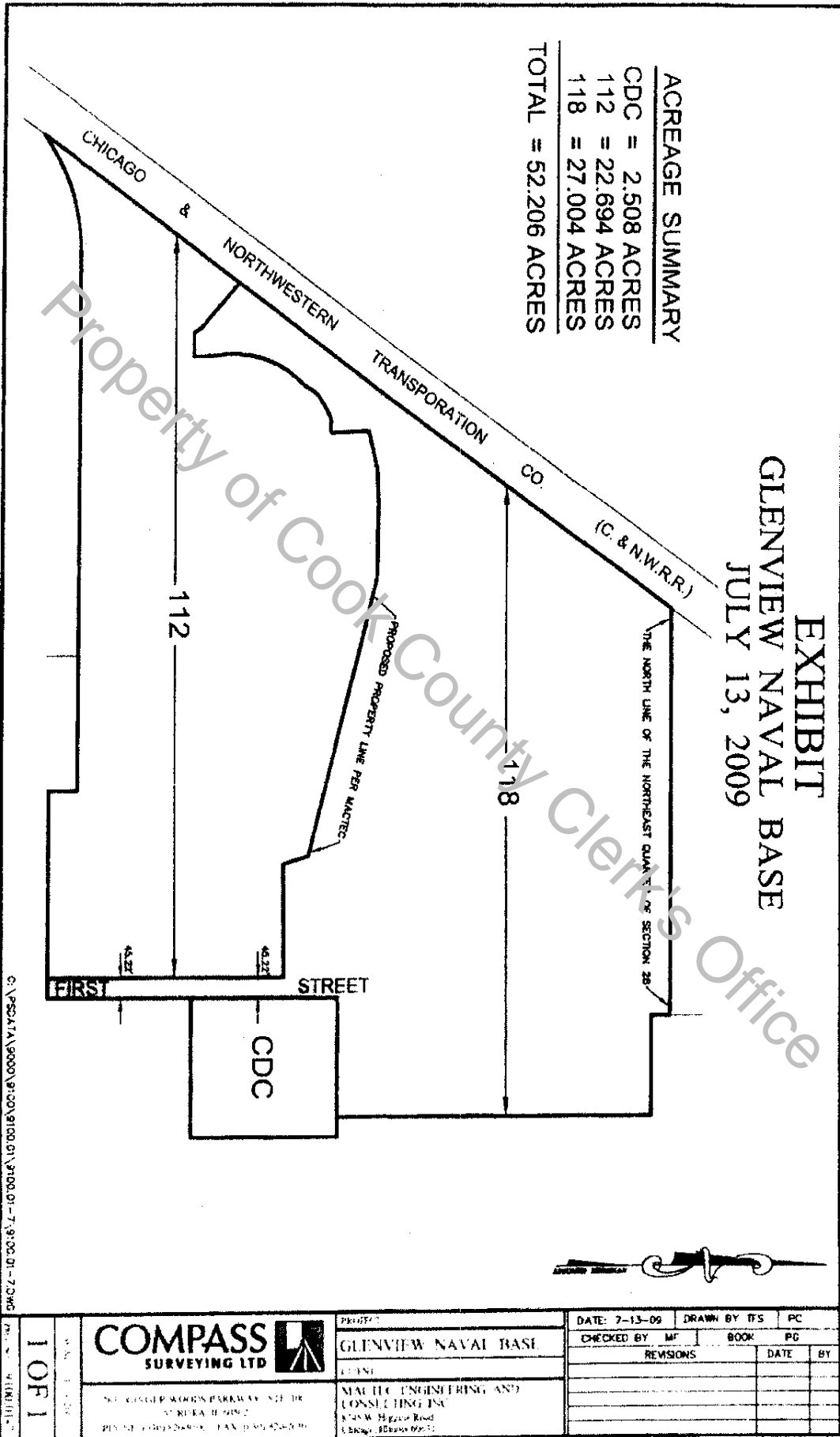
NA = UNKNOWN

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1 OF 1		PROJECT GLENVIEW NAVAL BASE	DATE: 7-13-09	DRAWN BY: ITS	PC	
		CLIENT MACTEC ENGINEERING AND CONSULTING INC 835 W. Higgins Road Chicago, Illinois 60657	CHECKED BY: MF	BOOK	PG	BY
		541 KISLER WOODS PARKWAY, 2ND FLR ST. LOUIS, MO 63107 PHONE: (314) 241-2400 FAX: (314) 424-0070	REVISIONS			

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EXHIBIT C

LEGAL DESCRIPTION OF THE GRANTOR RETAINED PROPERTY

LOTS 3 AND 4 IN GLENVIEW NAVAL SUBDIVISION BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 21, AND PART OF THE NORTHWEST QUARTER OF SECTION 27 AND PART OF THE NORTH HALF OF SECTION 28, ALL IN TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THERE OF RECORDED DECEMBER 28, 2009 AS DOCUMENT 0936218044; AND

THAT PART OF LOT 1 IN GLENVIEW NAVAL SUBDIVISION BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 21, AND PART OF THE NORTHWEST QUARTER OF SECTION 27 AND PART OF THE NORTH HALF OF SECTION 28, ALL IN TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THERE OF RECORDED DECEMBER 28, 2009 AS DOCUMENT 0936218044, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE ALONG THE NORTHERLY, EASTERLY AND SOUTHERLY LINES OF SAID LOT 1 FOR THE NEXT SIX (6) COURSES; (1) THENCE SOUTH 89 DEGREES 54 MINUTES 07 SECONDS EAST, 908.75 FEET; (2) THENCE SOUTH 00 DEGREES 11 MINUTES 26 SECONDS WEST, 45.03 FEET; (3) THENCE SOUTH 89 DEGREES 52 MINUTES 05 SECONDS EAST, 222.96 FEET; (4) THENCE SOUTH 00 DEGREES 07 MINUTES 55 SECONDS WEST, 746.97 FEET; (5) THENCE NORTH 89 DEGREES 52 MINUTES 45 SECONDS WEST, 264.68 FEET; (6) THENCE SOUTH 00 DEGREES 07 MINUTES 55 SECONDS WEST, 170.29 FEET TO A POINT ON THE EASTERLY EXTENSION OF A SOUTHERLY LINE OF SAID LOT 1; THENCE SOUTH 89 DEGREES 44 MINUTES 10 SECONDS WEST, ALONG SAID SOUTHERLY LINE AND ITS EASTERLY EXTENSION, 296.06 FEET; THENCE ALONG THE SOUTHERLY, WESTERLY AND EASTERLY LINES OF SAID LOT 1 FOR THE NEXT FIVE (5) COURSES; (1) THENCE NORTH 15 DEGREES 42 MINUTES 15 SECONDS WEST, 64.60 FEET; (2) THENCE NORTH 75 DEGREES 07 MINUTES 37 SECONDS WEST, 638.78 FEET; (3) THENCE NORTH 88 DEGREES 50 MINUTES 34 SECONDS WEST, 173.18 FEET; (4) THENCE SOUTH 86 DEGREES 51 MINUTES 32 SECONDS WEST, 73.59 FEET; (5) THENCE SOUTH 76 DEGREES 00 MINUTES 55 SECONDS WEST, 86.93 FEET TO THE POINT OF BEGINNING.

THENCE NORTH 54 DEGREES 55 MINUTES 43 SECONDS WEST, PERPENDICULAR TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE CHICAGO AND NORTHWESTERLY RAILROAD, 88.28 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE CHICAGO AND NORTHWESTERLY RAILROAD, ALSO BEING THE WESTERLY LINE OF SAID LOT 1; THENCE SOUTHWEST, SOUTHEAST, EAST AND NORTHEAST ALONG THE WESTERLY, SOUTHERLY AND EASTERLY LINES OF SAID LOT 1 FOR THE NEXT FIFTEEN (15) COURSES; (1) THENCE SOUTH 35 DEGREES 04 MINUTES 17 SECONDS WEST, 445.75 FEET; (2) THENCE SOUTH 47 DEGREES 56 MINUTES 41 SECONDS EAST, 134.18 FEET; (3) THENCE SOUTH 29 DEGREES 08 MINUTES 12 SECONDS EAST, 21.46 FEET; (4) THENCE NORTH 89 DEGREES 56 MINUTES 20 SECONDS EAST, 52.14 FEET; (5) THENCE NORTH 00 DEGREES 07 MINUTES 46 SECONDS EAST, 28.47 FEET; (6) THENCE NORTH 04 DEGREES 21 MINUTES 58 SECONDS WEST, 26.55 FEET; (7) THENCE NORTHERLY 232.45 FEET, ALONG THE ARC OF A NON-TANGENT CIRCLE TO THE RIGHT, HAVING A RADIUS OF 249.72 FEET AND WHOSE CHORD BEARS NORTH 17 DEGREES 46 MINUTES 41 SECONDS EAST, 224.14 FEET TO A POINT; (8) THENCE NORTHEASTERLY 10.56 FEET, ALONG THE ARC OF A NON-TANGENT CIRCLE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET AND WHOSE CHORD BEARS NORTH 32 DEGREES 09 MINUTES 02 SECONDS EAST, 10.48 FEET TO A POINT; (9) THENCE NORTHEASTERLY 24.56 FEET, ALONG THE ARC OF A NON-TANGENT CIRCLE TO THE RIGHT, HAVING A RADIUS OF 57.35 FEET AND WHOSE CHORD BEARS NORTH 32 DEGREES 29 MINUTES 51 SECONDS EAST, 24.38 FEET TO A POINT; (10) THENCE NORTHEASTERLY 54.86 FEET, ALONG THE ARC OF A NON-TANGENT CIRCLE TO THE RIGHT, HAVING A RADIUS OF 249.14 FEET AND WHOSE CHORD BEARS NORTH 57 DEGREES 20 MINUTES 48 SECONDS EAST, 54.75 FEET TO A POINT; (11) THENCE EASTERLY 23.01 FEET, ALONG THE ARC OF A

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NON-TANGENT CIRCLE TO THE RIGHT, HAVING A RADIUS OF 30.14 FEET AND WHOSE CHORD BEARS NORTH 82 DEGREES 11 MINUTES 36 SECONDS EAST, 22.45 FEET TO A POINT; (12) THENCE SOUTH 78 DEGREES 49 MINUTES 24 SECONDS EAST, 2.01 FEET TO A POINT; (13) THENCE EASTERLY 10.82 FEET, ALONG THE ARC OF A NON-TANGENT CIRCLE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET AND WHOSE CHORD BEARS NORTH 86 DEGREES 00 MINUTES 02 SECONDS EAST, 10.69 FEET TO A POINT; (14) THENCE EASTERLY 4.90 FEET, ALONG THE ARC OF A NON-TANGENT CIRCLE TO THE LEFT, HAVING A RADIUS OF 237.15 FEET AND WHOSE CHORD BEARS NORTH 71 DEGREES 39 MINUTES 16 SECONDS EAST, 4.90 FEET; (15) THENCE NORTH 02 DEGREES 34 MINUTES 31 SECONDS WEST, 91.03 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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EXHIBIT B-2

ENVIRONMENTAL CONDITION OF PROPERTY REPORT

See attached



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