

Phase I Environmental Site Assessment

404 W. Houghton Avenue, West Branch, Michigan 48661

May 3, 2019



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1.0 EXECUTIVE SUMMARY

Triterra conducted a Phase I Environmental Site Assessment (ESA) on behalf of the City of West Branch for the parcel of land located at 404 W. Houghton Avenue in West Branch, Michigan (the Property). The Phase I ESA was completed on behalf of the City of West Branch to establish the environmental conditions of the Property.

The Phase I ESA was conducted in conformance with the requirements of American Society for Testing and Materials Designation: E 1527-13 Phase I Environmental Site Assessment Process. The Phase I ESA included reviewing standard federal, state, and tribal environmental records; standard historical records; and interviews to investigate past and current land uses at the Property and adjacent properties. Triterra personnel also inspected the Property to identify and record recognized environmental conditions (RECs).

Based on Triterra's review of historical information, a two-story commercial building existed on the Property from at least 1893 until 1909. Occupants included a carpenter, restaurant, candy store, and diner. The commercial building was razed sometime prior to 1926. The current building was constructed in 1944. The Property has been utilized as a laundromat and dry cleaner since at least approximately 1960. The north half of the Property building was remodeled in 2011 to serve as a rental hall. The Property building is currently vacant.

The Phase I ESA has revealed the following RECs in connection with the Property:

- **The documented presence of contamination on the Property (Section 4.3.4).** On April 19 2019, Triterra conducted a limited Phase II ESA subsurface investigation on the Property in order to assess potential for contamination from historical onsite dry-cleaning operations. Soil and soil gas samples were collected for laboratory analysis of one or more of the following chemical constituents: volatile organic compounds (VOCs), polynuclear aromatic hydrocarbons (PAHs), and Michigan 10 Metals (arsenic, barium, chromium, cadmium, copper, lead, mercury, selenium, silver, zinc). Concentrations of tetrachloroethene and selenium were detected in soil above the MDEQ Part 201 Generic Residential Cleanup Criteria (GRCC). Chemical constituents reported in soil gas were below screening levels.
- **The potential for contamination on the Property from a leaking underground storage tank (Section 4.3.4).** On April 29, 2019, Mr. Jack Bulhman, under the direction of Triterra, removed an approximately 550-gallon heating oil underground storage tank (UST) from the Property. The tank bottom did appear to be pitted. A tank bottom verification sample was collected and submitted for full list VOCs, PAHs, and Michigan 10 Metals. Concentrations of tetrachloroethene and phenanthrene were detected above the MDEQ Part 201 GRCC. Remaining chemical constituents were reported as non-detect or below the MDEQ Part 201 GRCC.
- **The documented migration of contamination on the Property from the north-adjointing site (Section 4.2).** The Mobil gasoline station located approximately 100 feet north from the Property across W. Houghton Avenue is a leaking underground storage tank (LUST) site due to releases that were confirmed in 1994 and remain open. Groundwater analytical results from a 2012 sampling event identified concentrations of benzene, toluene, ethylbenzene, xylenes (BTEX) and trimethylbenzenes in exceedance of the MDEQ Part 213 Non-Residential Risk-Based Screening

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Levels (RSBLs) and vapor intrusion screening levels. The groundwater contamination plume extends south beyond W. Houghton Avenue and into the parking lot adjoining the Property to the northwest.

Triterra identified no data gaps associated with the historical use of the Property and encountered no limitations that would impair the ability to identify RECs in connection with the Property.

If contamination is present from sources outside of the Property, this condition could be defended through an exemption under Part 201 of Public Act 451, as amended. The contaminant migration exemption states that a person is not liable for contamination at a property under Part 201 if "the owner or operator of property unto which contamination has migrated unless that person is responsible for an activity causing the release that is the source of the contamination." MCL 324.20126(4)(c).

It is the Environmental Professional's opinion that sufficient information has been collected to assess the identified RECs. Therefore, it is Triterra's opinion that additional site investigation is not necessary for the purpose of this report.

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2.0 INTRODUCTION

Triterra conducted a Phase I ESA on behalf of the City of West Branch for the parcel of land located at 404 W. Houghton Avenue in West Branch, Michigan (the Property). The Phase I ESA was completed on behalf of the City of West Branch to establish the environmental conditions of the Property.

Satisfying the Environmental Protection Agency's (EPA) All Appropriate Inquiry (AAI) is one component of the requirements for a Prospective Purchaser to qualify for the Bona Fide Prospective Purchaser (BFPP), Contiguous Property Owner, or Innocent Landowner defense to the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) liability. For properties known to be contaminated with hazardous substances or petroleum products, the Prospective Purchaser also must comply with the continuing obligations defined in CERCLA to maintain the landowner liability protection (LLP) to CERCLA.

2.1 Purpose

The Phase I ESA is performed in general conformance with the scope and limitations of the American Society for Testing and Materials Designation: E 1527-13 (ASTM E 1527-13). The ASTM standard permits a Phase I ESA User to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations as defined by the CERCLA. The overall purpose of the Phase I ESA practice is to conduct a Property environmental site assessment regarding a range of contamination that may affect Property soil, soil gas, and groundwater quality. ASTM defines RECs as:

...the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions.

Special cases of RECs include Historical and Controlled RECs. Historical RECs (HRECs) are defined as:

...a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulating authority, without subjecting the property to any required controls.

Controlled RECs (CRECs) are defined as:

...a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.

In addition to RECs, *de minimis* conditions are also evaluated. ASTM E 1527-13 defines *de minimis* as conditions that do not generally present a threat to human health or the environment. *De minimis* conditions are not generally subject to enforcement action if brought to the attention of the appropriate governmental agency.



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2.2 Scope of Services

In accordance with ASTM E 1527-13, the Phase I ESA performed by Triterra consists of the main components listed below. Each component contributes to the identification of RECs in connection to the Property. “Commonly known or reasonably ascertainable information” about the Property and a “degree of obviousness of the presence or likely presence of contamination” at the Property are considered part of the Phase I ESA.

- Records Review
- Property Reconnaissance
- Interviews
- Vapor Encroachment Screen
- Evaluation and Preparation of Phase I ESA Report

Records review includes a review of federal, state, tribal, and local government records and historical sources. The gathered information helps identify previous uses of the Property and the surrounding area. Knowledge of the historical uses may determine if a current Property REC is a result of the historical Property/surrounding area operations. The records review is summarized in Section 4.0.

Property reconnaissance includes a visual and physical inspection of the Property and visual observation of adjoining properties. This does not include sampling or testing of any material unless specified by an agreement between Triterra and the User before sample collection. The site reconnaissance is summarized in Section 6.0.

Interviews are conducted with Property owners and/or occupants. Select state and/or local agency officials are also interviewed. The interviews provide otherwise unavailable information about the Property. Information obtained during interviews is included in Sections 3.0 through 5.0 and 8.0.

A vapor encroachment screen (VES) is a Tier I component of the ASTM E 2600-15 Standard Guide that identifies if a vapor encroachment condition (VEC) exists at the Property. A VEC is the potential presence of chemical of concern vapors in the Property subsurface caused by a release of contaminated soil or groundwater vapor on or near the Property. Triterra evaluates surrounding properties using The Plume Test and Critical Distance Determination Buonicore Methodology. Potential VECs are identified throughout the Phase I ESA report.

An evaluation of all gathered Property information is presented within the Phase I ESA Report. Appropriate documentation supports the findings, opinions, and conclusions. The Phase I ESA report includes matters required pursuant to various provisions of ASTM E 1527-13.

2.3 Special Terms, Conditions, and Significant Assumptions

Pursuant to the ASTM E 1527-13, Triterra assumes that the information provided by all sources and parties including the User is accurate and complete except where obvious inconsistencies or inaccuracies are identified. The possible contaminants of concern considered in this assessment include those listed under CERCLA as well as petroleum products. There were no special terms, conditions, or significant assumptions associated with the Phase I ESA.



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2.4 Limitations and Exceptions

Triterra completed this Phase I ESA in general conformance with the ASTM E 1527-13 standard practice and made appropriate inquiry consistent with good commercial or customary practice. The results of the Phase I ESA are based on professional interpretation of the practically reviewable and reasonably ascertainable information available to Triterra given the time and budget constraints of the project. Triterra has assumed that information provided by the cited references is factual, complete, and correct. Triterra does not warrant that this report represents an exhaustive study of all possible environmental concerns at the Property. However, the items investigated as part of this study do represent likely sources of RECs and consequently are believed to identify potential impact to soil, groundwater, and soil gas at the Property.

2.5 Contractual Agreement

This Phase I ESA was performed in accordance with the April 9, 2019 contract by and between Michigan Land Bank Fast Track Authority and Triterra.

2.6 User Reliance

This Phase I ESA report was prepared exclusively for the City of West Branch (referred to as the User) and Michigan Land Bank Fast Track Authority for the purposes stated in this report. The report may be unsuitable for other uses, and reliance on its contents by a party other than the User is done at the sole risk of that party.

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3.0 PROPERTY DESCRIPTION

The following subsections contain Property descriptions, uses, and conditions. Adjoining site operations during the time of the Phase I ESA were also researched. Photographs of the Property and surrounding areas are included in Attachment 1.

3.1 Property Location and Legal Description

The Property is located at 404 W. Houghton Avenue in the City of West Branch, Ogemaw County, Michigan (Figure 1). Additional addresses for the Property include 126 and 222 Houghton Avenue. Triterra obtained Property assessing and building information from the City of West Branch on April 18, 2019. The legal description of the Property, tax identification number 65-052-105-010-00, is included in Attachment 2.

3.2 Property Use and General Characteristics

The Property consists of approximately 0.073 acres developed with an approximately 4,000-square foot, vacant single-story commercial building. Property layout and boundaries are depicted on the Property Orientation Diagram (Figure 2).

Electrical services and natural gas services to the Property have been suspended. The City of West Branch provides potable water and sewer services to the Property.

3.3 User Provided Information

The ASTM E 1527-13 standard outlines the User responsibilities to assist in the identification of RECs in the connection with the Property. Kelli Collins of the City of West Branch, the User representative, provided Triterra with the historical Phase I ESA prepared for the Property that is listed below.

- "Phase I Environmental Site Assessment, Former West Branch Cleaners, 404 West Houghton Avenue, West Branch, Michigan" Prepared for The Ogemaw County Treasurer. Prepared by Sagasser & Associates, Inc. on May 7, 2014.

Refer to Section 4.3.4 for more information.



Phase I Environmental Site Assessment*404 W. Houghton Avenue, West Branch, Michigan 48661**May 3, 2019***3.4 Current Uses of the Adjoining Sites**

Known current uses of adjoining sites are summarized in the following table:

Direction	Name Address	Activity
North	Mobil 411 W. Houghton Avenue	Gas Station
East	Crecine Agency 400 W. Houghton Avenue	Insurance Agency
South	West Branch Chamber of Commerce 422 W. Houghton Avenue	Municipal / Railroad
West		

4.0 ENVIRONMENTAL RECORDS REVIEW

Triterra interviewed individuals, reviewed environmental and historical records, and reviewed local physiographic, geologic, and hydrologic information to determine historical and current land ownership and use, physical setting, and identify RECs associated with the Property. The records and data sources were searched, and the pertinent findings are provided below.

- United States Geological Survey 7.5 Minute Quadrangle Topographic Map
- Michigan Department of Environmental Quality Well Record Retrieval System
- Michigan Department of Environmental Quality – Environmental Mapper
- Environmental Data Resources Radius Map™ Report with Geocode®
- Michigan Department of Environment, Great Lakes, Energy
- Michigan Department of Licensing and Regulatory Affairs
- Michigan Department of Environmental Quality and Licensing and Regulatory Affairs Storage Tank Division Information Database
- Ogemaw County Health Department
- City of West Branch – Fire Department

4.1 Physical Setting

According to the topographic map, the Property is approximately 957-feet above mean sea level and relatively flat. The general topography trends downwards toward the east-southeast. The nearest surface water body is the Ogemaw Creek located approximately 680-feet north from the Property. A railroad runs just a few feet west from the Property.

Triterra queried the Michigan Department of Environmental Quality (MDEQ) Well Record Retrieval System and/or GeoWebFace pertaining to well logs and subsurface information. According to the available water well records for the surrounding area, soils in the vicinity of the Property generally consist of clay and sand. Groundwater was encountered between 1 and 26 feet below grade.

According to the State Soil Geographic (STATSGO) and Soil Survey Geographic (SSURGO) database information, Au Gres sand is the dominant soil type found on the Property. This particular soil component type is somewhat poorly drained.

The shallow water table is often a subdued expression of surface topography. Shallow groundwater generally flows from areas of groundwater recharge (hills and broad uplands) to areas of groundwater discharge (wetlands, river, and lakes). Based on the local surface topography, local shallow groundwater is expected to flow generally east-southeast. Other man-made features such as wells, roads, filled areas, buried utility lines and sewers, and drainage ditches may alter the natural shallow groundwater flow direction.

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4.2 Environmental Database Search

Triterra retained Environmental Data Resources, Incorporated (EDR) to conduct an environmental records search of the following standard, federal, and state databases to identify documented sites that may represent RECs on and near the Property. Portions of an April 18, 2019 environmental records search report prepared by EDR are provided in Attachment 4. The report contains information that is used to identify sites that may represent RECs and lists and describes sites within their respective ASTM E 1527-13 search radii of the Property. Sites mapped by EDR are listed in the Map Findings Summary on page 4 and their location is shown on the maps preceding page 4 of the EDR report. The EDR report also provides a detailed summary of each site. Unmapped sites, as identified by EDR, are sites that for various reasons cannot be mapped through the EDR query system.

Triterra identified sites of potential concern from the EDR report and present them in the table below. Unmapped sites determined by Triterra as potential concerns within the applicable approximate minimum search distance(s) and to be suspect RECs are also included in the table. Based on the assumed groundwater flow direction, local topography, current status of the site, and/or distance from the Property, the remaining mapped and unmapped sites do not appear to represent suspect RECs in connection with the Property. For each site of potential concern, Triterra reviewed federal, state, tribal and local government records and historical sources, as necessary. Historical sources reviewed during the investigation are referenced in Section 5.0. Descriptions of the identified sites of potential concern are provided below.

EDR SITES OF POTENTIAL CONCERN		
Site Name and Address	Approximate Distance and Direction from Property ¹	Name of List ²
West Branch Cleaners 404 W. Houghton Avenue	subject Property	AUL, WDS, RCRA-CESQG, FINDS, ECHO, MI DRYCLEANERS
Dore Store #3, #7 / Dore's Mobil Inc 411 W. Houghton Avenue	100 feet north	AUL, EDR Hist Auto
417 W. Houghton Avenue	130 feet north	INVENTORY, BEA

¹EDR sites are mapped by address. Distances and/or site directions listed above may be adjusted from those reported by EDR to better represent field conditions and potential site boundaries.

²Definitions of acronyms and lists are presented in the EDR report.

West Branch Cleaners – 404 W. Houghton Avenue (the subject Property) is listed as a Historical Drycleaner, a Resource Conservation and Recovery Act Conditionally Exempt Small Quantity Generator (RCRA-CESQG) site and has Activity Use Limitations. Refer to Section 4.3.4 and 5.1 for more information.



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Dore Store #3, #7, Dore's Mobil Inc – 411 W. Houghton Avenue (currently operating gas station) is located 100 feet north of the Property and is listed as an EDR Historical Auto site with Activity Use Limitations. According to historical sources, releases of gasoline and kerosene were reported in May 1994. The groundwater contamination plume (consisting of various volatile organic compounds above the MDEQ Part 213 RBSLs) extends south beyond W. Houghton Avenue and into the parking lot adjoining the Property to the northwest. The latest sampling event occurred in at least 2012. Based on the site status and location of the groundwater plume, it is Triterra's opinion that the site represents a REC in connection with the Property.

417 W. Houghton Avenue (currently operating Save-a-lot) is located approximately 130 feet north and is listed as a Baseline Environmental Assessment (BEA) with documented contamination. According to the BEA prepared by Atwell, LLC in 2010, benzo(a)pyrene exists in soil above the MDEQ Part 201 GRCC on the southwestern portion of the site; and lead and tetrachloroethene exist in groundwater above the MDEQ Part 201 GRCC in the eastern portion of the Property. Based on the probable source of contamination from the Mobile gas station or subject Property, it is Triterra's opinion that the site does not represent a REC in connection with the Property.

4.3 Additional Environmental Record Sources

4.3.1 Health Department Records

Triterra contacted District Health Department #2 to request any available information pertaining to environmental concerns associated with the Property, including information on any septic systems and water wells located on the Property. According to an April 18, 2019 response from Marilyn Pearson of District Health Department #2, no records were available for the Property.

4.3.2 Fire Department Records

Triterra contacted the West Branch Fire Department to request any available fire department and building records associated with the Property. As of the date of the Phase I ESA, a response had not been received from the Ogemaw Fire Department.

4.3.3 MDEQ Geological Survey Records

Triterra queried the MDEQ-Geological Survey Division's (GSD) Drilling Unit Maps for oil and gas permits/wells for the Property's township, range, and section number. According to the April 23, 2019 query results, no known active oil and/or gas wells exist, and no permits have been recorded for the Property section number.



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4.3.4 Other Environmental Records

Triterra was provided with a copy of "Phase I Environmental Site Assessment, Former West Branch Cleaners, 404 West Houghton Avenue, West Branch, Michigan" Prepared for The Ogemaw County Treasurer by Sagasser & Associates, Inc. on May 7, 2014. The report identified the following RECs in connection with the Property:

- The historical and former use of the Subject Property as a dry-cleaning facility and RCRA-CESQG.
- The presence of a 20-gallon drum and smaller containers of dry-cleaning chemicals.
- The Subject Property groundwater appears to have been impacted from the north adjacent LUST site/gasoline station at concentrations exceeding the MDEQ Part 213 Non-Residential RBSLs and vapor intrusion screening levels.

On April 19, 2019, Triterra conducted a limited Phase II ESA subsurface investigation in order to assess potential for contamination from historical dry-cleaning activities. Soil was analyzed for volatile organic compounds (VOCs), polynuclear aromatic hydrocarbons (PAHs), and Michigan 10 Metals (arsenic, barium, chromium, cadmium, copper, lead, mercury, selenium, silver, zinc). Concentrations of selenium and tetrachloroethene in soil were reported above the MDEQ Part 201 GRCC. In addition, two soil gas samples were collected and submitted for VOC analysis. Chemical constituents reported in soil gas were below screening levels.

During the subsurface investigation and walkover, Triterra observed a vent pipe located on the south side of the building. On April 29, 2019, Triterra returned to the Property for underground storage tank (UST) removal activities. The tank was located on the south end of the Property, about 1.5-feet from the Property building. Upon removal, the previously unidentified tank was found to be a 550-gallon heating oil tank. The tank was found empty, with a large hole on the bottom side. There were no visible signs of a release. A verification soil sample was collected from the tank basin for analysis. Concentrations of tetrachloroethene and phenanthrene in soil were reported above the MDEQ Part 201 GRCC.

In Triterra's opinion, the known contamination on the Property represents a REC.



5.0 HISTORICAL RECORDS REVIEW

Triterra reviewed historical records to develop a history of the Property and surrounding area and identify any past uses that may have led to RECs in connection with the Property. Abstracted histories of the Property and proximate sites, which Triterra obtained from reasonably ascertainable historical records, are provided in the table below. Copies of the historical records are provided in Attachment 5.

5.1 Property – Historical Use Information

A summary of historical usage of the Property back to 1893, the date of earliest readily-available records, is presented in the following table:

PROPERTY HISTORICAL USE SUMMARY		
Year / Period	Identified / Inferred Use	Source (Date)
1893-1909	The Property is developed with a two-story commercial building. Tenants include a carpenter, a restaurant and candy store, and a lunch diner.	Fire Insurance Maps (1893, 1898, 1904, 1909)
1926-1938	The Property is vacant and undeveloped.	Fire Insurance Maps (1926) Aerial Images (1938)
1944-Present	The current Property building exists and is labeled as a store. Tenants include Aggie's Cleaners and West Branch Cleaners. The north portion of the Property building is remodeled to a rental hall in 2011. The Property building is currently vacant.	Fire Insurance Maps (1944) Assessing (1944, 2011) Aerial Images (1952, 1961, 1963, 1969, 1978, 1986, 1998, 2006, 2009, 2012, 2016) Triterra Walkover (4/19/2019)

Based on Triterra's review of historical information, a two-story commercial building existed on the Property from at least 1893 until 1909. Occupants included a carpenter, restaurant, candy store, and diner. The commercial building was razed sometime prior to 1926. The current building was constructed in 1944. The Property has been utilized as a laundromat and dry cleaner since at least approximately 1960. The north half of the Property building was remodeled in 2011 to serve as a rental hall. The Property building is currently vacant.

It is unknown when natural gas was connected to the Property. However, according to assessing records, fuel oil was historically used to heat the building. Refer to Section 4.3.4 for more information.

Triterra identified the following data gap associated with historical Property use: the first developed uses of the Property prior to 1893 could not be determined; and the exact duration of the dry-cleaning operation could not be determined.

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5.2 Proximate Sites – Historical Use Information

An attempt was made to assess the historical uses of proximate sites by reviewing records referenced in Section 5.1. Adjoining sites of concern identified in the course of researching the Property itself are described in Section 4.2.



6.0 PROPERTY RECONNAISSANCE

The property reconnaissance was conducted to identify evidence of the presence of suspect RECs in connection with the Property. Descriptions of the current Property use and conditions are presented in the following sections.

6.1 Methodology and Limitations

On April 19, 2019, Mr. Greg Ross on behalf of Triterra completed a Property walkover to observe and record the Property use and conditions. Mr. Ross was unaccompanied during the Property walkover. Photographs taken during the walkover are included in Attachment 1.

No limitations were encountered during the Property walkover.

6.2 General Observations

The Property consisted of a single-story vacant commercial building that was last used as a rental hall in the north portion and a dry cleaner in the south portion. The Property building occupies almost the entire parcel. At the time of the reconnaissance, the Property building was vacant.

6.2.1 Chemical Use, Storage, and Disposal

Triterra observed hazardous substances ranging in size from a 20-gallon drum to 1-gallon containers of dry-cleaning or laundromat related chemicals. Refer to Section 4.3.4 for more information.

6.2.2 USTs and ASTs

Triterra observed a potential UST vent pipe on the southeast exterior wall of the Property building. Refer to Section 4.3.4 and 5.1 for more information.

6.2.3 PCB Containing Equipment

Triterra observed no visual evidence of PCB-containing equipment located on the Property.

6.2.4 Drains and Sumps

A sump/catch basin was located in the south portion of the building. Floor drains were observed near the sump, beneath the dry-cleaning machine, and in the boiler room. It is Triterra's opinion that these do not represent a REC in connection with the Property.

6.2.5 Pits, Ponds, and Lagoons

Triterra observed no visual evidence of pits, ponds, or lagoons on the Property.

6.2.6 Heating and Cooling

The building was heated by ceiling mounted heating units fueled by natural gas.

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6.2.7 Solid Waste Generation and Disposal

Triterra observed no exterior visual evidence of the generation, treatment, storage, or disposal of solid wastes at the Property.

6.2.8 Additional Features

Triterra observed no visual evidence of additional features at the Property which were indicative of suspect RECs in connection with the Property.

6.3 Proximate Site Observations

Refer to Section 3.4 for a list of adjoining properties. Triterra observed no evidence of conditions on adjoining properties that would potentially impact the Property.

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7.0 INTERVIEWS

Information obtained from interviews was used to determine historical and current land ownership and use and is discussed below. Information obtained during the interviews is included in Attachment 6 and is discussed in context in Sections 5.0 and 6.0.

7.1 Property Owner

Triterra interviewed Kelli Collins, Owner representative, to determine any Property information as it pertains to the purpose of the Phase I ESA. The Owner representative provided Triterra with documents discussed in Section 4.3.4.

7.2 Past Owner, Operators and/or Occupants

Past owners, operators, and occupants were not identified and/or available at the time of this report.

7.3 State and/or Local Agency Officials

Refer to Sections 4.3.1 and 4.3.2 for a discussion of State and Local agency provided information for the Property.

7.4 Other Individuals

No adjoining property owners were interviewed during the course of this investigation.



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8.0 NON-SCOPE SERVICES

Triterra conducted a Supplemental Asbestos Assessment during the Property walkover on April 19, 2019. The report will be prepared under separate cover.

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9.0 FINDINGS, OPINIONS, AND CONCLUSIONS

Triterra has performed a Phase I ESA in conformance with the scope and limitations of ASTM E 1527-13 for the parcel of land located at 404 W. Houghton Avenue in West Branch, Michigan. Any exceptions to or deletions from this practice are described in the Section 2.4 of this report.

The assessment has revealed the following RECs in connection with the Property:

- **The documented presence of contamination on the Property (Section 4.3.4).** On April 19 2019, Triterra conducted a limited Phase II ESA subsurface investigation on the Property in order to assess potential for contamination from historical onsite dry-cleaning operations. Soil and soil gas were collected for laboratory analysis of one or more of the following chemical constituents: VOCs, PAHs, and Michigan 10 Metals (arsenic, barium, chromium, cadmium, copper, lead, mercury, selenium, silver, zinc). Concentrations of tetrachloroethene and selenium were detected in soil above the MDEQ Part 201 GRCC.
- **The potential for contamination on the Property from a leaking underground storage tank (Section 4.3.4).** On April 29, 2019, Mr. Jack Bulhman, under the direction of Triterra, removed an approximately 550-gallon heating oil UST from the Property. The tank bottom did appear to be pitted. A tank bottom verification sample was collected and submitted for full list VOCs, PAHs, and Michigan 10 Metals. Concentrations of tetrachloroethene and phenanthrene were detected above the MDEQ Part 201 GRCC.
- **The documented migration of contamination on the Property from the north-adjointing site (Section 4.2).** The Mobil gasoline station located approximately 100 feet north from the Property across W. Houghton Avenue is a LUST site due to releases that were confirmed in 1994 and remain open. Groundwater analytical results from a 2012 sampling event identified concentrations of BTEX and trimethylbenzenes in exceedance of the MDEQ Part 213 Non-Residential RSBLs and vapor intrusion screening levels. The groundwater contamination plume extends south beyond W. Houghton Avenue and into the parking lot adjoining the Property to the northwest.

Triterra identified the following data gaps associated with the historical use of the Property: The developed uses of the Property prior to 1893 could not be identified; and the exact duration of the dry-cleaning operation could not be determined; and Triterra has not received a response from the fire department as of the date of the Phase I ESA. Triterra encountered no limitations during the Property walkover. Based on the known subsurface condition of the Property, it is Triterra's opinion that the data gaps did not impair the ability to identify RECs in connection with the Property.



Phase I Environmental Site Assessment

404 W. Houghton Avenue, West Branch, Michigan 48661

May 3, 2019



10.0 AUTHOR & ENVIRONMENTAL PROFESSIONAL SIGNATURES

This Phase I ESA was prepared by Ms. Diana Major (Environmental Scientist) and reviewed by Ms. Ruthie Doering (Project Geologist) on behalf of Triterra. Please direct any questions to Triterra at (517) 702-0477 or visit our webpage at www.triterra.us.

I, Ruthie Doering, declare to the best of my professional knowledge and belief that I meet the definition of Environmental Professional as defined in § 312.10 of 40 CFR 312 and have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the Property. I have developed and performed all the appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

A handwritten signature in purple ink, appearing to read "D. Major", written over a horizontal line.

Ms. Diana Major
Environmental Scientist

A handwritten signature in blue ink, appearing to read "Ruthie Doering", written over a horizontal line.

Ms. Ruthie Doering
Project Geologist

May 3, 2019

Date



Phase I Environmental Site Assessment

404 W. Houghton Avenue, West Branch, Michigan 48661

May 3, 2019



11.0 REFERENCES

American Society for Testing and Materials, Standard Practice for Environmental Site Assessments: Phase 1 Environmental Site Assessment Process, Designation: E 1527-13, November 1, 2013.

American Society for Testing and Materials, Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions, Designation E 2600-10, June 1, 2010.

Buonicore, A.J., Methodology for Identifying the Area of Concern Around a Property Potentially Impacted by Vapor Migration from Nearby Contaminated Sources, Paper No. 2011-A-301, Air & Waste Management Association 104th Annual Conference, Orlando, Florida, June 20-24, 2011.

Environmental Data Resources, Incorporated, "The EDR Radius Map™ Report with GeoCheck®, 404 W. Houghton Avenue, West Branch, Michigan," April 18, 2019.

"Phase I Environmental Site Assessment, Former West Branch Cleaners, 404 West Houghton Avenue, West Branch, Michigan" Prepared for The Ogemaw County Treasurer. Prepared by Sagasser & Associates, Inc. on May 7, 2014.



FIGURES

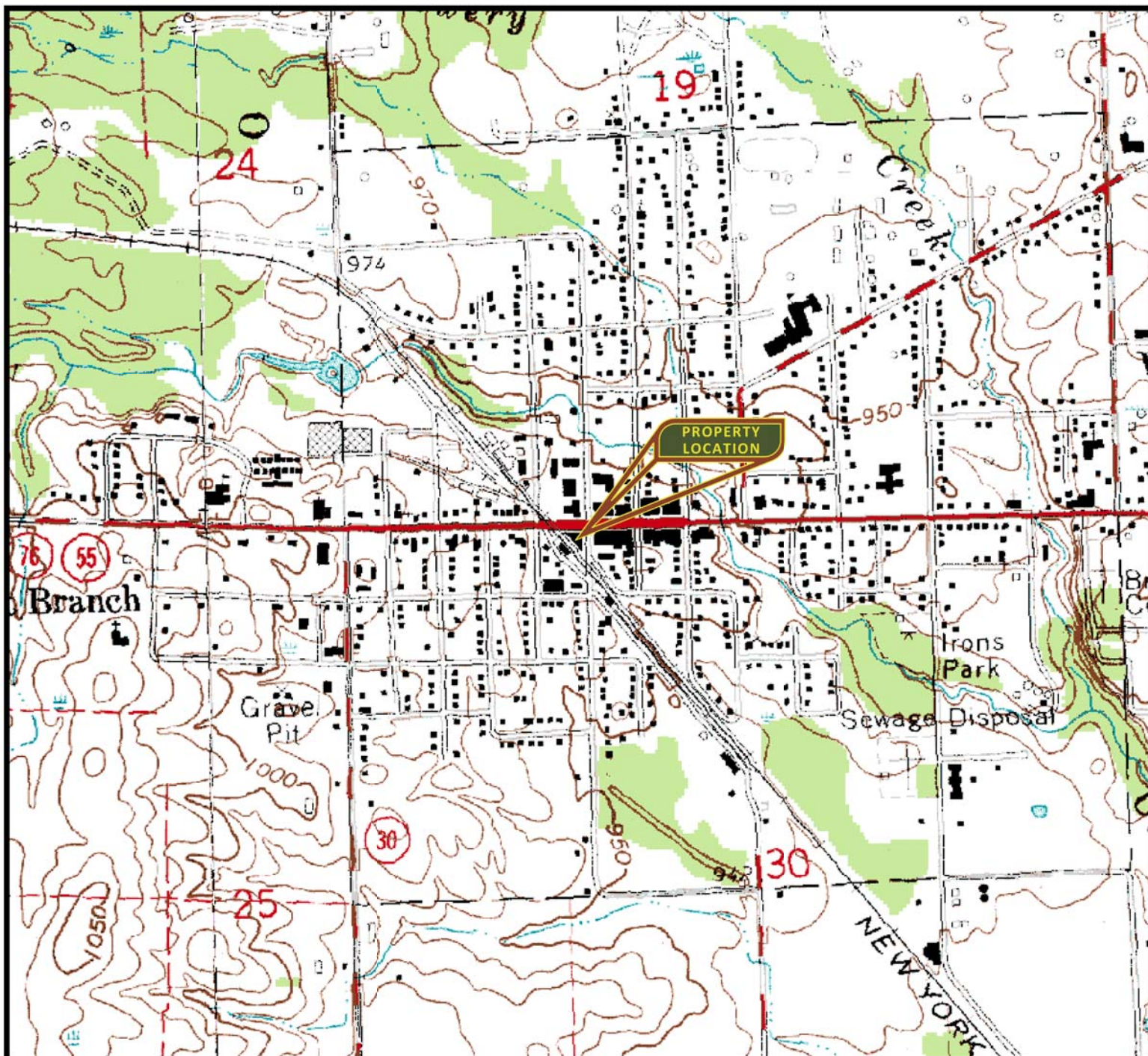


FIGURE 1 PROPERTY LOCATION

404 W. HOUGHTON AVENUE
WEST BRANCH, MICHIGAN 48661

OGEMAW COUNTY
T22D, R2D, SECTION 30

PROJECT NUMBER: 19-2122

ADAPTED FROM MI GEOGRAPHIC DATA LIBRARY DRG

TRI TERRA



500 0 500 1000 1500 ft



1:12000





TRI TERRA

FIGURE 2

PROPERTY ORIENTATION DIAGRAM

PROJECT NUMBER: 19-2122

**404 W. HOUGHTON AVENUE
WEST BRANCH, MICHIGAN 48661**

DIAGRAM CREATED BY: DM

DATE: 4/18/19

ATTACHMENT 1

PHOTOGRAPHS



Photo 1: View of the Property to the southeast, standing on north adjoining site.



Photo 2: View of the Property, standing on the west side of the railroad tracks facing east-northeast.



Photo 3: View of the Property, standing on the west side of the railroad tracks facing east-southeast.



Photo 4: View of the Property from the southeast to the northwest.



Photo 5: View of the visible exterior utilities located on the southeast corner of the Property building.



Photo 6: View of a vent pipe on the southeast side of the Property building.



Photo 7: View to the east (Hospice of Helping Hands, 322 W. Houghton Avenue) from the east side of the Property.



Photo 8: View to the southeast (Charles Wangler Sales, 144 S. 4th Street) from the east side of the Property.



Photo 9: View to the north (Office Central, 401 W. Houghton Avenue) from the north side of the Property.



Photo 10: View to the west from the northwest corner of the Property.



Photo 11: View to the west (West Branch Chamber of Commerce, 422 W. Houghton Avenue) from the west side of the Property.



Photo 12: View to the south (West Branch Furniture & Mattress Outlet, 136 S 5th Street) from the southwest corner of the Property.



Photo 13: View to the north (Mobil, 411 W. Houghton Avenue) from the northwest corner of the Property.



Photo 14: View of the north portion of the interior of the Property building.



Photo 15: View of a tank labeled Water Conditioner.



Photo 16: View of pipes that appear to have been connected to the water conditioner.



Photo 17: View of utilities inside the Property building.



Photo 18: View of the dry cleaning machine located in the southern portion of the Property building.



Photo 19: View of an approximately 20-gallon drum located next to the dry cleaning machine in the southern portion of the building.



Photo 20: View of an approximately 10-gallon container located near the dry cleaning machine in the southern portion of the building.



Photo 21: View of one-gallon containers of various cleaners on a steel shelf located in the southern portion of the building.



Photo 22: View of a sump and cleanout located along the southern wall inside the Property building.

ATTACHMENT 2
ASSESSING/BUILDING RECORDS


Parcel Number: 65-052-105-010-00

Jurisdiction: CITY OF WEST BRANCH

County: Ogemaw

Printed on

04/18/2019

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
TRAVERSE GLOBAL HOLDINGS	CITY OF WEST BRANCH	25,000	03/21/2019	QC	MUNICIPAL	3152663	DEED	100.0				
SCHWEDER MICHALE J & JOHN	TRAVERSE GLOBAL HOLDINGS	12,250	11/05/2014	WD	ARMS LENGTH		MIKE	100.0				
BRINDLEY JEFFREY/LAURIE	SCHWEDER MICHALE J & JOHN	0	09/11/2007	LC	ARMS LENGTH	307/5996	MIKE	100.0				
WILBUR DONALD/EVELYN SMIT	BRINDLEY JEFFREY/LAURIE	74,360	01/13/1999	WD	NOT USED	3037915	MIKE	0.0				
Property Address		Class: COMMERCIAL - IMPR		Zoning:		Building Permit(s)		Date	Number	Status		
404 W HOUGHTON AVE		School: West Branch-Ro		REMODEL		02/16/2011		100119	PERMIT PUL			
Owner's Name/Address		P.R.E. 0%		MAP #:								
CITY OF WEST BRANCH 121 N FOURTH WEST BRANCH MI 48661		2019 Est TCV 83,562 TCV/TFA: 20.89										
		X Improved	Vacant	Land Value Estimates for Land Table 00014.HOUGHTON MAIN								
		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
				'A' FRONTAGE	48.00	66.00	0.9572	0.9203	900 60	TRIANGULAR LOT	22,831	
				48 Actual Front Feet, 0.07 Total Acres							Total Est. Land Value =	22,831
Tax Description												
CWB-A 09A-5 298/449 353-663 3037913-14 ORIGINAL PLAT BEG AT A PT ON S LINE OF HOUGHTON AVE 100 FT NE'LY MEASURED AT RT ANGLES FROM C/L OF R/R ALSO SAID PT BEING 49.35 FT W MEASURED ALONG S LINE OF HOUGHTON AVE FROM ITS INT WITH W LINE OF FOURTH ST TH SE'LY 79.31 FT TO W LINE OF 4TH ST TH S 59.48 FT TO A PT 63 FT NE'LY MEASURED AT RT ANGLES FROM C/L NW'LY PAR WITH SAID C/L 156.78 FT TO S LN OF HOUGHTON AVE TH E 48.21 FT TO POB BEING PT LOT 9 BLK 5.												
Comments/Influences		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		JVW	10/31/2016	INSPECTED	2019	11,400	30,400	41,800			34,388C	
			08/01/1990	INSPECTED	2018	11,100	23,300	34,400			33,583C	
					2017	11,200	23,900	35,100			32,893C	
					2016	8,900	51,000	59,900			59,900S	
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: City of West Branch, County of Ogemaw, Michigan												

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Licensed To: City of West Branch, County
of Ogemaw, Michigan

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

Desc. of Bldg/Section: Calculator Occupancy: Warehouses - Storage				<<<<< Calculator Cost Computations >>>>>			
Class: C Floor Area: 4,000 Gross Bldg Area: 4,000 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght				Class: C Quality: Average Stories: 1 Story Height: 10 Perimeter: 0			
Depr. Table : 2.25% Effective Age : 58 Physical %Good: 40 Func. %Good : 100 Economic %Good: 100				Base Rate for Upper Floors = 43.12 (10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 3.74 100% Adjusted Square Foot Cost for Upper Floors = 46.86			
Year Built Remodeled Overall Bldg Height				Total Floor Area: 4,000 Base Cost New of Upper Floors = 187,440 Reproduction/Replacement Cost = 187,440 Eff.Age:58 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 40 /100/100/100/40.0 Total Depreciated Cost = 74,976			
Comments:				ECF (COMMERCIAL) 0.810 => TCV of Bldg: 1 = 60,731 Replacement Cost/Floor Area= 46.86 Est. TCV/Floor Area= 15.18			

(1) Excavation/Site Prep:				(7) Interior:				(11) Electric and Lighting:				(39) Miscellaneous:							
(2) Foundation:				(8) Plumbing:				Outlets:				Fixtures:							
X Poured Conc Brick/Stone Block				Many Above Ave. Average Typical Few None				X Few Average X Few Average				Many Unfinished Typical							
(3) Frame:				Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets				Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners				Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct				Incandescent Fluorescent Mercury Sodium Vapor Transformer			
(4) Floor Structure:				(9) Sprinklers:				(13) Roof Structure: Slope=0				(40) Exterior Wall:							
(5) Floor Cover:				(10) Heating and Cooling:				X Gas Oil Coal Stoker Hand Fired Boiler				Thickness Bsmnt Insul.							
(6) Ceiling:				(14) Roof Cover:				(14) Roof Cover:				(14) Roof Cover:							

ATTACHMENT 3

***USER QUESTIONNAIRE
(Not Available)***

ATTACHMENT 4

ENVIRONMENTAL RECORDS

404 W Houghton Avenue

404 W Houghton Avenue
West Branch, MI 48661

Inquiry Number: 5625079.2s
April 18, 2019

The EDR Radius Map™ Report



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

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<u>SECTION</u>	<u>PAGE</u>
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Overview Map	2
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Map Findings	8
Orphan Summary	89
Government Records Searched/Data Currency Tracking	GR-1

GEOCHECK ADDENDUM

GeoCheck - Not Requested

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E 2247-16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E 1528-14) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

404 W HOUGHTON AVENUE
WEST BRANCH, MI 48661

COORDINATES

Latitude (North):	44.2761280 - 44° 16' 34.06"
Longitude (West):	84.2405770 - 84° 14' 26.07"
Universal Transverse Mercator:	Zone 16
UTM X (Meters):	720214.3
UTM Y (Meters):	4906029.5
Elevation:	957 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	6066242 WEST BRANCH, MI
Version Date:	2014
Northwest Map:	6066188 OGEMAW SPRINGS, MI
Version Date:	2014

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20140908
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
404 W HOUGHTON AVENUE
WEST BRANCH, MI 48661

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
A1	WEST BRANCH CLEANERS	404 W HOUGHTON AVE	MI AUL, MI WDS		TP
A2	WEST BRANCH CLEANERS	404 W HOUGHTON AVE	RCRA-CESQG, FINDS, ECHO		TP
A3	WEST BRANCH CLEANING	404 WEST HOUGHTON	MI DRYCLEANERS		TP
A4		417 WEST HOUGHTON AV	MI INVENTORY	Lower	107, 0.020, ENE
A5		417 WEST HOUGHTON AV	MI BEA	Lower	107, 0.020, ENE
B6	DORE STORE #3	411 WEST HOUGHTON AV	MI AUL	Lower	137, 0.026, ENE
B7	DORE STORE #7	411 WEST HOUGHTON AV	MI AUL	Lower	137, 0.026, ENE
B8	DORES MOBILE INC	411 W HOUGHTON AVE	EDR Hist Auto	Lower	137, 0.026, ENE
C9	MERCANTILE BANK OF M	115 5TH ST	RCRA NonGen / NLR, FINDS, ECHO	Higher	184, 0.035, West
C10	REED ENTERPRISES	502 W HOUGHTON	EDR Hist Auto	Higher	195, 0.037, WNW
C11	MARATHON UNIT #1603	520 W HOUGHTON AVE	MI LUST, MI UST, MI WDS	Higher	255, 0.048, WNW
C12	MATTESON MARATHON SE	520 W HOUGHTON AVE	EDR Hist Auto	Higher	255, 0.048, WNW
D13	SELLEYS CLEANERS	135 N 4TH	RCRA-CESQG, FINDS, ECHO, RI MANIFEST	Lower	346, 0.066, NE
D14	SELLEYS CLEANERS	135 NORTH 4TH	MI DRYCLEANERS	Lower	346, 0.066, NE
E15	W B MINI	600 W HOUGHTON AVE	EDR Hist Auto	Higher	514, 0.097, West
E16	WIB MINI PLAZA FORWA	600 W HOUGHTON AVE	MI LUST, MI UST, MI AUL, MI INVENTORY, MI...	Higher	514, 0.097, West
17	THE LAZY OIL COMPANY	116 S 3RD ST	MI UST	Higher	541, 0.102, East
E18	SCHMITT TIRE & GAS	624 W HOUGHTON ST	EDR Hist Auto	Higher	598, 0.113, West
E19	SCHMITT TIRE & GAS	624 W HOUGHTON AVE	MI LUST, MI UST, MI INVENTORY, MI Financial...	Higher	598, 0.113, West
F20	INDEPENDENT BANK BRA	700 W HOUGHTON AVE	MI LUST, MI UST, MI INVENTORY, MI BEA	Higher	874, 0.166, West
F21		700 W. HOUGHTON AVE.	MI INVENTORY	Higher	874, 0.166, West
G22	SEMPCO	201 N 8TH ST	SEMS	Higher	1252, 0.237, WNW
G23	ROBERT CHERRY	201 N 8TH ST	MI PART 201, MI INVENTORY, RCRA NonGen / NLR,...	Higher	1252, 0.237, WNW
G24		201 N. 8TH ST	RCRA-LQG	Higher	1252, 0.237, WNW
G25	SEMPCO	201 N 8TH ST	MI UST	Higher	1252, 0.237, WNW
H26	DANTZERS STANDARD SE	105 W HOUGHTON AVE	MI LUST, MI UST, MI BROWNFIELDS, MI INVENTORY	Lower	1270, 0.241, East
H27	WEST BRANCH DPW GARA	113 NORTH FIRST STRE	MI AUL	Lower	1273, 0.241, East
H28	DR VIJAY KUMAR PROPE	113 N 1ST ST	MI LUST, MI UST, MI INVENTORY	Lower	1273, 0.241, East
H29	DANTZER'S STANDARD S	105 HOUGHTON AVE.	MI INVENTORY, MI BEA, MI WDS	Lower	1274, 0.241, East
30	BAKER, THOMAS E. #1	321 NORTH 6TH ST.	MI INVENTORY	Higher	1283, 0.243, NNW
31	OGEMAW CO SHERIFFS D	806 W WRIGHT ST	MI LUST, MI UST	Higher	1315, 0.249, WSW
32	COFFEE HOUSE	136 HOUGHTON	MI LUST	Lower	1375, 0.260, East
I33	DEAN ARBOUR FORD PRO	912 WEST HOUGHTON AV	MI BEA	Higher	1600, 0.303, West
I34	DEAN ARBOUR FORD PRO	912 WEST HOUGHTON AV	MI INVENTORY	Higher	1600, 0.303, West
35	SURLINE ELEM SCHOOL	147 STATE STREET	MI PART 201, MI DEL PART 201	Lower	1962, 0.372, NE
J36	NORTHERN BAY INVESTM	400 E HOUGHTON AVE	MI LUST, MI UST, MI INVENTORY	Lower	2230, 0.422, East
37	BRANCH IND	651 COLUMBUS AVE	MI LUST, MI UST, MI WDS	Higher	2252, 0.427, SSW
J38	DORE STORE 7 WEST BR	411 E HOUGHTON AVE	MI LUST, MI UST, MI INVENTORY, RCRA NonGen / NLR,...	Lower	2264, 0.429, East
39	ROSE CITY SCHOOLS	208 DON ST	MI LUST, MI WDS	Lower	2328, 0.441, ENE

MAPPED SITES SUMMARY

Target Property Address:
404 W HOUGHTON AVENUE
WEST BRANCH, MI 48661

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
40	MEDICAL ARTS CENTER	335 E HOUGHTON AVE	MI LUST, MI UST, MI ASBESTOS, MI Financial...	Lower	2407, 0.456, East
K41	WEST BRANCH STATE PO	496 E HOUGHTON AVE	MI LUST, MI UST, MI WDS	Lower	2570, 0.487, East
K42	PROPOSED RITE AID ST	501 E HOUGHTON AVE	MI LUST, MI UST, MI INVENTORY, MI WDS	Lower	2584, 0.489, East
43	HENRY SAPPINGTON	142 N VALLEY ST	MI LUST, MI UST, MI WDS	Lower	2625, 0.497, East
44	TAYLOR BUILDING PROD	631 NORTH THIRD ST	MI INVENTORY, MI PART 201	Higher	3021, 0.572, North
45	PEPSI COLA BOTTLING	610 PARKWAY DRIVE	MI DEL PART 201	Lower	4235, 0.802, SE

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was identified in the following records. For more information on this property see page 8 of the attached EDR Radius Map report:

Site	Database(s)	EPA ID
WEST BRANCH CLEANERS 404 W HOUGHTON AVE WEST BRANCH, MI 48661	MI AUL Facility ID: 00014893 MI WDS WMD Id: 397365 Site Id: MID080353154	N/A
WEST BRANCH CLEANERS 404 W HOUGHTON AVE WEST BRANCH, MI 48661	RCRA-CESQG EPA ID:: MID080353154 FINDS Registry ID:: 110003605126 ECHO Registry ID: 110003605126	MID080353154
WEST BRANCH CLEANING 404 WEST HOUGHTON WEST BRANCH, MI 48661	MI DRYCLEANERS Establishment#: 6500003	N/A

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL..... National Priority List
Proposed NPL..... Proposed National Priority List Sites
NPL LIENS..... Federal Superfund Liens

Federal Delisted NPL site list

Delisted NPL..... National Priority List Deletions

Federal CERCLIS list

FEDERAL FACILITY..... Federal Facility Site Information listing

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE..... Superfund Enterprise Management System Archive

EXECUTIVE SUMMARY

Federal RCRA CORRACTS facilities list

CORRACTS..... Corrective Action Report

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF..... RCRA - Treatment, Storage and Disposal

Federal RCRA generators list

RCRA-SQG..... RCRA - Small Quantity Generators

Federal institutional controls / engineering controls registries

LUCIS..... Land Use Control Information System

US ENG CONTROLS..... Engineering Controls Sites List

US INST CONTROL..... Sites with Institutional Controls

Federal ERNS list

ERNS..... Emergency Response Notification System

State- and tribal - equivalent CERCLIS

MI SHWS..... This state does not maintain a SHWS list. See the Federal CERCLIS list and Federal NPL list.

State and tribal landfill and/or solid waste disposal site lists

MI SWF/LF..... Solid Waste Facilities Database

State and tribal leaking storage tank lists

INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land

State and tribal registered storage tank lists

FEMA UST..... Underground Storage Tank Listing

MI AST..... Aboveground Tanks

INDIAN UST..... Underground Storage Tanks on Indian Land

State and tribal voluntary cleanup sites

INDIAN VCP..... Voluntary Cleanup Priority Listing

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS..... A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

MI SWRCY..... Recycling Facilities

EXECUTIVE SUMMARY

MI HIST LF.....	Inactive Solid Waste Facilities
INDIAN ODI.....	Report on the Status of Open Dumps on Indian Lands
ODI.....	Open Dump Inventory
DEBRIS REGION 9.....	Torres Martinez Reservation Illegal Dump Site Locations
IHS OPEN DUMPS.....	Open Dumps on Indian Land

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL.....	Delisted National Clandestine Laboratory Register
MI CDL.....	Clandestine Drug Lab Listing
US CDL.....	National Clandestine Laboratory Register

Local Land Records

MI LIENS.....	Lien List
LIENS 2.....	CERCLA Lien Information

Records of Emergency Release Reports

HMIRS.....	Hazardous Materials Information Reporting System
MI SPILLS.....	Pollution Emergency Alerting System

Other Ascertainable Records

FUDS.....	Formerly Used Defense Sites
DOD.....	Department of Defense Sites
SCRD DRYCLEANERS.....	State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR.....	Financial Assurance Information
EPA WATCH LIST.....	EPA WATCH LIST
2020 COR ACTION.....	2020 Corrective Action Program List
TSCA.....	Toxic Substances Control Act
TRIS.....	Toxic Chemical Release Inventory System
SSTS.....	Section 7 Tracking Systems
ROD.....	Records Of Decision
RMP.....	Risk Management Plans
RAATS.....	RCRA Administrative Action Tracking System
PRP.....	Potentially Responsible Parties
PADS.....	PCB Activity Database System
ICIS.....	Integrated Compliance Information System
FTTS.....	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
MLTS.....	Material Licensing Tracking System
COAL ASH DOE.....	Steam-Electric Plant Operation Data
COAL ASH EPA.....	Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER.....	PCB Transformer Registration Database
RADINFO.....	Radiation Information Database
HIST FTTS.....	FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS.....	Incident and Accident Data
CONSENT.....	Superfund (CERCLA) Consent Decrees
INDIAN RESERV.....	Indian Reservations
FUSRAP.....	Formerly Utilized Sites Remedial Action Program
UMTRA.....	Uranium Mill Tailings Sites
LEAD SMELTERS.....	Lead Smelter Sites
US AIRS.....	Aerometric Information Retrieval System Facility Subsystem
US MINES.....	Mines Master Index File

EXECUTIVE SUMMARY

ABANDONED MINES.....	Abandoned Mines
UXO.....	Unexploded Ordnance Sites
DOCKET HWC.....	Hazardous Waste Compliance Docket Listing
FUELS PROGRAM.....	EPA Fuels Program Registered Listing
MI AIRS.....	Permit and Emissions Inventory Data
MI COAL ASH.....	Coal Ash Disposal Sites
MI LEAD.....	Lead Safe Housing Registry
MI NPDES.....	List of Active NPDES Permits
MI UIC.....	Underground Injection Wells Database

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP.....	EDR Proprietary Manufactured Gas Plants
EDR Hist Cleaner.....	EDR Exclusive Historical Cleaners

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

MI RGA PART 201.....	Recovered Government Archive State Hazardous Waste Facilities List
MI RGA LF.....	Recovered Government Archive Solid Waste Facilities List
MI RGA LUST.....	Recovered Government Archive Leaking Underground Storage Tank

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.

Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

Federal CERCLIS list

SEMS: SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly known as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

A review of the SEMS list, as provided by EDR, and dated 03/11/2019 has revealed that there is 1 SEMS

EXECUTIVE SUMMARY

site within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SEMPCO	201 N 8TH ST	WNW 1/8 - 1/4 (0.237 mi.)	G22	46

Federal RCRA generators list

RCRA-LQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

A review of the RCRA-LQG list, as provided by EDR, and dated 03/25/2019 has revealed that there is 1 RCRA-LQG site within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
Not reported EPA ID:: MIO001000439	201 N. 8TH ST	WNW 1/8 - 1/4 (0.237 mi.)	G24	51

RCRA-CESQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

A review of the RCRA-CESQG list, as provided by EDR, and dated 03/25/2019 has revealed that there is 1 RCRA-CESQG site within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SELLEYS CLEANERS EPA ID:: MID985619576	135 N 4TH	NE 0 - 1/8 (0.066 mi.)	D13	22

State and tribal leaking storage tank lists

MI LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the Department of Environmental Quality's Leaking Underground Storage Tank (LUST) Database.

A review of the MI LUST list, as provided by EDR, and dated 01/07/2019 has revealed that there are 16 MI LUST sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
MARATHON UNIT #1603 Release Status: Closed	520 W HOUGHTON AVE	WNW 0 - 1/8 (0.048 mi.)	C11	17

EXECUTIVE SUMMARY

Facility Id: 00013799				
WIB MINI PLAZA FORWA	600 W HOUGHTON AVE	W 0 - 1/8 (0.097 mi.)	E16	33
Release Status: Closed				
Substance Release: Gasoline				
Substance Release: Gasoline,Gasoline,Gasoline,Gasoline				
Facility Id: 00010715				
SCHMITT TIRE & GAS	624 W HOUGHTON AVE	W 0 - 1/8 (0.113 mi.)	E19	40
Release Status: Open				
Substance Release: Unknown				
Facility Id: 00007758				
INDEPENDENT BANK BRA	700 W HOUGHTON AVE	W 1/8 - 1/4 (0.166 mi.)	F20	44
Release Status: Open				
Substance Release: Unknown,Unknown				
Facility Id: 00042407				
OGEMAW CO SHERIFFS D	806 W WRIGHT ST	WSW 1/8 - 1/4 (0.249 mi.)	31	66
Release Status: Closed				
Substance Release: Gasoline				
Facility Id: 00020081				
BRANCH IND	651 COLUMBUS AVE	SSW 1/4 - 1/2 (0.427 mi.)	37	70
Release Status: Closed				
Substance Release: Unknown				
Facility Id: 00037535				
Lower Elevation	Address	Direction / Distance	Map ID	Page
DANTZERS STANDARD SE	105 W HOUGHTON AVE	E 1/8 - 1/4 (0.241 mi.)	H26	53
Release Status: Open				
Substance Release: Unknown				
Substance Release: Used Oil				
Facility Id: 00001625				
DR VIJAY KUMAR PROPE	113 N 1ST ST	E 1/8 - 1/4 (0.241 mi.)	H28	63
Release Status: Open				
Substance Release: Unknown				
Facility Id: 00000322				
COFFEE HOUSE	136 HOUGHTON	E 1/4 - 1/2 (0.260 mi.)	32	67
Release Status: Closed				
Substance Release: Gasoline				
Facility Id: 50002039				
NORTHERN BAY INVESTM	400 E HOUGHTON AVE	E 1/4 - 1/2 (0.422 mi.)	J36	69
Release Status: Open				
Substance Release: Used Oil				
Facility Id: 00041756				
DORE STORE 7 WEST BR	411 E HOUGHTON AVE	E 1/4 - 1/2 (0.429 mi.)	J38	71
Release Status: Open				
Substance Release: Gasoline				
Substance Release: Kerosene				
Facility Id: 00014893				
ROSE CITY SCHOOLS	208 DON ST	ENE 1/4 - 1/2 (0.441 mi.)	39	78
Release Status: Closed				
Facility Id: 50000205				
MEDICAL ARTS CENTER	335 E HOUGHTON AVE	E 1/4 - 1/2 (0.456 mi.)	40	79

EXECUTIVE SUMMARY

Release Status: Closed
 Substance Release: Gasoline
 Facility Id: 00017569

WEST BRANCH STATE PO **496 E HOUGHTON AVE** **E 1/4 - 1/2 (0.487 mi.)** **K41** **82**

Release Status: Closed
 Substance Release: Gasoline,Unknown
 Facility Id: 00009529

PROPOSED RITE AID ST **501 E HOUGHTON AVE** **E 1/4 - 1/2 (0.489 mi.)** **K42** **85**

Release Status: Open
 Substance Release: Gasoline
 Facility Id: 00039387

HENRY SAPPINGTON **142 N VALLEY ST** **E 1/4 - 1/2 (0.497 mi.)** **43** **86**

Release Status: Closed
 Substance Release: Gasoline
 Facility Id: 00006036

State and tribal registered storage tank lists

MI UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the Department of Environmental Quality's Michigan UST database.

A review of the MI UST list, as provided by EDR, has revealed that there are 9 MI UST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
MARATHON UNIT #1603 Database: UST, Date of Government Version: 02/06/2019 Tank Status: Removed from Ground Facility Type: CLOSED Facility Id: 00013799	520 W HOUGHTON AVE	WNW 0 - 1/8 (0.048 mi.)	C11	17
WIB MINI PLAZA FORWA Database: UST, Date of Government Version: 02/06/2019 Tank Status: Removed from Ground Tank Status: Currently In Use Facility Type: ACTIVE Facility Id: 00010715	600 W HOUGHTON AVE	W 0 - 1/8 (0.097 mi.)	E16	33
THE LAZY OIL COMPANY Database: UST, Date of Government Version: 02/06/2019 Tank Status: Currently In Use Facility Type: CLOSED Facility Id: 00010838	116 S 3RD ST	E 0 - 1/8 (0.102 mi.)	17	38
SCHMITT TIRE & GAS Database: UST, Date of Government Version: 02/06/2019 Tank Status: Currently In Use Tank Status: Removed from Ground Facility Type: ACTIVE Facility Id: 00007758	624 W HOUGHTON AVE	W 0 - 1/8 (0.113 mi.)	E19	40
INDEPENDENT BANK BRA Database: UST, Date of Government Version: 02/06/2019	700 W HOUGHTON AVE	W 1/8 - 1/4 (0.166 mi.)	F20	44

EXECUTIVE SUMMARY

Tank Status: Closed in Ground
 Tank Status: Non-Registered Tank
 Facility Type: CLOSED
 Facility Id: 00042407

SEMPCO	201 N 8TH ST	WNW 1/8 - 1/4 (0.237 mi.)	G25	52
Database: UST, Date of Government Version: 02/06/2019				
Tank Status: Non-Registered Tank				
Facility Type: CLOSED				
Facility Id: 50001353				

OGEMAW CO SHERIFFS D	806 W WRIGHT ST	WSW 1/8 - 1/4 (0.249 mi.)	31	66
Database: UST, Date of Government Version: 02/06/2019				
Tank Status: Removed from Ground				
Facility Type: CLOSED				
Facility Id: 00020081				

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
DANTZERS STANDARD SE	105 W HOUGHTON AVE	E 1/8 - 1/4 (0.241 mi.)	H26	53
Database: UST, Date of Government Version: 02/06/2019				
Tank Status: Removed from Ground				
Tank Status: Currently In Use				
Facility Type: CLOSED				
Facility Id: 00001625				
DR VIJAY KUMAR PROPE	113 N 1ST ST	E 1/8 - 1/4 (0.241 mi.)	H28	63
Database: UST, Date of Government Version: 02/06/2019				
Tank Status: Removed from Ground				
Facility Type: CLOSED				
Facility Id: 00000322				

State and tribal institutional control / engineering control registries

MI AUL: A listing of sites with institutional and/or engineering controls in place.

A review of the MI AUL list, as provided by EDR, and dated 12/03/2018 has revealed that there are 4 MI AUL sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
WIB MINI PLAZA FORWA	600 W HOUGHTON AVE	W 0 - 1/8 (0.097 mi.)	E16	33
Facility ID: 00010715				
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
DORE STORE #3	411 WEST HOUGHTON AV	ENE 0 - 1/8 (0.026 mi.)	B6	12
Facility ID: 00014893				
DORE STORE #7	411 WEST HOUGHTON AV	ENE 0 - 1/8 (0.026 mi.)	B7	13
Facility ID: 00014893				
WEST BRANCH DPW GARA	113 NORTH FIRST STRE	E 1/8 - 1/4 (0.241 mi.)	H27	61
Facility ID: 00000322				

EXECUTIVE SUMMARY

State and tribal Brownfields sites

MI BROWNFIELDS: Brownfields and USTfield Site Database.

A review of the MI BROWNFIELDS list, as provided by EDR, has revealed that there is 1 MI BROWNFIELDS site within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
DANTZERS STANDARD SE Database: BROWNFIELDS, Date of Government Version: 01/15/2016 Facility Id: 00001625 Ernie Id Number: 65000012	105 W HOUGHTON AVE	E 1/8 - 1/4 (0.241 mi.)	H26	53

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Hazardous waste / Contaminated Sites

MI INVENTORY: The Inventory of Facilities has three data sources: Facilities under Part 201, Environmental Remediation, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA) identified through state funded or private party response activities (Projects); Facilities under Part 213, Leaking Underground Storage Tanks of the NREPA; and Facilities identified through submittals of Baseline Environmental Assessments (BEA) submitted pursuant to Part 201 or Part 213 of the NREPA. The Part 201 Projects Inventory does not include all of the facilities that are subject to regulation under Part 201 because owners are not required to inform the Department of Environmental Quality (DEQ) about the facilities and can pursue cleanup independently. Facilities that are not known to DEQ are not on the Inventory, nor are locations with releases that resulted in low environmental impact. Part 213 facilities listed here may have more than one release; a list of releases for which corrective actions have been completed and list of releases for which corrective action has not been completed is located on the Leaking Underground Storage Tanks Site Search webpage. The DEQ may or may not have reviewed and concurred with the conclusion that the corrective actions described in a closure report meets criteria. A BEA is a document that new or prospective property owners/operations disclose to the DEQ identifying the property as a facility pursuant to Part 201 and Part 213. The Inventory of BEA Facilities overlaps in part with the Part 201 Projects facilities and Part 213 facilities. There may be more than one BEA for each facility.

A review of the MI INVENTORY list, as provided by EDR, and dated 01/22/2019 has revealed that there are 14 MI INVENTORY sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
WIB MINI PLAZA FORWA Facility ID: 00010715	600 W HOUGHTON AVE	W 0 - 1/8 (0.097 mi.)	E16	33
SCHMITT TIRE & GAS Facility ID: 00007758	624 W HOUGHTON AVE	W 0 - 1/8 (0.113 mi.)	E19	40
INDEPENDENT BANK BRA Facility ID: 00042407	700 W HOUGHTON AVE	W 1/8 - 1/4 (0.166 mi.)	F20	44
Not reported	700 W. HOUGHTON AVE.	W 1/8 - 1/4 (0.166 mi.)	F21	46
ROBERT CHERRY Facility ID: 65000066	201 N 8TH ST	WNW 1/8 - 1/4 (0.237 mi.)	G23	47
BAKER, THOMAS E. #1 Facility ID: 65000019	321 NORTH 6TH ST.	NNW 1/8 - 1/4 (0.243 mi.)	30	66
DEAN ARBOUR FORD PRO	912 WEST HOUGHTON AV	W 1/4 - 1/2 (0.303 mi.)	I34	68

EXECUTIVE SUMMARY

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
Not reported DANTZERS STANDARD SE Facility ID: 00001625	417 WEST HOUGHTON AV 105 W HOUGHTON AVE	ENE 0 - 1/8 (0.020 mi.) E 1/8 - 1/4 (0.241 mi.)	A4 H26	11 53
DR VIJAY KUMAR PROPE Facility ID: 00000322	113 N 1ST ST	E 1/8 - 1/4 (0.241 mi.)	H28	63
DANTZER'S STANDARD S Facility ID: 65000012	105 HOUGHTON AVE.	E 1/8 - 1/4 (0.241 mi.)	H29	65
NORTHERN BAY INVESTM Facility ID: 00041756	400 E HOUGHTON AVE	E 1/4 - 1/2 (0.422 mi.)	J36	69
DORE STORE 7 WEST BR Facility ID: 00014893	411 E HOUGHTON AVE	E 1/4 - 1/2 (0.429 mi.)	J38	71
PROPOSED RITE AID ST Facility ID: 00039387	501 E HOUGHTON AVE	E 1/4 - 1/2 (0.489 mi.)	K42	85

MI PART 201: A Part 201 Listed site is a location that has been evaluated and scored by the DEQ using the Part 201 scoring model. The location is or includes a "facility" as defined by Part 201, where there has been a release of a hazardous substance(s) in excess of the Part 201 residential criteria, and/or where corrective actions have not been completed under Part 201 to meet the applicable cleanup criteria for unrestricted residential use. The Part 201 List does not include all of the sites of contamination that are subject to regulation under Part 201 because owners are not required to inform the DEQ about the sites and can pursue cleanup independently. Sites of environmental contamination that are not known to DEQ are not on the list, nor are sites with releases that resulted in low environmental impact.

A review of the MI PART 201 list, as provided by EDR, and dated 10/01/2013 has revealed that there are 3 MI PART 201 sites within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
ROBERT CHERRY Facility Status: Interim Response in progress Facility ID: 65000066	201 N 8TH ST	WNW 1/8 - 1/4 (0.237 mi.)	G23	47
TAYLOR BUILDING PROD Facility Status: Interim Response in progress Facility ID: 65000010	631 NORTH THIRD ST	N 1/2 - 1 (0.572 mi.)	44	88

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SURLINE ELEM SCHOOL Facility Status: Delisted - no longer meets criteria specified in rules Facility ID: 65000051	147 STATE STREET	NE 1/4 - 1/2 (0.372 mi.)	35	68

MI DEL PART 201: A deleted site has been removed from the Part 201 List because information known to the DEQ at the time of the evaluation does not support inclusion on the Part 201 List. This designation is often applied to sites where changes in cleanup criteria resulted in a determination that the site no longer exceeds any applicable cleanup criterion. A delisted site has been removed from the Part 201 List because response actions have reduced the levels of contaminants to concentrations which meet or are below the criteria for unrestricted residential use.

A review of the MI DEL PART 201 list, as provided by EDR, and dated 08/01/2013 has revealed that

EXECUTIVE SUMMARY

there are 2 MI DEL PART 201 sites within approximately 1 mile of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SURLINE ELEM SCHOOL Facility Id: 65000051	147 STATE STREET	NE 1/4 - 1/2 (0.372 mi.)	35	68
PEPSI COLA BOTTLING Facility Id: 65000036	610 PARKWAY DRIVE	SE 1/2 - 1 (0.802 mi.)	45	88

Other Ascertainable Records

RCRA NonGen / NLR: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 03/25/2019 has revealed that there are 2 RCRA NonGen / NLR sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
MERCANTILE BANK OF M EPA ID:: MIK173373277	115 5TH ST	W 0 - 1/8 (0.035 mi.)	C9	15
ROBERT CHERRY EPA ID:: MI0001000439	201 N 8TH ST	WNW 1/8 - 1/4 (0.237 mi.)	G23	47

MI BEA: A BEA is a document that new or prospective property owners/operations disclose to the DEQ identifying the property as a facility pursuant to Part 201 and Part 213. The Inventory of BEA Facilities overlaps in part with the Part 201 Projects facilities and Part 213 facilities. There may be more than one BEA for each facility.

A review of the MI BEA list, as provided by EDR, and dated 08/21/2013 has revealed that there are 4 MI BEA sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
INDEPENDENT BANK BRA DEAN ARBOUR FORD PRO	700 W HOUGHTON AVE 912 WEST HOUGHTON AV	W 1/8 - 1/4 (0.166 mi.) W 1/4 - 1/2 (0.303 mi.)	F20 I33	44 68
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
Not reported DANTZER'S STANDARD S	417 WEST HOUGHTON AV 105 HOUGHTON AVE.	ENE 0 - 1/8 (0.020 mi.) E 1/8 - 1/4 (0.241 mi.)	A5 H29	12 65

MI DRYCLEANERS: A listing of drycleaning facilities in Michigan.

A review of the MI DRYCLEANERS list, as provided by EDR, and dated 01/15/2019 has revealed that there is 1 MI DRYCLEANERS site within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SELLEYS CLEANERS	135 NORTH 4TH	NE 0 - 1/8 (0.066 mi.)	D14	32

EXECUTIVE SUMMARY

Establishment#: 6500001

RI MANIFEST: Hazardous waste manifest information

A review of the RI MANIFEST list, as provided by EDR, and dated 12/31/2017 has revealed that there is 1 RI MANIFEST site within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SELLEYS CLEANERS EPA Id: MID985619576 Manifest Document Number: 002786154SKS	135 N 4TH	NE 0 - 1/8 (0.066 mi.)	D13	22

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR Hist Auto: EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

A review of the EDR Hist Auto list, as provided by EDR, has revealed that there are 5 EDR Hist Auto sites within approximately 0.125 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
REED ENTERPRISES	502 W HOUGHTON	WNW 0 - 1/8 (0.037 mi.)	C10	17
MATTESON MARATHON SE	520 W HOUGHTON AVE	WNW 0 - 1/8 (0.048 mi.)	C12	22
W B MINI	600 W HOUGHTON AVE	W 0 - 1/8 (0.097 mi.)	E15	33
SCHMITT TIRE & GAS	624 W HOUGHTON ST	W 0 - 1/8 (0.113 mi.)	E18	39
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
DORES MOBILE INC	411 W HOUGHTON AVE	ENE 0 - 1/8 (0.026 mi.)	B8	15

EXECUTIVE SUMMARY

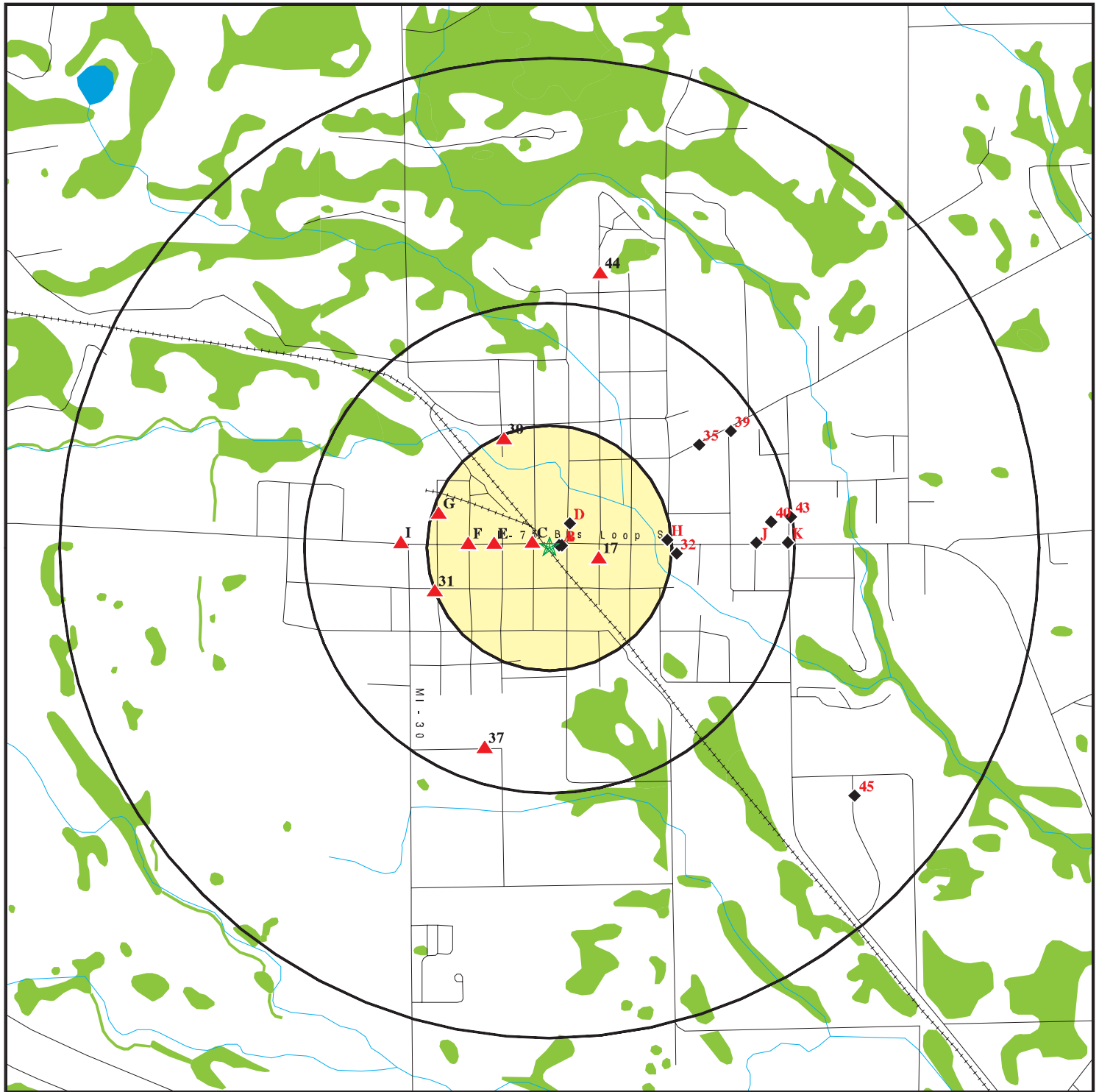
Due to poor or inadequate address information, the following sites were not mapped. Count: 1 records.

Site Name

Database(s)

MI CDL

OVERVIEW MAP - 5625079.2S



★ Target Property

▲ Sites at elevations higher than or equal to the target property

◆ Sites at elevations lower than the target property

⚙ Manufactured Gas Plants

🏠 National Priority List Sites

🏠 Dept. Defense Sites

🏠 Indian Reservations BIA

🌿 National Wetland Inventory

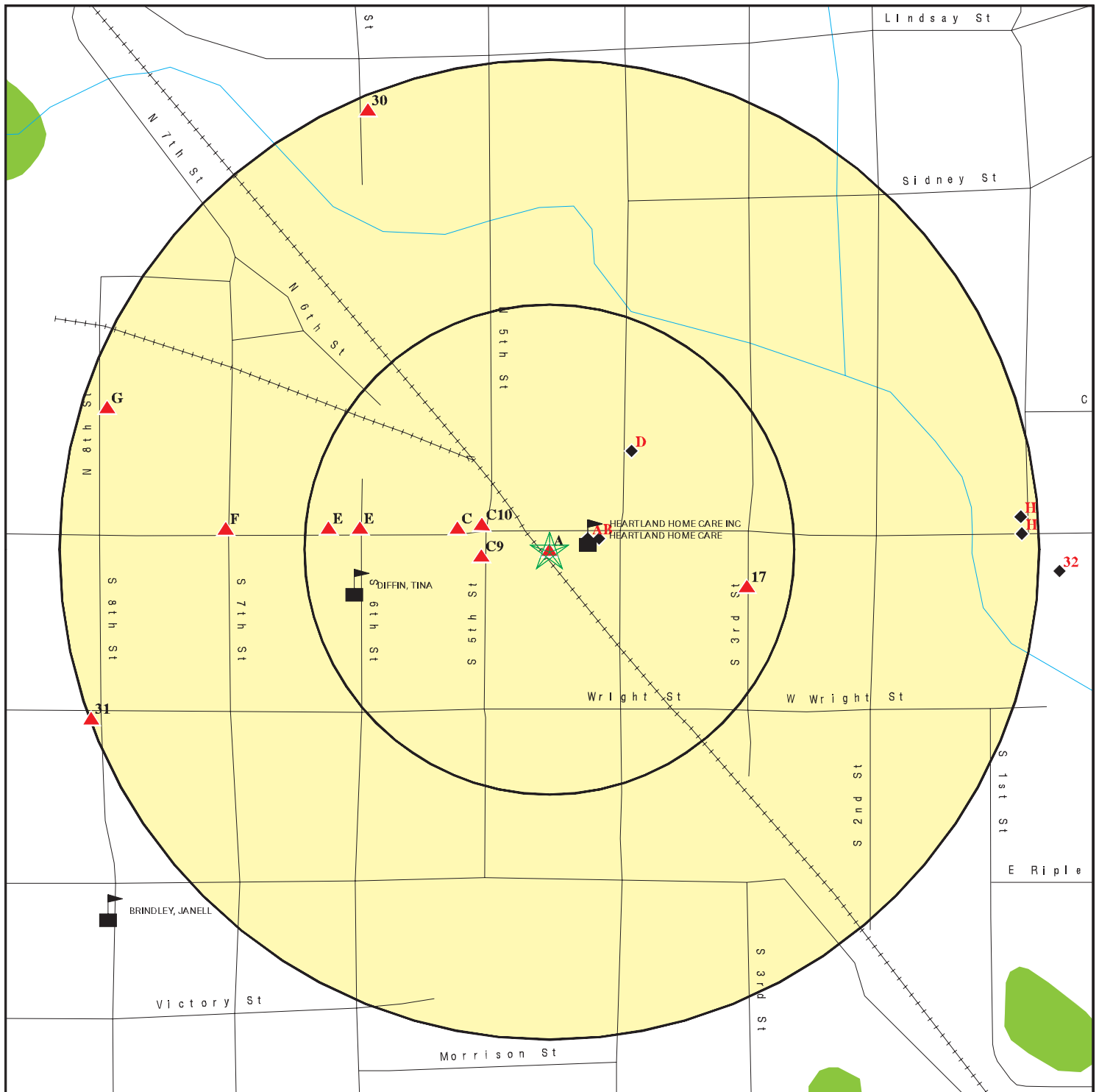
🌿 State Wetlands

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: 404 W Houghton Avenue
ADDRESS: 404 W Houghton Avenue
West Branch MI 48661
LAT/LONG: 44.276128 / 84.240577

CLIENT: Triterra
CONTACT: Diana Major
INQUIRY #: 5625079.2s
DATE: April 18, 2019 9:41 am

DETAIL MAP - 5625079.2S



- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ⚙ Manufactured Gas Plants
- ⚠ Sensitive Receptors
- 🚒 National Priority List Sites
- 🚒 Dept. Defense Sites

- Indian Reservations BIA
- National Wetland Inventory
- State Wetlands

0 1/16 1/8 1/4 Miles



This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: 404 W Houghton Avenue
 ADDRESS: 404 W Houghton Avenue
 West Branch MI 48661
 LAT/LONG: 44.276128 / 84.240577

CLIENT: Triterra
 CONTACT: Diana Major
 INQUIRY #: 5625079.2s
 DATE: April 18, 2019 9:42 am

ATTACHMENT 5
HISTORICAL RECORDS



404 W Houghton Avenue

404 W Houghton Avenue

West Branch, MI 48661

Inquiry Number: 5634455.3

April 28, 2019

Certified Sanborn® Map Report



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

04/28/19

Site Name:

404 W Houghton Avenue
404 W Houghton Avenue
West Branch, MI 48661
EDR Inquiry # 5634455.3

Client Name:

Triterra
1375 S. Washington Ave Suite 300
Lansing, MI 48910
Contact: Diana Major



The Sanborn Library has been searched by EDR and maps covering the target property location as provided by Triterra were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.edrnet.com/sanborn.

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Certified Sanborn Results:

Certification # 1637-4CA2-9ECF

PO # 19-2122

Project NA

Maps Provided:

1944
1926
1909
1904
1898
1893



Sanborn® Library search results

Certification #: 1637-4CA2-9ECF

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- ☒ Library of Congress
- ☒ University Publications of America
- ☒ EDR Private Collection

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Sanborn Sheet Key

This Certified Sanborn Map Report is based upon the following Sanborn Fire Insurance map sheets.



1944 Source Sheets



Volume 1, Sheet 2
1944

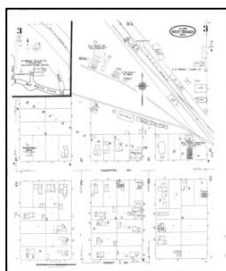


Volume 1, Sheet 3
1944

1926 Source Sheets



Volume 1, Sheet 2
1926



Volume 1, Sheet 3
1926

1909 Source Sheets



Volume 1, Sheet 2
1909

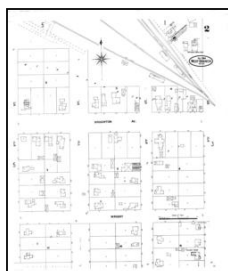


Volume 1, Sheet 3
1909

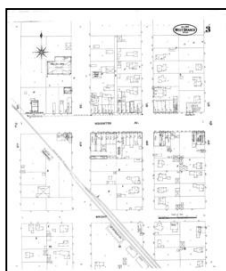


Volume 1, Sheet 5
1909

1904 Source Sheets



Volume 1, Sheet 2
1904



Volume 1, Sheet 3
1904

Sanborn Sheet Key

This Certified Sanborn Map Report is based upon the following Sanborn Fire Insurance map sheets.



1898 Source Sheets

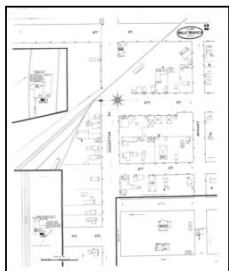


Volume 1, Sheet 2
1898

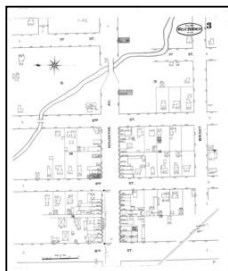


Volume 1, Sheet 3
1898

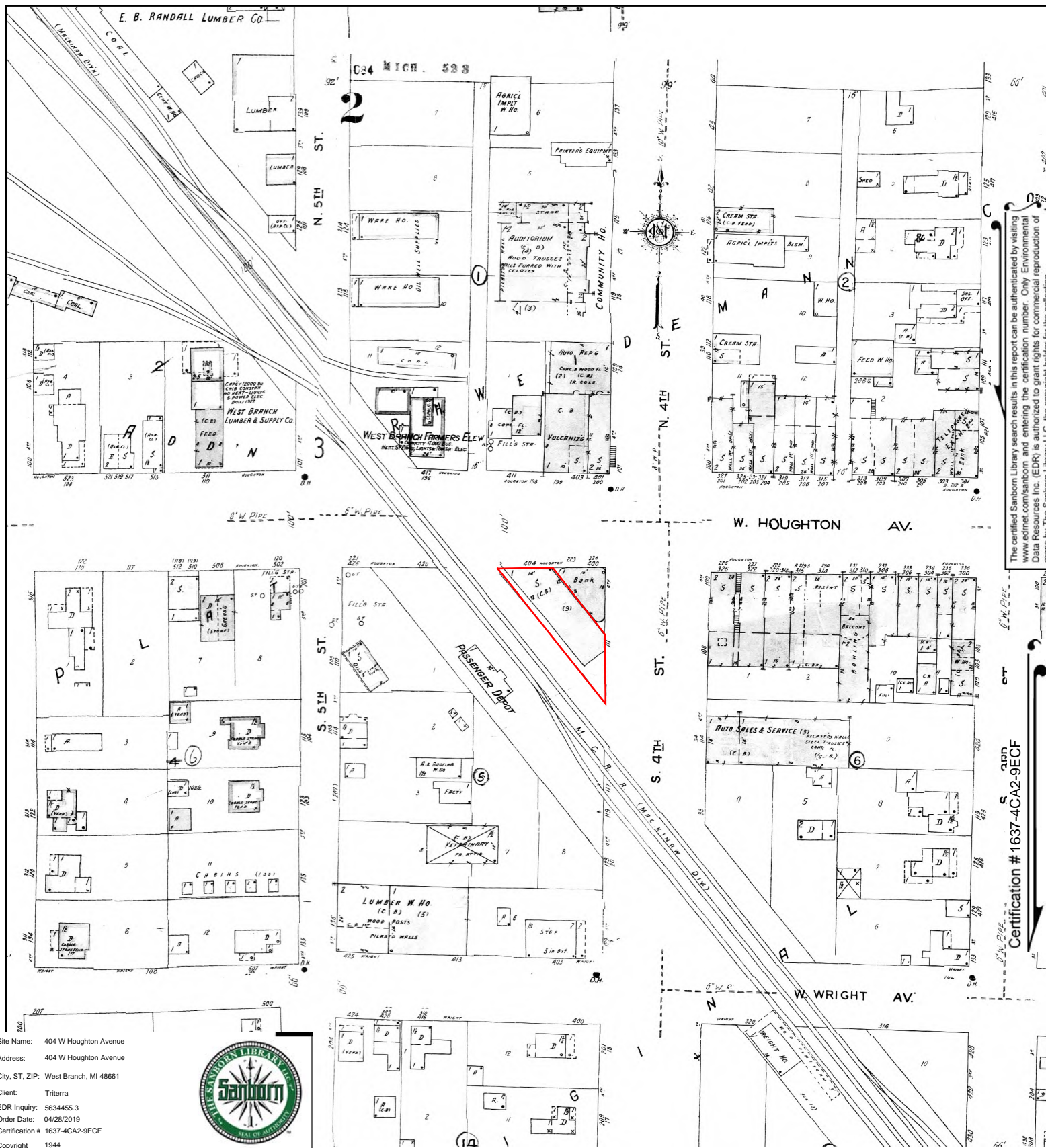
1893 Source Sheets



Volume 1, Sheet 2
1893



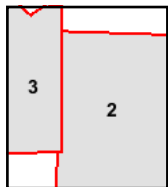
Volume 1, Sheet 3
1893



Site Name: 404 W Houghton Avenue
 Address: 404 W Houghton Avenue
 City, ST, ZIP: West Branch, MI 48661
 Client: Triterra
 EDR Inquiry: 5634455.3
 Order Date: 04/28/2019
 Certification #: 1637-4CA2-9ECF
 Copyright 1944



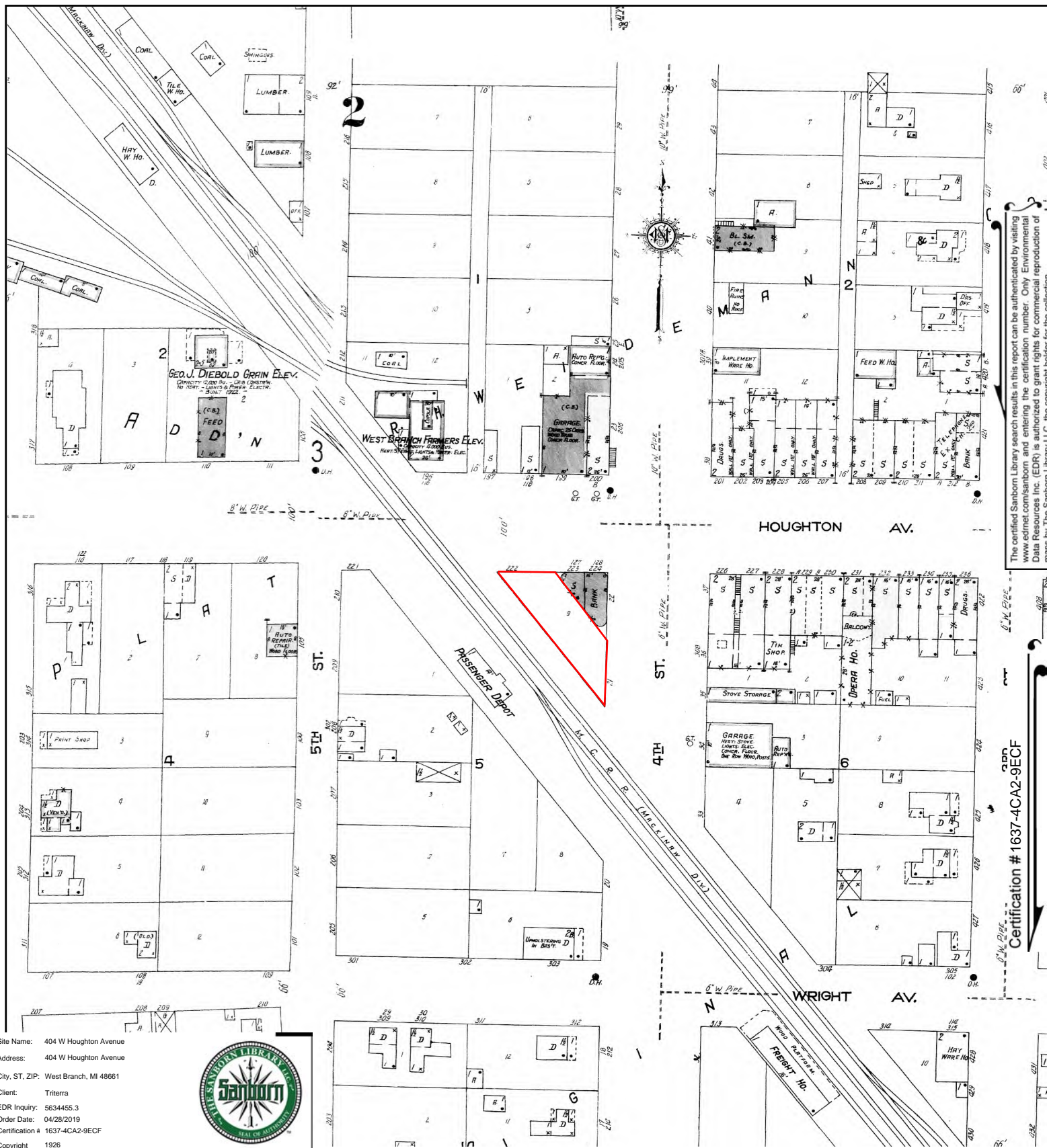
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 Outlined areas indicate map sheets within the collection.



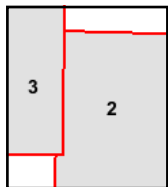
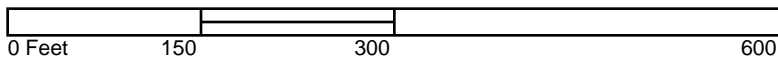
Volume 1, Sheet 3
 Volume 1, Sheet 2

0 Feet 150 300 600



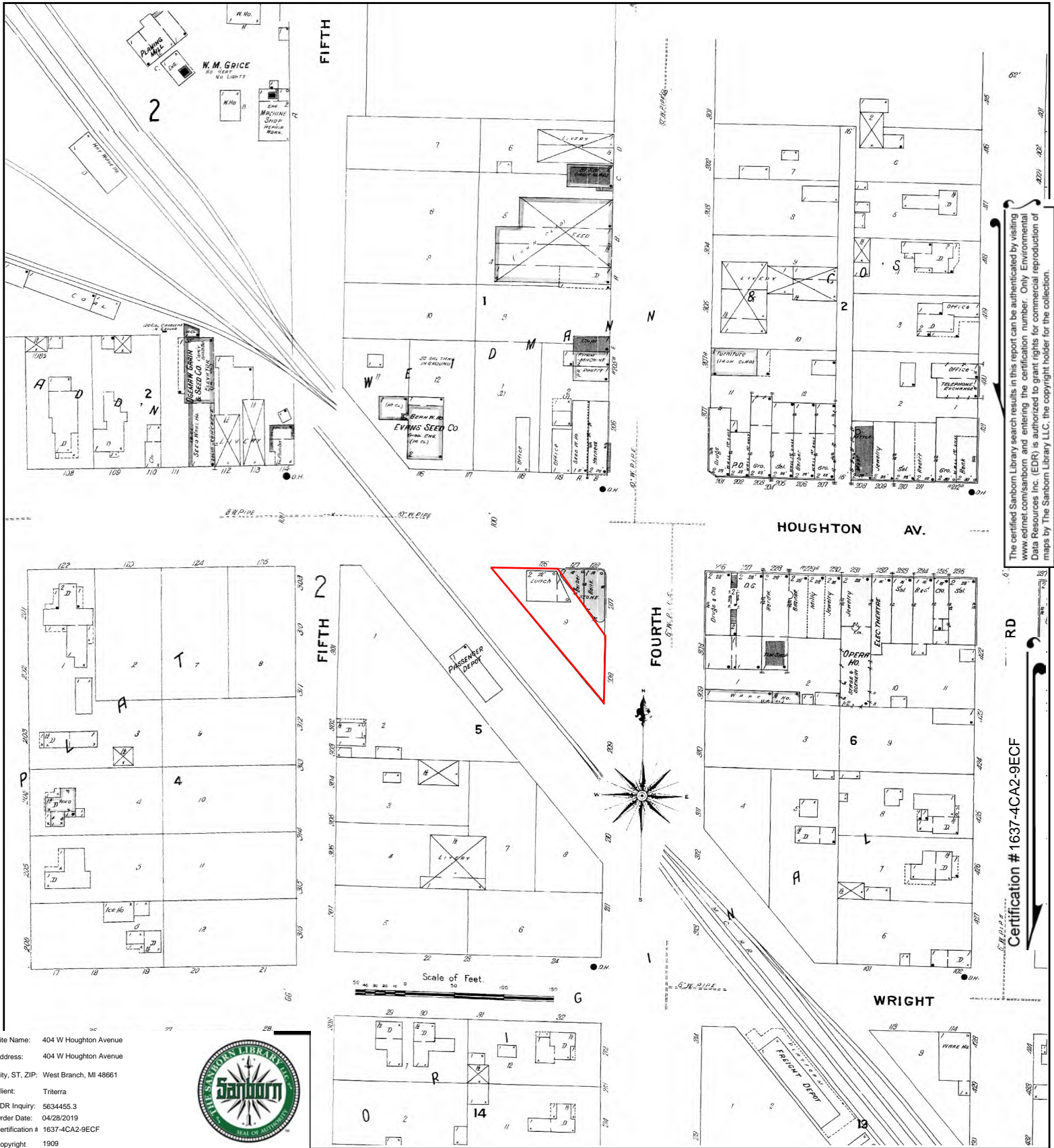


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Volume 1, Sheet 3
 Volume 1, Sheet 2

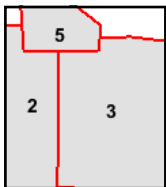




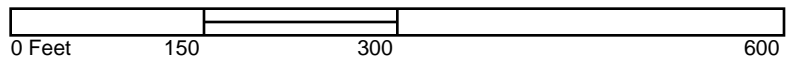
Site Name: 404 W Houghton Avenue
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 City, ST, ZIP: West Branch, MI 48661
 Client: Triterra
 EDR Inquiry: 5634455.3
 Order Date: 04/28/2019
 Certification # 1637-4CA2-9ECF
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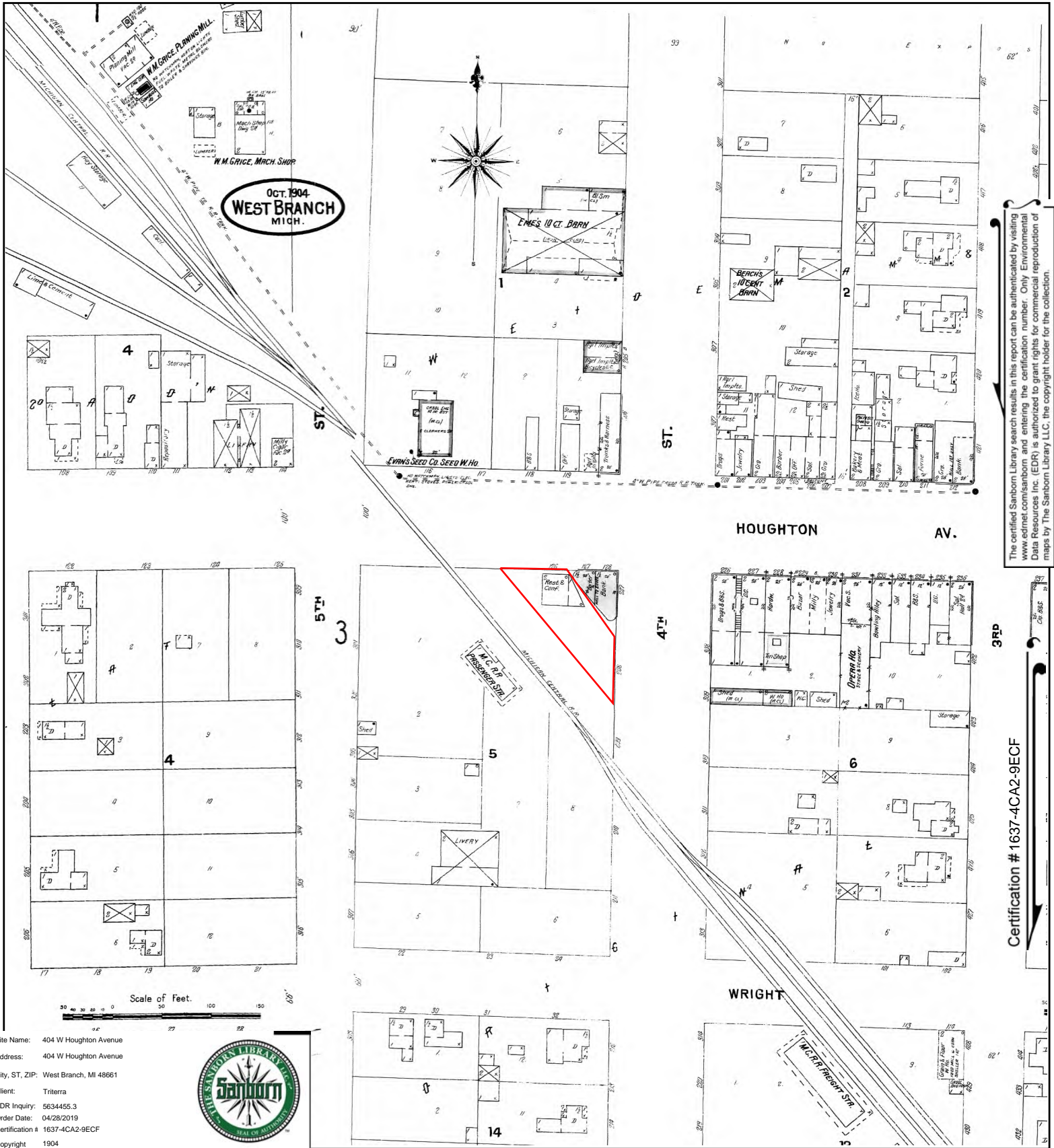


Volume 1, Sheet 5
 Volume 1, Sheet 3
 Volume 1, Sheet 2

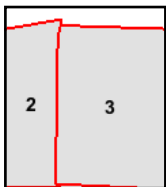
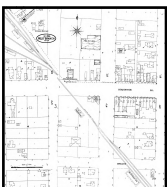
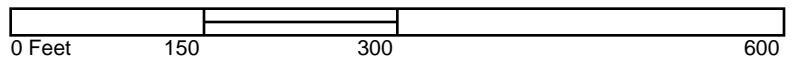


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Volume 1, Sheet 3
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