

VILLAGE OF LAKE IN THE HILLS NOTICE OF PUBLIC AUCTION

SALE OF SINGLE-FAMILY HOME AT 11 SUGAR CREEK COURT

On Monday, February 22, 2010 at 10:00 a.m., the Village of Lake in the Hills, Illinois will be selling by Public Auction, with the winning bid subject to the acceptance and approval by the Lake in the Hills Village Board in its discretion.

The single-family detached home and associated lot located at 11 Sugar Creek Court, Lake in the Hills, IL 60156 with a PIN # 18-23-226-014 and legally described as follows:

Lot 78 in Concord Hills At Meadowbrook Unit 5, according to the plat thereof recorded December 9, 1994 as Document 94R0468436 and Certificate of Correction Recorded on February 13, 1995 as Document No. 95R004915, in McHenry County, IL.

The auction will be conducted in the Board Room at the Lake in the Hills Village Hall located at 600 Harvest Gate, Lake in the Hills, Illinois.

The home shall be open for full public inspection on Wednesday, February 17, 2010 from 9:00 a.m. to 10:00 a.m. and on Saturday, February 20, 2010 from 9:00 a.m. to 10:00 a.m. All prospective bidders are invited and encouraged to attend the public inspection.

The commencement of the Public Auction and sale of the home is subject to the passage and approval of an Ordinance by the President and Board of Trustees of the Village authorizing such Public Auction and sale in accordance with the Illinois Municipal Code.

The home sustained water damage and mold formed throughout the home. The Village gained possession of the home and hired a contractor to remove mold damaged materials including appliances, fixtures, furniture and drywall from the home. The Village has received a certified post remediation verification on the mold removal, which a copy is available for public review and is on the Village's website. The purchaser shall be responsible to make all modifications, repairs, or improvements to the home that are required to comply with all applicable building codes and regulations that are necessary or appropriate for the home to be used for its intended purpose. The home is located along a cul-de-sac on .15 acres and backs up to over 100 acres of open space. The 2-story home contains approximately 3,250 square feet, 4 bedrooms, 2 ½ baths and was constructed in 1999. The subject property is zoned R-2 One-Family Dwelling District PUD. Photos of the home are on the Village's web-site listed below.

Terms and Conditions: A \$5,000.00 non-refundable deposit down the day of the auction with the balance due within 30 days of the Village Board of Lake in the Hills accepting the proposal and authorizing the sale of the subject property. Within 5 days of auction, buyer must provide pre-approval or source for funds for purchase. Property being conveyed in its AS-IS condition, and the VILLAGE MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER, IMPLIED OR EXPRESS, REGARDING THE STATE, CONDITION, HABITABILITY OR QUALITY OF THE HOME. The auction is being conducted with reserve, and the Village reserves the right to reject all bids made and received at the auction. Title commitment will be available for inspection prior to the auction. Auctioneer: Gordon Stade, IL Lic. # 441000397.

All questions about this Notice and the Public Auction should be directed to Dan Olson, Director of Community Development of the Village of Lake in the Hills, at the Lake in the Hills Village Hall, 600 Harvest Gate, Lake in the Hills, IL, (847) 960-7440. Village website: www.lith.org.



environmental consulting
& inspection services

969 Tara Dr Woodstock, IL 60098 / 815-703-9000 / 815-206-3020 fax

January 5, 2010

Dan Olson
Director of Community Development
Village of Lake in the Hills
600 Harvest Gate
Lake in the Hills, IL 60156

RECEIVED

JAN 19 2010

Village of Lake in the Hills
Community Development Department

RE: Post Remediation Verification (Final) for:
11 Sugar Creek Ln, Lake In The Hills, IL.

Dear Dan Olson:

Included with this correspondence is the Sample Analysis report from EMSL Analytical Labs for the above residence. Samples were taken on January 4, 2010.

The purpose of the limited sampling and analysis is to detect any potential problems related to a prior water loss and verify acceptable surfaces after mold remediation.

Testing Procedure

All non-viable sampling was performed. This was a limited air sampling due to a prior survey and sampling event.

Air Sampling, using an Allergenco cassette, is a technique used to collect and identify total (spores per cubic meter) types and quantities of each mold trapped. 15 liters per minute of air is pulled through the cassette with a high-pressure pump for 5 minutes. The samples are examined microscopically and inside air samples are compared to the outside control samples taken. The results are reported in Spores per Cubic Meter.

Individual Test Results

Please be advised that these tests are an indicator of conditions at the time sampling occurred. As conditions can change over time, this is the type of mold in the area tested at the time the test was taken. There is no guarantee that mold does not exist in other areas of the residence.



SAMPLE#	SAMPLE LOCATION	TYPE NON-VIABLE	TOTAL FUNGAL SPORES/CUBIC METER	COMMENTS
1	Outside	Air	412	Unremarkable
2	2 nd Level	Air	71	Unremarkable
3	Main Level	Air	261	Unremarkable
4	Basement Main	Air	132	Unremarkable

Conclusion

This office was contacted to verify surface fungal concentrations after remediation and prior to the rebuild process. Prior recommendations or stated exceptions in the report dated December 29, 2009, by this office, were completed.

The airborne concentrations of mold spores in the residence are generally considered to be at or below acceptable background levels and do not reflect continued fungal amplification.

Surfaces showed clean within the remediation area and would be considered acceptable.

Note: Subflooring for the main level was cleaned and encapsulated not for restoration but to make safe for accessibility. These materials for the entire main level should be removed upon disposition of the property and prior to any future renovations.

Remember, upon replacement of the subflooring, further remediation of the underlying joist top face will also be necessary.

Given the extent of the remediation, the project has been successful in respect to the structural cleaning. Further testing in respect to mold is not required or recommended at this point in time.



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Qualifications and Limitations

The presence of certain mold and mold spores in housing can result in mild to severe health effects in humans and can deteriorate the structure of the dwelling resulting in structural damage. Health effects include, but are not limited to: asthma, allergy symptoms, watery eyes, sneezing, wheezing, difficulty breathing, sinus congestion, blurry vision, sore throat, dry cough, aches and pains, skin irritation, bleeding of the lungs, headaches, memory loss and fever. As humans vary greatly in their chemical make-up, so does the individuals reaction to mold exposure. For some people a small number of mold spores can cause ill effects. In others it may take many more. Autoimmune symptoms of individual people will determine the extent of their reactions and symptoms. There are no governmental agencies, federal or state, that provides limits or "Safe Levels" for mold exposure. People are continuously exposed to fungi through both inhalation and ingestion with no obvious ill effects. However, certain fungi and fungi products are important agents of human disease. High-risk populations are infants/children, elderly, people with immune compromised health problems such as Asthma, AIDS, Hepatitis, Cancer therapy, or individuals who take immune suppressive medications. It has been documented that chronic exposure to molds can weaken the immune system of otherwise healthy people allowing for opportunistic disease.

The conclusions and recommendations contained within this report are based on the observations and sampling data obtained and limited to the time and extent of the evaluation. Other conditions may exist, which have not been detected, tested or observed due to the limited nature of the survey or were not known. Additionally, actual conditions may change with time, occupancy levels, maintenance schedules, etc.

Thank you for allowing EC2 Inc to be of service. If you have any questions regarding this correspondence, please contact this office. 815-703-9000.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ed Chambers', written over a horizontal line.

Ed Chambers, CIEC, CBST
President



EMSL Analytical, Inc.

1101-A Aviation Parkway Morrisville, NC 27560

Phone: (919) 465-3900 Fax: (919) 465-3900 Web: Email:raleighlab@emsl.com

Attn: Ed Chambers
 EC2 Enviro. Consulting & Inspection Svcs.
 969 Tara Drive
 Woodstock, IL 60098

EMSL Order: 291000018
 Customer ID: ECEC62
 Collected: 1/04/2010
 Received: 1/05/2010
 Analyzed: 1/05/2010

Proj: 11 Sugar Creek (2)

Test Report: Allergenco-D™ Analysis of Fungal Spores & Particulates by Optical Microscopy (EMSL Method 05-TP-003)

Lab Sample Number:	291000018-0001			291000018-0002			291000018-0003		
Client Sample ID:	1			2			3		
Volume (L):	75			75			75		
Sample Location:	Outside			2nd Level			Main Level		
Spore Types	Raw Count	Count/m ³	% of Total	Raw Count	Count/m ³	% of Total	Raw Count	Count/m ³	% of Total
Alternaria	-	-	-	-	-	-	-	-	-
Ascospores	1	44	10.7	-	-	-	1*	13*	5
Aspergillus/Penicillium	4	178	43.2	-	-	-	1	44	16.9
Basidiospores	-	-	-	1	44	62	1	44	16.9
Bipolaris++	-	-	-	-	-	-	-	-	-
Chaetomium	1	44	10.7	2*	27*	38	1	44	16.9
Cladosporium	3	133	32.3	-	-	-	2	89	34.1
Curvularia	-	-	-	-	-	-	-	-	-
Epicoccum	1*	13*	3.2	-	-	-	-	-	-
Fusarium	-	-	-	-	-	-	-	-	-
Ganoderma	-	-	-	-	-	-	-	-	-
Myxomycetes++	-	-	-	-	-	-	2*	27*	10.3
Rust	-	-	-	-	-	-	-	-	-
Scopulariopsis	-	-	-	-	-	-	-	-	-
Stachybotrys	-	-	-	-	-	-	-	-	-
Torula	-	-	-	-	-	-	-	-	-
Ulocladium	-	-	-	-	-	-	-	-	-
Unidentifiable Spores	-	-	-	-	-	-	-	-	-
Zygomycetes	-	-	-	-	-	-	-	-	-
Total Fungi	10	412	100	3	71	100	8	261	100
Hyphal Fragment	-	-	-	-	-	-	1*	13*	-
Insect Fragment	-	-	-	-	-	-	-	-	-
Pollen	-	-	-	-	-	-	-	-	-
Analyt. Sensitivity 600x	-	44	-	-	44	-	-	44	-
Analyt. Sensitivity 300x	-	13*	-	-	13*	-	-	13*	-
Skin Fragments (1-4)	-	1	-	-	2	-	-	2	-
Fibrous Particulate (1-4)	-	1	-	-	-	-	-	1	-
Background (1-5)	-	1	-	-	1	-	-	1	-

Bipolaris++ = Bipolaris/Dreschlera/Exserohilum

Myxomycetes++ = Myxomycetes/Periconia/Smut

No discernable field blank was submitted with this group of samples.

Samples analyzed by EMSL Analytical, Inc. Morrisville 1101-A Aviation Parkway, Morrisville NC AIHA EMLAP 173741

Samples received in good condition unless otherwise noted.

High Levels of background particulate can obscure spores and other particulates leading to underestimation.

Background levels of 5 indicate an overloading of background particulates, prohibiting accurate detection and quantification.

The detection limit is equal to one fungal spore, structure, pollen, fiber particle or insect fragment.

Present* Spores found during additional scan at lower mag. This report relates only to the samples reported and may not be reproduced, except in full, without written approval by EMSL. Results have not been adjusted for field or laboratory blank unless otherwise noted.

Alan Goldstein, Ph.D., Laboratory Manager
 or Other Approved Signatory

For information on the fungi listed in this report please visit the Resources section at www.emsl.com


EMSL Analytical, Inc.

1101-A Aviation Parkway Morrisville, NC 27560

Phone: (919) 465-3900 Fax: (919) 465-3900 Web: Email:raleighlab@emsl.com

Attn: Ed Chambers
 EC2 Enviro. Consulting & Inspection Svs.
 969 Tara Drive
 Woodstock, IL 60098

EMSL Order: 291000018
 Customer ID: ECE62
 Collected: 1/04/2010
 Received: 1/05/2010
 Analyzed: 1/05/2010

Proj: 11 Sugar Creek (2)

Test Report: Allergenco-D(™) Analysis of Fungal Spores & Particulates by Optical Microscopy (EMSL Method 05-TP-003)

Lab Sample Number:	291000018-0004		
Client Sample ID:	4		
Volume (L):	75		
Sample Location:	Basement		
Spore Types	Raw Count	Count/m ³	% of Total
Alternaria	-	-	-
Ascospores	-	-	-
Aspergillus/Penicillium	1	44	33.3
Basidiospores	-	-	-
Bipolaris++	-	-	-
Chaetomium	1	44	33.3
Cladosporium	1	44	33.3
Curvularia	-	-	-
Epicoccum	-	-	-
Fusarium	-	-	-
Ganoderma	-	-	-
Myxomycetes++	-	-	-
Rust	-	-	-
Scopulariopsis	-	-	-
Stachybotrys	-	-	-
Torula	-	-	-
Ulocladium	-	-	-
Unidentifiable Spores	-	-	-
Zygomycetes	-	-	-
Total Fungi	3	132	100
Hyphal Fragment	-	-	-
Insect Fragment	-	-	-
Pollen	-	-	-
Analyt. Sensitivity 600x	-	44	-
Analyt. Sensitivity 300x	-	13*	-
Skin Fragments (1-4)	-	1	-
Fibrous Particulate (1-4)	-	1	-
Background (1-5)	-	1	-

Bipolaris++ = Bipolaris/Dreschlera/Exserohilum

Myxomycetes++ = Myxomycetes/Periconia/Smut

No discernable field blank was submitted with this group of samples.

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Alan Goldstein, Ph.D., Laboratory Manager
 or Other Approved Signatory

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Client: EC2 Enviro. Consulting & In Test: M032 Allergenco-D
 Order: 291000018 Project: 11 Sugar Creek (2)
 Disposition: Discard after 3/6/2010

#Samples: 4

CHAIN OF CUSTODY



WEATHER	Fog	Rain	Snow	Wind	Clear
None					
Light					
Moderate					
Heavy					

EMSL Analytical Inc
 1101 Aviation Parkway, Suite A, Morrisville, NC, 2756
 800-220-3675 www.EMSL.com
 Raleigh, NC - ALHA EMLAP #173741
 ALHA NVLAP #200871-0
 Laboratory Contact: Jay Rucker

CONTACT INFORMATION
 Address: 869 Tara Dr, Woodstock, IL 60098
 Contact: Mr. Ed Chambers
 Phone: 815-703-8000
 Fax results? Y / N
 Email: edchambers@ec2inc.com

PROJECT INFORMATION
 Project: 11 SUGAR CREEK (2)
 Sampling Date: 1/9/10
 Zip Code:
 PO Number:
 Send Invoice to: edchambers@ec2inc.com

TURN AROUND TIME CODES - (TAT)
 STD - Standard (DEFAULT 24 Hour)
 SD6 - 6 Hour
 SD3 - Same Day Rush 3 Hour
 Other:

Standard Turn Around Time is 24 Hours. Please Notify This Office of Any Deviation.

SAMPLE ID	DESCRIPTION	Sample Type (Below)	TAT (Above)	Total Volume/Area (as applicable)	NOTES (Time of day, Temp, RH, etc.)
1	OUTSIDE	ST	STD	75L	
2	2ND LEVEL				
3	ARTIV LEVEL				
4	BHSEMENT				

REQUESTED SERVICES (2 Boxes)	Non-Culturable	Culturable	Asbestos	Other
M032 Fungi - Spore Trap Analysis	Spore Trap			
M041 Fungi - Direct Microscopic Exam	Traps or Swab			
M005 Fungi - Genus Level ID (Air)		BioCassette, Andersen, SAS, Swab, Water, Bulk, Dust, Soil, Contact Pl.		
M006 Fungi-ID (includes speciation) Air				
M007 Fungi- Genus Level ID (Surface)				
M008 Fungi-ID (includes speciation) Surface				
M009 Gram Stain Bacteria				
M010 Bacteria ID (3 types)				
M013 Sewage Contamination in Bldgs				
EPA 600 Asbestos Analysis (PLM)				
EPA 600 (Cincinnati Method)				
CARB 435 (0.25%)				
NIOSH 7400 (PCM)				
TEM as Listed				

SAMPLE TYPE CODES

BC - BioCassette	CP - Contact Plate	T - Tape	D - Dust
A1S - Andersen 1-stage	ST - Spore Trap	SW - Swab	W - Water
A2S - Andersen 2-stage	Allergenco D	B - Bulk	SO - Soil
SAS - Surface Air Sampler	P - Pura Culture	O - Other:	

RELINQUISHED BY: [Signature]
 DATE & TIME: 1/9/10

RECEIVED BY: [Signature]
 DATE & TIME: 01-05-10A10:07

LAE