



February 14, 2017

Mr. Bill Heinz  
Village of Grayslake  
10 S. Seymour Avenue  
Grayslake, Illinois 60030

Subject: Proposal for Phase I Environmental Site Assessment  
Residential Parcel  
47 South Whitney  
Grayslake, Illinois 60030  
GEOCON Proposal No. 17-P076

Dear Mr. Heinz:

GEOCON Professional Services, LLC (GEOCON) is pleased to submit this proposal for the performance of a Phase I Environmental Site Assessment (Phase I ESA) for the above-referenced project. Our present understanding of the site conditions and the services to be provided for this Phase I ESA are included in the following paragraphs.

#### **Project Background**

The site is a residential parcel located at 47 South Whitney in Grayslake, Illinois (site).

#### **Phase I ESA Scope of Work**

The scope of services proposed for the Phase I ESA on the subject property will be performed in accordance with the ASTM Practice E1527-13 "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process". The intent of this Phase I ESA is to identify recognized environmental conditions, controlled recognized environmental conditions, historical recognized environmental conditions and de minimis conditions associated with the site, as defined by E1527-13.

The Phase I ESA will be conducted by an Environmental Professional and will include the following: records review; site reconnaissance; interviews with present and past owners, operators and occupants of the property; interviews with local government officials; and preparation of a report. GEOCON will retain a title search professional to conduct a search of recorded land title records to identify if Activity and Use Limitations (AULs) and environmental liens are associated with the property. AULs are also referred to as "institutional controls" or "property use restrictions".

A User Questionnaire will be provided to the client and an Owner Questionnaire will be provided to the property owner. The completion of these questionnaires will be essential elements of the "All Appropriate Inquiries" (AAI) aspect of the Phase I ESA process.

If the site or any of the adjoining properties is identified on one or more of the standard environmental record sources, pertinent regulatory files and/or records associated with the listing will be reviewed. As an alternative, GEOCON may review files and records from alternative sources as defined in ASTM. In the event additional costs are associated with a file review, the client will be contacted and additional costs will only be incurred upon prior authorization from the client.

It must be recognized that the Phase I ESA will not necessarily reveal the presence of concealed disposal areas, undocumented fill material, unknown former tanks, existing unregistered USTs for which there are no visible aboveground components, or other unknown potential concerns, unless they appear in the public record of documents reviewed, or are disclosed by the parties contacted. The client acknowledges that the effectiveness of the Phase I ESA report is predicated upon complete and truthful disclosure by the client, user, property owner, and other knowledgeable parties to GEOCON of AAI information regarding site history, utilization, and potential concerns.

This Phase I ESA scope of work does not include any physical sampling of soil, soil gas, groundwater, building materials, chemicals, or hazardous or toxic materials. In addition the following items are not included in the scope of work: asbestos-containing building materials, biological agents, cultural and historic resources, ecological resources, endangered species, health and safety, indoor air quality unrelated to releases of hazardous substances or petroleum products into the environment, industrial hygiene, lead-based paint survey, lead in drinking water, mold, radon, regulatory compliance, wetlands survey, electromagnetic fields, controlled substance search and other business environmental risk items.

The ASTM Practice cautions that no environmental assessment can wholly eliminate uncertainty regarding the potential for recognized environmental conditions to be associated with a property. A Phase I ESA completed less than 180 days prior to the date of acquisition of the property, or for transactions not involving an acquisition, the date of the intended transaction, is presumed to be valid. A Phase I ESA for which the information was collected or updated within one year prior to the date of the acquisition or the property, or for transactions not involving an acquisition of the property the date of the intended transaction, may be used provided certain inquiries (Section 4.6 of ASTM E1527-13) were conducted or updated within 180 days of the date of purchase or the date of the intended transaction.

#### **Fees and Conditions**

GEOCON will perform the services described pursuant to the Environmental General Conditions enclosed herein and considered a portion of this proposed agreement. The fee for the performance of the Phase I ESA, including the environmental lien and AUL records search, will be **\$2,400.00**.

#### **Authorization**

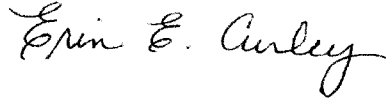
GEOCON will proceed with the above-described work upon receipt of a signed acceptance copy of this proposal. Please be advised that return of only the signature page will indicate acceptance of the entire proposal document, including the attached general conditions, and a written report will only be issued following our receipt of a signed copy of this proposal. A portable document format (pdf) of the Phase I ESA Report will be provided to the client electronic mail. Two bound copies of the report will also be provided to the client.

Prior to beginning the Phase I ESA, it is requested that the client provide GEOCON with the names and phone number of the property owner and individuals who can provide access to the property, and who may be knowledgeable about the present and past use of the site.

We appreciate this opportunity to offer our services. If you have any questions concerning this proposal or if additional information is needed, please feel free to contact us. We look forward to working with you on this project.

Sincerely,

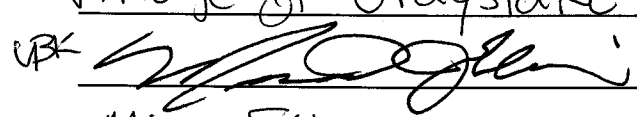
**GEOCON Professional Services, LLC**



Erin E. Curley  
Environmental Department Manager

Attachment: Environmental General Conditions

**ACCEPTANCE OF PROPOSAL AND ENCLOSURES**

FIRM: Village of Grayslake  
SIGNATURE: <sup>UPK</sup>   
NAME (PRINT): Mike Ellis  
TITLE: Village Manager  
DATE: 3-27-17