



FINDING OF SUITABILITY TO TRANSFER

U.S. ARMY GARRISON-SELFRIDGE
SEBILLE MANOR, INSTALLATION NUMBER 26735

APRIL 2007

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LIST OF ACRONYMS
FINDING OF SUITABILITY TO TRANSFER
SEBILLE MANOR, INSTALLATION NUMBER 26735

ACRONYM	DESCRIPTION
ACM	Asbestos Containing Material
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CERFA	Community Environmental Response Facilitation Act
CFR	Code of Federal Regulations
DOD	Department of Defense
EBS	Environmental Baseline Survey
ECP	Environmental Condition of Property
EPA	Environmental Protection Agency
FOST	Finding of Suitability to Transfer
LBP	Lead Based Paint
LRA	Local Redevelopment Authority
MDEQ	Michigan Department of Environmental Quality
MEC	Munitions and Explosives of Concern
NEPA	National Environmental Policy Act
PCB	Polychlorinated Biphenyl
pCi/L	picocuries per liter
USACE	U.S. Army Corps of Engineers
USAEC	U.S. Army Environmental Center
USAG-M	U.S. Army Garrison-Michigan
USAG-S	U.S. Army Garrison-Selfridge

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1. PURPOSE

The purpose of this Finding of Suitability to Transfer (FOST) is to document the environmental suitability of property at the U.S. Army Garrison-Selfridge (USAG-S) for transfer to an as yet unidentified purchaser consistent with Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) Section 120(h) and Department of Defense policy. In addition, the FOST includes the CERCLA Covenant and Access Provisions, and other Deed Provisions and Environmental Protection Provisions necessary to protect human health or the environment after such transfer.

2. PROPERTY DESCRIPTION

The property, hereinafter referred to as the Seville Manor Property, consists of 102.69 acres, which includes 352 housing units in 220 housing facilities, one building identified as a Youth Center, a water tower reservoir, and various playgrounds and personal storage sheds. The Seville Manor Property is intended to be transferred consistent with the intended reuse of the property as set forth in the Chesterfield Township Local Redevelopment Authority Reuse Plan. A site map of the property is attached. A list of buildings is presented in Table 1.1 after the site map (Enclosure 1).

3. ENVIRONMENTAL DOCUMENTATION

A determination of the environmental condition of the property has been made based on an investigation of the real property through environmental surveys and a complete search of agency files during the development of these environmental surveys. The following documents provided information to determine the environmental condition of the property:

- 3.1. USAEC 2006. Environmental Condition of Property - Seville Manor Property, Prepared by U.S. Army Environmental Center for the U.S. Army BRAC Division and U.S. Army Garrison-Selfridge, September 2006
- 3.2. USAEC 2006. Community Environmental Response Facilitation Act (CERFA) Report, Seville Manor Property, U.S. Army Garrison-Selfridge, Prepared by U.S. Army Environmental Center for the U.S. Army Garrison-Selfridge, September 2006; and Michigan Department of Environmental Quality letter of concurrence with determination of uncontaminated property, October 2006.
- 3.3. USAG-S 2006. Multi-Family Lead Inspection and Risk Assessment for Seville Housing Units, Dates of Inspection December 2004 to March 2005, TECOM Inc, June 2006
- 3.4. USAG-S 2006. Asbestos Inspection Report, USAG-M Seville Manor, Dates of Inspection April 2005 to May 2006, TECOM Inc, June 2006
- 3.5. USAG-S 2006. Preventive Maintenance Inspection at TECOM, Inc. Seville Manor, Transformer Inspection Retrofill Corporation, April 2006.

- 3.6. USACE 2006, Final Historical Records Review, U.S. Army Garrison – Michigan (Selfridge), January 2006
- 3.7. Tetra Tech, 2004. Environmental Baseline Survey, U.S. Army Garrison – Michigan, Seville Manor, Mt. Clemens, Michigan 48045, Prepared for the U.S. Army Garrison–Selfridge, May 2004.
- 3.8. USAG-S 1992, AMSTA-QRA, Memo for C, Facilities Management Branch (AMSTA-XEM), Subject: Analysis of ATM Radon Samples, 17-Dec-1991

4. ENVIRONMENTAL CONDITION OF THE PROPERTY

The Department of Defense Environmental Condition of Property (ECP) Category 1 applies to the entire 102.69 acres of the Seville Manor Property. ECP Category 1 is the condition where no release or disposal of hazardous substances or petroleum products has occurred, including migration of these substances from adjacent areas. (Refer to Table 2.1, Description of Property, in Enclosure 2).

The identification of uncontaminated property is based on an investigation of the real property through review of environmental surveys and a complete search of agency files regarding the current and previous uses of the real property. A CERFA Report for the Seville Manor Property with a determination of uncontaminated property was submitted to the Michigan Department of Environmental Quality (MDEQ). MDEQ responded with a written affirmation of the uncontaminated property determination dated October 2006.

4.1. Environmental Remediation Sites

There are no environmental investigation/remediation sites and no evidence of groundwater contamination on the Seville Manor Property.

4.2. Storage, Release, or Disposal of Hazardous Substances

There is no evidence that hazardous substances were stored, released, or disposed on the property in excess of the reportable quantities listed in 40 CFR 373. Accordingly, a CERFA Report was submitted to MDEQ as described above and the CERCLA 120(h)(4)(D) Covenant will be included in the Deed (See Enclosure 3).

4.3. Petroleum and Petroleum Products

4.3.1. Underground and Above Ground Storage Tanks

There is no evidence that petroleum products were stored in underground or above ground storage tanks on the property.

4.3.2. Storage, Release, or Disposal of Petroleum Products

There is no evidence that any petroleum products in excess of 55 gallons at one time were stored on the property. There is also no evidence that any petroleum products were released or disposed on the property. Accordingly, a CERFA Report was submitted to MDEQ as described above.

4.4. Polychlorinated Biphenyl (PCB) Equipment

There are no PCB-containing transformers or other PCB-containing equipment located on the property and there is no evidence of any releases from PCB equipment.

4.5. Asbestos Containing Material (ACM)

Based on the findings of the Asbestos Inspection Report, USAG-M Seville Manor, Dates of Inspection April 2005 to May 2006, TECOM Inc, June 2006, there is asbestos containing material in buildings on the Seville Manor Property. The ACM includes: transite water supply lines, joint compound on seams and nail heads of drywall walls and ceilings, black mastic on underside of kitchen sink, resilient floor coverings (e.g., sheet flooring, 9 x 9-inch & 12 x 12-inch floor tile, and underlying mastic), cove base and mastic, tan/grey wall coverings and mastic in bathrooms, and exterior caulking/crack sealant. The ACM does not currently pose a threat to human health or the environment because none is considered friable asbestos that poses an unacceptable risk to human health. The 2005-2006 asbestos inspection of accessible areas did not include destructive methods of inspection to confirm the presence or absence of asbestos containing material inside inaccessible spaces behind intact walls and/or ceilings. Additionally, to prevent unnecessary damage and voiding of roof warranties, the inspection did not include asphalt-based roofing materials.

An asbestos warning and covenant is included in the Environmental Protection Provisions which will be made an exhibit and incorporated by reference into the Deed (Enclosure 4).

4.6. Lead-Based Paint (LBP)

Based on the age of the buildings (1961 in majority) and the USAG-S Multi-Family Lead Inspection and Risk Assessment for Seville Housing Units, Dates of Inspection December 2004 to March 2005, TECOM Inc, June 2006, all family housing units at the Seville Manor Property are determined to contain lead-based paint.

Based on random sampling of 52 housing units to test soil in composite samples of drip line areas (within 3-ft surrounding the building perimeter regardless of bareness) as part of the Lead Inspection and Risk Assessment at Seville Manor, lead was measured in 3 composite samples at concentration greater than 400 ppm, one of these being greater than 1,200 ppm. TSCA soil hazard levels are 400 ppm (play areas) and an average 1,200 ppm (rest of yard) where bare soil is present.

The existing condition of lead in soil is not considered a hazardous condition that requires remediation or response action for the property to be suitable for transfer for the intended use. However, whereas the intended use of the Property can be redevelopment for residential use, the terms of the sale will include a requirement that the purchaser evaluate the soils and abate any soil-lead hazards prior to the occupancy of any newly constructed housing.

A lead-based paint warning and covenant is included in the Environmental Protection Provisions (Enclosure 4).

4.7. Radiological Materials

There is no evidence that radioactive materials were used or stored on the property.

4.8. Radon

Radon surveys were conducted in all family housing units from approximately December 1989 to April 1990. Radon was not detected above the EPA residential action level of 4 picocuries per liter (pCi/L) in these buildings.

4.9. Unexploded Ordnance

Based on a review of existing records and available information, there is no evidence that Munitions and Explosives of Concern (MEC) are present on the property. The property has been used as residential property, no MEC has been discovered on the property, and there is no record that munitions-related activities occurred. The term "MEC" means military munitions that may pose unique explosives safety risks, including: (A) unexploded ordnance, as defined in 10 U.S.C. §101(e)(5); (B) discarded military munitions, as defined in 10 U.S.C. §2710(e)(2); or (C) munitions constituents (e.g., TNT, RDX), as defined in 10 U.S.C. §2710(e)(3), present in high enough concentrations to pose an explosive hazard.

4.10. Other Property Conditions

There are no other hazardous conditions on the property that present an unacceptable risk to human health and the environment.

5. ADJACENT PROPERTY CONDITIONS

There are no conditions adjacent to the property that present an unacceptable risk to human health and the environment or that present a migration hazard to the Seville Manor Property.

6. ENVIRONMENTAL REMEDIATION AGREEMENTS

There are no environmental remediation orders or agreements applicable to the Seville Manor Property. The deed will include a provision reserving the Army's right to conduct remediation activities if necessary in the future (Enclosure 3).

7. REGULATORY / PUBLIC COORDINATION

The Michigan Department of Environmental Quality and the public have been notified of the initiation of this FOST that was posted in The Macomb Daily newspaper on March 1, 2007. No regulatory or public comment was received during the public comment period from March 1 to 31, 2007. A statement regarding no comment from the regulatory agency and the general public is included at Enclosure 5.

8. NATIONAL ENVIRONMENTAL POLICY ACT (NEPA) COMPLIANCE AND CONSISTENCY WITH LOCAL REUSE PLAN

The environmental impacts associated with the proposed property will be analyzed in accordance with the National Environmental Policy Act (NEPA). The results of this analysis will be documented, as necessary, in an Environmental Assessment for Disposal and Reuse of Seville Manor Property. Any encumbrance or condition identified in such analysis as necessary to protect human health or the environment will be included in the deed restrictions.

9. FINDING OF SUITABILITY TO TRANSFER

Based on the above information, I conclude that the Seville Manor Property qualifies as CERCLA 120 (h)(4) uncontaminated property, is transferable under that section, and that all Department of Defense requirements to reach a Finding of Suitability to Transfer the property have been met, subject to the terms and conditions in the attached Deed Provisions and Environmental Protection Provisions (Enclosures 3 and 4). In addition, the deed for this transaction will contain:

- 9.1. The covenant under CERCLA 120(h)(4)(D)(i) warranting that any response action or corrective action found to be necessary after the date of transfer shall be conducted by the United States (Enclosure 3).
- 9.2. A clause as required by CERCLA 120(h)(4)(D)(ii) granting the United States access to the Property in any case in which a response action or corrective action is found to be necessary after the date of transfer for the Property, or such access is necessary to carry out a response action or corrective action on an adjacent property (Enclosure 3).

Whereas no hazardous substances or petroleum products were stored for one year or more, known to have been released, or disposed of on the Seville Manor Property, notification of hazardous substance or petroleum product storage, release, or disposal is not required.



Kevin J. Austin
Lieutenant Colonel, U.S. Army
Commanding

5 Enclosures:

1. Site Map of Property and List of Buildings
2. Description of Property-ECP Category
3. CERCLA 120(h)(4)(D) Covenant and Access Provisions, and Other Deed Provisions
4. Environmental Protection Provisions
5. Regulatory and Public Comments and Army Responses

ENCLOSURE 1
SITE MAP OF SEBILLE MANOR AND LIST OF BUILDINGS

Table 1.1
SEBILLE MANOR BUILDINGS BY FACILITY NUMBER

FACILITY NO.	ADDRESS	STREET	DESIGN CAT CD	DESIGN CAT CD DESCRIPTION	GROSS AREA	UM1	YR BUILT
2001	29302	Craw	71113	FH LTC/MAJ	1851	SF	1961
2002	29320	Craw	71113	FH LTC/MAJ	1851	SF	1961
2003	29328	Craw	71113	FH LTC/MAJ	1851	SF	1961
2004	29346	Craw	71113	FH LTC/MAJ	1838	SF	1961
2005	29364	Craw	71113	FH LTC/MAJ	1981	SF	1961
2006	29380	Craw	71113	FH LTC/MAJ	1851	SF	1961
2007	29394	Craw	71113	FH LTC/MAJ	1968	SF	1961
2008	29402	Craw	71113	FH LTC/MAJ	1838	SF	1961
2009	29410	Craw	71113	FH LTC/MAJ	1968	SF	1961
2010	29426	Craw	71113	FH LTC/MAJ	1968	SF	1961
2011	29444	Craw	71113	FH LTC/MAJ	1851	SF	1961
2012	29460	Craw	71113	FH LTC/MAJ	1981	SF	1961
2013	29476	Craw	71113	FH LTC/MAJ	1981	SF	1961
2020	29459	Craw	71113	FH LTC/MAJ	1968	SF	1961
2021	29441	Craw	71113	FH LTC/MAJ	1851	SF	1961
2022	29425	Craw	71113	FH LTC/MAJ	1851	SF	1961
2023	29365	Craw	71113	FH LTC/MAJ	1981	SF	1961
2024	29345	Craw	71113	FH LTC/MAJ	1981	SF	1961
2025	29325	Craw	71113	FH LTC/MAJ	1851	SF	1961
2026	48695	Douglas	71113	FH LTC/MAJ	1851	SF	1961
2027	48675	Douglas	71113	FH LTC/MAJ	1981	SF	1961
2028	48665	Douglas	71113	FH LTC/MAJ	1838	SF	1961
2029	48740	Douglas	71113	FH LTC/MAJ	1851	SF	1961
2030	29515	Wright	71113	FH LTC/MAJ	1851	SF	1961
2032	29541	Wright	71113	FH LTC/MAJ	1851	SF	1961
2034	29579	Wright	71113	FH LTC/MAJ	1981	SF	1961
2036	29623	Wright	71113	FH LTC/MAJ	1981	SF	1961
2037	29641	Wright	71113	FH LTC/MAJ	1838	SF	1961
2040	29721	Craw	71113	FH LTC/MAJ	1968	SF	1961
2041	29735	Craw	71113	FH LTC/MAJ	1851	SF	1961
2047	29650	Wright	71113	FH LTC/MAJ	1968	SF	1961
2048	29626	Wright	71113	FH LTC/MAJ	1851	SF	1961
2049	29604	Wright	71113	FH LTC/MAJ	1851	SF	1961
2050	29580	Wright	71113	FH LTC/MAJ	1851	SF	1961
2051	29558	Wright	71113	FH LTC/MAJ	1968	SF	1961
2052	48660	Douglas	71113	FH LTC/MAJ	1851	SF	1961
2056	29636	Craw	71114	FH COW0	3592	SF	1961
2056	29652	Craw					
2057	29672	Craw	71113	FH LTC/MAJ	1968	SF	1961
2058	29696	Craw	71113	FH LTC/MAJ	1981	SF	1961

Table 1.1
 SÉBILLE MANOR BUILDINGS BY FACILITY NUMBER

FACILITY NO.	ADDRESS	STREET	DESIGN CAT CD	DESIGN CAT CD DESCRIPTION	GROSS AREA	UM1	YR BUILT
2059	29710	Craw	71114	FH COW0	3508	SF	1961
2059	29724	Craw					
2060	29742	Craw	71114	FH COW0	3508	SF	1961
2060	29758	Craw					
2062	29819	Hibbs	71115	FH SR NCO	3592	SF	1961
2062	29835	Hibbs					
2063	29767	Hibbs	71115	FH SR NCO	3581	SF	1961
2063	29781	Hibbs					
2064	29735	Hibbs	71115	FH SR NCO	3462	SF	1961
2064	29747	Hibbs					
2065	29703	Hibbs	71115	FH SR NCO	3462	SF	1961
2065	29717	Hibbs					
2067	29637	Hibbs	71115	FH SR NCO	3581	SF	1961
2067	29653	Hibbs					
2068	29611	Hibbs	71115	FH SR NCO	3462	SF	1961
2068	29625	Hibbs					
2069	29539	Hibbs	71114	FH COW0	1851	SF	1961
2070	29523	Hibbs	71114	FH COW0	1851	SF	1961
2071	29443	Hibbs	71114	FH COW0	3462	SF	1961
2071	29505	Hibbs					
2072	29431	Hibbs	71114	FH COW0	1981	SF	1961
2073	29415	Hibbs	71114	FH COW0	1851	SF	1961
2074	29337	Hibbs	71114	FH COW0	3722	SF	1961
2074	29353	Hibbs					
2075	29321	Hibbs	71114	FH COW0	1838	SF	1961
2075	29267	Hibbs					
2076	29309	Hibbs	71114	FH COW0	3462	SF	1961
2077	29251	Hibbs	71114	FH COW0	1851	SF	1961
2078	29221	Hibbs	71114	FH COW0	3462	SF	1961
2078	29239	Hibbs					
2079	48281	N. Brooks	71114	FH COW0	1838	SF	1961
2080	48251	N. Brooks	71114	FH COW0	3462	SF	1961
2080	48265	N. Brooks					
2081	48221	N. Brooks	71114	FH COW0	3462	SF	1961
2081	48237	N. Brooks					
2082	48205	N. Brooks	71114	FH COW0	1851	SF	1961
2083	48141	N. Brooks	71114	FH COW0	3462	SF	1961
2083	48157	N. Brooks					
2084	48111	N. Brooks	71114	FH COW0	3537	SF	1961
2084	48131	N. Brooks					
2085	29016	Pearson	71114	FH COW0	3462	SF	1961
2085	29034	Pearson					
2086	29046	Pearson	71114	FH COW0	3462	SF	1961
2086	29064	Pearson					
2087	29076	Pearson	71114	FH COW0	1838	SF	1961

Table 1.1
SEBILLE MANOR BUILDINGS BY FACILITY NUMBER

FACILITY NO.	ADDRESS	STREET	DESIGN CAT CD	DESIGN CAT CD DESCRIPTION	GROSS AREA	UM1	YR BUILT
2088	29094	Pearson	71114	FH CO/W0	1851	SF	1961
2089	29108	Pearson	71114	FH CO/W0	3592	SF	1961
2089	29124	Pearson					
2090	48128	N. Brooks	71114	FH CO/W0	3638	SF	1961
2090	48144	N. Brooks					
2091	48156	N. Brooks	71114	FH CO/W0	3462	SF	1961
2091	48208	N. Brooks					
2092	48222	N. Brooks	71114	FH CO/W0	3768	SF	1961
2092	48236	N. Brooks					
2093	48252	N. Brooks	71114	FH CO/W0	3462	SF	1961
2093	48270	N. Brooks					
2094	48305	Bialas	71114	FH CO/W0	3638	SF	1961
2094	48327	Bialas					
2095	48237	Bialas	71114	FH CO/W0	3571	SF	1961
2095	48249	Bialas					
2096	48207	Bialas	71114	FH CO/W0	3462	SF	1961
2096	48221	Bialas					
2097	48145	Bialas	71114	FH CO/W0	1968	SF	1961
2098	48133	Bialas	71114	FH CO/W0	1968	SF	1961
2099	48136	Bialas	71114	FH CO/W0	1851	SF	1961
2100	48154	Bialas	71114	FH CO/W0	1851	SF	1961
2101	48212	Bialas	71114	FH CO/W0	3592	SF	1961
2101	48222	Bialas					
2102	48236	Bialas	71114	FH CO/W0	3462	SF	1961
2102	48250	Bialas					
2103	48300	Bialas	71114	FH CO/W0	1851	SF	1961
2104	48330	Bialas	71114	FH CO/W0	1838	SF	1961
2105	48339	Pearl	71114	FH CO/W0	1851	SF	1961
2106	48319	Pearl	71114	FH CO/W0	1851	SF	1961
2107	48301	Pearl	71114	FH CO/W0	1851	SF	1961
2108	48227	Pearl	71114	FH CO/W0	3581	SF	1961
2108	48243	Pearl					
2109	48211	Pearl	71114	FH CO/W0	1981	SF	1961
2110	48135	Pearl	71114	FH CO/W0	3592	SF	1961
2110	48151	Pearl					
2111	48214	Pearl	71114	FH CO/W0	3462	SF	1961
2111	48230	Pearl					
2112	48244	Pearl	71114	FH CO/W0	3592	SF	1961
2112	48304	Pearl					
2113	48324	Pearl	71114	FH CO/W0	1838	SF	1961
2114	48342	Pearl	71114	FH CO/W0	1851	SF	1961
2115	48347	Hoenshell	71114	FH CO/W0	1851	SF	1961
2116	48327	Hoenshell	71114	FH CO/W0	1838	SF	1961
2117	48251	Hoenshell	71114	FH CO/W0	3592	SF	1961

Table 1.1
SEBILLE MANOR BUILDINGS BY FACILITY NUMBER

FACILITY NO.	ADDRESS	STREET	DESIGN CAT CD	DESIGN CAT CD DESCRIPTION	GROSS AREA	UM1	YR BUILT
2117	48315	Hoenshell					
2118	29443	Pearson	71114	FH COW0	3462	SF	1961
2118	29461	Pearson					
2119	29521	Pearson	71114	FH COW0	3462	SF	1961
2119	29533	Pearson					
2120	48308	Hoenshell	71114	FH COW0	3592	SF	1961
2120	48326	Hoenshell					
2121	48342	Hoenshell	71114	FH COW0	3462	SF	1961
2121	48354	Hoenshell					
2122	29522	Hibbs	71114	FH COW0	3592	SF	1961
2122	29537	Hibbs					
2123	48405	Douglas	71114	FH COW0	3462	SF	1961
2123	48421	Douglas					
2124	48321	Douglas	71114	FH COW0	3592	SF	1961
2124	48339	Douglas					
2125	29526	Pearson	71114	FH COW0	3592	SF	1961
2125	29540	Pearson					
2126	29512	Pearson	71114	FH COW0	1838	SF	1961
2127	29452	Pearson	71114	FH COW0	3508	SF	1961
2127	29468	Pearson					
2128	29440	Pearson	71114	FH COW0	1851	SF	1961
2129	29420	Pearson	71114	FH COW0	1851	SF	1961
2130	29421	Brault	71115	FH SR NCO	1838	SF	1961
2131	29439	Brault	71115	FH SR NCO	3462	SF	1961
2131	29459	Brault					
2132	29467	Brault	71115	FH SR NCO	3581	SF	1961
2132	29489	Brault					
2133	29503	Brault	71115	FH SR NCO	3638	SF	1961
2133	29521	Brault	82187	HEAT PLT GEO	0		1961
2134	29500	Brault	71115	FH SR NCO	3581	SF	1961
2134	29520	Brault					
2135	29478	Brault	71115	FH SR NCO	1851	SF	1961
2136	29462	Brault	71115	FH SR NCO	1851	SF	1961
2137	29448	Brault	71115	FH SR NCO	1851	SF	1961
2138	29418	Brault	71115	FH SR NCO	3462	SF	1961
2138	29436	Brault					
2139	29115	Brault	71115	FH SR NCO	3592	SF	1961
2139	29127	Brault					
2140	29099	Brault	71115	FH SR NCO	1838	SF	1961
2141	29063	Brault	71115	FH SR NCO	3462	SF	1961
2141	29081	Brault					
2142	29061	Brault	71115	FH SR NCO	1851	SF	1961
2143	29021	Brault	71115	FH SR NCO	3462	SF	1961
2143	29039	Brault					
2144	47941	S. Brooks	71115	FH SR NCO	3537	SF	1961

Table 1.1
SEBILLE MANOR BUILDINGS BY FACILITY NUMBER

FACILITY NO.	ADDRESS	STREET	DESIGN CAT CD	DESIGN CAT CD DESCRIPTION	GROSS AREA	UM1	YR BUILT
2144	47955	S. Brooks					
2145	47911	S. Brooks	71115	FH SR NCO	3462	SF	1961
2145	47931	S. Brooks					
2146	47861	S. Brooks	71115	FH SR NCO	3841	SF	1961
2146	47901	S. Brooks					
2147	47833	S. Brooks	71115	FH SR NCO	3462	SF	1961
2147	47851	S. Brooks	82187	HEAT PLT GEO	0		1961
2148	47821	S. Brooks	71115	FH SR NCO	1838	SF	1961
2149	29028	Baker	71115	FH SR NCO	3581	SF	1961
2149	29044	Baker					
2150	29050	Baker	71115	FH SR NCO	3462	SF	1961
2150	29068	Baker					
2151	29078	Baker	71115	FH SR NCO	3462	SF	1961
2151	29094	Baker					
2152	29106	Baker	71115	FH SR NCO	3592	SF	1961
2152	29128	Baker					
2153	29136	Baker	71115	FH SR NCO	3581	SF	1961
2153	29152	Baker					
2154	29160	Baker	71115	FH SR NCO	3462	SF	1961
2154	29178	Baker					
2155	29141	Baker	71115	FH SR NCO	3462	SF	1961
2155	29165	Baker					
2156	29129	Baker	71115	FH SR NCO	1851	SF	1961
2157	29095	Baker	71115	FH SR NCO	3531	SF	1961
2157	29111	Baker					
2158	29065	Baker	71115	FH SR NCO	3592	SF	1961
2158	29083	Baker					
2159	29037	Baker	71115	FH SR NCO	3462	SF	1961
2159	29055	Baker					
2160	29040	Bek	71115	FH SR NCO	1838	SF	1961
2161	29058	Bek	71115	FH SR NCO	3462	SF	1961
2161	29072	Bek					
2162	29086	Bek	71115	FH SR NCO	3581	SF	1961
2162	29100	Bek					
2163	29112	Bek	71115	FH SR NCO	3462	SF	1961
2163	29130	Bek					
2164	29144	Bek	71115	FH SR NCO	1851	SF	1961
2165	29125	Bek	71115	FH SR NCO	3462	SF	1961
2165	29139	Bek					
2166	29093	Bek	71115	FH SR NCO	3592	SF	1961
2166	29111	Bek					
2167	29065	Bek	71115	FH SR NCO	3537	SF	1961
2167	29079	Bek	87210	FENCING/WALLS	0		1961
2168	29035	Bek	71115	FH SR NCO	3581	SF	1961
2168	29053	Bek					

Table 1.1
SEBILLE MANOR BUILDINGS BY FACILITY NUMBER

FACILITY NO.	ADDRESS	STREET	DESIGN CAT CD	DESIGN CAT CD DESCRIPTION	GROSS AREA	UM1	YR BUILT
2169	29042	Brault	71115	FH SR NCO	1851	SF	1961
2170	29062	Brault	71115	FH SR NCO	3407	SF	1961
2170	29078	Brault					
2171	29092	Brault	71115	FH SR NCO	3462	SF	1961
2171	29110	Brault					
2172	29118	Brault	71115	FH SR NCO	3462	SF	1961
2172	29134	Brault					
2173	29417	Bek	71115	FH SR NCO	3592	SF	1961
2173	29435	Bek					
2174	29445	Bek	71115	FH SR NCO	3462	SF	1961
2174	29455	Bek					
2175	29465	Bek	71115	FH SR NCO	3581	SF	1961
2175	29481	Bek					
2176	29499	Bek	71115	FH SR NCO	3592	SF	1961
2176	29519	Bek					
2177	29498	Bek	71115	FH SR NCO	3462	SF	1961
2177	29518	Bek					
2178	29464	Bek	71115	FH SR NCO	3581	SF	1961
2178	29480	Bek					
2179	29444	Bek	71115	FH SR NCO	3592	SF	1961
2179	29454	Bek					
2180	29416	Bek	71115	FH SR NCO	3592	SF	1961
2180	29434	Bek					
2181	29415	Baker	71115	FH SR NCO	3462	SF	1961
2181	29433	Baker					
2182	29443	Baker	71115	FH SR NCO	3581	SF	1961
2182	29453	Baker					
2183	29463	Baker	71115	FH SR NCO	3407	SF	1961
2183	29479	Baker					
2184	29497	Baker	71115	FH SR NCO	3508	SF	1961
2184	29517	Baker	82187	HEAT PLT GEO	0		1961
2185	29422	Baker	71114	FH CO/W0	3462	SF	1961
2185	29438	Baker					
2186	29446	Baker	71115	FH SR NCO	3592	SF	1961
2186	29458	Baker					
2187	29470	Baker	71115	FH SR NCO	3581	SF	1961
2187	29482	Baker					
2188	29496	Baker	71115	FH SR NCO	3462	SF	1961
2188	29522	Baker					
2189	29626	Baker	71115	FH SR NCO	3462	SF	1961
2189	29648	Baker					
2190	29664	Baker	71115	FH SR NCO	3462	SF	1961
2190	29680	Baker					
2191	29696	Baker	71115	FH SR NCO	3711	SF	1961
2191	29708	Baker					

Table 1.1
SEBILLE MANOR BUILDINGS BY FACILITY NUMBER

FACILITY NO.	ADDRESS	STREET	DESIGN CAT CD	DESIGN CAT CD DESCRIPTION	GROSS AREA	UM1	YR BUILT
2192	29724	Baker	71115	FH SR NCO	1851	SF	1961
2193	29705	Baker	71115	FH SR NCO	3711	SF	1961
2193	29721	Baker					
2194	29671	Baker	71115	FH SR NCO	3537	SF	1961
2194	29687	Baker					
2195	29659	Baker	71115	FH SR NCO	1851	SF	1961
2196	29625	Baker	71115	FH SR NCO	3462	SF	1961
2196	29641	Baker					
2197	29624	Bek	71115	FH SR NCO	3462	SF	1961
2197	29640	Bek					
2198	29660	Bek	71115	FH SR NCO	1838	SF	1961
2199	29670	Bek	71115	FH SR NCO	3638	SF	1961
2199	29686	Bek					
2200	29700	Bek	71115	FH SR NCO	3592	SF	1961
2200	29710	Bek					
2201	29701	Bek	71115	FH SR NCO	3462	SF	1961
2201	29711	Bek					
2202	29683	Bek	71115	FH SR NCO	1851	SF	1961
2203	29649	Bek	71115	FH SR NCO	3508	SF	1961
2203	29665	Bek					
2204	29623	Bek	71115	FH SR NCO	3592	SF	1961
2204	29637	Bek					
2205	29622	Brault	71115	FH SR NCO	3581	SF	1961
2205	29634	Brault					
2206	29644	Brault	71115	FH SR NCO	3462	SF	1961
2206	29660	Brault					
2207	29676	Brault	71115	FH SR NCO	3407	SF	1961
2207	29690	Brault					
2208	29702	Brault	71115	FH SR NCO	3462	SF	1961
2208	29714	Brault					
2209	48437	Hawk	71115	FH SR NCO	1851	SF	1961
2210	29703	Brault	71115	FH SR NCO	1851	SF	1961
2211	29677	Brault	71115	FH SR NCO	3407	SF	1961
2211	29691	Brault					
2212	29645	Brault	71115	FH SR NCO	3592	SF	1961
2212	29661	Brault					
2213	29621	Brault	71115	FH SR NCO	3537	SF	1961
2213	29635	Brault					
2214	29618	Pearson	71115	FH SR NCO	3722	SF	1961
2214	29632	Pearson					
2215	29646	Pearson	71115	FH SR NCO	1838	SF	1961
2216	29662	Pearson	71115	FH SR NCO	3462	SF	1961
2216	29678	Pearson					
2218	29716	Pearson	71115	FH SR NCO	3462	SF	1961
2218	29726	Pearson	87210	FENCING/WALLS	0		1961

Table 1.1
SEBILLE MANOR BUILDINGS BY FACILITY NUMBER

FACILITY NO.	ADDRESS	STREET	DESIGN CAT CD	DESIGN CAT CD DESCRIPTION	GROSS AREA	UM1	YR BUILT
2219	29683	Pearson	71115	FH SR NCO	1851	SF	1961
2221	29647	Pearson	71115	FH SR NCO	1851	SF	1961
2222	29625	Pearson	71115	FH SR NCO	3407	SF	1961
2222	29635	Pearson					
2223	29606	Hibbs	71115	FH SR NCO	3462	SF	1961
2223	29620	Hibbs					
2224	29626	Hibbs	71115	FH SR NCO	3592	SF	1961
2224	29648	Hibbs					
2225	29660	Hibbs	71115	FH SR NCO	1851	SF	1961
2226	48477	Salitrnik	71115	FH SR NCO	3462	SF	1961
2226	48483	Salitrnik					
2227	48451	Salitrnik	71115	FH SR NCO	3592	SF	1961
2227	48465	Salitrnik					
2228	48448	Salitrnik	71115	FH SR NCO	3508	SF	1961
2228	48462	Salitrnik					
2229	48468	Salitrnik	71115	FH SR NCO	3407	SF	1961
2229	48474	Salitrnik					
2230	48494	Salitrnik	71115	FH SR NCO	1851	SF	1961
2231	29746	Hibbs	71115	FH SR NCO	3462	SF	1961
2231	29768	Hibbs					
2232	48479	Hawk	71115	FH SR NCO	1851	SF	1961
2233	48475	Hawk	71115	FH SR NCO	3638	SF	1961
2233	48493	Hawk					
2234	48453	Hawk	71115	FH SR NCO	3462	SF	1961
2234	48461	Hawk					
2235	48628	Hawk	71115	FH SR NCO	3592	SF	1961
2235	48634	Hawk					
2236	48596	Hawk	71115	FH SR NCO	3462	SF	1961
2236	48604	Hawk					
2237	48562	Hawk	71115	FH SR NCO	3462	SF	1961
2237	48574	Hawk					
2238	48548	Hawk	71115	FH SR NCO	3462	SF	1961
2238	48552	Hawk					
2239	48538	Hawk	71115	FH SR NCO	3462	SF	1961
2239	48542	Hawk					
2240	48532	Hawk	71115	FH SR NCO	3508	SF	1961
2240	48534	Hawk					
2241	48526	Hawk	71115	FH SR NCO	3581	SF	1961
2241	48528	Hawk					
2242	48518	Hawk	71115	FH SR NCO	3407	SF	1961
2242	48522	Hawk					
2243	48502	Hawk	71115	FH SR NCO	3462	SF	1961
2243	48512	Hawk					
2245			84210	WATER DIST POT	0		1960
2245			89141	WTR SUP/TRT BLD	544	SF	1960

Table I.1
SEBILLE MANOR BUILDINGS BY FACILITY NUMBER

FACILITY NO.	ADDRESS	STREET	DESIGN CAT CD	DESIGN CAT CD DESCRIPTION	GROSS AREA	UM1	YR BUILT
2250			74066	YOUTH CENTER	5300	SF	1990
2300			87210	FENCING/WALLS	0		1961
2301			76020	MON/MEMORIALS	0		1961
2302				PLAYGROUND GP			1968
2303			69030	FAC INFO SIGN	0		1984
2304			87210	FENCING/WALLS	0		1968
2306			73070	MISC SHED	634	SF	1968
2400			85120	VEHICLE BRIDGE	124	SY	1960
2402			85110	ROADS, PAVED	54782	SY	1960
2405			85215	NONORG PK PAVD	16849	SY	1961
2408			85220	SIDEWALKS PVD	8764	SY	1961
2500			89131	SEWWST WTR TRT	200	SF	1960
2500			83110	PRIMARY TREAT	0		1960
2501			84610	WAT STR TK POT	0		1960
2504			84210	WATER DIST POT	0		1960
2508			83210	SANITARY SEWER	0		1960
2512			87110	STORM SEWER	0		1960
2515			81241	OH ELECT LINES	0		1960
2518			81230	EXT LIGHTING	0		1961
2519			81242	UNG ELECT LINES	0		1994
90003			91110	LAND HELD PUR	103	AC	1960
BB001			69030	FAC INFO SIGN	0		2002
CB001			89520	POLL CATCH BAS	0		1960
FRHYD			89240	FIRE HYDRANTS	0		1960
PG212	48212	Bialas	75018	PLAYGROUND GP	0		2003
PG365	29365	Craw	75018	PLAYGROUND GP	0		2003
PG436	29436	Brault	75018	PLAYGROUND GP	0		2003
PG648	29648	Hibbs	75018	PLAYGROUND GP	0		2003
POLES			81230	EXT LIGHTING	0		1960
TRANS			81360	TRANSFORMERS	0		1960
WS001			73070	MISC SHED	80	SF	1995
WS002			73070	MISC SHED	80	SF	1994
WS003			73070	MISC SHED	80	SF	1994
WS004			73070	MISC SHED	80	SF	1994
WS005			73070	MISC SHED	80	SF	1994

ENCLOSURE 2
ENVIRONMENTAL CONDITION OF PROPERTY

TABLE 2.1
Description of Property
Specific to the Seville Manor Property under Consideration

Building Number and Property Description	EBS Parcel Designation	Condition Category	Remedial Action
Seville Manor	102.69 ac	1	Uncontaminated property, no remedial action

Department of Defense Environmental Condition of Property Categories

CONDITION CATEGORY	DESCRIPTION
1	Areas where no release or disposal of hazardous substances or petroleum products has occurred (including migration of these substances from adjacent areas)
2	Areas where only release or disposal of petroleum products has occurred
3	Areas where release, disposal, and/or migration of hazardous substances has occurred, but at concentrations that do not require a removal or remedial response
4	Areas where release, disposal, and/or migration of hazardous substances has occurred, and all removal or remedial actions to protect human health and the environment have been taken
5	Areas where release, disposal, and/or migration of hazardous substances has occurred, and all removal or remedial actions are underway, but all required remedial actions have not yet been taken
6	Areas where release, disposal, and/or migration of hazardous substances has occurred, but required actions have not yet been implemented
7	Areas that are not evaluated or require additional evaluation

ENCLOSURE 3

CERCLA COVENANT AND ACCESS PROVISIONS AND OTHER DEED PROVISIONS

The following CERCLA Covenant and Access Provisions and Other Deed Provisions will be placed in the deed in a substantially similar form to ensure protection of human health and the environment and to protect human health or the environment after property transfer.

CERCLA COVENANT

Pursuant to section 120(h)(4)(D)(i) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (42 U.S.C. §9620(h)(4)(D)(i)), the United States warrants that any response action or corrective action found to be necessary after the date of this deed for hazardous substances existing on the property prior to the date of this deed shall be conducted by the United States. This warranty shall not apply in any case in which the person or entity to whom the property is transferred is a potentially responsible party with respect to such property. For purposes of this warranty, Grantee shall not be considered a potentially responsible party solely due to a hazardous substance remaining on the property on the date of this instrument, provided that Grantee has not caused or contributed to a release of such hazardous substance or petroleum product or its derivatives.

RIGHT OF ACCESS

A. Pursuant to section 120(h)(4)(D)(ii) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (42 U.S.C. §9620(h)(4)(D)(ii)), the United States 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 an environmental response action or corrective action is found to be necessary on the part of the United States, without regard to whether such environmental response 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 United States 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, its successors and assigns, and shall run with the land.

B. In exercising such easement and right of access, the United States shall provide the Grantee or its successors or assigns, as the case may be, with reasonable notice of its intent to enter upon the Property and exercise its rights under this covenant, which notice may be severely curtailed or even eliminated in emergency situations. The United States shall use reasonable means, but without significant additional costs to the United States, to avoid and to minimize interference with the Grantee's and the Grantee's successors' and assigns' quiet enjoyment of the property. 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 United States. Excluding the

reasonable charges for such utility services, no fee, charge, or compensation will be due the Grantee nor its successors and assigns, for the exercise of the easement and right of access hereby retained and reserved by the United States.

C. In exercising such easement and right of access, neither the Grantee nor its successors and assigns, as the case may be, shall have any claim at law or equity against the United States or any officer, employee, agent, contractor of any tier, or servant of the United States based on actions taken by the United States or its officers, employees, agents, contractors of any tier, or servants pursuant to and in accordance with this covenant. In addition, the Grantee, its successors and assigns, shall not interfere with any response action or corrective action conducted by the Grantor on the Property.

“AS IS”

A. The Grantee acknowledges that it has inspected or has had the opportunity to inspect the Property and accepts the condition and state of repair of the subject Property. The Grantee understands and agrees that the Property and any part thereof is offered “AS IS” without any representation, warranty, or guaranty by the Grantor as to quantity, quality, title, character, condition, size, or kind, or that the same is in condition or fit to be used for the purpose(s) intended by the Grantee, and no claim for allowance or deduction upon such grounds will be considered.

B. No warranties either express or implied are given with regard to the condition of the Property, including, without limitation, whether the Property does or does not contain asbestos or lead-based paint. The Grantee shall be deemed to have relied solely on its own judgment in assessing the overall condition of all or any portion of the Property, including, without limitation, any asbestos, lead-based paint, or other conditions on the Property. The failure of the Grantee to inspect or to exercise due diligence to be fully informed as to the condition of all or any portion of the Property offered, will not constitute grounds for any claim or demand against the United States.

C. Nothing in this “As Is” provision will be construed to modify or negate the Grantor’s obligation under the CERCLA Covenant or any other statutory obligations.

HOLD HARMLESS

A. To the extent authorized by law, the Grantee, its successors and assigns, covenant and agree to indemnify and hold harmless the Grantor, its officers, agents, and employees from (1) any and all claims, damages, judgments, losses, and costs, including fines and penalties, arising out of the violation of the NOTICES, USE RESTRICTIONS, AND RESTRICTIVE COVENANTS in this Deed by the Grantee, its successors and assigns, and (2) any and all claims, damages, and judgments arising out of, or in any manner predicated upon, exposure to asbestos, lead-based paint, or other condition on any portion of the Property after the date of conveyance.

B. The Grantee, its successors and assigns, covenant and agree that the Grantor shall not be responsible for any costs associated with modification or termination of the NOTICES, USE RESTRICTIONS, AND RESTRICTIVE COVENANTS in this Deed, including without

limitation, any costs associated with additional investigation or remediation of asbestos, lead-based paint, or other condition on any portion of the Property.

C. Nothing in this Hold Harmless provision will be construed to modify or negate the Grantor's obligation under the CERCLA Covenant or any other statutory obligations.

POST-TRANSFER DISCOVERY OF CONTAMINATION

A. If an actual or threatened release of a hazardous substance or petroleum product is discovered on the Property after the date of conveyance, Grantee, its successors or assigns, shall be responsible for such release or newly discovered substance unless Grantee is able to demonstrate that such release or such newly discovered substance was due to Grantor's activities, use, or ownership of the Property. If the Grantee, its successors or assigns believe the discovered hazardous substance is due to Grantor's activities, use or ownership of the Property, Grantee will immediately secure the site and notify the Grantor of the existence of the hazardous substances, and Grantee will not further disturb such hazardous substances without the written permission of the Grantor.

B. Grantee, its successors and assigns, as consideration for the conveyance of the Property, agree to release Grantor from any liability or responsibility for any claims arising solely out of the release of any hazardous substance or petroleum product on the Property occurring after the date of the delivery and acceptance of this Deed, where such substance or product was placed on the Property by the Grantee, or its successors, assigns, employees, invitees, agents or contractors, after the conveyance. This paragraph shall not affect the Grantor's responsibilities to conduct response actions or corrective actions that are required by applicable laws, rules and regulations, or the Grantor's indemnification obligations under applicable laws.

ENVIRONMENTAL PROTECTION PROVISIONS

The Environmental Protection Provisions are at Enclosure 4, which is attached hereto and made a part hereof. The Grantee shall neither transfer the property, lease the property, nor grant any interest, privilege, or license whatsoever in connection with the property without the inclusion of the Environmental Protection Provisions contained herein, and shall require the inclusion of the Environmental Protection Provisions in all further deeds, easements, transfers, leases, or grant of any interest, privilege, or license.

ENCLOSURE 4

ENVIRONMENTAL PROTECTION PROVISIONS

The following conditions, restrictions, and notifications will be attached, in a substantially similar form, as an exhibit to the deed and will be incorporated therein by reference to ensure protection of human health and the environment.

NOTICE OF THE PRESENCE OF ASBESTOS AND COVENANT

A. The Grantee is hereby informed and does acknowledge that non-friable asbestos or asbestos-containing material (ACM) has been found on the Property. The Property may contain improvements, such as buildings, facilities, equipment, and pipelines, above and below the ground, that contain non-friable asbestos or ACM. The Occupational Safety and Health Administration (OSHA) and the Environmental Protection Agency have determined that unprotected or unregulated exposure to airborne asbestos fibers increases the risk of asbestos-related diseases, including certain cancers that can result in disability or death.

B. The Grantee covenants and agrees that its use and occupancy of the Property will be in compliance with all applicable laws relating to asbestos. The Grantee agrees to be responsible for any remediation or abatement of asbestos found to be necessary on the Property to include ACM in or on buried pipelines that may be required under applicable law or regulation.

C. The Grantee acknowledges that it has inspected or has had the opportunity to inspect the Property as to its asbestos and ACM condition and any hazardous or environmental conditions relating thereto. The Grantee shall be deemed to have relied solely on its own judgment in assessing the overall condition of all or any portion of the Property, including, without limitation, any asbestos or ACM hazards or concerns.

NOTICE OF THE PRESENCE OF LEAD-BASED PAINT (LBP) AND COVENANT AGAINST THE USE OF THE PROPERTY FOR RESIDENTIAL PURPOSE

A. The Grantee is hereby informed and does acknowledge that all buildings on the Property, which were constructed or rehabilitated prior to 1978, are presumed to contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Every purchaser of any interest in Residential Real Property on which a residential dwelling was built prior to 1978 is notified that there is a risk of exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning.

B. The Grantee covenants and agrees that it shall not permit the occupancy or use of any buildings or structures on the Property as Residential Property, as defined under 24 Code of Federal Regulations Part 35, without complying with this section and all applicable federal, state, and local laws and regulations pertaining to lead-based paint and/or lead-based paint hazards. Prior to permitting the occupancy of the Property where its use subsequent to sale is intended for residential habitation, the Grantee specifically agrees to perform, at its sole expense, the Army's abatement requirements under Title X of the Housing and Community Development Act of 1992 (Residential Lead-Based Paint Hazard Reduction Act of 1992).

C. The Grantee acknowledges that it has inspected or has had the opportunity to inspect the Property as to its lead-based paint content and condition and any hazardous or environmental conditions relating thereto. The Grantee shall be deemed to have relied solely on its own judgment in assessing the overall condition of all or any portion of the Property, including, without limitation, any lead-based paint hazards or concerns.

ENCLOSURE 5

PUBLIC NOTICE OF INTENT TO SIGN THE FOST

A public notice of the intent to sign the Finding of Suitability to Transfer 102.69 acres of real property known as Seville Manor located in Chesterfield Township, MI, pursuant to the 2005 Defense Base Closure and Realignment (BRAC) Report was posted in The Macomb Daily newspaper on March 1, 2007. No comment was received from any regulatory agency or the public during the period of March 1 to 31, 2007.