

above ground storage tank  
air quality  
asbestos/lead-based paint  
baseline environmental assessment  
brownfield redevelopment  
building/infrastructure restoration  
caisson/piles  
coatings  
concrete  
construction materials services  
corrosion  
dewatering  
drilling  
due care analysis  
earth retention system  
environmental site assessment  
facility asset management  
failure analyses  
forensic engineering  
foundation engineering  
geodynamic/vibration  
geophysical survey  
geosynthetic  
greyfield redevelopment  
ground modification  
hydrogeologic evaluation  
industrial hygiene  
indoor air quality/mold  
instrumentation  
ISO14001 EMS  
masonry/stone  
metals  
nondestructive testing  
pavement evaluation/design  
property condition assessment  
regulatory compliance  
remediation  
risk assessment  
roof system management  
sealants/waterproofing  
settlement analysis  
slope stability  
storm water management  
structural steel/welding  
underground storage tank

**PHASE I  
ENVIRONMENTAL SITE ASSESSMENT**

**200 ELEVATOR STREET  
WILLIAMSTON, MICHIGAN**

**SME Project Number LE48674  
December 20, 2004**



**Soil and Materials Engineers, Inc.**



**Soil and Materials Engineers, Inc.**

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December 20, 2004

Mr. John L. Gormley  
Gormley Law Offices, PLC  
101 East Grand River Avenue  
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Fowlerville, Michigan 48836

RE: Phase I Environmental Site Assessment  
200 Elevator Street  
Williamston, Michigan  
SME Project Number LE48674

Dear Mr. Gormley:

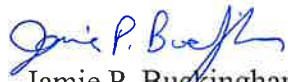
SME has completed a Phase I Environmental Site Assessment (ESA) of the above referenced property, hereinafter referred to as the Property. This Phase I ESA report presents SME's interpretation of the observed conditions based on field observations, a review of readily available historical and regulatory records, and interviews.

The Phase I ESA was requested to identify recorded and readily observable recognized environmental conditions associated with the Property. SME understands that the Gormley Law Offices, PLC and the City of Williamston's Tax Increment Finance Authority (TIFA) will rely upon the professional opinions and representations contained in the report in accordance with the terms and conditions agreed upon for the project. This reliance is not to be construed as a warranty or guarantee on the part of SME.

Thank you for the opportunity to provide these services. If you have any questions concerning this report, or if additional services are required, please call.

Very truly yours,

**SOIL AND MATERIALS ENGINEERS, INC.**

  
Jamie P. Buckingham  
Staff Geologist

  
Julie A. Hartner  
Senior Project Consultant

Enclosures: Two Reports

Plymouth  
Bay City  
Grand Rapids  
Kalamazoo  
Lansing  
Shelby Township  
Toledo

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**consultants in the geosciences, materials, and the environment**

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## SUMMARY

The findings, conclusions and recommendations of SME's Phase I Environmental Site Assessment (ESA) of 200 Elevator Street, east of South Putnam Road and north of Interstate 96 (the Property) are summarized as follows:

### **Findings and Conclusions**

At the time of SME's Property walkover, the Property consisted 1.82 acres of land developed with a two-story barn, including a basement, and a storage shed. SME observed a soil pile containing miscellaneous debris, a 500-gallon underground storage tank (UST) setting on the ground surface, three 55-gallon drums, pile of wood, stone, brick and tires and three concrete pads surrounding the barn. SME observed no visual evidence of staining, stressed vegetation, pits, ponds, lagoons, underground storage tank systems such as fill ports, vent pipes, dispensers or areas of replaced pavement, or aboveground storage tank systems. SME identified no recognized environmental conditions (RECs) associated with the Property walkover.

Historical information reviewed during SME's Phase I ESA indicated the Property was an elevator from 1938 to 1985. From the 1985 to present the property was used for storage of furniture, showcases and antiques. SME identified no RECs in connection with historical uses of the Property.

SME reviewed lists of sites of environmental concern. SME identified offsite sources of potential contamination from the western adjoining property, formerly part of the Property, that had two 4,000-gallon USTs removed in 1985 and is a closed LUST site. Further, the Department of Public Works site, located east of the east adjoining property, was also a closed LUST site where one UST was removed.

SME identified no RECs in connection with the Property based on interviews with the current owner of the Property, and with representatives of the City of Williamston Fire Department and the Ingham County Health Department. Additionally, SME did not identify RECs in connection with the Property, based on our review of the Michigan Department of Environmental Quality-Geological and Land Management Division's Oil and Gas Info System – Online Data Query.

Based on the results of the Phase I ESA, in SME's opinion, the following REC was identified in connection with the Property: offsite sources of potential contamination from the former UST adjoining the Property to the west and the Public Works Garage to the east.

### **Recommendations**

SME recommends removal of the debris identified on the Property and if staining and/or odors are noted that SME return to the site to scan the ground surface with a photoionization detector (PID) for evidence of volatile organic vapors, and perform a visual assessment for evidence of soil impact (i.e., soil staining or odors). With regard to off-site RECs identified, Section 20126(4)(c) of Part 201 of the Michigan Natural Resources and Environmental Protection Act (NREPA) states "the owner or operator of property onto which contamination has migrated unless that person is responsible for an activity causing the release that is the source of contamination" is not liable under Part 201. However, SME recommends this matter be reviewed with legal counsel for interpretation of the law as it pertains to your potential responsibilities.

The summary presented above is general in nature and should not be considered apart from the entire text of the report with all the qualifications and considerations mentioned herein. Details of the findings and conclusions are included in this report.

**REPORT PREPARED BY:**

Jamie P. Buckingham  
Staff Geologist

**REPORT REVIEWED BY:**

Julie A. Hartner  
Senior Project Consultant

## 1.0 INTRODUCTION

SME has performed a Phase I Environmental Site Assessment (ESA) of the property located at 200 Elevator Street, in the city of Williamston, Ingham County, Michigan, hereinafter referred to as the Property. The general location of the Property is shown on the Property Location Map, Figure 1 in Appendix A. The legal description of the Property, provided by Mr. John Gormley of Gormley Law Offices, is contained in Appendix B. The tax identification number of the Property is 33-18-07-01-151-014.

Mr. Gormley on behalf of the City of Williamston Tax Increment Finance Authority (TIFA) authorized this Phase I ESA prior to purchase of the Property. The Phase I ESA was based on SME's proposal dated November 11, 2004. This report is intended to be used solely and exclusively by Gormley Law Offices, PLC and the City of Williamston's TIFA in accordance with terms and conditions agreed upon for the project. No other party may rely upon SME's opinions, conclusions or reports unless SME has agreed to such reliance in writing.

### 1.1 Purpose

The purpose of this Phase I ESA was to identify Recognized Environmental Conditions (RECs) in connection with the Property and assess the relative significance of the identified REC(s). The American Society for Testing and Materials (ASTM) defines a REC as:

*...the presence or likely presence of any hazardous substance\* or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substance or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. Recognized environmental conditions are not intended to include de minimis conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.*

\*For the purposes of this Phase I ESA, a hazardous substance is a substance as defined in the ASTM Standard E 1527-00.

## **1.2 Scope of Services**

This Phase I ESA was conducted in general accordance with the ASTM Standard on Environmental Site Assessments for Commercial Real Estate designation E 1527-00, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process." This Phase I ESA was performed in an attempt to satisfy one of the requirements to qualify for the innocent landowner defense to Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA) liability.

This Phase I ESA does not address the non-scope considerations as defined by Section 12 of ASTM E 1527-00. The specific scope of services is included in Appendix C.

## **2.0 PROPERTY DESCRIPTION**

The following is a description of the Property and observed uses and conditions. Additionally, RECs identified during the Property walkover and interviews are also described.

### **2.1 Property Location**

The Property was located in the northwest quarter of Section 1, Township 3 North, Range 1 East, in the city of Williamston, Ingham County, Michigan. More specifically, the Property was located at 200 Elevator Street.

### **2.2 Physical Setting**

SME reviewed a United States Geological Survey (USGS) topographic map to evaluate the physical setting of the Property. According to the USGS 7.5 minute series Topographic Map Williamston Quadrangle, Michigan, compiled in 1970, the Property was at an elevation of approximately 870 feet above mean sea level (MSL). The Chesapeake and Ohio Railroad is depicted adjoining the Property to the north. Several perennial ponds and marshy areas were depicted east of the Property. Several buildings were depicted to the north and west of the Property. The Red Cedar River was depicted approximately 1/2 mile north of the Property. No other bodies of water were depicted within a one-mile radius of the Property.

### **2.3 Property Walkover**

On November 30, 2004, Mr. Jamie P. Buckingham of SME conducted a walkover of the Property and observed Property conditions, features, and RECs. SME was unaccompanied during the walkover. Photographs taken during the walkover, which illustrate observed Property

conditions and surrounding areas, are contained in Appendix D. Limitations encountered during SME's Property walkover included heavy vegetation on the south portion of the Property which prevented SME from visually observing the entire ground surface. A Property Features Diagram was developed from the observations, field notes, photographs, and/or historical information and is included as Figure 2 in Appendix A. The base map for the Property Features Diagram was obtained from the City of Williamston Assessor's Department. The Property boundaries, size, and location of Property features presented on Figure 2 are approximate. Observations made during the walkover and indications of whether RECs were identified is described in the following sections.

### **2.3.1 Property Setting/Layout**

The Property consisted of approximately 1.82 acres of land developed with a two-story barn, including a basement and a storage shed. A trailer was parked inside the storage shed and a wagon was parked just north of the storage shed. The south portion of the Property consisted of heavy vegetation and the north portion of the Property consisted of gravel.

### **2.3.2 Chemical Use and Storage**

During the Property walkover, SME observed a 55-gallon drum, full of an unidentified substance, located on the southwest portion of the Property. SME observed no staining around the 55-gallon drum. According to Mr. Robert Howe, owner of the Property, the 55-gallon drum came from another site. SME observed two empty 55-gallon drums located on the northeast portion of the Property. According to Mr. Howe the 55-gallon drums were used for the haunted house located in the basement of the barn. SME also observed bottles of Hog Mange located on the second floor of the barn. According to Mr. Howe the hog mange was left over from when the barn was used as an elevator. In SME's opinion, the storage/presence of these materials is considered a *de minimis* condition and does not represent a REC in connection with the Property. However, SME recommends proper removal and disposal of these materials prior to the purchase of the Property.

### **2.3.3 USTs/ASTs**

SME observed no visual evidence of underground storage tank systems (USTs) such as fill ports, vent pipes, dispensers, or areas of replaced pavement during the Property walkover. However, SME did observe three concrete pads for unknown purposes surrounding the barn.



Due to the historical use of the Property as an elevator, it is possible that the concrete pads were used for silos to store grain. No staining was noted on or around the concrete pads. Therefore, in SME's opinion the concrete pads do not represent RECs in connection with the Property. SME also observed a former 500-gallon UST, setting on the ground surface, located on the southwest corner of the Property. SME observed no staining around the UST. According to Mr. Howe, the UST came from another site and is stored on the Property. In SME's opinion the UST is not a REC in connection with the Property since it came from another site. However, SME recommends proper removal and disposal of the UST prior to purchase of Property.

#### **2.3.4 PCB Containing Equipment**

SME observed no electrical transformers, capacitors or compressors on the Property that were suspected to contain polychlorinated biphenyl compounds (PCBs).

#### **2.3.5 Waste Generation, Treatment, Storage, and Disposal**

During SME's Property walkover, SME observed a soil pile containing miscellaneous debris, tires, concrete and pipes located on the southwest corner of the property. Piles of wood, stone, brick and tires were observed in the vicinity of the storage shed. SME observed no staining or stressed vegetation around the soil/debris piles. According to Mr. Howe the soil/debris piles, came from the Property, therefore in SME's opinion the soil/debris piles are not considered a REC in connection with the Property.

#### **2.3.6 Other Property Features**

During SME's Property walkover, SME noted no other Property features that represent RECs in connection with the Property.

### **2.4 Operations, Activities, and Processes**

SME assessed the operations, activities and processes at the Property based on visual observations made during the walkover, through discussions with Mr. Howe, and through review of SME's Property Owner/Occupant Questionnaire. Operations, activities and processes at the Property appeared to consist of a storage facility.

A copy of SME's Property Owner/Occupant Questionnaire completed by Mr. Howe is included in Appendix E. SME identified no RECs based on review of the Owner/Occupant Questionnaire.

## **2.5 Utilities and Drainage**

According to a customer service representative, Detroit Edison (DTE) provided electricity to the Property. Electricity has reportedly been available to the Property since 1970. According to the City of Williamston Assessor's Department, natural gas (Consumers) is available to the Property. According to Mr. Howe, the building on the Property is not heated. According to the City of Williamston Assessor's Department, municipal sewer and water were provided by the City of Williamston and are available to the Property.

During the Property walkover, SME observed no evidence of septic tanks, floor drains, supply wells, catch basins or other manholes on the Property.

## **2.6 Adjoining Sites**

SME observed adjoining sites from the Property boundaries and public right-of-ways for evidence of RECs. The Property walkover did not include physically accessing the adjoining sites. Therefore, SME was unable to view portions of adjoining sites.

The Chesapeake and Ohio Railroad adjoined the Property to the north, across Elevator Street. The site to the east consisted of a water tower, while the site to the west was a building. An industrial park adjoined the Property to the south. Based on visual observations, the adjoining sites did not appear to represent RECs in connection with the Property.

## **3.0 HISTORICAL REVIEW**

SME conducted a review of the history of use of the Property at intervals defined by ASTM from the present back to the obvious first developed use of the Property or back to 1940, whichever was earlier. This information was reviewed from reasonably ascertainable standard sources such as: information that was publicly available, information that was obtainable from its source within reasonable time and cost constraints, and information that was practically reviewable.

Data failures encountered, as defined by ASTM, are described under each appropriate standard historical source. ASTM requires review of only as many of the standard historical sources as are necessary and both reasonably ascertainable and likely to be useful. Listed below is a description of ASTM standard historical sources. A summary of the obtained information; an indication of whether the sources were reviewed; the dates of available/reviewed records; and, RECs, if identified, is included at the end of this section.

### **3.1 Topographic Maps**

A topographic map is a representation of a portion of the earth's surface that is depicted by contour lines of elevation. Topographic maps typically depict elevation through land contour lines and benchmark elevation data. Topographic maps might also depict highways, roads, railroads, airports, high-voltage transmission lines, pipelines, gravel pits, mines, landfills, wooded areas, orchards, wet-marshy areas, lakes, ponds, impoundments, rivers, streams, and drains, among many other features. Topographic maps also provide information regarding land survey systems and boundaries associated with public lands, counties, townships, cities, villages, towns, reservations and other boundaries.

SME reviewed the USGS 7.5 minute series Topographic Map Williamston Quadrangle, Michigan, compiled in 1970.

### **3.2 Aerial Photographs**

Aerial photographs are taken from an aerial platform at altitudes that allow identification of development and activities. Review of aerial photography is useful in identifying property features including building location and size, land usage, and RECs such as exposed soils, mounding, and debris deposition. The quality and scale of the aerial photographs limited SME's ability to make detailed observations and conclusions concerning historical uses of the Property and adjoining sites.

SME reviewed aerial photographs of the Property and surrounding areas, dated 1938, 1950, 1963, 1981, 1986, 1992 and 1997 at Aerial Imagery Archive, Michigan State University.

### **3.3 Fire Insurance Maps**

Private companies produce fire insurance maps. Fire insurance maps indicate uses of properties at specified dates, and were created to document fire prevention hazards for urban areas. Sanborn Fire Insurance Maps typically indicate type of building materials and property usage. The maps might also include UST, AST, and flammable material storage locations.

As of the date of this report, SME has not received Sanborn Fire Insurance Maps of the Property. If we receive information that will change our findings and conclusions we will forward the information to you.

### **3.4 Local Street Directories**

Local street directories are published by public and private sources and show occupancy and/or use of properties by reference to street address.

SME reviewed local Bresser's street directories for the years 1973, 1975, 1980, 1985, 1990, 1996 and 2001 at the State of Michigan Library.

### **3.5 Building Department Records**

Local governments typically maintain building department records. These records indicate permission of the local government to construct, alter, or demolish improvements on a specified property. Information regarding installation and/or removal of USTs, municipal sewer and water connection dates, and natural gas or electrical service installation might be contained in these records.

On November 30, 2004, SME visited the City of Williamston Building Department, provided a department representative with the Property address, and requested available records pertaining to the Property. According to Ms. Gail Watkins, no records were available for SME to review during the visit to the Building Department.

### **3.6 Property Tax Files**

Property tax files are maintained for property tax purposes by the local jurisdiction where the property is located and may include records of past ownership, appraisals, maps, sketches, photographs, or other information pertaining to the Property.

On November 30, 2004, SME visited the City of Williamston, provided a department representative with the Property address, and requested available records pertaining to the Property. SME reviewed the available records, which included a Property Field Sheet, during the visit to the Assessor's Department.

The Property's Sidwell Number is 33-18-07-01-151-014. A copy of the tax assessment field sheet is included in Appendix B.

### **3.7 Zoning/Land Use Records**

Zoning ordinances, enacted by the local government, indicate the uses permitted by the local government in particular zones within the limits of its jurisdiction. Various local government offices, such as the Planning Department or Commission, maintain zoning/land use records. According to the City of Williamston, the Property was zoned I2, Industrial District.

### **3.8 Land Title Records**

Land title records include records of fee ownership, leases, land contracts, easements, liens, and other encumbrances on or of a property. Land title records are recorded in the place where land title records, by law or custom, are recorded for the local jurisdiction in which a property is located. Typically, the municipal or county recorder or clerk maintains these records. Information about the title to a property that is recorded in any place other than where land title records are, by law or custom, recorded for the local jurisdiction in which the property is located, are not considered part of the recorded land title record.

SME did not review land title records of the Property because information regarding the history of the Property was obtained from historical sources identified herein. In addition, land title records typically provide information regarding ownership, but not use, of a property.

### **3.9 Other Historical Sources**

The term "other historical sources" refers to any source or sources other than standard historical sources that are credible to a reasonable person and that identify past uses of a property. This category includes miscellaneous maps, newspaper archives, and records or personal knowledge of a property owner or occupant.

SME did not review other historical sources since information regarding the history of the Property was obtained from the aforementioned historical sources.

### **3.10 Historical Usage Summary**

The following table presents a summary of historical usage of the Property based on the information collected from the sources outlined above.

#### **HISTORICAL USAGE SUMMARY**

<b>Year</b>	<b>Use/Comment</b>	<b>Source</b>
1938 and 1950	Two buildings appeared to be located on the Property. A building appeared to be located north of the Property, across Elevator Street.	Aerial Photographs
1963	Three buildings appeared to be located on the Property. A building appeared to be located north of the Property, across Elevator Street.	Aerial Photograph
1970	A building was depicted on the Property.	Topographic Map

**HISTORICAL USAGE SUMMARY (CONTINUED)**

Year	Use/Comment	Source
1973, 1975 and 1980	Producers CO-OP Elevator and Williamston Elevator were identified at the Property address	Local Street Directories
1981	Three buildings appeared to be located on the Property. A building appeared to be located north of the Property, across Elevator Street.	Aerial Photograph
1983	Mr. Angelo Pecora was the owner of the Property.	Property Field Sheet
1985	Cobblers Shoe Repair, The Saddlery, Williamston Elevator and Williamston Feed and Grain were identified at the Property address.	Local Street Directory
1986	Three buildings appeared to be located on the Property.	Aerial Photograph
1990	No listing for the Property address.	Local Street Directory
1992	Two buildings appeared to be located on the Property. A water tower appears to be adjoining the Property to the east.	Aerial Photograph
1996	No listing for the Property address.  Mr. Howe was listed as the owner of the Property.	Local Street Directory  Property Field Sheet
1997	The Property appeared to be similar to the previous aerial photograph.	Aerial Photograph
2001	No listing for the Property address.	Local Street Directory
2004	The Property consisted of approximately 1.82 acres of land developed with a two-story barn and a storage shed. The south portion of the Property consisted of heavy vegetation and the north portion of the Property consisted of gravel.	Property Walkover

Intervals greater than 5 years in reasonably ascertainable Standard Historical Sources were identified during the historical records review for the following periods: prior to 1938, 1938 to 1950, 1950 to 1963 and 1963 to 1970. Although intervals of greater than 5 years were identified, the use of the Property did not appear to change during those intervals. Therefore, in SME's opinion, the gaps in historical Property use do not represent RECs in connection with the Property.

Based on SME's review of historical information it appears the Property was an elevator from 1938 to 1985. From 1985 to present the Property was used for storage of furniture, showcases and antiques. In SME's opinion, the historical use of the Property as an elevator does not represent a REC in connection with the Property.

## 4.0 REGULATORY REVIEW AND INTERVIEWS

### 4.1 Standard Environmental Record Sources

SME retained FirstSearch Technology Corporation (FirstSearch) to query the following state and federal regulatory agency lists to identify regulated and/or environmentally impacted sites within the specified search radii of the Property. Sites found on these lists are identified in the table at the end of this section. Site maps indicating the location of these listed sites relative to the Property are included at the end of the FirstSearch Report provided in Appendix E. The dates of the lists reviewed are also included in the FirstSearch Report.

Non-geocoded sites, as identified by FirstSearch, are sites, which for various reasons cannot be mapped through the FirstSearch query system. SME has attempted to locate these non-geocoded sites where possible. If these non-geocoded sites were determined to be within the applicable search radii, they were also included in the table at the end of this section.

1. **Michigan Department of Environmental Quality (MDEQ) – Remediation and Redevelopment Division (RRD), Michigan Act 451 Part 201 Sites of Environmental Contamination, 1-mile radius. (Part 201 Contaminated Site)**

This list identifies locations of environmental contamination in the state of Michigan. Environmental contamination, as defined by the MDEQ, is the release of a hazardous substance, or the potential release of a discarded hazardous substance, in a quantity which is or may become injurious to the environment or the public health, safety, or welfare. This list provides information pertaining to the site location, pollutant, source, status, and risk assessment of these sites.

2. **MDEQ – RRD, Open and Closed Leaking Underground Storage Tank (LUST) Sites, 1/2-mile radius. (Open LUST/Closed LUST)**

These lists identify sites regulated under Part 213 of Michigan Public Act 451 of 1994, as amended (Part 213) and are comprised of sites where the source of release is from a regulated UST.

**3. MDEQ – Waste and Hazardous Materials Division (WHMD), Registered USTs, Property and adjoining sites. (Registered UST)**

This list identifies sites which have or have had registered, regulated UST systems as defined by Part 211 of Michigan Public Act 451 of 1994, as amended (Part 211).

**4. MDEQ - WHMD, Operating Solid Waste Landfills in Michigan listing, Solid Waste Disposal Areas in Michigan listing, and the Inactive Landfill, 1/2-mile radius. (Landfill)**

These lists identify known operating landfills and solid waste disposal areas in the State of Michigan, including transfer and processing centers.

**5. United States Environmental Protection Agency (USEPA) Superfund Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Hazardous Waste Sites, 1/2-mile radius. (CERCLIS)**

The CERCLIS list is a compilation by the USEPA of sites under investigation for potential contamination under the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA), also known as Superfund.

**6. USEPA Superfund CERCLIS Archive No Further Remedial Action Planned (NFRAP) Sites, Property and adjoining sites. (CERCLIS-NFRAP)**

The CERCLIS Archive – NFRAP list includes sites that have been removed from the CERCLIS list. These sites may be sites where, following initial assessment and investigation, contamination was not found, contamination was removed without the need for the site to be placed on the National Priorities List (NPL), or contamination was not deemed serious enough to warrant Federal Superfund action or NPL consideration.

**7. USEPA Superfund National Priority List (NPL), 1-mile radius. (NPL)**

The NPL is a list of Superfund sites that qualify for federal funds for remedial action and also appear on the federal CERCLIS list. Sites are listed on the NPL upon completion of Hazard Ranking System screening, public solicitation of comments about the proposed site, and after all comments have been addressed by the USEPA.



**8. USEPA Federal Resource Conservation and Recovery Act of 1976 (RCRA) Large Quantity Generators (LQG) and Small Quantity Generators (SQG) List for Michigan, Property and adjoining sites. (RCRA-SQG / RCRA-LQG)**

The RCRA Generators includes sites and facilities in Michigan, which generate hazardous waste as defined by RCRA. Since these sites are known and regulated they are generally not considered an environmental concern unless known to have a history of RCRA violations.

**9. USEPA RCRA Treatment Storage and Disposal (TSD) Facilities List, 1/2-mile radius. (RCRA-TSD)**

The RCRA TSD facilities list for Michigan includes sites that treat, store, or dispose of hazardous waste in the state of Michigan as regulated by RCRA .

**10. Federal Resource Conservation and Recovery Information System (RCRIS) Corrective Action (CORRACTS) Facilities List, 1-mile radius. (CORRACTS)**

The RCRIS CORRACTS list for Michigan includes sites that generate, treat, store, or dispose of hazardous waste and which are currently conducting corrective actions in the State of Michigan as regulated by RCRA.

**11. USEPA Emergency Response Notification System (ERNS) List, Property only. (ERNS)**

The National Response Center (NRC) maintains a list of reported CERCLA hazardous substance releases or spills in quantities greater than the reportable quantity. The NRC is the sole federal point of contact for reporting oil and chemical spills. The database contains information regarding incident date, location, responsible parties, type of incident, medium affected, materials released, and remedial actions.

**12. MDEQ Baseline Environmental Assessment (BEA) List, Property and adjoining sites. (BEA)**

The BEA list identifies sites of known impact reported by the potential purchaser or operator of a "facility." The purpose of a BEA is to establish the means to distinguish a new release from pre-existing contamination so the new owner or operator is not held liable for responding to releases caused by others.

**TABLE OF LISTED SITES**

<b>Site Name and Address</b>	<b>Approximate Distance and Direction from Property</b>	<b>Name of List</b>
Williamston Feed Company 200 Elevator Street	Adjoining the Property to the west.	Closed UST
Public Works Garage 228 Elevator Street	1/10 mile southeast	Closed UST
Amerisource Bergen Corp. 1 Industrial Park Drive	1/5 mile southwest	Open LUST
Manchester Plastics 845 Progress Court	1/5 mile northwest	RCRA Small Quantity Generator
R.E.H. Corp. 222 East Grand River	1/4 mile northeast	Open LUST
C & D Laundry 203 East Grand River	1/4 mile northeast	Open LUST
Department of Transportation M-43	1/3 mile northwest	Open LUST
Metal Building Specialties 530 East Grand River	1/3 mile northeast	Closed LUST
TNT Auto Repair 615 West Grand River	1/3 mile northeast	Closed LUST
Century 21 Tradition Inc. 205 West Grand River	1/3 mile northwest	Closed LUST
Williamston Fire Department 627 East Grand River	1/3 mile northeast	Closed LUST
Speedway # 8877 206 West Grand River Avenue	1/3 mile northwest	Open LUST
Wooden Skate Warehouse 105 East High Street	1/3 mile northwest	Open LUST
Williamston Oil Company 1003 West Grand River	3/4 mile northwest	Part 201 Contaminated Site
2420 East Grand River Avenue	3/4 mile northeast	Part 201 Contaminated Site

*FirstSearch sites are mapped by address. Distances and/or site directions listed above may be adjusted from those reported by FirstSearch to better represent field conditions and potential site boundaries. Also, FirstSearch sites that SME identified as outside the specified search radii, were omitted from the Table of Listed Sites.*

According to the FirstSearch report, Williamston Feed Company was listed as a closed UST site and was identified at the Property address. However, currently, the location of the former USTs adjoins the Property to the west. SME reviewed documents, from the DEQ Underground Storage Tank Division, that showed two 4,000-gallon USTs removed from the ground in 1986. There were no documents showing further assessment of the UST removal nor the specific location of the former USTs. In SME's opinion, the closed UST site adjoining the Property to the west is considered a REC in connection with the Property. The Public Works Garage is located approximately 1/10 mile southeast of the Property and is listed as a closed UST site. According to FirstSearch, one 2,000-gallon UST was removed from the site on July 14, 1997. There were no documents available showing further assessment of the UST removal. In SME's opinion, the Public Works Garage is considered a REC in connection with the Property.

Based on SME's geotechnical experience in the area, the subsurface profile in the vicinity of the Property and listed sites consists primarily of interbedded sandy clay. Based on the assumed subsurface profile and/or distance of the remaining listed sites from the Property, in SME's opinion, the remaining listed sites do not represent RECs in connection with the Property.

In addition to the listed sites in the table above, three additional sites were listed on the FirstSearch report as being non-geocoded sites. However, based on SME's review of the list of non-geocoded sites it appeared the three listed non-geocoded sites are either greater than 1/2 mile from the Property or do not fall within the specified search radius. Therefore, in SME's opinion, the three listed non-geocoded sites do not represent RECs in connection with the Property.

## **4.2 Record Reviews and Interviews**

### **4.2.1 Record Reviews**

Based on information presented in Section 4.1 above, SME was able to formulate an opinion whether the listed sites represent RECs in connection with the Property. Therefore, in SME's opinion, it was unnecessary to review MDEQ records for the listed sites.

### **4.2.2 Fire Department Interview**

On November 30, 2004, SME contacted Fire Chief Bill Seigel at the City of Williamston Fire Department via telephone and requested records associated with the Property and surrounding properties. On December 8, 2004, Chief Seigel responded with a phone call stating that no written records were available for SME to review.

#### **4.2.3 County Environmental Health Department Interview**

On November 17, 2004, SME contacted the Ingham County Environmental Health Department via facsimile and requested information maintained by the department pertaining to environmental concerns associated with the Property and surrounding area, including information on septic systems and water wells, if any, located at the Property. Mr. Pat Morrison, Community Health Representative, responded with a letter on November 18, 2004, stating that no documents exist for the Property.

#### **4.2.4 MDEQ Geological and Land Management Division**

SME queried the MDEQ-Geological and Land Management Division's (GLMD) Oil and Gas Info System – Online Data Query for oil and gas permits/wells for the Property's township, range and section number. According to the query results, queried on December 17, 2004, there are no known oil and/or gas well permits recorded for the Property Section number.

#### **4.2.5 Other Interviews**

No other interviews were performed as part of this Phase I ESA.

### **5.0 CONCLUSIONS**

SME has completed a Phase I ESA of the approximately 1.82 acres of land developed with a two-story barn, including a basement, and a storage shed, located at 200 Elevator Street, in the city of Williamston, Ingham County, Michigan. The Phase I ESA was performed in general accordance with SME's Scope of Services together with the additions and/or deletions presented in Section 1.2 of this report, and the ASTM Practice E 1527-00. Limitations encountered during this Phase I ESA are presented in Section 2.3 of this report.

Based on the results of the Phase I ESA, in SME's opinion the following REC was identified in connection with the Property: offsite sources of potential contamination from the former USTs adjoining the Property to the west and the Public Works Garage to the east.

### **6.0 RECOMMENDATIONS**

SME recommends the debris identified be removed and properly disposed from the Property and that if staining and/or odors are identified, we return to the site to scan the ground surface with a photoionization detector (PID) for evidence of volatile organic vapors, and perform a visual assessment for evidence of soil impact (i.e., soil staining or odors). With regard

to off-site RECs identified, Section 20126(4)(c) of Part 201 of the Michigan Natural Resources and Environmental Protection Act (NREPA) states "the owner or operator of property onto which contamination has migrated unless that person is responsible for an activity causing the release that is the source of contamination" is not liable under Part 201. However, SME recommends this matter be reviewed with legal counsel for interpretation of the law as it pertains to your potential responsibilities.

## 7.0 GENERAL COMMENTS

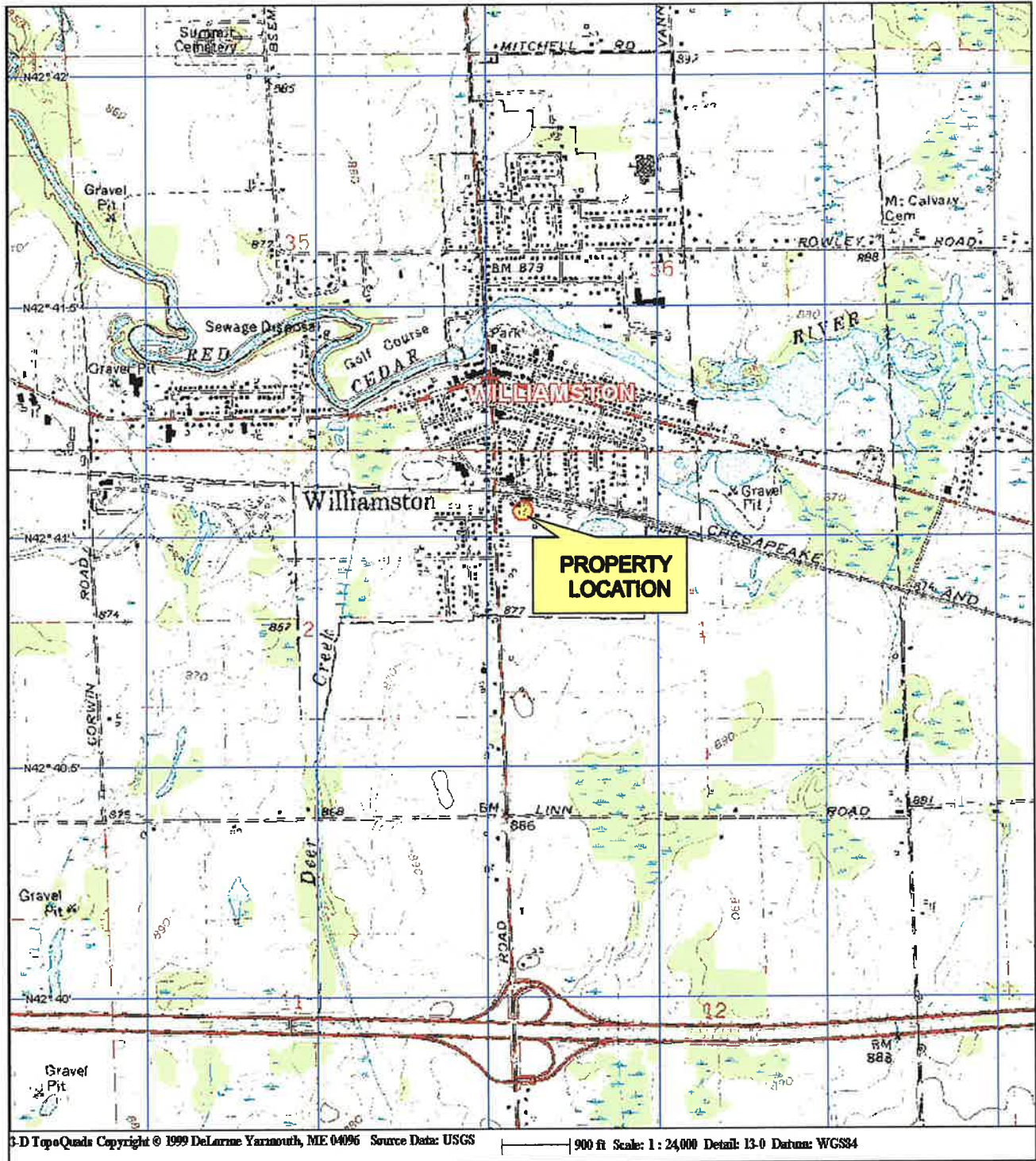
SME conducted this Phase I ESA to identify RECs in connection with the Property and to assess the relative significance of the identified RECs. The findings, opinions, conclusions, and recommendations presented in this report are based upon observations noted during the site visit, and information obtained during the performance of the scope of services on the dates indicated. In the process of obtaining the field and historical information in preparation of this report, procedures were followed that represent reasonable and accepted environmental practices and principles, in a manner consistent with that level of care and skill ordinarily exercised by members of these professions currently practicing under similar conditions. Records reviewed at various locations as identified within the text of this report, include only those records that were provided to SME by the referenced department on the date indicated. As such, the records provided to SME may not represent all records available at a given source. Appropriate inquiry was made into the past uses of the Property consistent with good commercial or customary practice. As is typical with Phase I ESAs, SME conducted no testing or subsurface evaluation for this assessment.

Due to unknown or latent conditions on the Property, or on adjacent or nearby sites, which may become evident in the future, SME does not guarantee the Property is free of contamination or hazardous waste material. It should also be noted the Property conditions may change over time. Should additional surface, subsurface, chemical, or other data become available after the date of issue of this report, the findings, conclusions and recommendations contained in this report may have to be modified. SME should be retained to review the new information and adjust our opinion and recommendations accordingly.

All reports, field data, field notes, laboratory test data, calculations, estimates and other documents prepared by SME as instruments of service are the property of SME. No parties other than those specifically identified in this report may rely upon SME's opinions, conclusions or reports unless SME has agreed to such reliance in writing. In any event, any reliance will be subject to the terms and conditions set forth in SME's General Conditions (1/02).

**APPENDIX A**

**FIGURES**



WILLIAMSTON QUADRANGLE (1980)  
INGHAM COUNTY, MICHIGAN

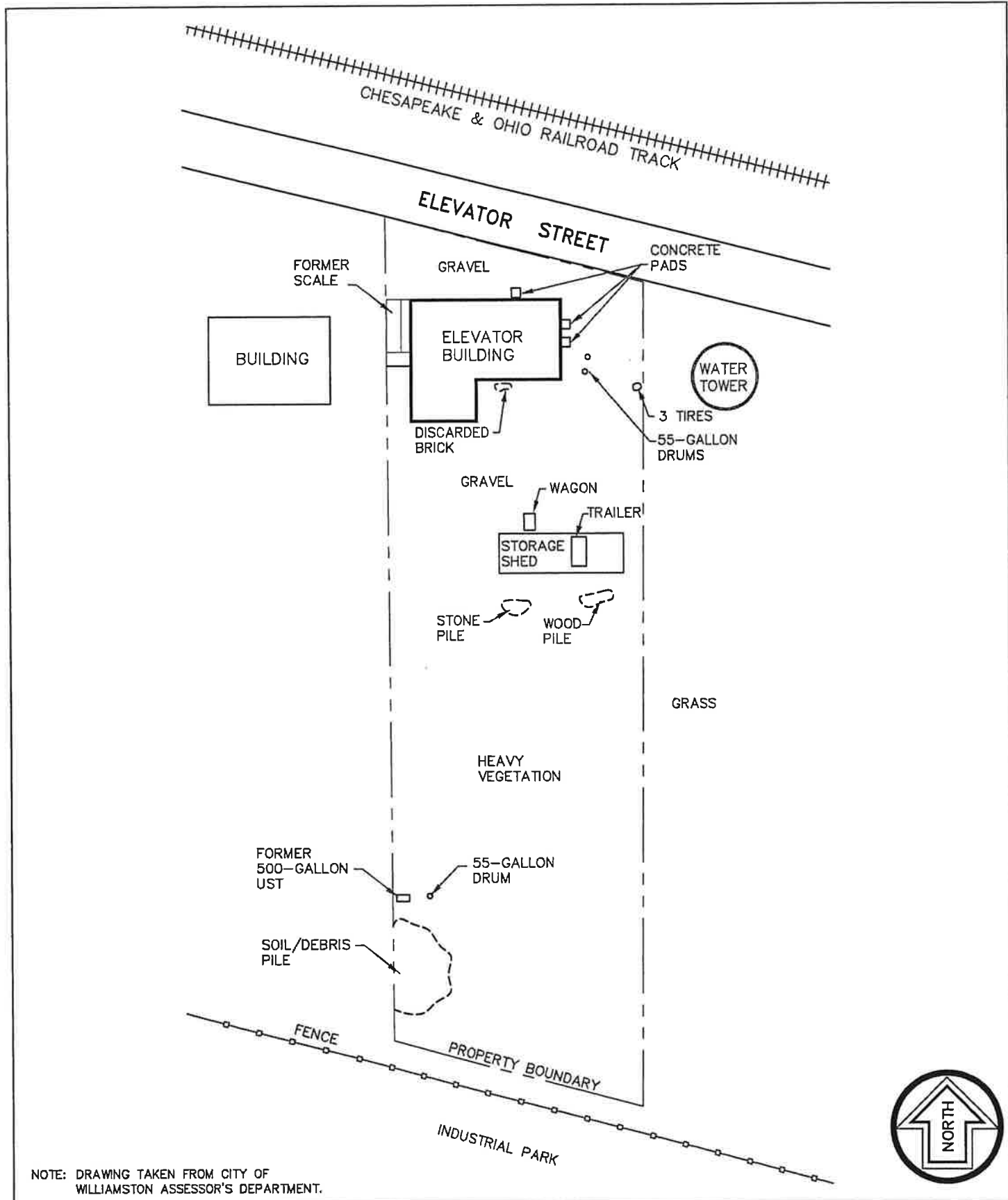
DELORME 3D TOPO QUADS ON CD




BAY CITY  
GRAND RAPIDS  
KALAMAZOO  
LANSING  
PLYMOUTH  
SHELBY  
TOLEDO

DATE: 12-8-04  
DRAWN BY: JAB  
SCALE: AS SHOWN  
JOB: LE48674

PROPERTY LOCATION MAP  
ELEVATOR BUILDING  
200 ELEVATOR STREET  
WILLIAMSTON,  
INGHAM COUNTY, MICHIGAN



NOTE: DRAWING TAKEN FROM CITY OF WILLIAMSTON ASSESSOR'S DEPARTMENT.

 <p>2653 EATON RAPIDS ROAD LANSING, MICHIGAN 48911 (517) 857-9181</p>	BAY CITY GRAND RAPIDS KALAMAZOO LANSING PLYMOUTH SHELBY TOLEDO	DATE 12-17-04 DRAWN BY JAB SCALE NTS JOB LE48674	PROPERTY FEATURES DIAGRAM ELEVATOR BUILDING 200 ELEVATOR STREET WILLIAMSTON, INGHAM COUNTY, MICHIGAN
--	--	---	---



**APPENDIX B**

**LEGAL DESCRIPTION/TAX ASSESSMENT RECORDS**

REAL ESTATE SUMMARY SHEET

Parcel: 33-18-07-01-151-014

Owner's Name: HOWE ROBERT JR REV LIV TRUST

Property Address: 200 ELEVATOR

Map #: 7-1A

Cur. Class : 202 Gov. Unit: 18 CITY OF WILLIAMSTON School: 33230 Williamston Schoo  
 Prev. Class: 202 Neighborhood: 13 COMMERCIAL REAL

Legal Description:  
 LOT 26 ENTIRE & W 3 RDS OF LOT 27 EXC  
 N'LY 6 RDS THEREOF BLK 33 OWEN'S THIRD  
 ADDITION CITY OF WILLIAMSTON

Mailing Address:  
 127 W GRAND RIVER  
 OKEMOS MI 48864-3101

-----  
 Physical Property Characteristics  
 -----

2005 S.E.V.: 34,000	Taxable: 12,961	Lot Dimen:
2004 S.E.V.: 32,700	Taxable: 12,670	Acreage: 1.82
Zoning: I-2	Land Value: 67,967	Frontage: 160.3
PRE: 0.000%	Land Impr. Value:	Average Depth: 495.0

-----  
 Improvement Data  
 -----

# of Residential Buildings: 0	# of Ag. Buildings: 0
Year Built: 0	Est. TCV:
Occupancy: Single Family	
Class: D	# of Commercial Buildings: 2
Style:	Type: Shed, Utility, 4 Wall
Exterior:	Desc: GRAIN ELEVATOR
% Good (Physical): 0	Class: C
Heating System: Forced Air w/o Ducts	Quality: Good
Electric - Amps Service: 0	Built: 0 Remodeled: 0
# of Bedrooms: 0	Overall Building Height: 0
Full Baths: 0 Half Baths: 0	Floor Area:
Floor Area:	Sale Price/Floor Area: 0.00
Ground Area:	Est. TCV:
Garage Area:	Cmts: 58X60 GRAIN ELEVATOR
Basement Area:	
Basement Walls:	
Est. TCV:	

From: CITY OF WILLIAMSTON

15176556498

11/10/2004 12:23 #245 P.003/009

Parcel Number: 33-18-07-01-151-014 JURISDICTION: CITY OF WILLIAMSTON COUNTY: Ingham PRINTER ON 11/10/2004

Grantor	Grantee	Sale Price	Sale Date	Inst Type	Terms of Sale	Libar & Page	Verified by	Print Trans
200 ELEVATOR								
HOME ROBERT JR REV LTV TRUST								
200 ELEVATOR WILLIAMSTON MI 48895								
ROBERT HOME								
127 W GRAND RIVER OKENOS MI 48864-3101								
LOT 26 ENTIRE & W 3 RDS OF LOT 27 EXC N'LY 6 RDS THEREOF BLK 33 OWEN'S THIRD ADDITION CITY OF WILLIAMSTON								
Comments/Influences								
Class: COMM-VAC Zoning: I-2 Building Permitt(s) School: Williamston Schools P.R.E. 08 Map #: 7-1A 2805 EST TCV 65,402 TCV/TFA: 0.00 X Improved Vacant Public Improvements DIRT ROAD GRAVEL ROAD PAVED ROAD STORM SEWER SIDEWALK WATER SEWER ELECTRIC GAS CURB STREET LIGHTS STANDARD UTILITIES UNDERGROUND UTILS. Topography of Site Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain Who When What		Land Value 32,700 32,700 32,700 32,700	Building Value 32,700 32,700 32,700 32,700	Assessed Value 32,700 32,700 32,700 32,700	Board of Review Tribunal/Order 12,961C 12,670C 12,386C 12,203C	Taxable Value 12,961C 12,670C 12,386C 12,203C		
Property Address Owner's Name/Address Taxpayer's Name/Address Legal Description Comments/Influences		Sale Price Sale Date Inst Type Terms of Sale Libar & Page Verified by Print Trans	Zoning: I-2 Building Permitt(s) School: Williamston Schools P.R.E. 08 Map #: 7-1A 2805 EST TCV 65,402 TCV/TFA: 0.00 X Improved Vacant Public Improvements DIRT ROAD GRAVEL ROAD PAVED ROAD STORM SEWER SIDEWALK WATER SEWER ELECTRIC GAS CURB STREET LIGHTS STANDARD UTILITIES UNDERGROUND UTILS. Topography of Site Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain Who When What	Land Value 32,700 32,700 32,700 32,700	Building Value 32,700 32,700 32,700 32,700	Assessed Value 32,700 32,700 32,700 32,700	Board of Review Tribunal/Order 12,961C 12,670C 12,386C 12,203C	Taxable Value 12,961C 12,670C 12,386C 12,203C

\* Howe Property  
Elevator

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\*\*\*Information herein deemed reliable but not guaranteed\*\*\*

From: CITY OF WILLIAMSTON

15176556498

11/10/2004 12:23 #245 P.004/009

PRINTED ON 11/10/2004

PARTIAL NUMBER: 15-18-07-01-151-014

COMMERCIAL/INDUSTRIAL BUILDING/SECTION 1 OF 2

Desc. of Bldg/Section: GRAIN ELEVATOR Calculator Occupancy: Shed, Utility, 4 Wall		Construction Cost High <input type="checkbox"/> Above Ave. <input type="checkbox"/> Ave. <input checked="" type="checkbox"/> Low <input type="checkbox"/>	
Class: C Floor Area: Stories Above Grd: Average Story Height: Bsmnt Wall Height:		** ** Calculator Cost Data ** ** Quality: Good Adj: %40 \$/SqFt: 0.00 Heated: Electric Wall Heaters 0% Heated: Electric Wall Heaters 0% Ave. SqFt/Story: RMC. %Good: 100 Economic %Good: 100	
Year Built Remodeled		*** Basement Info *** Area: Perimeter: Type: Hot Water, Radiant Floor	
Overall Bldg Height		* Mezzanine Info * Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type:	
Comments: SWS60 GRAIN ELEVATOR		(7) Interior:	
(1) Excavation/Site Prep:		(8) Plumbing: Many Above Ave. <input type="checkbox"/> Average Typical <input type="checkbox"/> Few None <input type="checkbox"/> Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners	
(2) Foundation: Poured Conc. <input type="checkbox"/> Brick/Stone <input type="checkbox"/> Block <input type="checkbox"/>		(9) Sprinklers:	
(3) Frame:		(10) Heating and Cooling: Gas Oil <input type="checkbox"/> Coal Stoker <input type="checkbox"/> Hand Fired boiler <input type="checkbox"/>	
(4) Floor Structure:		(11) Electric and Lighting: Outlets: Few Average Many Typical Unfinished Few Average Many Typical Unfinished Fixtures: Few Average Many Typical Unfinished Incandescent Fluorescent Mercury Sodium Vapor Transformer (13) Roof Structure: slope=0	
(5) Floor Cover:		(14) Roof Cover:	
(6) Ceiling:		(39) Miscellaneous: (40) Exterior Wall: Thickness Bsmnt Insul.	

\*\*\*Information herein deemed reliable but not guaranteed\*\*\*

From: CITY OF WILLIAMSTON

15176556498

11/10/2004 12:24 #245 P.005/009

PRINTED ON 11/10/2004

PARCEL NUMBER: 53-25-07-01-151-019

Commercial/Industrial Building/Section 2 of 2

<p>Desc. of bldg./Section: STORAGE BLDG                  Calculator Occupancy: Warehouse, Storage</p>		<p>Class: C                  Quality: Good                  Percent Adj: +0</p>	
<p>Calculator Cost Computations                  Base Rate for Upper Floors = 36.90                  Adjusted Square Foot Cost for Upper Floors = 36.90</p>		<p>Number of Stories Multiplier: 1.000                  Height per Story Multiplier: 0.880                  Perimeter: 0                  Perim. Multiplier: 1.000</p>	
<p>0 Stories                  Average Height per Story: 0                  Ave. Floor Area:                  Refined Square Foot Cost for Upper Floors: 32.47</p>		<p>County Multiplier: 1.00, Final Square Foot Cost for Upper Floors = 32.47                  Base Cost New of Upper Floors =                  Reproduction/Replacement Cost =                  Phy. %Good/Abmr. Phy./Func./Econ./Overall %Good: 100/100/100/100/100.0                  Total Depreciated Cost =</p>	
<p>Construction Cost                  High Above Ave. Ave. X Low</p>		<p>Eff. Age: 0                  Phy. %Good/Abmr. Phy./Func./Econ./Overall %Good: 100/100/100/100/100.0                  Total Depreciated Cost =</p>	
<p>Quality: Good Adj: 1.0 \$/SqFt: 0.00                  Heat#1: Space Heaters, Gas with Fan 0%                  Heat#2: Space Heaters, Gas with Fan 0%                  Ave. SqFt/Story:                  Ave. Perimeter:                  Has Elevators:</p>		<p>*** Basement Info ***                  Area:                  Perimeter:                  Type:                  Heat: Hot Water, Radiant Floor</p>	
<p>Area #1:                  Type #1:                  Area #2:                  Type #2:                  * Sprinkler Info =</p>		<p>*** Mezzanine Info ***                  Area:                  Type:                  * Sprinkler Info =</p>	
<p>Comments:                  30000 STORAGE                  ASSOCIATED WITH GRAIN                  ELEVATOR</p>		<p>Area:                  Type:</p>	
<p>(1) Excavation/size Prep:</p>		<p>(7) Interior:</p>	
<p>(2) Foundation:                  Poured Conc. Brick/Stone Block</p>		<p>(8) Plumbing:                  Many Above Ave. Average Typical Few None                  Total Fixtures                  3-Piece Baths                  2-Piece Baths                  Shower Stalls                  Toilets                  Urinals                  Wash Bowls                  Water Heaters                  Wash Room/Restrooms                  Water Softeners</p>	
<p>(3) Frame:</p>		<p>(9) Sprinklers:</p>	
<p>(4) Floor Structure:</p>		<p>(10) Heating and Cooling:                  Gas Oil Coal Stoker Hand fired Boiler</p>	
<p>(5) Floor Cover:</p>		<p>(11) Electric and Lighting:                  Outlets:                  Few Average Many Typical Unfinished                  Flex Conduit Rigid Conduit Armored Cable Non-Metallic Bus Duct                  Incandescent Fluorescent Mercury Sodium Vapor Transformer                  (13) Roof Structure: Slope=0                  (14) Roof Cover:</p>	
<p>(6) Ceiling:</p>		<p>(19) Miscellaneous:                  (40) Exterior Wall:                  Thickness Bsmnt Insul.</p>	

\*\*\*Information herein deemed reliable but not guaranteed\*\*\*



Grantor	Grantee	Sale Price	Sale Date	Inst Type	Terms of Sale	Liberal & Page	Building/Alteration Permit	Date	Number	Amount
200 ELEVATOR										
OWNER'S Name/Address HOME, ROBERT										
Taxpayer's Name/Address ROBERT HOME 7153 12TH ST NORTH KALAMAZOO, MI 49009										
Legal Description: LOT 26 ENTIRE & W 3 RDS OF LOT 27 EXC N'LY 6 RDS THEREOF BLK 33 OWEN'S THIRD ADDITION CITY OF WILLIAMSTON										
Property Address		Public Improvements		Topography of Site		Land Value Estimates for Neighborhood #DEFLT.DEFAULT NEIGHBORHOOD				
200 ELEVATOR		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront		*Factors for* Description Frontage Depth Rate %Adj. Reason 0.00 Total Acres Total Est. Land Value =				
ROBERT HOME		1996 Est. T.C.V. 21,424		Map #:		Assessed Value		Tax Tribunal		Taxable Value
7153 12TH ST NORTH		VCM: 1.038834951456		1996		10,700				10,485C
KALAMAZOO, MI 49009		Commercial		1995		10,300				10,200C
LOT 26 ENTIRE & W 3 RDS OF LOT 27 EXC N'LY 6 RDS THEREOF BLK 33 OWEN'S THIRD ADDITION CITY OF WILLIAMSTON		School District: 33230 Homestead 0% 0		1994		10,000				10,000S
		Zoning: IND		Improved <input checked="" type="checkbox"/> Vacant		10,000				10,000S
		Last Examination: / /		BY:		10,000				10,000S
The Equalizer, Copyright (c) 1989 - 1994. Licensed to: For Demonstration Use Only!										

Grantor	Grantee	Sale Price	Sale Date	Inst Type	Terms of Sale	Liber & Page	Verified by	Prct Trans
200 ELEVATOR								
HOWE ROBERT								
200 ELEVATOR WILLIAMSTON MI 48895								
ROBERT HOWE 127 W GRAND RIVER OKEMOS MI 48864-3101								
Legal Description LOT 26 ENTIRE & W 3 RDS OF LOT 27 EXC N'LY 6 RDS THEREOF BLK 33 OWEN'S THIRD ADDITION CITY OF WILLIAMSTON								
Comments/Influences								
Class: COMM-VAC School: Williamston Schools Hmstd 0% Map #: 7-1A 2003 Est TCV 65,402		Zoning: I-2 Building Permit(s)		Date Number		Amount		
Improved <input type="checkbox"/> X Vacant <input type="checkbox"/>		Public Improvements Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Land Value Estimates for Land Table 13, COMMERCIAL REAL *Factors for* Description Frontage Depth Frontage Depth Rate %Adj. Reason 160.30 495.00 1.000 1.000 510 80 EXCESS 160 Actual Front Feet, 1.82 Total Acres Total Est. Land Value =		Value 65,402 65,402		
Topography of Site Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		Who When What		Assessed Value Building Value Board of Review Tribunal/ Other		Taxable Value 12,386C 12,203C 11,825C 11,459C		





**APPENDIX C**  
**SCOPE OF SERVICES**

**SCOPE OF SERVICES  
PHASE I ENVIRONMENTAL SITE ASSESSMENTS**

**Elevator Building, 200 Elevator Street  
DPW Garage and 2-Acre Parcel, 228 Elevator Street  
2-Acre Parcel, 218 Elevator Street  
Williamston, Ingham County, Michigan  
November 11, 2004  
(Page 1 of 3)**

Obtain preliminary information (if available) regarding the Property from:

- Legal property description
- USGS map
- Site plan or boundary survey, if available

Conduct one Property walkover to identify evidence of recognized environmental conditions, including:

- Aboveground and underground storage tanks, and abandoned drums
- Waste storage, treatment, and/or disposal areas
- Chemical use and storage
- Stained soil, odors, distressed vegetation, debris, or surficial fill materials
- Surface water, pits, ponds, lagoons, or drywells
- Sites immediately adjoining the Property for recognized environmental conditions which may impact the Property
- Current and/or former operations, activities, or processes conducted on the Property
- Ownership and general condition of electrical equipment that may contain PCBs, if present

Obtain photographs and prepare a Property Features Diagram, if determined to be appropriate, to illustrate Property conditions.

Conduct a review of the history of the Property use at intervals defined by the ASTM standard from the present back to the Property's first developed use or back to 1940, whichever is earlier. This information shall be reviewed from reasonably available standard sources such as; 1) information that is publicly available; 2) information that is obtainable from its source within reasonable time and cost constraints; and 3) information that is practically reviewable. Please note, the historical review does not include adjoining sites, unless information on the adjoining sites representing a REC in connection with the Property is revealed in the course of reviewing records of the Property.

Historical information sources may include:

- a. Aerial Photographs
- b. Fire Insurance Maps
- c. Local Street Directories
- d. Building Department Records
- e. Property Tax Files
- f. Zoning/Land Use Records
- g. Land Title Records (if provided by the client)
- h. Topographic Maps

Conduct interviews with up to three owners and other individuals with knowledge of current and past conditions of the Property. The interviews may be conducted in person, in writing, or by telephone.

**SCOPE OF SERVICES  
PHASE I ENVIRONMENTAL SITE ASSESSMENTS**

**Elevator Building, 200 Elevator Street  
DPW Garage and 2-Acre Parcel, 228 Elevator Street  
2-Acre Parcel, 218 Elevator Street  
Williamston, Ingham County, Michigan  
November 11, 2004  
(Page 2 of 3)**

Review the following lists of regulated and/or environmentally impacted sites:

	<u>Search Radius</u>
• Federal NPL site list	1 Mile Radius
• Federal CERCLIS list	1/2 Mile Radius
• Federal CERCLIS NFRAP list	Property and adjoining sites
• Federal RCRA CORRACTS TSD facilities list	1 Mile Radius
• Federal RCRA non-CORRACTS TSD facilities list	1/2 Mile Radius
• Federal RCRA generators list	Property and adjoining sites
• Federal ERNS list	Property only
• State list of hazardous waste sites	1 Mile Radius
• State landfill and /or solid waste disposal sites	1/2 Mile Radius
• State Open and Closed leaking UST list	1/2 Mile Radius
• State registered UST list	Property and adjoining sites
• State BEA List	Property and adjoining sites

Discussion with governmental agency staff, if practical, regarding recognized environmental conditions at or within specified search distances. Sources may include the following:

- Michigan Department of Environmental Quality (MDEQ)
- United States Environmental Protection Agency (USEPA)
- County Health Department
- Local Governmental Agencies

Review the MDEQ-Geological Land Management Division web-site or contact the MDEQ-Geological Land Management Division via telephone or facsimile to review or request records associated with oil and gas permits/wells for the Property's township, range and section number.

Conduct a review of relevant documents concerning the Property, which are provided by the client, including:

- Environmental Site Assessment Reports
- Environmental Audit Reports
- Environmental Permits
- Registration for underground storage tanks
- Hydrogeologic Reports
- Geotechnical Reports
- Notices to or from governmental agencies regarding environmental conditions and/or violations
- Record of pending, threatened, or past litigation regarding environmental conditions

Note: Depending on the volume of relevant files provided, additional fees may be required.

**SCOPE OF SERVICES  
PHASE I ENVIRONMENTAL SITE ASSESSMENTS**

**Elevator Building, 200 Elevator Street  
DPW Garage and 2-Acre Parcel, 228 Elevator Street  
2-Acre Parcel, 218 Elevator Street  
Williamston, Ingham County, Michigan  
November 11, 2004  
(Page 3 of 3)**

Provide verbal results and prepare a Phase I Environmental Site Assessment report including the following:

- Summary of the Scope of Services
- Summary of the observed Property conditions
- Summary of the record search results
- Summary of the interviews with public agencies
- Conclusions based on the results of the assessment

If RECs are identified, SME will provide recommendations and a proposal for additional assessment as needed.

The Phase I Environmental Site Assessment Scope of Services does not include:

- Air, soil, or water sampling
- Chemical testing
- Asbestos-Containing Materials
- Radon
- Lead in Paint
- Lead in Drinking Water
- Wetlands identification or delineation
- Regulatory compliance
- Cultural and historic resources
- Industrial hygiene
- Health and safety
- Ecological resources
- Endangered species
- Indoor air quality
- High voltage power lines
- Methane gas assessment, or
- Mineral rights investigation
- Biological pollutants including mold (fungi, spores), bacteria, viruses, and the by-products of such organisms.

If unanticipated conditions are encountered requiring a change in scope, you will be contacted.

**APPENDIX D**  
**PHOTOGRAPHS**



**PHOTO NO. 1: The Elevator building located on the north portion of the property.**



**PHOTO NO. 2: Storage shed located south of the Elevator building.**

<b>SME Project Number:</b>	<b>LE48674</b>
<b>Photographs by:</b>	<b>JAMIE P. BUCKINGHAM</b>
<b>Date:</b>	<b>NOVEMBER 30, 2004</b>
<b>Project:</b>	<b>200 ELEVATOR STREET</b>
<b>Location:</b>	<b>WILLIAMSTON, INGHAM COUNTY, MICHIGAN</b>



**PHOTO NO. 3: Soil/debris pile located on the southwest corner of the property.**



**PHOTO NO. 4: Former UST located on the southwest portion of the property.**

<b>SME Project Number:</b>	<b>LE48674</b>
<b>Photographs by:</b>	<b>JAMIE P. BUCKINGHAM</b>
<b>Date:</b>	<b>NOVEMBER 30, 2004</b>
<b>Project:</b>	<b>200 ELEVATOR STREET</b>
<b>Location:</b>	<b>WILLIAMSTON, INGHAM COUNTY, MICHIGAN</b>





**PHOTO NO. 5: A 55-gallon drum located on the southwest portion of the property.**



**PHOTO NO. 6: The property, standing on the southeast corner of the property facing northwest.**

<b>SME Project Number:</b>	<b>LE48674</b>
<b>Photographs by:</b>	<b>JAMIE P. BUCKINGHAM</b>
<b>Date:</b>	<b>NOVEMBER 30, 2004</b>
<b>Project:</b>	<b>200 ELEVATOR STREET</b>
<b>Location:</b>	<b>WILLIAMSTON, INGHAM COUNTY, MICHIGAN</b>



**PHOTO NO. 7: Storage shelves located in the northwest corner office of the Elevator building.**



**PHOTO NO. 8: Bottles of hog mange located on the second floor of the Elevator building.**

<b>SME Project Number:</b>	<b>LE48674</b>
<b>Photographs by:</b>	<b>JAMIE P. BUCKINGHAM</b>
<b>Date:</b>	<b>NOVEMBER 30, 2004</b>
<b>Project:</b>	<b>200 ELEVATOR STREET</b>
<b>Location:</b>	<b>WILLIAMSTON, INGHAM COUNTY, MICHIGAN</b>



**PHOTO NO. 9: Storage of antiques located on the first floor of the Elevator building.**



**PHOTO NO. 10: Garbage/debris located on the 1<sup>st</sup> floor of the Elevator building**

<b>SME Project Number:</b>	<b>LE48674</b>
<b>Photographs by:</b>	<b>JAMIE P. BUCKINGHAM</b>
<b>Date:</b>	<b>NOVEMBER 30, 2004</b>
<b>Project:</b>	<b>200 ELEVATOR STREET</b>
<b>Location:</b>	<b>WILLIAMSTON, INGHAM COUNTY, MICHIGAN</b>



**PHOTO NO. 11: The basement located in the southeast corner of the Elevator building.**



**PHOTO NO. 12: A tool bench located in the basement of the Elevator building.**

<b>SME Project Number:</b>	<b>LE48674</b>
<b>Photographs by:</b>	<b>JAMIE P. BUCKINGHAM</b>
<b>Date:</b>	<b>NOVEMBER 30, 2004</b>
<b>Project:</b>	<b>200 ELEVATOR STREET</b>
<b>Location:</b>	<b>WILLIAMSTON, INGHAM COUNTY, MICHIGAN</b>



**PHOTO NO. 13: A trailer and a wagon located on the north portion of the property.**



**PHOTO NO. 14: Two concrete pads located on the east side of the Elevator building.**

<b>SME Project Number:</b>	<b>LE48674</b>
<b>Photographs by:</b>	<b>JAMIE P. BUCKINGHAM</b>
<b>Date:</b>	<b>NOVEMBER 30, 2004</b>
<b>Project:</b>	<b>200 ELEVATOR STREET</b>
<b>Location:</b>	<b>WILLIAMSTON, INGHAM COUNTY, MICHIGAN</b>



**PHOTO NO. 15: Pile of discarded bricks located on the south side of the Elevator building.**



**PHOTO NO. 16: Water tower adjoining the property to the east.**

<b>SME Project Number:</b>	<b>LE48674</b>
<b>Photographs by:</b>	<b>JAMIE P. BUCKINGHAM</b>
<b>Date:</b>	<b>NOVEMBER 30, 2004</b>
<b>Project:</b>	<b>200 ELEVATOR STREET</b>
<b>Location:</b>	<b>WILLIAMSTON, INGHAM COUNTY, MICHIGAN</b>



**PHOTO NO. 17: Railroad tracks adjoining the property to the north.**



**PHOTO NO. 18: A building adjoining the property to the west.**

<b>SME Project Number:</b>	<b>LE48674</b>
<b>Photographs by:</b>	<b>JAMIE P. BUCKINGHAM</b>
<b>Date:</b>	<b>NOVEMBER 30, 2004</b>
<b>Project:</b>	<b>200 ELEVATOR STREET</b>
<b>Location:</b>	<b>WILLIAMSTON, INGHAM COUNTY, MICHIGAN</b>

**APPENDIX E**  
**OWNER/OCCUPANT QUESTIONNAIRE**



SME Project No. CE 48674

**PHASE I ENVIRONMENTAL ASSESSMENT  
PROPERTY OWNER/OCCUPANT QUESTIONNAIRE**

Property Name: Howe Property Elevator  
Property Location: Williamston  
State: Michigan County: Ingham  
Questionnaire Completed By: Robert Howe  
On Behalf Of (if applicable): Self  
Company/Title/Phone Number: 517-927-5028  
Time Period of Site Knowledge: APX 10 years

This is a questionnaire of the conditions and information concerning the above referenced property, known by the owner/occupant. This questionnaire is based upon reasonable knowledge of the history and current use and activities of the property. Please note, this questionnaire refers to both current and historical information regarding the property, and will be included within the Phase I BSA Report.

**Instructions:**

- 1. Fill in all blanks
- 2. Report known conditions related to or affecting the subject property.
- 3. Attach additional pages with your signature if additional space is required
- 4. If some items do not apply, write "N/A" (not applicable).

- 1. Type of Facility:  Industrial  Commercial  Residential  Other
- 2. Property Description:  Vacant  Wooded  Buildings  Undeveloped  Other
- 3. Owner/Occupied (circle one, or both) Property Since, Name & Address: \_\_\_\_\_  
APX 10 YEARS MAYBE MORE
- 4. Products/Services: Storage, Furniture, Showcases
- 5. Processes: NONE
- 6. Types of Equipment: NONE
- 7. Raw Materials Used: NONE
- 8. Year of Purchase/Lease (circle one): ??
- 9. Number/Size (approximate square footage) of Buildings: APX 5000
- 10. Names/Phone Numbers of Former Owners/Occupants (circle one, or both): ???

SME Project No. \_\_\_\_\_

- 11. Names/Phone Numbers of other persons who have knowledge of site history: ??
- 12. Former Use(s) of the Property and years of each usage: Warehouse, Storage
- 13. To the best of my knowledge, the following were formerly or currently present (circle F for 'Formerly, C for 'Current, or NA for 'Not Applicable'):

	C	NA	Drinking water wells
	C	NA	Septic fields, drain fields or dry wells
	C	NA	Lagoons, settling ponds
	C	NA	Monitoring wells
	C	NA	Underground sumps, lines, basins or tanks
	C	NA	Aboveground storage tanks (ASTs)
	C	NA	Transformers or capacitors
	C	NA	Mines or Pits
	C	NA	Hidden chemical materials or wastes
	C	NA	Dumps or landfills
	C	NA	Oil or gas wells or test holes
	C	NA	Unusual fill areas, such as foundry sand, etc.
	C	NA	Barrel or drum storage areas
	C	NA	Other PCB equipment

- 14. Utilities available to the site (check box and indicate provider, if applicable):
- Electric: \_\_\_\_\_
- Gas: \_\_\_\_\_
- Sanitary Sewer: ??
- Storm Sewer: ??
- Septic System: ??
- Municipal Water: ??
- On-Site water supply well: NO
- Abandoned wells: NO

15. Easements at the site? Locations?: ??

16. Are there any liquid or solid wastes generated at the site?  Yes  No  Unknown

If yes, please list the monthly volume generated and explain how, where and by whom liquids are disposed?  
\_\_\_\_\_  
\_\_\_\_\_

17. Is the property or any adjoining property (check box and circle one, if applicable) currently used for an industrial use?  
 Yes (Property/Adjoining)  No  Unknown

If yes, explain briefly: Industrial Park Behind

SME Project No. \_\_\_\_\_

Please complete the table below:

	Name/Owner	Land Use
Property		
Adjoining properties to north	?	
Adjoining properties to south		
Adjoining properties to east		
Adjoining properties to west		

18. Has the property or any adjoining property (check box and circle one, if applicable) been used for an industrial use in the past?

Yes (Property/Adjoining)       No       Unknown

If yes, explain briefly: \_\_\_\_\_

Please complete the table below:

	Owner	Use	Date
Previous use of property			
Previous use of properties to north			
Previous use of properties to south			
Previous use of properties to east			
Previous use of properties to west			

19. Is the property or any adjoining property (check box and circle one, if applicable) currently used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?

Yes (Property/Adjoining)       No       Unknown

If yes, explain which and use: \_\_\_\_\_

20. Has the property or any adjoining property (check box) historically been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?

Yes (Property/Adjoining)       No       Unknown

If yes, explain briefly: \_\_\_\_\_

SME Project No. \_\_\_\_\_

21. Are there currently, or have there been previously (check box), any damaged or discarded automotive or industrial batteries, or pesticides, or paints, or other chemicals in individual containers of greater than 5 gallons in volume or 50 gallons in the aggregate, stored on or used at the property or at the facility?

Yes     No     Unknown

If yes, explain briefly: \_\_\_\_\_

22. Are there currently, or have there been previously (check box and circle one, if applicable), any industrial drums (typically 55 gallon) or sacks of chemicals located on the property or at the facility?

Yes (Currently/Previously)     No     Unknown

If yes, explain, including volume, contents and dates: \_\_\_\_\_

23. Has fill dirt been brought onto the property that originated from a contaminated site or that is of an unknown origin?

Yes     No     Unknown

If yes, identify the location and dates of fill activity: \_\_\_\_\_

24. Are there currently, or have there been previously (check box and circle one, if applicable), any pits, ponds, or lagoons located on the property in connection with waste treatment or waste disposal?

Yes (Currently/Previously)     No     Unknown

If yes, identify the location and dates: \_\_\_\_\_

25. Is there currently, or has there been previously (check box and circle one, if applicable), any stained soil on the property?

Yes (Currently/Previously)     No     Unknown

If yes, identify the location and dates: \_\_\_\_\_

26. Are there currently, or have there been previously (check box and circle one, if applicable), any registered or unregistered storage tanks (above or underground) located on the property?

Yes (Currently/Previously)     No     Unknown

If yes, identify the location and dates: \_\_\_\_\_

SME Project No. \_\_\_\_\_

27. Are there currently, or have there been previously (check box and circle one, if applicable), any vent pipes, fill pipes protruding from the ground, areas of patched concrete or asphalt, or access ways indicating a UST on the property?

Yes (Currently/Previously)     No     Unknown

If yes, identify the location and dates: \_\_\_\_\_

28. Are there currently, or have there been previously (check box and circle one, if applicable), any flooring, drains, or walls located within the facility that are stained by substances other than water or are emitting foul odors?

Yes (Currently/Previously)     No     Unknown

If yes, identify the location and dates: \_\_\_\_\_

29. If the property is served by a private well or non-public water system, have contaminants been identified in the well or system that exceed guidelines applicable to water system or has the well been designated as contaminated by any government environmental/health agency?

Yes     No     Unknown

If yes, briefly explain: \_\_\_\_\_

30. Does the owner or occupant of the property have any knowledge of environmental liens or government notification relating to past or recurrent violations of environmental laws with respect to the property or any facility located on the property?

Yes     No     Unknown

If yes, briefly explain: \_\_\_\_\_

31. Has the owner or occupant of the property been informed of the past or current existence of hazardous substances or petroleum products or environmental violations with respect to the property or any facility located on the property?

Yes     No     Unknown

If yes, briefly explain: \_\_\_\_\_

32. Does the owner or occupant of the property have any knowledge of any environmental site assessment of the property or facility that indicated the presence of hazardous substances or petroleum products on, or contamination of, the property.

Yes     No     Unknown

If yes, briefly explain: \_\_\_\_\_

SME Project No. \_\_\_\_\_

33. Does the owner or occupant of the property know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release of any hazardous substance or petroleum products involving the property by any owner/occupant of the property?

Yes  No  Unknown

If yes, briefly explain: \_\_\_\_\_

34. If the property is in Michigan, has a Baseline Environmental Assessment (BEA) been prepared for the property?

Yes  No  Unknown

If yes, briefly explain: \_\_\_\_\_

35. Does the property discharge waste water onto or adjacent to the property, other than storm water into an existing storm or sanitary sewer system?

Yes  No  Unknown

If yes, briefly explain: \_\_\_\_\_

36. Have any hazardous substances or petroleum products, unidentified waste materials, tires, automotive or industrial batteries or any other waste materials been dumped above grade, buried and/or burned/incinerated on the property?

Yes  No  Unknown

If yes, identify the location and date(s) of each incident: \_\_\_\_\_

37. Is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of PCBs?

Yes  No  Unknown

Robert Howe  
Printed Name

[Signature]  
Signature

\_\_\_\_\_  
Company

Owner  
Title

\_\_\_\_\_  
Date

127 West Grand River  
Okemos, MI  
48864

**APPENDIX F**  
**SUPPORTING DOCUMENTATION**



ingham county health department

Bruce B. Bragg, M.P.H., Director  
Dean G. Sienko, M.D., M.S., Medical Director

Environmental Health  
Telephone: (517) 887-4312

November 18, 2004

Jamie Buckingham  
SME  
2663 Eaton Rapids Road  
Lansing, MI 48911

RE: Freedom of Information Act ("FOIA") Request #R-1182

Dear Jamie Buckingham:

This is in response to your Freedom of Information Act (FOIA) request which was received in this office by facsimile on November 17, 2004. Your request is as follows:

I would like to review or receive copies of files pertaining to the following site:

**200 Elevator Street  
Williamston, Michigan**

Your request is denied as no such documents exist. MCL 15.234 (4)(b).

Because this response constitutes a denial of your request, pursuant to Section 10 of the Freedom of Information Act, you are entitled to appeal any denial of a request and, if you prevail in such an appeal, attorney fees, costs and disbursements shall be awarded. Enclosed please find a complete copy of Section 10 of the Act for your reference.

Sincerely,

Pat Marrison, Community Health Representative III  
Bureau of Environmental Health

Enc: Freedom of Information Act (Excerpt)

cc: Gerald Ambrose, Ingham County Controller



# *FirstSearch Technology Corporation*

## **Environmental FirstSearch™ Report**

TARGET PROPERTY:

**200 ELEVATOR ST  
WILLIAMSTON MI 48895**

Job Number: LE48674

### **PREPARED FOR:**

Soil and Material Engineers, Inc.

2663 Eaton Rapids Road

Lansing, MI 48911-6395

11-24-04



*Tel: (317) 823-3500*

*Fax: (317) 823-3535*

## *Environmental FirstSearch Search Summary Report*

**Target Site:** 200 ELEVATOR ST  
WILLIAMSTON MI 48895

### FirstSearch Summary

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	09-12-04	1.00	0	0	0	0	0	0	0
CERCLIS	Y	09-13-04	0.50	0	0	0	0	-	0	0
NFRAP	Y	06-23-04	0.25	0	0	0	-	-	0	0
RCRA TSD	Y	09-12-04	0.50	0	0	0	0	-	0	0
RCRA COR	Y	09-12-04	1.00	0	0	0	0	0	0	0
RCRA GEN	Y	09-12-04	0.25	0	1	3	-	-	2	6
ERNS	Y	12-31-03	0.25	0	0	0	-	-	0	0
State Sites	Y	08-23-04	1.00	0	0	0	0	2	0	2
SWL	Y	08-06-03	0.50	0	0	0	0	-	1	1
Other	Y	09-23-04	0.25	0	0	0	-	-	0	0
REG UST/AST	Y	10-01-04	0.25	0	1	1	-	-	1	3
Leaking UST	Y	10-01-04	0.50	0	0	1	13	-	0	14
- TOTALS -				0	2	5	13	2	4	26

#### Notice of Disclaimer

Due to the limitations, constraints, inaccuracies and incompleteness of government information and computer mapping data currently available to FirstSearch Technology Corp., certain conventions have been utilized in preparing the locations of all federal, state and local agency sites residing in FirstSearch Technology Corp.'s databases. All EPA NPL and state landfill sites are depicted by a rectangle approximating their location and size. The boundaries of the rectangles represent the eastern and western most longitudes; the northern and southern most latitudes. As such, the mapped areas may exceed the actual areas and do not represent the actual boundaries of these properties. All other sites are depicted by a point representing their approximate address location and make no attempt to represent the actual areas of the associated property. Actual boundaries and locations of individual properties can be found in the files residing at the agency responsible for such information.

#### Waiver of Liability

Although FirstSearch Technology Corp. uses its best efforts to research the actual location of each site, FirstSearch Technology Corp. does not and can not warrant the accuracy of these sites with regard to exact location and size. All authorized users of FirstSearch Technology Corp.'s services proceeding are signifying an understanding of FirstSearch Technology Corp.'s searching and mapping conventions, and agree to waive any and all liability claims associated with search and map results showing incomplete and or inaccurate site locations.

**Environmental FirstSearch  
Site Information Report**

**Request Date:** 11-24-04  
**Requestor Name:** J.P. Buckingham  
**Standard:** ASTM

**Search Type:** COORD  
**Job Number:** LE48674

**TARGET ADDRESS: 200 ELEVATOR ST  
WILLIAMSTON MI 48895**

*Demographics*

<b>Sites:</b> 26	<b>Non-Geocoded:</b> 4	<b>Population:</b> NA
<b>Radon:</b> 2 - 3.9 PCI/L		

*Site Location*

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>	<u>UTMs</u>
<b>Longitude:</b>	-84.281824	-84:16:55	<b>Easting:</b> 722695.252
<b>Latitude:</b>	42.685088	42:41:6	<b>Northing:</b> 4729213.514
			<b>Zone:</b> 16

*Comment*

<b>Comment:</b>
-----------------

*Additional Requests/Services*

<b>Adjacent ZIP Codes:</b> 0 Mile(s)	<b>Services:</b>																																		
<table border="1"> <thead> <tr> <th>ZIP Code</th> <th>City Name</th> <th>ST</th> <th>Dist/Dir</th> <th>Sel</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	ZIP Code	City Name	ST	Dist/Dir	Sel						<table border="1"> <thead> <tr> <th></th> <th>Requested?</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>Sanborns</td> <td>No</td> <td></td> </tr> <tr> <td>Aerial Photographs</td> <td>No</td> <td></td> </tr> <tr> <td>Topographical Maps</td> <td>No</td> <td></td> </tr> <tr> <td>City Directories</td> <td>No</td> <td></td> </tr> <tr> <td>Title Search</td> <td>No</td> <td></td> </tr> <tr> <td>Municipal Reports</td> <td>No</td> <td></td> </tr> <tr> <td>Online Topos</td> <td>No</td> <td></td> </tr> </tbody> </table>		Requested?	Date	Sanborns	No		Aerial Photographs	No		Topographical Maps	No		City Directories	No		Title Search	No		Municipal Reports	No		Online Topos	No	
ZIP Code	City Name	ST	Dist/Dir	Sel																															
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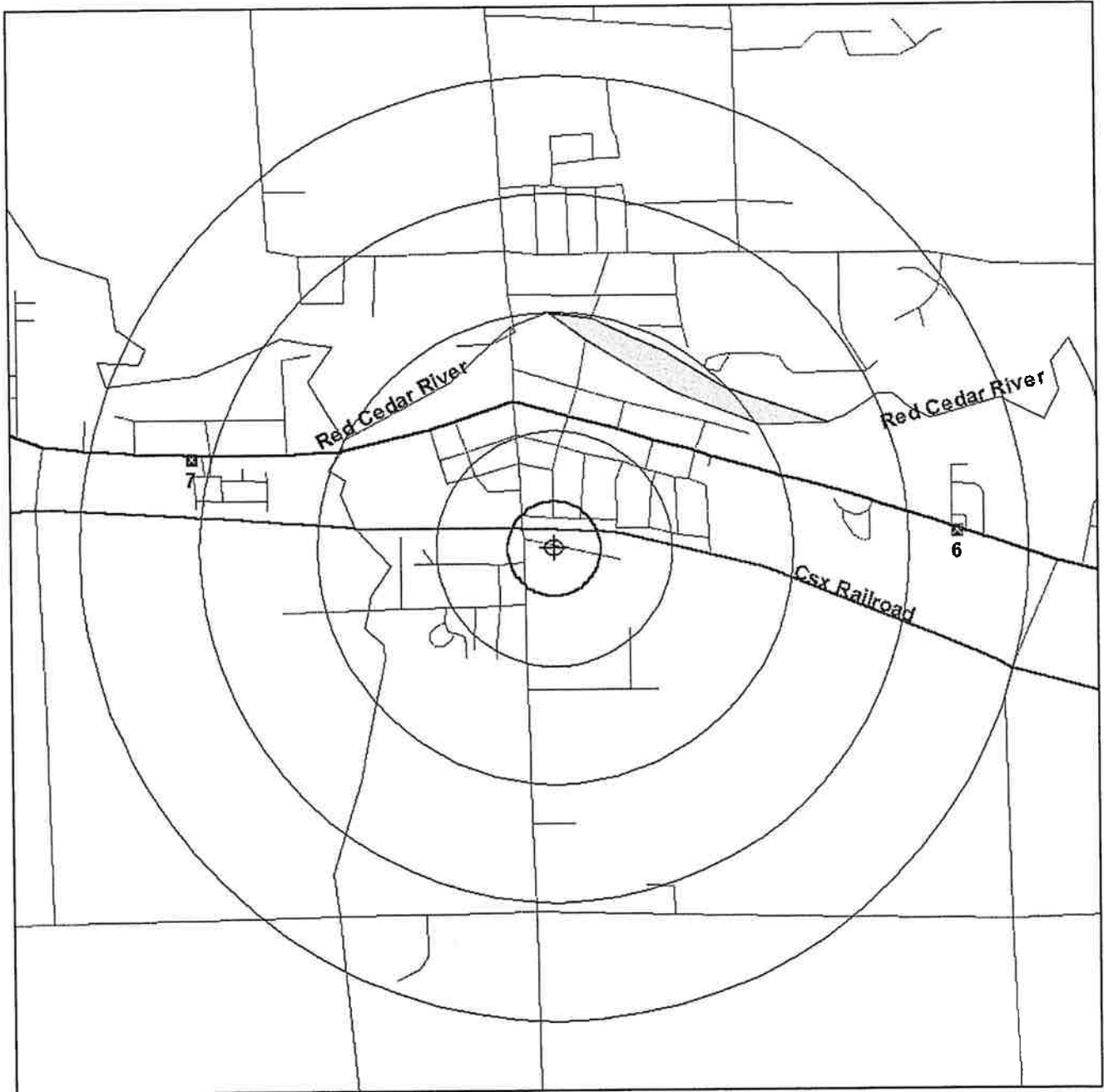
# Environmental FirstSearch

1 Mile Radius







ASTM Map: NPL, RCRACOR, STATE Sites



200 ELEVATOR ST, WILLIAMSTON MI 48895



Source: 2002 U.S. Census TIGER Files

- Target Site (Latitude: 42.685088 Longitude: -84.281824) ..... 
  - Identified Site, Multiple Sites, Receptor .....   
  - NPL, Brownfield, Solid Waste Landfill (SWL) or Hazardous Waste ..... 
  - Railroads ..... 
- Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius

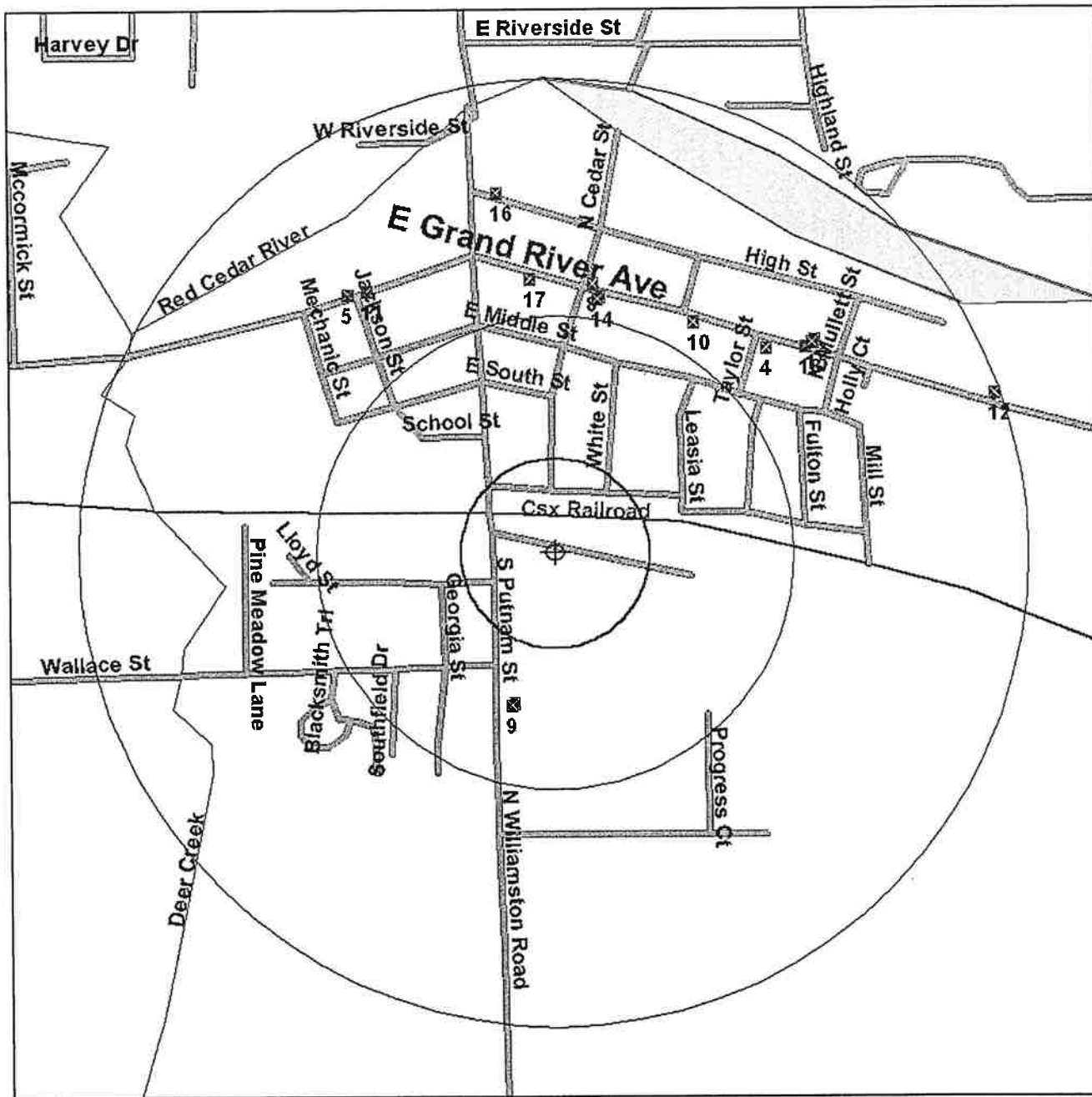


# Environmental FirstSearch

.5 Mile Radius  
ASTM Map: CERCLIS, RCRATSD, LUST, SWL



## 200 ELEVATOR ST, WILLIAMSTON MI 48895



Source: 2002 U.S. Census TIGER Files

- Target Site (Latitude: 42.685088 Longitude: -84.281824) .....
  - Identified Site, Multiple Sites, Receptor .....
  - NPL, Brownfield, Solid Waste Landfill (SWL) or Hazardous Waste .....
  - Railroads .....
- Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius



# Environmental FirstSearch

.25 Mile Radius  
ASTM Map: RCRAGEN, ERNS, UST



## 200 ELEVATOR ST, WILLIAMSTON MI 48895



Source: 2002 U.S. Census TIGER Files

- Target Site (Latitude: 42.685088 Longitude: -84.281824) .....
  - Identified Site, Multiple Sites, Receptor .....
  - NPL, Brownfield, Solid Waste Landfill (SWL) or Hazardous Waste .....
  - Railroads .....
- Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius

## *Environmental FirstSearch Sites Summary Report*

**TARGET SITE:** 200 ELEVATOR ST  
WILLIAMSTON MI 48895

**JOB:**  
LE48674

**TOTAL:** 26      **GEOCODED:** 22      **NON GEOCODED:** 4      **SELECTED:** 0

Page No.	Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir
1	13	UST	PUBLIC WORKS GARAGE 0039307/CLOSED	228 ELEVATOR ST WILLIAMSTON MI 48895	0.06 SE
2	2	RCRAGN	CSX TRANSPORTATION INC MID985653039/VGN	500 S PUTNAM ST WILLIAMSTON MI 48895	0.10 NW
3	9	UST	AMERISOURCE BERGEN CORP 0041158/CLOSED	1 INDUSTRIAL PARK DR WILLIAMSTON MI 48895	0.17 SW
4	9	LUST	AMERISOURCE BERGEN CORP C-0320-02/OPEN	1 INDUSTRIAL PARK DR WILLIAMSTON MI 48895	0.17 SW
5	1	RCRAGN	ACCU BITE DENTAL SUPPLY INC MIR000032524/VGN	2 INDUSTRIAL PARK DR WILLIAMSTON MI 48895	0.18 SW
6	3	RCRAGN	MANCHESTER PLASTICS MIR000015016/SGN	845 PROGRESS COURT WILLIAMSTON MI 48895	0.19 NW
7	3	RCRAGN	SEELEY INC MI0000997312/VGN	811 PROGRESS CT WILLIAMSTON MI 48895	0.19 NW
9	14	LUST	R.E.H CORP C-0308-02/OPEN	222 E GRAND RIVER WILLIAMSTON MI 48895	0.27 NE
10	14	LUST	R.E.H CORP C-0324-85/OPEN	222 E GRAND RIVER WILLIAMSTON MI 48895	0.27 NE
11	10	LUST	CITGO / NORM & AL S SERVICE INC C-1472-92/CLOSED	420 E GRAND RIVER WILLIAMSTON MI 48895	0.28 NE
12	8	LUST	C & D LAUNDRY C-0047-85/OPEN	203 E GRAND RIVER WILLIAMSTON MI 48895	0.29 NE
13	17	LUST	DEPT OF TRANSPORTATION C-0365-89/OPEN	M-43 (NEAR PAPA DICK S REST WILLIAMSTON MI	0.29 NW
14	4	LUST	METAL BUILDING SPECIALTIES C-2128-90/CLOSED	530 E GRAND RIVER WILLIAMSTON MI 48895	0.31 NE
15	18	LUST	TNT AUTO REPAIR C-0327-85/CLOSED	615 W GRAND RIVER AVE WILLIAMSTON MI 48895	0.34 NE
16	11	LUST	CENTURY 21 TRADITION INC C-1679-92/CLOSED	205 W GRAND RIVER AVE WILLIAMSTON MI 48895	0.34 NW
17	15	LUST	WILLIAMSTON FIRE DEPT. C-0328-85/CLOSED	627 EAST GRAND RIVER WILLIAMSTON MI 48895	0.35 NE
18	15	LUST	WILLIAMSTON FIRE DEPT. C-1579-91/CLOSED	627 EAST GRAND RIVER WILLIAMSTON MI 48895	0.35 NE
19	5	LUST	SPEEDWAY #8877 C-1500-90/OPEN	206 W GRAND RIVER AVE WILLIAMSTON MI 48895	0.35 NW
20	16	LUST	WOODEN SKATE WAREHOUSE C-2034-91/OPEN	105 E HIGH ST WILLIAMSTON MI 48895	0.38 NW
21	12	LUST	M.P.C. CASHWAY LUMBER C-0395-89/CLOSED	1191 E GRAND RIVER AVENUE WILLIAMSTON MI 48895	0.49 NE
22	7	STATE	WILLIAMSTON OIL COMPANY 330480/EVAL/INTERIM RESP-PR	1003 W. GRAND RIVER WILLIAMSTON MI 48895	0.79 NW

*Environmental FirstSearch  
Sites Summary Report*

**TARGET SITE:** 200 ELEVATOR ST  
WILLIAMSTON MI 48895

**JOB:**  
LE48674

**TOTAL:** 26      **GEOCODED:** 22      **NON GEOCODED:** 4      **SELECTED:** 0

<b>Page No.</b>	<b>Map ID</b>	<b>DB Type</b>	<b>Site Name/ID/Status</b>	<b>Address</b>	<b>Dist/Dir</b>
22	6	STATE	2420 EAST GRAND RIVER AVE. 33000523	2420 EAST GRAND RIVER AVE. WILLIAMSTON MI 48895	0.85 NE



*Environmental FirstSearch  
Sites Summary Report*

**TARGET SITE:** 200 ELEVATOR ST  
WILLIAMSTON MI 48895

**JOB:** LE48674

**TOTAL:** 26      **GEOCODED:** 22      **NON GEOCODED:** 4      **SELECTED:** 0

<b>Page No.</b>	<b>Map ID</b>	<b>DB Type</b>	<b>Site Name/ID/Status</b>	<b>Address</b>	<b>Dist/Dir</b>
N/A		RCRAGN	BAVARIAN MOTOR TRANSPORT, INC MIK918445792/SGN	3656 E GRAND RIVER WILLIAMSTON MI 48895	NON GC
N/A		RCRAGN	PHOTOS BY SUSAN & LENNAH MIK458756699/VGN	2603 BELL OAK ROAD WILLIAMSTON MI 48895	NON GC
N/A		UST	WILLIAMSTON FEED CO 0000209/CLOSED	200 ELEVATOR ST WILLIAMSTON MI	NON GC
N/A		SWL	WILLIAMSTON REFUSE CENTER SLF 33000012/INACTIVE	2456 E GRAND RIVER WILLIAMSTON MI 48895	NON GC



















*Environmental FirstSearch  
Site Detail Report*

**TARGET SITE:** 200 ELEVATOR ST  
WILLIAMSTON MI 48895

**JOB:** LE48674

LEAKING UNDERGROUND STORAGE TANKS

**SEARCH ID:** 17                      **DIST/DIR:** 0.27 NE                      **MAP ID:** 14

<b>NAME:</b>	R.E.H CORP	<b>REV:</b>	10/1/04
<b>ADDRESS:</b>	222 E GRAND RIVER	<b>ID1:</b>	C-0308-02
	WILLIAMSTON MI 48895	<b>ID2:</b>	0-007821
	INGHAM	<b>STATUS:</b>	OPEN
<b>CONTACT:</b>		<b>PHONE:</b>	( ) -

SITE INFORMATION

**OWNER INFORMATION**

R.E.H CORP  
222 E GRAND RIVER  
WILLIAMSTON MI 48895

**OWNER COUNTRY:** USA  
**CONTACT PERSON:** (517) 655-1248

**FACILITY ID:** 00007821  
**RELEASE NUMBER:** C-0308-02  
**DISTRICT:** LANSING DISTRICT OFFICE  
**RELEASE DATE:** JUN 14 2002  
**RELEASE STATUS:** OPEN  
**RELEASE CLOSED DATE:**

*Environmental FirstSearch  
Site Detail Report*

**TARGET SITE:** 200 ELEVATOR ST  
WILLIAMSTON MI 48895

**JOB:** LE48674

LEAKING UNDERGROUND STORAGE TANKS

**SEARCH ID:** 16                      **DIST/DIR:** 0.27 NE                      **MAP ID:** 14

**NAME:** R.E.H CORP  
**ADDRESS:** 222 E GRAND RIVER  
WILLIAMSTON MI 48895  
INGHAM  
**CONTACT:**

**REV:** 10/1/04  
**ID1:** C-0324-85  
**ID2:** 0-007821  
**STATUS:** OPEN  
**PHONE:** ()-

SITE INFORMATION

**OWNER INFORMATION**

R.E.H CORP  
222 E GRAND RIVER  
WILLIAMSTON MI 48895

**OWNER COUNTRY**  
**CONTACT PERSON:**

USA  
  
(517) 655-1248

**FACILITY ID:**  
**RELEASE NUMBER:**  
**DISTRICT:**  
**RELEASE DATE:**  
**RELEASE STATUS:**  
**RELEASE CLOSED DATE:**

00007821  
C-0324-85  
LANSING DISTRICT OFFICE  
SEP 11 1987  
OPEN



*Environmental FirstSearch  
Site Detail Report*

**TARGET SITE:** 200 ELEVATOR ST  
WILLIAMSTON MI 48895

**JOB:**  
LE48674

LEAKING UNDERGROUND STORAGE TANKS

**SEARCH ID:** 10                      **DIST/DIR:** 0.29 NE                      **MAP ID:** 8

**NAME:** C & D LAUNDRY  
**ADDRESS:** 203 E GRAND RIVER  
WILLIAMSTON MI 99999  
INGHAM  
**CONTACT:**

**REV:** 10/1/04  
**ID1:** C-0047-85  
**ID2:** 5-001416  
**STATUS:** OPEN  
**PHONE:** () -

SITE INFORMATION

**OWNER INFORMATION**

NRT OWNER  
UNKNOWN  
UNKNOWN MI 99999

**OWNER COUNTRY:** USA  
**CONTACT PERSON:**

**FACILITY ID:** 50001416  
**RELEASE NUMBER:** C-0047-85  
**DISTRICT:** LANSING DISTRICT OFFICE  
**RELEASE DATE:** JAN 27 1992  
**RELEASE STATUS:** OPEN  
**RELEASE CLOSED DATE:**





*Environmental FirstSearch  
Site Detail Report*

**TARGET SITE:** 200 ELEVATOR ST  
WILLIAMSTON MI 48895

**JOB:** LE48674

LEAKING UNDERGROUND STORAGE TANKS

**SEARCH ID:** 19                      **DIST/DIR:** 0.34 NE                      **MAP ID:** 18

<b>NAME:</b>	TNT AUTO REPAIR	<b>REV:</b>	10/1/04
<b>ADDRESS:</b>	615 W GRAND RIVER AVE	<b>ID1:</b>	C-0327-85
	WILLIAMSTON MI 48895	<b>ID2:</b>	5-001481
	INGHAM	<b>STATUS:</b>	CLOSED
<b>CONTACT:</b>		<b>PHONE:</b>	()-

SITE INFORMATION

**OWNER INFORMATION**

NRT OWNER  
UNKNOWN  
UNKNOWN MI 99999

**OWNER COUNTRY:** USA  
**CONTACT PERSON:**

**FACILITY ID:** 50001481  
**RELEASE NUMBER:** C-0327-85  
**DISTRICT:** LANSING DISTRICT OFFICE  
**RELEASE DATE:** AUG 27 1988  
**RELEASE STATUS:** CLOSED  
**RELEASE CLOSED DATE:** APR 26 1994



*Environmental FirstSearch  
Site Detail Report*

**TARGET SITE:** 200 ELEVATOR ST  
WILLIAMSTON MI 48895

**JOB:**  
LE48674

**LEAKING UNDERGROUND STORAGE TANKS**

**SEARCH ID:** 11                      **DIST/DIR:** 0.34 NW                      **MAP ID:** 11

**NAME:** CENTURY 21 TRADITION INC  
**ADDRESS:** 205 W GRAND RIVER AVE  
WILLIAMSTON MI 48895  
INGHAM  
**CONTACT:** NEAL F. MASON

**REV:** 10/1/04  
**ID1:** C-1679-92  
**ID2:** 0-033364  
**STATUS:** CLOSED  
**PHONE:** (517) 655-4646

**SITE INFORMATION**

**OWNER INFORMATION**

NEAL F. MASON  
1883 LIVE OAK TRL  
WILLIAMSTON MI 48895-9500

**OWNER COUNTRY:** USA  
**CONTACT PERSON:**

(517) 655-2277

**FACILITY ID:** 00033364  
**RELEASE NUMBER:** C-1679-92  
**DISTRICT:** LANSING DISTRICT OFFICE  
**RELEASE DATE:** SEP 28 1992  
**RELEASE STATUS:** CLOSED  
**RELEASE CLOSED DATE:** FEB 3 2004



*Environmental FirstSearch  
Site Detail Report*

**TARGET SITE:** 200 ELEVATOR ST  
WILLIAMSTON MI 48895

**JOB:** LE48674

LEAKING UNDERGROUND STORAGE TANKS

**SEARCH ID:** 21                      **DIST/DIR:** 0.35 NE                      **MAP ID:** 15

**NAME:** WILLIAMSTON FIRE DEPT.  
**ADDRESS:** 627 EAST GRAND RIVER  
WILLIAMSTON MI 48895  
INGHAM  
**CONTACT:** KIRT HUNT

**REV:** 10/1/04  
**ID1:** C-1579-91  
**ID2:** 0-001546  
**STATUS:** CLOSED  
**PHONE:** (517) 655-1383

SITE INFORMATION

**OWNER INFORMATION**

CITY OF WILLIAMSTON  
161 E GRAND RIVER  
WILLIAMSTON MI 48895

**OWNER COUNTRY:** USA  
**CONTACT PERSON:** (517) 655-2004

**FACILITY ID:** 00001546  
**RELEASE NUMBER:** C-1579-91  
**DISTRICT:** LANSING DISTRICT OFFICE  
**RELEASE DATE:** AUG 2 1991  
**RELEASE STATUS:** CLOSED  
**RELEASE CLOSED DATE:** FEB 6 1997

*Environmental FirstSearch  
Site Detail Report*

**TARGET SITE:** 200 ELEVATOR ST  
WILLIAMSTON MI 48895

**JOB:**  
LE48674

LEAKING UNDERGROUND STORAGE TANKS

**SEARCH ID:** 18                      **DIST/DIR:** 0.35 NW                      **MAP ID:** 5

**NAME:** SPEEDWAY #8877  
**ADDRESS:** 206 W GRAND RIVER AVE  
WILLIAMSTON MI 48895  
INGHAM  
**CONTACT:** JOHN M. HELMS

**REV:** 10/1/04  
**ID1:** C-1500-90  
**ID2:** 0-008098  
**STATUS:** OPEN  
**PHONE:** (937) 863-6508

SITE INFORMATION

**OWNER INFORMATION**

SPEEDWAY SUPERAMERICA LLC  
PO BOX 1500  
SPRINGFIELD OH 45501-1500

**OWNER COUNTRY:** USA  
**CONTACT PERSON:** (937) 864-3000

**FACILITY ID:** 00008098  
**RELEASE NUMBER:** C-1500-90  
**DISTRICT:** LANSING DISTRICT OFFICE  
**RELEASE DATE:** AUG 14 1990  
**RELEASE STATUS:** OPEN  
**RELEASE CLOSED DATE:**





**Environmental FirstSearch  
Site Detail Report**

**TARGET SITE:** 200 ELEVATOR ST  
WILLIAMSTON MI 48895

**JOB:** LE48674

STATE SITE			
<b>SEARCH ID:</b> 6	<b>DIST/DIR:</b> 0.79 NW	<b>MAP ID:</b> 7	
<b>NAME:</b> WILLIAMSTON OIL COMPANY	<b>REV:</b> 11-01-00		
<b>ADDRESS:</b> 1003 W. GRAND RIVER WILLIAMSTON MI 48895 INGHAM	<b>ID1:</b> 330480		
<b>CONTACT:</b>	<b>ID2:</b>		
	<b>STATUS:</b> EVAL/INTERIM RESP-PRP/OTH		
	<b>PHONE:</b>		
<b>SOURCE:</b> PETROLEUM BULK STATIONS & TERM			
<b>POLLUTANTS:</b> BTEX PYRENE CHRYSENE FLUORANTHENE			
<b>SAM SCORE:</b> 30	<b>DATE:</b>		
<b>CHANGES:</b> NEW ADDITION TO LIST	<b>DATE:</b> 3/14/96 0:00:00		

STATE SITE			
<b>SEARCH ID:</b> 5	<b>DIST/DIR:</b> 0.85 NE	<b>MAP ID:</b> 6	
<b>NAME:</b> 2420 EAST GRAND RIVER AVE.	<b>REV:</b> 4/30/03		
<b>ADDRESS:</b> 2420 EAST GRAND RIVER AVE. WILLIAMSTON MI 48895 INGHAM	<b>ID1:</b> 33000523		
<b>CONTACT:</b>	<b>ID2:</b>		
	<b>STATUS:</b>		
	<b>PHONE:</b>		
<u><b>SITE INFORMATION</b></u>			
<b>SIC CLASSIFICATION:</b>	FOOD STORES		
<b>CONTAMINANTS:</b>	LEAD CHROMIUM ARSENIC		
<b>TOTAL SCORE:</b>	NULL		
<b>SCORE DATE:</b>	1998-05-07 00:00:00.0		
<b>TOWNSHIP:</b>	3N		
<b>RANGE:</b>	1E		
<b>SECTION:</b>	36		
<b>WK QS:</b>	NE		
<b>WK QQS:</b>	NE		
<b>OS DESCRIPTION:</b>	CLOSED-PART 201		

**Environmental FirstSearch  
Federal Databases and Sources**

**ASTM Databases:**

**CERCLIS: *Comprehensive Environmental Response Compensation and Liability Information System.*** The EPA's database of current and potential Superfund sites currently or previously under investigation. Source: Environmental Protection Agency.

*Updated quarterly.*

**CERCLIS-NFRAP (Archive): *Comprehensive Environmental Response Compensation and Liability Information System Archived Sites.*** The Archive designation means that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

*Updated quarterly.*

**ERNS: *Emergency Response Notification System.*** The EPA's database of emergency response actions. Source: Environmental Protection Agency. Data since January, 2001, has been received from the National Response Center as the EPA no longer maintains this data.

*Updated quarterly.*

**FINDS: *The Facility Index System.*** The EPA's Index of identification numbers associated with a property or facility which the EPA has investigated or has been made aware of in conjunction with various regulatory programs. Each record indicates the EPA office that may have files on the site or facility. Source: Environmental Protection Agency.

*Updated semi-annually.*

**NPL: *National Priority List.*** The EPA's list of confirmed or proposed Superfund sites. Source: Environmental Protection Agency.

*Updated quarterly.*

**RCRIS: *Resource Conservation and Recovery Information System.*** The EPA's database of registered hazardous waste generators and treatment, storage and disposal facilities. Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List). Source: Environmental Protection Agency.

**RCRA TSD: *Resource Conservation and Recovery Information System Treatment, Storage, and Disposal Facilities.*** The EPA's database of RCRIS sites which treat, store, dispose, or incinerate hazardous waste. This information is also reported in the standard RCRIS detailed data.





ASTM Databases (continued):

**RCRA COR: Resource Conservation and Recovery Information System Corrective Action Sites.** The EPA's database of RCRIS sites with reported corrective action. This information is also reported in the standard RCRIS detailed data.

**RCRA GEN: Resource Conservation and Recovery Information System Large and Small Quantity Generators.** The EPA's database of RCRIS sites that create more than 100kg of hazardous waste per month or meet other RCRA requirements. Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List).

**RCRA NLR: Resource Conservation and Recovery Information System sites No Longer Regulated.** The EPA's database of RCRIS sites that create less than 100kg of hazardous waste per month or do not meet other RCRA requirements.

*All RCRA databases are Updated quarterly*

## Environmental FirstSearch Federal Databases and Sources

### Non-ASTM Databases:

**HMIRS: Hazardous Materials Incident Response System.** This database contains information from the US Department of Transportation regarding materials, packaging, and a description of events for tracked incidents.

*Updated quarterly.*

**NCDB: National Compliance Database.** The National Compliance Data Base System (NCDB) tracks regional compliance and enforcement activity and manages the Pesticides and Toxic Substances Compliance and Enforcement program at a national level. The system tracks all compliance monitoring and enforcement activities from the time an inspector conducts and inspection until the time the inspector closes or the case settles the enforcement action. NCDB is the national repository of the 10 regional and Headquarters FIFRA/TSCA Tracking System (FTTS). Data collected in the regional FTTS is transferred to NCDB to support the need for monitoring national performance of regional programs.

*Updated quarterly*

**NPDES: National Pollution Discharge Elimination System.** The EPA's database of all permitted facilities receiving and discharging effluents. Source: Environmental Protection Agency.

*Updated semi-annually.*

**NRDB: National Radon Database.** The NRDB was created by the EPA to distribute information regarding the EPA/State Residential Radon Surveys and the National Residential Radon Survey. The data is presented by zipcode in Environmental FirstSearch Reports. Source: National Technical Information Service (NTIS)

*Updated Periodically*

**Nuclear:** The Nuclear Regulatory Commission's (NRC) list of permitted nuclear facilities.

*Updated Periodically*

### **PADS: PCB Activity Database System**

The EPA's database PCB handlers (generators, transporters, storers and/or disposers) that are required to notify the EPA, the rules being similar to RCRA. This database indicates the type of handler and registration number. Also included is the PCB Transformer Registration Database.

*Updated semi-annually.*

**Receptors:** 1995 TIGER census listing of schools and hospitals that may house individuals deemed sensitive to environmental discharges due to their fragile immune systems.

*Updated Periodically*

**Non-ASTM Databases (continued):**

**RELEASES:** *Air and Surface Water Releases.* A subset of the EPA's ERNS database which have impacted only air or surface water.

*Updated semi-annually.*

**Soils:** This database includes the State Soil Geographic (STATSGO) data for the conterminous United States. It contains information regarding soil characteristics such as water capacity, percent clay, organic material, permeability, thickness of layers, hydrological characteristics, quality of drainage, surface, slope, liquid limit, and the annual frequency of flooding. Source: United States Geographical Survey (USGS).

*Updated quarterly*

**TRIS:** *Toxic Release Inventory System.* The EPA's database of all facilities that have had or may be prone to toxic material releases. Source: Environmental Protection Agency.

*Updated semi-annually.*

**Environmental FirstSearch  
Michigan Databases and Sources**

**STATE SITES:** The Michigan Department of Environmental Quality listing of all hazardous waste inventory sites as maintained by the Environmental Response Division.

*Updated annually.*

**UST:** Underground Storage Tanks. The Michigan Department of Environmental Quality database listing of all registered underground storage tanks as maintained by the Storage Tank Division.

*Updated semi-annually.*

**LUST:** Leaking Underground Storage Tanks. The Michigan Department of Environmental Quality database listing of all leaking underground storage tanks as maintained by the Storage Tank Division.

*Updated quarterly.*

**LANDFILLS:** The Michigan Department of Environmental Quality database listing of landfills and transfer stations as maintained by the Solid Waste Program Section Waste Management Division.

*Updated annually.*

***Environmental FirstSearch***  
***Street Name Report for Streets within .25 Mile(s) of Target Property***

**TARGET SITE:** 200 ELEVATOR ST  
WILLIAMSTON MI 48895

**JOB:** LE48674

<b>Street Name</b>	<b>Dist/Dir</b>	<b>Street Name</b>	<b>Dist/Dir</b>
Crossman St	0.21 NE		
E Middle St	0.21 NE		
E South St	0.16 NW		
EAST Middle St	0.21 NE		
EAST South St	0.16 NW		
Elevator St	0.01 NE		
Georgia St	0.12 SW		
Jackson St	0.18 NW		
Leasia St	0.14 NE		
Lloyd St	0.07 SW		
N Railroad St	0.06 NE		
N Williamston Rd	0.21 SW		
NORTH Railroad St	0.06 NE		
NORTH Williamston Rd	0.21 SW		
Pine Meadow Ln	0.23 SW		
S Cedar St	0.06 NW		
S Putnam St	0.06 SW		
School St	0.14 NW		
SOUTH Cedar St	0.06 NW		
SOUTH Putnam St	0.06 SW		
Southfield Dr	0.21 SW		
W Middle St	0.25 NW		
W South St	0.19 NW		
Wallace St	0.13 SW		
WEST Middle St	0.25 NW		
WEST South St	0.19 NW		
White St	0.08 NE		

**APPENDIX G**  
**QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONAL(s)**



Performs environmental sampling of soil and water and prepares field activity reports. Performs Phase I Environmental Site Assessments and Environmental Transaction Screen Process studies including report preparation.

❖ **Professional Qualifications:**

- Knowledgeable of ASTM Standard E1527-00 and E 1528-00.
- Skilled at conducting Environmental Site Assessments (ESAs) for real estate transactions including records research, site walkovers, and report preparation.

❖ **Representative Project Experience:**

- Conducted a Phase I ESA for a 1-acre vacant site in Carleton, Michigan.
- Completed a Phase I ESA for a 25-acre site in Canton, Michigan.
- Conducted a Phase I ESA for a 5-acre site in Van Buren Township, Michigan.

❖ **Career History:** SME since 2004

❖ **Education:** B.S. Geology, Hope College

❖ **Certifications:** 40-Hour HAZWOPER Course

**Business Development Manager II**

Responsible for business development and client management for development and redevelopment projects. Management of environmental projects including Phase I and II site assessments, baseline environmental assessments (BEAs), federal environmental assessments (EAs), and coordination of combined environmental and geotechnical projects.

**❖ Professional Qualifications:**

- Conducted ESAs for over 1,400 sites since 1998.
- Knowledgeable of the ASTM E1527-97-00, E1528-00, and lending institution requirements including Republic Bank, Comerica Bank, Bank One, Fifth Third Bank, Standard Federal Bank, Freddie Mac, Fannie Mae, and retail developers including Wal-Mart, Home Depot, Target and Menards.
- Knowledgeable of MSHDA requirements, FAA and FCC requirements for tower projects, HUD requirements, National Environmental Policy Act (NEPA) assessments and noise studies, wetland, asbestos and lead-based paint regulations.

**❖ Project Experience:**

- Managed environmental and geotechnical services for a 700-acre industrial park development for a municipality.
- Managed environmental assessments and geotechnical evaluations for three of the largest commercial real estate brokers in Michigan. Services included compliance for a national air cargo company including acquisitions, UST and AST compliance air quality, OSHA, asbestos, lead-based paint, hazardous materials handling, and SPCC Plans.
- Managed environmental assessments and geotechnical evaluations, including SHPO Section 106 reviews for the wireless communications industry.
- Managed a site remediation project including removal of more than 65 buried drums, and served as an expert witness on litigation for the project.
- Managed EAs for several federal agencies including USPS, USDA, FAA, FTA, FHA, FCC, HUD, and MDOT.
- Managed Phase I ESA for multi-site projects including 72 sites in the City of Lansing; 71 sites for the Broadway Relocation Corridor Study in Bay City; 40 sites for the City of Grand Ledge; and one-mile distance of road for the City of Westland, and several miles of I-96 surrounding the Kent County Airport.

**❖ Career History:** SME since 1992 - Others from 1988

- ❖ **Education:** B.A., Business Management, Michigan State University  
University of Central Florida (Acquired 60 credits in science)  
Certified Environmental Compliance Specialist,  
Michigan Chamber of Commerce  
Fundamentals of Professional Practice, ASFE Cum Laude Graduate

- ❖ **Affiliations:** Lansing Regional Chamber of Commerce  
Michigan Manufacturers Association  
ICSC  
National Association of Career Women  
Michigan Economic Development Association

- ❖ **Additional Experience:** Instructor, Baker College, Environmental Regulations and Environmental Ethics, Winter 1997, Spring 1998