



environmental consulting solutions
523 W. Sunnybrook Drive, Royal Oak, Michigan 48073

PHASE I ENVIRONMENTAL SITE ASSESSMENT

3401 PLATT ROAD
ANN ARBOR, MICHIGAN 48104

ECS PROJECT N100-0006

PREPARED FOR:
NORSTAR DEVELOPMENT USA, L.P.
733 BROADWAY
ALBANY, NEW YORK 12207

SEPTEMBER 2, 2014



environmental consulting solutions
523 W. Sunnybrook Drive, Royal Oak, Michigan 48073

September 2, 2014

Mr. Richard Higgins
Norstar Development USA, L.P.
733 Broadway
Albany, New York 12207

**Re: Phase I Environmental Site Assessment
3401 Platt Road, Ann Arbor, Michigan
Environmental Consulting Solutions, LLC Project N100-0006**

Dear Mr. Higgins:

Environmental Consulting Solutions, LLC (ECS) has completed the Phase I Environmental Site Assessment (ESA) of the residential property located at 3401 Platt Road in Ann Arbor, Washtenaw County, Michigan. The results of the Phase I ESA are presented in the attached Report.

We are pleased to provide this service and hope that we can be of service in the future. Should you have any questions or require further information, please do not hesitate to call me at (248) 763-3639.

Sincerely,
Environmental Consulting Solutions, LLC

A handwritten signature in black ink that reads "Andrew J. Foerg". The signature is written in a cursive, slightly slanted style.

Andrew J. Foerg, CPG
President



environmental consulting solutions
523 W. Sunnybrook Drive, Royal Oak, Michigan 48073

LETTER OF RELIANCE

September 2, 2014

PRIVILEGED AND CONFIDENTIAL

Mr. Dan Lince, Environmental Manager
Rental Development Division
Michigan State Housing Development Authority
735 East Michigan Avenue
Lansing, Michigan 48912

**Re: Phase I Environmental Site Assessment
3401 Platt Road, Ann Arbor, Michigan
Environmental Consulting Solutions, LLC Project N100-0006
Dated: September 2, 2014**

Dear Mr. Lince:

Please find enclosed the Phase I Environmental Site Assessment for the subject property dated September 2, 2014 to the Michigan State Housing Development Authority.

It is our understanding that the information contained in the Phase I Environmental Site Assessment will be used by the Authority in considering proposed financing of residential development of the subject property and, furthermore, that the Authority may rely upon the Phase I Environmental Site Assessment as if it were issued to the Authority.

I **represent** that the attached is a true, correct and complete copy of the Phase I Environmental Site Assessment for the above captioned property and that the report represents my professional opinion of the site as of this date and that I meet the definition of an Environmental Professional as defined in Section 312.10 of 40 CFR 312. I also **represent** that the Phase I Environmental Site Assessment including the evaluation, recommendations, and conclusions as of this date has been performed in conformance with the scope and limitations of the ASTM Practice E1527-13, ASTM Practice E 2600-10 and MSHDA'S Environmental Review Requirements for 2014.

Sincerely,
Environmental Consulting Solutions, LLC

Andrew J. Foerg, CPG
President

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SECTION 1.0: EXECUTIVE SUMMARY

Section 1.1: Phase I ESA Summary and Conclusions

Environmental Consulting Solutions, LLC (ECS) has completed a Phase I Environmental Site Assessment (ESA) of the residential property located at 3401 Platt Road, Ann Arbor, Washtenaw County, Michigan (hereafter referred to as the "Subject Property"). This Phase I ESA was conducted in general accordance with (1) the United States Environmental Protection Agency (USEPA) Standards and Practices for All Appropriate Inquiries {(AAI), 40 CFR Part 312} (2) guidelines established by the American Society for Testing and Materials (ASTM) in the *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process / Designation E 1527-13* (ASTM Standard Practice E 1527-13) (3) *ASTM Standard Practice for Vapor Encroachment Screening on Property involved in Real Estate Transactions / Designation E 2600-10* (ASTM Standard Practice E 2600-10) and (4) MSHDA's 2014 Environmental Review Requirements (dated 3/12/14).

The Report was prepared for the exclusive use of NORSTAR DEVELOPMENT USA, L.P., the CITY OF ANN ARBOR, ANN ARBOR HOUSING COMMISSION, and the MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY, each of whom may rely on the Report's contents.

The subject property contains approximately 1.17 acres and is located on the west side of Platt Road, at the intersection of Platt Road and Sharon Drive in Ann Arbor, Michigan. The subject property is located in Section 11, Township 3 South, Range 6 East, Ann Arbor, Washtenaw County, Michigan.

The Subject Property is developed with a duplex residential building, and associated parking area and landscaping. The adjoining properties are developed with residences.

Reasonably ascertainable records for the subject property extended back to approximately 1904. Data failure occurred prior to that date. However, no significant data gaps were identified during the completion of this Phase I ESA. Standard historical sources were able to document the first developed use of the subject property occurred prior to 1937 at which time the Subject property was developed as an agricultural field. What appears to be the current residential structure was first observed in the 1949 aerial photograph.

In the professional opinion of ECS, an appropriate level of inquiry has been made into the previous ownership and uses of the property consistent with good commercial and customary practice in an effort to minimize liability, and no evidence or indication of RECs has been revealed.

Conclusions

ECS has performed an Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E-1527-13, ASTM Practice E 2600-10 and the Michigan State Housing Development Authority (MSHDA) Environmental Review Guidelines for 2014 of the property located at 3401 Platt Road, Ann Arbor, Washtenaw County, Michigan. Any exceptions to or deletions from this practice are described in the Limitations section of this report.

No RECS were identified and no further investigation is warranted.

Section 1.2: Identified Data Gaps

ECS did not identify significant data gaps during the completion of this Phase I ESA.

Section 1.3: Liens or Activity and Use Limitations

The Client did not report any: (1) environmental cleanup liens against the subject property that are filed or recorded under federal, tribal, state, or local law; or (2) activity and use limitations (AULs), such as engineering controls, land use restrictions or institutional controls, that are in place at the subject property and/or have been filed or recorded in a registry under federal, tribal, state, or local law.

ECS obtained a copy of the current Michigan Department of Environmental Quality (MDEQ) **Remediation and Redevelopment Division Perfected Lien List** dated January 24, 2014. There was no information regarding environmental liens encumbering the subject property.

The summary presented above is general in nature and should not be considered apart from the entire text of the report, which contains the qualifications, considerations and subject property details mentioned herein. Details of findings and conclusions are elaborated upon in this report.

SECTION 2.0: INTRODUCTION

Environmental Consulting Solutions, LLC (ECS) has completed a Phase I Environmental Site Assessment (ESA) of the residential property located at 3401 Platt Road, Ann Arbor, Washtenaw County, Michigan (hereafter referred to as the "Subject Property"). This Phase I ESA was conducted in general accordance with (1) the United States Environmental Protection Agency (USEPA) Standards and Practices for All Appropriate Inquiries (AAI), 40 CFR Part 312} (2) guidelines established by the American Society for Testing and Materials (ASTM) in the *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process / Designation E 1527-13* (ASTM Standard Practice E 1527-13) (3) *ASTM Standard Practice for Vapor Encroachment Screening on Property involved in Real Estate Transactions / Designation E 2600-10* (ASTM Standard Practice E 2600-10) and (4) MSHDA's 2014 Environmental Review Requirements (dated 3/2/14).

Section 2.1: Purpose

ECS was retained to conduct this Phase I ESA of the Subject Property to assist the purchasers in procuring financing for demolition and new construction activities. The ESA was designed to be consistent with the All Appropriate Inquiries regulations of USEPA and ASTM Standard E1527-13 and to provide the owner of the property an objective, professional opinion of environmental risks, if any, associated with the property through the identification of RECs, to the extent feasible pursuant to the process prescribed in the Standard.

Section 2.2: Detailed Scope of Services

ECS's scope-of-services is based on its proposal dated August 8, 2014, and the terms and conditions of that agreement. This Phase I ESA included the following:

- A visual survey of the property to identify areas of potential environmental concern. Color photographs taken to document the Subject Property conditions at the time of the reconnaissance are included in this Report.
- A visual observation of neighboring properties or facilities to assess whether surface conditions on these properties may have adverse environmental impact on the Subject Property.
- Historical land use review of the Subject Property back to 1940 or the first developed use, whichever occurred earlier.
- Collection and review of existing published information relating to general geology, hydrogeology, and topographical information for the Subject Property.
- A regulatory agency file search to identify federal and state listed sites of known or potential environmental concerns located within the minimum search distances from the Subject Property as specified in ASTM E1527-13 and EPA's All Appropriate Inquiry codified in federal regulation - *40 CFR, Part 312*.

- Interviews with the Subject Property owner, the owner's representative(s), representatives of the state, county, and local regulatory agencies, or other person's with knowledge of the site.
- Vapor Encroachment Screen (VES).
- Evaluation of compiled information and preparation of a report.

Section 2.3: Significant Assumptions

ECS assumes the information reviewed in this assessment (including government records and environmental databases, prior ESAs, and historical sources) are reliable and accurate. We also assume all interviewees have responded truthfully and to the extent of their knowledge.

Section 2.4: Limitations and Exceptions

The information gathered for this Phase I ESA is limited to information that is publicly available, obtainable within reasonable time and cost constraints, and is practically reviewable. It is also limited to conspicuous visual indicators encountered during the Subject Property reconnaissance. The ESA interpretations are made within the context of these limitations.

There were no deletions from the ASTM Standard.

The findings of this report are valid as of the SEPTEMBER 2, 2014, subject to the Phase I ESA Limitations listed above.

Section 2.5: Special Terms and Conditions

To the best of ECS's knowledge, no special terms or conditions apply to the preparation of this Phase I ESA.

Section 2.6: User Reliance

The Report was prepared for the exclusive use of NORSTAR DEVELOPMENT USA, L.P., CITY OF ANN ARBOR, ANN ARBOR HOUSING COMMISSION, and the MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY, each of whom may rely on the Report's contents.

ECS acknowledges that these parties may rely on the contents and conclusions presented in this report. Unless stated otherwise in writing, ECS makes no other warranty, representation, or extension of reliance upon the findings of this report to any other entity or third party.

SECTION 3.0: SUBJECT PROPERTY DESCRIPTION

Section 3.1: Location and Legal Description

The subject property contains approximately 1.17 acres and is located on the west side of Platt Road, at the intersection of Platt Road and Sharon Drive in Ann Arbor, Michigan. The subject property is located in Section 11, Township 3 South, Range 6 East, Ann Arbor, Washtenaw County, Michigan. The legal description of the subject property is presented in Section 10.6. *Figure 1, Site Location Map* depicts the general location of the Subject Property.

Section 3.2: Subject Property and Vicinity Characteristics

Based on visual observations, the Subject Property is located in a residentially developed area of Ann Arbor. The Subject Property is developed with a duplex residential building and associated parking area and landscaping. The adjoining properties are developed with residential properties. *Figure 2, Site Development Plan* and *Figure 3, Site Features Diagram* depict the general layout of the Subject Property.

Section 3.3: Current Use of the Property

The subject property is currently occupied by a duplex residential building.

Section 3.4: Descriptions of Structures, Roads and Other Improvements on the Property

The Subject Property is occupied by a one-story duplex residential building. The building is approximately 2,300 square feet and is occupied by two tenants. Addresses used at the building include 3401 and 3405 Platt Road. Each portion of the duplex contains a kitchen, bathrooms, bedrooms and utility/laundry rooms.

The western portion of the property is occupied by the residence, a paved driveway and parking area and landscaping. There are small side by side backyards separated by a fence. The eastern two thirds of the property is heavily treed/vegetated and drops down to the Swift Drain, which marks the eastern edge of the property.

ECS did not observe any groundwater wells on the Subject Property during the site reconnaissance. The Subject Property area receives drinking water from the City of Ann Arbor.

ECS did not observe signs of septic systems or wastewater lagoons on the Subject Property during the site reconnaissance. Wastewater generated at the Subject Property is discharged to the City of Ann Arbor sanitary sewer. Additionally, surface run off from the Subject Property is collected by existing storm sewers and discharged to the City of Ann Arbor municipal storm sewers.

Section 3.5: Current Uses of Adjoining Properties

Adjoining properties were viewed from the subject property and/or public roadways. Current uses of the adjoining properties include:

North: Residential

South: Vacant, with multi-family residential beyond

East: The Swift Drain with residential beyond

West: Platt Road with Sharon Drive and residential beyond

SECTION 4.0: USER PROVIDED INFORMATION

ECS provided Ms. Lori Harris of Norstar Development USA, L.P. (i.e. the User) with a copy of MSHDA's User's Environmental Questionnaire and Disclosure Statement, which was completed and returned to ECS. None of the questions were answered in the affirmative or in a manner that would suggest the potential for RECs. No other specialized knowledge or experience of the subject property was provided to ECS by the User.

Section 4.1: Title Records

A chain of title search was not provided to ECS for review.

Section 4.2: Environmental Liens or Activity and Use Limitations

The Client did not report any:

- Environmental cleanup liens against the subject property that are filed or recorded under federal, tribal, state, or local law
- Activity and use limitations (AULs), that are in place at the subject property and/or have been filed or recorded in a registry under federal, tribal, state, or local law.

ECS obtained a copy of the current Michigan Department of Environmental Quality (MDEQ) **Remediation and Redevelopment Division Perfected Lien List** dated January 24, 2014. There was no information regarding environmental liens encumbering the subject property. A copy of the MDEQ RRD Perfected Lien List is presented in Section 10.6.

Section 4.3: Specialized Knowledge of the User

Ms. Harris did not report any other specialized knowledge or experience, actual knowledge, or commonly known or reasonable ascertainable information that is material to identifying recognized environmental conditions in connection with the subject property.

Section 4.4: Commonly Known or Reasonably Ascertainable Information

Ms. Harris did not report knowledge of any commonly known or reasonably ascertainable information within the local community that is material to RECs in connection with the subject property.

Section 4.5: Valuation Reduction for Environmental Issues

Ms. Harris did not report knowledge of, or reason to anticipate, a reduction in the value of the subject property for environmental issues.

Section 4.6: Owner, Property Manager, and Occupant Information

ECS interviewed the owner of the Subject Property, Tony Ratliff. Mr. Ratliff has been the owner since 1972. To his knowledge the Subject Property has always been residential, as have the surrounding properties. The residence is configured as a duplex rental property, with separate tenants on each side. He was unaware of known or potential environmental concerns associated with the Subject Property or surrounding properties. He indicated that the property is serviced by public utilities (potable water, sanitary sewer, electric, natural gas, storm sewer). He had no knowledge regarding former or existing ASTs/USTs, chemical use, releases, dumping/landfilling, asbestos, radon, wetlands, other environmental concerns or existing documents related to potential environmental concerns. A copy of the Owner/Occupant Questionnaire is included in Section 10.6.

Section 4.7: Reason for Performing this Phase I ESA

According to Ms. Harris, this Phase I ESA was conducted to fulfill due diligence requirements associated with the purchase of the property as well as MSHDA's requirements as part of an application for a MSHDA tax credit.

Section 4.8: Other

Ms. Harris did not provide ECS with any additional information pertaining to the subject property.

A copy of the completed MSHDA User's Environmental Questionnaire and Disclosure Statement, Owner Questionnaire, and the MDEQ RRD Perfected Lien List are presented in Section 10.6.

SECTION 5.0: RECORDS REVIEW

Section 5.1: Standard Environmental Record Sources

ECS retained Environmental Data Resources Inc. (EDR) to provide current environmental database information compiled by a variety of federal and state regulatory agencies. A copy of the database report is included in Section 10.5. The purpose of obtaining this data was to evaluate potential environmental risks associated with the subject property, adjoining sites, and other sites that are within varying distances of up to one mile from the subject property.

Section 5.1.1: Subject Property and Occupant Listings

The EDR Report does not identify the subject property on the referenced databases.

Section 5.1.2: Adjoining and Nearby Sites

The review of the referenced databases considered the potential or likelihood of contamination from adjoining and nearby sites. Only those sites that are judged to present a potential environmental risk to the subject property and/or warrant additional clarification are further evaluated. Using the referenced criteria, and based upon a review of readily available information contained within the EDR Report, ECS did not identify adjoining or nearby sites (properties within a ¼-mile radius) listed in the EDR Report that were judged to present a potential environmental risk to the subject property. Three sites were located within ¼ mile of the Subject Property, although each of the sites was over 900 feet distant and located in a down gradient or cross gradient orientation in terms of estimated groundwater flow direction.

ECS eliminated the remaining properties listed in the EDR database from further consideration based the separation distance and down or cross gradient locations. Therefore, the remaining properties are unlikely to significantly impact the Subject Property.

Section 5.1.3: Orphan Sites

ECS used available mapping software and observations made during the Subject Property reconnaissance to eliminate the 18 identified orphan properties because they appear to be located outside the ASTM target radii for their respective databases.

Section 5.2: Additional Environmental Records Sources

Section 5.2.1: Assessing Records

ECS reviewed online assessing records, which included a legal description of the Subject Property and Sales Information. No information associated with potential environmental

concerns was found. The online assessing record is provided in Section 10.6.

Section 5.2.2: Zoning Department Records

ECS reviewed the City of Ann Arbor on-line zoning information. The subject property is currently zoned "R2A Two-family Dwelling". The review of the Zoning Map did not identify potential environmental concerns associated with the subject property or adjoining properties based on current zoning.

Section 5.2.3: Previous Site Investigations

No previous environmental investigations were provided to ECS for review.

Section 5.3: Physical Setting Source(s)

The United States Geological Survey Division (U.S.G.S.) 7.5-Minute Topographic Map of the Ypsilanti West, Michigan Quadrangle for the subject property was reviewed in accordance with the ASTM standards (Figure 1). Based on the topographic map, the subject property is located at an elevation of approximately 825 feet above mean sea level. In general, the regional area appears to slope to the southeast.

The "Quaternary Geology of Southern Michigan", Department of Geological Sciences, University of Michigan, Ann Arbor, Michigan (1982); and "Bedrock Geology of Southern Michigan", Michigan Department of Natural Resources, Geological Survey Division (1987) were reviewed.

According to the aforementioned sources, in this area of Washtenaw County, quaternary deposits are underlain by bedrock composed of Coldwater Shale. Bedrock is covered by end moraines of medium textured till. The surface sediments in the area of the site generally consist of end moraines of medium textured till, gray to reddish brown, non-sorted glacial debris. The matrix is dominantly loam and silty loam texture with variable amounts of cobbles and boulders. It occurs in narrow linear belts of hummocky relief marking former stillstands of ice-sheet margins and includes small areas of ground moraine as well as outwash. The drift thickness is approximately 20 to 30 meters.

Section 5.4: Historical Use Information on the Property

Section 5.4.1: Aerial Photographs for the Subject Property

Aerial photographs of the Subject Property and surrounding area, provided by EDR from 1937-2012, were reviewed. The aerial photographs indicated the following:

1937: The Subject Property appeared to be developed as agricultural fields.

- 1940: No significant changes were observed from the 1937 aerial photograph.
- 1949: What appears to be the existing residential structure is observed.
- 1956-2012: No significant changes were observed from the 1937 aerial photograph

Except as discussed, the scale and resolution of the aerial photographs limited observation of special Subject Property features, such as relief, areas of staining, soil disturbances or areas of outdoor storage. The Subject Property was developed prior to 1937 as agricultural fields and redeveloped prior to 1949 as a residential property. No indications of RECs were identified on the aerial photographs. A copy of the aerial photographs is presented in Section 10.4.

Section 5.4.2: Historical Sanborn Maps for the Subject Property

According to EDR, Sanborn Fire Insurance Maps of the Subject Property are not available. A copy of the EDR document indicating that the Subject Property is unmapped is presented in Section 10.4.

Section 5.4.3: Local Street Directories for the Subject Property

EDR researched City Directory Listings for the Subject Property from 1910 to 2013. Directories were researched in at least five-year increments, when available. It should not be construed that the earliest date represented is the initial date of occupancy. Platt Road was not listed in the City Directories prior to 1958. The Subject Property (3405 Platt Road) was first listed in 1958. 3401 Platt Road was first listed in 1973. All of the listings for both Subject Property addresses were for private individuals (residential use). No indications of RECs were identified. A copy of the EDR City Directory Report is presented in Section 10.4.

Section 5.5: Historical Use Information on the Adjoining Properties

Section 5.5.1: Aerial Photographs for the Adjoining Properties

Aerial photographs of the Subject Property and adjoining properties, provided by EDR from 1937-2012, were reviewed. The aerial photographs indicated the following:

Aerial Summary for the Adjoining Properties

Year	North Adjoining Property	East Adjoining Property	South Adjoining Property	West Adjoining Properties
1937	Farmhouse	Swift Drain with undeveloped land beyond.	Agricultural land	Platt Road with Sharon Drive and residential development beyond
1940-1956	No significant changes from previous aerial.			

Year	North Adjoining Property	East Adjoining Property	South Adjoining Property	West Adjoining Properties
1962	No significant changes from previous aerial.	No significant changes from previous aerial.	Property appears to be undeveloped	No significant changes from previous aerial.
1967-2012	No significant changes from previous aerial.	Residential development is observed east of the Swift Drain	No significant changes from previous aerial.	No significant changes from previous aerial.

Except as discussed, the scale and resolution of the aerial photographs limited observation of special Site features, such as relief, areas of staining, soil disturbances or areas of outdoor storage. No obvious indications of RECs were identified on the aerial photographs reviewed. A copy of the aerial photographs is presented in Section 10.4.

Section 5.5.2: Historical Sanborn Maps for the Adjoining Properties

According to EDR, Sanborn Fire Insurance Maps of the Subject Property and surrounding area are not available. A copy of the EDR document indicating that this area is unmapped is presented in Section 10.4.

Section 5.5.3: Local Street Directories for the Adjoining Properties

EDR researched City Directory Listings for the nearby properties on Platt Road and Sharon Drive from 1910 to 2013. Directories were researched in at least five-year increments, when available. It should not be construed that the earliest date represented is the initial date of occupancy. The vast majority of the listings were for private individuals (residential use), however several listings indicated commercial uses (Zentech Designs, Perfect Ideas, Care Group, church, State Wall Washing, plumbing contractor). ECS used available mapping software to determine that the addresses where commercial uses were listed were not adjoining the Subject Property. No obvious indications of RECs were identified. A copy of the EDR City Directory Report is presented in Section 10.4.

SECTION 6.0: SITE RECONNAISSANCE

Section 6.1: Methodology and Limiting Conditions

The Subject Property reconnaissance was completed in a meander and search pattern and consisted of visual and/or physical observations of the Subject Property and improvements, adjoining properties as viewed from the Subject Property boundaries, and the surrounding area based on visual observations made from adjacent public thoroughfares.

Andrew Foerg of ECS conducted the site reconnaissance on August 13, 2014. At the time of the reconnaissance, weather conditions were clear with a temperature of approximately 72 degrees Fahrenheit. Site Photographs taken during the reconnaissance of the Subject Property are presented in Section 10.3.

No significant portions of the Subject Property were inaccessible or excluded from this survey with the following exceptions:

- Heavy vegetation obscured the lower portion of the front (west) wall of the building; and,
- The area to the east of the developed and landscaped backyards, running down to the Swift Drain was densely vegetated and overgrown which prevented visual observation of significant portions of this area

Section 6.2: General Subject Property Setting

The Subject Property is occupied by a one-story duplex residential building. The building is approximately 2,300 square feet and is occupied by two tenants. Addresses used at the building include 3401 and 3405 Platt Road. Each portion of the duplex contains a kitchen, bathrooms, bedrooms and utility/laundry rooms.

The western portion of the property is occupied by the residence, a paved driveway and parking area and landscaping. There are small side by side backyards separated by a fence. The eastern two thirds of the property is heavily treed/vegetated and drops down to the Swift Drain, which marks the eastern edge of the property. The Subject Property is surrounded by residential development.

Section 6.3: Exterior Observations

The Subject Property building is a one-story ranch style structure set up as a side by side duplex. The exterior of the building is vinyl sided with a pitched, shingled roof. A paved driveway and additional parking areas are present on the north portion of the property. Trees, shrubs and other landscaping features are present west (in front) or f the building. Fairly dense vegetation

is present along the west wall, which obscured observation of the lower portions of the wall. The backyards (east of the building) of 3401 and 3405 were separated by a fence, and a perimeter fence was also present. Metal storage sheds (containing bicycles, lawnmowers and other miscellaneous residential goods) were present in each backyard, as were paving stones and other landscaping features.

The area east of the backyards runs down to the Swift Drain and is densely vegetated, treed and overgrown, which prevented observations significant portions of this area. However, the following observations were made:

- Several areas of piled, broken concrete
- Two "stick shelters" - small, lean-to type shelters constructed of sticks/branches, some chairs and various materials were also present
- Scattered debris including paper, plastic, beverage cans etc.
- An electrical cable was observed on the ground, running through the area

Other than the debris etc. noted above, ECS did not observe evidence of dumping or burying of waste. No ponds, or lagoons were identified on the Subject Property during the site reconnaissance.

ECS did not observe any evidence of USTs (i.e. fill ports, vent pipes, etc.), ASTs, chemical storage containers or electrical transformers during the site reconnaissance. No stained soil or evidence of leaks or spills was observed. No obvious indications of RECs were identified. Photographs are included in Section 10.3.

Section 6.4: Interior Observations

The Site building was built on a slab on grade and was set up as a side by side (3401 and 3405 Platt Road) duplex. Each side had a kitchen, bathrooms, bedrooms, storage closets, laundry/utility rooms etc. Surface finish materials included drywall, plaster, floor tile, carpeting, ceiling tiles and ceiling panels. Photographs are included in Section 10.3.

SECTION 7.0: INTERVIEWS

Section 7.1: Interview with Owner

ECS interviewed the owner of the Subject Property, Tony Ratliff. Mr. Ratliff has been the owner since 1972. To his knowledge the Subject Property has always been residential, as have the surrounding properties. The residence is configured as a duplex rental property, with separate tenants on each side. He was unaware of known or potential environmental concerns associated with the Subject Property or surrounding properties. He indicated that the property is serviced by public utilities (potable water, sanitary sewer, electric, natural gas, storm sewer). He had no knowledge regarding former or existing ASTs/USTs, chemical use, releases, dumping/landfilling, asbestos, radon, wetlands, other environmental concerns or existing documents related to potential environmental concerns. A copy of the Owner/Occupant Questionnaire is included in Section 10.6.

Section 7.2: Interview with "Key Site Manager"

The ASTM Standard identified the "key site manager" as a person with good knowledge of the uses and physical characteristics of the property. As discussed above, Mr. Ratliff owns and operates the Subject Property. No other Key Site Manager was identified.

Section 7.3: Interview with Occupants

The Subject Property is owned and operated by the Mr. Ratliff and occupied by tenants. The interview with Mr. Ratliff is outlined in Section 7.1 above. The tenants were not interviewed as part of this assessment.

Section 7.4: Interview with Local Government Officials

Section 7.4.1: Local Fire Department

ECS submitted a Freedom of Information Act (FOIA) request to the City of Ann Arbor Fire Department to review records for the subject property. The Ann Arbor City Clerk responded that no records for the Subject Property existed. Correspondences with the local regulatory agencies are presented in Section 10.6.

Section 7.4.2: Local Health Department

ECS submitted a FOIA request to the Washtenaw County Health Department. The Washtenaw County Health Department indicated that there were no records for the Subject Property. Correspondences with the local regulatory agencies are presented in Section 10.6.

Section 7.5: Interview with Others

ECS submitted a Freedom of Information Act (FOIA) request to the City of Ann Arbor Building Department to review records for the subject property. The Ann Arbor City Clerk responded that no records for the Subject Property existed. Correspondences with the local regulatory agencies are presented in Section 10.6.

SECTION 8.0: EVALUATION AND REPORT PREPARATION

Section 8.1: Findings

The following known or suspect environmental conditions associated with the subject property have been identified:

On-Site RECs

No RECs were identified on the Subject Property.

Off-Site RECs

No RECs were identified on off-site properties.

Section 8.2: Opinion

ECS has performed an Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E-1527-13, ASTM Practice E 2600-10 and the Michigan State Housing Development Authority (MSHDA) Environmental Review Guidelines for 2014 of the property located at 3401 Platt Road, Ann Arbor, Washtenaw County, Michigan. Any exceptions to or deletions from this practice are described in the Limitations section of this report.

No RECs were identified and it is ECS's professional opinion that no further investigation is warranted.

Section 8.3: Additional Investigation

ECS does not recommend any additional investigation.

Section 8.4: Data Gaps

ECS did not identify or encounter any instances of significant data gaps during the course of this ESA.

Section 8.5: Conclusions

ECS has performed an Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E-1527-13, ASTM Practice E 2600-10 and the Michigan State Housing Development Authority (MSHDA) Environmental Review Guidelines for 2014 of the property located at 3401 Platt Road, Ann Arbor, Washtenaw County, Michigan. Any exceptions to, or deletions from, this practice are described in Section 1.4 of this report. This assessment

has revealed no evidence of recognized environmental conditions connected with the property.

Section 8.6: Additional Services

No additional services were included in the scope of work for this Phase I ESA.

Section 8.7: Deviations

ECS did not deviate from ASTM Standard Practice E 1527-13 or MSHDA's 2014 Environmental Review Requirements when performing this Phase I ESA.

Section 8.8: References

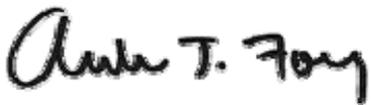
The information contained in this report reflects that obtained from the following sources:

- Reconnaissance/walk-through of the subject property conducted on August 13, 2014
- Interviews (or attempts to interview through written or verbal correspondence) with Ms. Lori Harris, a representative of Norstar Development USA, L.P.; Mr. Ratliff, Owner; City of Ann Arbor Fire Department; City of Ann Arbor Building Department; and, Washtenaw County Health Department
- Review of aerial photography obtained from Environmental Data Resources, Inc. (EDR)
- Review of Sanborn Fire Insurance declaration of Unmapped property obtained from EDR
- Review of City Directory Listings obtained from EDR
- Review of reasonably ascertainable records from the City of Ann Arbor Assessing Department
- The United States Geological Survey Division (U.S.G.S.) 7.5 Minute Topographic Map Ypsilanti West, Michigan Quadrangle
- Review of the "Hydrogeologic Atlas of Michigan", produced by Western Michigan University and the United States Environmental Protection Agency, 1981
- Review of the "Bedrock Geology of Southern Michigan", Michigan Department of Natural Resources (MDNR), Geological Survey Division, 1987
- Review of the "Quaternary Geology of Southern Michigan", Department of Geological Sciences, University of Michigan, Ann Arbor, Michigan (1982)
- Review of federal and state regulatory records as part of the ASTM Standard Environmental Record Sources, provided by EDR, Milford, Connecticut
- Review of Vapor Encroachment as part of the services provided by EDR, Milford, Connecticut

- Review of MDEQ RRD Perfected Lien List, dated January 24, 2014, available from website at http://www.michigan.gov/documents/deq/deq-rrd-ce-PERFECTEDLIENLIST.100212_399835_7.pdf

Section 8.9: Signature of Environmental Professional(s)

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



Andrew J. Foerg, CPG
President

Section 8.10: Qualification(s) of Environmental Professional(s)

The qualifications of the environmental professional are outlined on the profile presented in Section 10.8.

SECTION 9.0: NON-SCOPE CONSIDERATIONS

Section 9.1: Friable and Non-friable Asbestos Containing Materials (ACMs)

An asbestos containing material survey was conducted at the Site in accordance with MSHDA requirements. One asbestos containing material, floor tile, was identified. Details can be found in the ACM report, which will be submitted under separate cover.

Section 9.2: Lead-Based Paint

The Subject property is scheduled for demolition, therefore a lead based paint survey was not conducted.

Section 9.3: Formaldehyde Insulation

No obvious signs of formaldehyde insulation were observed during the site reconnaissance.

Section 9.4: Radon

The Subject property is scheduled for demolition, therefore Radon testing was not conducted.

Section 9.5: 100-Year Floodplain

According to the NEPA Report, the far eastern portion of the Subject Property is located within the 100-year flood plain. The NEPA Report is included in Section 10.7.

Section 9.6: Wetlands

According to the NEPA Report, no wetlands are located on the subject property. The NEPA Report is included in Section 10.7.

Section 9.7: Electromagnetic Fields

ECS did not observe any high power transmission lines on close proximity to the Subject property.

Section 9.8: High Pressure Buried Gas Lines

ECS's research did not identify high pressure buried gas lines within 1,000 feet of the subject property.

Section 9.9: Noise Analysis

According to the NEPA Report, calculated DNLS at the Subject Property are within the acceptable range. The NEPA Report is included in Section 10.7.

Section 9.10: Assessment of Potential Vapor Encroachment Conditions (VECs)

ECS completed a Tier I and non-invasive Tier II Vapor Encroachment Screen (VES) of the target property. The Tier I and non-invasive Tier II VES was conducted in general accordance with the guidelines established by the American Society for Testing and Materials (ASTM) in the *Standard Practice for Assessment of Vapor Intrusion into Structures on Property Involved in Real Estate Transactions Designation E 2600-10* (ASTM Standard Practice E 2600-10).

The purpose of the VES was to determine if potential Vapor Encroachment Concerns (pVECs) or Vapor Encroachment Concerns (VECs) exist in association with the target property. ASTM's Standard Practice E 2600-10 defines the term VEC as the presence or likely presence of any contaminant of concern (COC) in the indoor air environment of existing or planned structures on a property caused by the release of vapor from contaminated soil or groundwater either on the property or within close proximity to the property, at a concentration that presents or may present an unacceptable health risk to occupants. A VEC can be further defined as any COC within 100 feet for soil impacts or ground water impacts of an existing/planned structure or to the target property boundary if there are no planned structures.

The scope of this Tier I VES included a review of the geologic, hydrologic, hydrogeologic, topographic maps, aerial photography, city directories, Sanborn Fire Insurance Maps, a review of previous site investigations, regulatory databases and other pertinent data obtained during the preparation of the Phase I.

The Tier II component of this VES included the use of professional judgment for additional nearby properties outside of the scope of a typical Phase I records review. No subsurface investigation of the property was undertaken as part of this Tier I and non-invasive Tier II VES.

ECS utilized EDR's VEC App Software to assist in completion of the E 2600-10 Tier I VES. The VEC App software performs an initial search of all ASTM E 2600-10 standard government record databases and EDR proprietary historical records related to former dry cleaners, gas stations and manufactured gas plants within the 1/3 mile maximum distance defined in ASTM E 2600-10 for COC-contaminated sites.

The initial screen for pVECs within the default Area of Concern did not identify any pVECs. This Tier I and non-invasive Tier II VES did not reveal any pVECs in association with the target property and/or nearby/adjointing properties.

SECTION 10.0: APPENDICES

Section 10.1: Site Vicinity Map

The Site Vicinity Map is presented as Figure 1 in Section 10.1.

Section 10.2: Site Plan

The Site Plan is presented as Figure 2 and the Site Features Diagram is presented as Figure 3 in Section 10.2.

Section 10.3: Site Photographs

The Site Photographs are presented in Section 10.3.

Section 10.4: Historical Research Documentation

The following historical research documentation is presented in Section 10.4:

- Aerial Photographs
- Historical Sanborn Map – Declaration of Unmapped Property
- City Directory Report

Section 10.5: Regulatory Records Documentation

The Environmental Database Report is presented in Section 10.5.

Section 10.6: Interview Documentation

The following non-scope documentation is presented in Section 10.6:

- The User Disclosure Statement
- Owner/Occupant Questionnaire
- MDEQ Perfected Lien List
- Correspondences with regulatory agencies
- Legal Description and Assessing Record

Section 10.7: Special Contractual Conditions between User and EP

The following non-scope documentation is presented in Section 10.7:

- NEPA Report

Section 10.8: Qualifications of the Environmental Professionals

The profile of the EP involved in this Phase I ESA is presented in Section 10.8.

Section 10.9: MSHDA Phase I Letter of Reliance

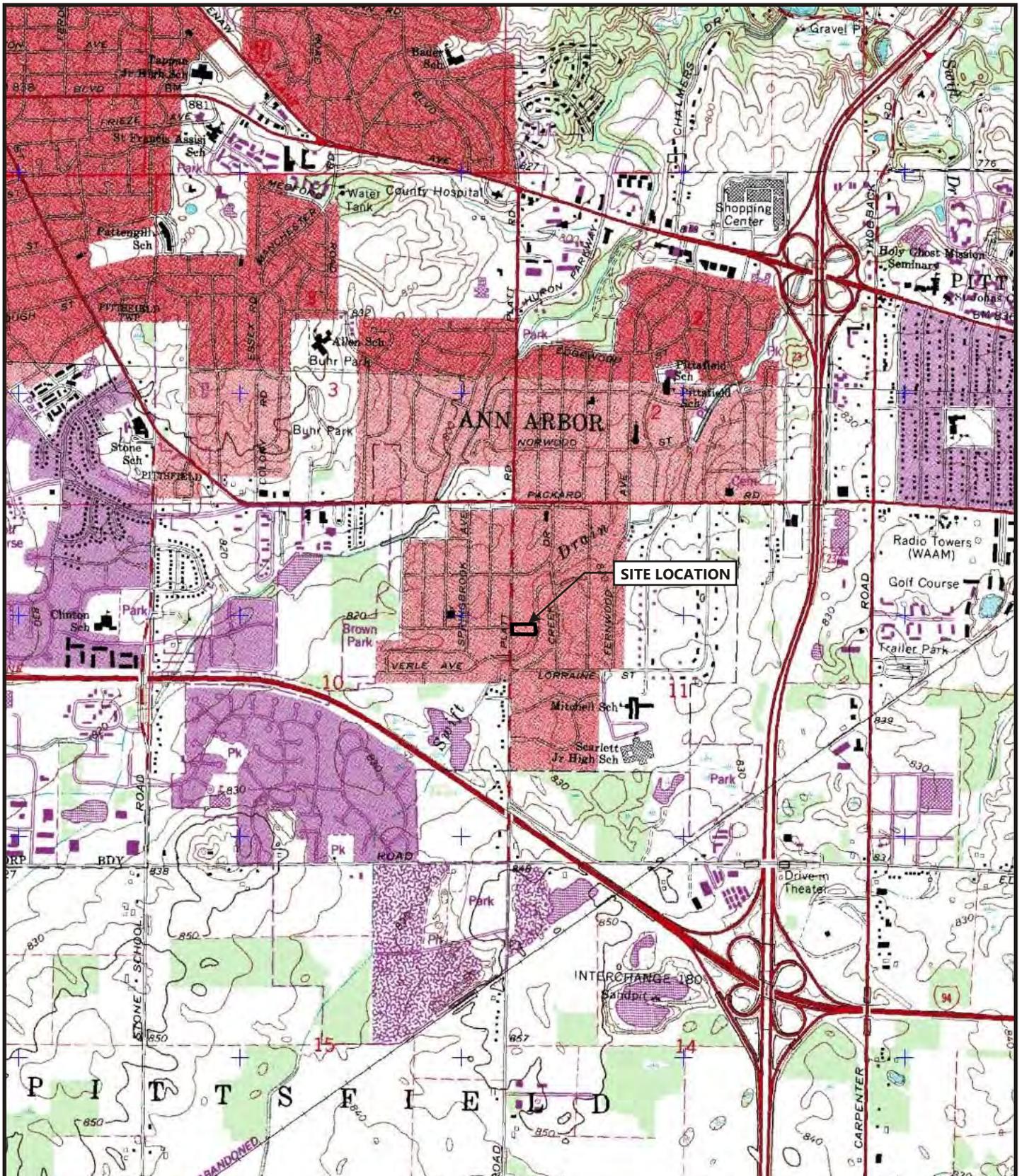
The MSHDA Phase I Letter of Reliance is presented at the beginning of this Report and in Section 10.9.

Section 10.10: Environmental Professional Insurance Certificates

The Professional Liability Insurance Certificate and signed proposal are presented in Section 10.10.

SECTION 10.1

Figure 1: Site Map



Source: USGS Ypsilanti West, MI 7.5 Minute Topographic Map



Figure 1: Site Location

3401 Platt Road
Ann Arbor, Michigan
ECS Project N100-0006

Scale:

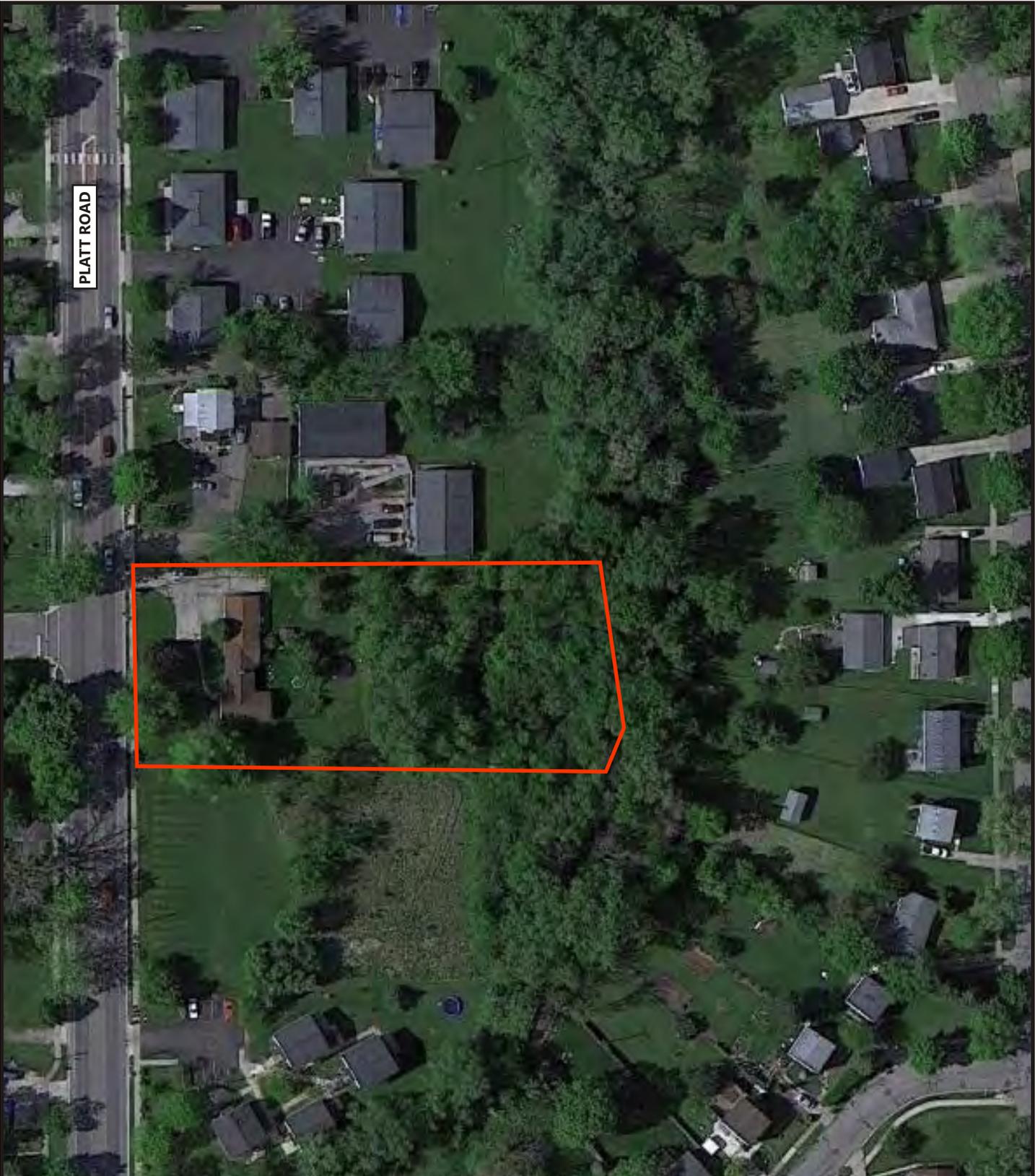
1-Inch = 2,000-Feet



SECTION 10.2

Figure 2: Site Plan

Figure 3: Site Features Diagram



PLATT ROAD



Source: 2014 Google Earth image.

— Approximate Property Boundary

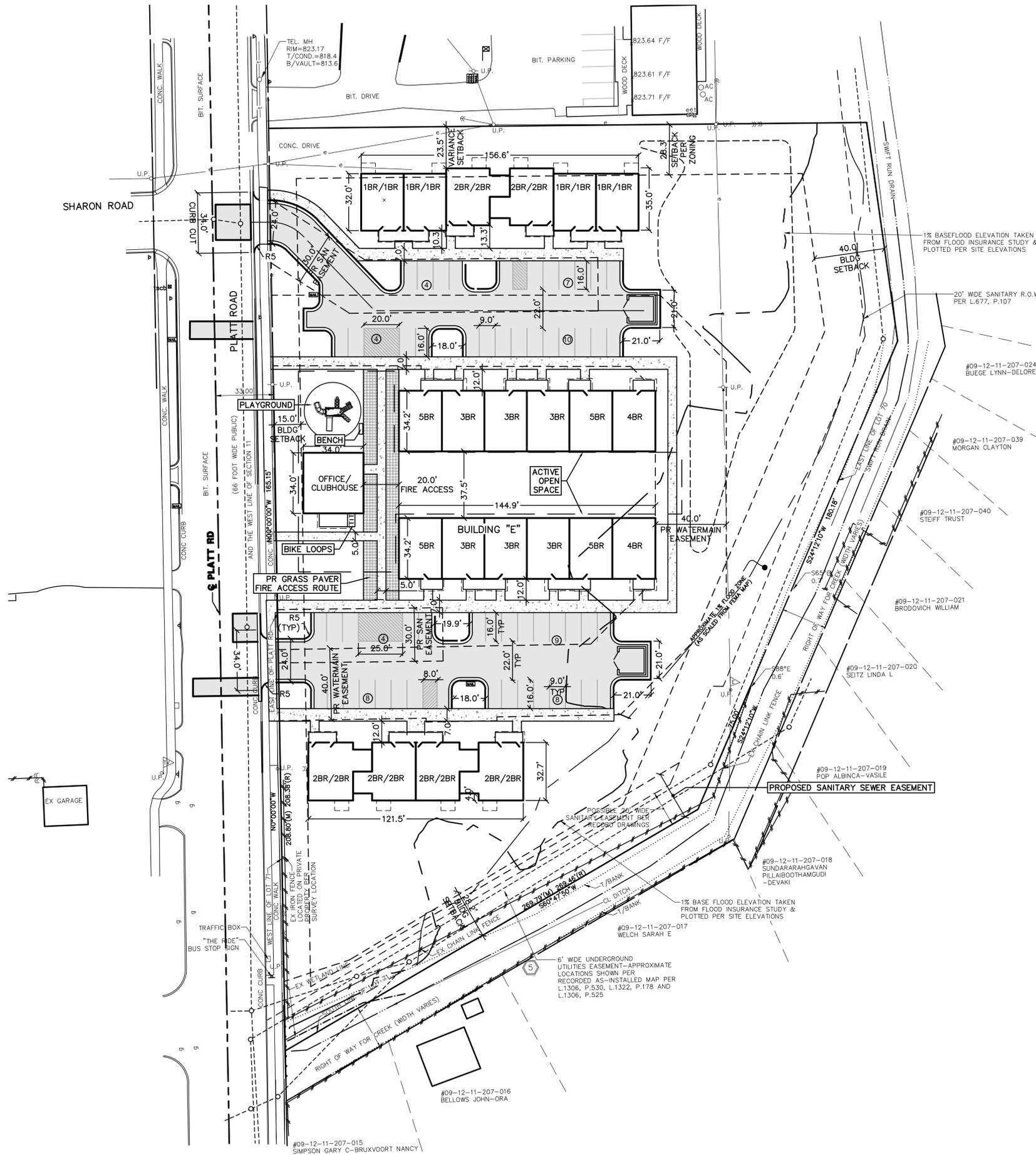


Figure 2: Site Features Diagram

3401 Platt Road
Ann Arbor, Michigan
ECS Project N100-0006

Scale:
1-Inch = 100-Feet





LEGEND

- U.P. EXIST. UTILITY POLE
- GP EXIST. GUY POLE
- GUY WIRE
- EH ELEC. TRANSFORMER
- OH EXIST. OVERHEAD UTILITY LINE
- EXIST. LIGHT POLE
- PROP. LIGHT POLE
- EXIST. HYDRANT
- PROP. HYDRANT
- EXIST. GATE VALVE IN BOX
- PROP. GATE VALVE IN BOX
- EXIST. GATE VALVE IN WELL
- PROP. GATE VALVE IN WELL
- SIDEWALK RAMP
- ENCLOSED TRASH AREA
- SIGN
- MAILBOX
- FENCE
- GUARDRAIL
- SET IRON PIPE
- FOUND IRON PIPE
- BITUMINOUS PAVING
- CONCRETE WALKS
- REINFORCED GRASS PAVERS
- DETENTION AREA (HIGH WATER LINE)

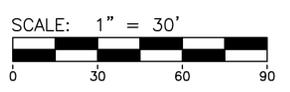
DRAFT

BUILDING SQUARE FOOTAGES

Building	1st Floor	2nd Floor	Total
A	3683	3683	7366
B	1648	1358	3006
C	1156	0	1156
D	4095	3189	7284
E	4095	3189	7284
F	4923	4923	9846
			Total 35942

GENERAL NOTES

- PER CHAPTER 49, SECTION 4:58 OF THE CITY CODE, "ALL SIDEWALKS ARE TO BE KEPT AND MAINTAINED IN GOOD REPAIR BY THE OWNER OF THE LAND ADJACENT TO AND ABUTTING THE SAME." PRIOR TO ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY FOR THIS SITE, ALL EXISTING SIDEWALKS MUST BE REPAIRED IN ACCORDANCE WITH CITY STANDARDS.
- THE CONSTRUCTION COVERED BY THESE PLANS SHALL CONFORM TO THE CITY OF ANN ARBOR PUBLIC SERVICES DEPARTMENT STANDARD SPECIFICATIONS WHICH ARE INCLUDED BY REFERENCE.
- THE OMISSION OF ANY STANDARD DETAILS DOES NOT RELIEVE THE CONTRACTORS OF THEIR OBLIGATION TO CONSTRUCT ITEMS IN COMPLETE ACCORDANCE WITH PUBLIC SERVICES DEPARTMENT STANDARD SPECIFICATIONS.
- STREET CUT MORATORIUM IS IN EFFECT FOR PLATT ROAD. SPECIAL BITUMINOUS REPAIR METHODS REQUIRED PER CITY STAFF.
- PARKING ILLUMINATION AND GENERAL SITE LIGHTING WILL BE DIRECTED DOWNWARD, HAVE CUT-OFF FEATURES TO PREVENT LIGHT POLLUTION AND WILL NOT GLARE INTO ANY BEDROOM.
- IT IS ASSUMED THAT RESIDENTS WILL SECURE BICYCLES TO THE PORCHES AT EACH UNITS ENTRY DOOR AND WILL BE COVERED BY ABOVE ROOF OR RESIDENTS WILL SECURE THEIR BIKES INSIDE THE UNITS. IMMEDIATELY ADJACENT TO EACH UNIT ENTRANCE IS A PORCH RAIL THAT WOULD ALLOW THE SECURING OF BICYCLES. THIS BICYCLE STORAGE METHOD IS PROPOSED IN LIEU OF REMOTE CLASS "A" BIKE STORAGE UNITS.



MIDWESTERN CONSULTING
 Civil, Environmental and Transportation Engineers
 3815 Plaza Drive
 Ann Arbor, Michigan 48108
 Phone: 734.995.0200
 Fax: 734.995.0599

CLIENT
 NORTHSTAR DEVELOPMENT
 733 BROADWAY
 ALBANY, NY 12207
 LORI HARRIS
 (518) 431-1051

PLATT - EAST
 PRELIMINARY SITE PLAN
 DIMENSIONAL SITE PLAN

4

JOB No.	14002-200
DATE	06-07-14
SHEET	04 OF 11
REV. DATE	07-03-14
REVISED SITE LIMITS	08-13-14
DRAFT FOR TEAM REVIEW	
CADD: HTH	
ENG: HTH	
PK: SWB	
TECH: HTH	
14002SP-200.04	



SECTION 10.3

Site Photographs



Photograph 1: Front of house, north end, view facing SE



Photograph 2: Front of house, south end, view facing NW



Photograph 3: Interior of north rental unit



Photograph 4: Interior of north rental unit



Photograph 5: Interior of north rental unit



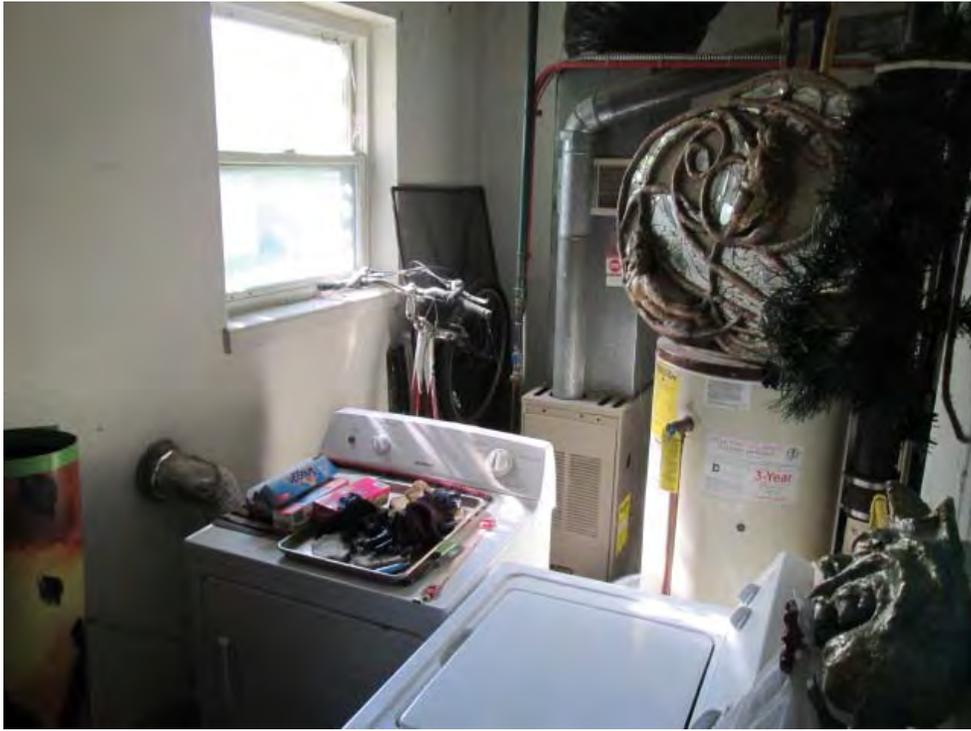
Photograph 6: Interior of south rental unit



Photograph 7: Interior of south rental unit



Photograph 8: Interior of south rental unit



Photograph 9: Interior of south rental unit



Photograph 10: Treed area on east portion of site



Photograph 11: Lean-to in treed area



Photograph 12: Lean-to in treed area



Photograph 13: Swift Drain



Photograph 14: South adjoining vacant property



Photograph 15: NW adjoining residential property



Photograph 16: West adjoining residential property



Photograph 17: SW adjoining residential property



Photograph 18: North adjoining residential property

	Phase I ESA 3401 Platt Road, Ann Arbor, MI	Project: N100-0006 Photos taken: 08/13/2014 Taken by: A. Foerg	Site Photographs (Page 9 of 10)
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Photograph 19: Backyard of north rental unit



Photograph 20: Backyard of south rental unit

SECTION 10.4

**Aerial Photographs
Historical Sanborn Maps
City Directory Report**



Ratliff Property

3401 Platt Road

Ann Arbor, MI 48108

Inquiry Number: 4033005.9

August 13, 2014

The EDR Aerial Photo Decade Package



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

EDR Aerial Photo Decade Package

Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

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Please contact EDR at 1-800-352-0050
with any questions or comments.

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Date EDR Searched Historical Sources:

Aerial Photography August 13, 2014

Target Property:

3401 Platt Road

Ann Arbor, MI 48108

<u><i>Year</i></u>	<u><i>Scale</i></u>	<u><i>Details</i></u>	<u><i>Source</i></u>
1937	Aerial Photograph. Scale: 1"=500'	Flight Year: 1937	AAA
1940	Aerial Photograph. Scale: 1"=500'	Flight Year: 1940	AAA
1949	Aerial Photograph. Scale: 1"=500'	Flight Year: 1949	USGS
1956	Aerial Photograph. Scale: 1"=500'	Flight Year: 1956	USGS
1962	Aerial Photograph. Scale: 1"=500'	Flight Year: 1962	USGS
1967	Aerial Photograph. Scale: 1"=500'	Flight Year: 1967	DTE
1978	Aerial Photograph. Scale: 1"=600'	Flight Year: 1978	ASCS
1985	Aerial Photograph. Scale: 1"=500'	Flight Year: 1985	SEMCOG
1993	Aerial Photograph. Scale: 1"=600'	Flight Year: 1993	NAPP
2000	Aerial Photograph. Scale: 1"=500'	/DOQQ - acquisition dates: 2000	USGS/DOQQ
2005	Aerial Photograph. Scale: 1"=500'	Flight Year: 2005	USDA/NAIP
2006	Aerial Photograph. Scale: 1"=500'	Flight Year: 2006	USDA/NAIP
2009	Aerial Photograph. Scale: 1"=500'	Flight Year: 2009	USDA/NAIP
2010	Aerial Photograph. Scale: 1"=500'	Flight Year: 2010	USDA/NAIP
2012	Aerial Photograph. Scale: 1"=500'	Flight Year: 2012	USDA/NAIP



Site

INQUIRY #: 4033005.9

YEAR: 1937

| = 500'





Site



INQUIRY #: 4033005.9

YEAR: 1940

| = 500'





Site

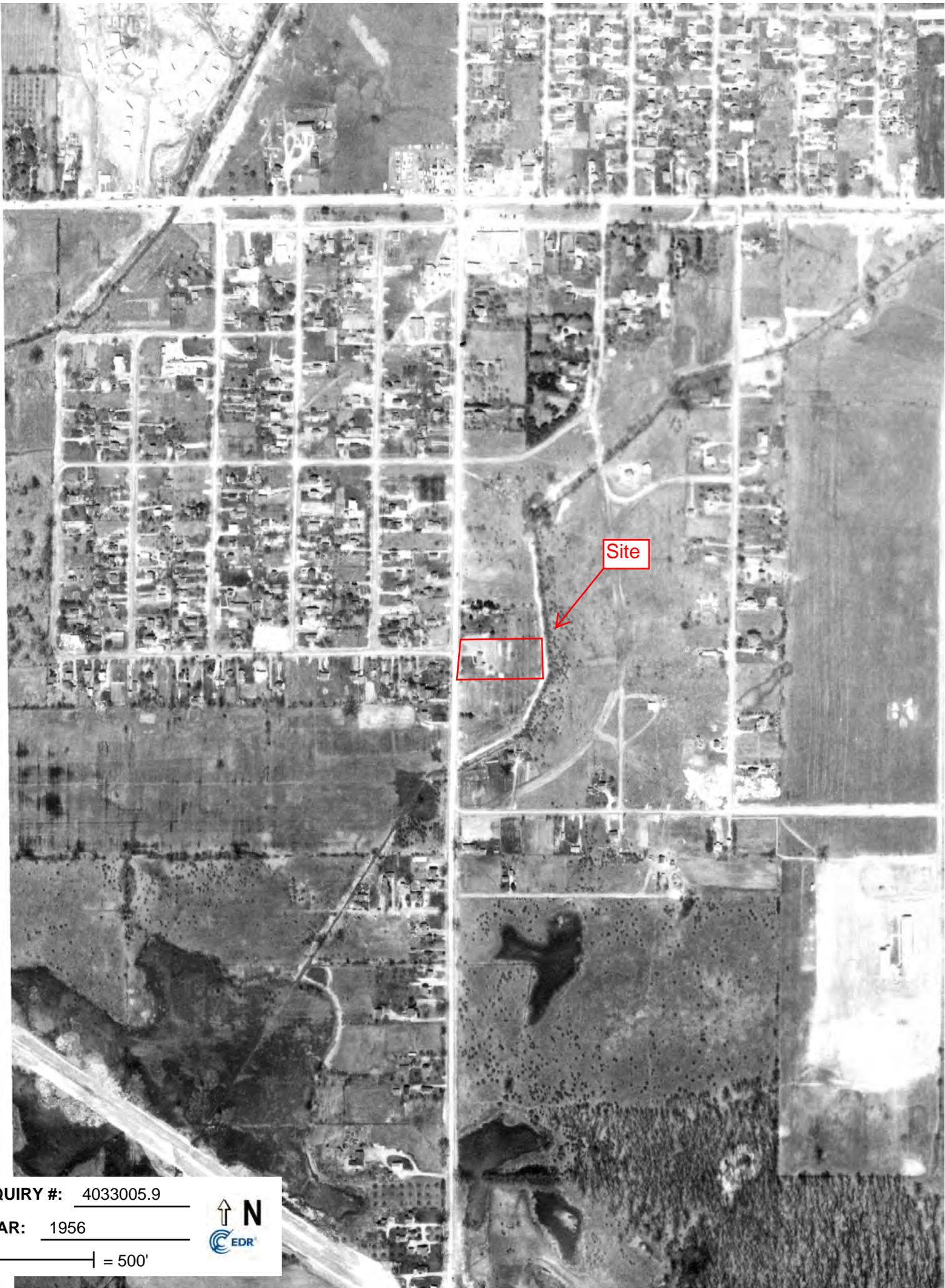


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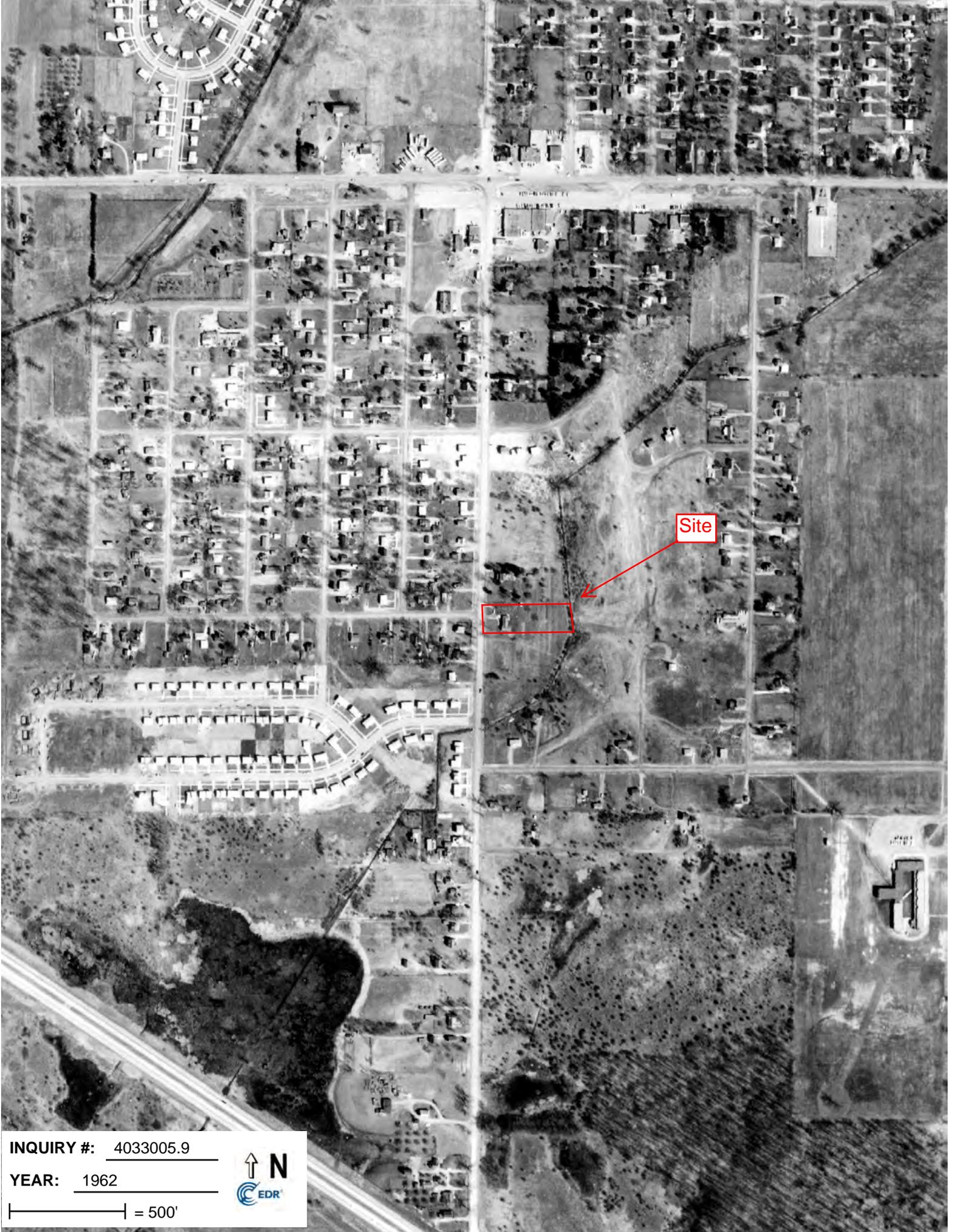
Site

INQUIRY #: 4033005.9

YEAR: 1956

| = 500'





Site

INQUIRY #: 4033005.9

YEAR: 1962

| = 500'



4083

Site



INQUIRY #: 4033005.9

YEAR: 1967

| = 500'





Site

INQUIRY #: 4033005.9

YEAR: 1978

| = 600'





INQUIRY #: 4033005.9

YEAR: 1985

| = 500'





Site

INQUIRY #: 4033005.9

YEAR: 1993

| = 600'





Site

INQUIRY #: 4033005.9

YEAR: 2000

| = 500'





Site

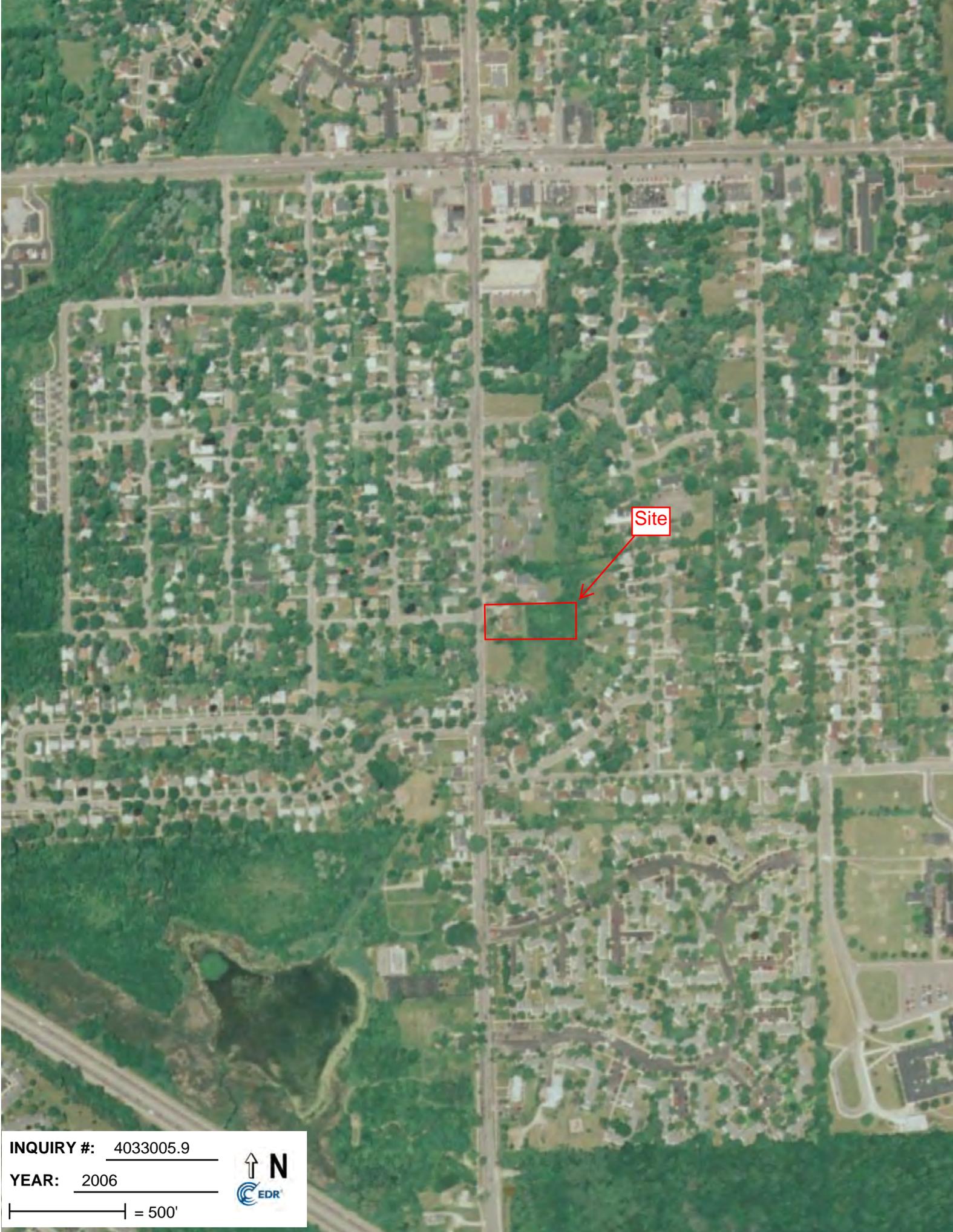


INQUIRY #: 4033005.9

YEAR: 2005

| = 500'





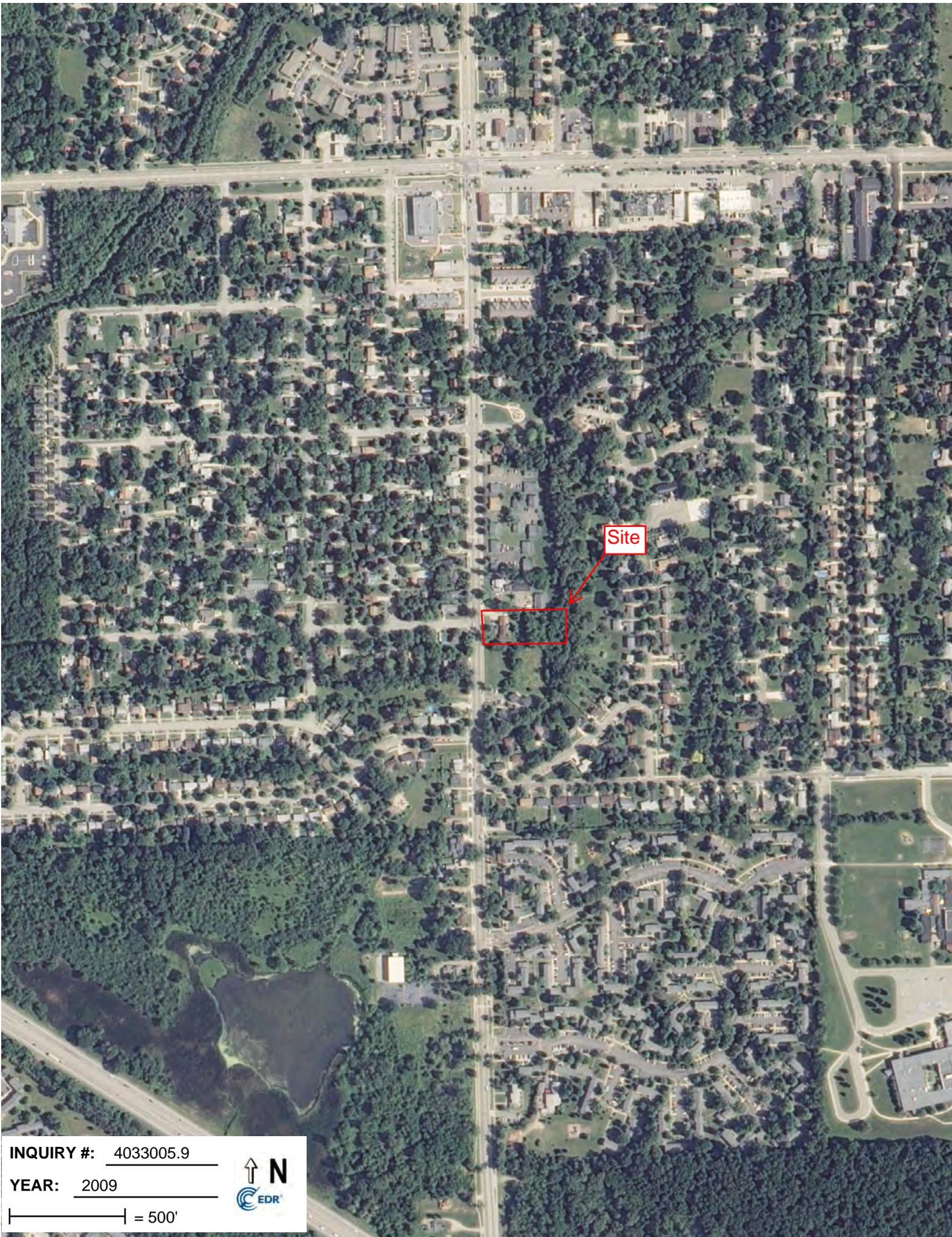
Site

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YEAR: 2006

| = 500'





Site

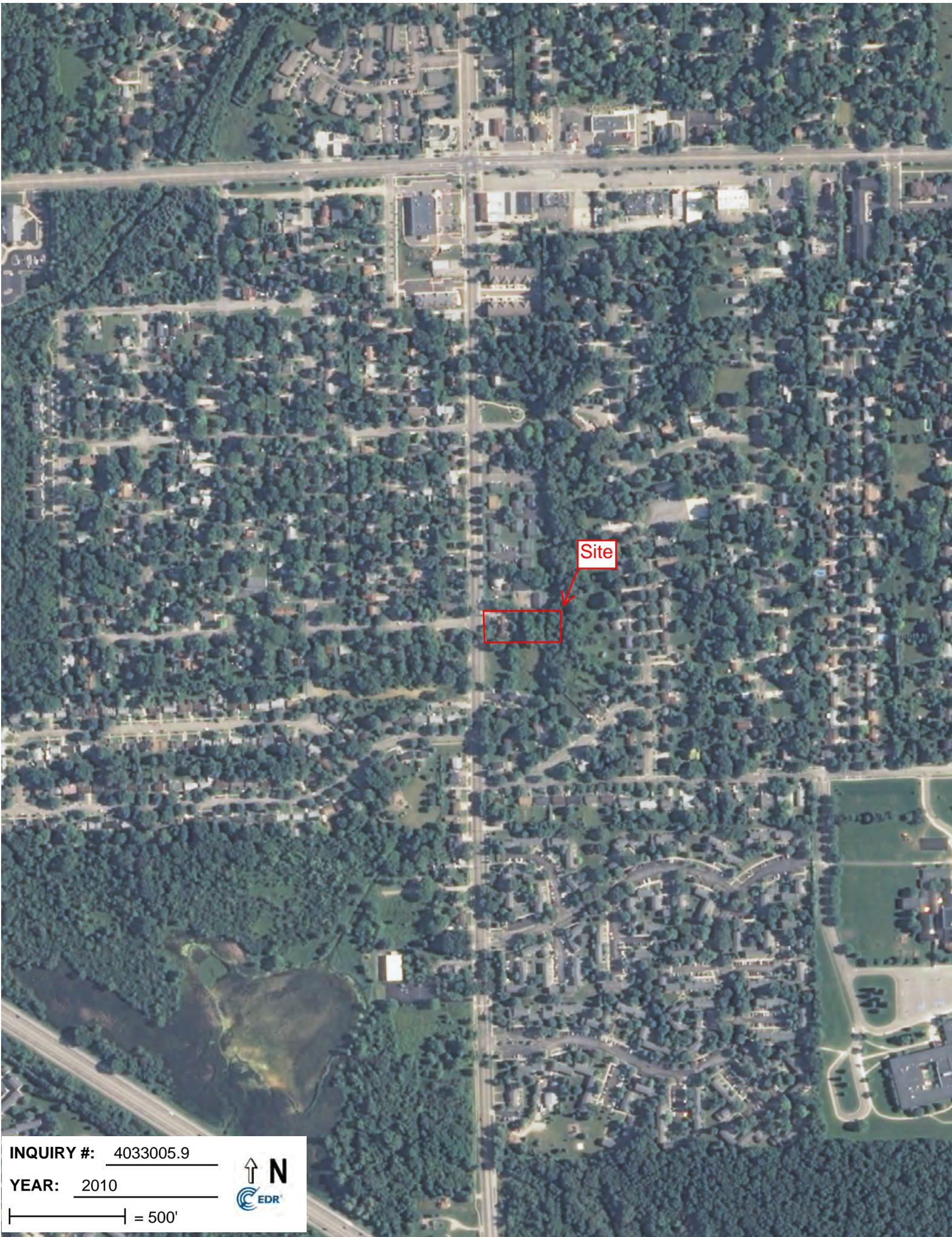


INQUIRY #: 4033005.9

YEAR: 2009

| = 500'





Site



INQUIRY #: 4033005.9

YEAR: 2010

| = 500'





Site

INQUIRY #: 4033005.9

YEAR: 2012

| = 500'





Ratliff Property

3401 Platt Road

Ann Arbor, MI 48108

Inquiry Number: 4033005.3

August 11, 2014

Certified Sanborn® Map Report



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

Certified Sanborn® Map Report

8/11/14

Site Name:

Ratliff Property
3401 Platt Road
Ann Arbor, MI 48108

Client Name:

Environmental Consulting
523 W. Sunnybrook Drive
Royal Oak, MI 48073



EDR Inquiry # 4033005.3

Contact: Andrew Foerg

The Sanborn Library has been searched by EDR and maps covering the target property location as provided by Environmental Consulting Solutions, LLC 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.

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Site Name: Ratliff Property
Address: 3401 Platt Road
City, State, Zip: Ann Arbor, MI 48108
Cross Street:
P.O. # N100-0006
Project: N100-0006
Certification # BBA3-4EAE-8A21



Sanborn® Library search results
Certification # BBA3-4EAE-8A21

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.

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

The Sanborn Library LLC Since 1866™

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Ratliff Property

3401 Platt Road
Ann Arbor, MI 48108

Inquiry Number: 4033005.5
August 13, 2014

The EDR-City Directory Image Report

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with any questions or comments.

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EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Report is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Report includes a search of available city directory data at 5 year intervals.

RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. A check mark indicates where information was identified in the source and provided in this report.

<u>Year</u>	<u>Target Street</u>	<u>Cross Street</u>	<u>Source</u>
2013	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Cole Information Services
2008	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Cole Information Services
2003	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Cole Information Services
1999	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Cole Information Services
1994	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Polk's City Directory
1988	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Polk's City Directory
1983	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Polk's City Directory
1978	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Polk's City Directory
1973	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Polk's City Directory
1968	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Polk's City Directory
1963	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Polk's City Directory
1958	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Polk's City Directory
1954	<input type="checkbox"/>	<input type="checkbox"/>	Polk's City Directory
1949	<input type="checkbox"/>	<input type="checkbox"/>	Polk's City Directory
1945	<input type="checkbox"/>	<input type="checkbox"/>	Polk's City Directory
1940	<input type="checkbox"/>	<input type="checkbox"/>	Polk's City Directory
1936	<input type="checkbox"/>	<input type="checkbox"/>	Polk's City Directory
1932	<input type="checkbox"/>	<input type="checkbox"/>	Polk's City Directory
1927	<input type="checkbox"/>	<input type="checkbox"/>	Polk's City Directory
1920	<input type="checkbox"/>	<input type="checkbox"/>	Polk's City Directory
1915	<input type="checkbox"/>	<input type="checkbox"/>	Polk's City Directory
1910	<input type="checkbox"/>	<input type="checkbox"/>	Polk's City Directory

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FINDINGS

TARGET PROPERTY STREET

3401 Platt Road
Ann Arbor, MI 48108

<u>Year</u>	<u>CD Image</u>	<u>Source</u>
-------------	-----------------	---------------

PLATT RD

2013	pg A1	Cole Information Services	
2008	pg A3	Cole Information Services	
2003	pg A5	Cole Information Services	
1999	pg A7	Cole Information Services	
1994	pg A9	Polk's City Directory	
1988	pg A12	Polk's City Directory	
1983	pg A14	Polk's City Directory	
1978	pg A16	Polk's City Directory	
1973	pg A19	Polk's City Directory	
1968	pg A21	Polk's City Directory	
1963	pg A23	Polk's City Directory	
1958	pg A25	Polk's City Directory	
1954	-	Polk's City Directory	Street not listed in Source
1949	-	Polk's City Directory	Street not listed in Source
1945	-	Polk's City Directory	Street not listed in Source
1940	-	Polk's City Directory	Street not listed in Source
1936	-	Polk's City Directory	Street not listed in Source
1932	-	Polk's City Directory	Street not listed in Source
1927	-	Polk's City Directory	Street not listed in Source
1920	-	Polk's City Directory	Street not listed in Source
1915	-	Polk's City Directory	Street not listed in Source
1910	-	Polk's City Directory	Street not listed in Source

FINDINGS

CROSS STREETS

Year CD Image Source

SHARON DR

2013	pg. A2	Cole Information Services	
2008	pg. A4	Cole Information Services	
2003	pg. A6	Cole Information Services	
1999	pg. A8	Cole Information Services	
1994	pg. A10	Polk's City Directory	
1994	pg. A11	Polk's City Directory	
1988	pg. A13	Polk's City Directory	
1983	pg. A15	Polk's City Directory	
1978	pg. A17	Polk's City Directory	
1978	pg. A18	Polk's City Directory	
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1968	pg. A22	Polk's City Directory	
1963	pg. A24	Polk's City Directory	
1958	pg. A26	Polk's City Directory	
1954	-	Polk's City Directory	Street not listed in Source
1949	-	Polk's City Directory	Street not listed in Source
1945	-	Polk's City Directory	Street not listed in Source
1940	-	Polk's City Directory	Street not listed in Source
1936	-	Polk's City Directory	Street not listed in Source
1932	-	Polk's City Directory	Street not listed in Source
1927	-	Polk's City Directory	Street not listed in Source
1920	-	Polk's City Directory	Street not listed in Source
1915	-	Polk's City Directory	Street not listed in Source
1910	-	Polk's City Directory	Street not listed in Source

City Directory Images

PLATT RD 2013

3301 MICHAEL PSAROS
3303 WILLIAM MARCUM
3304 UMPAI SAMAKTHANASARN
3305 BRIAN COLES
3307 SCOTT ALBRECHT
3309 OCCUPANT UNKNOWN
3311 ANDREA JAMES
3313 SUSAN MADDEN
3315 BARBARA SMELTEKOP
3324 MARSHALL BROOKS
3325 LONNIE BAILEY
3331 LESTER MCDONALD
3333 ERNEST ULRICH
3334 NICOLE NAVARRA
3335 SEYBOLD HOUSE
TIMOTHY LOVEJOY
3337 APRIL WALKER
3345 OCCUPANT UNKNOWN
3357 OCCUPANT UNKNOWN
3401 JARED BLUMHARDT
3405 CHARLES FOX
3416 JOSEPH GANGA
3424 TOM SNOBLEN
3451 WILLIAM MICHAELS
3453 MARIELLA AMADOR
3455 MICHAEL JONES
3457 BALIGH ABDULLA
3460 JOHN MILLER
3464 VERSELL SMITH
3468 HANNA HAMSON
3472 RICARDO ESTES
3476 SUSAN PHARE
3521 WILLIAM PAYNE
3540 JOHN MACIEJEWSKI
3546 ROBERT ROMANO
3561 OCCUPANT UNKNOWN
3563 GERI GEORGIADIS
3565 OCCUPANT UNKNOWN

SHARON DR 2013

2840	ALBERT PILKINGTON
2878	MARK ANZICEK ZENETECHNOLOGIES
2884	RICHARD CHEEK
2885	TERRI STROM
2890	PATRICIA DOST
2896	OCCUPANT UNKNOWN
2906	JACKIE SMITHERS
2910	ARTHUR ANDREWS
2916	NATHAN RODRIGUEZ
2920	THOMAS LEADHOLM
2926	COLLEEN ERICSON
2932	WILLIAM RHEAD
2936	MYLES FOWLER-QUICK
2942	DOUGLAS SMALL
2946	ROBERT RUDY
2960	VINCENT FUSARO
2970	SALMAN IMAM
2974	KEITH KREAG
2976	NORMAN BELLIS
2983	MARK WALTON
2986	OCCUPANT UNKNOWN
2989	JASON ENGLING

PLATT RD 2008

3292 DARRELL COLE
3303 WILLIAM MARCUM
3304 UMPAI SAMAKTHANASARN
3305 BRIAN COLES
3307 LAZARO ALVARDADO
3309 SYCONDA PETTIS
3311 D WEST
3313 SUSAN MADDEN
3315 BARBARA SMELTEKOP
3324 CALVIN ELMORE
3325 AMERIE THROWER
LONNIE BAILEY
LUKE SIMS
3331 OCCUPANT UNKNOWN
3333 OCCUPANT UNKNOWN
3334 JEFFREY LYNCH
3335 MAURICE LEGGERT
3337 OCCUPANT UNKNOWN
3345 OCCUPANT UNKNOWN
3401 RYAN ZAWROTTY
3405 R ARANDA
3416 JORGE CORDOVA
3424 TOM SHAPIRO
3451 WILLIAM MICHAELS
3453 WARSAN ROBLE
3455 JANET JONES
3457 BALIGH ABDULLA
3460 OCCUPANT UNKNOWN
3464 VERSELL SMITH
3472 ABBIE EGHAMAN
3476 JOSEPH CECCATO
3521 OCCUPANT UNKNOWN
3540 OCCUPANT UNKNOWN
3546 ROXANNE POWONDRA
3548 BURT ADLER
3561 OCCUPANT UNKNOWN
3563 GERI GEORGIADIS
3565 OCCUPANT UNKNOWN

SHARON DR 2008

2840	ALBERT PILKINGTON
2878	MARK ANZICEK
	ZENTECH DESIGNS INC
	ZENTECHNOLOGIES
2884	RICHARD CHEEK
2885	WILLIAM ARMSTRONG
2887	MADELINE DANIEL
2890	PATRICIA DOST
2900	OCCUPANT UNKNOWN
2906	J SMITHERS INC
	JACKIE SMITHERS
2910	JOAN ZUBL
2916	JASON MURPHY
2920	OCCUPANT UNKNOWN
2926	COLLEEN ERICSON
2932	WILLIAM RHEAD
2936	JANICE FOWLER
2942	DOUGLAS SMALL
2946	ROBERT RUDY
2960	ROBIN RIBBENS
2970	TRACEY WHEELER
2974	KEITH KREAG
2976	NORMAN BELLIS
2980	MICHAEL PEAR
2983	CAMERON WALTON
2986	VERNELL BOND-BRODERICK

PLATT RD 2003

3290 ANN ARBOR CITY OF PARKS & RCRT
3292 DAVID PICHAN
3303 KIM MIERKA
3304 UMPAI SAMAKTHANASARN
3305 A2 HANDYMAN & PAINTING SERVICE
JOHN RIEGGER
3307 JAMIE BROWN
3309 DENNIS HUBBELL
3311 OCCUPANT UNKNOWN
3313 SUSAN GOUIN
3315 MARTHA SCHNAPP
3324 JENNIFER TURNBULL
3325 NICK COUCHAFTIS
PAMELA TSELIOS
3331 MATTHEW HOUGH
3333 CURTIS DAVIS
3334 JEFFREY LYNCH
3335 OCCUPANT UNKNOWN
3337 PAM KEKES
3401 LEANN LOUBE
3405 ANNIE PHILLIPS
3416 OCCUPANT UNKNOWN
3424 OCCUPANT UNKNOWN
3451 OCCUPANT UNKNOWN
3453 DANELLE BRANDON
3455 MICHAEL JONES
3457 OCCUPANT UNKNOWN
3460 KENT MODLIN
3464 VERSELL SMITH
3468 OCCUPANT UNKNOWN
3476 OCCUPANT UNKNOWN
3491 NARAN PATEL
3521 WILLIAM PAYNE
3540 JOHN MACIEJEWSKI
3546 AVA ADLER
3548 BURT ADLER
3561 DANIEL NEWVILLE
3563 GERASIMIA GEORGIADIS
3565 EVELYN MITCHELL

SHARON DR 2003

2840	VIVIAN WILLIAMS
2878	MARK ANZICEK ZENTECH DESIGNS
2884	RICHARD CHEEK
2885	OCCUPANT UNKNOWN
2887	FLOYD DANIEL
2890	PATRICIA DOST
2896	STEVE HERRELL
2900	WILLIAM KOWALSKI
2906	JACKIE SMITHERS
2910	DAVID FREDERICK PERFECT IDEAS INC
2916	DAVID BASEL
2920	JOSEPH LEADHOLM
2926	COLLEEN ERICSON
2932	WILLIAM RHEAD
2936	JANICE FOWLER
2942	DOUGLAS SMALL
2946	ANGELIA RUDY
2960	OCCUPANT UNKNOWN
2970	EVERETT BENJAMIN
2974	KEITH KREAG
2976	NORMAN BELLIS
2980	ANNE CHAPPLE
2983	GREGORY SARNECKI
2986	VERNELL BOND-BRODERICK
2989	ALMA GREEN

PLATT RD 1999

3292 STEVE FODALE
3303 KIM MIERKA
WILLIAM MARCUM
3304 HELEN WEISS
3305 OCCUPANT UNKNOWN
3307 OCCUPANT UNKNOWN
3309 OCCUPANT UNKNOWN
3311 DOROTHY TOWLER
3313 KEVIN CUYLER
3315 MARTHA SCHNAPP
3324 OCCUPANT UNKNOWN
3325 KIM PRYCE
STEVEN REESE
3331 L BELCHER
3334 SARAH CASELLO
3335 OCCUPANT UNKNOWN
PLATT HOUSE
3337 CHARLES SMITH
3401 KEVIN ATKINS
3405 OCCUPANT UNKNOWN
3416 C MOHR
3424 CARE GROUP & ASSOCIATION INCORPORATED
LARRY GILLUM
3451 GLORIA HARRISON
3453 OCCUPANT UNKNOWN
3457 OCCUPANT UNKNOWN
3460 OCCUPANT UNKNOWN
3464 OCCUPANT UNKNOWN
3468 ERWIN HAMSON
3472 OCCUPANT UNKNOWN
3476 JEAN WILSON
3521 WILLIAM PAYNE
3540 JOHN MACIEJEWSKI
3546 AVA ADLER
3563 G GEORGIADIS
3565 EVELYN MITCHELL

SHARON DR 1999

2840	CLAR WILLIAMS
2878	MARK ANZICEK
2884	WANDA CHEEK
2885	WM ARMSTRONG
2887	MADELIN DANIEL
2890	PATRICI DOST
2896	HEIDI COWING
	STEVE HERRELL
2900	WILLIAM KOWALSKI
2906	JACKIE SMITHERS
2910	THOMAS SAUNDERS
	WAYNE MILLETTE
2916	KAREN NOONAN
2920	LYNNE LEADHOLM
2926	SARAH JASLOW
2932	OCCUPANT UNKNOWN
2936	JANICE FOWLER
2942	DOUGLAS SMALL
2946	ROBERT RUDY
2960	CAROLE FLETCHER
2970	ROBERT ESTEVES
2974	JULIE MILLS
2976	WALTER REGGANS
2980	OCCUPANT UNKNOWN
2983	BARBARA SARNECKA
	GREG SARNECKI
2986	B BOND
2989	ALMA GREEN

PLATT RD 1994

3255-3275 Not Verified (10 Hses)
 3277 Salow Wilbur A [2] 971-7841
 3278-3294 Not Verified (6 Hses)
 3301★Thomas Doug
 3303 Marcum Wm Jr [8] 973-1333
 Mierka Kim M 973-1333
 3304-3309 Not Verified (4 Hses)
 3311★Towler Ira E & Dorothy
 3313-3401 Not Verified (5 Hses)
 • SHARON INTERSECTS
 3405 Pullen Jill [5] 677-2433
 3416 Not Verified
 3424 PLATT HOUSE-CARE GROUP &
 ASSOC group home 971-0394
 3432 Not Verified
 • VERLE AV BEGINS
 3451-3464 Not Verified (6 Hses)
 3468 Hamson Erwin M [9] + © 971-4196
 3472 Not Verified
 • LORRAINE BEGINS
 3521 Payne Wm A & Janet A [2] © 677-0343
 3540 Not Verified
 3546 Adler Ava M [3] © 677-0972
 3561 Vacant
 3563 Sable Ellen C [9] + © 971-6453
 Sable Philip F 971-6453
 3565 Mitchell Evelyn A [2] 677-2919
 3567-3569 Not Verified (2 Hses)
 • WOLVERINE DR W BEGINS
 3570 Not Verified
 3571 Vorek Rita [7] 971-9015
 3580 Not Verified
 3592 Pieske Gerald F & Julia A [9] + ©
 971-4771
 Pieske Patty A 971-4771
 Pieske Timothy A & Patty A
 971-4771
 • WOLVERINE DR EAST BEGINS
 3604-3616 Not Verified (2 Hses)
 3630 ST PAUL MISSIONARY BAPTIST
 CHURCH
 3680 Mutch Lois K [9] + © 971-6633
 • WILLIAMSBURG RD BEGINS
 3681 Bishop Retha L [2] 973-9076

SHARON DR 1994

SHARON DR -FROM 3329 CARDINAL
AV EAST

52

• ZIP CODE 48108

2840 Williams Clarence B [9] + © 971-5660

2878 Anzicek Mark E [9] + © 971-6987

2884★Cheek Awanda M ©

2885★Armstrong Wm F

2887 Daniel Floyd C & Madeline [9] + ©
971-4123

2890 Dost Patricia A [6] 973-6718

2896 Herrell Steph M [8] © 973-3125

• MC COMB ENDS

2900 Kowalski Wm G [6] © 971-8206

2906 Not Verified

2910★Saunders Thos L

2916-2920 Not Verified (2 Hses)

2926 Hutchins Carol S [3] 677-0639

• NORDMAN RD ENDS

2932 Rhead Wm R [7] 973-1478

2936 Not Verified

2942 Small Douglas H & Rebecca E [9] + ©
971-3395

2946 Not Verified

• SPRINGBROOK INTERSECTS

SHARON DR 1994

2960 Fletcher Carole A [8] © 971-9721

2970-2976 Not Verified (3 Hses)

- ROSEDALE ENDS

2980-2983 Not Verified (2 Hses)

2986 Not Verified

2989 Not Verified

- PLATT RD INTERSECTS

20 HOUSEHOLDS

✓ -

PLATT RD 1988

3265 Arbour Edw A © 973-6609
 3266 Gillette Carole A 973-8303
 3267 No Return
 3269 Vacant
 3271 Schmidt Bruce C 973-2650
 3273 Chaney R 973-8207
 3275 No Return
 3277 Martin Larry A
 3278★Nelson Gregory 971-9372
 3279 Vacant
 3281 Ball Michl E
 3283 Turner Michl H 971-7428
 3292 Vacant
 3301 Lesinszki Andrew S 973-9391
 3303 Marcum Wm Jr 973-1333
 3304 Gee David J © 971-9238
 3305 Brown Roger 971-7295
 3307 Brown Jas W 971-1155
 3309 Balliet V 971-4576
 3311 Towler Dorothy M © 973-0116
 3313 Richmond Jeffrey S 971-7793
 3315 Schnapp Margt H Mrs 971-9296
 3325 Picard Jeff A © 971-7097
 3334 Tackmann Thelma J © 973-3107
 3401 Salow Lori 971-2113
 3405★Parker Andrea S 973-9716
 3416★Stolarchuk L 973-2862
 3424 Vacant
 3432 Diccion Irene Mrs ©
 VERLE AV BEGINS
 3451 Caldwell Geraldine 971-2315
 3453★Beasley Mary A
 3455 Harrison Gloria 971-8508
 3457★Miller Faye E 971-7113
 3460★Baker H
 3464 Smith J © 971-2466
 3468 Hamson Erwin M © 971-4196
 3472 Vacant
 3476 Cohen Jean ©
 LORRAINE BEGINS
 3521 Payne Wm A © 971-5208

SHARON DR 1988

**SHARON DR -FROM 3329 CARDINAL
AV EAST**

ZIP CODE 48108

2840 Williams Clarence B ☉ 971-5660

2878 Anzicek Mark E ☉ 971-6987

2884 Swick J R ☉ 971-3389

2885 Armstrong Wm F ☉ 971-5492

2887 Daniel Floyd C ☉ 971-5877

2890★Dost Patricia A 973-6718

2896 Herrell Steph M ☉ 973-3125

MC COMB ENDS

2900★Kowalski Wm G ☉ 971-8206

2906 Kikut Arth ☉ 971-3390

2910 Bush Esther M ☉

2916 Vacant

2920★Ledholm Joe ☉

2926 Schultz David L ☉ 973-6773

NORDMAN RD ENDS

2932 Rhead Wm R 973-1478

2936 Rose David E 971-1339

2942 Small Douglas H ☉ 971-3395

2946 Mc Keown Lennie ☉

SPRINGBROOK INTERSECTS

2960 Fletcher Carole A Mrs ☉ 971-9721

2970 Pruitt James R ☉ 971-2807

2974 Burnett Doug ☉ 873-8618

2976 Bellis Norman ☉

ROSEDALE ENDS

2980 Geren Virginia L ☉ 973-7416

2983 No Return

2986★Bennett Bruce ☉

2989 Wedhorn Robt N 971-3538

PLATT RD INTERSECTS

PLATT RD 1983

3279★Reznicek Loretta J 973-9382
 3281★Furlett Dennis
 3283 Heger Barry F 973-6406
 3292 Goethe Bernice ©
 3301 Byars Sandra K 973-0440
 3303 Clark Larry A
 3304★Davis Michl 971-3258
 3305 Rhodes K 971-7692
 3307 Bush James R 971-6404
 3309★Hite J Mitchell 971-4042
 3311 Cromer Gary J 973-6331
 3313 Zello Cheryl O
 3315 Stratos John W 973-8665
 3325 Smith Gladys W Mrs © 971-8608
 3334★Stapp David 973-7626
 3401 Vacant
 3405 Vacant
 3416 Dobbins Andrew L 971-0164
 3424 Pendleton Thomas S 971-6339
 3432 Diccion Phillip © 971-5267
 VERLE AV BEGINS
 3451 Vacant
 3453 Hinton Mary A 971-9145
 3455 Mezo Joyce D Mrs
 3457 Brewer Kathleen
 3460 Landman Steph 971-0985
 3464 Smith Versell © 971-9673
 3468 Hamson Erwin M © 971-4196
 3472 Jahnke Aug J © 971-4194
 3476 Vacant
 LORRAINE INTERSECTS
 3521 Payne Wm A © 971-5208
 3540 Maciejewski John P 971-8495
 3546★Mavs Allen B © 973-6438
 3561 Hawkins Julia 971-2466
 Moore Reba A 971-2466
 3563 Sable E C 971-6453
 3565 Bergsma Imelda C Mrs © 971-7496

SHARON DR 1983

**SHARON DR —FROM CARDINAL AV
EAST 2 SOUTH OF PACKARD RD**

ZIP CODE 48104

- 2840 Williams Clarence B © 971-5660
 2878 Anzicek Mark E © 971-6987
 2884 Swick Eva M Mrs © 971-3389
 2885 Armstrong Wm F © 971-5492
 2887 Daniel Floyd A 971-5877
 2890 Alderman
 2896 Vacant

MC COMB ENDS

- 2900 Noye Donald © 973-2407
 2906 Kikut A © 971-3390
 2910 Bush Esther M ©
 2916 Donvig Kath ©
 2920 Murray Peter C © 971-7858
 2926 Schultz David L © 973-6773

NORDMAN RD ENDS

- 2932 Rhead Wm R © 973-1478
 2936 No Return
 2942 Small Douglas H © 971-3395
 2946 Rudy Robt Jr ©

SPRINGBROOK INTERSECTS

- 2960 Stewart Carole A Mrs © 971-9721
 2970 Pruitt James R © 971-2807
 2974 Kaufmann Lee E 971-3781
 2976 Bellis Norman ©

ROSEDALE ENDS

- 2980 Klein James
 2983 No Return
 2986★Mc Ginty Gary T 973-2600
 2989 Griffith Rollie

PLATT RD INTERSECTS

PLATT RD 1978

3334★Thompson Robt
 3401 Crittenden Jeri F © 971-6979
 3405 O'Conner Jane 971-8209
 3416★Bowerman Sharon ©
 3424 Hagen Donald L © 971-5330
 3432 Diccion Phillip © 971-5267
 VERLE AV BEGINS
 3453 Vacant
 3455 Mezo Cecil M 971-0058
 3457 Brewer Kathleen
 3460 Stephen Tim 973-2579
 3464 Smith Versell © 971-9673
 3468 Hamson Erwin M © 971-4196
 3472 Jahnke Aug J © 971-4194
 3476 Jackson Carl © 971-8503
 LORRAINE INTERSECTS
 3521 Payne Wm A © 971-5208
 3540★Mociejewski John P 971-8495
 3546 Shaw Lee H © 971-4778
 3561★Hawkins Julia 771-2466
 3563★Sable Ellen C 771-6453
 3565 Bergsma Imelda C Mrs © 971-7496
 3569 Zawacki Richd G © 971-3017
 W WOLVERINE STARTS
 3570★Giraud M 971-6040
 3571★Clemons Sidney © 971-5607
 3580 Vacant
 3592 Pieske Gerald F © 971-4771
 E WOLVERINE STARTS
 3604 Podewil Theo W Jr © 971-4773
 3616 Mc Carthy Terrence M © 971-4772
 3680 Hunt Wm A 973-9478
 WILLIAMSBURG STARTS
 3681 No Return
 3683 Smith John T 973-9879
 3685 Bishop Clara

SHARON DR 1978

**SHARON DR —FROM CARDINAL AV
EAST 2 SOUTH OF PACKARD RD**

ZIP CODE 48104

2840 State Wall Washing Co 971-5660

Williams Clarence B © 971-5660

2878 Winston David M © 973-9167

2884 Swick Eva M Mrs © 971-3389

2885 Vacant

2887 Daniel Floyd C © 971-5877

2890 Alderman Arth C © 971-3356

2894★Swick John R 971-3389

MC COMB ENDS

2900★Elrod Tom 971-5160

2906 Kikut Amie Mrs © 971-3390

2910★Bush Norwood J ©

2916★Carson Ted Jr

2920★King Courtney

2926 Martell Richd A 971-3935

NORMAN RD ENDS

2932 Rhead Wm R 971-3391

2936★Youngs B 971-7558

2942 Small Douglas H © 971-3395

2946 Ruby Robt Jr 971-6150

2960 Stewart Jon P ©

2970 Pruitt James R ©

2974 Vacant

2976 Bellis Norman 973-0834

ROSEDALE ENDS

2980 Amick James R 971-7447

2983 No Return

SHARON DR 1978

2986★Brickman L M 971-1609

2989 Spencer Allen 973-1894

PLATT RD INTERSECTS

PLATT RD 1973

3277 Under Constn
 3278 Haabs James
 3279 Under Constn
 3281 Under Constn
 3283 Under Constn
 3292 Goethe Bernice Mrs ©
 3301 Under Constn
 3303 Model
 3304 Vacant
 3305 Under Constn
 3307 Under Constn
 3309 Houry Enad
 3311★Harris James R
 3313 Under Constn
 3315 Model
 3325 Smith Gladys C Mrs © 971-4326
 3334 No Return

SHARON INTERSECTS

3401 Mitchell Dwight B © 971-4776
 3405★Reeves Wm E 971-4329
 3416 Hagen Donald W 971-1926
 3424 Hagen Luther F & Son plmbs 971-5330
 Hagen Luther F © 971-5330
 3432 Diccion Phillip © 971-5267

VERLE AV BEGINS

3460★Passmore Theo R 973-2348
 3464★Smith Versell 971-9673
 3468 Hamson Erwin M © 971-4196
 3472 Jahnke James A © 971-4194
 Jahnke Aug J © 971-4194
 3476 Wetherbee Edw P © 971-4174

LORRAINE INTERSECTS

3521 Vacant
 3540★Weikart Robt C Rev © 971-4307
 3546 Shaw Lee H © 971-4778

SHARON DR 1973

**SHARON DR —FROM CARDINAL AV
EAST 2 SOUTH OF PACKARD RD**

ZIP CODE 48104

2840 State Wall Washing Co 971-5660

Williams Clarence B © 971-5660

2878★Granjer R Keith 971-8199

2884 Swick Eva M Mrs © 971-3389

2885 Seng Robt L ©

2887 Daniel Floyd C © 971-5877

2890 Alderman Arth C © 971-3356

MC COMB ENDS

2900★Maxwell Thos 971-7821

2906 Kikut Amie Mrs © 971-3390

2910★Kittel Gary © 973-2727

2916 Bush Norwood J

2920 Marshall Eileen Mrs © 971-3396

2926 Martell Richd A © 971-3935

NORMAN RD ENDS

2932 Barwick Elmo O © 971-3391

2936 Schlecht Lida F Mrs © 971-3367

2942 Vacant

2946 Pepper Flossie R Mrs © 971-3366

2960 Stewart Jon P ©

SPRINGBROOK ENDS

2970 Pruitt James R ©

2974 Miller Helen B Mrs © 971-3397

2976 Frey Michl H 971-2193

2980 Allen Clyde © 971-4268

2983 Craner Robt L © 971-4955

ROSEDALE ENDS

2986 Koengeter La Viece L Mrs 971-4959

2989 Owens John

PLATT RD INTERSECTS

PLATT RD 1968

3178 KEEP WILBUR H • 971-3195
 3190 HORN ROBERTA MRS
 ---REDWOOD INTERSECTS
 3210 ZIMMER LARRY • 971-4762
 3250 MULLREED IRENE M MRS •
 971-4761
 3266 FOUTS ANTOYNETTE E MRS •
 971-4953
 3278 STOLL FRED G 971-4962
 3292 GOETHE BERNICE MRS • 971-4957
 3304 HITE DALLAS L • 971-4954
 3325 SMITH WILBUR E • 971-5326
 3334 KAPLAN JUDITH •
 ---SHARON INTERSECTS
 3405 MITCHELL DWIGHT B • 971-4776
 3416 RICHARDS LEO 971-3260
 3424 HAGEN LUTHER F & SON PLMBS
 971-5330
 HAGEN LUTHER F • 971-5330
 3432 DICCION PHILLIP • 971-5267
 ---VERLE AV BEGINS
 3460 BUCKLAND DALE E •
 3464 KENISTON RONALD K • 971-4199
 3468 HAMSON ERWIN M • 971-4196
 3472 JAHNKE JAMES A • 971-4194
 3476 WETHERBEE EDW P • 971-4174
 ---LORRAINE INTERSECTS
 3521 EMMITT VIOLA M • 971-4784
 3540 TAURITZ JOSEPH L • 971-4780
 3546 SHAW LEE H • 971-4778

SHARON DR 1968

2840 STATE WALL WASHING CO WALL
CLNS 971-5660
WILLIAMS CLARENCE B •
NO2-7742

2878 KNIGHT KENNETH D • 971-3355

2884 SWICK EVA M MRS • 971-3389

2885 KELLY CLEATIS • 971-5878

2887 DANIEL FLOYD C • 971-5877

2890 ALDERMAN ARTH C • 971-3356

---MC COMB ENDS

2900 DORRANCE DON • 971-3392

2906 KIRKUT ARTH • 971-3390

2910 HOBBS RUBE E • 971-3393

2916 STOLL DARWIN L 971-4468

2920 MARSHALL EILEEN MRS •
971-3396

2926 NO RETURN

---NORMAN RD ENDS

2932 BARWICK ELMO D • 971-3391

2936 SCHLECHT WM D • 971-3367

2942 SMALL DOUGLAS H • 971-3395

2946 PEPPER FLOSSIE R MRS •
971-3366

2960 STEWART JOHN P 971-5278

---SPRINGBROOK ENDS

2970 PRUITT JAMES R • 971-3371

2974 MILLER HELEN B MRS • 971-3397

2976 UNDER CONSTN

2980 TAN KAREL E 971-5129

2983 CRANER ROBT L • 971-4955

---ROSEDALE ENDS

2986 KOENGETER LA VIECE MRS
971-4959

2989 STROHM BARRY

---PLATT RD INTERSECTS

✓

-

PLATT RD 1963

3165 Cruse Ronald A © NO3-1851

3166 Young Arth J © NO8-7805

3178 Keep Wilbur H ©

3190 Venturi Gino NO5-4690

Redwood intersects

3210 Kruchowski Jos T

3222 Plata Ernest J © 665-3394

3250 McCollum Nealy E © NO2-6855

3266 Fouts Antonette E Mrs ©
NO2-0301

3278 No Return

3292 Goethe Donald © NO5-5530

3304 James Billy B © NO3-9630

3325 Smith Wilbur E © NO5-3511

3334 Ellis W H © NO2-0508

Sharon intersects

3405 Mitchell Mary D Mrs ©
NO5-3513

3416 VandenBosch Alden © NO5-5345

3424 Hagen Luther F & Son plmb contr
NO2-2360

Hagen Luther F © NO2-2360

Hagen Donald L NO2-2360

3432 Diccion Phillip © 663-4370

3464 Vacant

3466 Vacant

3468 Hamson Erwin M © 663-7437

3472 Vacant

Lorraine intersects

3540 Hager John G © NO5-9489

3546 Shaw Lee H ©

Washington intersects

3570 Smith Gerald C

3580 Tessner Richd N © NO5-3700

3592 Pieske Gerald F © NO5-3514

3604 Podewil Theo W jr © NO5-6357

3616 McCarthy Terrence M © 662-2478

3630 Godfrey Clyde B © NO2-0108

3680 Vacant

3696 Richards Julia A Mrs © NO2-7708

3746 Zahn Julius G © NO8-8002

SHARON DR 1963

**SHARON DRIVE-From Cardinal av east
2 south of Packard rd**

2840 State Wall Washing Co NO2-7742

Williams Clarence B © NO2-7742

2878 Kilbreth Oather © NO3-7854

2884 Swick Eva M Mrs © NO3-3169

2885 Stoll Ray L © NO3-3194

2887 Daniel Floyd C © NO5-6521

2890 Alderman Arth C © NO5-4529

McComb ends

2900 Dorrance Don 665-8056

2906 Kikut Arth © NO6-7068

2910 Hobbs Rube E © NO3-3983

2916 No Return

2920 Marshall John E © NO5-4739

2926 Haines Jack D © 663-9080

Nordman ends

2932 Rhead Roy © 663-9057

2936 Schlecht Wm O © NO5-1881

2942 Domeier Karl W © NO5-4506

2946 Pepper Flossie R Mrs © 665-4966

Springbrook ends

2970 Pruitt Jas R © NO3-3887

2974 Miller Helen B Mrs © NO5-2944

Nordman rd ends

2980 Birchfield Roy © NO3-3754

2983 Craner Robt L © NO2-7875

Rosedale ends

2986 Walsh Jos H NO3-7960

2989 Townsend Burton L © 665-9385

Platt rd intersects

PLATT RD 1958

PLATT RD—Contd

- 3304 James Billy B © ΔNO5-2353
 3325 Smith Wilbur E © ΔNO5-3511
 3334 No Return

Sharon intersects

- 3405 Mitchell Mary D Mrs ©
 ΔNO5-3513
 3416 Moore Chas E © ΔNO5-5091
 3424 Hagen Luther F & Son plmbs
 ΔNO2-2360
 Hagen Luther F © ΔNO2-2360
 Hagen Donald L ΔNO2-2360
 3432 Diccion Philip © ΔNO5-2351
 3521 Emmitt Walter L © ΔNO5-7101
 No Return

Lorraine intersects

- 3540 Allen Kenneth J © ΔNO3-3545
 3546 Shaw Lee H © ΔNO5-2083

Washington intersects

- 3570 Young Richd E © ΔNO2-5446
 3580 Tessner Richd N © ΔNO5-7389
 3592 Vacant
 3604 Podewil Theo
 3616 Mannard Uno © ΔNO3-6640
 3630 Godfrey Clyde B © ΔNO2-0108
 3680 Schneider Michl F ΔNO2-8920
 3696 Richards Julia A Mrs ©
 ΔNO2-7708
 3746 Zahn Julius G © ΔNO8-8002

SHARON DR 1958

32

SHARON DRIVE (Formerly South) —
From Cardinal av east to Platt rd,
2 south of Packard rd

- 2840 State Wall Washing Co ΔNO2-7742
 Williams Clarence B ΔNO2-7742
 2884 Swick Eva M Mrs © ΔNO3-3169
 2885 Stoll Ray L © ΔNO3-9636
 2887 Daniel Floyd C © ΔNO5-6521
 2890 Alderman Arth C © ΔNO5-1884

McComb ends

- 2900 Bell Wayne T jr © ΔNO2-4927
 2906 Kikut Arthur © ΔNO6-7068
 2908 Under constn
 2916 Lyons John A ΔNO2-8541
 2920 Marshall John E © ΔNO5-1883
 2926 Meeks Lennie E © ΔNO5-5653

Nordman ends

- 2932 Rhead Roy © ΔNO5-2943
 2936 Schlecht Wm O © ΔNO5-1881
 2942 Steadman John W © ΔNO3-6752
 2946 Pepper Alf R © ΔNO5-2942

Springbrook ends

- 2970 Pruitt Jas R © ΔNO3-3887
 2974 Miller Helen B Mrs ©
 ΔNO5-2944

Nordman rd ends

- 2980 Birchfield Roy © ΔNO5-3451
 2983 Craner Robt L © ΔNO2-7875

Rosedale ends

- 2986 Crawford Herman L ΔNO3-7048
 2989 Townsend Burton L
 ΔNO2-4381

Platt rd intersects

SECTION 10.5

Environmental Database Report

Ratliff Property

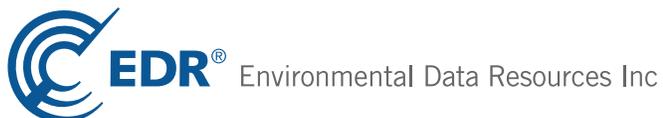
3401 Platt Road

Ann Arbor, MI 48108

Inquiry Number: 4033005.2s

August 11, 2014

The EDR Radius Map™ Report with GeoCheck®



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Toll Free: 800.352.0050
www.edrnet.com

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Physical Setting Source Records Searched	PSGR-1

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) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

3401 PLATT ROAD
ANN ARBOR, MI 48108

COORDINATES

Latitude (North): 42.2400000 - 42° 14' 24.00"
Longitude (West): 83.7000000 - 83° 42' 0.00"
Universal Transverse Mercator: Zone 17
UTM X (Meters): 277220.4
UTM Y (Meters): 4679740.0
Elevation: 825 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map: 42083-B6 YPSILANTI WEST, MI
Most Recent Revision: 1983

North Map: 42083-C6 ANN ARBOR EAST, MI
Most Recent Revision: 1983

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from: 20120702, 20120629
Source: USDA

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

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

EXECUTIVE SUMMARY

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

CERCLIS..... Comprehensive Environmental Response, Compensation, and Liability Information System
FEDERAL FACILITY..... Federal Facility Site Information listing

Federal CERCLIS NFRAP site List

CERC-NFRAP..... CERCLIS No Further Remedial Action Planned

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-LQG..... RCRA - Large Quantity Generators
RCRA-SQG..... RCRA - Small Quantity Generators
RCRA-CESQG..... RCRA - Conditionally Exempt Small Quantity Generator

Federal institutional controls / engineering controls registries

US ENG CONTROLS..... Engineering Controls Sites List
US INST CONTROL..... Sites with Institutional Controls
LUCIS..... Land Use Control Information System

Federal ERNS list

ERNS..... Emergency Response Notification System

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

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

UST..... Underground Storage Tank Facility List
AST..... Aboveground Tanks
INDIAN UST..... Underground Storage Tanks on Indian Land
FEMA UST..... Underground Storage Tank Listing

State and tribal institutional control / engineering control registries

AUL..... Engineering and Institutional Controls

EXECUTIVE SUMMARY

State and tribal voluntary cleanup sites

INDIAN VCP..... Voluntary Cleanup Priority Listing

State and tribal Brownfields sites

BROWNFIELDS..... Brownfields and UST Site Database

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Landfill / Solid Waste Disposal Sites

DEBRIS REGION 9..... Torres Martinez Reservation Illegal Dump Site Locations

ODI..... Open Dump Inventory

HIST LF..... Inactive Solid Waste Facilities

SWRCY..... Recycling Facilities

INDIAN ODI..... Report on the Status of Open Dumps on Indian Lands

Local Lists of Hazardous waste / Contaminated Sites

US CDL..... Clandestine Drug Labs

DEL SHWS..... Delisted List of Contaminated Sites

CDL..... Clandestine Drug Lab Listing

US HIST CDL..... National Clandestine Laboratory Register

Local Land Records

LIENS 2..... CERCLA Lien Information

LIENS..... Lien List

Records of Emergency Release Reports

HMIRS..... Hazardous Materials Information Reporting System

SPILLS..... Pollution Emergency Alerting System

Other Ascertainable Records

RCRA NonGen / NLR..... RCRA - Non Generators / No Longer Regulated

DOT OPS..... Incident and Accident Data

DOD..... Department of Defense Sites

FUDS..... Formerly Used Defense Sites

CONSENT..... Superfund (CERCLA) Consent Decrees

ROD..... Records Of Decision

UMTRA..... Uranium Mill Tailings Sites

US MINES..... Mines Master Index File

TRIS..... Toxic Chemical Release Inventory System

TSCA..... Toxic Substances Control Act

FTTS..... FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

HIST FTTS..... FIFRA/TSCA Tracking System Administrative Case Listing

SSTS..... Section 7 Tracking Systems

ICIS..... Integrated Compliance Information System

PADS..... PCB Activity Database System

EXECUTIVE SUMMARY

MLTS.....	Material Licensing Tracking System
RADINFO.....	Radiation Information Database
FINDS.....	Facility Index System/Facility Registry System
RAATS.....	RCRA Administrative Action Tracking System
RMP.....	Risk Management Plans
UIC.....	Underground Injection Wells Database
DRYCLEANERS.....	Drycleaning Establishments
NPDES.....	List of Active NPDES Permits
AIRS.....	Permit and Emissions Inventory Data
INDIAN RESERV.....	Indian Reservations
SCRD DRYCLEANERS.....	State Coalition for Remediation of Drycleaners Listing
PRP.....	Potentially Responsible Parties
US AIRS.....	Aerometric Information Retrieval System Facility Subsystem
LEAD SMELTERS.....	Lead Smelter Sites
2020 COR ACTION.....	2020 Corrective Action Program List
US FIN ASSUR.....	Financial Assurance Information
Financial Assurance.....	Financial Assurance Information Listing
WDS.....	Waste Data System
COAL ASH DOE.....	Steam-Electric Plant Operation Data
EPA WATCH LIST.....	EPA WATCH LIST
COAL ASH EPA.....	Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER.....	PCB Transformer Registration Database
COAL ASH.....	Coal Ash Disposal Sites

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP..... EDR Proprietary Manufactured Gas Plants

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

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

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.

EXECUTIVE SUMMARY

STANDARD ENVIRONMENTAL RECORDS

State- and tribal - equivalent CERCLIS

SHWS: The Contaminated Sites List database, also known as the Part 201 database, maintained by the Michigan Department of Environmental Quality (MDEQ), provides information about sites at which a release of a hazardous substance in excess of the Part 201 residential criteria has occurred, and 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 MDEQ about the sites and can pursue cleanup independently. A deleted site has been removed from the Part 201 List because information known to the MDEQ 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 that meet or are below the criteria for unrestricted residential use. The list does not include the sites of contamination regulated under Part 213, Leaking Underground Storage Tanks.

A review of the SHWS list, as provided by EDR, and dated 10/01/2013 has revealed that there are 2 SHWS 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>
ANN ARBOR SANITARY LF Facility Status: Interim Response in progress	PLATT & ELLSWORTH	S 1/2 - 1 (0.665 mi.)	12	27
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
ANN ARBOR CIVIC THEATER Facility Status: Evaluation conducted	2275 PLATT ROAD	N 1/2 - 1 (0.964 mi.)	13	28

State and tribal leaking storage tank lists

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 LUST list, as provided by EDR, and dated 05/05/2014 has revealed that there are 4 LUST sites 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>
DAVULURI BROTHERS INC Facility Status: Closed	3005 PACKARD ST	N 1/4 - 1/2 (0.350 mi.)	A6	8
PLATT PACKARD FUEL INC Facility Status: Closed	2995 PACKARD ST	N 1/4 - 1/2 (0.352 mi.)	A8	19
SAKSTRUPS TOWING INC Facility Status: Closed	3055 PACKARD ST	N 1/4 - 1/2 (0.356 mi.)	9	22
SHREE HARI KRISHNA, INC. Facility Status: Open	2955 PACKARD ST	NNW 1/4 - 1/2 (0.368 mi.)	B10	24

EXECUTIVE SUMMARY

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: The EPA's listing of Brownfields properties from the Cleanups in My Community program, which provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

A review of the US BROWNFIELDS list, as provided by EDR, and dated 07/01/2014 has revealed that there is 1 US 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>
3005 PACKARD ROAD PROPERTY	3005 PACKARD ROAD	N 1/4 - 1/2 (0.350 mi.)	A7	10

Local Lists of Hazardous waste / Contaminated Sites

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 INVENTORY list, as provided by EDR, and dated 04/28/2014 has revealed that there are 3 INVENTORY sites 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>
PACKARD AMOCO	2995 PACKARD ROAD	N 1/4 - 1/2 (0.350 mi.)	A5	8
SHREE HARI KRISHNA, INC.	2955 PACKARD ST	NNW 1/4 - 1/2 (0.368 mi.)	B10	24
Not reported	2955 PACKARD	NNW 1/4 - 1/2 (0.368 mi.)	B11	27

Other Ascertainable Records

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 BEA list, as provided by EDR, and dated 08/21/2013 has revealed that there is 1 BEA

EXECUTIVE SUMMARY

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>
PACKARD AMOCO	2995 PACKARD ROAD	N 1/4 - 1/2 (0.350 mi.)	A4	8

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR US Hist Auto Stat: 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 US Hist Auto Stat list, as provided by EDR, has revealed that there are 2 EDR US Hist Auto Stat 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>
Not reported	3090 LORRAINE ST	SE 1/8 - 1/4 (0.165 mi.)	1	7
Not reported	3154 ROSEDALE ST	NNW 1/8 - 1/4 (0.202 mi.)	2	7

EDR US Hist Cleaners: EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry 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 US Hist Cleaners list, as provided by EDR, has revealed that there is 1 EDR US Hist Cleaners site within approximately 0.25 miles of the target property.

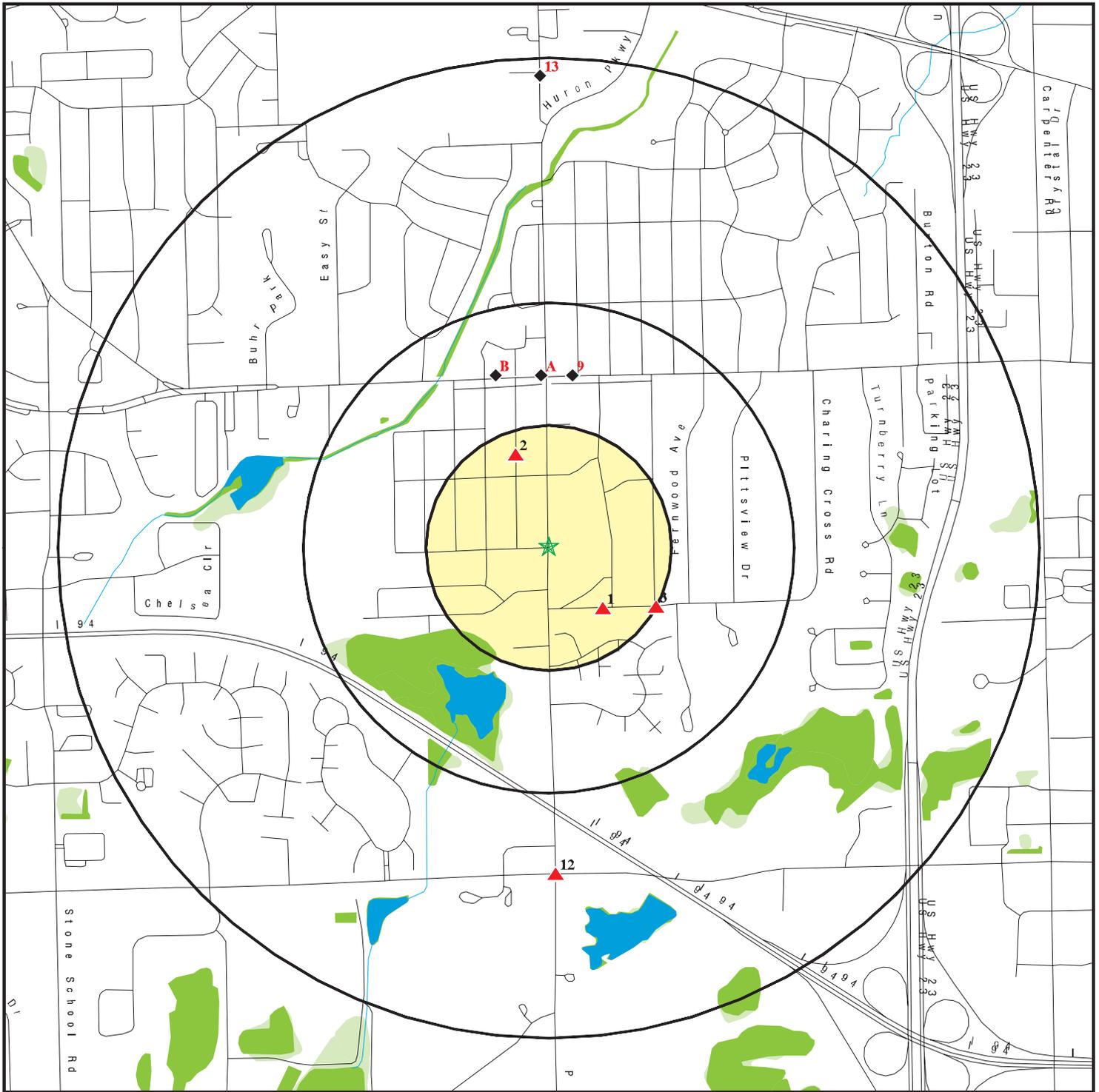
<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
Not reported	3198 LORRAINE ST	ESE 1/8 - 1/4 (0.249 mi.)	3	7

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 18 records.

<u>Site Name</u>	<u>Database(s)</u>
MOTOR WHEEL CORP/NORRIS ST PROPERT FORMER HOWARD COOPER	INVENTORY INVENTORY INVENTORY
ZANTOP WAREHOUSE PROPERTY	INVENTORY INVENTORY INVENTORY INVENTORY
VACANT PROPERTY GODFREY MOVING & STORAGE FORMER SCHAFFER BAKERY	INVENTORY INVENTORY INVENTORY INVENTORY INVENTORY INVENTORY
DAYTONA AVENUE JUNK YARD TRACTOR SUPPLY MI DEPT/TRANSPORTATION FORMER HOWARD COOPER	INVENTORY CERCLIS, LEAD SMELTERS AST RCRA NonGen / NLR BEA BEA RGA LUST
COMMERCIAL PROPERTY	

overview MAP - 4033005.2s



- ★ 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
- ⚡ Oil & Gas pipelines from USGS
- National Wetland Inventory
- State Wetlands

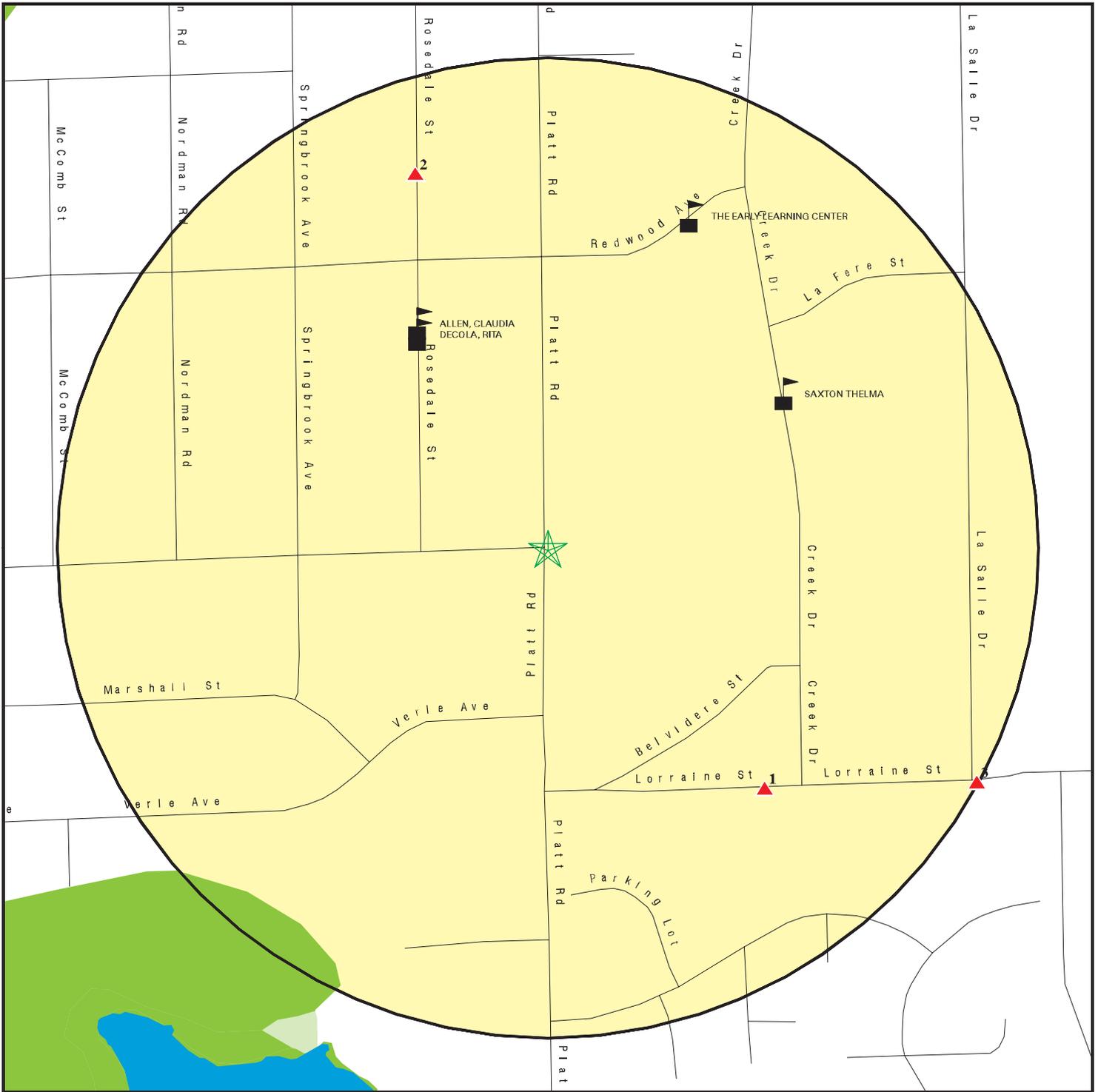


This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Ratliff Property
 ADDRESS: 3401 Platt Road
 Ann Arbor MI 48108
 LAT/LONG: 42.24 / 83.7

CLIENT: Environmental Consulting Solutions, LLC
 CONTACT: Andrew Foerg
 INQUIRY #: 4033005.2s
 DATE: August 11, 2014 12:09 pm

detail MAP - 4033005.2s



- ★ 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
- Oil & Gas pipelines from USGS
- 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: Ratliff Property
 ADDRESS: 3401 Platt Road
 Ann Arbor MI 48108
 LAT/LONG: 42.24 / 83.7

CLIENT: Environmental Consulting Solutions, LLC
 CONTACT: Andrew Foerg
 INQUIRY #: 4033005.2s
 DATE: August 11, 2014 12:10 pm

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
<i>Federal NPL site list</i>								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	TP		NR	NR	NR	NR	NR	0
<i>Federal Delisted NPL site list</i>								
Delisted NPL	1.000		0	0	0	0	NR	0
<i>Federal CERCLIS list</i>								
CERCLIS	0.500		0	0	0	NR	NR	0
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
<i>Federal CERCLIS NFRAP site List</i>								
CERC-NFRAP	0.500		0	0	0	NR	NR	0
<i>Federal RCRA CORRACTS facilities list</i>								
CORRACTS	1.000		0	0	0	0	NR	0
<i>Federal RCRA non-CORRACTS TSD facilities list</i>								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
<i>Federal RCRA generators list</i>								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-CESQG	0.250		0	0	NR	NR	NR	0
<i>Federal institutional controls / engineering controls registries</i>								
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROL	0.500		0	0	0	NR	NR	0
LUCIS	0.500		0	0	0	NR	NR	0
<i>Federal ERNS list</i>								
ERNS	TP		NR	NR	NR	NR	NR	0
<i>State- and tribal - equivalent CERCLIS</i>								
SHWS	1.000		0	0	0	2	NR	2
<i>State and tribal landfill and/or solid waste disposal site lists</i>								
SWF/LF	0.500		0	0	0	NR	NR	0
<i>State and tribal leaking storage tank lists</i>								
LUST	0.500		0	0	4	NR	NR	4
INDIAN LUST	0.500		0	0	0	NR	NR	0
<i>State and tribal registered storage tank lists</i>								
UST	0.250		0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
FEMA UST	0.250		0	0	NR	NR	NR	0
State and tribal institutional control / engineering control registries								
AUL	0.500		0	0	0	NR	NR	0
State and tribal voluntary cleanup sites								
INDIAN VCP	0.500		0	0	0	NR	NR	0
State and tribal Brownfields sites								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	1	NR	NR	1
Local Lists of Landfill / Solid Waste Disposal Sites								
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
HIST LF	0.500		0	0	0	NR	NR	0
SWRCY	0.500		0	0	0	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US CDL INVENTORY	TP		NR	NR	NR	NR	NR	0
DEL SHWS	0.500		0	0	3	NR	NR	3
CDL	1.000		0	0	0	0	NR	0
US HIST CDL	TP		NR	NR	NR	NR	NR	0
US HIST CDL	TP		NR	NR	NR	NR	NR	0
Local Land Records								
LIENS 2	TP		NR	NR	NR	NR	NR	0
LIENS	TP		NR	NR	NR	NR	NR	0
Records of Emergency Release Reports								
HMIRS	TP		NR	NR	NR	NR	NR	0
SPILLS	TP		NR	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		0	0	NR	NR	NR	0
DOT OPS	TP		NR	NR	NR	NR	NR	0
DOD	1.000		0	0	0	0	NR	0
FUDS	1.000		0	0	0	0	NR	0
CONSENT	1.000		0	0	0	0	NR	0
ROD	1.000		0	0	0	0	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
UMTRA	0.500		0	0	0	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
FINDS	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
RMP	TP		NR	NR	NR	NR	NR	0
UIC	TP		NR	NR	NR	NR	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
NPDES	TP		NR	NR	NR	NR	NR	0
AIRS	TP		NR	NR	NR	NR	NR	0
BEA	0.500		0	0	1	NR	NR	1
INDIAN RESERV	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
US AIRS	TP		NR	NR	NR	NR	NR	0
LEAD SMELTERS	TP		NR	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
US FIN ASSUR	TP		NR	NR	NR	NR	NR	0
Financial Assurance	TP		NR	NR	NR	NR	NR	0
WDS	TP		NR	NR	NR	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
COAL ASH	0.500		0	0	0	NR	NR	0

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP	1.000		0	0	0	0	NR	0
EDR US Hist Auto Stat	0.250		0	2	NR	NR	NR	2
EDR US Hist Cleaners	0.250		0	1	NR	NR	NR	1

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF	TP		NR	NR	NR	NR	NR	0
RGA LUST	TP		NR	NR	NR	NR	NR	0
RGA HWS	TP		NR	NR	NR	NR	NR	0

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

MAP FINDINGS

Map ID
Direction
Distance
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

1
SE
1/8-1/4
0.165 mi.
871 ft.

3090 LORRAINE ST
ANN ARBOR, MI 48108

EDR US Hist Auto Stat 1015411301
N/A

Relative:
Higher

EDR Historical Auto Stations:

Name: AZ HOME REPAIR SERVICES
Year: 2004
Address: 3090 LORRAINE ST

Actual:
826 ft.

Name: AZ HOME REPAIR SERVICES
Year: 2006
Address: 3090 LORRAINE ST

2
NNW
1/8-1/4
0.202 mi.
1069 ft.

3154 ROSEDALE ST
ANN ARBOR, MI 48108

EDR US Hist Auto Stat 1015418285
N/A

Relative:
Higher

EDR Historical Auto Stations:

Name: CERTTECH AUTO RACING
Year: 2005
Address: 3154 ROSEDALE ST

Actual:
827 ft.

Name: CERTTECH AUTO RACING
Year: 2006
Address: 3154 ROSEDALE ST

Name: CERTTECH AUTO RACING
Year: 2007
Address: 3154 ROSEDALE ST

Name: CERTTECH AUTO RACING
Year: 2009
Address: 3154 ROSEDALE ST

3
ESE
1/8-1/4
0.249 mi.
1315 ft.

3198 LORRAINE ST
ANN ARBOR, MI 48108

EDR US Hist Cleaners 1015042190
N/A

Relative:
Higher

EDR Historical Cleaners:

Name: BEST CLEANER INC
Year: 2008
Address: 3198 LORRAINE ST

Actual:
828 ft.

Name: BEST CLEANER INC
Year: 2009
Address: 3198 LORRAINE ST

MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

A4
 North
 1/4-1/2
 0.350 mi.
 1848 ft.

PACKARD AMOCO
2995 PACKARD ROAD
ANN ARBOR CITY, MI 48108

Site 1 of 5 in cluster A

BEA S110996843
N/A

Relative: BEA:
Lower Secondary Address: Not reported
 BEA Number: 1100
 District: Jackson
Actual: Date Received: 05/24/2011
820 ft. Submitter Name: JP Morgan Chase Bank
 Petition Determination: No Request
 Petition Disclosure: 0
 Category: Not reported
 Determination 20107A: No Request
 Reviewer: hisket
 Division Assigned: Environmental Response Division

A5
 North
 1/4-1/2
 0.350 mi.
 1848 ft.

PACKARD AMOCO
2995 PACKARD ROAD
WASHTENAW (County), MI 48108

Site 2 of 5 in cluster A

INVENTORY S114037490
N/A

Relative: INVENTORY:
Lower Bea Number: 201101100JK
 Township: Ann Arbor City
Actual: District: Jackson
820 ft. Data Source: BEA
 Latitude: Not reported
 Longitude: Not reported

A6
 North
 1/4-1/2
 0.350 mi.
 1848 ft.

DAVULURI BROTHERS INC
3005 PACKARD ST
ANN ARBOR, MI 48108

Site 3 of 5 in cluster A

LUST U000266325
UST N/A
WDS

Relative: LUST:
Lower Facility ID: 00002107
 Source: STATE OF MICHIGAN
Actual: Owner Name: Davuluri Brothers Inc
821 ft. Owner Address: 3005 Packard Rd
 Owner City,St,Zip: Ann Arbor, MI 48108
 Owner Contact: Not reported
 Owner Phone: (734) 306-1232
 Country: USA
 District: Jackson District Office
 Site Name: Buddy's Mini Mart #28
 Latitude: 42.24548
 Longitude: -83.69996
 Date of Collection: 12/02/2002
 Method of Collection: GPS Code Meas. Standard Positioning Service SA Off
 Accuracy: 10
 Accuracy Value Unit: METERS
 Horizontal Data: NAD83
 Point Line Area: POINT

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

DAVULURI BROTHERS INC (Continued)

U000266325

Desc Category: Plant Entrance (Freight)

Leak Number: C-0960-94
Release Date: 09/15/1994
Substance Released: Gasoline,Kerosene
Release Status: Closed
Release Closed Date: 07/06/1998

UST:

Facility ID: 00002107
Facility Type: ACTIVE
Owner Name: DAVULURI BROTHERS INC
Owner Address: 3005 PACKARD RD
Owner City,St,Zip: ANN ARBOR, MI 48108
Owner Country: USA
Owner Contact: Not reported
Owner Phone: (734) 306-1232
Contact: Siva Davuluri
Contact Phone: (734) 306-1232
Date of Collection: 12/02/2002
Accuracy: 10
Accuracy Value Unit: METERS
Horizontal Datum: NAD83
Source: STATE OF MICHIGAN
Point Line Area: POINT
Desc Category: Plant Entrance (Freight)
Method of Collection: GPS Code Meas. Standard Positioning Service SA Off
Latitude: 42.24548
Longitude: -83.69996

Tank ID: 1
Tank Status: Removed from Ground
Capacity: 6000
Product: Gasoline
Install Date: 04/25/1971
Remove Date: 11/20/1994
Tank Release Detection: Not reported
Pipe Release Detection: Not reported
Piping Material: Galvanized Steel
Piping Type: Not reported
Construction Material: Asphalt Coated or Bare Steel
Impressed Device: No

Tank ID: 2
Tank Status: Removed from Ground
Capacity: 20000
Product: Gasoline
Install Date: 04/25/1971
Remove Date: 11/20/1994
Tank Release Detection: Not reported
Pipe Release Detection: Not reported
Piping Material: Galvanized Steel
Piping Type: Not reported
Construction Material: Asphalt Coated or Bare Steel
Impressed Device: No

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

DAVULURI BROTHERS INC (Continued)

U000266325

Tank ID: 4
Tank Status: Removed from Ground
Capacity: 1000
Product: FUEL OIL
Install Date: 04/25/1971
Remove Date: 11/20/1994
Tank Release Detection: Not reported
Pipe Release Detection: Not reported
Piping Material: Galvanized Steel
Piping Type: Not reported
Construction Material: Asphalt Coated or Bare Steel
Impressed Device: No

Tank ID: 5
Tank Status: Currently In Use
Capacity: 20000
Product: Gasoline
Install Date: 12/01/1994
Remove Date: Not reported
Tank Release Detection: Automatic Tank Gauging, Interstitial Monitoring Double Walled Tank
Pipe Release Detection: Automatic Line Leak Detectors, Interstitial Monitoring Double Walled Piping
Piping Material: Galvanized Steel, Double Walled
Piping Type: Pressure
Construction Material: Composite (Steel with Fiberglass), Double Walled
Impressed Device: No

WDS:

Site Id: MIG000027254
WMD Id: 415313
Site Specific Name: BUDDY'S MINI MART
Mailing Address: 3005 PACKARD ST
Mailing City/State/Zip: 48108
Mailing County: WASHTENAW

Site Id: MID000666479
WMD Id: 392041
Site Specific Name: SUNOCO SERVICE STATION
Mailing Address: 3005 PACKARD ST
Mailing City/State/Zip: 48108
Mailing County: WASHTENAW

A7
North
1/4-1/2
0.350 mi.
1848 ft.

3005 PACKARD ROAD PROPERTY
3005 PACKARD ROAD
ANN ARBOR, MI

RCRA NonGen / NLR **1000330917**
US BROWNFIELDS **MID000666479**
FINDS

Site 4 of 5 in cluster A

Relative:
Lower

RCRA NonGen / NLR:
Date form received by agency: 08/18/1980
Facility name: SUNOCO INC
Facility address: 3005 PACKARD ST
ANN ARBOR, MI 48108
EPA ID: MID000666479
Contact: GIL LOVELL
Contact address: 3005 PACKARD ST

Actual:
821 ft.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

3005 PACKARD ROAD PROPERTY (Continued)

1000330917

ANN ARBOR, MI 48108
Contact country: US
Contact telephone: (313) 358-2540
Contact email: Not reported
EPA Region: 05
Classification: Non-Generator
Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:

Owner/operator name: SUNOCO SERVICE STATION
Owner/operator address: Not reported
Not reported
Owner/operator country: Not reported
Owner/operator telephone: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: 01/01/1970
Owner/Op end date: Not reported

Owner/operator name: SUNOCO SERVICE STATION
Owner/operator address: Not reported
Not reported
Owner/operator country: Not reported
Owner/operator telephone: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: 01/01/1970
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Hazardous Waste Summary:

Waste code: D001
Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKEY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

3005 PACKARD ROAD PROPERTY (Continued)

1000330917

Violation Status: No violations found

US BROWNFIELDS:

Recipient name: Downriver Community Conference
Grant type: Assessment
Property name: 3005 PACKARD ROAD PROPERTY
Property #: Not reported
Parcel size: .5
Property Description: The property has been developed as a commercial property since at least 1937. The property was developed as a gasoline fueling/service station from at least 1957 potentially as early as 1937 until between 1963 and 1966, when the building was demolished. A new gasoline fueling/service station was constructed on the northeastern portion of the subject property in 1966/1967. In 1988, the subject building was remodeled into a convenience store and vehicle servicing ceased. The subject property continued use as a convenience store and gasoline fueling station until early 2010, when the property was vacated. The Washtenaw County Treasurer obtained ownership of the property in April 2010. The subject property has remained vacant and unused since.

Latitude: 42.244998
Longitude: -83.7028826
HCM label: Address Matching-House Number
Map scale: Not reported
Point of reference: Center of a Facility or Station
Datum: World Geodetic System of 1984
ACRES property ID: 126781
Start date: Not reported
Completed date: Not reported
Acres cleaned up: Not reported
Cleanup funding: Not reported
Cleanup funding source: Not reported
Assessment funding: 3250
Assessment funding source: US EPA - Brownfields Assessment Cooperative Agreement
Redevelopment funding: Not reported
Redev. funding source: Not reported
Redev. funding entity name: Not reported
Redevelopment start date: Not reported
Assessment funding entity: EPA
Cleanup funding entity: Not reported
Grant type: P
Accomplishment type: Supplemental Assessment
Accomplishment count: 1
Cooperative agreement #: 00E91601
Ownership entity: Government
Current owner: Washtenaw County
Did owner change: N
Cleanup required: Unknown
Video available: No
Photo available: Yes
Institutional controls required: Y
IC Category proprietary controls: Y
IC cat. info. devices: Not reported
IC cat. gov. controls: Not reported
IC cat. enforcement permit tools: Not reported
IC in place date: 16-MAR-98
IC in place: Yes
State/tribal program date: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

3005 PACKARD ROAD PROPERTY (Continued)

1000330917

State/tribal program ID:	Not reported
State/tribal NFA date:	Not reported
Air contaminated:	Not reported
Air cleaned:	Not reported
Asbestos found:	Not reported
Asbestos cleaned:	Not reported
Controlled substance found:	Not reported
Controlled substance cleaned:	Not reported
Drinking water affected:	Not reported
Drinking water cleaned:	Not reported
Groundwater affected:	Y
Groundwater cleaned:	Not reported
Lead contaminant found:	Not reported
Lead cleaned up:	Not reported
No media affected:	Not reported
Unknown media affected:	Not reported
Other cleaned up:	Not reported
Other metals found:	Not reported
Other metals cleaned:	Not reported
Other contaminants found:	Not reported
Other contams found description:	Not reported
PAHs found:	Not reported
PAHs cleaned up:	Not reported
PCBs found:	Not reported
PCBs cleaned up:	Not reported
Petro products found:	Y
Petro products cleaned:	Not reported
Sediments found:	Not reported
Sediments cleaned:	Not reported
Soil affected:	Y
Soil cleaned up:	Not reported
Surface water cleaned:	Not reported
Unknown found:	Not reported
VOCs found:	Not reported
VOCs cleaned:	Not reported
Cleanup other description:	Not reported
Num. of cleanup and re-dev. jobs:	Not reported
Past use greenspace acreage:	Not reported
Past use residential acreage:	Not reported
Past use commercial acreage:	.5
Past use industrial acreage:	Not reported
Future use greenspace acreage:	Not reported
Future use residential acreage:	Not reported
Future use commercial acreage:	.5
Future use industrial acreage:	Not reported
Greenspace acreage and type:	Not reported
Superfund Fed. landowner flag:	N
Arsenic cleaned up:	Not reported
Cadmium cleaned up:	Not reported
Chromium cleaned up:	Not reported
Copper cleaned up:	Not reported
Iron cleaned up:	Not reported
mercury cleaned up:	Not reported
nickel cleaned up:	Not reported
No clean up:	Not reported
Pesticides cleaned up:	Not reported
Selenium cleaned up:	Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

3005 PACKARD ROAD PROPERTY (Continued)

1000330917

SVOCs cleaned up: Not reported
Unknown clean up: Not reported
Arsenic contaminant found: Not reported
Cadmium contaminant found: Not reported
Chromium contaminant found: Not reported
Copper contaminant found: Not reported
Iron contaminant found: Not reported
Mercury contaminant found: Not reported
Nickel contaminant found: Not reported
No contaminant found: Not reported
Pesticides contaminant found: Not reported
Selenium contaminant found: Not reported
SVOCs contaminant found: Not reported
Unknown contaminant found: Not reported
Future Use: Multistory Not reported
Media affected Bluiding Material: Not reported
Media affected indoor air: Not reported
Building material media cleaned up: Not reported
Indoor air media cleaned up: Not reported
Unknown media cleaned up: Not reported
Past Use: Multistory Not reported

Recipient name: Downriver Community Conference
Grant type: Assessment
Property name: 3005 PACKARD ROAD PROPERTY
Property #: Not reported
Parcel size: .5
Property Description:

The property has been developed as a commercial property since at least 1937. The property was developed as a gasoline fueling/service station from at least 1957 potentially as early as 1937 until between 1963 and 1966, when the building was demolished. A new gasoline fueling/service station was constructed on the northeastern portion of the subject property in 1966/1967. In 1988, the subject building was remodeled into a convenience store and vehicle servicing ceased. The subject property continued use as a convenience store and gasoline fueling station until early 2010, when the property was vacated. The Washtenaw County Treasurer obtained ownership of the property in April 2010. The subject property has remained vacant and unused since.

Latitude: 42.244998
Longitude: -83.7028826
HCM label: Address Matching-House Number
Map scale: Not reported
Point of reference: Center of a Facility or Station
Datum: World Geodetic System of 1984
ACRES property ID: 126781
Start date: Not reported
Completed date: Not reported
Acres cleaned up: Not reported
Cleanup funding: Not reported
Cleanup funding source: Not reported
Assessment funding: 2250
Assessment funding source: US EPA - Brownfields Assessment Cooperative Agreement
Redevelopment funding: Not reported
Redev. funding source: Not reported
Redev. funding entity name: Not reported
Redevelopment start date: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

3005 PACKARD ROAD PROPERTY (Continued)

1000330917

Assessment funding entity:	EPA
Cleanup funding entity:	Not reported
Grant type:	P
Accomplishment type:	Phase I Environmental Assessment
Accomplishment count:	0
Cooperative agreement #:	00E91601
Ownership entity:	Government
Current owner:	Washtenaw County
Did owner change:	N
Cleanup required:	Unknown
Video available:	No
Photo available:	Yes
Institutional controls required:	Y
IC Category proprietary controls:	Y
IC cat. info. devices:	Not reported
IC cat. gov. controls:	Not reported
IC cat. enforcement permit tools:	Not reported
IC in place date:	16-MAR-98
IC in place:	Yes
State/tribal program date:	Not reported
State/tribal program ID:	Not reported
State/tribal NFA date:	Not reported
Air contaminated:	Not reported
Air cleaned:	Not reported
Asbestos found:	Not reported
Asbestos cleaned:	Not reported
Controlled substance found:	Not reported
Controlled substance cleaned:	Not reported
Drinking water affected:	Not reported
Drinking water cleaned:	Not reported
Groundwater affected:	Y
Groundwater cleaned:	Not reported
Lead contaminant found:	Not reported
Lead cleaned up:	Not reported
No media affected:	Not reported
Unknown media affected:	Not reported
Other cleaned up:	Not reported
Other metals found:	Not reported
Other metals cleaned:	Not reported
Other contaminants found:	Not reported
Other contams found description:	Not reported
PAHs found:	Not reported
PAHs cleaned up:	Not reported
PCBs found:	Not reported
PCBs cleaned up:	Not reported
Petro products found:	Y
Petro products cleaned:	Not reported
Sediments found:	Not reported
Sediments cleaned:	Not reported
Soil affected:	Y
Soil cleaned up:	Not reported
Surface water cleaned:	Not reported
Unknown found:	Not reported
VOCs found:	Not reported
VOCs cleaned:	Not reported
Cleanup other description:	Not reported
Num. of cleanup and re-dev. jobs:	Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

3005 PACKARD ROAD PROPERTY (Continued)

1000330917

Past use greenspace acreage: Not reported
Past use residential acreage: Not reported
Past use commercial acreage: .5
Past use industrial acreage: Not reported
Future use greenspace acreage: Not reported
Future use residential acreage: Not reported
Future use commercial acreage: .5
Future use industrial acreage: Not reported
Greenspace acreage and type: Not reported
Superfund Fed. landowner flag: N
Arsenic cleaned up: Not reported
Cadmium cleaned up: Not reported
Chromium cleaned up: Not reported
Copper cleaned up: Not reported
Iron cleaned up: Not reported
mercury cleaned up: Not reported
nickel cleaned up: Not reported
No clean up: Not reported
Pesticides cleaned up: Not reported
Selenium cleaned up: Not reported
SVOCs cleaned up: Not reported
Unknown clean up: Not reported
Arsenic contaminant found: Not reported
Cadmium contaminant found: Not reported
Chromium contaminant found: Not reported
Copper contaminant found: Not reported
Iron contaminant found: Not reported
Mercury contaminant found: Not reported
Nickel contaminant found: Not reported
No contaminant found: Not reported
Pesticides contaminant found: Not reported
Selenium contaminant found: Not reported
SVOCs contaminant found: Not reported
Unknown contaminant found: Not reported
Future Use: Multistory Not reported
Media affected Bluiding Material: Not reported
Media affected indoor air: Not reported
Building material media cleaned up: Not reported
Indoor air media cleaned up: Not reported
Unknown media cleaned up: Not reported
Past Use: Multistory Not reported

Recipient name: Downriver Community Conference
Grant type: Assessment
Property name: 3005 PACKARD ROAD PROPERTY
Property #: Not reported
Parcel size: .5

Property Description: The property has been developed as a commercial property since at least 1937. The property was developed as a gasoline fueling/service station from at least 1957 potentially as early as 1937 until between 1963 and 1966, when the building was demolished. A new gasoline fueling/service station was constructed on the northeastern portion of the subject property in 1966/1967. In 1988, the subject building was remodeled into a convenience store and vehicle servicing ceased. The subject property continued use as a convenience store and gasoline fueling station until early 2010, when the property was vacated. The Washtenaw County Treasurer obtained ownership of the

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

3005 PACKARD ROAD PROPERTY (Continued)

1000330917

property in April 2010. The subject property has remained vacant and unused since.

Latitude: 42.244998
Longitude: -83.7028826
HCM label: Address Matching-House Number
Map scale: Not reported
Point of reference: Center of a Facility or Station
Datum: World Geodetic System of 1984
ACRES property ID: 126781
Start date: Not reported
Completed date: Not reported
Acres cleaned up: Not reported
Cleanup funding: Not reported
Cleanup funding source: Not reported
Assessment funding: 24110
Assessment funding source: US EPA - Brownfields Assessment Cooperative Agreement
Redevelopment funding: Not reported
Redev. funding source: Not reported
Redev. funding entity name: Not reported
Redevelopment start date: Not reported
Assessment funding entity: EPA
Cleanup funding entity: Not reported
Grant type: P
Accomplishment type: Phase II Environmental Assessment
Accomplishment count: 0
Cooperative agreement #: 00E91601
Ownership entity: Government
Current owner: Washtenaw County
Did owner change: N
Cleanup required: Unknown
Video available: No
Photo available: Yes
Institutional controls required: Y
IC Category proprietary controls: Y
IC cat. info. devices: Not reported
IC cat. gov. controls: Not reported
IC cat. enforcement permit tools: Not reported
IC in place date: 16-MAR-98
IC in place: Yes
State/tribal program date: Not reported
State/tribal program ID: Not reported
State/tribal NFA date: Not reported
Air contaminated: Not reported
Air cleaned: Not reported
Asbestos found: Not reported
Asbestos cleaned: Not reported
Controlled substance found: Not reported
Controlled substance cleaned: Not reported
Drinking water affected: Not reported
Drinking water cleaned: Not reported
Groundwater affected: Y
Groundwater cleaned: Not reported
Lead contaminant found: Not reported
Lead cleaned up: Not reported
No media affected: Not reported
Unknown media affected: Not reported
Other cleaned up: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

3005 PACKARD ROAD PROPERTY (Continued)

1000330917

Other metals found:	Not reported
Other metals cleaned:	Not reported
Other contaminants found:	Not reported
Other contams found description:	Not reported
PAHs found:	Not reported
PAHs cleaned up:	Not reported
PCBs found:	Not reported
PCBs cleaned up:	Not reported
Petro products found:	Y
Petro products cleaned:	Not reported
Sediments found:	Not reported
Sediments cleaned:	Not reported
Soil affected:	Y
Soil cleaned up:	Not reported
Surface water cleaned:	Not reported
Unknown found:	Not reported
VOCs found:	Not reported
VOCs cleaned:	Not reported
Cleanup other description:	Not reported
Num. of cleanup and re-dev. jobs:	Not reported
Past use greenspace acreage:	Not reported
Past use residential acreage:	Not reported
Past use commercial acreage:	.5
Past use industrial acreage:	Not reported
Future use greenspace acreage:	Not reported
Future use residential acreage:	Not reported
Future use commercial acreage:	.5
Future use industrial acreage:	Not reported
Greenspace acreage and type:	Not reported
Superfund Fed. landowner flag:	N
Arsenic cleaned up:	Not reported
Cadmium cleaned up:	Not reported
Chromium cleaned up:	Not reported
Copper cleaned up:	Not reported
Iron cleaned up:	Not reported
mercury cleaned up:	Not reported
nickel cleaned up:	Not reported
No clean up:	Not reported
Pesticides cleaned up:	Not reported
Selenium cleaned up:	Not reported
SVOCs cleaned up:	Not reported
Unknown clean up:	Not reported
Arsenic contaminant found:	Not reported
Cadmium contaminant found:	Not reported
Chromium contaminant found:	Not reported
Copper contaminant found:	Not reported
Iron contaminant found:	Not reported
Mercury contaminant found:	Not reported
Nickel contaminant found:	Not reported
No contaminant found:	Not reported
Pesticides contaminant found:	Not reported
Selenium contaminant found:	Not reported
SVOCs contaminant found:	Not reported
Unknown contaminant found:	Not reported
Future Use: Multistory	Not reported
Media affected Bluiding Material:	Not reported
Media affected indoor air:	Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

3005 PACKARD ROAD PROPERTY (Continued)

1000330917

Building material media cleaned up: Not reported
Indoor air media cleaned up: Not reported
Unknown media cleaned up: Not reported
Past Use: Multistory Not reported

FINDS:

Registry ID: 110043425763

Environmental Interest/Information System

US EPA Assessment, Cleanup and Redevelopment Exchange System (ACRES) is a federal online database for Brownfields Grantees to electronically submit data directly to EPA.

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

A8
North
1/4-1/2
0.352 mi.
1861 ft.

PLATT PACKARD FUEL INC
2995 PACKARD ST
ANN ARBOR, MI 48108
Site 5 of 5 in cluster A

LUST **U003425927**
UST **N/A**
WDS

Relative:
Lower

LUST:

Facility ID: 00010424
Source: STATE OF MICHIGAN
Owner Name: Platt Packard Fuel Inc
Owner Address: 2995 Packard St
Owner City,St,Zip: Ann Arbor, MI 48108
Owner Contact: Not reported
Owner Phone: (734) 975-5878
Country: USA
District: Jackson District Office
Site Name: Shell - Packard Street
Latitude: 42.24552
Longitude: -83.70042
Date of Collection: 03/03/2006
Method of Collection: GPS Code Meas. Standard Positioning Service SA Off
Accuracy: 40
Accuracy Value Unit: FEET
Horizontal Data: NAD83
Point Line Area: POINT
Desc Category: Plant Entrance (Freight)

Leak Number: C-0141-89
Release Date: 04/24/1989
Substance Released: Not reported
Release Status: Closed
Release Closed Date: 11/21/1996

UST:

Facility ID: 00010424
Facility Type: ACTIVE

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

PLATT PACKARD FUEL INC (Continued)

U003425927

Owner Name: PLATT PACKARD FUEL INC
Owner Address: 2995 PACKARD ST
Owner City,St,Zip: ANN ARBOR, MI 48108
Owner Country: USA
Owner Contact: Not reported
Owner Phone: (734) 975-5878
Contact: Mike Abed
Contact Phone: (734) 975-5878
Date of Collection: 03/03/2006
Accuracy: 40
Accuracy Value Unit: FEET
Horizontal Datum: NAD83
Source: STATE OF MICHIGAN
Point Line Area: POINT
Desc Category: Plant Entrance (Freight)
Method of Collection: GPS Code Meas. Standard Positioning Service SA Off
Latitude: 42.24552
Longitude: -83.70042

Tank ID: 1
Tank Status: Removed from Ground
Capacity: 8000
Product: Gasoline
Install Date: 04/17/1971
Remove Date: 01/22/1990
Tank Release Detection: Not reported
Pipe Realease Detection: Not reported
Piping Material: Fiberglass reinforced plastic
Piping Type: Not reported
Construction Material: Fiberglass Reinforced plastic
Impressed Device: No

Tank ID: 2
Tank Status: Removed from Ground
Capacity: 10000
Product: Gasoline
Install Date: 04/17/1983
Remove Date: 01/22/1990
Tank Release Detection: Not reported
Pipe Realease Detection: Not reported
Piping Material: Fiberglass reinforced plastic
Piping Type: Not reported
Construction Material: Fiberglass Reinforced plastic
Impressed Device: No

Tank ID: 3
Tank Status: Removed from Ground
Capacity: 10000
Product: Gasoline
Install Date: 04/17/1983
Remove Date: 01/22/1990
Tank Release Detection: Not reported
Pipe Realease Detection: Not reported
Piping Material: Fiberglass reinforced plastic
Piping Type: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

PLATT PACKARD FUEL INC (Continued)

U003425927

Construction Material: Fiberglass Reinforced plastic
Impressed Device: No

Tank ID: 4
Tank Status: Removed from Ground
Capacity: 1000
Product: Used Oil
Install Date: 04/16/1965
Remove Date: 01/22/1990
Tank Release Detection: Not reported
Pipe Release Detection: Not reported
Piping Material: Galvanized Steel
Piping Type: Not reported
Construction Material: Asphalt Coated or Bare Steel
Impressed Device: No

Tank ID: 5
Tank Status: Removed from Ground
Capacity: 45
Product: HOIST OIL
Install Date: 04/17/1983
Remove Date: 01/01/1989
Tank Release Detection: Not reported
Pipe Release Detection: Not reported
Piping Material: NONE
Piping Type: Not reported
Construction Material: Asphalt Coated or Bare Steel
Impressed Device: No

Tank ID: 6
Tank Status: Removed from Ground
Capacity: 45
Product: HOIST OIL
Install Date: 04/17/1983
Remove Date: 01/01/1990
Tank Release Detection: Not reported
Pipe Release Detection: Not reported
Piping Material: NONE
Piping Type: Not reported
Construction Material: Asphalt Coated or Bare Steel
Impressed Device: No

Tank ID: 7
Tank Status: Currently In Use
Capacity: 15000
Product: Gasoline
Install Date: 12/01/1997
Remove Date: Not reported
Tank Release Detection: Automatic Tank Gauging, Inventory Control
Pipe Release Detection: Automatic Line Leak Detectors, Interstitial Monitoring Double Walled Piping
Piping Material: Double Walled, ENVIRON
Piping Type: Pressure

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

PLATT PACKARD FUEL INC (Continued)

U003425927

Construction Material: Cathodically Protected Steel
Impressed Device: No

Tank ID: 8
Tank Status: Currently In Use
Capacity: 10000
Product: Gasoline
Install Date: 12/01/1997
Remove Date: Not reported
Tank Release Detection: Automatic Tank Gauging,Inventory Control
Pipe Realease Detection: Automatic Line Leak Detectors,Interstitial Monitoring Double Walled Piping
Piping Material: Double Walled,ENVIRON
Piping Type: Pressure
Construction Material: Cathodically Protected Steel
Impressed Device: No

Tank ID: 9
Tank Status: Currently In Use
Capacity: 10000
Product: Gasoline
Install Date: 12/01/1997
Remove Date: Not reported
Tank Release Detection: Automatic Tank Gauging,Inventory Control
Pipe Realease Detection: Automatic Line Leak Detectors,Interstitial Monitoring Double Walled Piping
Piping Material: Double Walled,ENV
Piping Type: Pressure
Construction Material: Cathodically Protected Steel
Impressed Device: No

WDS:
Site Id: MIG000041679
WMD Id: 426864
Site Specific Name: EQUILON ENTERPRISES
Mailing Address: 2995 PACKARD ST
Mailing City/State/Zip: 48108
Mailing County: WASHTENAW

9
North
1/4-1/2
0.356 mi.
1878 ft.

SAKSTRUPS TOWING INC
3055 PACKARD ST
ANN ARBOR, MI 48108

LUST U000715391
UST N/A
WDS

Relative:
Lower

Actual:
822 ft.

LUST:
Facility ID: 00035772
Source: STATE OF MICHIGAN
Owner Name: Sakstrups Towing Inc
Owner Address: 3055 Packard St
Owner City,St,Zip: Ann Arbor, MI 48108-1936
Owner Contact: Not reported
Owner Phone: (734) 971-1111
Country: USA
District: Jackson District Office

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SAKSTRUPS TOWING INC (Continued)

U000715391

Site Name: Sakstrups Towing Inc
Latitude: 42.24514
Longitude: -83.70002
Date of Collection: 01/11/2001
Method of Collection: Address Matching-House Number
Accuracy: 100
Accuracy Value Unit: FEET
Horizontal Data: NAD83
Point Line Area: POINT
Desc Category: Plant Entrance (Freight)

Leak Number: C-0444-98
Release Date: 06/01/1998
Substance Released: Unknown
Release Status: Closed
Release Closed Date: 02/10/1999

UST:

Facility ID: 00035772
Facility Type: CLOSED
Owner Name: SAKSTRUPS TOWING INC
Owner Address: 3055 PACKARD ST
Owner City,St,Zip: ANN ARBOR, MI 48108-1936
Owner Country: USA
Owner Contact: Not reported
Owner Phone: (734) 971-1111
Contact: RICHARD SAKSTRUP
Contact Phone: (334) 481-1111
Date of Collection: 01/11/2001
Accuracy: 100
Accuracy Value Unit: FEET
Horizontal Datum: NAD83
Source: STATE OF MICHIGAN
Point Line Area: POINT
Desc Category: Plant Entrance (Freight)
Method of Collection: Address Matching-House Number
Latitude: 42.24514
Longitude: -83.70002

Tank ID: 1
Tank Status: **Removed from Ground**
Capacity: 200
Product: Used Oil
Install Date: Not reported
Remove Date: 06/01/1997
Tank Release Detection: Not reported
Pipe Release Detection: Not reported
Piping Material: Bare Steel
Piping Type: Gravity Fed?
Construction Material: Unknown
Impressed Device: No

WDS:

Site Id: MIG000016242
WMD Id: 455227
Site Specific Name: SAKSTRUPS TOWING
Mailing Address: 3055 PACKARD ST

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SAKSTRUPS TOWING INC (Continued)

U000715391

Mailing City/State/Zip: 48108
Mailing County: WASHTENAW

B10
NNW
1/4-1/2
0.368 mi.
1944 ft.

SHREE HARI KRISHNA, INC.
2955 PACKARD ST
ANN ARBOR, MI 48108
Site 1 of 2 in cluster B

INVENTORY **U002303301**
LUST **N/A**
UST
WDS

Relative:
Lower

INVENTORY:

Bea Number: Not reported
Township: Not reported
District: Jackson
Data Source: Part 213
Latitude: 42.24535
Longitude: -83.70237

Actual:
819 ft.

LUST:

Facility ID: 00009884
Source: STATE OF MICHIGAN
Owner Name: Gallup Properties
Owner Address: PO Box 1325
Owner City,St,Zip: Ann Arbor, MI 48106
Owner Contact: Charles Gallup
Owner Phone: (734) 769-7160
Country: USA
District: Jackson District Office
Site Name: Advanced Petro Inc
Latitude: 42.24535
Longitude: -83.70236
Date of Collection: 12/02/2002
Method of Collection: GPS Code Meas. Standard Positioning Service SA Off
Accuracy: 10
Accuracy Value Unit: METERS
Horizontal Data: NAD83
Point Line Area: POINT
Desc Category: Plant Entrance (Freight)

Leak Number: C-0165-07
Release Date: 06/19/2007
Substance Released: Gasoline
Release Status: Open
Release Closed Date: Not reported

UST:

Facility ID: 00009884
Facility Type: ACTIVE
Owner Name: GALLUP PROPERTIES
Owner Address: PO BOX 1325
Owner City,St,Zip: ANN ARBOR, MI 48106
Owner Country: USA
Owner Contact: Charles Gallup
Owner Phone: (734) 769-7160
Contact: Victoria Sweet
Contact Phone: (734) 971-7511
Date of Collection: 12/02/2002
Accuracy: 10
Accuracy Value Unit: METERS

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SHREE HARI KRISHNA, INC. (Continued)

U002303301

Horizontal Datum: NAD83
Source: STATE OF MICHIGAN
Point Line Area: POINT
Desc Category: Plant Entrance (Freight)
Method of Collection: GPS Code Meas. Standard Positioning Service SA Off
Latitude: 42.24535
Longitude: -83.70236

Tank ID: 1
Tank Status: Removed from Ground
Capacity: 10000
Product: Gasoline
Install Date: 04/28/1982
Remove Date: 06/01/1987
Tank Release Detection: Not reported
Pipe Realease Detection: Not reported
Piping Material: Galvanized Steel
Piping Type: Not reported
Construction Material: Asphalt Coated or Bare Steel
Impressed Device: No

Tank ID: 2
Tank Status: Removed from Ground
Capacity: 4000
Product: Gasoline
Install Date: 04/28/1961
Remove Date: 06/01/1987
Tank Release Detection: Not reported
Pipe Realease Detection: Not reported
Piping Material: Galvanized Steel
Piping Type: Not reported
Construction Material: Asphalt Coated or Bare Steel
Impressed Device: No

Tank ID: 3
Tank Status: Removed from Ground
Capacity: 4000
Product: Gasoline
Install Date: 04/28/1961
Remove Date: 06/01/1987
Tank Release Detection: Not reported
Pipe Realease Detection: Not reported
Piping Material: Galvanized Steel
Piping Type: Not reported
Construction Material: Asphalt Coated or Bare Steel
Impressed Device: No

Tank ID: 4
Tank Status: Removed from Ground
Capacity: 4000
Product: Gasoline
Install Date: 04/28/1961
Remove Date: 06/01/1987
Tank Release Detection: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SHREE HARI KRISHNA, INC. (Continued)

U002303301

Pipe Release Detection: Not reported
Piping Material: Galvanized Steel
Piping Type: Not reported
Construction Material: Asphalt Coated or Bare Steel
Impressed Device: No

Tank ID: 5
Tank Status: Removed from Ground
Capacity: 4000
Product: Gasoline
Install Date: 04/28/1961
Remove Date: 06/01/1987
Tank Release Detection: Not reported
Pipe Release Detection: Not reported
Piping Material: Galvanized Steel
Piping Type: Not reported
Construction Material: Asphalt Coated or Bare Steel
Impressed Device: No

Tank ID: 6
Tank Status: Currently In Use
Capacity: 6000
Product: Gasoline
Install Date: 06/08/1987
Remove Date: Not reported
Tank Release Detection: Automatic Tank Gauging, Inventory Control
Pipe Release Detection: Automatic Line Leak Detectors, Line Tightness Testing
Piping Material: Fiberglass reinforced plastic
Piping Type: Pressure
Construction Material: Cathodically Protected Steel, STIP3
Impressed Device: No

Tank ID: 7
Tank Status: Currently In Use
Capacity: 10000
Product: Gasoline
Install Date: 06/08/1987
Remove Date: Not reported
Tank Release Detection: Automatic Tank Gauging, Inventory Control
Pipe Release Detection: Automatic Line Leak Detectors, Line Tightness Testing
Piping Material: Fiberglass reinforced plastic
Piping Type: Pressure
Construction Material: Cathodically Protected Steel, STIP3
Impressed Device: No

Tank ID: 8
Tank Status: Currently In Use
Capacity: 8000
Product: Gasoline
Install Date: 06/08/1987
Remove Date: Not reported
Tank Release Detection: Automatic Tank Gauging, Inventory Control
Pipe Release Detection: Automatic Line Leak Detectors, Line Tightness Testing

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SHREE HARI KRISHNA, INC. (Continued)

U002303301

Piping Material: Fiberglass reinforced plastic
Piping Type: Pressure
Construction Material: Cathodically Protected Steel, STIP3
Impressed Device: No

WDS:

Site Id: MID985621036
WMD Id: 405956
Site Specific Name: CLARK #2124
Mailing Address: 3003 BUTTERFIELD RD
Mailing City/State/Zip: 60523
Mailing County: Not reported

B11
NNW
1/4-1/2
0.368 mi.
1944 ft.

2955 PACKARD
WASHTENAW (County), MI
Site 2 of 2 in cluster B

INVENTORY S114024834
N/A

Relative:
Lower

INVENTORY:

Bea Number: 201001021JK
Township: Ypsilanti Township
District: Jackson
Data Source: BEA
Latitude: Not reported
Longitude: Not reported

Actual:
819 ft.

Bea Number: 201001022JK
Township: Ypsilanti Township
District: Jackson
Data Source: BEA
Latitude: Not reported
Longitude: Not reported

12
South
1/2-1
0.665 mi.
3510 ft.

ANN ARBOR SANITARY LF
PLATT & ELLSWORTH
ANN ARBOR, MI 48107

SHWS S103095420
INVENTORY N/A

Relative:
Higher

SHWS:

Facility ID: 81000003
Facility Status: Interim Response in progress
Source: Not reported
SAM Score: 24
SAM Score Date: 07/14/2004
Township: 03S
Range: 06E
Section: 15
Quarter: NE
Quarter/Quarter: NE
Pollutants: 4,4'-DDD; Benzene; Toluene

Actual:
843 ft.

INVENTORY:

Bea Number: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ANN ARBOR SANITARY LF (Continued)

S103095420

Township: Pittsfield Charter Township
District: Jackson
Data Source: Part 201
Latitude: 42.22823
Longitude: -83.7022

13
North
1/2-1
0.964 mi.
5089 ft.

ANN ARBOR CIVIC THEATER
2275 PLATT ROAD
ANN ARBOR, MI 48104

SHWS S105768043
INVENTORY N/A
BEA

Relative:
Lower

SHWS:
Facility ID: 81000544
Facility Status: Evaluation conducted
Source: Not reported
SAM Score: 32
SAM Score Date: 05/25/2005
Township: 03S
Range: 06E
Section: 2
Quarter: Not reported
Quarter/Quarter: Not reported
Pollutants: Not reported

Actual:
810 ft.

INVENTORY:
Bea Number: Not reported
Township: Ann Arbor City
District: Jackson
Data Source: Part 201
Latitude: 42.25345
Longitude: -83.69971

BEA:
Secondary Address: Not reported
BEA Number: 268
District: Jackson
Date Received: 11/29/2000
Submitter Name: Vineyard Christian Fellowship of Milan
Petition Determination: No Request
Petition Disclosure: 0
Category: No Hazardous Substance(s)
Determination 20107A: No Request
Reviewer: massonp
Division Assigned: Environmental Response Division

Count: 18 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
ADRIAN	A100349322	TRACTOR SUPPLY	1260 WEST US-223 HWY	48197	AST
ANN ARBOR	S115671124	COMMERCIAL PROPERTY	2245 W STADIUM		RGA LUST
ANN ARBOR CITY	S112241521	FORMER HOWARD COOPER	2565, 2575 & 2601 S. STATE STR	48104	BEA
ANN ARBOR CITY	S107812200		2235 & 2245 S STATE	48104	BEA
WASHTENAW COUNTY	S114037086	MOTOR WHEEL CORP/NORRIS ST PROPERT	717, 720 & 730 NORRIS ST		INVENTORY
WASHTENAW COUNTY	S114034772	FORMER HOWARD COOPER	2565, 2575 & 2601 S. STATE STR	48104	INVENTORY
WASHTENAW COUNTY	S114023955		2235 & 2245 S STATE	48104	INVENTORY
WASHTENAW COUNTY	S114039985	ZANTOP WAREHOUSE PROPERTY	2830 & 2850 TYLER RD		INVENTORY
WASHTENAW COUNTY	S114025799		3853 & 3861 RESEARCH PARK & 36	48108	INVENTORY
WASHTENAW COUNTY	S114037214		NE CORNER OF PLATT RD & I-94		INVENTORY
WASHTENAW COUNTY	S114039516	VACANT PROPERTY	DALY RD		INVENTORY
WASHTENAW COUNTY	S114035337	GODFREY MOVING & STORAGE	2420 S INDUSTRIAL HWY		INVENTORY
WASHTENAW COUNTY	S114034953	FORMER SCHAFFER BAKERY	1700 INDUSTRIAL HWY		INVENTORY
WASHTENAW COUNTY	S114038388		S SIDE OF MERRITT RD BTWN MUNG		INVENTORY
WASHTENAW COUNTY	S114025258		3230 S STATE ST		INVENTORY
WASHTENAW COUNTY	S114024850		2991 S STATE ST		INVENTORY
YPSILANTI	1001228840	MI DEPT/TRANSPORTATION	US 12 BUS RTE OVER CONRAIL	48197	RCRA NonGen / NLR
YPSILANTI	1014915016	DAYTONA AVENUE JUNK YARD	OPEN FIELD ON DAYTONA AVENUE -	48197	CERCLIS, LEAD SMELTERS

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 10/25/2013	Source: EPA
Date Data Arrived at EDR: 11/11/2013	Telephone: N/A
Date Made Active in Reports: 01/28/2014	Last EDR Contact: 07/08/2014
Number of Days to Update: 78	Next Scheduled EDR Contact: 10/20/2014
	Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 10/25/2013	Source: EPA
Date Data Arrived at EDR: 11/11/2013	Telephone: N/A
Date Made Active in Reports: 01/28/2014	Last EDR Contact: 07/08/2014
Number of Days to Update: 78	Next Scheduled EDR Contact: 10/20/2014
	Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991	Source: EPA
Date Data Arrived at EDR: 02/02/1994	Telephone: 202-564-4267
Date Made Active in Reports: 03/30/1994	Last EDR Contact: 08/15/2011
Number of Days to Update: 56	Next Scheduled EDR Contact: 11/28/2011
	Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Federal Delisted NPL site list

DELISTED NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 10/25/2013	Source: EPA
Date Data Arrived at EDR: 11/11/2013	Telephone: N/A
Date Made Active in Reports: 01/28/2014	Last EDR Contact: 07/08/2014
Number of Days to Update: 78	Next Scheduled EDR Contact: 10/20/2014
	Data Release Frequency: Quarterly

Federal CERCLIS list

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System

CERCLIS 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). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 10/25/2013	Source: EPA
Date Data Arrived at EDR: 11/11/2013	Telephone: 703-412-9810
Date Made Active in Reports: 02/13/2014	Last EDR Contact: 05/29/2014
Number of Days to Update: 94	Next Scheduled EDR Contact: 09/08/2014
	Data Release Frequency: Quarterly

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 05/31/2013	Source: Environmental Protection Agency
Date Data Arrived at EDR: 07/08/2013	Telephone: 703-603-8704
Date Made Active in Reports: 12/06/2013	Last EDR Contact: 07/08/2014
Number of Days to Update: 151	Next Scheduled EDR Contact: 10/20/2014
	Data Release Frequency: Varies

Federal CERCLIS NFRAP site List

CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned

Archived sites are sites that have been removed and archived from the inventory of CERCLIS sites. Archived status indicates 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), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. 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.

Date of Government Version: 10/25/2013	Source: EPA
Date Data Arrived at EDR: 11/11/2013	Telephone: 703-412-9810
Date Made Active in Reports: 02/13/2014	Last EDR Contact: 05/29/2014
Number of Days to Update: 94	Next Scheduled EDR Contact: 09/08/2014
	Data Release Frequency: Quarterly

Federal RCRA CORRACTS facilities list

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 03/11/2014
Date Data Arrived at EDR: 03/13/2014
Date Made Active in Reports: 04/09/2014
Number of Days to Update: 27

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 07/02/2014
Next Scheduled EDR Contact: 10/13/2014
Data Release Frequency: Quarterly

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

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). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 03/11/2014
Date Data Arrived at EDR: 03/13/2014
Date Made Active in Reports: 04/09/2014
Number of Days to Update: 27

Source: Environmental Protection Agency
Telephone: 312-886-6186
Last EDR Contact: 07/02/2014
Next Scheduled EDR Contact: 10/13/2014
Data Release Frequency: Quarterly

Federal RCRA generators list

RCRA-LQG: RCRA - Large Quantity Generators

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.

Date of Government Version: 03/11/2014
Date Data Arrived at EDR: 03/13/2014
Date Made Active in Reports: 04/09/2014
Number of Days to Update: 27

Source: Environmental Protection Agency
Telephone: 312-886-6186
Last EDR Contact: 07/02/2014
Next Scheduled EDR Contact: 10/13/2014
Data Release Frequency: Quarterly

RCRA-SQG: RCRA - Small Quantity Generators

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). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 03/11/2014
Date Data Arrived at EDR: 03/13/2014
Date Made Active in Reports: 04/09/2014
Number of Days to Update: 27

Source: Environmental Protection Agency
Telephone: 312-886-6186
Last EDR Contact: 07/02/2014
Next Scheduled EDR Contact: 10/13/2014
Data Release Frequency: Quarterly

RCRA-CESQG: RCRA - Conditionally Exempt Small Quantity Generators

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.

Date of Government Version: 03/11/2014
Date Data Arrived at EDR: 03/13/2014
Date Made Active in Reports: 04/09/2014
Number of Days to Update: 27

Source: Environmental Protection Agency
Telephone: 312-886-6186
Last EDR Contact: 07/02/2014
Next Scheduled EDR Contact: 10/13/2014
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Federal institutional controls / engineering controls registries

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 03/19/2014	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/21/2014	Telephone: 703-603-0695
Date Made Active in Reports: 07/15/2014	Last EDR Contact: 06/05/2014
Number of Days to Update: 116	Next Scheduled EDR Contact: 09/22/2014
	Data Release Frequency: Varies

US INST CONTROL: Sites with Institutional Controls

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 03/19/2014	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/21/2014	Telephone: 703-603-0695
Date Made Active in Reports: 07/15/2014	Last EDR Contact: 06/05/2014
Number of Days to Update: 116	Next Scheduled EDR Contact: 09/22/2014
	Data Release Frequency: Varies

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 05/28/2014	Source: Department of the Navy
Date Data Arrived at EDR: 05/30/2014	Telephone: 843-820-7326
Date Made Active in Reports: 06/17/2014	Last EDR Contact: 05/19/2014
Number of Days to Update: 18	Next Scheduled EDR Contact: 09/01/2014
	Data Release Frequency: Varies

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 09/30/2013	Source: National Response Center, United States Coast Guard
Date Data Arrived at EDR: 10/01/2013	Telephone: 202-267-2180
Date Made Active in Reports: 12/06/2013	Last EDR Contact: 07/03/2014
Number of Days to Update: 66	Next Scheduled EDR Contact: 07/14/2014
	Data Release Frequency: Annually

State- and tribal - equivalent CERCLIS

SHWS: Contaminated Sites

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

The Contaminated Sites List database, also known as the Part 201 database, maintained by the Michigan Department of Environmental Quality (MDEQ), provides information about sites at which a release of a hazardous substance in excess of the Part 201 residential criteria has occurred, and 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 MDEQ about the sites and can pursue cleanup independently. A deleted site has been removed from the Part 201 List because information known to the MDEQ 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 that meet or are below the criteria for unrestricted residential use. The list does not include the sites of contamination regulated under Part 213, Leaking Underground Storage Tanks.

Date of Government Version: 10/01/2013	Source: Dept of Environmental Quality
Date Data Arrived at EDR: 10/31/2013	Telephone: 517-284-5103
Date Made Active in Reports: 11/20/2013	Last EDR Contact: 07/22/2014
Number of Days to Update: 20	Next Scheduled EDR Contact: 11/10/2014
	Data Release Frequency: No Update Planned

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

SWF/LF: Solid Waste Facilities Database

Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 03/31/2014	Source: Dept of Environmental Quality
Date Data Arrived at EDR: 04/01/2014	Telephone: 517-335-4035
Date Made Active in Reports: 05/05/2014	Last EDR Contact: 07/01/2014
Number of Days to Update: 34	Next Scheduled EDR Contact: 10/13/2014
	Data Release Frequency: Semi-Annually

State and tribal leaking storage tank lists

LUST: Leaking Underground Storage Tank Sites

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 05/05/2014	Source: Dept of Environmental Quality
Date Data Arrived at EDR: 05/21/2014	Telephone: 517-373-9837
Date Made Active in Reports: 06/03/2014	Last EDR Contact: 05/21/2014
Number of Days to Update: 13	Next Scheduled EDR Contact: 09/01/2014
	Data Release Frequency: Annually

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 11/06/2013	Source: EPA Region 10
Date Data Arrived at EDR: 11/07/2013	Telephone: 206-553-2857
Date Made Active in Reports: 12/06/2013	Last EDR Contact: 04/28/2014
Number of Days to Update: 29	Next Scheduled EDR Contact: 11/10/2014
	Data Release Frequency: Quarterly

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land

Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 05/12/2014	Source: EPA, Region 5
Date Data Arrived at EDR: 05/12/2014	Telephone: 312-886-7439
Date Made Active in Reports: 06/17/2014	Last EDR Contact: 04/28/2014
Number of Days to Update: 36	Next Scheduled EDR Contact: 11/10/2014
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 03/01/2013	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/01/2013	Telephone: 415-972-3372
Date Made Active in Reports: 04/12/2013	Last EDR Contact: 07/22/2014
Number of Days to Update: 42	Next Scheduled EDR Contact: 11/10/2014
	Data Release Frequency: Quarterly

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 08/27/2012	Source: EPA Region 8
Date Data Arrived at EDR: 08/28/2012	Telephone: 303-312-6271
Date Made Active in Reports: 10/16/2012	Last EDR Contact: 07/22/2014
Number of Days to Update: 49	Next Scheduled EDR Contact: 11/10/2014
	Data Release Frequency: Quarterly

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 04/28/2014	Source: EPA Region 7
Date Data Arrived at EDR: 05/01/2014	Telephone: 913-551-7003
Date Made Active in Reports: 06/17/2014	Last EDR Contact: 04/28/2014
Number of Days to Update: 47	Next Scheduled EDR Contact: 11/10/2014
	Data Release Frequency: Varies

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 05/14/2014	Source: EPA Region 6
Date Data Arrived at EDR: 05/15/2014	Telephone: 214-665-6597
Date Made Active in Reports: 07/15/2014	Last EDR Contact: 07/22/2014
Number of Days to Update: 61	Next Scheduled EDR Contact: 11/20/2014
	Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 04/24/2014	Source: EPA Region 4
Date Data Arrived at EDR: 04/25/2014	Telephone: 404-562-8677
Date Made Active in Reports: 06/17/2014	Last EDR Contact: 04/22/2014
Number of Days to Update: 53	Next Scheduled EDR Contact: 08/11/2014
	Data Release Frequency: Semi-Annually

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land
A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 02/01/2013	Source: EPA Region 1
Date Data Arrived at EDR: 05/01/2013	Telephone: 617-918-1313
Date Made Active in Reports: 11/01/2013	Last EDR Contact: 08/01/2014
Number of Days to Update: 184	Next Scheduled EDR Contact: 11/10/2014
	Data Release Frequency: Varies

State and tribal registered storage tank lists

UST 2: Underground Storage Tank Listing
A listing of underground storage tank site locations that have unknown owner information.

Date of Government Version: 04/25/2014	Source: Dept of Environmental Quality
Date Data Arrived at EDR: 04/29/2014	Telephone: 517-335-7211
Date Made Active in Reports: 06/02/2014	Last EDR Contact: 07/18/2014
Number of Days to Update: 34	Next Scheduled EDR Contact: 11/03/2014
	Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

UST: Underground Storage Tank Facility List

Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

Date of Government Version: 05/05/2014	Source: Dept of Environmental Quality
Date Data Arrived at EDR: 05/21/2014	Telephone: 517-335-4035
Date Made Active in Reports: 06/03/2014	Last EDR Contact: 05/21/2014
Number of Days to Update: 13	Next Scheduled EDR Contact: 09/01/2014
	Data Release Frequency: Annually

AST: Aboveground Tanks

Registered Aboveground Storage Tanks.

Date of Government Version: 05/27/2014	Source: Dept of Environmental Quality
Date Data Arrived at EDR: 05/28/2014	Telephone: 517-373-8168
Date Made Active in Reports: 06/24/2014	Last EDR Contact: 05/19/2014
Number of Days to Update: 27	Next Scheduled EDR Contact: 09/01/2014
	Data Release Frequency: No Update Planned

INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 05/14/2014	Source: EPA Region 6
Date Data Arrived at EDR: 05/15/2014	Telephone: 214-665-7591
Date Made Active in Reports: 06/17/2014	Last EDR Contact: 07/22/2014
Number of Days to Update: 33	Next Scheduled EDR Contact: 11/10/2014
	Data Release Frequency: Semi-Annually

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 05/12/2014	Source: EPA Region 5
Date Data Arrived at EDR: 05/12/2014	Telephone: 312-886-6136
Date Made Active in Reports: 06/17/2014	Last EDR Contact: 04/28/2014
Number of Days to Update: 36	Next Scheduled EDR Contact: 11/10/2014
	Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations).

Date of Government Version: 04/24/2014	Source: EPA Region 4
Date Data Arrived at EDR: 04/25/2014	Telephone: 404-562-9424
Date Made Active in Reports: 06/17/2014	Last EDR Contact: 04/22/2014
Number of Days to Update: 53	Next Scheduled EDR Contact: 08/11/2014
	Data Release Frequency: Semi-Annually

INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 02/01/2013	Source: EPA, Region 1
Date Data Arrived at EDR: 05/01/2013	Telephone: 617-918-1313
Date Made Active in Reports: 01/27/2014	Last EDR Contact: 08/01/2014
Number of Days to Update: 271	Next Scheduled EDR Contact: 11/10/2014
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 05/28/2014	Source: EPA Region 7
Date Data Arrived at EDR: 05/01/2014	Telephone: 913-551-7003
Date Made Active in Reports: 06/17/2014	Last EDR Contact: 04/28/2014
Number of Days to Update: 47	Next Scheduled EDR Contact: 11/10/2014
	Data Release Frequency: Varies

INDIAN UST R8: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 05/07/2014	Source: EPA Region 8
Date Data Arrived at EDR: 05/09/2014	Telephone: 303-312-6137
Date Made Active in Reports: 06/17/2014	Last EDR Contact: 07/22/2014
Number of Days to Update: 39	Next Scheduled EDR Contact: 11/10/2014
	Data Release Frequency: Quarterly

INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 05/12/2014	Source: EPA Region 9
Date Data Arrived at EDR: 05/14/2014	Telephone: 415-972-3368
Date Made Active in Reports: 06/17/2014	Last EDR Contact: 07/22/2014
Number of Days to Update: 34	Next Scheduled EDR Contact: 11/10/2014
	Data Release Frequency: Quarterly

INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 04/04/2014	Source: EPA Region 10
Date Data Arrived at EDR: 04/08/2014	Telephone: 206-553-2857
Date Made Active in Reports: 06/17/2014	Last EDR Contact: 07/22/2014
Number of Days to Update: 70	Next Scheduled EDR Contact: 11/10/2014
	Data Release Frequency: Quarterly

FEMA UST: Underground Storage Tank Listing

A listing of all FEMA owned underground storage tanks.

Date of Government Version: 01/01/2010	Source: FEMA
Date Data Arrived at EDR: 02/16/2010	Telephone: 202-646-5797
Date Made Active in Reports: 04/12/2010	Last EDR Contact: 07/08/2014
Number of Days to Update: 55	Next Scheduled EDR Contact: 10/27/2014
	Data Release Frequency: Varies

State and tribal institutional control / engineering control registries

AUL: Engineering and Institutional Controls

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

Date of Government Version: 03/04/2014	Source: Dept of Environmental Quality
Date Data Arrived at EDR: 03/06/2014	Telephone: 517-373-4828
Date Made Active in Reports: 03/27/2014	Last EDR Contact: 06/02/2014
Number of Days to Update: 21	Next Scheduled EDR Contact: 09/15/2014
	Data Release Frequency: Varies

State and tribal voluntary cleanup sites

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN VCP R7: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008	Source: EPA, Region 7
Date Data Arrived at EDR: 04/22/2008	Telephone: 913-551-7365
Date Made Active in Reports: 05/19/2008	Last EDR Contact: 04/20/2009
Number of Days to Update: 27	Next Scheduled EDR Contact: 07/20/2009
	Data Release Frequency: Varies

INDIAN VCP R1: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 03/20/2014	Source: EPA, Region 1
Date Data Arrived at EDR: 04/01/2014	Telephone: 617-918-1102
Date Made Active in Reports: 06/17/2014	Last EDR Contact: 07/01/2014
Number of Days to Update: 77	Next Scheduled EDR Contact: 10/13/2014
	Data Release Frequency: Varies

State and tribal Brownfields sites

BROWNFIELDS: Brownfields and USTfield Site Database

All state funded Part 201 and 213 sites, as well as LUST sites that have been redeveloped by private entities using the BEA process. Be aware that this is not a list of all of the potential brownfield sites in Michigan.

Date of Government Version: 07/27/2012	Source: Dept of Environmental Quality
Date Data Arrived at EDR: 07/31/2012	Telephone: 517-373-4805
Date Made Active in Reports: 09/20/2012	Last EDR Contact: 07/22/2014
Number of Days to Update: 51	Next Scheduled EDR Contact: 11/10/2014
	Data Release Frequency: Varies

BROWNFIELDS 2: Brownfields Building and Land Site Locations

A listing of brownfield building and land site locations. The listing is a collaborative effort of Michigan Economic Development Corporation, Michigan Economic Developers Association, Detroit Edison, Detroit Area Commercial Board of Realtors

Date of Government Version: 04/09/2007	Source: Economic Development Corporation
Date Data Arrived at EDR: 04/10/2007	Telephone: 888-522-0103
Date Made Active in Reports: 05/01/2007	Last EDR Contact: 06/02/2014
Number of Days to Update: 21	Next Scheduled EDR Contact: 09/15/2014
	Data Release Frequency: Varies

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 07/01/2014	Source: Environmental Protection Agency
Date Data Arrived at EDR: 07/03/2014	Telephone: 202-566-2777
Date Made Active in Reports: 07/28/2014	Last EDR Contact: 07/03/2014
Number of Days to Update: 25	Next Scheduled EDR Contact: 10/06/2014
	Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137

Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 07/25/2014
Next Scheduled EDR Contact: 11/10/2014
Data Release Frequency: No Update Planned

HIST LF: Inactive Solid Waste Facilities

The database contains historical information and is no longer updated.

Date of Government Version: 03/01/1997
Date Data Arrived at EDR: 02/28/2003
Date Made Active in Reports: 03/06/2003
Number of Days to Update: 6

Source: Dept of Environmental Quality
Telephone: 517-335-4034
Last EDR Contact: 02/28/2003
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

SWRCY: Recycling Facilities

A listing of recycling center locations.

Date of Government Version: 06/18/2014
Date Data Arrived at EDR: 06/20/2014
Date Made Active in Reports: 06/26/2014
Number of Days to Update: 6

Source: Dept of Environmental Quality
Telephone: 517-241-5719
Last EDR Contact: 06/30/2014
Next Scheduled EDR Contact: 10/13/2014
Data Release Frequency: Varies

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 08/01/2014
Next Scheduled EDR Contact: 11/17/2014
Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 05/28/2014
Date Data Arrived at EDR: 06/20/2014
Date Made Active in Reports: 07/15/2014
Number of Days to Update: 25

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 06/04/2014
Next Scheduled EDR Contact: 09/15/2014
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INVENTORY: Inventory of Facilities

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.

Date of Government Version: 04/28/2014	Source: Department of Environmental Quality
Date Data Arrived at EDR: 04/30/2014	Telephone: 517-284-5136
Date Made Active in Reports: 05/15/2014	Last EDR Contact: 07/30/2014
Number of Days to Update: 15	Next Scheduled EDR Contact: 11/10/2014
	Data Release Frequency: Quarterly

DEL SHWS: Delisted List of Contaminated Sites

Sites that have been delisted or deleted from the List of Contaminated Sites. The available documentation for the site does not support it's listing or the site no longer meets criteria specified in rules.

Date of Government Version: 08/01/2013	Source: Dept of Environmental Quality
Date Data Arrived at EDR: 08/01/2013	Telephone: 517-373-9541
Date Made Active in Reports: 09/11/2013	Last EDR Contact: 07/22/2014
Number of Days to Update: 41	Next Scheduled EDR Contact: 11/10/2014
	Data Release Frequency: Varies

CDL: Clandestine Drug Lab Listing

A listing of clandestine drug lab locations.

Date of Government Version: 10/20/2008	Source: Department of Community Health
Date Data Arrived at EDR: 11/18/2008	Telephone: 517-373-3740
Date Made Active in Reports: 11/21/2008	Last EDR Contact: 07/21/2014
Number of Days to Update: 3	Next Scheduled EDR Contact: 11/10/2014
	Data Release Frequency: Varies

US HIST CDL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 05/28/2014	Source: Drug Enforcement Administration
Date Data Arrived at EDR: 06/20/2014	Telephone: 202-307-1000
Date Made Active in Reports: 07/15/2014	Last EDR Contact: 06/04/2014
Number of Days to Update: 25	Next Scheduled EDR Contact: 09/15/2014
	Data Release Frequency: No Update Planned

Local Land Records

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

LIENS 2: CERCLA Lien Information

A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 02/18/2014	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/18/2014	Telephone: 202-564-6023
Date Made Active in Reports: 04/24/2014	Last EDR Contact: 07/22/2014
Number of Days to Update: 37	Next Scheduled EDR Contact: 11/10/2014
	Data Release Frequency: Varies

LIENS: Lien List

An Environmental Lien is a charge, security, or encumbrance upon title to a property to secure the payment of a cost, damage, debt, obligation, or duty arising out of response actions, cleanup, or other remediation of hazardous substances or petroleum products upon a property, including (but not limited to) liens imposed pursuant to CERCLA 42 USC * 9607(1) and similar state or local laws. In other words: a lien placed upon a property's title due to an environmental condition

Date of Government Version: 01/24/2014	Source: Dept of Environmental Quality
Date Data Arrived at EDR: 01/28/2014	Telephone: 517-241-7603
Date Made Active in Reports: 03/26/2014	Last EDR Contact: 07/25/2014
Number of Days to Update: 57	Next Scheduled EDR Contact: 11/03/2014
	Data Release Frequency: Varies

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 03/31/2014	Source: U.S. Department of Transportation
Date Data Arrived at EDR: 04/01/2014	Telephone: 202-366-4555
Date Made Active in Reports: 07/15/2014	Last EDR Contact: 07/01/2014
Number of Days to Update: 105	Next Scheduled EDR Contact: 10/13/2014
	Data Release Frequency: Annually

PEAS: Pollution Emergency Alerting System

Environmental pollution emergencies reported to the Department of Environmental Quality such as tanker accidents, pipeline breaks, and release of reportable quantities of hazardous substances.

Date of Government Version: 05/02/2014	Source: Dept of Environmental Quality
Date Data Arrived at EDR: 05/02/2014	Telephone: 517-373-8427
Date Made Active in Reports: 06/09/2014	Last EDR Contact: 05/02/2014
Number of Days to Update: 38	Next Scheduled EDR Contact: 09/22/2014
	Data Release Frequency: Quarterly

Other Ascertainable Records

RCRA NonGen / NLR: RCRA - Non Generators

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.

Date of Government Version: 03/11/2014	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/13/2014	Telephone: 312-886-6186
Date Made Active in Reports: 04/09/2014	Last EDR Contact: 07/02/2014
Number of Days to Update: 27	Next Scheduled EDR Contact: 10/13/2014
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

DOT OPS: Incident and Accident Data

Department of Transportation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 07/31/2012
Date Data Arrived at EDR: 08/07/2012
Date Made Active in Reports: 09/18/2012
Number of Days to Update: 42

Source: Department of Transportation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 08/06/2014
Next Scheduled EDR Contact: 11/17/2014
Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 11/10/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 62

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 07/18/2014
Next Scheduled EDR Contact: 10/27/2014
Data Release Frequency: Semi-Annually

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 12/31/2012
Date Data Arrived at EDR: 02/28/2014
Date Made Active in Reports: 04/24/2014
Number of Days to Update: 55

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 06/04/2014
Next Scheduled EDR Contact: 09/22/2014
Data Release Frequency: Varies

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 12/31/2013
Date Data Arrived at EDR: 01/24/2014
Date Made Active in Reports: 02/24/2014
Number of Days to Update: 31

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 06/30/2014
Next Scheduled EDR Contact: 10/13/2014
Data Release Frequency: Varies

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 11/25/2013
Date Data Arrived at EDR: 12/12/2013
Date Made Active in Reports: 02/24/2014
Number of Days to Update: 74

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 06/10/2014
Next Scheduled EDR Contact: 09/22/2014
Data Release Frequency: Annually

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 09/14/2010
Date Data Arrived at EDR: 10/07/2011
Date Made Active in Reports: 03/01/2012
Number of Days to Update: 146

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 02/25/2014
Next Scheduled EDR Contact: 06/09/2014
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

US MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 01/30/2014
Date Data Arrived at EDR: 03/05/2014
Date Made Active in Reports: 07/15/2014
Number of Days to Update: 132

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 06/06/2014
Next Scheduled EDR Contact: 09/15/2014
Data Release Frequency: Semi-Annually

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2011
Date Data Arrived at EDR: 07/31/2013
Date Made Active in Reports: 09/13/2013
Number of Days to Update: 44

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 05/30/2014
Next Scheduled EDR Contact: 09/08/2014
Data Release Frequency: Annually

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2006
Date Data Arrived at EDR: 09/29/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 64

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 06/25/2014
Next Scheduled EDR Contact: 10/06/2014
Data Release Frequency: Every 4 Years

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 05/22/2014
Next Scheduled EDR Contact: 09/08/2014
Data Release Frequency: Quarterly

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 05/22/2014
Next Scheduled EDR Contact: 09/08/2014
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing

A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/2009
Date Data Arrived at EDR: 12/10/2010
Date Made Active in Reports: 02/25/2011
Number of Days to Update: 77

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 07/22/2014
Next Scheduled EDR Contact: 11/10/2014
Data Release Frequency: Annually

ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 05/06/2014
Date Data Arrived at EDR: 05/16/2014
Date Made Active in Reports: 06/17/2014
Number of Days to Update: 32

Source: Environmental Protection Agency
Telephone: 202-564-5088
Last EDR Contact: 10/09/2014
Next Scheduled EDR Contact: 10/27/2014
Data Release Frequency: Quarterly

PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 06/01/2013
Date Data Arrived at EDR: 07/17/2013
Date Made Active in Reports: 11/01/2013
Number of Days to Update: 107

Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 07/18/2014
Next Scheduled EDR Contact: 10/27/2014
Data Release Frequency: Annually

MLTS: Material Licensing Tracking System

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 07/22/2013
Date Data Arrived at EDR: 08/02/2013
Date Made Active in Reports: 11/01/2013
Number of Days to Update: 91

Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
Last EDR Contact: 06/05/2014
Next Scheduled EDR Contact: 09/22/2014
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

RADINFO: Radiation Information Database

The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 07/07/2014	Source: Environmental Protection Agency
Date Data Arrived at EDR: 07/10/2014	Telephone: 202-343-9775
Date Made Active in Reports: 07/28/2014	Last EDR Contact: 07/10/2014
Number of Days to Update: 18	Next Scheduled EDR Contact: 10/20/2014
	Data Release Frequency: Quarterly

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 11/18/2013	Source: EPA
Date Data Arrived at EDR: 02/27/2014	Telephone: (312) 353-2000
Date Made Active in Reports: 03/12/2014	Last EDR Contact: 06/13/2014
Number of Days to Update: 13	Next Scheduled EDR Contact: 09/22/2014
	Data Release Frequency: Quarterly

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995	Source: EPA
Date Data Arrived at EDR: 07/03/1995	Telephone: 202-564-4104
Date Made Active in Reports: 08/07/1995	Last EDR Contact: 06/02/2008
Number of Days to Update: 35	Next Scheduled EDR Contact: 09/01/2008
	Data Release Frequency: No Update Planned

RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 04/01/2014	Source: Environmental Protection Agency
Date Data Arrived at EDR: 05/23/2014	Telephone: 202-564-8600
Date Made Active in Reports: 07/28/2014	Last EDR Contact: 07/22/2014
Number of Days to Update: 66	Next Scheduled EDR Contact: 11/10/2014
	Data Release Frequency: Varies

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/31/2011
Date Data Arrived at EDR: 02/26/2013
Date Made Active in Reports: 04/19/2013
Number of Days to Update: 52

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 05/30/2014
Next Scheduled EDR Contact: 09/08/2014
Data Release Frequency: Biennially

UIC: Underground Injection Wells Database

A listing of underground injection well locations. The UIC Program is responsible for regulating the construction, operation, permitting, and closure of injection wells that place fluids underground for storage or disposal.

Date of Government Version: 04/22/2014
Date Data Arrived at EDR: 04/24/2014
Date Made Active in Reports: 07/21/2014
Number of Days to Update: 88

Source: Dept of Environmental Quality
Telephone: 517-241-1515
Last EDR Contact: 07/28/2014
Next Scheduled EDR Contact: 11/10/2014
Data Release Frequency: Varies

DRYCLEANERS: Drycleaning Establishments

A listing of drycleaning facilities in Michigan.

Date of Government Version: 04/28/2014
Date Data Arrived at EDR: 04/29/2014
Date Made Active in Reports: 05/14/2014
Number of Days to Update: 15

Source: Dept of Environmental Quality
Telephone: 517-335-4586
Last EDR Contact: 07/18/2014
Next Scheduled EDR Contact: 11/03/2014
Data Release Frequency: Annually

NPDES: List of Active NPDES Permits

General information regarding NPDES (National Pollutant Discharge Elimination System) permits and NPDES Storm Water permits.

Date of Government Version: 04/08/2014
Date Data Arrived at EDR: 04/09/2014
Date Made Active in Reports: 05/06/2014
Number of Days to Update: 27

Source: Dept of Environmental Quality
Telephone: 517-241-1300
Last EDR Contact: 07/08/2014
Next Scheduled EDR Contact: 10/20/2014
Data Release Frequency: Varies

AIRS: Permit and Emissions Inventory Data

Permit and emissions inventory data.

Date of Government Version: 06/25/2014
Date Data Arrived at EDR: 06/26/2014
Date Made Active in Reports: 08/07/2014
Number of Days to Update: 42

Source: Dept of Environmental Quality
Telephone: 517-373-7074
Last EDR Contact: 06/19/2014
Next Scheduled EDR Contact: 10/06/2014
Data Release Frequency: Varies

BEA: Baseline Environmental Assessment Database

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.

Date of Government Version: 08/21/2013
Date Data Arrived at EDR: 08/23/2013
Date Made Active in Reports: 09/12/2013
Number of Days to Update: 20

Source: Dept of Environmental Quality
Telephone: 517-373-9541
Last EDR Contact: 05/16/2014
Next Scheduled EDR Contact: 09/01/2014
Data Release Frequency: No Update Planned

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 12/08/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 34

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 07/18/2014
Next Scheduled EDR Contact: 10/27/2014
Data Release Frequency: Semi-Annually

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 03/07/2011
Date Data Arrived at EDR: 03/09/2011
Date Made Active in Reports: 05/02/2011
Number of Days to Update: 54

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 07/25/2014
Next Scheduled EDR Contact: 11/03/2014
Data Release Frequency: Varies

COAL ASH: Coal Ash Disposal Sites

Coal fired power plants in Southeast Michigan that have coal ash handling on site.

Date of Government Version: 12/31/2013
Date Data Arrived at EDR: 07/10/2014
Date Made Active in Reports: 08/07/2014
Number of Days to Update: 28

Source: Dept of Environmental Quality
Telephone: 586-753-3754
Last EDR Contact: 07/02/2014
Next Scheduled EDR Contact: 10/20/2014
Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931 and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001
Date Data Arrived at EDR: 10/27/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 36

Source: American Journal of Public Health
Telephone: 703-305-6451
Last EDR Contact: 12/02/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 06/04/2014
Date Data Arrived at EDR: 06/12/2014
Date Made Active in Reports: 07/28/2014
Number of Days to Update: 46

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 07/01/2014
Next Scheduled EDR Contact: 10/20/2014
Data Release Frequency: Varies

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 11/11/2011
Date Data Arrived at EDR: 05/18/2012
Date Made Active in Reports: 05/25/2012
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: 703-308-4044
Last EDR Contact: 05/16/2014
Next Scheduled EDR Contact: 08/25/2014
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 04/15/2013	Source: EPA
Date Data Arrived at EDR: 07/03/2013	Telephone: 202-564-6023
Date Made Active in Reports: 09/13/2013	Last EDR Contact: 07/01/2014
Number of Days to Update: 72	Next Scheduled EDR Contact: 10/13/2014
	Data Release Frequency: Quarterly

US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 06/19/2014	Source: Environmental Protection Agency
Date Data Arrived at EDR: 06/20/2014	Telephone: 202-566-1917
Date Made Active in Reports: 07/28/2014	Last EDR Contact: 05/16/2014
Number of Days to Update: 38	Next Scheduled EDR Contact: 09/01/2014
	Data Release Frequency: Quarterly

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 12/31/2005	Source: U.S. Geological Survey
Date Data Arrived at EDR: 02/06/2006	Telephone: 888-275-8747
Date Made Active in Reports: 01/11/2007	Last EDR Contact: 07/18/2014
Number of Days to Update: 339	Next Scheduled EDR Contact: 10/27/2014
	Data Release Frequency: N/A

EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/21/2014	Telephone: 617-520-3000
Date Made Active in Reports: 06/17/2014	Last EDR Contact: 05/16/2014
Number of Days to Update: 88	Next Scheduled EDR Contact: 08/25/2014
	Data Release Frequency: Quarterly

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/23/2013	Source: EPA
Date Data Arrived at EDR: 11/06/2013	Telephone: 202-564-2496
Date Made Active in Reports: 12/06/2013	Last EDR Contact: 06/25/2014
Number of Days to Update: 30	Next Scheduled EDR Contact: 10/13/2014
	Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

US AIRS MINOR: Air Facility System Data

A listing of minor source facilities.

Date of Government Version: 10/23/2013
Date Data Arrived at EDR: 11/06/2013
Date Made Active in Reports: 12/06/2013
Number of Days to Update: 30

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 06/25/2014
Next Scheduled EDR Contact: 10/13/2014
Data Release Frequency: Annually

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List

A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 03/14/2014
Date Data Arrived at EDR: 06/11/2014
Date Made Active in Reports: 07/28/2014
Number of Days to Update: 47

Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 06/11/2014
Next Scheduled EDR Contact: 09/22/2014
Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database

The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 02/01/2011
Date Data Arrived at EDR: 10/19/2011
Date Made Active in Reports: 01/10/2012
Number of Days to Update: 83

Source: Environmental Protection Agency
Telephone: 202-566-0517
Last EDR Contact: 08/01/2014
Next Scheduled EDR Contact: 11/10/2014
Data Release Frequency: Varies

COAL ASH DOE: Steam-Electric Plant Operation Data

A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 08/07/2009
Date Made Active in Reports: 10/22/2009
Number of Days to Update: 76

Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 07/18/2014
Next Scheduled EDR Contact: 10/27/2014
Data Release Frequency: Varies

WDS: Waste Data System

The Waste Data System (WDS) tracks activities at facilities regulated by the Solid Waste, Scrap Tire, Hazardous Waste, and Liquid Industrial Waste programs.

Date of Government Version: 05/30/2014
Date Data Arrived at EDR: 05/30/2014
Date Made Active in Reports: 06/24/2014
Number of Days to Update: 25

Source: Dept of Environmental Quality
Telephone: 517-284-6562
Last EDR Contact: 05/27/2014
Next Scheduled EDR Contact: 09/08/2014
Data Release Frequency: Quarterly

Financial Assurance 1: Financial Assurance Information Listing

Financial assurance information.

Date of Government Version: 07/02/2014
Date Data Arrived at EDR: 07/07/2014
Date Made Active in Reports: 08/05/2014
Number of Days to Update: 29

Source: Dept of Environmental Quality
Telephone: 517-335-6610
Last EDR Contact: 07/02/2014
Next Scheduled EDR Contact: 10/20/2014
Data Release Frequency: Varies

Financial Assurance 2: Financial Assurance Information Listing

A listing of financial assurance information for solid waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 01/05/2011
Date Data Arrived at EDR: 01/07/2011
Date Made Active in Reports: 02/14/2011
Number of Days to Update: 38

Source: Dept of Environmental Quality
Telephone: 517-335-4034
Last EDR Contact: 06/30/2014
Next Scheduled EDR Contact: 10/13/2014
Data Release Frequency: Varies

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR US Hist Auto Stat: EDR Exclusive Historic Gas Stations

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.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR US Hist Cleaners: EDR Exclusive Historic Dry Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry 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.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

RGA LF: Recovered Government Archive Solid Waste Facilities List

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Environmental Quality in Michigan.

Date of Government Version: N/A	Source: Department of Environmental Quality
Date Data Arrived at EDR: 07/01/2013	Telephone: N/A
Date Made Active in Reports: 01/13/2014	Last EDR Contact: 06/01/2012
Number of Days to Update: 196	Next Scheduled EDR Contact: N/A
	Data Release Frequency: Varies

RGA LUST: Recovered Government Archive Leaking Underground Storage Tank

The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Environmental Quality in Michigan.

Date of Government Version: N/A	Source: Department of Environmental Quality
Date Data Arrived at EDR: 07/01/2013	Telephone: N/A
Date Made Active in Reports: 12/24/2013	Last EDR Contact: 06/01/2012
Number of Days to Update: 176	Next Scheduled EDR Contact: N/A
	Data Release Frequency: Varies

RGA HWS: Recovered Government Archive State Hazardous Waste Facilities List

The EDR Recovered Government Archive State Hazardous Waste database provides a list of SHWS incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Environmental Quality in Michigan.

Date of Government Version: N/A	Source: Department of Environmental Quality
Date Data Arrived at EDR: 07/01/2013	Telephone: N/A
Date Made Active in Reports: 12/24/2013	Last EDR Contact: 06/01/2012
Number of Days to Update: 176	Next Scheduled EDR Contact: N/A
	Data Release Frequency: Varies

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data

Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 07/30/2013	Source: Department of Energy & Environmental Protection
Date Data Arrived at EDR: 08/19/2013	Telephone: 860-424-3375
Date Made Active in Reports: 10/03/2013	Last EDR Contact: 05/23/2014
Number of Days to Update: 45	Next Scheduled EDR Contact: 09/01/2014
	Data Release Frequency: Annually

NJ MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2011	Source: Department of Environmental Protection
Date Data Arrived at EDR: 07/19/2012	Telephone: N/A
Date Made Active in Reports: 08/28/2012	Last EDR Contact: 07/17/2014
Number of Days to Update: 40	Next Scheduled EDR Contact: 10/27/2014
	Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

NY MANIFEST: Facility and Manifest Data

Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 05/01/2014
Date Data Arrived at EDR: 05/07/2014
Date Made Active in Reports: 06/10/2014
Number of Days to Update: 34

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 08/07/2014
Next Scheduled EDR Contact: 11/17/2014
Data Release Frequency: Annually

PA MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2012
Date Data Arrived at EDR: 07/24/2013
Date Made Active in Reports: 08/19/2013
Number of Days to Update: 26

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 07/18/2014
Next Scheduled EDR Contact: 11/03/2014
Data Release Frequency: Annually

RI MANIFEST: Manifest information

Hazardous waste manifest information

Date of Government Version: 12/31/2012
Date Data Arrived at EDR: 06/21/2013
Date Made Active in Reports: 08/05/2013
Number of Days to Update: 45

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 05/27/2014
Next Scheduled EDR Contact: 09/08/2014
Data Release Frequency: Annually

WI MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2013
Date Data Arrived at EDR: 06/20/2014
Date Made Active in Reports: 08/07/2014
Number of Days to Update: 48

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 06/16/2014
Next Scheduled EDR Contact: 09/29/2014
Data Release Frequency: Annually

Oil/Gas Pipelines: This data was obtained by EDR from the USGS in 1994. It is referred to by USGS as GeoData Digital Line Graphs from 1:100,000-Scale Maps. It was extracted from the transportation category including some oil, but primarily gas pipelines.

Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:

Source: American Hospital Association, Inc.
Telephone: 312-280-5991

The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing

Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000

A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes

Source: National Institutes of Health
Telephone: 301-594-6248

Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools

Source: National Center for Education Statistics
Telephone: 202-502-7300

The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Private Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Day Care Centers, Group & Family Homes

Source: Bureau of REgulatory Services

Telephone: 517-373-8300

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 2003 & 2011 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetlands Inventory

Source: Department of Natural Resources

Telephone: 517-241-2254

Scanned Digital USGS 7.5' Topographic Map (DRG)

Source: United States Geologic Survey

A digital raster graphic (DRG) is a scanned image of a U.S. Geological Survey topographic map. The map images are made by scanning published paper maps on high-resolution scanners. The raster image is georeferenced and fit to the Universal Transverse Mercator (UTM) projection.

STREET AND ADDRESS INFORMATION

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GEOCHECK[®] - PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

RATLIFF PROPERTY
3401 PLATT ROAD
ANN ARBOR, MI 48108

TARGET PROPERTY COORDINATES

Latitude (North): 42.24 - 42° 14' 24.00"
Longitude (West): 83.7 - 83° 42' 0.00"
Universal Transverse Mercator: Zone 17
UTM X (Meters): 277220.4
UTM Y (Meters): 4679740.0
Elevation: 825 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map: 42083-B6 YPSILANTI WEST, MI
Most Recent Revision: 1983

North Map: 42083-C6 ANN ARBOR EAST, MI
Most Recent Revision: 1983

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principal investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

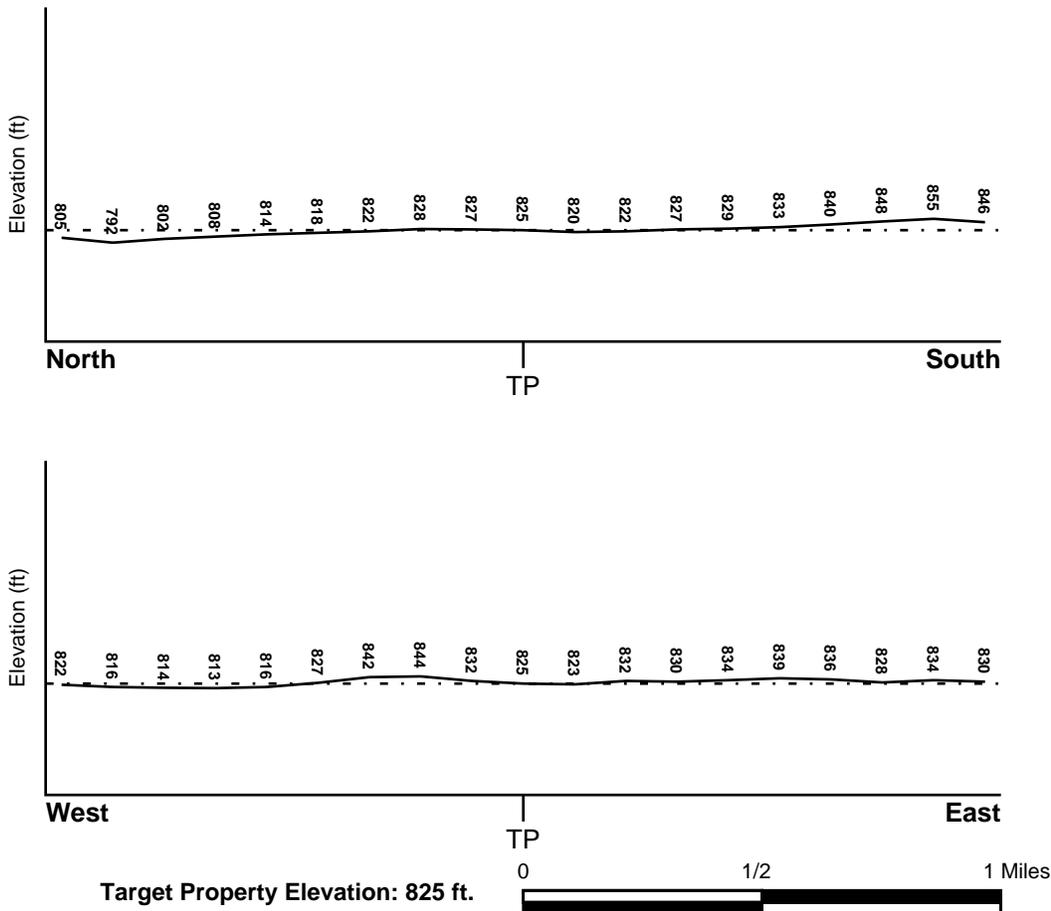
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General ESE

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' 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.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

<u>Target Property County</u>	<u>FEMA Flood</u>
WASHTENAW, MI	<u>Electronic Data</u>
	Not Available

Flood Plain Panel at Target Property: Not Reported

Additional Panels in search area: Not Reported

NATIONAL WETLAND INVENTORY

<u>NWI Quad at Target Property</u>	<u>NWI Electronic</u>
YPSILANTI WEST	<u>Data Coverage</u>
	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Site-Specific Hydrogeological Data:*

Search Radius:	1.25 miles
Status:	Not found

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

<u>MAP ID</u>	<u>LOCATION</u>	<u>GENERAL DIRECTION</u>
<u>FROM TP</u>	<u>GROUNDWATER FLOW</u>	
Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

Era: Paleozoic
System: Mississippian
Series: Osagean and Kinderhookian Series
Code: M1 *(decoded above as Era, System & Series)*

GEOLOGIC AGE IDENTIFICATION

Category: Stratified Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps. The following information is based on Soil Conservation Service STATSGO data.

Soil Component Name: BLOUNT

Soil Surface Texture: loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Somewhat poorly. Soils commonly have a layer with low hydraulic conductivity, wet state high in profile, etc. Depth to water table is 1 to 3 feet.

Hydric Status: Soil does not meet the requirements for a hydric soil.

Corrosion Potential - Uncoated Steel: HIGH

Depth to Bedrock Min: > 60 inches

Depth to Bedrock Max: > 60 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Permeability Rate (in/hr)	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	10 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay Soils.	Max: 2.00 Min: 0.60	Max: 7.30 Min: 5.10
2	10 inches	25 inches	silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Fat Clay.	Max: 0.60 Min: 0.06	Max: 6.50 Min: 4.50
3	25 inches	32 inches	silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay Soils.	Max: 0.60 Min: 0.06	Max: 7.80 Min: 6.10
4	32 inches	60 inches	silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay Soils.	Max: 0.60 Min: 0.06	Max: 8.40 Min: 7.40

OTHER SOIL TYPES IN AREA

Based on Soil Conservation Service STATSGO data, the following additional subordinant soil types may appear within the general area of target property.

Soil Surface Textures: muck
clay

Surficial Soil Types: muck
clay

Shallow Soil Types: silty clay

Deeper Soil Types: clay loam
sand
stratified

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

WELL SEARCH DISTANCE INFORMATION

<u>DATABASE</u>	<u>SEARCH DISTANCE (miles)</u>
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No Wells Found		

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

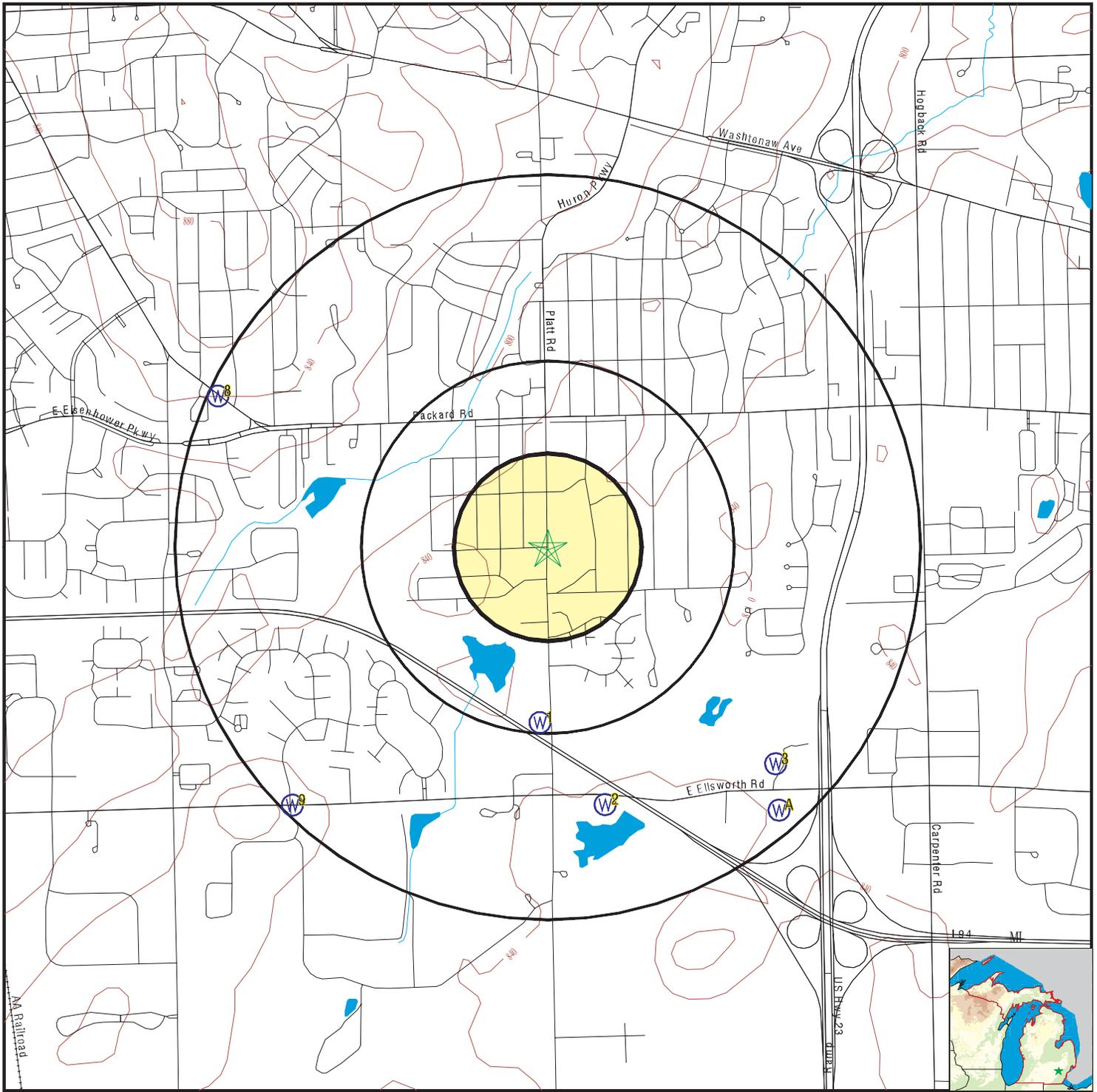
<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No PWS System Found		

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
1	MI3000000047117	1/4 - 1/2 Mile South
2	MI3000000046690	1/2 - 1 Mile SSE
3	MI3000000046930	1/2 - 1 Mile SE
A4	MI3000000046656	1/2 - 1 Mile SE
A5	MI3000000046537	1/2 - 1 Mile SE
A6	MI3000000046693	1/2 - 1 Mile SE
A7	MI3000000046694	1/2 - 1 Mile SE
8	MI3000000048447	1/2 - 1 Mile WNW
9	MI3000000046685	1/2 - 1 Mile SW

PHYSICAL SETTING SOURCE MAP - 4033005.2s



- County Boundary
- Major Roads
- Contour Lines
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons

- Groundwater Flow Direction
- Indeterminate Groundwater Flow at Location
- Groundwater Flow Varies at Location
- Closest Hydrogeological Data
- Oil, gas or related wells



SITE NAME: Ratliff Property
 ADDRESS: 3401 Platt Road
 Ann Arbor MI 48108
 LAT/LONG: 42.24 / 83.7

CLIENT: Environmental Consulting Solutions, LLC
 CONTACT: Andrew Foerg
 INQUIRY #: 4033005.2s
 DATE: August 11, 2014 12:10 pm

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Database EDR ID Number

1
South
1/4 - 1/2 Mile
Higher

MI WELLS MI3000000047117

Wellid:	8100006734	Import id:	81737610001
County:	Washtenaw	Township:	Pittsfield
Town range:	03S 06E	Section:	10
Owner name:	SCHMERBERG, RUDY		
Well addr:	3802 PLATT RD.		
Well depth:	36		
Well type:	Household		
Wssn:	0		
Well num:	Not Reported	Driller id:	388
Const date:	1975-11-28 00:00:00.000	Case type:	Unknown
Case dia:	4		
Case depth:	32		
Screen frm:	32		
Screen to:	36		
Swl:	14		
Test depth:	19		
Test hours:	0		
Test rate:	25	Test methd:	Unknown
Grouted:	1	Pmp cpcity:	0
Latitude:	42.2331868759		
Longitude:	-83.7003984459		
Methd coll:	Interpolation-Map		
Elevation:	845		
Elev methd:	Topographoc Map Interpolation	Depth flag:	Not Reported
Elev flag:	Not Reported		
Swl flag:	Not Reported		
Elev dem:	827	Elev dif:	18
Elev miv:	845	Aq code:	Drift Well
Aq flag:	Not Reported		
Pct aq:	78		
Pct aq d:	78	Pct aq r:	0
Pct maq:	0	Pct maq d:	0
Pct maq r:	0	Pct cm:	22
Pct cm d:	22	Pct cm r:	0
Pct pcm:	0	Pct pcm d:	0
Pct pcm r:	0	Pct na:	0
Pct na d:	0	Pct na r:	0
Pct flag:	Not Reported	Rock top:	-1
D r type:	Not Reported	Spc cpcity:	0
A thicknes:	22	A pct aq:	100
A pct maq:	0	A pct pcm:	0
A pct cm:	0	A pct na:	0
A thickns2:	22	A pct aq2:	100
A pct maq2:	0	A pct pcm2:	0
A pct cm2:	0	A pct na2:	0
A hit swl:	T	A hit top:	F
A hit rock:	F	A sc lith1:	Sand & Gravel
A sc lmod1:	Fine	A sc lmaq1:	AQ
A sc lpct1:	100	A sc lith2:	Not Reported
A sc lmod2:	Not Reported	A sc lmaq2:	Not Reported
A sc lpct2:	0	Pct aq 1:	60
Pct maq 1:	0	Pct cm 1:	40
Pct pcm 1:	0	Pct na 1:	0

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Pct aq 2:	0	Pct maq 2:	0
Pct cm 2:	0	Pct pcm 2:	0
Pct na 2:	0	Pct aq 3:	0
Pct maq 3:	0	Pct cm 3:	0
Pct pcm 3:	0	Pct na 3:	0
Pct aq 4:	0	Pct maq 4:	0
Pct cm 4:	0	Pct pcm 4:	0
Pct na 4:	0	Pct aq 5:	0
Pct maq 5:	0	Pct cm 5:	0
Pct pcm 5:	0	Pct na 5:	0
Pct aq 6:	0	Pct maq 6:	0
Pct cm 6:	0	Pct pcm 6:	0
Pct na 6:	0	Pct aq 7:	0
Pct maq 7:	0	Pct cm 7:	0
Pct pcm 7:	0	Pct na 7:	0
Pct aq 8:	0	Pct maq 8:	0
Pct cm 8:	0	Pct pcm 8:	0
Pct na 8:	0	Pct aq 9:	0
Pct maq 9:	0	Pct cm 9:	0
Pct pcm 9:	0	Pct na 9:	0
Pct aq 10:	0	Pct maq 10:	0
Pct cm 10:	0	Pct pcm 10:	0
Pct na 10:	0	Pct aq 11:	0
Pct maq 11:	0	Pct cm 11:	0
Pct pcm 11:	0	Pct na 11:	0
Pct aq 12:	0	Pct maq 12:	0
Pct cm 12:	0	Pct pcm 12:	0
Pct na 12:	0	Pct aq 13:	0
Pct maq 13:	0	Pct cm 13:	0
Pct pcm 13:	0	Pct na 13:	0
Within sec:	Y	Loc match:	Y
Aq code 1:	D		
Hit swl:	T		
Athk2:	22		
Horiz Conduct:	28.40909		
Vert Conduct:	26.82927		
T2:	625		
D50plek:	24.53823		

2
SSE
1/2 - 1 Mile
Higher

MI WELLS MI300000046690

Wellid:	81000006759	Import id:	81737614003
County:	Washtenaw	Township:	Pittsfield
Town range:	03S 06E	Section:	14
Owner name:	COSCIA, ART		
Well addr:	3150 ELLSWORTH		
Well depth:	53		
Well type:	Household		
Wssn:	0		
Well num:	Not Reported	Driller id:	1290
Const date:	1980-04-16 00:00:00.000	Case type:	Unknown
Case dia:	4		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Case depth:	53		
Screen frm:	49		
Screen to:	53		
Swl:	41		
Test depth:	42		
Test hours:	2		
Test rate:	12	Test methd:	Unknown
Grouted:	1	Pmp cpcity:	0
Latitude:	42.2299956618		
Longitude:	-83.6969895927		
Methd coll:	Interpolation-Map		
Elevation:	850		
Elev methd:	Topographoc Map Interpolation	Depth flag:	Not Reported
Elev flag:	Not Reported		
Swl flag:	Not Reported		
Elev dem:	843	Elev dif:	7
Elev miv:	850	Aq code:	Drift Well
Aq flag:	Not Reported		
Pct aq:	89		
Pct aq d:	89	Pct aq r:	0
Pct maq:	0	Pct maq d:	0
Pct maq r:	0	Pct cm:	11
Pct cm d:	11	Pct cm r:	0
Pct pcm:	0	Pct pcm d:	0
Pct pcm r:	0	Pct na:	0
Pct na d:	0	Pct na r:	0
Pct flag:	Not Reported	Rock top:	-1
D r type:	Not Reported	Spc cpcity:	0
A thicknes:	12	A pct aq:	100
A pct maq:	0	A pct pcm:	0
A pct cm:	0	A pct na:	0
A thickns2:	12	A pct aq2:	100
A pct maq2:	0	A pct pcm2:	0
A pct cm2:	0	A pct na2:	0
A hit swl:	T	A hit top:	F
A hit rock:	F	A sc lith1:	Sand
A sc lmod1:	Not Reported	A sc lmaq1:	AQ
A sc lpct1:	100	A sc lith2:	Not Reported
A sc lmod2:	Not Reported	A sc lmaq2:	Not Reported
A sc lpct2:	0	Pct aq 1:	70
Pct maq 1:	0	Pct cm 1:	30
Pct pcm 1:	0	Pct na 1:	0
Pct aq 2:	100	Pct maq 2:	0
Pct cm 2:	0	Pct pcm 2:	0
Pct na 2:	0	Pct aq 3:	0
Pct maq 3:	0	Pct cm 3:	0
Pct pcm 3:	0	Pct na 3:	0
Pct aq 4:	0	Pct maq 4:	0
Pct cm 4:	0	Pct pcm 4:	0
Pct na 4:	0	Pct aq 5:	0
Pct maq 5:	0	Pct cm 5:	0
Pct pcm 5:	0	Pct na 5:	0
Pct aq 6:	0	Pct maq 6:	0
Pct cm 6:	0	Pct pcm 6:	0
Pct na 6:	0	Pct aq 7:	0
Pct maq 7:	0	Pct cm 7:	0
Pct pcm 7:	0	Pct na 7:	0
Pct aq 8:	0	Pct maq 8:	0
Pct cm 8:	0	Pct pcm 8:	0
Pct na 8:	0	Pct aq 9:	0
Pct maq 9:	0	Pct cm 9:	0
Pct pcm 9:	0	Pct na 9:	0

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Pct aq 10:	0	Pct maq 10:	0
Pct cm 10:	0	Pct pcm 10:	0
Pct na 10:	0	Pct aq 11:	0
Pct maq 11:	0	Pct cm 11:	0
Pct pcm 11:	0	Pct na 11:	0
Pct aq 12:	0	Pct maq 12:	0
Pct cm 12:	0	Pct pcm 12:	0
Pct na 12:	0	Pct aq 13:	0
Pct maq 13:	0	Pct cm 13:	0
Pct pcm 13:	0	Pct na 13:	0
Within sec:	Y	Loc match:	Y
Aq code 1:	D		
Hit swl:	T		
Athk2:	12		
Horiz Conduct:	100		
Vert Conduct:	100		
T2:	1200		
D50plek:	24.81323		

**3
SE
1/2 - 1 Mile
Higher**

MI WELLS MI300000046930

Wellid:	81000006741	Import id:	81737611001
County:	Washtenaw	Township:	Pittsfield
Town range:	03S 06E	Section:	11
Owner name:	MIM		
Well addr:	860-92 TRADE CENTER DR.		
Well depth:	257		
Well type:	Other		
Wssn:	0		
Well num:	Not Reported	Driller id:	1586
Const date:	1980-02-08 00:00:00.000	Case type:	Unknown
Case dia:	5		
Case depth:	250		
Screen frm:	250		
Screen to:	254		
Swl:	28		
Test depth:	98		
Test hours:	2		
Test rate:	9	Test methd:	Unknown
Grouted:	1	Pmp cpcity:	0
Latitude:	42.2315831161		
Longitude:	-83.6880750091		
Methd coll:	Interpolation-Map		
Elevation:	833		
Elev methd:	Topographoc Map Interpolation	Depth flag:	Not Reported
Elev flag:	Not Reported		
Swl flag:	Not Reported		
Elev dem:	827	Elev dif:	6
Elev miv:	833	Aq code:	Drift Well
Aq flag:	Not Reported		
Pct aq:	24		
Pct aq d:	24	Pct aq r:	0
Pct maq:	0	Pct maq d:	0
Pct maq r:	0	Pct cm:	76

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Pct cm d:	76	Pct cm r:	0
Pct pcm:	0	Pct pcm d:	0
Pct pcm r:	0	Pct na:	0
Pct na d:	0	Pct na r:	0
Pct flag:	Not Reported	Rock top:	-1
D r type:	Not Reported	Spc cpcity:	0
A thicknes:	4	A pct aq:	100
A pct maq:	0	A pct pcm:	0
A pct cm:	0	A pct na:	0
A thickns2:	226	A pct aq2:	20
A pct maq2:	0	A pct pcm2:	0
A pct cm2:	80	A pct na2:	0
A hit swl:	F	A hit top:	F
A hit rock:	F	A sc lith1:	Sand
A sc lmod1:	Not Reported	A sc lmaq1:	AQ
A sc lpct1:	100	A sc lith2:	Not Reported
A sc lmod2:	Not Reported	A sc lmaq2:	Not Reported
A sc lpct2:	0	Pct aq 1:	25
Pct maq 1:	0	Pct cm 1:	75
Pct pcm 1:	0	Pct na 1:	0
Pct aq 2:	100	Pct maq 2:	0
Pct cm 2:	0	Pct pcm 2:	0
Pct na 2:	0	Pct aq 3:	100
Pct maq 3:	0	Pct cm 3:	0
Pct pcm 3:	0	Pct na 3:	0
Pct aq 4:	50	Pct maq 4:	0
Pct cm 4:	50	Pct pcm 4:	0
Pct na 4:	0	Pct aq 5:	0
Pct maq 5:	0	Pct cm 5:	100
Pct pcm 5:	0	Pct na 5:	0
Pct aq 6:	0	Pct maq 6:	0
Pct cm 6:	100	Pct pcm 6:	0
Pct na 6:	0	Pct aq 7:	0
Pct maq 7:	0	Pct cm 7:	100
Pct pcm 7:	0	Pct na 7:	0
Pct aq 8:	0	Pct maq 8:	0
Pct cm 8:	100	Pct pcm 8:	0
Pct na 8:	0	Pct aq 9:	0
Pct maq 9:	0	Pct cm 9:	100
Pct pcm 9:	0	Pct na 9:	0
Pct aq 10:	0	Pct maq 10:	0
Pct cm 10:	0	Pct pcm 10:	0
Pct na 10:	0	Pct aq 11:	0
Pct maq 11:	0	Pct cm 11:	0
Pct pcm 11:	0	Pct na 11:	0
Pct aq 12:	0	Pct maq 12:	0
Pct cm 12:	0	Pct pcm 12:	0
Pct na 12:	0	Pct aq 13:	0
Pct maq 13:	0	Pct cm 13:	0
Pct pcm 13:	0	Pct na 13:	0
Within sec:	Y	Loc match:	Y
Aq code 1:	D		
Hit swl:	F		
Athk2:	226		
Horiz Conduct:	20.35406		
Vert Conduct:	.00013		
T2:	4600.018		
D50plek:	1672.72232		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Database EDR ID Number

A4
SE
1/2 - 1 Mile
Higher

MI WELLS MI3000000046656

Wellid:	8100006758	Import id:	81737614002
County:	Washtenaw	Township:	Pittsfield
Town range:	03S 06E	Section:	14
Owner name:	STOP N LOCK		
Well addr:	3570 E ELLSWORTH		
Well depth:	191		
Well type:	Household		
Wssn:	0		
Well num:	Not Reported	Driller id:	1290
Const date:	Not Reported	Case type:	Unknown
Case dia:	4		
Case depth:	191		
Screen frm:	187		
Screen to:	191		
Swl:	30		
Test depth:	33		
Test hours:	2		
Test rate:	15	Test methd:	Unknown
Grouted:	1	Pmp cpcity:	0
Latitude:	42.2298259543		
Longitude:	-83.6881678961		
Methd coll:	Interpolation-Map		
Elevation:	840		
Elev methd:	Topographoc Map Interpolation	Depth flag:	Not Reported
Elev flag:	Not Reported		
Swl flag:	Not Reported		
Elev dem:	836	Elev dif:	4
Elev miv:	840	Aq code:	Drift Well
Aq flag:	Not Reported		
Pct aq:	18		
Pct aq d:	18	Pct aq r:	0
Pct maq:	0	Pct maq d:	0
Pct maq r:	0	Pct cm:	80
Pct cm d:	80	Pct cm r:	0
Pct pcm:	0	Pct pcm d:	0
Pct pcm r:	0	Pct na:	0
Pct na d:	0	Pct na r:	0
Pct flag:	Not Reported	Rock top:	-1
D r type:	Not Reported	Spc cpcity:	0
A thicknes:	6	A pct aq:	100
A pct maq:	0	A pct pcm:	0
A pct cm:	0	A pct na:	0
A thickns2:	157	A pct aq2:	15
A pct maq2:	0	A pct pcm2:	0
A pct cm2:	85	A pct na2:	0
A hit swl:	F	A hit top:	F
A hit rock:	F	A sc lith1:	Sand
A sc lmod1:	Wet/Moist	A sc lmaq1:	AQ
A sc lpct1:	0	A sc lith2:	Not Reported
A sc lmod2:	Not Reported	A sc lmaq2:	Not Reported
A sc lpct2:	0	Pct aq 1:	5
Pct maq 1:	0	Pct cm 1:	95
Pct pcm 1:	0	Pct na 1:	0

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Pct aq 2:	100	Pct maq 2:	0
Pct cm 2:	0	Pct pcm 2:	0
Pct na 2:	0	Pct aq 3:	40
Pct maq 3:	0	Pct cm 3:	60
Pct pcm 3:	0	Pct na 3:	0
Pct aq 4:	0	Pct maq 4:	0
Pct cm 4:	100	Pct pcm 4:	0
Pct na 4:	0	Pct aq 5:	0
Pct maq 5:	0	Pct cm 5:	100
Pct pcm 5:	0	Pct na 5:	0
Pct aq 6:	0	Pct maq 6:	0
Pct cm 6:	100	Pct pcm 6:	0
Pct na 6:	0	Pct aq 7:	0
Pct maq 7:	0	Pct cm 7:	100
Pct pcm 7:	0	Pct na 7:	0
Pct aq 8:	0	Pct maq 8:	0
Pct cm 8:	0	Pct pcm 8:	0
Pct na 8:	0	Pct aq 9:	0
Pct maq 9:	0	Pct cm 9:	0
Pct pcm 9:	0	Pct na 9:	0
Pct aq 10:	0	Pct maq 10:	0
Pct cm 10:	0	Pct pcm 10:	0
Pct na 10:	0	Pct aq 11:	0
Pct maq 11:	0	Pct cm 11:	0
Pct pcm 11:	0	Pct na 11:	0
Pct aq 12:	0	Pct maq 12:	0
Pct cm 12:	0	Pct pcm 12:	0
Pct na 12:	0	Pct aq 13:	0
Pct maq 13:	0	Pct cm 13:	0
Pct pcm 13:	0	Pct na 13:	0
Within sec:	Y	Loc match:	Y
Aq code 1:	Not Reported		
Hit swl:	Not Reported		
Athk2:	0		
Horiz Conduct:	0		
Vert Conduct:	0		
T2:	0		
D50plek:	0		

**A5
SE
1/2 - 1 Mile
Higher**

MI WELLS MI300000046537

Wellid:	81000006757	Import id:	81737614001
County:	Washtenaw	Township:	Pittsfield
Town range:	03S 06E	Section:	14
Owner name:	GREAT LAKES MOVING CO.		
Well addr:	3530 ELLSWORTH RD.		
Well depth:	252		
Well type:	Household		
Wssn:	0		
Well num:	Not Reported	Driller id:	524
Const date:	1973-12-31 00:00:00.000	Case type:	Unknown
Case dia:	4		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Case depth:	252		
Screen frm:	248		
Screen to:	252		
Swl:	40		
Test depth:	70		
Test hours:	2		
Test rate:	12	Test methd:	Unknown
Grouted:	1	Pmp cpcity:	0
Latitude:	42.2292100837		
Longitude:	-83.6888462192		
Methd coll:	Interpolation-Map		
Elevation:	840		
Elev methd:	Topographoc Map Interpolation	Depth flag:	Not Reported
Elev flag:	Not Reported		
Swl flag:	Not Reported		
Elev dem:	840	Elev dif:	0
Elev miv:	840	Aq code:	Drift Well
Aq flag:	Not Reported		
Pct aq:	2		
Pct aq d:	2	Pct aq r:	0
Pct maq:	0	Pct maq d:	0
Pct maq r:	0	Pct cm:	98
Pct cm d:	98	Pct cm r:	0
Pct pcm:	0	Pct pcm d:	0
Pct pcm r:	0	Pct na:	0
Pct na d:	0	Pct na r:	0
Pct flag:	Not Reported	Rock top:	-1
D r type:	Not Reported	Spc cpcity:	0
A thicknes:	5	A pct aq:	100
A pct maq:	0	A pct pcm:	0
A pct cm:	0	A pct na:	0
A thickns2:	212	A pct aq2:	2
A pct maq2:	0	A pct pcm2:	0
A pct cm2:	98	A pct na2:	0
A hit swl:	F	A hit top:	F
A hit rock:	F	A sc lith1:	Sand
A sc lmod1:	Fine	A sc lmaq1:	AQ
A sc lpct1:	100	A sc lith2:	Not Reported
A sc lmod2:	Not Reported	A sc lmaq2:	Not Reported
A sc lpct2:	0	Pct aq 1:	0
Pct maq 1:	0	Pct cm 1:	100
Pct pcm 1:	0	Pct na 1:	0
Pct aq 2:	0	Pct maq 2:	0
Pct cm 2:	100	Pct pcm 2:	0
Pct na 2:	0	Pct aq 3:	0
Pct maq 3:	0	Pct cm 3:	100
Pct pcm 3:	0	Pct na 3:	0
Pct aq 4:	0	Pct maq 4:	0
Pct cm 4:	100	Pct pcm 4:	0
Pct na 4:	0	Pct aq 5:	0
Pct maq 5:	0	Pct cm 5:	100
Pct pcm 5:	0	Pct na 5:	0
Pct aq 6:	0	Pct maq 6:	0
Pct cm 6:	100	Pct pcm 6:	0
Pct na 6:	0	Pct aq 7:	0
Pct maq 7:	0	Pct cm 7:	100
Pct pcm 7:	0	Pct na 7:	0
Pct aq 8:	0	Pct maq 8:	0
Pct cm 8:	100	Pct pcm 8:	0
Pct na 8:	0	Pct aq 9:	10
Pct maq 9:	0	Pct cm 9:	90
Pct pcm 9:	0	Pct na 9:	0

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Pct aq 10:	0	Pct maq 10:	0
Pct cm 10:	0	Pct pcm 10:	0
Pct na 10:	0	Pct aq 11:	0
Pct maq 11:	0	Pct cm 11:	0
Pct pcm 11:	0	Pct na 11:	0
Pct aq 12:	0	Pct maq 12:	0
Pct cm 12:	0	Pct pcm 12:	0
Pct na 12:	0	Pct aq 13:	0
Pct maq 13:	0	Pct cm 13:	0
Pct pcm 13:	0	Pct na 13:	0
Within sec:	Y	Loc match:	Y
Aq code 1:	D		
Hit swl:	F		
Athk2:	212		
Horiz Conduct:	.58972		
Vert Conduct:	.0001		
T2:	125.0207		
D50plek:	51.86299		

**A6
SE
1/2 - 1 Mile
Higher**

MI WELLS MI300000046693

Wellid:	8100006764	Import id:	81737614008
County:	Washtenaw	Township:	Pittsfield
Town range:	03S 06E	Section:	14
Owner name:	HURD- CARRIGAN MOVERS		
Well addr:	3650 ELLSWORTH RD.		
Well depth:	182		
Well type:	Household		
Wssn:	0		
Well num:	Not Reported	Driller id:	524
Const date:	1970-06-24 00:00:00.000	Case type:	Unknown
Case dia:	4		
Case depth:	178		
Screen frm:	178		
Screen to:	182		
Swl:	30		
Test depth:	60		
Test hours:	2		
Test rate:	12	Test methd:	Unknown
Grouted:	1	Pmp cpcity:	0
Latitude:	42.2300356769		
Longitude:	-83.6872897572		
Methd coll:	Interpolation-Map		
Elevation:	835		
Elev methd:	Topographoc Map Interpolation	Depth flag:	Not Reported
Elev flag:	Not Reported		
Swl flag:	Not Reported		
Elev dem:	836	Elev dif:	1
Elev miv:	835	Aq code:	Drift Well
Aq flag:	Not Reported		
Pct aq:	13		
Pct aq d:	13	Pct aq r:	0
Pct maq:	0	Pct maq d:	0
Pct maq r:	0	Pct cm:	87

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Pct cm d:	87	Pct cm r:	0
Pct pcm:	0	Pct pcm d:	0
Pct pcm r:	0	Pct na:	0
Pct na d:	0	Pct na r:	0
Pct flag:	Not Reported	Rock top:	-1
D r type:	Not Reported	Spc cpcity:	0
A thicknes:	5	A pct aq:	100
A pct maq:	0	A pct pcm:	0
A pct cm:	0	A pct na:	0
A thickns2:	152	A pct aq2:	5
A pct maq2:	0	A pct pcm2:	0
A pct cm2:	95	A pct na2:	0
A hit swl:	F	A hit top:	F
A hit rock:	F	A sc lith1:	Sand
A sc lmod1:	Not Reported	A sc lmaq1:	AQ
A sc lpct1:	100	A sc lith2:	Not Reported
A sc lmod2:	Not Reported	A sc lmaq2:	Not Reported
A sc lpct2:	0	Pct aq 1:	30
Pct maq 1:	0	Pct cm 1:	70
Pct pcm 1:	0	Pct na 1:	0
Pct aq 2:	65	Pct maq 2:	0
Pct cm 2:	35	Pct pcm 2:	0
Pct na 2:	0	Pct aq 3:	0
Pct maq 3:	0	Pct cm 3:	100
Pct pcm 3:	0	Pct na 3:	0
Pct aq 4:	0	Pct maq 4:	0
Pct cm 4:	100	Pct pcm 4:	0
Pct na 4:	0	Pct aq 5:	0
Pct maq 5:	0	Pct cm 5:	100
Pct pcm 5:	0	Pct na 5:	0
Pct aq 6:	0	Pct maq 6:	0
Pct cm 6:	100	Pct pcm 6:	0
Pct na 6:	0	Pct aq 7:	0
Pct maq 7:	0	Pct cm 7:	100
Pct pcm 7:	0	Pct na 7:	0
Pct aq 8:	0	Pct maq 8:	0
Pct cm 8:	0	Pct pcm 8:	0
Pct na 8:	0	Pct aq 9:	0
Pct maq 9:	0	Pct cm 9:	0
Pct pcm 9:	0	Pct na 9:	0
Pct aq 10:	0	Pct maq 10:	0
Pct cm 10:	0	Pct pcm 10:	0
Pct na 10:	0	Pct aq 11:	0
Pct maq 11:	0	Pct cm 11:	0
Pct pcm 11:	0	Pct na 11:	0
Pct aq 12:	0	Pct maq 12:	0
Pct cm 12:	0	Pct pcm 12:	0
Pct na 12:	0	Pct aq 13:	0
Pct maq 13:	0	Pct cm 13:	0
Pct pcm 13:	0	Pct na 13:	0
Within sec:	Y	Loc match:	Y
Aq code 1:	D		
Hit swl:	F		
Athk2:	152		
Horiz Conduct:	5.26325		
Vert Conduct:	.00011		
T2:	800.0144		
D50plek:	214.12084		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Database EDR ID Number

A7
SE
1/2 - 1 Mile
Higher

MI WELLS MI3000000046694

Wellid:	8100006765	Import id:	81737614401
County:	Washtenaw	Township:	Pittsfield
Town range:	03S 06E	Section:	14
Owner name:	DAVID CORRIGAN		
Well addr:	3600 ELLSWORTH RD.		
Well depth:	182		
Well type:	Type II public		
Wssn:	2040381		
Well num:	001	Driller id:	524
Const date:	1970-06-24 00:00:00.000	Case type:	Unknown
Case dia:	4		
Case depth:	178		
Screen frm:	178		
Screen to:	182		
Swl:	30		
Test depth:	60		
Test hours:	2		
Test rate:	12	Test methd:	Unknown
Grouted:	1	Pmp cpcity:	11
Latitude:	42.2300356769		
Longitude:	-83.6872897572		
Methd coll:	Interpolation-Map		
Elevation:	835		
Elev methd:	Topographoc Map Interpolation	Depth flag:	Not Reported
Elev flag:	Not Reported		
Swl flag:	Not Reported		
Elev dem:	836	Elev dif:	1
Elev miv:	835	Aq code:	Drift Well
Aq flag:	Not Reported		
Pct aq:	13		
Pct aq d:	13	Pct aq r:	0
Pct maq:	0	Pct maq d:	0
Pct maq r:	0	Pct cm:	87
Pct cm d:	87	Pct cm r:	0
Pct pcm:	0	Pct pcm d:	0
Pct pcm r:	0	Pct na:	0
Pct na d:	0	Pct na r:	0
Pct flag:	Not Reported	Rock top:	-1
D r type:	Not Reported	Spc cpcity:	0
A thicknes:	5	A pct aq:	100
A pct maq:	0	A pct pcm:	0
A pct cm:	0	A pct na:	0
A thickns2:	152	A pct aq2:	5
A pct maq2:	0	A pct pcm2:	0
A pct cm2:	95	A pct na2:	0
A hit swl:	F	A hit top:	F
A hit rock:	F	A sc lith1:	Sand
A sc lmod1:	Not Reported	A sc lmaq1:	AQ
A sc lpct1:	100	A sc lith2:	Not Reported
A sc lmod2:	Not Reported	A sc lmaq2:	Not Reported
A sc lpct2:	0	Pct aq 1:	30
Pct maq 1:	0	Pct cm 1:	70
Pct pcm 1:	0	Pct na 1:	0

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Pct aq 2:	65	Pct maq 2:	0
Pct cm 2:	35	Pct pcm 2:	0
Pct na 2:	0	Pct aq 3:	0
Pct maq 3:	0	Pct cm 3:	100
Pct pcm 3:	0	Pct na 3:	0
Pct aq 4:	0	Pct maq 4:	0
Pct cm 4:	100	Pct pcm 4:	0
Pct na 4:	0	Pct aq 5:	0
Pct maq 5:	0	Pct cm 5:	100
Pct pcm 5:	0	Pct na 5:	0
Pct aq 6:	0	Pct maq 6:	0
Pct cm 6:	100	Pct pcm 6:	0
Pct na 6:	0	Pct aq 7:	0
Pct maq 7:	0	Pct cm 7:	100
Pct pcm 7:	0	Pct na 7:	0
Pct aq 8:	0	Pct maq 8:	0
Pct cm 8:	0	Pct pcm 8:	0
Pct na 8:	0	Pct aq 9:	0
Pct maq 9:	0	Pct cm 9:	0
Pct pcm 9:	0	Pct na 9:	0
Pct aq 10:	0	Pct maq 10:	0
Pct cm 10:	0	Pct pcm 10:	0
Pct na 10:	0	Pct aq 11:	0
Pct maq 11:	0	Pct cm 11:	0
Pct pcm 11:	0	Pct na 11:	0
Pct aq 12:	0	Pct maq 12:	0
Pct cm 12:	0	Pct pcm 12:	0
Pct na 12:	0	Pct aq 13:	0
Pct maq 13:	0	Pct cm 13:	0
Pct pcm 13:	0	Pct na 13:	0
Within sec:	Y	Loc match:	Y
Aq code 1:	D		
Hit swl:	F		
Athk2:	152		
Horiz Conduct:	5.26325		
Vert Conduct:	.00011		
T2:	800.0144		
D50plek:	214.12084		

8

**WNW
1/2 - 1 Mile
Higher**

MI WELLS

MI3000000048447

Wellid:	81000010089	Import id:	Not Reported
County:	Washtenaw	Township:	Pittsfield
Town range:	03S 06E	Section:	3
Owner name:	Linda Grant		
Well addr:	2655 Packard Road		
Well depth:	400		
Well type:	Household		
Wssn:	0		
Well num:	Not Reported	Driller id:	1607
Const date:	2000-08-08 00:00:00.000	Case type:	PVC Plastic
Case dia:	5		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Case depth:	234		
Screen frm:	0		
Screen to:	0		
Swl:	35		
Test depth:	400		
Test hours:	2		
Test rate:	7	Test methd:	Test Pump
Grouted:	1	Pmp cpcity:	20
Latitude:	42.24587728		
Longitude:	-83.71723009		
Methd coll:	Address Matching-House Number		
Elevation:	0		
Elev methd:	DEM30M	Depth flag:	Not Reported
Elev flag:	Elevation < DEMmin or Elevation > DEMmax		
Swl flag:	Not Reported		
Elev dem:	836	Elev dif:	836
Elev miv:	836	Aq code:	Rock Well
Aq flag:	Not Reported		
Pct aq:	36		
Pct aq d:	4	Pct aq r:	77
Pct maq:	10	Pct maq d:	0
Pct maq r:	23	Pct cm:	54
Pct cm d:	96	Pct cm r:	0
Pct pcm:	0	Pct pcm d:	0
Pct pcm r:	0	Pct na:	0
Pct na d:	0	Pct na r:	0
Pct flag:	Not Reported	Rock top:	225
D r type:	Not Reported	Spc cpcity:	0
A thicknes:	0	A pct aq:	0
A pct maq:	0	A pct pcm:	0
A pct cm:	0	A pct na:	0
A thickns2:	0	A pct aq2:	0
A pct maq2:	0	A pct pcm2:	0
A pct cm2:	0	A pct na2:	0
A hit swl:	F	A hit top:	F
A hit rock:	F	A sc lith1:	Not Reported
A sc lmod1:	Not Reported	A sc lmaq1:	Not Reported
A sc lpct1:	0	A sc lith2:	Not Reported
A sc lmod2:	Not Reported	A sc lmaq2:	Not Reported
A sc lpct2:	0	Pct aq 1:	0
Pct maq 1:	0	Pct cm 1:	100
Pct pcm 1:	0	Pct na 1:	0
Pct aq 2:	0	Pct maq 2:	0
Pct cm 2:	100	Pct pcm 2:	0
Pct na 2:	0	Pct aq 3:	50
Pct maq 3:	0	Pct cm 3:	50
Pct pcm 3:	0	Pct na 3:	0
Pct aq 4:	0	Pct maq 4:	0
Pct cm 4:	100	Pct pcm 4:	0
Pct na 4:	0	Pct aq 5:	0
Pct maq 5:	0	Pct cm 5:	100
Pct pcm 5:	0	Pct na 5:	0
Pct aq 6:	0	Pct maq 6:	0
Pct cm 6:	100	Pct pcm 6:	0
Pct na 6:	0	Pct aq 7:	0
Pct maq 7:	0	Pct cm 7:	100
Pct pcm 7:	0	Pct na 7:	0
Pct aq 8:	0	Pct maq 8:	0
Pct cm 8:	100	Pct pcm 8:	0
Pct na 8:	0	Pct aq 9:	0
Pct maq 9:	0	Pct cm 9:	0
Pct pcm 9:	0	Pct na 9:	0

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Pct aq 10:	0	Pct maq 10:	0
Pct cm 10:	0	Pct pcm 10:	0
Pct na 10:	0	Pct aq 11:	0
Pct maq 11:	0	Pct cm 11:	0
Pct pcm 11:	0	Pct na 11:	0
Pct aq 12:	0	Pct maq 12:	0
Pct cm 12:	0	Pct pcm 12:	0
Pct na 12:	0	Pct aq 13:	0
Pct maq 13:	0	Pct cm 13:	0
Pct pcm 13:	0	Pct na 13:	0
Within sec:	Y	Loc match:	Y
Aq code 1:	R		
Hit swl:	F		
Athk2:	0		
Horiz Conduct:	4.87814		
Vert Conduct:	.00011		
T2:	1000.0195		
D50plek:	356.68351		

**9
SW
1/2 - 1 Mile
Higher**

MI WELLS MI300000046685

Wellid:	81000013769	Import id:	Not Reported
County:	Washtenaw	Township:	Pittsfield
Town range:	03S 06E	Section:	15
Owner name:	RABIAH, INAS		
Well addr:	2192 ELLSWORTH		
Well depth:	100		
Well type:	Household		
Wssn:	0		
Well num:	Not Reported	Driller id:	2215
Const date:	2003-10-08 00:00:00.000	Case type:	PVC Plastic
Case dia:	5		
Case depth:	93		
Screen frm:	92		
Screen to:	100		
Swl:	50		
Test depth:	0		
Test hours:	4		
Test rate:	30	Test methd:	Air
Grouted:	1	Pmp cpcity:	12
Latitude:	42.22997213		
Longitude:	-83.71334569		
Methd coll:	Address Matching-House Number		
Elevation:	846		
Elev methd:	Topographoc Map Interpolation	Depth flag:	Not Reported
Elev flag:	Not Reported		
Swl flag:	Not Reported		
Elev dem:	856	Elev dif:	10
Elev miv:	846	Aq code:	Drift Well
Aq flag:	Not Reported		
Pct aq:	45		
Pct aq d:	45	Pct aq r:	0
Pct maq:	0	Pct maq d:	0
Pct maq r:	0	Pct cm:	55

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Pct cm d:	55	Pct cm r:	0
Pct pcm:	0	Pct pcm d:	0
Pct pcm r:	0	Pct na:	0
Pct na d:	0	Pct na r:	0
Pct flag:	Not Reported	Rock top:	-1
D r type:	Not Reported	Spc cpcity:	0
A thicknes:	14	A pct aq:	100
A pct maq:	0	A pct pcm:	0
A pct cm:	0	A pct na:	0
A thickns2:	50	A pct aq2:	28
A pct maq2:	0	A pct pcm2:	0
A pct cm2:	72	A pct na2:	0
A hit swl:	F	A hit top:	F
A hit rock:	F	A sc lith1:	Sand
A sc lmod1:	Water Bearing	A sc lmaq1:	AQ
A sc lpct1:	100	A sc lith2:	Not Reported
A sc lmod2:	Not Reported	A sc lmaq2:	Not Reported
A sc lpct2:	0	Pct aq 1:	85
Pct maq 1:	0	Pct cm 1:	15
Pct pcm 1:	0	Pct na 1:	0
Pct aq 2:	50	Pct maq 2:	0
Pct cm 2:	50	Pct pcm 2:	0
Pct na 2:	0	Pct aq 3:	20
Pct maq 3:	0	Pct cm 3:	80
Pct pcm 3:	0	Pct na 3:	0
Pct aq 4:	0	Pct maq 4:	0
Pct cm 4:	100	Pct pcm 4:	0
Pct na 4:	0	Pct aq 5:	70
Pct maq 5:	0	Pct cm 5:	30
Pct pcm 5:	0	Pct na 5:	0
Pct aq 6:	0	Pct maq 6:	0
Pct cm 6:	0	Pct pcm 6:	0
Pct na 6:	0	Pct aq 7:	0
Pct maq 7:	0	Pct cm 7:	0
Pct pcm 7:	0	Pct na 7:	0
Pct aq 8:	0	Pct maq 8:	0
Pct cm 8:	0	Pct pcm 8:	0
Pct na 8:	0	Pct aq 9:	0
Pct maq 9:	0	Pct cm 9:	0
Pct pcm 9:	0	Pct na 9:	0
Pct aq 10:	0	Pct maq 10:	0
Pct cm 10:	0	Pct pcm 10:	0
Pct na 10:	0	Pct aq 11:	0
Pct maq 11:	0	Pct cm 11:	0
Pct pcm 11:	0	Pct na 11:	0
Pct aq 12:	0	Pct maq 12:	0
Pct cm 12:	0	Pct pcm 12:	0
Pct na 12:	0	Pct aq 13:	0
Pct maq 13:	0	Pct cm 13:	0
Pct pcm 13:	0	Pct na 13:	0
Within sec:	Y	Loc match:	Y
Aq code 1:	D		
Hit swl:	F		
Athk2:	50		
Horiz Conduct:	28.00007		
Vert Conduct:	.00014		
T2:	1400.0036		
D50plek:	119.64646		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

State Database: MI Radon

Radon Test Results

Zipcode	Test Date	LT Sign	Result
48108	2/28/2009		1.6
48108	3/22/1997		1.5
48108	11/3/1997		1.5
48108	2/4/2006		1.6
48108	4/9/2007		1.6
48108	8/11/1994		1.6
48108	10/26/2000		1.6
48108	8/31/2009		1.6
48108	5/1/2009		1.6
48108	2/20/2006		1.5
48108	6/26/2003		1.5
48108	1/24/2009		1.5
48108	1/28/2010		1.5
48108	1/15/2010		1.5
48108	6/27/1996		1.4
48108	1/28/2010		1.4
48108	3/3/2009		1.4
48108	2/27/2006		1.4
48108	1/4/2006		1.4
48108	2/7/2008		1.4
48108	7/5/2005		1.3
48108	8/11/1994		1.3
48108	9/22/2000		1.3
48108	3/23/2000		1.2
48108	4/18/2003		1.2
48108	2/14/2004		1.2
48108	6/11/2005		1.2
48108	2/5/2007		1.2
48108	3/27/2006		1.2
48108	2/13/2006		1.2
48108	2/5/2007		1.2
48108	12/27/1997		1.1
48108	10/25/2004		1.1
48108	3/17/2004		1.1
48108	2/27/2002		1.1
48108	8/31/2009		1.2
48108	2/24/2007		1.1
48108	5/4/2000		1.1
48108	4/27/1999		1.1
48108	1/24/2004		1.1
48108	4/15/2005		1.1
48108	2/28/2003		1.0
48108	2/2/2009		1.1
48108	1/21/2010		1.1
48108	8/11/1994		1.0
48108	6/12/2001		1.0
48108			

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

	2/13/2009		1.0
48108	2/20/2009		1.0
48108	2/4/2006		1.0
48108	2/20/2006		1.0
48108	2/13/2006		1.0
48108	4/24/2006		1.0
48108	2/13/2006		1.0
48108	11/7/2005		1.9
48108	4/20/2004		1.9
48108	3/20/2006		1.9
48108	2/20/1996		1.9
48108	2/7/1997		1.9
48108	3/31/1997		1.9
48108	2/27/2006		1.9
48108	6/26/2008		1.9
48108	10/26/2000		1.9
48108	12/15/1999		1.9
48108	8/11/1994		1.9
48108	8/11/1994		1.8
48108	10/27/2000		1.8
48108	2/20/1999		1.7
48108	3/21/2006		1.8
48108	2/13/2006		1.7
48108	4/22/1994		1.7
48108	11/19/2001		1.7
48108	1/25/2003		1.7
48108	6/25/2004		1.7
48108	11/27/2006		1.7
48108	2/28/2003		1.6
48108	2/15/2002		1.6
48108	1/11/2003		1.6
48108	6/11/2005		1.6
48108	6/14/2001		1.7
48108	9/28/2007		1.0
48108	4/20/2006	<	0.3
48108	4/20/2006		0.5
48108	3/22/1996	<	0.3
48108	4/12/1996	<	0.3
48108	2/15/2005	<	0.3
48108	4/5/2004	<	0.3
48108	2/20/2006		0.5
48108	2/14/2005	<	0.3
48108	2/17/2005	<	0.3
48108	3/27/2006	<	0.3
48108	3/10/2006	<	0.3
48108	2/27/2006		0.5
48108	3/13/2008		0.5
48108	2/15/2006	<	0.3
48108	2/21/2006	<	0.3
48108	2/24/2006	<	0.3
48108	4/23/2003	<	0.3
48108	4/24/1995		0.5
48108	10/20/2008	<	0.3
48108	10/11/2008	<	0.3
48108	9/25/1998	<	0.3
48108	5/19/2003	<	0.3
48108			

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

	11/17/2005	<	0.3
48108	4/12/2002		0.7
48108	2/28/2009		1.0
48108	2/6/1999		0.9
48108	11/1/2003		0.8
48108	2/20/2003		0.8
48108	4/19/2003		0.8
48108	6/29/2006		0.7
48108	5/20/1997		0.9
48108	1/25/2003		0.9
48108	6/24/2006		0.7
48108	1/27/2003		0.9
48108	6/13/2005		0.9
48108	2/14/2005		0.9
48108	4/16/2007		0.7
48108	2/7/2007		0.9
48108	7/31/2006		0.9
48108	2/17/2006		0.9
48108	9/21/2000		0.7
48108	2/3/2009		0.7
48108	5/26/1998		0.6
48108	12/15/2009		0.6
48108	9/21/2000		0.9
48108	2/20/1999		0.5
48108	4/3/1996		0.6
48108	2/8/1999		0.6
48108	8/11/1994		0.9
48108	2/3/2009		0.9
48108	7/10/1995		0.5
48108	3/27/1997		0.6
48108	4/11/2002		0.6
48108	11/7/2003		0.6
48108	10/13/2009		0.9
48108	11/12/2009		0.9
48108	5/21/2001		2.8
48108	11/9/1995		2.6
48108	1/9/2010		2.6
48108	7/6/2009		2.8
48108	3/24/1999		2.7
48108	9/23/1995		2.7
48108	4/17/2006		2.5
48108	1/28/2006		2.5
48108	11/11/2003		2.5
48108	11/21/2002		2.5
48108	6/13/2005		2.5
48108	7/5/2008		2.5
48108	12/10/2001		2.4
48108	2/25/2002		2.4
48108	1/27/2007		2.2
48108	6/29/2006		2.2
48108	3/14/2009		2.4
48108	8/11/1994		2.3
48108	8/11/1994		2.3
48108	11/23/2001		2.3
48108	4/15/1998		2.3
48108	8/15/1994		2.2
48108			

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

	11/2/2009		2.2
48108	7/2/2003		2.3
48108	7/3/2009		2.2
48108	10/26/2004		2.3
48108	11/14/2005		2.3
48108	2/13/2006		2.3
48108	2/2/2006		2.3
48108	2/9/2004		2.2
48108	11/18/2006		2.2
48108	3/23/2006		3.0
48108	2/6/2006		3.0
48108	8/11/1994		2.9
48108	10/31/1996		2.7
48108	11/3/2003		2.6
48108	7/3/2002		2.6
48108	1/2/2002		2.6
48108	4/5/2008		3.0
48108	3/31/2003		2.8
48108	1/30/2006		2.7
48108	4/25/2005		2.8
48108	6/11/2005		2.8
48108	2/4/2006		2.7
48108	2/13/2006		2.8
48108	2/16/1995		2.7
48108	6/11/2005		2.9
48108	8/2/2004		2.9
48108	1/25/2007		2.9
48108	2/2/2006		3.8
48108	2/20/2009	<	0.3
48108	2/6/2009	<	0.3
48108	7/22/2002		3.5
48108	9/22/2000		3.5
48108	4/13/2009		3.5
48108	3/6/2000		3.5
48108	7/3/2000	<	0.3
48108	4/15/1996		3.4
48108	12/14/2004		3.4
48108	2/28/2000		3.4
48108	5/4/2000	<	0.3
48108	5/4/2000	<	0.3
48108	5/4/2000	<	0.3
48108	5/4/2000	<	0.3
48108	5/4/2000	<	0.3
48108	5/4/2000	<	0.3
48108	5/8/2000	<	0.3
48108	9/22/2004		3.2
48108	11/7/2008		3.1
48108	5/7/1999		3.1
48108	9/4/2007		3.2
48108	2/6/2006		3.3
48108	2/21/2006		3.3
48108	9/25/2000		3.2
48108	2/21/1995		3.2
48108	4/20/2002		3.0
48108	1/9/2009	<	0.3
48108	12/13/2002		3.1
48108			

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

	4/20/2004		3.7
48108	2/10/2007		3.9
48108	5/1/2007		3.9
48108	1/28/2005		3.7
48108	2/8/2008		3.7
48108	2/12/2009		3.9
48108	8/11/1994		3.7
48108	2/25/1999		3.8
48108	9/12/1997		3.8
48108	8/9/2003		3.8
48108	1/27/2009	<	0.3
48108	3/1/1999		3.6
48108	2/27/2009	<	0.3
48108	11/25/1996		6.8
48108	1/20/2007		6.6
48108	9/19/1994		7.6
48108	10/19/1998		7.5
48108	8/11/1994		7.2
48108	9/5/2009		7.2
48108	2/15/2006		6.8
48108	2/27/2006		6.4
48108	10/3/2006		6.4
48108	2/23/2002		6.3
48108	7/20/2009		6.3
48108	2/20/2006		6.2
48108	1/8/2004		6.1
48108	8/11/1994		6.1
48108	12/14/2004		4.9
48108	1/30/2006		4.9
48108	7/13/1996		6.0
48108	8/11/1994		5.6
48108	2/2/2007		6.0
48108	4/13/1999		6.0
48108	8/11/1994		5.2
48108	11/29/2001		5.9
48108	6/18/1999		4.8
48108	1/25/2003		5.4
48108	6/13/2008		5.1
48108	4/13/1995		5.1
48108	6/23/2000		5.1
48108	5/1/2006		4.7
48108	11/26/2001		5.8
48108	4/16/2002		5.8
48108	4/14/2004		5.8
48108	7/28/1995		5.0
48108	11/1/2001		5.0
48108	12/11/2004		4.8
48108	2/8/1999		5.3
48108	2/7/2005		5.0
48108	3/11/2006		5.0
48108	1/26/2006		5.0
48108	3/31/2007		5.0
48108	1/25/1997		5.7
48108	1/25/2003		5.7
48108	6/21/2000		4.7
48108	4/26/1999		4.7
48108			

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

	11/2/2007	5.7
48108	2/13/2006	4.8
48108	10/4/1997	5.6
48108	3/3/2005	5.6
48108	2/21/2004	5.6
48108	2/14/2009	5.3
48108	3/2/1998	5.2
48108	2/6/2009	7.5
48108	3/17/1999	7.0
48108	10/19/2001	6.7
48108	3/11/2004	6.7
48108	7/13/2007	7.0
48108	11/2/2006	6.9
48108	3/17/1998	83.1
48108	2/20/2006	80.7
48108	3/31/1999	69.3
48108	2/9/2004	24.9
48108	1/20/1995	24.2
48108	1/10/1995	24.0
48108	6/28/1994	23.9
48108	3/16/1995	53.7
48108	5/2/2002	48.1
48108	3/13/1999	45.6
48108	8/6/2001	22.4
48108	5/12/2003	21.8
48108	3/23/2002	17.2
48108	2/11/2002	17.1
48108	3/21/2002	16.8
48108	9/12/1994	16.6
48108	2/7/2003	16.3
48108	2/13/1995	16.1
48108	2/3/1995	16.0
48108	10/20/1997	15.7
48108	2/7/2005	13.7
48108	11/26/1994	15.5
48108	2/26/2004	15.4
48108	11/21/2001	15.2
48108	2/28/2004	15.2
48108	8/11/1994	15.2
48108	2/7/2003	14.9
48108	11/24/2008	13.6
48108	2/6/2009	13.6
48108	6/5/2000	13.5
48108	4/25/1997	12.8
48108	10/25/1996	12.7
48108	6/30/1999	12.6
48108	8/16/1995	12.5
48108	11/13/1997	12.4
48108	8/17/2006	9.0
48108	2/17/2009	9.0
48108	11/12/2004	8.9
48108	11/13/2004	12.3
48108	11/16/2007	11.1
48108	2/8/2000	11.1
48108	2/13/1995	11.0
48108	2/23/2002	10.9
48108		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

	11/19/2009	10.2
48108	4/4/2002	12.0
48108	8/30/2002	10.8
48108	6/2/2007	10.0
48108	12/9/2009	10.0
48108	1/28/2002	9.9
48108	10/27/2008	11.7
48108	3/2/1998	11.6
48108	8/11/1994	10.6
48108	2/22/2005	9.8
48108	11/7/2009	9.8
48108	11/1/2006	8.5
48108	8/15/2009	8.5
48108	3/11/2006	11.6
48108	5/11/1995	11.6
48108	6/28/1999	11.4
48108	8/11/1994	9.7
48108	7/12/2005	8.3
48108	6/12/2006	9.5
48108	8/11/1994	9.5
48108	8/17/1994	9.5
48108	1/18/2000	8.7
48108	2/22/2005	2.0
48108	2/15/2006	9.4
48108	3/28/2003	9.3
48108	11/14/2002	8.1
48108	10/5/2001	8.1
48108	12/3/1999	9.3
48108	11/19/2007	9.2
48108	12/10/2007	8.3
48108	9/11/2002	8.2
48108	11/18/2006	2.1
48108	2/27/2006	2.1
48108	2/20/2006	2.1
48108	4/10/2006	2.0
48108	5/22/2006	2.0
48108	11/19/2007	9.1
48108	11/25/1996	9.0
48108	3/6/2003	9.0
48108	5/26/2000	2.1
48108	10/26/2000	2.0
48108	10/6/1994	40.0
48108	2/10/2006	36.3
48108	10/7/2006	36.1
48108	8/29/2008	35.5
48108	3/31/1999	34.7
48108	2/11/2002	21.7
48108	9/30/2005	20.9
48108	8/28/2007	20.7
48108	5/10/2002	20.6
48108	3/30/1995	2.1
48108	3/1/2000	2.1
48108	9/16/1994	32.8
48108	8/9/1994	30.1
48108	1/28/2002	30.0
48108	3/16/1995	29.2
48108		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

	2/15/2002	20.1
48108	12/21/2009	19.4
48108	11/1/2001	28.6
48108	12/10/2007	27.6
48108	3/14/1995	26.9
48108	2/28/2004	18.6
48108	2/10/2006	4.3
48108	4/22/2002	4.0
48108	2/27/2006	4.0
48108	2/8/2008	4.0
48108	2/28/2000	4.0
48108	8/11/1994	4.0
48108	2/6/2009	4.0
48108	8/1/2007	4.6
48108	1/24/1995	4.6
48108	4/26/1999	4.6
48108	11/30/2009	4.6
48108	12/2/1995	4.5
48108	5/22/2004	4.5
48108	2/8/2008	4.1
48108	4/7/2006	4.2
48108	9/25/1996	4.0

Federal EPA Radon Zone for WASHTENAW County: 1

- Note: Zone 1 indoor average level > 4 pCi/L.
 : Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
 : Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for Zip Code: 48108

Number of sites tested: 1

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	Not Reported	Not Reported	Not Reported	Not Reported
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	3.400 pCi/L	100%	0%	0%

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)

Source: United States Geologic Survey

EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Scanned Digital USGS 7.5' Topographic Map (DRG)

Source: United States Geologic Survey

A digital raster graphic (DRG) is a scanned image of a U.S. Geological Survey topographic map. The map images are made by scanning published paper maps on high-resolution scanners. The raster image is georeferenced and fit to the Universal Transverse Mercator (UTM) projection.

HYDROLOGIC INFORMATION

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 2003 & 2011 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetlands Inventory

Source: Department of Natural Resources

Telephone: 517-241-2254

HYDROGEOLOGIC INFORMATION

AQUIFLOW^R Information System

Source: EDR proprietary database of groundwater flow information

EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit

Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Services

The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Services (NRCS)

Telephone: 800-672-5559

SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Services, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)

This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

STATE RECORDS

Water Well Data

Source: Department of Environmental Quality

Telephone: 517-335-9218

The data in this file was obtained from Wellogis, the Michigan Department of Environmental Quality Statewide Groundwater Database (SGWD). Wellogis contains approximately 425,000 water well records found within the State of Michigan, and although it represents the best available data, it cannot be considered a complete database of all the wells or well records in existence.

OTHER STATE DATABASE INFORMATION

Michigan Oil and Gas Wells

Source: Department of Environmental Quality

Telephone: 517-241-1528

Locations of oil and gas wells are compiled from permit records on file at the Geological Survey Division (GSD), Michigan Department of Natural Resources.

RADON

State Database: MI Radon

Source: Department of Environmental Quality

Telephone: 517-335-9551

Radon Test Results

Michigan Radon Test Results

Source: Department of Environmental Quality

Telephone: 517-335-8037

These results are from test kits distributed by the local health departments and used by Michigan residents. There is no way of knowing whether the devices were used properly, whether there are duplicates (or repeat verification) test (i.e., more than one sample per home), etc.

Area Radon Information

Source: USGS

Telephone: 703-356-4020

The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

EPA Radon Zones

Source: EPA

Telephone: 703-356-4020

Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities

Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater

Source: Department of Commerce, National Oceanic and Atmospheric Administration

Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary faultlines, prepared in 1975 by the United State Geological Survey

STREET AND ADDRESS INFORMATION

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SECTION 10.6

MSHDA User Disclosure Statement

Owner Questionnaire

MDEQ RRD Perfected Lien List

FOIA Requests

Legal Description and Assessing Record

SECTION VIII: 2014 - USER'S ENVIRONMENTAL QUESTIONNAIRE AND DISCLOSURE STATEMENT

The Authority requires the completion of its "User's Environmental Questionnaire and Disclosure Statement" to fulfill Section 6, User's Responsibilities of the ASTM Standard E 1527-05/13. **The checklist is to be completed and signed by the sponsor (developer), and returned to the Environmental Professional conducting the Phase I. This questionnaire is to be reviewed by the Environmental Professional and incorporated into their Phase I report (the completed User's Questionnaire is to be included in Appendix 10.6 of the Phase I report). Failure to properly complete this process will result in delays.**

In preparing this document, the "User" (Sponsor) must make a good faith effort to answer the questions in the checklist. The User or a preparer designated by the User presents that to the best of his/her knowledge the above statements and facts are true and correct and that to the best of the preparer's knowledge no material facts have been omitted or misstated. Time and care should be taken to check whatever records are in the User's possession. If any of the following questions are answered in the affirmative or if answers are unknown, are qualified, or cannot be obtained, the burden is on the Environmental Professional to determine whether further inquiry is appropriate. The User should document the reason for any affirmative answer to provide the Environmental Professional with all appropriate information. Moreover, the Environmental Professional must determine if further inquiry in any area where the property owner provides incomplete information is warranted, providing written explanation for their recommendation(s).

In order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Relief and Brownfield's Revitalization Act of 2001 (the "Brownfield's Amendments"), the User must provide the following information (if available) to the Environmental Professional. Failure to provide this information could result in a determination that "all appropriate inquiry" is not complete.

User's (Sponsor's) Name: Norstar Development USA, L.P.
User's (Sponsor's) Telephone No.: 578 431 1051
User's (Sponsor's) Fax No.: 578 431 1053
Subject Property: Platt Road - Retliff
Property Address: Platt Rd
City: Ann Arbor, MI State: _____ Zip: _____

1.0 Environmental Cleanup Liens:

Are you aware of any environmental cleanup liens against the property that are filed, recorded, or unrecorded under federal, tribal, state, or local law?

YES NO (If "YES," please describe)

2.0 **Activity and Land Use Limitations:**

Are you aware of any activity and land use limitations, such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed, recorded or unrecorded in a registry under federal, tribal, state or local law?

YES NO (If "YES," please describe)

3.0 **Specialized Knowledge or Experience of the User:**

(a) As the user of this ESA do you have any knowledge or experience related to the property or nearby properties that could be material to any environmental conditions of this property?

YES NO (If "YES," please describe)

(b) Are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?

YES NO (If "YES," please describe)

4.0 **Relationship of Purchase Price to Fair Market Value:**

(a) Does the purchase price being paid for this property reasonably reflect the fair market value of the property?

YES NO (If "YES," please describe)

Per an appraisal

(b) If you conclude that there is a difference, have you considered whether the lower price is because contamination is known or believed to be present at the property?

YES NO (If "YES," please describe)

5.0 **Commonly Known or Reasonably Ascertainable Information:**

Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example, as user,

(a) Do you know the past uses of the property? Please list: Residential

(b) Do you know the specific chemicals that are present or once were present at the property?

YES NO (If "YES," please describe)

(c) Do you know of spills or other chemical releases that have taken place at the property?

YES NO (If "YES," please describe)

(d) Do you know of any environmental cleanups that have taken place at the property?

YES NO (If "YES," please describe)

6.0 **Presence or Likely Presence of Contamination:**

As the user of this ESA and based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of contamination at the property?

YES NO (If "YES," please describe)

User's Signature: Lore Hams Date 8/12/14
User's Printed Name: Lore Hams



OWNER/OCCUPANT QUESTIONNAIRE
Phase I Environmental Site Assessment

Site: 3401 Platt Road, Ann Arbor, MI
Contact Name: Tony Ratliff Interviewed by: A. Foerg
Company: NA Date: 08/13/2014
Relationship to Site: Owner
Years at Site/With Company: 42

This questionnaire outlines personal knowledge of the interviewee (owner/occupant) of the Site. The questionnaire is to be answered to the best of the interviewee’s knowledge, and is considered a true and accurate account of that personal knowledge. The questionnaire refers to current and historical information regarding the property, and will be included within the Phase I ESA report.

Instructions:

1. Answer all questions and fill in all blanks or circle the answers as indicated
2. If question is not applicable or unknown, please indicate accordingly
3. Indicate known conditions that may affect the Site
4. Any additional information that may not be covered in this questionnaire may be included on additional pages and attached.

1. GENERAL INFORMATION

Type of Property (circle one): Industrial Commercial Residential Vacant Agricultural Other

Size of Property: 1.17 acres Size of building(s): 2200 sq ft

Site Address: 3401 Platt Road, Ann Arbor, MI

Occupied by: rental tenenats

Owned by: Tont Ratliff

Operations/Site Use: Residential - rental

1a. Current Surrounding Land Use:

Please indicate names and addresses of the current adjoining properties:

North: residential

South: residential

East: residential

West: residential

1b. Historical Surrounding Land Use:

Please indicate names, addresses, and years of occupation of the former/historical adjoining properties:

North: residential

South: residential

East: residential

West: residential

Describe any observations of potential environmental impacts or concerns from adjoining properties:

None known

2. SITE OVERVIEW

Please complete the following tables with historical owners and occupants (from current to past).

2a. Ownership History:

Owner	Year(s) of Ownership
Ratliff	42
Unknown	

2b. Occupant History:

Name	Type of Business	Year(s) of Occupancy
Various tenants	residential	

3. UTILITIES

3a. Potable water supply source: Municipal On-Site Well Other

3b. Sanitary sewer service: Municipal On-Site Septic Other

3c. Storm sewer service: Municipal Separate Storm Sewers On-Site Storm Water Retention
 Municipal Combined sanitary/storm sewer system Other

3d. Building Heat provided by: City Utility Site

3e. Utility Company Information:

Name of Gas Utility: DTE

Name of Oil Supplier: NA

Name of Electric Utility: DTE

5. STORAGE TANKS (USTs/ASTs)

5a. Do you know of former and/or existing USTs or ASTs?: none known

5a. Please provide any knowledge of former and/or existing USTs or ASTs: none known

6. CHEMICAL USE & STORAGE (HAZARDOUS SUBSTANCES & PETROLEUM PRODUCTS)

6a. Please provide any knowledge of former and/or existing chemical use and storage: none known

6b. Chemical Releases:

Have there been any spills of reportable quantities of hazardous substances? Yes No

If yes, explain: none known

7. SOLID WASTE MANAGEMENT

7a. Has there been any on-Site waste disposal? Yes No

If so, describe: none known

7b. Are there signs of on-Site disposal or fill? Yes No

If so, describe: none known

8. NON SCOPE CONSIDERATIONS

8a. Asbestos

Has Site had an asbestos survey? ____ Yes ____ No none known

Have there been any asbestos removal or abatement projects? _____

8b. Radon:

Has a radon gas survey been conducted at the Site? ____ Yes ____ No none known

If yes, describe: _____

8c. Wetlands:

Has a wetland survey been conducted at the Site? ____ Yes ____ No none known

If yes, describe: _____

9. ENVIRONMENTAL CONCERNS

Has the Site has any of the following?

(Please check a box “H” for historically, “C” for currently, “U” for unknown, or “NA” for not applicable)

H C U NA Date(s)

Inspections			x		
Citations			x		
Violations			x		
Reportable Spills			x		
Third Party Complaints			x		

If yes to any of the above, explain: _____

REMEDATION AND REDEVELOPMENT DIVISION PERFECTED LIEN LIST

The Department of Environmental Quality (DEQ), Remediation and Redevelopment Division (RRD) has perfected liens on property pursuant to Section 20138 of Part 201, Environmental Remediation, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA), MCL 324.20101 *et seq.*

The following is a current listing of liens perfected by the RRD on property as of the date that appears on this list. The list will be updated **only** when the RRD has perfected a new lien on a property, or has released a lien from a property. A new date will then appear on the list. *This list does not include any lien(s) that may have been perfected by another DEQ Division or other entity.* For information regarding this list, please contact Darren Bowling at 517-284-5068 or by e-mail at bowlingd@michigan.gov. For lien information related to the Resource Management Division or the Office of Oil, Gas & Minerals, please call 517-335-6766 respectively.

The information provided herein cannot be construed or interpreted as legal verification that a perfected lien does not exist on a particular property, or that a lien is the only perfected lien on a property. To obtain legal verification, you must access official records from the appropriate County Register of Deeds and/or the Michigan Secretary of State when applicable.

<i>County</i>	<i>Township</i>	<i>City/Vlg</i>	<i>Address</i>	<i>Other Description</i>	<i>Lot No</i>	<i>Section</i>	<i>Town</i>	<i>Range</i>	<i>Tax Code</i>
Alcona		Harrisville	216 S. US23			13	T26N	R9E	
Allegan	Watson					24	T2N	R12W	23-24-001-10
Allegan	Watson					24	T2N	R12W	23-24-001-10
Alpena		Alpena	4709 Long Rapids Rd.	Lake Winyah Shores Sub	Lot 43				
Antrim	Milton	Rapid City	12929 Cherry Ave.	Plat of New Highlands	Lot 14				
Antrim		Ellsworth	Vlg. Of Ellsworth						
Antrim		Ellsworth	Vlg. Of Ellsworth						
Antrim		Ellsworth	Vlg. Of Ellsworth			14	T32N	R8W	05-44-013-061-00
Antrim		Ellsworth	Vlg. Of Ellsworth			14	T32N	R8W	05-44-023-004-00
Antrim		Ellsworth	Vlg. Of Ellsworth	Vlg Ellsworth		14	T32N	R8W	05-44-023-002-00
Antrim		Riverview	6235 Crystal Springs Rd.	Supervisor's Plat of Riverview	Lot 1				
Arenac	Mason	Turner	50 Mason Road			12	T20N	R5E	
Arenac		Standish	105 N. Main	Assessor's Plat 5	Lot 370				40-2-500-000-370-00
Arenac	Mason	Turner	50 Mason Road			12	T20N	R5E	
Baraga	L'anse	L'anse	Winter St.			9	T50N	R33W	
Bay		Bay City	1113 Center Ave.	James Fraser's First Addition	Lots 4&5, Blk 3				
Benzie		Lake Ann Vlg	P.O. Box 62 1st St.		Lots 7 & 9, Blk 28				
Berrien	Benton	Benton Harbor					T4S	R18W	11-045-18W-05DB

County	Township	City/Vlg	Address	Other Description	Lot No	Section	Town Range	Tax Code
Berrien		Watervliet	106 E. St. Joseph St.	Sutherland's Addition	Lot 1, exceptions			
Berrien		Watervliet				2	T3S R17W	11-21-0002-0015-01-0
Berrien		Watervliet				2	T3S R17W	11-21-0023-0014-01-6
Branch	Alganssee	Quincy	144/146 Crocket Drive	Woodland plat	Lot 2,3 & land	5	T7S R5W	
Branch	Butler		1031 Clarendon Rd., Quincy, Michigan			15	T5S R5W	
Branch	Butler		1031 Clarendon Rd., Quincy, Michigan			15	T5S R5W	
Branch	Alganssee	Quincy	144/146 Crocket Drive	Woodland plat	Lot 2,3 & land	5	T7S R5W	
Calhoun	Bedford	Battle Creek		Facility ID 00005228	66, 67, + land	29	T1N R8W	13-04-360-058-W
Calhoun	Bedford	Battle Creek		Facility ID 00005228	66, 67, + land	29	T1N R8W	13-04-360-058-W
Calhoun	Marengo	Marshall	1035 East Michigan Ave.			19	T2S R5W	
Calhoun		Battle Creek				4	T2S R8W	13-54-004-048-00
Cass		Dowagiac	111 North Front St.	Patrick Hamilton's Add	Lot 12			
Cheboygan		Cheboygan				29	T38N R1W	16-053-029-303-002-00
Cheboygan		Cheboygan		J M Pennell's First Add to city	Lot 13, Blk 8			
Chippewa		Dafter	9976 Soo Line Rd.			21	T46N R1W	
Chippewa	Kinross	Kincheloe				19,20, 29,30	T45N R1W	008-019-005-00
Delta	Masonville	Rapid River	US2	H.W. Cole's Second Add	Lots 7,8 Blk 11	29	T41N R21W	21-012-341-007-00 & 21-012-179-021-00 & 21-012-179-020-00
Eaton		Grand Ledge	105 E. Saginaw Hwy	Supervisors Plat #2	Pt of Lot 179			23-400-078-001-790- 00 & 791-00 & 791-01
Eaton								
Genesee	Genesee					33	T8N R7E	R-1006-22
Genesee		Flint	603 Pingree Ave	Elm Park Sub	Lots 187-195, 196, 230			11-17-352-0187-87
Genesee	Genesee					33	T8N R7E	R-1006-22
Genesee		Flint	3402 Martin Luther King or 121 E. Pasadena		Lots 548 & 549			
Genesee		Flint	3402 Martin Luther King		Lots 544, 545, & 546			

<i>County</i>	<i>Township</i>	<i>City/Vlg</i>	<i>Address</i>	<i>Other Description</i>	<i>Lot No</i>	<i>Section</i>	<i>Town Range</i>	<i>Tax Code</i>
Genesee		Flint	603 Pingree Ave	Elm Park Sub	Lots 187-195, 196, 230			11-17-352-0187-87
Genesee		Flushing	90 E. Main St.	Assessor's Plat #5	Pt of Lot 98,			
Gladwin		Gladwin	420 E. M-61	Woodland Terrace Annex	1,2,3&4 Blk 18	9	T18N R1E	
Grand Traverse	Blair		5175 Sawyer Wood Dr	Woodland Terrace Annex	Lots 1-4 Blk 18	7	T26N R11W	28-02-007-047-20
Grand Traverse	Blair					7	T26N R11W	
Grand Traverse	East Bay						T27N R10W	28-03220-020-00
Hillsdale	Moscow					15	T5S R2W	30-03-015-200-012-15-5-2
Hillsdale	Moscow					15	T5S R2W	30-03-015-200-012-15-5-2
Hillsdale	Scipio		Mosherville Rd.			10	T5S R3W	30-02-010-100-011
Ingham		Lansing	3125 MLK Blvd			29	T4N R2W	33-01-01-29-476-041
Ingham		Lansing	300 North St.	Turner & Smith's Sub of Lot 6 of Townsend Sub.	Lots 1,2, & Pt. 3 of Lot 6			
Isabella		Mt. Pleasant	226 S. Main St.		Lot 1 & Pt 2, Blk 25			
Kalamazoo		Vlg. of Vicksburg		Wolverton's Revised Addition		18	T4S R10W	39-15-18-100-018
Kalamazoo	Alamo					26	T1S R12W	01-26-251-019
Kalamazoo	Wakeshma	Fulton	13995 East W Ave.			16	T4S R9W	16-16-490-190
Kalamazoo		Kalamazoo	8011 West D. Ave			21	T1S R12W	
Kalamazoo		Kalamazoo	3501 South Burdick St.	Supv Plat of Henry Johnson Plat	Lot A			
Kalamazoo		Portage	9008 Portage Rd.	Ames West Lake Pk.	Lots 58,59,60			
Kalkaska	Kalkaska					29	T27N R7W	
Kalkaska	Kalkaska					29	T27N R7W	
Kent		Grand Rapids	2555 Oak Industrial Drive			22	T7N R11W	
Kent		Wyoming	2539 28th St, SW			9	T6N R12W	41-17-09-451-013
Kent		Grand Rapids			6,7,8,4,5 + add parcel			41-14-19-330-017
Kent	Courtland	Rockford	8413 Meyers Lake Rd.			33	T9N R10W	

<i>County</i>	<i>Township</i>	<i>City/Vlg</i>	<i>Address</i>	<i>Other Description</i>	<i>Lot No</i>	<i>Section</i>	<i>Town Range</i>	<i>Tax Code</i>
Kent		Wyoming	2539 28th St, SW			9	T6N R12W	41-17-09-451-013
Lake	Pleasant Plains		M-37	Pere Marquette Plat	part of 20,21	22	T17N R13W	
Lake	Pleasant Plains		M-37	Pere Marquette Plat	107,108,78,79	22	T17N R13W	43-17N-13W-22BD
Lake	Pleasant Plains		M-37	Pere Marquette Plat	Lot 2052,53,80-83,103-106	22	T17N R13W	
Livingston		Brighton		Smith & McPherson Addition	219,220,221	30	T2N R6E	18-30-300-017
Livingston	Hamburg		10776 Hall Rd			25	T1N R5E	47-15-25-400-014
Livingston	Putnam					27	T1N R4E	14-27-400-002 30147080
Livingston		Brighton		Smith & McPherson Addition	219,220,221	30	T2N R6E	18-30-300-017
Livingston		Fowlerville	306 E. Grand River	Fowler's First Add	Lot 39 Blk 2			05-11-302-014
Livingston	Hamburg		10776 Hall Rd			25	T1N R5E	47-15-25-400-014
Macomb	Macomb	Warren			Lot 33 & 13			13-19-353-004
Macomb	Chesterfield					PC 192	T3N R14E	09-21-251-002
Macomb	Chesterfield					PC 192	T3N R14E	09-21-251-002
Macomb	Chesterfield					PC 192	T3N R14E	09-21-401-003
Macomb	Chesterfield					PC 192	T3N R14E	09-21-401-003
Macomb	Shelby				#63,64			07-18-401-005,50-07-593-063-00; 07-18-401-004, 50-07-593-064-00
Macomb	Macomb	Warren			Lot 33 & 13			13-19-353-004
Monroe	Bedford					28	T8S R7E	58-08S-07E-28BA
Montcalm	Bloomer					12	T9N R5W	59-051-700-040-00
Montcalm	Reynolds	Howard City				35	T12N R10W	59-017-900-083-00 or 092-00
Montcalm	Reynolds	Howard City				35	T12N R10W	59-017-900-083-00 or 092-00
Montmorency		Atlanta Vlg	103 State St. Box 615		Lots 5 thru 11, Blk 7			
Newaygo	Everett					17	T13N R12W	

County	Township	City/Vlg	Address	Other Description	Lot No	Section	Town	Range	Tax Code
Newaygo	Everett					17	T13N	R12W	
Oakland	West Bloomfield	West Bloomfield	7055 Cooley Lake Rd.,	Dewey Beach Sub	Lots 371-374, Pt 375-378				18-06-229-033
Oakland	Independence					33	T4N	R9E	08-33-426-001
Oakland	Farmington	Farmington Hills	29024 Grand River	Richland State Sub. Resub of Richland's Gardens Sub	Lots 45-51	36	T1N	R9E	23-36-304-022
Oakland	Waterford		Whitfield Estates		Lot 310				13-08-153-001
Oakland	Independence					33	T4N	R9E	08-33-451-001
Oakland	Waterford/ White Lake					7&18 12	T3N T3N	R9E R8E	13-07-100-008 12-12- 200-007
Oakland		Milford	City of Milford			10,11	T2N	R7E	16-10-228-003
Ogemaw	Hill	Lupton	3610 Forest Dr.	Shady Shores Park sub of Gov't Lot 2&3	Pt Lot 1 Blk A, Pt. of Lot 8	8	T23N	R4E	
Osceola		Evert	202 E. Seventh		479				
Osceola	Highland	Marion	18814 M-115			35	T20N	R8W	
Osceola	Orient					21	T17N	R7W	67-11-021-021-10 67- 11-021-022-10
Osceola	Orient					21	T17N	R7W	67-11-021-021-10 67- 11-021-022-10
Osceola	Hartwick					1	T19N	R8W	67-04-001-001-00
Osceola	Hartwick					1	T19N	R8W	67-04-001-001-00
Ottawa	Crockery	Vlg of Nunica		Adsit's Add	Lot 3, Blk 3	15	T8N	R15W	70-04-15-430-018 70- 04-14-320-002
Ottawa	Tallmadge				Gov't 4	12	T6N	R13W	70-14-12-400-003
Ottawa		Grand Haven		Rycenga's Plat 3	197	21	T8N	R16W	70-03-21-415-018
Presque Isle	Presque Isle		17661 Grand Lake Blvd.		17				
Presque Isle	Presque Isle		17661 Grand Lake Blvd.		17				
Presque Isle	Presque Isle			Lot 17, of SUPERVISOR'S PLAT OF SPRINGFIELD CAMP	17				
Presque Isle	Presque Isle			Lot 17, of SUPERVISOR'S PLAT OF SPRINGFIELD CAMP	17				
Roscommon	Denton								

County	Township	City/Vlg	Address	Other Description	Lot No	Section	Town Range	Tax Code
Saginaw		Chesaning	525 E. Broad St.		Pt of Lot 5, Blk 15	16	T9N R3E	
Shiawassee	Shiawassee					26	T6N R3E	
Shiawassee		Owosso	1509 W. Oliver St., City of Owosso			14	T7N R2E	50-537-000-048-00
Shiawassee	Shiawassee					26	T6N R3E	
Shiawassee		Owosso	210-300 E Monroe St.	A L Williams Second Addition	Blk 1= 9,10,1; Blk 2 = 1-13 AL Williams Second Add	24	R2E T7N	78-010-652-001-004
Shiawassee		Owosso	1725 Corunna Ave.	A V Johnson's Add	Lots 4,5,11, 12,13 Blk 8			
St. Clair	Clay		3601 Rattray Lane		Lots 1 & 3			74-14-618-0049-000
St. Joseph	Colon					3	T6S R9W	
St. Joseph	Colon					3	T6S R9W	
Tuscola	Wisner	Fairgrove	9006 Bay City Forestville Rd.		Parcel B	29	T14N R7E	10-01-0004-790-06
Tuscola		Caro		Plat of Centerville (Caro)	1and pt 2 Blk23	3	T12N R9E	
Van Buren		Vlg of Paw Paw				13	T3S R14W	
Van Buren		Vlg of Paw Paw				13	T3S R14W	
Wayne		Woodhaven				28	T4S R10E	59-080-99-0008-000
Wayne	Brownstown	Flat Rock				28	T4S R10E	58-081-99-0001-000
Wayne	Brownstown	Flat Rock				28	T4S R10E	58-081-99-0001-000
Wayne	Brownstown	Flat Rock				28	T4S R10E	58-081-99-0002-000
Wayne	Brownstown	Flat Rock				28	T4S R10E	58-081-99-0002-000
Wayne		Woodhaven				28	T4S R10E	59-080-99-0004-000
Wayne		Woodhaven				28	T4S R10E	59-080-99-0008-000
Wayne			65 Piquette	65 Piquette				01-1788-91
Wayne		Detroit 48227	14000 Fenkell	Davy's Fenkell Ave Sub	Lots 33-36			
Wayne		Detroit	4445 Lawton aka 4450 Lawton	Plat of RR Concessions, PC	41-58, Out Lot 8, 729			

<i>County</i>	<i>Township</i>	<i>City/Vlg</i>	<i>Address</i>	<i>Other Description</i>	<i>Lot No</i>	<i>Section</i>	<i>Town</i>	<i>Range</i>	<i>Tax Code</i>
Wexford		Cadillac		Improvement Board's Add to City of Cadillac	Blk 152,153,154;part 156,157,155	32	T22N	R9W	100680000100
Wexford		Cadillac		Outlot 6 Cummer & Hayes Add.	Outlot 6				10-056-00-026-00
Wexford		Cadillac	Blk 14		4,5,6				
Wexford		Cadillac		Improvement Board's Add to City of Cadillac	Blk 152,153,154;part 156,157,155	32	T22N	R9W	100680000100
Wexford									



WASHTENAW COUNTY

Building Inspection Phone (734) 222-3900
Environmental Health Phone (734) 222-3800
705 N. ZEEB RD., P.O. BOX 8645, ANN ARBOR, MI 48107 - 8645
FAX (734) 222-3930 www.ewashtenaw.org

FREEDOM OF INFORMATION ACT

REQUEST FOR INFORMATION

(MCLA 15.321 et seq; MSA 4.1801(1). et seq)

Date of Request 8/11/14

I, the undersigned, hereby request a copy of the following records from Washtenaw County. Please list address and type of documents desired.

3401 Platt Rd.
Ann Arbor

I understand that the County may charge me for this service pursuant to Section 4 of the Freedom of Information Act. I hereby agree to pay the charge for the furnishing of this information in advance of receiving copies of files.

Signature of Applicant _____ I would like to receive these records by;
Printed Name of Applicant _____ Pick up when ready
Address _____ Regular mail
Phone _____ Fax to _____
(if request is over 25 pages it must be picked up or mailed)
 Emailed to _____

FOR OFFICE USE ONLY

Request received by: Email Date received: 8/11/14
Request assigned to: Rai Date assigned: 8/12/14
Due Date: 8/19/14 Contact name: Andrew Faerg
Ten day extension date: _____
Date Customer Contacted: 8/20/14 (Faxes records / No records available / Called for pick-up / More information needed / Other see Comments)
Number of copies: 0 Total Fees paid: 0 Date request completed 8/20/14

Comments: No records found.

Rec'd
8/11/14



WASHTENAW COUNTY

Building Inspection & Soil Erosion – Phone: (734) 222-3900
Environmental Health Division – Phone: (734) 222-3800
705 N. Zeeb Road, P.O. Box 8645
Ann Arbor, MI 48107-8645
Fax: (734) 222-3930 www.ewashtenaw.org

FREEDOM OF INFORMATION ACT

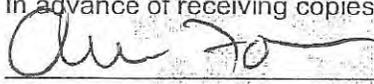
REQUEST FOR INFORMATION
(MCLA 15.321 et seq; MSA 4.1801(1). Et seq)

Date of Request: August 11, 2014

I, the undersigned, hereby request a copy of the following records from Washtenaw County.
(Please list address, township and approximate year of permit, if known.)

Any records associated with the property located at 3401 Platt, Ann Arbor MI, 48108 or nearby properties. I
am particularly interested in records associated with potential environmental impacts such as storage tanks,
spills, releases, chemical inventories, waste disposal/dumping etc.

I understand that Washtenaw County may charge me for this service pursuant to Section 4 of the
Freedom of Information Act. I hereby agree to pay the charge for the furnishing of this information
in advance of receiving copies of files.


Signature of Applicant

Andrew Foerg, Environmental Consulting Solutions
Printed Name of Applicant

523 West Sunnybrook Drive, Royal Oak, MI 48073
Address

248-763-3639
Phone

FOR OFFICE USE ONLY

Request approved/denied: _____ Date: _____
Person who picked up and/or paid for documents: _____
Description of documents supplied: _____
Number of copies: _____ Total fees paid: _____ Date documents supplied: _____



CITY OF ANN ARBOR, MICHIGAN

301 E. Huron Street, P.O. Box 8647, Ann Arbor, Michigan 48107-8647

Phone (734)794-6140 Fax (734)994-8296

www.a2gov.org

City Clerk

August 19, 2014

Andrew Foerg
Environmental Consulting Solutions
523 West Sunnybrook Drive
Royal Oak, MI 48073
Via Email: afoerg@environmentalconsultingsolutions.com

Subject: Freedom of Information Act Request received August 12, 2014
14-257 Foerg

Dear Mr. Foerg:

I am responding to your request under the Michigan Freedom of Information Act received August 12, 2014 for any Fire Department or Building Department records associated with the property at 3401 Platt Road. Your request is denied. Your request is denied to the extent that the records do not exist.

If you receive written notice that your request has been denied, in whole or in part, under Section 10 of the Act, you may, at your option either: (1) submit to the City Administrator a written appeal that specifically states the word "appeal" and identifies the reason(s) for reversal of the disclosure denial; or (2) file a lawsuit in the circuit court to compel the City's disclosure of the record. If after judicial review, the circuit court determines that the City has not complied with the Act, you may be awarded reasonable attorneys' fees and damages as specified under the Act.

If you have any questions concerning this response, please contact Jennifer Alexa, Deputy Clerk, at 734-794-6140.

Sincerely,

Jacqueline Beaudry
City Clerk



WASHTENAW COUNTY

Building Inspection & Soil Erosion – Phone: (734) 222-3900

Environmental Health Division – Phone: (734) 222-3800

705 N. Zeeb Road, P.O. Box 8645

Ann Arbor, MI 48107-8645

Fax: (734) 222-3930 www.ewashtenaw.org

FREEDOM OF INFORMATION ACT

REQUEST FOR INFORMATION

(MCLA 15.321 et seq; MSA 4.1801(1). Et seq)

Date of Request: August 11, 2014

I, the undersigned, hereby request a copy of the following records from Washtenaw County.
(Please list address, township and approximate year of permit, if known.)

Any records associated with the property located at 3401 Platt, Ann Arbor MI, 48108 or nearby properties. I
am particularly interested in records associated with potential environmental impacts such as storage tanks,

spills, releases, chemical inventories, waste disposal/dumping etc.

I understand that Washtenaw County may charge me for this service pursuant to Section 4 of the
Freedom of Information Act. I hereby agree to pay the charge for the furnishing of this information
in advance of receiving copies of files.


Signature of Applicant

Andrew Foerg, Environmental Consulting Solutions
Printed Name of Applicant

523 West Sunnybrook Drive, Royal Oak, MI 48073
Address

248-763-3639

Phone

FOR OFFICE USE ONLY

Request approved/denied: _____ Date: _____

Person who picked up and/or paid for documents: _____

Description of documents supplied: _____

Number of copies: _____ Total fees paid: _____ Date documents supplied: _____



FOIA Request Form
Freedom of Information Act

Office Use Only
FOIA# _____
Due: _____ 10-Day Extension

This form is for non-police records. For police records, contact the police records department.

Please submit to: Ann Arbor City Clerk's Office
301 E. Huron St., P.O. Box 8647
Ann Arbor, MI 48107
Tel: (734) 794-6140 Fax (734)-994-8296
cityclerk@a2gov.org

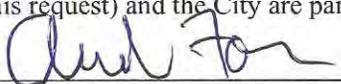
The Michigan Freedom of Information Act permits persons to request copies of public records. You may be required to pay for costs incurred in retrieving or copying such records. Some records may be exempt from disclosure.

Date of Request August 11, 2014 Name Andrew Foerg, Environmental Consulting Solutions

Address 523 West Sunnybrook Drive Royal Oak MI 48073
Street City State Zip

Telephone 248-763-3639 Email afoerg@environmentalconsultingsolutions.com

I am not requesting records or information relating to a civil action in which I (or a person on whose behalf I am making this request) and the City are parties.


Requester's Signature

Description of Records (please print)

Describe, with specificity, the records you are requesting. If you are not sufficiently specific, it may be impossible to identify the records you request and your request may be denied. You may be contacted for clarification.

Any Fire Department or Building Department records associated with the property located at 3401 Platt Road, Ann Arbor, MI 48108. I am particularly interested in records that may be associated with potential environmental impacts such as storage tanks, spills, releases, chemical inventories, waste disposal/dumping etc.

Fire Department Records (fill out only if requesting records pertaining to a fire department incident)

Date of Incident _____ Incident Report #(if known) _____

Name of person involved _____

Your relation to person involved _____

Incident records requested: NFIRS Basic Incident Report Investigation Report
 Photographs Environmental Report Other _____

You will receive a response within five business days, counted from the day after your request is received. Electronically transmitted requests are deemed received the day after they are sent. The City may, within the five business days, issue a notice extending the request for not more than ten business days. If the estimated costs exceed \$50, you may be required to provide a deposit before your request will be fulfilled. You will be charged allowable fees under FOIA unless you provide documentation showing that you are receiving public assistance or are otherwise unable to pay due to indigence.

Please select how you would like to receive the requested records: Pick up Mail Email

RECORDS WILL NOT BE RELEASED UNTIL FULL PAYMENT OF COSTS

APPRAISAL OF REAL PROPERTY

LOCATED AT

3401 Platt Rd
Ann Arbor, MI 48108
Lot 69 Wagner McComb Boulevard Gardens

FOR

City of Ann Arbor

OPINION OF VALUE

200,000

AS OF

04/23/2014

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Affinity Valuation Group, LLC
1310 S. Main Street, Suite 7
Ann Arbor, MI 48104-3725
(734) 747-7080 x2

04/25/2014

City of Ann Arbor

Re: Property: 3401 Platt Rd
Ann Arbor, MI 48108
Borrower: Not Applicable
File No.: 73172

Opinion of Value: \$ 200,000
Effective Date: 04/23/2014

In accordance with your request, we have appraised the above referenced property. The report of that appraisal is attached.

The purpose of the appraisal is to develop an opinion of market value for the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.

This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The opinion of value reported above is as of the stated effective date and is contingent upon the certification and limiting conditions attached.

It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Sincerely,



Kurt R. Schmerberg
State Certified General Real Estate Appraiser
License or Certification #: 1201000979
State: MI Expires: 07/31/2014
kurt@affinityvaluation.com

2-4 UNIT RESIDENTIAL APPRAISAL REPORT

File No.: 73172

Property Address: 3401 Platt Rd City: Ann Arbor State: MI Zip Code: 48108
County: Washtenaw Legal Description: Lot 69 Wagner McComb Boulevard Gardens
Assessor's Parcel #: 09-12-11-207-012 Tax Year: 2013 R.E. Taxes: \$ 3,997 Special Assessments: \$ 0
Current Owner of Record: Ratliff Trust Borrower (if applicable): Not Applicable
Occupant: [] Owner [X] Tenant [] Vacant Project Type: [] PUD [] Other (describe) HOA: \$ 0 [] per yr. [] per mo.
Market Area Name: East Ann Arbor Map Reference: 11460 Census Tract: 4055.00
The purpose of this appraisal is to develop an opinion of: [X] Market Value (as defined), or [] other type of value (describe)
This report reflects the following value (if not Current, see comments): [X] Current (the Inspection Date is the Effective Date) [] Retrospective [] Prospective
Approaches developed for this appraisal: [X] Sales Comparison Approach [] Cost Approach [X] Income Approach (See Reconciliation Comments and Scope of Work)
Property Rights Appraised: [X] Fee Simple [] Leasehold [] Leased Fee [] Other (describe)
Intended Use: The intended use is determine an estimate of current market value to assist the clients with pricing for potential purchase/sale of the property.
Intended User(s) (by name or type): Norstar Development USA, LP, City of Ann Arbor Housing Commission, Ratliff Trust
Client: City Of Ann Arbor Address:
Appraiser: Kurt R. Schmerberg Address: 1310 S. Main Street, Suite 7, Ann Arbor, MI 48104-3725
Location: [] Urban [X] Suburban [] Rural
Built up: [] Over 75% [X] 25-75% [] Under 25%
Growth rate: [] Rapid [X] Stable [X] Slow
Property values: [] Increasing [X] Stable [] Declining
Demand/supply: [] Shortage [X] In Balance [] Over Supply
Marketing time: [] Under 3 Mos. [X] 3-6 Mos. [] Over 6 Mos.
Predominant Occupancy: [X] Owner [] Tenant [X] Vacant (0-5%) [] Vacant (>5%)
2 - 4 Unit Housing: PRICE AGE (yrs)
One-Unit 60%
2-4 Unit 20%
Multi-Unit 10%
Comm'l 5%
Vacant 5%
Change in Land Use: [] Not Likely [] Likely * [X] In Process *
* To: Vacant to Residential
Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): See the attached "Market Trend Analysis" for extended comments on Market Conditions.
Dimensions: 145x337.57x155.52x340.25 Site Area: 1.17 Acres
Zoning Classification: R2A Description: Multiple Family Dwelling
Zoning Compliance: [X] Legal [] Legal nonconforming (grandfathered) [] Illegal [] No zoning
Are CC&Rs applicable? [] Yes [] No [X] Unknown Have the documents been reviewed? [] Yes [X] No Ground Rent (if applicable) \$ /
Comments:
Highest & Best Use as improved: [X] Present use, or [] Other use (explain)
Actual Use as of Effective Date: Duplex Use as appraised in this report: Duplex
Summary of Highest & Best Use: The current use as a duplex is considered the highest and best use, but due to the parcel size is an interim use. The parcel will support a higher density which would require the removal of the current improvements. A proposed redevelopment is attached to this appraisal which demonstrates possible scenarios for redevelopment.
Utilities Public Other Provider/Description
Electricity [X] [] DTE/Public
Gas [X] [] DTE/Public
Water [X] [] City/Public
Sanitary Sewer [X] [] Municipal/Public
Storm Sewer [X] [] City/Public
Telephone [X] [] SBC/Public
Multimedia [X] [] Comcast/Public
Off-site Improvements Type Public Private
Street Asphalt [X] []
Width 45
Surface Asphalt
Curb/Gutter Concrete [X] []
Sidewalk Concrete [X] []
Street Lights Overhead [X] []
Alley None [] []
Frontage 145 Feet
Topography Drops to creek
Size Larger than most
Shape Rectangular
Drainage Appears Adequate
View Neighborhood
Other site elements: [X] Inside Lot [] Corner Lot [] Cul de Sac [] Underground Utilities [] Other (describe)
FEMA Spec'l Flood Hazard Area: [] Yes [X] No FEMA Flood Zone: X FEMA Map #: 26161C0402E FEMA Map Date: 04/03/2012
Site Comments: Site backs to the Swift Run creek.
General Description Exterior Description Foundation Basement Heating
of Units 2 [] Accessory Unit Foundation Not viewed Slab Assumed Area Sq. Ft. [X] None Type Central
Stories 1 # Bldgs. 1 Exterior Walls Vinyl/AVG Crawl Space Not viewed % Finished Not viewed Fuel Not viewed
Type [X] Det. [] Att. [] Roof Surface Shing/AVG Basement Not viewed Ceiling
Design (Style) Ranch Gutters & Dwnspts. None Sump Pump [] Not viewed Walls Cooling
[X] Existing [] Proposed [] Und.Cons. Window Type Not viewed Dampness [] Not viewed Floor Central None Assum'd
Actual Age (Yrs.) 62 Storm/Screens Not viewed Settlement Not viewed Outside Entry Other
Effective Age (Yrs.) 25
Interior Description Appliances # Attic [] None Amenities Car Storage [] None
Floors Not viewed Refrigerator Stairs [] Fireplace(s) # Woodstove(s) # Garage # of cars (Tot.)
Walls Not viewed Range/Oven Drop Stair [] Patio Not viewed Attach. Not Viewed
Trim/Finish Not viewed Disposal Scuttle [X] Deck Not viewed Detach. Not Viewed
Bath Floor Not viewed Dishwasher Doorway [] Porch Not viewed Blt.-In Not Viewed
Bath Wainscot Not viewed Fan/Hood Floor [] Fence Not viewed Carport Not Viewed
Doors Not viewed Microwave Heated [] Pool Not viewed Driveway Not Viewed
Washer/Dryer Finished [] Surface Not Viewed
Unit # 1 contains: 5 Rooms; 2 Bedrooms; 1.0 Bath(s); 1,136 Sq.Ft. GLA Above Grade
Unit # 2 contains: 6 Rooms; 3 Bedrooms; 1.0 Bath(s); 1,152 Sq.Ft. GLA Above Grade
Unit # 3 contains: Rooms; Bedrooms; Bath(s); Sq.Ft. GLA Above Grade
Unit # 4 contains: Rooms; Bedrooms; Bath(s); Sq.Ft. GLA Above Grade
The Total Gross Building Area for the Subject Property is: 2,288 Sq.Ft.



2-4 UNIT RESIDENTIAL APPRAISAL REPORT

File No.: 73172

IMPROVEMENTS (cont.)
 Additional features: None assumed.

Describe the condition of the property (including physical, functional and external obsolescence): An exterior curb side inspection of the subject property was the only property viewing performed. Interior layout and room count is assumed from conversation with the client and information from the City of Ann Arbor assessor records.

The following properties are representative current, similar, and proximate rental properties comparable to the subject property. This analysis is intended to support the opinion of the market rent for the subject property.

FEATURE	SUBJECT	COMPARABLE RENTAL # 1				COMPARABLE RENTAL # 2				COMPARABLE RENTAL # 3							
Address	3401 Platt Rd Ann Arbor, MI 48108																
Proximity to Subject																	
Current Monthly Rent	\$ 1,200																
Less: Utilities	-\$																
Furnishings	-\$																
Plus: Rent Concess.	+\$																
Adj. Monthly Rent	\$ 1,200																
Adj. Mo. Rent / GLA	\$.52 /sq.ft.																
Data Source(s)	Client/Owner																
RENT ADJUSTMENTS	DESCRIPTION	DESCRIPTION				+				DESCRIPTION				+			
Rent Control	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No								<input type="checkbox"/> Yes <input type="checkbox"/> No							
Lease Date	9/2013 to 8/2014																
Location	N:Residential																
Design (Style)	Ranch																
Age	62																
Condition	Assumed Average																
Total GBA	2,288 sq.ft.	sq.ft.				sq.ft.				sq.ft.				sq.ft.			
Total # of Units	2																
Total GLA	2,288 sq.ft.	sq.ft.				sq.ft.				sq.ft.				sq.ft.			
Unit Breakdown	Tot. Bed. Baths GLA	Tot. Bed. Baths GLA			Tot. Bed. Baths GLA			Tot. Bed. Baths GLA			Tot. Bed. Baths GLA						
Unit # 1	5 2 1.0 1,136																
Unit # 2	6 3 1.0 1,152																
Unit # 3																	
Unit # 4																	
Net Rental Adjustment (Total)	<input type="checkbox"/> + <input type="checkbox"/> - \$	<input type="checkbox"/> + <input type="checkbox"/> - \$				<input type="checkbox"/> + <input type="checkbox"/> - \$				<input type="checkbox"/> + <input type="checkbox"/> - \$							
Indicated Monthly Market Rent	\$	\$				\$				\$							

Analysis of rental data: Without an interior property viewing it is difficult to determine rental comparables which would be appropriate for comparison purposes. This analysis assumes the current and previous rent levels for the subject are representative market rents.

Rent Schedule: The appraiser must reconcile the applicable indicated monthly market rents to provide an opinion of the market rent for each unit in the subject property.

Unit #	Leases		Actual Rents			Opinion of Market Rent			
	Begin Date	End Date	Unfurnished	Furnished	Total Rents	Unfurnished	Furnished	Total Rents	
1	N/A	N/A	\$ 0	\$	\$ 0	\$ 700	\$	\$ 700	
2	9/2013	8/2014	\$ 1,200	\$	\$ 1,200	\$ 1,200	\$	\$ 1,200	
3			\$	\$	\$	\$	\$	\$	
4			\$	\$	\$	\$	\$	\$	
Comments on lease data Lease info per the owner, actual agreements not viewed.			Total Actual Monthly Rent			\$ 1,200	Total Gross Monthly Rent		\$ 1,900
			Other Monthly Income (itemize)			\$	Other Monthly Income (itemize)		\$
			Total Actual Monthly Income			\$ 1,200	Total Estimated Monthly Income		\$ 1,900
Utilities included in estimated rents			<input type="checkbox"/> Electric <input checked="" type="checkbox"/> Water <input type="checkbox"/> Sewer <input type="checkbox"/> Gas <input type="checkbox"/> Oil <input checked="" type="checkbox"/> Trash collection <input type="checkbox"/> Multimedia <input type="checkbox"/> Telephone <input type="checkbox"/> Other						
Comments on actual or estimated rents and other monthly income (including personal property)			Trash collection included in owner's tax payments. One unit is currently occupied for \$1200/mo rent. The other unit is unoccupied, previous tenants paid \$700/mo per the owner.						

INCOME APPROACH TO VALUE The Income Approach was not developed for this appraisal.

Gross Rent Multiplier Analysis:

Address	Date	Sale Price	Gross Rent	GRM	Comments
2565 Platt	10/2013	151,150	1,600	94.47	Single Family
518 Hoover	11/2013	242,500	2,260	107.3	Triplex
1300 W Huron	04/2013	225,000	1,845	121.95	Duplex
Opinion of Monthly Market Rent \$ 1,900		X Gross Rent Multiplier 100	= \$ 190,000	Indicated Value by Income Approach	

Summary of Income Approach (including support for market rent and GRM): Properties utilized in this analysis bracket the subject estimated gross monthly income. Additional sales were reviewed and the rates have a central tendency in the \$95 to \$110 range.

2-4 UNIT RESIDENTIAL APPRAISAL REPORT

File No.: 73172

My research did did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s): Assessor Records

1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing:
Date:	
Price:	
Source(s):	
2nd Prior Subject Sale/Transfer	
Date:	
Price:	
Source(s):	

SALES COMPARISON APPROACH TO VALUE (if developed) The Sales Comparison Approach was not developed for this appraisal.

FEATURE	SUBJECT	COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
Address	3401 Platt Rd Ann Arbor, MI 48108	2565 Platt Rd Ann Arbor, MI 48104		518 W Hoover Ave Ann Arbor, MI 48103		1300 W Huron St Ann Arbor, MI 48103	
Proximity to Subject		0.72 miles N		3.48 miles NW		4.39 miles NW	
Sale Price	\$	\$ 151,150		\$ 242,500		\$ 225,000	
Sale Price/GBA	\$ /sq.ft.	\$ 88.50 /sq.ft.		\$ 144.35 /sq.ft.		\$ 130.21 /sq.ft.	
Gross Monthly Rent	\$ 1,900	\$ 1,600		\$ 2,260		\$ 1,845	
Gross Rent Multiplier		94.47		107.30		121.95	
Price per Unit	\$	\$ 151,150		\$ 80,833		\$ 112,500	
Price per Room	\$	\$ 21,593		\$ 20,208		\$ 22,500	
Price per Bedroom	\$	\$ 50,383		\$ 80,833		\$ 56,250	
Data Source(s)	Owner	MLS 3216726; DOM 9		MLS 3217495; DOM 9		MLS 3210265; DOM 66	
Verification Source(s)	Assessor Recds	Assessor Recds		Assessor Recds		Assessor Recds	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+/- \$ Adjust	DESCRIPTION	+/- \$ Adjust	DESCRIPTION	+/- \$ Adjust
Rent Control	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Sales or Financing Concessions		Arms Length Cash 0		Arms Length Cash; 0		Arms Length Conv; 2000	-2,000
Date of Sale/Time		s10/13; c10/13		s11/13; c11/13		s04/13; c04/13	
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Location	N:Residential	N:Residential		N:Residential		N:Residential	
Site	1.17 Acres	9,148 sf	+5,000	6,240 sf	+5,000	11,286 sf	+5,000
View	N: Residential	N:Residential		N:Residential		N:Residential	
Design (Style)	Ranch	Ranch		Ranch		Stacked Ranch	
Quality of Construction	Average	Average		Average		Average	
Age	62	41		58		30	
Condition	Assumed Average	Average		Average		Average	
Total GBA	2,288 sq.ft.	1,708 sq.ft.		1,680 sq.ft.		1,728 sq.ft.	
Total # of Units	2	1		3		2	
Total GLA	2,288 sq.ft.	1,008 sq.ft.		1,680 sq.ft.		1,728 sq.ft.	
Unit Breakdown	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths	
Unit # 1	5 2 1.0	7 3 1.0		4 1 1.0		5 2 1.0	
Unit # 2	6 3 1.0			4 1 1.0		5 2 1.0	
Unit # 3				4 1 1.0			
Unit # 4							
Basement & Finished Rooms Below Grade	No Bsmt None	1008 SF Rec Rm		0 SF None		0 SF None	
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	Gas FWA	Gas FWA		Gas FWA		Gas FWA	
Energy Efficient Items	None known	None known		None known		None known	
Parking	Ample	Ample		3 DW		4 DW	
Porch/Patio/Deck	Patio	Patio		Patio		Patio, Deck	
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 5,000		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 5,000		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 3,000	
Adjusted Sale Price of Comparables		Net 3.3 % Gross 3.3 % \$ 156,150		Net 2.1 % Gross 2.1 % \$ 247,500		Net 1.3 % Gross 3.1 % \$ 228,000	
Adjusted Price of Comparables per GBA		\$ 91.42		\$ 147.32		\$ 131.94	
Adjusted Price of Comparables per Unit		\$ 156,150		\$ 82,500		\$ 114,000	
Adjusted Price of Comparables per Room		\$ 22,307		\$ 20,625		\$ 22,800	
Adjusted Price of Comparables per Bedroom		\$ 52,050		\$ 82,500		\$ 57,000	
Ind. Val. per GBA	\$ 110 X 2,288	SF GBA = \$ 251,680		Ind. Val. per Unit \$ 117,000 X 2	Units = \$ 234,000		
Ind. Val. per Room	\$ 21,000 X 11	Rooms = \$ 231,000		Ind. Val. per Bedroom \$ 55,000 X 5	Bedrooms = \$ 275,000		
Summary of Sales Comparison Approach	Three sales have been selected and adjusted to represent the prospective position of the subject in the current market place. No really representative sales from the immediate area so a proximate single family investment sale and two multi unit sales from the similar Ann Arbor market areas have been utilized. Together they do an adequate job of duplicating the physical and functional characteristics of the subject property. Minimal individual adjustments have been made and the sales are utilized primarily to determine the range for unit values. Sale #1 is a single family, sale #2 a three family and sale #3 a two family so together they bracket the subject functional utility and income producing potential. Sale #3 is closest in income and unit count and therefore is given the primary weight. In general investments are primarily judged on the income production which is a function of bedroom count and total occupancy allowed and less on Gross Building size. For this reason minimal adjustments have been made for differences in size and age and only those amenities / features which may effect rental or overall value.						
Indicated Value by Sales Comparison Approach \$	245,000						



2-4 UNIT RESIDENTIAL APPRAISAL REPORT

File No.: 73172

COST APPROACH	COST APPROACH TO VALUE (if developed) <input checked="" type="checkbox"/> The Cost Approach was not developed for this appraisal.	
	Provide adequate information for replication of the following cost figures and calculations.	
	Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value): <u>2540 Emerald Ave Sold 07/13 for \$85,000;</u> <u>2550 Emerald Ave Sold 10/2013 for \$83,500; 2560 Emerald Ave Sold 10/2013 for \$85,000. All three lots are zoned R1C and are</u> approximately 66 x 145. The Highest and Best Use of the site has been determined to be for a higher density than currently utilized but because the value as improved is greater than the value as vacant, the current highest and best use is as currently improved. However it should be noted that the land value as if vacant, based on the sales above and estimated at \$170,000, is very nearly equal to the total value of the subject as determined in this report.	
	ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE _____ = \$
	Source of cost data:	DWELLING Sq.Ft. @ \$ _____ = \$
	Quality rating from cost service: Effective date of cost data:	Sq.Ft. @ \$ _____ = \$
	Comments on Cost Approach (gross living area calculations, depreciation, etc.):	Sq.Ft. @ \$ _____ = \$
		Sq.Ft. @ \$ _____ = \$
		Sq.Ft. @ \$ _____ = \$
		Sq.Ft. @ \$ _____ = \$
		Garage/Carport Sq.Ft. @ \$ _____ = \$
		Total Estimate of Cost-New _____ = \$
		Less Physical Functional External
		Depreciation _____ = \$()
		Depreciated Cost of Improvements _____ = \$
	"As-is" Value of Site Improvements _____ = \$	
	_____ = \$	
	_____ = \$	
Estimated Remaining Economic Life (if required): <u>10 Years</u>	INDICATED VALUE BY COST APPROACH _____ = \$	
PUD	PROJECT INFORMATION FOR PUDs (if applicable) <input type="checkbox"/> The Subject is part of a Planned Unit Development.	
	Legal Name of Project: _____	
	Describe common elements and recreational facilities: _____	

RECONCILIATION	Indicated Value by: Sales Comparison Approach \$ <u>245,000</u> Income Approach \$ <u>190,000</u> Cost Approach (if developed) \$	
	Final Reconciliation Both the Sales Comparison and Income approaches have been developed for this assignment and show reasonable correlation. Primary emphasis is with the Income Approach as it tends to better represent the attitude of buyers and sellers in the market place. Direct Sales comparison is not applicable but the individual units of measurement of \$ per SF of GBA; Per Room; Per Unit; and per Bedroom are valuable in supporting the subject's position given the lack of information for direct sales comparison. Cost Approach has not been developed due to the age and the lack of an interior property viewing to accurately determine overall quality and condition.	
	This appraisal is made <input checked="" type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, <input type="checkbox"/> subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair: _____	
	<input checked="" type="checkbox"/> This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.	
	Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ <u>200,000</u> , as of: <u>04/23/2014</u> , which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.	
ATTACHMENTS	A true and complete copy of this report contains <u>28</u> pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.	
	Attached Exhibits: <input checked="" type="checkbox"/> Scope of Work <input checked="" type="checkbox"/> Limiting Cond./Certification <input type="checkbox"/> Narrative Addendum <input type="checkbox"/> Photograph Addenda <input checked="" type="checkbox"/> Sketch Addendum <input checked="" type="checkbox"/> Map Addenda <input type="checkbox"/> Cost Addendum <input type="checkbox"/> Flood Addendum <input type="checkbox"/> Additional Sales <input type="checkbox"/> Additional Rentals <input type="checkbox"/> Income/Expense Analysis <input type="checkbox"/> Hypothetical Conditions <input checked="" type="checkbox"/> Extraordinary Assumptions <input type="checkbox"/> <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____	
SIGNATURES	Client Contact: <u>Lori Harris</u> Client Name: <u>City Of Ann Arbor</u>	
	E-Mail: <u>lharris@norstarus.com</u> Address: _____	
	APPRAISER  Appraiser Name: <u>Kurt R. Schmerberg</u> Company: <u>Affinity Valuation Group, LLC</u> Phone: <u>(734) 747-7080 x2</u> Fax: <u>(517) 424-7298</u> E-Mail: <u>kurt@affinityvaluation.com</u> Date of Report (Signature): <u>04/25/2014</u> License or Certification #: <u>1201000979</u> State: <u>MI</u> Designation: <u>State Certified General Real Estate Appraiser</u> Expiration Date of License or Certification: <u>07/31/2014</u> Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input checked="" type="checkbox"/> Exterior Only <input type="checkbox"/> None Date of Inspection: <u>04/23/2014</u>	
	SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable) Supervisory or Co-Appraiser Name: _____ Company: _____ Phone: _____ Fax: _____ E-Mail: _____ Date of Report (Signature): _____ License or Certification #: _____ State: _____ Designation: _____ Expiration Date of License or Certification: _____ Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None Date of Inspection: _____	



Supplemental Addendum

File No. 73172

Client	City Of Ann Arbor						
Property Address	3401 Platt Rd						
City	Ann Arbor	County	Washtenaw	State	MI	Zip Code	48108
Appraiser	Kurt R. Schmerberg						

Market Trend Analysis:

As expected, the region continued to grapple with the effects of a stagnant economy in 2012 - joblessness, foreclosures, and business closings are the primary reasons for a stagnant economy. The inventory of distressed homes has dramatically decreased in 2013 and in some areas and price ranges dwellings available for purchase are scarce. Regionally home sales volume has been increasing while median sale price appears to have stabilized in most communities and have begun a slight upward trend in others. Two big factors could dampen increasing demand and home values: a reversal of recent declines in the rate of unemployment and uncertainty due to the lack Federal Government action with respect to Federal Budget and Taxation policies.

UNEMPLOYMENT TRENDS:

Michigan's unemployment rate has been declining since hitting its peak of 14.5 percent in December 2009. The 2012 seasonally adjusted annual rate was 9.1 percent for the State and 7.2 percent for Washtenaw County. Michigan unemployment is still higher than the U.S., where the unemployment rate hit 10.9 percent at its peak in October 2009 and currently is hovering near 7.5 percent while Michigan has been between 8 and 9 percent (BLS, seasonally adjusted) for most of 2013.

Four years after nearly collapsing, the domestic auto industry has stabilized and has returned to profitability. Michigan's transportation equipment manufacturing sector continued its growth in 2012. As the national economy recovers, auto sales are expected to grow in the next few years. Auto sales grew from 12.7 million in 2011, to 14.8 million in 2012 (Source: U-M RSQE). The auto industry will continue to play an important role in the State's economy into the foreseeable future. A stable automotive industry will help the region recover.

Historically Washtenaw County employment has exhibited resilience not found in other areas of the State. This is due to the presence of two research Universities and an abundance of non-automotive related high technology and health industries which form the core of the county's major employers. Economists predict the county will add nearly 11,000 jobs in the next three years and by the end of 2013 will surpass its previous employment peak in the summer of 2002. As of October 2013 the county jobless rate is 6.0%.

MORTGAGE INTEREST RATE TRENDS:

Mortgage lenders continue to provide the local market with reasonable mortgage interest rates. Lenders surveyed indicate the current 30 year fixed rate mortgage rates (FRM) averaged 3 to 4 percent with an average 0.5 points. The 15 year FRM averaged 3 percent, with an average 0.5 point. In summary, there are no apparent adverse financing conditions that would affect the subject's marketability and no known factors that would adversely affect the subject property's ability to qualify for mortgage financing.

NEW CONSTRUCTION COMPETITION:

The issuance of "Residential Building Permits" over the last four years gives a clear picture of the overall health of this segment of the market place. (SEE CHART No. 1 on Chart and Graph Addendum)

Permit activity began declining in 2005 when the first signs of a troubled Michigan economy began to surface. From 2010 through 2012 the county experienced net total increases in new residential construction permitting, however a significant portion was due to increases in multi family units primarily in the City of Ann Arbor. Detached single family construction in the county has also improved but attached condominium units has been less vibrant. In short, some segments of the market new construction will pose competition to the existing housing inventory.

REO & SHORT SALE COMPETITION:

New housing foreclosures began their decline in 2012 and the trend has continued through 2013. However in some Southeast Michigan communities the housing foreclosure rate remains high, with one foreclosure for every 40 housing units in the region. The balance of Wayne County excluding Detroit (24 percent), the City of Detroit (23 percent) and Oakland County (22 percent) each account for nearly one quarter of foreclosed housing on the market. Among counties, Wayne County has the highest foreclosure rate at one in 33 housing units, while Washtenaw County has the lowest rate with one foreclosure for every 76 housing units. In short, REO and short sale properties are expected to pose competition for the subject at present and into the near term future.

LOCAL PRICE TRENDS:

Even though the Washtenaw County real estate market has historically out performed other areas of the State, market conditions as reflected in the average sales price in the state of Michigan, Washtenaw County and the subject's neighborhood have shown varying rates of decline since June of 2006. Graph No. 2 represents a three year study of the average sale price for detached single family dwellings in Washtenaw County per the Ann Arbor Area Board of REALTORS MLS. Study appears to indicate home prices in the area are experiencing a sustained increase.

The appraiser has also analyzed sales Citywide for smaller residential income properties as defined in Local MLS and graphed the average sales price per square foot per month (See Graph No. 3). The statistics indicate a vacillation in rates over the past 12 months. This study includes all styles of dwellings and all types of transaction including REO and "short sale" transactions. In order to support a "Date of Sale/Time" adjustment in the Sales Comparison Approach the local market and the subject's sub market have to show specific signs of decline or increase in home values. The adjustment is intended to reflect significant changes in market values that have occurred between the contract date of the comparables sales and the date of appraisal (date of inspection) for the subject. There does not appear to be either a sustained increase or decrease in values. The market in general is further impacted by "seasonality" which clearly shows greater activity in the March-August season as opposed to the September-February periods.

In conclusion, the statistical results for the various markets are affected by REOs, seasonality and local economic conditions that are shifting periodically and therefore not consistent from period to period, rendering the trend conclusions less reliable and subject to factors not addressed by simple trend analysis. As such, the past trends shown are likely not reflective of current or future shifts and client should consider such issues in their risk management and any investment. For purposes of this assignment the appraiser has determined no time adjustment is warranted.

Market Trend Graph Addendum

Client	City Of Ann Arbor						
Property Address	3401 Platt Rd						
City	Ann Arbor	County	Washtenaw	State	MI	Zip Code	48108
Appraiser	Kurt R. Schmerberg						

Residential Building Permits							
Washtenaw County, 2003 - 2013							
	New search			Download search results 			
Year	Single Family	Two Family	Attach Condo	Multi Family	Total Units	Total Demos	Net Total
Totals for 2003	1,955	16	562	72	2,605	47	2,558
Totals for 2004	1,775	20	499	531	2,825	55	2,770
Totals for 2005	1,167	6	504	34	1,711	67	1,644
Totals for 2006	512	16	154	72	754	44	710
Totals for 2007	359	12	137	14	522	45	477
Totals for 2008	243	4	25	100	372	43	329
Totals for 2009	158	6	44	176	384	40	344
Totals for 2010	241	2	70	6	319	109	210
Totals for 2011	233	2	8	351	594	61	533
Totals for 2012	315	4	34	348	701	111	590
Totals for 2013	398	2	74	82	556	185	371
2003 to 2013 totals	7,356	90	2,111	1,786	11,343	807	10,536

Graph No. 1
Source: SEMCOG
(2013 to date)



Graph No. 2
County Trend in Average Sale Price

Market Trend Graph Addendum

Client	City Of Ann Arbor						
Property Address	3401 Platt Rd						
City	Ann Arbor	County	Washtenaw	State	MI	Zip Code	48108
Appraiser	Kurt R. Schmerberg						



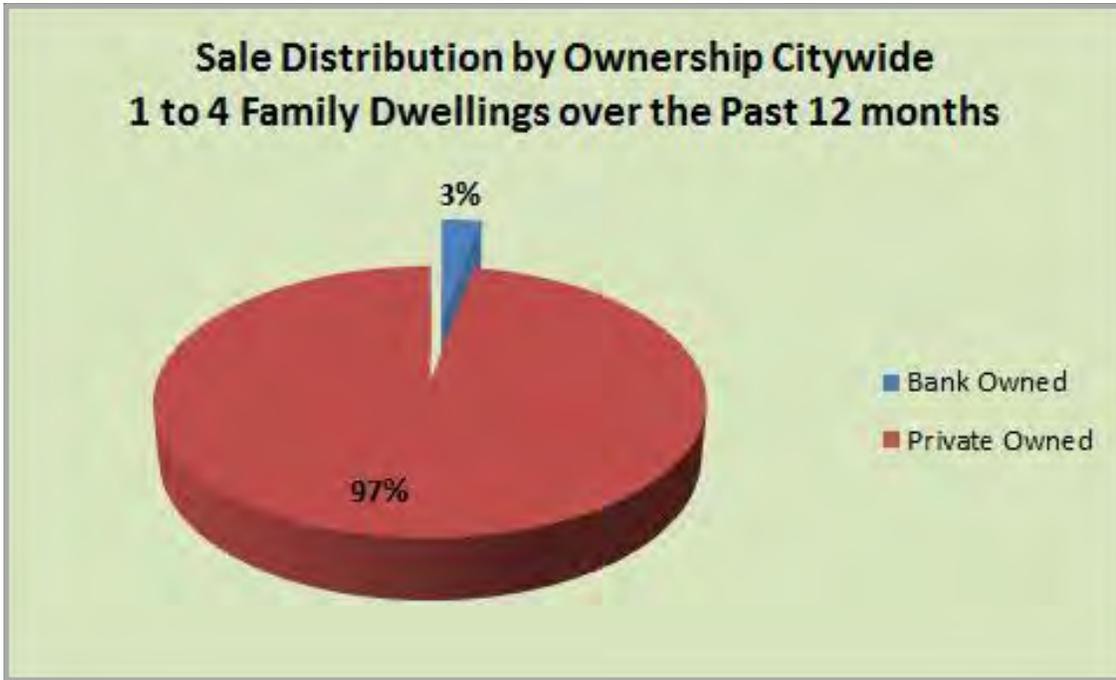
Graph No. 3
Trend in Average Sale Price per Sq.ft.



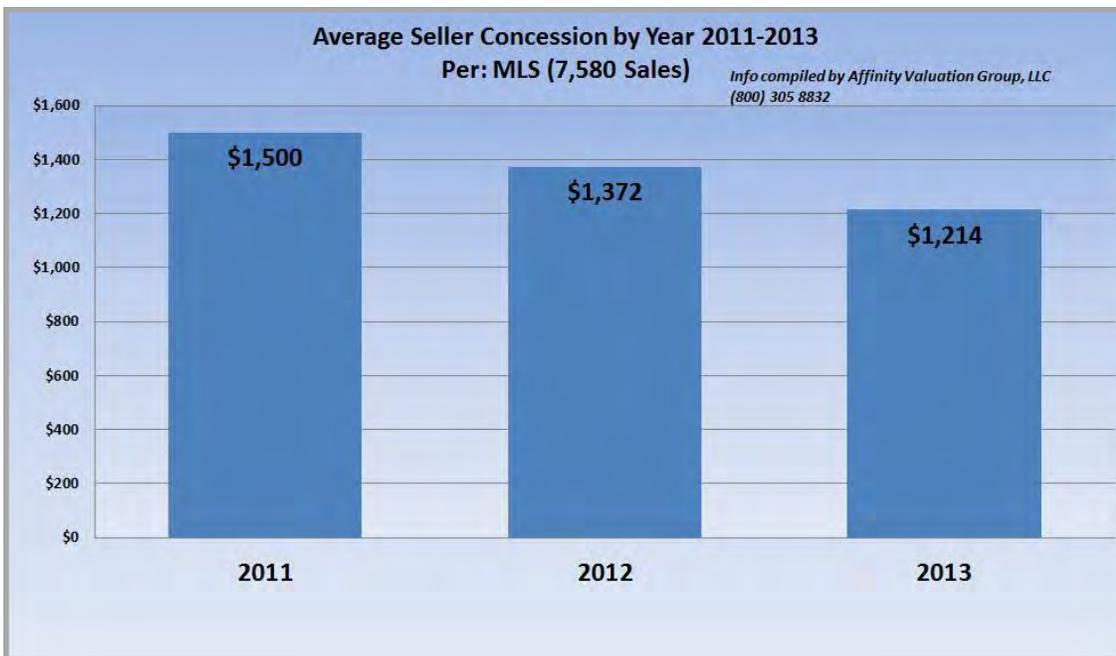
Graph No. 4
Sale Distribution by Price

Market Trend Graph Addendum

Client	City Of Ann Arbor						
Property Address	3401 Platt Rd						
City	Ann Arbor	County	Washtenaw	State	MI	Zip Code	48108
Appraiser	Kurt R. Schmerberg						



Graph No. 5
Sale Distribution by Ownership



Graph No. 6
County Trend in Seller Concessions

USPAP ADDENDUM

File No. 73172

Borrower	Not Applicable		
Property Address	3401 Platt Rd		
City	Ann Arbor	County	Washtenaw
		State	MI
		Zip Code	48108
Lender	City of Ann Arbor		

This report was prepared under the following USPAP reporting option:

- Appraisal Report This report was prepared in accordance with USPAP Standards Rule 2-2(a).
- Restricted Appraisal Report This report was prepared in accordance with USPAP Standards Rule 2-2(b).

Reasonable Exposure Time

My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: 3 to 6 months.
 USPAP defines EXPOSURE TIME as the estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. Comment: Exposure time is a retrospective opinion based on an analysis of past events assuming a competitive and open market. Based on current market statistics, the subject's appraised market value and as appraised condition, as of the effective date of this report; the estimated exposure time for a hypothetical sale is indicated above.

Additional Certifications

I certify that, to the best of my knowledge and belief:

- I have NOT performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.
- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Additional Comments

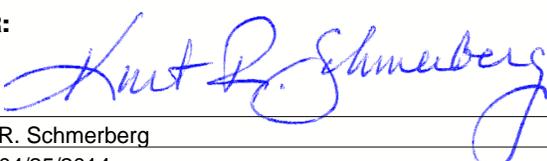
CLARIFICATION OF INTENDED USE AND INTENDED USER: Intended User of this appraisal report is the Lender/Client. The Intended Use is to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of Market Value. No additional Intended Users are identified by the appraiser.

LICENSING REQUIRED: Appraisers in Michigan are required to be licensed and are regulated by the State of Michigan Department of Licensing and Regulatory Affairs, P.O. Box 30018, Lansing, Michigan 48909.

OPINION OF MARKET VALUE VS ESTIMATE OF MARKET VALUE: The current Uniform Standards of Professional Appraisal Practice defines the market value conclusion as an opinion of market value and not an estimate of market value.

APPRAISAL INSTITUTE CERTIFICATION STATEMENTS:C.S.R.1-1: The reported analyses, opinions and conclusions were developed and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute. C.S.R. 1-2: The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives. As of the date of this report, I Kurt R. Schmerberg have completed the Standards and Ethics Education Requirement of the Appraisal Institute for Associate Members.

APPRAISER:

Signature: 
 Name: Kurt R. Schmerberg
 Date Signed: 04/25/2014
 State Certification #: 1201000979
 or State License #: _____
 State: MI
 Expiration Date of Certification or License: 07/31/2014
 Effective Date of Appraisal: 04/23/2014

SUPERVISORY APPRAISER: (only if required)

Signature: _____
 Name: _____
 Date Signed: _____
 State Certification #: _____
 or State License #: _____
 State: _____
 Expiration Date of Certification or License: _____
 Supervisory Appraiser Inspection of Subject Property:
 Did Not Exterior-only from Street Interior and Exterior

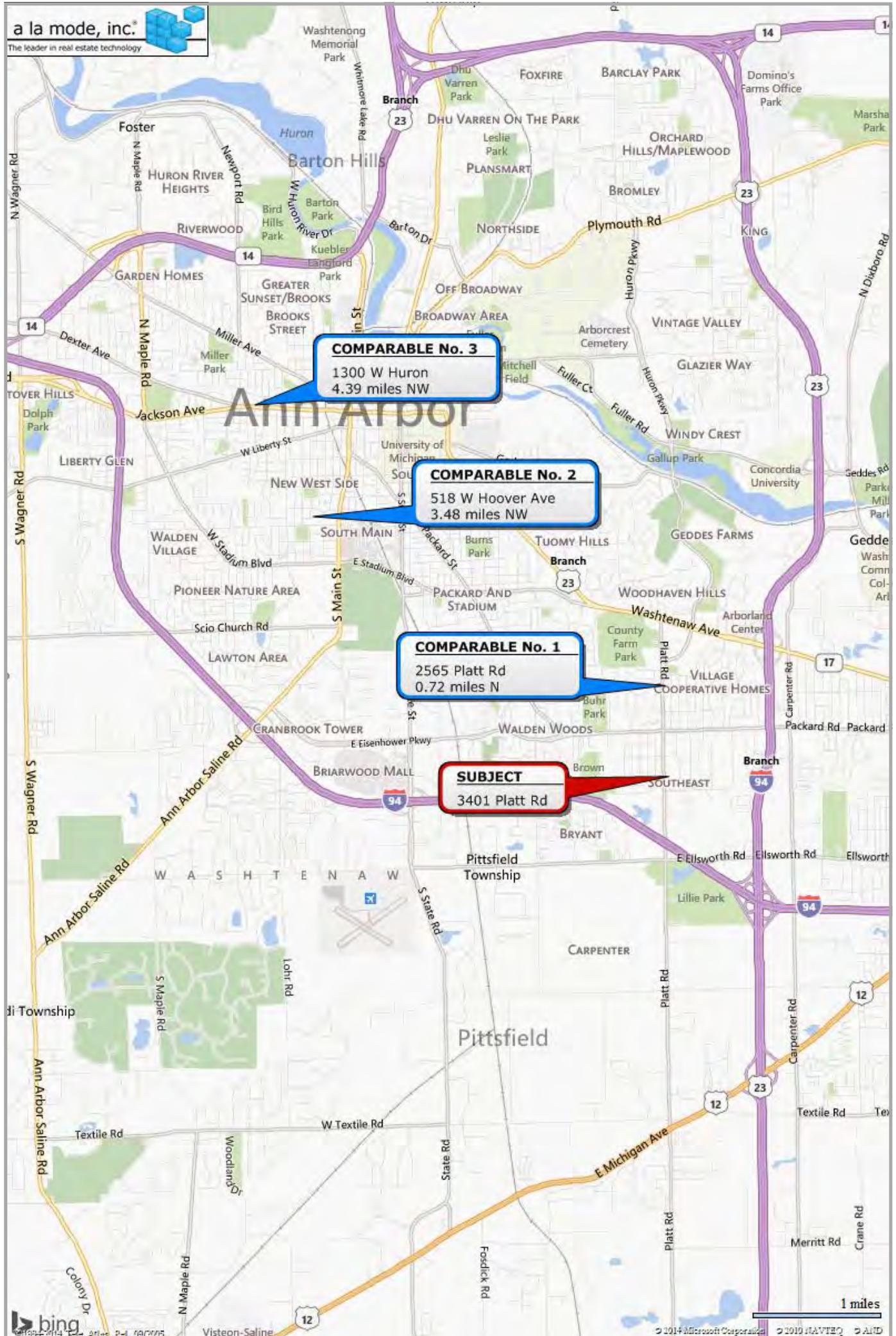
Plat Map

Client	City Of Ann Arbor				
Property Address	3401 Platt Rd				
City	Ann Arbor	County	Washtenaw	State	MI Zip Code 48108
Appraiser	Kurt R. Schmerberg				



Location Map

Client	City Of Ann Arbor				
Property Address	3401 Platt Rd				
City	Ann Arbor	County	Washtenaw	State	MI
Appraiser	Kurt R. Schmerberg				
				Zip Code	48108



Assessor Information - Page 1

4/21/2014

City of Ann Arbor

General Property Information

City of Ann Arbor

[\[Back to Non-Printer Friendly Version\]](#) [\[Send To Printer\]](#)

Parcel: 09-12-11-207-012 Unit: City of Ann Arbor Data Current As Of: 4/19/2014 12:44:12 AM

Property Address [\[collapse\]](#)

3401 PLATT RD
Ann Arbor, MI 48108

Owner Information [\[collapse\]](#)

RATLIFF REBECCA TRUST
1111 WOODLAWN AVE
Ann Arbor, MI 48104

Unit: 09

Taxpayer Information [\[collapse\]](#)

SEE OWNER INFORMATION

General Information for Tax Year 2014 [\[collapse\]](#)

Property Class:	401 - Residential	Assessed Value:	\$91,200
School District:	81010 - Ann Arbor	Taxable Value:	\$67,112
State Equalized Value:	\$91,200	Map #	
User Num Idx	3	Date of Last Name Chg:	03/22/2004
User Alpha 1	271	Date Filed:	
User Alpha 2	514	Notes:	N/A
User Alpha 3		Census Block Group:	
Historical District:	N/A		

Principal Residence Exemption	June 1st	Final
2014	0.0000 %	-
2013	0.0000 %	0.0000 %

Previous Year Info	MBOR Assessed	Final S.E.V.	Final Taxable
2013	\$103,900	\$103,900	\$66,056
2012	\$102,800	\$102,800	\$64,508
2011	\$104,400	\$104,400	\$62,813

Land Information [\[collapse\]](#)

	Frontage	Depth
Lot 1:	146.00 Ft.	338.00 Ft.
Lot 2:	0.00 Ft.	0.00 Ft.
Lot 3:	0.00 Ft.	0.00 Ft.
Total Frontage:	146.00 Ft.	Average Depth: 338.00 Ft.

Total Acreage:	1.13	Mortgage Code:	
Zoning Code:	R2A	Lot Dimensions/Comments:	
Total Estimated Land Value:	\$65,759		
Land Improvements:	\$0		
Renaissance Zone:	NO		
Renaissance Zone Expiration Date:			

Assessor Information - Page 2

4/21/2014

City of Ann Arbor

ECF Neighborhood Code: 0155 - 155 SE 2-Family

Legal Information for 09-12-11-207-012 [collapse]

LOT 69 WAGNER MCCOMB BOULEVARD GARDENS

Sales Information

2 sale record(s) found.

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms Of Sale	Liber/Page
07/31/1998	\$1.00	U	RATLIFF REBECCA	RATLIFF REBECCA TRUST	Quit Claim Deed	3730:0615
06/09/1992	\$1.00	U	RATLIFF JAMES ET AL	RATLIFF REBECCA & JAMES	Warranty Deed	2636:0390

Building Information

1 building(s) found.

Description	Floor Area	Yr Built	Est. TCV
<input type="checkbox"/> Residential Building 1	2288 Sq. Ft.	1952	\$116,647

General Information

Floor Area:	2288 Sq. Ft.	Estimated TCV:	\$116,647
Garage Area:	0 Sq. Ft.	Basement Area	0 Sq. Ft.
Foundation Size:	2288 Sq. Ft.		
Year Built:	1952	Year Remodeled:	0
Occupancy:	Single Family	Class:	C-5
Effective Age:	38	Tri-Level?:	NO
Percent Complete:	100%	Heat:	Forced Air w/ Ducts
AC w/Separate Ducts:	NO	Wood Stove Add-on:	NO
1st Floor Rooms:	8	Water:	Public Water
Bedrooms:	5	Sewer:	Public Sewer
Style:	RANCH, C-BC		

Area Detail - Basic Building Areas

Height	Foundation	Exterior	Area	Heated
1 Story	Slab	Siding	2288 Sq. Ft.	1 Story

Area Detail - Overhangs

Height	Exterior	Area	Included in Size for Rates

Exterior

Brick Veneer:	0 Sq. Ft.	Stone Veneer:	0 Sq. Ft.
----------------------	-----------	----------------------	-----------

Basement Finish

Recreation:	0 Sq. Ft.	Recreation % Good:	0
Living Area:	0 Sq. Ft.	Living Area % Good:	0
Walk Out Doors:	0	No Concrete Floor Area:	0 Sq. Ft.

Plumbing Information

3-Fixture Baths:	2
-------------------------	---

Assessor Information - Page 3

4/21/2014

City of Ann Arbor

Ceramic Tile Floor:	2
Ceramic Tile Wains:	1
Ceramic Tub Alcove:	2

Built-In Information

Dishwasher:	2
-------------	---

Fireplace Information

Interior 1-Story:	1
-------------------	---

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Assessor Information - Sketch - Page 1

4/21/2014

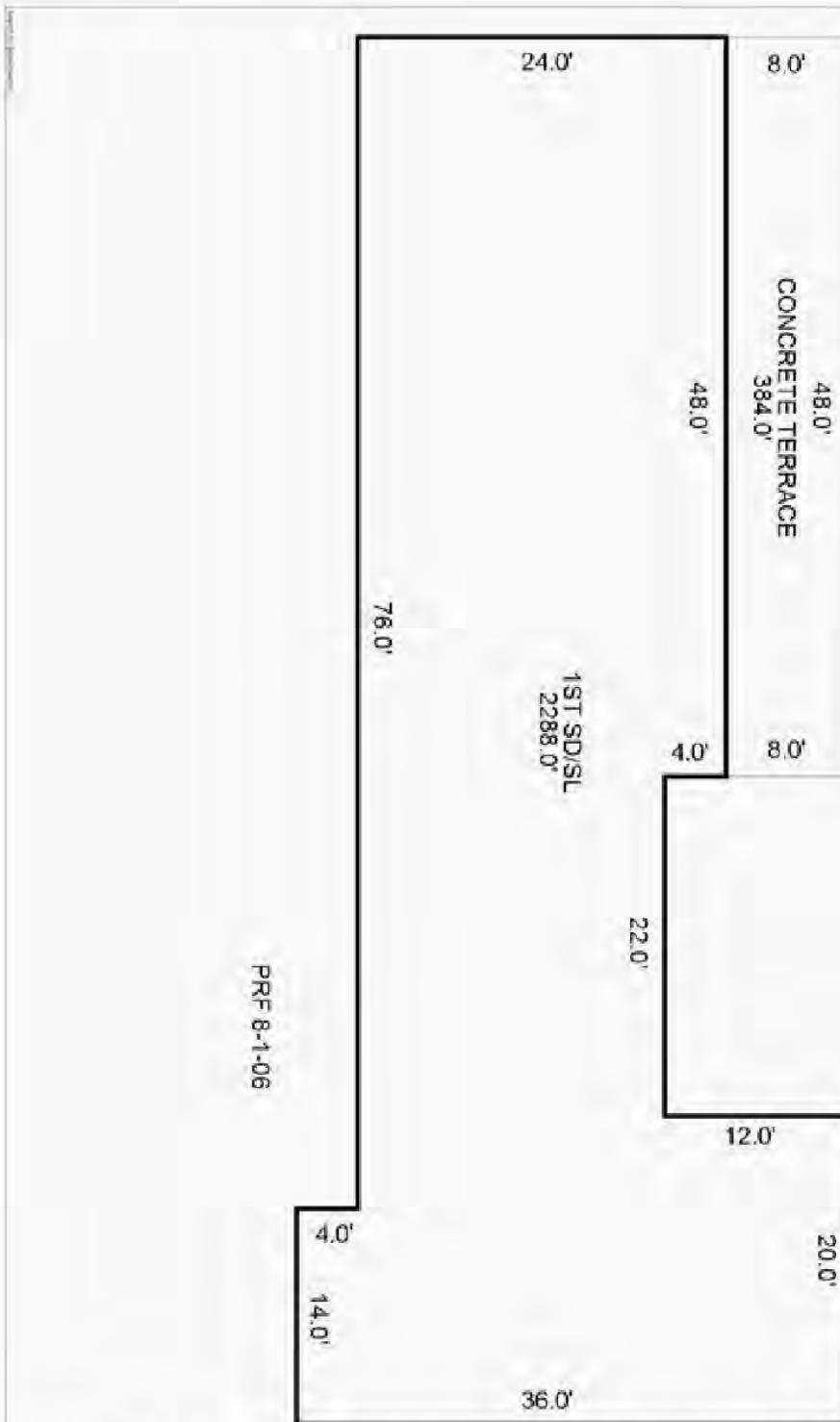
City of Ann Arbor

Image/Sketch for Parcel: 09-12-11-207-012

City of Ann Arbor

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Caption: No caption found



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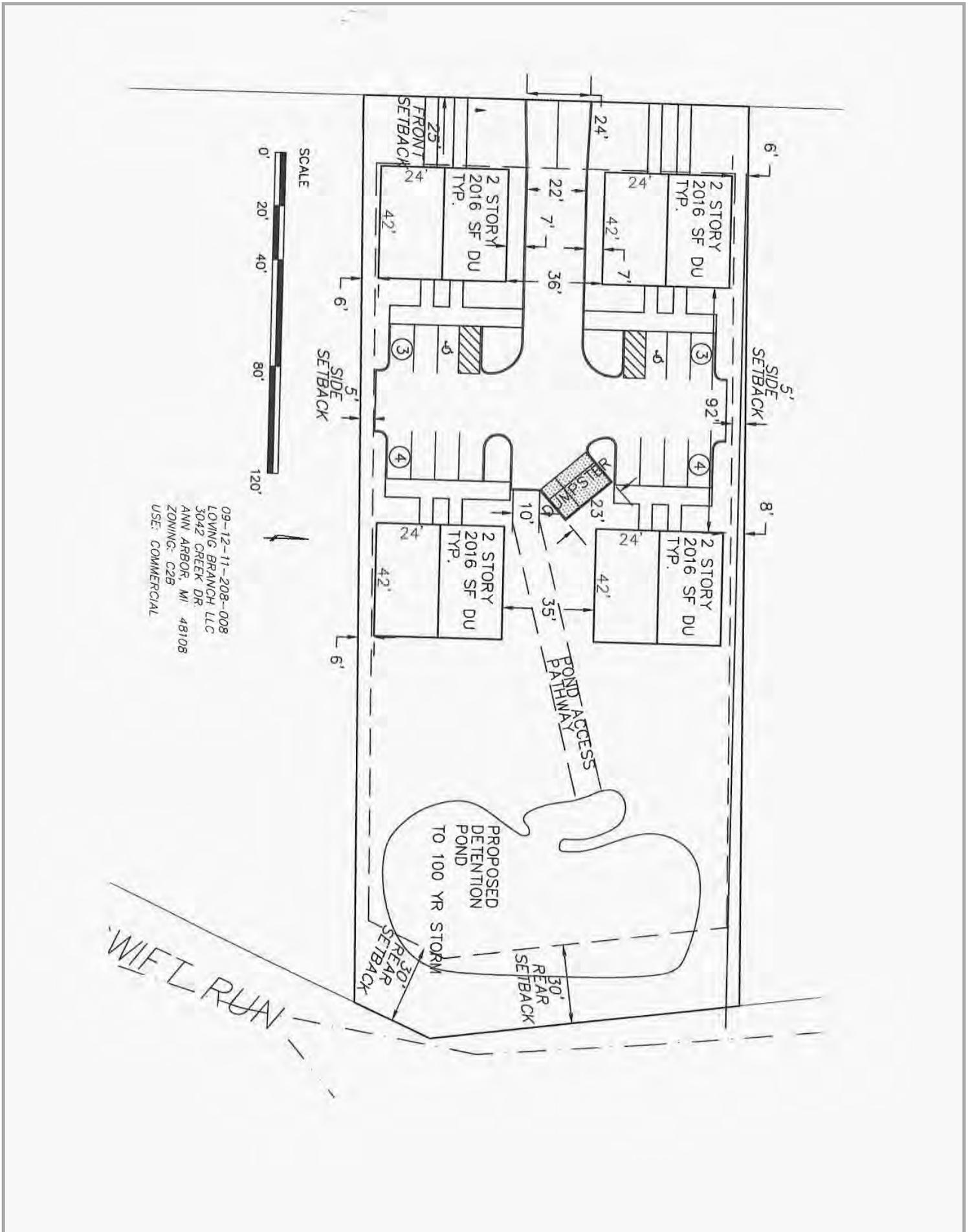
Assessor Information - Sketch - Page 2

4/21/2014

City of Ann Arbor

<https://is.bsasoftware.com/bsa.is/AssessingServices/ServiceAssessingAttachmentDetail.aspx?dp=09-12-11-207-012&i=1&na=Platt&snf=3401&appid=0&actSn...> 2/2

Alternative Development Plans - Page 1



Alternative Development Plans - Page 2

Radcliffe Property

#09-12-11-207-012

SITE DATA

Zoning:	R2A	Two-Family Dwelling District	
Use:	Multiple Family		
	Requirement	Min/max	Provided
Lot size (Gross SF)	8,500 SF	min.	50,112 SF
Lot width	60 FT	min.	145 FT
Setbacks			
Front	25 FT	min.	25 FT
Side	5 FT	min. each	5 FT EA.
Rear	30 FT	min. each	30
Conflicting Use Buffer	15 FT	min.	15 FT
Building Information			
Footprint	NA		1,008 SF
Total Floor Area			2,016 SF
Height	30 FT	max.	25 FT
	NA stories	max.	2 stories
Number of Dwelling units	2	max.	4
Lot Area/Dwelling unit	4,250 SF	min.	12,528 SF

Building spacing

Horizontal distance (HD) between 2 buildings not less than 20'

$$HD = (La + Lb + 2(Ha + Hb))/10 \quad (\text{no building overlap or when overlapping walls have no windows})$$

$$HD = ((La + Lb + 2(Ha + Hb))/6) \quad (\text{when one or both of overlapping walls are window walls})$$

H = Height of building, L = Overlapping length of buildings; a,b = the structures concerned

Permitted principal uses:

1. Any permitted principal use or special exception use allowed in the R1 districts, subject to all the regulations that apply in that district.
2. Two-family dwelling

Permitted accessory uses:

Those allowed in the R1 districts:

1. Family day care homes
2. Group day care homes in 1 family dwellings, per 4(b)
3. Home occupation, subject to performance stds per 4(c)

H:\ddd3\eng\30925\Design\925 - Site Data-R2A

Alternative Development Plans - Page 3

Radcliffe Property

#09-12-11-207-012

SITE DATA

Zoning:	R2A	Two-Family Dwelling District	
Use:	Multiple Family		
	Requirement	Min/max	Provided
Lot size (Gross SF)	8,500 SF	min.	50,112 SF
Lot width	60 FT	min.	145 FT
Setbacks			
Front	25 FT	min.	25 FT
Side	5 FT	min. each	5 FT EA.
Rear	30 FT	min. each	30
Conflicting Use Buffer	15 FT	min.	15 FT
Building Information			
Footprint/DU	NA		1,008 SF
Total Floor Area/DU			2,016 SF
Height	30 FT	max.	25 FT
	NA stories	max.	2 stories
Number of Dwelling units	2	max.	8
Lot Area/Dwelling unit	4,250 SF	min.	6,264 SF

1.150413 ac

Building spacing

Horizontal distance (HD) between 2 buildings not less than 20'

$HD = (La + Lb + 2(Ha + Hb))/10$ (no building overlap or when overlapping walls have no windows)

$HD = ((La + Lb + 2(Ha + Hb))/6)$ (when one or both of overlapping walls are window walls)

H = Height of building, L = Overlapping length of buildings; a,b = the structures concerned

18.4

30.7

Permitted principal uses:

1. Any permitted principal use or special exception use allowed in the R1 districts, subject to all the regulations that apply in that district.
2. Two-family dwelling

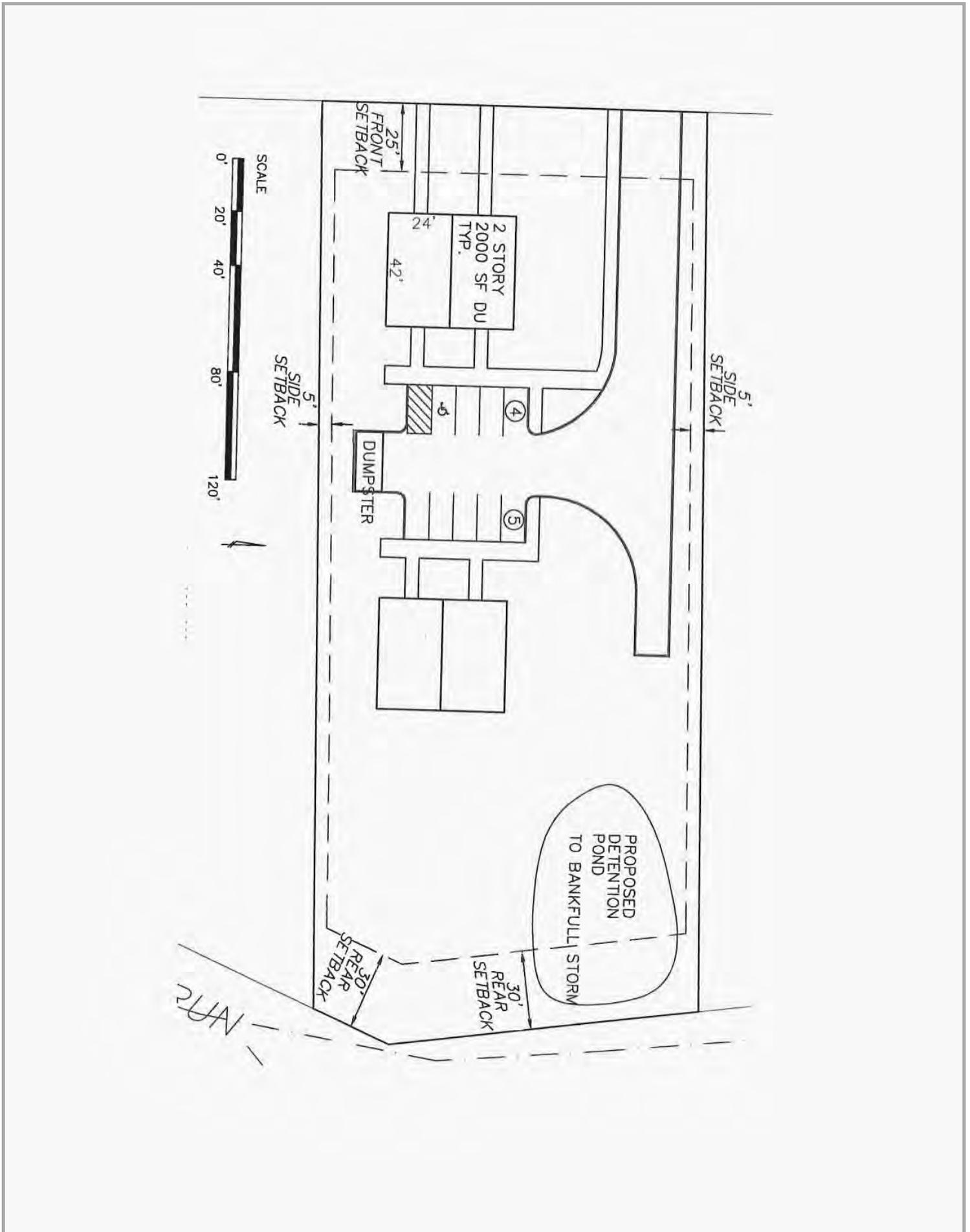
Permitted accessory uses:

Those allowed in the R1 districts:

1. Family day care homes
2. Group day care homes in 1 family dwellings, per 4(b)
3. Home occupation, subject to performance stds per 4(c)

H:\ddd\eng\30925\Design\925 - Site Data-R2A

Alternative Development Plans - Page 4



Scope of Work - Page 1

ASSIGNMENT DESCRIPTION

Do not separate from the rest of the report!
Any segregation of this multi-page report may jeopardize the user.

Introduction

1. The Client for this assignment is Norstar Development USA, LLC, City of Ann Arbor Housing Commission and the Ratliff Trust.
2. The intended users are Norstar Development USA LLC, City of Ann Arbor Housing Commission and the Ratliff Trust. This appraisal may be inappropriate for other users and will put them in jeopardy. Regardless of the means of possession of this report it may not be used or relied on by anyone other than the stated intended user(s). The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability to any third party.
3. The intended use is to provide information for making a buy or sell pricing decision. Market Value has a specific definition which relates to general market forces. Offers to buy or sell are often based on the individual's particular situation, and are not considered in this analysis. The intended users should consider these forces when making their decisions. This appraisal and report may be inappropriate for other uses and jeopardize the user. This appraisal may not be used or relied on for any use except the stated use. The appraiser, appraiser's firm, and related parties assume no obligation, liability, or accountability for any other use.
4. Primary Appraiser Generated Information (PAGI) is the information which the appraiser provides to the intended user that the user will isolate and consider. The appraiser has diagnosed the intended user's problem and will discuss the scope of work for the following PAGI later in this document: Main Value Opinion; Market Rent.
5. The purpose of this appraisal is to form an opinion of Fair Market Value.
6. **MARKET VALUE DEFINITION & SOURCE:** The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and acting in what they consider their own best interests; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale. Source: OCC [12 CFR, Part 34, Subpart C-Appraisals, §34.42 Definitions (f)]
7. The effective date of this appraisal is Wednesday, April 23, 2014.
8. The property interest appraised is Leased Fee Estate.
9. Privacy statement: In compliance with the Gram-Leach-Bliley Act, the appraiser will not provide any nonpublic personal information to any person or entity where that information will be used for solicitation purposes. This information may be shared among parties to process and service the consumer's transaction.
10. This is an Appraisal Report, which is intended to comply with the reporting requirements set forth under Standard Rule 2-2 (a) of USPAP for a real property appraisal report. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's work file. The information contained in the report is specific to the needs of the client and for the intended use stated in this report.

Scope of Work

11. The subject property was identified to the appraiser by the client providing the property address and the current owner's name. A tax card and plat were pulled for that address via a third party provider. At the client's request no one was interviewed for additional information.
12. The following approaches to value have been considered in the scope of work decision for the main "Value Opinion":
13. The Cost Approach was not performed. The Cost Approach was not performed because accrued depreciation can not accurately be measured. This approach

Scope of Work - Page 2

might tend to indicate an unrealistic value.

14. The Direct Comparison Approach was performed.
15. The Income Approach was performed.
16. Additional information concerning the scope of work is conveyed throughout the report.
17. Please be aware that the term "Inspection" may be used on some standard appraisal forms which the appraiser cannot modify. The term inspection found anywhere in this report is to mean a "Personal Visual Inventory" of the subject's or comparable property's components. This is opposed to a "Home Inspection", which investigates the appropriateness and soundness of various components of the improvements.
18. The American Disability Act (ADA) became effective January 26, 1992. The appraiser has not made a specific compliance survey or analysis of the property or comparables to determine whether or not they are in conformity with one or more of the requirements of the act.
19. At least one of the signees on the Certification are competent in all aspects of this assignment.

Extent of Research of the Subject Property

20. The Census Tract information for the subject property was obtained from a third party provider based on the property address via my appraisal software. The flood zone information for the subject property was obtained from a third party provider based on the property address via my appraisal software. The subject property's City Tax Assessor's information, via a third party source, was researched for past sales and physical characteristic information. The subject property's zoning was obtained from a zoning map and the accompanying zoning descriptions. This information was provided by the zoning authority.
21. The physical property characteristics were not verified by any other source. However, the second hand data records were analyzed for errors and inconsistencies. The records with obvious errors and inconsistencies were not relied on.
22. I, Kurt R Schmerberg, did personally make a visual inventory of the subject property from the curbside in conjunction with this appraisal. I did not walk over or in any of the property components. I did drive through parts of this neighborhood in conjunction with this assignment. I noted such things as the typical style/design, age, size, quality, and use of the properties. The appraiser has completed no research concerning the character of the inhabitants of the neighborhood such as sex offenders, nor has any study been made of crime statistics committed in the area surrounding the subject property.
23. The client, ordered an appraisal where the subject property is not accessed by the appraiser (the appraiser does not go on the property). Therefore, the appraiser has not measured the property.
24. Unless a professional home inspection, structural engineer study, or similar report was provided to the appraiser; the subject property information was obtained by a method of data gathering known as a "Personal Visual Inventory". This consists of the appraiser compiling notes of what components are there and how many of them there are. This personal visual inventory may be made on-site or from the curb, but not from photos or a video presentation. The extent of the subject property accessed was stated above; and did not include accessing any part of the property that could not be walked through in an upright manner, or that required the use of special equipment such as a ladder. None of the property components were dissected or inspected by the appraiser.
25. The appraiser has not performed a "Home Inspection" which is a process utilized to rate the appropriateness and usability of the various components of the structure. This process involves inspecting and testing. Should you have concerns about these issues please seek a qualified professional to investigate these issues for you. The information obtained from a home inspection may affect the value of the subject property, so the appraisal should be made after the home inspection rather than visa versa.
26. Neither police records nor past issues of newspapers have been researched concerning the subject property's past use for anything that might effect the safety or health of present and future occupants. This includes but is not limited to the by-products of methamphetamine production, infectious disease, or environmental

Scope of Work - Page 3

hazards.

27. If available in the normal course of business the appraiser has evaluated any previous sales within the past 3 years prior to the effective date of the appraisal, and current contract, listing, or option of the subject property for its applicability in forming an opinion of current market value and/or marketability.

Hypothetical Conditions / Extraordinary Assumptions

28. There are no hypothetical conditions utilized in the forming the opinions and conclusions of the primary appraiser generated information.
29. This appraisal is based on the extraordinary assumption that the interior of the property is the same as described in this report. The client ordered a curbside inspection. The appraiser has gathered information about the subject property by limited visual, public records, and assumes that the interior is typical to other competing properties. Use of this report indicates that the user will not hold the valuator or the appraisal firm responsible for any damages associated with this type of data gathering method. The use of this assumption might have affected the analysis results.

Extent of the Analysis & Associated Research

30. The following analysis and associated research have been performed in conjunction with the main opinion of value:
31. The Direct Sales Comparison was performed by an analysis in which the subject is compared to similar properties that have a recent marketing history.
32. An opinion of the value was formed by the Direct Comparison Approach. A qualitative analysis considering at least the size of the improvements, land size, date of sale and location were considered.
33. The comparable properties were obtained from the local MLS and/or Tax office. The tax data was supplied by a third party provider.
34. The Income Approach was performed by the "Gross Income Multiplier" technique. An opinion of market value was formed by comparing the subject property to other comparable properties that were rented when they sold.
35. The multiplier was extracted directly from the market. The actual rent was divided into the sales prices of the properties. The sales were found on the local MLS. The property characteristics were collaborated by tax records. The records were analyzed for errors and inconsistencies. Records found with errors or inconsistency were discarded.
36. The income that the subject property is anticipated to generate is based on the current rent rate of the subject property. This historic rent was obtained from an interview with the client.
37. An opinion of the credit and vacancy rate is based on the appraiser's knowledge of the market and interviews of real estate agents that regularly work this market.
38. The anticipated expenses were estimated based on the appraiser's knowledge of the market and interviews with real estate agents that regularly work this market area.
39. The following analysis and associated research have been performed in conjunction with the opinion of the market Rent:

Previous Market Activity of the Subject

40. No sales of the subject property were found in the 3 years proceeding the effective date of this appraisal in the normal course of business, which included a search of MLS and public records.
41. No current contract, listing, or option of the subject property were found in the normal course of business, which included a search of MLS records.

Additional Information

42. The opinion of reasonable exposure time for the subject property is from 3-6 Months.
43. The current and projected use of the subject property is as an apartment complex.
44. The use of real estate that is reflected in the appraisal is its current use as an interim duplex. The projected Highest and Best Use is to redevelop the property for use as an apartment complex.

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Limiting Conditions

45. This appraisal and report were customized for a specific property, use, and user, at a specific time. Therefore, this appraisal and report are only reliable under the following limited conditions...
46. ...that the appraiser is not required to give further consultation, testimony, or attend in court with reference to the property in question unless arrangements have been previously made.
47. ...possession of this report or a copy thereof does not carry with it the right of publication or distribution. Neither all nor any part of the contents of this report (especially any opinions and conclusions, the identity of the appraiser or the appraisal firm) shall be disseminated to the public or distributed to any individual or entity by any means without prior written permission of the appraiser.
48. ...when it is being used only for the herein stated intended use, by the herein stated intended user.
49. ...when it is used in a timely matter as the appraiser cannot be responsible for unforeseen market changes that occur after the value date.
50. ...when the distribution of the total valuation, if any, in this report between land and improvements is applied only under the reported highest and best use of the property. The allocation of value for land and improvements must not be used in conjunction with the subject property and other properties may result in an unreliable conclusion.
51. ...that it is understood any sketches and maps are presented only to assist the reader of the report in visualizing the property.
52. ...when the user has read and understands the report in its entirety. Any lack of understanding about this appraisal could result in its misuse, which might put the user in jeopardy.
53. ...secondary opinions and conclusions made by the appraiser are formed only to contribute to the Primary Appraiser Generated Information (PAGI). This is the information that the intended user will isolate and rely on. Unless specifically listed as a PAGI these secondary opinions include but are not limited to square footage calculations, effective age, highest and best use, replacement cost new, etc. Isolating and inappropriately using any of the secondary appraiser generated information out of context could jeopardize the user.

General Assumptions

54. This assignment can not proceed without making some general assumptions. However, these assumptions should not be taken lightly or as a matter-of-fact. If any of these assumptions are found to be inaccurate, the opinions and conclusions reached herein could be in error, and jeopardize the user. The appraiser(s) are not competent in these fields, however, each of these assumptions can be explored by other experts and professions. The user should decide if these assumptions are acceptable. The appraiser is not competent in the following fields and makes no guarantees, express or implied, regarding the topics of these assumptions. Unless otherwise stated, described, and considered in this report it is assumed that:
 55. ...the title to the property is good and marketable. No responsibility is assumed for the legal description provided or for matters pertaining to legal or title considerations. And, that the property is free and clear of any liens or encumbrances.
 56. ...the property is under responsible ownership and competent management.
 57. ...all engineering studies, land surveys, and other professional reports relied on by the appraiser are correct. Should such studies not be provided to the appraiser it is assumed that there are no hidden or unapparent conditions of the property, subsoil, structure, or any other property component that would render it more or less valuable.
 58. ...the property is in full compliance with all applicable federal, state, and local laws and regulations.
 59. ...the property conforms to all applicable zoning and use regulations and restrictions.
 60. ...all required licenses, certificates of occupancy, consents, and other legislative or administrative authority from any state, or national government, or private entity or organization have been or can be obtained or renewed for any use on which the opinion of value is based. This includes the American Disabilities Act.

Scope of Work - Page 5

61. ...the use of the land and improvements is confined within the boundaries or property lines of the property described and that there is no encroachment or trespass.
62. ...there are no hazardous or toxic materials on, in, or near the property. The presence of substances such as, but not limited to, asbestos, urea formaldehyde foam insulation, radon, mold and other potentially hazardous or toxic materials would significantly affect the value opinion formed. The opinions and conclusions are predicated on the assumption that there is no such material on, in, or near the property that would cause a loss in value.
63. ...any proposed improvements are assumed to be completed in a good competent manner in accordance with the submitted plans and specifications.
64. ...the structure was properly designed and constructed. This means that each individual building component is reliable and have been properly installed. There have been instances in this market where roof shingles, siding, plumbing, etc. have not performed satisfactorily. That no defects have occurred over time. This includes, but is not limited to termite damage. All mechanical components are assumed to be in operable condition and are appropriate for the structure. All electrical and plumbing equipment is appropriate and in working order. That the insulation is adequate.
65. ...the property has a plentiful supply of potable water, and that adequate sewage disposal is available.
66. ...if a survey was not provided to the appraiser the public records are correct with respect to size and shape.
67. ...the property has a legal and physical means of ingress and egress.
68. ...the subject property is legally and physically suitable for occupancy and livability. If vacant land, that the site is approved to sell and ready to be built on and occupied.
69. ...market forces remain relatively constant in the future. If an opinion of marketing time is formed the user should be cautious when relying on this opinion as the appraiser cannot foresee spastic changes in these forces.

Additional Appraiser's Certification

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT:

70. My analysis, opinions, and conclusions, were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation.
71. I, Kurt R Schmerberg, did personally make a visual inventory of the subject property from the curbside in conjunction with this appraisal. I did not walk over or in any of the property components. I did drive through parts of this neighborhood in conjunction with this assignment. I noted such things as the typical style/design, age, size, quality, and use of the properties. The appraiser has completed no research concerning the character of the inhabitants of the neighborhood such as sex offenders, nor has any study been made of crime statistics committed in the area surrounding the subject property.
72. The statements of fact contained in this report are true and correct.
73. The credibility of the reported analysis, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analysis, opinions and conclusions.
74. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
75. My engagement in this assignment was not contingent upon the development or reporting predetermined results.
76. My compensation for completing this assignment is not contingent upon the development and reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
77. To the best of my knowledge and belief I did not base, either partially or completely, the analysis and/or the opinion of value on race, color, religion, national origin, gender, marital status, familial status, age, receipt of public assistance income, handicap, or an unsupported conclusion that homogeneity of such characteristics is necessary to maximize value.
78. I/we have no current or prospective interest in the subject property or parties

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involved.

79. I/we have not performed any services regarding the subject property within the three year period immediately preceding acceptance of the assignment, as an appraiser or in any other capacity.
80. No one provided significant real property appraisal assistance to the person(s) signing this certification.
81. No fees were paid or received in the procurement of this assignment.
82. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives. As of the date of this report, I Kurt R. Schmerberg have completed the Standards and Ethics Education Requirement of the Appraisal Institute for Associate Members.

Kurt R. Schmerberg, State Certified General Appraiser
The date of this report is Wednesday, April 23, 2014.

SECTION 10.7

NEPA Report



U.S. Department of Housing
and Urban Development

Environmental Assessment

(HUD recommended format per
24 CFR 58.36, revised 1/99)
March 27, 2012

Project Identification:

**Platt East
3401 - 3451 Platt Road
Ann Arbor, MI 48108**

Responsible Entity:

**Michigan State Housing Development Authority
735 East Michigan Avenue
Lansing, Michigan 48912**

Month/Year:

August 2014

Environmental Assessment

Responsible Entity: Michigan State Housing Development Authority
[24 CFR 58.2(a)(7)]

Certifying Officer: Scott Woosley, Executive Director
[24 CFR 58.2(a)(2)]

Project Name: Platt East

Project Location: 3401 - 3451 Platt Road
Ann Arbor, MI 48108

Estimated total project cost: \$ Unknown at this time

Grant Recipient: Norstar Development USA, LP
[24 CFR 58.2(a)(5)]

Recipient Address: 733 Broadway
Albany, NY 12207

Project Representative: Lori Harris
Telephone Number: 518-431-1051

Conditions for Approval: (List all mitigation measures adopted by the responsible entity to eliminate or minimize adverse environmental impacts. These conditions must be included in project contracts or other relevant documents as requirements). [24 CFR 58.40(d), 40 CFR 1505.2(c)]

See Mitigation Measures Recommended Section

Mitigation #1: Hours for construction will be limited to daylight hours to minimize any construction noise impacts on surrounding residents.

Mitigation #2:

FINDING: [58.40(g)]

Finding of No Significant Impact
(The project will not result in a significant impact on the quality of the human environment)

Finding of Significant Impact
(The project may significantly affect the quality of the human environment)

Preparer Signature: Richard P. Villa **Date:** 8-29-14
Title/Agency: Richard P. Villa, Villa Environmental Consultants, Inc.

RE Approving Official Signature: _____ **Date:** _____
Title/Agency: Scott Woosley, Executive Director
Michigan State Housing Development Authority

Statement of Purpose and Need for the Proposal: [40 CFR 1508.9(b)]

This proposed project is to obtain funding.

Description of the Proposal:

The Ann Arbor Housing Commission (AAHC) selected Norstar Development USA, LP (Norstar) as its co-developer in its efforts to assist in long-term, multi-project revitalization of public housing residential units in the AAHC portfolio. The AAHC intends to convert these public housing units to project-based Section 8 vouchers via participation of HUD's Rental Assistance Demonstration Program.

The project involves the combining and redevelopment of three adjacent parcels (parcel ID numbers: 09-12-11-207-012, 09-12-11-207-060, and 09-12-11-207-014) in Ann Arbor, Michigan. Addresses for the parcels are: 3401 Platt Road, 3451 Platt Road, and one vacant parcel with no address. There are a total of five (5) multiple unit residential buildings (a one-story duplex and four two-story multiple family dwellings) on the properties that will be demolished. Five, two-story buildings will be constructed on the properties which include four buildings with twenty-two (22) total rental units and an office/clubhouse building. Two asphalt parking lots and driveways will also be constructed for access and onsite parking for the new buildings. The purpose of this development is to preserve affordable housing for families whose income is either at or below 60% of the average median income (AMI).

Existing Conditions and Trends: Describe the existing conditions of the project area and its surroundings, and trends likely to continue in the absence of the project. [24 CFR 58.40(a)]

The proposed development of the land is located in the southeast portion of the City of Ann Arbor. The surrounding neighborhood mainly consists of single family and multiple family residential housing. There is commercial development along Packard Road and Platt Road, which is approximately 0.34 miles north of the subject property. Carpenter Road, which is approximately one mile east of the subject property, has a high concentration of commercial businesses including retail and food establishments.

This site is an attractive area for the targeted residents to live in a residential setting with well-maintained single and multi-family homes. The new development will have a slightly higher density than most nearby residences, but will remain consistent with residential use of the area.

The nearest major medical center is St. Joseph Mercy Hospital, which is a short distance northeast of the subject property. According to their website, St. Joseph Mercy Hospital is: a 530-bed campus critical access hospital with a full range of acute care for patients. The hospital is a highly rated teaching hospital that is known for many studies and advancements in health care.

The Ann Arbor Metropolitan Statistical Area had a population of 344,791 in 2010 based on U.S. Census data. Population of the Ann Arbor Metropolitan Statistical Area is projected to increase by 32,794 to 380,170 by 2035 (U.S. Census data).

Statutory Checklist

[24CFR §58.5]

For each listed statute, executive order or regulation, record the determinations made. Note reviews and consultations completed as well as any applicable permits or approvals obtained. Attach evidence that all required actions have been taken. Record any conditions or mitigation measures required. Then, make a determination of compliance or consistency.

Factors

Determinations and Compliance Documentation

Historic Preservation [36 CFR 800]	The buildings on this site were constructed circa 1952 and 1970. One building on the site is older than 50 years, but has no historic significance. Although there are buildings 50 years and older near the site, they have no historical significance and the only effect this development will have on those structures is aesthetics. See Appendix A.
Floodplain Management [24 CFR 55, Executive Order 11988]	The south border and part of the east border of this site are in a flood plain as indicated on the FEMA Flood Insurance Rate Map (FIRM). A certified land surveyor will be contacted if development of the east and south borders of the site is planned. A copy of the search results is located in appendix D.
Wetlands Protection [Executive Order 11990]	The National Wetland Inventory Map does not list the site as a wetland. A copy of the National Wetlands Inventory Map along with the wetlands conservation easement permit is included in appendix C.
Coastal Zone Management Act [Sections 307(c),(d)]	This site is not located within a coastal zone management area. No boundary maps were available for Washtenaw county during this investigation. A list of coastal zone management areas organized by county has been included in appendix B.
Endangered Species Act [50 CFR 402]	The site has been developed since 1952. The site is not a known habitat for endangered, threatened or rare species. The creek to the east of the subject property could be home to the Snuffbox, which is an endangered species in Washtenaw County. However, since the creek will not be affected by this redevelopment, there would be no effect on any endangered species at the site. An endangered species report for Washtenaw County is included in appendix E.
Wild and Scenic Rivers Act [Sections 7 (b), (c)]	No impact to a Wild and Scenic River is identified. No Wild or Scenic River is located within the project area. A map provided by the DNR is included in appendix F showing Michigan's wild and scenic rivers.
Farmland Protection Policy Act [7 CFR 658]	The property is not currently used as farmland, therefore according to HUD guidelines, no further documentation is warranted.
Sole Source Aquifers [40 CFR 149]	There are no sole source aquifers in the state of Michigan, nor will the project impact an aquifer. A copy of designated sole source aquifers in EPA region V is located in appendix F.
Air Quality [Clean Air Act, Sections 176 (c) and (d), and 40 CFR 6, 51, 93]	The residential development of this property will not negatively impact air quality. Project is in an attainment area and does not require an air use permit. A list of the currently designated non-attainment areas in Michigan is included in appendix F.
Environmental Justice [Executive Order 12898]	Because the project exposes no one to adverse environmental conditions, the project does not expose low income or minority populations to adverse environmental conditions. A copy of the poverty status for the past 12 months for Ann Arbor, Michigan is included in appendix G.

HUD Environmental Standards

Determinations and Compliance Documentation

Airport Clear Zones and Accident Potential Zones [24 CFR 51 D]	The project is not within an airport clear zone or accident potential zone. The nearest airport civil or military airport is more than 2 miles from the subject property. A map of the four airports located in a 15 mile radius is located in appendix H.
Noise Abatement and Control [24 CFR 51 B]	There is no railroad within 3,000 feet of the subject property. The noise caused by this road is considered acceptable and will not need mitigation. No noise abatement measures are needed as determined by the minimum setback requirements set forth by HUD. Any construction activities will be performed during daytime hours.
Explosive and Flammable Operations [24 CFR 51 C]	This project will not expose either people or buildings to additional hazards. Project is fully surrounded by residential properties that do not involve above ground storage of explosive or flammable materials. A list of aboveground storage tanks for Washtenaw County, Michigan is located in appendix I and based off the most recent MDEQ database.
Toxic or Hazardous Substances and Radioactive Materials [HUD Notice 79-33]	This project will not expose either people or buildings to additional hazards. Project is fully surrounded by residential and commercial uses that do not involve toxic, hazardous, or radioactive materials.

Environmental Assessment Checklist

[Environmental Review Guide HUD CPD 782, 24 CFR 58.40; Ref. 40 CFR 1508.8 & 1508.27]

Evaluate the significance of the effects of the proposal on the character, features and resources of the project area. Enter relevant base data and verifiable source documentation to support the finding. Then enter the appropriate impact code from the following list to make a finding of impact. **Impact Codes:** (1) - No impact anticipated; (2) - Potentially beneficial; (3) - Potentially adverse; (4) - Requires mitigation; (5) - Requires project modification. Note names, dates of contact, telephone numbers and page references. Attach additional materials as needed.

Land Development

Code

Source or Documentation

Conformance with Comprehensive Plans And Zoning	3	Two of three parcels that make up the subject site are zoned as multiple family residential. One parcel (3451 Platt Road) is zoned as single family residential. Any necessary rezoning will be completed before development is initiated.
Compatibility and Urban Impact	1	This development is not expected to have any impact on the urban compatibility of the site or surrounding areas.
Slope	1	The project site is not within an area of potential landslides and the project site is not on expansive soils.
Erosion	1	This development is not expected to impact erosion on the site. There is minimal elevation change on the center and west portions of the site, and development is not planned near the creek on the east side of the site where elevation change increases.
Soil Suitability	1	No impact from the soil is expected.
Hazards and Nuisances including Site Safety	3	The site access will be limited during construction activities. Construction noise will be limited to normal work hours. After construction, no hazards or site safety impacts are expected.
Energy Consumption	3	The redevelopment will not strain the existing electrical or gas supply. This property will demand slightly greater electrical and gas supply because of additional housing units being built on the property.

Noise - Contribution to Community Noise Levels	1	Construction phase noise will be mitigated by standard procedures such as restricting construction to daylight hours. Otherwise no noise calculations are necessary based on the minimum distance requirements of roads, railroads, and airports as defined by HUD.
Air Quality Effects of Ambient Air Quality on Project and Contribution to Community Pollution Levels	1	The development activities will not negatively affect the air quality. The project is not located in an attainment area and does not require an air use permit. A list of Non-attainment areas in Michigan is located in appendix F.
Environmental Design Visual Quality - Coherence, Diversity, Compatible Use and Scale	2	The new development is expected to be completed using elements of green construction. At this time, specific building materials and LEED specific design standards have not been developed.

Socioeconomic

Code

Source or Documentation

Demographic Character Changes	1	With the addition of the apartment facilities being built this development is not large enough to change the demographic characteristics of the area. This will not have any adverse impact.
Displacement	3	One of the two units in the duplex at 3401 Platt Road is inhabited. Occupancy details for the four buildings located at 3541 Platt Road are unknown. Adverse affects could be caused by displacement families residing in the current buildings.
Employment and Income Patterns	2	The project will have a temporary positive effect on employment during the construction phase. After construction, even though some additional maintenance services may be required because additional people will reside on the subject property, there will be no major changes in employment or income patterns.

**Community Facilities
and Services**

	Code	Source or Documentation
Educational Facilities	1	Ann Arbor Public Schools and other nearby schools of choice provide the primary and secondary education. The educational facilities are large enough to accommodate this development as there will be little change in the population.
Commercial Facilities	1	Local amenities are within a short walk north of the subject property to Packard Road.
Health Care	1	St. Joseph Mercy Hospital is located approximately 4.0 miles northeast of the site and is large enough to service any additional persons that the housing development may attract.
Social Services	1	Social Services are not expected to be impacted due to the relatively small amount of added population from the project.
Solid Waste	1	The Ann Arbor Area has private waste haulers available to this development that would be able to handle solid waste disposal requirements for the development.
Waste Water	1	The City of Ann Arbor provides wastewater services. Additional wastewater generated by this project will be minimal.
Storm Water	2	There are no storm drains on the subject property. During site development, there are plans to add a storm water detention pond on the east portion of the property. Additional storm water runoff generated from development activities will be accommodated by storm drains along Platt Road and the pond that will be developed.
Water Supply	1	Domestic water is supplied by the City of Ann Arbor. This project will increase water usage as a result of this development, but will not significantly impact the City of Ann Arbor water supply.
Public Safety - Police	1	Ann Arbor provides their own police service. It is not expected that the development of this project will increase the work load significantly.
- Fire	1	The City of Ann Arbor has a full time fire department. It is not expected that the development of this project will increase the work load significantly.
- Emergency Medical	1	St. Joseph Mercy Hospital is a full service hospital and provides emergency services to the development. It is not anticipated that the number of proposed apartments would stress the work load.
Open Space and Recreation - Open Space	3	This project will have some effect on open space. The space is on private land, but currently, each of the three parcels is either vacant or mostly vacant land. Development of the property will lower the amount of open space with increased building size and parking amenities.
- Recreation	1	This project would have no major effects on these recreation areas.
- Cultural Facilities	1	Additional residences located at this development site are not expected to impact any nearby cultural facilities.
Transportation	1	This project is located in the City of Ann Arbor. Minimal impact is expected.

Natural Features

Source or Documentation

Water Resources	1	The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge, and will not result in alteration of the course of a stream or river in a manner which could potentially result in substantial erosion or sedimentation on or off site, or result in downstream flooding.
Surface Water	1	Surface water will not be negatively impacted by the project. Storm water will either be maintained on site by implementing storm water retention measures, through natural drainage or be maintained by the city's current storm water management plan.
Unique Natural Features and Agricultural Lands	1	There are no unique features or agricultural lands on the project site.
Vegetation and Wildlife	3	There are several trees on the east side of the subject property. Development of the buildings on site is likely to adversely affect

	<p>the vegetation in the middle of the site where vacant land exists. Most vegetation near the east and south portions of the site will likely remain undamaged. Tree removal could have some negative impact on the vegetation and wildlife on the subject property.</p>
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Other Factors

Source or Documentation

Flood Insurance	<p>1 The south and east portions of the site are located in a flood plain according to the FEMA Flood insurance maps. A map indicating areas in the flood plain is located in appendix D.</p>
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NOTE: The Responsible Entity must additionally document compliance with 24 CFR §58.6 in the ERR, particularly with the Flood Insurance requirements of the Flood Disaster Protection Act and the Buyer Disclosure requirements of the HUD Airport Runway Clear Zone/Clear Zone regulation at 24 CFR 51 Subpart D.

Summary of Findings and Conclusions

Based on the above information, the proposed project as designed will not result in a significant impact on the quality of the human environment.

ALTERNATIVES TO THE PROPOSED ACTION

Alternatives and Project Modifications Considered [24 CFR 58.40(e), Ref. 40 CFR 1508.9] (Identify other reasonable courses of action that were considered and not selected, such as other sites, design modifications, or other uses of the subject site. Describe the benefits and adverse impacts to the human environment of each alternative and the reasons for rejecting it.)

1. Smaller developments were considered during the early stages of project design. The project began as a multiple building housing development for families with income equal to or less than 60% AMI. Four buildings were planned for construction, each were two-story, multiple unit residential buildings. The development was expected to be completed at 3401 Platt Road, and included a driveway, parking lot, and a 100-year, storm water detention pond on the property. The plans have since changed to the current design as described in the description of proposal in this report. Adverse impacts caused by the current development plans include: a larger impact on aesthetics, higher demand of public service and utility resources, and more adverse impacts on wildlife and vegetation. Adverse affects to the human environment will be negligible. Benefits to the current plans include a higher quantity of available housing for people at or below 60% of the AMI.

No Action Alternative [24 CFR 58.40(e)]

(Discuss the benefits and adverse impacts to the human environment of not implementing the preferred alternative).

1. The alternative would be to leave the land at its current level of improvement, which could possibly affect the availability of affordable housing for families that are at or below 60% AMI.

Mitigation Measures Recommended [24 CFR 58.40(d), 40 CFR 1508.20]

(Recommend feasible ways in which the proposal or external factors relating to the proposal should be modified in order to eliminate or minimize adverse environmental impacts.)

Mitigation #1: *Hours for construction will be limited to daylight hours to minimize any construction noise impacts on surrounding residents*

Mitigation #2:

Additional Studies Performed

See additional studies

1. Phase I Environmental Site Assessment for 3401 Platt Road dated August 29, 2014.
2. Asbestos NESHAP inspection for 3401 Platt Road. Additional NESHAP inspections are planned for other buildings located at the site prior to demolition.

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]

1. State Historical Preservation Office Correspondence
2. (FEMA Flood Insurance Rate Map (FIRM)
3. National Fish and Wildlife website
4. EPA website - Sole Source Aquifers, Non-attainment Areas
5. U.S. Census Bureau - Poverty Status
6. Noise calculations for acceptability
7. MDEQ AST Database list for Washtenaw County Michigan



APPENDIX A
State Historic Preservation Office

**STATE HISTORIC PRESERVATION OFFICE
Application for Section 106 Review**

SHPO Use Only

<input type="checkbox"/> IN	Received Date	___ / ___ / ___	Log In Date	___ / ___ / ___
<input type="checkbox"/> OUT	Response Date	___ / ___ / ___	Log Out Date	___ / ___ / ___
	Sent Date	___ / ___ / ___		

Submit one copy for each project for which review is requested. This application is required. Please type. Applications must be complete for review to begin. Incomplete applications will be sent back to the applicant without comment. Send only the information and attachments requested on this application. Materials submitted for review cannot be returned. Due to limited resources we are unable to accept this application electronically.

I. GENERAL INFORMATION

THIS IS A NEW SUBMITTAL THIS IS MORE INFORMATION RELATING TO ER#

- a. Project Name: Ratliff Property
- b. Project Address (if available): 3410 Platt Road and 3451 Platt Road, Ann Arbor, MI 48108
- c. Municipal Unit: City of Ann Arbor County: Washtenaw
- d. Federal Agency, Contact Name and Mailing Address (If you do not know the federal agency involved in your project please contact the party requiring you to apply for Section 106 review, not the SHPO, for this information.): HUD
- e. State Agency (if applicable), Contact Name and Mailing Address: MSHDA: Michael Vollick
- f. Consultant or Applicant Contact Information (if applicable) including mailing address: Stephen Dehring, Villa Environmental Consultants, 408 W. Main Street, Benton Harbor, MI 49022

II. GROUND DISTURBING ACTIVITY (INCLUDING EXCAVATION, GRADING, TREE REMOVALS, UTILITY INSTALLATION, ETC.)

DOES THIS PROJECT INVOLVE GROUND-DISTURBING ACTIVITY? YES NO (If no, proceed to section III.)

Exact project location must be submitted on a USGS Quad map (portions, photocopies of portions, and electronic USGS maps are acceptable as long as the location is clearly marked).

- a. USGS Quad Map Name: Ypsilanti West
- b. Township: 3S Range: 6E Section: 11
- c. Description of width, length and depth of proposed ground disturbing activity: Parking areas, driveways, and new multifamily dwelling developments (approximately will be completed).
- d. Previous land use and disturbances: Multiple family dwelling (duplex) at 3401 Platt and four (4) multiple family dwellings at 3451 Platt. Before the land was developed for residential housing, land usage is unknown.
- e. Current land use and conditions: Multiple family dwellings
- f. Does the landowner know of any archaeological resources found on the property? YES NO
Please describe:

III. PROJECT WORK DESCRIPTION AND AREA OF POTENTIAL EFFECTS (APE)

Note: Every project has an APE.

- a. Provide a detailed written description of the project (plans, specifications, Environmental Impact Statements (EIS), Environmental Assessments (EA), etc. **cannot** be substituted for the written description): The current buildings are planned to be demolished (5 multiple unit residential buildings) and replaced with five structures (four multiple unit buildings and one office building) that are larger but will have similar use. Buildings will be spread throughout the three parcels being utilized and two asphalt parking lots will be constructed for resident parking. A playground will also be constructed along the west boundary of the property. A map of the proposed plan has been attached to this submittal.
- b. Provide a localized map indicating the location of the project; road names must be included and legible.
- c. On the above-mentioned map, identify the APE.

- d. Provide a written description of the APE (physical, visual, auditory, and sociocultural), the steps taken to identify the APE, and the justification for the boundaries chosen. The APE has been identified by the visual change in landscape that will occur to nearby properties. The on site structure will change to multiple (5) structures which are larger but have similar use. New construction will be as similar height (one to two stories) to the existing buildings. Adjacent properties will be minorly effected by visual changes in the physical structures on site. Auditory and physical effects will be temporarily present during demolition and new construction. There will be no permanent sociocultural or auditory changes.

IV. IDENTIFICATION OF HISTORIC PROPERTIES

- a. List and date **all** properties 50 years of age or older located in the APE. If the property is located within a National Register eligible, listed or local district it is only necessary to identify the district: The subject property is not in a listed historical district. The following addresses are properties that have structures greater than 50 years old. Each address is located in Ann Arbor, MI 48108: 3331 Platt Rd., 3333 Platt Rd., 3335 Platt Rd., 3337 Platt Rd., 3416 Platt Rd, 3021 Lorraine St., 3035 Lorraine St., 3055 Lorraine St., 3065 Lorraine St., 3350 Creek Dr., 3360 Creek Dr., 3380 Creek Dr., and 3400 Creek Dr. These buildings are all 50 years or older but are not listed as historical properties.
 - b. Describe the steps taken to identify whether or not any **historic** properties exist in the APE and include the level of effort made to carry out such steps: National and State historical register review, including the National Register or Historic Places geodatabase. Review of local historical documents, signs, and photographs.
 - c. Based on the information contained in "b", please choose one:
 - Historic Properties Present in the APE
 - No Historic Properties Present in the APE
 - d. Describe the condition, previous disturbance to, and history of any historic properties located in the APE: No historic properties are located in the APE.
-

V. PHOTOGRAPHS

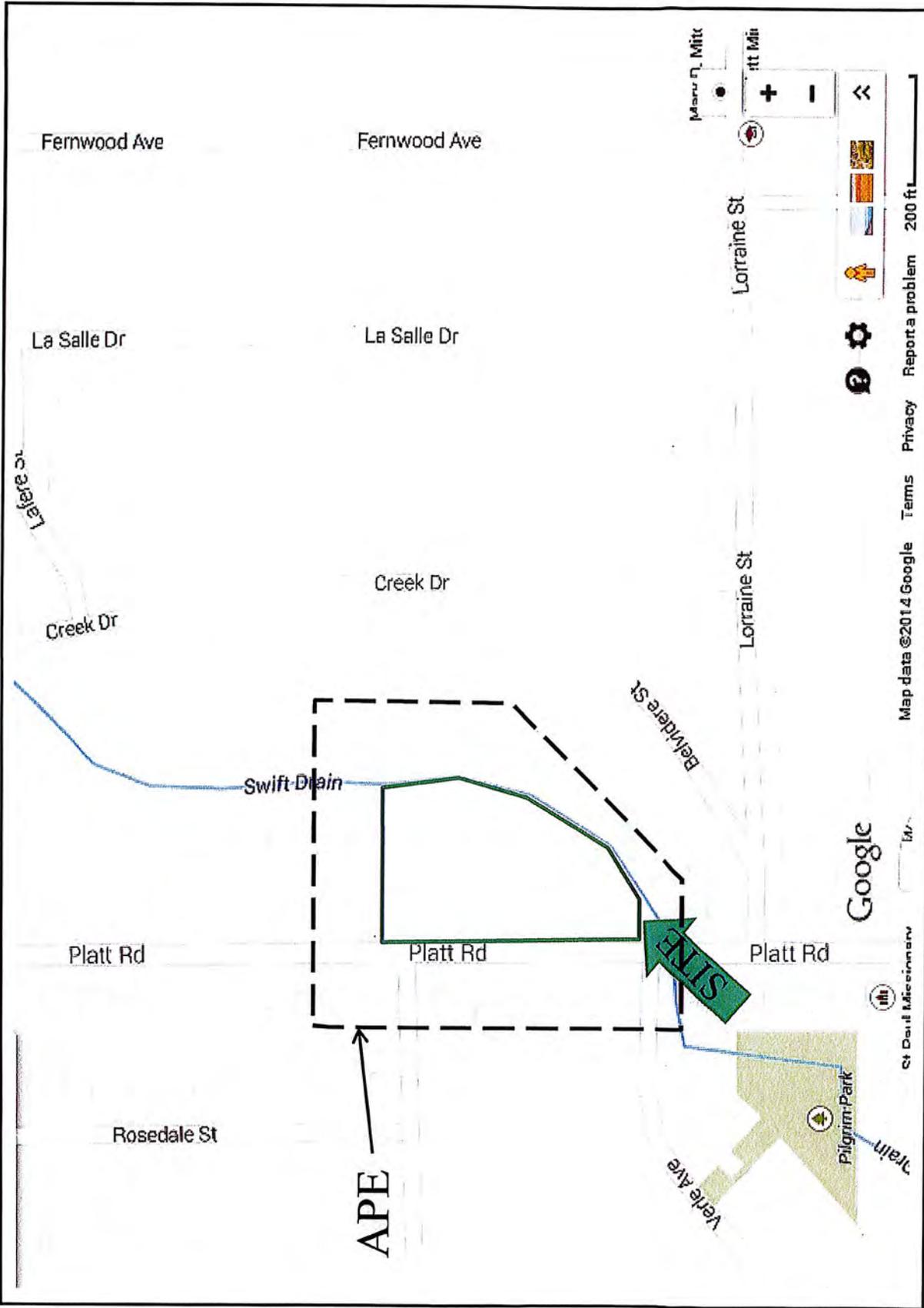
Note: All photographs must be keyed to a localized map.

- a. Provide photographs of the site itself.
 - b. Provide photographs of all properties 50 years of age or older located in the APE (faxed or photocopied photographs are not acceptable).
-

VI. DETERMINATION OF EFFECT

- No historic properties affected based on [36 CFR § 800.4(d)(1)], please provide the basis for this determination.
- No Adverse Effect [36 CFR § 800.5(b)] on historic properties, explain why the criteria of adverse effect, 36 CFR Part 800.5(a)(1), were found not applicable.
- Adverse Effect [36 CFR § 800.5(d)(2)] on historic properties, explain why the criteria of adverse effect, [36 CFR Part 800.5(a)(1)], were found applicable.

Please print and mail completed form and required information to:
State Historic Preservation Office, Environmental Review Office, Michigan Historical Center, 702
W. Kalamazoo Street, P.O. Box 30740, Lansing, MI 48909-8240



VEC
Villa Environmental Consultants, Inc.

Project: 3401 Platt Rd.
 Ann Arbor, MI 48108

Date: 08/18/2014
 Project No: #14-209

Scale: See Above
 Figure No: 1

SITE LOCATION MAP

Map data ©2014 Google Terms Privacy Report a problem 200 ft

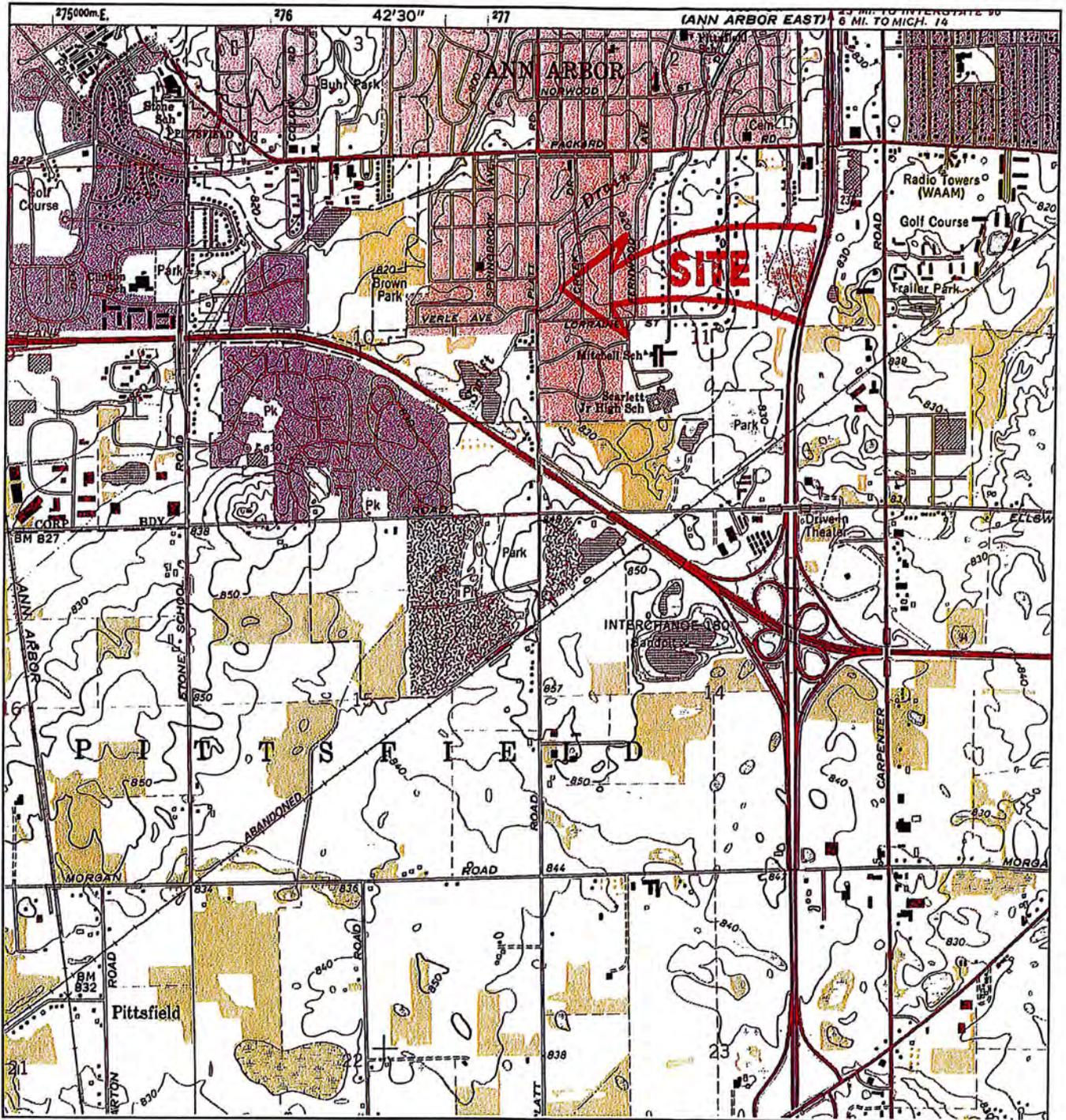
Google

St. David's Missionary

Map navigation controls: +, -, <<, >>, Street View icon, Settings icon, Location icon, Search icon.

Map navigation controls: Maru, Mitt, +, -, <<, >>, Street View icon, Settings icon, Location icon, Search icon.

Historical Topographic Map



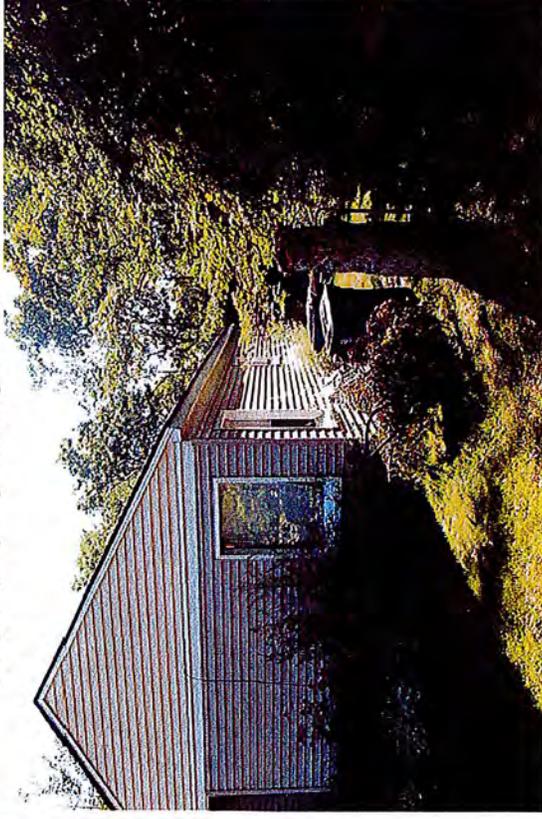
N ↑	TARGET QUAD NAME: YPSILANTI WEST MAP YEAR: 1983 PHOTOREVISED FROM :1967 SERIES: 7.5 SCALE: 1:24000	SITE NAME: Ratliff Property ADDRESS: 3401 Platt Road Ann Arbor, MI 48108 LAT/LONG: 42.24 / -83.7	CLIENT: Environmental Consulting Solutions, LLC CONTACT: Andrew Foerg INQUIRY#: 4033005.4 RESEARCH DATE: 08/11/2014



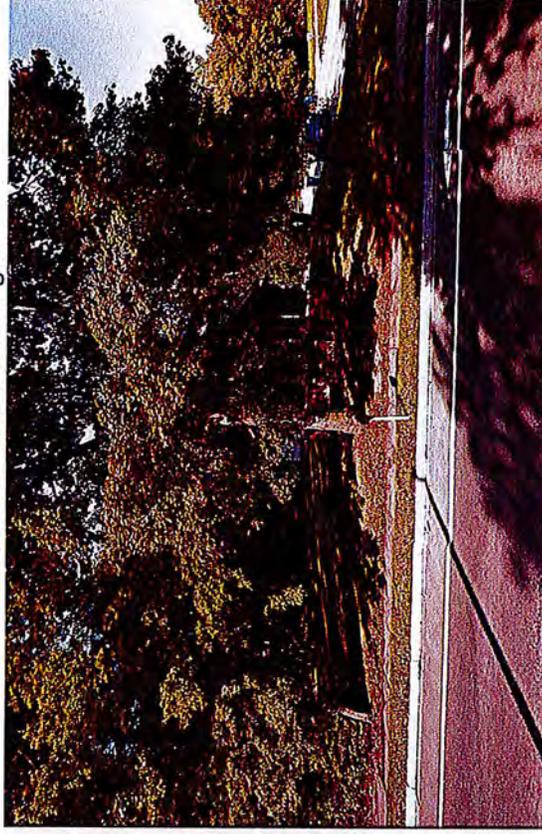
Subject property existing structure west facade



West facade different angle



Subject property south facade



3416 Platt Road (single family inside of APE)



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Project:

3401 Platt Road
Ann Arbor, MI 48108

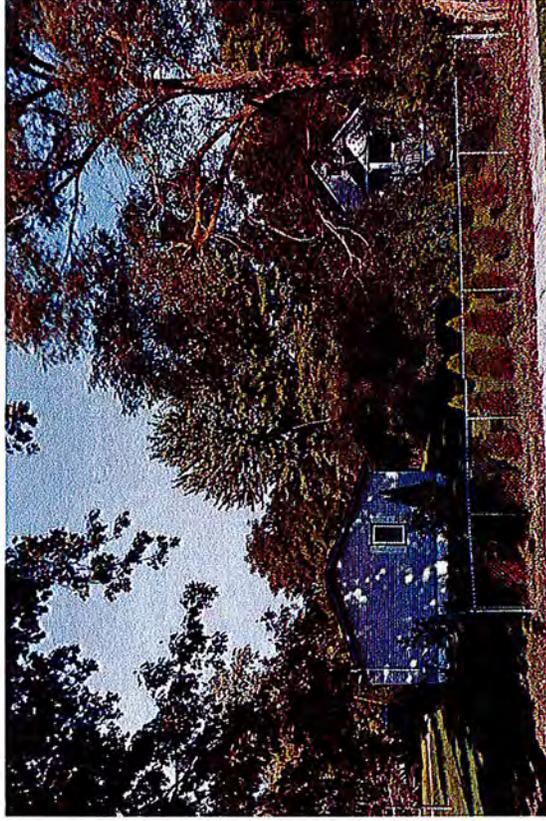
PHOTOPLATE

Date: 08/19/2014

Scale: NA

Project No: #14-142

Figure No: 3



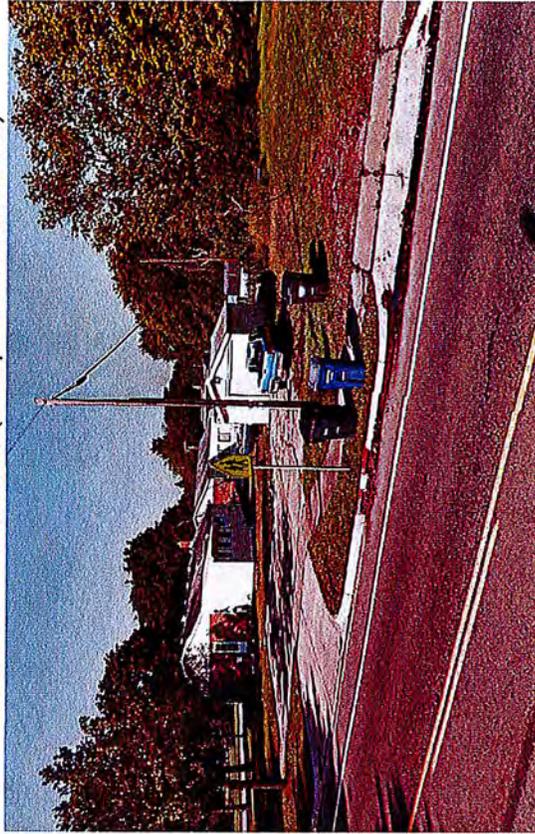
2989 Sharon Drive (single family inside of APE)



3331 - 3337 Platt Road (multiple unit inside APE)



3451 Platt Road (subject property existing structures)



3432 Platt Road (multiple unit outside of APE)



**Villa
Environmental
Consultants, Inc.**

Project:

3401 Platt Road
Ann Arbor, MI 48108

PHOTOPLATE

Date: 08/19/2014

Scale: NA

Project No.: #14-142

Figure No.: 4



APPENDIX B
MDEQ Coastal Zone Review

Water

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- [Aquatic Invasive Species](#)
- [Biosolids & Industrial Pretreatment](#)
- [Campgrounds and Pools](#)
- [Drinking Water](#)
- [Enbridge Oil Spill](#)
- Great Lakes**
- [Areas of Concern](#)
- Coastal Management**
- [Ballast Water Reporting](#)
- [Dredging Projects](#)
- [Michigan Great Lakes Coordination Program](#)
- [Protection Fund](#)
- [Shipwrecks](#)
- [Shoreland Management](#)
- [Submerged Lands](#)
- [Submerged Logs Recovery](#)
- [Water Use, Levels, & Diversion](#)
- [Michigan's Water Strategy](#)
- [Protection and Restoration](#)
- [Groundwater Discharge](#)
- [Groundwater Modeling](#)
- [Inland Lakes & Streams](#)
- [On Site Wastewater](#)
- [Operating Training & Certification](#)
- [Part 5 Rules: Spillage of Oil/Polluting Materials](#)
- [Revolving Fund Programs](#)
- [Rule 97 Certifications](#)
- [Surface Water](#)
- [Wastewater Construction](#)
- [Water Management](#)
- [Water Quality Monitoring](#)
- [Water and Wastewater Security](#)
- [Wetlands Protection](#)
- About the DEQ**
- Air**
- Climate Change**
- Key Topics**
- Land**
- News and Events**
- Pollution Prevention**
- Waste**
- Prosperity Regions**

Coastal Zone Boundary Maps

The links listed below show Michigan's coastal zone boundaries.

Alcona

- [Harrisville and Greenbush Townships](#)
- [Alcona and Haynes Township](#)

Alger

- [Burt Township](#)
- [Grand Island and Munising Townships, City of Munising](#)
- [Onota and Au Train Townships](#)

Allegan

- [Ganges and Casco Townships](#)
- [Laketown, Saugatuck and Manlius Townships and South Haven](#)

Alpena

- [Alpena and Sanborn Townships](#)
- [Alpena Township and City of Alpena](#)

Antrim

- [Banks and Torch Lake Townships](#)
- [Milton and Elk Rapids Townships](#)

Arenac

- [Standish, Arenac and Au Gres Townships](#)
- [Whitney, Sims and Au Gres Townships](#)

Baraga

- [Arvon Township](#)
- [Baraga and L'Anse Townships](#)

Bay

- [Bangor, Hampton, Merritt, Portsmouth and Frankenlust Townships and Bay City and Essexville](#)
- [Bangor, Kawkawlin and Fraser Townships](#)
- [Pinconning Township](#)

Benzie

- [Lake Township](#)
- [Crystal Lake, Gilmore and Blaine Townships and City of Frankfort](#)

Berrien

- [Hagar, Benton and St. Joseph Townships and Benton Harbor and St. Joseph](#)
- [Lincoln and Lake Townships and the city of Bridgman](#)
- [New Buffalo and Chikaming Townships and New Buffalo](#)

Related Content

- [Routine Program Change Approval Letter 7/18/2014](#) [PDF](#)
- [Public Notice: Michigan Coastal Zone Management Program Routine Program Change \(June 2014\)](#)
- [Routine Program Change Concurrence Request: Enforceable Policies for Environmental Protection Litigation](#) [PDF](#)
- [Routine Program Change Approval Letter 3/19/14](#) [PDF](#)
- [Michigan CZMP FY13 Fact Sheet](#) [PDF](#)
- [Routine Program Change Concurrence Request: Enforceable Policies for the Protection of Endangered and Threatened Species](#) [PDF](#)
- [Phase II Status Assessment of Herpetofauna in the Saginaw Bay Watershed](#) [PDF](#)
- [Section 309 Assessment and Five-Year Strategy for Coastal Zone Management Program Enhancement 2012-2016](#) [PDF](#)
- [Draft Coastal and Estuarine Land Conservation Plan](#) [PDF](#)
- [Michigan Coastal Notes](#)

Charlevoix

- Bay, Charlevoix and Hayes Townships
- Charlevoix County, Beaver Island Group
- Eveline, South Arm, East Jordan, Evangeline and Wilson Townships and Boyne City
- Norwood Township

Cheboygan

- Benton Township and City of Cheboygan
- Mackinaw, Hebron and Beaugrand Townships

Chippewa

- Bay Mills, Superior and Soo Townships and Sault Ste. Marie
- Bay Mills Township
- Bruce and Soo (Nebbish Island) Townships
- Detour and Raber Townships
- Drummond Township
- Pickford and Raber Townships
- Sugar Island Township
- Whitefish Township

Delta

- Ford River Township
- Brampton, Escanaba and Wells Townships and the cities of Gladstone and Escanaba
- Ensign, Bay De Noc and Masonville Townships
- Fairbanks Township
- Garden and Nahma Townships

Emmet

- Readmond and Friendship Townships
- Wawatam, Bliss and Cross Village Townships
- West Traverse, Little Traverse, Bear Creek and Resort Townships and the cities of Petoskey and Harbor Springs

Gogebic

- Ironwood (East) and Wakefield Townships
- Ironwood (West) Township

Grand Traverse

- Acme, East Bay and Garfield Townships and Traverse City
- Peninsula Township

Houghton

- Hancock and Calumet Townships
- Portage, Chassell and South part of Torch Lake Townships
- Schoolcraft, Osceola, Franklin, Portage and North part of Torch Lake Townships
- Stanton Township

Huron

- Fair Haven and Sebewaing Townships
- Harbor Beach, Sand Beach and Sherman Townships
- Huron, Gore and Rubicon Townships
- Lake, Caseville and McKinley Townships
- Pte. Aux Barques, Port Austin and Hume Townships

Iosco

- Baldwin, Tawas, Alabaster Townships and East Tawas and Tawas City
- Oscoda and Au Sable Townships

Keweenaw

- Sherman Township
- Allouez and Houghton Townships (Mainland)
- Eagle Harbor Township (Mainland)
- Grant Township
- Isle Royal and Eagle Harbor Townships
- Isle Royal and Houghton Townships

Leelanau

- Bingham and Elmwood Townships
- Leland, Leelanau and Suttons Bay Townships
- Cleveland, Glen Arbor and Empire Townships

Luce

- McMillan Township (western part)
- McMillan Township (eastern part)

Mackinac

- Bois Blanc Township
- Clark Township
- Garfield Township
- Hendricks and Hudson Townships
- Marquette and St. Ignace Townships
- Moran Township
- Newton Township

Macomb

- Chesterfield, Harrison, Clinton, and Lake Townships and the cities of Mt. Clemens and St. Clair Shores

Manistee

- Arcadia and Onekama Townships
- Filer, Manistee and Stonach Townships and the city of Manistee

Marquette

- Marquette, Sands and Chocolay Townships
- Powell Township

Mason

- Grant, Hamlin and Victory Townships
- Pere Marquette, Amber, Riverton and Summit Townships and Ludington

Menominee

- Menominee Township and the city of Menominee
- Cedarville Township
- Ingallston Township

Monroe

- Berlin, Frenchtown and Monroe Townships
- Erie, LaSalle and Monroe Townships

Muskegon

- Muskegon, Laketon and Fruitport Townships, the "Muskegons" and Norton Shores
- White River, Montague, Whitehall and Fruitland Townships and cities of Montague and Whitehall

Oceana

- [Benoa and Clay Banks Townships](#)
- [Pentwater and Golden Townships](#)

Ontonagon

- [Carp Lake Township](#)
- [Bohemia and Ontonagon \(east part\) Townships](#)
- [Ontonagon \(west part\) Township](#)

Ottawa

- [Port Sheldon, Holland and Park Townships and the cities of Zeeland and Holland](#)
- [Spring Lake and Grand Haven Townships and cities of Ferrysburg and Grand Haven](#)

Presque Isle

- [Bearinger and Ocqueoc Townships](#)
- [Presque Isle, Krakow and Pulawski Townships](#)
- [Rogers and Belknap Townships](#)

Saginaw

- [Kochville, Zilwaukee, Carrollton and Buena Vista Townships](#)

Sanilac

- [Delaware, Forest and Sanilac Townships](#)
- [Sanilac, Lexington and Worth Townships](#)

Schoolcraft

- [Manistique and Thompson Townships](#)
- [Mueller and Doyle Townships](#)

St. Clair

- [Burtchville and Fort Gratiot Townships and the city of Port Huron](#)
- [East China, Cottrelville, Clay and Ira Townships and the cities of Algonac and Marine-City](#)
- [St. Clair and East China Townships and the cities of Port Huron, Marysville and St. Clair](#)

Tuscola

- [Akron and Wisner Townships](#)

Van Buren

- [South Haven and Covert Townships and the city of South Haven](#)

Wayne

- [Brownstown Township and the cities of Ecorse, Lincoln Park, Wyandotte, Riverview, Trenton, Rockwood and Gibraltar](#)
- [The "Grosse Points", Detroit and River Rouge](#)



APPENDIX C
Wetlands Map



U.S. Fish and Wildlife Service

National Wetlands Inventory

3401 Platt Road,
Ann Arbor, MI

Aug 27, 2014

Wetlands

-  Freshwater Emergent
-  Freshwater Forested/Shrub
-  Estuarine and Marine Deepwater
-  Estuarine and Marine
-  Freshwater Pond
-  Lake
-  Riverine
-  Other



This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or completeness of the base data shown on this map. All wetland-related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.



Villa
Environmental
Consultants, Inc.

NATIONAL WETLANDS INVENTORY MAP

Project: 3401 Platt Rd.
Ann Arbor, MI 48108

Date: 08/18/2014

Scale: See Above

Project No: #14-209

Figure No: 1



APPENDIX D
Flood Insurance Rate Map



APPENDIX E
Endangered Species

ENDANGERED SPECIES LIST OF WASHTENAW COUNTY, MICHIGAN

Species	Status	Habitat
Indiana bat (<i>Myotis sodalis</i>)	Endangered	Summer habitat includes small to medium river and stream corridors with well developed riparian woods; woodlots within 1 to 3 miles of small to medium rivers and streams; and upland forests. Caves and mines as hibernacula.
Snuffbox (<i>Epioblasma triquetra</i>)	Endangered	Small to medium-sized creeks in areas with a swift current and some larger rivers
Mitchell's satyr butterfly (<i>Neonympha mitchellii mitchellii</i>)	Endangered	Fens; wetlands characterized by calcareous soils which are fed by carbonate-rich water from seeps and springs
Eastern prairie fringed orchid (<i>Plantathera leucophaea</i>)	Threatened	Mesic to wet prairies and meadows



Snuffbox (freshwater mussel) *Epioblasma triquetra*

The snuffbox is a freshwater mussel that is listed as an *endangered species*. Endangered species are animals and plants that are in danger of becoming extinct. *Threatened species* are animals and plants that are likely to become endangered in the foreseeable future. Identifying, protecting, and restoring endangered and threatened species are primary objectives of the U.S. Fish and Wildlife Service's endangered species program.

What is the Snuffbox?

Appearance: The snuffbox is a small- to medium-sized freshwater mussel with a yellow, green or brown shell interrupted with green rays, blotches or chevron-shaped lines. The shell becomes darker and the interruptions less clear with age. Shell shape is typically triangular in females and oblong or ovate in males. Males can grow up to 2.8 inches, with females reaching only up to 1.8 inches.

Range: Historically the snuffbox was widespread, occurring in 210 streams and lakes in 18 states and Ontario, Canada. The population has been reduced to 79 streams and lakes in 14 states and Ontario, representing a 62 percent rangewide decline. The snuffbox is currently found in Alabama, Arkansas, Illinois, Indiana, Kentucky, Michigan, Minnesota, Missouri, Ohio, Pennsylvania, Tennessee, Virginia, West Virginia, Wisconsin, and Ontario, Canada. Most populations are small and geographically isolated from one another, further increasing their risk of extinction.



Photo by Dr. Chris Barnhart, Missouri State University

The logperch is a host fish for snuffbox mussels. In this photo, a logperch approached the female mussel, which then snapped shut. Oftentimes, the mussel will snap closed on a fish's head or snout, ensuring that glochidia are released into the fish's gills.

Habitat: The snuffbox is usually found in small- to medium-sized creeks, inhabiting areas with a swift current, although it is also found in Lake Erie and some larger rivers. Adults often burrow deep in sand, gravel or cobble substrates, except when they are spawning or the females are attempting to attract host fish. They are suspension-feeders, typically feeding on algae, bacteria, detritus, microscopic animals, and dissolved organic material.

Reproduction: The life cycle of the snuffbox, like most freshwater mussels, is unusual and complex. Males release sperm into the water column that is then siphoned by females to fertilize their eggs. Fertilized eggs develop into

microscopic larvae, called glochidia, within special gill chambers. After brooding for up to 7 months, females expel mature glochidia, which then must attach to the gills or fins of specific host fish species to complete development into juvenile mussels. If successfully attached to a host fish, glochidia mature within a few weeks. Juvenile mussels then drop off and continue to grow, if they fall onto appropriate substrate. Using host fish allows the snuffbox to move upstream and populate habitats it could not otherwise reach.

What threatens the snuffbox mussel?

Dams: Dams affect both upstream and downstream mussel populations by disrupting natural river flow patterns, scouring river bottoms, changing water temperatures, and

eliminating habitat. Adapted to living in flowing water, the snuffbox cannot survive in the lakes or slow water created by dams.

Snuffbox mussels depend on host fish to move upstream. Because dams block fish passage, they also prevent mussels from moving upstream, isolating downstream mussels from upstream populations. This fragmentation leads to small, unstable populations that easily die out.

Pollution: Adult mussels, because they are sedentary (meaning that they tend to stay in one place), are easily harmed by toxins and poor water quality caused by pollution. Pollution may come from specific, identifiable sources such as accidental spills, factory discharges, sewage treatment plants and solid waste disposal sites or from diffuse sources like runoff from cultivated fields, pastures, cattle feedlots, poultry farms, mines, construction sites, private wastewater discharges, and roads. Contaminants may directly kill mussels, but they may also reduce water quality, affect the ability of surviving mussels to have young, or result in lower numbers or disappearance of host fish.

Sedimentation: Although sedimentation is a natural process, poor land use practices, dredging, impoundments, intensive timber harvesting, heavy recreational use, and other activities accelerate erosion and increase sedimentation. Sediment that blankets a river bottom can suffocate mussels. Accelerated sedimentation may also reduce feeding and respiratory ability for snuffbox mussels, leading to decreased growth, reproduction, and survival.

Nonnative Species: The invasion of the nonnative zebra mussel into the U.S. poses a serious threat. Zebra mussels proliferate in such high numbers that they use up food

resources and attach to native mussel shells in such large numbers that the native mussel cannot eat or breath. Another invasive species, the round goby, is a nonnative fish species that may displace native host fish species, thus reducing the ability of the snuffbox to reproduce.

What is being done to conserve and restore snuffbox mussels?

Listing: In February 2012, the U.S. Fish and Wildlife added the snuffbox to the list of endangered species giving the species full protection under the Endangered Species Act. The ESA provides protection against practices that kill or harm the species and requires planning for recovery and conservation actions.

Watershed Protection

Partnerships: The snuffbox cannot survive without help from watershed partnerships to restore habitat and improve surface lands. Causes of habitat degradation are numerous in streams throughout its range. In many cases, the threats are not from actions in or adjacent to rivers, rather, threats are from widespread problems on uplands at the highest elevations of watersheds. Habitat restoration will require improvements across the entire watershed. The voluntary assistance of federal and state agencies, conservation groups, local governments, private landowners, industries, businesses, and farming communities will be necessary to meet recovery goals.

What can you do?

Learn more about how the destruction of habitat leads to loss of endangered and threatened species and our nation's plant and animal diversity. Discuss with others what you have learned.

Help improve water quality in local streams by minimizing use of lawn-care chemicals and properly disposing of or recycling

hazardous materials found in your home, like batteries, paint, car oil, and pesticides.

When boating, please follow any rules established to prevent the spread of exotic pests like the zebra mussel.

Join a conservation group or volunteer at a local nature center, zoo, or wildlife refuge.

*U.S. Fish & Wildlife Service
5600 American Blvd., West, Suite 990
Bloomington, Minnesota 55437-1458
612/713-5350
<http://www.fws.gov/midwest/endangered>*

January 2012



U.S. Fish & Wildlife Service

Threatened and Endangered Species

Eastern Prairie Fringed Orchid (*Platanthera leucophaea*)



States where the eastern prairie fringed orchid is found.

What is the eastern prairie fringed orchid?

The eastern prairie fringed orchid is a federally threatened species. Threatened species are animals and plants that are likely to become endangered in the foreseeable future. Endangered species are animals and plants that are in danger of becoming extinct. Identifying, protecting, and restoring endangered and threatened species is the primary objective of the U.S. Fish and Wildlife Service's endangered species program.

The eastern prairie fringed orchid is 1 of at least 200 North American orchid species.

Appearance - This plant is 8 to 40 inches tall and has an upright leafy stem with a flower cluster called an inflorescence. The 3 to 8 inch lance-shaped leaves sheath the stem. Each plant has one single flower spike composed of 5 to 40 creamy white flowers. Each flower has a three-part fringed lip less than 1 inch long and a nectar spur (tube-like structure) which is about 1 to 2 inches long.

Habitat Requirements - The eastern prairie fringed orchid occurs in a wide variety of habitats, from mesic prairie to wetlands such as sedge meadows, marsh edges, even bogs. It requires full sun for optimum growth and flowering and a grassy habitat with little or no woody encroachment. A symbiotic relationship between the seed and soil fungi, called mycorrhizae, is necessary for seedlings to become established. This fungi helps the seeds assimilate nutrients in the soil.

Life History - This orchid is a perennial herb that grows from an underground tuber. Flowering begins from late June to early July, and lasts for 7 to 10 days. Blossoms often rise just above the height of the surrounding grasses and sedges. The more exposed flower clusters are more likely to be visited by the hawkmoth pollinators, though they are also at greater risk of being eaten by deer. Seed capsules mature over the growing season and are dispersed by the wind from late August through September.



Photo by Mike Redmer

What is the eastern prairie fringed orchid? (cont'd.)

Why is the eastern prairie fringed orchid threatened?

What is being done to prevent extinction of the eastern prairie fringed orchid?

What can I do to help prevent the extinction of species?

Reproduction/Pollination - Night flying hawkmoths pollinate the nocturnally fragrant flowers of this white orchid. Visiting hawkmoths inadvertently collect pollen on their proboscises as they ingest nectar from the flower's long nectar spurs.

Historic Decline - Early decline was due to the loss of habitat, mainly conversion of natural habitats to cropland and pasture.

Current Decline - Current decline is mainly due to the loss of habitat from the drainage and development of wetlands. Other reasons for the current decline include succession to woody vegetation, competition from non-native species and over-collection.

Listing - The eastern prairie fringed orchid was added to the U.S. List of Endangered and Threatened Species on September 28, 1989 which benefits the species by focusing attention and money on its conservation.

Recovery Plan - In September 1999 a recovery plan was completed by the U.S. Fish and Wildlife Service which delineates reasonable actions needed to recover and/or protect this orchid. The purpose of the plan is to promote the conservation of the threatened eastern prairie fringed orchid by implementing identified tasks.

Recovery Plan Actions - Protect habitat, manage habitat, increase size and numbers of populations, conduct surveys on known populations, conduct research, and review progress.

Learn- Learn more about the eastern prairie fringed orchid and other endangered and threatened species. Understand how the destruction of habitat leads to loss of endangered and threatened species and our nation's plant and animal diversity. Tell others about what you have learned.

Join - Join a conservation group; many have local chapters. Volunteer at a known orchid site to help with annual demographic data collection or to help with prescribed burns at these sites. Or volunteer at a local nature center, zoo, or wildlife refuge.

Protect - Protect remaining wetland areas by **not** filling them for residential or commercial development. Protect native plant species: do not plant non-native invasive plant species in your gardens or landscape projects. Protect water quality by minimizing use of lawn chemicals (i.e., fertilizers, herbicides, and insecticides), recycling used car oil, and properly disposing of paint and other toxic household projects.

The Eastern Prairie Fringed Orchid Recovery Plan and additional species information can be found at <http://midwest.fws.gov/endangered>. **Copies of the recovery plan may be purchased by contacting the** Fish and Wildlife Reference Service at 5430 Grosvenor Lane, Suite 110, Bethesda, Maryland 20814, or by phone 1-800-582-3421 or 301-492-6403 or on the Internet at <http://fa.r9.fws.gov/r9fwrs/>.



U.S. Fish & Wildlife Service

Threatened and Endangered Species

Indiana Bat (*Myotis sodalis*)

The Indiana bat is an endangered species. Endangered species are animals and plants that are in danger of becoming extinct. Threatened species are those that are likely to become endangered in the foreseeable future. Identifying, protecting, and restoring endangered and threatened species are primary objectives of the U.S. Fish and Wildlife Service's endangered species program.

What is the Indiana Bat?

Description

The scientific name of the Indiana bat is *Myotis sodalis* and it is an accurate description of the species. *Myotis* means "mouse ear" and refers to the relatively small, mouse-like ears of the bats in this group. *Sodalis* is the Latin word for "companion." The Indiana bat is a very social species; large numbers cluster together during hibernation. The species is called the Indiana bat because the first specimen described to science in 1928 was based on a specimen found in southern Indiana's Wyandotte Cave in 1904.

The Indiana bat is quite small, weighing only one-quarter of an ounce (about the weight of three pennies). In flight, it has a wingspan of 9 to 11 inches. The fur is dark-brown to black. The Indiana bat is similar in appearance to many other related species. Biologists can distinguish it from similar species by comparing characteristics such as the structure of the foot and color variations in the fur.

Habitat

Indiana bats hibernate during winter in caves or, occasionally, in abandoned mines. For hibernation, they require cool, humid caves with stable temperatures, under 50° F but above freezing. Very few caves within the range of the species have these conditions.



Photo by Rich Fields

Indiana bats eat up to half their body weight in insects each night.

Hibernation is an adaptation for survival during the cold winter months when no insects are available for bats to eat. Bats must store energy in the form of fat before hibernating. During the six months of hibernation the stored fat is their only source of energy. If bats are disturbed or cave temperatures increase, more energy is needed and hibernating bats may starve.

After hibernation, Indiana bats migrate to their summer habitat in wooded areas where they usually roost under loose tree bark on dead or dying trees. During summer, males roost alone or in small groups, while females roost in larger groups of up to 100 bats or more. Indiana bats also forage in or along the edges of forested areas.

Reproduction

Indiana bats mate during fall before they enter caves to hibernate. Females store the sperm through winter and become pregnant in spring soon after they emerge from the caves.

After migrating to their summer areas, females roost under the peeling bark of dead and dying trees in groups of up to 100 or more. Such groups are called maternity colonies. Each female in the colony gives birth to only one pup per year. Young bats are nursed by the mother, who leaves the roost tree only to forage for food. The young stay with the maternity colony throughout their first summer.

Feeding Habits

Indiana bats eat a variety of flying insects found along rivers or lakes and in uplands. Like all insect-eating bats, they benefit people by consuming insects that are considered pests or otherwise harmful to humans. Their role in insect control is not insignificant – Indiana bats eat up to half their body weight in insects each night.

Range

Indiana bats are found over most of the eastern half of the United States. Almost half of all Indiana bats (207,000

in 2005) hibernate in caves in southern Indiana. In 2005, other states which supported populations of over 40,000 included Missouri (65,000), Kentucky (62,000), Illinois (43,000) and New York (42,000). Other states within the current range of the Indiana bat include Alabama, Arkansas, Connecticut, Iowa, Maryland, Michigan, New Jersey, North Carolina, Ohio, Oklahoma, Pennsylvania, Tennessee, Vermont, Virginia, West Virginia. The 2005 population estimate is about 457,000 Indiana bats, half as many as when the species was listed as endangered in 1967.

Why is the Indiana Bat Endangered?

Human Disturbance

Indiana bats, because they hibernate in large numbers in only a few caves, are extremely vulnerable to disturbance. During hibernation, they cluster in groups of up to 500 per square foot. Since the largest hibernation caves support from 20,000 to 50,000 bats, it is easy to see how a large part of the total population can be affected by a single event. Episodes of large numbers of Indiana bat deaths have occurred due to human disturbance during hibernation.

Cave Commercialization and Improper Gating

The commercialization of caves – allowing visitors to tour caves during hibernation – drives bats away. Changes in the structure of caves, such as blocking an entrance, can change the temperature in a cave. A change of even a few degrees can make a cave unsuitable for hibernating bats. Some caves are fitted with gates to keep people out, but improper gating that prevents access by bats or alters air flow, temperature, or humidity can also be harmful. Properly constructed gates are beneficial because they keep people from disturbing hibernating bats while maintaining temperature and other requirements and allowing access for bats.

Summer Habitat Loss or Degradation

Indiana bats use trees as roosting and foraging sites during summer months.

Loss and fragmentation of forested habitats can affect bat populations.

Pesticides and Environmental Contaminants

Insect-eating bats may seem to have an unlimited food supply, but in local areas, insects may not be plentiful because of pesticide use. This can also affect the quality of the bats' food supply. Many scientists believe that population declines occurring today might be due, in part, to pesticides and environmental contaminants. Bats may be affected by eating contaminated insects, drinking contaminated water, or absorbing the chemicals while feeding in areas that have been recently treated.

What is Being Done to Prevent Extinction of the Indiana Bat?

Listing

Prompted by declining populations caused by disturbance of bats during hibernation and modification of hibernacula, the Indiana bat was listed in 1967 as "in danger of extinction" under the Endangered Species Preservation Act of 1966. It is listed as "endangered" under the current Endangered Species Act of 1973. Listing under the Endangered Species Act protects the Indiana bat from take (harming, harassing, killing) and requires Federal agencies to work to conserve it.

Recovery Plan

The Endangered Species Act requires that recovery plans be prepared for all listed species. The U.S. Fish and Wildlife Service developed a recovery plan for the Indiana bat in 1983 and is now revising that Plan. The recovery plan describes actions needed to help the bat recover.

Habitat Protection

Public lands like National Wildlife Refuges, military areas, and U.S. Forest Service lands are managed for Indiana bats by protecting forests. This means ensuring that there are the size and species of trees needed by Indiana bats for roosting; and providing a supply of dead and dying trees that can be used as roost sites. In addition, caves used for hibernation are managed to

maintain suitable conditions for hibernation and eliminate disturbance.

Education and Outreach

Understanding the important role played by Indiana bats is a key to conserving the species. Helping people learn more about the Indiana bat and other endangered species can lead to more effective recovery efforts.

**U.S. Fish & Wildlife Service
1 Federal Drive
Fort Snelling, Minnesota 55111
612/713-5350
<http://www.fws.gov/midwest/endangered>**

December 2006



The Mitchell's satyr is a rare butterfly that is now found only in Michigan and Indiana.



Mitchell's Satyr Butterfly

The Mitchell's satyr is an *endangered species*. Endangered species are animals and plants that are in danger of becoming extinct. *Threatened species* are animals and plants that are likely to become endangered in the foreseeable future. Identifying, protecting, and restoring endangered and threatened species is the primary objective of the U.S. Fish and Wildlife Service's endangered species program.

What is the Mitchell's satyr butterfly?

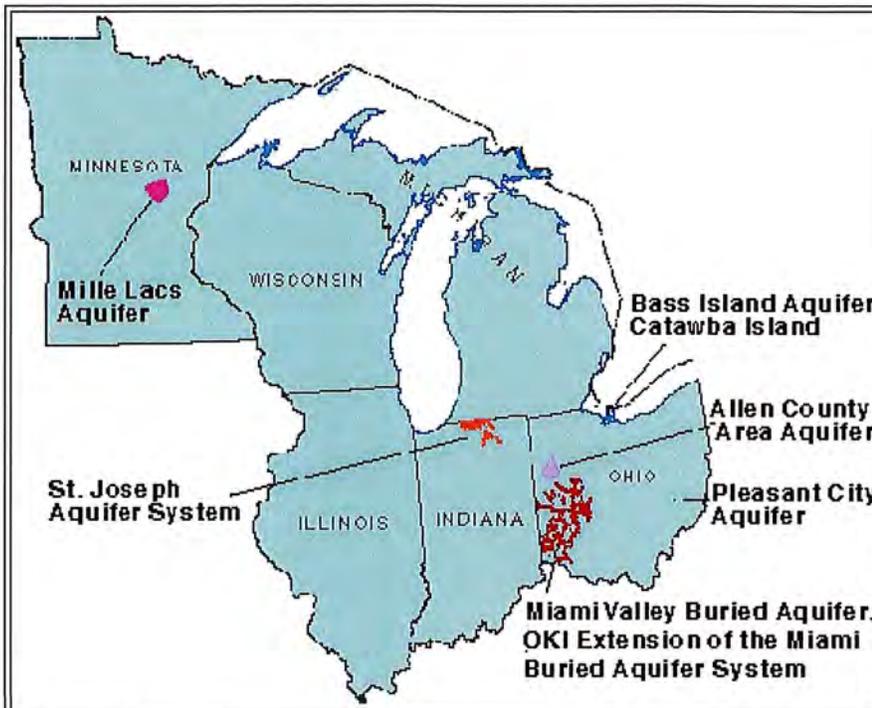
- **Scientific Name** - *Neonympha mitchellii mitchellii*
- **Appearance** - This butterfly is medium sized (1¾ inch wingspan) butterfly with an overall rich brown color. A distinctive series of orange-ringed black circular eyespots with silvery centers are located on the lower surfaces of both pairs of wings.
- **Range** - The Mitchell's satyr butterfly is one of the most geographically restricted eastern butterflies. Historically, the Mitchell's satyr was found in New Jersey, Ohio, Michigan, Indiana, and possibly Maryland. Today, the butterfly can be found in only 13 locations in Michigan and 2 locations in Indiana.
- **Habitat** - The Mitchell's satyr is restricted to rare wetlands called fens which are low nutrient wetlands that receive carbonate-rich ground water from seeps and springs.
- **Reproduction** - Little is known about the Mitchell's satyr's three life stages. The eggs are probably laid on the young leaves of low, tender plants. Eggs hatch into caterpillars (larvae) in about a week. The caterpillar grows throughout the year, shedding its skin many times. The fourth stage caterpillar hibernates under the snow to later emerge in the spring and resume its development. The caterpillar finally makes a cocoon and then emerges as an adult butterfly. The adults live only two weeks.



APPENDIX F
Sole Source Aquifers, Non-Attainment Areas
Wild and Scenic Rivers

DESIGNATED SOLE SOURCE AQUIFERS IN EPA REGION V

Illinois, Indiana, Michigan, Minnesota, Ohio, Wisconsin



Thomas Poy
Ground Water Branch, US EPA Region 5
77 W. Jackson Blvd.
Chicago, IL 60604
phone: (312) 886-5991
email: poy.thomas@epa.gov

Contact the coordinator above for more information.

DESIGNATED SOLE SOURCE AQUIFERS IN REGION V:

State	Sole Source Aquifer Name	Federal Register Cit.	Public. Date	GIS map
IN	St. Joseph Aquifer System	53 FR 23682	06/23/88	no
MN	Mille Lacs Aquifer	55 FR 43407	10/29/90	no
OH	Pleasant City Aquifer	52 FR 32342	08/27/87	yes
OH	Bass Island Aq., Catawba Island	52 FR 37009	10/02/87	yes
OH	Miami Valley Buried Aquifer	53 FR 15876	05/04/88	yes
OH	OKI extension of the Miami Buried Valley Aquifer	53 FR 25670	07/08/88	yes
OH	Allan County Area Combined Aquifer System	57 FR 53111	11/06/92	yes

MICHIGAN

Ionia Co

Lead (2008)

* Belding, MI - (Nonattainment)

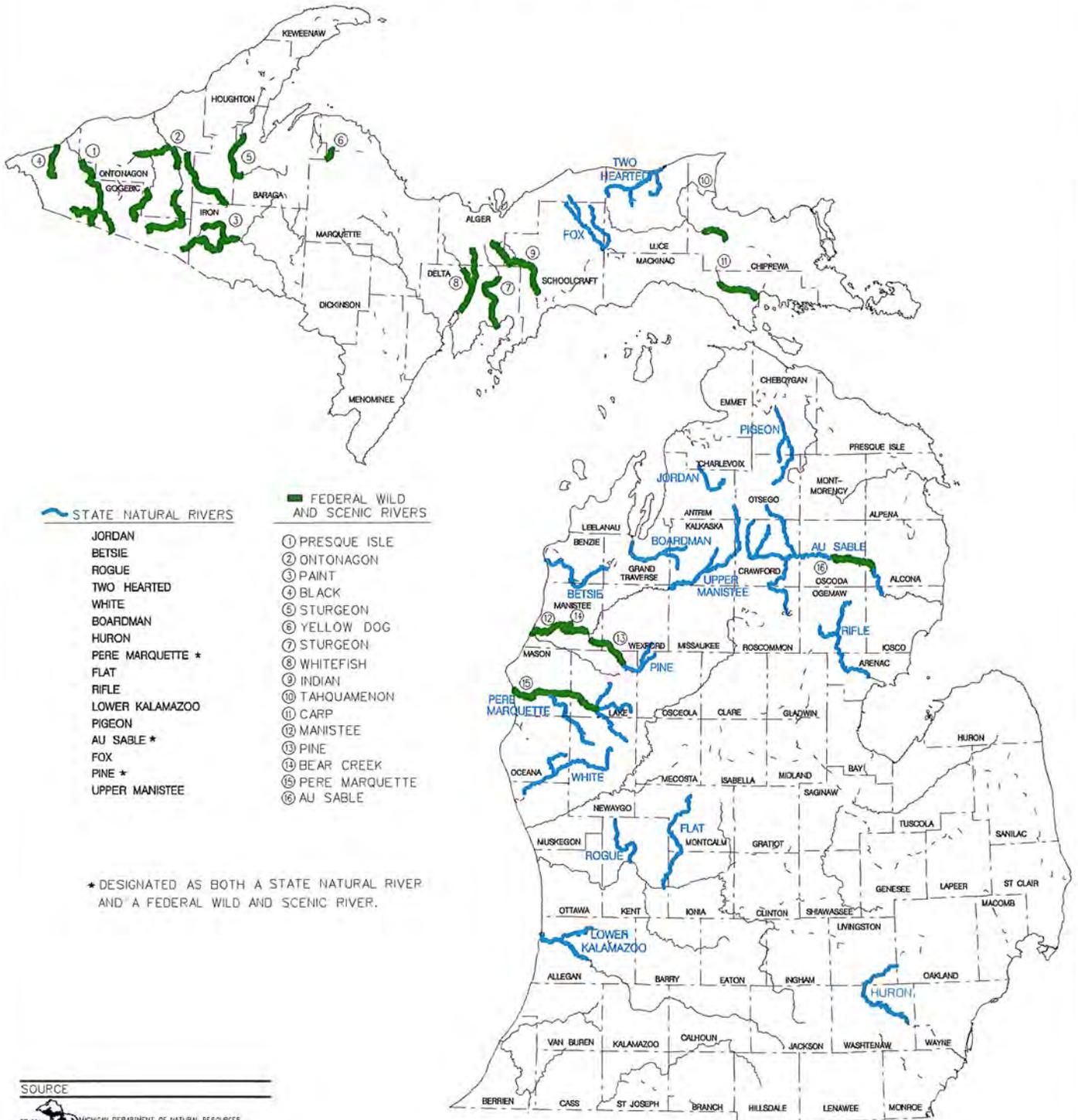
Wayne Co

Sulfur Dioxide (2010)

* Detroit, MI - (Nonattainment)

State, County, Pollutant, * Part County NAA, NAA Area Name - Classification Standard

MICHIGAN'S NATURAL AND WILD & SCENIC RIVERS



SOURCE

Michigan DNR MICHIGAN DEPARTMENT OF NATURAL RESOURCES
FOREST, MINERAL AND FIRE MANAGEMENT DIVISION

Michigan Resource Information System
Part 609, Resource Inventory, of the Natural Resource and
Environmental Protection Act, 1994 PA 451, as amended

OCTOBER 2003

NOTE: ALL RIVERS INCLUDE SOME
OR ALL TRIBUTARIES



APPENDIX G
Poverty within Ann Arbor, Washtenaw
County



S1701 | POVERTY STATUS IN THE PAST 12 MONTHS
 2008-2012 American Community Survey 5-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Data and Documentation section. Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

Subject	Ann Arbor city, Michigan							
	Total		Below poverty level		Percent below poverty level		Margin of Error	
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Population for whom poverty status is determined	102,361	+/-893	22,436	+/-1,182	21.9%	+/-1.1		
AGE								
Under 18 years	15,744	+/-528	2,122	+/-392	13.5%	+/-2.3		
Related children under 18 years	15,541	+/-494	1,919	+/-364	12.3%	+/-2.2		
18 to 64 years	75,750	+/-923	19,645	+/-1,088	25.9%	+/-1.3		
65 years and over	10,867	+/-399	669	+/-155	6.2%	+/-1.4		
SEX								
Male	50,272	+/-949	11,313	+/-824	22.5%	+/-1.5		
Female	52,089	+/-896	11,123	+/-766	21.4%	+/-1.3		
RACE AND HISPANIC OR LATINO ORIGIN								
One race	98,517	+/-910	21,545	+/-1,204	21.9%	+/-1.2		
White	74,847	+/-1,281	15,795	+/-1,018	21.1%	+/-1.3		
Black or African American	7,710	+/-677	1,512	+/-415	19.6%	+/-4.8		
American Indian and Alaska Native	227	+/-141	57	+/-42	25.1%	+/-18.3		
Asian	14,887	+/-689	3,960	+/-506	26.6%	+/-3.0		
Native Hawaiian and Other Pacific Islander	0	+/-24	0	+/-24	-	**		
Some other race	846	+/-259	221	+/-120	26.1%	+/-13.4		
Two or more races	3,844	+/-605	891	+/-289	23.2%	+/-6.8		

Subject	Ann Arbor city, Michigan							
	Total		Below poverty level		Percent below poverty level		Margin of Error	
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Hispanic or Latino origin (of any race)	4,446	+/-500	1,006	+/-270	22.6%		+/-5.4	
White alone, not Hispanic or Latino	71,694	+/-1,366	15,077	+/-973	21.0%		+/-1.3	
EDUCATIONAL ATTAINMENT								
Population 25 years and over	63,487	+/-874	6,910	+/-620	10.9%		+/-0.9	
Less than high school graduate	2,211	+/-359	700	+/-209	31.7%		+/-8.4	
High school graduate (includes equivalency)	5,362	+/-516	985	+/-262	18.4%		+/-4.0	
Some college, associate's degree	11,228	+/-638	1,489	+/-239	13.3%		+/-1.9	
Bachelor's degree or higher	44,686	+/-985	3,736	+/-425	8.4%		+/-0.9	
EMPLOYMENT STATUS								
Civilian labor force 16 years and over	58,255	+/-1,041	9,463	+/-675	16.2%		+/-1.1	
Employed	54,537	+/-1,099	7,976	+/-602	14.6%		+/-1.0	
Male	27,372	+/-828	3,621	+/-442	13.2%		+/-1.5	
Female	27,165	+/-742	4,355	+/-459	16.0%		+/-1.5	
Unemployed	3,718	+/-367	1,487	+/-270	40.0%		+/-5.7	
Male	2,174	+/-345	837	+/-228	38.5%		+/-8.2	
Female	1,544	+/-208	650	+/-172	42.1%		+/-8.5	
WORK EXPERIENCE								
Population 16 years and over	88,705	+/-950	20,683	+/-1,124	23.3%		+/-1.2	
Worked full-time, year-round in the past 12 months	31,945	+/-801	473	+/-146	1.5%		+/-0.5	
Worked part-time or part-year in the past 12 months	34,413	+/-1,148	13,700	+/-919	39.8%		+/-2.1	
Did not work	22,347	+/-888	6,510	+/-572	29.1%		+/-2.0	
All individuals below:								
50 percent of poverty level	14,313	+/-886	(X)	(X)	(X)		(X)	
125 percent of poverty level	25,712	+/-1,158	(X)	(X)	(X)		(X)	
150 percent of poverty level	29,240	+/-1,185	(X)	(X)	(X)		(X)	
185 percent of poverty level	33,845	+/-1,232	(X)	(X)	(X)		(X)	
200 percent of poverty level	35,702	+/-1,347	(X)	(X)	(X)		(X)	
Unrelated individuals for whom poverty status is determined								
Male	44,051	+/-1,395	18,267	+/-1,142	41.5%		+/-2.0	
Female	21,547	+/-1,087	9,306	+/-826	43.2%		+/-2.7	
Mean income deficit for unrelated individuals (dollars)	22,504	+/-993	8,961	+/-740	39.8%		+/-2.4	
Worked full-time, year-round in the past 12 months	7,316	+/-199	(X)	(X)	(X)		(X)	
Worked less than full-time, year-round in the past 12 months	12,879	+/-715	346	+/-126	2.7%		+/-0.9	
Did not work	21,318	+/-1,095	12,621	+/-921	59.2%		+/-2.6	
PERCENT IMPUTED	9,854	+/-764	5,300	+/-601	53.8%		+/-3.8	

Subject	Ann Arbor city, Michigan					
	Total		Below poverty level		Percent below poverty level	
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Poverty status for individuals	28.5%	(X)	(X)	(X)	(X)	(X)

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

While the 2008-2012 American Community Survey (ACS) data generally reflect the December 2009 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2000 data. Boundaries for urban areas have not been updated since Census 2000. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Source: U.S. Census Bureau, 2008-2012 American Community Survey

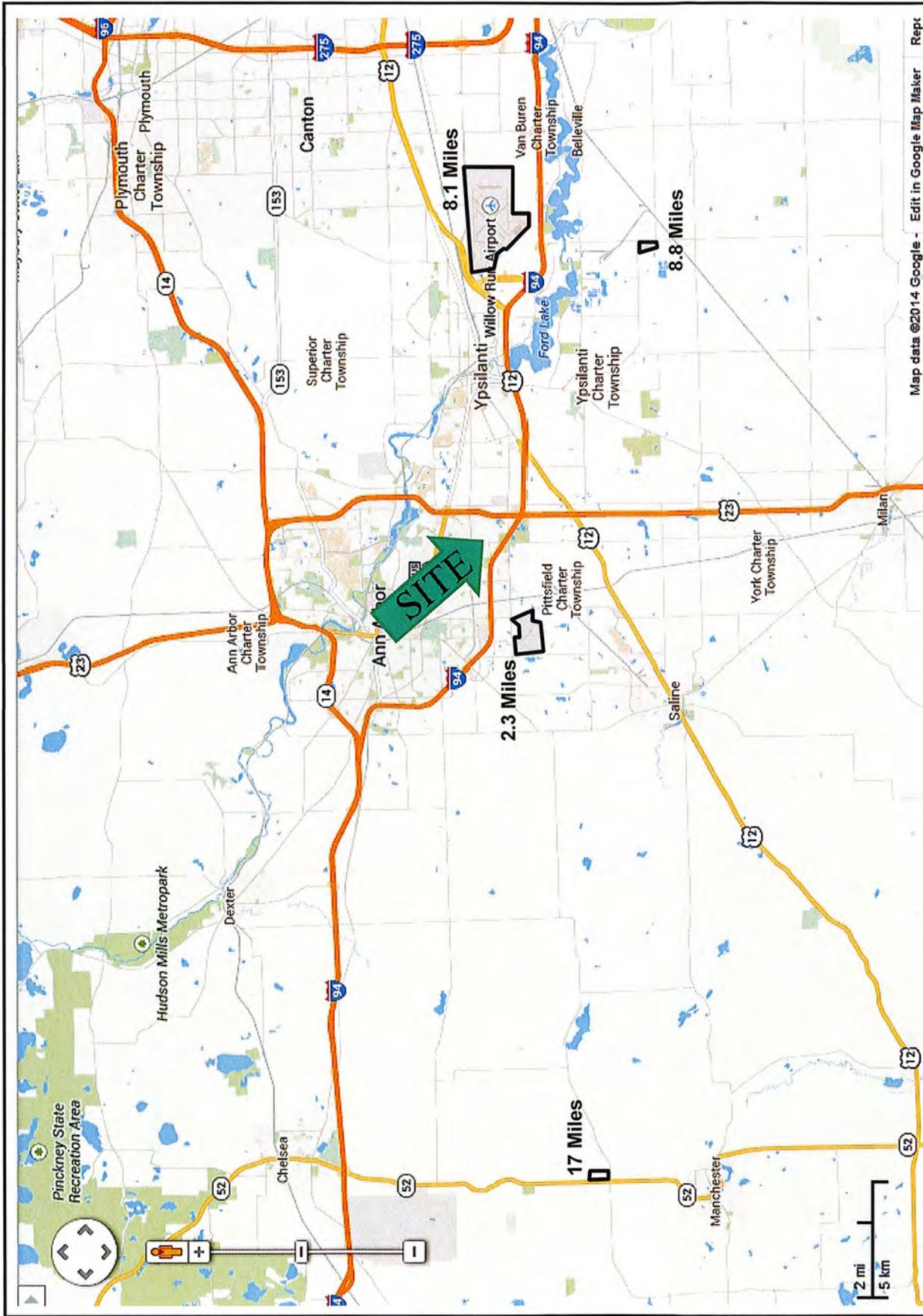
Explanation of Symbols:

1. An '***' entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.
2. An '-' entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.
3. An '.' following a median estimate means the median falls in the lowest interval of an open-ended distribution.
4. An '+' following a median estimate means the median falls in the upper interval of an open-ended distribution.
5. An '****' entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.
6. An '*****' entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.
7. An 'N' entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.
8. An '(X)' means that the estimate is not applicable or not available.



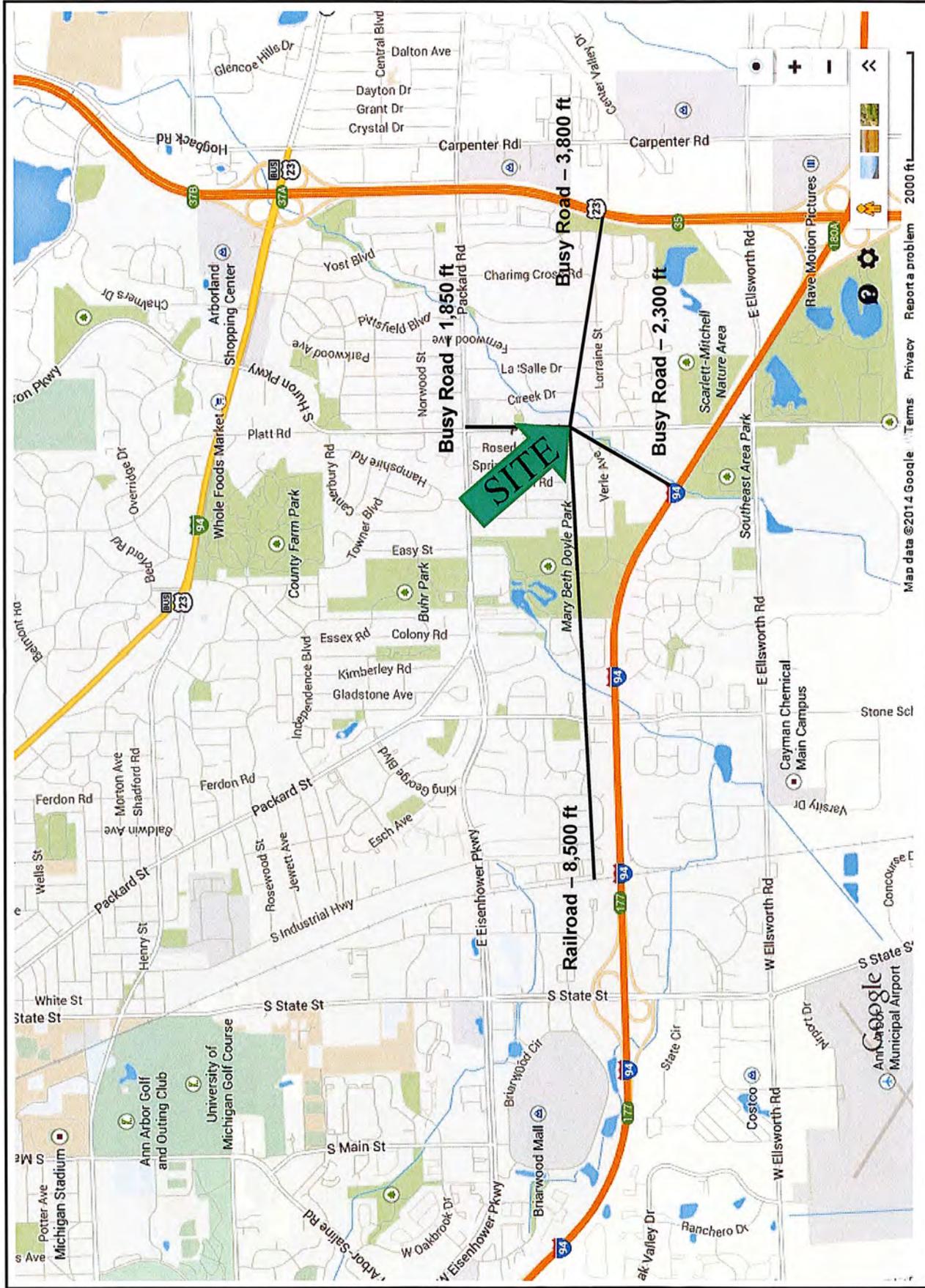
APPENDIX H

Noise Calculations



Map data ©2014 Google - Edit in Google Map Maker Rept

	AIRPORT PROXIMITY MAP	
	Project: 3401 Platt Rd. Ann Arbor, MI 48108	Date: 08/18/2014 Project No: #14-209



	Project: 3401 Platt Rd. Ann Arbor, MI 48108	Date: 08/18/2014 Scale: See Above
	Project No: #14-209 Figure No: 4	Map data ©2014 Google Terms Privacy Report a problem 2000 ft

BUSY ROAD AND RAILROAD PROXIMITY MAP

Steve Dehring

From: Ernest.Gubry@faa.gov
Sent: Friday, August 15, 2014 10:24 AM
To: sdehring@villaenv.com
Cc: Ernest.Gubry@faa.gov
Subject: RE: NEPA EA Airport Noise Information

Steve

Based upon the location of your property there is no significant (65 or greater DNL) noise impacts from aircraft.
Thank you for inquiry

Ernest P. Gubry
FAA DETADO
(734) 229-2905

From: Steve Dehring [<mailto:sdehring@villaenv.com>]
Sent: Thursday, August 14, 2014 2:55 PM
To: Gubry, Ernest (FAA)
Subject: NEPA EA Airport Noise Information

Ernest,

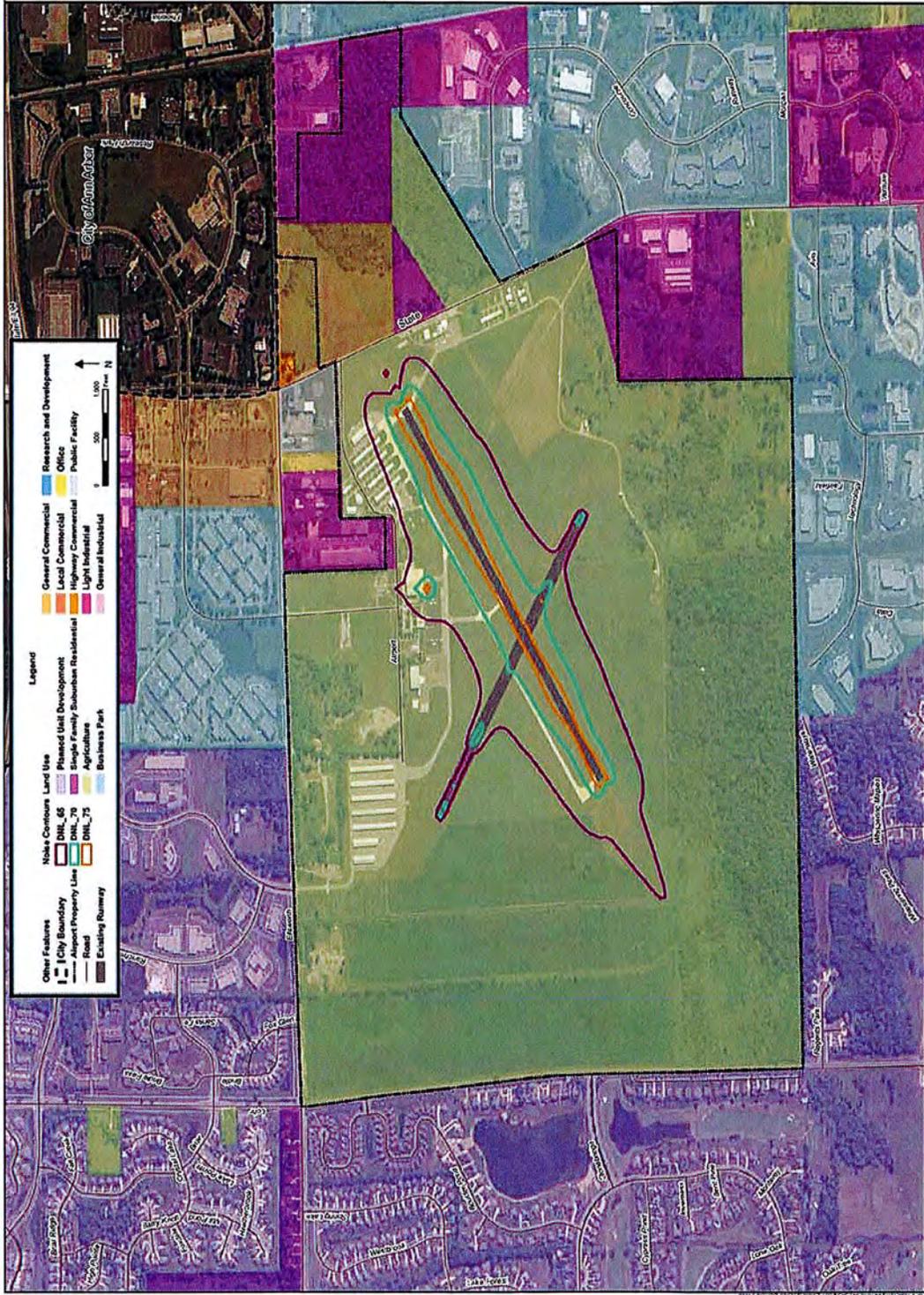
Thank you in your assistance in this matter. I am conducting a NEPA Environmental Assessment on the property located at 3401 Platt Road, Ann Arbor, Michigan.

I am looking at airports within 15 miles from the subject property and the following are within that area: Ann Arbor Municipal Airport, Willow Run Airport, Belleville Airport, Rossettie Airport, and Detroit Metro/Wayne County Airport. Could you please provide me with any noise data you have on these airports? I appreciate your help.

Steve Dehring
Environmental Specialist



408 W. Main Street
Benton Harbor, MI 49022
Office: 269.927.2434
Cell: 248.633.3735
Fax: 269.927.2435
sdehring@villaenv.com | www.villaenv.com



JJR

Figure 4.1: Noise Contour Map - Existing Conditions
Ann Arbor Municipal Airport Environmental Assessment



APPENDIX I
Aboveground Storage Tank
Database Information

ID	Name	Address	City	Zip
91084693	ADP	175 Jackson Plaza	Ann Arbor	07068
91084693	ADP	175 Jackson Plaza	Ann Arbor	07068
92081041	Action Rental	4051 Carpenter Rd	Ypsilanti	48197-9607
92081041	Action Rental	4051 Carpenter Rd	Ypsilanti	48197-9607
92081016	Amerigas Propane LP	5025 Carpenter Rd	Ypsilanti	48197-9601
92081016	Amerigas Propane LP	5025 Carpenter Rd	Ypsilanti	48197-9601
92084194	BlueLinx Corp	6101 Mckean Rd	Ypsilanti	48197-9448
92081549	Bridgewater Lumber Co	600 E Michigan Ave	Saline	48176-1587
92081549	Bridgewater Lumber Co	600 E Michigan Ave	Saline	48176-1587
92084716	Chelsea Lumber Co	8370 Boettner Rd	Bridgewater	48197
92081530	Marsh Plating Corp	103 N Grove St	Ypsilanti	48198-2906
92085051	Nowatzke Service Center	6900 Whitmore Lake Rd	Whitmore Lake	48197
92085432	Tractor Supply	111 Sage Court	Saline	48176-9192
92085460	Tractor Supply	6850 Whitmore Lake Rd	Whitmore Lake	48197
92081042	Village Mobil	1629 S Main St	Chelsea	48118-1410
92081557	Ann Arbor Welding	4811 Carpenter Rd	Ypsilanti	48197-9609
92081557	Ann Arbor Welding	4811 Carpenter Rd	Ypsilanti	48197-9609
91081552	Anr Pipeline	176 RAWSONVILLE	YPSILANTI	43512
91084813	Audatex	880 Technology Dr	Ann Arbor	48108
91084009	Ann Arbor Airport	903 Airport Drive	Ann Arbor	48108
91084009	Ann Arbor Airport	903 Airport Drive	Ann Arbor	48108
91084009	Ann Arbor Airport	903 Airport Drive	Ann Arbor	48108
92084822	Barrett Paving Materials Inc	857 S Wagner	Ann Arbor	48843
92085528	Bristle Farms LLC	7612 Lamb Road	Manchester	48158
91081105	Central Fire Station	222 S Ford Blvd	Ypsilanti	48198-6067
91081105	Central Fire Station	222 S Ford Blvd	Ypsilanti	48198-6067
91081538	Chelsea Community Hospital	775 S Main	Chelsea	48118
93084033	Chrysler Group	Chelsea Proving Grounds	Chelsea	48118
93084033	Chrysler Group	Chelsea Proving Grounds	Chelsea	48118
91081107	Ann Arbor Landfill	2800 E Ellsworth	Ann Arbor	48104
91081533	City of Ann Arbor - Wastewater Treatment	3700 South M-52	Ann Arbor	48105-9709
91081536	City Of Ann Arbor Water Treatment	3700 South M-52	Ann Arbor	48103-2924
91081536	City Of Ann Arbor Water Treatment	919 Sunset Rd	Ann Arbor	48103-2924
91081536	City Of Ann Arbor Water Treatment	919 Sunset Rd	Ann Arbor	48103-2924

91081106	Federal Correction Institute	4000 E Arkona Rd	Milan	48160
91081106	Federal Correction Institute	4000 E Arkona Rd	Milan	48160
91084148	Federal Mogul	560 Avis Dr	Ann Arbor	48108-9767
92081093	R & L Transfer	43 Emerick St	Ypsilanti	48198-5718
92081093	R & L Transfer	43 Emerick St	Ypsilanti	48198-5718
92081093	R & L Transfer	43 Emerick St	Ypsilanti	48198-5718
92081528	U-Haul 752026	3655 S State St	Ann Arbor	48108-1633
92081528	U-Haul 752026	3655 S State St	Ann Arbor	48108-1633
92081528	U-Haul 752026	3655 S State St	Ann Arbor	48108-1633
92081043	U-haul 752083	2714 Washtenaw Rd	Ypsilanti	48197-1506
92081043	U-haul 752083	2714 Washtenaw Rd	Ypsilanti	48197-1506
92081043	U-haul 752083	2714 Washtenaw Rd	Ypsilanti	48197-1506
92081043	U-haul 752083	2714 Washtenaw Rd	Ypsilanti	48197-1506
91081528	Uhaul	5475 S State Rd	Ann Arbor	48108-9717
92085539	Zingermans Bakehouse	3756 Plaza Dr	Ann Arbor	48161
92081523	Rawsonville Plant	10300 Textile Rd	Ypsilanti	48197-9426
92081023	Wacker Oil	9050 MI State Road 52	Manchester	48158-9469
92081023	Wacker Oil	9050 MI State Road 52	Manchester	48158-9469
92081023	Wacker Oil	9050 MI State Road 52	Manchester	48158-9469
92081106	Federal Correctional Institute	4000 Akrona Rd	Milan	49270
92081526	Garst Lp Gas	9317 W MICHIGAN	SALINE	49270
91081556	GS materials	13500 Allen Rd	Clinton	49236-9652
91084424	International Turbine Industries	2890 Tyler Rd	Ypsilanti	48198
91084453	Lowe's Home Improvement #734	3900 Carpenter Rd	Ypsilanti	48197-9645
91084528	Lowe's of Scio Township	5900 Jackson Road	Ann Arbor	28656
91084757	Manchester Schools Bus Garage	710 East Main	Manchester	48158
91084191	Borders Book Building	100 Phoenix Dr	Ann Arbor	48108-2202
92084635	Center For Forensic Psychiatry	8303 Platt Rd	Saline	48176
91085179	Washtenaw Armory	7400 Shuron Dr	Ypsilanti	48906
91081548	Midwest Medflight	5305 Mcauley Dr # 311	Ypsilanti	48197-1051
92081101	Wolverine Rental & Supply	5475 S State Rd	Ann Arbor	48108-9717
92081101	Wolverine Rental & Supply	5475 S State Rd	Ann Arbor	48108-9717
92081101	Wolverine Rental & Supply	5475 S State Rd	Ann Arbor	48108-9717
91084515	O & W Warehouse Inc	3003 William Ave	Ypsilanti	48198
91084538	Biomedical Science Research Bldg	117 Zina Pitcher Place	Ann Arbor	48109
91084538	Biomedical Science Research Bldg	117 Zina Pitcher Place	Ann Arbor	48109
92081044	Detroit Greenfield Koa	6680 Bunton Rd	Ypsilanti	48197-9414

92081026	Plymouth Nursery	9900 Plymouth Rd	Plymouth	48170
91081553	Prestige Pontiac Chevrolet Buick GMC	444 James L Hart Pkwy	Ypsilanti	48197-9790
91081093	R & L Transfer	43 Emerick St	Ypsilanti	48198-5718
91081093	R & L Transfer	43 Emerick St	Ypsilanti	48198-5718
91081093	R & L Transfer	43 Emerick St	Ypsilanti	48198-5718
91081093	R & L Transfer	43 Emerick St	Ypsilanti	48198-5718
91081093	R & L Transfer	43 Emerick St	Ypsilanti	48198-5718
91084477	Put Service Station	3995 Research Park Dr	Ann Arbor	48108-2219
92084276	Lessor's Welding	4105 Jackson Rd	Ann Arbor	48371
92085046	Lloyd Bridges Traveland	1603 S Main Street	Chelsea	48116
92081049	Mill Creek Sporting Goods	8180 Main St	Dexter	48116
92081087	Stadium Store Inc	2445 W Stadium Blvd	Ann Arbor	48103-3809
92081102	Suburban Propane	3109 Pielemeier Dr	Chelsea	48371
92081102	Suburban Propane	3109 Pielemeier Dr	Chelsea	48371
91084686	Arbor Lakes Computing Center	4251 Plymouth Road	Ann Arbor	48109
91084911	East Ann Arbor Health Center	4260 Plymouth Rd	Ann Arbor	48109
91084911	East Ann Arbor Health Center	4260 Plymouth Rd	Ann Arbor	48109
91084414	North Campus Research Complex	1600 Huron Pkwy	Ann Arbor	48105-2590
91081545	North Campus Research Complex	2800 Plymouth Rd	Ann Arbor	48105-2430
91081545	North Campus Research Complex	2800 Plymouth Rd	Ann Arbor	48105-2430
91084414	North Campus Research Complex	1600 Huron Pkwy	Ann Arbor	48105-2590
91084849	Toyota Motor Engineering & Manufacturing North A	1588 Woodridge Ave	Ann Arbor	48105
91084019	U of M Flyers	1075 Airport Dr	Ann Arbor	48108-9707
91084211	Village of Chelsea	660 E Industrial Dr	Chelsea	48118-1285
91081558	Martz Road Pump Station	10941 Martz Rd	Ypsilanti	48198
91081555	Merritt Road Pump Station	6920 Merritt Rd	Ypsilanti	48198
91081560	Snow Road Pump Station	3290 Snow Rd	Ypsilanti	48198
91081559	Willow Run Pump Station	3120 Airport Rd	Ypsilanti	48198
91081561	Yuca Factory & Street Pump	111 Factory St	Ypsilanti	48198
91081562	Yuca Wastewater Treatment Plant	2777 State St	Ypsilanti	48198-9112
91081562	Yuca Wastewater Treatment Plant	2777 State St	Ypsilanti	48198-9112
91081563	Ypsilanti Twp Community Center	2025 E Clark Rd	Ypsilanti	48198-3300

SECTION 10.8

Environmental Professional Profiles

PROFESSIONAL BACKGROUND

Mr. Foerg is a Certified Professional Geologist with over 25 years in the environmental industry. Responsibilities focus on client service, project management and technical problem solving. Clients encompassed major oil companies, national retailers, automotive, developers, housing commissions, municipalities, attorneys, public school districts, charter schools and private companies.

EDUCATION

B.S., Geology, Wayne State University, 1984

CERTIFICATIONS

Certified Professional Geologist (CPG), American Institute of Professional Geologists (AIPG), #9977
Certified Professional Geologist (CPG), State of Kentucky, #1958
Registered Professional Geologist (RPG), State of Indiana, #1428
Certified Underground Storage Tank Professional (CP), State of Michigan, #613
Certified Lead Inspector/Risk Assessor, State of Michigan, MDCH, #P-04659
Licensed Lead Risk Assessor, State of Ohio, #LA-008582
Accredited Asbestos Inspector, State of Michigan, LARA, #A40959

PROFESSIONAL EDUCATION COURSES

Sampling Strategies and Statistics Training for Part 201 Cleanup Criteria, Michigan Department of Environmental Quality (MDEQ)
Risk Based Corrective Action, Foster Wheeler
40-Hour HAZWOPER Initial Health and Safety Training
8-Hour HAZWOPER Supervisor Health and Safety Training
8-Hour HAZWOPER Health and Safety Refresher
Management & Unions Serving Together (MUST) Safety Training Certified

PROFESSIONAL EXPERIENCE

LANDFILL EXPERIENCE

City of Auburn Hills, Landfill Monitoring Oversight — Project Manager for the City of Auburn Hills during ongoing monitoring of the Oakland Heights Landfill for nearly 15 years. Duties include management of oversight monitoring, communication with the landfill monitoring contractor, the landfill consultant, and the City of Auburn Hills. Responsible for review and preparation of summary reports summarizing of quarterly and annual sampling events and presenting the information to the City of Auburn Hills Council during regular public city council meetings.

Wayne Co. Environmental Health Dept., Solid Waste Division — Primary responsibilities involved enforcement of solid waste and hazardous waste regulations. Performed periodic inspections of landfills and other solid waste facilities to enforce compliance with construction, operation and monitoring regulations. Responded to citizen complaints and reports of illegal dumping. Other responsibilities included participating in landfill license application review, and State of Michigan landfill groundwater monitoring program.

Former Southfield Downs/Landfill Brownfield Redevelopment — Performed due diligence and remediation services for the Brownfield redevelopment of a 50 acre mobile home park (Southfield Downs) that had been constructed over a former unregulated landfill. The redevelopment was performed by a leading national residential home builder. Due diligence and site characterization activities were complicated by access issues associated with the operating mobile home park. This project also involved a comprehensive hazardous material survey, the removal and closure of two underground storage tanks and the abandonment of three water supply wells. Remediation activities included asbestos abatement, hazardous material removal (miscellaneous paints, cleaners, fuel containers, refrigerant containing devices etc.), removal of over 50 fuel oil ASTs and sampling/characterization/disposal of eight electrical transformers. In addition, over 45,000 tons of waste materials were removed from 17 separate disposal cells and over 500,000 gallons of water entrained within the waste was removed. The redevelopment involved the construction of residential condominiums and for-sale homes.

DUE DILIGENCE

Environmental Due Diligence, National Automotive Dealership Program— Lead technical resource and client contact for Big 3 automotive manufacturer national dealership program. Managed National Dealership Program which involved expeditious evaluation (Phase I and II ESAs and environmental compliance surveys) of environmental due diligence issues at dealerships throughout the US. Also acted as project manager for numerous commercial and industrial investigation/remediation projects throughout the country.

Preliminary Site Investigations, Ohio Department of Transportation – Provided pre-construction investigation services for ODOT on I-75 interchange improvement project in northeastern Ohio. The investigations involved evaluation of potential environmental concerns that could affect proposed construction activities and subsurface evaluation of soils along proposed interchange improvement areas for the purpose of determining soil and groundwater handling procedures during construction. Activities included assessment of properties suspected of environmental impact along the corridor, selection of target areas for subsurface investigation and locating soil borings, collection of soil and groundwater samples in target areas and a comprehensive report of the results, including recommendations of soil and groundwater handling.

Property Transactions, Environmental Due Diligence — Provided due diligence and property consulting for national housing developer. Projects ranged in size from 40 to 150 acres and included both brownfield and greenfield sites. Services included environmental assessments, remediation, geotechnical studies, groundwater monitoring, UST removals/closures, construction testing, pre-demolition hazardous material surveys and abatement, demolition oversight and various engineering tasks.

Multi-Site Property Transactions, Environmental Due Diligence — Provided expedited due diligence and property consulting for an entity seeking to purchase a portfolio of high end sea food restaurants located in the eastern US from Michigan to Florida. The due diligence had to be completed within a six week timeframe. Activities included Phase Is at each of the sites and Phase IIs at approximately half of the sites. Significant challenges included a short (six weeks) due diligence period and access issues associated with assessing luxury establishments.

Site Acquisition, Environmental Due Diligence, — Provided Phase I and Phase II ESAs on multiple brownfield sites for urban school district in southeast Michigan. District is located in an area that has been developed since the late 1800's and several of the properties were formerly utilized for industrial purposes. Duties included Phase I ESAs, soil and groundwater sampling, Baseline Environmental Assessments/Due Care Plans, remediation and UST removal/closures.

LUST/UST

Multisite Project Management, Michigan — Certified UST professional, senior technical review and program manager for more than 350 retail petroleum facilities owned and operated by three major oil companies. Responsibilities included client communication, technical report review and signoff as Certified UST professional. Project work included UST removals, initial abatement measures, site assessments, site investigations, corrective actions, and remediation.

Risk Based Site Closures, Michigan — Involved with the implementation of RBCA for commercial, industrial, municipal and educational clients to include risk assessment, exposure pathway determination, reporting, and closure. Supervised closures of more than 60 sites under RBCA. Attended MDEQ and ASTM training courses on RBCA.

REMEDIATION/BROWNFIELDS

UAW-GM Center for Human Resources, Detroit, Michigan - Designed and implemented remedial investigation of former industrial property on the banks of the Detroit River and negotiated MDEQ approved limited closure. Implemented and managed full time environmental health and safety monitoring program during the redevelopment of property into the UAW-GM Center for Human Resources. Program length exceeded two years and involved full time staff member monitoring of environmental conditions, rapid response to discovery of environmental issues, and a fugitive dust-monitoring network.

Roosevelt Refinery, Mount Pleasant, Michigan - Co-authored an Interim Remedial Action Plan for the former Roosevelt (Total) refinery located in Mt. Pleasant, Michigan. The site had been ranked as the second highest scoring Act 307 (Pre Act 451) site in Michigan. The IRAP involved a combination of deed restrictions, bioremediation, soil vapor extraction, excavation, engineered exposure barriers, sediment dredging and sheet pile barriers.

Former Herman Gardens Public Housing Development, Detroit, Michigan - Designed and implemented HUD Environmental Assessment and Construction Readiness Assessment for the former Herman Gardens Public Housing Development in Detroit, Michigan. The project site encompasses 139

acres and was demolished in the 1990s. The redevelopment of the site is considered the largest and most significant public housing project in the City. Project included focused geophysical, geotechnical and environmental characterization, Brownfield Support, MDEQ negotiations, remedial cost estimates and MSHDA financing support.

ASBESTOS/LEAD BASED PAINT

Detroit Housing Commission - Professional Services Contract for Industrial Hygiene and Environmental Services - Services consisted primarily of expedited Agency-Wide Asbestos Surveys and Lead Based Paint Inspections/Risk Assessments on numerous multi-family (typically high rise buildings) developments and hundreds of scattered single family homes throughout Detroit. Subsequent to the abatement of identified regulated asbestos containing materials and/or lead based paint hazards, clearance testing was performed.

Confidential Redevelopment of 125 Unit Apartment Building in Detroit, Michigan –The building, located in the New Center area was originally constructed in the early 1900's and had been vacant for approximately 10 years. Due Diligence activities included Phase I and Phase II ESAs in accordance with MSHDA and HUD requirements. Asbestos and lead based paint activities included a comprehensive pre-renovation asbestos survey in accordance with NESHAP and a lead based paint inspection based on HUD's random statistical protocol. The work was complicated by the poor condition of the building's interior components and because it was determined that the building had actually been constructed in 2 separate phases.

Miscellaneous Residential, Commercial, Industrial and Educational Projects in Michigan and Ohio- Managed numerous asbestos and lead based paint projects for various clients in Michigan and Ohio. Projects were often associated with other due diligence activities and included one or more of the following services: asbestos surveys in accordance with NESHAP and or AHERA protocols; preparation of Operation and Maintenance or AHERA Management plans; lead based paint inspections and risk assessments in accordance with Michigan, Ohio, HUD and/or MSHDA protocols; development of abatement specifications; contractor procurement; abatement oversight/air sampling; and, clearance sampling.

PROFESSIONAL AFFILIATIONS

American Institute of Professional Geologists – Former Officer
MDEQ UST Stakeholders Workgroup – AIPG Representative
MDEQ Landfill Redevelopment Guidance Peer Review Committee
MDEQ Groundwater Evaluation Guidance Peer Review Committee

SECTION 10.9

MSHDA Reliance Letter



environmental consulting solutions
523 W. Sunnybrook Drive, Royal Oak, Michigan 48073

LETTER OF RELIANCE

September 2, 2014

PRIVILEGED AND CONFIDENTIAL

Mr. Dan Lince, Environmental Manager
Rental Development Division
Michigan State Housing Development Authority
735 East Michigan Avenue
Lansing, Michigan 48912

**Re: Phase I Environmental Site Assessment
3401 Platt Road, Ann Arbor, Michigan
Environmental Consulting Solutions, LLC Project N100-0006
Dated: September 2, 2014**

Dear Mr. Lince:

Please find enclosed the Phase I Environmental Site Assessment for the subject property dated September 2, 2014 to the Michigan State Housing Development Authority.

It is our understanding that the information contained in the Phase I Environmental Site Assessment will be used by the Authority in considering proposed financing of residential development of the subject property and, furthermore, that the Authority may rely upon the Phase I Environmental Site Assessment as if it were issued to the Authority.

I **represent** that the attached is a true, correct and complete copy of the Phase I Environmental Site Assessment for the above captioned property and that the report represents my professional opinion of the site as of this date and that I meet the definition of an Environmental Professional as defined in Section 312.10 of 40 CFR 312. I also **represent** that the Phase I Environmental Site Assessment including the evaluation, recommendations, and conclusions as of this date has been performed in conformance with the scope and limitations of the ASTM Practice E1527-13, ASTM Practice E 2600-10 and MSHDA'S Environmental Review Requirements for 2014.

Sincerely,

Environmental Consulting Solutions, LLC

Andrew J. Foerg, CPG
President

SECTION 10.10

Professional Liability Insurance Certificates



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
08/12/2014

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Martin Insurance Agency Inc. 417 Main Street - Rear Rochester, Michigan 48307	CONTACT NAME: Michael Obrzut PHONE (A/C, No, Ext): 248-651-7272 E-MAIL ADDRESS: FAX (A/C, No):													
	<table border="1"> <thead> <tr> <th>INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> </thead> <tbody> <tr> <td>INSURER A : Michigan Millers</td> <td></td> </tr> <tr> <td>INSURER B : Liberty Mutual</td> <td></td> </tr> <tr> <td>INSURER C : Crum and Forster</td> <td></td> </tr> <tr> <td>INSURER D :</td> <td></td> </tr> <tr> <td>INSURER E :</td> <td></td> </tr> <tr> <td>INSURER F :</td> <td></td> </tr> </tbody> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : Michigan Millers		INSURER B : Liberty Mutual		INSURER C : Crum and Forster		INSURER D :		INSURER E :		INSURER F :
INSURER(S) AFFORDING COVERAGE	NAIC #													
INSURER A : Michigan Millers														
INSURER B : Liberty Mutual														
INSURER C : Crum and Forster														
INSURER D :														
INSURER E :														
INSURER F :														
INSURED Environmental Consulting Solutions, LLC 523 West Sunnybrook Royal Oak, Michigan 48073														

COVERAGES	CERTIFICATE NUMBER:	REVISION NUMBER:
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THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC	X	X	B0512196	04/01/2014	04/01/2015	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 50,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS			B0512196	04/01/2014	04/01/2015	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N/A	WC534S546902-014	04/23/2014	04/23/2015	WC STATUTORY LIMITS <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ 500,000 E.L. DISEASE - EA EMPLOYEE \$ 500,000 E.L. DISEASE - POLICY LIMIT \$ 500,000
C	Environmental Consultants Professional & Pollution Liability	X	X	EPK-102028	09/30/2013	09/30/2014	Liability Limit \$1,000,000 Per Occ. \$2,000,000 Agg.

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

CERTIFICATE HOLDER Michigan State Housing Development Authority 735 East Michigan Ave. Lansing, Michigan 48912 Additional Insured	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
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