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Grantor covenants that it recognizes its obligations under Section 330 of the Department of Defense Authorization Act of 1993, as amended, (Pub. L. No. 102-484) and to otherwise meet its obligations under law.

Grantee covenants that the Grantor, its officers, agents, employees, contractors and subcontractors, in accordance with section 120(h) of the Comprehensive Environmental Response, Compensation and Liability Act, shall have access to the Property in any case in which remedial action or corrective action is found to be necessary after the date of the conveyance of the Property. Grantee agrees to comply with activities of the Grantor in furtherance of these covenants and will take no action to interfere with future necessary remedial and investigative actions of the Grantor. The Grantor and the Grantee agree to cooperate in good faith to minimize any conflict between necessary environmental investigation and remediation activities and Grantee's or any Sublessee's private operations. Any inspection, survey, investigation, or other response or remedial action will to the extent practicable, be coordinated with representatives designated by Grantee.

Grantee covenants for itself, its successors and assigns and every successor in interest to the Real Estate, or any part thereof, that Grantee and such successors and assigns shall not discriminate upon the basis of race, color, religion, disability, or national origin in the use, occupancy, sale, or lease of the Real Estate, or in their employment practices conducted thereon. This covenant shall not apply however, to the lease or rental of a room or rooms within a family dwelling unit, nor shall it apply with respect to premises used primarily for religious purposes. 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.

NOTICE OF HAZARDOUS SUBSTANCE ACTIVITY

The information contained in this Notice is required under the authority of the regulations promulgated under Section 120(h) of the Comprehensive Environmental Response, Liability and Compensation Act, as amended (CERCLA or "Superfund") 42 U.S.C. Section 9620 (h). Exhibit "A" contains detailed information concerning the environmental history of specific buildings and areas located on the Parcel which is the subject of this conveyance.

Subject to a certain Memorandum of Agreement entered into by and between the Illinois State Historic Preservation Officer and the Grantee on January 6, 1998, Grantee shall comply with the provisions of the Standard Architectural Preservation Covenant attached hereto as Exhibit "C".

IN WITNESS WHEREOF, the said Grantor has caused its name to be signed to these presents by an authorized Real Estate Contracting Officer this 29th day of June, 1998.

UNITED STATES OF AMERICA
Acting by and through

WITNESS:

Ronald D. [Signature]

BY: [Signature]
Real Estate Contracting Officer

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INDEXED

STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON)

I, the undersigned, a Notary Public, in and for the County and State aforesaid. DO HEREBY CERTIFY, that E.R. Nelson personally known to me to be the Real Estate Contracting Officer and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Real Estate Contracting Officer, he signed and delivered the said instrument pursuant to appropriate authority, as his free and voluntary act and as the free and voluntary act and deed of the United States of America for the uses and purposes therein set forth.

Given under my hand and official seal, this 29th day of June 1998
Commission expires: May 18, 2005

[Handwritten Signature]

Notary Public

This instrument was prepared by:
Bruce W. Joseph, Esquire
Office of Counsel (Code 09Cbwj)
Southern Division
Naval Facilities Engineering Command
Charleston, SC 29419-9010

Mail Recorded Document To:
Jeffrey M. Randall
Robbins, Salomon & Pau, Ltd.
800 Waukegan Road
Suite 200
Glenview, IL 60025

Mail Subsequent Tax Bills To:
Paul T. McCarthy, Village Manager
Village of Glenview
1225 Waukegan Road
Glenview, IL 60025

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PERMANENT INDEX NUMBERS:

04-28-402-001
04-28-201-009
04-27-102-010
04-27-103-001
04-28-202-009
04-28-201-005
04-21-401-007
04-21-401-004
04-22-301-006
04-22-302-004

PROPERTY LOCATION:

A portion of the former Glenview Naval Air Station generally located north of East Lake Avenue, west of Lehigh Avenue, south of Willow Road and East of Greenwood Avenue, in Glenview, Illinois.

EXEMPT: Under the provisions of 35 ILCS 200/31-45(b)

Dated: June 29, 1998



Jeffrey M. Randall, Attorney

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FINDING OF SUITABILITY TO TRANSFER
DEVELOPED CORE AREA AND MISCELLANEOUS PARCELS
ON FORMER NAS GLENVIEW

INTRODUCTION AND PURPOSE

This Finding of Suitability to Transfer (FOST) documents my determination, as the responsible Department of Defense (DoD) component official, that the real property and associated improvements known as the Developed Core Area and Miscellaneous Parcels located at the former Naval Air Station (NAS), Glenview, Illinois are suitable for deed transfer to the Village of Glenview. This decision is based on the review of information contained in the Environmental Baseline Survey for Transfer (EBST) for the Developed Core Area and Miscellaneous Parcels, which is attached to this FOST, and the applicable community reuse plan developed by the Village of Glenview. Factors leading to this decision and other pertinent information related to property transfer requirements are stated below.

PROPERTY DESCRIPTION

This FOST applies to certain portions of the former NAS Glenview, hereafter referred to as the Developed Core Area and Miscellaneous Parcels. These parcels are numbered as follows: F001, F002, F003, F004, F009, F016, F051, F062, F071, F100, F107, F112, F116, F124, F125, F132, F144, F152, F185, F190, F192, F193, F500, F501A, F502, S001A, S006, S009, and S015. Adjacent parcels, also addressed in the base-wide Environmental Baseline Survey (EBS), are not included in this FOST. The attached EBST for the Developed Core Area and Miscellaneous Parcels contains the complete legal description and appropriate site maps for these parcels. Parcel F001 contains Hangar 1, which is on the National Register of Historic Places. Details are presented in the EBST.

BACKGROUND

NAS Glenview was selected for closure under the Base Realignment and Closure Act (BRAC) of 1990. After 58 years of service, operations ended at the base on 30 September 1995. As a consequence, the Navy no longer needs the real property and associated improvements that comprise the Developed Core Area and Miscellaneous Parcels of this closed facility.

LEGAL REQUIREMENTS

This FOST, the attached EBST, and the quitclaim deed which will effect the proposed transfer, will contain all information required by law to be placed in such real estate transfer documents, namely, the hazardous substance notice and the deed clauses and covenants required under the Comprehensive Environmental Response,

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Compensation, and Liability Act (CERCLA) and 40 Code of Federal Regulations (CFR) 373.

NATIONAL ENVIRONMENTAL POLICY ACT (NEPA) COMPLIANCE

On 28 May 1996, a Record of Decision (ROD) was executed in accordance with NEPA requirements after completion of the Environmental Impact Statement (EIS) for Disposal and Reuse of the Naval Air Station, Glenview. The proposed federal action evaluated in the EIS was the disposal, planned reuse, and development of excess Navy property in accordance with the reuse plan developed by the Local Redevelopment Authority (LRA) Village of Glenview which is also responsible for the plan's execution. Under this FOST, the plan calls for a mixed use of the property including the following: retail; federal enclave; sports, leisure, and entertainment; light industrial/commercial; low and moderate density residential; and a roadway. As described in the EBST, land use varies from parcel to parcel in the area surrounding the Developed Core Area and Miscellaneous Parcels.

NOTICE OF HAZARDOUS SUBSTANCES

As required by DoD policy and Section 120 (h)3(A) of the CERCLA Act of 1980 (42 U.S.C. 9620 et. seq.), which applies to the proposed deed transfer of real property owned by the United States, notification will be given as to those hazardous substances and/or petroleum products stored for one year or more, released, or disposed of on the Developed Core Area and Miscellaneous Parcels. This information is included in the EBST and shall be referenced in the transfer deed which will effect transfer of ownership from the United States to the Village of Glenview.

The EBST was based on available records and aerial photographs, personnel interviews, and site inspections, and was prepared to document (i) type and quantity of hazardous substances and petroleum products, or petroleum product derivatives, stored, released, and/or disposed of on the parcels; (ii) time at which any storage, release, or disposal took place; and (iii) remedial action taken (if any).

The EBST documents that the following hazardous substances and petroleum products were stored for one or more years and/or were used on some parcels: petroleum fuel products, antifreeze, deicers (ethylene glycol), pesticides and herbicides, paints, paint thinners and removers, solvents and greases, and janitorial supplies. These substances and products are listed in a table included in the EBST.

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Various releases and/or migration of hazardous substances and petroleum products potentially occurred on the following parcels: F116, S001A, and S015. However, as described in the attached EBST, all such substances were found to be at concentrations meeting applicable federal and state cleanup objectives consistent with the proposed reuse of the parcels. Therefore, these parcels qualify for the 3/Light Green DoD environmental condition of property classification and are suitable for transfer under DoD policy.

Hazardous substances and petroleum products have been released at the following parcels: F001, F002, F003, F004, F009, F016, F051, F071, F100, F107, F124, F125, F192, F500, F501A, S006, and S009. As described in the attached EBST, all remedial actions necessary to protect human health and the environment have been taken at these parcels. Therefore, these parcels qualify for the 4/Dark Green DoD environmental condition of property classification and are suitable for transfer per DoD policy.

OTHER ENVIRONMENTAL ASPECTS OF THE PARCELS

All other known environmental aspects of the transferring property are discussed in the EBST. Such aspects include the presence of asbestos-containing materials (ACM), lead-based paint, radon gas, sensitive habitat, etc. As discussed therein, there are no environmental conditions or concerns which presently make these parcels unsuitable for deed transfer. Regarding asbestos, all parcels are suitable for transfer per DoD policy. Buildings on several parcels contain undamaged, nonfriable asbestos materials. Some parcels include buildings where asbestos materials are friable and damaged; however, such ACM is inaccessible or the building is scheduled for demolition in the reuse plan. Parcel F001 contains accessible, damaged, friable asbestos. The Navy has been advised that prior to reuse of its interior, Building 1 will receive extensive renovation effectively resulting in demolition of the interior, including appropriate ACM removal. The Village of Glenview understands that it will receive this building with ACM requiring removal prior to reuse. Existing underground utilities on subject property including steam lines likely have piping wrapped in ACM, some of which may be damaged and friable. Such utilities have accessibility, limited to persons having access tools, through eight manholes. The mere presence of such ACM does not constitute a hazardous substance release under CERCLA. Moreover, the Village (LRA) has advised the Navy that all such utilities will be demolished during planned redevelopment activities. Hence, there is no regulatory or DoD policy requirement that such ACM be abated prior to transfer of the property. The Village will be advised via the deed of the possible presence of damaged friable ACM and the need for appropriate

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protective measures should worker access to the utility system be required prior to system demolition. Most of the buildings on the transferring parcels were constructed before 1978 and therefore may contain lead-based paint. According to the reuse plan, none of the buildings on the transferring parcels are for residential use. Most of the transferring parcel's normally occupied structures were surveyed for radon; none had radon levels above action levels. The open land areas have not been found to contain habitats of any listed federally endangered species of animal, bird, or plant. In summary, these parcels are suitable for transfer after consideration of these other environmental aspects of the property. The quitclaim deed to effect this transfer will provide notice to the transferee of the presence of structures containing asbestos, and that may contain lead-based paint, and the need to take appropriate steps to prevent exposure to asbestos-containing material and lead-based paint.

This property is not subject to a Federal Facility Agreement or Interagency Agreement.

CERCLA SECTION 120(h)(3) COVENANT:

In accordance with Sections 120(a)(3)(A) and 120 (h)(4)(D) of CERCLA of 1980 (as amended by the Community Environmental Response Facilitation Act [CERFA] of 1992 and subsequent amendments), the quitclaim deed to be executed for transfer of these parcels will include:

(i) a covenant warranting that any response action or corrective action found to be necessary after the date of such sale or transfer shall be conducted by the United States; (for Parcels F003, F004, F062, F112, F125, F132, F144, F152, F185, F190, F193, F502)

(ii) a covenant warranting that all remedial action necessary to protect human health and the environment with respect to any hazardous substances remaining on the property has been taken before the date of transfer; (for Parcels F001, F002, F009, F016, F051, F071, F100, F107, F116, F124, F192, F500, F501A, S001A, S006, S009, S015)

(iii) a covenant warranting that any additional remedial action found to be necessary after the date of such transfer shall be conducted by the United States; (for Parcels F001, F002, F009, F016, F051, F071, F100, F107, F116, F124, F192, F500, F501A, S001A, S006, S009, S015)

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Parcel 1: That part of Sections 22, 27, and 28, Township 42 North, Range 12, East of the Third Principal Meridian, described as: commencing at the Northwest corner of said Section 34, having Illinois State Plane Coordinates of 1972232.923 North and 1120957.762 East (being also the Northeast corner of Apple Valley Subdivision, a subdivision in the East Half of the Northeast Quarter of Section 33, Township 42 North, Range 12, East of the Third Principal Meridian, recorded April 9, 1959 as document #17499302 and corrected August 25, 1959 as document #17639875); Thence North 89° 45' 04" West 1321.09 feet along the South line of said Section 28 (being also the North line of said Apple Valley Subdivision and the North line of Sunset Terrace Unit B, a subdivision recorded October 3, 1956 as document #16716007 and corrected November 2, 1959 by document #16744830) to the Southwest corner of the East Half of the Southeast Quarter of said Section 28 (said Southwest corner also being the Southeast corner of Belwood Subdivision recorded October 7, 1957 as document #17031289); Thence North 00° 05' 53" East 658.87 feet along the Easterly line of Belwood Subdivision to the Northeast corner thereof; Thence North 89° 45' 04" West 330.58 feet along the North line of said Belwood Subdivision to the West line of the East 5 acres of the North 20 acres of the Southwest Quarter of the Southeast Quarter of said Section 28; Thence North 00° 04' 16" East 659.54 feet along said West line to a point in the South line of the Northwest Quarter of the Southeast Quarter of said Section 28 (said point being the Southeast corner of Pickwick Acres, a subdivision recorded September 13, 1941 as document #12756132); Thence North 00° 04' 34" West 371.26 feet; Thence North 90° 00' 00" East 461.34 feet; Thence North 51° 49' 00" East 637.01 feet; Thence North 43° 47' 17" West 45.00 feet to the point of beginning; Thence South 79° 45' 07" West 140.71 feet; Thence North 22° 05' 51" West 80.49 feet; Thence North 02° 16' 40" East 197.57 feet; Thence South 71° 51' 51" East 217.96 feet; Thence South 01° 43' 33" East 166.25 feet to the point of beginning, in Cook County, Illinois.

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Parcel 2: That part of Sections 22, 27, and 28, Township 42 North, Range 12, East of the Third Principal Meridian, described as: commencing at the Northwest corner of said Section 34, having Illinois State Plane Coordinates of 1972232.923 North and 1120957.762 East (being also the Northeast corner of Apple Valley Subdivision, a subdivision in the East Half of the Northeast Quarter of Section 33, Township 42 North, Range 12, East of the Third Principal Meridian, recorded April 9, 1959 as document #17499302 and corrected August 25, 1959 as document #17639875); Thence North 89° 45' 04" West 1321.09 feet along the South line of said Section 28 (being also the North line of said Apple Valley Subdivision and the North line of Sunset Terrace Unit B, a subdivision recorded October 3, 1956 as document #16716007 and corrected November 2, 1956 by document #16744830) to the Southwest corner of the East Half of the Southeast Quarter of said Section 28 (said Southwest corner also being the Southeast corner of Belwood Subdivision recorded October 7, 1957 as document #17031289); Thence North 00° 05' 53" East 658.87 feet along the Easterly line of Belwood Subdivision to the Northeast corner thereof; Thence North 89° 45' 04" West 330.58 feet along the North line of said Belwood Subdivision to the West line of the East 5 acres of the North 20 acres of the Southwest Quarter of the Southeast Quarter of said Section 28; Thence North 00° 04' 16" East 659.54 feet along said West line to a point in the South line of the Northwest Quarter of the Southeast Quarter of said Section 28 (said point being the Southeast corner of Pickwick Acres, a subdivision recorded September 13, 1941 as document #12756132); Thence North 00° 04' 34" West 741.39 feet to the point of beginning; Thence continuing North 00° 04' 34" West 400.11 feet; Thence North 89° 55' 26" East 212.58 feet; Thence South 84° 14' 04" East 74.56 feet; Thence North 89° 45' 24" East 104.72 feet; Thence Southwesterly 113.07 feet along the arc of a circle convex Southeasterly with a radius of 248.60 feet (the chord of said arc bears South 19° 54' 29" West 112.09 feet); Thence Southwesterly 220.83 feet along the arc of a circle convex Southeasterly with a radius of 997.27 feet (the chord of said arc bears South 40° 10' 06" West 220.83 feet); Thence South 42° 28' 37" West 161.91 feet; Thence South 89° 55' 26" West 101.28 feet to the point of beginning, in Cook County, Illinois.

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Parcel 3: That part of Sections 22, 27, and 28, Township 42 North, Range 12, East of the Third Principal Meridian, described as: commencing at the Northwest corner of said Section 34, having Illinois State Plane Coordinates of 1972232.923 North and 1120957.762 East (being also the Northeast corner of Apple Valley Subdivision, a subdivision in the East Half of the Northeast Quarter of Section 33, Township 42 North, Range 12, East of the Third Principal Meridian, recorded April 9, 1959 as document #17499302 and corrected August 25, 1959 as document #17639875); Thence North 89° 45' 04" West 1321.09 feet along the South line of said Section 28 (being also the North line of said Apple Valley Subdivision and the North line of Sunset Terrace Unit B, a subdivision recorded October 3, 1956 as document #16716007 and corrected November 2, 1956 by document #16744830) to the Southwest corner of the East Half of the Southeast Quarter of said Section 28 (said Southwest corner also being the Southeast corner of Belwood Subdivision recorded October 7, 1957 as document #17031289); Thence North 00° 05' 53" East 658.87 feet along the Easterly line of Belwood Subdivision to the Northeast corner thereof; Thence North 89° 45' 04" West 330.58 feet along the North line of said Belwood Subdivision to the West line of the East 5 acres of the North 20 acres of the Southwest Quarter of the Southeast Quarter of said Section 28; Thence North 00° 04' 16" East 659.54 feet along said West line to a point in the South line of the Northwest Quarter of the Southeast Quarter of said Section 28 (said point being the Southeast corner of Pickwick Acres, a subdivision recorded September 13, 1941 as document #12756132); Thence North 00° 04' 34" West 371.26 feet; Thence North 90° 00' 00" East 461.34 feet; Thence North 61° 49' 00" East 637.01 feet; Thence South 88° 22' 16" East 779.38 feet; Thence North 00° 39' 50" East 785.74 feet; Thence North 89° 55' 04" West 81.46 feet; Thence North 00° 08' 57" East 185.84 feet; Thence North 90° 00' 00" West 558.31 feet; Thence North 00° 10' 55" East 29.94 feet; Thence North 89° 54' 36" West 14.18 feet to the point of beginning; Thence North 89° 54' 36" West 245.47 feet; Thence North 00° 11' 37" East 355.00 feet; Thence South 89° 54' 36" East 245.47 feet; Thence South 00° 11' 37" West 355.00 feet to the point of beginning, in Cook County, Illinois.

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Parcel 4: That part of Sections 22, 27, and 28, Township 42 North, Range 12, East of the Third Principal Meridian, described as: commencing at the Northwest corner of said Section 34, having Illinois State Plane Coordinates of 1972232.923 North and 1120957.762 East (being also the Northeast corner of Apple Valley Subdivision, a subdivision in the East Half of the Northeast Quarter of Section 33, Township 42 North, Range 12, East of the Third Principal Meridian, recorded April 9, 1959 as document #17499302 and corrected August 25, 1959 as document #17639875); Thence North 89° 45' 04" West 1321.09 feet along the South line of said Section 28 (being also the North line of said Apple Valley Subdivision and the North line of Sunset Terrace Unit B, a subdivision recorded October 3, 1956 as document #16716007 and corrected November 2, 1956 by document #16744830) to the Southwest corner of the East Half of the Southeast Quarter of said Section 28 (said Southwest corner also being the Southeast corner of Belwood Subdivision recorded October 7, 1957 as document #17031289); Thence North 00° 05' 53" East 658.87 feet along the Easterly line of Belwood Subdivision to the Northeast corner thereof; Thence North 89° 45' 04" West 330.58 feet along the North line of said Belwood Subdivision to the West line of the East 5 acres of the North 20 acres of the Southwest Quarter of the Southeast Quarter of said Section 28; Thence North 00° 04' 16" East 659.54 feet along said West line to a point in the South line of the Northwest Quarter of the Southeast Quarter of said Section 28 (said point being the Southeast corner of Pickwick Acres, a subdivision recorded September 13, 1941 as document #12756132); Thence North 00° 04' 34" West 371.26 feet; Thence North 90° 00' 00" East 461.34 feet; Thence North 61° 49' 00" East 637.01 feet; Thence South 88° 22' 16" East 963.88 feet; Thence North 20° 53' 37" East 389.31 feet; Thence South 89° 55' 46" East 381.54 feet; Thence North 47° 18' 38" East 274.65 feet; Thence North 27° 17' 29" East 803.55 feet to the point of beginning; Thence South 67° 18' 37" West 373.62 feet; Thence North 22° 37' 07" West 136.54 feet; Thence South 67° 54' 58" West 133.31 feet; Thence North 23° 02' 51" West 189.03 feet; Thence North 89° 59' 39" West 223.38 feet; Thence North 00° 04' 40" East 196.86 feet; Thence North 89° 50' 52" West 206.30 feet; Thence North 00° 04' 57" East 82.75 feet; thence South 89° 50' 52" East 312.22 feet; Thence North 23° 36' 07" West 374.99 feet; Thence North 87° 43' 40" West 189.78 feet; Thence South 02° 55' 33" West 102.58 feet; Thence South 87° 04' 27" East 51.42 feet; Thence South 00° 09' 22" West 120.71 feet; Thence North 89° 50' 38" West 227.51 feet; Thence North 00° 14' 13" East 118.91 feet; Thence North 89° 46' 22" West 409.27 feet; Thence South 01° 40' 05" West 223.63 feet; Thence North 88° 13' 00" West 220.45 feet; Thence North 00° 25' 15" East 216.50 feet; Thence South 89° 45' 29" East 177.88 feet; Thence North 00° 08' 43" East 252.18 feet; Thence North 16° 01' 24" East 250.22 feet; Thence North 81° 48' 33" East 120.37 feet; Thence South 08° 11' 27" East 192.63 feet; Thence North 81° 48' 33" East 94.04 feet; Thence South 71° 28' 55" East 87.31 feet; Thence North 87° 32' 29" East 70.69 feet; Thence North 08° 13' 31" West 170.33 feet; Thence South 70° 34' 32" East 656.57 feet; Thence South 22° 47' 18" East 417.15 feet; Thence North 67° 15' 57" East 239.28 feet; Thence South 22° 42' 25" East 646.55 feet to the point of beginning, all in Cook County, Illinois.

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Parcel 5: That part of Sections 22, 27, and 28, Township 42 North, Range 12, East of the Third Principal Meridian, described as: commencing at the Northwest corner of said Section 34, having Illinois State Plane Coordinates of 1972232.923 North and 1120957.762 East (being also the Northeast corner of Apple Valley Subdivision, a subdivision in the East Half of the Northeast Quarter of Section 33, Township 42 North, Range 12, East of the Third Principal Meridian, recorded April 9, 1959 as document #17499302 and corrected August 25, 1959 as document #17639875); Thence North 89° 45' 04" West 1321.09 feet along the South line of said Section 28 (being also the North line of said Apple Valley Subdivision and the North line of Sunset Terrace Unit B, a subdivision recorded October 3, 1956 as document #16716007 and corrected November 2, 1956 by document #16744830) to the Southwest corner of the East Half of the Southeast Quarter of said Section 28 (said Southwest corner also being the Southeast corner of Belwood Subdivision recorded October 7, 1957 as document #17031289); Thence North 00° 05' 53" East 658.87 feet along the Easterly line of Belwood Subdivision to the Northeast corner thereof; Thence North 89° 45' 04" West 330.58 feet along the North line of said Belwood Subdivision to the West line of the East 5 acres of the North 20 acres of the Southwest Quarter of the Southeast Quarter of said Section 28; Thence North 00° 04' 16" East 659.54 feet along said West line to a point in the South line of the Northwest Quarter of the Southeast Quarter of said Section 28 (said point being the Southeast corner of Pickwick Acres, a subdivision recorded September 13, 1941 as document #12756132); Thence North 00° 04' 34" West 371.26 feet; Thence North 90° 00' 00" East 461.34 feet; Thence North 61° 49' 00" East 637.01 feet; Thence South 88° 22' 16" East 779.35 feet; Thence North 00° 39' 50" East 785.74 feet; Thence North 89° 55' 04" West 81.46 feet; Thence North 00° 08' 57" East 185.84 feet; Thence North 90° 00' 00" West 658.31 feet; Thence North 00° 10' 55" East 29.94 feet; Thence North 02° 05' 41" West 355.26 feet; Thence North 00° 11' 37" East 893.04 feet; Thence North 01° 18' 36" East 42.85 feet to the point of beginning; Thence continuing North 01° 18' 36" East 289.90 feet; Thence North 64° 38' 10" East 131.44 feet; Thence South 20° 27' 32" East 342.82 feet; Thence South 84° 11' 43" West 246.49 feet to the point of beginning, all in Cook County, Illinois.

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Parcel 7: That part of Sections 21, 22, 27 and 28, Township 42 North, Range 12, East of the Third Principal Meridian, described as: commencing at the Northeast corner of the West Half of the Northeast Quarter of said Section 28, having Illinois State Plane Coordinates of 1977518.464 North and 1119645.401 East; Thence South 89° 52' 35" East 142.50 feet; Thence North 00° 07' 37" East 330.00 feet; Thence South 89° 52' 35" East 1188.00 feet to the point of beginning; Thence North 00° 07' 37" East 811.53 feet; Thence South 89° 28' 34" East 125.09 feet; Thence South 00° 31' 26" West 148.40 feet; Thence North 89° 24' 36" East 209.36 feet; Thence South 00° 27' 41" West 414.96 feet; Thence Southwesterly 360.11 feet along the arc of a circle convex Northwesterly with a radius of 455.31 feet (the chord of said arc bears South 42° 44' 01" West 350.79 feet); Thence South 23° 18' 12" West 176.79 feet; Thence South 08° 43' 01" East 158.37 feet; Thence South 36° 57' 05" East 35.12 feet; Thence North 81° 27' 26" East 34.73 feet; Thence North 66° 08' 19" East 296.21 feet; Thence North 21° 18' 50" West 100.89 feet; Thence North 66° 53' 57" East 83.91 feet; Thence South 20° 59' 26" East 100.24 feet; Thence North 66° 03' 00" East 167.40 feet; Thence North 23° 25' 45" West 101.07 feet; Thence North 66° 11' 38" East 423.87 feet; Thence South 23° 48' 13" East 538.75 feet; Thence South 66° 05' 35" West 1067.45 feet; Thence North 22° 45' 19" West 450.46 feet; Thence Northeasterly 23.46 feet along the arc of a circle convex Southeasterly with a radius of 45.40 feet (the chord of said arc bears North 15° 10' 50" East 23.20 feet); Thence North 10° 13' 22" West 140.17 feet; Thence North 00° 07' 37" East 215.10 feet to the point of beginning, all in Cook County, Illinois.

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SECTION 8

Parcel 8: That part of Sections 21, 22, 27 and 28, Township 42 North, Range 12, East of the Third Principal Meridian, described as: commencing at the Northeast corner of the West Half of the Northeast Quarter of said Section 28, having Illinois State Plane Coordinates of 1977518.464 North and 1119645.401 East; Thence South 89° 52' 35" East 142.50 feet; Thence North 00° 07' 37" East 330.00 feet; Thence South 89° 52' 35" East 1188.00 feet; Thence North 00° 07' 37" East 989.15 feet to the center line of the South Half of Section 22 aforesaid; Thence South 89° 53' 21" East along aforesaid center line 951.18 feet to the point of beginning; Thence continuing South 89° 53' 21" East along aforesaid center line 373.93 feet; Thence South 16° 24' 26" East 549.30 feet; Thence South 65° 59' 18" West 515.96 feet; Thence North 26° 00' 23" West 377.35 feet; Thence North 64° 00' 44" East 209.52 feet; Thence North 66° 17' 28" East 67.22 feet; Thence North 26° 57' 35" West 313.71 feet to the point of beginning, all in Cook County, Illinois.

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STANDARD ARCHITECTURAL PRESERVATION COVENANT

Consistent with a certain Memorandum of Agreement entered into by and between the Illinois State Historic Preservation Officer and the Grantee on January 6, 1998 (the "MOA"), a copy of which MOA is attached hereto as Exhibit No. 1. Grantee hereby covenants on behalf of itself, its successors and assigns, to the Illinois State Historic Preservation Officer (SHPO) to preserve and maintain Building Number 1 located at NAS Glenview, County of Cook, State of Illinois, more particularly described as (*legal description*), in a manner that preserves and maintains the attributes that contribute to the eligibility of Building Number 1, of which said real property is a part, for the National Register of Historic Places. Such attributes include exterior features (including facades and fenestration, scale, color, materials, and mass), interior features determined by the Illinois SHPO, and views from, to, and across the property. Grantee further covenants as follows:

1. Consistent with the MOA, Building Number 1 will be preserved and maintained in accordance with The Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (National Park Service). No construction, alteration, rehabilitation, remodeling, demolition, disturbance of the ground surface, or other action shall be undertaken or permitted to be undertaken on Building Number 1 that would materially affect the integrity or the appearance of the attributes described above without the prior written permission of the Illinois State Historic Preservation Officer (SHPO), and signed by a fully authorized representative thereof, consistent with the MOA.

2. Consistent with the MOA, upon acquisition of the property, the Grantee will take prompt action to secure the property from the elements, vandalism, and arson, and will undertake any stabilization that may be required to prevent deterioration.

3. Consistent with the MOA, in the event that archeological materials are encountered during construction or ground-disturbance activities, work shall cease in the immediate area until the SHPO is consulted and provided written permission to recommence work. Should the SHPO require, as a condition of the granting of such permission, that the Grantee conduct archeological survey data recovery operations or other activities designed to mitigate the potential adverse effect of the proposed activity on the *archeological resources* the Grantee shall, at his/her/its own expense, conduct such activities in accordance with the Secretary of the Interior's Standards and Guidelines for Archeological Documentation (48 FR 447344-37) and such standards and guidelines as the SHPO may specify, including, but not limited to, standards and guidelines for research design, field work, analysis, preparation and dissemination of reports, disposition of artifacts and other materials, consultation with the Native American or other organizations, and reinterment of human remains, consistent with the MOA.

4. Consistent with the MOA, the Grantee will allow the Illinois SHPO or his/her designee, at all reasonable times and upon reasonable advance notice to Grantee, to inspect Building Number 1 in order to ascertain whether Grantee is complying with the conditions of this preservation covenant.

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5. Consistent with the Marketing Period as referred to in the MOA, the Grantee will provide the Illinois SHPO with a written summary of actions taken to implement the provisions of this preservation covenant.

6. Failure of the Illinois SHPO to exercise any right or remedy granted under this covenant shall not have the effect of waiving or limiting the exercise by the Illinois SHPO of any other right or remedy or the invocation of such right or remedy consistent with the MOA.

7. In the event of a violation of this covenant, the Illinois SHPO shall have all rights available to him consistent with the MOA.

To the extent provided in the MOA, this covenant is binding on Grantee, its successors and assigns. The restrictions, stipulations and covenants contained herein shall be inserted by Grantee, its successors and assigns, verbatim or by express reference in any deed or other legal instrument by which it divests itself of either the fee simple title or any lesser estate in Building Number 1, or any part thereof, consistent with the MOA.

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Glenview Naval Air Station
Hangar 1 Legal Description

That part of Sections 22, 27, and 28, Township 42 North, Range 12, East of the Third Principal Meridian, described as: commencing at the Northwest corner of said Section 34, having Illinois State Plane Coordinates of 1972232.923 North and 1120957.762 East (being also the Northeast corner of Apple Valley Subdivision, a subdivision in the East Half of the Northeast Quarter of Section 33, Township 42 North, Range 12, East of the Third Principal Meridian, recorded April 9, 1959 as document #17499302 and corrected August 25, 1959 as document #17639875); thence North 89° 45' 04" West 1321.09 feet along the South line of said Section 28 (being also the North line of said Apple Valley Subdivision and the North line of Sunset Terrace Unit B, a subdivision recorded October 3, 1956 as document #16716007 and corrected November 2, 1956 by document #16744830) to the Southwest corner of the East Half of the Southeast Quarter of said Section 28 (said Southwest corner also being the Southeast corner of Belwood Subdivision recorded October 7, 1957 as document #17031289); thence North 00° 05' 53" East 658.87 feet along the Easterly line of Belwood Subdivision to the Northeast corner thereof; thence North 89° 45' 04" West 230.58 feet along the North line of said Belwood Subdivision to the West line of the East 5 acres of the North 20 acres of the Southwest Quarter of the Southeast Quarter of said Section 28; thence North 00° 04' 16" East 659.54 feet along said West line to a point in the South line of the Northwest Quarter of the Southeast Quarter of said Section 28 (said point being the Southeast corner of Pickwick Acres, a subdivision recorded September 13, 1941 as document #12756132); thence North 00° 04' 34" West 371.26 feet; thence North 90° 00' 00" East 461.24 feet; thence North 61° 49' 00" East 637.01 feet; thence South 88° 22' 18" East 963.28 feet; thence North 20° 53' 37" East 389.31 feet; thence South 89° 55' 46" East 381.54 feet; thence North 47° 18' 38" East 274.65 feet; thence North 27° 17' 29" East 803.55 feet; thence North 22° 42' 25" West 26.37 feet; thence South 67° 17' 35" West 31.06 feet to a point on the outside face of an existing building being also the point of beginning; thence (this course and the remaining courses hereinafter described follow the outside face of the aforesaid building) South 22° 27' 03" West 9.03 feet; thence South 67° 53' 56" West 9.06 feet; thence North 66° 50' 34" West 9.05 feet; thence North 22° 26' 36" West 4.69 feet; thence South 67° 33' 24" West 47.66 feet; thence South 22° 26' 37" East 0.35 feet; thence South 69° 05' 23" West 3.01 feet; thence North 66° 51' 31" West 1.40 feet; thence North 22° 26' 37" West 0.40 feet; thence South 67° 33' 24" West 100.00 feet; thence South 22° 26' 37" East 0.40 feet; thence South 25° 44' 46" West 1.50 feet; thence South 67° 18' 55" West 143.68 feet; thence North 22° 37' 09" West 124.55 feet; thence South 67° 22' 51" West 3.00 feet; thence South 22° 37' 09" East 3.35 feet; thence South 67° 11' 19" West 44.71 feet; thence North 22° 37' 09" West 3.50 feet; thence South 67° 22' 51" West 63.44 feet; thence North 22° 37' 09" West 61.52 feet; thence North 67° 22' 51" East 111.15 feet; thence North 22° 37' 09" West 42.25 feet; thence North 67° 22' 51" East 10.81 feet; thence North 22° 37' 09" West 127.15 feet; thence North 67° 22' 51" East 26.63 feet; thence North 22° 37' 09" West 68.27 feet; thence North 67° 22' 51" East 8.05 feet; thence North 22° 37' 09" West 31.70 feet; thence North 67° 22' 51" East 17.82 feet; thence North 22° 37' 09" West 17.05 feet; thence North 67° 22' 51" East 9.68 feet; thence North 23° 12' 20" West 107.50 feet; thence South 61° 29' 38" West 2.00 feet; thence North 22° 42' 55" West 4.00 feet; thence North 67° 17' 05" East 2.90 feet; thence South 70° 54' 18" East 1.50 feet; thence South 22° 42' 55" East 0.40 feet; thence North 67° 17' 05" East 100.00 feet; thence North 22° 42' 55" West 0.40 feet; thence North 21° 42' 00" East 1.40 feet; thence North 66° 45' 05" East 3.01 feet; thence South 22° 42' 55" East 0.35 feet; thence North 67° 17' 05" East 47.82 feet; thence North 22° 42' 55" West 5.15 feet; thence North 21° 41' 03" East 9.05 feet; thence North 66° 56' 33" East 9.06 feet; thence South 67° 36' 34" East 9.03 feet; thence South 22° 49' 28" East 9.05 feet; thence South 22° 32' 43" West 8.87 feet; thence South 67° 17' 05" West 5.25 feet; thence South 22° 43' 45" East 36.93 feet; thence North 67° 16' 15" East 0.67 feet; thence South 22° 43' 45" East 20.99 feet; thence South 67° 16' 15" West

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Glenview Naval Air Station Hangar 1 Legal Description

0.67 feet; thence South 22° 37' 13" East 59.37 feet; thence South 67° 22' 47" West 58.00 feet; thence South 22° 37' 13" East 0.40 feet; thence South 67° 22' 47" West 1.97 feet; thence South 22° 37' 13" East 100.00 feet; thence North 67° 22' 47" East 1.90 feet; thence South 22° 37' 13" East 2.71 feet; thence North 67° 22' 47" East 38.22 feet; thence South 22° 41' 44" East 50.22 feet; thence South 67° 18' 16" West 3.01 feet; thence South 22° 34' 46" East 21.98 feet; thence North 67° 32' 12" East 3.01 feet; thence South 22° 44' 48" East 50.22 feet; thence South 67° 27' 42" West 37.37 feet; thence South 22° 32' 18" East 2.71 feet; thence South 67° 27' 42" West 1.90 feet; thence South 22° 32' 18" East 100.00 feet; thence North 67° 27' 42" East 1.97 feet; thence South 22° 32' 18" East 0.40 feet; thence North 67° 27' 42" East 58.00 feet; thence South 22° 32' 18" East 59.37 feet; thence North 67° 34' 13" East 0.67 feet; thence South 22° 25' 47" East 20.99 feet; thence South 67° 34' 13" West 0.67 feet; thence South 22° 25' 47" East 36.93 feet; thence North 67° 33' 24" East 5.25 feet; thence South 67° 42' 14" East 8.87 feet; thence South 22° 20' 03" East 9.05 feet to the point of beginning, all in Cook County, Illinois.

Containing 131,963 square feet or 3.03 acres, more or less.

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GREMLEY & BIEDERMANN, INC.

PROFESSIONAL ILLINOIS LAND SURVEYORS

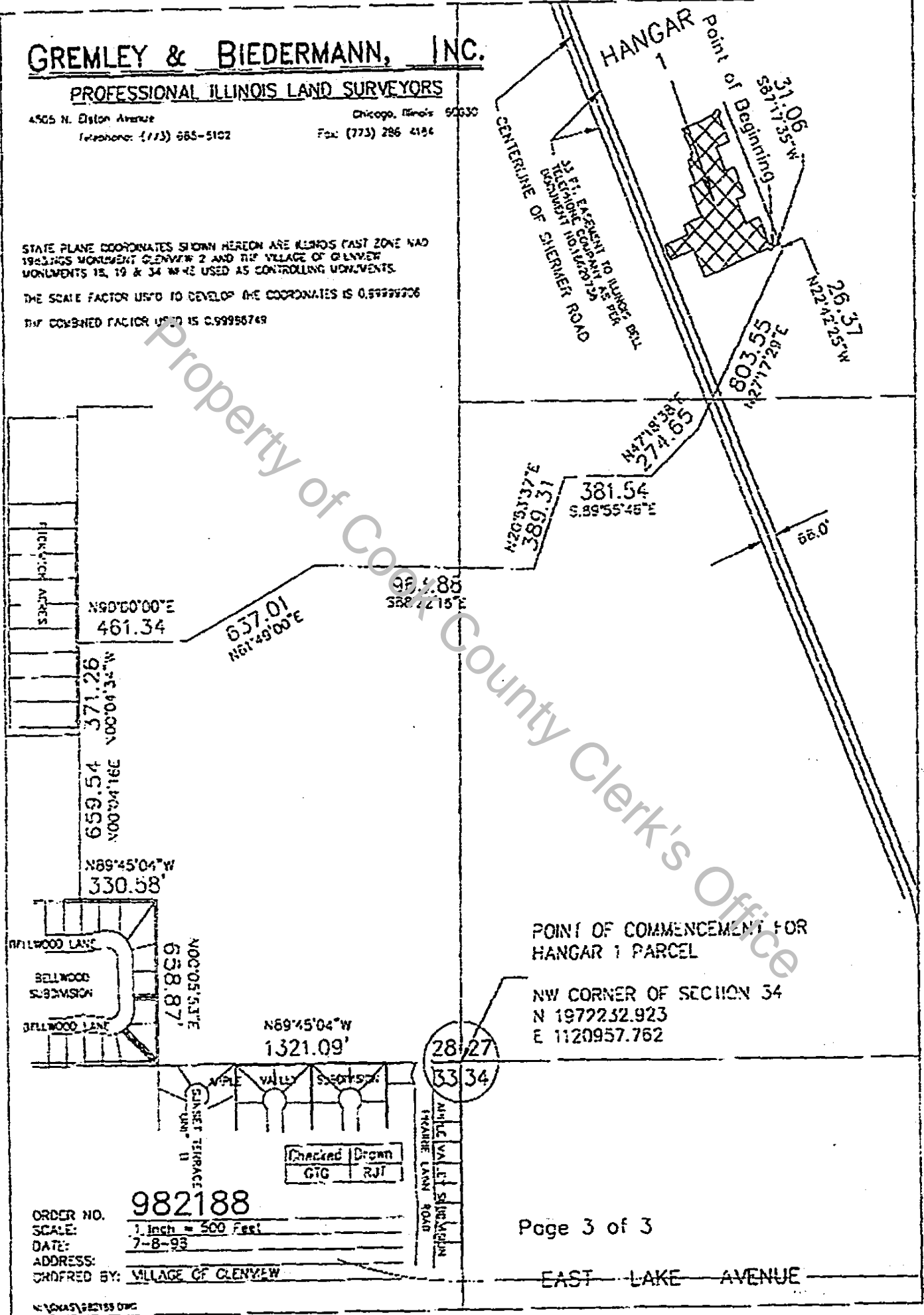
4505 N. Elston Avenue
Telephone: (773) 685-5102

Chicago, Illinois 60630
Fax: (773) 286 4184

STATE PLANE COORDINATES SHOWN HEREON ARE ILLINOIS EAST ZONE NAD 1983 JNGS MONUMENT CLENVIEW 2 AND THE VILLAGE OF CLENVIEW MONUMENTS 15, 19 & 34 WHICH WERE USED AS CONTROLLING MONUMENTS.

THE SCALE FACTOR USED TO DEVELOP THE COORDINATES IS 0.999997206

THE CORRECTED FACTOR USED IS 0.999957489



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MEMORANDUM OF AGREEMENT
among
THE ILLINOIS STATE HISTORIC PRESERVATION OFFICER
and
THE VILLAGE OF GLENVIEW, ILLINOIS
regarding Hangar # 1 at the former
NAVAL AIR STATION (NAS) GLENVIEW, ILLINOIS

WHEREAS, on January 24, 1996, the Department of the Navy (the "Navy"), the Illinois State Historic Preservation Officer ("SHPO") and the Advisory Council on Historic Preservation ("Council") executed a Programmatic Agreement ("PA") for the base closure and disposal of the Naval Air Station Glenview, Illinois ("NAS Glenview"); and

WHEREAS, the Village of Glenview was invited to concur in the PA, and did so concur; and

WHEREAS, on July 17, 1997, the Navy and the Village of Glenview, as the approved Local Redevelopment Authority, executed a Memorandum of Agreement providing for an Economic Development Conveyance of a portion of the former NAS Glenview (the "Glenview Property") by the Navy to the Village of Glenview, pursuant to Section 2905(b)(4) of the Defense Base Closure and Realignment Act of 1990, Pub. L. No. 101-510, as amended, and the implementing regulations of the Department of Defense (32 C.F.R. Part 91); and

WHEREAS, the Navy has determined that the closure and disposal of portions of NAS Glenview will have an effect upon that certain portion of the Glenview Property known as Hangar # 1, which is a property eligible for listing in the National Register of Historic Places (hereinafter referred to as the "Historic Property"); and

WHEREAS, the Historic Property is located in that portion of NAS Glenview being conveyed to the Village of Glenview and, thus, is not being offered for public sale by the Navy as provided in Stipulation IX of the PA; and

WHEREAS, in accordance with Stipulation I of the PA, the Navy was to encourage the new property owner of the Historic Property, in consultation with the SHPO, to develop a plan for the adaptive reutilization of the Historic Property consistent with the protective covenants attached to the PA; and

WHEREAS, in 1995, the Village of Glenview, after receiving input from the public, prepared a "Consensus Reuse Plan" that provides for the adaptive reuse of the Historic Property as a mixed use facility, and for the reorientation of arterial roadways to strengthen

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the location and enhance the feasibility of the reuse and rehabilitation of the Historic Property; and

WHEREAS, the appraiser for the Department of the Navy, National Valuation Consultants, on July 1, 1996, concluded in its appraisal report to the Department of the Navy that the Historic Property "lacks economic value to a private-sector business" and that the only apparent options for the Historic Property are either (1) "acquisition by a historic foundation," if financing can be secured for acquisition and operating costs; or (2) "demolition"; and

WHEREAS, the Village of Glenview subsequently has determined that the adaptive reuse of the Historic Property contemplated in the Consensus Reuse Plan may not be feasible due to access problems and other market constraints caused by the interior location of the Historic Property within the Glenview Property, which interior location is not accessed by any major arterial roadways, and also due to the high cost of remediation that may not be justified economically by current or reasonably forecasted market rent; and

WHEREAS, Section 8 of Appendix 3 to the PA provides that the Village of Glenview "may open its own consultation with the [SHPO] * * * in order to develop its own Memorandum/Programmatic Agreement concerning the maintenance, repair, interim and long-term protection, and management of the historic property following disposal/transfer by the Navy"; and

WHEREAS, the Village of Glenview has agreed to assume the rights, responsibilities and obligations of the Navy under the PA and to consult with the SHPO as provided in Section 8 of Appendix 3 to the PA; and

WHEREAS, the parties acknowledge that this Memorandum of Agreement ("MOA") is not intended to provide the Village of Glenview with any greater rights than the Navy has under the PA; and

WHEREAS, the Village of Glenview intends to market the Historic Property pursuant to the Consensus Reuse Plan.

NOW, THEREFORE, for and in consideration of the premises contained herein, the SHPO and the Village of Glenview agree as follows:

STIPULATIONS

1. Commencing promptly after full execution of this MOA and continuing for a period of one (1) year (the "Marketing Period"), the Village of Glenview shall market the Historic Property at its sole expense in accordance with the marketing plan attached hereto as Appendix A (the "Marketing Plan") and incorporated herein by reference.

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2. The Village of Glenview shall have the right to market the Historic Property to third parties by whatever methods it deems appropriate, including but not limited to advertisements, press releases and solicitations, provided, that the use and content of all advertising, press releases and solicitation materials shall be subject to the SHPO's approval, which approval shall not be unreasonably withheld, conditioned or delayed. The SHPO shall have thirty (30) days from the date of receipt of a request by the Village of Glenview to review and comment upon such materials. In the absence of a response by the SHPO during said thirty day period, the SHPO shall be deemed to have concurred with the materials.

3. During the Marketing Period, the Village of Glenview and its designated representative(s) shall cooperate with the SHPO, and keep it apprised of the status of the marketing efforts and provide the SHPO, in writing, with quarterly updates or updates as may be requested by the SHPO.

4. The Village of Glenview shall not enter into any binding purchase and sale agreement with a third party for the sale of the Historic Property unless such purchase and sale agreement and related transfer documents obligate the purchaser to adhere to the terms of the covenants which are to be placed on the Historic Property pursuant to the PA and further provide that:

- a. Purchaser shall agree to take on ongoing responsibility for all repairs to the Historic Property that are necessary to prevent deterioration of the Historic Property or demolition by neglect of the Historic Property.
- b. Any plans for alteration of the Historic Property must be reviewed and approved in advance pursuant to the terms of this MOA.
- c. The purchaser shall, prior to any modifications being made to the Historic Property, prepare Historic American Building Survey ("HABS")/Historic American Engineering Record ("HAER") documentation of the Historic Property in accordance with the guidelines established by the National Park Service and shall submit such documentation to the National Park Service for its review and acceptance.
- d. At the time of submission of the HABS/HAER documentation to the National Park Service, the purchaser also shall provide a duplicate original of the HABS/HAER documentation to the SHPO for its records.
- e. If the National Park Service, or any other federal agency, declines to accept HABS/HAER documentation, then such documentation shall be provided to the Illinois HABS/HAER in accordance with Illinois requirements.

5. In the event that the Village of Glenview is unable to secure a purchaser for the Historic Property, consistent with the Consensus Reuse Plan, during the Marketing Period, as evidenced by a valid, binding and legally enforceable purchase and sale agreement signed by a financially qualified purchaser, then the Village of Glenview shall have the right, but not the obligation, to undertake any of the following actions in consultation with the SHPO:

- a. Modify or waive the requirement(s) of the Secretary of Interior Standards to rehabilitate or maintain the Historic Property in such a way as to preserve one or more specified character-defining attributes; or,
- b. If marketing with these changes fails, the Village of Glenview has the right to transfer the Historic Property without a preservation covenant; or,
- c. Demolish the Historic Property if the Village of Glenview is able to demonstrate to the reasonable satisfaction of the SHPO that there is no reuse alternative that is feasible from an architectural or economic perspective which would permit retention of the Historic Property as it exists as of the date of this Agreement or in any other form which permits its historic and cultural values to be understood.

In the event the Village of Glenview elects to undertake the action set forth in 5c., the Village of Glenview shall request approval of such demolition in writing and the SHPO shall have forty-five (45) days from the receipt of such request for approval to object. If the SHPO does not respond within said forty-five day period, then approval shall be deemed to have been granted. In the event, the Village of Glenview elects to demolish or otherwise modify the Historic Property pursuant to 5c, then it shall, prior to any modifications being made to the Historic Property, prepare Historic American Building Survey ("HABS")/Historic American Engineering Record ("HAER") documentation of the Historic Property in accordance with the guidelines established by the National Park Service and shall submit such documentation to the National Park Service for its review and acceptance. At the time of submission of the HABS/HAER documentation to the National Park Service, the Village of Glenview also shall provide a duplicate original of the HABS/HAER documentation to the SHPO for its records. If the National Park Service, or any other federal agency, declines to accept HABS/HAER documentation, then such documentation shall be provided to the Illinois HABS/HAER in accordance with Illinois requirements.

6. The Village of Glenview agrees that it shall not commence any alterations or renovations of the Historic Property, nor shall it demolish, raze, or remove all or any part of the Historic Property, prior to the end of the Marketing Period.

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7. During the Marketing Period, the Village of Glenview shall preserve and maintain the Historic Property in accordance with the following standards (the "Mothballing Standards"):

- a. The Village of Glenview shall inspect the Historic Property for structural damage promptly after any major weather event (heavy snow, thunderstorms, hail storms, etc.) and, in any event, not less than once per calendar month.
- b. All broken windows shall promptly be replaced, covered or sealed.
- c. Damaged or deteriorated roof, window or door areas that allow water, snow or other destructive elements to enter the Historic Property or that provide ready access to the Historic Property by vandals or animals shall promptly be repaired or closed by temporary means.
- d. Any structural support damage that adversely affects the structural integrity of the Historic Property shall be referred to an engineer or architect familiar with both the principles of historical structural design and modern shoring systems for design of a structural support system, if said engineer or architect confirms that such a system is necessary to preserve the structural integrity of the Historic Property. Such system shall be subject to the approval of the SHPO, which consent shall not be unreasonably withheld, conditioned or delayed. If no response is received from the SHPO within ten (10) days of its receipt of the structural support system design, then the support system design shall be deemed to have been approved. Upon approval, the Village of Glenview promptly shall cause the design to be implemented at its sole cost and expense.

The parties to this MOA agree that the Village of Glenview shall have no obligations to preserve and maintain the Historic Property other than as set forth in this provision.

8. The Village of Glenview shall not undertake or cause to be undertaken any of the following actions without the express written approval of the SHPO, which approval shall not be unreasonably withheld, conditioned or delayed:

- a. any affirmative action that could reasonably be expected to adversely affect the structural integrity of the Historic Property.
- b. any proposed changes or alterations in the exterior facades or interior elements of the Historic Property, including partial removal, construction, renovation, remodeling or other physical or structural changes.

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1234567890

VILLAGE OF GLENVIEW, ILLINOIS

Nancy L. Firfer
Nancy L. Firfer, President

January 6, 1998
Date

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APPENDIX A

MARKETING PLAN

Subject to the restrictions and limitations set forth in the MOA to which this Appendix A is attached, the Village of Glenview shall market the Historic Property in accordance with the following Marketing Plan:

A. MARKET STUDY

The Village of Glenview shall retain a reputable marketing firm familiar with the Chicago market and the market for historic properties generally to conduct a Market Study relative to potential users of the Historic Property in order to determine the market pool for financially qualified purchasers. The Market Study shall be consistent in form and process with market studies for multi-use projects generally conducted in the Chicago, Illinois market and shall:

- analyze the existing physical, economic and regulatory conditions affecting the Historic Property, and
- analyze the financial feasibility, market viability/potential and general community acceptance of each alternative reuse concept set forth in the Consensus Reuse Plan.

B. TARGETED MARKETING

Using the results of the Market Study, the Village of Glenview shall attempt to identify potential purchasers and shall make direct contact with such potential purchasers by telephone and/or in writing to ascertain whether they may be interested in acquiring the Historic Property. The Village of Glenview shall maintain written records of each potential purchaser it contacts, including date of contact, result of initial contact and follow-up history. The Village of Glenview may, in its sole discretion and at its sole expense, retain one or more reputable national or Chicago-area real estate brokerage firms to assist with its Targeted Marketing efforts.

C. GENERAL MARKETING

The Village of Glenview shall place advertisements in such newspapers, magazines, base closure industry publications, real estate industry publications, historic preservation publications and other publications as the Village of Glenview, in its sole discretion, deems reasonably likely to reach potential purchasers of the Historic Property.

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In addition, the Village of Glenview may, but shall be under no obligation to, issue one or more press releases about the Historic Property that are designed to reach and create interest in potential purchasers. The Village of Glenview or its representatives may hold seminars, participate in various industry conferences or take other similar measures in an attempt to create interest in the purchase of the Historic Property. The Village of Glenview shall maintain written records of each potential purchaser it contacts, including date of contact, result of initial contact and follow-up history. The Village of Glenview may, in its sole discretion and at its sole expense, retain one or more reputable national or Chicago-area advertising firms to assist with its General Marketing efforts.

In addition, any Marketing Plan developed by the Village of Glenview shall, at a minimum, include the following:

1. Clear, representative photographs of the property;
2. A floor plan indicating available square footage;
3. A map showing the historic property's location on NAS Glenview;
4. Information about the property's historical significance;
5. Notification of the requirement for the inclusion of protective covenants in transfer documents;
6. A distribution list of potential purchasers or transferees
7. An advertising plan and schedule;
8. A schedule for receiving and reviewing offers; and
9. In the event that Hangar #1 has been nominated to and accepted by the National Register of Historic Places, information concerning tax benefits and other monetary advantages will be provided in the Marketing Plan.

The offers received by the Village of Glenview in response to the Marketing Plan shall be reviewed in consultation with the SHPO.

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STATEMENT BY GRANTOR AND GRANTEE

That Grantor or his agent affirms, that, to the best of his knowledge, the name of the Grantee on the deed or assignment of beneficial interest in a land trust Current Resident is either a natural person, an Illinois corporation, or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: 6 July 1998

[Signature]
Grantor by its Real Estate Contracting Officer

SUBSCRIBED AND SWORN TO
before me this 6th day of July, 1998

[Signature]
Notary Public
NOTARY PUBLIC FOR SOUTH CAROLINA
My commission expires November 29, 2003

That Grantee or his agent affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a persona or authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: _____

[Signature]
Grantee by its Village Attorney

SUBSCRIBED AND SWORN TO
before me this 6th day of July, 1998

[Signature]
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Act.)

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