

REQUEST FOR PROPOSAL

#7127

Platt Road Request for Proposals
2270 Platt Road, City of Ann Arbor

FOR

Washtenaw County
Board of Commissioners

Issued By:

Washtenaw County Purchasing
Administration Building
220 N. Main Street
Ann Arbor, MI 48104

Angela O. Perry
Purchasing Manager
(734) 222-6768



Proposal Submitted by:

Please type Bidder's Company Name & include as proposal cover



WASHTENAW COUNTY Finance Department

Purchasing Division

220 N. Main, Ann Arbor, MI 48104
Phone (734) 222-6760, Fax (734) 222-6764
www.purchasing.ewashtenaw.org

RFP #7127

September 2, 2016

Washtenaw County Purchasing Division on behalf of the County Board of Commissioners is issuing a sealed RFP #7127 for the development of a county-owned 13.59 acre property with address 2270 Platt Road, located in the City of Ann Arbor. Effective July 1, 2015, the County has a new Local Vendor Preference (LVP) policy. Information is enclosed explaining the criteria as well as the vendor certification and affidavit.

Sealed Proposals: Bidder will deliver one (1) **unbound original** and ten (10) **bound copies** to the County location specified below. In addition, vendor will also deliver an electronic copy on a USB drive, CD-RW, or DVD in pdf format to the location specified below:

**Washtenaw County
Administration Building
Purchasing Division
220 N. Main St. Basement
Ann Arbor, MI 48104**

By December 1, 2016 at 3:00 pm EST

Proposals received after the above cited time will be considered a late bid and are not acceptable unless waived by the Purchasing Manager.

- Your proposal submission envelope(s) must be clearly marked *including FedEx & UPS package labels* "**SEALED RFP#7127**"
- Please direct purchasing and procedural questions regarding this RFP to Angela O. Perry **via e-mail only** to perrya@ewashtenaw.org.
- Please direct technical questions regarding this RFP via email to plattroadrfp@ewashtenaw.org
- **A Frequently Asked Questions document will be posted on Friday, October 14th, providing answers to technical or other questions that are received by Monday, October 3.**

PROPOSAL INFORMATION

I. PROPOSAL DEFINITIONS

Definitions

“Bidder”	An individual or business submitting a proposal to Washtenaw County
“Contractor/Vendor”	One who contracts to perform services in accordance with a contract
“County”	Washtenaw County in Michigan
“Department”	Office of Community and Economic Development and Office of Infrastructure Management

II. TERMS

A. Washtenaw County reserves the right to reject any and all proposals received as a result of this RFP. If a proposal is selected, it will be the most advantageous regarding the extent to which it meets the requirements and provisions of Attachment 1, Proposal Specifications, the CONTRACTOR'S qualifications and past experience in developing similar properties, project timeline, and other factors that the County may consider. The County does not intend to award a contract fully on the basis of any individual response made in the proposal; the County reserves the right to consider proposals for modifications at any time before a contract would be awarded and negotiations would be undertaken with that CONTRACTOR whose proposal is deemed to best meet the County's specifications and needs.

B. The County reserves the right to reject any or all proposals, to waive or not waive informalities or irregularities in proposals or procedures, and to accept or further negotiate cost, terms, or conditions of any proposal determined by the County to be in the best interests of the County .

C. Proposals must be signed by an official authorized to bind the CONTRACTOR to its provisions for at least a period of 90 days. Failure of the successful bidder to accept the obligation of the contract may result in the cancellation of any award.

D. In the event it becomes necessary to revise any part of the RFP, addenda will be provided. Deadlines for submission of RFP's may be adjusted to allow for revisions. However, to be considered for any RFP revisions and adjusted deadlines, **one (1) unbound original and ten (10) copies** and an electronic version in pdf format, submitted on CD-RW, DVD or USB drive must be at the County as indicated on or before the date specified.

E. Proposals should be prepared simply and economically providing a straightforward, concise description of the CONTRACTOR'S ability to meet the requirements of the RFP and Attachment 1, Proposal Specifications. Proposals must be typed. No erasures are permitted. Mistakes may be crossed out and corrected and must be initialed in ink by the person signing the proposal. *CONTRACTOR shall ensure that proposals are submitted using both sides of recycled paper whenever practicable.*

F. The initial time period for the award of this contract shall be negotiated between the County and bidder.

G. CONFLICT OF INTEREST. Contractor warrants that to the best of contractor's knowledge, there exists no actual or potential conflict between contractor and the County, and its Services under this request, and in the event of change in either contractor's private interests or Services under this request, contractor will inform the County regarding possible conflict of interest which may arise as a result of the change. Contractor also affirms that, to the best of contractor's knowledge, there exists no actual or potential conflict between a County employee and Contractor.

H. The bidder shall be responsible for all costs incurred in the development and submission of this response. Washtenaw County assumes no contractual obligation as a result of the issuance of this RFP, the preparation or submission of a response by a bidder, the evaluation of an accepted response, or the selection of finalists. All proposals, including attachments, supplementary materials, addenda, etc. shall become the property of Washtenaw County and will not be returned to the bidder.

I. Any responses, materials, correspondence, or documents provided to Washtenaw County under this solicitation are subject to the State of Michigan Freedom of Information Act and may be released to third parties in compliance with that Act.

J. Local Vendor Preference – A policy adopted by the Washtenaw County Board of Commissioners (BOC) that shall govern the procurement of goods, services and food from local vendors located in Washtenaw County and the State of Michigan. The intent of the BOC is to encourage and promote economic growth and regional job development. The policy shall be applied to Washtenaw County operated programs as allowed, except those that are federally funded directly or indirectly. All other Procurement Policies and Procedures remain in full effect. Please see “**Local Vendor Certification Application & Affidavit**” enclosed in this RFP.

K. Vendor Appeal Process – Unsuccessful bidders may appeal an award of contract, lease or purchase order to the County Administrator. All appeals shall be made in writing to the County Administrator within five (5) business days of the Notice to Award. The County Administrator shall take necessary actions to review the appeals and respond to the individual submitting an appeal within five (5) business days. This response shall be documented in writing in the bid file.

III. VENDOR SPECIFICATIONS

The proposal shall include **all** of the following information. Failure to include all of the required information may result in disqualification of a Bidder.

- A. State the bidder's qualifications to provide the services required by Washtenaw County. Include years in business under your present company name, staff profile and experience.

(Attach as Addendum A)

- B. List three (3) references from previous corporate or government entities that have partnered with the bidder on similar projects, or represent a community in which the bidder has completed similar developments. Include business name, contact name and phone number.

(Attach as Addendum B)

- C. Provide several examples of similar projects that the bidder has completed in other communities including a description of any relevant partnerships, project information, and other relevant information.

(Attach as Addendum C)

- D. Review and attach Local Vendor Preference Certification information and signed Affidavit. Please **flag** Addendum D if applicable.

- E. Bidder should include proposed purchase and/or lease price for property or comparable compensation.

(Attach as Addendum E)

IV. AWARD

Award will be made to most qualified, responsive bidder, with the most relevant experience and with a project that best meets the Attachment 1, Proposal Specifications.

V. SCOPE OF WORK

Proposals will generally be evaluated based on the extent to which it addresses all the requirements of Attachment 1, Proposal Specifications. The County will also consider the bidder's previous project experiences that may include success in developing similar properties and engaging in public-private partnerships that result in successful projects.

The selected bidder will be expected to sign a Development Agreement with the County within 60 days, which will provide for all obligations and terms and conditions governing ultimate disposition of the property within 12-18 months from the date of award.

The successful bidder should expect that, before, during or after the land title transfer from the County to the bidder, a non-motorized access easement shall be provided

along the southern boundary of the site, approximately 20 ft. in width, to allow public access to the County Farm Park.

There is one attachment to this RFP, which includes the following:

1. Attachment 1, Proposal Specifications
2. Concept Plan from the 2014 Community Charrette
3. Certified Survey showing existing parent parcel and proposed 13.59 acre parcel
4. 2010 Phase II Environmental Site Assessment by TTL Associates
5. 2016 Phase I Environmental Site Assessment
6. Photos documenting Heating Oil Tank removal and invoices for pumping and tank disposal.
7. November 5, 2014 Property Appraisal
8. 2014 Target Market Analysis
9. January 21, 2016 Title Search by Absolute Title
10. GIS Map showing Existing Public Utility Networks

Useful Internet Links:

1. www.plattroad.org
2. www.ewashtenaw.org/plattroad

LOCAL VENDOR PREFERENCE DEFINITIONS:

Federal funded programs, whether they are receiving the funds directly or as a State pass through are exempt as mandated by the Federal Register 2 CFR Chapter I, Chapter II Part 200 section 200.319 Competition 7(b) effective December 26, 2014.

A. Washtenaw County Company – must meet all criteria listed:

- 1) Its headquarters is physically located within Washtenaw County, or it has been conducting business at a location with a permanent street address in the County on an ongoing basis for not less than one taxable year (12 consecutive months) prior to its bid or response to a Request for Proposals (RFP).
- 2) It has made payment of property taxes on real or personal property within the past year on property which is ordinarily needed to perform the proposed contract. Or it has leased property for its Headquarters or business with in Washtenaw County for more than one year (12 consecutive months).
- 3) It has been dealing for at least one year (12 consecutive months) on a regular commercial basis in the kind of goods or services which are the subject of the bid or proposal.

B. Michigan Company - must meet all criteria listed:

- 1) Its headquarters is physically located within the State of Michigan, or it has been conducting business at a location with a permanent street address in the State of Michigan on an ongoing basis for not less than one taxable year prior to its bid or response to a Request for Proposals (RFP).
- 2) It has made payment of property taxes on real or personal property within the past year on property which is ordinarily needed to perform the proposed contract. Or it has leased property for its Headquarters or business in the State of Michigan for more than one year (12 consecutive months).
- 3) It has been dealing for at least one year (12 consecutive months) on a regular commercial basis in the kind of goods or services which are the subject of the bid or proposal.

Local Vendor Certification Application & Affidavit

Background: To increase economic opportunity in Washtenaw County and the state of Michigan, the County provides a local vendor preference (when determining the award) as follows:

Washtenaw County based companies- A 5% bid discount for purchases greater than \$5,000 and up to \$200,000 and a 2% discount for purchases over \$200,000.

State of Michigan based companies – A 3% bid discount for purchases greater than \$25,000 and up to \$200,000 and a 1% discount for purchases over \$200,000.

Instructions: To qualify as a Washtenaw County or State of Michigan company, the following information must be provided:

1. If you are not an existing Washtenaw County vendor, complete the Washtenaw County Vendor Application available at:
<http://www.ewashtenaw.org/government/departments/finance/purchasing/information-for-vendors/how-to-become-a-vendor> The resulting e-mail confirmation must be printed and submitted.
2. Provide proof that you are a company registered in the State of Michigan by searching for your business on the State of Michigan Corporation Division Business Entity Search (http://www.dleg.state.mi.us/bcs_corp/sr_corp.asp). The resulting **business Details page** must be printed and submitted.
3. Provide proof that your local taxes are up to date by searching for the municipality in which your business is located on the BS&A Software website (<https://is.bsasoftware.com/bsa.is/SelectUnit.aspx#W>) (may need to copy and paste link to open). After selecting the municipality, select “Tax Information Search” on the left, and search for your business. The resulting **Detailed Tax Information page** must be printed and submitted. NOTE: If you cannot find your municipality on the BS&A website, call the municipality’s Treasurer and request a Detailed Tax Information Form showing local business tax status. Submit this form instead.
4. Provide the following Affidavit of Qualified Local Vendor by filling out the attached affidavit.

All required application materials must be included in the RFP bid response.

For more information, contact: Stacy Ebron
Administrative Coordinator/Purchasing
734-222-6738

Name of Business

Owner or Managing Partner, and Title

Name of Contact Person, and Title

Email Address for Contact Person

Phone Number for Contact Person

Signature of Owner or Managing Partner, and Title

Date

Washtenaw County Purchasing Department reserves the right to request additional documentation as deemed necessary.

SIGNATURE PAGE

_____ Signature of Authorized Signer	_____ Date
_____ Print Name	_____ Federal Tax Identification Number
_____ Title	_____ Company Name
_____ Office Phone Number	_____ Company Address
_____ Cell Phone Number	_____ City State Zip
_____ Email Address for Purchase Orders	_____ County

The above individual is authorized to sign on behalf of company submitting proposal.

Proposals must be signed by an official authorized to bind the provider to its provisions for at least a period of 90 days. Signature page must be signed, boxes checked below, and returned as part of vendor proposal.

By signing this bid submission, I certify that I and/or my corporation, company, limited liability company, business association, partnership, society, trust or any other non-governmental entity, organization or group is not an "Iran linked business" as defined by P.A. 517 of 2012 (MCLA 129.311 et seq)("Act").

I understand that under the Act, an "Iran linked business means an individual or one of the above-listed groups who engages in investment activities in the energy sector of Iran, including, but not limited to, providing oil or liquefied natural gas tankers or products used to construct or maintain pipelines used to transport oil or liquefied gas for Iran's energy sector or a financial institution extending credit to another person to engage in investment activities in Iran's energy sector.

I further understand that "investment activity" is defined by the Act as an individual or one of the above listed groups that invests \$20,000,000.00 or more in Iran's energy sector or a financial institution that extends credit to another person, if that person uses the credit to engage in "investment activity" in Iran's energy sector.

Attachment 1, Platt Road Proposal Specifications

Introduction

Washtenaw County is pleased to offer vacant land for sale, which is located in the City of Ann Arbor. Purchase proposals are being requested for a 13.59 acre parcel located at 2270 Platt Road. The County will accept and evaluate all responses received in response to this RFP regardless of the type of development proposed in the response. It should be noted, however, that the Washtenaw County Board of Commissioners has expressed a specific interest in proposals from qualified developers that create a mixed-income housing community. Proposals responding to this specific interest will be prioritized for consideration.

The Site

The 13.59 acre property is located on Platt Road in the City of Ann Arbor. The site is adjacent to the 110 acre Nelson Meade County Farm Park. The southern border of the parcel aligns a moderate density neighborhood, primarily comprised of single family homes. The site is located 1/4 mile from Washtenaw Avenue, the primary arterial between the Cities of Ann Arbor and Ypsilanti, and served by the #4 Ann Arbor Area Transit Authority fixed bus route, with 15 minute frequency.

Community Design Process

In 2015, both Washtenaw County and the City of Ann Arbor adopted the Housing Affordability and Economic Equity Analysis which identifies the need for nearly 2,800 additional affordable housing units in the City of Ann Arbor by 2020. Washtenaw County encourages proposals that utilize the attributes of this site toward meeting this goal.

Prior to making a determination about disposition, the County Board of Commissioners convened a committee to explore uses for this site. This committee was comprised of two Washtenaw County Commissioners, one Ann Arbor City Council Representative, two residents from the adjacent neighborhoods, the Executive Director of the Ann Arbor Housing Commission, the Washtenaw County Parks and Recreation Director, the Washtenaw County Director of the Office of Infrastructure Management, the Director of the Office of Community and Economic Development, and four residents, at least one of whom had real estate experience.

The committee, known as the Platt Road Community Advisory Committee (CAC), met three times and brought a resolution to the BOC which provided a set of needs and potential uses, as well as guiding principles for the BOC to consider in utilization of the property. These values were adopted by Resolution of the BOC on February 19, 2014.

The CAC and County commissioned a community design process, or charrette, to explore the ways in which the various goals and values could manifest of the site. This process was held over several days in August of 2014. The outcome of this community design process was a concept plan. A few key features of this plan include:

- A mixed-income community that has the ability to attract a diverse population.

Attachment 1, Platt Road Proposal Specifications

- Washtenaw County is prioritizing proposals that provide a minimum of 50 units of committed affordable housing available to households at or below 60% of Area Median Income. This will be achieved through deed, covenant, or other instrument that restricts rents to HUD Fair Market Rent limits, as set annually, for a specified duration.
- Open space along the south property line to buffer the adjacent neighborhood and in conjunction with innovative stormwater management techniques for the benefit of the site and adjacent houses off site.
- A community center, urban garden, pedestrian connections, and other amenities that facilitate connections physically and socially between surrounding areas and new residents.
- A density of development generally consistent with adjacent areas, with the opportunity for higher density near the northern border of the site, potentially targeting senior living to facilitate a diverse population on the site.
- A commitment to sustainable design principles, including non-motorized connections, renewable energy & energy efficiency commitments, and a commitment to pedestrian-oriented design.

Existing Zoning/Future Planning

The property is currently zoned Public Land (PL) by the City of Ann Arbor. The selected purchaser will be responsible for any rezoning, and site plan approvals by the City of Ann Arbor. The property is currently master planned for Public/Semi-Public land, similarly to the Washtenaw County Park property to the west and north. The neighborhood to the South is Master Planned for Single-Family Detached. To the East, across Platt Road, properties are master planned for Research and Industrial, and Office.

The site could be considered for a new single, or multiple zoning districts. The City of Ann Arbor's R4A and R4B districts would be potential designations to achieve a development similar to the concept plan generated through the community design workshop.

Washtenaw County has not initiated any master planning or rezoning applications to the City of Ann Arbor, however, City officials have been kept apprised of this RFP. For any inquiries about the land use application process, contact Alexis DiLeo, City Planner for the City of Ann Arbor at 734-794-6265 or adileo@a2gov.org. It will be incumbent upon the selected developer to proceed with these processes, which are estimated to take between 9-12 months.

Evaluation of Proposals

Washtenaw County will consider all proposals for purchase or use of the property. To assist the County in evaluating the various proposals, respondents should provide specific information about their proposal, including, but not limited to the following areas:

- The proposed use of the site, type of land use, estimated square footage of any development, number and types of residential units, (if applicable) etc.

Attachment 1, Platt Road Proposal Specifications

- Proposals that provide a minimum of 50 units of committed affordable housing available to households at or below 60% of Area Median Income. This will be achieved through deed, covenant, or other instrument that restricts rents to HUD Fair Market Rent limits, as set annually, for a specified duration.
- An estimated number of residential units on the site (if applicable), and how the units will attract a mixed-income (including those below 60% of Area Median Income) and diverse population.
- The number of committed affordable rental units in the proposal **(if applicable)**. A greater number of units targeted toward a lower income demographic will be considered more favorably.
- The proposed purchase price of any housing developed on the site. Responders are encouraged to carefully consider the balance of purchase prices, number and type of affordable units, and other performance expectations in submitting a proposal.
- A proposed timeframe for entitlement process (i.e. rezoning, site plan approval, etc.) and proposed property closing timeframe relative to this process.
- Proposed terms for purchase option during development process if proposed.
- Qualifications of responders including history with similar types of proposals, as well as experience of primary project managers and contractors likely to work on this transaction.
- Examples of successfully completed projects similar to proposal.

COMMUNITY DIALOGUE

As noted in the community design process, this property, and potential transaction has been the subject of numerous public meetings, public hearings, and other opportunities for public comment. Many members of the community have come out in support of affordable housing on the site, and many members of the community have come out in opposition to any proposed development of the site, and in some cases, the specific inclusion of affordable housing.

Additional Resources

Market Analysis

A Target Market Analysis was conducted for the site, which demonstrates support for an estimated absorption of 70 units per year, to a total of up to 350 units. The Target Market Analysis is attached.

Environmental Assessment

Based on a Phase I Environmental Site Assessment completed in May 2010 by TTL Associates, Inc., the site is described as relatively level, with a slight downward slope to the southeast. The property is at an elevation of 815 feet above mean sea level, and the closest body of water is an unnamed creek, located approximately 500 feet southeast of the site, which drains to the Huron River. The Phase I identifies soils based on the National Resources Conservation Soil Service (NRCS) Web Soil Survey as consisting of Boyer loamy sand and Matherton sandy loam. In reviewing records associated with the site, TTL

Attachment 1, Platt Road Proposal Specifications

Associates identified no Recognized Environmental Concerns (RECs) except the possible former use of a heating oil underground storage tank at the site associated with the former 2260 Platt Road building from the 1950s until the early 1970s. In August of 2010, TTL Associates performed soil borings within 5 feet in each direction of a presumed 1,000 gallon underground heating oil storage tank. The soil samples indicated no elevated PID readings, petroleum hydrocarbon odors, or stained soil. Additionally, no heating oil indicator parameters (BTEX, TMBs and PNAs) were detected in any of the soil samples. These findings were documented in a September 2010 Phase II Environmental Assessment which recommended that the heating oil tank be removed of residual product and removed, which has been subsequently completed.

A new Phase I Environmental Assessment has been commissioned in 2016 and will be provided upon completion.

Ownership

The County encourages creativity and best practices in forming an ownership structure that helps achieve affordability in a sustainable fashion through partnerships, co-operative owned structures, or other entities.

Available Utilities

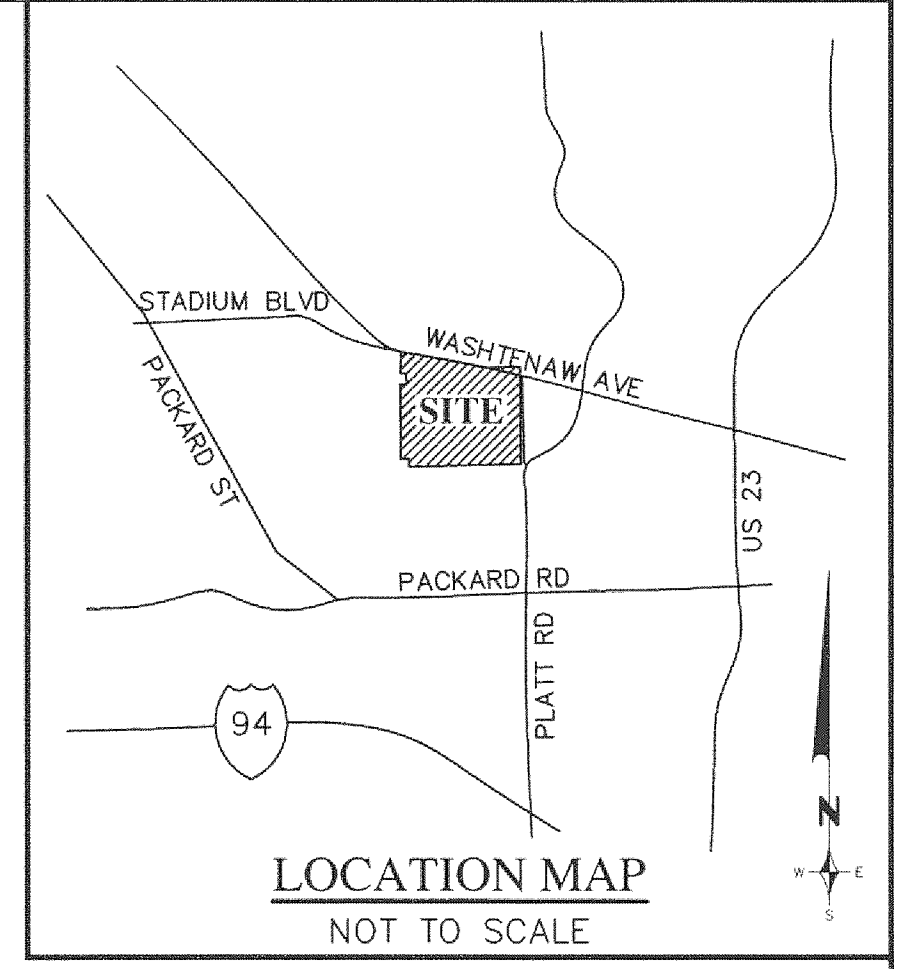
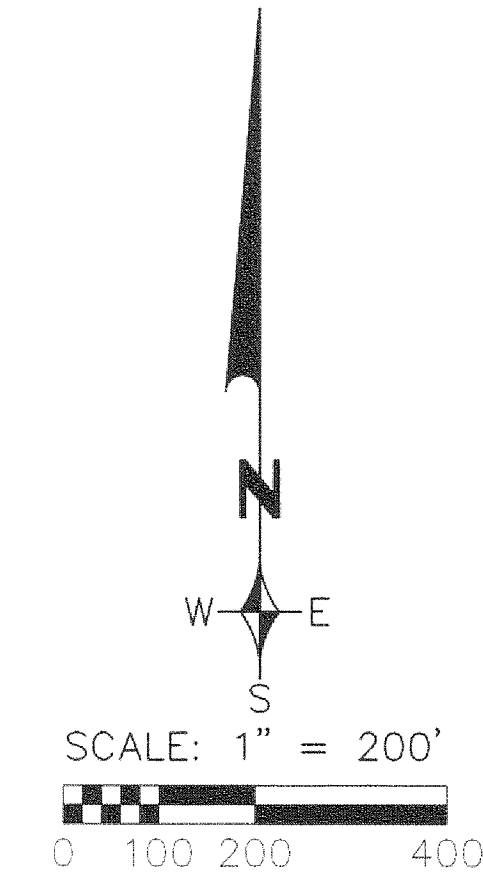
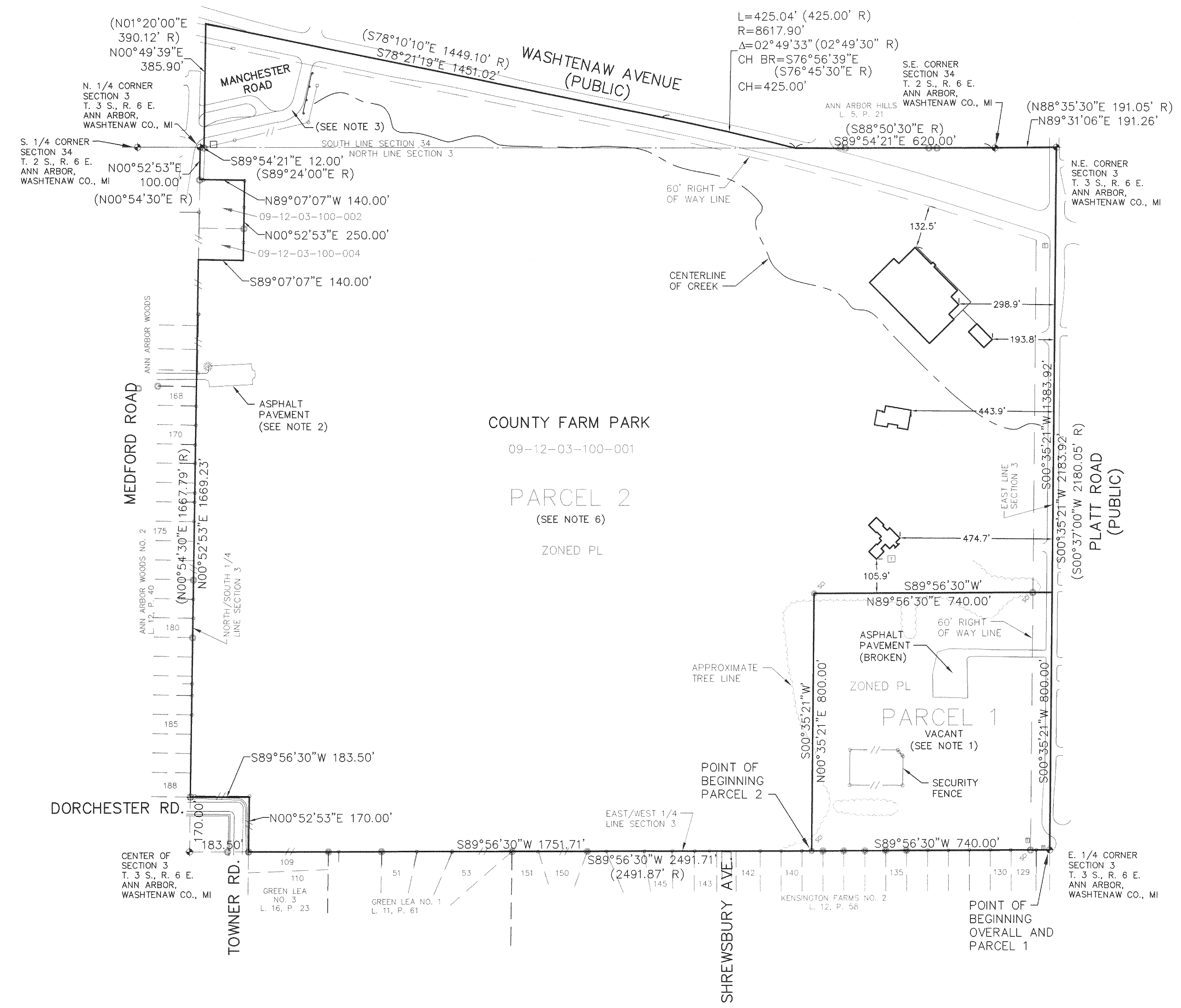
The City of Ann Arbor provides water service and sanitary storm service to the site. Water distribution and sanitary service will be provided via Platt Road, or potentially through connection to the neighborhood to the South. A summary of existing networks are attached. For additional inquiries or information on this, contact the City of Ann Arbor Public Services Department.

Attachments:

- Title Search
- ALTA Survey



Platt Road Study Area



LEGEND

—	BOUNDARY LINE	○	MANHOLE
- - -	PARCEL LINE	□	CATCH BASIN
- · - · -	EASEMENTS	⊗	GATE VALVE
- / - / -	FENCE LINE	⊕	HYDRANT
- · - · -	ELECTRIC CABLE	⊙	UTILITY POLE
○	FCI, SCI, FD MON, FIP	△	GUY ANCHOR
○	FOUND CAPPED IRON	⊙	LIGHT POLE
○	SCI	(R)	RECORD
○	FD MON		
○	FIP		
□	TRANSFORMER		
- · - · -	TREE LINE		

OVERALL LEGAL DESCRIPTION (AS SURVEYED)

A PARCEL OF LAND SITUATED IN THE CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN, AND DESCRIBED AS FOLLOWS:

PART OF THE NORTHEAST FRACTIONAL 1/4 OF SECTION 3, T. 3 S., R. 6 E. CITY OF ANN ARBOR, ALSO A PART OF THE SOUTHEAST 1/4 OF SECTION 34, T. 2 S., R. 6 E. CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN, THE ENTIRE PROPERTY BEING DESCRIBED AS:

BEGINNING AT THE EAST 1/4 CORNER OF SAID SECTION 3; THENCE S. 89°56'30" W. 2491.71 FEET MEASURED, (2491.87 FEET RECORD) ALONG THE EAST/WEST 1/4 LINE OF SAID SECTION 3, SAID LINE ALSO BEING THE NORTH LINE OF "KENSINGTON FARMS NO. 2" AS RECORDED IN LIBER 12, PAGE 58, WASHTENAW COUNTY RECORDS; THENCE N. 00°52'53" E. 170.00 FEET; THENCE S. 89°56'30" W. 183.50 FEET; THENCE N. 00°52'53" E. 1667.79 FEET MEASURED, (N. 00°54'30" E. 1667.79 FEET RECORD) ALONG THE NORTH/SOUTH 1/4 LINE OF SAID SECTION 3, SAID LINE ALSO BEING THE EAST LINE OF "ANN ARBOR WOODS NO. 2" AS RECORDED IN LIBER 12, PAGE 40, WASHTENAW COUNTY RECORDS AND "ANN ARBOR WOODS"; THENCE S. 89°07'07" E. 140.00 FEET; THENCE N. 00°52'53" E. 250.00 FEET; THENCE N. 89°07'07" W. 140.00 FEET; THENCE N. 00°52'53" E. MEASURED, (N. 00°54'30" E. RECORD) 100.00 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 3; THENCE S. 89°54'21" E. MEASURED, (S. 89°24'00" E. RECORD) 12.00 FEET ALONG THE NORTH LINE OF SAID SECTION 3 ALSO BEING THE SOUTH LINE OF SAID SECTION 34; THENCE N. 00°49'39" W. 385.90 FEET MEASURED, (N. 01°20'00" E. 390.12 FEET RECORD) TO A POINT IN THE CENTERLINE OF WASHTENAW AVENUE; THENCE THE FOLLOWING TWO COURSES ALONG SAID CENTERLINE S. 78°21'19" E. 1451.02 FEET MEASURED, (S. 78°10'10" E. 1449.10 FEET RECORD) AND 425.04 FEET MEASURED, (425.00 FEET RECORD) ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 8617.90 FEET, CENTRAL ANGLE 02°49'33" MEASURED, (02°49'30" RECORD) AND A CHORD THAT BEARS S. 76°56'39" E. MEASURED, (S. 76°45'30" E. RECORD) 425.00 FEET; THENCE THE FOLLOWING TWO COURSES ALONG THE SOUTH LINE OF "ANN ARBOR HILLS" AS RECORDED IN LIBER 5, PAGE 21, WASHTENAW COUNTY RECORDS S. 89°54'21" E. MEASURED, (S. 89°50'30" E. RECORD) 620.00 FEET ALONG SAID NORTH LINE OF SECTION 3 AND SOUTH LINE OF SECTION 34 TO THE SOUTHEAST CORNER OF SECTION 34 AND CONTINUING ALONG SAID NORTH LINE OF SECTION 3 AND SOUTH LINE OF SECTION 34 N. 89°31'06" E. 191.26 FEET MEASURED, (N. 89°35'30" E. 191.05 FEET RECORD) TO THE NORTHEAST CORNER OF SAID SECTION 3; THENCE S. 00°35'21" W. 2183.92 FEET MEASURED, (S. 00°37'00" W. 2180.05 FEET RECORD) ALONG THE EAST LINE OF SAID SECTION 3, SAID LINE ALSO BEING THE CENTER LINE OF PLATT ROAD TO THE POINT OF BEGINNING. CONTAINING 6,131,690 SQUARE FEET OR 140.76 ACRES.

RESULTANT PARCEL 1 LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN, AND DESCRIBED AS FOLLOWS:

PART OF THE NORTHEAST FRACTIONAL 1/4 OF SECTION 3, T. 3 S., R. 6 E. CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN, THE ENTIRE PROPERTY BEING DESCRIBED AS:

BEGINNING AT THE EAST 1/4 CORNER OF SAID SECTION 3; THENCE S. 89°56'30" W. 740.00 FEET ALONG THE EAST/WEST 1/4 LINE OF SAID SECTION 3, SAID LINE ALSO BEING THE NORTH LINE OF "KENSINGTON FARMS NO. 2" AS RECORDED IN LIBER 12, PAGE 58, WASHTENAW COUNTY RECORDS; THENCE N. 00°35'21" E. 800.00 FEET; THENCE N. 89°56'30" E. 740.00 FEET TO A POINT IN THE CENTER LINE OF PLATT ROAD ALSO BEING THE EAST LINE OF SAID SECTION 3; THENCE ALONG SAID LINE S. 00°35'21" W. 800.00 FEET TO THE POINT OF BEGINNING. CONTAINING 591,962 SQUARE FEET OR 13.59 ACRES.

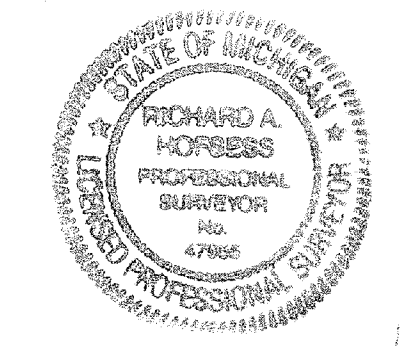
RESULTANT PARCEL 2 LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN, AND DESCRIBED AS FOLLOWS:

PART OF THE NORTHEAST FRACTIONAL 1/4 OF SECTION 3, T. 3 S., R. 6 E. CITY OF ANN ARBOR, ALSO A PART OF THE SOUTHEAST 1/4 OF SECTION 34, T. 2 S., R. 6 E. CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN, THE ENTIRE PROPERTY BEING DESCRIBED AS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 3; THENCE S. 89°56'30" W. 740.00 FEET ALONG THE EAST/WEST 1/4 LINE OF SAID SECTION 3, SAID LINE ALSO BEING THE NORTH LINE OF "KENSINGTON FARMS NO. 2" AS RECORDED IN LIBER 12, PAGE 58, WASHTENAW COUNTY RECORDS TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE NORTH LINE OF SAID "KENSINGTON FARMS 2" AND ALSO THE NORTH LINE OF "GREEN LEA NO. 1" AS RECORDED IN LIBER 11, PAGE 61, WASHTENAW COUNTY RECORDS AND "GREEN LEA NO. 3" AS RECORDED IN LIBER 16, PAGE 23, WASHTENAW COUNTY RECORDS S. 89°56'30" W. 1751.71 FEET; THENCE N. 00°52'53" E. 170.00 FEET; THENCE S. 89°56'30" W. 183.50 FEET; THENCE N. 00°52'53" E. 1667.79 FEET MEASURED, (N. 00°54'30" E. 1667.79 FEET RECORD) ALONG THE NORTH/SOUTH 1/4 LINE OF SAID SECTION 3, SAID LINE ALSO BEING THE EAST LINE OF "ANN ARBOR WOODS NO. 2" AS RECORDED IN LIBER 12, PAGE 40, WASHTENAW COUNTY RECORDS AND "ANN ARBOR WOODS"; THENCE S. 89°07'07" E. 140.00 FEET; THENCE N. 00°52'53" E. 250.00 FEET; THENCE N. 89°07'07" W. 140.00 FEET; THENCE N. 00°52'53" E. MEASURED, (N. 00°54'30" E. RECORD) 100.00 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 3; THENCE S. 89°54'21" E. MEASURED, (S. 89°24'00" E. RECORD) 12.00 FEET ALONG THE NORTH LINE OF SAID SECTION 3 ALSO BEING THE SOUTH LINE OF SAID SECTION 34; THENCE N. 00°49'39" W. 385.90 FEET MEASURED, (N. 01°20'00" E. 390.12 FEET RECORD) TO A POINT IN THE CENTERLINE OF WASHTENAW AVENUE; THENCE THE FOLLOWING TWO COURSES ALONG SAID CENTERLINE S. 78°21'19" E. 1451.02 FEET MEASURED, (S. 78°10'10" E. 1449.10 FEET RECORD) AND 425.04 FEET MEASURED, (425.00 FEET RECORD) ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 8617.90 FEET, CENTRAL ANGLE 02°49'33" MEASURED, (02°49'30" RECORD) AND A CHORD THAT BEARS S. 76°56'39" E. MEASURED, (S. 76°45'30" E. RECORD) 425.00 FEET; THENCE THE FOLLOWING TWO COURSES ALONG THE SOUTH LINE OF "ANN ARBOR HILLS" AS RECORDED IN LIBER 5, PAGE 21, WASHTENAW COUNTY RECORDS S. 89°54'21" E. MEASURED, (S. 89°50'30" E. RECORD) 620.00 FEET ALONG SAID NORTH LINE OF SECTION 3 AND SOUTH LINE OF SECTION 34 TO THE SOUTHEAST CORNER OF SECTION 34 AND CONTINUING ALONG SAID NORTH LINE OF SECTION 3 AND SOUTH LINE OF SECTION 34 N. 89°31'06" E. 191.26 FEET MEASURED, (N. 89°35'30" E. 191.05 FEET RECORD) TO THE NORTHEAST CORNER OF SAID SECTION 3; THENCE S. 00°35'21" W. 2183.92 FEET MEASURED, (S. 00°37'00" W. 2180.05 FEET RECORD) ALONG THE EAST LINE OF PLATT ROAD; THENCE S. 89°56'30" W. 740.00 FEET; THENCE S. 00°35'21" W. 800.00 FEET TO THE POINT OF BEGINNING. CONTAINING 5,539,728 SQUARE FEET OR 127.17 ACRES.

- SURVEY NOTES:**
1. PARCEL 1 IS VACANT AT TIME OF FIELD SURVEY. IT APPEARS TO BE USED FOR STORAGE WITHIN THE FENCED AREA
 2. ACCESS TO THE PARKING LOT IS FROM MEDFORD ROAD VIA A DRIVEWAY ACROSS PART OF LOT 1 OF ANN ARBOR WOODS SUBDIVISION. NO EASEMENT DOCUMENT WAS INCLUDED AND LOT 1 OF ANN ARBOR WOODS SUBDIVISION IS NOT PART OF THE DESCRIBED PROPERTY.
 3. MANCHESTER ROAD PROVIDES PUBLIC ACCESS FROM WASHTENAW AVENUE TO ANN ARBOR WOODS SUBDIVISION. NO EASEMENT FOR MANCHESTER ROAD ACROSS THE SURVEYED PROPERTY WAS NOTED ON THE TITLE COMMITMENT.
 4. THE DESCRIBED PROPERTY IS BASED ON A TITLE COMMITMENT BY: ABSOLUTE TITLE, INC., FILE NO. 79650, EFFECTIVE DATE JANUARY 21, 2016.
 5. BEARINGS ARE BASED ON THE BEARINGS OF THE NORTH LINES OF KENSINGTON FARMS NO. 2 (L. 12, P. 58 W.C.R.), GREEN LEA NO. 1 (L. 11, P. 61 W.C.R.) AND GREEN LEA NO. 3 (L.16, P. 23 W.C.R.) AND THE EAST-WEST 1/4 LINE OF SECTION 3 BEING S. 89°56'30" W.
 6. BUILDINGS ON PARCEL 2 ARE LOCATED BASED ON FIELD MEASUREMENTS. PARKING AND ANCILLARY FACILITIES HAVE NOT BEEN LOCATED.
 7. PARCEL 1 HAS DIRECT ACCESS TO PLATT ROAD.
 8. PARCEL 2 HAS DIRECT ACCESS TO PLATT ROAD.



Richard Hofsess 2/1/16
 RICHARD HOFSESS
 PROFESSIONAL SURVEYOR No. 47955 DATE

REVISIONS	DATE	BY	REVISIONS	DATE	BY	REVISIONS	DATE	BY	REVISIONS	DATE	BY

ZIMET WOZNIAK & ASSOCIATES
 Civil Engineers & Land Surveyors
 5580 GRAND RIVER AVE., SUITE 100
 NEW HUDSON, MICHIGAN 48165
 P: (248) 437-5099 F: (248) 437-5222 www.zimetwozniak.com

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CLIENT: ANN ARBOR MICHIGAN

PARCEL SPLIT COUNTY FARM PARK

DATE: 3-28-16 SCALE: HOR: 1" = 200' VER: 1" = 10'
 DESIGNED BY: RH JOB NO.: 16107
 DRAWN BY: PTG SHEET: 1/1

Z:\Projects\16107\DWG\16107 PARCEL SPLIT.dwg, SRJLT, 9/1/2016 8:10:49 AM, ipgmova

**Downriver Community Conference
Brownfield Consortium
Southgate, Michigan**

**Phase II Environmental Site Assessment
Washtenaw County Juvenile Center
and O'Brien Center
2260 and 2270 Platt Road
Ann Arbor, Michigan**

September 2010





44265 Plymouth Oaks Blvd.
Plymouth, MI 48170-2585
T 734-455-8600
F 734-455-8608
www.ttlassoc.com

September 15, 2010

TTL Project No. 6358.04

Ms. Paula Boase
Downriver Community Conference Brownfield Consortium
15100 Northline Road
Southgate, Michigan 48195

**Phase II Environmental Site Assessment
Washtenaw County Juvenile Center and O'Brien Center
2260 and 2270 Platt Road
Ann Arbor, Michigan**

Dear Ms. Boase:

The Phase II Environmental Site Assessment (ESA) conducted for the Downriver Community Conference Brownfield Consortium (DCCBC) and Washtenaw County by TTL Associates, Inc. (TTL) for the above-referenced site is enclosed.

TTL appreciates the opportunity to continue to provide the DCCBC with our engineering, consulting, and testing services. Should you have any questions or require additional information, please contact us at (734) 455-8600.

Sincerely,

TTL Associates, Inc.

A handwritten signature in blue ink, appearing to read 'S. Gach', written over a horizontal line.

Steven J. Gach, P.E.
Senior Engineer

A handwritten signature in blue ink, appearing to read 'R. Clark', written over a horizontal line.

Robin J. Clark
Senior Scientist

cc: Mr. Brett Lenart, Washtenaw County

Enclosure

V:\Plymouth\DCC Brownfield Consortium\2270 Platt Ann Arbor\Phase II ESA\6358.04 DCCBC 2270 Platt Ann Arbor Phase II ESA.doc

**PHASE II ENVIRONMENTAL SITE ASSESSMENT
WASHTENAW COUNTY JUVENILE CENTER AND O'BRIEN CENTER
2260 AND 2270 PLATT ROAD
ANN ARBOR, MICHIGAN**

FOR

**DOWNRIVER COMMUNITY CONFERENCE
BROWNFIELD CONSORTIUM
15100 NORTHLINE ROAD
SOUTHGATE, MICHIGAN**

**SEPTEMBER 15, 2010
TTL PROJECT NO. 6358.04**

**TTL ASSOCIATES, INC.
44265 PLYMOUTH OAKS BOULEVARD
PLYMOUTH, MICHIGAN 48170
(734) 455-8600
FAX: (734) 455-8608**



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Figure 2.0 Site Sketch
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Appendix A UST Locate – Summary Report
Appendix B Soil Boring Logs
Appendix C Laboratory Analytical Report and Chain-of-Custody Record

1.0 INTRODUCTION

This report presents the methodologies and findings of a Phase II Environmental Site Assessment (ESA) conducted by TTL Associates, Inc. (TTL) in August 2010 for the Downriver Community Conference Brownfield Consortium (DCCBC) and Washtenaw County for the property located at 2260 and 2270 Platt Road in Ann Arbor, Washtenaw County, Michigan (site). Figure 1.0 illustrates the site location. The scope of work for this Phase II ESA was based on the findings of TTL's Phase I ESA for the site, dated May 11, 2010. This Phase II ESA was conducted under TTL's contract with the DCCBC and was funded by the DCCBC's 2009 U.S. EPA Brownfield Assessment Grant.

1.1 Site Description

The site is approximately 10 acres in area and consists of a portion of one approximately 140-acre parcel. The site is occupied by one juvenile court and detention building, one office building, and asphalt and concrete paved and landscaped areas on the northern portion of the site. The remaining areas of the site are occupied by unimproved land. Figure 2.0 illustrates the current site features.

1.2 Site Background

The site was undeveloped and/or agricultural land from at least 1937 to 1954. The northeastern site building (the O'Brien Center, 2260 Platt Road) was constructed in approximately 1954. The current juvenile court and detention building (Washtenaw County Juvenile Center, 2270 Platt Road) was constructed in approximately 1969. The 2260 Platt Road building was operated as the juvenile detention center until the newer building was constructed.

The Phase I ESA identified the following recognized environmental condition (REC) in connection with the site:

- Ann Arbor Fire Department records indicate that the northeastern site building (2260 Platt Road) was heated via heating oil in 1956 through at least the early 1970s, before natural gas was used at the site. No documentation was identified during the Phase I ESA regarding whether the heating oil was stored in an aboveground storage tank (AST) or underground storage tank (UST). The possible former use of a heating oil UST at the site was identified as a REC in the Phase I ESA.

On May 14, 2010, subsequent to the completion of the Phase I ESA, CTI and Associates, Inc. (CTI) completed a magnetometer survey in the area of the suspected heating oil UST. The magnetometer survey identified the presence of a heating oil UST, reportedly 1,000 gallons in capacity, approximately 20 feet east of the boiler room for the 2260 Platt Road building. A copy of the CTI report is included as Appendix A.

1.3 Purpose

Washtenaw County intends to vacate the site in the near future. The Phase I and Phase II ESAs were conducted in association with plans for marketing and redevelopment of the site. The Phase II ESA investigation was conducted to assess whether the site has been impacted by the REC identified

during the Phase I ESA, the heating oil UST located east of the boiler room in the northeastern site building (2260 Platt Road). The results of the Phase II ESA are also being used to preliminarily assess potential due care obligations associated with future site development.

2.0 FIELD ACTIVITIES

Field activities performed at the site during the Phase II ESA included soil borings, collecting and field screening soil samples from soil borings, and collecting groundwater samples from the borings, if encountered. Field activities were completed in accordance with the Quality Assurance Project Plan (QAPP) that was prepared by TTL for investigations under the U.S. EPA Assessment Grant to the DCCBC and TTL's site-specific Sampling and Analysis Plan (SAP) for the Phase II ESA. Both the QAPP and SAP were reviewed and approved by the U.S. EPA.

2.1 Soil Boring and Associated Soil Sampling

On August 5, 2010, TTL advanced four soil borings (GP-1 through GP-4) at the site with a Geoprobe[®] hydraulic-push sampling apparatus under the supervision of a TTL environmental engineer. The four borings were advanced along each side of the approximately 1,000-gallon heating oil UST. The borings were conducted within five feet of the UST. Figure 3.0 illustrates the approximate soil boring locations.

The soil borings were each advanced to a depth at which probe refusal was encountered, ranging from approximately 7 to 10 feet below ground surface (bgs). Soil samples were collected within disposable acetate sleeves in continuous four-foot increments from each borehole so that the materials encountered could be observed, described, and sampled in a relatively undisturbed state. Sampling equipment was decontaminated prior to each sampling run, utilizing Liquinox[®] soap and de-ionized water rinses to minimize the potential for sample cross-contamination.

The site stratigraphy encountered generally consisted of six to eight inches of topsoil underlain by sand with some gravel to the boring termination depths (approximately 7 to 10 feet bgs). Probe refusal conditions were encountered at each boring location, apparently due to gravel or cobbles within the sand. Groundwater was not encountered in the soil borings. Soil boring logs for the Phase II ESA soil borings are provided in Appendix B.

Soil samples collected from each soil boring were split into two portions: one for potential laboratory analysis and one for field screening. Samples for potential laboratory analysis were placed in laboratory-cleaned, glass sample containers fitted with Teflon[®]-lined lids. In addition, soil samples collected for potential laboratory analysis for volatile organic compounds (VOCs) were field-preserved with methanol pursuant to U.S. EPA SW-846 Method 5035. U.S. EPA approved sampling procedures were followed to ensure sample integrity.

Samples for field screening were placed in dedicated, resealable plastic bags and screened on-site using a field photoionization detector (PID) to preliminarily assess the samples for the presence of total organic vapors. PID screening was conducted for each sample following the accumulation of headspace vapor from the sample in the sealed plastic bag. No elevated PID readings were encountered in any of the soil borings. No petroleum hydrocarbon odors or staining were noted in any of the soil borings. The PID readings are included on the soil boring logs in Appendix B.

One soil sample was collected from each soil boring for laboratory analysis. Soil samples were selected for laboratory analysis from the depth intervals that appeared most likely to be impacted

based on the field screening results, the site's geologic characteristics and the potential source of impact. Soil samples were collected from approximately six to nine feet bgs, the approximate depth of the UST bottom.

A duplicate soil sample was obtained from soil boring GP-3 for QA/QC purposes. Matrix spike/matrix spike duplicate (MS/MSD) soil samples were also obtained from soil boring GP-3 for laboratory QA/QC purposes. In addition to the duplicate samples, a methanol blank was submitted for laboratory analysis for QA/QC purposes. Samples were delivered under chain-of-custody protocol to the laboratory in an ice-cooled container.

2.2 Groundwater Sampling

Groundwater was not encountered in the Phase II ESA soil borings; no groundwater samples were collected.

3.0 ANALYTICAL RESULTS

RTI Laboratories, Inc. (RTI) of Livonia, Michigan performed the laboratory analyses per the requirements of the QAPP. RTI is the laboratory specified in the QAPP. The analytical parameters and methods were selected by TTL on the basis of site conditions, the identified REC, and/or Michigan Department of Natural Resources and Environment (MDNRE) guidance. Each of the soil samples was analyzed for MDNRE-recommended parameters for heating oil, including: benzene, toluene, ethylbenzene and xylenes (BTEX); trimethylbenzene isomers (TMBs); and polynuclear aromatic hydrocarbons (PNAs). Copies of the laboratory analytical report and the chain-of-custody record are included as Appendix C. Analytical methods are specified in the laboratory report.

3.1 Soil Sample Results

Table 1.0 summarizes the laboratory analytical results for the soil samples analyzed. The tables also include the most stringent potentially applicable Michigan Public Act 451 of 1994, as amended, Part 201 (Part 201) cleanup criteria for residential land use: drinking water protection, soil volatilization to indoor air inhalation, and direct contact. Regardless of the current or future intended property use, these are the criteria to determine if the site is a “facility” as defined under Part 201. The following is a summary of the soil laboratory analytical results:

- No BTEX or TMB compounds were detected in any of the soil samples.
- No PNAs were detected in any of the soil samples.

3.2 Groundwater Sample Results

No groundwater was encountered; no groundwater samples were collected or analyzed.

4.0 FINDINGS, CONCLUSIONS AND RECOMMENDATIONS

TTL conducted a subsurface investigation at the site in August 2010 to assess for possible impacts to soil and/or groundwater at the site related to the REC identified in the Phase I ESA, the heating oil UST formerly used at the site, located east of the boiler room of the northeastern site building (2260 Platt Road). This section provides a summary of the findings, conclusions, and recommendations based on the data obtained during the Phase II ESA.

4.1 Findings

The findings of this Phase II ESA are summarized as follows:

- The site stratigraphy encountered generally consisted of six to eight inches of topsoil underlain by sand with some gravel to the boring termination depths (approximately 7 to 10 feet bgs). Probe refusal conditions were encountered at each boring location, apparently due to gravel or cobbles within the sand. Groundwater was not encountered in the soil borings.
- No elevated PID readings, petroleum hydrocarbon odors, or stained soil were encountered in any of the soil borings, which were advanced within 5 feet of each side of the UST.
- No heating oil indicator parameters (BTEX, TMBs and PNAs) were detected in any of the soil samples.

4.2 Conclusions

The Phase II ESA was designed to assess the site for possible impacts associated with an out-of-service heating oil UST located east of the northeastern site building (2260 Platt Road). The Phase II ESA investigation included soil borings within 5 feet of the four side of the UST. Phase II ESA field observations and PID screening did not identify any indications of petroleum impacts in the soil borings. Laboratory analytical results of the soil samples collected during the Phase II ESA did not identify evidence of a heating oil release.

Based on the results of this investigation, it does not appear that the out-of-service heating oil UST has significantly impacted the site.

4.3 Recommendations

It is recommended that the heating oil UST be properly emptied of residual product (if any) and removed. No further actions are recommended at this time.

TABLES

TABLE 1.0
SOIL ANALYTICAL DATA (µg/kg)
TTL Project Number 6358.04
2260 and 2270 Platt Road
Ann Arbor, Michigan

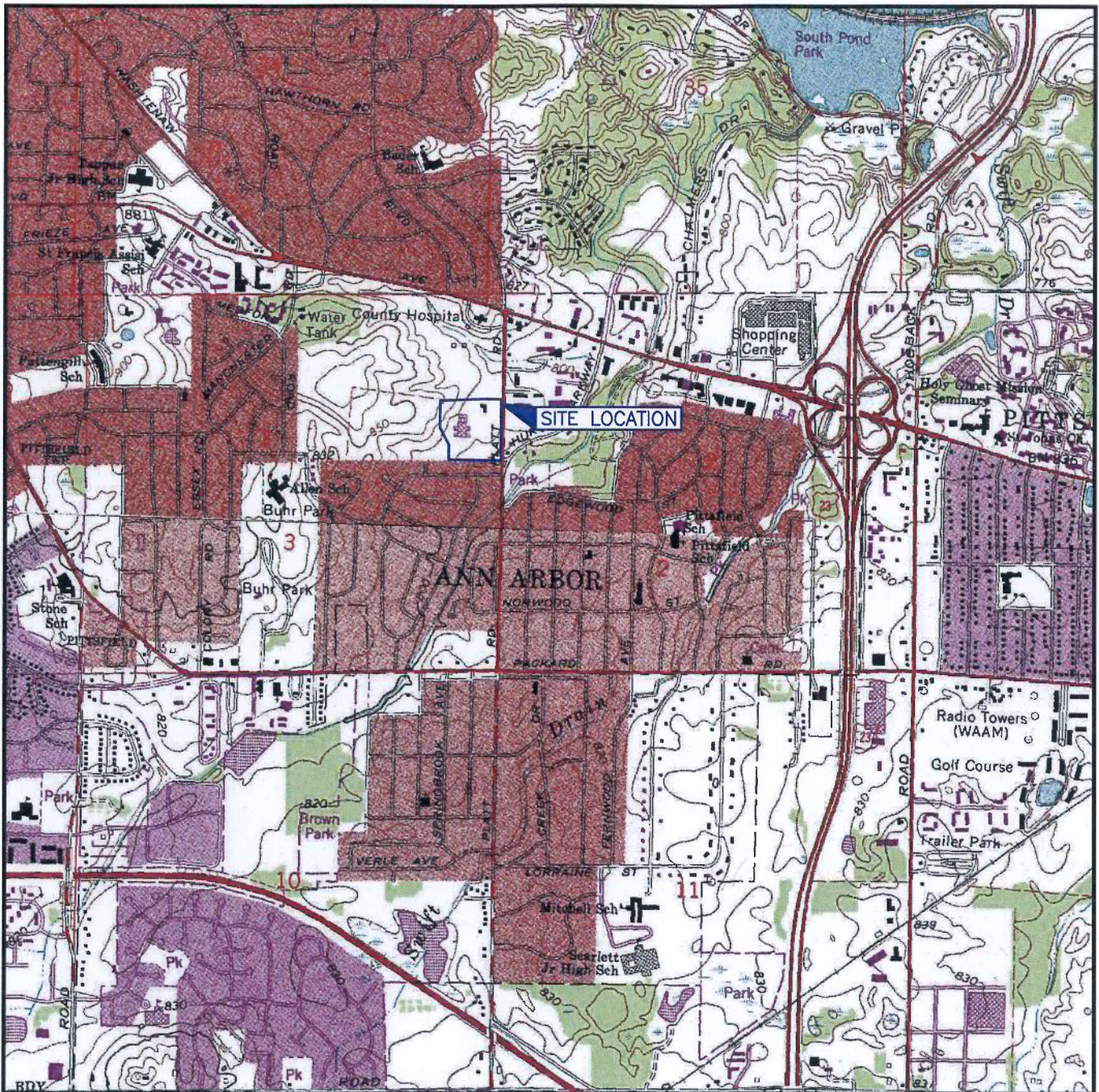
Sample Location	CAS #	GP-1	GP-2	GP-3	DUP (GP-3)	GP-4	Part 201 Residential Drinking Water Protection Criteria	Part 201 Residential Soil Volatilization to Indoor Air Inhalation Criteria	Part 201 Residential Direct Contact Criteria
Sample Depth (feet bgs)		6'-6' 10"	6'-6' 10"	7'-9'	7'-9'	6'-7'6"			
Date of Collection		08/05/10	08/05/10	08/05/10	08/05/10	08/05/10			
		Conc.	Conc.	Conc.	Conc.	Conc.			
1,2,3 - Trimethylbenzene	526738	ND	ND	ND	ND	ND	ID	ID	ID
1,2,4 - Trimethylbenzene	95636	ND	ND	ND	ND	ND	2,100	110,000	110,000
1,3,5 - Trimethylbenzene	108678	ND	ND	ND	ND	ND	1,800	94,000	94,000
Benzene	71432	ND	ND	ND	ND	ND	100	1,600	180,000
Ethylbenzene	100414	ND	ND	ND	ND	ND	1,500	87,000	140,000
Toluene	108883	ND	ND	ND	ND	ND	16,000	250,000	250,000
Xylenes (Total)	1330207	ND	ND	ND	ND	ND	5,600	150,000	150,000
PNAs	(various)	ND	ND	ND	ND	ND	(various)	(various)	(various)

ND = Not detected at the reporting limit.

ID = MDNRE has not established a criterion for this compound/pathway.

Refer to the laboratory analytical report for additional QA/QC analytical results.

FIGURES



REFERENCE
 USGS 7.5 MIN TOPOGRAPHIC QUADRANGLE
 ANN ARBOR, MICHIGAN
 DATED 1965, PHOTOREVISED 1983
 SCALE 1 : 24000



APPROXIMATE
 SCALE - FEET

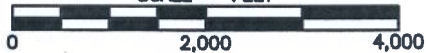


FIGURE 1.0
SITE LOCATION MAP
 PHASE II ENVIRONMENTAL SITE ASSESSMENT
 WASHTENAW COUNTY JUVENILE CENTER
 2260 PLATT ROAD
 ANN ARBOR, MI

PREPARED FOR
DOWNRIVER COMMUNITY CONFERENCE
 SOUTHGATE, MI

DRAWN AJC/04-14-10

CHECKED

REVISED

APPROVED

JOB NO. 6358.04

DRAWING NUMBER

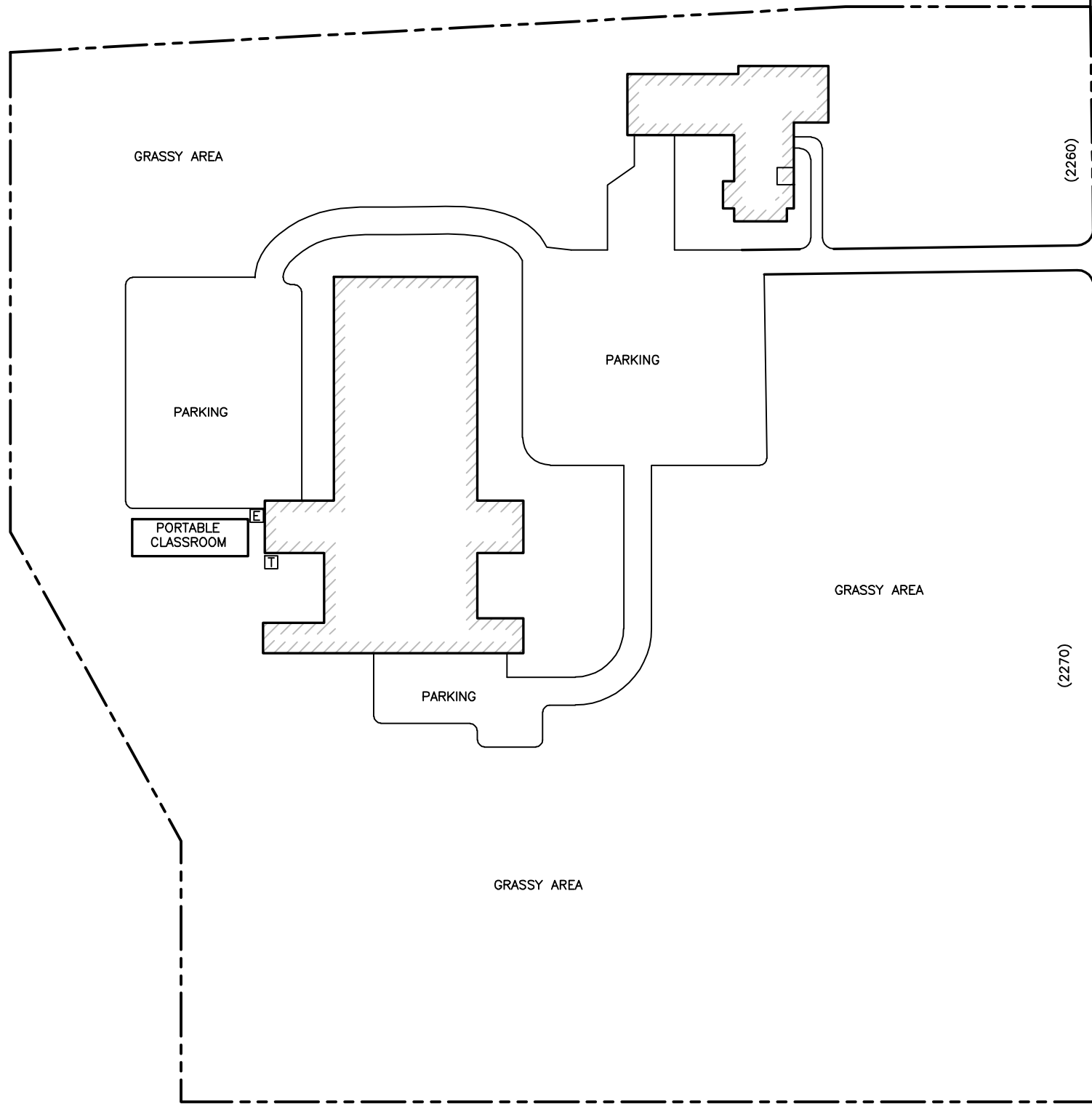
635804-01E





WASHTENAW COUNTY PARK

WASHTENAW COUNTY PARK



(2231) VCR AUTO BODY

(2275) VINEYARD CHURCH

PLATT ROAD

(2305)

UNITED WAY

(2270)

BANK

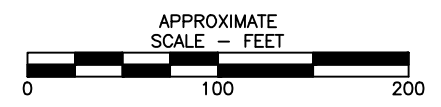
(2400)

SOUTH HURON PARKWAY

RESIDENTIAL

LEGEND

- SITE BOUNDARY
- [T] PAD MOUNTED TRANSFORMER
- [E] PORTABLE EMERGENCY GENERATOR

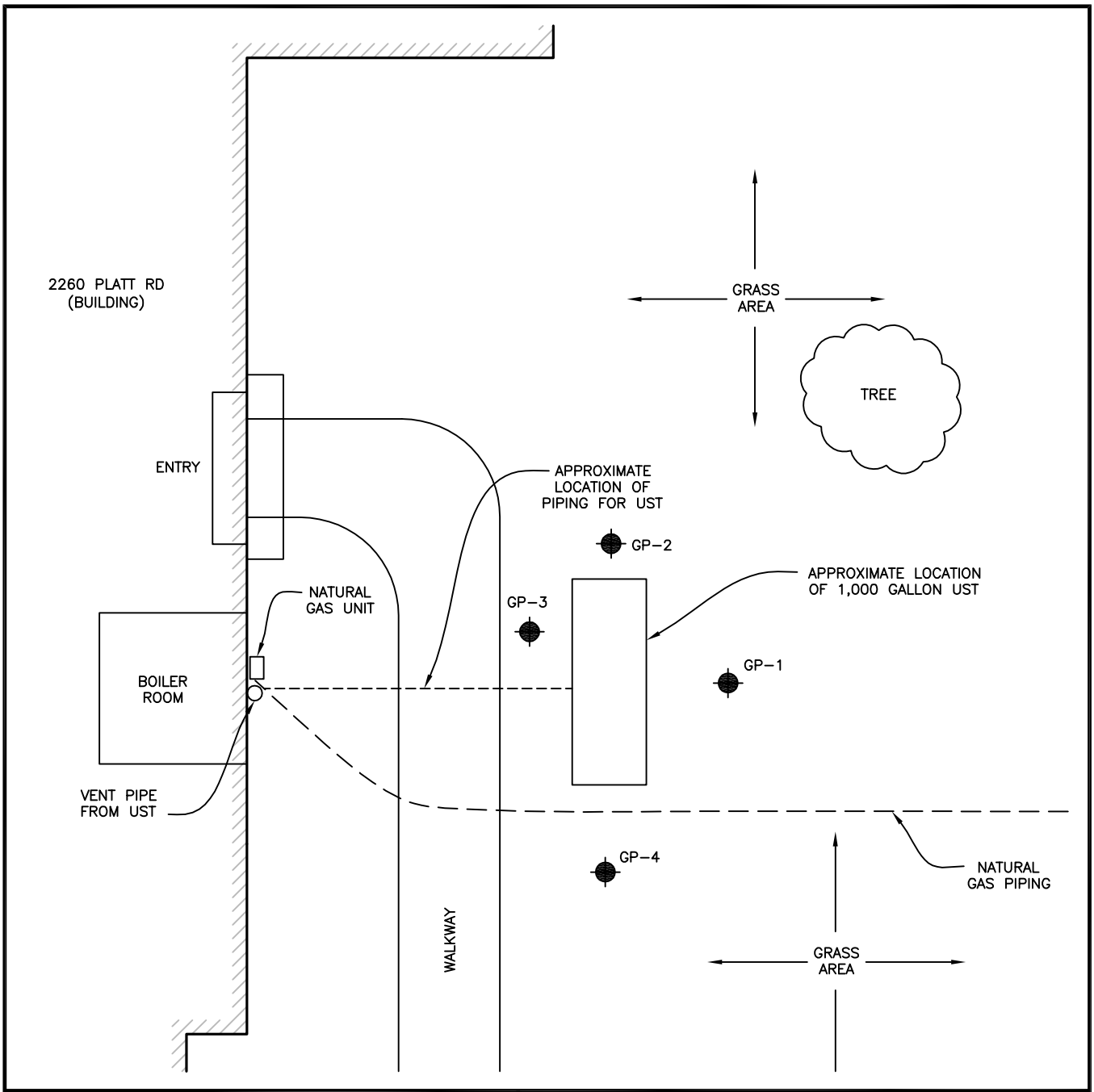


**FIGURE 2.0
SITE SKETCH**

PHASE II ENVIRONMENTAL SITE ASSESSMENT
WASHTENAW COUNTY JUVENILE CENTER
2260 & 2270 PLATT ROAD
ANN ARBOR, MI

PREPARED FOR
DOWNRIVER COMMUNITY CONFERENCE
SOUTHGATE, MI

DRAWN	AJC/04-14-10	CHECKED
REVISED		APPROVED
JOB NO.	6358.03	
DRAWING NUMBER	635803-02E	



LEGEND

- SITE BOUNDARY
- PIPING
- GP-1 ● SOIL BORING LOCATION

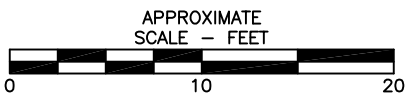


FIGURE 3.0
SOIL BORING LOCATIONS
 PHASE II ENVIRONMENTAL SITE ASSESSMENT
 WASHTENAW COUNTY JUVENILE CENTER
 2260 PLATT ROAD
 ANN ARBOR, MI

PREPARED FOR
DOWNRIVER COMMUNITY CONFERENCE
SOUTHGATE, MI

DRAWN AJC/04-14-10

CHECKED

REVISED

APPROVED

JOB NO. 6358.04

DRAWING NUMBER

635804-03E



APPENDIX A

UST LOCATE – SUMMARY REPORT



May 18, 2010

Mr. William Goebel
Washtenaw County
2155 Hogback
Ann Arbor, MI 48107

**RE: UST Locate - Summary
2260 Platt Road
Ann Arbor, Michigan 48104
Project No.: 105010031**

Dear Mr. Goebel:

CTI and Associates, Inc. (CTI) has completed the underground storage tank (UST) locate at 2260 Platt Road, City of Ann Arbor, Michigan. This letter is to provide a summary of the work completed for the UST locate on May 14, 2010. The scope of services was provided in general accordance with CTI Proposal 10PRO5010033, dated May 12, 2010.

On May 14, 2010, CTI met with Mr. William Goebel at the study property to locate the 1,000-gallon heating oil UST associated with the former heating system at the site building. Mr. Goebel informed CTI that the former site plans show the UST to be located adjacent to the boiler room on the east side of the site building.

During the visual evaluation of the site, CTI identified a vent pipe adjacent to the current natural gas meter and associated piping on the exterior of the building. CTI performed the UST locate using a CST Magna-Trak 100 magnetometer. Based on the location of the UST from the historic site plan, provided by Mr. Goebel, and the location of the vent pipe, CTI was able to approximate the location of the UST and associated piping using the magnetometer.

Based on readings from the magnetometer, the center of the UST appears to be approximately 20 feet east of the exterior boiler room wall and approximately 36 feet south of the perpendicular wall to the north. The dimensions of the UST identified by the magnetometer appear to be approximately 6 X 12 feet. However, the actual size of the UST is most likely closer to 4 X 11 feet. A copy of the map showing the approximate location of the UST is attached. Refer to plates I and II for site photos of the approximate UST location.

If you have any questions or comments regarding any of the work discussed above, please contact me.

Sincerely,
CTI and Associates, Inc.

A handwritten signature in blue ink that reads 'Scott Jones'.

Scott T. Jones
Staff Scientist



Civil
Geotechnical,
Environmental
and Construction
Materials Engineers
(248) 486-5100

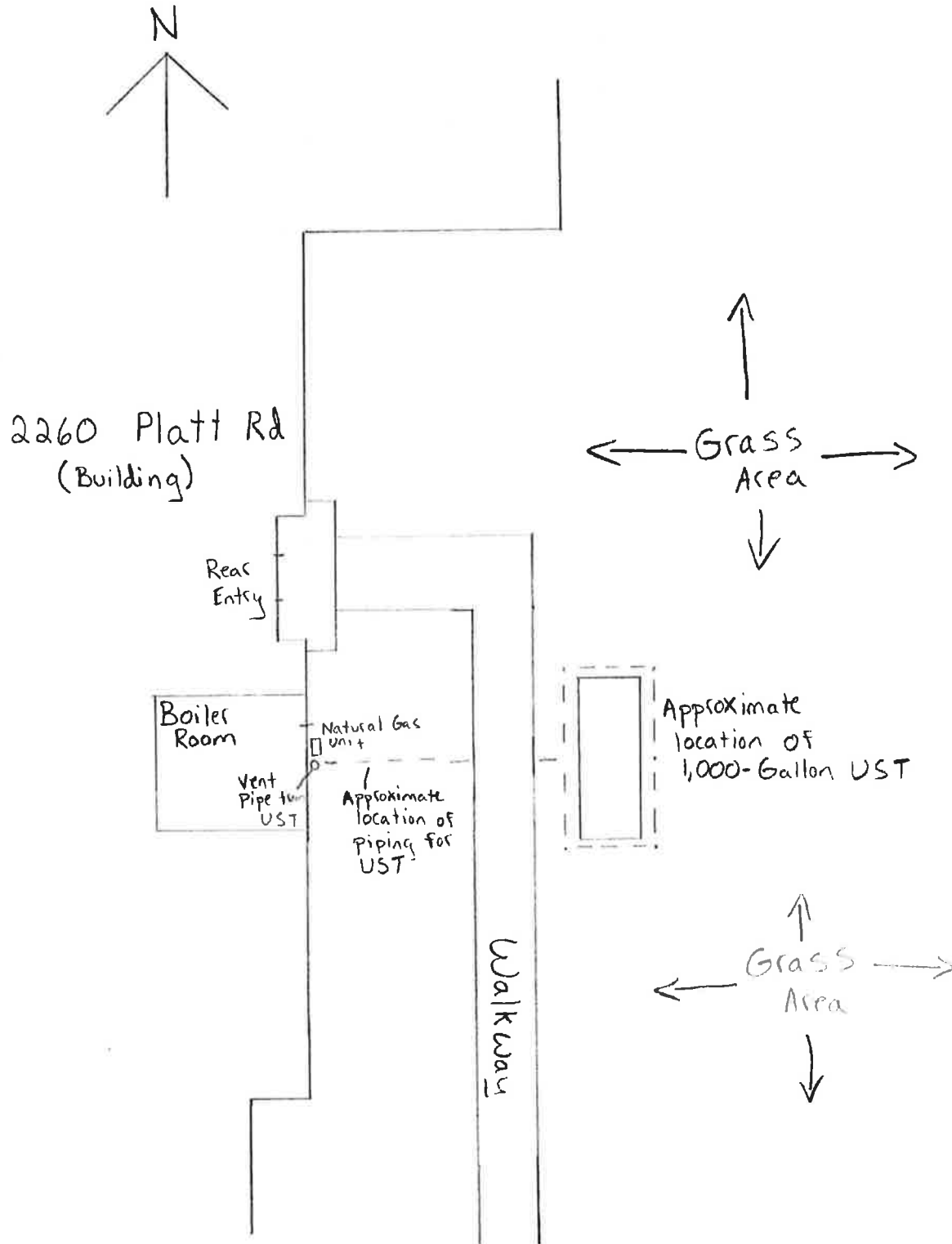
CTI and Associates, Inc.

JOB: UST LOCATE - 105010031

SHEET: 1 OF 1 SCALE: 1 in = 10 ft

CALCULATED BY: Scott Jones DATE: 5/14/2010

CHECKED BY: _____ DATE: _____



DATE:
5/14/10

PHOTOGRAPHER:
SCOTT JONES

LOCATION:
STUDY PROPERTY

DIRECTION:
WEST



A GENERAL VIEW OF THE APPROXIMATE UST LOCATION

DATE:
5/14/10

PHOTOGRAPHER:
SCOTT JONES

LOCATION:
STUDY PROPERTY

DIRECTION:
NORTH



A GENERAL VIEW OF THE APPROXIMATE UST LOCATION



SITE PHOTOGRAPHS

**WASHTENAW COUNTY
2260 PLATT ROAD
ANN ARBOR, MICHIGAN**

PROJ: 105010031

SCALE: NONE

DATE: 5/17/10

PLATE: I

DATE:
5/14/10

PHOTOGRAPHER:
SCOTT JONES

LOCATION:
STUDY PROPERTY

DIRECTION:
WEST



A GENERAL VIEW OF THE APPROXIMATE UST PIPING LOCATION

DATE:
5/14/10

PHOTOGRAPHER:
SCOTT JONES

LOCATION:
STUDY PROPERTY

DIRECTION:
SOUTHWEST



A GENERAL VIEW OF THE VENT PIPE



SITE PHOTOGRAPHS

**WASHTENAW COUNTY
2260 PLATT ROAD
ANN ARBOR, MICHIGAN**

PROJ: 105010031

SCALE: NONE

DATE: 5/17/10

PLATE: II

APPENDIX B
SOIL BORING LOGS



TTL Associates, Inc.
 44265 Plymouth Oaks Blvd.
 Plymouth, MI 48170
 Telephone: 734/455-8600
 Fax: 734/455-8608

BORING NUMBER GP-1

PAGE 1 OF 1

CLIENT DCCBC PROJECT NAME Washtenaw County Juvenile Center
 PROJECT NUMBER 6358.04 PROJECT LOCATION 2260 Platt Road, Ann Arbor, Michigan
 DRILLING CONTRACTOR TTL Associates RIG NO. _____ GROUND ELEVATION _____
 DRILLING METHOD Geoprobe GROUND WATER LEVELS:
 DATE STARTED 8/5/10 COMPLETED 8/5/10 AT TIME OF DRILLING ---
 LOGGED BY MHL CHECKED BY _____ AT END OF DRILLING ---
 NOTES Approximately 5' east of UST AFTER DRILLING ---

DEPTH (ft)	ELEVATION (ft)	SAMPLE NUMBER	GRAPHIC LOG	MATERIAL DESCRIPTION	RECOVERY	SPT BLOWS	PID (Log Scale) (ppm)			WELL DIAGRAM
							10	100	1000	
0.0				TOPSOIL (8 Inches)		0				
2.5				SAND - brown, coarse grained, some gravel, trace organics, dense to hard with depth, trace clay to 3', trace silt from 3' to bottom, moist	12	0				
5.0		* GP-1			18	0				
6.8				Geoprobe refusal at 6.8'		0				

Bottom of hole at 6.8 feet.
 *Sample submitted for laboratory analysis.

TTL_ENVIRO_STANDARD_6358.04.GPJ_GINT_US_LAB.GDT_9/15/10



TTL Associates, Inc.
 44265 Plymouth Oaks Blvd.
 Plymouth, MI 48170
 Telephone: 734/455-8600
 Fax: 734/455-8608

BORING NUMBER GP-2

CLIENT DCCBC PROJECT NAME Washtenaw County Juvenile Center
 PROJECT NUMBER 6358.04 PROJECT LOCATION 2260 Platt Road, Ann Arbor, Michigan
 DRILLING CONTRACTOR TTL Associates RIG NO. _____ GROUND ELEVATION _____
 DRILLING METHOD Geoprobe GROUND WATER LEVELS:
 DATE STARTED 8/5/10 COMPLETED 8/5/10 AT TIME OF DRILLING ---
 LOGGED BY MHL CHECKED BY _____ AT END OF DRILLING ---
 NOTES Approximately 2' north of UST AFTER DRILLING ---

DEPTH (ft)	ELEVATION (ft)	SAMPLE NUMBER	GRAPHIC LOG	MATERIAL DESCRIPTION	RECOVERY	SPT BLOWS	PID (Log Scale) (ppm)			WELL DIAGRAM
							10	100	1000	
0.0				TOPSOIL (6 Inches)		0				
				SAND - loamy dark brown, some gravel, trace clay, loose, moist		0				
2.5				- brown, some gravel, trace silt, dense to hard with depth, moist	12	0				
						0				
5.0					18	0				
		* GP-2				0				
						0				

Geoprobe refusal at 6.8'
 Bottom of hole at 6.8 feet.
 *Sample submitted for laboratory analysis.

TTL_ENVIRO_STANDARD_6358.04.GPJ GINT US LAB.GDT 9/15/10



TTL Associates, Inc.
 44265 Plymouth Oaks Blvd.
 Plymouth, MI 48170
 Telephone: 734/455-8600
 Fax: 734/455-8608

BORING NUMBER GP-3

PAGE 1 OF 1

CLIENT DCCBC PROJECT NAME Washtenaw County Juvenile Center
 PROJECT NUMBER 6358.04 PROJECT LOCATION 2260 Platt Road, Ann Arbor, Michigan
 DRILLING CONTRACTOR TTL Associates RIG NO. _____ GROUND ELEVATION _____
 DRILLING METHOD Geoprobe GROUND WATER LEVELS:
 DATE STARTED 8/5/10 COMPLETED 8/5/10 AT TIME OF DRILLING ---
 LOGGED BY MHL CHECKED BY _____ AT END OF DRILLING ---
 NOTES Approximately 2' west of UST AFTER DRILLING ---

DEPTH (ft)	ELEVATION (ft)	SAMPLE NUMBER	GRAPHIC LOG	MATERIAL DESCRIPTION	RECOVERY	SPT BLOWS	PID (Log Scale) (ppm)			WELL DIAGRAM
0.0						0	10	100	1000	
				TOPSOIL (6 Inches)		0				
				SAND - loamy dark brown, fine-grained, trace clay, loose, moist		0				
2.5					30	0				
				- brown, coarse-grained, some gravel, trace silt, dense to hard with depth, moist		0				
5.0						0				
					30	0				
7.5		* GP-3				0				
					12	0				
						0				

Geoprobe refusal at 9.8'
 Bottom of hole at 9.8 feet.
 *Sample submitted for laboratory analysis.



TTL Associates, Inc.
 44265 Plymouth Oaks Blvd.
 Plymouth, MI 48170
 Telephone: 734/455-8600
 Fax: 734/455-8608

BORING NUMBER GP-4

PAGE 1 OF 1

CLIENT <u>DCCBC</u>	PROJECT NAME <u>Washtenaw County Juvenile Center</u>
PROJECT NUMBER <u>6358.04</u>	PROJECT LOCATION <u>2260 Platt Road, Ann Arbor, Michigan</u>
DRILLING CONTRACTOR <u>TTL Associates</u>	RIG NO. _____ GROUND ELEVATION _____
DRILLING METHOD <u>Geoprobe</u>	GROUND WATER LEVELS:
DATE STARTED <u>8/5/10</u> COMPLETED <u>8/5/10</u>	AT TIME OF DRILLING <u>---</u>
LOGGED BY <u>MHL</u> CHECKED BY _____	AT END OF DRILLING <u>---</u>
NOTES <u>Approximately 5' south of UST</u>	AFTER DRILLING <u>---</u>

DEPTH (ft)	ELEVATION (ft)	SAMPLE NUMBER	GRAPHIC LOG	MATERIAL DESCRIPTION	RECOVERY	SPT BLOWS	PID (Log Scale) (ppm)			WELL DIAGRAM
							10	100	1000	
0.0				TOPSOIL (6 Inches)		0				
				SAND - loamy dark brown, fine to medium grained, trace organics, trace clay, loose, moist		0				
2.5				- brown, coarse-grained, some gravel, trace silt, dense to hard with depth, moist	18	0				
5.0						0				
7.5		* GP-4			18	0				

Geoprobe refusal at 7.5'
 Bottom of hole at 7.5 feet.
 *Sample submitted for laboratory analysis.

TTL_ENVIRO_STANDARD_6358.04.GPJ GINT US LAB.GDT 9/15/10

APPENDIX C

**LABORATORY ANALYTICAL REPORT AND
CHAIN-OF-CUSTODY RECORD**



31628 Glendale St.
Livonia, Michigan 48150
TEL: 734.422.8000
FAX: 734.422.5342
Website: www.rtilab.com

August 12, 2010

Steve Gach
TTL Associates, Inc.
44265 Plymouth Oaks Blvd
Plymouth, MI 48170-2585
TEL: (734) 455-8600
FAX: (734) 455-8608

RE: DCCBC - 6358.04

Order No.: 1008240

Dear Steve Gach:

RTI Laboratories received 6 sample(s) on 8/5/2010 for the analyses presented in the following report.

There were no problems with the analytical events associated with this report unless noted in the Case Narrative.

This report may only be reproduced in its entirety. Individual pages, reproduced without supporting documentation, do not contain related information and may be misinterpreted by other data reviewers.

Quality control data is within laboratory defined or method specified acceptance limits except if noted.

If you have any questions regarding these tests results, please feel free to call.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert Lynch", with a long horizontal flourish extending to the right.

Robert Lynch
Senior Chemist and Special Projects Coordin
31628 Glendale St.
Livonia, Michigan 48150



31628 Glendale St.
Livonia, Michigan 48150
TEL: 734.422.8000
FAX: 734.422.5342
Website: www.rtilab.com

Case Narrative

WO#: 1008240
Date: 8/12/2010

CLIENT: TTL Associates, Inc.
Project: DCCBC - 6358.04

This report in its entirety consists of the documents listed below. All documents contain the RTI Work Order Number assigned to this report.

1. Paginated Report including: Case Narrative, Analytical Results and Applicable Quality Control Summary Reports.
2. A Cover Letter that immediately precedes the Paginated Report.
3. Paginated copies of the Chain of Custody Documents supplied with this sample set.

Concentrations reported with a J flag in the Qual field are values below the reporting limit (RL) but greater than the established method detection limit (MDL). There is greater uncertainty associated with these results and data should be considered as estimated. These analytes are not routinely reviewed nor narrated below as to their potential for being laboratory artifacts.

Concentrations reported with an E flag in the Qual field are values that exceed the upper quantification range. There is greater uncertainty associated with these results and data should be considered as estimated.

Any comments or problems with the analytical events associated with this report are noted below.



RTI LABORATORIES, INC.

31628 Glendale St.
Livonia, Michigan 48150
TEL: 734.422.8000
FAX: 734.422.5342
Website: www.rtilab.com

Analytical Report

(consolidated)

WO#: **1008240**

Date Reported: **8/12/2010**

CLIENT: TTL Associates, Inc.
Project: DCCBC - 6358.04
Lab ID: 1008240-001
Client Sample ID GP-1 6-6'10"

Collection Date: 8/5/2010 10:35:00 AM

Matrix: SOIL

Analyses	Result	RL	Qual	Units	DF	Date Analyzed
LIGHT DISTILLATE OILS - LDO					SW8270C	SW3550C
SEMI-VOLATILE ORGANIC COMPOUNDS						Analyst: MT3
2-Methylnaphthalene	ND	170		µg/Kg-dry	1	8/10/2010 5:16:00 PM
Acenaphthene	ND	170		µg/Kg-dry	1	8/10/2010 5:16:00 PM
Acenaphthylene	ND	170		µg/Kg-dry	1	8/10/2010 5:16:00 PM
Anthracene	ND	170		µg/Kg-dry	1	8/10/2010 5:16:00 PM
Benz(a)anthracene	ND	170		µg/Kg-dry	1	8/10/2010 5:16:00 PM
Benzo(a)pyrene	ND	170		µg/Kg-dry	1	8/10/2010 5:16:00 PM
Benzo(b)fluoranthene	ND	170		µg/Kg-dry	1	8/10/2010 5:16:00 PM
Benzo(g,h,i)perylene	ND	170		µg/Kg-dry	1	8/10/2010 5:16:00 PM
Benzo(k)fluoranthene	ND	170		µg/Kg-dry	1	8/10/2010 5:16:00 PM
Chrysene	ND	170		µg/Kg-dry	1	8/10/2010 5:16:00 PM
Dibenz(a,h)anthracene	ND	170		µg/Kg-dry	1	8/10/2010 5:16:00 PM
Fluoranthene	ND	170		µg/Kg-dry	1	8/10/2010 5:16:00 PM
Fluorene	ND	170		µg/Kg-dry	1	8/10/2010 5:16:00 PM
Indeno(1,2,3-cd)pyrene	ND	170		µg/Kg-dry	1	8/10/2010 5:16:00 PM
Naphthalene	ND	170		µg/Kg-dry	1	8/10/2010 5:16:00 PM
Phenanthrene	ND	170		µg/Kg-dry	1	8/10/2010 5:16:00 PM
Pyrene	ND	170		µg/Kg-dry	1	8/10/2010 5:16:00 PM
Surr: 2-Fluorobiphenyl	56.4	45-105		%REC	1	8/10/2010 5:16:00 PM
Surr: Nitrobenzene-d5	52.3	35-100		%REC	1	8/10/2010 5:16:00 PM
Surr: Terphenyl-d14	74.0	30-125		%REC	1	8/10/2010 5:16:00 PM

LIGHT DISTILLATE OILS - LDO					SW8260B	SW3550C
VOLATILE ORGANIC COMPOUNDS						Analyst: RH3
1,2,3-Trimethylbenzene	ND	52		µg/Kg-dry	50	8/8/2010 12:58:00 AM
1,2,4-Trimethylbenzene	ND	52		µg/Kg-dry	50	8/8/2010 12:58:00 AM
1,3,5-Trimethylbenzene	ND	52		µg/Kg-dry	50	8/8/2010 12:58:00 AM
Benzene	ND	31		µg/Kg-dry	50	8/8/2010 12:58:00 AM
Ethylbenzene	ND	52		µg/Kg-dry	50	8/8/2010 12:58:00 AM
Toluene	ND	52		µg/Kg-dry	50	8/8/2010 12:58:00 AM
Xylenes, Total	ND	160		µg/Kg-dry	50	8/8/2010 12:58:00 AM
Surr: 4-Bromofluorobenzene	98.3	90.5-116		%REC	50	8/8/2010 12:58:00 AM
Surr: Dibromofluoromethane	97.7	85-115		%REC	50	8/8/2010 12:58:00 AM
Surr: Toluene-d8	100	87.2-110		%REC	50	8/8/2010 12:58:00 AM

Qualifiers:	*X Value exceeds Maximum Contaminant Level	B Analyte detected in the associated Method Blank
	E Value above quantitation range	H Holding times for preparation or analysis exceeded
	J Analyte detected below quantitation limits	M Manual Integration used to determine area response
	ND Not Detected at the Reporting Limit	PL Permit Limit
	RL Reporting Detection Limit	S Spike Recovery outside accepted recovery limits



RTI LABORATORIES, INC.

31628 Glendale St.
Livonia, Michigan 48150
TEL: 734.422.8000
FAX: 734.422.5342
Website: www.rtilab.com

Analytical Report

(consolidated)

WO#: **1008240**

Date Reported: **8/12/2010**

CLIENT: TTL Associates, Inc.

Collection Date: 8/5/2010 10:35:00 AM

Project: DCCBC - 6358.04

Lab ID: 1008240-001

Matrix: SOIL

Client Sample ID GP-1 6-6'10"

Analyses	Result	RL	Qual	Units	DF	Date Analyzed
LIGHT DISTILLATE OILS - LDO					D2216	Analyst: MP3
PERCENT MOISTURE						
Percent Moisture	3.9	1.0		wt%	1	8/9/2010 12:00:00 PM

Qualifiers:	*X	Value exceeds Maximum Contaminant Level	B	Analyte detected in the associated Method Blank
	E	Value above quantitation range	H	Holding times for preparation or analysis exceeded
	J	Analyte detected below quantitation limits	M	Manual Integration used to determine area response
	ND	Not Detected at the Reporting Limit	PL	Permit Limit
	RL	Reporting Detection Limit	S	Spike Recovery outside accepted recovery limits



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FAX: 734.422.5342
Website: www.rtilab.com

Analytical Report

(consolidated)

WO#: **1008240**

Date Reported: **8/12/2010**

CLIENT: TTL Associates, Inc.

Collection Date: 8/5/2010 11:15:00 AM

Project: DCCBC - 6358.04

Lab ID: 1008240-002

Matrix: SOIL

Client Sample ID GP-2 6-6'10"

Analyses	Result	RL	Qual	Units	DF	Date Analyzed
LIGHT DISTILLATE OILS - LDO					SW8270C	SW3550C
SEMI-VOLATILE ORGANIC COMPOUNDS						Analyst: MT3
2-Methylnaphthalene	ND	170		µg/Kg-dry	1	8/10/2010 5:40:00 PM
Acenaphthene	ND	170		µg/Kg-dry	1	8/10/2010 5:40:00 PM
Acenaphthylene	ND	170		µg/Kg-dry	1	8/10/2010 5:40:00 PM
Anthracene	ND	170		µg/Kg-dry	1	8/10/2010 5:40:00 PM
Benz(a)anthracene	ND	170		µg/Kg-dry	1	8/10/2010 5:40:00 PM
Benzo(a)pyrene	ND	170		µg/Kg-dry	1	8/10/2010 5:40:00 PM
Benzo(b)fluoranthene	ND	170		µg/Kg-dry	1	8/10/2010 5:40:00 PM
Benzo(g,h,i)perylene	ND	170		µg/Kg-dry	1	8/10/2010 5:40:00 PM
Benzo(k)fluoranthene	ND	170		µg/Kg-dry	1	8/10/2010 5:40:00 PM
Chrysene	ND	170		µg/Kg-dry	1	8/10/2010 5:40:00 PM
Dibenz(a,h)anthracene	ND	170		µg/Kg-dry	1	8/10/2010 5:40:00 PM
Fluoranthene	ND	170		µg/Kg-dry	1	8/10/2010 5:40:00 PM
Fluorene	ND	170		µg/Kg-dry	1	8/10/2010 5:40:00 PM
Indeno(1,2,3-cd)pyrene	ND	170		µg/Kg-dry	1	8/10/2010 5:40:00 PM
Naphthalene	ND	170		µg/Kg-dry	1	8/10/2010 5:40:00 PM
Phenanthrene	ND	170		µg/Kg-dry	1	8/10/2010 5:40:00 PM
Pyrene	ND	170		µg/Kg-dry	1	8/10/2010 5:40:00 PM
Surr: 2-Fluorobiphenyl	55.6	45-105		%REC	1	8/10/2010 5:40:00 PM
Surr: Nitrobenzene-d5	53.5	35-100		%REC	1	8/10/2010 5:40:00 PM
Surr: Terphenyl-d14	71.5	30-125		%REC	1	8/10/2010 5:40:00 PM

LIGHT DISTILLATE OILS - LDO					SW8260B	Analyst: RH3
VOLATILE ORGANIC COMPOUNDS						
1,2,3-Trimethylbenzene	ND	49		µg/Kg-dry	46.1	8/8/2010 1:24:00 AM
1,2,4-Trimethylbenzene	ND	49		µg/Kg-dry	46.1	8/8/2010 1:24:00 AM
1,3,5-Trimethylbenzene	ND	49		µg/Kg-dry	46.1	8/8/2010 1:24:00 AM
Benzene	ND	29		µg/Kg-dry	46.1	8/8/2010 1:24:00 AM
Ethylbenzene	ND	49		µg/Kg-dry	46.1	8/8/2010 1:24:00 AM
Toluene	ND	49		µg/Kg-dry	46.1	8/8/2010 1:24:00 AM
Xylenes, Total	ND	150		µg/Kg-dry	46.1	8/8/2010 1:24:00 AM
Surr: 4-Bromofluorobenzene	99.7	90.5-116		%REC	46.1	8/8/2010 1:24:00 AM
Surr: Dibromofluoromethane	98.4	85-115		%REC	46.1	8/8/2010 1:24:00 AM
Surr: Toluene-d8	99.7	87.2-110		%REC	46.1	8/8/2010 1:24:00 AM

Qualifiers:	*X Value exceeds Maximum Contaminant Level	B Analyte detected in the associated Method Blank
	E Value above quantitation range	H Holding times for preparation or analysis exceeded
	J Analyte detected below quantitation limits	M Manual Integration used to determine area response
	ND Not Detected at the Reporting Limit	PL Permit Limit
	RL Reporting Detection Limit	S Spike Recovery outside accepted recovery limits



RTI LABORATORIES, INC.

31628 Glendale St.
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Analytical Report

(consolidated)

WO#: **1008240**

Date Reported: **8/12/2010**

CLIENT: TTL Associates, Inc.

Collection Date: 8/5/2010 11:15:00 AM

Project: DCCBC - 6358.04

Lab ID: 1008240-002

Matrix: SOIL

Client Sample ID GP-2 6-6'10"

Analyses	Result	RL	Qual	Units	DF	Date Analyzed
LIGHT DISTILLATE OILS - LDO					D2216	Analyst: MP3
PERCENT MOISTURE						
Percent Moisture	6.0	1.0		wt%	1	8/9/2010 12:00:00 PM

Qualifiers:	*X	Value exceeds Maximum Contaminant Level	B	Analyte detected in the associated Method Blank
	E	Value above quantitation range	H	Holding times for preparation or analysis exceeded
	J	Analyte detected below quantitation limits	M	Manual Integration used to determine area response
	ND	Not Detected at the Reporting Limit	PL	Permit Limit
	RL	Reporting Detection Limit	S	Spike Recovery outside accepted recovery limits



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Website: www.rtilab.com

Analytical Report

(consolidated)

WO#: **1008240**

Date Reported: **8/12/2010**

CLIENT: TTL Associates, Inc.
Project: DCCBC - 6358.04
Lab ID: 1008240-003
Client Sample ID GP-3 7-9'

Collection Date: 8/5/2010 11:35:00 AM

Matrix: SOIL

Analyses	Result	RL	Qual	Units	DF	Date Analyzed
LIGHT DISTILLATE OILS - LDO					SW8270C	SW3550C
SEMI-VOLATILE ORGANIC COMPOUNDS						Analyst: MT3
2-Methylnaphthalene	ND	170		µg/Kg-dry	1	8/10/2010 6:04:00 PM
Acenaphthene	ND	170		µg/Kg-dry	1	8/10/2010 6:04:00 PM
Acenaphthylene	ND	170		µg/Kg-dry	1	8/10/2010 6:04:00 PM
Anthracene	ND	170		µg/Kg-dry	1	8/10/2010 6:04:00 PM
Benz(a)anthracene	ND	170		µg/Kg-dry	1	8/10/2010 6:04:00 PM
Benzo(a)pyrene	ND	170		µg/Kg-dry	1	8/10/2010 6:04:00 PM
Benzo(b)fluoranthene	ND	170		µg/Kg-dry	1	8/10/2010 6:04:00 PM
Benzo(g,h,i)perylene	ND	170		µg/Kg-dry	1	8/10/2010 6:04:00 PM
Benzo(k)fluoranthene	ND	170		µg/Kg-dry	1	8/10/2010 6:04:00 PM
Chrysene	ND	170		µg/Kg-dry	1	8/10/2010 6:04:00 PM
Dibenz(a,h)anthracene	ND	170		µg/Kg-dry	1	8/10/2010 6:04:00 PM
Fluoranthene	ND	170		µg/Kg-dry	1	8/10/2010 6:04:00 PM
Fluorene	ND	170		µg/Kg-dry	1	8/10/2010 6:04:00 PM
Indeno(1,2,3-cd)pyrene	ND	170		µg/Kg-dry	1	8/10/2010 6:04:00 PM
Naphthalene	ND	170		µg/Kg-dry	1	8/10/2010 6:04:00 PM
Phenanthrene	ND	170		µg/Kg-dry	1	8/10/2010 6:04:00 PM
Pyrene	ND	170		µg/Kg-dry	1	8/10/2010 6:04:00 PM
Surr: 2-Fluorobiphenyl	72.7	45-105		%REC	1	8/10/2010 6:04:00 PM
Surr: Nitrobenzene-d5	72.0	35-100		%REC	1	8/10/2010 6:04:00 PM
Surr: Terphenyl-d14	90.2	30-125		%REC	1	8/10/2010 6:04:00 PM

LIGHT DISTILLATE OILS - LDO					SW8260B	Analyst: RH3
VOLATILE ORGANIC COMPOUNDS						
1,2,3-Trimethylbenzene	ND	54		µg/Kg-dry	50	8/7/2010 9:59:00 PM
1,2,4-Trimethylbenzene	ND	54		µg/Kg-dry	50	8/7/2010 9:59:00 PM
1,3,5-Trimethylbenzene	ND	54		µg/Kg-dry	50	8/7/2010 9:59:00 PM
Benzene	ND	32		µg/Kg-dry	50	8/7/2010 9:59:00 PM
Ethylbenzene	ND	54		µg/Kg-dry	50	8/7/2010 9:59:00 PM
Toluene	ND	54		µg/Kg-dry	50	8/7/2010 9:59:00 PM
Xylenes, Total	ND	160		µg/Kg-dry	50	8/7/2010 9:59:00 PM
Surr: 4-Bromofluorobenzene	101	90.5-116		%REC	50	8/7/2010 9:59:00 PM
Surr: Dibromofluoromethane	97.3	85-115		%REC	50	8/7/2010 9:59:00 PM
Surr: Toluene-d8	101	87.2-110		%REC	50	8/7/2010 9:59:00 PM

Qualifiers:	*X Value exceeds Maximum Contaminant Level	B Analyte detected in the associated Method Blank
	E Value above quantitation range	H Holding times for preparation or analysis exceeded
	J Analyte detected below quantitation limits	M Manual Integration used to determine area response
	ND Not Detected at the Reporting Limit	PL Permit Limit
	RL Reporting Detection Limit	S Spike Recovery outside accepted recovery limits



RTI LABORATORIES, INC.

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Livonia, Michigan 48150
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FAX: 734.422.5342
Website: www.rtilab.com

Analytical Report

(consolidated)

WO#: **1008240**

Date Reported: **8/12/2010**

CLIENT: TTL Associates, Inc.

Collection Date: 8/5/2010 11:35:00 AM

Project: DCCBC - 6358.04

Lab ID: 1008240-003

Matrix: SOIL

Client Sample ID GP-3 7-9'

Analyses	Result	RL	Qual	Units	DF	Date Analyzed
LIGHT DISTILLATE OILS - LDO					D2216	Analyst: MP3
PERCENT MOISTURE						
Percent Moisture	6.8	1.0		wt%	1	8/9/2010 12:00:00 PM

Qualifiers:	*X	Value exceeds Maximum Contaminant Level	B	Analyte detected in the associated Method Blank
	E	Value above quantitation range	H	Holding times for preparation or analysis exceeded
	J	Analyte detected below quantitation limits	M	Manual Integration used to determine area response
	ND	Not Detected at the Reporting Limit	PL	Permit Limit
	RL	Reporting Detection Limit	S	Spike Recovery outside accepted recovery limits



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Analytical Report

(consolidated)

WO#: **1008240**

Date Reported: **8/12/2010**

CLIENT: TTL Associates, Inc.
Project: DCCBC - 6358.04
Lab ID: 1008240-004
Client Sample ID DUP

Collection Date: 8/5/2010

Matrix: SOIL

Analyses	Result	RL	Qual	Units	DF	Date Analyzed
LIGHT DISTILLATE OILS - LDO					SW8270C	SW3550C
SEMI-VOLATILE ORGANIC COMPOUNDS						Analyst: MT3

2-Methylnaphthalene	ND	170		µg/Kg-dry	1	8/10/2010 7:16:00 PM
Acenaphthene	ND	170		µg/Kg-dry	1	8/10/2010 7:16:00 PM
Acenaphthylene	ND	170		µg/Kg-dry	1	8/10/2010 7:16:00 PM
Anthracene	ND	170		µg/Kg-dry	1	8/10/2010 7:16:00 PM
Benz(a)anthracene	ND	170		µg/Kg-dry	1	8/10/2010 7:16:00 PM
Benzo(a)pyrene	ND	170		µg/Kg-dry	1	8/10/2010 7:16:00 PM
Benzo(b)fluoranthene	ND	170		µg/Kg-dry	1	8/10/2010 7:16:00 PM
Benzo(g,h,i)perylene	ND	170		µg/Kg-dry	1	8/10/2010 7:16:00 PM
Benzo(k)fluoranthene	ND	170		µg/Kg-dry	1	8/10/2010 7:16:00 PM
Chrysene	ND	170		µg/Kg-dry	1	8/10/2010 7:16:00 PM
Dibenz(a,h)anthracene	ND	170		µg/Kg-dry	1	8/10/2010 7:16:00 PM
Fluoranthene	ND	170		µg/Kg-dry	1	8/10/2010 7:16:00 PM
Fluorene	ND	170		µg/Kg-dry	1	8/10/2010 7:16:00 PM
Indeno(1,2,3-cd)pyrene	ND	170		µg/Kg-dry	1	8/10/2010 7:16:00 PM
Naphthalene	ND	170		µg/Kg-dry	1	8/10/2010 7:16:00 PM
Phenanthrene	ND	170		µg/Kg-dry	1	8/10/2010 7:16:00 PM
Pyrene	ND	170		µg/Kg-dry	1	8/10/2010 7:16:00 PM
Surr: 2-Fluorobiphenyl	62.4	45-105		%REC	1	8/10/2010 7:16:00 PM
Surr: Nitrobenzene-d5	63.1	35-100		%REC	1	8/10/2010 7:16:00 PM
Surr: Terphenyl-d14	86.9	30-125		%REC	1	8/10/2010 7:16:00 PM

LIGHT DISTILLATE OILS - LDO					SW8260B	Analyst: RH3
VOLATILE ORGANIC COMPOUNDS						

1,2,3-Trimethylbenzene	ND	50		µg/Kg-dry	45.8	8/8/2010 1:49:00 AM
1,2,4-Trimethylbenzene	ND	50		µg/Kg-dry	45.8	8/8/2010 1:49:00 AM
1,3,5-Trimethylbenzene	ND	50		µg/Kg-dry	45.8	8/8/2010 1:49:00 AM
Benzene	ND	30		µg/Kg-dry	45.8	8/8/2010 1:49:00 AM
Ethylbenzene	ND	50		µg/Kg-dry	45.8	8/8/2010 1:49:00 AM
Toluene	ND	50		µg/Kg-dry	45.8	8/8/2010 1:49:00 AM
Xylenes, Total	ND	150		µg/Kg-dry	45.8	8/8/2010 1:49:00 AM
Surr: 4-Bromofluorobenzene	98.9	90.5-116		%REC	45.8	8/8/2010 1:49:00 AM
Surr: Dibromofluoromethane	98.7	85-115		%REC	45.8	8/8/2010 1:49:00 AM
Surr: Toluene-d8	101	87.2-110		%REC	45.8	8/8/2010 1:49:00 AM

Qualifiers:	*X	Value exceeds Maximum Contaminant Level	B	Analyte detected in the associated Method Blank
	E	Value above quantitation range	H	Holding times for preparation or analysis exceeded
	J	Analyte detected below quantitation limits	M	Manual Integration used to determine area response
	ND	Not Detected at the Reporting Limit	PL	Permit Limit
	RL	Reporting Detection Limit	S	Spike Recovery outside accepted recovery limits



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Analytical Report

(consolidated)

WO#: **1008240**

Date Reported: **8/12/2010**

CLIENT: TTL Associates, Inc.

Collection Date: 8/5/2010

Project: DCCBC - 6358.04

Lab ID: 1008240-004

Matrix: SOIL

Client Sample ID DUP

Analyses	Result	RL	Qual	Units	DF	Date Analyzed
LIGHT DISTILLATE OILS - LDO					D2216	Analyst: MP3
PERCENT MOISTURE						
Percent Moisture	8.3	1.0		wt%	1	8/9/2010 12:00:00 PM

Qualifiers:	*X	Value exceeds Maximum Contaminant Level	B	Analyte detected in the associated Method Blank
	E	Value above quantitation range	H	Holding times for preparation or analysis exceeded
	J	Analyte detected below quantitation limits	M	Manual Integration used to determine area response
	ND	Not Detected at the Reporting Limit	PL	Permit Limit
	RL	Reporting Detection Limit	S	Spike Recovery outside accepted recovery limits



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Analytical Report

(consolidated)

WO#: **1008240**

Date Reported: **8/12/2010**

CLIENT: TTL Associates, Inc.

Collection Date: 8/5/2010 12:15:00 PM

Project: DCCBC - 6358.04

Lab ID: 1008240-005

Matrix: SOIL

Client Sample ID GP-4 6'-7'6"

Analyses	Result	RL	Qual	Units	DF	Date Analyzed
LIGHT DISTILLATE OILS - LDO					SW8270C	SW3550C
SEMI-VOLATILE ORGANIC COMPOUNDS						Analyst: MT3
2-Methylnaphthalene	ND	170		µg/Kg-dry	1	8/10/2010 7:40:00 PM
Acenaphthene	ND	170		µg/Kg-dry	1	8/10/2010 7:40:00 PM
Acenaphthylene	ND	170		µg/Kg-dry	1	8/10/2010 7:40:00 PM
Anthracene	ND	170		µg/Kg-dry	1	8/10/2010 7:40:00 PM
Benz(a)anthracene	ND	170		µg/Kg-dry	1	8/10/2010 7:40:00 PM
Benzo(a)pyrene	ND	170		µg/Kg-dry	1	8/10/2010 7:40:00 PM
Benzo(b)fluoranthene	ND	170		µg/Kg-dry	1	8/10/2010 7:40:00 PM
Benzo(g,h,i)perylene	ND	170		µg/Kg-dry	1	8/10/2010 7:40:00 PM
Benzo(k)fluoranthene	ND	170		µg/Kg-dry	1	8/10/2010 7:40:00 PM
Chrysene	ND	170		µg/Kg-dry	1	8/10/2010 7:40:00 PM
Dibenz(a,h)anthracene	ND	170		µg/Kg-dry	1	8/10/2010 7:40:00 PM
Fluoranthene	ND	170		µg/Kg-dry	1	8/10/2010 7:40:00 PM
Fluorene	ND	170		µg/Kg-dry	1	8/10/2010 7:40:00 PM
Indeno(1,2,3-cd)pyrene	ND	170		µg/Kg-dry	1	8/10/2010 7:40:00 PM
Naphthalene	ND	170		µg/Kg-dry	1	8/10/2010 7:40:00 PM
Phenanthrene	ND	170		µg/Kg-dry	1	8/10/2010 7:40:00 PM
Pyrene	ND	170		µg/Kg-dry	1	8/10/2010 7:40:00 PM
Surr: 2-Fluorobiphenyl	72.6	45-105		%REC	1	8/10/2010 7:40:00 PM
Surr: Nitrobenzene-d5	69.1	35-100		%REC	1	8/10/2010 7:40:00 PM
Surr: Terphenyl-d14	92.2	30-125		%REC	1	8/10/2010 7:40:00 PM

LIGHT DISTILLATE OILS - LDO					SW8260B	Analyst: RH3
VOLATILE ORGANIC COMPOUNDS						
1,2,3-Trimethylbenzene	ND	53		µg/Kg-dry	50	8/8/2010 2:15:00 AM
1,2,4-Trimethylbenzene	ND	53		µg/Kg-dry	50	8/8/2010 2:15:00 AM
1,3,5-Trimethylbenzene	ND	53		µg/Kg-dry	50	8/8/2010 2:15:00 AM
Benzene	ND	32		µg/Kg-dry	50	8/8/2010 2:15:00 AM
Ethylbenzene	ND	53		µg/Kg-dry	50	8/8/2010 2:15:00 AM
Toluene	ND	53		µg/Kg-dry	50	8/8/2010 2:15:00 AM
Xylenes, Total	ND	160		µg/Kg-dry	50	8/8/2010 2:15:00 AM
Surr: 4-Bromofluorobenzene	97.9	90.5-116		%REC	50	8/8/2010 2:15:00 AM
Surr: Dibromofluoromethane	99.4	85-115		%REC	50	8/8/2010 2:15:00 AM
Surr: Toluene-d8	100	87.2-110		%REC	50	8/8/2010 2:15:00 AM

Qualifiers:	*X Value exceeds Maximum Contaminant Level	B Analyte detected in the associated Method Blank
	E Value above quantitation range	H Holding times for preparation or analysis exceeded
	J Analyte detected below quantitation limits	M Manual Integration used to determine area response
	ND Not Detected at the Reporting Limit	PL Permit Limit
	RL Reporting Detection Limit	S Spike Recovery outside accepted recovery limits



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Analytical Report

(consolidated)

WO#: **1008240**

Date Reported: **8/12/2010**

CLIENT: TTL Associates, Inc.

Collection Date: 8/5/2010 12:15:00 PM

Project: DCCBC - 6358.04

Lab ID: 1008240-005

Matrix: SOIL

Client Sample ID GP-4 6'-7'6"

Analyses	Result	RL	Qual	Units	DF	Date Analyzed
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**LIGHT DISTILLATE OILS - LDO
PERCENT MOISTURE**

D2216

Analyst: **MP3**

Percent Moisture	6.2	1.0		wt%	1	8/9/2010 12:00:00 PM
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Qualifiers:

*X	Value exceeds Maximum Contaminant Level	B	Analyte detected in the associated Method Blank
E	Value above quantitation range	H	Holding times for preparation or analysis exceeded
J	Analyte detected below quantitation limits	M	Manual Integration used to determine area response
ND	Not Detected at the Reporting Limit	PL	Permit Limit
RL	Reporting Detection Limit	S	Spike Recovery outside accepted recovery limits



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Analytical Report

(consolidated)

WO#: **1008240**

Date Reported: **8/12/2010**

CLIENT: TTL Associates, Inc.

Collection Date: 8/5/2010

Project: DCCBC - 6358.04

Lab ID: 1008240-006

Matrix: METHANOL

Client Sample ID MeOH Blank

Analyses	Result	RL	Qual	Units	DF	Date Analyzed
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VOLATILE ORGANIC COMPOUNDS

SW8260B

Analyst: RH3

1,2,4-Trimethylbenzene	ND	50		µg/Kg	50	8/7/2010 9:33:00 PM
1,3,5-Trimethylbenzene	ND	50		µg/Kg	50	8/7/2010 9:33:00 PM
Benzene	ND	30		µg/Kg	50	8/7/2010 9:33:00 PM
Ethylbenzene	ND	50		µg/Kg	50	8/7/2010 9:33:00 PM
Toluene	ND	50		µg/Kg	50	8/7/2010 9:33:00 PM
Xylenes, Total	ND	150		µg/Kg	50	8/7/2010 9:33:00 PM
Surr: 4-Bromofluorobenzene	99.5	90.5-116		%REC	50	8/7/2010 9:33:00 PM
Surr: Dibromofluoromethane	97.9	85-115		%REC	50	8/7/2010 9:33:00 PM
Surr: Toluene-d8	100	87.2-110		%REC	50	8/7/2010 9:33:00 PM

Qualifiers:

*/X	Value exceeds Maximum Contaminant Level	B	Analyte detected in the associated Method Blank
E	Value above quantitation range	H	Holding times for preparation or analysis exceeded
J	Analyte detected below quantitation limits	M	Manual Integration used to determine area response
ND	Not Detected at the Reporting Limit	PL	Permit Limit
RL	Reporting Detection Limit	S	Spike Recovery outside accepted recovery limits



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DATES REPORT

WO#: 1008240

12-Aug-10

Client: TTL Associates, Inc.

Project: DCCBC - 6358.04

Sample ID	Client Sample ID	Collection Date	Matrix	Test Name	TCLP Date	Prep Date	Analysis Date
1008240-001A	GP-1 6-6'10"	8/5/2010 10:35:00 AM	Soil	Volatile Organic Compounds			8/8/2010 12:58:00 AM
1008240-001B				PERCENT MOISTURE			8/9/2010 12:00:00 PM
				Semi-Volatile Organic Compounds		8/10/2010 8:11:20 AM	8/10/2010 5:16:00 PM
1008240-002A	GP-2 6-6'10"	8/5/2010 11:15:00 AM		Volatile Organic Compounds			8/8/2010 1:24:00 AM
1008240-002B				PERCENT MOISTURE			8/9/2010 12:00:00 PM
				Semi-Volatile Organic Compounds		8/10/2010 8:11:20 AM	8/10/2010 5:40:00 PM
1008240-003A	GP-3 7-9'	8/5/2010 11:35:00 AM		Volatile Organic Compounds			8/7/2010 9:59:00 PM
1008240-003B				PERCENT MOISTURE			8/9/2010 12:00:00 PM
				Semi-Volatile Organic Compounds		8/10/2010 8:11:20 AM	8/10/2010 6:04:00 PM
1008240-004A	DUP	8/5/2010		Volatile Organic Compounds			8/8/2010 1:49:00 AM
1008240-004B				PERCENT MOISTURE			8/9/2010 12:00:00 PM
				Semi-Volatile Organic Compounds		8/10/2010 8:11:20 AM	8/10/2010 7:16:00 PM
1008240-005A	GP-4 6'-7'6"	8/5/2010 12:15:00 PM		Volatile Organic Compounds			8/8/2010 2:15:00 AM
1008240-005B				PERCENT MOISTURE			8/9/2010 12:00:00 PM
				Semi-Volatile Organic Compounds		8/10/2010 8:11:20 AM	8/10/2010 7:40:00 PM
1008240-006A	MeOH Blank	8/5/2010	Methanol	Volatile Organic Compounds			8/7/2010 9:33:00 PM



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QC SUMMARY REPORT

WO#: 1008240

12-Aug-10

Client: TTL Associates, Inc.

Project: DCCBC - 6358.04

TestCode: PMOIST

Sample ID: 1008202-001ADUP	SampType: DUP	TestCode: PMOIST	Units: wt%	Prep Date:	RunNo: 35337						
Client ID: ZZZZZZ	Batch ID: R35337	TestNo: D2216		Analysis Date: 8/9/2010	SeqNo: 648896						
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Percent Moisture	2.5	1.0						2.496	0.143	20	

Sample ID: 1008202-002ADUP	SampType: DUP	TestCode: PMOIST	Units: wt%	Prep Date:	RunNo: 35337						
Client ID: ZZZZZZ	Batch ID: R35337	TestNo: D2216		Analysis Date: 8/9/2010	SeqNo: 648898						
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Percent Moisture	4.4	1.0						3.787	14.2	20	

Qualifiers:	*X Value exceeds Maximum Contaminant Level	E Value above quantitation range	H Holding times for preparation or analysis exceed
	J Analyte detected below quantitation limits	M Manual Integration used to determine area response	ND Not Detected at the Reporting Limit
	R RPD outside accepted recovery limits	RL Reporting Detection Limit	S Spike Recovery outside accepted recovery limits



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QC SUMMARY REPORT

WO#: 1008240

12-Aug-10

Client: TTL Associates, Inc.

Project: DCCBC - 6358.04

TestCode: SW_8260S

Sample ID: 10ug/kg LCS 10uL	SampType: ics	TestCode: sw_8260s	Units: µg/Kg	Prep Date:	RunNo: 35345						
Client ID: LCSS	Batch ID: R35345	TestNo: SW8260B		Analysis Date: 8/7/2010	SeqNo: 649164						
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
1,2,3-Trimethylbenzene	540	50	500.0	0	107	74	126				
1,2,4-Trimethylbenzene	560	50	500.0	0	112	79.2	125				
1,3,5-Trimethylbenzene	540	50	500.0	0	108	80.5	127				
Benzene	510	30	500.0	0	101	75	125				
Ethylbenzene	540	50	500.0	0	107	80.2	125				
Toluene	520	50	500.0	0	105	76.3	125				
Xylenes, Total	1,600	150	1,500	0	107	80	124				
Surr: 4-Bromofluorobenzene	2,500		2,500		101	90.5	116				
Surr: Dibromofluoromethane	2,500		2,500		98.7	85	115				
Surr: Toluene-d8	2,500		2,500		99.1	87.2	110				

Sample ID: Blank 1mLMeOH/50	SampType: mblk	TestCode: sw_8260s	Units: µg/Kg	Prep Date:	RunNo: 35345						
Client ID: PBS	Batch ID: R35345	TestNo: SW8260B		Analysis Date: 8/7/2010	SeqNo: 649165						
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
1,2,3-Trimethylbenzene	ND	50									
1,2,4-Trimethylbenzene	ND	50									
1,3,5-Trimethylbenzene	ND	50									
Benzene	ND	30									
Ethylbenzene	ND	50									
Toluene	ND	50									
Xylenes, Total	ND	150									
Surr: 4-Bromofluorobenzene	2,500		2,500		100	90.5	116				
Surr: Dibromofluoromethane	2,400		2,500		97.6	85	115				
Surr: Toluene-d8	2,500		2,500		101	87.2	110				

Qualifiers:

*X	Value exceeds Maximum Contaminant Level	E	Value above quantitation range	H	Holding times for preparation or analysis exceed
J	Analyte detected below quantitation limits	M	Manual Integration used to determine area response	ND	Not Detected at the Reporting Limit
R	RPD outside accepted recovery limits	RL	Reporting Detection Limit	S	Spike Recovery outside accepted recovery limits



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QC SUMMARY REPORT

WO#: 1008240

12-Aug-10

Client: TTL Associates, Inc.
Project: DCCBC - 6358.04

TestCode: SW_8260S

Sample ID: 1008240-003ams	SampType: ms	TestCode: sw_8260s	Units: µg/Kg-dry	Prep Date:	RunNo: 35345						
Client ID: GP-3 7-9'	Batch ID: R35345	TestNo: SW8260B		Analysis Date: 8/7/2010	SeqNo: 649170						
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
1,2,3-Trimethylbenzene	550	54	536.3	0	103	74	126				
1,2,4-Trimethylbenzene	570	54	536.3	0	106	79.2	125				
1,3,5-Trimethylbenzene	560	54	536.3	0	104	80.5	127				
Benzene	540	32	536.3	0	101	75	125				
Ethylbenzene	570	54	536.3	0	106	80.2	125				
Toluene	570	54	536.3	0	106	76.3	125				
Xylenes, Total	1,700	160	1,609	0	104	80	124				
Surr: 4-Bromofluorobenzene	2,700		2,682		99.7	90.5	116				
Surr: Dibromofluoromethane	2,600		2,682		96.7	85	115				
Surr: Toluene-d8	2,700		2,682		100	87.2	110				

Sample ID: 1008240-003amsd	SampType: msd	TestCode: sw_8260s	Units: µg/Kg-dry	Prep Date:	RunNo: 35345						
Client ID: GP-3 7-9'	Batch ID: R35345	TestNo: SW8260B		Analysis Date: 8/7/2010	SeqNo: 649171						
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
1,2,3-Trimethylbenzene	560	54	536.3	0	104	74	126	554.0	0.963	25	
1,2,4-Trimethylbenzene	560	54	536.3	0	105	79.2	125	568.5	1.04	25	
1,3,5-Trimethylbenzene	550	54	536.3	0	102	80.5	127	559.4	1.94	25	
Benzene	530	32	536.3	0	99.2	75	125	542.2	1.90	25	
Ethylbenzene	560	54	536.3	0	104	80.2	125	569.0	1.90	25	
Toluene	560	54	536.3	0	105	76.3	125	566.4	1.05	25	
Xylenes, Total	1,600	160	1,609	0	102	80	124	1,667	1.43	25	
Surr: 4-Bromofluorobenzene	2,700		2,682		101	90.5	116		0	25	
Surr: Dibromofluoromethane	2,600		2,682		98.6	85	115		0	25	
Surr: Toluene-d8	2,700		2,682		101	87.2	110		0	25	

Qualifiers: *X Value exceeds Maximum Contaminant Level
 J Analyte detected below quantitation limits
 R RPD outside accepted recovery limits
 E Value above quantitation range
 M Manual Integration used to determine area response
 RL Reporting Detection Limit
 H Holding times for preparation or analysis exceeded
 ND Not Detected at the Reporting Limit
 S Spike Recovery outside accepted recovery limits



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QC SUMMARY REPORT

WO#: 1008240

12-Aug-10

Client: TTL Associates, Inc.
Project: DCCBC - 6358.04

TestCode: SW_8270S

Sample ID: MB-18921	SampType: MBLK	TestCode: SW_8270S	Units: µg/Kg	Prep Date: 8/10/2010	RunNo: 35393						
Client ID: PBS	Batch ID: 18921	TestNo: SW8270C	SW3550C	Analysis Date: 8/10/2010	SeqNo: 650438						
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
2-Methylnaphthalene	ND	160									
Acenaphthene	ND	160									
Acenaphthylene	ND	160									
Anthracene	ND	160									
Benz(a)anthracene	ND	160									
Benzo(a)pyrene	ND	160									
Benzo(b)fluoranthene	ND	160									
Benzo(g,h,i)perylene	ND	160									
Benzo(k)fluoranthene	ND	160									
Chrysene	ND	160									
Dibenz(a,h)anthracene	ND	160									
Fluoranthene	ND	160									
Fluorene	ND	160									
Indeno(1,2,3-cd)pyrene	ND	160									
Naphthalene	ND	160									
Phenanthrene	ND	160									
Pyrene	ND	160									
Surr: 2,4,6-Tribromophenol	820		832.2		98.5	35	125				
Surr: 2-Fluorobiphenyl	630		832.2		76.0	45	105				
Surr: 2-Fluorophenol	560		832.2		67.8	35	105				
Surr: Nitrobenzene-d5	610		832.2		73.1	35	100				
Surr: Phenol-d5	360		832.2		43.7	40	100				
Surr: Terphenyl-d14	770		832.2		92.6	30	125				

Qualifiers:	*X Value exceeds Maximum Contaminant Level	E Value above quantitation range	H Holding times for preparation or analysis exceed
	J Analyte detected below quantitation limits	M Manual Integration used to determine area response	ND Not Detected at the Reporting Limit
	R RPD outside accepted recovery limits	RL Reporting Detection Limit	S Spike Recovery outside accepted recovery limits



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QC SUMMARY REPORT

WO#: 1008240

12-Aug-10

Client: TTL Associates, Inc.

Project: DCCBC - 6358.04

TestCode: SW_8270S

Sample ID:	SampType:	TestCode:	Units:	Prep Date:	RunNo:						
LCS-18921	LCS	SW_8270S	µg/Kg	8/10/2010	35393						
Client ID:	Batch ID:	TestNo:	SW3550C	Analysis Date:	SeqNo:						
LCSS	18921	SW8270C	SW3550C	8/10/2010	650439						
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
2-Methylnaphthalene	490	160	666.0	0	73.5	45	105				
Acenaphthene	550	160	666.0	0	82.8	45	110				
Acenaphthylene	540	160	666.0	0	81.6	45	105				
Anthracene	580	160	666.0	0	86.7	55	105				
Benz(a)anthracene	610	160	666.0	0	91.0	50	110				
Benzo(a)pyrene	600	160	666.0	0	89.4	50	110				
Benzo(b)fluoranthene	600	160	666.0	0	90.7	45	115				m
Benzo(g,h,i)perylene	690	160	666.0	0	104	40	125				
Benzo(k)fluoranthene	590	160	666.0	0	89.0	45	125				
Chrysene	610	160	666.0	0	91.6	55	110				
Dibenz(a,h)anthracene	700	160	666.0	0	105	40	125				
Fluoranthene	630	160	666.0	0	93.9	55	115				
Fluorene	600	160	666.0	0	89.6	50	110				
Indeno(1,2,3-cd)pyrene	700	160	666.0	0	105	40	120				
Naphthalene	440	160	666.0	0	66.3	40	105				
Phenanthrene	580	160	666.0	0	87.7	50	110				
Pyrene	600	160	666.0	0	89.9	45	125				
Surr: 2,4,6-Tribromophenol	1,000		832.5		121	35	125				
Surr: 2-Fluorobiphenyl	740		832.5		88.6	45	105				
Surr: 2-Fluorophenol	610		832.5		73.7	35	105				
Surr: Nitrobenzene-d5	690		832.5		83.4	35	100				
Surr: Phenol-d5	400		832.5		47.8	40	100				
Surr: Terphenyl-d14	850		832.5		102	30	125				

Qualifiers:	*X	Value exceeds Maximum Contaminant Level	E	Value above quantitation range	H	Holding times for preparation or analysis exceed
	J	Analyte detected below quantitation limits	M	Manual Integration used to determine area response	ND	Not Detected at the Reporting Limit
	R	RPD outside accepted recovery limits	RL	Reporting Detection Limit	S	Spike Recovery outside accepted recovery limits



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Website: www.rtilab.com

QC SUMMARY REPORT

WO#: 1008240

12-Aug-10

Client: TTL Associates, Inc.

Project: DCCBC - 6358.04

TestCode: SW_8270S

Sample ID: 1008240-003BMS	SampType: MS	TestCode: SW_8270S	Units: µg/Kg-dry	Prep Date: 8/10/2010	RunNo: 35393						
Client ID: GP-3 7-9'	Batch ID: 18921	TestNo: SW8270C	SW3550C	Analysis Date: 8/10/2010	SeqNo: 650443						
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
2-Methylnaphthalene	460	170	711.8	0	64.9	45	105				
Acenaphthene	510	170	711.8	0	71.1	45	110				
Acenaphthylene	500	170	711.8	0	69.9	45	105				
Anthracene	560	170	711.8	0	78.9	55	105				
Benz(a)anthracene	580	170	711.8	0	81.1	50	110				
Benzo(a)pyrene	590	170	711.8	0	82.9	50	110				
Benzo(b)fluoranthene	590	170	711.8	0	82.9	45	115				
Benzo(g,h,i)perylene	590	170	711.8	0	83.5	40	125				
Benzo(k)fluoranthene	610	170	711.8	0	86.2	45	125				
Chrysene	600	170	711.8	0	83.8	55	110				
Dibenz(a,h)anthracene	640	170	711.8	0	89.3	40	125				
Fluoranthene	590	170	711.8	0	82.6	55	115				
Fluorene	550	170	711.8	0	77.0	50	110				
Indeno(1,2,3-cd)pyrene	630	170	711.8	0	88.1	40	120				
Naphthalene	410	170	711.8	0	58.2	40	105				
Phenanthrene	560	170	711.8	0	78.2	50	110				
Pyrene	570	170	711.8	0	80.2	45	125				
Surr: 2,4,6-Tribromophenol	1,000		889.7		115	35	125				
Surr: 2-Fluorobiphenyl	720		889.7		81.0	45	105				
Surr: 2-Fluorophenol	630		889.7		70.9	35	105				
Surr: Nitrobenzene-d5	710		889.7		80.1	35	100				
Surr: Phenol-d5	400		889.7		45.2	40	100				
Surr: Terphenyl-d14	860		889.7		96.4	30	125				

Qualifiers:	*X Value exceeds Maximum Contaminant Level	E Value above quantitation range	H Holding times for preparation or analysis exceed
	J Analyte detected below quantitation limits	M Manual Integration used to determine area response	ND Not Detected at the Reporting Limit
	R RPD outside accepted recovery limits	RL Reporting Detection Limit	S Spike Recovery outside accepted recovery limits



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QC SUMMARY REPORT

WO#: 1008240

12-Aug-10

Client: TTL Associates, Inc.
Project: DCCBC - 6358.04

TestCode: SW_8270S

Sample ID:	SampType:	TestCode:	Units:	Prep Date:	RunNo:						
1008240-003BMSD	MSD	SW_8270S	µg/Kg-dry	8/10/2010	35393						
Client ID:	Batch ID:	TestNo:		Analysis Date:	SeqNo:						
GP-3 7-9'	18921	SW8270C	SW3550C	8/10/2010	650444						
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
2-Methylnaphthalene	460	170	714.6	0	64.4	45	105	462.0	0.297	25	
Acenaphthene	520	170	714.6	0	72.2	45	110	506.4	1.93	25	
Acenaphthylene	500	170	714.6	0	69.5	45	105	497.9	0.175	25	
Anthracene	590	170	714.6	0	81.9	55	105	561.6	4.19	25	
Benz(a)anthracene	620	170	714.6	0	86.2	50	110	577.3	6.50	25	
Benzo(a)pyrene	610	170	714.6	0	86.0	50	110	590.1	4.07	25	
Benzo(b)fluoranthene	630	170	714.6	0	87.6	45	115	590.4	5.91	25	m
Benzo(g,h,i)perylene	630	170	714.6	0	88.1	40	125	594.7	5.70	25	
Benzo(k)fluoranthene	620	170	714.6	0	87.3	45	125	613.6	1.67	25	
Chrysene	620	170	714.6	0	87.2	55	110	596.8	4.37	25	
Dibenz(a,h)anthracene	660	170	714.6	0	92.2	40	125	636.0	3.59	25	
Fluoranthene	620	170	714.6	0	87.4	55	115	587.9	6.10	25	
Fluorene	570	170	714.6	0	79.9	50	110	548.4	4.03	25	
Indeno(1,2,3-cd)pyrene	650	170	714.6	0	91.1	40	120	627.4	3.69	25	
Naphthalene	430	170	714.6	0	59.9	40	105	414.6	3.19	25	
Phenanthrene	590	170	714.6	0	83.1	50	110	556.6	6.47	25	
Pyrene	620	170	714.6	0	86.3	45	125	570.9	7.73	25	
Surr: 2,4,6-Tribromophenol	1,000		893.3		114	35	125		0	25	
Surr: 2-Fluorobiphenyl	630		893.3		70.7	45	105		0	25	
Surr: 2-Fluorophenol	570		893.3		64.0	35	105		0	25	
Surr: Nitrobenzene-d5	620		893.3		68.9	35	100		0	25	
Surr: Phenol-d5	370		893.3		41.4	40	100		0	25	
Surr: Terphenyl-d14	860		893.3		96.5	30	125		0	25	

Qualifiers:	*X Value exceeds Maximum Contaminant Level	E Value above quantitation range	H Holding times for preparation or analysis exceeded
	J Analyte detected below quantitation limits	M Manual Integration used to determine area response	ND Not Detected at the Reporting Limit
	R RPD outside accepted recovery limits	RL Reporting Detection Limit	S Spike Recovery outside accepted recovery limits



RTI LABORATORIES, INC.

CHAIN OF CUSTODY RECORD



QA/LA Cert #570 01002



NELAC Cert #R00973



MIS Cert #RL150-2-824



SBA #01750B

MAIN LAB

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1008240

6534

Please include Email Address of Report Recipient !!!

TO: TTI ASSOCIATES INC
 COMPANY: STEVE GACH
 ADDRESS: 4226 S PLYMOUTH CATH BLVD
 CITY: PLYMOUTH MI 48170
 PHONE: 734 455 8600 x1236
 FAX: 734 455 8600
 EMAIL: sgach@ttiasoc.com

RTI TO: TTI
 COMPANY: TTI
 ADDRESS: TTI
 CITY: TTI MI

TV NUMBER	SAMPLE ID	DATE SAMPLED	TIME	WATER CODE	NO OF BOTTLS	NO OF CONTAINERS AND CONTENTS	ANALYTICAL PARAMETERS	PROCESSED BY
1	GP-1 (6'-6'10")	8/5/10	10:45	S	2	1	LDO	TTI
2	GP-2 (6'-6'10")	8/5/10	11:15	S	2	1	BTEX	TTI
3	GP-3 (7-9) m/mSD	8/5/10	11:35	S	2	2		TTI
4	DUP	8/5/10	11:35	S	2	1		TTI
5	GP-4 (6'-7'6")	8/5/10	12:15	S	2	1		TTI
6	MEDH BLANK	8/5/10		S	1			TTI

TV NUMBER	SAMPLE ID	DATE SAMPLED	TIME	WATER CODE	NO OF BOTTLS	NO OF CONTAINERS AND CONTENTS	ANALYTICAL PARAMETERS	PROCESSED BY
7	MARIA LIM	8/5/10	16:00	TTL Fridge	2	1		TTI
8	TTL FRIDGE	8-5-10	16:55	new Zymon	2	1		TTI
9	new Zymon	8-5-10	17:25	RTI COOLER	2	1		TTI

TURNAROUND REQUIRED: 1

Relinquished: RTI cooler 8/6/10 14:00 Received: Auto Alps sk/lo 14:00

MATRIX CODES: 4 - LAB 20 - GARD

REPORT TRANSMITTAL DESIRED: FAX EMAIL CDMP

ALL REQUESTS ARE IN THE "PLEASE CONFIRM" SYSTEM UNLESS OTHERWISE SPECIFIED

FOR LAB USE ONLY: YES

Time of Sample: 6-6-113

Comments:

RTI - GASTE WATER
 SW - SURFACE WATER
 S - SOLID
 O - OIL
 WY - WASTE

Testing Engineers & Consultants, Inc.

**MR. JASON FEE
WASHTENAW COUNTY INFRASTRUCTURE MANAGEMENT
220 E HURON STREET
ANN ARBER, MI 48107-8645**

**PHASE I
ENVIRONMENTAL SITE ASSESSMENT
VACANT PROPERTY
2260 AND 2270 PLATT ROAD
ANN ARBOR, MI 48178**

TEC REPORT 56510-01

Submitted by:

**TESTING ENGINEERS & CONSULTANTS, INC.
1343 ROCHESTER RD, TROY, MI 48083-6015
PO BOX 249, TROY, MI 48099-0249
(248) 588-6200**

www.testingengineers.com

MARCH 9, 2016

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1.0 EXECUTIVE SUMMARY

On behalf of Washtenaw County Infrastructure Management (Client), Testing Engineers & Consultants, Inc. (TEC) has completed the Phase I Environmental Site Assessment (ESA) of the vacant property located at 2260 and 2270 Platt Road within Ann Arbor, Washtenaw County, Michigan (Subject Property). Pursuant to the contract (executed TEC Proposal 020-16-0156), the Phase I ESA was performed in general accordance with ASTM E1527-13 guidelines for Phase I ESAs except as noted under the Limitations and Exceptions section of this report.

1.1 PURPOSE

TEC understands that the Phase I ESA was conducted in support of acquisition of the Subject Property. The Phase I ESA was intended to identify the actual or potential existence of ASTM recognized environmental conditions (RECs) at the Subject Property.

1.2 DEFINITIONS

The following terms used in this report are defined within the ASTM E1527-13 guidelines for Phase I ESAs, as quoted below:

Recognized Environmental Condition (REC): “the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.”

Controlled REC (CREC): “a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).” Because hazardous substances and/or petroleum products remain on the site and compliance with controls must be maintained indefinitely, CRECs are a type of REC.

Historical REC (HREC): “a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).” To be considered HRECs, past releases must meet the regulatory criteria in effect at the time the Phase I ESA is conducted. In contrast to CRECs, HRECs are not RECs.

Business Environmental Risk (BER): “a risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of a parcel of

commercial real estate.” BERs do not meet the “presence or likely presence” or “material threat of a future release” tests that define an REC. Therefore, BERs include conditions that may indicate some potential for environmental impairment, but do not rise to the level of concern warranted by RECs. As requested by the Client, BERs may also include various considerations beyond the scope of the ASTM E1527 guidelines. Non-scope considerations, if any, are presented in Section 8.0.

De Minimis Condition: “a condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.” Conditions determined to be *de minimis* are not RECs.

Data Gap: “a lack of or inability to obtain information required by this practice despite good faith efforts by the environmental professional to gather such information,” and “may result from incompleteness in any of the activities required by this practice.” Examples of scenarios that may give rise to significant data gaps include physical access restrictions and obstructions, lack of response to inquiries, and absence of standard record sources.

1.3 SCOPE OF WORK

The Phase I ESA is a compilation of information (when available) obtained from, but not limited to, a site reconnaissance, inquiry into the current and past uses of the Subject Property, a review of available municipal information, historical aerial photographs, topographic maps, interviews with knowledgeable parties, and a review of environmental databases of regulated properties. The Phase I ESA was conducted from February 17, 2016 to March 9, 2016.

1.4 GENERAL SUBJECT PROPERTY INFORMATION

The Subject Property generally consisted of an approximately 13.6-acre vacant piece of land lightly vegetated with various grasses, shrubs, and trees located in an area of residential and commercial development.

The Subject Property is the southeast portion of a larger parcel of land owned by Washtenaw County and was the former location of a juvenile detention center constructed in 1956 until a replacement building was constructed on the central portion of the Subject Property in approximately 1969. After the new building was constructed, the original structure was used primarily for juvenile court-related offices. The buildings were demolished in 2014. The remnants of the asphalt parking lot associated with the two buildings is present on the central portion of the property and a fenced enclosure containing an open sided metal pole barn structure used as a vehicle shelter was present on the southwest portion of the property.

Water and sewer is available and provided by the local municipality, and natural gas and electricity services are provided by the local public utility companies.

1.5 CONCLUSIONS

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527 of the vacant property located along the west side of Platt Road within Ann Arbor, Washtenaw County, Michigan. Any exceptions to, or deletions from, this practice are described in the Limitations and Exceptions Section of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the Subject Property except for the following:

RECs

- None identified.

CRECs

- None identified.

In addition, this assessment has revealed the following:

HRECs

- None identified.

BERs

- The Subject Property and surrounding properties had been used in the past for agricultural farming from at least 1937 through the mid-1960s. It is possible that pesticides, herbicides, or fertilizers may have been used on-site. However, in TEC's opinion, the potential historical use of agricultural chemicals is a minor environmental risk with respect to the Subject Property.

1.6 RECOMMENDATIONS

Based on the results of the Phase I ESA, no further assessment and/or investigation appear warranted.

2.0 INTRODUCTION

Testing Engineers & Consultants, Inc. (TEC) was retained by Washtenaw County Infrastructure Management (Client), to perform a Phase I Environmental Site Assessment (ESA) of the vacant property located along the west side of 2260 and 2270 Platt Road within Ann Arbor, Washtenaw County, Michigan. The Subject Property location is presented in Figure 1. The Phase I ESA was performed in general accordance with the American Society for Testing Materials (ASTM) Designation E1527-13 guidelines for Phase I ESAs except as noted under the Limitations and Exceptions section of this report.

2.1 PURPOSE

The Phase I ESA was intended to provide a professional opinion of recognized environmental conditions (RECs) in connection with the past and current uses of the Subject Property. Performance of this Phase I ESA is intended to reduce, but not eliminate, uncertainty regarding the potential for RECs in connection with the Subject Property.

2.2 PHASE I ESA SCOPE OF WORK

TEC's Phase I ESA includes the collection and the review of site-specific background data and on-site visual assessment of the property. The background survey focuses on determining past and present use of the Subject Property. Appropriate regulatory agencies are contacted regarding past and present operations at the Subject Property. Readily available information such as maps, aerial photographs, and other publications regarding environmental conditions at the Subject Property are reviewed.

Existing operations on surrounding properties are observed from the Subject Property to evaluate the potential for migration of contaminants onto the property. The assessment considers regulatory agency records of known environmental problems at other properties within the vicinity of the property.

The scope of work for the Phase I ESA does not include a wetlands study or delineation, a hydrogeological assessment, or hydrologic assessment. It does not include sampling and testing of air, asbestos-containing materials, soils, and groundwater or surface water. The scope of work does not fulfill the requirements for a regulatory compliance audit, nor does it guarantee a zero risk level of environmental impairment liability.

This Phase I ESA does not purport to address safety concerns, if any, at the Subject Property. It also does not establish appropriate safety and health practices, or determine the applicability of health and safety regulatory limitations at the Subject Property.

2.3 PHASE I ESA SIGNIFICANT ASSUMPTIONS

TEC has used and incorporated information provided by private organizations and individuals, as well as government agencies. However, the Phase I ESA scope of work does not include the independent verification or confirmation of the reliability of this information.

2.4 PHASE I ESA STAFF

Mr. Kenneth M. Majetic, Senior Environmental Scientist at TEC, was the person with the primary responsibility for data assembly, interpretation, and technical conclusions with respect to the Phase I ESA. Mr. Donald C. Kaylor, Manager of Environmental Assessment at TEC, provided senior technical assistance.

Mr. Majetic and Mr. Kaylor described above meet the definition of an “Environmental Professional” as required in the “all appropriate inquiries” Final Rule (40 CFR Part 312). See Appendix A for the qualifications of the environmental professionals involved in the Phase I ESA.

2.5 LIMITATIONS AND EXCEPTIONS

This report was prepared for, and may be relied upon by, those authorized parties who have been specifically identified herein. Other use or reliance, implied or otherwise, by any other party is strictly prohibited unless authorized and acknowledged by TEC in writing.

In accordance with the executed TEC proposal, TEC endeavored to perform some elements of all appropriate inquiries (40 CFR 312 and industry standards) in allowing a user to satisfy the requirements to qualify for one of the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) liability. Performance of this Phase I ESA is intended to reduce, but not eliminate, uncertainty regarding the potential for RECs in connection with the Subject Property. TEC has used and incorporated information provided by private organizations and individuals, as well as municipal, state, and federal agencies. However, the Phase I ESA scope of work does not include the independent verification or confirmation of the reliability of this information.

This report is intended to serve only as an indicator of the potential for environmental impairment arising from readily discoverable, improper chemical, waste management and/or disposal activities conducted at the Subject Property or in the immediate vicinity of the Subject Property.

Regardless of the findings stated in this report, TEC is not responsible for consequences or conditions arising from facts that were concealed, withheld, not fully disclosed, or not readily accessible at the time the assessment was conducted. This report does not warrant against future operations or conditions, nor does it warrant against operations or conditions present of a type or at a location not investigated.

The Phase I ESA scope of work did not include the following: sampling of potential asbestos-containing materials, lead-based paint screen, preliminary radon inspection, lead in water testing, wetlands investigations, wetlands evaluation, wetlands delineation, or multimedia compliance audit inspection.

Given the availability of data, probable future adjustments in industry standards, the limited scope of due diligence investigations, the future inclusion of new contaminated sites to agency databases, and the further development of information resources, the resulting environmental liability disposition of the Subject Property is subject to change with time and does not guarantee a zero risk level of environmental impairment liability.

The Executive Summary to the Phase I ESA is intended to be used as an overview of the complete report findings. The Executive Summary is not intended to be used as a stand-alone document. Interpretation of the conclusions should be based on the report in its entirety.

The Phase I ESA report does not represent a legal opinion. Legal opinions regarding potential environmental liability issues as they relate to the Subject Property and the Phase I ESA should be obtained from a qualified attorney.

2.6 USER RELIANCE

TEC realizes that this report was prepared for use by Washtenaw County Infrastructure Management who may rely upon the findings of the report.

3.0 PHYSICAL SETTING

3.1 LOCATION

The Subject Property consists of an irregular-shaped vacant piece of lightly vegetated land located along the west side of Platt Road within the Ann Arbor, Washtenaw County, Michigan. The Subject Property was situated within an area of commercial and residential development, located in the northwest quarter of the northeast quarter of Section 3, Township 3 South, Range 6 East, as referenced on the United States Geological Survey (USGS) Ann Arbor East, Michigan Quadrangle Topographic Map (1983). See Figure 1 for the Subject Property Location Map.

3.2 TOPOGRAPHY

Based on reconnaissance, the Subject Property has a downward slope to the east-southeast towards Chalmers Drain approximately 1,000 feet to the southeast of the property. According to the topographic map, the Subject Property elevation ranges between 800 and 840 feet above mean sea level (AMSL) and the area topography slopes down towards Chalmers Drain.

3.3 GEOLOGY

Information provided in the Hydrogeologic Atlas of Michigan (1981) indicated that the area bedrock is Berea-Bedford sandstone shale formation at an approximate elevation of 625 feet AMSL. Therefore, bedrock is not likely to be pertinent to environmental conditions at the Subject Property.

The Quaternary Geology of Southern Michigan map indicated that the surficial geology surrounding the Subject Property consisted of end moraines of fine-textured glacial till and glacial outwash sand and gravel. Fine-textured till soils are described as gray, grayish brown or reddish brown, nonsorted glacial debris; matrix is dominantly clay, clay loam, or silty clay loam texture, variable amounts of cobbles and boulders. Glacial outwash sand and gravel soils are described as pale brown to pale reddish brown, fine to coarse sand alternating with layers of small gravel to heavy cobbles, well to poorly-sorted, abandoned drainage ways, flanking end moraines. Soil thickness ranges from 3 to 60 feet.

3.4 DRAINAGE PATTERNS

Based on observations, surface drainage at the Subject Property was towards nearby Chalmers Drain approximately 1,000 feet to the southeast of the property. Chalmers Drain flows approximately 1.4 miles to the north-northeast where it discharges to the Huron River. Based on the USGS topographic map, the regional surface drainage in the area of the Subject Property is to the northeast towards the Huron River.

3.5 LOCAL GROUNDWATER FLOW

Generally, groundwater flow direction would be expected to be consistent with surface water flow and/or local topography and dependent upon seasonal variation in precipitation. Therefore, local groundwater flow is generally expected to be towards the east.

According to the State of Michigan's online water well locator system (Wellogic), no record of current or historical wells at the Subject Property was found.

3.6 CURRENT USE OF THE SUBJECT PROPERTY

The Subject Property consists primarily of vacant land containing a variety of naturally occurring vegetation. A garden plot area was present on the east central portion of the property.

3.7 DESCRIPTIONS OF STRUCTURES, ROADS, AND IMPROVEMENTS

The Subject Property consisted of a single parcel consisting primarily of vegetated vacant land located in an area of residential and commercial development. The remnants of an asphalt parking lot associated with the buildings demolished in 2014 are present on the central portion of the property and a fenced enclosure containing an open sided metal pole barn structure used as a vehicle shelter was present on the southwest portion of the property. Municipal water and sewer services are available at the Subject Property, along with natural gas and electricity provided by the local public utilities.

4.0 SUBJECT PROPERTY AND AREA RECONNAISSANCE

The Subject Property reconnaissance was performed on February 17, 2016, by Mr. Kenneth Majetic of TEC. Mr. Majetic was not accompanied during the reconnaissance. Weather conditions during the reconnaissance were generally overcast and cool with an approximate air temperature of 50 degrees Fahrenheit. See Figure 2 for the Property Features Diagram. Photographs obtained during the visual reconnaissance are presented in Appendix B.

4.1 METHODOLOGY AND LIMITING CONDITIONS

The Subject Property and adjoining properties were visually observed for ASTM RECs in an effort to determine if a release of petroleum or other hazardous materials has occurred to the Subject Property surface, soil, surface water or groundwater. Indications of RECs may include, but are not limited to, evidence of buried or discarded drums or containers, stained, discolored or disturbed soils, stressed vegetation, evidence of pipes or other objects protruding from the ground, and evidence of aboveground and underground storage tanks.

The reconnaissance was an observation of current Subject Property and adjoining property uses and conditions, and was conducted in a manner that allowed for visual observations and of identification of Subject Property features, including structures, open areas, boundaries, and adjoining properties. Light snow cover and vegetation cover partially impeded the observation of ground surfaces at the property for evidence of stained soils or stressed vegetation that could possibly be stressed due to releases of hazardous substances or petroleum products.

As part of the Phase I ESA, TEC requested to review the following documents per ASTM E1527-13:

- Phase I ESAs, Phase II ESAs, Environmental compliance audit reports
- Environmental permits
- Registrations for underground and above-ground storage tanks
- Registrations for underground injection systems
- Safety Data Sheets (SDSs)
- Community right-to-know plans
- Safety plans, preparedness and prevention plans, spill prevention, countermeasure, and control plans
- Reports on hydrogeologic conditions at the Subject Property or surrounding area
- Notices or other correspondence from government agencies relating to environmental laws or liens
- Hazardous waste generator notices or reports
- Geotechnical studies
- Risk assessments
- Recorded activity use limitations

Documents outlined above and provided to TEC are discussed as appropriate in the following sections and are attached to this report.

4.2 GENERAL SUBJECT PROPERTY INFORMATION

The Subject Property generally consisted of an approximately 13.6-acre vacant piece of land located in an area of residential and commercial development. The Subject Property is the southeast portion of a larger parcel of land owned by Washtenaw County and was the former location of a juvenile detention center constructed in 1956 until a replacement building was constructed on the central portion of the Subject Property in approximately 1969. After the new building was constructed, the original structure was used primarily for juvenile court-related offices.

Water and sewer is available and provided by the local municipality, and natural gas and electricity services are provided by the local public utility companies.

4.3 SUBJECT PROPERTY STRUCTURES

The remnants of an asphalt parking lot associated with two buildings demolished in 2014 is present on the central portion of the property and a fenced enclosure containing an open sided metal pole barn structure used as a vehicle shelter was present on the southwest portion of the property.

4.4 CHEMICAL USE AND STORAGE

No obvious visual indication of potential hazardous substance or petroleum product use or storage on the Subject Property was noted.

4.5 WASTE DISPOSAL

Other than several small piles of sand and gravel containing pieces of broken concrete and clay pipe on the north central portion of the Subject Property, no other obvious evidence of on-site waste disposal activities was observed at the Subject Property. The soil piles appeared to be associated with recent demolition activities at the Subject Property and no obvious evidence of stained soils or stressed vegetation was observed in the area of the soil piles.

4.6 STORAGE TANK SYSTEMS

The Subject Property was visually observed for signs of current or former underground storage tanks (USTs) and aboveground storage tanks (ASTs). Typical indicators of USTs include pump islands, fill or vent piping, excavations, patches in pavement, etc. No obvious evidence of UST or AST systems was apparent at or adjoining the Subject Property.

4.7 VEGETATION

Vegetation was limited to naturally occurring grasses, weeds, shrubs, and trees. No stained soils or stressed vegetation that appeared to be stressed due to releases of hazardous substances or petroleum products were observed on the Subject Property.

4.8 PITS, PONDS, AND LAGOONS

No obvious indications of pits, ponds, standing water, lagoons, retention basins, or detention basins were noted on or adjoining the Subject Property.

4.9 UTILITIES, WELLS, AND SEPTICS

Municipal water and sewer services are available and provided to the Subject Property by the city of Ann Arbor. Electricity and natural gas services are provided to the Subject Property by the local public utility companies.

No obvious visual indications of water supply wells or septic systems were noted at the Subject Property during the visual reconnaissance.

4.10 OIL AND GAS WELLS OR PIPELINES

Other than a marker along Platt Road indicating the presence of a natural gas pipeline, no other obvious indication of oil and gas well or pipeline activity was found on or adjoining the Subject Property.

4.11 SUSPECTED POLYCHLORINATED BIPHENYL-CONTAINING EQUIPMENT

The Subject Property was observed for suspected polychlorinated biphenyl (PCB) containing equipment, such as electrical transformers and capacitors.

No electrical equipment, suspected of containing PCBs, was observed on the Subject Property.

4.12 AREA RECONNAISSANCE

A limited visual reconnaissance of the adjoining and nearby properties was performed. The reconnaissance was limited to observation of areas visible from the Subject Property or areas of public access. The area immediately surrounding the Subject Property consisted of commercial and residential properties. The adjoining and nearby properties are listed below:

To the north: County-owned property occupied by Washtenaw County Farm Park.

To the south: Residential development.

To the east: Platt Road, beyond which is commercial development occupied by VCR Automotive, Vineyard Church, United Way, and a law office.

To the west: County-owned property occupied by Washtenaw County Farm Park.

No obvious and specific indications of environmentally adverse operations or RECs to the Subject Property were noted on the adjoining or nearby properties during the recent reconnaissance.

5.0 USER/CLIENT PROVIDED INFORMATION

Consistent with the requirements of AAI and ASTM E1527-13, TEC provided the user of the Phase I ESA with a questionnaire regarding their specific knowledge of Subject Property environmental conditions, and requested that the User provide the Suggested Information per Appendix X3.1 of ASTM E1527-13. Mr. Jason Fee of Washtenaw County Infrastructure Management responded with

information regarding the Subject Property for use in the Phase I ESA report by responding to the User Questionnaire as follows.

5.1 ENVIRONMENTAL LIENS

The User answered “No” to the question “Are you aware of any environmental cleanup liens against the Subject Property that are filed or recorded under federal, tribal, state, or local law?”

5.2 ACTIVITY AND USE LIMITATIONS

The User answered “No” to the question “Are you aware of any activity and land use limitations (AULs), such as engineering controls, land use restrictions, or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state, or local law?”

5.3 USER SPECIALIZED KNOWLEDGE

The User answered “No” to the question “As the user of this ESA do you have any specialized knowledge or experience related to the Subject Property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the Subject Property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?”

5.4 FAIR MARKET VALUE

Because the Phase I ESA was being completed for the purpose of future sale of the property, the User answered “NA” to the question “Does the purchase price being paid for this Subject Property reasonably reflect the fair market value of the Subject Property?”

5.5 COMMONLY KNOWN OR REASONABLY ASCERTAINABLE INFORMATION

The User answered “No” to the question “Are you aware of commonly known or reasonably ascertainable information about the Subject 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 Subject Property?”

5.6 OBVIOUS INDICATORS OF CONTAMINATION

The User answered “No” to the question “As the user of this ESA, based on your knowledge and experience related to the Subject Property are there any obvious indicators that point to the presence or likely presence of contamination at the Subject Property?”

5.7 PROCEEDING INVOLVING THE SUBJECT PROPERTY

The User answered “No” to the question “Pursuant to ASTM E1527-13 §10.9, as the user of this ESA do you know of (1) any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the Subject Property; (2) any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the Subject Property; and (3) any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products?”

5.8 REASON FOR PERFORMING THE PHASE I ESA

The Phase I ESA was conducted in support of future sale of the Subject Property.

5.9 TITLE RECORDS

The User indicated that a title search was performed by Absolute Title Inc., and that no environmental liens or activity and use limitations (AULs) associated with the Subject Property were found.

5.10 OTHER USER INFORMATION

Other than the title information and site plans associated with the construction of the court building in 1969, no other information regarding possible environmental conditions at the Subject Property was provided by the User/Client. A copy of the User/Client Questionnaire is presented in Appendix C.

6.0 HISTORICAL SUBJECT PROPERTY USE REVIEW

Historical usage of the Subject Property and adjoining properties was referenced through reasonably ascertainable records (when available) that may include, but not limited to, municipal information, aerial photographs, topographic maps, city directories, interviews with persons knowledgeable of Subject Property conditions, and previous assessments. See the References section for documents/sources that were reviewed.

6.1 LEGAL DESCRIPTION

TEC obtained a legal description of the parcel from the Ann Arbor Assessing department as follows:

BEG E 1/4 POST SEC 3TH N 0 DEG 37 MIN E 2180.05 FT TH S 89 DEG 35 MIN 30 SEC W 191.05 FT TH N 89 DEG 50 MIN 30 SEC W 620 FTTH W 425FT ALG ARC CURVE TO LT RAD 8617.9 FT CEN ANG 2 DEG 49 MIN 30 SEC CHORD N 76 DEG 45 MIN 30 SEC W 425 FTTH N 78 DEG 10 MIN 10 SEC W 1449.1 FTTH S 1 DEG 20 MIN W 390.12 FT TH N 89 DEG 24 MIN W 12FT TH S 0 DEG 54 MIN 30 SEC W 100FT TH S 89 DEG 05 MIN 30 SEC E 140FT TH S 0 DEG 54 MIN 30 SEC W 250FT TH N 89 DEG OS MIN 30 SEC W 140FT TH S 0 DEG 54 MIN 30 SEC W 1667.79 FT TH N 89 DEG 56 MIN 30 SEC E 183.5 FT TH S 0 DEG 54 MIN 30 SEC W 170FT TH N 89 DEG 56 MIN 30 SEC E 2491.87 FT TO POB PRT NE 1/4 SEC 3 T3S R6E & SE 1/4 SEC 34 T2S R6E

6.2 MUNICIPAL RECORDS

According to assessing records maintained by Ann Arbor, the Subject Property was catalogued as being part of Washtenaw County Farm Park Parcel Number 81-09-12-03-100-001 containing approximately 13.6 acres of vacant land owned by Washtenaw County. The records indicated that a 5,300 square-foot juvenile detention home was constructed on the Subject Property in 1956 and that a 9,100 square-foot juvenile court building was constructed on the Subject Property in 1969.

The Subject Property is zoned PL - Public Land District. No other pertinent information regarding the zoning or re-zoning of the Site was found.

TEC attempted to review sporadic building department records maintained on microfiche for the years 1979, 1987, 1990, and 1996; however, was unable to review the records due to a malfunction with the equipment. Therefore, those records were not readily available and were not reviewed. However, based on interviews and other information obtained and reviewed during the assessment including site plans for the construction of the juvenile court building in 1969, TEC considers it unlikely that the records would contain information associated with potential environmental issues associated with the Subject Property.

The records indicate that municipal water and sewer service along with natural gas and electricity services were available to the Subject Property. The reviewed municipal information did not indicate environmental concerns at the Subject Property.

6.3 COUNTY RECORDS

TEC requested to obtain potential file information maintained by Washtenaw County Department of Environmental Health. However, TEC was informed by department personnel that no records were found for the Subject Property.

6.4 STATE RECORDS

TEC made FOIA requests for information pertaining to environmental conditions at the Subject Property to the Resource Management Group (RMG), the Remediation and Redevelopment Division (RRD), and the Water Resources Division (WRD) of the Michigan Department of Environmental Quality (DEQ). TEC also made a FOIA request to the Michigan Department of Licensing and Regulatory Affairs (LARA), which regulates aboveground and underground storage tanks, concerning the Subject Property.

The DEQ FOIA request was denied by the RRD indicating that the division believed that public records do not exist under the address given by the requester, or by another reasonably known to the agency. The request was also denied by LARA for similar reasons.

A response has not yet been received from the RMG and WRD. However, based on other information obtained during the assessment, TEC considers unlikely that the divisions maintain file information of environmental concern for the Subject Property and expects a denial of the request.

TEC also obtained and reviewed the online DEQ RRD Perfected Lien List and Significant or Resolved Enforcement Actions List (dated September 24, 2015). No perfected liens or significant or resolved enforcement actions were identified for the Subject Property or adjacent properties.

6.5 INTERVIEWS

Mr. Jason Fee was interviewed via a written User Questionnaire. Other than as may have been described earlier in this report, Mr. Fee was unaware of any outstanding violations or environmental liens, proceedings, or other adverse environmental conditions associated with the Subject Property. Mr. Fee also indicated that Washtenaw County had applied for and received an Assessment Grant to complete an asbestos survey of the former site structures prior to their demolition. A copy of the User/Client Questionnaire is presented in Appendix C.

TEC’s written questionnaire and freedom of information requests are also forms of an interview, and the results of these interviews are presented in appropriate sections of this report. TEC’s interviews did not identify RECs with respect to the Subject Property.

6.6 RECORDED LAND TITLE RECORDS

As indicated in Section 5.9, The User indicated that a title search was performed by Absolute Title Inc., and that no environmental liens or AULs associated with the Subject Property were found.

6.7 AERIAL PHOTOGRAPHS

TEC reviewed aerial photographs of the Subject Property and surrounding area provided by Environmental Data Resources, Inc. (EDR) and Google Earth. The aerial photographs indicated the following:

Year(s)	Notes
1937, 1940	The Subject Property and surrounding properties consisted of cleared land used for agriculture.
1949	Commercial development was present to the east and northeast.
1956	A building (former residence/office building), was located on the north central portion of the Subject Property. Disturbed soil, likely associated with development activities, was present on the south adjoining property.
1962	Residential development adjoined the property to south.
1969	A commercial style structure (former court building) was present on the central portion of the Subject Property.
1978	Additional commercial development was present to the east of the Subject Property.
1983	A trail system was present to the north and west and additional commercial development was present to the east of the Subject Property.

Year(s)	Notes
1993, 2000	Soil disturbance that appeared to be associated with modifications to the existing trail system to the west. Additional nearby commercial and residential development had occurred in the area.
2005, 2006, 2009, 2010, 2012	Additional commercial development had occurred to the east.
2015	The majority of the structures at the Subject Property had been removed. Remaining structures were limited to the currently existing fenced enclosure with pole barn structure on the southwest portion of the property and asphalt parking lot. The currently existing garden plot area was also present on the eastern portion of the property. Otherwise, conditions at the Subject Property and surrounding properties appeared similar to existing conditions.

The Subject Property may have been used and surrounding properties had been used in the past for agricultural land from at least 1937 through the mid-1960s. No orchards are evident on or adjoining the Subject Property. Although no specific indications were observed in the aerial photographs, it is possible that pesticides, herbicides, or fertilizers may have been used on-site. There is no indication that these types of materials have been improperly used and there is no indication of mixing ponds on the Subject Property. In the opinion of TEC, the potential historical use of agricultural chemicals is a minor environmental risk with respect to the Subject Property.

Except as discussed, the scale and resolution of the aerial photographs limited observation of special features, such as relief, areas of staining, soil disturbances, or areas of outdoor storage. TEC’s review of aerial photographs did not identify any RECs with respect to the Subject Property. Copies of the aerial photographs are presented in Appendix E.

6.8 SANBORN FIRE INSURANCE MAPS

A search for Sanborn Fire Insurance Maps of the Subject Property and surrounding area was conducted by Environmental Data Resources, Inc. (EDR). There was reportedly no coverage for the Subject Property, because maps were not prepared for the area.

6.9 PREVIOUS INVESTIGATION

No previous environmental investigation reports for the Subject Property were provided to or discovered by TEC.

7.0 ENVIRONMENTAL REGULATORY RECORDS SEARCH

Federal and state environmental database records were referenced by TEC and Environmental Data Resources (EDR) regarding environmental concerns on the Subject Property. The following tables show sites found in the database records list that were found within specific radii surrounding the Subject Property. A complete copy of the EDR Radius Map report is presented in Appendix F.

Standard Environmental Records

Database	AMSD (miles)	TP	<1/8 mile	1/8-1/4 mile	1/4-1/2 mile	1/2-1 mile	Total
<i>Federal NPL site list</i>							
NPL	1.00	0	0	0	0	0	0
Proposed NPL	1.00	0	0	0	0	0	0
NPL Liens	TP	0	NR	NR	NR	NR	0
<i>Federal Delisted NPL site list</i>							
Delisted NPL	1.00	0	0	0	0	0	0
<i>Federal CERCLIS list</i>							
CERCLIS	0.50	0	0	0	0	NR	0
FEDERAL FACILITY	0.50	0	0	0	0	NR	0
<i>Federal CERCLIS NFRAP site list</i>							
CERC-NFRAP	0.50	0	0	0	0	NR	0
<i>Federal RCRA CORRACTS facilities list</i>							
CORRACTS	1.00	0	0	0	0	0	0
<i>Federal RCRA non-CORRACTS TSD facilities list</i>							
RCRA-TSDF	0.50	0	0	0	0	NR	0
<i>Federal RCRA generators list</i>							
RCRA-LQG	0.25	0	0	0	NR	NR	0
RCRA-SQG	0.25	0	0	0	NR	NR	0
RCRA-CESQG	0.25	0	1	2	NR	NR	3
<i>Federal institutional controls/engineering controls registries</i>							
US Eng Controls	0.50	0	0	0	0	NR	0
US Inst Control	0.50	0	0	0	0	NR	0
LUCIS	0.50	0	0	0	0	NR	0
<i>Federal ERNS list</i>							
ERNS	TP	0	NR	NR	NR	NR	0
<i>State- and tribal-equivalent CERCLIS</i>							
SHWS	1.00	0	0	0	0	0	0
<i>State and tribal landfill and/or solid waste disposal site lists</i>							
SWF/LF	0.50	0	0	0	0	NR	0

Testing Engineers & Consultants, Inc.

PHASE I ENVIRONMENTAL SITE ASSESSMENT
 2260 AND 2270 PLATT RD
 ANN ARBOR, MI

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Database	AMSD (miles)	TP	<1/8 mile	1/8-1/4 mile	1/4-1/2 mile	1/2-1 mile	Total
<i>State and tribal leaking storage tank lists</i>							
LUST	0.50	0	1	5	4	NR	10
INDIAN LUST	0.50	0	0	0	0	NR	0
<i>State and tribal registered underground storage tank lists</i>							
UST	0.25	0	1	5	NR	NR	6
AST	0.25	0	0	0	NR	NR	0
INDIAN UST	0.25	0	0	0	NR	NR	0
FEMA UST	0.25	0	0	0	NR	NR	0
<i>State and tribal institutional control/engineering control registries</i>							
AUL	0.50	0	0	1	1	NR	2
<i>State and tribal voluntary cleanup sites</i>							
INDIAN VCP	0.50	0	0	0	0	NR	0
<i>State and tribal Brownfields sites</i>							
BROWNFIELDS	0.50	0	0	1	0	NR	1

Additional Environmental Records

Database	Search Distance (miles)	TP	<1/8 mile	1/8-1/4 mile	1/4-1/2 mile	1/2-1 mile	Total
<i>Local Brownfield lists</i>							
US BROWNFIELDS	0.50	1	0	0	0	NR	1
<i>Local Lists of Landfill/Solid Waste Disposal Sites</i>							
ODI	0.50	0	0	0	0	NR	0
DEBRIS REGION 9	0.50	0	0	0	0	NR	0
HIST LF	0.50	0	0	0	0	NR	0
SWRCY	0.50	0	0	0	0	NR	0
INDIAN ODI	0.50	0	0	0	0	NR	0
<i>Local Lists of Hazardous waste/Contaminated Sites</i>							
US CDL	TP	0	NR	NR	NR	NR	0
MI SHWS	1.00	0	1	1	1	1	4
DEL SHWS	1.00	0	0	0	0	0	0
CDL	TP	0	NR	NR	NR	NR	0
US HIST CDL	TP	0	NR	NR	NR	NR	0
<i>Local Land Records</i>							
LIENS 2	TP	0	NR	NR	NR	NR	0
LIENS	TP	0	NR	NR	NR	NR	0
<i>Records of Emergency Release Reports</i>							
HMIRS	TP	0	NR	NR	NR	NR	0

Database	Search Distance (miles)	TP	<1/8 mile	1/8-1/4 mile	1/4-1/2 mile	1/2-1 mile	Total
SPILLS	TP	0	NR	NR	NR	NR	0
<i>Other Ascertainable Records</i>							
RCRA NonGen/NLR	0.25	0	0	1	NR	NR	1
TRIS	TP	0	NR	NR	NR	NR	0
TSCA	TP	0	NR	NR	NR	NR	0
PADS	TP	0	NR	NR	NR	NR	0
FINDS	TP	2	NR	NR	NR	NR	2
DRYCLEANERS	0.25	0	0	0	NR	NR	0
NPDES	TP	0	NR	NR	NR	NR	0
AIRS	TP	0	NR	NR	NR	NR	0
BEA	0.5	0	1	6	2	NR	9
EPA WATCH LIST	TP	0	NR	NR	NR	NR	0
WDS	TP	0	NR	NR	NR	NR	0
PCB TRANSFORMER	TP	0	NR	NR	NR	NR	0
US FIN ASSUR	TP	0	NR	NR	NR	NR	0
Financial Assurance	TP	0	NR	NR	NR	NR	0
PRP	TP	0	NR	NR	NR	NR	0
US AIRS	TP	0	NR	NR	NR	NR	0

NOTES: AMSD = Approximate Minimum Search Distance, per ASTM E1527-13.
 TP = Target Property (Subject Property).
 NR = Not Requested at this Search Distance.
 Abbreviations are defined in the attached EDR Radius Map report.

As tabulated above, EDR did identify properties within the AMSD radii on the federal and state regulatory agency databases that were reviewed. An additional database listing was identified in the orphan summary. The orphan summary lists properties within postal zip codes that are the same or adjoining to the zip code of the Subject Property that were unable to be adequately geographically located by EDR. TEC assessed the orphan summary properties and determined that the orphan listing was not located within the AMSD radii on the federal and state regulatory agency databases and is not considered an environmental risk to the Subject Property.

Subject Property Regulatory Agency Database Findings

During review of the federal and state database information in the EDR report, the Subject Property was identified on the FINDS and Brownfield databases.

A brownfield is a property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Assessment grants provide funding for a grant recipient to inventory, characterize, assess, and conduct planning and community involvement related to brownfield sites. According to Mr. Jason Fee, Washtenaw County

had obtained an assessment grant to complete an asbestos survey of the Subject buildings prior to their demolition.

Adjoining and Surrounding Regulatory Agency Database Findings

Two adjoining and several nearby properties were identified within the referenced search radii on the federal and state regulatory agency databases that were reviewed. The nearby property was located southwest from the property under the delisted Part 201 database.

TEC reviewed information for properties identified within the referenced approximate minimum search distances. Based on an evaluation of a variety of factors, only those properties that have the potential to impact the Subject Property are discussed in detail. These factors include (but not limited to) the following:

1. Type of database on which a property was identified
2. Information presented in the EDR report and government databases
3. Direction and distance of the property from the Subject Property
4. Suspected or known groundwater flow direction at or near the Subject Property
5. Likelihood that the released contaminants could migrate to the Subject Property
6. Surface and subsurface features (soil types, utility corridors, roadways, etc.)

The following table summarizes these factors for properties identified by EDR within 660 feet of the Target Property (TP). Nearby properties located beyond 660 feet are not considered likely to pose an environmental risk to the Subject Property also based on an evaluation of these factors.

Site Name Address	Database	Distance from TP (feet)	Direction from TP	REC?
Ann Arbor Civic Theater 2275 Platt Road	BEA, Part 201	Adjoining	E (1)	No, based on location beyond adjoining roadway and down-gradient position from TP.
VCR Automotive 2231 Platt Road	RCRA-CESQG, Historic Auto	Adjoining	NE (1)	No, based on location beyond adjoining roadway, lack of violations, and down-gradient position from TP.
Ann Arbor Fire Dept. #4 2415 S Huron Parkway	LUST, UST, WDS	260	E	No, based on separation of distance, closure status of release, and down-gradient position from TP.
Canterbury Mercury Spill 2757 Canterbury Street	CERCLIS	350	WSW	No, based on separation of distance, type of release, and lack of inclusion on any other databases.
TP = Target Property (= Subject Property) (1) Facility located 150 feet beyond roadway				

Based on evaluation of the above factors, the adjoining and nearby properties identified within the referenced search radii on the federal and state regulatory agency databases are not considered likely to pose an environmental concern to the Subject Property.

8.0 NON-SCOPE CONSIDERATIONS

Non-scope considerations as defined in ASTM E1527-13 include but are not limited to asbestos containing building materials (ACBMs), lead-based paint, wetlands, and radon. Non-scope considerations were not assessed as part of the Phase I ESA.

9.0 ASTM DATA GAPS AND DEVIATIONS

9.1 DATA GAPS

Under ASTM E1527-13, Section 3.2.20, a lack of or inability to obtain information required by ASTM practice despite good faith efforts by the environmental professional to gather such information is considered a data gap. The following data gap(s) were identified during this Phase I ESA:

- This Phase I ESA researched reasonably ascertainable and practically reviewable standard historical references back to 1937, at which time the Subject Property was used for agriculture. This is considered a developed use. Therefore, all obvious uses of the Subject Property were not identified back to the first developed use of the Subject Property, and this is a data failure. However, based on all commonly known and reasonably ascertainable information obtained during this Phase I ESA, TEC has not identified any obvious reason to suspect that contamination exists from unidentified land uses on or near the property based on the known land use history. Therefore, TEC does not consider this data failure to constitute a significant data gap.

No other data gaps as defined in ASTM E1527-13, Section 3.2.20, were encountered during the completion of the Phase I ESA.

9.2 DEVIATIONS

No deviations to the stated scope of work, Section 1.2, were identified during the completion of the Phase I ESA.

10.0 CONCLUSIONS

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527 of the vacant property located along the west side of Platt Road within Ann Arbor, Washtenaw County, Michigan. Any exceptions to, or deletions from, this practice are described in the Limitations and Exceptions Section of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property except for the following:

RECs

- None identified.

CRECs

- None identified.

In addition, this assessment has revealed the following:

HRECs

- None identified.

BERs

- The Subject Property and surrounding properties had been used in the past for agricultural farming from at least 1937 through the mid-1960s. It is possible that pesticides, herbicides, or fertilizers may have been used on-site. However, in TEC's opinion, the potential historical use of agricultural chemicals is a minor environmental risk with respect to the Subject Property.

11.0 RECOMMENDATIONS

Based on the results of the Phase I ESA, no further assessment and/or investigation appear warranted.

12.0 REFERENCES

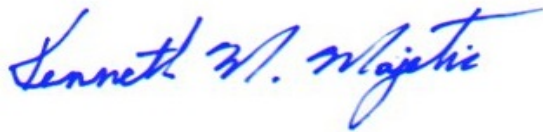
- ASTM "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process," ASTM E1527-13, November 1, 2013.
- Ann Arbor, Michigan. Assessing and Building Departments.
- Environmental Data Resources, Inc. (EDR). "The EDR Radius Map Report," February 17, 2016.
- . "The EDR Aerial Photo Decade Package"
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- State of Michigan. Department of Natural Resources, *Quaternary Geology of Southern Michigan*, 1982.
- . Department of Natural Resources, *Bedrock Geology of Southern Michigan*, 1987.
- United States Geological Survey (USGS) Topographic Map. *Ann Arbor East, Michigan, Quadrangle Map* (1983).
- Western Michigan University (WMU). Department of Geology, College of Arts and Sciences, *Bedrock Geology (Southern Peninsula)*, 1981.
- . Department of Geology, College of Arts and Sciences, *Topography of the Bedrock Surface (Southern Peninsula)*, 1981.

13.0 ENVIRONMENTAL PROFESSIONAL STATEMENT AND SIGNATURES

All of which is respectfully submitted,

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

All of which is respectfully submitted,



Kenneth Majetic, EP
Senior Environmental Scientist



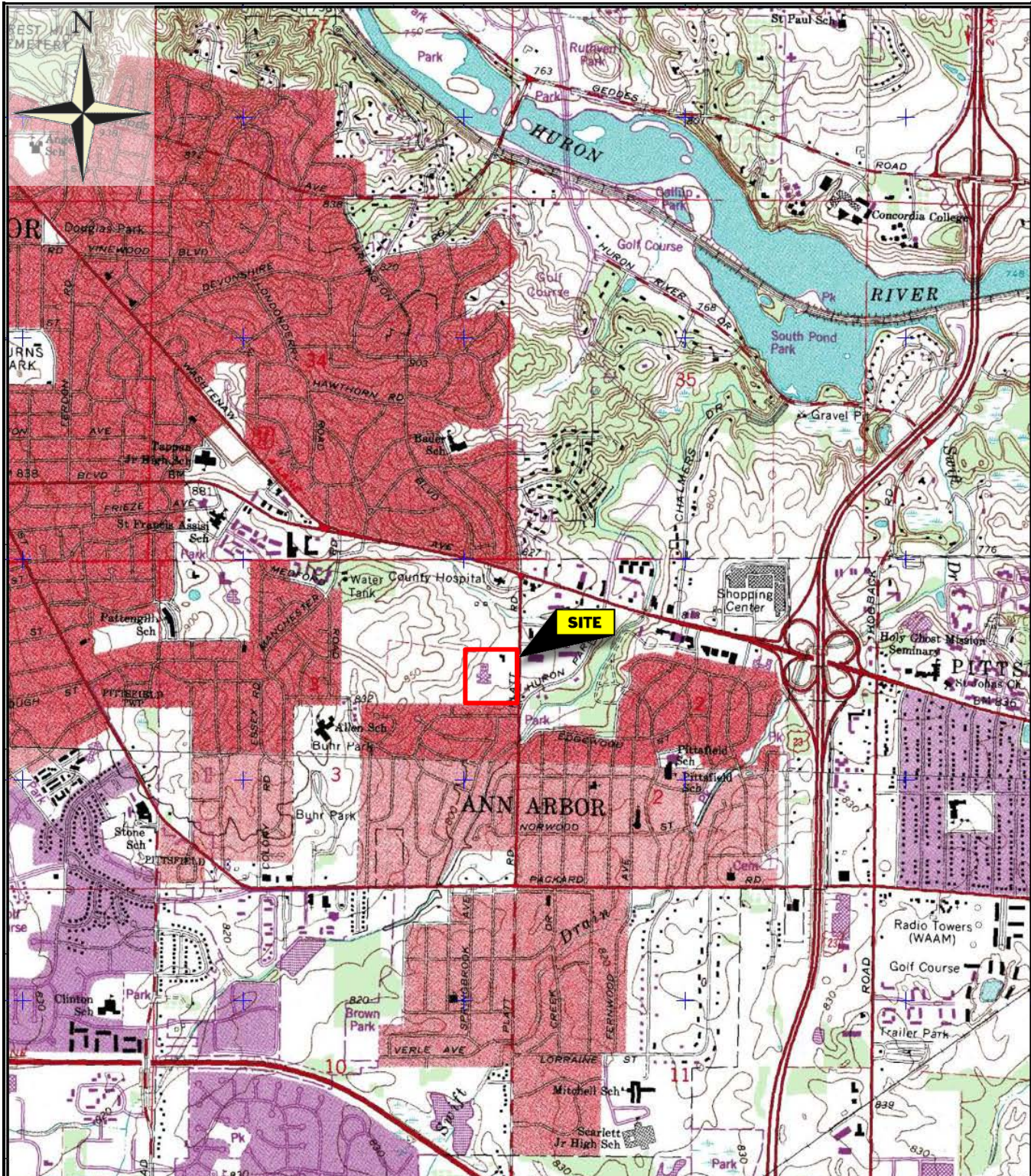
Donald C. Kaylor, PG (IN, TN), EP
Manager, Environmental Assessment

Testing Engineers & Consultants, Inc.

**PHASE I ENVIRONMENTAL SITE ASSESSMENT
2260 AND 2270 PLATT RD
ANN ARBOR, MI**

**TEC REPORT 56510-01
MARCH 9, 2016
ATTACHMENTS**

MAPS AND FIGURES



Testing Engineers & Consultants, Inc.
 1343 Rochester Rd, Troy, MI 48083
www.testingengineers.com

Phase I ESA
 2260 and 2270 Platt Rd
 Ann Arbor, MI 48104

TEC Project: 56510
 Approx. scale: 1:24,000
 Date: 2016/03/07

Figure 1
 Site Location Map



	<p>Testing Engineers & Consultants, Inc. 1343 Rochester Rd, Troy, MI 48083 www.testingengineers.com</p>	<p>Phase I ESA 2260 and 2270 Platt Rd Ann Arbor, MI 48104</p>	<p>TEC Project: 56510 Approx. scale: 1 in = 112 ft Date: 2016/03/07</p>	<p>Figure 2 Property Diagram</p>
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APPENDIX A

RESUMES

KENNETH M. MAJETIC

TITLE:

Senior Environmental Scientist
Environmental Assessment Department

EDUCATION:

Hazardous Waste Control, Graduate Certificate, 1990
Wayne State University, Detroit, Michigan

BS, Environmental Science; Minor in Chemistry, 1982
Lake Superior State College, Sault Ste. Marie, Michigan

PROFESSIONAL DEVELOPMENT:

40-Hour Hazardous Waste Training Certification (OSHA) and Site Supervisor Workshop
8-Hour Hazwoper Training Refresher (2012)
10-Hour OSHA Outreach Training for the Construction Industry (2011)
Proficiency for Toxic Chemical Release Inventory-Reporting (SARA Title III) Course
Niton XRF Analyzer Operational Training Course, 2010
Asbestos Building Inspector Course/Refresher, 2012
Lead Awareness Training Course (Two-hour)
Lead Inspector Training Course (Three-day)

LICENSES/REGISTRATION:

State of Michigan Accredited Asbestos Inspector
State of Michigan Accredited Lead Inspector
Certified Class A UST System Operator, Michigan
Certified Class B UST System Operator, Michigan

EXPERIENCE:

Mr. Majetic has over 20 years experience conducting Phase I and II environmental site assessments and BEAs; including identification, evaluation, quantification and sampling of suspect asbestos containing materials, and interpretation of environmental regulations such as RCRA, CERCLA, SARA Title III, CWA and CAA. Design and implementation of spill prevention and control plans for oil and hazardous materials. Project management experience includes defining project objectives, bid solicitation, project cost control, project documentation and project liaison and public relations. Field activities include coordination of environmental investigations and supervising and performing environmental laboratory analyses. Mr. Majetic is qualified as an Environmental Professional (EP) per 40 CFR 312.

SAMPLING OF PROJECTS:

Hazardous Materials Surveys

Performed hazardous materials surveys for private sector and local municipal clients of buildings in southeast Michigan targeted for renovation or demolition, addressing an assortment of hazardous materials and equipment potentially containing hazardous materials including but not limited to emergency lighting fixtures, exit signs, fluorescent light bulbs and ballasts, high-intensity discharge lights, batteries, maintenance and cleaning chemicals, compressed gas containers, refrigerant-containing equipment, electrical panels, electrical switches, circuit breaker panels, and electronic equipment.

- Bishop Gallagher High School – Detroit, Michigan
- Detroit West Preparatory Academy – Redford, Michigan
- Former MGM Grand Casino (Detroit Public Safety Headquarters Building) – Detroit, Michigan

Environmental Site Assessments

- Phase I assessments of multiple vacant sites less than 1 acre – Throughout southeast Michigan
- Phase I assessments of multiple vacant sites 1 to 10 acres – Throughout southeast Michigan
- Phase I assessments of vacant sites 10 to 100 acres – Pittsfield Township, Taylor, Westland, Romulus, Plymouth Township, Canton, Sherman Township, Coldwater, Scio Township, Monroe, Saginaw, Trenton, Rochester Hills, Shelby Township, Commerce Township, Brighton, Inkster, MI
- Phase I assessment of three square miles of vacant site – Sault Ste. Marie, Ontario
- Phase I assessments of multiple residential properties - Throughout southeast Michigan
- Phase I assessments of multiple commercial office and retail sites - Throughout southeast Michigan
- Phase I assessments of multiple commercial professional office sites - Throughout southeast Michigan
- Phase I assessments of multi-tenant mall or strip plaza sites – Dearborn Heights, MI; Livonia, MI; Union Lake, MI; Hazel Park, MI; St. Clair Shores, MI; Novi, MI; Minneapolis, MN.
- Phase I assessments of grocery store chain – North Dakota, Montana and Wyoming
- Phase I assessments of hospital sites – River Rouge and Highland Park, MI
- Phase I assessments of automatic car wash sites – Redford and Allen Park, MI
- Phase I assessments of service station sites – Ann Arbor, Wayne, Lake Station; Detroit, Clawson, Roseville, Livonia, and Redford, MI
- Phase I assessments of multiple auto salvage junkyard sites – Detroit and Melvindale, MI
- Phase I assessments of multiple industrial machining facilities – Throughout southeast Michigan
- Phase I assessments of multiple industrial stamping facilities – Throughout southeast Michigan
- Phase I assessments of multiple vacant industrial facilities formerly involved in steel pickling, slitting and forming, plating, injection molding, printing – Throughout southeast Michigan
- Phase I assessments of electric power generation plant and associated substations and maintenance facilities – various portions of central Kansas
- Phase I assessments of large scale printing facilities – Michigan, Minnesota, Missouri

Subsurface Investigations

- Phase II assessment of a Marysville School District owned property associated with a leaking above ground storage tank. Scope included client and contractor coordination, oversight and direction of soil removal, collection of confirmatory soil samples for laboratory analysis, review and interpretation of analytical data, and closure report.

KENNETH M. MAJETIC Cont.

SAMPLING OF PROJECTS:

- Phase II soil and groundwater assessments at various industrial sites in Southeast Michigan.
- Geophysical survey to determine the location of buried metal objects such as utilities and underground storage tanks at various sites in Southeast Michigan.
- Evaluation of numerous Phase II and UST Closure reports for sites in Southeast Michigan.

Underground Storage Tank Experience

- Phase II soil and groundwater assessments associated with UST removals at various public, commercial, and industrial sites in Southeast Michigan.
- Pinckney Bus Garage – Pinckney, Michigan
- VA Hospital – Ann Arbor, Michigan
- Ann Arbor Municipal Building – Ann Arbor, Michigan
- Roseville Public Schools – Roseville, Michigan
- Marysville Public Schools – Marysville, Michigan

Environmental Compliance

- Evaluation of Federal, State and Local compliance requirements associated with RCRA, CERCLA, SARA Title III, CWA, and CAA, and completion of compliance guidance manuals for use by frozen food production facilities in California, Georgia, Kentucky and New Jersey
- Completion of Storm Water Pollution Prevention Plans (SWPPPs) for frozen food production facilities in California, Georgia, Kentucky and New Jersey and metal processing facilities in Michigan
- Completion of various types of spill prevention plans for several industrial facilities located in southeast Michigan
- Evaluation of general compliance requirements associated with industrial machining facilities located in southeast Michigan
- Evaluation of general compliance requirements associated with large scale printing facilities – Michigan, Minnesota, Missouri
- Evaluation of requirements under the Superfund and Reauthorization Act (SARA Title III) and completion of necessary forms (Tier I, Tier II and Form R) for graphite production facility in Detroit, glass coating facility in Walled Lake, and rust proof coating manufacturer in Redford, MI
- Monitoring and tracking of air use permit requirements and completion of necessary annual reporting forms (MAERS) for glass coating facility in Walled Lake, MI
- Evaluation of requirements with existing air quality use permits for lumber milling, and industrial laundry facilities

DONALD C. KAYLOR, PG (IN, TN) CP (MI), EP

TITLE:

Manager, Environmental Assessment

EDUCATION:

Graduate Diploma in Waste Management/Groundwater Contamination, McGill University, Canada, 1991

Master of Science (Geology), McGill University, Canada, 1988

Bachelor of Science (Geology), McGill University, Canada, 1982

LICENSES/REGISTRATIONS:

Professional Geologist (PG), #1584, Indiana

Professional Geologist (PG), #TN2438, Tennessee

Certified UST Professional (CP), #663, Michigan

Certified Class A UST System Operator, Michigan

Certified Class B UST System Operator, Michigan

Certified Stormwater Operator (CSO) for Construction Sites, #03033, Michigan

Certified Stormwater Operator (CSO) for Industrial Sites, #05834, Michigan

Asbestos Inspector, #A22920, Michigan

PROFESSIONAL DEVELOPMENT:

OSHA 40-Hour, 8-Hour Supervisor, and Current 8-Hour Annual Refresher Safety Training

Underground & Aboveground Storage Tank Inspector, University of Wisconsin

Environmental Assessment for Commercial Real Estate, ASTM

Asbestos Building Inspector Training

IAQ/Mold Inspector

Certified Project Manager

Cleanup Criteria Training, Michigan DEQ

Risk-Based Corrective Action Applied at Petroleum Release Site, ASTM

Brownfield Grant Writing Workshop; EPA Region 5

First Aid and CPR, American Red Cross

EXPERIENCE:

Mr. Kaylor is a Professional Geologist (IN, TN), a Certified Underground Storage Tank Professional (MI), and is qualified as an Environmental Professional (EP) per 40 CFR 312, with more than 21 years of progressively-responsible environmental consulting experience in Michigan. Previously, Mr. Kaylor was an oil and gas exploration geologist. He specializes in conducting or overseeing all aspects of environmental due diligence, hydrogeological investigation, contamination assessment, Risk-Based Corrective Action, and UST/leaking UST projects. As Manager of Environmental Assessment, his responsibilities include department and project management, report writing, client consultation, staff training and supervision, senior technical review, department P/L, and business development.

DONALD C. KAYLOR, PG (IN, TN), CP (MI), EP, Cont.

SAMPLING OF PROJECTS: Cont.

Environmental Due Diligence Project Experience:

- State of Michigan, Department of Transportation; Proposed Transportation Service Center, Pontiac, MI: Conducted Phase I ESA, Phase II/III drilling investigations, Baseline Environmental Assessment, and Section 7a (Due Care) Compliance Analysis on former State Psychiatric Hospital facility.
- PGS Incorporated; Former KC Jones Plating Company, Troy, MI: Conducted a Phase I ESA and Asbestos-Containing Building Materials survey on active light industrial manufacturing site for a pending property transaction. Including non-scope issues such as asbestos sampling, permit compliance, and wetlands.
- Fleetwood Enterprises; Advanced Specialty Products, Inc, Bowling Green, OH: Conducted a Phase I ESA and Phase II ESA. Discovered the presence of an unregistered underground storage tank. Registered tank and confirmed release. Properly abandoned unused on-site well. Conducted a Tier 1 Source Area Investigation to obtain No Further Action status for site by working closely with BUSTR regulators.
- State of Michigan, Department of Transportation; Proposed Transportation Service Center, Detroit, MI: Conducted Phase I ESA, geophysical investigation (GPR/EM), Phase II/III drilling investigations, and Section 7a (Due Care) Compliance Analysis on former automobile manufacturing facility.
- Sterling Spring LLC; Proposed Manufacturing Facility, Jackson, MI: Conducted Freedom of Information Act review and Type S (same use) Baseline Environmental Assessment (petitioned to and affirmed by DEQ) on former industrial facility.
- Standard Federal Bank; RJ Marshall sites, Various Locations: Managed multi-state Phase I ESA portfolio (California, Arkansas, and Michigan). Additional detailed regulatory review services provided on critical sites.
- Casmere/Halanski; Sterling Heights, MI: Managed Phase I ESA on a former 58-acre landfill.
- Private Owner; Proposed Retail Gasoline Station, Ecorse, MI: Conducted Phase I ESA, Phase II ESA, and Type S Baseline Environmental Assessment (petitioned to and affirmed by DEQ) on former gasoline station.
- Northern Land Development; Marie, MI: Project manager for Phase II ESA on a former gasoline station, including risk assessment of chemical exposure hazards.
- State of Michigan, Department of Transportation; M-50 Highway Expansion, Jackson, MI: Project manager for an expansion effort which included right-of-way access/permitting, environmental drilling, and soil sampling along the proposed expansion route. Responsible for the evaluation of numerous adjoining sites with known and suspected contamination. Oversaw implementation of a health and safety assessment for worker safety and soil disposal issues.

Groundwater Monitoring Project Experience:

- South Macomb Disposal Authority (SMDA) Landfill Site #11, Macomb County, MI: Project management, analytical data review and validation, assessment of field sampling and laboratory techniques and results, and groundwater monitoring report preparation for multi-year quarterly groundwater sampling (sampling by a third party) and monitoring of a landfill.

DONALD C. KAYLOR, PG (IN, TN), CP (MI), EP, Cont.

SAMPLING OF PROJECTS: Cont.

- Detroit Edison; Fermi Nuclear Power Plant, Newport, MI: Project management, data validation, and low-stress field sampling for multiple parameters to support a Combined Operating License Application (COLA) for a new reactor (Fermi 3).
- Mobil Oil Corporation; Multiple Sites, MI: Project manager/certified UST professional for multi-site long-term quarterly/annual groundwater monitoring program.
- Coca-Cola Enterprises North; Multiple Sites, MI: Project geologist for multi-site long-term quarterly/annual groundwater monitoring program.
- Amoco; Multiple Sites, MI: Project manager/certified UST professional for multi-site long-term quarterly/annual groundwater monitoring and free product recovery programs.

Petroleum Project Experience:

- Troy School District Transportation Department; Troy, MI: Certified UST Professional for Leaking UST investigation, contaminated groundwater investigation, risk assessment (RBCA), reporting (Initial Assessment and Closure reports).
- State of Michigan, Department of Management and Budget; Flint State Office Building, Flint, MI: Certified UST Professional and project manager for UST removal and Leaking UST investigation, risk assessment (RBCA), and closure project. Conducted on an expedited basis to prevent release from adversely impacting existing construction project schedule.
- Charter Township of West Bloomfield; Fire Station No. 2, West Bloomfield, MI: Certified UST Professional and project manager for Underground Storage Tank removal, Leaking Underground Storage Tank investigation, and unrestricted residential RBCA closure.
- Mobil Oil Corporation; Multiple Sites, MI: Project manager/certified UST professional for site investigations, RBCA risk assessments, and site closures/delisting.
- State of Michigan, Department of Environmental Quality; Mercury Manufacturing Site, River Rouge, MI: Project manager for Leaking Underground Storage Tank Acute Risk Abatement Project. Extensive investigation and remediation of free product.
- City of Ann Arbor, DPW: Broadway Bridges Contamination Assessment: Managed investigation of petroleum migration in right-of-way areas. Evaluated effect of contamination on proposed route of drinking water supply utility.
- Coca-Cola Enterprises North; Multiple Sites, MI: Project geologist for investigation and remediation of leaking UST plumes via soil excavation and thermal destruction.
- Birmingham Cleaners; Birmingham, MI: Project manager for removal of two diesel USTs and closures in place of two solvent USTs, including regulatory reporting and on-site supervision of confined space entry and cleaning of USTs.
- State of Michigan, Department of Environmental Quality; Berrien County, MI: Project manager/certified UST professional for investigations/acute risk abatement of drinking water impact from abandoned former gasoline station.
- American Hospitality Concepts; Carmel, IN: Project manager for the removal of regulated UST at this extended care facility. Developed sampling plan and oversaw confirmation sampling. Developed a strategy for closure and obtained approval of the closure report from IDEM.

DONALD C. KAYLOR, PG (IN, TN), CP (MI), EP, Cont.

SAMPLING OF PROJECTS: Cont.

- National Steel; Zug Island, MI: Project manager/certified UST professional for multi-site investigations, RBCA risk assessments, and long term monitoring. Recovered several thousand gallons of free product.
- West Lake Landfill; St. Louis, MO: Project geologist for RI/FS investigation and risk assessment of radioactive waste disposal site, including development of ARARs.

Brownfields Project Experience:

- Private Developer & the City of Warren; Former Equipment Manufacturing Inc. Site, Warren, MI: Assessed site conditions and prepared Brownfields Investigation Work Plan for review and approval by Michigan DEQ under Site Reclamation. Coordinated with city personnel, site developer, and DEQ to facilitate redevelopment of a contaminated former heavy industrial property and ensure compliance with reimbursement/brownfield credits requirements.

Compliance/Health & Safety Project Experience:

- Grand Ledge Public Schools; Grand Ledge, MI: Manager and Senior Reviewer for Environmental Health and Safety Management program development. Supervised in-district review of current Environmental Health and Safety Management plans (e.g., personal protective equipment, playground safety management, medication disposal). Researched current regulations and guidance. Deliverables included compliance plans, informational summaries, website postings, and training materials. Managed annual training sessions for school employees.

Hazardous Substances Project Experience:

- Marysville Public Schools; Middle School, Marysville MI: Manager and Senior Technical Reviewer for Science Waste Drain Line Assessment and Remediation. Provided rapid response assessment of impact (to soil/groundwater and health and safety issues for workers/students) from the release of hazardous waste material that originated in chemistry classrooms. Waste characterization/disposal assistance, bid spec preparation, remediation design and contractor supervision, mercury vapor monitoring, verification of soil remediation, client consultation, and documentation. Consulted on exceedances at outfalls to sanitary sewers, and facilitated Client interaction with wastewater treatment plant officials to resolve regulator concerns.
- Neumann Smith & Associates; Oak Pointe Church, Novi, MI: Conducted investigation of arsenic impacted soil prior to site redevelopment. Performed drilling and soil sampling, statistical data evaluation, and report preparation.
- Mass Transit Authority; Flint, MI: Project manager for investigation of limited risk assessment of arsenic impacted soil that was scheduled to be removed from various project locations. Performed soil sampling, data evaluation, risk assessment, and risk management consulting regarding worker health and safety and waste relocation issues during a large transportation improvement project.

TECHNICAL SOCIETY AFFILIATIONS:

Michigan Association of Environmental Professionals, President (2012-present), Vice-President (2009-2012), & Board Member (2007-2009)

**APPENDIX B
PHOTOGRAPHS**



Photograph
No1

View of northern portion of Subject Property looking west.



Photograph
No2

View of driveway on central portion of Subject Property looking west.





Photograph
No. 3

Garden plots on eastern portion of Subject Property.



Photograph
No. 4

View of southern portion of Subject Property looking west.



Testing Engineers and Consultants, Inc.
1343 Rochester Rd, Troy, MI 48083
www.testingengineers.com

Phase I ESA
2260 and 2270 Platt Rd
Ann Arbor, MI 48104

TEC Project: 56510
Date Taken: 2015/02/17
Taken by: K. Majetic

Site Photographs
(Page 2 of 9)



Photograph
№5

View of central portion of Subject Property looking north.



Photograph
№6

Fenced enclosure and vehicle shelter on southwestern portion of Subject Property.



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Site Photographs
(Page 3 of 9)



Photograph
№7

View of central portion of Subject Property looking east.



Photograph
№8

Small soil mounds containing broken concrete and clay pipe on the north central portion of Subject Property.



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Site Photographs
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Photograph
№9

View of central portion of Subject Property looking south.



Photograph
№10

Asphalt parking lot on central portion of Subject Property looking south.



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Site Photographs
(Page 5 of 9)



Photograph
№11

Adjoining North: Office building associated with Washtenaw County Farm Park property.



Photograph
№12

Adjoining North: Parking area associated with Washtenaw County Farm Park property.



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Site Photographs
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Photograph
№13

Adjoining South: Residential development.



Photograph
№14

Adjoining East: Platt Road, beyond which is VCR Automotive.



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Site Photographs
(Page 7 of 9)



Photograph
№15

Adjoining East: Platt Road, beyond which is Vineyard Church.



Photograph
№16

Adjoining East: Platt Road, beyond which is a United Way office.



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Site Photographs
(Page 8 of 9)



Photograph
№17

Adjoining East: Platt Road, beyond which is a law office.



Photograph
№18

Adjoining West: Trail system and wooded land associated with Washtenaw County Farm Park property.



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Site Photographs
(Page 9 of 9)

**APPENDIX C
USER QUESTIONNAIRE**



USER QUESTIONNAIRE
For Phase I Environmental Site Assessments
Testing Engineers & Consultants, Inc.

Project Name Vacant County Property

TEC Project 56510

Subject Property Address 2260 and 2270 Platt Rd., Ann Arbor, MI. 48104

User Contact Name Mr. Jason Fee	User's E-mail mabdulnoor@amhospitality.us
User's Title Infrastructure Manager	User's Phone 734 222-3792
User's Company Washtenaw County Infrastructure Management	User's Fax 734 222-6573
User's Address 220 E Huron St, Ann Arbor, MI.	User's Mobile

User's Relationship to Property:

- Purchaser/Purchaser's Representative
- Owner/Owner's Representative
- Lender
- Lessee
- Other:

Purpose of Phase I ESA is to support:

- Prospective Purchase
- Potential Sale
- Refinancing
- Leasing
- Insurance/Bonding
- Other:

Who is the "User"? The User is the party seeking to complete an environmental assessment of the Subject Property (typically, the Client). This questionnaire must be completed by the User of the Phase I ESA, or their designated representative, in order to fulfill "all appropriate inquiry."

This questionnaire outlines the personal knowledge of the User concerning the Subject Property. Substantive knowledge about the Subject Property is not expected of the User, but the questionnaire should be answered to the full extent of the User's knowledge, and is considered a true and accurate account of that personal knowledge. The questionnaire refers to current and historical information regarding the Subject Property, and will be included within the Phase I ESA report prepared by Testing Engineers & Consultants, Inc. (TEC).

Instructions: Please answer all questions! If a question is not applicable or the answer is unknown, please indicate accordingly. Please attach additional pages if more space is needed or if there is further information relevant to the environmental condition of the Subject Property that is not covered in this questionnaire. This questionnaire must be completed before site reconnaissance can be scheduled.

I. GENERAL SUBJECT PROPERTY INFORMATION

List all known addresses, past and present: 2260 and 2270 Platt Road	Property Type: <input type="checkbox"/> Industrial <input type="checkbox"/> Retail/Office <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Other: Vacant property
List all tax parcel ID numbers and acreages, if known: Part of County Farm Park Parcel #81-09-12-03-100-001 - Approx. 13.6 acres	

Current Owner of Record: Washtenaw County	
Current Occupant(s): None	Describe Current Operations and/or Use of Subject Property: None - Vacant land
Former Occupant(s), if known: Washtenaw County	Describe Former Operations and/or Use of Subject Property: Office, Court, juvenile detention facility

II. SUBJECT PROPERTY CONTACTS

In the table below, please provide contact information for the following parties:

- Current owner or owner's representative (e.g. seller's agent)
- A property manager, chief physical plant supervisor, or head maintenance person with good knowledge of current on-site operations
- A representative of each current non-residential occupant
- Former owners/occupants, or others knowledgeable about Subject Property history

Name	Title/Company	Phone/E-mail	Role at Subject Property/Years
<i>ex. John Doe</i>	<i>President ACME Products</i>	<i>(123) 456-7890 jdoe@example.com</i>	<i>Owner/Occupant 11 years</i>
Jason Fee, CFM	Infrastructure Manager	734 222-3792 feej@ewashtenaw.org	Owner/Occupant 13 years

III. ASTM E 1527-13 X.3 USER QUESTIONNAIRE

In order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "Brownfields 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 incomplete.

This form is an interview and the User has an obligation to answer all questions in good faith, to the extent of the User's actual knowledge. Please attach additional pages as necessary for explanation, and identify supplemental materials by number.

<p>1. Are you aware of any environmental cleanup liens that are filed or recorded against the Subject Property under federal, tribal, state, or local law? (40 CFR 312.25)</p> <p><input type="checkbox"/> Yes (if checked, please explain) <input checked="" type="checkbox"/> No</p>
<p>2. Are you aware of any 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? (40 CFR 312.26)</p> <p><input type="checkbox"/> Yes (if checked, please explain) <input checked="" type="checkbox"/> No</p>
<p>3. As the User of this ESA, do you have any specialized knowledge or experience related to the Subject Property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the Subject Property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business? (40 CFR 312.28)</p> <p><input type="checkbox"/> Yes (if checked, please explain) <input checked="" type="checkbox"/> No</p>
<p>4. (a) Does the purchase price being paid for the Subject Property reasonably reflect the fair market value of the Subject Property? (40 CFR 312.29)</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No (if checked, please explain)</p> <p><input checked="" type="checkbox"/> N/A</p>

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

Yes (if checked, please explain)

No

N/A

5. Are you aware of commonly known or reasonably ascertainable information about the Subject Property that would help the environmental professional to identify conditions indicative of releases or threatened releases? (40 CFR 312.30) For example:

(a) Do you know the past uses of the Subject Property?

Yes (if checked, please explain)

No

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

Yes (if checked, please explain)

No

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

Yes (if checked, please explain)

No

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

Yes (if checked, please explain)

No

6. As the User of this ESA, based on your knowledge and experience related to the Subject Property, are there any obvious indicators that point to the presence or likely presence of contamination at the Subject Property? (40 CFR 312.31)

Yes (if checked, please explain)

No

7. As the User of this ESA, do you know of
- (a) any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the Subject Property;
 - (b) any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the Subject Property; or
 - (c) any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products? (ASTM E 1527-13 §10.9)
- Yes (if checked, please explain) No

IV. HELPFUL DOCUMENTS CHECKLIST

Pursuant to ASTM E 1527-13 §10.8, please indicate if any of the following documents have been prepared for the Subject Property:

- Phase I Environmental Site Assessments (ESAs)
- Phase II ESAs or other investigations of site soil/groundwater
- Baseline Environmental Assessments (BEAs)
- Due Care Plans (Section 7a Compliance Analyses)
- Reports or other documentation of any environmental remediation activities conducted to date, such as excavation of impacted soils
- Spill prevention plans, including Spill Prevention, Countermeasure, and Control (SPCC) and/or Pollution Incident Prevention (PIP) Plans
- Storm Water Pollution Prevention (SWPP) Plans
- Environmental permits (e.g., solid waste disposal, hazardous waste disposal, wastewater, NPDES, underground injection, etc.)
- Underground/aboveground storage tank (UST/AST) registrations
- Underground injection system registrations
- Hazardous waste generation notices, reports, and/or disposal manifests
- Material safety data sheets (MSDS) and/or hazardous materials inventories
- Integrated Contingency Plans or other emergency response plans and risk assessments
- Toxic Chemical Release Inventory or other "Community Right-to-Know" (RTK) reporting
- Environmental compliance audit or regulatory inspection reports
- Geotechnical or hydrogeologic studies
- Notices or other correspondence from governmental agencies relating to past or current violations of environmental laws with respect to the Subject Property or relating to environmental liens encumbering the Subject Property

- Recorded activity and land use limitations (AULs)
 Other environmental or relevant reports (describe):

2010 NESHAP Asbestos Survey report - done prior to building demo for abatement purposes

Copies of previous Phase I/II ESAs and existing BEAs for the Subject Property, along with any underground storage tank records, should be provided to TEC for review as soon as practicable. These documents are likely to contain key details concerning the environmental condition and history of the Subject Property. If a potential environmental issue has already been addressed, we need to know!

V. RECORDED LAND TITLE RECORDS

It is a User responsibility to engage a title company or title professional to undertake a review of reasonably ascertainable recorded land title records and lien records. Any environmental liens or activity and use limitations recorded against or relating to the property shall be reported to the environmental professional conducting this assessment.

Name of Title Company Absolute Title Inc

Please indicate the outcome of the title company's review:

- No environmental liens or AULs relating to the Subject Property were found.
 The title company discovered environmental liens or AULs relating to the Subject Property. Please describe and attach supporting documentation:
 The User has not yet engaged a title company, or the review is still in progress. By checking this box, the User indicates their understanding that this is a User responsibility.

Will a copy be provided to TEC for review and inclusion in the Phase I ESA report?

- Yes No

VI. SIGNATURES

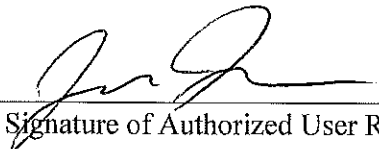
As a representative of the User of this Phase I ESA, I have answered this questionnaire in good faith and to the extent of my actual knowledge of the Subject Property.

Jason Fee

Infrastructure Manager

Name of Authorized User Representative

Title of Authorized User Representative



Signature of Authorized User Representative

2-26-16

Date

**APPENDIX D
PUBLIC RECORDS**

General Property Information

City of Ann Arbor

[\[Back to Non-Printer Friendly Version\]](#) [\[Send To Printer\]](#)

Parcel: 09-90-00-077-874 **Unit:** City of Ann Arbor **Data Current As Of:** 2/26/2016 11:32:53 PM

Parcel is Vacant

Property Address	[collapse]
2260 PLATT RD Ann Arbor, MI 48104	

Owner Information	[collapse]
WASHTENAW COUNTY PUBLIC DEFENDER & PROSECUTING ATTORNEY 2260 PLATT RD Ann Arbor, MI 48104	Unit: 09

Taxpayer Information	[collapse]
SEE OWNER INFORMATION	

General Information for Tax Year 2015 [expand]

Land Information		[collapse]
	Frontage	Depth
Lot 1:	0.00 Ft.	0.00 Ft.
Lot 2:	0.00 Ft.	0.00 Ft.
Lot 3:	0.00 Ft.	0.00 Ft.
Total Frontage:	0.00 Ft.	Average Depth: 0.00 Ft.
Total Acreage:	0.00	
Zoning Code:	PERPROP	
Total Estimated Land Value:	\$0	Mortgage Code:
Land Improvements:	\$0	Lot Dimensions/Comments:
Renaissance Zone:	NO	
Renaissance Zone Expiration Date:		
ECF Neighborhood Code:	0600 - 600 Personal Prop.	

Legal Information for 09-90-00-077-874	[collapse]
BUSINESS PERSONAL PROPERTY	

Sales Information

0 sale record(s) found.						
Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms Of Sale	Liber/Page

Building Information

0 building(s) found.			
Description	Floor Area	Yr Built	Est. TCV

General Property Information

City of Ann Arbor

[\[Back to Non-Printer Friendly Version\]](#) [\[Send To Printer\]](#)

Parcel: 09-90-00-074-865 **Unit:** City of Ann Arbor **Data Current As Of:** 2/26/2016 11:32:53 PM

Parcel is Vacant

Property Address [collapse]
2270 PLATT RD Ann Arbor, MI 48104

Owner Information [collapse]
WASHTENAW COUNTY JUVENILE CENTER 2270 PLATT RD Ann Arbor, MI 48104 Unit: 09

Taxpayer Information [collapse]
SEE OWNER INFORMATION

General Information for Tax Year 2015 [expand]

Land Information [collapse]	
Lot 1:	Frontage: 0.00 Ft. Depth: 0.00 Ft.
Lot 2:	0.00 Ft. 0.00 Ft.
Lot 3:	0.00 Ft. 0.00 Ft.
Total Frontage:	0.00 Ft. Average Depth: 0.00 Ft.
Total Acreage:	0.00
Zoning Code:	PERPROP
Total Estimated Land Value:	\$0
Land Improvements:	\$0
Renaissance Zone:	NO
Renaissance Zone Expiration Date:	
ECF Neighborhood Code:	0600 - 600 Personal Prop.
Mortgage Code:	
Lot Dimensions/Comments:	

Legal Information for 09-90-00-074-865 [collapse]
BUSINESS PERSONAL PROPERTY

Sales Information

0 sale record(s) found.						
Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms Of Sale	Liber/Page

Building Information

0 building(s) found.			
Description	Floor Area	Yr Built	Est. TCV

1472
ASSESSMENT RECORD

CITY OF ANN ARBOR

EXEMPT

CODE	OWNERSHIP	DATE	I.A.S. or Sales Price	BUILDING PERMITS	ACRES	AMOUNT
12-03-100-01						
STREET ADDRESS: 2360 W. Washtenaw St. 2290 Plat Pd						
ZONING: R2 USE: R2 VACANT EXEMPT X						
DESCRIPTION: 7-A-117A- WASHTEENAW COUNTY COUNTY BUILDING ANN ARBOR, MICH.						
BEG E½ POST, SEC 3, TH N 0°37' E 2180.05 FT, TH S 89°35'30" WEST 191.05 FT, TH N 89°50'30" W 620 FT, TH WLY 425 FT ALONG ARC OF CURVE TO LEFT, RADIUS 8617.9 FT, CENTRAL ANGLE, 2°49'30" CHORD N 76°45'30" W 425 FT, TH N 78°10'10" W 1449.1 FT, TH S 1°20' W 390.12 FT, TH N 89°24' W 12 FT, TH S 0°54'30" W 100 FT, TH S 89°05'30" N 140 FT, TH S 0°54'30" W 250 FT, TH N 89°05'30" W 140 FT, TH S 0°54'30" N 140 FT, TH S 0°54'30" W 1667.79 FT, TH N 89°56'30" E 183.5 FT, TH S 0°54'30" W 170 FT, TH N 89°56'30" E 2491.87 FT TO POB, PART OF NE¼, SEC 3, T3S-R6E AND SE¼, SEC 34, T3S-R6E						
REMARKS: COUNTY / ENH						
COUNTY JUVENILE HOME ON HWY RD NOT RECORDED						
300 2012						
TOPOGRAPHY: Level, High, Low, Roll, Rock, Woody, Wetland, Low water						
IMPROVEMENTS: Water, Sewer, Gas, Storm, Electric, Gas, Oil, Heat, Other						
LAND COMPUTATIONS: Depth, Area, Front Ft, Back Ft, Lot Area, Area, Area						

ASSESSMENT SUMMARY

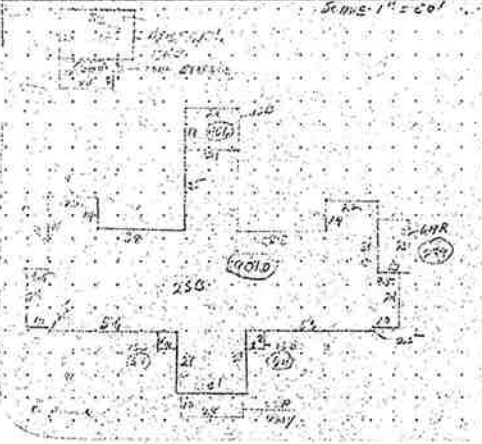
Year	Reason for Assmt. Change	Land	Building	Total	Exempt	Year	Reason for Assmt. Change	Land	Building	Total	Exempt
1964				75	EX						
1965				76	EX	76	REV				
1966				77	EX						
1967				78	EX						
1968				79	EX						
1969				80	EX						
1970				81	EX						
1971				82	EX						
1972				83	EX						
1973				84	EX						
1974				85	EX						
Total Land: 86 Total Improvements: 87 Total Land & Improvements: 87											



1. OCCUPANCY		5. FDN. & BSMT.		9. INTERIOR FINISH				13. ROOMS				16. APARTMENTS			
Single Family		Piers		8 1 1 2 3 A				8 1 1 2 3 A				1 1st. Apt.			
Family Duplex		Poured Concrete						Minstered				2nd. Apt.			
Family Flat		Conc. or Cfn. Blk.						Drywall				3rd. Apt.			
Family Conversion		Brick or Stone						Panelled				4th. Apt.			
Rooming House								Fine Trim				L. & D.C.			
Apartments		None						Hardwood Trim				Family			
- B.E.T. Holdr.		Part						Unfinished				Den or Study			
		Full										Bedroom			
2. EXT. WALLS		Joints										17. GARAGE			
Wood Siding												1 Attached			
Alum. Siding		BSMT. FIN.		8 1 1 2 3 A								2 Detached			
Wood Shingles		Fin. Fl. S.F.										3 Detached			
Comp. Shingles		Fin. Cfg. S.F.										4 Detached			
Br. Ven. Fc. Com.		Fin. Walls L.F.										5 Detached			
- Br. Fc. Com.												6 Detached			
Brickcrete												7 Detached			
Stone Veneer												8 Detached			
Stone												9 Detached			
7. HEATING												10 Detached			
Artificial Stone		None										11 Detached			
Conc. Cln. Blk.		Pipelines										12 Detached			
Stucco Blk. Frm.		Hot Air										13 Detached			
Stucco Brick		Floor Furnace		8 1 1 2 3 A								14 Detached			
		Wall Furnace										15 Detached			
		Forced Air										16 Detached			
		Steam										17 Detached			
		Hot Water-Vapor										18 Detached			
3. ROOFING		Radiant										19 Detached			
Asphalt Shing.		Electric										20 Detached			
Asbestos Shing.		Auto Burner										21 Detached			
Wood Shingles												22 Detached			
Roll												23 Detached			
- Tar & Gravel		Air Cond.										24 Detached			
Slate												25 Detached			
Tile												26 Detached			
Metal												27 Detached			
4. INSULATION		8. ATTIC FIN.		12. FIREPLACES											
Roof or Ceiling		Fin. Area		8 1 1 2 3 A											
Walls		Dormers													

TYPE OF BUILDING	CLASS	YEAR BUILT	90-99- 1/2 AREA	UNIT COST	REPRODUCTION VALUE	PHYS. COND.	FUTURE VALUE	DEPR. COND.	ROUND VALUE
ROST HOME 408	45	1917	10200	1.76	317150			TV	232800
RENT			75740	1.31	125680				
CLP/UNK			2408	3.80	1065				
ROSE WLDG			15204	.85	7895				
GER			817	-	1170				
			1712	-	1030				
1st BARN 30x40	R220		18214	.47	59765				
4' BARN 30x40			9600	.37	3745				
30' BARN 30x40	R220		27740	1.21	2075				
10' SHED 24x44			12220	.24	3250				
					7195	3D	5600		
ASPEN PAVING			21520	.19	3770	5D	11400		
					2700		27000		
Measured by:	Listed by:	Date Listed	Person Interviewed	Checked by:	Date Checked				
DT-S	DT-S	9/6/83	RUSTOPIAN		11/23/83				

BASE			
BSMT.			
WALLS			
STY. HT. ADJ.			
FINISH			
HEATING			
MULT. FAM.			
TOTAL			
FACTOR %			
UNIT COST			



Subject: FOIA 2260 & 2270 Platt Rd
From: Tanganika Hargrove <hargrovt@ewashtenaw.org>
Date: 2/23/2016 4:33 PM
To: "'kmajetic@tectest.com'" <kmajetic@tectest.com>

Good afternoon~

Our office does not have any records pertaining to the information you are requesting. If you have any further questions, feel free to contact our office.

Thanks

*Tanganika Hargrove
Customer Service Specialist
Washtenaw County Building Department
705 N. Zeeb Rd.
Ann Arbor, MI 48105
734-222-3864*

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Subject: RE: Info request
From: "Lucas, Jim (LARA)" <LUCASJ@michigan.gov>
Date: 2/18/2016 12:45 PM
To: Kenneth Majetic <kmajetic@tectest.com>

Kenneth M. Majetic, EP: In response to your February 16, 2016 Freedom of Information Act (FOIA), MCL 15.231 et seq., request I have researched the following addresses: 2260 and 2270 Platt Road, Ann Arbor, Washtenaw County, Michigan in the Storage Tank Database. I did not locate any evidence of Registered Storage Tanks at either of these addresses. Pursuant to MCL 15.235, Section 5 (4)(b) of the Michigan FOIA, I certify that to the best of my knowledge, information, and belief that the records requested do not exist within this Department under the name given by you, or other reasonably known names.

Effective December 2, 2012, the Aboveground & Underground Storage Tank Regulatory programs were transferred from the DEQ to the Department of Licensing and Regulatory Affairs (DLARA). The Leaking Underground Storage Tank cleanup program remains in the DEQ.

For all FOIA requests related to the Leaking Underground Storage Tank programs and Remediation, you may wish to submit your request directly to DEQFOIA@michigan.gov.

If you have any questions please feel free to contact me at lara-bfsfoia@michigan.gov or (517) 335-7279.

"MCL 15.240, Section 10 of the state's FOIA provides that you may (1) submit a written appeal regarding the denial of any portion of your FOIA request to Mike Zimmer, Director, LARA, Attention: Wanda Stokes, Deputy Director and FOIA Appeals Officer, 4th Floor, P.O. Box 30004, Lansing, MI 48909. Your appeal must include the word "appeal" and identify the reason(s) for reversal of any disclosure denial(s); or (2) you may seek judicial review in an appropriate Michigan court within 180 days after this notice. If you prevail in court action, the court may award you reasonable attorney fees, costs, and disbursements. If the court finds the LARA's actions to be arbitrary and capricious, the court shall award you, in addition to any actual or compensatory damages, punitive damages in the amount of \$500.00." Jim Lucas

From: Kenneth Majetic [mailto:kmajetic@tectest.com]
Sent: Tuesday, February 16, 2016 3:51 PM
To: Lucas, Jim (LARA)
Subject: Info request

See attached request

Subject: Request for Disclosure of Official Files
From: DEQFOIA <DEQFOIA@michigan.gov>
Date: 2/19/2016 11:36 AM
To: Kenneth Majetic <kmajetic@tectest.com>

Mr. Kenneth Majetic
Testing Engineers & Consultants, Inc.
P.O. Box 249
Troy, MI 48099-0249

Dear Mr. Majetic:

SUBJECT: Request for Disclosure of Official Files - Remediation and Redevelopment Division

This notice is issued in response to your request for information under the Freedom of Information Act, 1976 PA 442, as amended (FOIA), received on February 17, 2016. You have requested the following information: 2260 and 2270 Platt Road, Ann Arbor, Washtenaw County (FOIA 2317-16).

The purpose of the FOIA is to provide the public with access to existing, nonexempt public records of public bodies. Your request to examine or receive a copy of the documents described above is denied.

To the best of this public body's knowledge, information, and belief, the public record does not exist under the name given by the requester, or by another name reasonably known to the public body.

Under section 10 of the FOIA, the DEQ is obligated to inform you of the following:

1) Appeal this decision in writing to the Director of the Department of Environmental Quality, P.O. Box 30473, Lansing, Michigan 48909-7973. The writing must specifically state the word "appeal," and identify the basis for which the disclosure determination should be reversed. The Director of the DEQ, or his/her delegated designee, must respond to the appeal within 10 days of its receipt. Under unusual circumstances, the time for response to the appeal may be extended by 10 business days.

2) Commence a civil action in circuit court within 180 days after the date of the final determination to deny the request. If you prevail in such an action, the court is to award reasonable attorney fees, costs, and disbursements, and possible damages.

Kristine Lauckner, FOIA Liaison
Office of Environmental Assistance
Department of Environmental Quality
800-662-9278
deqfoia@michigan.gov

The DEQ strives to continually improve its customer service to FOIA requestors. To provide input for improvements to the FOIA process, please complete this survey: <https://www.surveymonkey.com/s/foiaprocess>

BEG E 1/4 POST SEC 3 TH N 0 DEG 37 MIN E 2180.05 FT TH S 89 DEG 35 MIN 30 SEC W 191.05 FT TH N 89 DEG 50 MIN 30 SEC W 620 FT TH W 425 FT ALG ARC CURVE TO LT RAD 8617.9 FT CEN ANG 2 DEG 49 MIN 30 SEC CHORD N 76 DEG 45 MIN 30 SEC W 425 FT TH N 78 DEG 10 MIN 10 SEC W 1449.1 FT TH S 1 DEG 20 MIN W 390.12 FT TH N 89 DEG 24 MIN W 12 FT TH S 0 DEG 54 MIN 30 SEC W 100 FT TH S 89 DEG 05 MIN 30 SEC E 140 FT TH S 0 DEG 54 MIN 30 SEC W 250 FT TH N 89 DEG 05 MIN 30 SEC W 140 FT TH S 0 DEG 54 MIN 30 SEC W 1667.79 FT TH N 89 DEG 56 MIN 30 SEC E 183.5 FT TH S 0 DEG 54 MIN 30 SEC W 170 FT TH N 89 DEG 56 MIN 30 SEC E 2491.87 FT TO POB PRT NE 1/4 SEC 3 T3S R6E & SE 1/4 SEC 34 T2S R6E

**APPENDIX E
AERIAL PHOTOGRAPHS**



Commercial Property

2260 and 2270 Platt Road
Ann Arbor, MI 48104

Inquiry Number: 4539778.5
February 19, 2016

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

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Date EDR Searched Historical Sources:

Aerial Photography February 19, 2016

Target Property:

2260 and 2270 Platt Road

Ann Arbor, MI 48104

<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
1969	Aerial Photograph. Scale: 1"=500'	Flight Year: 1969	USGS
1978	Aerial Photograph. Scale: 1"=500'	Flight Year: 1978	USGS
1983	Aerial Photograph. Scale: 1"=500'	Flight Year: 1983	USGS
1993	Aerial Photograph. Scale: 1"=600'	Flight Year: 1993	NAPP
2000	Aerial Photograph. Scale: 1"=500'	Flight Year: 2000	SEMCOG
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

Washburn - B
Littlesfield

SITE

3

INQUIRY #: 4539778.5

YEAR: 1937

| = 500'





SITE

INQUIRY #: 4539778.5

YEAR: 1940

| = 500'



EDR



SITE

INQUIRY #: 4539778.5

YEAR: 1949

| = 500'





SITE

INQUIRY #: 4539778.5

YEAR: 1956



| = 500'



SITE

INQUIRY #: 4539778.5

YEAR: 1962



| = 500'



SITE

INQUIRY #: 4539778.5

YEAR: 1969

| = 500'





INQUIRY #: 4539778.5

YEAR: 1978

| = 500'





INQUIRY #: 4539778.5

YEAR: 1983



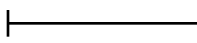
| = 500'



SITE

INQUIRY #: 4539778.5

YEAR: 1993

 = 600'





INQUIRY #: 4539778.5

YEAR: 2000

| = 500'





INQUIRY #: 4539778.5

YEAR: 2000

| = 500'





INQUIRY #: 4539778.5

YEAR: 2005

| = 500'



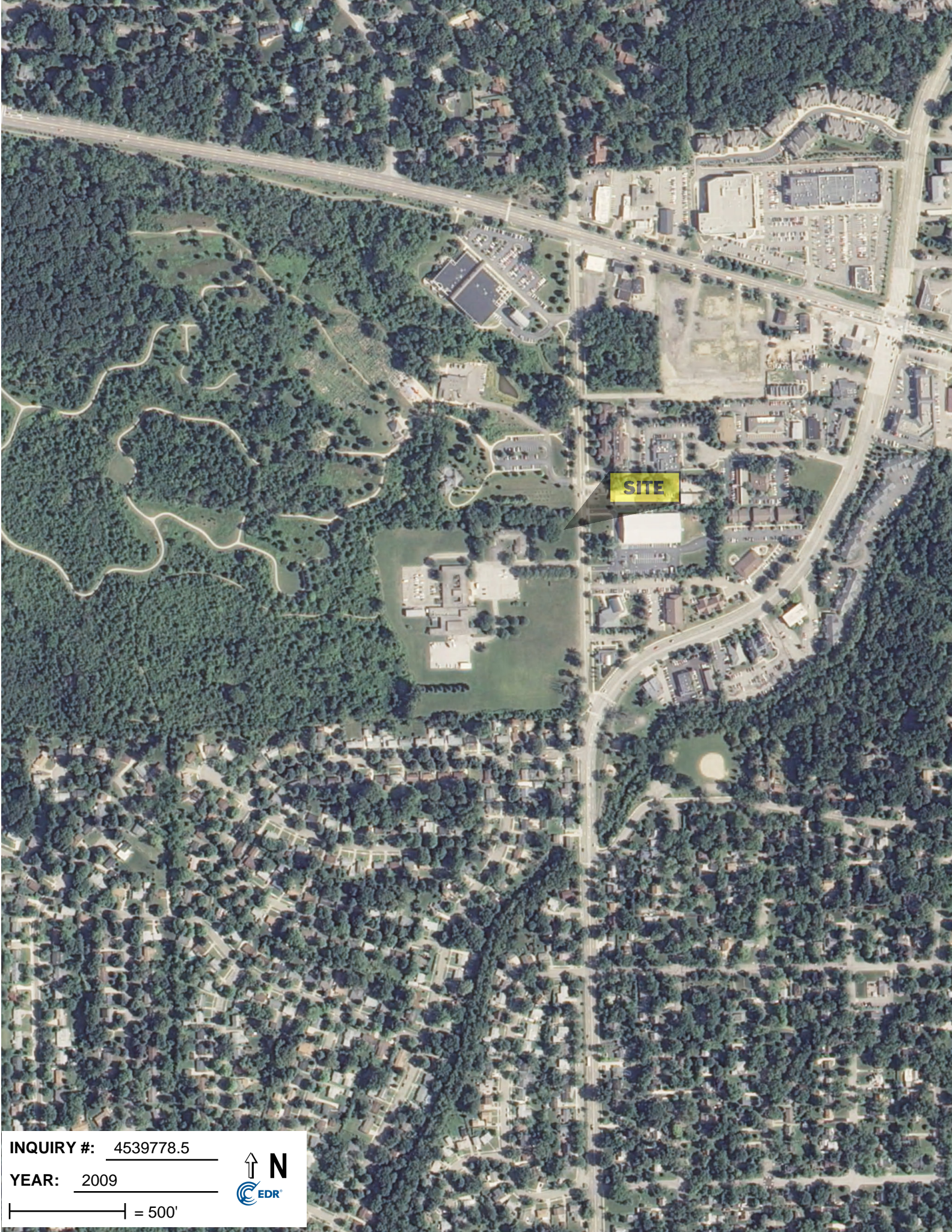


INQUIRY #: 4539778.5

YEAR: 2006

| = 500'

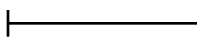




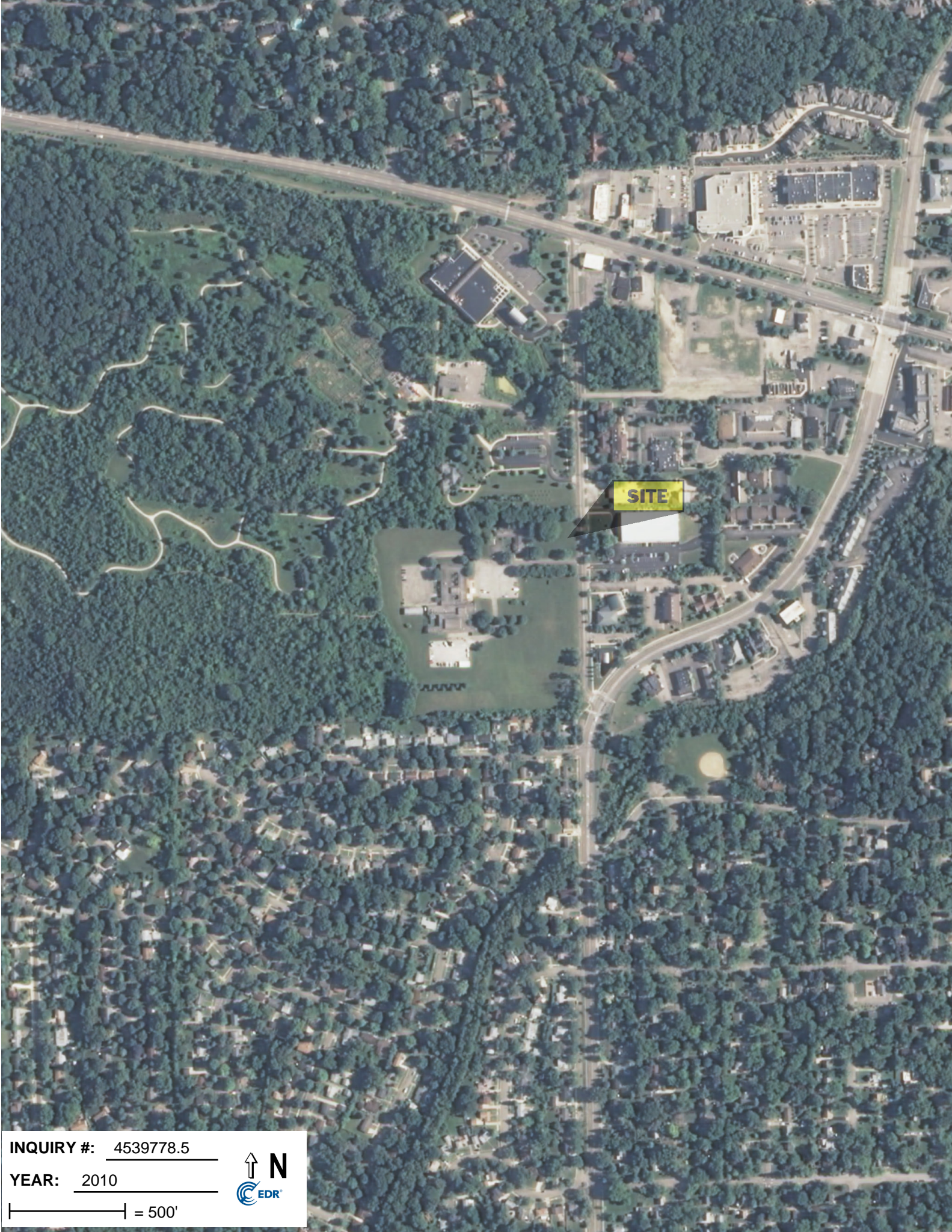
SITE

INQUIRY #: 4539778.5

YEAR: 2009

 = 500'

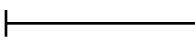




SITE

INQUIRY #: 4539778.5

YEAR: 2010

 = 500'





INQUIRY #: 4539778.5

YEAR: 2012

| = 500'



APPENDIX F

RADIUS MAP (DATABASE) REPORT

Commercial Property

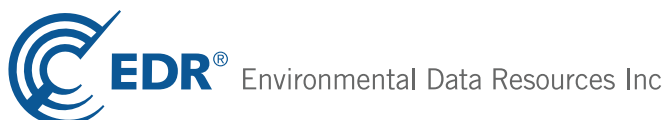
2260 and 2270 Platt Road

Ann Arbor, MI 48104

Inquiry Number: 4539778.2s

February 17, 2016

The EDR Radius Map™ Report with GeoCheck®



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

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Physical Setting Source Map	A-7
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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

2260 AND 2270 PLATT ROAD
ANN ARBOR, MI 48104

COORDINATES

Latitude (North): 42.2534680 - 42° 15' 12.48"
Longitude (West): 83.7018160 - 83° 42' 6.53"
Universal Transverse Mercator: Zone 17
UTM X (Meters): 277118.0
UTM Y (Meters): 4681240.0
Elevation: 811 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map: 6066246 ANN ARBOR EAST, MI
Version Date: 2014

South Map: 6066348 YPSILANTI WEST, MI
Version Date: 2014

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from: 20120702, 20120629
Source: USDA

MAPPED SITES SUMMARY

Target Property Address:
2260 AND 2270 PLATT ROAD
ANN ARBOR, MI 48104

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
A1	WASHTENAW CO JUVENIL	2270 PLATT RD	FINDS		TP
A2	2270 PLATT ROAD	2270 PLATT ROAD ALSO	US BROWNFIELDS		TP
A3	2270 PLATT ROAD	2270 PLATT ROAD	FINDS		TP
B4		2275 PLATT RD	INVENTORY	Higher	70, 0.013, NE
B5	ANN ARBOR CIVIC THEA	2275 PLATT ROAD	INVENTORY, PART 201, BEA	Higher	70, 0.013, NE
B6		2241 PLATT RD	EDR Hist Auto	Higher	84, 0.016, NE
B7	VCR AUTOMOTIVE	2231 PLATTE RD	RCRA-CESQG	Higher	106, 0.020, NE
B8		2231 PLATT RD	EDR Hist Auto	Higher	106, 0.020, NE
9	ANN ARBOR FIRE DEPT	2415 S HURON PKWY	LUST, UST, WDS	Lower	441, 0.084, East
10	CANTERBURY MERCURY S	2757 CANTERBURY ST	CERCLIS	Higher	567, 0.107, SW
C11		3060 & 3100 WASHTENA	BEA	Lower	906, 0.172, NE
C12	FISCA OIL CO. INC. #	3060 WASHTENAW AVENU	AUL, BEA	Lower	906, 0.172, NE
C13		3060 & 3100 - 3120 W	BEA	Lower	906, 0.172, NE
C14	FISCA OIL CO INC #83	3060 WASHTENAW AVE	LUST, UST, INVENTORY	Lower	906, 0.172, NE
C15		3100 - 3120 WASHTENA	BEA	Lower	906, 0.172, NE
16	MICHIGAN CENTER FOR	2260 HURON PARKWAY	RCRA-CESQG	Lower	1002, 0.190, ENE
D17		3060 WASHTENAW AVE	INVENTORY	Higher	1127, 0.213, NNE
C18	GORDON CADILLAC LLC	3120 WASHTENAW AVE	RCRA-CESQG, FINDS	Lower	1155, 0.219, NNE
C19	JOHN LEE OLDSMOBILE	3120 WASHTENAW AVE	LUST, UST, AIRS, WDS	Lower	1155, 0.219, NNE
D20	3035 WASHTENAW AVENU	3035 WASHTENAW AVENU	INVENTORY	Higher	1168, 0.221, NNE
D21		3035 WASHTENAW	INVENTORY	Higher	1168, 0.221, NNE
D22	ARBOR WASH 213	3031 WASHTENAW AVE	BROWNFIELDS, PART 201, BEA, WDS	Higher	1169, 0.221, NNE
D23	ARBOR WASH	3031 WASHTENAW AVE	LUST, UST, INVENTORY	Higher	1169, 0.221, NNE
D24		3031 WASHTENAW	INVENTORY	Higher	1169, 0.221, NNE
D25	ARBOR WASH	3031 WASHTENAW	BEA	Higher	1169, 0.221, NNE
26	STEVEN MURILLO	3000 WASHTENAW AVE	LUST, UST, WDS	Higher	1170, 0.222, NNE
E27	UNCLE EDS OIL SHOPPE	3160 WASHTENAW AVE	LUST, UST, RCRA NonGen / NLR, FINDS, WDS	Lower	1223, 0.232, NE
F28	GOLDEN FUEL LLC	3240 WASHTENAW AVE	RCRA-CESQG, LUST, UST, INVENTORY, FINDS	Lower	1387, 0.263, NE
F29	SHELL SERVICE STATIO	3240 WASHTENAW AVENU	AUL	Lower	1387, 0.263, NE
E30	ANN ARBOR BUICK CO	3165 WASHTENAW AVE	LUST, UST, RCRA NonGen / NLR, FINDS, WDS	Lower	1421, 0.269, NE
E31		3111 - 3201 WASHTENA	BEA	Lower	1421, 0.269, NE
32	ARBOR DODGE	3365 WASHTENAW AVE	LUST, UST, PART 201, INVENTORY, RCRA NonGen / NLR,...	Lower	2101, 0.398, ENE
33	GOODYEAR AUTO SERVIC	3451 WASHTENAW AVE	LUST, UST, RCRA NonGen / NLR, FINDS, WDS	Higher	2588, 0.490, ENE
34	ARBORLAND MALL	3693 WASHTENAW	INVENTORY, PART 201, WDS	Higher	3586, 0.679, East

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

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

<u>Site</u>	<u>Database(s)</u>	<u>EPA ID</u>
WASHTENAW CO JUVENIL 2270 PLATT RD ANN ARBOR, MI 48104	FINDS Registry ID:: 110011866178	N/A
2270 PLATT ROAD 2270 PLATT ROAD ALSO ANN ARBOR, MI 48104	US BROWNFIELDS ACRES property ID: 129161	N/A
2270 PLATT ROAD 2270 PLATT ROAD ANN ARBOR, MI 48104	FINDS Registry ID:: 110043562310	N/A

DATABASES WITH NO MAPPED SITES

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

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

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

Federal Delisted NPL site list

Delisted NPL..... National Priority List Deletions

Federal CERCLIS list

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

Federal CERCLIS NFRAP site List

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

Federal RCRA CORRACTS facilities list

CORRACTS..... Corrective Action Report

EXECUTIVE SUMMARY

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

Federal institutional controls / engineering controls registries

LUCIS..... Land Use Control Information System

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

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

Federal ERNS list

ERNS..... Emergency Response Notification System

State- and tribal - equivalent CERCLIS

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

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

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

State and tribal leaking storage tank lists

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

State and tribal registered storage tank lists

FEMA UST..... Underground Storage Tank Listing

AST..... Aboveground Tanks

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

State and tribal voluntary cleanup sites

INDIAN VCP..... Voluntary Cleanup Priority Listing

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Landfill / Solid Waste Disposal Sites

HIST LF..... Inactive Solid Waste Facilities

SWRCY..... Recycling Facilities

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

ODI..... Open Dump Inventory

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

Local Lists of Hazardous waste / Contaminated Sites

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

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CDL..... Clandestine Drug Lab Listing
DEL PART 201..... Delisted List of Contaminated Sites
US CDL..... Clandestine Drug Labs

Local Land Records

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

Records of Emergency Release Reports

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

Other Ascertainable Records

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

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

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

EXECUTIVE SUMMARY

EDR Hist Cleaner..... EDR Exclusive Historic Dry Cleaners

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

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

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

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

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

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

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

STANDARD ENVIRONMENTAL RECORDS

Federal CERCLIS list

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

A review of the CERCLIS list, as provided by EDR, and dated 10/25/2013 has revealed that there is 1 CERCLIS site within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CANTERBURY MERCURY S	2757 CANTERBURY ST	SW 0 - 1/8 (0.107 mi.)	10	21

Federal RCRA generators list

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

A review of the RCRA-CESQG list, as provided by EDR, and dated 06/09/2015 has revealed that there are

EXECUTIVE SUMMARY

3 RCRA-CESQG 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>
VCR AUTOMOTIVE	2231 PLATTE RD	NE 0 - 1/8 (0.020 mi.)	B7	17

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
MICHIGAN CENTER FOR GORDON CADILLAC LLC	2260 HURON PARKWAY 3120 WASHTENAW AVE	ENE 1/8 - 1/4 (0.190 mi.) NNE 1/8 - 1/4 (0.219 mi.)	16 C18	26 27

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 11/03/2015 has revealed that there are 10 LUST sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
ARBOR WASH Release Status: Open Facility Id: 00003042	3031 WASHTENAW AVE	NNE 1/8 - 1/4 (0.221 mi.)	D23	35

STEVEN MURILLO Release Status: Closed Substance Release: Gasoline Facility Id: 00039356	3000 WASHTENAW AVE	NNE 1/8 - 1/4 (0.222 mi.)	26	38
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GOODYEAR AUTO SERVIC Release Status: Closed Substance Release: Used Oil Facility Id: 00021710	3451 WASHTENAW AVE	ENE 1/4 - 1/2 (0.490 mi.)	33	57
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<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
ANN ARBOR FIRE DEPT Release Status: Closed Substance Release: Unknown,Unknown Facility Id: 00010252	2415 S HURON PKWY	E 0 - 1/8 (0.084 mi.)	9	19

FISCA OIL CO INC #83 Release Status: Closed Substance Release: Gasoline,Gasoline,Gasoline Facility Id: 00002910	3060 WASHTENAW AVE	NE 1/8 - 1/4 (0.172 mi.)	C14	24
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JOHN LEE OLDSMOBILE Release Status: Closed Substance Release: Unknown Facility Id: 00005622	3120 WASHTENAW AVE	NNE 1/8 - 1/4 (0.219 mi.)	C19	30
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UNCLE EDS OIL SHOPPE Release Status: Closed Substance Release: Unknown Facility Id: 00019432	3160 WASHTENAW AVE	NE 1/8 - 1/4 (0.232 mi.)	E27	39
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GOLDEN FUEL LLC	3240 WASHTENAW AVE	NE 1/4 - 1/2 (0.263 mi.)	F28	43
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EXECUTIVE SUMMARY

Release Status: Closed
Substance Release: Used Oil,Unknown
Substance Release: Unknown
Facility Id: 00010426

ANN ARBOR BUICK CO	3165 WASHTENAW AVE	NE 1/4 - 1/2 (0.269 mi.)	E30	49
Release Status: Closed Substance Release: Gasoline,Other,Other Facility Id: 00006255				
ARBOR DODGE	3365 WASHTENAW AVE	ENE 1/4 - 1/2 (0.398 mi.)	32	53
Release Status: Closed Facility Id: 00021467				

State and tribal registered storage tank lists

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

A review of the UST list, as provided by EDR, and dated 11/03/2015 has revealed that there are 6 UST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
ARBOR WASH	3031 WASHTENAW AVE	NNE 1/8 - 1/4 (0.221 mi.)	D23	35
Tank Status: Removed from Ground Tank Status: Currently In Use Facility Type: ACTIVE Facility Id: 00003042				
STEVEN MURILLO	3000 WASHTENAW AVE	NNE 1/8 - 1/4 (0.222 mi.)	26	38
Tank Status: Removed from Ground Facility Type: CLOSED Facility Id: 00039356				
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
ANN ARBOR FIRE DEPT	2415 S HURON PKWY	E 0 - 1/8 (0.084 mi.)	9	19
Tank Status: Removed from Ground Facility Type: CLOSED Facility Id: 00010252				
FISCA OIL CO INC #83	3060 WASHTENAW AVE	NE 1/8 - 1/4 (0.172 mi.)	C14	24
Tank Status: Removed from Ground Facility Type: CLOSED Facility Id: 00002910				
JOHN LEE OLDSMOBILE	3120 WASHTENAW AVE	NNE 1/8 - 1/4 (0.219 mi.)	C19	30
Tank Status: Removed from Ground Facility Type: CLOSED Facility Id: 00005622				
UNCLE EDS OIL SHOPPE	3160 WASHTENAW AVE	NE 1/8 - 1/4 (0.232 mi.)	E27	39
Tank Status: Removed from Ground Facility Type: CLOSED Facility Id: 00019432				

EXECUTIVE SUMMARY

State and tribal institutional control / engineering control registries

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

A review of the AUL list, as provided by EDR, and dated 09/01/2015 has revealed that there are 2 AUL 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>
FISCA OIL CO. INC. # Facility ID: 00002910	3060 WASHTENAW AVENU	NE 1/8 - 1/4 (0.172 mi.)	C12	22
SHELL SERVICE STATIO Facility ID: 00010426	3240 WASHTENAW AVENU	NE 1/4 - 1/2 (0.263 mi.)	F29	48

State and tribal Brownfields sites

BROWNFIELDS: Brownfields and USTfield Site Database.

A review of the BROWNFIELDS list, as provided by EDR, and dated 09/30/2015 has revealed that there is 1 BROWNFIELDS site within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
ARBOR WASH 213 Facility Id: 00003042 Ernie Id Number: 81000218	3031 WASHTENAW AVE	NNE 1/8 - 1/4 (0.221 mi.)	D22	34

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Hazardous waste / Contaminated Sites

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

A review of the PART 201 list, as provided by EDR, and dated 10/01/2013 has revealed that there are 4 PART 201 sites within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
ANN ARBOR CIVIC THEA Facility Status: Evaluation conducted Facility ID: 81000544	2275 PLATT ROAD	NE 0 - 1/8 (0.013 mi.)	B5	16
ARBOR WASH 213	3031 WASHTENAW AVE	NNE 1/8 - 1/4 (0.221 mi.)	D22	34

EXECUTIVE SUMMARY

Facility Status: See Leaking Underground Storage Tank Site Database
Facility ID: 81000218

ARBORLAND MALL	3693 WASHTENAW	E 1/2 - 1 (0.679 mi.)	34	60
Facility Status: Interim Response in progress				
Facility ID: 81000492				

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
ARBOR DODGE	3365 WASHTENAW AVE	ENE 1/4 - 1/2 (0.398 mi.)	32	53
Facility Status: Evaluation conducted				
Facility ID: 81000553				

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 10/27/2015 has revealed that there are 10 INVENTORY sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
Not reported Facility ID: 81000544	2275 PLATT RD	NE 0 - 1/8 (0.013 mi.)	B4	15
ANN ARBOR CIVIC THEA Facility ID: 81000544	2275 PLATT ROAD	NE 0 - 1/8 (0.013 mi.)	B5	16
Not reported 3035 WASHTENAW AVENU Facility ID: 81000606	3060 WASHTENAW AVE 3035 WASHTENAW AVENU	NNE 1/8 - 1/4 (0.213 mi.) NNE 1/8 - 1/4 (0.221 mi.)	D17 D20	27 33
Not reported Facility ID: 81000606	3035 WASHTENAW	NNE 1/8 - 1/4 (0.221 mi.)	D21	33
ARBOR WASH Facility ID: 00003042	3031 WASHTENAW AVE	NNE 1/8 - 1/4 (0.221 mi.)	D23	35
Not reported Facility ID: 81000218	3031 WASHTENAW	NNE 1/8 - 1/4 (0.221 mi.)	D24	37
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
FISCA OIL CO INC #83	3060 WASHTENAW AVE	NE 1/8 - 1/4 (0.172 mi.)	C14	24

EXECUTIVE SUMMARY

Facility ID: 00002910				
GOLDEN FUEL LLC	3240 WASHTENAW AVE	NE 1/4 - 1/2 (0.263 mi.)	F28	43
Facility ID: 00010426				
ARBOR DODGE	3365 WASHTENAW AVE	ENE 1/4 - 1/2 (0.398 mi.)	32	53
Facility ID: 81000553				

Other Ascertainable Records

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

A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 06/09/2015 has revealed that there is 1 RCRA NonGen / NLR site within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
UNCLE EDS OIL SHOPPE	3160 WASHTENAW AVE	NE 1/8 - 1/4 (0.232 mi.)	E27	39

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 are 9 BEA sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
ANN ARBOR CIVIC THEA	2275 PLATT ROAD	NE 0 - 1/8 (0.013 mi.)	B5	16
ARBOR WASH 213	3031 WASHTENAW AVE	NNE 1/8 - 1/4 (0.221 mi.)	D22	34
ARBOR WASH	3031 WASHTENAW	NNE 1/8 - 1/4 (0.221 mi.)	D25	38

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
Not reported	3060 & 3100 WASHTENA	NE 1/8 - 1/4 (0.172 mi.)	C11	22
FISCA OIL CO. INC. #	3060 WASHTENAW AVENU	NE 1/8 - 1/4 (0.172 mi.)	C12	22
Not reported	3060 & 3100 - 3120 W	NE 1/8 - 1/4 (0.172 mi.)	C13	23
Not reported	3100 - 3120 WASHTENA	NE 1/8 - 1/4 (0.172 mi.)	C15	25
Not reported	3111 - 3201 WASHTENA	NE 1/4 - 1/2 (0.269 mi.)	E31	53
ARBOR DODGE	3365 WASHTENAW AVE	ENE 1/4 - 1/2 (0.398 mi.)	32	53

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EXECUTIVE SUMMARY

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

A review of the EDR Hist Auto list, as provided by EDR, has revealed that there are 2 EDR Hist Auto sites within approximately 0.125 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
Not reported	2241 PLATT RD	NE 0 - 1/8 (0.016 mi.)	B6	16
Not reported	2231 PLATT RD	NE 0 - 1/8 (0.020 mi.)	B8	18

EXECUTIVE SUMMARY

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

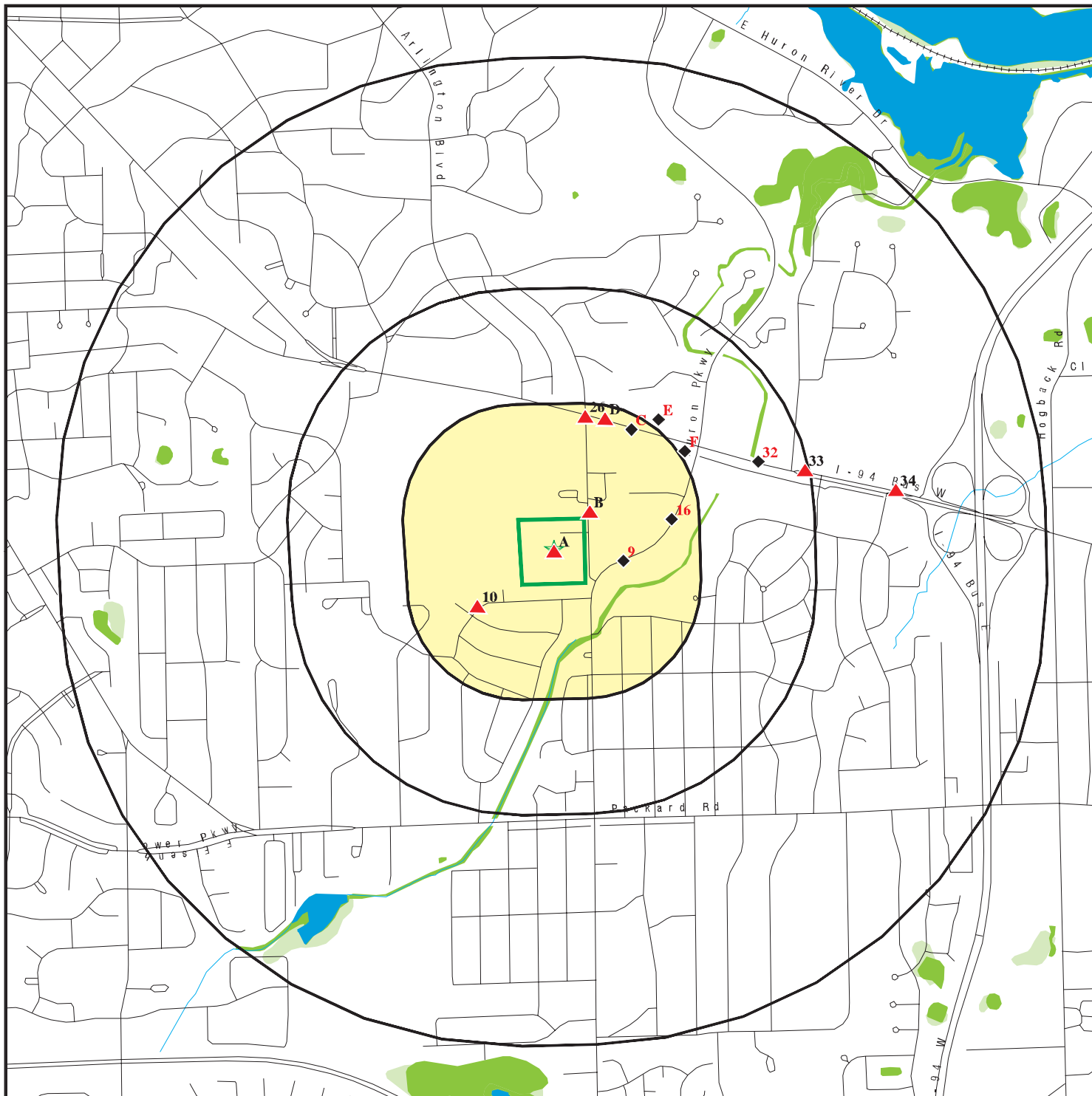
Site Name







PLATT ROAD DUMP

Database(s)

PART 201, INVENTORY

OVERVIEW MAP - 4539778.2S



-  Target Property
-  Sites at elevations higher than or equal to the target property
-  Sites at elevations lower than the target property
-  Manufactured Gas Plants
-  National Priority List Sites
-  Dept. Defense Sites

-  Indian Reservations BIA
-  National Wetland Inventory
-  State Wetlands










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

SITE NAME: Commercial Property
 ADDRESS: 2260 and 2270 Platt Road
 Ann Arbor MI 48104
 LAT/LONG: 42.253468 / 83.701816

CLIENT: Testing Engineers & Cons.
 CONTACT: Ken Majetic
 INQUIRY #: 4539778.2s
 DATE: February 17, 2016 8:49 am

DETAIL MAP - 4539778.2S



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

-  Indian Reservations BIA
-  National Wetland Inventory
-  State Wetlands



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: Commercial Property
 ADDRESS: 2260 and 2270 Platt Road
 Ann Arbor MI 48104
 LAT/LONG: 42.253468 / 83.701816

CLIENT: Testing Engineers & Cons.
 CONTACT: Ken Majetic
 INQUIRY #: 4539778.2s
 DATE: February 17, 2016 8:49 am

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>								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
CERCLIS	0.500		1	0	0	NR	NR	1
<i>Federal CERCLIS NFRAP site List</i>								
CERCLIS-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		1	2	NR	NR	NR	3
<i>Federal institutional controls / engineering controls registries</i>								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROL	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	0	NR	0
<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		1	5	4	NR	NR	10
INDIAN LUST	0.500		0	0	0	NR	NR	0
<i>State and tribal registered storage tank lists</i>								
FEMA 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
UST	0.250		1	5	NR	NR	NR	6
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
State and tribal institutional control / engineering control registries								
AUL	0.500		0	1	1	NR	NR	2
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	1	0	NR	NR	1
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500	1	0	0	0	NR	NR	1
Local Lists of Landfill / Solid Waste Disposal Sites								
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
ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	TP		NR	NR	NR	NR	NR	0
PART 201 INVENTORY	1.000		1	1	1	1	NR	4
CDL	0.500		2	6	2	NR	NR	10
DEL PART 201	TP		NR	NR	NR	NR	NR	0
US CDL	1.000		0	0	0	0	NR	0
	TP		NR	NR	NR	NR	NR	0
Local Land Records								
LIENS	TP		NR	NR	NR	NR	NR	0
LIENS 2	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	1	NR	NR	NR	1
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	TP		NR	NR	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
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
COAL ASH DOE	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
RADINFO	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
DOT OPS	TP		NR	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	TP		NR	NR	NR	NR	NR	0
US AIRS	TP		NR	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
FINDS	TP	2	NR	NR	NR	NR	NR	2
AIRS	TP		NR	NR	NR	NR	NR	0
BEA	0.500		1	6	2	NR	NR	9
COAL ASH	0.500		0	0	0	NR	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
Financial Assurance	TP		NR	NR	NR	NR	NR	0
LEAD	TP		NR	NR	NR	NR	NR	0
NPDES	TP		NR	NR	NR	NR	NR	0
UIC	TP		NR	NR	NR	NR	NR	0
WDS	TP		NR	NR	NR	NR	NR	0

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		2	NR	NR	NR	NR	2
EDR Hist Cleaner	0.125		0	NR	NR	NR	NR	0

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA PART 201	TP		NR	NR	NR	NR	NR	0
RGA LF	TP		NR	NR	NR	NR	NR	0
RGA LUST	TP		NR	NR	NR	NR	NR	0

- Totals -- 3 10 28 10 1 0 52

MAP FINDINGS SUMMARY

<u>Database</u>	<u>Search Distance (Miles)</u>	<u>Target Property</u>	<u>< 1/8</u>	<u>1/8 - 1/4</u>	<u>1/4 - 1/2</u>	<u>1/2 - 1</u>	<u>> 1</u>	<u>Total Plotted</u>
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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

A1 **WASHTENAW CO JUVENILE DET**
Target **2270 PLATT RD**
Property **ANN ARBOR, MI 48104**

FINDS **1004534211**
 N/A

Site 1 of 3 in cluster A

Actual:
811 ft.

FINDS:

Registry ID: 110011866178

Environmental Interest/Information System

NCDB (National Compliance Data Base) supports implementation of the Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA) and the Toxic Substances Control Act (TSCA). The system tracks inspections in regions and states with cooperative agreements, enforcement actions, and settlements.

A2 **2270 PLATT ROAD**
Target **2270 PLATT ROAD ALSO 2260 PLATT ROAD**
Property **ANN ARBOR, MI 48104**

US BROWNFIELDS **1014932990**
 N/A

Site 2 of 3 in cluster A

Actual:
811 ft.

US BROWNFIELDS:

Recipient name: Downriver Community Conference
Grant type: Assessment
Property name: 2270 PLATT ROAD
Property #: 09-12-03-100-001
Parcel size: 10
Property Description:

The site is a portion of an approximately 140-acre parcel. The site is occupied by one juvenile court and detention building, one office building, and asphalt and concrete paved and landscaped areas on the northern portion of the site. The remaining areas of the site are occupied by unimproved land. The site was undeveloped and/or agricultural land from at least 1937 to 1954. The northeastern site building the OBrien Center, 2260 Platt Road was constructed in approximately 1954. The current juvenile court and detention building Washtenaw County Juvenile Center, 2270 Platt Road was constructed in approximately 1969. The 2260 Platt Road building was operated as the juvenile detention center until the newer building was constructed.

Latitude: 42.2546655
Longitude: -83.7003761
HCM label: Not reported
Map scale: Not reported
Point of reference: Not reported
Datum: Not reported
ACRES property ID: 129161
Start date: Not reported
Completed date: Not reported
Acres cleaned up: Not reported
Cleanup funding: Not reported
Cleanup funding source: Not reported
Assessment funding: 5657
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

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

2270 PLATT ROAD (Continued)

1014932990

Cleanup funding entity:	Not reported
Grant type:	H
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:	N
IC Category proprietary controls:	Not reported
IC cat. info. devices:	Not reported
IC cat. gov. controls:	Not reported
IC cat. enforcement permit tools:	Not reported
IC in place date:	Not reported
IC in place:	No
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:	Y
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:	Not reported
Groundwater cleaned:	Not reported
Lead contaminant found:	Not reported
Lead cleaned up:	Not reported
No media affected:	Y
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 contaminants 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:	Not reported
Petro products cleaned:	Not reported
Sediments found:	Not reported
Sediments cleaned:	Not reported
Soil affected:	Not reported
Soil cleaned up:	Not reported
Surface water cleaned:	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

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

2270 PLATT ROAD (Continued)

1014932990

Past use commercial acreage: Not reported
 Past use industrial acreage: Not reported
 Future use greenspace acreage: Not reported
 Future use residential acreage: Not reported
 Future use commercial acreage: Not reported
 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: 2270 PLATT ROAD
 Property #: 09-12-03-100-001
 Parcel size: 10
 Property Description: The site is a portion of an approximately 140-acre parcel. The site is occupied by one juvenile court and detention building, one office building, and asphalt and concrete paved and landscaped areas on the northern portion of the site. The remaining areas of the site are occupied by unimproved land. The site was undeveloped and/or agricultural land from at least 1937 to 1954. The northeastern site building the OBrien Center, 2260 Platt Road was constructed in approximately 1954. The current juvenile court and detention building Washtenaw County Juvenile Center, 2270 Platt Road was constructed in approximately 1969. The 2260 Platt Road building was operated as the juvenile detention center until the newer building was constructed.
 Latitude: 42.2546655

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

2270 PLATT ROAD (Continued)

1014932990

Longitude: -83.7003761
HCM label: Not reported
Map scale: Not reported
Point of reference: Not reported
Datum: Not reported
ACRES property ID: 129161
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
Assessment funding entity: EPA
Cleanup funding entity: Not reported
Grant type: H
Accomplishment type: Phase I Environmental 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: N
IC Category proprietary controls: Not reported
IC cat. info. devices: Not reported
IC cat. gov. controls: Not reported
IC cat. enforcement permit tools: Not reported
IC in place date: Not reported
IC in place: No
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: Y
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: Not reported
Groundwater cleaned: Not reported
Lead contaminant found: Not reported
Lead cleaned up: Not reported
No media affected: Y
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

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

2270 PLATT ROAD (Continued)

1014932990

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:	Not reported
Petro products cleaned:	Not reported
Sediments found:	Not reported
Sediments cleaned:	Not reported
Soil affected:	Not reported
Soil cleaned up:	Not reported
Surface water cleaned:	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:	Not reported
Past use industrial acreage:	Not reported
Future use greenspace acreage:	Not reported
Future use residential acreage:	Not reported
Future use commercial acreage:	Not reported
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

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

2270 PLATT ROAD (Continued)

1014932990

Recipient name: Downriver Community Conference
Grant type: Assessment
Property name: 2270 PLATT ROAD
Property #: 09-12-03-100-001
Parcel size: 10
Property Description: The site is a portion of an approximately 140-acre parcel. The site is occupied by one juvenile court and detention building, one office building, and asphalt and concrete paved and landscaped areas on the northern portion of the site. The remaining areas of the site are occupied by unimproved land. The site was undeveloped and/or agricultural land from at least 1937 to 1954. The northeastern site building the OBrien Center, 2260 Platt Road was constructed in approximately 1954. The current juvenile court and detention building Washtenaw County Juvenile Center, 2270 Platt Road was constructed in approximately 1969. The 2260 Platt Road building was operated as the juvenile detention center until the newer building was constructed.

Latitude: 42.2546655
Longitude: -83.7003761
HCM label: Not reported
Map scale: Not reported
Point of reference: Not reported
Datum: Not reported
ACRES property ID: 129161
Start date: Not reported
Completed date: Not reported
Acres cleaned up: Not reported
Cleanup funding: Not reported
Cleanup funding source: Not reported
Assessment funding: 7407
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: H
Accomplishment type: Supplemental 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: N
IC Category proprietary controls: Not reported
IC cat. info. devices: Not reported
IC cat. gov. controls: Not reported
IC cat. enforcement permit tools: Not reported
IC in place date: Not reported
IC in place: No
State/tribal program date: Not reported
State/tribal program ID: Not reported
State/tribal NFA date: Not reported
Air contaminated: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

2270 PLATT ROAD (Continued)

1014932990

Air cleaned:	Not reported
Asbestos found:	Y
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:	Not reported
Groundwater cleaned:	Not reported
Lead contaminant found:	Not reported
Lead cleaned up:	Not reported
No media affected:	Y
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 contaminants 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:	Not reported
Petro products cleaned:	Not reported
Sediments found:	Not reported
Sediments cleaned:	Not reported
Soil affected:	Not reported
Soil cleaned up:	Not reported
Surface water cleaned:	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:	Not reported
Past use industrial acreage:	Not reported
Future use greenspace acreage:	Not reported
Future use residential acreage:	Not reported
Future use commercial acreage:	Not reported
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

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

2270 PLATT ROAD (Continued)

1014932990

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

**A3
 Target
 Property**

**2270 PLATT ROAD
 2270 PLATT ROAD
 ANN ARBOR, MI 48104**

**FINDS 1014729344
 N/A**

Site 3 of 3 in cluster A

**Actual:
 811 ft.**

FINDS:

Registry ID: 110043562310

Environmental Interest/Information System

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

**B4
 NE
 < 1/8
 0.013 mi.
 70 ft.**

**2275 PLATT RD
 WASHTENAW (County), MI 48104**

**INVENTORY S114023984
 N/A**

Site 1 of 5 in cluster B

**Relative:
 Higher**

INVENTORY:

Bea Number: 200000268JK
 Township: Ann Arbor Township
 District: Jackson
 Data Source: BEA
 Latitude: 42.25345
 Longitude: -83.69971

**Actual:
 812 ft.**

MAP FINDINGS

Map ID
Direction
Distance
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

B5
NE
< 1/8
0.013 mi.
70 ft.

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

Site 2 of 5 in cluster B

INVENTORY **S105768043**
PART 201 **N/A**
BEA

Relative:
Higher

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

Actual:
812 ft.

PART 201:
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

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

B6
NE
< 1/8
0.016 mi.
84 ft.

2241 PLATT RD
ANN ARBOR, MI 48104

Site 3 of 5 in cluster B

EDR Hist Auto **1015339036**
N/A

Relative:
Higher

EDR Historical Auto Stations:
Name: VCR AUTOMOTIVE INC
Year: 2003
Address: 2241 PLATT RD

Actual:
813 ft.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

B7
NE
< 1/8
0.020 mi.
106 ft.

VCR AUTOMOTIVE
2231 PLATTE RD
ANN ARBOR, MI 48104

RCRA-CESQG **1007880626**
MIK858724982

Site 4 of 5 in cluster B

Relative:
Higher

RCRA-CESQG:

Date form received by agency: 10/05/2004

Facility name: VCR AUTOMOTIVE

Facility address: 2231 PLATTE RD
ANN ARBOR, MI 48104

EPA ID: MIK858724982

Contact: STEVE CHO

Contact address: 2231 PLATTE RD
ANN ARBOR, MI 48104

Contact country: US

Contact telephone: (734) 971-6362

Contact email: Not reported

EPA Region: 05

Classification: Conditionally Exempt Small Quantity Generator

Description: Handler: generates 100 kg or less of hazardous waste per calendar month, and accumulates 1000 kg or less of hazardous waste at any time; or generates 1 kg or less of acutely hazardous waste per calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste

Owner/Operator Summary:

Owner/operator name: STEVE CHO

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: 04/01/1984

Owner/Op end date: Not reported

Owner/operator name: VCR AUTOMOTIVE

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: 04/01/1984

Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

VCR AUTOMOTIVE (Continued)

1007880626

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

. Waste code: D001
. Waste name: IGNITABLE WASTE

Historical Generators:

Date form received by agency: 01/01/1980
Site name: VCR AUTOMOTIVE
Classification: Not a generator, verified

. Waste code: D001
. Waste name: IGNITABLE WASTE

Date form received by agency: 01/01/1980
Site name: VCR AUTOMOTIVE
Classification: Not a generator, verified

. Waste code: D001
. Waste name: IGNITABLE WASTE

Violation Status: No violations found

B8
NE
< 1/8
0.020 mi.
106 ft.

2231 PLATT RD
ANN ARBOR, MI 48104

Site 5 of 5 in cluster B

EDR Hist Auto 1015337982
N/A

Relative:
Higher

EDR Historical Auto Stations:

Name: V C R AUTOMOTIVE INCORPORATED
Year: 1999
Address: 2231 PLATT RD

Actual:
813 ft.

Name: V C R AUTOMOTIVE INCORPORATED
Year: 2000
Address: 2231 PLATT RD

Name: VCR AUTOMOTIVE INC
Year: 2001
Address: 2231 PLATT RD

Name: SELECT AUTO SERVICE
Year: 2002
Address: 2231 PLATT RD

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

(Continued)

1015337982

Name: SELECT AUTO SERVICE
Year: 2003
Address: 2231 PLATT RD

Name: VCR AUTOMOTIVE INC
Year: 2004
Address: 2231 PLATT RD

Name: V C R AUTOMOTIVE INC
Year: 2005
Address: 2231 PLATT RD

Name: V C R AUTOMOTIVE INC
Year: 2006
Address: 2231 PLATT RD

Name: SELECT AUTO SERVICE
Year: 2007
Address: 2231 PLATT RD

Name: V C R AUTOMOTIVE INC
Year: 2008
Address: 2231 PLATT RD

Name: VCR AUTOMOTIVE INC
Year: 2009
Address: 2231 PLATT RD

Name: VCR AUTOMOTIVE INC
Year: 2010
Address: 2231 PLATT RD

Name: SELECT AUTO SERVICE
Year: 2011
Address: 2231 PLATT RD

Name: SELECT AUTO SERVICE
Year: 2012
Address: 2231 PLATT RD

9
East
< 1/8
0.084 mi.
441 ft.

ANN ARBOR FIRE DEPT #4
2415 S HURON PKWY
ANN ARBOR, MI 48104

LUST U000266285
UST N/A
WDS

Relative:
Lower

LUST:
Facility ID: 00010252
Source: STATE OF MICHIGAN
Owner Name: City of Ann Arbor
Owner Address: PO Box 8647 100 N Fifth Ave
Owner City,St,Zip: Ann Arbor, MI 48107
Owner Contact: Not reported
Owner Phone: (734) 794-6000
Country: USA
District: Region 2 - Jackson District Office
Site Name: Ann Arbor Fire Station #4
Latitude: 42.25330

Actual:
800 ft.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ANN ARBOR FIRE DEPT #4 (Continued)

U000266285

Longitude: -83.69926
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-2115-91
Release Date: 10/18/1991
Substance Released: Unknown,Unknown
Release Status: Closed
Release Closed Date: 08/19/1992

UST:

Facility ID: 00010252
Facility Type: CLOSED
Owner Name: CITY OF ANN ARBOR
Owner Address: PO BOX 8647 100 N FIFTH AVE
Owner City,St,Zip: ANN ARBOR, MI 48107
Owner Country: USA
Owner Contact: Not reported
Owner Phone: (734) 794-6000
Contact: DANIEL J. CULLEN
Contact Phone: (734) 994-6696
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: 42.25330
Longitude: -83.69926

Tank ID: 1
Tank Status: Removed from Ground
Capacity: 550
Product: Gasoline
Install Date: 03/19/1978
Remove Date: 09/15/1991
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

WDS:

Site Id: MIG000029062
WMD Id: 448362
Site Specific Name: CITY OF ANN ARBOR FIRE DEPARTMENT
Mailing Address: 2415 S HURON PKWY
Mailing City/State/Zip: 48104
Mailing County: WASHTENAW

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

10
SW
< 1/8
0.107 mi.
567 ft.

CANTERBURY MERCURY SPILL
2757 CANTERBURY ST
ANN ARBOR, MI 48104

CERCLIS 1014409489
MIN000510539

Relative:
Higher

CERCLIS:

Actual:
816 ft.

Site ID: 0510539
EPA ID: MIN000510539
Facility County: WASHTENAW
Short Name: CANTERBURY MERCURY SPILL
Congressional District: 15
IFMS ID: C504
SMSA Number: Not reported
USGC Hydro Unit: Not reported
Federal Facility: Not a Federal Facility
DMNSN Number: 0.00000
Site Orphan Flag: Not reported
RCRA ID: Not reported
USGS Quadrangle: Not reported
Site Init By Prog: R
NFRAP Flag: Not reported
Parent ID: Not reported
RST Code: Not reported
EPA Region: 05
Classification: Not reported
Site Settings Code: Not reported
NPL Status: Not on the NPL
DMNSN Unit Code: Not reported
RBRAC Code: Not reported
RResp Fed Agency Code: Not reported
Non NPL Status: Removal Only Site (No Site Assessment Work Needed)
Non NPL Status Date: 12/31/10
Site Fips Code: 26161
CC Concurrence Date: / /
CC Concurrence FY: Not reported
Alias EPA ID: Not reported
Site FUDS Flag: Not reported

CERCLIS Site Contact Name(s):

Contact ID: 13003093.00000
Contact Name: JEFFREY LIPPERT
Contact Tel: (734) 692-7662
Contact Title: On-Scene Coordinator (OSC)
Contact Email: Not reported

Alias Comments: Not reported
Site Description: One-time mercury cleanup at a residential home.

CERCLIS Assessment History:

Action Code: 001
Action: REMOVAL
Date Started: 12/31/10
Date Completed: 01/07/11
Priority Level: Cleaned up
Operable Unit: SITEWIDE
Primary Responsibility: EPA Fund-Financed
Planning Status: Primary

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

CANTERBURY MERCURY SPILL (Continued)

1014409489

Urgency Indicator: Emergency
 Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

[Click this hyperlink](#) while viewing on your computer to access
 21 additional US CERCLIS Financial: record(s) in the EDR Site Report.

C11
NE
1/8-1/4
0.172 mi.
906 ft.

3060 & 3100 WASHTENAW
ANN ARBOR CITY, MI 48104
Site 1 of 7 in cluster C

BEA S110300716
N/A

Relative:
Lower

BEA:
 Secondary Address: Not reported
 BEA Number: 1041
 District: Jackson
 Date Received: 05/25/2010
 Submitter Name: RSW Washtenaw LLC
 Petition Determination: Affirmed
 Petition Disclosure: 1
 Category: No Hazardous Substance(s)
 Determination 20107A: No Request
 Reviewer: englishc
 Division Assigned: Storage Tank Division

Actual:
803 ft.

C12
NE
1/8-1/4
0.172 mi.
906 ft.

FISCA OIL CO. INC. #83
3060 WASHTENAW AVENUE
ANN ARBOR CITY, MI 48104
Site 2 of 7 in cluster C

AUL S107812205
BEA N/A

Relative:
Lower

AUL:
 Status: Pending
 Site Name: Not reported
 Property: on-site
 Land Use Restriction Type: RC
 Program Type: Part 213
 Program Support Assigned User: Not reported
 Program Support Assigned Date: Not reported
 Legal Description Of Property: Not reported
 Based On The Deq Ref #: 11421312058
 MDEQ Reference Number: RC-RD-213-12-058
 Property Or Description Restricted Area: Not reported
 Lead Division: RD
 File Name Of Hyperlinked Legal Doc: Not reported
 Mapped Polygons Area In Acres: Not reported
 Mapped Polygons Area In Square Miles: Not reported
 Date Data Entry Started: Not reported
 Date Data Entry Finished: Not reported
 Individual Or Staff Assoc With The Mapping: Not reported
 Program Used To Map Restricted Features: Not reported
 Date Legal Paperwork Stamped/Filed/Register Of Deeds: Not reported
 Commercial I Land Use Restriction: 0
 Commercial Ii Land Use Restriction: 0
 Commercial Iii Land Use Restriction: 0

Actual:
803 ft.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

FISCA OIL CO. INC. #83 (Continued)

S107812205

Commercial Iv Land Use Restriction: 0
Industrial Land Use Restriction: 0
Residential Land Use Restriction: 0
Recreational Land Use Restriction: 0
Multiple Land-Use Restrictions: 0
Site Specific Restrictions: 0
Groundwater Consumption Restrictions: 0
Groundwater Contact Restrictions: 0
Special Well Construction Requirements: 0
Special Building Restrictions: 0
Excavation And Soil Movement Restrictions: 0
Soil Movement Requirements: 0
There Is A Restriction On All Construction: 0
Monitoring Well Protected, No Tampering Or Removal: 0
There Is An Exposure Barrier In Place: 0
There Is A Health And Safety Plan: 0
There Is A Permanent Marker On The Site: 0
Map Comments: Not reported
Comment: May 3, 2012 consultant requested DEQ reference #.

BEA:

Secondary Address: Not reported
BEA Number: 707
District: Jackson
Date Received: 03/27/2006
Submitter Name: 3120 Washtenaw LLC
Petition Determination: No Request
Petition Disclosure: 0
Category: No Hazardous Substance(s)
Determination 20107A: No Request
Reviewer: hisket
Division Assigned: Storage Tank Division

**C13
NE
1/8-1/4
0.172 mi.
906 ft.**

**3060 & 3100 - 3120 WASHTENAW AVE
ANN ARBOR CITY, MI 48104**

**BEA S108895831
N/A**

Site 3 of 7 in cluster C

**Relative:
Lower**

BEA:

Secondary Address: Not reported
BEA Number: 849
District: Jackson
Date Received: 10/18/2007
Submitter Name: Comerica Bank
Petition Determination: Affirmed
Petition Disclosure: 1
Category: No Hazardous Substance(s)
Determination 20107A: No Request
Reviewer: katkov
Division Assigned: Environmental Response Division

**Actual:
803 ft.**

MAP FINDINGS

Map ID
Direction
Distance
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

C14
NE
1/8-1/4
0.172 mi.
906 ft.

FISCA OIL CO INC #83
3060 WASHTENAW AVE
ANN ARBOR, MI 48104

Site 4 of 7 in cluster C

LUST **U000266329**
UST **N/A**
INVENTORY

Relative:
Lower

LUST:

Facility ID: 00002910
Source: STATE OF MICHIGAN
Owner Name: Fisca Oil Co Inc
Owner Address: PO Box 3363
Owner City,St,Zip: Kansas City, KS 66103-0363
Owner Contact: Not reported
Owner Phone: 913-236-7000
Country: USA
District: Region 2 - Jackson District Office
Site Name: Fisca Oil Co Inc #83
Latitude: 42.25735
Longitude: -83.69930
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)

Actual:
803 ft.

Leak Number: C-0074-06
Release Date: 03/03/2006
Substance Released: Gasoline,Gasoline,Gasoline
Release Status: Closed
Release Closed Date: 12/06/2012

UST:

Facility ID: 00002910
Facility Type: CLOSED
Owner Name: FISCA OIL CO INC
Owner Address: PO BOX 3363
Owner City,St,Zip: KANSAS CITY, KS 66103-0363
Owner Country: USA
Owner Contact: Not reported
Owner Phone: 913-236-7000
Contact: MICHAEL J. SZABO
Contact Phone: (916) 236-7000
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: 42.25735
Longitude: -83.69930

Tank ID: 1
Tank Status: Removed from Ground
Capacity: 20000
Product: Gasoline
Install Date: 05/07/1972

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

FISCA OIL CO INC #83 (Continued)

U000266329

Remove Date: 07/19/1990
Tank Release Detection: Not reported
Pipe Realease Detection: Not reported
Piping Material: Galvanized Steel
Piping Type: Suction: No Valve At Tank
Construction Material: Asphalt Coated or Bare Steel
Impressed Device: No

Tank ID: 2
Tank Status: Removed from Ground
Capacity: 20000
Product: Gasoline
Install Date: 05/07/1972
Remove Date: 07/19/1990
Tank Release Detection: Not reported
Pipe Realease Detection: Not reported
Piping Material: Galvanized Steel
Piping Type: Suction: No Valve At Tank
Construction Material: Asphalt Coated or Bare Steel
Impressed Device: No

Tank ID: 3
Tank Status: Removed from Ground
Capacity: 8000
Product: Gasoline
Install Date: 05/07/1972
Remove Date: 07/19/1990
Tank Release Detection: Not reported
Pipe Realease Detection: Not reported
Piping Material: Galvanized Steel
Piping Type: Suction: No Valve At Tank
Construction Material: Asphalt Coated or Bare Steel
Impressed Device: No

INVENTORY:

Bea Number: Not reported
Township: Not reported
District: Jackson
Data Source: Part 213
Latitude: 42.25735
Longitude: -83.6993

**C15
NE
1/8-1/4
0.172 mi.
906 ft.**

**3100 - 3120 WASHTENAW
ANN ARBOR CITY, MI 48104**

Site 5 of 7 in cluster C

**BEA S107596646
N/A**

**Relative:
Lower**

BEA:
Secondary Address: Not reported
BEA Number: 685
District: Jackson
Date Received: 01/09/2006
Submitter Name: 3120 Washtenaw LLC
Petition Determination: No Request

**Actual:
803 ft.**

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

(Continued)

S107596646

Petition Disclosure: 0
Category: No Hazardous Substance(s)
Determination 20107A: No Request
Reviewer: katkov
Division Assigned: Environmental Response Division

16
ENE
1/8-1/4
0.190 mi.
1002 ft.

MICHIGAN CENTER FOR COSMETIC SURGERY
2260 HURON PARKWAY
ANN ARBOR, MI 48104

RCRA-CESQG 1016958167
MIK176694117

Relative:
Lower

RCRA-CESQG:

Date form received by agency: 09/15/2014
Facility name: MICHIGAN CENTER FOR COSMETIC SURGERY
Facility address: 2260 HURON PARKWAY
ANN ARBOR, MI 48104
EPA ID: MIK176694117
Contact: ROBERT BURKE
Contact address: Not reported
Not reported
Contact country: Not reported
Contact telephone: (734) 971-0262
Contact email: RBURKE1111@AOL.COM
EPA Region: 05
Classification: Conditionally Exempt Small Quantity Generator
Description: Handler: generates 100 kg or less of hazardous waste per calendar month, and accumulates 1000 kg or less of hazardous waste at any time; or generates 1 kg or less of acutely hazardous waste per calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste

Actual:
795 ft.

Owner/Operator Summary:

Owner/operator name: ROBERT BURKE
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: 01/01/1984
Owner/Op end date: Not reported

Owner/operator name: ROBERT BURKE
Owner/operator address: Not reported
Not reported
Owner/operator country: Not reported
Owner/operator telephone: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MICHIGAN CENTER FOR COSMETIC SURGERY (Continued)

1016958167

Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: 01/01/1984
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

Waste code: D001
Waste name: IGNITABLE WASTE

Violation Status: No violations found

D17
NNE
1/8-1/4
0.213 mi.
1127 ft.

3060 WASHTENAW AVE
WASHTENAW (County), MI 48104
Site 1 of 7 in cluster D

INVENTORY S114025046
N/A

Relative:
Higher

INVENTORY:
Bea Number: 200600707JK
Township: Ann Arbor City
District: Jackson
Data Source: BEA
Latitude: Not reported
Longitude: Not reported

Actual:
816 ft.

C18
NNE
1/8-1/4
0.219 mi.
1155 ft.

GORDON CADILLAC LLC
3120 WASHTENAW AVE
ANN ARBOR, MI 48104
Site 6 of 7 in cluster C

RCRA-CESQG 1000121027
FINDS MID016712325

Relative:
Lower

RCRA-CESQG:
Date form received by agency: 02/18/2005
Facility name: GORDON CADILLAC LLC
Facility address: 3120 WASHTENAW AVE
ANN ARBOR, MI 48104
EPA ID: MID016712325
Contact: JEAN ROBERTSON
Contact address: 3120 WASHTENAW AVE
ANN ARBOR, MI 48104
Contact country: US

Actual:
807 ft.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

GORDON CADILLAC LLC (Continued)

1000121027

Contact telephone: (734) 971-8100
Contact email: Not reported
EPA Region: 05
Land type: Private
Classification: Conditionally Exempt Small Quantity Generator
Description: Handler: generates 100 kg or less of hazardous waste per calendar month, and accumulates 1000 kg or less of hazardous waste at any time; or generates 1 kg or less of acutely hazardous waste per calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste

Owner/Operator Summary:

Owner/operator name: GORDON STEWART
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: 06/02/2004
Owner/Op end date: Not reported

Owner/operator name: GORDON STEWART
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: 06/02/2004
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

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

GORDON CADILLAC LLC (Continued)

1000121027

Used oil transporter: No
. Waste code: D001
. Waste name: IGNITABLE WASTE

Historical Generators:

Date form received by agency: 11/30/2004
Site name: GORDON CADILLAC LLC
Classification: Conditionally Exempt Small Quantity Generator

. Waste code: D001
. Waste name: IGNITABLE WASTE

Date form received by agency: 03/11/2003
Site name: GORDON CADILLAC LLC
Classification: Small Quantity Generator

. Waste code: D001
. Waste name: IGNITABLE WASTE

Date form received by agency: 01/01/2002
Site name: GORDON CADILLAC LLC
Classification: Small Quantity Generator

. Waste code: D001
. Waste name: IGNITABLE WASTE

Date form received by agency: 09/11/1986
Site name: GORDON CADILLAC LLC
Classification: Small Quantity Generator

. Waste code: D001
. Waste name: IGNITABLE WASTE

Facility Has Received Notices of Violations:

Regulation violated: Not reported
Area of violation: Generators - General
Date violation determined: 05/03/2002
Date achieved compliance: 05/20/2002
Violation lead agency: State
Enforcement action: Not reported
Enforcement action date: 05/15/2002
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: Not reported
Area of violation: Generators - General
Date violation determined: 03/13/2002
Date achieved compliance: 05/20/2002
Violation lead agency: State
Enforcement action: WRITTEN INFORMAL
Enforcement action date: 03/15/2002

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

GORDON CADILLAC LLC (Continued)

1000121027

Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: Not reported
Area of violation: Generators - General
Date violation determined: 03/13/2002
Date achieved compliance: 05/20/2002
Violation lead agency: State
Enforcement action: Not reported
Enforcement action date: 05/15/2002
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Evaluation Action Summary:

Evaluation date: 05/03/2002
Evaluation: FOLLOW-UP INSPECTION
Area of violation: Generators - General
Date achieved compliance: 05/20/2002
Evaluation lead agency: State

Evaluation date: 03/13/2002
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: Generators - General
Date achieved compliance: 05/20/2002
Evaluation lead agency: State

FINDS:

Registry ID: 110003586156

Environmental Interest/Information System

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.

C19
NNE
1/8-1/4
0.219 mi.
1155 ft.

JOHN LEE OLDSMOBILE
3120 WASHTENAW AVE
ANN ARBOR, MI 48104
Site 7 of 7 in cluster C

LUST **U000266334**
UST **N/A**
AIRS
WDS

Relative:
Lower

LUST:
Facility ID: 00005622
Source: STATE OF MICHIGAN
Owner Name: John Lee Olds
Owner Address: 3120 Washtenaw Ave

Actual:
807 ft.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

JOHN LEE OLDSMOBILE (Continued)

U000266334

Owner City,St,Zip: Ann Arbor, MI 48104-5122
Owner Contact: Not reported
Owner Phone: (734) 971-8100
Country: USA
District: Region 2 - Jackson District Office
Site Name: John Lee Oldsmobile, Inc.
Latitude: 42.25701
Longitude: -83.69775
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-1581-94
Release Date: 12/12/1994
Substance Released: Unknown
Release Status: Closed
Release Closed Date: 09/11/1997

UST:

Facility ID: 00005622
Facility Type: CLOSED
Owner Name: JOHN LEE OLDS
Owner Address: 3120 WASHTENAW AVE
Owner City,St,Zip: ANN ARBOR, MI 48104-5122
Owner Country: USA
Owner Contact: Not reported
Owner Phone: (734) 971-8100
Contact: JOHN LEE
Contact Phone: (734) 971-8100
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: 42.25701
Longitude: -83.69775

Tank ID: 1
Tank Status: Removed from Ground
Capacity: 550
Product: Used Oil
Install Date: 05/09/1970
Remove Date: 12/12/1994
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

JOHN LEE OLDSMOBILE (Continued)

U000266334

Tank ID: 2
Tank Status: Removed from Ground
Capacity: 1000
Product: MOTOR OIL
Install Date: 05/09/1970
Remove Date: 12/12/1994
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: 1000
Product: Gasoline
Install Date: 05/10/1979
Remove Date: 12/12/1994
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

AIRS:

State Registration Number: N3163
Naics Code: Not reported
Contact Name: BARBARA DARGA
Contact Phone: Not reported
Contact Address: JOHN LEE OLDSMOBILE
Contact Address 2: 3120 WASHTENAW BLVD.
Contact City,St,Zip: ANN ARBOR, MI 48104
Permit Number: 615-91
Date Received: 05/15/1991
State Registration Number: N3163
Country: Not reported
Application Reason: PAINT SPRAY BOOTH WITH PAINT/BAKE
Record Type: Not reported
State County FIPS: Not reported
Facility Category: Not reported
SIC Primary: Not reported
Tribal Code: Not reported
Facility Status: Not reported
Supplemental Location Text: Not reported
Dun & Brad Street Number: Not reported
Business Name: Not reported
Principal Product: Not reported
Principal Product Description: Not reported
UTM Zone (Geo Coordinates Universal Transverse Mercator System): Not reported
UTM Horizontal Coord: Not reported
UTM Vertical Coord: Not reported
Mailing Name: Not reported
Mailing Contact Person: Not reported
Mailing Street: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

JOHN LEE OLDSMOBILE (Continued)

U000266334

Mailing City: Not reported
Mailing State: Not reported
Mailing Zip: Not reported
Mailing Zip 4 Extension: Not reported
Compliance Person: Not reported
Compliance Area Code: Not reported
Compliance Phone Number: Not reported
Emission Inventory Contact Person: Not reported
EI Contact Area Code: Not reported
EI Contact Phone Number: Not reported
Permit Contact Person: Not reported
Permit Contact Person Area Code: Not reported
Permit Contact Person Phone Number: Not reported
Federal Employer Id Number: Not reported
Of Employees: Not reported
Reporting Year: Not reported
Date Record Was Created: Not reported

WDS:

Site Id: MID016712325
WMD Id: 394502
Site Specific Name: GORDON CADILLAC LLC
Mailing Address: 3120 WASHTENAW AVE
Mailing City/State/Zip: 48104
Mailing County: WASHTENAW

D20
NNE
1/8-1/4
0.221 mi.
1168 ft.

**3035 WASHTENAW AVENUE
3035 WASHTENAW AVENUE
ANN ARBOR, MI 48104**

**INVENTORY S117440340
N/A**

Site 2 of 7 in cluster D

**Relative:
Higher**

INVENTORY:

Bea Number: Not reported
Township: Ann Arbor City
District: Jackson
Data Source: Part 201
Latitude: 42.258
Longitude: -83.69901

**Actual:
819 ft.**

D21
NNE
1/8-1/4
0.221 mi.
1168 ft.

**3035 WASHTENAW
WASHTENAW (County), MI 48104**

**INVENTORY S117324824
N/A**

Site 3 of 7 in cluster D

**Relative:
Higher**

INVENTORY:

Bea Number: 201401357JK
Township: Ann Arbor City
District: Jackson
Data Source: BEA
Latitude: 42.258
Longitude: -83.69901

**Actual:
819 ft.**

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

D22
NNE
1/8-1/4
0.221 mi.
1169 ft.

ARBOR WASH 213
3031 WASHTENAW AVE
ANN ARBOR, MI 48104

Site 4 of 7 in cluster D

BROWNFIELDS S105768036
PART 201 N/A
BEA
WDS

Relative:
Higher

BROWNFIELDS:

Facility ID: 00003042
Region: 1
Status: Not reported
Property Use: Not reported
BEA: A
Ernie Id Number: 81000218

Actual:
820 ft.

PART 201:

Facility ID: 81000218
Facility Status: See Leaking Underground Storage Tank Site Database
Source: Not reported
SAM Score: 41
SAM Score Date: 08/08/2006
Township: 03S
Range: 06E
Section: 2
Quarter: Not reported
Quarter/Quarter: Not reported
Pollutants: Not reported

BEA:

Secondary Address: Not reported
BEA Number: 132
District: Jackson
Date Received: 04/30/1998
Submitter Name: Legacy Investment Company, LLC
Petition Determination: Affirmed
Petition Disclosure: 1
Category: Same Hazardous Substance(s)
Determination 20107A: Pending
Reviewer: temppm
Division Assigned: Storage Tank Division

Secondary Address: Not reported
BEA Number: 133
District: Jackson
Date Received: 04/30/1998
Submitter Name: Pipeline Oil Sales, Inc.
Petition Determination: No Request
Petition Disclosure: 0
Category: Same Hazardous Substance(s)
Determination 20107A: No Request
Reviewer: temppm
Division Assigned: Storage Tank Division

Secondary Address: Not reported
BEA Number: 137
District: Jackson
Date Received: 04/30/1998
Submitter Name: Buddy Mini-Marts, Inc.
Petition Determination: No Request

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ARBOR WASH 213 (Continued)

S105768036

Petition Disclosure: 0
Category: Same Hazardous Substance(s)
Determination 20107A: No Request
Reviewer: temppm
Division Assigned: Storage Tank Division

WDS:

Site Id: MIG000034986
WMD Id: 418194
Site Specific Name: BUDDYS MINI MART
Mailing Address: 3031 WASHTENAW AVE
Mailing City/State/Zip: 48104
Mailing County: WASHTENAW

D23
NNE
1/8-1/4
0.221 mi.
1169 ft.

**ARBOR WASH
3031 WASHTENAW AVE
ANN ARBOR, MI 48104**
Site 5 of 7 in cluster D

**LUST U000266327
UST N/A
INVENTORY**

**Relative:
Higher**

LUST:

Facility ID: 00003042
Source: STATE OF MICHIGAN
Owner Name: Sunny Oil Inc
Owner Address: 3031 Washtenaw
Owner City,St,Zip: Ann Arbor, MI 48104
Owner Contact: Not reported
Owner Phone: (734) 971-8563
Country: USA
District: Region 2 - Jackson District Office
Site Name: Arbor Wash, Inc.
Latitude: 42.25787
Longitude: -83.69930
Date of Collection: 01/10/2004
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)

**Actual:
820 ft.**

Leak Number: C-0615-91
Release Date: 05/06/1991
Substance Released: Not reported
Release Status: Open
Release Closed Date: Not reported

UST:

Facility ID: 00003042
Facility Type: ACTIVE
Owner Name: SUNNY OIL INC
Owner Address: 3031 WASHTENAW
Owner City,St,Zip: ANN ARBOR, MI 48104
Owner Country: USA
Owner Contact: Not reported
Owner Phone: (734) 971-8563
Contact: Bilal Beydoun
Contact Phone: (734) 971-8563

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ARBOR WASH (Continued)

U000266327

Date of Collection: 01/10/2004
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: 42.25787
Longitude: -83.69930

Tank ID: 1
Tank Status: Removed from Ground
Capacity: 10000
Product: Gasoline
Install Date: 05/08/1971
Remove Date: 05/11/1999
Tank Release Detection: Not reported
Pipe Realease Detection: Not reported
Piping Material: Bare Steel,Fiberglass reinforced plastic,Galvanized Steel
Piping Type: Suction: No Valve At Tank
Construction Material: Cathodically Protected Steel
Impressed Device: No

Tank ID: 2
Tank Status: Removed from Ground
Capacity: 10000
Product: Gasoline
Install Date: 01/01/1971
Remove Date: 05/11/1999
Tank Release Detection: Not reported
Pipe Realease Detection: Not reported
Piping Material: Bare Steel,Fiberglass reinforced plastic,Galvanized Steel
Piping Type: Pressure,Repaired
Construction Material: Cathodically Protected Steel
Impressed Device: No

Tank ID: 3
Tank Status: Removed from Ground
Capacity: 10000
Product: Gasoline
Install Date: 01/01/1971
Remove Date: 05/10/1999
Tank Release Detection: Not reported
Pipe Realease Detection: Not reported
Piping Material: Bare Steel,Fiberglass reinforced plastic,Galvanized Steel
Piping Type: Pressure,Repaired
Construction Material: Cathodically Protected Steel
Impressed Device: No

Tank ID: 4
Tank Status: Currently In Use
Capacity: 21000
Product: Gasoline

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ARBOR WASH (Continued)

U000266327

Install Date: 02/03/2000
Remove Date: Not reported
Tank Release Detection: Automatic Tank Gauging, Inter Monitoring Double Walled Tank, Inter Monitoring/Second Containment
Pipe Release Detection: Automatic Line Leak Detectors
Piping Material: APT FLEX
Piping Type: Pressure
Construction Material: Double Walled, Fiberglass Reinforced plastic
Impressed Device: No

INVENTORY:

Bea Number: Not reported
Township: Not reported
District: Jackson
Data Source: Part 213
Latitude: 42.25787
Longitude: -83.6993

**D24
NNE
1/8-1/4
0.221 mi.
1169 ft.**

**3031 WASHTENAW
WASHTENAW (County), MI 48104
Site 6 of 7 in cluster D**

**INVENTORY S114030688
N/A**

**Relative:
Higher**

INVENTORY:

Bea Number: 201401369JK
Township: Ann Arbor City
District: Jackson
Data Source: BEA
Latitude: 42.25774
Longitude: -83.69976

**Actual:
820 ft.**

Bea Number: 201001070JK
Township: Ann Arbor City
District: Jackson
Data Source: BEA
Latitude: 42.25774
Longitude: -83.69976

Bea Number: 201001071JK
Township: Ann Arbor City
District: Jackson
Data Source: BEA
Latitude: 42.25774
Longitude: -83.69976

MAP FINDINGS

Map ID
Direction
Distance
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

D25
NNE
1/8-1/4
0.221 mi.
1169 ft.

ARBOR WASH
3031 WASHTENAW
ANN ARBOR CITY, MI

Site 7 of 7 in cluster D

BEA **S110624582**
N/A

Relative:
Higher

BEA:
Secondary Address: Not reported
BEA Number: 1070
District: Jackson
Date Received: 11/03/2010
Submitter Name: Beydoun Investment LLC
Petition Determination: No Request
Petition Disclosure: 0
Category: Same Hazardous Substance(s)
Determination 20107A: No Request
Reviewer: hsket
Division Assigned: Storage Tank Division

Actual:
820 ft.

Secondary Address: Not reported
BEA Number: 1071
District: Jackson
Date Received: 11/03/2010
Submitter Name: Kanaan Petroleum Inc
Petition Determination: No Request
Petition Disclosure: 0
Category: Same Hazardous Substance(s)
Determination 20107A: No Request
Reviewer: hsket
Division Assigned: Storage Tank Division

26
NNE
1/8-1/4
0.222 mi.
1170 ft.

STEVEN MURILLO
3000 WASHTENAW AVE
ANN ARBOR, MI 48104

LUST **U003211925**
UST **N/A**
WDS

Relative:
Higher

LUST:
Facility ID: 00039356
Source: STATE OF MICHIGAN
Owner Name: Steven Murillo
Owner Address: 3000 WASHTENAW AVE SUITE A
Owner City,St,Zip: ANN ARBOR, MI 48104
Owner Contact: Not reported
Owner Phone: (734) 973-2323
Country: USA
District: Region 2 - Jackson District Office
Site Name: Steven Murillo
Latitude: 42.25759
Longitude: -83.70043
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)

Actual:
827 ft.

Leak Number: C-0349-97
Release Date: 05/23/1997

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

STEVEN MURILLO (Continued)

U003211925

Substance Released: Gasoline
Release Status: Closed
Release Closed Date: 12/09/1997

UST:

Facility ID: 00039356
Facility Type: CLOSED
Owner Name: STEVEN MURILLO
Owner Address: 3000 WASHTENAW AVE SUITE A
Owner City,St,Zip: ANN ARBOR, MI 48104
Owner Country: USA
Owner Contact: Not reported
Owner Phone: (734) 973-2323
Contact: STEVEN MURILLO
Contact Phone: (734) 973-2323
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: 42.25759
Longitude: -83.70043

Tank ID: 1
Tank Status: Removed from Ground
Capacity: 1000
Product: Gasoline
Install Date: Not reported
Remove Date: 05/23/1997
Tank Release Detection: Not reported
Pipe Release Detection: Not reported
Piping Material: Bare Steel
Piping Type: Not reported
Construction Material: Asphalt Coated or Bare Steel
Impressed Device: No

WDS:

Site Id: MIG000048913
WMD Id: 438774
Site Specific Name: INSTAHITCH
Mailing Address: 3000 WASHTENAW AVE
Mailing City/State/Zip: 48104
Mailing County: WASHTENAW

**E27
NE
1/8-1/4
0.232 mi.
1223 ft.**

**UNCLE EDS OIL SHOPPE
3160 WASHTENAW AVE
ANN ARBOR, MI 48104
Site 1 of 3 in cluster E**

**LUST 1000528359
UST MID985596428
RCRA NonGen / NLR
FINDS
WDS**

**Relative:
Lower**

LUST:

Facility ID: 00019432
Source: STATE OF MICHIGAN
Owner Name: Uncle Ed's Oil Shoppes Inc
Owner Address: 2515 Capital Ave

**Actual:
803 ft.**

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

UNCLE EDS OIL SHOPPE (Continued)

1000528359

Owner City,St,Zip: Battle Creek, MI 49017
Owner Contact: Not reported
Owner Phone: (616) 968-9307
Country: USA
District: Region 2 - Jackson District Office
Site Name: Uncle Eds Oil Shoppe
Latitude: 42.25681
Longitude: -83.69688
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-1122-99
Release Date: 09/01/1999
Substance Released: Unknown
Release Status: Closed
Release Closed Date: 08/15/2000

UST:

Facility ID: 00019432
Facility Type: CLOSED
Owner Name: UNCLE ED'S OIL SHOPPES INC
Owner Address: 2515 CAPITAL AVE
Owner City,St,Zip: BATTLE CREEK, MI 49017
Owner Country: USA
Owner Contact: Not reported
Owner Phone: (616) 968-9307
Contact: PATRICK DAY
Contact Phone: (248) 866-4699
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: 42.25681
Longitude: -83.69688

Tank ID: 22755
Tank Status: Removed from Ground
Capacity: 1500
Product: NEW/OIL
Install Date: 05/01/1984
Remove Date: 08/23/1999
Tank Release Detection: Not reported
Pipe Release Detection: Not reported
Piping Material: Galvanized Steel
Piping Type: Suction: Valve at Tank
Construction Material: Cathodically Protected Steel
Impressed Device: No

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

UNCLE EDS OIL SHOPPE (Continued)

1000528359

Tank ID: 23998
Tank Status: **Removed from Ground**
Capacity: 550
Product: NEW OIL
Install Date: 05/01/1984
Remove Date: 08/01/1999
Tank Release Detection: Not reported
Pipe Release Detection: Not reported
Piping Material: Galvanized Steel
Piping Type: Not reported
Construction Material: Cathodically Protected Steel
Impressed Device: No

Tank ID: 25801
Tank Status: **Removed from Ground**
Capacity: 3000
Product: NEW/OIL
Install Date: 05/01/1984
Remove Date: 08/23/1999
Tank Release Detection: Not reported
Pipe Release Detection: Not reported
Piping Material: Galvanized Steel
Piping Type: Not reported
Construction Material: Cathodically Protected Steel
Impressed Device: No

RCRA NonGen / NLR:

Date form received by agency: 12/31/2001
Facility name: UNCLE EDS OIL SHOPPE
Facility address: 3160 WASHTENAW AVE
ANN ARBOR, MI 48104
EPA ID: MID985596428
Mailing address: 2515 CAPITAL AVE SW
BATTLE CREEK, MI 49015
Contact: PATRICK DAY
Contact address: 3160 WASHTENAW AVE
ANN ARBOR, MI 48104
Contact country: US
Contact telephone: (269) 968-9307
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: UNCLE EDS OIL SHOPPE
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

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

UNCLE EDS OIL SHOPPE (Continued)

1000528359

Owner/operator name: UEOS ANN ARBOR, LLC
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: 04/14/1998
Owner/Op end date: Not reported

Owner/operator name: UEOS ANN ARBOR, LLC
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: 04/14/1998
Owner/Op end date: Not reported

Owner/operator name: UNCLE EDS OIL SHOPPE
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

. Waste code: D001
. Waste name: IGNITABLE WASTE

Historical Generators:

Date form received by agency: 08/19/1991
Site name: UNCLE EDS OIL SHOPPE
Classification: Small Quantity Generator

. Waste code: D001

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

UNCLE EDS OIL SHOPPE (Continued)

1000528359

Waste name: IGNITABLE WASTE

Violation Status: No violations found

FINDS:

Registry ID: 110003646494

Environmental Interest/Information System

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.

WDS:

Site Id: MID985596428
 WMD Id: 403691
 Site Specific Name: UNCLE EDS OIL SHOPPE
 Mailing Address: 2515 CAPITAL AVE SW
 Mailing City/State/Zip: 49015
 Mailing County: CALHOUN

**F28
 NE
 1/4-1/2
 0.263 mi.
 1387 ft.**

**GOLDEN FUEL LLC
 3240 WASHTENAW AVE
 ANN ARBOR, MI 48104**

Site 1 of 2 in cluster F

**RCRA-CESQG
 LUST
 UST
 INVENTORY
 FINDS**

**1000529306
 MID985617448**

**Relative:
 Lower**

RCRA-CESQG:

Date form received by agency: 09/04/2001
 Facility name: GOLDEN FUEL LLC
 Facility address: 3240 WASHTENAW AVE
 ANN ARBOR, MI 48104
 EPA ID: MID985617448
 Mailing address: 12700 NORTHBOROUGH DR
 HOUSTON, TX 77067
 Contact: NORA CORTEZ
 Contact address: 3240 WASHTENAW AVE
 ANN ARBOR, MI 48104
 Contact country: US
 Contact telephone: (281) 874-2224
 Contact email: Not reported
 EPA Region: 05
 Classification: Conditionally Exempt Small Quantity Generator
 Description: Handler: generates 100 kg or less of hazardous waste per calendar month, and accumulates 1000 kg or less of hazardous waste at any time; or generates 1 kg or less of acutely hazardous waste per calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of

**Actual:
 795 ft.**

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

GOLDEN FUEL LLC (Continued)

1000529306

any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste

Owner/Operator Summary:

Owner/operator name: EQUILON ENTERPRISES LLC
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: SHELL OIL CO
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: 07/09/1998
Owner/Op end date: Not reported

Owner/operator name: EQUILON ENTERPRISES LLC
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

Owner/operator name: SHELL OIL CO
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: 07/09/1998
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

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

GOLDEN FUEL LLC (Continued)

1000529306

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

. Waste code: D001
. Waste name: IGNITABLE WASTE

Historical Generators:

Date form received by agency: 06/25/1991
Site name: GOLDEN FUEL LLC
Classification: Small Quantity Generator

. Waste code: D001
. Waste name: IGNITABLE WASTE

Violation Status: No violations found

LUST:

Facility ID: 00010426
Source: STATE OF MICHIGAN
Owner Name: Safeway Acquisitions Group LLC
Owner Address: 8700 Brandt
Owner City,St,Zip: Dearborn, MI 48126
Owner Contact: Tim McCafferty
Owner Phone: (313) 624-9911
Country: USA
District: Region 2 - Jackson District Office
Site Name: Shell Service Station
Latitude: 42.25672
Longitude: -83.69648
Date of Collection: 10/21/2003
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-0120-97
Release Date: 03/25/1997
Substance Released: Used Oil,Unknown
Release Status: Closed
Release Closed Date: 04/02/1998

Leak Number: C-0812-99
Release Date: 08/12/1999
Substance Released: Unknown
Release Status: Closed
Release Closed Date: 09/23/2014

UST:

Facility ID: 00010426
Facility Type: ACTIVE
Owner Name: SAFEWAY ACQUISITIONS GROUP LLC
Owner Address: 8700 BRANDT
Owner City,St,Zip: DEARBORN, MI 48126

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

GOLDEN FUEL LLC (Continued)

1000529306

Owner Country: USA
Owner Contact: Tim McCafferty
Owner Phone: (313) 624-9911
Contact: Kassem Beydoun
Contact Phone: Not reported
Date of Collection: 10/21/2003
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: 42.25672
Longitude: -83.69648

Tank ID: 1
Tank Status: Currently In Use
Capacity: 10000
Product: Gasoline
Install Date: 06/01/1969
Remove Date: Not reported
Tank Release Detection: Automatic Tank Gauging,Inventory Control
Pipe Realease Detection: Line Tightness Testing
Piping Material: Fiberglass reinforced plastic
Piping Type: Pressure
Construction Material: Fiberglass Reinforced plastic
Impressed Device: No

Tank ID: 2
Tank Status: Currently In Use
Capacity: 10000
Product: Gasoline
Install Date: 08/01/1983
Remove Date: Not reported
Tank Release Detection: Automatic Tank Gauging,Inventory Control
Pipe Realease Detection: Line Tightness Testing
Piping Material: Fiberglass reinforced plastic
Piping Type: Pressure
Construction Material: Fiberglass Reinforced plastic
Impressed Device: No

Tank ID: 3
Tank Status: Currently In Use
Capacity: 8000
Product: Gasoline
Install Date: 04/17/1983
Remove Date: Not reported
Tank Release Detection: Not reported
Pipe Realease Detection: Not reported
Piping Material: Fiberglass reinforced plastic
Piping Type: Pressure
Construction Material: Fiberglass Reinforced plastic
Impressed Device: No

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

GOLDEN FUEL LLC (Continued)

1000529306

Tank ID: 4
Tank Status: **Removed from Ground**
Capacity: 1000
Product: Used Oil
Install Date: 04/16/1965
Remove Date: 01/01/1988
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: 8
Tank Status: **Removed from Ground**
Capacity: 1000
Product: Used Oil
Install Date: 04/17/1983
Remove Date: 03/06/1997
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

INVENTORY:

Bea Number: Not reported
Township: Not reported
District: Jackson
Data Source: Part 213
Latitude: 42.25672
Longitude: -83.69649

FINDS:

Registry ID: 110003660155

Environmental Interest/Information System

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.

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

F29
NE
1/4-1/2
0.263 mi.
1387 ft.

SHELL SERVICE STATION (ANN ARBOR)
3240 WASHTENAW AVENUE
ANN ARBOR CITY, MI 48104

AUL **S109846791**
N/A

Site 2 of 2 in cluster F

Relative:
Lower

AUL:

Status: Recorded
 Site Name: Not reported
 Property: On-site location
 Land Use Restriction Type: RC
 Program Type: Part 213
 Program Support Assigned User: Nicholas Swartz
 Program Support Assigned Date: 05/01/2009
 Legal Description Of Property: Not reported
 Based On The Deq Ref #: 11121309037
 MDEQ Reference Number: RC-RRD-213-09-037
 Property Or Description Restricted Area: 3240 Washtenaw Ave., Ann Arbor
 Lead Division: RRD
 File Name Of Hyperlinked Legal Doc: U:\KERMIT\11121309037.PDF
 Mapped Polygons Area In Acres: 1.1398999999999999
 Mapped Polygons Area In Square Miles: 0.0018
 Date Data Entry Started: 05/01/2009
 Date Data Entry Finished: 05/01/2009
 Individual Or Staff Assoc With The Mapping: Nicholas Swartz
 Program Used To Map Restricted Features: ArcInfo 9.3 and IcoMap 4.2
 Date Legal Paperwork Stamped/Filed/Register Of Deeds: 06/25/2002
 Commercial I Land Use Restriction: 0
 Commercial Ii Land Use Restriction: 0
 Commercial Iii Land Use Restriction: 1
 Commercial Iv Land Use Restriction: 0
 Industrial Land Use Restriction: 0
 Residential Land Use Restriction: 0
 Recreational Land Use Restriction: 0
 Multiple Land-Use Restrictions: 0
 Site Specific Restrictions: 1
 Groundwater Consumption Restrictions: 1
 Groundwater Contact Restrictions: 0
 Special Well Construction Requirements: 0
 Special Building Restrictions: 1
 Excavation And Soil Movement Restrictions: 1
 Soil Movement Requirements: 0
 There Is A Restriction On All Construction: 0
 Monitoring Well Protected, No Tampering Or Removal: 0
 There Is An Exposure Barrier In Place: 0
 There Is A Health And Safety Plan: 0
 There Is A Permanent Marker On The Site: 0

Map Comments: 20090408 - LUR is NOT mapped in KERMIT - Nick EkelLUR is mapped in KERMIT as of 20090501 - Nick Swartz

Comment: 3/19/2009, CP requested on-site reference number for a 2003 recorded RC. This 2002 RC will be submitted with the closure report. The 2002 RC has a map, but not a legal survey. RRD Project Manager is Terry Hiske. Linda Fowler sent an e-mail to Terry wit

MAP FINDINGS

Map ID
Direction
Distance
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

E30 **ANN ARBOR BUICK CO**
NE **3165 WASHTENAW AVE**
1/4-1/2 **ANN ARBOR, MI 48104**
0.269 mi.
1421 ft. **Site 2 of 3 in cluster E**

LUST **1000102254**
UST **MID016708554**
RCRA NonGen / NLR
FINDS
WDS

Relative:
Lower

LUST:
Facility ID: 00006255
Source: STATE OF MICHIGAN
Owner Name: Ann Arbor Buick
Owner Address: 3165 Washtenaw Ave
Owner City,St,Zip: Ann Arbor, MI 48104-5121
Owner Contact: Not reported
Owner Phone: (734) 971-6410
Country: USA
District: Region 2 - Jackson District Office
Site Name: Ann Arbor Buick
Latitude: 42.25706
Longitude: -83.69669
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)

Actual:
802 ft.

Leak Number: C-0090-93
Release Date: 01/19/1993
Substance Released: Gasoline,Other,Other
Release Status: Closed
Release Closed Date: 03/29/1995

UST:
Facility ID: 00006255
Facility Type: CLOSED
Owner Name: ANN ARBOR BUICK
Owner Address: 3165 WASHTENAW AVE
Owner City,St,Zip: ANN ARBOR, MI 48104-5121
Owner Country: USA
Owner Contact: Not reported
Owner Phone: (734) 971-6410
Contact: JOHN ZAHNER
Contact Phone: (734) 971-6410
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: 42.25706
Longitude: -83.69669

Tank ID: 1
Tank Status: **Removed from Ground**
Capacity: 550
Product: 5W30 OIL
Install Date: 01/22/1985

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ANN ARBOR BUICK CO (Continued)

1000102254

Remove Date: 01/28/1993
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,Cathodically Protected Steel,Lined
Interior
Impressed Device: No

Tank ID: 2
Tank Status: Removed from Ground
Capacity: 550
Product: 10W30 OIL
Install Date: 01/22/1985
Remove Date: 01/28/1993
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,Cathodically Protected Steel,Lined
Interior
Impressed Device: No

Tank ID: 3
Tank Status: Removed from Ground
Capacity: 550
Product: TRANS OIL
Install Date: 01/22/1985
Remove Date: 01/28/1993
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,Cathodically Protected Steel,Lined
Interior
Impressed Device: No

Tank ID: 4
Tank Status: Removed from Ground
Capacity: 550
Product: Used Oil
Install Date: 01/22/1985
Remove Date: 01/28/1993
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,Cathodically Protected Steel,Lined
Interior
Impressed Device: No

Tank ID: 5
Tank Status: Removed from Ground

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ANN ARBOR BUICK CO (Continued)

1000102254

Capacity: 1000
Product: Gasoline
Install Date: 01/23/1976
Remove Date: 01/28/1993
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,Cathodically Protected Steel,Lined Interior
Impressed Device: No

Tank ID: 6
Tank Status: Removed from Ground
Capacity: 6000
Product: Gasoline
Install Date: 01/23/1976
Remove Date: 01/28/1993
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,Cathodically Protected Steel,Lined Interior
Impressed Device: No

RCRA NonGen / NLR:

Date form received by agency: 12/31/2001
Facility name: ANN ARBOR BUICK CO
Facility address: 3165 WASHTENAW AVE
ANN ARBOR, MI 48104
EPA ID: MID016708554
Contact: HARRY DILDING
Contact address: 3165 WASHTENAW AVE
ANN ARBOR, MI 48104
Contact country: US
Contact telephone: (313) 971-6410
Contact email: Not reported
EPA Region: 05
Land type: Other land type
Classification: Non-Generator
Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:

Owner/operator name: NO ACTIVE O/OP AS NOT GENERATING WASTE
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: 01/01/2002
Owner/Op end date: Not reported

Owner/operator name: NO ACTIVE O/OP AS NOT GENERATING WASTE

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ANN ARBOR BUICK CO (Continued)

1000102254

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: 01/01/2002
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

. Waste code: D001
. Waste name: IGNITABLE WASTE

Historical Generators:

Date form received by agency: 10/02/1986
Site name: ANN ARBOR BUICK CO
Classification: Small Quantity Generator

. Waste code: D001
. Waste name: IGNITABLE WASTE

Violation Status: No violations found

Evaluation Action Summary:

Evaluation date: 09/22/1993
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: Not reported
Date achieved compliance: Not reported
Evaluation lead agency: State

FINDS:

Registry ID: 110003586101

Environmental Interest/Information System

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

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ANN ARBOR BUICK CO (Continued)

1000102254

corrective action activities required under RCRA.

WDS:

Site Id: MID016708554
WMD Id: 394496
Site Specific Name: ANN ARBOR BUICK CO
Mailing Address: 3165 WASHTENAW AVE
Mailing City/State/Zip: 48104
Mailing County: WASHTENAW

E31

NE
1/4-1/2
0.269 mi.
1421 ft.

3111 - 3201 WASHTENAW AVE
ANN ARBOR TOWNSHIP, MI
Site 3 of 3 in cluster E

BEA S110142346
N/A

Relative:
Lower

BEA:

Secondary Address: Not reported
BEA Number: 190
District: Jackson
Date Received: 07/15/1999
Submitter Name: Ann Arbor Hills LLC
Petition Determination: No Request
Petition Disclosure: 0
Category: No Hazardous Substance(s)
Determination 20107A: No Request
Reviewer: englishc
Division Assigned: Storage Tank Division

Actual:
802 ft.

32

ENE
1/4-1/2
0.398 mi.
2101 ft.

ARBOR DODGE
3365 WASHTENAW AVE
ANN ARBOR, MI 48104

LUST 1000340398
UST MID106752280
PART 201
INVENTORY
RCRA NonGen / NLR
FINDS
BEA
WDS

Relative:
Lower

LUST:

Facility ID: 00021467
Source: STATE OF MICHIGAN
Owner Name: Chrysler Realty Corp
Owner Address: 1450 W LONG LAKE RD STE 280
Owner City,St,Zip: TROY, MI 48098
Owner Contact: Not reported
Owner Phone: (313) 737-0299
Country: USA
District: Region 2 - Jackson District Office
Site Name: Arbor Dodge
Latitude: 42.25624
Longitude: -83.69257
Date of Collection: 01/11/2001
Method of Collection: Address Matching-House Number
Accuracy: 100
Accuracy Value Unit: FEET

Actual:
797 ft.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ARBOR DODGE (Continued)

1000340398

Horizontal Data: NAD83
Point Line Area: POINT
Desc Category: Plant Entrance (Freight)

Leak Number: C-1184-85
Release Date: 05/24/1990
Substance Released: Not reported
Release Status: Closed
Release Closed Date: 11/12/1995

UST:

Facility ID: 00021467
Facility Type: CLOSED
Owner Name: CHRYSLER REALTY CORP
Owner Address: 1450 W LONG LAKE RD STE 280
Owner City,St,Zip: TROY, MI 48098
Owner Country: USA
Owner Contact: Not reported
Owner Phone: (313) 737-0299
Contact: FRED NEUMAN
Contact Phone: (313) 737-0299
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: 42.25624
Longitude: -83.69257

Tank ID: 1
Tank Status: Removed from Ground
Capacity: 2000
Product: Gasoline
Install Date: 08/14/1961
Remove Date: 05/15/1990
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: 1000
Product: ENGINE OIL
Install Date: 08/14/1961
Remove Date: 05/15/1990
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

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ARBOR DODGE (Continued)

1000340398

Tank ID: 3
Tank Status: **Removed from Ground**
Capacity: 500
Product: Used Oil,WATER
Install Date: 08/14/1961
Remove Date: 05/15/1990
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

PART 201:

Facility ID: 81000553
Facility Status: **Evaluation conducted**
Source: Not reported
SAM Score: 32
SAM Score Date: 05/27/2005
Township: 03S
Range: 06E
Section: 2
Quarter: Not reported
Quarter/Quarter: Not reported
Pollutants: Not reported

INVENTORY:

Bea Number: Not reported
Township: Ann Arbor City
District: Jackson
Data Source: Part 201
Latitude: 42.25624
Longitude: -83.69271

RCRA NonGen / NLR:

Date form received by agency: 11/01/2002
Facility name: ARBOR DODGE
Facility address: 3365 WASHTENAW AVE
ANN ARBOR, MI 48104
EPA ID: MID106752280
Contact: ROBERT PRICE
Contact address: 3365 WASHTENAW AVE
ANN ARBOR, MI 48104
Contact country: US
Contact telephone: (734) 971-5000
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: NO ACTIVE O/OP AS NOT GENERATING WASTE
Owner/operator address: Not reported
Not reported
Owner/operator country: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ARBOR DODGE (Continued)

1000340398

Owner/operator telephone: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: 11/02/2002
Owner/Op end date: Not reported

Owner/operator name: NO ACTIVE O/OP AS NOT GENERATING WASTE
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: 11/02/2002
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

. Waste code: D001
. Waste name: IGNITABLE WASTE

Historical Generators:

Date form received by agency: 06/01/1987
Site name: ARBOR DODGE
Classification: Small Quantity Generator

. Waste code: D001
. Waste name: IGNITABLE WASTE

Violation Status: No violations found

FINDS:

Registry ID: 110003610664

Environmental Interest/Information System

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.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ARBOR DODGE (Continued)

1000340398

BEA:

Secondary Address: Not reported
BEA Number: 412
District: Jackson
Date Received: 10/07/2002
Submitter Name: Cueter Chrysler Jeep LLC
Petition Determination: Affirmed
Petition Disclosure: 1
Category: Same Hazardous Substance(s)
Determination 20107A: No Request
Reviewer: katkov
Division Assigned: Environmental Response Division

Secondary Address: Not reported
BEA Number: 461
District: Jackson
Date Received: 06/03/2003
Submitter Name: LPN Properties LLC
Petition Determination: No Request
Petition Disclosure: 0
Category: No Hazardous Substance(s)
Determination 20107A: No Request
Reviewer: hisket
Division Assigned: Storage Tank Division

WDS:

Site Id: MID106752280
WMD Id: 398248
Site Specific Name: ARBOR DODGE
Mailing Address: 3365 WASHTENAW AVE
Mailing City/State/Zip: 48104
Mailing County: WASHTENAW

Site Id: Not reported
WMD Id: 476946
Site Specific Name: CUETER DODGE JEEP CHRYSLER
Mailing Address: 3365 WASHTENAW AVE
Mailing City/State/Zip: 48104
Mailing County: WASHTENAW

**33
ENE
1/4-1/2
0.490 mi.
2588 ft.**

**GOODYEAR AUTO SERVICE CENTER
3451 WASHTENAW AVE
ANN ARBOR, MI 48104**

**LUST 1000194457
UST MID101575108
RCRA NonGen / NLR
FINDS
WDS**

**Relative:
Higher**

LUST:

Facility ID: 00021710
Source: STATE OF MICHIGAN
Owner Name: Goodyear Tire & Rubber Co
Owner Address: 1144 E Market StDept 824
Owner City,St,Zip: Akron, OH 44305
Owner Contact: Not reported
Owner Phone: (330) 796-9434
Country: USA
District: Region 2 - Jackson District Office
Site Name: Goodyear Asc 6548

**Actual:
823 ft.**

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

GOODYEAR AUTO SERVICE CENTER (Continued)

1000194457

Latitude: 42.25607
Longitude: -83.69150
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-1347-93
Release Date: 10/22/1993
Substance Released: Used Oil
Release Status: Closed
Release Closed Date: 02/11/1997

UST:

Facility ID: 00021710
Facility Type: CLOSED
Owner Name: GOODYEAR TIRE & RUBBER CO
Owner Address: 1144 E MARKET STDEPT 824
Owner City,St,Zip: AKRON, OH 44305
Owner Country: USA
Owner Contact: Not reported
Owner Phone: (330) 796-9434
Contact: MARVIN WOOD
Contact Phone: (734) 971-3400
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: 42.25607
Longitude: -83.69150

Tank ID: 1
Tank Status: Removed from Ground
Capacity: 500
Product: Used Oil
Install Date: 04/17/1967
Remove Date: 10/22/1993
Tank Release Detection: Not reported
Pipe Release Detection: Not reported
Piping Material: Bare Steel
Piping Type: Not reported
Construction Material: Asphalt Coated or Bare Steel
Impressed Device: No

RCRA NonGen / NLR:

Date form received by agency: 02/28/1993
Facility name: GOODYEAR AUTO SERVICE CENTER
Facility address: 3451 WASHTENAW AVE
ANN ARBOR, MI 48104
EPA ID: MID101575108

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

GOODYEAR AUTO SERVICE CENTER (Continued)

1000194457

Mailing address: 27700 NORTHWESTERN HWY
SOUTHFIELD, MI 48034
Contact: D OTTE
Contact address: 3451 WASHTENAW AVE
ANN ARBOR, MI 48104
Contact country: US
Contact telephone: (313) 423-5500
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: NO ACTIVE O/OP AS NOT GENERATING WASTE
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: 03/01/1993
Owner/Op end date: Not reported

Owner/operator name: NO ACTIVE O/OP AS NOT GENERATING WASTE
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: 03/01/1993
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

. Waste code: D001
. Waste name: IGNITABLE WASTE

Historical Generators:

Date form received by agency: 10/31/1986
Site name: GOODYEAR AUTO SERVICE CENTER

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

GOODYEAR AUTO SERVICE CENTER (Continued)

1000194457

Classification: Small Quantity Generator

Waste code: D001
 Waste name: IGNITABLE WASTE

Violation Status: No violations found

FINDS:

Registry ID: 110003610147

Environmental Interest/Information System

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.

WDS:

Site Id: MID101575108
 WMD Id: 398172
 Site Specific Name: GOODYEAR AUTO SERVICE CTR
 Mailing Address: 27700 NORTHWESTERN HWY
 Mailing City/State/Zip: 48034
 Mailing County: OAKLAND

Site Id: Not reported
 WMD Id: 465605
 Site Specific Name: DISCOUNT TIRE # 2
 Mailing Address: 3451 WASHTENAW AVE
 Mailing City/State/Zip: 48104
 Mailing County: WASHTENAW

34
East
1/2-1
0.679 mi.
3586 ft.

ARBORLAND MALL
3693 WASHTENAW
ANN ARBOR, MI 48104

INVENTORY **S105144779**
PART 201 **N/A**
WDS

Relative:
Higher

INVENTORY:
 Bea Number: Not reported
 Township: temptownship
 District: Jackson
 Data Source: Part 201
 Latitude: 42.25749
 Longitude: -83.68743

Actual:
819 ft.

PART 201:
 Facility ID: 81000492
Facility Status: Interim Response in progress
 Source: Dry Cleaning Plants
 SAM Score: 37
 SAM Score Date: 07/02/2004
 Township: 3S
 Range: 6E

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ARBORLAND MALL (Continued)

S105144779

Section: 2
Quarter: NE
Quarter/Quarter: Not reported
Pollutants: PCE; TCE

WDS:

Site Id: MIG000053130
WMD Id: 437323
Site Specific Name: MONTGOMERY WARD
Mailing Address: 3693 WASHTENAW AVE
Mailing City/State/Zip: 48104
Mailing County: WASHTENAW

Count: 1 records.

ORPHAN SUMMARY

<u>City</u>	<u>EDR ID</u>	<u>Site Name</u>	<u>Site Address</u>	<u>Zip</u>	<u>Database(s)</u>
ANN ARBOR	S103595083	PLATT ROAD DUMP	FORMERLY 5375 PLATT ROAD	48108	PART 201, INVENTORY

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: 10/30/2015	Source: EPA
Date Data Arrived at EDR: 11/07/2015	Telephone: N/A
Date Made Active in Reports: 01/04/2016	Last EDR Contact: 01/26/2016
Number of Days to Update: 58	Next Scheduled EDR Contact: 04/18/2016
	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: 10/30/2015	Source: EPA
Date Data Arrived at EDR: 11/07/2015	Telephone: N/A
Date Made Active in Reports: 01/04/2016	Last EDR Contact: 01/26/2016
Number of Days to Update: 58	Next Scheduled EDR Contact: 04/18/2016
	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: 10/30/2015	Source: EPA
Date Data Arrived at EDR: 11/07/2015	Telephone: N/A
Date Made Active in Reports: 01/04/2016	Last EDR Contact: 01/26/2016
Number of Days to Update: 58	Next Scheduled EDR Contact: 04/18/2016
	Data Release Frequency: Quarterly

Federal CERCLIS list

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: 03/26/2015	Source: Environmental Protection Agency
Date Data Arrived at EDR: 04/08/2015	Telephone: 703-603-8704
Date Made Active in Reports: 06/11/2015	Last EDR Contact: 01/06/2016
Number of Days to Update: 64	Next Scheduled EDR Contact: 04/18/2016
	Data Release Frequency: Varies

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: 11/23/2015
Number of Days to Update: 94	Next Scheduled EDR Contact: 03/07/2016
	Data Release Frequency: Quarterly

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: 11/23/2015
Number of Days to Update: 94	Next Scheduled EDR Contact: 03/07/2016
	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: 06/09/2015
Date Data Arrived at EDR: 06/26/2015
Date Made Active in Reports: 09/16/2015
Number of Days to Update: 82

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 12/18/2015
Next Scheduled EDR Contact: 04/11/2016
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: 06/09/2015
Date Data Arrived at EDR: 06/26/2015
Date Made Active in Reports: 09/16/2015
Number of Days to Update: 82

Source: Environmental Protection Agency
Telephone: 312-886-6186
Last EDR Contact: 12/18/2015
Next Scheduled EDR Contact: 04/11/2016
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: 06/09/2015
Date Data Arrived at EDR: 06/26/2015
Date Made Active in Reports: 09/16/2015
Number of Days to Update: 82

Source: Environmental Protection Agency
Telephone: 312-886-6186
Last EDR Contact: 12/18/2015
Next Scheduled EDR Contact: 04/11/2016
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: 06/09/2015
Date Data Arrived at EDR: 06/26/2015
Date Made Active in Reports: 09/16/2015
Number of Days to Update: 82

Source: Environmental Protection Agency
Telephone: 312-886-6186
Last EDR Contact: 12/18/2015
Next Scheduled EDR Contact: 04/11/2016
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: 06/09/2015
Date Data Arrived at EDR: 06/26/2015
Date Made Active in Reports: 09/16/2015
Number of Days to Update: 82

Source: Environmental Protection Agency
Telephone: 312-886-6186
Last EDR Contact: 12/18/2015
Next Scheduled EDR Contact: 04/11/2016
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Federal institutional controls / engineering controls registries

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: 05/28/2015	Source: Department of the Navy
Date Data Arrived at EDR: 05/29/2015	Telephone: 843-820-7326
Date Made Active in Reports: 06/11/2015	Last EDR Contact: 11/13/2015
Number of Days to Update: 13	Next Scheduled EDR Contact: 02/29/2016
	Data Release Frequency: Varies

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: 09/10/2015	Source: Environmental Protection Agency
Date Data Arrived at EDR: 09/11/2015	Telephone: 703-603-0695
Date Made Active in Reports: 11/03/2015	Last EDR Contact: 11/24/2015
Number of Days to Update: 53	Next Scheduled EDR Contact: 03/14/2016
	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: 09/10/2015	Source: Environmental Protection Agency
Date Data Arrived at EDR: 09/11/2015	Telephone: 703-603-0695
Date Made Active in Reports: 11/03/2015	Last EDR Contact: 11/24/2015
Number of Days to Update: 53	Next Scheduled EDR Contact: 03/14/2016
	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: 06/22/2015	Source: National Response Center, United States Coast Guard
Date Data Arrived at EDR: 06/26/2015	Telephone: 202-267-2180
Date Made Active in Reports: 09/16/2015	Last EDR Contact: 12/29/2015
Number of Days to Update: 82	Next Scheduled EDR Contact: 04/11/2016
	Data Release Frequency: Annually

State- and tribal - equivalent CERCLIS

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

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

Date of Government Version: N/A	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: 01/25/2016
Number of Days to Update: 20	Next Scheduled EDR Contact: 05/09/2016
	Data Release Frequency: No Update Planned

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 09/28/2015	Source: Dept of Environmental Quality
Date Data Arrived at EDR: 09/30/2015	Telephone: 517-335-4035
Date Made Active in Reports: 11/10/2015	Last EDR Contact: 12/29/2015
Number of Days to Update: 41	Next Scheduled EDR Contact: 04/11/2016
	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: 11/03/2015	Source: Dept of Environmental Quality
Date Data Arrived at EDR: 11/18/2015	Telephone: 517-373-9837
Date Made Active in Reports: 12/22/2015	Last EDR Contact: 11/18/2015
Number of Days to Update: 34	Next Scheduled EDR Contact: 02/29/2016
	Data Release Frequency: Annually

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 11/24/2015	Source: EPA Region 4
Date Data Arrived at EDR: 12/01/2015	Telephone: 404-562-8677
Date Made Active in Reports: 01/04/2016	Last EDR Contact: 01/25/2016
Number of Days to Update: 34	Next Scheduled EDR Contact: 05/09/2016
	Data Release Frequency: Semi-Annually

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: 11/04/2015	Source: EPA, Region 5
Date Data Arrived at EDR: 11/13/2015	Telephone: 312-886-7439
Date Made Active in Reports: 01/04/2016	Last EDR Contact: 01/25/2016
Number of Days to Update: 52	Next Scheduled EDR Contact: 05/09/2016
	Data Release Frequency: Varies

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land

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

Date of Government Version: 07/21/2015	Source: EPA Region 10
Date Data Arrived at EDR: 07/29/2015	Telephone: 206-553-2857
Date Made Active in Reports: 10/13/2015	Last EDR Contact: 01/25/2016
Number of Days to Update: 76	Next Scheduled EDR Contact: 05/09/2016
	Data Release Frequency: Quarterly

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: 01/08/2015	Source: Environmental Protection Agency
Date Data Arrived at EDR: 01/08/2015	Telephone: 415-972-3372
Date Made Active in Reports: 02/09/2015	Last EDR Contact: 01/27/2016
Number of Days to Update: 32	Next Scheduled EDR Contact: 05/09/2016
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 04/30/2015	Source: EPA Region 8
Date Data Arrived at EDR: 05/05/2015	Telephone: 303-312-6271
Date Made Active in Reports: 06/22/2015	Last EDR Contact: 01/25/2016
Number of Days to Update: 48	Next Scheduled EDR Contact: 05/09/2016
	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: 03/30/2015	Source: EPA Region 7
Date Data Arrived at EDR: 04/28/2015	Telephone: 913-551-7003
Date Made Active in Reports: 06/22/2015	Last EDR Contact: 01/25/2016
Number of Days to Update: 55	Next Scheduled EDR Contact: 05/09/2016
	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: 05/13/2015	Source: EPA Region 6
Date Data Arrived at EDR: 08/03/2015	Telephone: 214-665-6597
Date Made Active in Reports: 10/13/2015	Last EDR Contact: 01/25/2016
Number of Days to Update: 71	Next Scheduled EDR Contact: 05/09/2016
	Data Release Frequency: Varies

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: 10/27/2015	Source: EPA Region 1
Date Data Arrived at EDR: 10/29/2015	Telephone: 617-918-1313
Date Made Active in Reports: 01/04/2016	Last EDR Contact: 02/08/2016
Number of Days to Update: 67	Next Scheduled EDR Contact: 05/09/2016
	Data Release Frequency: Varies

State and tribal registered storage tank lists

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: 01/08/2016
Number of Days to Update: 55	Next Scheduled EDR Contact: 04/25/2016
	Data Release Frequency: Varies

UST 2: Underground Storage Tank Listing

A listing of underground storage tank site locations that have unknown owner information.

Date of Government Version: 10/22/2015	Source: Dept of Environmental Quality
Date Data Arrived at EDR: 10/23/2015	Telephone: 517-335-7211
Date Made Active in Reports: 11/10/2015	Last EDR Contact: 01/19/2016
Number of Days to Update: 18	Next Scheduled EDR Contact: 05/02/2016
	Data Release Frequency: Annually

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.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 11/03/2015
Date Data Arrived at EDR: 11/18/2015
Date Made Active in Reports: 12/22/2015
Number of Days to Update: 34

Source: Dept of Environmental Quality
Telephone: 517-335-4035
Last EDR Contact: 11/18/2015
Next Scheduled EDR Contact: 02/29/2016
Data Release Frequency: Annually

AST: Aboveground Tanks

Registered Aboveground Storage Tanks.

Date of Government Version: 08/17/2015
Date Data Arrived at EDR: 08/17/2015
Date Made Active in Reports: 09/02/2015
Number of Days to Update: 16

Source: Dept of Environmental Quality
Telephone: 517-373-8168
Last EDR Contact: 12/17/2015
Next Scheduled EDR Contact: 02/29/2016
Data Release Frequency: No Update Planned

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: 10/20/2015
Date Data Arrived at EDR: 10/29/2015
Date Made Active in Reports: 01/04/2016
Number of Days to Update: 67

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 02/08/2016
Next Scheduled EDR Contact: 05/09/2016
Data Release Frequency: Varies

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: 09/23/2014
Date Data Arrived at EDR: 11/25/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 65

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 01/25/2016
Next Scheduled EDR Contact: 05/09/2016
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: 07/28/2015
Date Data Arrived at EDR: 08/14/2015
Date Made Active in Reports: 10/13/2015
Number of Days to Update: 60

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 01/25/2016
Next Scheduled EDR Contact: 05/09/2016
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: 12/14/2014
Date Data Arrived at EDR: 02/13/2015
Date Made Active in Reports: 03/13/2015
Number of Days to Update: 28

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 01/27/2016
Next Scheduled EDR Contact: 05/09/2016
Data Release Frequency: Quarterly

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).

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 11/05/2015	Source: EPA Region 5
Date Data Arrived at EDR: 11/13/2015	Telephone: 312-886-6136
Date Made Active in Reports: 01/04/2016	Last EDR Contact: 01/25/2016
Number of Days to Update: 52	Next Scheduled EDR Contact: 05/09/2016
	Data Release Frequency: Varies

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: 05/13/2015	Source: EPA Region 6
Date Data Arrived at EDR: 08/03/2015	Telephone: 214-665-7591
Date Made Active in Reports: 10/13/2015	Last EDR Contact: 01/25/2016
Number of Days to Update: 71	Next Scheduled EDR Contact: 05/09/2016
	Data Release Frequency: Semi-Annually

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: 11/24/2015	Source: EPA Region 4
Date Data Arrived at EDR: 12/01/2015	Telephone: 404-562-9424
Date Made Active in Reports: 01/04/2016	Last EDR Contact: 01/25/2016
Number of Days to Update: 34	Next Scheduled EDR Contact: 05/09/2016
	Data Release Frequency: Semi-Annually

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: 07/21/2015	Source: EPA Region 10
Date Data Arrived at EDR: 07/29/2015	Telephone: 206-553-2857
Date Made Active in Reports: 10/13/2015	Last EDR Contact: 01/25/2016
Number of Days to Update: 76	Next Scheduled EDR Contact: 05/09/2016
	Data Release Frequency: Quarterly

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: 09/01/2015	Source: Dept of Environmental Quality
Date Data Arrived at EDR: 09/03/2015	Telephone: 517-373-4828
Date Made Active in Reports: 09/30/2015	Last EDR Contact: 11/30/2015
Number of Days to Update: 27	Next Scheduled EDR Contact: 03/14/2016
	Data Release Frequency: Varies

State and tribal voluntary cleanup sites

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: 09/29/2014	Source: EPA, Region 1
Date Data Arrived at EDR: 10/01/2014	Telephone: 617-918-1102
Date Made Active in Reports: 11/06/2014	Last EDR Contact: 12/28/2015
Number of Days to Update: 36	Next Scheduled EDR Contact: 04/11/2016
	Data Release Frequency: Varies

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

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: 09/30/2015	Source: Dept of Environmental Quality
Date Data Arrived at EDR: 10/27/2015	Telephone: 517-373-4805
Date Made Active in Reports: 11/10/2015	Last EDR Contact: 01/25/2016
Number of Days to Update: 14	Next Scheduled EDR Contact: 05/09/2016
	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: 11/25/2015
Number of Days to Update: 21	Next Scheduled EDR Contact: 03/14/2016
	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: 09/21/2015	Source: Environmental Protection Agency
Date Data Arrived at EDR: 09/23/2015	Telephone: 202-566-2777
Date Made Active in Reports: 01/04/2016	Last EDR Contact: 12/21/2015
Number of Days to Update: 103	Next Scheduled EDR Contact: 04/04/2016
	Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

HIST LF: Inactive Solid Waste Facilities

The database contains historical information and is no longer updated.

Date of Government Version: 03/01/1997	Source: Dept of Environmental Quality
Date Data Arrived at EDR: 02/28/2003	Telephone: 517-335-4034
Date Made Active in Reports: 03/06/2003	Last EDR Contact: 02/28/2003
Number of Days to Update: 6	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SWRCY: Recycling Facilities

A listing of recycling center locations.

Date of Government Version: 10/02/2015
Date Data Arrived at EDR: 10/02/2015
Date Made Active in Reports: 11/10/2015
Number of Days to Update: 39

Source: Dept of Environmental Quality
Telephone: 517-241-5719
Last EDR Contact: 12/23/2015
Next Scheduled EDR Contact: 04/11/2016
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: 02/01/2016
Next Scheduled EDR Contact: 05/16/2016
Data Release Frequency: Varies

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: 01/25/2016
Next Scheduled EDR Contact: 05/09/2016
Data Release Frequency: No Update Planned

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

Local Lists of Hazardous waste / Contaminated Sites

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: 08/12/2015
Date Data Arrived at EDR: 09/04/2015
Date Made Active in Reports: 11/03/2015
Number of Days to Update: 60

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 08/31/2015
Next Scheduled EDR Contact: 12/14/2015
Data Release Frequency: No Update Planned

PART 201: Part 201 Site List

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/01/2013
Date Data Arrived at EDR: 10/03/2014
Date Made Active in Reports: 10/03/2014
Number of Days to Update: 0

Source: Department of Environmental Quality
Telephone: 517-284-5103
Last EDR Contact: 01/25/2016
Next Scheduled EDR Contact: 05/09/2016
Data Release Frequency: No Update Planned

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: 10/27/2015
Date Data Arrived at EDR: 10/28/2015
Date Made Active in Reports: 11/10/2015
Number of Days to Update: 13

Source: Department of Environmental Quality
Telephone: 517-284-5136
Last EDR Contact: 01/28/2016
Next Scheduled EDR Contact: 05/09/2016
Data Release Frequency: Quarterly

CDL: Clandestine Drug Lab Listing

A listing of clandestine drug lab locations.

Date of Government Version: 10/20/2008
Date Data Arrived at EDR: 11/18/2008
Date Made Active in Reports: 11/21/2008
Number of Days to Update: 3

Source: Department of Community Health
Telephone: 517-373-3740
Last EDR Contact: 01/25/2016
Next Scheduled EDR Contact: 05/09/2016
Data Release Frequency: Varies

DEL PART 201: Delisted List of Contaminated Sites

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

Date of Government Version: 08/01/2013
Date Data Arrived at EDR: 08/01/2013
Date Made Active in Reports: 09/11/2013
Number of Days to Update: 41

Source: Dept of Environmental Quality
Telephone: 517-373-9541
Last EDR Contact: 01/25/2016
Next Scheduled EDR Contact: 05/09/2016
Data Release Frequency: Varies

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.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 08/12/2015
Date Data Arrived at EDR: 09/04/2015
Date Made Active in Reports: 11/03/2015
Number of Days to Update: 60

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 11/25/2015
Next Scheduled EDR Contact: 03/14/2016
Data Release Frequency: Quarterly

Local Land Records

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: 07/07/2015
Date Data Arrived at EDR: 07/24/2015
Date Made Active in Reports: 08/05/2015
Number of Days to Update: 12

Source: Dept of Environmental Quality
Telephone: 517-241-7603
Last EDR Contact: 01/22/2016
Next Scheduled EDR Contact: 05/02/2016
Data Release Frequency: Varies

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
Date Data Arrived at EDR: 03/18/2014
Date Made Active in Reports: 04/24/2014
Number of Days to Update: 37

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 01/25/2016
Next Scheduled EDR Contact: 05/09/2016
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: 06/24/2015
Date Data Arrived at EDR: 06/26/2015
Date Made Active in Reports: 09/02/2015
Number of Days to Update: 68

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 12/30/2015
Next Scheduled EDR Contact: 04/11/2016
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: 06/10/2015
Date Data Arrived at EDR: 06/12/2015
Date Made Active in Reports: 06/22/2015
Number of Days to Update: 10

Source: Dept of Environmental Quality
Telephone: 517-373-8427
Last EDR Contact: 02/08/2016
Next Scheduled EDR Contact: 05/09/2016
Data Release Frequency: Quarterly

Other Ascertainable Records

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

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.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 06/09/2015
Date Data Arrived at EDR: 06/26/2015
Date Made Active in Reports: 09/16/2015
Number of Days to Update: 82

Source: Environmental Protection Agency
Telephone: 312-886-6186
Last EDR Contact: 12/18/2015
Next Scheduled EDR Contact: 04/11/2016
Data Release Frequency: Varies

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: 01/31/2015
Date Data Arrived at EDR: 07/08/2015
Date Made Active in Reports: 10/13/2015
Number of Days to Update: 97

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 12/11/2015
Next Scheduled EDR Contact: 03/21/2016
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: 01/15/2016
Next Scheduled EDR Contact: 04/25/2016
Data Release Frequency: Semi-Annually

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
Date Data Arrived at EDR: 02/06/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 339

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 01/15/2016
Next Scheduled EDR Contact: 04/25/2016
Data Release Frequency: N/A

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: 11/19/2015
Next Scheduled EDR Contact: 02/29/2016
Data Release Frequency: Varies

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: 09/01/2015
Date Data Arrived at EDR: 09/03/2015
Date Made Active in Reports: 11/03/2015
Number of Days to Update: 61

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 11/13/2015
Next Scheduled EDR Contact: 02/29/2016
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 02/09/2016
Number of Days to Update: 88	Next Scheduled EDR Contact: 05/23/2016
	Data Release Frequency: Quarterly

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: 04/22/2013	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/03/2015	Telephone: 703-308-4044
Date Made Active in Reports: 03/09/2015	Last EDR Contact: 02/12/2016
Number of Days to Update: 6	Next Scheduled EDR Contact: 05/23/2016
	Data Release Frequency: Varies

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: 12/31/2012	Source: EPA
Date Data Arrived at EDR: 01/15/2015	Telephone: 202-260-5521
Date Made Active in Reports: 01/29/2015	Last EDR Contact: 12/23/2015
Number of Days to Update: 14	Next Scheduled EDR Contact: 04/04/2016
	Data Release Frequency: Every 4 Years

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: 12/31/2013	Source: EPA
Date Data Arrived at EDR: 02/12/2015	Telephone: 202-566-0250
Date Made Active in Reports: 06/02/2015	Last EDR Contact: 11/24/2015
Number of Days to Update: 110	Next Scheduled EDR Contact: 03/07/2016
	Data Release Frequency: Annually

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	Source: EPA
Date Data Arrived at EDR: 12/10/2010	Telephone: 202-564-4203
Date Made Active in Reports: 02/25/2011	Last EDR Contact: 01/25/2016
Number of Days to Update: 77	Next Scheduled EDR Contact: 05/09/2016
	Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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	Source: EPA
Date Data Arrived at EDR: 12/12/2013	Telephone: 703-416-0223
Date Made Active in Reports: 02/24/2014	Last EDR Contact: 12/11/2015
Number of Days to Update: 74	Next Scheduled EDR Contact: 03/21/2016
	Data Release Frequency: Annually

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: 08/01/2015	Source: Environmental Protection Agency
Date Data Arrived at EDR: 08/26/2015	Telephone: 202-564-8600
Date Made Active in Reports: 11/03/2015	Last EDR Contact: 01/25/2016
Number of Days to Update: 69	Next Scheduled EDR Contact: 05/09/2016
	Data Release Frequency: Varies

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

PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 10/25/2013	Source: EPA
Date Data Arrived at EDR: 10/17/2014	Telephone: 202-564-6023
Date Made Active in Reports: 10/20/2014	Last EDR Contact: 02/12/2016
Number of Days to Update: 3	Next Scheduled EDR Contact: 05/23/2016
	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: 07/01/2014	Source: EPA
Date Data Arrived at EDR: 10/15/2014	Telephone: 202-566-0500
Date Made Active in Reports: 11/17/2014	Last EDR Contact: 01/12/2016
Number of Days to Update: 33	Next Scheduled EDR Contact: 04/25/2016
	Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 01/23/2015	Source: Environmental Protection Agency
Date Data Arrived at EDR: 02/06/2015	Telephone: 202-564-5088
Date Made Active in Reports: 03/09/2015	Last EDR Contact: 01/08/2016
Number of Days to Update: 31	Next Scheduled EDR Contact: 04/25/2016
	Data Release Frequency: Quarterly

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	Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Date Data Arrived at EDR: 04/16/2009	Telephone: 202-566-1667
Date Made Active in Reports: 05/11/2009	Last EDR Contact: 11/18/2015
Number of Days to Update: 25	Next Scheduled EDR Contact: 03/07/2016
	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	Source: EPA
Date Data Arrived at EDR: 04/16/2009	Telephone: 202-566-1667
Date Made Active in Reports: 05/11/2009	Last EDR Contact: 11/18/2015
Number of Days to Update: 25	Next Scheduled EDR Contact: 03/07/2016
	Data Release Frequency: Quarterly

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: 06/26/2015	Source: Nuclear Regulatory Commission
Date Data Arrived at EDR: 07/10/2015	Telephone: 301-415-7169
Date Made Active in Reports: 10/13/2015	Last EDR Contact: 02/08/2016
Number of Days to Update: 95	Next Scheduled EDR Contact: 05/23/2016
	Data Release Frequency: Quarterly

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	Source: Department of Energy
Date Data Arrived at EDR: 08/07/2009	Telephone: 202-586-8719
Date Made Active in Reports: 10/22/2009	Last EDR Contact: 01/13/2016
Number of Days to Update: 76	Next Scheduled EDR Contact: 04/25/2016
	Data Release Frequency: Varies

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: 07/01/2014	Source: Environmental Protection Agency
Date Data Arrived at EDR: 09/10/2014	Telephone: N/A
Date Made Active in Reports: 10/20/2014	Last EDR Contact: 12/11/2015
Number of Days to Update: 40	Next Scheduled EDR Contact: 03/21/2016
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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	Source: Environmental Protection Agency
Date Data Arrived at EDR: 10/19/2011	Telephone: 202-566-0517
Date Made Active in Reports: 01/10/2012	Last EDR Contact: 01/29/2016
Number of Days to Update: 83	Next Scheduled EDR Contact: 05/09/2016
	Data Release Frequency: Varies

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: 07/07/2015	Source: Environmental Protection Agency
Date Data Arrived at EDR: 07/09/2015	Telephone: 202-343-9775
Date Made Active in Reports: 09/16/2015	Last EDR Contact: 01/07/2016
Number of Days to Update: 69	Next Scheduled EDR Contact: 04/18/2016
	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.

Date of Government Version: 10/19/2006	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/01/2007	Telephone: 202-564-2501
Date Made Active in Reports: 04/10/2007	Last EDR Contact: 12/17/2007
Number of Days to Update: 40	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	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/01/2007	Telephone: 202-564-2501
Date Made Active in Reports: 04/10/2007	Last EDR Contact: 12/17/2008
Number of Days to Update: 40	Next Scheduled EDR Contact: 03/17/2008
	Data Release Frequency: No Update Planned

DOT OPS: Incident and Accident Data

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

Date of Government Version: 07/31/2012	Source: Department of Transportation, Office of Pipeline Safety
Date Data Arrived at EDR: 08/07/2012	Telephone: 202-366-4595
Date Made Active in Reports: 09/18/2012	Last EDR Contact: 02/03/2016
Number of Days to Update: 42	Next Scheduled EDR Contact: 05/16/2016
	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.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 04/17/2015
Date Made Active in Reports: 06/02/2015
Number of Days to Update: 46

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 12/23/2015
Next Scheduled EDR Contact: 04/11/2016
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.

Date of Government Version: 12/31/2013
Date Data Arrived at EDR: 02/24/2015
Date Made Active in Reports: 09/30/2015
Number of Days to Update: 218

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 11/24/2015
Next Scheduled EDR Contact: 03/07/2016
Data Release Frequency: Biennially

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.

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: 01/15/2016
Next Scheduled EDR Contact: 04/25/2016
Data Release Frequency: Semi-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: 11/19/2015
Next Scheduled EDR Contact: 03/07/2016
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 11/25/2014
Date Data Arrived at EDR: 11/26/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 64

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 01/26/2016
Next Scheduled EDR Contact: 04/18/2016
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

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.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/20/2015
Date Data Arrived at EDR: 10/27/2015
Date Made Active in Reports: 01/04/2016
Number of Days to Update: 69

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 12/22/2015
Next Scheduled EDR Contact: 04/11/2016
Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data A listing of minor source facilities.

Date of Government Version: 10/20/2015
Date Data Arrived at EDR: 10/27/2015
Date Made Active in Reports: 01/04/2016
Number of Days to Update: 69

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 12/22/2015
Next Scheduled EDR Contact: 04/11/2016
Data Release Frequency: Annually

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: 08/18/2015
Date Data Arrived at EDR: 09/01/2015
Date Made Active in Reports: 01/04/2016
Number of Days to Update: 125

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 12/03/2015
Next Scheduled EDR Contact: 03/14/2016
Data Release Frequency: Semi-Annually

US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing

This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

Date of Government Version: 12/05/2005
Date Data Arrived at EDR: 02/29/2008
Date Made Active in Reports: 04/18/2008
Number of Days to Update: 49

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 12/04/2015
Next Scheduled EDR Contact: 03/14/2016
Data Release Frequency: Varies

US MINES 3: Active Mines & Mineral Plants Database Listing

Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011
Date Data Arrived at EDR: 06/08/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 97

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 12/04/2015
Next Scheduled EDR Contact: 03/14/2016
Data Release Frequency: Varies

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: 07/20/2015
Date Data Arrived at EDR: 09/09/2015
Date Made Active in Reports: 11/03/2015
Number of Days to Update: 55

Source: EPA
Telephone: (312) 353-2000
Last EDR Contact: 12/10/2015
Next Scheduled EDR Contact: 03/21/2016
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

AIRS: Permit and Emissions Inventory Data
Permit and emissions inventory data.

Date of Government Version: 09/22/2015
Date Data Arrived at EDR: 09/25/2015
Date Made Active in Reports: 11/10/2015
Number of Days to Update: 46

Source: Dept of Environmental Quality
Telephone: 517-373-7074
Last EDR Contact: 12/17/2015
Next Scheduled EDR Contact: 04/04/2016
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: 11/13/2015
Next Scheduled EDR Contact: 02/29/2016
Data Release Frequency: No Update Planned

COAL ASH: Coal Ash Disposal Sites

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

Date of Government Version: 10/15/2014
Date Data Arrived at EDR: 10/16/2014
Date Made Active in Reports: 11/26/2014
Number of Days to Update: 41

Source: Dept of Environmental Quality
Telephone: 586-753-3754
Last EDR Contact: 01/04/2016
Next Scheduled EDR Contact: 04/18/2016
Data Release Frequency: Varies

DRYCLEANERS: Drycleaning Establishments

A listing of drycleaning facilities in Michigan.

Date of Government Version: 10/19/2015
Date Data Arrived at EDR: 10/22/2015
Date Made Active in Reports: 11/10/2015
Number of Days to Update: 19

Source: Dept of Environmental Quality
Telephone: 517-335-4586
Last EDR Contact: 01/19/2016
Next Scheduled EDR Contact: 05/02/2016
Data Release Frequency: Annually

Financial Assurance 1: Financial Assurance Information Listing

Financial assurance information.

Date of Government Version: 10/09/2015
Date Data Arrived at EDR: 10/15/2015
Date Made Active in Reports: 11/10/2015
Number of Days to Update: 26

Source: Dept of Environmental Quality
Telephone: 517-335-6610
Last EDR Contact: 01/04/2016
Next Scheduled EDR Contact: 04/18/2016
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.

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: 12/23/2015
Next Scheduled EDR Contact: 04/11/2016
Data Release Frequency: Varies

LEAD CERT: Lead Safe Housing Registry

A listing of Michigan properties included in the Lead Safe Housing Registry.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 09/15/2015
Date Data Arrived at EDR: 09/16/2015
Date Made Active in Reports: 09/30/2015
Number of Days to Update: 14

Source: Department of Community Health
Telephone: 517-335-9699
Last EDR Contact: 12/07/2015
Next Scheduled EDR Contact: 03/21/2016
Data Release Frequency: Quarterly

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: 07/07/2015
Date Data Arrived at EDR: 07/09/2015
Date Made Active in Reports: 08/05/2015
Number of Days to Update: 27

Source: Dept of Environmental Quality
Telephone: 517-241-1300
Last EDR Contact: 01/08/2016
Next Scheduled EDR Contact: 04/18/2016
Data Release Frequency: Varies

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: 10/27/2015
Date Data Arrived at EDR: 10/29/2015
Date Made Active in Reports: 11/10/2015
Number of Days to Update: 12

Source: Dept of Environmental Quality
Telephone: 517-241-1515
Last EDR Contact: 01/25/2016
Next Scheduled EDR Contact: 05/09/2016
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: 08/28/2015
Date Data Arrived at EDR: 08/28/2015
Date Made Active in Reports: 09/30/2015
Number of Days to Update: 33

Source: Dept of Environmental Quality
Telephone: 517-284-6562
Last EDR Contact: 11/19/2015
Next Scheduled EDR Contact: 03/07/2016
Data Release Frequency: Quarterly

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 Hist Auto: 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.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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 Hist Cleaner: 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

RGA PART 201: 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
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 12/24/2013
Number of Days to Update: 176

Source: Department of Environmental Quality
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

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
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/13/2014
Number of Days to Update: 196

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

Source: Department of Environmental Quality
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 11/16/2015
Number of Days to Update: 45	Next Scheduled EDR Contact: 02/29/2016
	Data Release Frequency: No Update Planned

NJ MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2013	Source: Department of Environmental Protection
Date Data Arrived at EDR: 07/17/2015	Telephone: N/A
Date Made Active in Reports: 08/12/2015	Last EDR Contact: 01/15/2016
Number of Days to Update: 26	Next Scheduled EDR Contact: 04/25/2016
	Data Release Frequency: Annually

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: 11/02/2015	Source: Department of Environmental Conservation
Date Data Arrived at EDR: 11/08/2015	Telephone: 518-402-8651
Date Made Active in Reports: 12/09/2015	Last EDR Contact: 02/03/2016
Number of Days to Update: 31	Next Scheduled EDR Contact: 05/16/2016
	Data Release Frequency: Annually

PA MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2014	Source: Department of Environmental Protection
Date Data Arrived at EDR: 07/24/2015	Telephone: 717-783-8990
Date Made Active in Reports: 08/18/2015	Last EDR Contact: 01/19/2016
Number of Days to Update: 25	Next Scheduled EDR Contact: 05/02/2016
	Data Release Frequency: Annually

RI MANIFEST: Manifest information

Hazardous waste manifest information

Date of Government Version: 12/31/2013	Source: Department of Environmental Management
Date Data Arrived at EDR: 06/19/2015	Telephone: 401-222-2797
Date Made Active in Reports: 07/15/2015	Last EDR Contact: 11/19/2015
Number of Days to Update: 26	Next Scheduled EDR Contact: 03/07/2016
	Data Release Frequency: Annually

WI MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2014	Source: Department of Natural Resources
Date Data Arrived at EDR: 03/19/2015	Telephone: N/A
Date Made Active in Reports: 04/07/2015	Last EDR Contact: 12/09/2015
Number of Days to Update: 19	Next Scheduled EDR Contact: 03/28/2016
	Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Oil/Gas Pipelines

Source: PennWell Corporation

Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by PennWell Corporation. This information is provided on a best effort basis and PennWell Corporation does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of PennWell.

Electric Power Transmission Line Data

Source: PennWell Corporation

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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.

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

STREET AND ADDRESS INFORMATION

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GEOCHECK[®] - PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

COMMERCIAL PROPERTY
2260 AND 2270 PLATT ROAD
ANN ARBOR, MI 48104

TARGET PROPERTY COORDINATES

Latitude (North):	42.253468 - 42° 15' 12.48"
Longitude (West):	83.701816 - 83° 42' 6.54"
Universal Tranverse Mercator:	Zone 17
UTM X (Meters):	277118.0
UTM Y (Meters):	4681240.0
Elevation:	811 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	6066246 ANN ARBOR EAST, MI
Version Date:	2014
South Map:	6066348 YPSILANTI WEST, MI
Version Date:	2014

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).

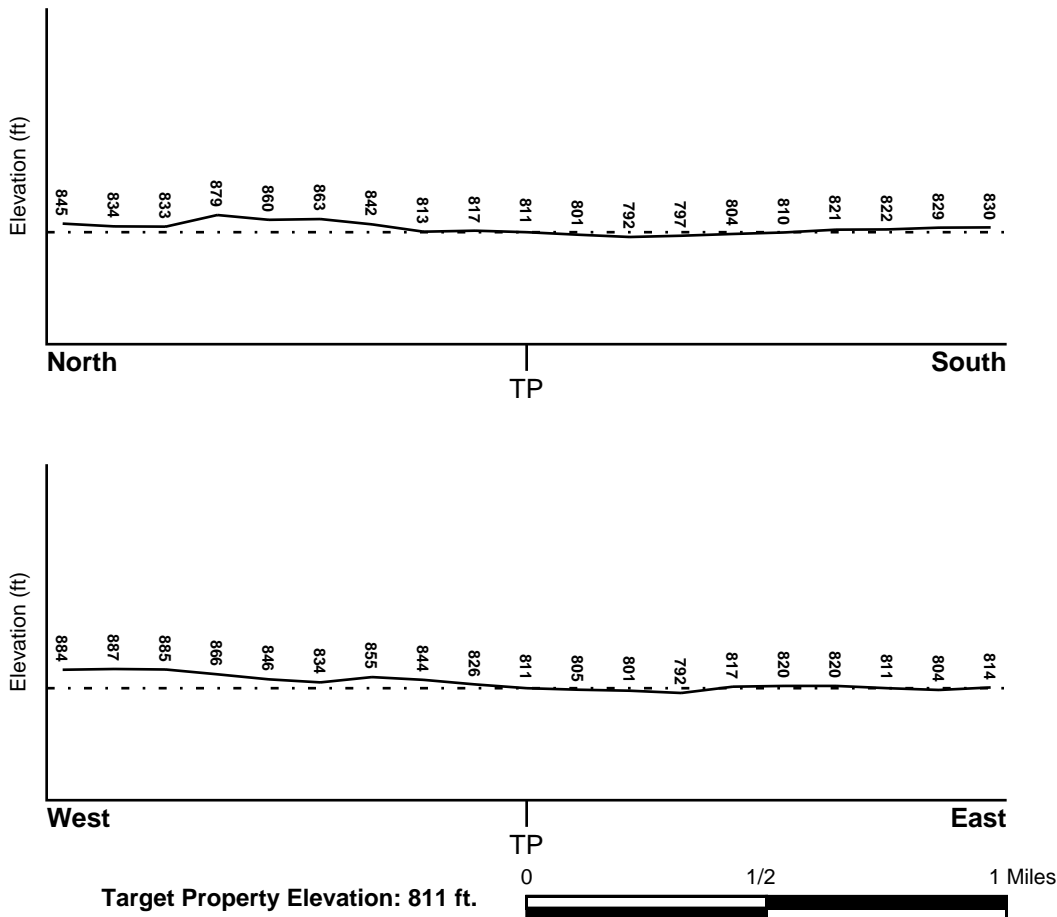
TOPOGRAPHIC INFORMATION

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 Electronic Data</u>
WASHTENAW, MI	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 Data Coverage</u>
ANN ARBOR EAST	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 FROM TP</u>	<u>GENERAL DIRECTION GROUNDWATER FLOW</u>
1	1/4 - 1/2 Mile NE	SE
2	1/2 - 1 Mile ENE	N
3	1/2 - 1 Mile NW	Varies
4	1/2 - 1 Mile NW	N

For additional site information, refer to Physical Setting Source Map Findings.

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: ST. CLAIR
Soil Surface Texture: clay loam
Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.
Soil Drainage Class: Not reported
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	9 inches	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: 0.20	Max: 7.30 Min: 5.60
2	9 inches	25 inches	clay	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: 0.20 Min: 0.06	Max: 7.30 Min: 5.60
3	25 inches	70 inches	clay	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: 0.20 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: silty clay loam
loam
loamy sand
muck

Surficial Soil Types: silty clay loam
loam
loamy sand
muck

Shallow Soil Types: sandy loam
loamy sand

Deeper Soil Types: silty clay
silty clay loam
stratified
clay loam
muck
fine sand

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

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.

WELL SEARCH DISTANCE INFORMATION

<u>DATABASE</u>	<u>SEARCH DISTANCE (miles)</u>
Federal USGS	0.125
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	0.125

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

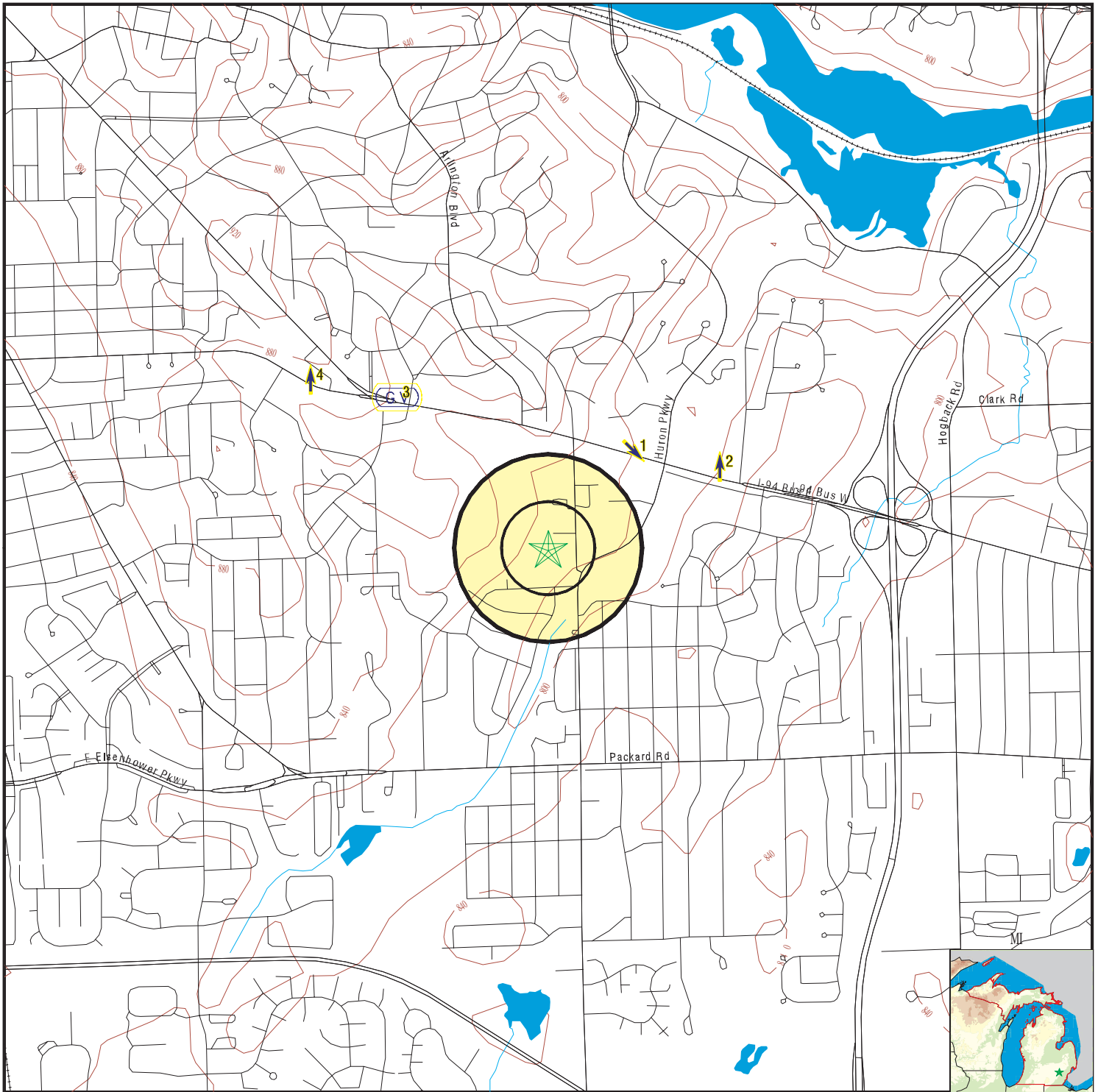
<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No PWS System Found		

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>
No Wells Found		

PHYSICAL SETTING SOURCE MAP - 4539778.2s



- 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: Commercial Property
 ADDRESS: 2260 and 2270 Platt Road
 Ann Arbor MI 48104
 LAT/LONG: 42.253468 / 83.701816

CLIENT: Testing Engineers & Cons.
 CONTACT: Ken Majetic
 INQUIRY #: 4539778.2s
 DATE: February 17, 2016 8:49 am

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Database EDR ID Number

1 NE 1/4 - 1/2 Mile Lower	Site ID: 810459 Groundwater Flow: SE Shallowest Water Table Depth: Not Reported Deepest Water Table Depth: Not Reported Average Water Table Depth: 5 Date: 08/1995	AQUIFLOW	63222
2 ENE 1/2 - 1 Mile Lower	Site ID: 810365 Groundwater Flow: N Shallowest Water Table Depth: 1.13 Deepest Water Table Depth: 12.83 Average Water Table Depth: Not Reported Date: 09/20/1993	AQUIFLOW	39419
3 NW 1/2 - 1 Mile Higher	Site ID: 810286 Groundwater Flow: Varies Shallowest Water Table Depth: Not Reported Deepest Water Table Depth: Not Reported Average Water Table Depth: 30 Date: 03/28/1994	AQUIFLOW	39405
4 NW 1/2 - 1 Mile Higher	Site ID: Not Reported Groundwater Flow: N Shallowest Water Table Depth: 2 Deepest Water Table Depth: 10 Average Water Table Depth: Not Reported Date: 07/10/1997	AQUIFLOW	45881

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

State Database: MI Radon

Radon Test Results

Zipcode	Test Date	LT Sign	Result
48104	4/28/1997		1.5
48104	8/20/1996		1.5
48104	8/17/1996		1.5
48104	2/9/2006		1.6
48104	4/27/2001		1.6
48104	3/23/2006		1.5
48104	2/10/2006		1.5
48104	2/21/2006		1.5
48104	2/10/2006		1.5
48104	2/6/2006		1.5
48104	5/7/2009		1.5
48104	2/28/1995		1.5
48104	4/5/2003		1.5
48104	4/19/2003		1.4
48104	4/22/2003		1.4
48104	3/20/2009		1.5
48104	4/2/2009		1.5
48104	11/19/2001		1.4
48104	4/14/1997		1.4
48104	2/15/1999		1.4
48104	1/15/1997		1.4
48104	4/27/2000		1.4
48104	5/29/1999		1.4
48104	12/29/2006		1.4
48104	3/9/2006		1.4
48104	3/6/2006		1.4
48104	3/17/2008		1.4
48104	12/2/2006		1.3
48104	2/17/2006		1.3
48104	3/28/2006		1.3
48104	2/13/2006		1.3
48104	11/13/2007		1.3
48104	11/13/2007		1.3
48104	4/18/1997		1.3
48104	2/16/1999		1.3
48104	1/24/2002		1.3
48104	2/28/2005		1.3
48104	2/23/2009		1.3
48104	6/26/1997		1.2
48104	2/24/2003		1.2
48104	3/15/2001		1.2
48104	9/25/2001		1.2
48104	3/4/1997		1.1
48104	6/30/2004		1.1
48104	9/25/2001		1.1
48104	3/15/2001		1.1
48104			

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

	9/22/2000		1.1
48104	4/27/2001		1.1
48104	3/20/2004		1.1
48104	4/15/1997		1.0
48104	9/19/2009		1.1
48104	1/23/2007		1.0
48104	2/13/2006		1.0
48104	7/27/2006		1.0
48104	10/25/2007		1.0
48104	1/20/2005		1.9
48104	4/20/2006		1.9
48104	3/7/2006		1.9
48104	12/11/1996		1.9
48104	5/26/1998		1.9
48104	3/1/1999		1.9
48104	1/25/2003		1.9
48104	3/29/2003		1.9
48104	11/9/2002		1.9
48104	1/25/2002		1.8
48104	2/9/2007		1.9
48104	2/13/2006		1.9
48104	3/13/2007		1.9
48104	6/28/2000		1.9
48104	1/17/2009		1.9
48104	2/11/2009		1.9
48104	5/9/2005		1.8
48104	3/27/2006		1.8
48104	4/5/1995		1.7
48104	2/6/1996		1.7
48104	10/23/1995		1.7
48104	2/10/2003		1.7
48104	2/10/2007		1.7
48104	2/10/2006		1.7
48104	9/25/2001		1.6
48104	4/21/2003		1.6
48104	10/30/2002		1.6
48104	4/10/2006	<	0.3
48104	2/14/2008	<	0.3
48104	11/24/1997	<	0.3
48104	12/23/1995	<	0.3
48104	12/23/1995	<	0.3
48104	2/13/2006	<	0.3
48104	2/13/2006	<	0.3
48104	2/13/2006	<	0.3
48104	2/13/2006	<	0.3
48104	1/12/2004	<	0.3
48104	3/11/1996	<	0.3
48104	1/18/2007	<	0.3
48104	3/11/2003	<	0.3
48104	4/5/1995		0.5
48104	12/23/1995		0.4
48104	1/11/2002	<	0.3
48104	1/25/2002	<	0.3
48104	3/20/2006	<	0.3
48104	3/30/2002	<	0.3
48104	7/7/1997	<	0.3
48104			

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

	8/11/1997	<	0.3
48104	12/23/1995		0.8
48104	12/23/1995		0.8
48104	4/8/1997		0.8
48104	1/24/2009		1.0
48104	9/19/2009		1.0
48104	5/19/1997		0.9
48104	1/20/2003		0.7
48104	9/25/2001		0.8
48104	7/26/2005		0.8
48104	12/5/1997		0.9
48104	11/4/2005		0.7
48104	2/7/2004		0.8
48104	2/6/2006		0.7
48104	11/4/2005		0.6
48104	3/3/2006		0.8
48104	3/31/2007		0.7
48104	1/29/2005		0.9
48104	9/15/2006		0.8
48104	11/21/2007		0.7
48104	8/5/2004		0.9
48104	1/22/2005		0.9
48104	7/27/2006		0.9
48104	2/17/2006		0.9
48104	6/25/2007		0.8
48104	2/17/1995		0.6
48104	6/1/1999		0.8
48104	5/8/2006		0.9
48104	9/19/2009		0.6
48104	9/21/2009		0.6
48104	4/2/2009		0.7
48104	9/12/2009		0.6
48104	4/2/2009		0.8
48104	4/22/1995		0.9
48104	8/19/1996		0.5
48104	12/23/1995		0.5
48104	8/22/1996		0.7
48104	4/14/1997		0.7
48104	3/11/1996		0.6
48104	8/29/2001		0.6
48104	4/4/2009		0.9
48104	4/13/2006		2.9
48104	5/13/2008		2.9
48104	2/12/2001		2.8
48104	10/16/2000		2.8
48104	12/4/1998		2.6
48104	1/12/2009		2.6
48104	6/2/1999		2.9
48104	3/20/2006		2.5
48104	2/13/2006		2.5
48104	1/17/1996		2.5
48104	1/25/2002		2.5
48104	4/24/2006		2.5
48104	2/9/2007		2.5
48104	4/22/1995		2.5
48104	11/9/2009		2.5
48104			

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

	9/25/2009	2.5
48104	5/4/2004	2.4
48104	9/13/2004	2.4
48104	2/27/2007	2.4
48104	12/13/2005	2.4
48104	5/11/2006	2.4
48104	4/28/2007	2.4
48104	1/29/2008	2.4
48104	2/6/1995	2.4
48104	2/10/2006	2.2
48104	11/2/2009	2.4
48104	9/16/1999	2.3
48104	5/31/1999	2.3
48104	2/4/2008	2.2
48104	2/10/2001	2.2
48104	5/17/1999	2.2
48104	5/19/1997	2.2
48104	2/8/1999	2.2
48104	3/25/1999	2.2
48104	1/31/2002	2.3
48104	11/1/2001	2.3
48104	3/26/2004	2.3
48104	3/24/1999	2.2
48104	2/5/2009	2.2
48104	1/13/2004	2.3
48104	1/7/2002	2.2
48104	4/13/1998	2.1
48104	2/13/2006	2.3
48104	7/15/2004	2.2
48104	3/11/2006	3.0
48104	5/1/2006	3.0
48104	2/13/2006	3.0
48104	2/22/2007	3.0
48104	2/12/2009	2.9
48104	1/30/2009	2.9
48104	2/14/2002	2.7
48104	12/16/1998	2.8
48104	9/13/2001	2.8
48104	2/5/2003	2.7
48104	11/9/2009	3.0
48104	2/21/2009	3.0
48104	2/8/2006	2.7
48104	4/3/2006	2.7
48104	2/13/2006	2.6
48104	5/15/2006	2.6
48104	3/7/1996	2.9
48104	3/5/2008	2.6
48104	5/22/2004	2.9
48104	5/20/2002	2.9
48104	6/20/2006	2.8
48104	1/15/2000	2.7
48104	11/4/2005	2.9
48104	5/22/2009	2.8
48104	1/23/2009	2.7
48104	1/23/2009	2.7
48104	7/23/2009	2.7
48104		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

48104	3/6/2009		2.7
48104	4/13/2006		3.8
48104	10/27/1994		3.6
48104	1/12/2000		3.6
48104	4/4/2001		3.6
48104	3/21/2009		3.6
48104	4/13/2009		3.6
48104	2/6/2009		3.6
48104	3/16/2009		3.6
48104	5/26/2003		3.5
48104	2/7/2005		3.5
48104	1/23/2009		3.5
48104	8/3/2009		3.5
48104	2/1/2006		3.5
48104	3/22/2001		3.5
48104	2/22/2000	<	0.3
48104	3/30/2009		3.4
48104	8/3/2009		3.4
48104	9/3/1996		3.2
48104	9/25/2001		3.2
48104	10/4/2003		3.2
48104	5/22/2006		3.2
48104	12/19/2007		3.1
48104	3/2/2007		3.1
48104	5/22/1999		3.1
48104	1/5/2009		3.4
48104	6/2/2003		3.3
48104	1/15/2003		3.3
48104	10/21/2008		3.2
48104	5/14/1999	<	0.3
48104	3/6/2006		3.3
48104	3/25/2006		3.3
48104	3/7/2006		3.3
48104	9/23/1999		3.2
48104	6/29/1999		3.2
48104	4/16/1997		3.0
48104	2/26/1996		3.0
48104	1/23/2009		3.2
48104	6/12/2009		3.2
48104	7/5/2003		3.0
48104	3/7/2007		3.3
48104	1/7/2008		3.3
48104	4/30/2007		3.3
48104	9/19/2009	<	0.3
48104	6/30/1997		3.9
48104	6/7/1996		3.7
48104	3/15/1999		3.7
48104	3/6/2003		3.1
48104	11/13/2004		3.9
48104	1/28/2003		3.7
48104	7/12/2004		3.7
48104	1/24/2004		3.7
48104	12/28/2009	<	0.3
48104	2/6/2006		3.9
48104	3/30/2006		3.7
48104	5/11/1999		3.3
48104			

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

	1/21/2005		3.1
48104	12/14/1998		3.8
48104	1/23/2008		3.4
48104	2/13/1995		3.4
48104	1/18/1999		3.6
48104	6/2/2003		3.6
48104	2/12/2009		3.3
48104	3/2/2009	<	0.3
48104	2/9/2009		7.7
48104	5/1/2009		7.3
48104	3/25/2009		7.3
48104	5/31/1997		7.2
48104	1/18/2006		7.2
48104	5/12/1999		6.6
48104	2/3/2007		7.5
48104	6/29/1999		7.2
48104	3/25/1997		7.1
48104	12/9/2009		6.8
48104	8/27/1997		6.5
48104	2/2/2006		6.5
48104	3/13/2006		6.5
48104	4/28/1997		6.4
48104	2/9/2007		6.4
48104	5/2/2002		6.3
48104	3/17/2008		6.3
48104	2/6/2009		6.3
48104	1/29/2010		6.3
48104	11/24/2003		6.2
48104	1/28/2005		6.2
48104	6/27/2005		6.2
48104	7/18/2001		6.2
48104	4/6/1999		6.2
48104	2/5/2009		6.2
48104	1/27/2009		6.2
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48104	5/31/2003		6.1
48104	6/3/2006		6.1
48104	1/19/2008		6.1
48104	4/25/1997		6.0
48104	3/15/2005		5.2
48104	1/11/2006		5.2
48104	9/21/2007		5.2
48104	11/4/2005		4.6
48104	4/13/2004		4.6
48104	1/23/2006		4.6
48104	5/28/2001		6.0
48104	5/7/1999		6.0
48104	2/7/2009		5.6
48104	2/13/2006		5.5
48104	1/30/2009		5.2
48104	2/9/2009		5.2
48104	11/13/2001		5.9
48104	6/9/2007		5.5
48104	4/23/2007		5.5
48104	2/13/1995		5.5
48104			

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

	3/18/1996	5.1
48104	10/20/2000	4.8
48104	4/7/2009	4.8
48104	6/23/1995	4.7
48104	1/11/2003	4.7
48104	5/18/2007	5.9
48104	1/31/2009	5.9
48104	2/15/1999	5.4
48104	3/20/2006	5.1
48104	2/14/2006	4.7
48104	11/27/2006	4.7
48104	10/10/1997	5.8
48104	12/10/2001	5.8
48104	10/2/2001	5.8
48104	2/7/2003	5.8
48104	6/18/2003	5.8
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48104	3/31/2008	5.8
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48104	8/14/2009	5.4
48104	2/13/2006	5.0
48104	1/26/2009	4.7
48104	2/27/2006	5.7
48104	5/19/2003	5.3
48104	2/13/2006	5.3
48104	5/8/2006	5.3
48104	1/17/1995	5.0
48104	2/12/2009	5.0
48104	3/17/2000	5.7
48104	1/4/2008	5.3
48104	2/22/1997	4.9
48104	9/21/2007	4.8
48104	11/20/2000	4.8
48104	5/19/1997	5.6
48104	4/7/1997	5.6
48104	10/29/2001	5.6
48104	6/9/1997	5.2
48104	3/24/2007	7.9
48104	10/11/2008	7.5
48104	10/6/1999	7.5
48104	1/12/2009	7.1
48104	2/8/1999	7.0
48104	11/11/1996	6.7
48104	2/14/2008	6.7
48104	6/19/1997	7.8
48104	6/9/1997	7.8
48104	9/25/2001	7.8
48104		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

	9/16/2005	7.4
48104	4/27/1999	7.0
48104	10/20/2000	6.7
48104	12/21/2009	6.7
48104	4/29/2004	6.6
48104	10/2/2001	7.3
48104	2/23/2002	6.9
48104	10/2/2001	6.9
48104	11/8/2001	2.0
48104	1/25/2002	2.0
48104	5/16/2000	44.9
48104	11/4/2005	23.4
48104	4/25/2006	23.1
48104	3/16/2009	22.9
48104	5/21/2001	22.8
48104	3/16/2009	22.8
48104	10/31/2000	16.9
48104	3/20/1995	16.5
48104	2/10/2006	16.4
48104	3/6/2006	15.9
48104	10/30/1999	14.1
48104	5/14/1999	14.1
48104	9/23/2008	13.8
48104	2/17/2009	13.8
48104	5/2/1994	14.7
48104	11/5/2001	14.4
48104	2/10/2003	13.1
48104	4/14/2008	13.0
48104	9/23/2008	12.9
48104	9/2/1997	12.8
48104	7/31/2009	12.7
48104	2/11/1999	12.6
48104	7/21/2001	12.6
48104	2/10/2003	12.5
48104	11/17/2000	9.0
48104	11/11/1996	8.9
48104	6/13/2009	12.3
48104	8/3/2007	12.2
48104	11/2/2000	12.2
48104	2/10/2003	10.9
48104	8/25/1994	10.1
48104	5/24/1999	8.1
48104	4/15/1999	8.1
48104	1/24/2009	8.1
48104	11/27/2009	8.1
48104	3/9/2007	8.0
48104	2/12/2003	10.8
48104	7/10/2004	10.8
48104	10/30/1997	9.9
48104	12/4/2009	8.8
48104	3/15/2003	11.6
48104	11/7/2002	10.7
48104	4/20/2009	10.7
48104	1/12/1998	10.6
48104	7/20/2002	10.6
48104	3/20/2006	10.6
48104		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

	4/22/2000	10.6
48104	11/13/2006	9.8
48104	4/20/2009	9.8
48104	12/5/2009	8.5
48104	8/16/1997	8.4
48104	10/27/2001	8.4
48104	2/7/2003	11.5
48104	10/17/2007	11.5
48104	12/8/2003	11.4
48104	10/13/2004	10.5
48104	5/14/1999	10.5
48104	3/13/2009	10.5
48104	11/18/2000	10.4
48104	5/22/1998	8.3
48104	7/19/2006	11.3
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48104	1/12/2009	8.7
48104	3/29/2003	2.1
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48104	1/12/2009	9.4
48104	2/2/2006	2.1
48104	2/8/2006	2.0
48104	2/6/2009	9.3
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48104	3/30/2000	8.3
48104	9/28/2000	9.1
48104	1/19/2010	9.1
48104	10/22/2004	9.0
48104	1/31/2005	9.0
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48104	10/21/1994	2.0
48104	5/10/2005	40.9
48104	5/26/2000	40.3
48104	10/25/2006	34.8
48104	4/12/2006	21.5
48104	4/3/2004	20.7
48104	10/30/1999	20.7
48104	10/21/2000	20.6
48104	3/6/2006	20.5
48104	11/26/1994	2.1
48104	3/7/1995	2.1
48104	7/28/1998	31.3
48104	1/27/2009	2.1
48104	2/24/2009	2.0
48104	8/29/2002	27.7
48104	4/6/2009	27.4
48104	4/6/2009	26.3
48104	11/1/1999	18.4
48104	2/9/2009	2.1
48104		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

	11/2/2009	2.1
48104	10/29/2009	2.1
48104	4/1/1998	2.0
48104	4/4/2009	4.5
48104	10/5/1998	4.4
48104	3/25/1996	4.4
48104	2/7/2006	4.3
48104	4/24/2008	4.3
48104	11/1/1999	4.2
48104	1/24/2009	4.2
48104	11/19/2001	4.0
48104	8/12/2003	4.4
48104	6/11/2001	4.3
48104	10/17/1995	4.1
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48104	11/13/1995	4.1
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48104	6/7/2008	4.0
48104	4/2/1999	4.0
48104	4/6/1999	4.6
48104	2/13/2006	4.4
48104	8/30/2007	4.4
48104	7/1/2002	4.1
48104	8/25/1994	4.6
48104	8/27/2009	4.6
48104	1/15/1999	4.5
48104	11/17/1997	4.5
48104	6/16/2003	4.2
48104	3/13/2004	4.2
48104	5/7/2005	4.5
48104	3/27/1999	4.3
48104	11/23/1998	4.3
48104	8/6/2003	4.3
48104	2/9/2009	4.1
48104	2/16/2007	4.5
48104	10/29/2007	4.5
48104	4/27/2000	4.5

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: 48104

Number of sites tested: 10

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	3.133 pCi/L	67%	33%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	8.500 pCi/L	30%	60%	10%

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.

Current USGS 7.5 Minute Topographic Map

Source: U.S. Geological Survey

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 Service (NRCS)

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 Service (NRCS)

Telephone: 800-672-5559

SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, 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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 Ann Arbor, MI 48106-1718
 (734) 665-0648 Main Office
 (734) 665-0658 Service Dept.

INVOICE

NO. 44988

PAGE 1

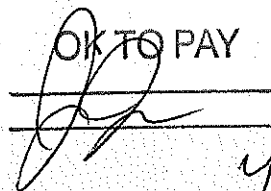
RECEIVED JUN 27 2016

B
 I WASHTENAW COUNTY S PLATT ROAD
 I FACILITIES MANAGEMENT/81068 I
 I PO BOX 8645 T
 ANN ARBOR MI 48107-8645 E
 T
 O

INVOICE DATE	INVOICE NO.	CUSTOMER NO.	PAYMENT TERMS	CONTRACT NO.
06/20/16	44988	WASCOU	NET 30	

TICKET #	QTY	UNIT MEAS DESCRIPTION	UNIT PRICE	EXTENDED PRICE
W/O # -- B60615030		PO # 47199-000 - SC		
		S16-183 PLATT RD FIELDER.		
B60615030	1.00	EA AMOUNT DUE	376.25	376.25

Fuel oil pump out

OK TO PAY 6-30-16

 4020162457

THANK YOU FOR CHOOSING BOONE & DARR, INC.

GROSS	TAX	NET AMOUNT
376.25	.00	376.25



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INVOICE

NO. 44017

PAGE 1

0
 1 WASHTENAW COUNTY
 1 FACILITIES MANAGEMENT/83068
 1 PO BOX 8645
 ANN ARBOR MI 48107-8645
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INVOICE DATE	INVOICE NO	CUSTOMER NO.	PAYMENT TERMS	CONTRACT NO.
05/23/16	44017	WASCOU	NET 30	

TICKET #	QTY	UNIT MEAS DESCRIPTION	UNIT PRICE	EXTENDED PRICE
----------	-----	-----------------------	------------	----------------

W/O # - 160513001				
PO #47199-000-10				
WORK AT 2260 PLATT.				
160513001	1.00	EA AMOUNT DUE:	2450.00	2,450.00

RECEIVED MAY 31 2016

6-1-16
 OK TO PAY

4020162457

THANK YOU FOR CHOOSING BOONE & DARR, INC.

GROSS	TAX	NET AMOUNT
2,450.00	.00	2,450.00

APPRAISAL OF

2260 and 2270 Platt Road,
in the city of Ann Arbor,
Washtenaw County, Michigan

As of November 5, 2014
For Washtenaw County Facilities Management

GERALD ALCOCK COMPANY LLC

Real Estate and Business Appraising
315 East Eisenhower Parkway, Suite 5
Ann Arbor, Michigan 48108
Telephone: (734) 994-0554

GERALD ALCOCK COMPANY, L.L.C.
Real Estate Counseling and Appraising

November 20, 2014

Principals
Julie M. Simpson
Marcel H. Vidovic, MAI
Michael T. Williams, MAI

Susan B. Campbell, CPA
Controller

Wendy E. Ruffini
Lorie D. Alcock
Stephen J. Simpson
Karen L. Paul
Glee R. Loman
David A. Williams, PGA
Joanne M. Stockman
Alex J. Groves, MAI
Robert F. Elder, PGA
Alyssa N. Simpson

Gerald V. Alcock, MAI
Founder, 1977

Mr. Jason Fee
Senior Project Manager
Washtenaw County Facilities Management
110 North Fourth Avenue, Suite 205
Ann Arbor, Michigan 48104

Re: Appraisal of property located at 2260 and 2270 Platt Road, in the city of
Ann Arbor, Washtenaw County, Michigan

Dear Mr. Fee:

As requested, we have made an appraisal of the above referenced property, the findings of which are submitted in this report. The purpose of this appraisal is to express an opinion of the market value of the fee simple title interest in the above noted real estate.

This appraisal cannot be completely understood without reading the “General Assumptions and Limitations of Appraisal” and “Hypothetical Condition and Extraordinary Assumptions” sections of this report. Any reader of this report is advised to thoroughly read and understand said sections before relying on any information, analyses, or conclusions presented herein.

The appraisers prepared this report and the value estimated herein in compliance with the requirements of the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Standards Board of the Appraisal Foundation; the Code of Professional Ethics of the Appraisal Institute; and Washtenaw County Facilities Management’s Appraisal Requirements.

This is an Appraisal Report. The “Required Statements” section of this report offers a description of this term. In brief, the appraisers may consider, with due cause and explanation, omitting certain approaches from the analysis, in accordance with USPAP. We remind the reader that the level of presentation in many parts of the report is limited to summary rather than detailed descriptions.

It is our opinion that the current As Is market value of the fee simple title interest in the subject property, as of November 5, 2014, is,

Two Million Two Hundred Twenty Thousand (\$2,220,000) Dollars

315 East Eisenhower
Parkway, Suite 5
Ann Arbor, Michigan
48108

Telephone:
(734) 994-0554

Facsimile:
(734) 939-1100

email:
geraldalcock@mac.com

November 20, 2014

Jason Fee

Page Two

The preceding value estimate is made subject to the “General Assumptions and Limitations of Appraisal” of this report and to the following “Hypothetical Condition and Extraordinary Assumptions.”

Extraordinary Assumptions:

- The appraisal parcel is presently part of the larger, County Farm Park site owned by the County of Washtenaw. The value estimated herein presumes that the parcel can be legally split from the parent in the configuration detailed herein; and
- The value estimated herein presumes that the subject soils are capable of supporting commercial and/or residential-type development similar to that found on surrounding parcels; and

Hypothetical Condition:

- The appraisal site is presently zoned PL, Public Land. It is an assumption of this analysis that the parcel would be capable of being rezoned to a combination of designations not less dense than R4A, Multiple-Family Dwelling District, and O, Office District.

The use of this appraisal is to serve as an estimate of the market value of the subject property in connection with evaluating the near-term disposition of the real estate.

The intended user of this report is our client, Washtenaw County Facilities Management.

The attached report, comprising 10 sections and two exhibits, is an explanation of the method of valuation. This letter and following report must not be separated, because together they provide the necessary detail and analysis for explaining and supporting the value opinion stated herein.

Respectfully submitted,
Gerald Alcock Company, L.L.C.



Michael T. Williams, MAI
Certified General Appraiser
License No. 1201004033



Wendy E. Ruffini
Certified General Appraiser
License No. 1201002977



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 The subject property is part of a larger parcel identified under the tax code 81-09-12-03-100-001. Because it is owned by a public entity, it is tax-exempt, and thus has no assessment..... 19

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EXECUTIVE SUMMARY

Location: The appraisal property is located at the southeast corner of the County Farm Park parcel, at the west side of Platt Road, adjacent to its intersection with South Huron Parkway, in Section 3 of the City.

Mailing Addresses: 2260 and 2270 Platt Road, Ann Arbor, Michigan 48104

Property Owner: County of Washtenaw

Type of Report: Appraisal Report

Site: The subject parcel is part of the larger, County Farm Park site. We have been asked to appraise a theoretical, 13.59-acre parcel that is rectangular in shape, with 800 feet of frontage on Platt Road and a depth of 740 feet.

Improvements to the parcel are limited to a fenced storage area with lean-to shed.

Assessments: 2014 Taxable Value \$0
2014 Assessed Value \$0

Utilities: The subject site is serviced by all customary municipal utilities.

Zoning: PL, Public Land, but presumed to be able to be rezoned to designations not less dense than R4A, Multiple-Family Dwelling District, and O, Office District

Present Use: As a vacant parcel of land ready for future development to more intense use

Occupancy: Vacant

Highest and Best Use: For development to office and/or residential use as allowed by code

Interest Appraised: Fee simple



Est'd Market Value
of Property:

<u>Valuation Condition</u>	<u>Valuation Date</u>	<u>Value Estimate</u>
As Is	11/05/14	\$2,220,000

General Assumptions: The preceding value estimate is made subject to the “General Assumptions and Limitations of Appraisal,” noted at the eponymously titled section of this report.

Hypothetical Condition
and Extraordinary
Assumptions:

- The appraisal parcel is presently part of the larger, County Farm Park site owned by the County of Washtenaw. The value estimated herein presumes that the parcel can be legally split from the parent in the configuration detailed herein (EA); and
- The value estimated herein presumes that the subject soils are capable of supporting commercial and/or residential-type development similar to that found on surrounding parcels (EA); and
- The appraisal site is presently zoned PL, Public Land. It is an assumption of this analysis that the parcel would be capable of being rezoned to a combination of designations not less dense than R4A, Multiple-Family Dwelling District, and O, Office District (HC).



Interior Views of Subject Property







Area Views of Platt Road





IDENTIFICATION OF PROPERTY

Real Property

Common Name

Formerly Washtenaw County Juvenile Facility and COPE/O'Brien Facility

Addresses

The subject is identified by the addresses 2260 and 2270 Platt Road, (city of) Ann Arbor, (Washtenaw County) Michigan 48104

Tax Identification Number

Part of 81-12-03-100-001

Legal Description

Set forth at Exhibit B, "Excerpts from Assessment Records"

Personal Property, Fixtures, and Intangibles

Being vacant land, the issue of personal property, fixtures, and intangibles is moot.

Leases and Title Interest Appraised

Because the appraisal property isn't subject to arm's-length lease, the fee simple title interest in the building and supporting site is the appropriate focus of the analysis at hand.



Client

The appraisers were engaged by Washtenaw County Facilities Management, by and through Jason Fee, to prepare this appraisal report.

Property Owner

The subject property is owned by the County of Washtenaw.



PURPOSE, DEFINITION OF MARKET VALUE, USE AND INTENDED USERS OF REPORT, AND SCOPE OF APPRAISAL

Purpose

The purpose of this appraisal is to estimate the market value as of the appraisal date of the fee simple title to the appraisal property, identified in the foregoing section of this report, subject to the conditions and limitations stated in this report.

Fee simple title: Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.¹

Definition of Market Value

As used herein, the definition of market value is as follows:

‘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 by 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 best interests;
3. a reasonable time is allowed for exposure in the open market;

¹ *The Dictionary of Real Estate Appraisal*, Fifth Edition, Appraisal Institute, Chicago, Illinois, 2010, page 78.



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.²

Use and Intended User(s) of Report

The use of this appraisal is to serve as an estimate of the market value of the subject property in connection with evaluating the near-term disposition of the real estate.

The intended user of this report is our client, Washtenaw County Facilities Management.

Appraisal Development and Report Process (Scope)

The scope of this appraisal encompasses the necessary research and analysis to prepare a report in accordance with its intended uses as set forth in the above subsection and with the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation. In the appraisal of the subject property, the appraisers employed the following data sources:

Physical Data

The property was inspected on the date noted at the “Narrated Dates” subsection of this report. Mr. Jason Fee, of Washtenaw County Facilities Management, was interviewed regarding various aspects of the property including its existing and recent improvements; leases; easements; and the absence or presence of toxic or hazardous substances on site. In addition, the appraisers secured current assessment, special assessment, and zoning data pertinent to the subject property. The following are additional sources, which were used to provide information pertaining to the subject property:

Ann Arbor Assessor’s Office

² As defined within the Federal Register, Interagency Appraisal and Evaluation Guidelines, Vol. 75, No. 237, Page 77472, dated December 10, 2010.



Area and Neighborhood Data

The appraisers conducted a physical inspection of the area within which the subject is located to obtain area and neighborhood data. Additionally, governmental sources were contacted in order to obtain information pertaining to such things as adequacy of infrastructure; availability of utilities; employment statistics; zoning; flood hazards; environmental hazards; and anticipated development trends. The owner, government officials, and real estate brokers conducting business in the area of the subject were contacted regarding supply, demand, and market trends.

Market Data Sources

Physical data for each comparable sale is detailed within the “Analysis of Value,” section of this report. The sources of this data are cited within the same section. Each comparable was (at a minimum) inspected from the exterior. Real estate brokers conducting business in the area of the subject were interviewed regarding recent real estate activity in the area. Other sources include:

Data files of Gerald Alcock Company, LLC

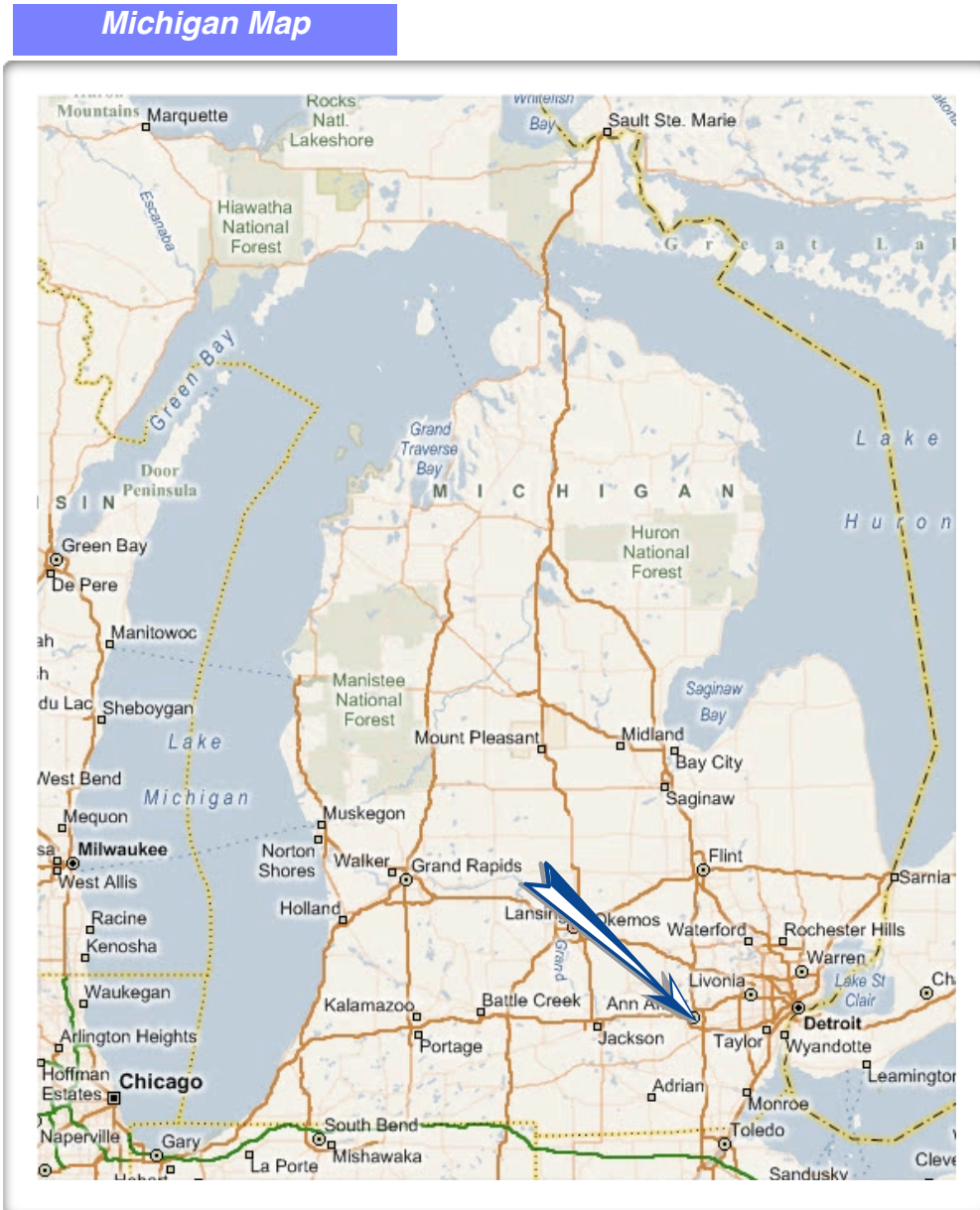
The steps the appraisers used to develop the value estimates stated herein proceed from the Highest and Best Use analysis set forth at the “Analysis of Value” section of this report.

The General Underlying Assumptions and Limiting Conditions to which this report and its value conclusions are subject are set forth in the section bearing that title and must be thoroughly read and understood by anyone using this report.



DESCRIPTION OF PROPERTY

As shown below, the appraisal property is found in the city of Ann Arbor, about 40 miles west of the city of Detroit, in Washtenaw County, in Southeastern Michigan.





Washtenaw County and Ann Arbor Area Data

The subject property is located in an area of Michigan that is demographically known as the Detroit Consolidated Metropolitan Statistical Area, or CMSA. This area consists of the Detroit Primary Metropolitan Statistical Area, or PMSA, the Ann Arbor PMSA (subject), and the Flint PMSA, which together comprise ten counties: Lapeer, Macomb, Monroe, Oakland, St. Clair, Wayne, Lenawee, Livingston, Washtenaw, and Genesee.

These 10 counties are sited in Southeastern Michigan, at the western edge of Lake Huron and Lake Erie. The Detroit CMSA is the fifth-largest metropolitan area in the country, exceeded only by the New York, Los Angeles, Chicago, and Philadelphia CMSAs.

Ann Arbor is the county seat of Washtenaw County and is Michigan's seventh-largest city, as well as being home to the University of Michigan. Its economy is dominated by education, high-tech and biotechnology, and the medical services industry. Its workforce is predominantly white collar, with unemployment rates well below the State average. In contrast, average home prices and property taxes are well above State and national medians. Ann Arbor is known for its wide range of cultural offerings, as well as a tremendous variety of restaurants and entertainment venues. Recreational offerings include biking, hiking, and water sports, not to mention University of Michigan's "Big Ten" football, basketball, and hockey.

Selected demographic information is presented on the following pages. Coincidentally, the Ann Arbor MSA—because it encompasses areas only within the boundaries of Washtenaw County—has the same statistical data as the County. Therefore, for purposes of simplification, only County statistics will be cited in the following tables.

Population and Households

A summary of recent trends in population and households --for the city of Ann Arbor, Washtenaw County, and the State of Michigan-- is set forth on the following page at Table I.

As shown, the city of Ann Arbor had a 2000 population of 114,024 persons, which is estimated to have decreased slightly, to 113,934 persons as of 2010, representing a compound annual change of just under a tenth of a percent per year for the 10-year period. From 2014 to 2019, the population in the City is anticipated to grow to 122,630 persons, which represents a .81 percent change over the five-year forecast. Washtenaw County's population in 2000 was 322,895 persons, increasing annually by an average of .66 percent, to 344,791 persons by 2010. Growth in the State was slightly negative, with an estimated annual change in population of .06 percent per year from 2000 to 2010, but with an anticipated .1 percent



Table I, Population & Household Trends

Population	2000	2010	2014	2019	Compound Annual Change	
					2000-2010	2014-2019
Ann Arbor	114,847	113,934	117,755	122,630	-0.08%	0.81%
Washtenaw County	322,895	344,791	352,119	363,434	0.66%	0.63%
State of Michigan	9,938,444	9,883,640	9,853,722	9,903,040	-0.06%	0.10%
Households						
Ann Arbor	46,054	47,060	49,086	51,416	0.22%	0.93%
Washtenaw County	125,327	137,193	140,825	145,747	0.91%	0.69%
State of Michigan	3,785,661	3,872,508	3,892,532	3,925,685	0.23%	0.17%

Source: ESRI

increase per year from 2014 to 2019.

The number of households in the city of Ann Arbor in 2000 was 46,054, which is estimated to have increased by an annual compound rate of .66 percent, to 47,060 households, by 2010. Washtenaw County's household growth from 2000 to 2010 was a little bit larger than its growth in population over the same period, as was the City's. Households in the State grew from 3,785,661 in 2000 to 3,872,508 in 2010, which translates to an average annual increase of about .23 percent. For the City, County, and State, forecasted increases in households from 2014 to 2019 are higher than the increases forecasted in population.

Though household growth increased at a faster rate than population over the last 15 to 20 years, this fact is at least partially explained by the declining trend in household size, as opposed to a mere increase in the number of households moving into the area. This phenomenon is duplicated at the national level as well.

Median Household Income

Median household income levels for the city of Ann Arbor, Washtenaw County, and the State of Michigan are illustrated on the following page at Table II, "Median Household Income." The reader should note that the figures cited in Table II are expressed in current dollars.

As shown, median household incomes in the City, County, and State are expected to increase at similar rates between 2014 and 2019.



Table II, Median Household Income

Median Household Income	Compound Annual Change		
	2014	2019	2014-2019
Ann Arbor	\$48,528	\$56,186	1.5%
Washtenaw County	\$56,150	\$65,951	1.6%
State of Michigan	\$47,599	\$55,049	1.5%

Source: ESRI

Employment

The Table III chart set forth below illustrates unemployment trends over the last nine years for the city of Ann Arbor, Washtenaw County, and the State of Michigan.

Table III, Area Unemployment Rates

	2005	2006	2007	2008	2009	2010	2011	2012	2013
City of Ann Arbor	4.5%	4.9%	5.2%	6.2%	9.1%	8.6%	7.1%	6.1%	6.3%
Washtenaw County	4.2%	4.6%	4.8%	5.8%	8.6%	8.1%	6.6%	5.7%	5.9%
State of Michigan	6.8%	6.9%	7.2%	8.4%	13.6%	12.7%	10.4%	9.1%	8.8%

Source: US Department of Labor

As shown, the city of Ann Arbor, Washtenaw County, and the State of Michigan have all experienced increasing unemployment over the last several years --actually, since 2001-- following from both regional and national declines in the economy. Area unemployment rates were at all-time highs in July of 2009, but have been decreasing --albeit slowly-- since the summer of 2009. Though there was a slight uptick in unemployment for the City and County in 2013, we deem the increase to be negligible.

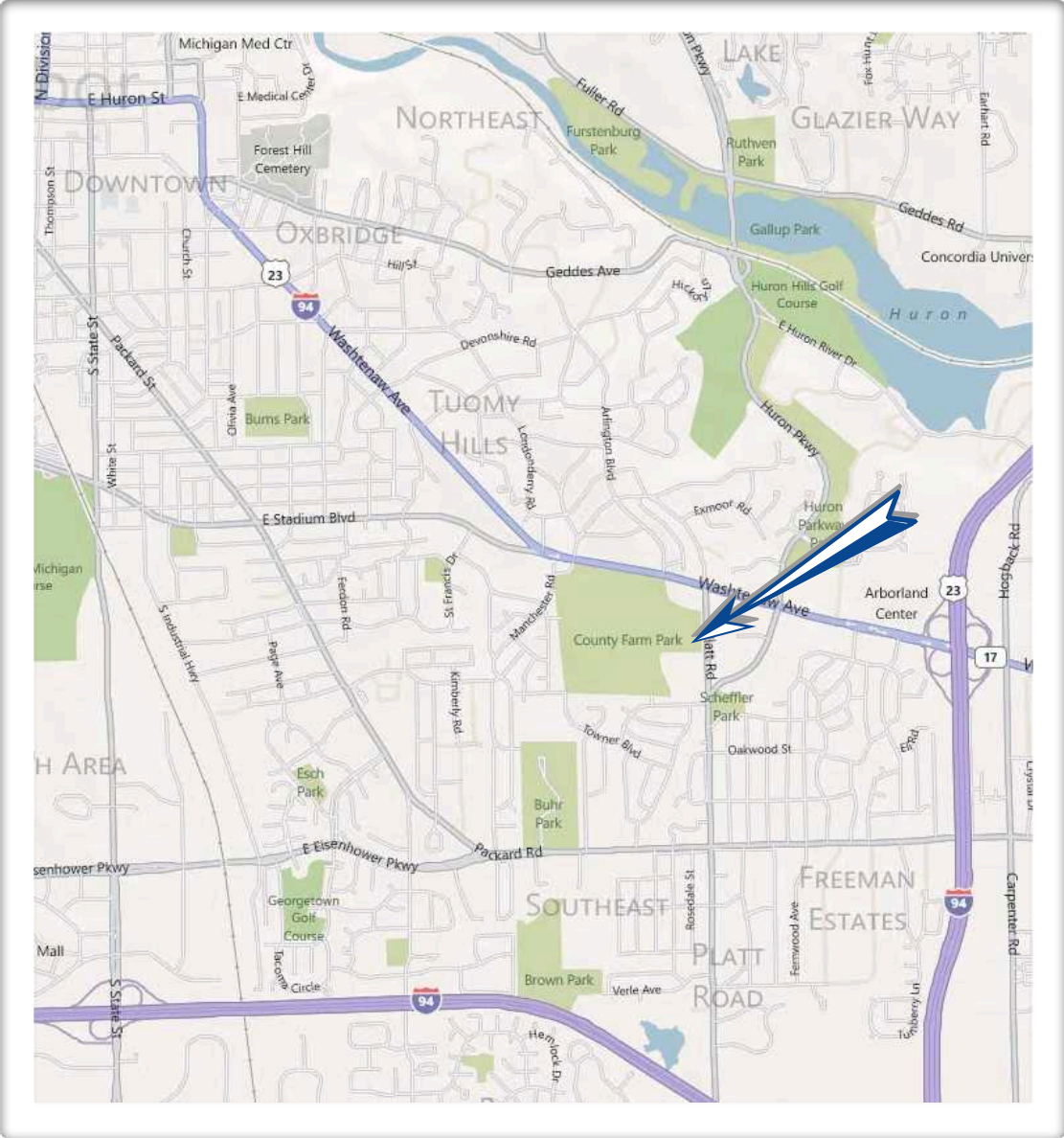
That said, Washtenaw County and the greater Ann Arbor area have historically been insulated from cyclical economic conditions owing to their more diverse employment base. On average, unemployment levels in the City and the County have consistently been at least two to three percentage points lower than State unemployment levels and are currently 2.5 (City) to 2.9 (County) percentage points below State levels.



Location and Neighborhood

As shown below, the appraisal property is located at the west side of Platt Road, adjacent to its intersection with South Huron Parkway, in Section 3 of the City.

Neighborhood Map





As noted earlier in this report, the appraisal site is part of the Washtenaw County Farm Park parcel, a 100+-acre development that includes the Washtenaw County Recreation Center and the former Juvenile Court Facility and COPE/O'Brien Center (subject).

Washtenaw Avenue in the vicinity of the subject contains five lanes and is the major thoroughfare linking the communities of Ann Arbor and Ypsilanti. It is Washtenaw County's most densely developed commercial corridor and is improved with motels, fast food restaurants, and the Arborland shopping center, an off-price, community shopping centers with such tenants as Barnes and Noble; Whole Foods; Walgreen's pharmacy; Old Navy; Petco; Toys 'R Us; Marshall's; Bed, Bath, and Beyond; and Hiller's market, an upscale grocer native to Oakland County. The most recent development in the subject neighborhood is the Arbor Hills Crossings center, a 96,000-square-foot development at the southeast corner of Washtenaw and Platt anchored by such tenants as Lululemon, Sur La Table, Anthropologie, Brooks Brothers, and Arhaus.

Platt Road in the vicinity of the subject is a two-lane, north- and southbound thoroughfare, which dead ends at Washtenaw Avenue. Immediate Platt Road neighbors include the Vineyard church; United Way; Summers-Knoll school; and several smaller office buildings, both single-tenant and multi-tenant.

South and southwest of the subject are two large, moderate-income neighborhoods, comprised primarily of smaller, single-family residences, complemented by higher-density apartment complexes. The area southeast of the subject is also characterized by moderate-income, single-family residential development and also includes "The Village," a large former World War II-vintage apartment complex, converted in the early 1990s to cooperative-style residential condominium units.

Highway access is found about a mile east of the subject, at the Washtenaw Avenue/US-23 interchange. US-23 links with Interstate-94 a few miles south of this interchange. A few miles to the north, it links with M-14, which in turn provides access to Interstate-96.

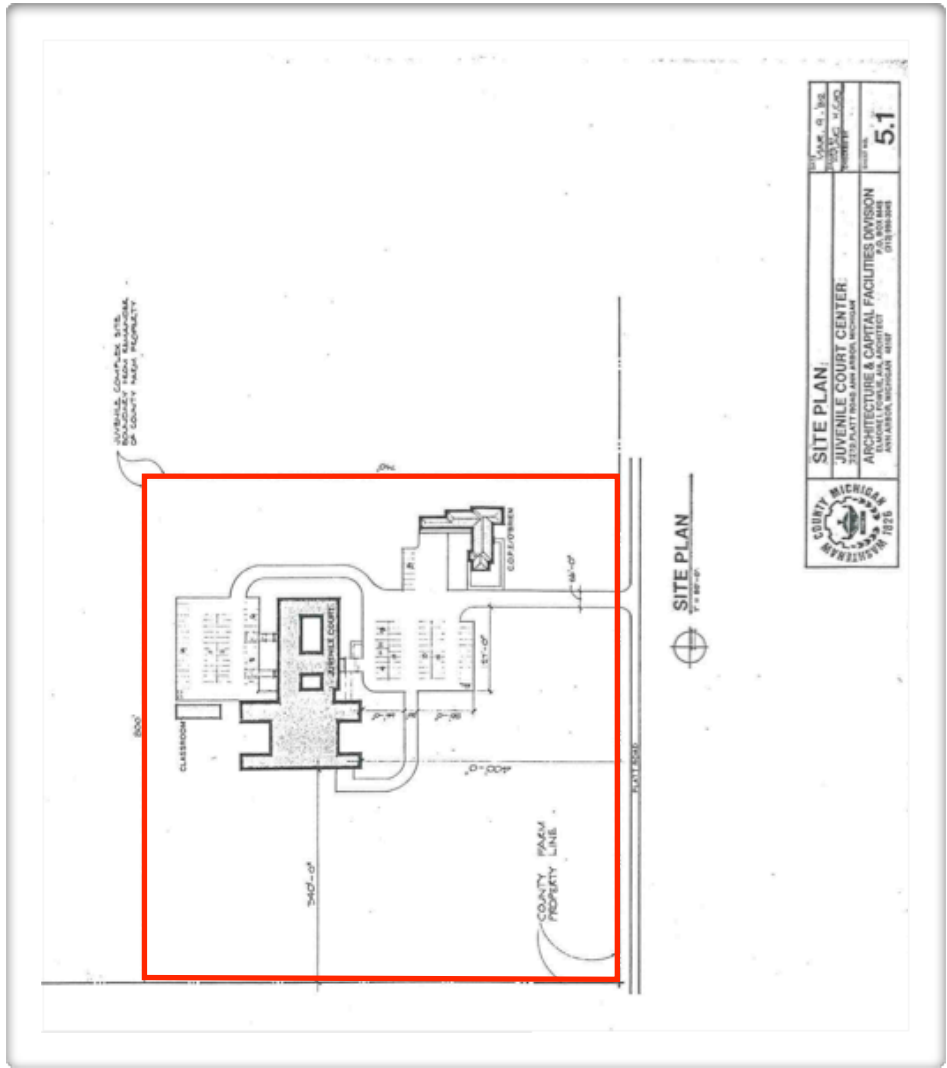
In summary, the subject neighborhood offers excellent access to all area amenities, including employment, shopping, and recreational facilities, as well as local highway interchanges.

Site and Yard Improvements

A site plan depicting the appraisal parcel is set forth on the following page. The subject site is outlined in red.



Site Plan



Size/Dimensions The parcel has 800 feet of frontage on Platt Road and a depth of 740 feet.

Total area is thus 592,000 square feet, or 13.59 acres.

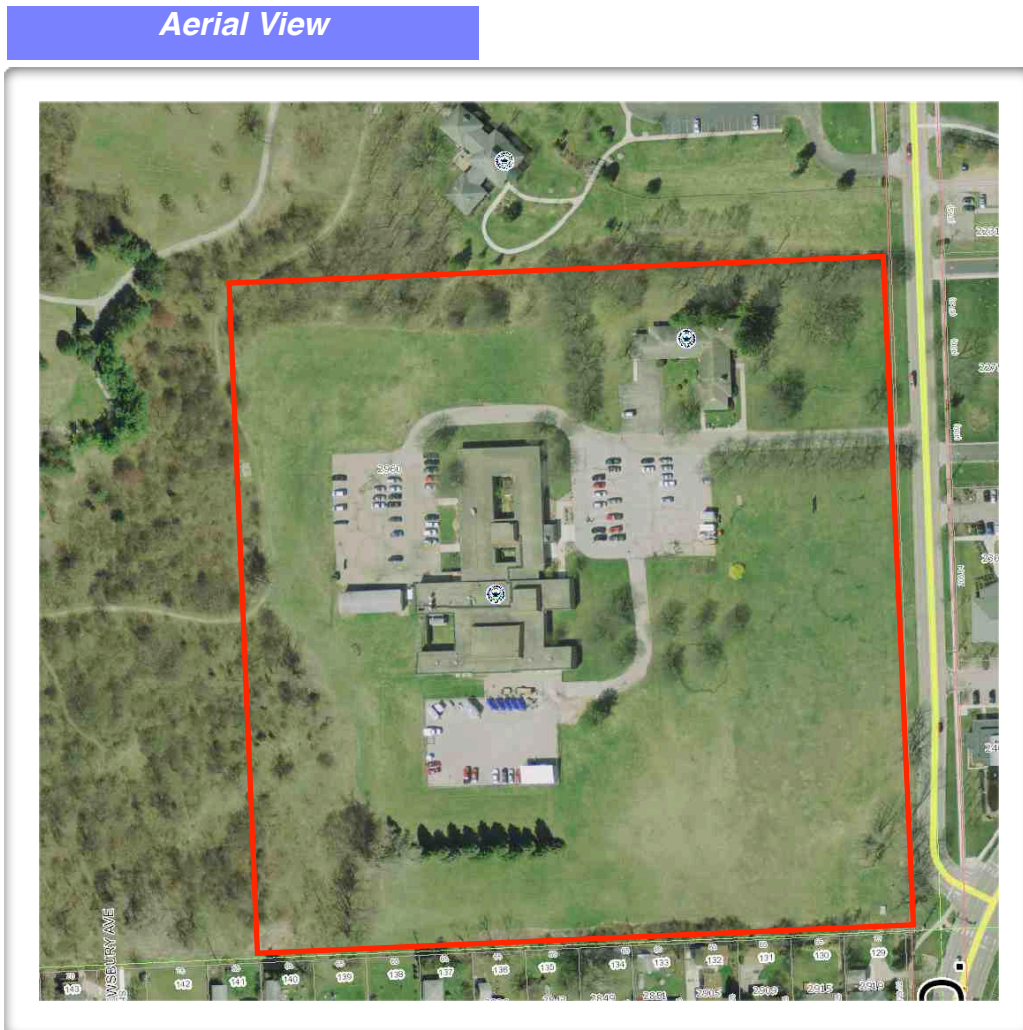
Shape Rectangular

Topography Topography of the subject parcel ranges from level to sloping and is at all times above road grade.



Wetlands Our physical inspection of the site indicates no evidence of any wet areas on the parcel.

An aerial depiction of the property is set forth below.



As shown, the former improvements were situated nearly in the center of the site, with the yard all around, with the COPE/O’Brien facility bordering the entry drive. Demolition of all building improvements has been completed as of the date of property inspection.

Soils The appraisers have not been provided with a soils boring analysis for the appraisal property. As such, it is an “Extraordinary Assumption” of this report that the subject site’s soils are suitable for



commercial- and/or residential-type construction. We note that all of the surrounding area is substantially built up, which would suggest that the subject's soils are indeed suitable for construction.

Access Access to the parcel is by way of curb cut off of Platt Road.

Street Improvements There are the typical municipal site improvements surrounding the parcel, including paved roadway, sidewalks, and streetlights.

Utilities All customary municipal utilities are available to the subject site.

Site Improvements At present, the only improvements that remain are some asphalt paving for parking areas and drives; a lean-to shed; chain link fencing; and minimal landscaping, in the form of grassed areas and mature trees.

Assessed Valuation and Taxes

The subject property is part of a larger parcel identified under the tax code 81-09-12-03-100-001. Because it is owned by a public entity, it is tax-exempt, and thus has no assessment.

Of course, if the property is sold to a private sector individual, it will receive a new assessment based on 'true cash' value.

Zoning

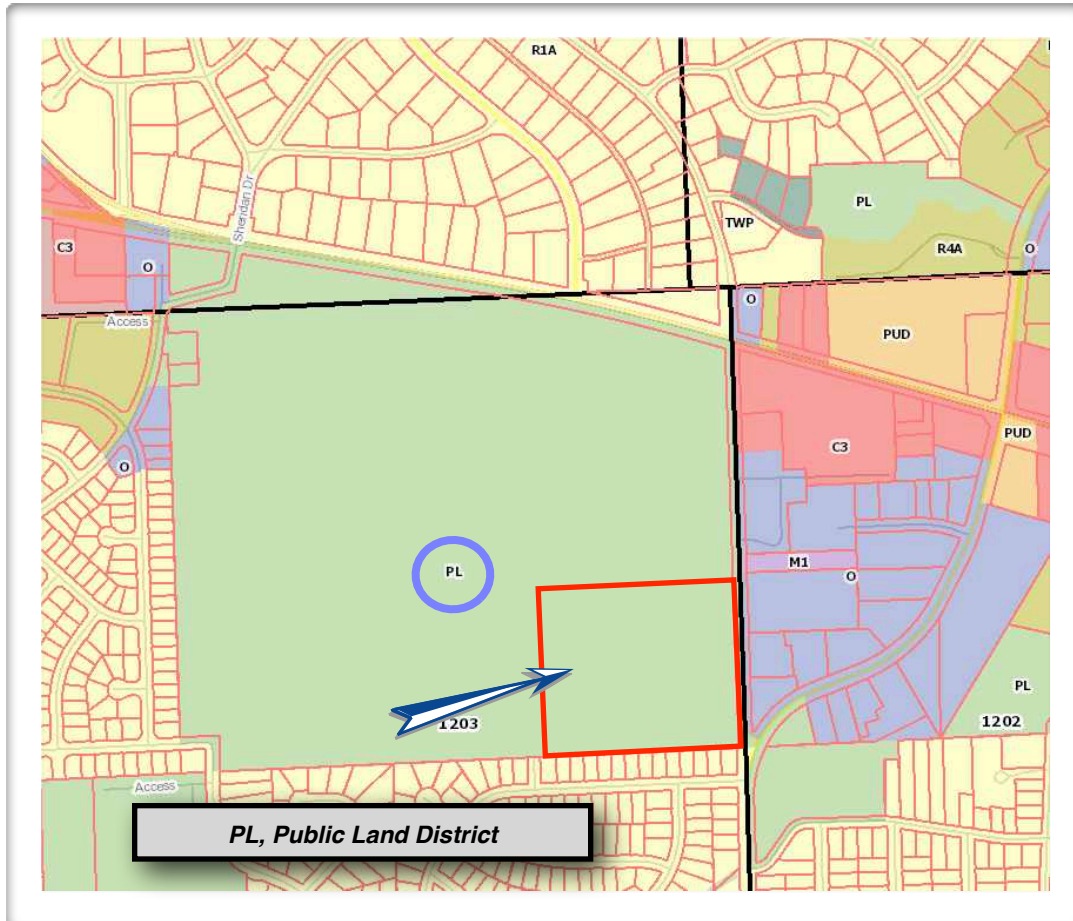
As shown on the following page, the subject property has a PL, Public Land District, zoning designation.

This district allows for several types of uses including playgrounds, golf courses, boating and fishing sites, conservation lands and wildlife sanctuaries, and developed open space such as arboreta, and botanical and zoological gardens. It also permits the standard range of institutional facilities including schools, museums and art galleries, public service institutions, and government offices and courts.



Of course, the market value of a property is based on the presumption of highest and best use in the private as opposed to public sector. We are thus charged to estimate market value predicated on the maximal use of the land in the private sector.

Zoning Map



In order to determine the probable range of uses for the subject site, if committed to the private sector, the appraisers consulted with Ms. Wendy Rampson, Planning Manager for the City of Ann Arbor. Ms. Rampson is familiar with the subject site as well as its surrounding neighborhood and imparts the following observations.

- (I) The subject is abutted to the south by single-family residential development and to the east by office uses. Multiple-family uses are found just northwest of the County Farm Park; and



- (2) Platt Road is signalized at both Washtenaw Avenue and South Huron Parkway, which improves traffic flow and, concomitantly, facilitates more dense uses.

When a change in zoning is contemplated, City Planners look to a property's surrounding neighborhood uses in order to determine whether a proposed zoning is appropriate.

In discussions with Ms. Rampson --who maintains that, without an actual petition to review, it's impossible to guarantee an outcome-- it appears that Planning would support an O, Office zoning for a portion of the site. She also informs us that, given the nearby R4B and R4A uses, a combination of residential and office development would be probable. She also notes that these uses could co-exist under the aegis of a PUD, Planned Unit Development.

In our opinion, commercial uses at the site wouldn't be terribly viable because Platt Road in the vicinity of the subject is a small feeder route, with little traffic flow and no visibility from a major roadway. As such, while it might be possible to have the subject zoned as such, we find it unlikely that there'd be demand in this location for such a use.

The Office zoning designation provides for executive and administrative offices for establishments whose plants, warehouses, or outlets are not permitted in the "O" district. This would include business offices of real estate, insurance, commercial or industrial establishments; offices of physicians, dentists and other health practitioners; legal, engineering, architectural, and surveying services; government offices; veterinary hospitals and kennels providing medical, surgical, boarding, grooming, and bathing facilities; and offices of non-profit organizations. It also provides for multiple-family residential uses under the R3 zoning designation, as well as all the less-dense "R" zonings.

The R4A designation provides for '...dwelling units to be arranged either side by side or one above the other in a low-density, multiple-family fashion. Such developments are most appropriate in perimeter areas of the city. Such developments are intended to provide sufficient open land area to make them compatible with surrounding land uses and to provide for their residents an environment that is more than merely physically safe and healthy.' Principal permitted uses under this designation include multiple-family dwellings, convalescent homes, hospitals, and any use allowed under the less-dense R3, R2B, R2A, and R1 districts.

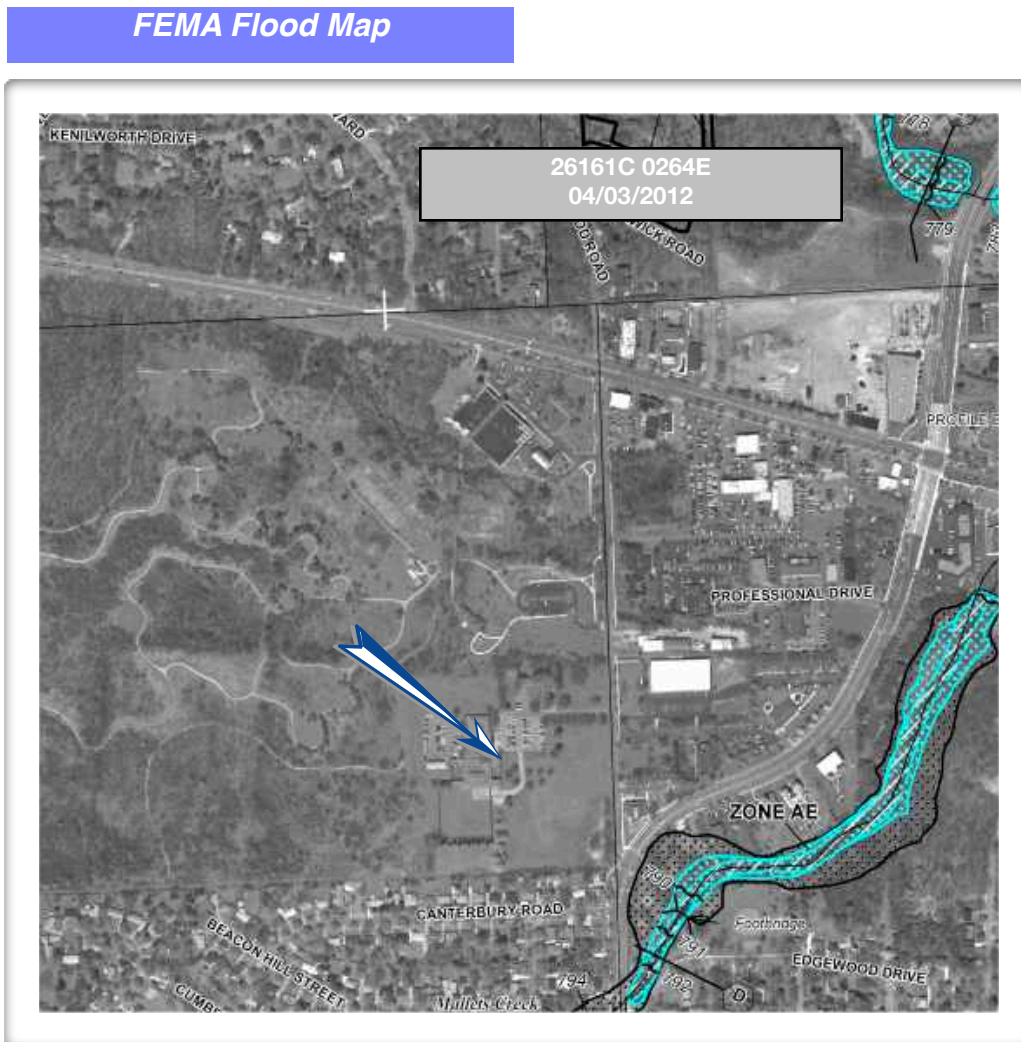
Further information describing permitted uses and setback requirements is set forth at "Excerpts from Zoning Ordinance," exhibit A.



Flood Hazard

Careful review of the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel #26161C 0264E, suggests that no portion of the subject site lies within a designated 100-year flood hazard area.

A copy of this map is set forth below.





Environmental Hazards

In connection with our former analyses of this property over the last 15 years or so, the appraisers were informed that, while there were no known underground tanks on the subject site, there were signs of asbestos contamination in both buildings associated with floor tiles, mastic, ceiling tiles, caulk, plaster, metal fire doors, pipe fittings and insulation, heat shield material, and a number of other miscellaneous items.

Obviously, these materials are assumed to have been properly handled in connection with the recent demolition of the structures.

Easements and Deed Restrictions

Because we do not have the benefit of any recent title work performed for the subject site, we are unable to comment as to the presence of any easements or other restrictions on the parcel that would adversely affect the subject's market value or in any way create an exception to clear title. For the purposes of this appraisal, it is presumed that any easements or restrictions to clear title will have no influence on the subject's market value.

Current Occupancy and Use

The subject is currently in use as a vacant parcel of land.



ANALYSIS OF VALUE

Current Market Conditions and Trends

The Washtenaw County real estate market was extremely strong in the late 1990s, in large part due to the favorable financing that followed from the low interest rates available in the market at that time.

The accessibility of inexpensive money promoted aggressive construction of both office and industrial properties in the local market. In turn, construction costs increased significantly, lease rates increased, and overall vacancy rates decreased. All this activity slowed, however, when the national and local economy softened, then segued into a decline in the latter part of 2000. This reversal was only exacerbated by the terrorist attacks of September 11th, which in turn led to plummeting corporate profits, concomitant layoffs, and further declines in real estate through the end of 2003. Since that time, residential and commercial interest rates have remained at all-time lows; however, the credit crisis that followed from the collapse of the sub-prime lending market in 2007 has all but stalled new commercial lending and has significantly restricted new residential lending, catering only to homebuyers and owners with stellar credit ratings and low loan-to-value ratios.

Even in the absence of much new construction, office and industrial vacancies are still at higher-than-normal levels. On the other hand, home sales in the local market are on the rise and getting stronger, in no small part due to exceedingly low interest rates. On the regional level, the Midwest—and Michigan in particular—is still feeling the impact of the reversals of the automotive industry, but that too seems to be improving.

Of course, economic conditions are cyclical, and there's cautious optimism that the national economy is rebounding somewhat, particularly with our military efforts in the Middle East on the wane.

While this section typically discusses current national, regional, and local trends for the type of property we are appraising, the subject is a parcel of development land at the east side of the City. Not surprisingly, there are no national or regional trends for such properties.

Considering the abutting uses and zonings, we conclude that industrial use wouldn't be allowed on site and, while limited commercial use may be possible, we deem it unviable and thus unlikely. As to office use, we believe that new-construction offices on the parcel would



be a good complementary fit for the site, given the nature of the surrounding Platt Road neighbors. Of course, such use may be a bit further out into the intermediate term, until such time as the office market improves further and vacancies stabilize a bit more.

As to the bulk of the parcel, we conclude that some form of residential development is likely, given the surrounding neighbors and zonings as well as input from City officials. In fact, single-family housing starts in the County are on the rise, with more than 1,000 single-family homes proposed or under construction this year. ‘Realtors, developers and builders said there are a number of reasons for increased residential building activity in the county, including an improving economy, a lack of inventory of existing homes for sale, the ability for builders to get financing again and rising home sale prices.’³

Ann Arbor’s desirability --and its stability-- is in no small part due to the strength imparted to the community by the University of Michigan, the U of M Medical Center, Eastern Michigan University, and St. Joseph Mercy Hospital. We also point out that Ann Arbor offers close proximity to Detroit; good access to local and state highways; and accessibility to cultural facilities, employment, and shopping centers, all of which has served to attract thousands of residents to the area.

In summary, the appraisal parcel is very centrally located and is in an area that is dominated by residential development, with complementary professional office and retail use along adjacent collector routes. These circumstances bode well for development of the appraisal site to some likely combination of office and residential use. Furthermore, despite the present state of the residential home and office markets, it is our opinion that a well-located vacant parcel of development land such as the subject --within the City limits-- would attract far more potential purchasers (for either residential or office use) than a comparably-sized parcel in the surrounding Townships.

Highest and Best Use of Property

As defined by the Appraisal Institute, highest and best use is

‘The reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, and financially feasible and that results in the highest value.’⁴

³ *Thousands of homes, apartments in development across Washtenaw County*, mlive.com, 6/20/14

⁴ *The Appraisal of Real Estate*, Twelfth Edition, The Appraisal Institute, Chicago, Illinois, page 305.



The use to which land can be put and the intensity to which it can be developed have a direct bearing on its value. The purpose of the highest and best use analysis, therefore, is to identify the most probable and profitable use of the property so that a value may be estimated predicated on that use.

This definition reflects the importance of determining the subject property's most productive use as it relates to value. Certain criteria - physically possible, legally permissible, financially feasible, and maximally productive - are considered in order to determine its highest and best use.

The property is first analyzed "As Improved" and then "As Though Vacant." This is done in consideration of a premise, which states "as long as the value of the property as improved is greater than the value of the land as though vacant, the highest and best use is the use of the property as improved."⁵

Since the subject has no improvements, we will only analyze the parcel as if vacant.

As If Vacant

As discussed under the "Zoning" subsection of this report, Planning officials inform us that the most probable zoning obtainable for the subject site is a combination of O, Office, District and an R4A, Multiple-Family Dwelling District zoning.

To the best of the appraisers' knowledge, information, and belief, there are no legal restrictions that would interfere with normal development of the site for any use permitted under the O or R4A zoning designations, as long as the proposed improvements were constructed in compliance with code requirements. Further, there appear to be no physical characteristics of the site that would interfere with, or preclude, normal development of the subject site to any of its legally permissible uses.

Of the permitted uses of the site, it is likely that some would produce income greater than that needed to satisfy operating expenses and provide a fair return on and of equity and debt capital investment; however, it is impossible to further analyze without benefit of plans, specifications, or costs for a proposed project.

Though a wide variety of possible uses could occur at the subject property, in an analysis of this nature, we must select one or several of the most probable uses in order to proceed with

⁵ *Ibid*, p. 306.



the valuation(s). Based on the foregoing discussion, we conclude that the most probable use of the subject property is for some combination of office and dense residential use.

The result of the following valuation must be tempered with the recognition that --while indeed the property could ultimately be committed to a use or uses other than those suggested to support the value conclusion estimated herein-- our analysis has been based on solid reasoning that should model the expectations of the typical investor/purchaser.

Methods of Valuation and Dates of Report

There are three generally recognized approaches to valuing real property. They are the cost approach, the sales comparison approach and the income approach. The three approaches, and their appropriateness in this valuation, are separately discussed on the following pages.

Discussion of the Income Approach and its Appropriateness in this Analysis

The income capitalization approach assumes that the value of the property arises from its potential for producing income to an investor. First, gross income, operating expenses and net operating income before allowances for depreciation charges and debt service are estimated. The resultant estimated net operating income (NOI or I_0) is then capitalized into an indication of value using a market related overall capitalization rate.

The income approach is not considered an appropriate indicator of value for most types of vacant land. As such, it will not be utilized in the following analysis of value.

Discussion of the Cost Approach and its Appropriateness in this Analysis

In the cost approach, the cost of replacement or reproduction of the buildings and all other improvements to the land are estimated. Depreciation, if any, from all causes is then estimated and deducted from reproduction or replacement cost to give net depreciated reproduction or replacement cost of improvements. To this is added land value to give an indication of total property value by the cost approach.

This approach is most useful for valuing property with new or proposed improvements that utilizes a site to its most intense use.



In valuing income-producing properties, the cost approach generally sets an upper limit to value. This is based on the tenet known in appraising as the principle of substitution which, ‘...states that a prudent purchaser would pay no more for real property than the cost of acquiring or developing an equally desirable substitute...’⁶

Valuation by the cost approach is not considered appropriate in the instant analysis because it’s not an accepted method for estimating the value of development parcels that haven’t yet been site plan approved nor bid for infrastructure costs.

Discussion of the Sales Comparison Approach and its Appropriateness in this Analysis

The sales comparison approach, is defined as ‘A set of procedures in which a value indication is derived by comparing the property being appraised to similar properties that have been sold recently, applying appropriate units of comparison, and making adjustments to the sale prices of the comparables based on the elements of comparison. The sales comparison approach may be used to value improved properties, vacant land, or land being considered as though vacant; it is the most common and preferred method of land valuation when comparable sales data are available.’⁷

The sales comparison approach is the predominant technique in valuing vacant land such as the subject, when there is an adequate amount of reliable sale information for comparable properties. Because there is adequate recent sales data from the local market, the sales comparison approach is considered an appropriate method for estimating market value in the analysis at hand.

Summary

In the As Is valuation of the subject property, the appraisers will use the sales comparison approach to value.

⁶*Real Estate Appraisal Terminology*, The American Institute of Real Estate Appraisers and the Society of Real Estate Appraisers, 1975, Ballinger Publishing Company, Cambridge, Massachusetts, P. 201.

⁷*The Dictionary of Real Estate Appraisal*, Third Edition, Appraisal Institute, Chicago, IL, 1993, page 318.



Dates of Valuation

The date of the appraisal report is November 20, 2014. The As Is valuation date is November 5, 2014, the date of property inspection.

Current As Is Value of Subject Property

This value estimate for the subject property is made as of November 5, 2014, the date of property inspection.

Sales Comparison Approach and Conclusion of Value

The sales comparison, or market approach, has greatest probity in appraisal situations involving land or improved properties within a particular area, having common elements and similar amenities. In the absence of sales with sufficient similarity to allow direct comparison, other reasonably similar improved properties are considered, in order to provide a range of unit prices within which the current real estate market is operating, and within which the appraised property would be expected to sell.

In the sales comparison approach, several units of comparison can be used depending upon the type of property that is being appraised. The predominant unit of comparison recognized in the market for vacant parcels of development land is the price-per-square-foot indicator, which is used in the following analysis.

The appraisers have documented six sales, a listing, and a bona fide offer of comparable parcels of development land from the greater Ann Arbor market. A location map, along with detailed write-ups of each comparable, are presented on the next several pages, and are followed by our analysis.

The elements of comparison considered by the appraisers are:



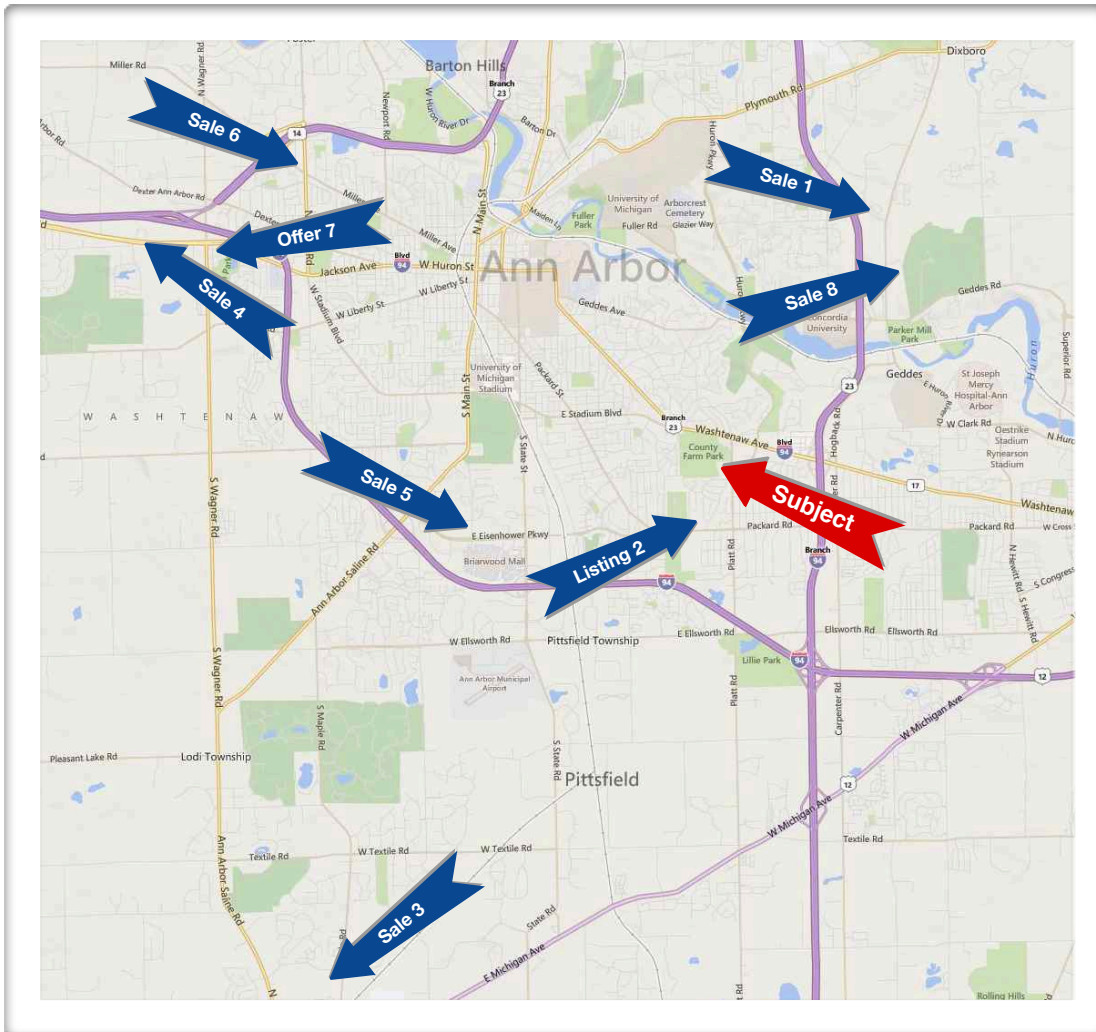
Transaction Items

- Buyer Expenditures
- Property Rights
- Financing Terms
- Conditions Of Sale
- Market Conditions

Physical Items

- Location
- Size
- Frontage/Access
- Topography
- Shape
- Utilities
- Zoning

Map of Land Sale Comparables





Sale 1

MARKET DATA

Vacant Office/Research Sale



Photograph Date:

Location: WS of N. Dixboro Rd. & SS of Woodbridge Ave., Ann Arbor Township, Washtenaw

Sale Date: December 2013

Sale Price: \$3,520,000 Terms unavailable

Purchaser: NSF International

Seller: University of Michigan

Site: This is an irregular-shaped site containing two parcels and measuring a total of approximately 51.15± acres or 2,228,094± square feet. The site is located along the west of N. Dixboro Road and along the south/southwest side of Woodbridge Avenue. The site has about 1,400 feet of frontage along N. Dixboro Road and about 1,500 feet of frontage along Woodbridge Avenue. The site also has significant frontage along the east side of US-23.

Zoning: RRA, Research and Research Applications District

Utilities: All Municipal

Tax Code: I-09-25-225-002 & I-09-24-325-016

Occupancy: Vacant

Comments: The site is located within the Ann Arbor Technology Park

Source: Appraiser File #13662, 734-994-0554

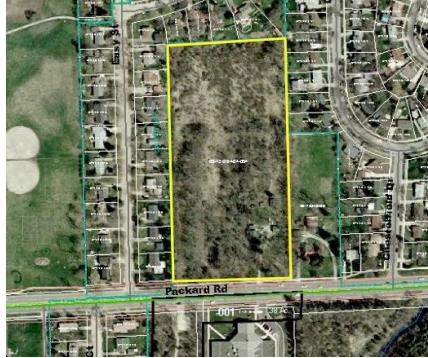
Indicators: \$ 68,817 per acre
\$ 1.58 per square foot



Listing 2

MARKET DATA

Vacant Single Family Development Listing



Photograph Date:

Location: 2857 Packard Road, Ann Arbor, Washtenaw County, Michigan

Sale Date: August 2014

Sale Price: \$1,590,000 Cash or Equivalent

Purchaser: Available

Seller: Robert R. Weber

Site: The site is nearly rectangular in shape and consists of 7.9 acres or 344,124 square feet. The site has about 407 feet of frontage on Packard Road and an average depth of 853 feet. Topography is generally level with some tree and brush cover. The property is located just east of Burh Park and Cobblestone Farm. The property includes a 1,521 SF house, built circa 1850, deemed to have interim rental use, offsetting to demolition upon redevelopment.

Zoning: R1C, Residential Single Family (min. lot size 7,200 sf)

Utilities: All Municipal

Tax Code: 09-12-03-404-054

Exposure Time: 25 months

Occupancy: Vacant

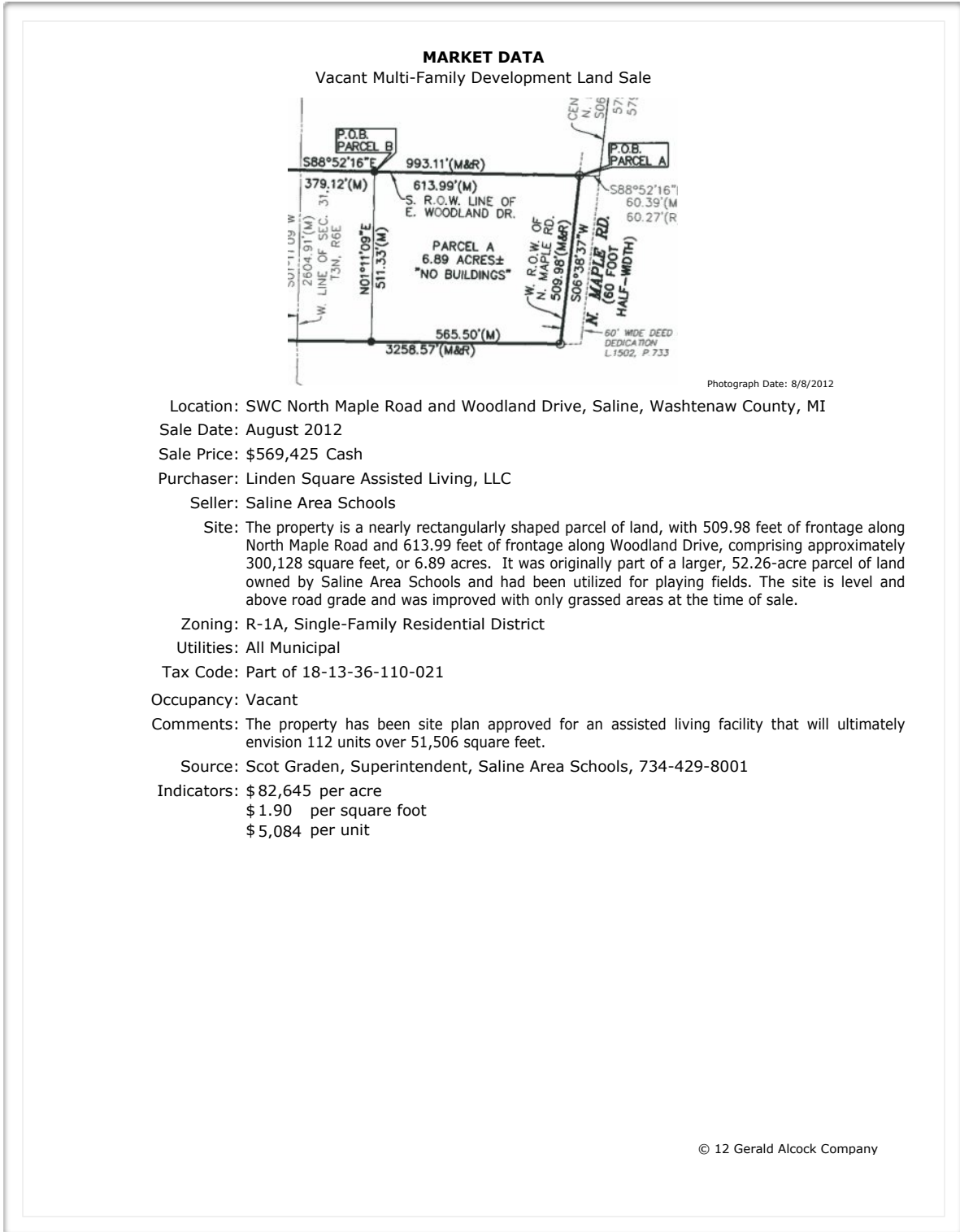
Comments: In 2009, the broker the owner has received three offers around \$1,300,000 and rejected them. The owner is willing to participate in the profits of a residential development while accepting a lower price. More recently the property is listed at the cited price and the owner advises of potential for rezoning to PUD allowing multi-family and assisted living options; however, the South Area master plan indicates a site specific (Site 8) recommendation for detached single family use.

Source: Robert Weber

Indicators: \$ 4.62 per square foot
\$ 201,266 per acre



Sale 3





Sale 4

MARKET DATA
Vacant General Office Sale

Photograph Date:

Location: 4400 Jackson Road, Scio Township, Washtenaw County, Michigan
 Sale Date: November 2012
 Sale Price: \$285,000 Cash
 Purchaser: West Washtenaw Medical
 Seller: Legacy Professional Build, LLC

Site: The site is slightly irregular in shape with 126.42' of frontage on the NS of Jackson Rd and a depth of 526.44'. The site contains 1.44 gross acres and is subject to an easement in favor of the Washtenaw County Road Commission, presumed for right-of-way purposes, over the southern 0.13-acre portion of the property, yielding 1.31 net acres. Topography is generally level with a natural depression found in the northern region of the site. An intermittent creek appears to traverse part of the eastern border of the site. The property has one access point from westbound Jackson Road. Daily traffic count is 23,973 cars.

Zoning: OS, Office Service District
 Utilities: All Municipal
 Tax Code: H-08-23-300-015
 Occupancy: Vacant

Comments: The property had been listed for sale as redevelopment land, with notation of existing buildings, since early 2008 by Mr. James Porth of Thomas A. Duke Company for initial consideration of \$700,000. Demolition cost of non-contributory improvements is estimated to be \$15,000. John Evans of Swisher Commercial listed the property in 2010 with initial price of \$385,000, reduced to \$237,000 in February 2012, resulting in a bank-owned sale for consideration of \$200,000 on July 3, 2012, after 4-months exposure to the market. The cited sale occurred 4-months later and was purchased by the developer of contiguous land for possible assemblage and an offset to tree mitigation cost on the neighboring property. Hence, the buyers believe they paid a premium. Non-contributory improvements were demolished prior to the November 2012 sale; however, the purchaser advises of \$10,000 balancing cost to fill basement hole and cap off sewer. Mr. Scott Martin of the Scio Township Utilities Dept. advises that the property presently has 2-REUs in place and notes that the Township's sewer capacity issue has been mitigated by an allocation of 700 REUs from MDEQ. Therefore, if necessary, the property owner could apply for additional REUs.

Source: Office files, Buyer and John Evans, Swisher Commercial, 734-663-0501

Indicators: \$ 4.54 per gross square foot
 \$ 197,917 per gross acre
 \$ 4.99 per net square foot
 \$4.70 per gross square foot, after balancing costs

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Sale 5

MARKET DATA

Vacant General Office Sale



Photograph Date:

Location: 2830-2874 South Main Street, Ann Arbor, Washtenaw County, Michigan

Sale Date: March 2014

Sale Price: \$2,200,000 Cash or Equivalent

Purchaser: Balfour Ann Arbor, LLC

Seller: Godek Family

Site: The site is comprised of six separate parcels of land, which together are irregular in shape, with 379.76 feet of frontage on South Main Street, 646.78 feet of frontage on West Oakbrook Drive, and a total area of approximately 281,398 square feet, or 6.46 acres. Topography is generally level with partially wooded coverage.

Zoning: O, Office District (allows for R4B, Multi-Family Uses up to 15 units / acre)

Utilities: All Municipal

Tax Code: 09-12-05-304-010 and -304-012 thru -304-016

Exposure Time: .5 months

Occupancy: 90% Occupied

Comments: The site was being marketed for office and/or multi-family use. Demolition costs are estimated at \$75,000. The owner plans to develop a senior housing facility on the site.

Source: Jim Chaconas, Colliers International, (734) 769-5005

Indicators: \$ 7.82 per square foot

\$ 340,557 per acre

\$8.08 per square foot, after demolition charges



Sale 6

MARKET DATA

Vacant Multi-Family Development Land Sale



Photograph Date:

Location: 1577 North Maple Road, Ann Arbor, Washtenaw County, Michigan

Sale Date: October 2013

Sale Price: \$305,000 Land Contract, 3-year term, \$150K down

Purchaser: Mauyad Kasham

Seller: Hamid Ismat Living Trust

Site: The subject site is irregular-shaped and contains 1.50 acres, or 65,340 square feet. Topography is generally level and the site has access to both North Maple Road and Miller Road.

Zoning: R-3, Townhouse Multiple Family Residential (Max Density 10 UPA)

Utilities: All Municipal

Tax Code: 09-08-24-107-009

Exposure Time: 29.0 months

Occupancy: Vacant

Comments: The property was listed for \$325,000, representing an 6% list to sale price discount. The seller has plan and architectural drawing for 12 four-bedroom apartments. A 1,050-square-foot rented single family residence is deemed to have interim value offsetting to eventual demolition cost. The broker confirmed sale price and closing date, noting that the property sold to an adjoining property owner for assemblage.

Source: David Hamilton, Swisher Commercial, 734-662-3745

Indicators: \$4.67 per square foot

\$203,333 per acre



Offer 7

MARKET DATA

Vacant Single Family Development Offer



Photograph Date:

Location: 3365 Jackson Avenue, Ann Arbor, Washtenaw County, MI

Offering Date: October 2013

Offering Price: \$595,000 Cash or Equivalent

Purchaser: Undisclosed

Seller: Wei-Yi and Jing-Heng Ma

Site: The property under valuation is configured to a near rectangle, comprising 4.00 gross acres, which appears to be net of public road rights-of-way. Gravel-covered Ferry Street dead-ends into the western border of the property, while Porter Avenue—unimproved at the point of juncture—dead-ends into the southern border of the property. The property has 310 feet of frontage on the south side of Jackson Avenue and a maximum depth of 529.80 feet at its western border. Topography is generally level and undulating with a ditch along the Jackson Avenue border. Coverage consists of building and site improvements located north central within the site, marginal landscaping surrounding the building improvements, with generally wooded remainder lands. Site improvements include a gravel circular driveway and presumably disconnected well and septic systems. The property is improved with an older one- and one-and-one-half-story frame single-family residence, comprising 1,928 square feet of gross living area over 1,200-square-foot unfinished basement and 368-square-foot crawl space and a 264-square-foot detached frame garage. The residence is occupied by a month-to-month tenant. Building and site improvements are deemed to have interim contributory value offsetting to eventual demolition. A Michigan Department of Environmental Quality (MDEQ) monitoring well is located on site in association with contamination of aquifers in the area from the former Gelman Sciences facility. Connection to municipal water presumably renders the circumstance a moot issue.

Zoning: R1C, Single Family Dwelling Dist. (6 UPA), MP: R2A, Two-Family Dwell. Dist. (10 UPA)

Utilities: All Municipal

Tax Code: 09-08-25-200-012

Exposure Time: 32 months

Occupancy: Vacant

Comments: Property Manager, Mr. James Mann, advises that well and septic systems, formerly serving the residence, have not been in use for 20 years but are likely extant on site. Mr. Mann advises that about 10 years ago, the property owner expended about \$65,000 to bring water and sewerage service to a standard sufficient to support a contemplated mixed-use commercial and multiple-family redevelopment of the site. The R1C district allows a minimum lot area of 7,200 square feet and a minimum lot width of 60 feet. The district has a density level of six units per acre. **As of August 2013, Mr. Mann advises of a full price offer in negotiation, subject to due diligence; however, Mr. Mann is not confident that the offer will come to fruition because the seller is considering withdrawal and gifting to children, believing that the market will improve in the future. As of October 2013, the offer has been rejected by seller who decided to keep money in land; the property is now withdrawn from the market.**

The West Area Future Land Use Map indicates that the subject property lies in an area recommended for single- and two-family residential uses. The R2A, Two-Family Dwelling District designation allows for a minimum unit size of 4,250 square feet or a density level of 10 units per acre. The property was initially listed for \$795,000 in January 2011.

Source: Property Manager, James Mann, Mann Real Estate, (734) 428-8388

Indicators: \$ 148,750 per acre

\$14,875 per potential unit allowed by master plan (40)



Sale 8

MARKET DATA

Vacant Single Family Development Sale



Photograph Date:

Location: 724 Dixboro Road, Ann Arbor Township, Washtenaw County, MI

Sale Date: March 2013

Sale Price: \$464,000 Land Contract, terms unavailable

Purchaser: 724 Dixboro Road, LLC

Seller: BBNL, L.L.C.

Site: The L-shaped site, comprising 7.78 acres, is found on the east side of Dixboro Road with 266 feet of frontage, adjacent to University of Michigan lands, between Geddes Road and Woodland Drive. Topography is level and rolling and coverage is partially wooded. About six percent wetlands and storm drainage easement are found at the NEC of the site. The property is improved with a 2,110 square foot single-family residence over basement, built in 1840, remodeled in 1950; a 1,280 square foot frame barn, built in 1900; and a 1,026 square foot garage, with office above, built in 1977. Broker advises that improvements have non-contributory value. Appraisers estimate \$10,000 demolition cost. The purchaser plans to develop the property under a PUD parameter; selling broker advises potential density is 6 to 8 lots, based upon past planning efforts. In addition to the cited sale price and noted demolition expense, the purchaser paid \$75,000 to a contiguous property owner to gain rights for ingress/egress easement over neighbor property to benefit six to eight lots on subject property. Township Zoning Official, John Hamlin, advises that the property is master-planned for R3A, Single-Family Urban Residential uses allowing 2.00 UPA.

Zoning: R2, Single-Family Suburban Residential District (21,780 sf) 2.00 UPA

Utilities: All Municipal (Water at street, Sewer connected)

Tax Code: I-09-25-100-009

Exposure Time: 73 months

Occupancy: Vacant

Comments: The broker marketed the property as single-family development land, noting that the value of the property was in the development potential of the land. The property has been on and off the market since October 2004, with a final list price of \$495,000. The listing broker advises that the property was pending sale in December 2006 for consideration of \$650,000 plus \$70,000 to the neighbor, plus demolition of \$10,000, effecting a potential investment of \$730,000, or \$93,830 per acre, which fell through as the market collapsed.

Source: Mike Rhode, Deford Team, 734 646-3310

Indicators: \$ 59,640 per gross acre

\$ 1.37 per gross square foot

\$70,566 per acre, inclusive of demolition and driveway easement costs



Table IV, Land Sales Adjustment Grid

	Subject	Sale 1	Sale 2	Sale 3	Sale 4	Sale 5	Sale 6	Sale 7	Sale 8
Title Int Transferred		Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Sales Price		\$3,520,000	\$1,590,000	\$569,425	\$285,000	\$2,200,000	\$305,000	\$595,000	\$464,000
Acres		51.15	7.90	6.89	1.31	6.46	1.50	4.00	7.78
Price per Sq.Ft.		\$1.58	\$4.62	\$1.90	\$4.99	\$7.82	\$4.67	\$3.41	\$1.37
Date of Sale		Dec-13	Listing	Aug-12	Nov-12	Mar-14	Oct-13	Offer/10-13	Mar-13
Buyer Expenditures		0.00%	0.00%	0.00%	3.51%	3.41%	0.00%	0.00%	18.32%
Property Rights		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Financing Terms		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Conditions of Sale		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Market Conditions		0.00%	-25.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Adjusted Price		\$1.58	\$3.47	\$1.90	\$5.17	\$8.08	\$4.67	\$3.41	\$1.62
Location	Platt Road	Woodbridge	Packard Rd	Maple Rd	Jackson Rd	S Main St	N Maple Rd	Jackson Ave	Dixboro Rd
City/Twp/Village	Ann Arbor	AA Twp	Ann Arbor	Saline	Scio Twp	Ann Arbor	Ann Arbor	Ann Arbor	AA Twp
Adjustment		10.0%	0.0%	10.0%	0.0%	-10.0%	10.0%	10.0%	10.0%
Site Size	13.59	51.15	7.90	6.89	1.31	6.46	1.50	4.00	7.78
Adjustment		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Frontage	800'	2900'	407'	510'/614'	126'	380'/647'	165'/254'	310'	266'
Adjustments		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Topography	Lvl to Slope	Rolling	Level	Level	Level	Level	Level	Level	Level
Adjustments		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Shape	Rectangular	Irregular	Rect	Rect	Rect	Irregular	Irregular	Irregular	Irregular
Adjustments		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Utilities	All Municipal	Equivalent	Equivalent	Equivalent	Equivalent	Equivalent	Equivalent	Equivalent	Equivalent
Adjustments		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zoning	Prob O/R4A	RRA	R1C	R-1A	OS	O	R3	R1C/R2A	R2
Adjustments		0.0%	10.0%	10.0%	-10.0%	-10.0%	0.0%	10.0%	20.0%
Gross Adjustments		10.00%	10.00%	20.00%	10.00%	20.00%	10.00%	20.00%	30.00%
Net Adjustments		10.0%	10.0%	20.0%	-10.0%	-20.0%	10.0%	20.0%	30.0%
Adjusted Price Per Square Foot		\$1.74	\$3.81	\$2.28	\$4.65	\$6.47	\$5.13	\$4.10	\$2.11

Index of Comparable Sales

- 1 SS Woodbridge Drive, Ann Arbor Township
- 2 2857 Packard Road, Ann Arbor **High \$6.47**
- 3 SWC Maple and Woodland, Saline **Mean \$3.79**
- 4 4400 Jackson Road, Scio Township **Low \$1.74**
- 5 2830-2874 South Main Street, Ann Arbor
- 6 1577 North Maple Road, Ann Arbor
- 7 3365 Jackson Road, Ann Arbor
- 8 724 Dixboro Road, Ann Arbor Township



The adjustments to the comparable properties are clearly delineated on page 39 at Table IV, "Land Sales Adjustment Grid." Where an element of comparison was considered superior to the subject, the comparable sale price was adjusted downward; where an element of comparison was considered inferior to the subject, the sale price was adjusted upward. The exception to the foregoing statement is the size adjustment, whereby, as the number of units increases, the price-per-unit typically decreases.

While we prefer to formulate adjustments extracted from the market, there is simply insufficient data with which to arrive at probative adjustments. As such, the following adjustments have been formulated using our best judgment.

As shown, all eight comparables --with the exception of Sale Three-- are located within a few miles of the appraisal parcel.

Our analysis is as follows:

Buyer Expenditures -- Buyer expenditures include the costs incurred by the buyers immediately following the purchase of land. These costs may include demolition of existing structures, environmental costs, bringing utilities to a site, or legal and zoning costs.

As to Comparables Two, Six, and Seven, interim rental income is deemed to offset the costs of demolition.

Upward adjustment is applied to Sales Four, Five, and Eight to reflect the anticipated costs of demolition charges, with further upward adjustment applied to Eight to reflect the fact that the buyer had to pay the neighboring owner to gain an easement for access over the parcel.

Property Rights, Financing, Conditions of Sale -- All of the presented properties are considered to be roughly equivalent to the subject in terms of property rights being transferred. Financing terms are all considered to be cash equivalent and conditions of sale are all arm's length. As such, no adjustments are deemed necessary for these considerations.

Market Conditions -- Since all the cited sales are fairly recent, no adjustments for market conditions are warranted.

That said, Listing Two isn't expected to sell at its asking price, so a negative 25 percent adjustment is applied to this comparable for market conditions.



Location -- Sale One is deemed to have a more peripheral location and is thus adjusted upward accordingly. The same holds true for Three and Eight.

Sale Five is found on South Main Street, in an area of higher quality office development. As such, it's given a negative 10 percent adjustment for locational considerations.

Though Sale Four is deemed roughly equivalent to the subject locationally (for office use) Offer Seven (on the same corridor) is deemed inferior vis a vis residential use as it's highly trafficked and surrounded by more marginal homes. The same holds true for Sale Six.

Listing Two, which is quite comparable to the subject locationally, remains unadjusted.

Size -- In general, larger parcels of land typically sell at lower prices-per-square-foot because the buyer is acquiring more units...somewhat of a volume discount if you will. Furthermore, the larger the magnitude of the development, the more capital is required, and greater risk is often associated. These factors can drive down the price of larger development sites.

On the other hand, as a development increases in size, the fixed costs of the project, such as architectural fees, utility hookups, engineering, and consulting, can be spread over a greater number of units, thus making it more affordable to develop each unit, in turn making the sale (or lease) of each unit more profitable.

In theory, when there is ample recent sales data, the sales themselves will illustrate market-driven adjustments for size (as well as other factors). In fact, this rarely occurs. As illustrated at Table IV, there is no clear pattern of market-driven size adjustments among the eight comparables.

Considering this circumstance, we elect to apply no adjustments for size considerations, while still keeping in mind the typical smaller parcel/higher price (and vice versa) ratio.

Frontage -- No adjustments are required.

Topography -- No adjustments are required.



Shape -- No adjustments are required.

Utilities -- No adjustments are required.

Zoning -- The subject is presently zoned PL, Public Land, with a probable combination O, Office and R4A, Multiple-Family Dwelling District zoning designation, as represented by officials from the City's planning department.

The other factor to consider is that the subject isn't guaranteed to be granted the Office or R4A zonings, so there is some uncertainty surrounding the issue. Thus, when we compare the appraisal property to one of the comparables that already has an Office zoning, the comparable is considered superior because its designation is already in place. By way of example, Sales Four and Five, which have Office zonings, are given negative 10 percent adjustments for zoning considerations. Similarly, while we would have adjusted Sale One (with a Research zoning) upward because of its lesser density, in this circumstance we haven't because --once again-- the subject isn't yet granted the new designations.

Following from this argument, the remaining adjustments are considered to be self-explanatory.

As shown at Table IV, after all adjustments, the comparables range from about \$1.75 to \$6.50 per square foot, with the average at roughly \$3.80.

All the cited comparables have both similarities to, and differences from, the subject, so they're considered to have roughly equivalent probity as indicators of value.

After careful consideration of all factors, particularly the subject's large size, the appraisers conclude to a market value estimate of \$3.75 per square foot as appropriate for application to the appraisal property --as if vacant-- in the analysis at hand. So,

13.59 Acres (591,980 sq. ft.) @ \$3.75 per sq. ft. = \$2,220,000 (Rd)

Thus, based on the foregoing analysis, the appraisers conclude that the current As Is market value of the fee simple title interest in the subject property, as of November 5, 2014, is

Two Million Two Hundred Twenty Thousand (\$2,220,000) Dollars



The preceding value estimate is made subject to the “General Assumptions and Limitations of Appraisal” of this report and to the following “Hypothetical Condition and Extraordinary Assumptions.”

Hypothetical Condition and Extraordinary Assumptions

The preceding value estimate is made subject to the following:

Extraordinary Assumptions:

- The appraisal parcel is presently part of the larger, County Farm Park site owned by the County of Washtenaw. The value estimated herein presumes that the parcel can be legally split from the parent in the configuration detailed herein; and
- The value estimated herein presumes that the subject soils are capable of supporting commercial and/or residential-type development similar to that found on surrounding parcels; and

Hypothetical Condition:

- The appraisal site is presently zoned PL, Public Land. It is an assumption of this analysis that the parcel would be capable of being rezoned to a combination of designations not less dense than R4A, Multiple-Family Dwelling District, and O, Office District.

Sales History Analysis

In accordance with USPAP, appraisers are required to comment on changes in title that have occurred (for any appraisal property) within a three-year period of the date of appraisal.

The subject property is owned by the County of Washtenaw and has been for decades. To the best of our knowledge, the property isn’t currently listed for sale, nor is it under signed purchase agreement, the best of our knowledge. As such, further analysis of recent transactions isn’t required at present.



Estimated Reasonable Exposure Time and Marketing Period

As used herein, the definition of exposure time is as follows.

‘The time a property remains on the market. The estimated length of time 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: a retrospective estimate based upon an analysis of past events assuming a competitive and open market. Exposure time is always presumed to occur prior to the effective date of the appraisal...’⁸

The exposure time of comparable sales is considered by the appraisers to be an implicit indicator for exposure time for the subject. Exposure times for the eight cited comparables --where available-- are as follows:

<u>Comparable</u>	<u>Exposure Period</u>
SS Woodbridge 2857 Packard Road	Not available (listed for) 28 months
SWC Maple & Woodland 4400 Jackson Road	Not available 4 months
2830-2874 South Main Street	.5 months
1577 North Maple Road	29 months
3365 Jackson Road	32 months
724 Dixboro Road	73 months

Based on our discussions with local realtors experienced in the market, given current market conditions, and assuming the subject property were aggressively marketed by a competent broker at a listing price close to the market value estimated herein, the appraisers consider an exposure time of six to 12 months to be a reasonable estimate for the subject property.

As used herein, the definition of marketing period is as follows.

‘The time it takes an interest in a real property to sell on the market subsequent to the date of an appraisal. Reasonable marketing time is an estimate of the amount of time it might take to sell an interest in real property at its estimated market value during the period immediately after the effective date of the appraisal...’⁹

⁸ *The Dictionary of Real Estate Appraisal*, Third Edition, Appraisal Institute, Chicago, IL, 1993, page 126.

⁹ *Dictionary*, page 220.



While exposure time is retrospective, marketing period is prospective, and thus should consider current market trends and conditions as well as historical evidence. Assuming the subject property were aggressively marketed by a competent broker at a listing price close to the estimated market value, the appraisers estimate a marketing period of six to 12 months.



ASSUMPTIONS AND LIMITATIONS OF APPRAISAL

This appraisal is for no purpose other than property valuation, and the appraiser(s) is neither qualified nor attempting to go beyond that narrow scope. The reader should be aware that there are also inherent limitations to the accuracy of the information and analysis contained in this appraisal. Before making any decision based on the information and analysis contained in this report, it is critically important to read this entire section to understand these limitations.

APPRAISAL IS NOT A SURVEY

It is assumed that the utilization of the land and improvements is within the boundaries of the property lines of the property described and that there is no encroachment or trespass unless noted in this appraisal report.

No survey of the property has been made by the appraiser and no responsibility is assumed in connection with such matters. Any maps, plats, surveys, or drawings reproduced and included in this report are intended only for the purpose of showing spatial relationships or location. Sizes and dimensions should not be scaled from them. The reliability of the information contained on any such map or drawing is assumed by the appraiser and cannot be guaranteed to be correct. A surveyor should be consulted if there is any concern on boundaries, setbacks, encroachments, or other survey matters.

The legal description given to the appraiser is presumed to be correct, but it has not been confirmed by a survey.

APPRAISAL IS NOT A LEGAL OPINION

No responsibility is assumed for matters of a legal nature that affect title to the property nor is an opinion of title rendered. The title is assumed to be good and marketable. The value estimate is given without regard to any questions of title, boundaries, encumbrances, or encroachments. We are not usually provided an abstract of the property being appraised and, in any event, we neither made a detailed examination of it nor do we give any legal opinion concerning it.



It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless noncompliance is stated, defined, and considered in this appraisal report. A comprehensive examination of laws and regulations affecting the subject property was not performed for this appraisal.

It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a non-conformity has been stated, defined, and considered in the appraisal report. Information and analysis shown in this report concerning these items is based only on a rudimentary investigation. Any significant question should be addressed to local zoning or land use officials and/or an attorney.

It is assumed that all required licenses, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimated contained in this report is based. Appropriate government officials and/or an attorney should be consulted if an interested party has any questions or concerns on these items since we have not made a comprehensive examination of laws and regulations affecting the subject property.

APPRAISAL IS NOT AN ENGINEERING OR PROPERTY INSPECTION REPORT

This appraisal should not be considered a report on the physical items that are a part of this property. Although the appraisal may contain information about the physical items being appraised (including their adequacy and/or condition), it should be clearly understood that this information is only to be used as a general guide for property valuation and not as a complete or detailed physical report. The appraisers are not construction, engineering, environmental, or legal experts, and any statement given on these matters in this report should be considered preliminary in nature.

The observed condition of the foundation, roof, exterior walls, interior walls, floors, heating system, plumbing, insulation, electrical service, and all mechanicals and construction is based on a casual inspection only and no detailed inspection was made. For instance, we are not experts on heating systems and no attempt was made to inspect the interior of the furnace. The structures were not checked for building code violations, and it is assumed that all buildings meet applicable building codes unless so stated in this report.

Some items such as conditions behind walls, above ceilings, behind locked doors, or under the ground are not exposed to casual view and therefore were not inspected. The existence of insulation, if any is mentioned, was found by conversation with others and/or circumstantial



evidence. Since it is not exposed to view, the accuracy of any statements about insulation cannot be guaranteed.

It is assumed that there are no hidden or unapparent conditions of the property, sub-soil, or structures that would render it more or less valuable. No responsibility is assumed for such conditions, or for the engineering that may be required to discover such factors. Since no engineering or percolation tests were made, no liability is assumed for soil conditions. Sub-surface rights (mineral and oil) were not considered in making this appraisal.

Wells, septic systems, and utility lines, if any, are assumed to be in good working condition and of sufficient size and capacity for the stated highest and best use.

The age of any improvements to the subject property mentioned in this report should be considered a rough estimate. We are not sufficiently skilled in the construction trades to be able to reliably estimate the age of improvements by observation. We therefore rely on circumstantial evidence which may come into our possession (such as dates on architectural plans) or conversations with those who might be somewhat familiar with the history of the property such as property owners, on-site personnel, public records, or others. Parties interested in knowing the exact age of improvements on the land should contact us to ascertain the source of our data and then make a decision as to whether they wish to pursue additional investigation.

The appraiser(s) has observed those parts of the mechanical equipment and systems that constitute an integral part of the property and that are generally visible. From such observation, the appraiser(s) has reported any apparent conditions that the appraiser believes might bear on the conclusions of this report. The appraiser(s) has not, however, tested such mechanical equipment and systems, and thus assumes no responsibility for their operating performance (unless specifically so stated in this appraisal).

The appraiser(s) has not made a specific compliance survey and analysis of the subject to determine whether or not it is in conformity with the Americans with Disabilities Act ("ADA"). It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of ADA. If so, this fact could have a negative impact upon the value of the property. The appraiser has no direct evidence relating to this issue and did not consider possible non-compliance with the requirements of the ADA in estimating the value of the property.

Because no detailed inspection was made, and because such knowledge goes beyond the scope of this appraisal, any observed condition or other comments given in this appraisal re-



port should not be taken as a guarantee that a problem does not exist. Specifically, no guarantee is made as to the adequacy or condition of the foundation, roof, exterior walls, interior walls, floors, heating system, air conditioning system, plumbing, electrical service, insulation, or any other detailed construction matters. If any interested party is concerned about the existence, condition, or adequacy of any particular item, we would strongly suggest that a construction expert be hired for a detailed investigation.

APPRAISAL IS NOT AN ENVIRONMENTAL ISSUES OR A HAZARDOUS MATERIALS REPORT

No toxic materials or environmental impact studies were either requested or made in conjunction with this appraisal, and the appraiser(s) hereby reserves the right to alter, amend, revise or rescind any of the value opinion(s) based upon subsequent or subsequently-revealed toxic materials or environmental impact studies, research or investigations, or due to stigma associated with potential environmental hazards.

We are not environmental experts, and we do not have the expertise necessary to determine the existence of environmental hazards such as the presence of mold, urea-formaldehyde foam insulation, toxic waste, asbestos, radon gas, PCBs, lead-based paint, contaminants such as petroleum products, or hazardous chemicals escaping from underground storage tanks, other potentially hazardous materials, or any other environmental hazards on the subject or surrounding properties. If we know of any problems of this nature which we would believe would create a significant problem, they are disclosed in this report. Nondisclosure should not be taken as an indication that such a problem does not exist, however. An expert in the field should be consulted if any interested party has questions on environmental factors.

No chemical or scientific tests were performed by the appraiser(s) on the subject property, and it is assumed that the air, water, ground, and general environment associated with the property present no physical or health hazard of any kind unless otherwise noted in the report. It is further assumed that the property does not contain any type of dump site and that there are no underground tanks (or any underground source) leaking toxic or hazardous materials or substances into the groundwater or the environment unless otherwise noted in the report.



APPRAISAL IS MADE UNDER CONDITIONS OF UNCERTAINTY WITH LIMITED DATA

As can be seen from limitations presented above, this appraisal has been performed with a limited amount of data. Data limitations result from a lack of certain areas of expertise by the appraiser(s) (that go beyond the scope of the ordinary knowledge of an appraiser), the inability of the appraiser(s) to view certain portions of the property, the inherent limitations of relying upon information provided by others, etc.

There is also an economic constraint, however. The appraisal budget (and the fee for this appraisal) did not contain unlimited funds for investigation. We have spent our time and effort in the investigative stage of this appraisal in those areas where we think it will do the most good, but inevitably there is a significant possibility that we do not possess all information relevant to the subject property.

Before relying on any statement made in this appraisal report, interested parties should contact us for the exact extent of our data collection on any point which they believe to be important to their decision-making. This will enable such interested parties to determine whether they think the extent of our data gathering process was adequate for their needs or whether they would like to pursue additional data gathering for a higher level of certainty.

Information (including projections of income and expenses) provided by local sources, such as government agencies, financial institutions, accountants, attorneys, and others is assumed to be true, correct, and reliable. No responsibility for the accuracy of such information is assumed by the appraiser(s).

The comparable sales data relied upon in this appraisal are believed to be from reliable sources. Though all the comparables were examined, it was not possible to inspect them all in detail. The value conclusions are subject to the accuracy of said data.

Engineering analyses of the subject property were neither provided for use nor made as a part of this appraisal contract. Any representation as to the suitability of the property for uses suggested in this analysis is therefore based only on a rudimentary investigation by the appraiser and the value conclusions are subject to said limitations.

All values shown in the appraisal report are based on our analysis as of the effective date(s) of valuation stated in this appraisal report. (The value[s] estimated in this appraisal report may change in the future because of changing local or national economic conditions or capital money market changes.) These values may not be valid in other time periods or as conditions change. We take no responsibility for events, conditions, or circumstances affecting the



property's market value that take place subsequent to either the date of value contained in this report or the date of our field inspection, whichever occurs first.

Since projected mathematical models and other projections are based on estimates and assumptions which are inherently subject to uncertainty and variation depending upon evolving events, we do not represent them as results that will actually be achieved.

This appraisal is an estimate of value based on an analysis of information known to us at the time the appraisal was made. We do not assume any responsibility for incorrect analysis because of our incorrect or incomplete information. If new information of significance comes to light, the value given in this report is subject to change without notice.

Opinions and estimates expressed herein represent our best judgment but should not be construed as advice or recommendation to act. Any actions taken by you, the client, or any others should be based on your own judgment, and the decision process should consider many factors other than just the value estimate and information given in this report.

RESTRICTIONS UPON DISCLOSURE AND USE OF THE APPRAISAL

Disclosure of the contents of this appraisal report is governed by the Bylaws and Regulations of the Appraisal Institute. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which he is connected, or any reference to the Appraisal Institute or the MAI designation shall be disseminated to the public through advertising media, public relations media, news media, sales media, or any other public means of communication without the prior written consent and approval of the appraiser.

The appraisal report may not be used for any purpose except substantiation of the value estimated without written permission from the appraiser. All valuations in this appraisal report are applicable only under the stated program of use. The valuation of a component part of the property is applicable only as a part of the whole property.

Neither the name of Gerald Alcock Company nor the name of the appraiser(s) nor this appraisal report nor any material contained in this appraisal report may be included in any prospectus, or used in any activities or transactions such as offerings or representations in connection with a real estate syndicate or syndicates, a real estate investment trust or trusts, or any securities-related exposures.



Neither this appraisal report nor any part of it may be submitted to the Securities and Exchange Commission nor to any state securities regulatory agency without the express written permission of the appraiser(s).

Neither the name of the Gerald Alcock Company nor the name of the appraiser(s) nor this appraisal report nor any material contained in this appraisal report may be used for activities or transactions that are subject to the Employee Retirement Income Security Act of 1974, as amended, without the express written permission of the appraiser(s).

APPRAISAL REPORT LIMITATIONS

Appraisal reports are technical documents addressed to the specific needs of clients. Casual readers should understand that this report does not contain all of the information we have concerning the subject property or the real estate market. While no factors we believe to be significant but unknown to the client have been knowingly withheld, it is always possible that we have information of significance which may be important to others but which, with our limited acquaintance of the property and our limited expertise, does not seem to be important to us.

Appraisal reports made for lenders are technical documents specifically made to lender requirements. Casual readers are cautioned about their limitations and cautioned against possible misinterpretation of the information contained in these reports.

The appraiser should be contacted with any questions before this report is relied on for decision-making.



APPRAISERS' CERTIFICATIONS

We certify that, to the best of our knowledge and belief:

1. The statements of fact contained in this report are true and correct;
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions and conclusions;
3. We have no present or prospective interest in the property that is the subject of this report, and we have no personal interest or bias with respect to the parties involved;
4. We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment;
5. Our engagement in this assignment was not contingent upon developing or reporting predetermined results;
6. Our 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;
7. Our analyses, opinions and conclusions were developed and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice;
8. The appraisers performed previous appraisals of the subject property in November of 2011 and December of 2013. We have performed no other 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;
9. Wendy Ruffini and Michael Williams have made an inspection of the property that is the subject of this report;
10. No one provided significant real property appraisal assistance to the author of this report;



11. The reported analysis, opinions and conclusions were developed and this report has been prepared in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute;
12. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives;
13. This appraisal assignment was not based upon a requested minimum valuation, a specific valuation, or the approval of a loan; and
14. As of the date of this report, Michael T. Williams has completed the requirements of the continuing education program of the Appraisal Institute.

A handwritten signature in black ink that reads "M.T. Williams".

Michael T. Williams, MAI

A handwritten signature in black ink that reads "Wendy E. Ruffini".

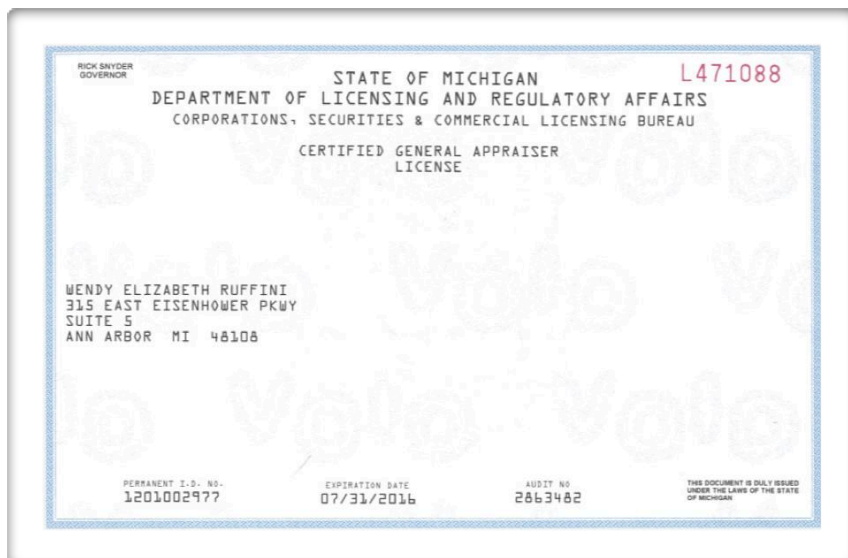
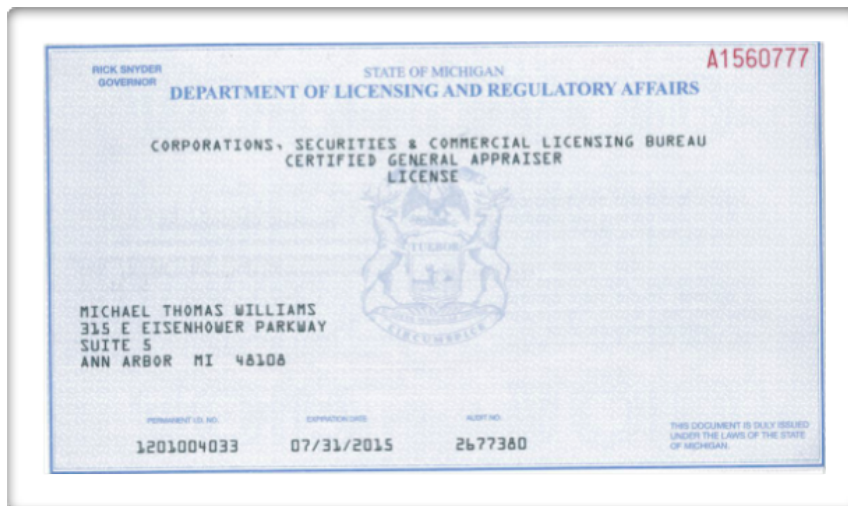
Wendy E. Ruffini



REQUIRED STATEMENTS

LICENSURE

Appraisers are required to be licensed, and are regulated by the Michigan Department of Licensing and Regulatory Affairs, P.O. Box 30018, Lansing Michigan 48909. The appraiser(s) are currently and properly licensed. Copies of these licenses are set forth below.





USPAP COMPETENCY PROVISION

This appraisal complies with the Competency Provision of the USPAP.

APPRAISAL REPORT

This report is classified as an Appraisal Report under the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation, Standards Rule 2-2(a). Broadly defined, an Appraisal Report gives the contents of the report in a summary form and connotes a concise level of detail in the presentation of information

NARRATED DATES

Date of Appraisal Report

The date of this appraisal report is November 20, 2014.

Effective Date(s) of Value

The As Is value date for the subject is November 5, 2014, the date of property inspection.

Date(s) of Inspection and Inspector(s)

The property was inspected by Wendy Ruffini and Michael Williams on November 5, 2014.

UNAVAILABILITY OF INFORMATION

All information requested was made available to the appraisers.



PROFESSIONAL QUALIFICATIONS

WENDY E. RUFFINI

Appraiser with Gerald Alcock Company, LLC preparing valuation and consulting assignments since 1986.

Valuations have been performed on various properties, including, but not limited to, larger, multi-family apartment complexes; student apartments; Campus Commercial and Central Business District mixed-use retail properties; single- and multi-tenant professional and medical office buildings; single- and multi-tenant industrial buildings; hi-tech office properties; both general retail and shopping center facilities; and vacant land. Assignments for special purpose properties include churches; schools; day care facilities; and fraternities and sororities.

Consulting assignments include appraisal reviews, lease recommendations, valuation of air rights, and buy-sell negotiations.

Assignments have been performed for financing, disposition and acquisition, estate planning, tax appeal, condemnation, internal corporate planning, foreclosure proceedings, and litigation support. Valuations and market studies have been completed for proposed, partially completed, renovated, and existing structures.

Clients served include commercial banks, life insurance companies, mortgage bankers, law firms, accountants, investment firms, developers, individuals, and public agencies.

EDUCATION:

UNIVERSITY OF MICHIGAN
Bachelors of Arts in English, 2000

APPRAISAL INSTITUTE

Courses Completed:

--Real Estate Appraisal Principles
--Basic Valuation Procedures



- Residential Valuation
- Capitalization Theory and Techniques, Part A
- Capitalization Theory and Techniques, Part B

LICENSURE

Certified General Appraiser, State of Michigan, #1201002977

TEACHING ASSOCIATIONS

Guest lecturer, Stephen M. Ross School of Business, University of Michigan

COURT EXPERIENCE

Qualified as expert witness in Oakland County Circuit Court

EMPLOYMENT

Gerald Alcock Company, LLC
Ann Arbor, Michigan

1986 to 2002 Commercial Appraiser

2003 to 2008 Principal

2008 to Present Commercial Appraiser



MICHAEL T. WILLIAMS, MAI

Principal and President with the Gerald Alcock Company, LLC since 2003 and an associate since 1995 preparing and managing valuation and consulting assignments.

Valuations have been performed on various properties including, but not limited to, retail shopping centers, net leased retailers, general commercial properties, single and multi-tenant industrial buildings, high-tech office properties, professional and medical office buildings, mixed-use facilities, residential subdivisions, apartments, and vacant land for a variety of uses. Assignments for special purpose properties include public and private golf courses and country clubs, tennis and health clubs, gas station and convenience stores, car washes, bowling alleys, hotels, self-storage facilities, churches, schools, day care facilities, specialty-medical properties, and assisted living facilities.

Consulting assignments include appraisal reviews, lease recommendations, market studies, ground lease consultations, and buy-sell negotiations.

Assignments have been performed for financing, disposition and acquisition, estate planning, federal estate tax filing, tax appeal, condemnation, internal corporate planning, and foreclosure due diligence. Valuations and market studies have been completed for proposed, partially completed, renovated, and existing structures.

Clients served include commercial banks, life insurance companies, mortgage bankers, law firms, accountants, investment firms, developers, as well as private and public agencies.

EDUCATION:

UNIVERSITY OF MICHIGAN

School of Business Administration
Bachelor of Business Administration, 1993
Concentration in Finance and Real Estate

WALSH COLLEGE

Master of Science in Finance, 2002



APPRAISAL INSTITUTE

Courses Completed:

- Standards of Professional Practice, Part A, 1993
- Standards of Professional Practice, Part B, 1994
- Standards of Professional Practice, Part C, 1999
- Appraisal Principles, 1994
- Appraisal Procedures, 1993
- Basic Income Capitalization, 1993
- General Applications, 1994
- Advanced Income Capitalization, 1994
- Highest & Best Use/Market Analysis, 1994
- Advanced Sales Comparison & Cost Approach, 1996
- Report Writing & Valuation Analysis, 1996
- Advanced Applications, 1997
- Fundamentals of Separating Real Property, Personal Property, and Intangible Business Assets, 2012

Seminars Completed:

- Building Construction In Michigan, 1995
- Small Hotel/Motel Valuation, 1997
- Non-Residential Demonstration Report Writing, 1998
- Appraisal Office Management, 1999
- Attacking and Defending an Appraisal for Litigation, 1999
- Appraisal Review – General, 2001
- Effective Report Writing, 2002
- The Road Less Traveled: Special Purpose Properties, 2003
- Rates and Ratios, 2003
- Regression Analysis, 2003
- Uniform Standards For Federal Land Acquisitions, 2003
- National USPAP Update, 2004
- Michigan Appraiser Licensing Law & Rules, 2004
- Appraisal of Local Retail Properties, 2004
- Appraisals and Real Estate Lending, 2004
- Appraising Convenience Stores, 2005
- Business Practice and Ethics, 2005
- Mortgage Fraud, 2006
- Reappraising, Readdressing, Reassigning, 2007
- Analyzing Distressed Real Estate, 2007
- National USPAP Update, 2007



Appraisal Issues In Publicly-Funded Land Transactions, 2007
Effective Bank - Appraiser Communication, 2007
Appraisal Issues in Publicly Funded Land Transaction, 2007
Capstone Realty Sources: Land Conservation Marketplace I, 2009
Appraisal Curriculum Overview (Two-Day General), 2009
Spotlight on USPAP: Common Errors and Issues, 2009
Michigan Economy, 2009
Online McKissock: Michigan Law, 2009
Online McKissock: 2008-09 National USPAP Update, 2009
Spotlight on USPAP: Confidentiality, 2010
Business Practice and Ethics, 2010
Data Verification Methods, 2010
Spotlight on USPAP: Appraisal Review, 2011
Michigan Economy, 2011
Online McKissock: Michigan Law, 2011
Online Analyzing Distressed Real Estate, 2011
National USPAP Equivalent Course 2010-2011, 2011
Spotlight on USPAP: Agreement For Services-Instructions, 2011
Preparing Valuation Disclosures, Entire MI Tax Tribunal, 2011
Supervising Appraisers, A Mentoring Process, 2012
National USPAP Equivalent Course 2012-2013, 2012
Michigan Laws and Rules, 2012

PROFESSIONAL AND TRADE AFFILIATIONS:

Michigan State Certified General Appraiser #1201004033

Ohio State Certified General Appraiser #2011002568

Member, Appraisal Institute (MAI), Certificate No. 11570

Leadership Ann Arbor Program, Ann Arbor Chamber of Commerce, 2006-2007

Treasurer, Southeast Michigan Subchapter of the Great Lakes Chapter of Appraisal Institute, 2001-2003

Board of Directors, Great Lakes Chapter of Appraisal Institute, 2007-2011



Chairperson, Membership Development, Retention and Development, Great Lakes Chapter of Appraisal Institute, 2007-2012

Assistant Regional Ethics Administrator For Region III, Appraisal Institute, 2004-2007

Regional Member Ethics Administrator For Region III, Appraisal Institute, 2008-2009

Chair, Ethics Administration Division, Appraisal Institute, 2010-2011

Chair, Ethics Appeals Panel, Appraisal Institute, 2012



Excerpts From Zoning Ordinance

5:10.12. - O office district.

- (1) *Intent.* This district is primarily for office buildings. The office district classification will be applied as a transitional use buffer between residential uses and uses which would be incompatible in direct contact with residential districts.
- (2) *Permitted principal uses.*
 - (a) Executive and administrative offices for establishments whose plants, warehouses or outlets are not permitted in the "O" district.
 - (b) Any office in which goods, wares or merchandise are not commercially created, displayed, stored, exchanged or sold, such as the following:
 1. Business offices of a public utility, real estate, insurance, commercial or industrial establishment.
 2. Offices of physicians, dentists and other health practitioners; legal, engineering, architectural and surveying services; accounting, auditing and bookkeeping services.
 3. Finance, insurance and real estate offices; travel bureau; and banks.
 4. Government offices.
 5. Business services such as: advertising, consumer credit reporting agencies, mailing list and stenographic services, business and management consulting services.
 6. Office of nonprofit organizations, such as professional membership organizations, labor unions, civic, social and fraternal associations, political organizations and religious organizations.
 7. Beauty salons providing beauty treatments such as hair cutting, coloring and styling; hair removal; manicure; pedicure; skin care; and therapeutic massage. Incidental sales of products used in the salon shall occupy no more than 25% of the total floor area.
 - (c) Any permitted principal use of the R4B dwelling district, subject to all of the applicable use regulations of the R4B district.
 - (d) Artists' studios, provided no more than 25% of the total floor area of the studio is used for the display and sale of articles which are produced in the studio.
 - (e) Funeral homes.
 - (f) Private colleges, universities and other institutions of higher learning, offering courses in general, technical or religious education.
 - (g) Hotels.
 - (h) The City Council may, by resolution, designate certain dates and locations as special events temporary outdoor sales areas. The resolution shall include conditions and standards of conduct to be in force for outdoor sales and displays on private property. A property owner who wishes to conduct outdoor sales and displays on his or her private property, as provided for in the Council resolution, shall first apply for and receive a zoning compliance permit by the date designated in the resolution. The conditions and standards contained in the resolution shall be conditions of the zoning compliance permit issued to a property owner. Failure to comply with the conditions set in the resolution shall be a violation of this ordinance section and shall be grounds to revoke all permits granted to the property owner for the duration of the special event identified in the resolution.

(3) *Special exception uses pursuant to section 5:104 ()*

- (a) Veterinary hospitals and kennels providing medical, surgical, boarding, grooming and bathing facilities for small nonfarm animals such as dogs, cats and birds. All facilities must be completely enclosed in a sound proof building in such a way as to produce no objectionable odors at the lot lines.
- (b) Indoor court game facilities, including, but not limited to, handball, racquetball, paddleball, squash, ping-pong and similar uses, when located in an enclosed building.
- (c) A drive-thru facility that is an accessory to a permitted principal use in the O office district, provided that the facility is not located between a street and the principal building, and the vehicular circulation to enter and exit the facility does not impair the general vehicular circulation on the site or the pedestrian circulation on and off the site.

(4) *Permitted accessory uses.*

- (a) Those allowed in the R3 district.
- (b) Incidental services may be provided within office buildings for the convenience of occupants of that building, such as news, cigar or candy stands, delicatessens, restaurants, personal service shops and similar uses, provided the following conditions are fulfilled:
 - 1. Not more than 5% of the building's usable floor area is used for incidental services.
 - 2. All such incidental services shall be situated within the interior of the building so that no part thereof shall be directly accessible from the outside of the building.
 - 3. No sign or window display shall be discernible or visible from a public sidewalk or street.

(Ord. No. 6-84, 4-9-84; Ord. No. 15-85, 6-5-85; Ord. No. 36-99, § 2, 9-7-99; Ord. No. 20-03, § 1, 7-7-03; Ord. No. 12-07, § 1, 6-4-07; Ord. No. 08-24, § 1, 7-7-08, eff. 7-23-08; Ord. No. 10-34, § 6, 1-3-11; Ord. No. 14-06, § 2, 6-2-14)

5:10.6. - R4A multiple-family dwelling district.

- (1) *Intent.* Multiple-family residential district intended to permit dwelling units to be arranged either side by side or one above the other in a low-density, multiple-family fashion. Such developments are most appropriate in perimeter areas of the city. Such developments are intended to provide sufficient open land area to make them compatible with surrounding land uses and to provide for their residents an environment that is more than merely physically safe and healthy.
- (2) *Permitted principal uses.*
 - (a) Any permitted principal use or special exception use in the R1C 1-family dwelling district, R2A and R2B 2-family dwelling districts and R3 terrace-family dwelling districts, subject to all the regulations of the district in which such use first occurs.
 - (b) Multi-family dwellings.
 - (c) Convalescent homes and nursing homes, guest houses for relatives of hospital patients, and homes of the elderly, subject to providing 400 square feet of lot area per occupant.
 - (d) Hospitals, as a special exception use pursuant to section 5:104 (i), provided there is a minimum of 1,500 square feet of net lot area per bed.
- (3) *Permitted accessory uses.*
 - (a) Those allowed in the R3 district.

(Ord. No. 6-84, 4-9-84; Ord. No. 19-93, § 7, 10-18-93; Ord. No. 10-32, § 1, 10-4-10; Ord. No. 10-34, § 3, 1-3-11)



Excerpts From Assessment Records

General Property Information

City of Ann Arbor

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Parcel: 09-12-03-100-001 **Unit:** City of Ann Arbor **Data Current As Of:** 11/19/2014 2:11:53 AM

Parcel is Vacant

Property Address [collapse]

2960 WASHTENAW AV
Ann Arbor, MI 48104

Owner Information [collapse]

WASHTENAW COUNTY
220 NORTH MAIN STREET
Ann Arbor, MI 48104

Unit: 09

Taxpayer Information [collapse]

SEE OWNER INFORMATION

General Information for Tax Year 2014 [collapse]

Property Class:	092 - Exempt Washtenaw County	Assessed Value:	\$0
School District:	81010 - Ann Arbor	Taxable Value:	\$0
State Equalized Value:	\$0	Map #	
User Num Idx	3	Date of Last Name Chg:	12/19/2008
User Alpha 1		Date Filed:	
User Alpha 2		Notes:	N/A
User Alpha 3		Census Block Group:	
Historical District:	N/A		

Principal Residence Exemption	June 1st	Final
2015	0.0000 %	-
2014	0.0000 %	0.0000 %

Previous Year Info	MBOR Assessed	Final S.E.V.	Final Taxable
2013	\$0	\$0	\$0
2012	\$0	\$0	\$0

Land Information [collapse]

	Frontage	Depth
Lot 1:	0.00 Ft.	0.00 Ft.
Lot 2:	0.00 Ft.	0.00 Ft.
Lot 3:	0.00 Ft.	0.00 Ft.
Total Frontage:	0.00 Ft.	Average Depth: 0.00 Ft.

Total Acreage: 0.00
Zoning Code: R1A

Total Estimated Land Value:	\$0	Mortgage Code:	
Land Improvements:	\$0	Lot Dimensions/Comments:	
Renaissance Zone:	NO		
Renaissance Zone Expiration Date:			
ECF Neighborhood Code:	099 - 099 exempt		

Legal Information for 09-12-03-100-001 [collapse]

BEG E 1/4 POST SEC 3 TH N 0 DEG 37 MIN E 2180.05 FT TH S 89 DEG 35 MIN 30 SEC W 191.05 FT TH N 89 DEG 50 MIN 30 SEC W 620 FT TH W 425 FT ALG ARC CURVE TO LT RAD 8617.9 FT CEN ANG 2 DEG 49 MIN 30 SEC CHORD N 76 DEG 45 MIN 30 SEC W 425 FT TH N 78 DEG 10 MIN 10 SEC W 1449.1 FT TH S 1 DEG 20 MIN W 390.12 FT TH N 89 DEG 24 MIN W 12 FT TH S 0 DEG 54 MIN 30 SEC W 100 FT TH S 89 DEG 05 MIN 30 SEC E 140 FT TH S 0 DEG 54 MIN 30 SEC W 250 FT TH N 89 DEG 05 MIN 30 SEC W 140 FT TH S 0 DEG 54 MIN 30 SEC W 1667.79 FT TH N 89 DEG 56 MIN 30 SEC E 183.5 FT TH S 0 DEG 54 MIN 30 SEC W 170 FT TH N 89 DEG 56 MIN 30 SEC E 2491.87 FT TO POB PRT NE 1/4 SEC 3 T3S R6E & SE 1/4 SEC 34 T2S R6E

Sales Information

2 sale record(s) found.

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms Of Sale	Liber/Page
11/21/2008	\$0.00	U	WASHTENAW COUNTY BUILDING AUTHORITY	WASHTENAW COUNTY	Warranty Deed	4708/205
12/26/1989	\$1.00	U	WASHTENAW COUNTY	WASHT COUNTY BLDG AUTHORITY	Warranty Deed	2376:0467

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Target Market Analysis

Platt Rd. Study Area

Michigan

September 26, 2014



Prepared for:



Prepared by:



In collaboration with:

SMITHGROUP JJR



Acknowledgements

Washtenaw County, Michigan

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Project Support

Prepared for:



Prepared by:



In Collaboration with:

SMITHGROUP JJR



Platt Road Study Area Target Market Analysis

Table of Contents

Section	Workbook Section
--	Workbook Narrative
AA	Market Potential Charrette Materials
BB	Site Assessment
CC	Target Markets or 1, 2, 3-Mile Rings
DD	Household Income and Home Values, Rents

Introduction

The attached narrative provides some highly preliminary observations from work that is underway on a Target Market Analysis (TMA) for the Platt Road study area along the Washtenaw Avenue corridor, which extends from the City of Ann Arbor east through Pittsfield and Ypsilanti Townships, and into the City of Ypsilanti.

The TMA work is being conducted in collaboration with SmithGroupJJR, and is intended to help guide future planning and design charrettes for the study area. This narrative serves as a guide to the attached Washtenaw County materials, and has been accelerated to help facilitate discussion during the first stakeholder meetings scheduled for August 26-28, 2014. Work on the TMA will continue in August and September, and the final report will be expanded to include an Executive Summary and recommendations for each of the subject sites.

Contact Information

This narrative, the analysis, preliminary conclusions, and recommendations are all subject to revision based on feedback during the initial stakeholder meetings. Stakeholders may direct any questions on the methodology, approach, and enclosed materials to Sharon Woods of LandUse|USA. Similarly, questions regarding the existing site conditions, process, charrettes, and planning- related topics can be addressed to Cheryl Zuellig of SmithGroupJJR.

Target Market Analysis

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Additional Resources: <http://www.WashtenawAvenue.org> <http://www.PlattRoad.org>

Executive Summary and Strategy

The Platt Road redevelopment site is ideally located for new households seeking an easy commute to jobs in downtown Ann Arbor, downtown Ypsilanti, and the region’s anchor institutions (hospital, colleges, etc.). It is walkable to Washtenaw Avenue, public transit, an adjacent county park, and Whole Foods grocery store. It is also relatively buffered from high traffic along Washtenaw Avenue, and lots on the west end of the site will back up to the county park. Residential units would also be the best land use option for integrating into the surrounding neighborhood.

At a recent public visioning session and charrette, stakeholders preferred detached houses, duplexes, row houses, brownstones, and two-level condominiums. The resulting vision now calls for about 20 units in detached and duplex formats, plus about 25 to 30 units among attached row houses, brownstones, and/or condominiums.

There is ample market potential to support the vision and it aligns with the TMA and analytic results. There is little risk of the vision exceeding the market’s capacity. Within the housing market, the lowest risk strategy is to develop a mix of detached houses, and buildings with a small number of attached rental units targeted at the following lifestyle clusters: “Full Pockets, Empty Nests”, “Suburban Attainment”, “Status Seeking Singles”; and “Striving Single Scene”.

Based on HUD Income Limits, about 45% of the annual market potential for the Platt Road study area is below 80% of the Area Median Income; and 55% of the market potential is at or above 80% of AMI. 90% of the market potential will be supported by single-person households, and they will be good candidates for rental units in attached formats.

We anticipate that only 20% of the prospective residents will be seeking home to purchase, and that 80% will be interested in renting or leasing. However, if developers choose to build all of the envisioned units for owner-occupancy, this still would not exceed the maximum market potential. There is plenty of flexibility in the plan for developers to customize the mix of tenures.

Households with two or more persons are the most likely to purchase detached houses. These are most likely to be pulled from the “Full Pockets, Empty Nests”, “Suburban Attainment”, and “Status Seeking Singles” target markets. In comparison, the market potential is slim for owner-

occupied units among attached housing format; most of the demand is already met by plenty of alternatives among detached houses; and it is also overshadowed by the demand for rental units.

It is assumed that the attached units will have market-rate prices that align with 80% to 100% of the Area Median Income (AMI). Most of these attached units will be at the “front” (east side) of the project, closest to busy traffic along Platt Road and the Huron Parkway. The detached houses are at the “back” of the project, or inboard from Platt Road and backing up to the county park.

LandUses|USA generally endorses the plan and it seems to make good sense. However, we also add a few cautionary notes for the developers and builders:

1. Developing the attached units first could set a precedence for the entire project and make it relatively difficult to market, sell, and develop the lots for free-standing houses. If possible, 6 to 12 detached houses should be built first, and at least 80% should be sold before breaking ground on any attached units.
2. It may be challenging to market the lots for detached houses, only because most new home owners are disinclined to choose lots that require them to drive into a development that is loaded with attached units at the front. This is simply a matter of buyer perceptions and negative connotations that home buyers sometimes associate with renter-occupied, attached housing formats.
3. The values of owner-occupied houses can actually be negatively impacted when located next to, or across the street from attached units. The negative impact in this new development is probably about -5%. However, this will probably be offset by the locational benefits of properties that backs-up to the county park, with nominal net impact. Houses backing up to the park should be assured that the county park will never be developed with houses that abut to the back yards.

The planning challenges can be offset by ensuring that the attached units are designed, planned, and developed with the same standards and quality planned for the detached houses. Unit sizes, exterior materials, windows, views, gabled roofs, private entrances, garages, porches and related architectural features should be carefully designed to ensure that the property values of the houses are upheld by the attached formats.

Target Market Analysis

Platt Rd. Study Area

Michigan

September 26, 2014



AA

Contents:
Market Potential
and
Charrette Materials

Prepared for:



Prepared by:



In collaboration with:

SMITHGROUP JJR



Section AA – Market Potential

AA.1 *Study Area Location* – The Platt Road study area is located in the eastern part of Washtenaw County, between the City of Ann Arbor and the City of Ypsilanti. The study area is physically located in the jurisdiction of the City of Ann Arbor. The 2-mile radius extends east to Golfside Road, north to the Huron River, and south to I-94. The 3-mile radius reaches west to the Downtown Ann Arbor.

AA.2, BB.4 *Annual Market Potential* – Based on the results of the Target Market Analysis, there is an annual market potential for up to 70 units in the Platt Road study area. Over the duration of five years, this implies a maximum build-out of 350 units. These figures assume that the study area captures 10% of the total market potential for units within 2 miles of the study area.

These figures could fit on the parcel only if 25 units are developed per acre. This implies a high-rise apartment building, which we know that the local stakeholders do not want.

The lowest risk strategy is to develop some detached houses or duplexes for the following target markets: “Full Pockets, Empty Nests”, “Suburban Attainment”, and “Status Seeking Singles”. The project could also include buildings with 5 or more units to meet the expectations of the “Striving Single Scene”. Descriptions of the target markets are provided in Section A of the Washtenaw County Target Market Analysis Workbook.

At a recent charrette and visioning session, stakeholders indicated a preference for detached houses, duplexes, row houses, brownstones, and two-level condominiums over any buildings that might have 10 or more units. The publicly accepted vision now calls for about 20 units in detached and duplex formats, plus about 25 to 30 units among attached row houses, brownstones, and/or condominiums. This vision is well within the parameters of the maximum market potential, and there is little risk of the vision exceeding the market’s capacity.

Based on the preferences of the target markets and the TMA results, we anticipate that only 20% of the prospective residents will be seeking home to purchase, and that 80% will be interested in renting or leasing. However, if developers choose to build all of the envisioned units for owner-occupancy, this still would not exceed the maximum market potential. So, there is plenty of flexibility in the plan for developers to customize the mix of tenures.

AA.3 *Annual Market Potential by HUD Income Limit* – Based on HUD Income Limits, about 45% of the annual market potential for the Platt Road study area is below 80% of the Area Median Income; and 55% of the market potential is at or above 80% of AMI. 90% of the market potential will be supported by single-person households, and they will be good candidates for rental units in attached formats (including a mix of duplexes, row houses, condos, lofts, and flats).

Households with two or more persons are more likely to purchase detached houses. Again, these are most likely to be drawn from the “Full Pockets, Empty Nests”, “Suburban Attainment”, and “Status Seeking Singles” and target markets. The market potential is slim for owner-occupied units among attached housing format; most of the demand is already met by plenty of alternatives among detached houses; and it is also overshadowed by the demand for rental units.

AA.4 *Annual and 5-year Market Potential by Price* – Among the 12 target markets for the Platt Road study area, and weighted for the market potential by target market, the median household income is estimated at \$39,500, and forecast to reach \$45,500 by the year 2020. Their capacity among home values will have a median of \$242,500 in 2020; and their capacity for contract rents will have a median of \$900 per month. (The rent figures do not include costs for utilities; deposits; or fees for pets, storage, parking, memberships, and other services.)

These incomes and capacities for rents will vary between the target markets. For example, the “Full Pockets, Empty Nests”, “Status Seeking Singles”, and “Suburban Attainment” lifestyle clusters will tolerate rents of at least \$700 per month. At the other end of the spectrum, the “Hope For Tomorrow” and “Senior Discounts” target markets are more likely candidates for rental assistance through subsidies or voucher programs.

AA.4 *Vision Informed by the Guiding Principles* – When alternative land uses for the site are compared with the guiding principles of smart planning, we find that residential units receive the highest score (6 out of 6 possible points); and commercial uses receive the lowest score (2 out of 6 possible points). The six guiding principles are:

1. Easy Integration with the Surrounding Neighborhood
2. Compatible with Mixed Use Projects
3. Contributes to a Mixed-Income Neighborhood
4. Supportive of Age-Integrated Housing Strategies
5. Supportive of Alternative Modes of Transportation
6. Supportive of Green Technologies and Sustainable Design

These principles were used during the public visioning session and charrette to help guide the stakeholders when weighing the land use options.

AA.6, AA.7 *Understanding the Market* – The SmithGroupJJR, LSLPlanning, and LandUse|USA consulting team prepared several boards for the visioning session and charrette to summarize the annual market potential; to place the term “affordability” into the right local context relative to incomes and the market potential; to explain the more prevalent target markets; and to introduce some potential housing formats. Gain, these materials were used to guide the stakeholders when weighing the land use options.

AA.8 *Summary Real Estate Professional Roundtable* – the SmithGroupJJR and LandUse|USA team also facilitated a Real Estate Roundtable or Developer’s Forum prior to the public design charrette. Nine local and private developers attended the event in July 2014, with the following summary observations:

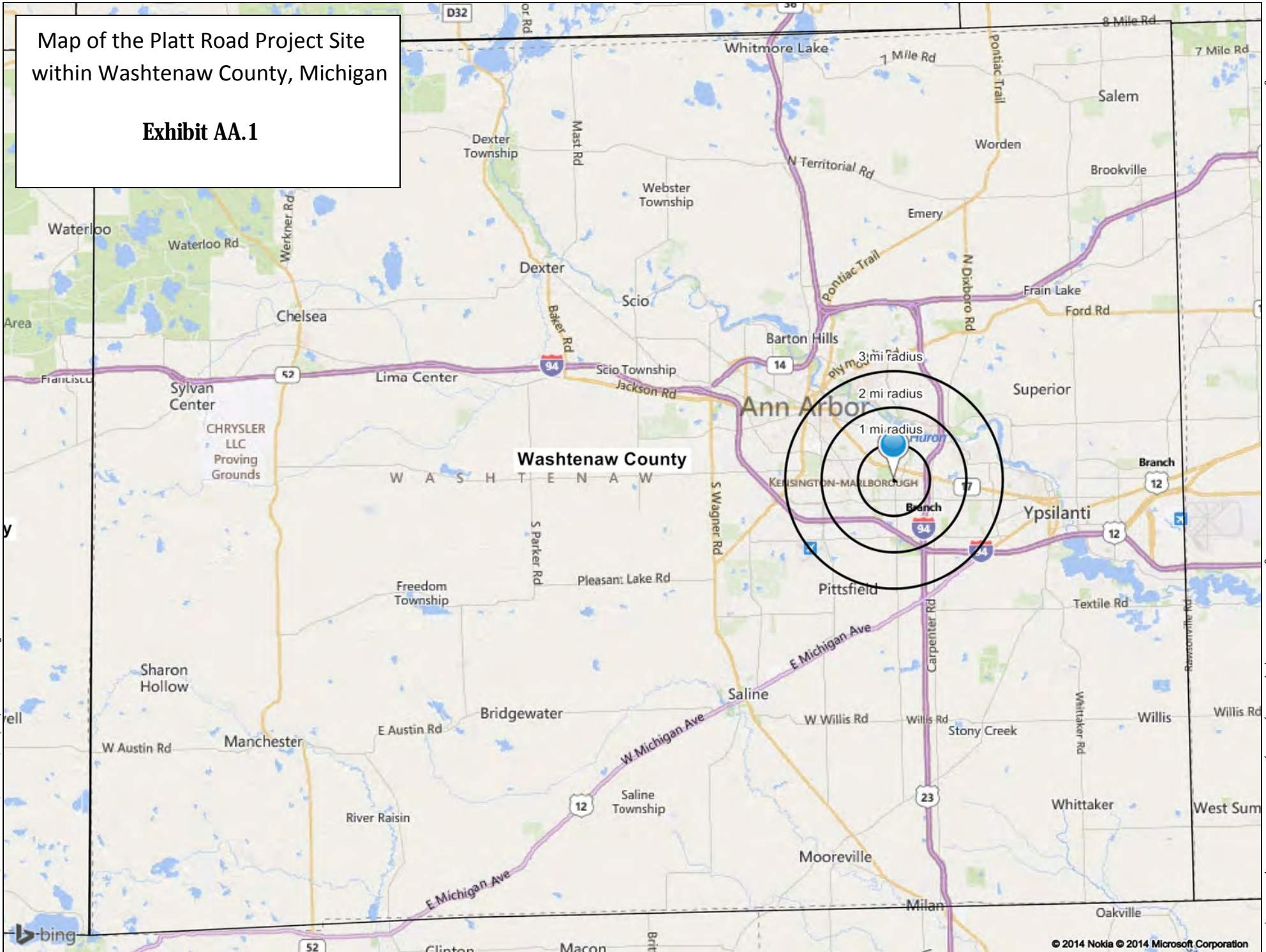
1. There appeared to be some consensus that the project should target a range of ages, including singles, young couples, and seniors with moderate incomes and who are not yet candidates for home ownership. There was also interest in striving for cultural diversity; and meeting the needs of workers who want to live within a 30 minute commute; and that also are likely to value easy access to public transportation.
2. There also appeared to be consensus that the land use mix should pivot around attached housing units - mainly market rate prices and some representation (but not predominance) of affordable options.
3. Convenience and neighborhood retail was also discussed with mixed opinions regarding its feasibility. The idea of office space did not receive high review because of better locations elsewhere in the market.

AA.9 *Results of Design Charrette* – Based on the public visioning and charrette, SmithGroupJJR developed a final plan for the Platt Road site that conveys a mix of attached and detached residential units with modest footprints and on small lot sizes. All of the attached residential units are in building with not more than 6 units, and is an appropriate format for the target markets.

It is assumed that the attached units will include a combination of renter-occupied row houses, townhouses, and condominiums. Most of the attached units will be at the “front” (east side) of the project, closest to Platt Road. The detached houses are at the “back” of the project, or inboard from Platt Road. The attached units will be closest to busy traffic along Platt Road and the Huron Parkway, and the detached houses will be buffered and back up to the county park.

Map of the Platt Road Project Site
within Washtenaw County, Michigan

Exhibit AA.1



Annual Market Potential Adjusted for Movership Rates by Tenure
 2-Mile Radius for Platt Road Study Area (10% capture rate)
 Relmagine Washtenaw Avenue, Michigan - 2015 - 2020

Exhibit AA.2

Lifestyle Cluster (Household)	Med. Hhld. Inc.	Annual Market Potential					Annual Market Potential		
		In Houses	In 2-4 Unit Bldgs.	In 5 - 9 Unit Bldgs.	In 10 + Unit Bldgs.	Total All Units	Owners	Renters	Owners and Renters
Sum of 12 Target Markets	--	26	9	8	27	70	14	56	70
Number of Buildings		26	2 to 4	1	2 or 3	31 to 34	--	--	--
Full Pockets Empty Nests E19	\$55,378	5	2	1	3	10	4	7	10
Suburban Attainment D18	\$50,997	4	0	0	0	4	4	1	4
Urban Edge G25	\$49,187	0	1	0	2	3	0	3	3
Status Seeking Singles G24	\$48,868	11	1	1	0	13	7	6	13
Wired for Success K37	\$43,229	0	1	1	2	5	0	5	5
Metro Fusion K39	\$36,967	0	0	0	2	2	0	2	2
Urban Ambition O52	\$31,186	2	2	1	1	5	0	5	5
Bohemian Groove K40	\$28,840	1	2	2	2	7	0	7	7
Colleges and Cafes O53	\$28,929	2	1	0	1	4	0	4	4
Striving Single Scene O54	\$26,641	0	1	1	12	14	0	14	14
Senior Discounts Q65	\$19,922	0	0	0	2	2	0	2	2
Hope for Tomorrow R67	\$16,149	0	0	0	0	0	0	0	0

Source: Target Market Analysis by LandUse|USA, LLC © 2014 with all rights reserved.

The market potential assumes that the site has a 10% market share of the total potential within 2 miles.

The market potential has been adjusted for the fact that renters are 5 times more likely to move than owners.

Annual Market Potential by HUD Income Limit
 Platt Road Site, Ann Arbor, Michigan - 2015 - 2020

Exhibit AA.3

HUD Income Limits ¹	Share of AMI ³	HUD Income Limits by Household Size				
		One Person	Two Persons	Three Persons	Four Persons	
Extreme	30%	--	\$18,350	\$21,000	\$23,600	\$26,200
	45%	--	\$27,538	\$31,500	\$35,413	\$39,325
Very Low	50%	--	\$30,600	\$35,000	\$39,350	\$43,700
	65%	--	\$37,675	\$43,075	\$48,450	\$53,800
Low	80%	--	\$44,750	\$51,150	\$57,550	\$63,900
	85%	--	\$49,915	\$57,075	\$64,190	\$71,280
	90%	--	\$55,080	\$63,000	\$70,830	\$78,660
Market Rate	100%	--	\$61,200	\$70,000	\$78,700	\$87,400

Platt Road Site Market Potential ²	Share of AMI ³	Annual Market Potential by Share of AMI ³				
		Total Units	One Person	Two Persons	Three Persons	Four Persons
Extreme	30%	2	2	--	--	--
	45%	14	7	7	--	--
Very Low	50%	16	7	7	2	--
	65%	2	2	--	--	--
Low	80%	5	3	2	--	--
	85%	20	13	4	3	--
	90%	6	3	3	--	--
Market Rate	100%	<u>5</u>	<u>2</u>	<u>2</u>	<u>0</u>	<u>0</u>
	Total	70	39	25	5	0

¹ Based on HUD limits for the Ann Arbor MSA, with some interpolations and deductions by LandUse|USA, 2014.

² Based on the results of a Target Market Analysis conducted by LandUse|USA; 2014.

³ AMI indicates Area Median Income, which is \$87,400 for a 4-person household.

Annual and 5-Year Market Potential - Platt Road Study Area (Optimal and Maximum)
 With Selected Household Demographics by Lifestyle Clusters
 Reimagine Washtenaw Avenue - 2015 - 2020

Exhibit AA.4

	All Households			12 Target Markets Only (Weighted by Potential)				
	Wash- tenaw Co. (%)	8-Mile Corridor (%)	Platt Study Area 2 Miles (%)	Platt Annual Market Potential (#)	Platt 5-Year Market Potential (#)	Med. Hhld. Inc. (\$)	Med. Home Value (\$)	Med. Contract Rent (\$)
Total Households								
2010	137,193	7,469	17,165	0	0	--	--	--
2013	140,368	7,644	17,565	0	0	\$39,500	\$172,500	\$640
2015	142,525	7,763	17,837	70	70	\$41,000	\$190,000	\$705
2018	145,381	7,914	18,190	210	210	\$43,500	\$220,000	\$815
2020	147,436	8,025	18,446	350	350	\$45,500	\$242,500	\$900
c.a.r. 2010 - 2013	0.8%	0.8%	0.8%	--	--	--	--	--
c.a.r. 2013 - 2018	0.7%	0.7%	0.7%	--	--	--	--	--
Avg. Hhld. Income - 2013	\$78,326	\$57,112	\$79,756	--	--	--	--	--
Med. Hhld. Income - 2013	\$57,872	\$43,550	\$62,775	--	--	\$39,500	--	--
	12 Target Markets Only			12 Target Markets Only (With Potential)				
	Wash- tenaw Co. (%)	8-Mile Corridor (%)	Platt Study Area 2 Miles (%)	Platt Annual Market Potential (#)	Platt 5-Year Market Potential (#)	Med. Hhld. Inc. (\$)	Med. Home Value (\$)	Med. Contract Rent (\$)
12 Target Markets (Hhlds.)								
Colleges and Cafes O53	3.6%	40.3%	3.2%	4	20	\$28,929	\$163,843	\$542
Striving Single Scene O54	3.0%	15.1%	11.2%	14	70	\$26,641	\$141,082	\$537
Full Pockets Empty Nests E19	2.3%	2.8%	8.3%	10	50	\$55,378	\$239,372	\$755
Status Seeking Singles G24	2.3%	3.3%	10.2%	14	70	\$48,868	\$186,635	\$729
Urban Ambition O52	1.8%	3.6%	4.2%	5	25	\$31,186	\$118,635	\$555
Suburban Attainment D18	1.5%	0.5%	3.4%	4	20	\$50,997	\$146,016	\$760
Wired for Success K37	1.4%	1.2%	3.9%	5	25	\$43,229	\$192,572	\$672
Bohemian Groove K40	1.4%	3.3%	5.6%	7	35	\$28,840	\$140,100	\$563
Urban Edge G25	0.9%	3.3%	2.3%	3	15	\$49,187	\$248,557	\$692
Senior Discounts Q65	0.8%	1.7%	1.7%	2	10	\$19,922	\$112,672	\$443
Hope for Tomorrow R67	0.6%	0.1%	0.1%	0	0	\$16,149	\$68,331	\$435
Metro Fusion K39	0.4%	1.1%	1.7%	2	10	\$36,967	\$169,511	\$613
12 Target Markets (Hhlds.)	20.0%	76.3%	55.7%	70	350	\$39,500	\$172,500	\$640

Source: Underlying data by Experian Decision Analytics; analysis and exhibit prepared by LandUse|USA © 2014.
 Forecasts and analysis of market potential prepared by LandUse|USA © 2014 with all rights reserved.
 Contract rents exclude all utilities, deposits, and fees for pets, storage, parking, memberships, and other services.

Vision Informed by the Guiding Principles

Exhibit AA.5

	Single-Family Detached	Duplexes	Townhomes	Apartments and Lofts	Senior Living	Commercial	Parks and Stormwater MGMT	Trails and Bike Paths	Playground and Community Garden	Alternative Energy
Integration with Neighborhood	●	●	●	●	●		●	●	●	●
Mixed Uses	●	●	●	●	●	●	●	●	●	●
Mixed Income	●	●	●	●	●					
Varied types and forms of housing for people of different ages	●	●	●	●	●					
Alternative Transportation		●	●	●				●		
Green technologies and sustainable design	●	●	●	●	●	●	●	●	●	●

Annual Market Potential (max)

Lifestyle Cluster (Household)	Med. Hhld. Inc.	In Houses	In 2-4 Unit Bldgs.	In 5-9 Unit Bldgs.	In 10+ Unit Bldgs.	Total All Units	Owners	Renters	Owners and Renters
Sum of 12 Target Markets	--	26	9	8	27	70	14	56	70
Number of Buildings		26	2 to 4	1	2 or 3	31 to 34	--	--	--
Full Pockets Empty Nests E19	\$55,378	5	2	1	3	10	4	7	10
Suburban Attainment D18	\$50,997	4	0	0	0	4	4	1	4
Urban Edge G25	\$49,187	0	1	0	2	3	0	3	3
Status Seeking Singles G24	\$48,868	11	1	1	0	13	7	6	13
Wired for Success K37	\$43,229	0	1	1	2	5	0	5	5
Metro Fusion K39	\$36,967	0	0	0	2	2	0	2	2
Urban Ambition O52	\$31,186	2	2	1	1	5	0	5	5
Bohemian Groove K40	\$28,840	1	2	2	2	7	0	7	7
Colleges and Cafes O53	\$28,929	2	1	0	1	4	0	4	4
Striving Single Scene O54	\$26,641	0	1	1	12	14	0	14	14
Senior Discounts Q65	\$19,922	0	0	0	2	2	0	2	2
Hope for Tomorrow R67	\$16,149	0	0	0	0	0	0	0	0

Highlights

- 70 unit maximum potential per year
- Next 5 years=70x5=350 units (13 DU/Acre)
- Housing products would be designed for more than one age or income group. Young singles, empty nesters, older adults and seniors are all included in the targets.
- A market for a variety of housing types: single family, two family (duplex), multi-family attached, multi-family loft.
- About 2/3 of the detached houses would be sought by "Status Seeking Singles," and 1/3 by "Full Pockets, Empty Nests"

Affordability

Area Median Income

HUD Income Limits	Share of AMI	One Person	Two Persons	Three Persons	Four Persons
Extreme	30%	--	\$21,000	\$23,600	\$26,200
Very Low	50%	--	\$35,000	\$39,350	\$43,700
Low	80%	--	\$56,150	\$62,950	\$68,900
Market Rate	100%	--	\$70,000	\$78,700	\$87,400

*Generally speaking, Market Rate values are between 80-100% while low income is less than 80%

Highlights

- If 70 units are built annually:
 - 51% (36) would be affordable for households that earn between 80% to 100% AMI
 - 26% (18) affordable for households that earn between 50% and 80% AMI
 - 23% (16) affordable for households that earn less than 50% AMI

Market Potential

Platt Road Site Market Potential	Share of AMI	Housing Units	One Person	Two Persons	Three Persons	Four Persons
Extreme	30%	2	2	--	--	--
45%	14	7	7	--	--	--
Very Low	50%	16	7	7	2	--
65%	2	2	--	--	--	--
Low	--	3	2	4	3	--
	--	3	3	--	--	--
Market Rate	100%	5	2	2	0	0
Total		70	36	25	5	0

*Generally speaking, Market Rate values are between 80-100% while low income is less than 80%

Land Use



Single Family Detached

Observations

- There is a market potential for 26 houses annually
- The real estate margins are slim for developing detached houses for renters.
- Gradual transition and conversion of existing houses into rentals should likely meet the demand.



Two Family Duplex

Observations

- The real estate margins are favorable for developing attached homes



Townhomes

Multi-family attached (2-9 units/building)

Observations

- Market potential of 17 units annually
- Design to appeal to renters, owners and rent-to-own tenants.
- Units should be relatively small to accommodate upwardly mobile singles and empty nesters



Lofts and Apartments

Multi-family attached (10+ units/building)

Observations

- Market potential 27 units annually
- Units likely to be 100% occupied by renters with a mix of incomes and lifestyles
- Lofts may also accommodate senior housing



Mixed-Use/Commercial/Office Use

Less Viable Development Options

Observations

- These uses prefer visibility to high-volume traffic (like Washtenaw Avenue)
- Intensive land use can conflict with adjacent residential
- An anchor (destination business) is essential to support small tenant space
- Anchors will seek locations along Washtenaw Ave, with visibility to high traffic

Understanding the Market

Exhibit AA.7

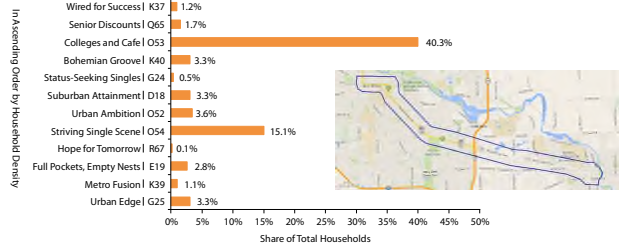
Platt Road Site Charrette

Initial Findings

- Residential use is the most likely market supported use for the site
- This site could capture a local market share of approximately 70 residential units/year.
- Full build out (over 5 years) could be somewhere between 150 and 350 residential units.
- There is a high percentage of moderate to lower income young singles and a growing contingent of empty nesters
- Flexible housing types to accommodate a changing age/income groups
- More of a market for multi-family housing types than single family
- Likely 80% rental, 20% ownership

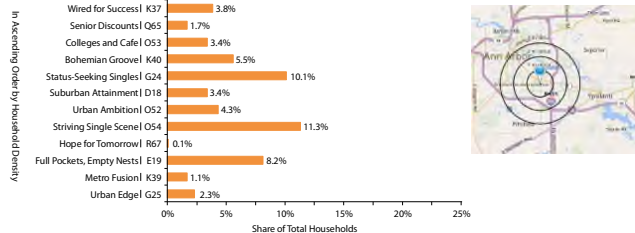
Who lives downtown and along the corridor?

Households by Selected Target Market- 8 Mile Corridor along Washtenaw Avenue Washtenaw County, Michigan



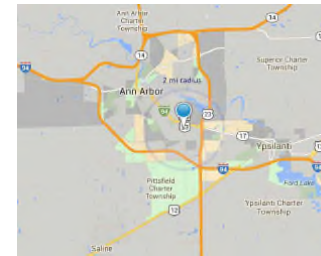
Who lives within 2 miles of the site?

Platt Road Site- 2-Mile Radius, Michigan



Understanding the Market

"Striving Single Scene"



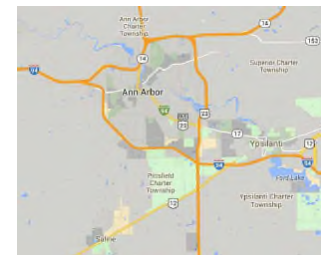
\$26,600	Median Household Income
\$140,000	Median Home Value
\$535/mo	Median Contract Rent
95.7%	Renter Rate
1.15	Density Index
2%	Share in Houses
98%	Share in Attached Units

"Wired for Success"



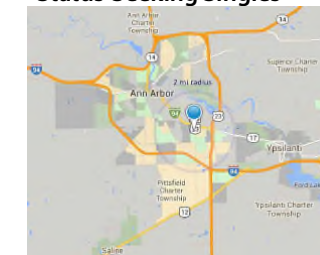
\$43,200	Median Household Income
\$195,000	Median Home Value
\$675/mo	Median Contract Rent
82.6%	Renter Rate
1.03	Density Index
10%	Share in Houses
90%	Share in Attached Units

"Bohemian Groove"



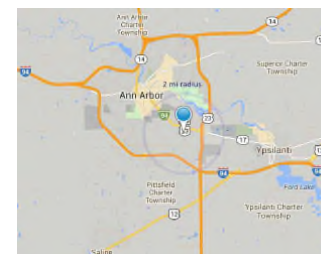
\$28,800	Median Household Income
\$140,000	Median Home Value
\$565/mo	Median Contract Rent
78.4%	Renter Rate
1.10	Density Index
20%	Share in Houses
80%	Share in Attached Units

"Status-Seeking Singles"



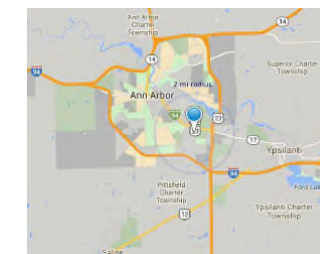
\$48,900	Median Household Income
\$190,000	Median Home Value
\$730/mo	Median Contract Rent
5.8%	Renter Rate
1.10	Density Index
82.3%	Share in Houses
17.7%	Share in Attached Units

"Colleges and Cafes"



\$28,900	Median Household Income
\$165,000	Median Home Value
\$545/mo	Median Contract Rent
58.4%	Renter Rate
1.08	Density Index
45%	Share in Houses
55%	Share in Attached Units

"Full Pockets, Empty Nests"



\$55,400	Median Household Income
\$240,000	Median Home Value
\$755/mo	Median Contract Rent
7.9%	Renter Rate
1.19	Density Index
50%	Share in Houses
50%	Share in Attached Units

Summary Real Estate Professional Roundtable- Platt Road Community Design Session

1. A lunchtime session was held for invited real estate professional on July 31st, 2014 at the Washtenaw County LRC. Session was attended by 9 real estate professionals.
2. The purpose of the meeting was to inform attendees about the design charrettes for both Platt Road and Golfside Study area and to obtain their perspective on market considerations for the development of both sites.
3. The following observations were made regarding **who** they would target redevelopment towards on this site:
 - a. Educated single and young couples with moderate income
 - b. Attractive to people who would like to work within 30 minutes of home
 - c. People who are not interested in home ownership at this time in life
 - d. Community oriented
 - e. "Green" oriented
 - f. Combinations of auto oriented and public transit focused users
 - g. Seniors and young families
 - h. International and local – (diverse)
 - i. Varied demographic – professionals, U of M related
4. The following observations were made regarding **types of land use** for the site:
 - a. Highest use of the site is residential
 - b. Housing
 - c. Residential works next to park and close to existing retail
 - d. Affordable housing for 18 – 100 yr. olds (all ages)
 - e. Mixture of affordable and market rate housing
 - f. Doubts on having all affordable housing
 - g. Part affordable housing
 - h. Uses – mixed income housing, medical office, senior housing
 - i. No retail
 - j. No need for office, better places for it

Results of Design Charrtette - Platt Road Site, Relmagine Washtenaw Ave.
Washtenaw County, Michigan - 2014

Exhibit AA.9



SMITHGROUP JJR

LSL Planning
A SAFEbuilt. Company

Target Market Analysis

Platt Rd. Study Area

Michigan

September 26, 2014



BB

Contents: Site Assessment

Prepared for:



Prepared by:



In collaboration with:

SMITHGROUP JJR



Section BB – Site Assessment

BB.1 *Platt Road Site* - The Platt Road study area focuses on one 13+ acre parcel located at the northwest quadrant of Platt Road, and Canterbury Lane. There is currently only one access point into the site, from Platt Road along the eastern edge. The site is essentially square-shaped, includes some clusters of mature trees and community garden, and slopes with the lowest elevation at the southeast corner.

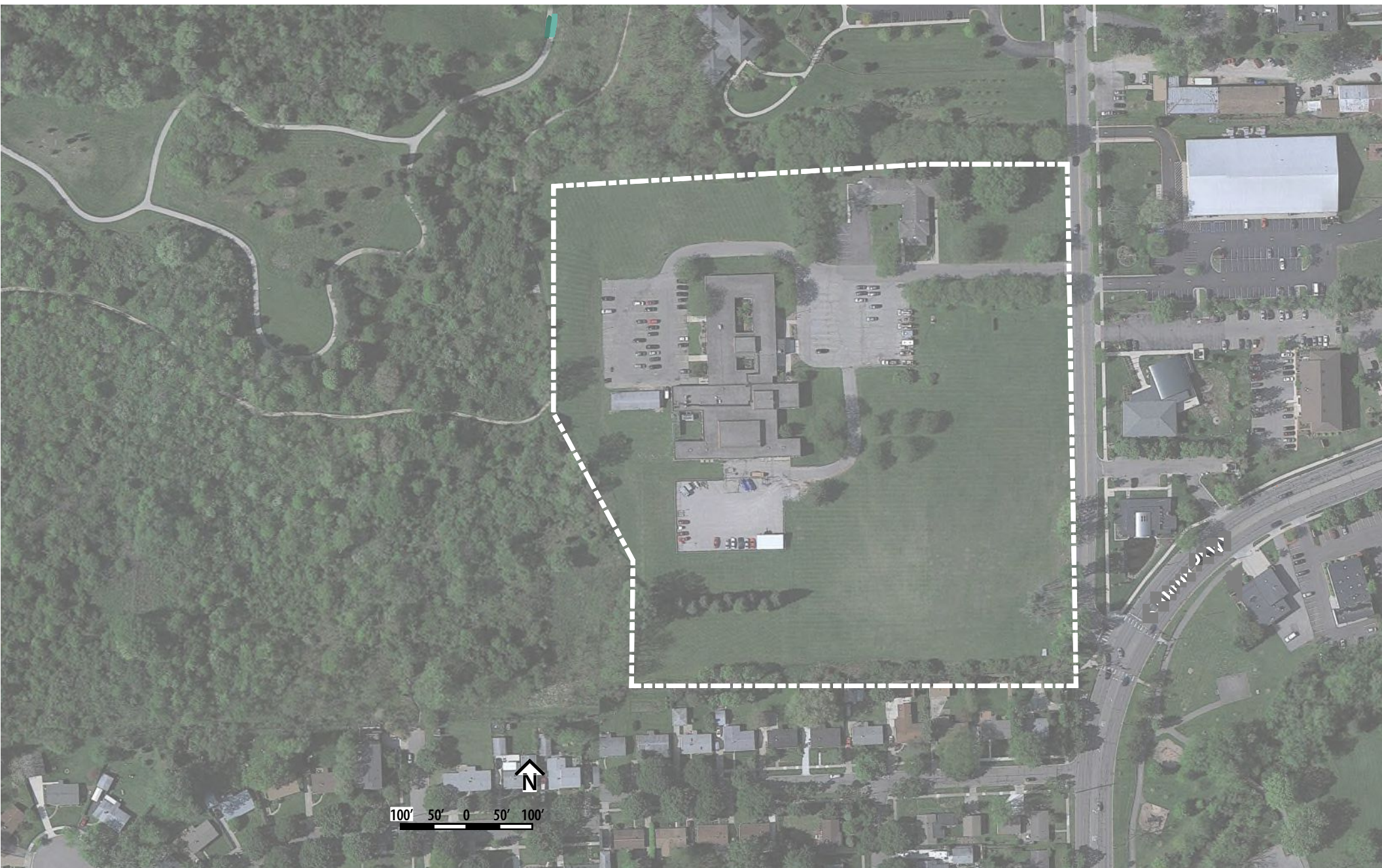
Site Attributes – As quoted from the Platt Road charrette website, www.PlattRoad.org, “Washtenaw County owns the 13-acre site at 2270 Platt Road. The county previously used this site for offices and a juvenile detention center, which have since been demolished. A community garden run by Project Grow occupies a portion of the site. The site sits next to County Farm Park, a residential neighborhood and some office areas.”

So, the site was previously home to the Washtenaw County Juvenile Center, which was since been razed. Detached ranch-style houses are located directly to the south of the site; doctor’s offices, a church, and the United Way building are to the east; and the County Farm Park border the site to the north and west.

The site fronts along Platt Road, and is also at the juncture of the Huron Parkway and Canterbury Lane. The character of the surrounding area is residential, with a large and popular county park to the north and the west. The corner of Platt Road and the adjacent Huron Parkway serves as a crossroads for commuter, shopping, and local traffic.

For the neighborhood, Platt Road and the Huron Parkway are secondary arterials with high traffic volumes, attributed to traffic avoiding commuter bottlenecks along Washtenaw Avenue. An improved traffic signal has recently been added at Washtenaw Avenue and Platt Road, which is reported to have significantly increased south-bound commuter traffic along Platt Road.

BB.2, BB.3 *Placemaking Attributes* – The study area benefits from quality amenities that could serve as a draw for prospective residents. Parks and paths provide recreational opportunities and also support alternative modes of transportation. Quality shopping choices are located along Washtenaw Avenue and within an easy drive distance. These include Arborland Shopping Center (with Nordstrom Rack, Marshalls, and Michael’s Crafts, DSW Shoes, and Toys R Us), and nearby chains like Barnes & Noble. Whole Foods is within walking distance and provides residents with easy access to fresh produce, meat, deli, and dairy.



Platt Road Site

Exhibit BB.1

Site Attributes - Platt Road Project Site
Washtenaw County, Michigan

Exhibit BB.2



Photos by LandUse|USA, 2014.

Placemaking Attributes - Platt Road Project Site
Washtenaw County, Michigan

Exhibit BB.3



Photos by LandUse | USA, 2014.

Target Market Analysis

Platt Rd. Study Area

Michigan

September 26, 2014



CC

Contents:
Target Markets
for
1, 2, 3-Mile Rings

Prepared for:



Prepared by:



In collaboration with:

SMITHGROUP JJR



Section CC – The Target Markets

CC.1 – CC.2 *2-Mile Ring Study Area* – For purposes of this analysis, we have compared 1, 2, and 3-mile rings, and determined that the 2-mile ring represents a reasonable trade area for the study area. Within 2 miles of the Platt Road study area there are 12 lifestyle clusters that represent target markets for the study area. These target markets are each unique with varying renter occupancy rates and income profiles, but all have population densities higher than the national average.

CC.3 – CC.5 *County-Wide Lifestyle Clusters* – Washtenaw County includes a mix of urban places in both cities and townships (including Pittsfield and Ypsilanti Townships, which are both part of the study area); and smaller exurban communities like Chelsea, Dexter, and Saline. Among all 71 possible lifestyle clusters, “Aging of Aquarius” represents the largest share (8.9%) of households, followed by “Colleges and Cafes” (7.2%) and “Platinum Prosperity” (6.2%).

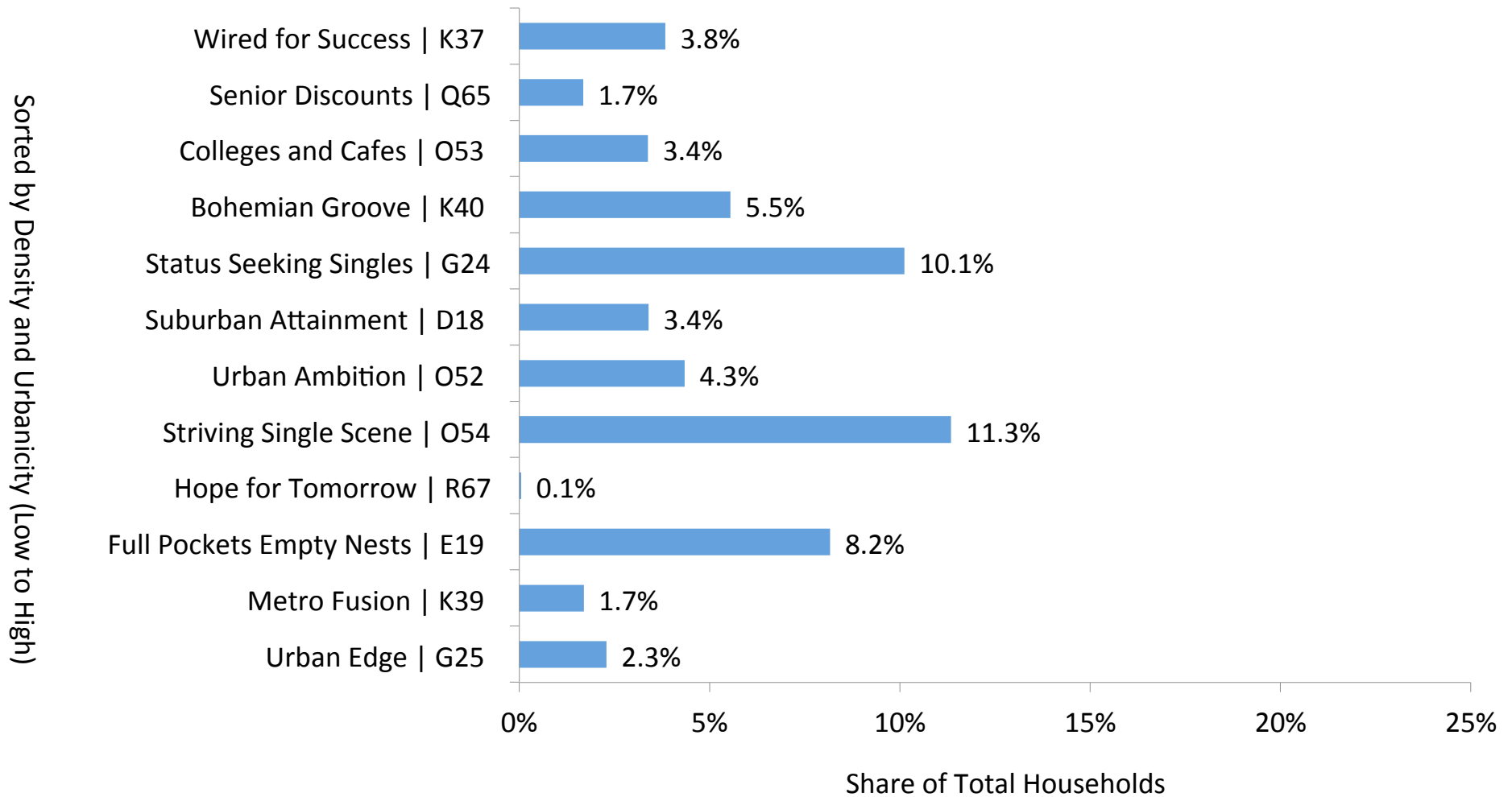
The “Striving Single Scene” target market represents 11.2% of all households living within the Platt Road 2-mile study area, but only 6.1% of all households living throughout Washtenaw County. Similarly, the “Status Seeking Singles” target market represents 10.2% of households in the study area, but only 4.5% of households throughout the county.

CC.6 *Striving Single Scene* – Within 2 miles of the study area, the most prevalent target market is the “Striving Single Scene”, including college-educated singles that have stayed in the area after graduating, and may have chosen to stay in the region for its diverse amenities, culture, social networks, jobs, and continuing education. These Millennials are early in their careers, and tend to be employed in the sales and service sectors. They also use public transportation and are renters, preferring to live in affordable apartments near the center of activity, and often sharing housing costs with roommates.

- CC.7 *Status Seeking Singles* – The second most prevalent target market is “Status Seeking Singles.” Similar to the Striving Single Scene group, Status Seeking Singles also tend to be college-educated singles that have stayed in the region after graduating. However, this particular group is relatively more upscale and upwardly mobile. While they tend to own their homes, they are far from settled and are likely to move again as they progress in their careers.
- CC.8 *Full Pockets, Empty Nests* – The third most prevalent target market is “Full Pockets, Empty Nests,” characterized by upper middle class households that are approaching retirement from white-collar professions. These well-educated, mature, and financially secure householders don’t necessarily like to flaunt their success, but will still choose to live in quality markets, and will choose a mix of high-end condominiums and detached houses. They tend to live in the sought-after addresses, and are disinclined to move once settled.
- CC.9 *Bohemian Groove* – The “Bohemian Groove” target market is among a growing wave of older singles who prize their independence and individuality. They are not as highly educated or successful as their age peers in the “Full Pockets, Empty Nests” cluster, and they have more moderate incomes and are more likely to be renters. Like their peers, they tend to sink down roots quickly, and have relatively low movership rates compared to the younger generations. They tend to live in low-rise attached housing and row houses.

Households by Selected Target Market - 2013
Sorted by Density and Urbanicity
Platt Road Study Area - 2-Mile Radius, Michigan

Exhibit CC.1



Source: Underlying data provided by Experian; powered by Sites|USA. Data analysis and exhibit prepared by LandUse|USA with all rights reserved ©2014.

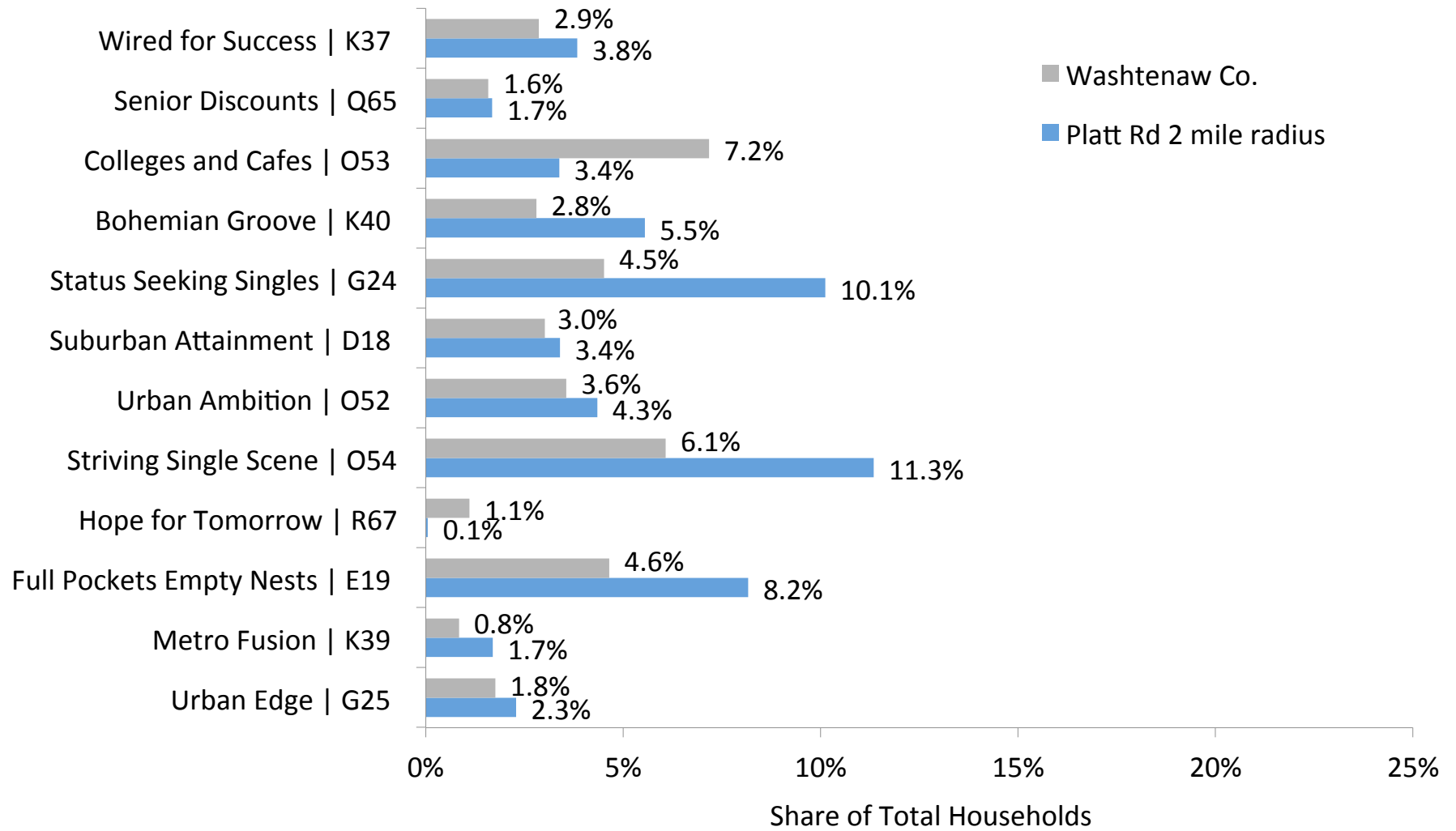
Households by Selected Target Market - 2013

Sorted by Density and Urbanicity

Exhibit CC.2

Platt Road Study Area and Washtenaw County, Michigan

Sorted by Density and Urbanicity (Low to High)



Source: Underlying data provided by Experian; powered by Sites|USA. Data analysis and exhibit prepared by LandUse|USA in collaboration with the SmithGroup/JJR and LSL Planning with all rights reserved ©2014.

Share of Households Among All 71 Lifestyle Clusters
Washtenaw County and the Platt Road Study Area - 2013

Exhibit CC.3

Order	Lifestyle Clusters (Households)	(Sorted)				(Sorted)			
		Washtenaw County	Platt 1 mi radius	Platt 2 mi radius	Platt 3 mi radius	Washtenaw County	Platt 1 mi radius	Platt 2 mi radius	Platt 3 mi radius
		100.0%	100.0%	100.0%	100.0%	140,368	4,333	17,565	36,425
1	C11 Aging of Aquarius	8.9%	9.2%	5.8%	4.6%	12,461	399	1016	1682
2	O53 Colleges and Cafes	7.2%	0.0%	3.2%	16.4%	10,065	1	556	5966
3	A02 Platinum Prosperity	6.2%	6.4%	5.9%	4.7%	8,702	277	1028	1702
4	O54 Striving Single Scene	6.1%	2.8%	11.2%	14.3%	8,523	123	1960	5214
5	E19 Full Pockets - Empty Nests	4.6%	7.1%	8.3%	6.9%	6,515	309	1460	2521
6	G24 Status Seeking Singles	4.5%	17.6%	10.2%	8.9%	6,337	762	1797	3237
7	O52 Urban Ambition	3.6%	1.4%	4.2%	3.8%	4,987	62	743	1394
8	D18 Suburban Attainment	3.0%	2.0%	3.4%	2.0%	4,232	85	600	736
9	K37 Wired for Success	2.9%	4.0%	3.9%	2.7%	4,016	173	677	973
10	E21 Unspoiled Splendor	2.8%	0.0%	0.0%	0.0%	3,941	0	2	12
11	K40 Bohemian Groove	2.8%	7.4%	5.6%	3.6%	3,928	320	978	1318
12	A04 Picture Perfect Families	2.4%	1.0%	0.9%	0.8%	3,435	43	152	283
13	C14 Boomers and Boomerangs	2.4%	0.0%	0.4%	0.5%	3,405	1	64	200
14	B09 Family Fun-tastic	2.4%	8.9%	5.5%	3.9%	3,368	384	966	1432
15	A03 Kids and Cabernet	2.3%	0.8%	0.8%	0.6%	3,292	35	149	220
16	B07 Generational Soup	2.2%	0.2%	0.4%	0.7%	3,130	8	62	253
17	B08 Babies and Bliss	2.2%	0.1%	0.3%	0.4%	3,026	5	50	141
18	A05 Couples with Clout	2.0%	2.1%	1.2%	1.1%	2,776	90	213	396
19	C13 Silver Sophisticates	1.9%	2.4%	2.7%	1.9%	2,640	106	472	697
20	G25 Urban Edge	1.8%	3.9%	2.3%	3.5%	2,469	167	410	1282
21	A01 American Royalty	1.7%	4.8%	6.7%	3.5%	2,414	208	1171	1281
22	J34 Aging in Place	1.7%	3.3%	1.5%	1.2%	2,371	145	256	448
23	F22 Fast Track Couples	1.7%	0.3%	0.3%	0.6%	2,365	12	55	233
24	L42 Rooted Flower Power	1.6%	4.5%	2.2%	1.4%	2,305	194	393	499
25	D15 Sports Utility Families	1.6%	0.0%	0.0%	0.0%	2,279	0	0	2

Source: Underlying data and clusters provided by Experian Decision Analytics; analysis and exhibit prepared by LandUse|USA, 2014.

Share of Households Among All 71 Lifestyle Clusters
Washtenaw County and the Platt Road Study Area - 2013

Exhibit CC.4

		(Sorted)				(Sorted)			
		Washtenaw	Platt	Platt	Platt	Washtenaw	Platt	Platt	Platt
		County	1 mi radius	2 mi radius	3 mi radius	County	1 mi radius	2 mi radius	3 mi radius
26	Q65 Senior Discounts	1.6%	0.1%	1.7%	2.0%	2,222	6	291	729
27	I30 Stockcars and State Parks	1.5%	0.0%	0.0%	0.0%	2,095	0	0	0
28	Q62 Reaping Rewards	1.4%	1.4%	0.9%	0.9%	1,941	61	158	328
29	E20 No Place Like Home	1.4%	2.7%	1.1%	0.9%	1,922	116	201	344
30	H27 Birkenstocks and Beemers	1.3%	0.0%	0.1%	0.1%	1,829	0	13	40
31	O51 Digital Dependents	1.1%	0.9%	0.7%	0.5%	1,607	39	117	182
32	O50 Full Steam Ahead	1.1%	0.6%	0.8%	1.0%	1,602	24	139	366
33	R67 Hope for Tomorrow	1.1%	0.0%	0.1%	0.0%	1,552	0	9	9
34	I31 Blue Collar Comfort	0.9%	0.3%	0.1%	0.0%	1,300	12	12	12
35	K39 Metro Fusion	0.8%	1.8%	1.7%	1.8%	1,179	80	299	654
36	P56 Rolling the Dice	0.8%	0.2%	2.9%	1.4%	1,063	10	512	512
37	O55 Family Troopers	0.7%	0.7%	1.2%	0.9%	1,026	31	203	325
38	F23 Families Matter	0.6%	0.1%	0.0%	0.1%	852	3	8	29
39	N47 Countrified Pragmatics	0.6%	0.0%	0.0%	0.0%	776	0	0	0
40	N48 Rural Southern Bliss	0.5%	0.0%	0.1%	0.0%	712	0	15	15
41	S71 Hard Times	0.5%	0.0%	0.7%	0.5%	648	2	121	190
42	S69 Urban Survivors	0.4%	0.0%	0.0%	0.0%	601	0	8	14
43	Q64 Town Elders	0.4%	0.2%	0.1%	0.1%	569	7	23	41
44	H29 Destination Recreation	0.4%	0.2%	0.1%	0.1%	510	8	11	48
45	R66 Dare to Dream	0.4%	0.1%	0.4%	0.3%	496	4	70	93
46	D17 Cul de Sac Diversity	0.3%	0.0%	0.1%	0.1%	461	0	14	22
47	L41 Booming, Consuming	0.3%	0.0%	0.0%	0.0%	409	0	0	0
48	B10 Cosmopolitan Achievers	0.3%	0.0%	0.0%	0.4%	369	0	2	130
49	J36 Settled, Sensible	0.2%	0.0%	0.0%	0.0%	281	0	0	0
50	M45 Diapers, Debit Cards	0.2%	0.0%	0.0%	0.0%	221	0	0	1

Source: Underlying data and clusters provided by Experian Decision Analytics; analysis and exhibit prepared by LandUse|USA, 2014.

Share of Households Among All 71 Lifestyle Clusters
 Washtenaw County and the Platt Road Study Area - 2013

Exhibit CC.5

		(Sorted)			(Sorted)				
		Washtenaw County	Platt 1 mi radius	Platt 2 mi radius	Platt 3 mi radius	Washtenaw County	Platt 1 mi radius	Platt 2 mi radius	Platt 3 mi radius
51	D16 Settled in Suburbia	0.2%	0.5%	0.2%	0.2%	211	21	40	69
52	S70 Enduring Hardships	0.1%	0.0%	0.0%	0.0%	196	0	0	0
53	J35 Rural Escape	0.1%	0.0%	0.0%	0.0%	137	0	0	0
54	H28 Everyday Moderates	0.1%	0.0%	0.0%	0.0%	125	0	0	10
55	N46 True Grit Americans	0.1%	0.0%	0.0%	0.0%	100	0	0	0
56	S68 Small Town Shallow Pockets	0.1%	0.0%	0.0%	0.0%	83	0	0	0
57	P61 Humble Beginnings	0.0%	0.0%	0.1%	0.1%	65	0	23	50
58	A06 Jet Set Urbanites	0.0%	0.0%	0.0%	0.1%	62	0	5	28
59	M44 Red, White, Bluegrass	0.0%	0.0%	0.0%	0.0%	58	0	0	0
60	I33 Balanced Harmony	0.0%	0.0%	0.0%	0.0%	20	0	4	4
61	P60 Striving Forward	0.0%	0.0%	0.1%	0.0%	18	0	15	18
62	P57 Meager Metro Means	0.0%	0.0%	0.1%	0.0%	17	0	12	16
63	C12 Golf Carts, Gourmets	0.0%	0.0%	0.0%	0.0%	13	0	2	5
64	K38 Gotham Blend	0.0%	0.0%	0.0%	0.0%	12	0	6	11
65	P58 Fragile Families	0.0%	0.0%	0.0%	0.0%	10	0	0	5
66	L43 Homemade Happiness	0.0%	0.0%	0.0%	0.0%	7	0	0	0
67	N49 Work Hard Pray Hard	0.0%	0.0%	0.0%	0.0%	5	0	0	0
68	H26 Progressive Potpourri	0.0%	0.0%	0.0%	0.0%	2	0	2	2
69	I32 Steadvast Conventionalists	0.0%	0.0%	0.0%	0.0%	2	0	0	1
70	P59 Expanding Horizons	0.0%	0.0%	0.0%	0.0%	0	0	0	0
71	Q63 Footloose, Family Free	0.0%	0.0%	0.0%	0.0%	0	0	0	0

Source: Underlying data and clusters provided by Experian Decision Analytics; analysis and exhibit prepared by LandUse|USA, 2014.

O54 | Striving Single Scene

Geography: Big cities throughout the South and West, and close to the urban action.

Age: 20-somethings; and over 90 percent are younger than 35 years of age.

Housing Format: Nearly all are living in older apartment buildings, in the city. Their units are compact and located in low-rise and high-rise buildings built between 1960 and 1990. Many of the buildings are dilapidated.

Housing Tenure: Nearly all (96%) are renters.

Movership: This group has high movership rates partly motivated by an ongoing search for better jobs and larger apartments. The majority just moved in during the last year, and 80 percent have stayed at the same address for fewer than three years.

Family Composition: This group has the highest percent of singles in the nation, usually deferring marriage and families until they have advanced farther in their careers. A whopping 95 percent are single; and nearly 90 percent have never been married and do not have children.

Education: They tend to be well-educated, and nearly three-quarters have gone to college. They also like taking adult education courses to improve their skills in painting, photography, and aerobics and yoga (while also making new friends).

Jobs and Work: Tend to be employed in entry-level sales and service-sector jobs, including jobs in construction, public administration, health care, and professional services. They are an ambitious bunch and self-described workaholics, spending a lot of time on their careers to advance as quickly as possible. Many are already talking about starting their own businesses.

Income: Many are concerned with paying down their student loans and car loans, and aren't thinking about saving for retirement.

Mobility: Few own cars, but they are happy to walk or take public transportation.

Leisure: If they have time after work to relax at home, they choose carefree activities like reading a book; downloading books/music/videos/games; and cooking with friends. They are also active in the dating scene.

Retail Shopping: They tend to frequent bars, restaurants, health clubs, movie theaters, and other entertainment venues like concerts. They can't afford high-end stores, but they will bypass the discount stores in preference for the latest, in-season fashions. They surf the malls and mainstream apparel stores for sales and bargains. They also like the latest trends in everything from health food to electronic devices. They can be impulsive in the retail stores, but have also fully integrated the internet for entertainment and planned shopping excursions.

G24 | Status Seeking Singles

Exhibit CC.7

Geography: Living in desirable neighborhoods and trendy, yuppie enclaves that are close to centers of activity, including downtowns and inner-ring suburbs. A disproportionate live in big cities out west, but they are also scattered in other transient cities.

Housing Format: Comfortable houses and condominiums, but not extravagant. They usually buy relatively new units.

Housing Tenure: They tend to own their homes.

Movership: Although owning fairly new homes and condos, they are far from settled. The majority have lived at the same address for less than three years.

Age: Mostly between the ages of 30 and 45.

Family Composition: Unattached singles without children.

Education: Most have a college degree and many have advanced degrees.

Jobs and Work: Filling good white-collar jobs in technology, education, business and public education. Many are still early in their careers and striving to climb the corporate ladder. They work hard and want to climb to the top of their field.

Income: They have mid-scale incomes that go far.

Mobility: High rates of car ownership, especially of sporty models and luxury import sedans. They have a daily commute to work.

Leisure: They can afford cushy lifestyles, but focus on balancing work with leisure-intensive lifestyles. They squeeze the most out of every day, and will duck out at work for a lunch-time yoga class. Their work and personal lives often blur together, especially online. At home, they enjoy entertaining large circles of friends. On the weekends, they get involved in club sports like tennis and racquetball.

Shopping: They like to patron bars and nightclubs, theaters, comedy clubs, health clubs, tennis courts, concerts. They also patron a mix of hip/trendy, casual, and upscale restaurants. They are also good consumers of home décor, sports equipment, and other goods to support their yuppie status. They aren't big fans of shopping because they are too busy. If they do go to the mall then they will patron upscale department stores and fancy local boutiques, and will pay a mark-up for designer fashions. They also insist on owning the latest technology. At the grocery store they prefer organics, but aren't purists.

E19 | Full Pockets Empty Nests

Exhibit CC.8

Geography: Many live in established resort and retirement communities, and various coastal “playgrounds”. A high concentration lives in the metro sprawl of cities along the West and Northeast coasts.

Housing Format: A variety of housing styles that include beachfront bungalows, mountainside condos, and older houses - all with hefty price tags.

Housing Tenure: Predominantly home owners.

Movership: Living in sought-after addresses where the residents don’t want to leave. More than half have lived at the same residence for over a decade. An above-average share also enjoy a second home or vacation home.

Age: On the cusp of retirement; most are in their 50s and 60s (mainly between 51 and 65 years of age). 25 percent are of retirement age; and 20 percent are retired.

Family Composition: Diverse family types, including singles and couples as well as divorced and widowed individuals. What they don’t have are children still living at home.

Education: Well-educated, and nearly half of the households include a member with a graduate degree.

Jobs and Work: At the peak of their white-collar careers, including positions in senior management and technical services. A majority are still at work and its an important to their identity.

Income: Earning good salaries and financially secure with substantial nest eggs to provide plenty of disposable income to maintain an upper-middle-class status into retirement.

Mobility: High car ownership with new, luxury sedans, sports cars, hybrids, and smaller SUVs.

Leisure: Living comfortable lifestyles and busy social lives, but they don’t flaunt their success.

Retail Shopping: Will pay for memberships at health clubs and patron upscale restaurants, cultural activities, dance and musical performances, museums, movie theaters, and nightlife. They shop at high-end department stores, but are also happy with bargains, discount stores, and warehouse clubs. They will also buy conventional electronics and smaller televisions, men’s apparel, gardening supplies, health care products, preventative medicins, furniture, home furnishings, and décor. At the grocery store they are looking for organic foods.

K40 | Bohemian Groove

Exhibit CC.9

Geography: Settled in second-tier cities, and scattered across the country, but more likely to be found in the Northeast or West.

Age: Older adults; about two-thirds are between the ages of 46 and 65; and most are over 50 years old.

Family Composition: The majority have never-married single, but nearly a third have been married and are starting over as divorced or widowed individuals. They are part of the growing wave of older singles, and prize their individuality.

Education: Average educations, with a mix of high school graduates and some college. They are still hungry for learning, and often take adult education classes. Favorite classes are in painting, cooking, furniture refinishing, and other subjects that allow them to mingle with other graying singles.

Jobs and Work: Holding down modestly paying jobs in the service sector, particularly jobs in health care, social services, and the military.

Income: Low incomes; average incomes are less than two-thirds the national average.

Housing Format: Affordable city apartments, including low-rise garden apartments and row houses of varying vintage.

Housing Tenure: Nearly 80 percent are renters.

Movership: A transient group and half have been in the same residence for fewer than three years. They don't like to accumulate possessions, including homes, in case they get the urge to move on.

Mobility: They manage to sink down roots quickly. They own cars, and prefer compact and mid-sized economy cars.

Leisure: An eclectic group with laid-back, quiet, and unassuming lifestyles. They cultivate large circles of friends from a wide variety of backgrounds, and are active in community groups. Free time is spent at home, listening to music, cooking, making crafts, and painting.

Retail Shopping: Dining out is usually to a casual dining or bistro restaurant, including moderate chains. They patronize discount and dollar stores but will declare that they prefer local stores. They are good consumers for craft and hobby stores, musical instrument stores, fresh produce, health foods, vitamins, and alternative medicines. However, they are slow to buy technology products, and have little interest in conspicuous consumption or the latest fashions. They rarely use the internet to make a purchase. They will also patron movie theaters.

Target Market Analysis

Platt Rd. Study Area

Michigan

September 26, 2014



DD

Contents:
Household Income
and
Home Values, Rents

Prepared for:



Prepared by:



In collaboration with:

SMITHGROUP JJR



Section DD – Market Parameters – Income and Housing

- DD.1 Within the Platt Road 2-mile study area, households earning in the range of \$50,000 to \$74,999 annually represent the largest share, or at 17.7%, followed by households earning in the range of \$35,000 to \$49,999 (17.0%). The median (or mid-point) among household incomes is \$62,632; and the weighted average family income falls just under \$110,000.
- DD.2 Nearly 40% of the owner-occupied homes are valued at less than \$125,000; and about 37% are valued at \$200,000 or more. Less than 20% are valued at \$300,000 or more; and less than 15% are valued at \$400,000 or more. The median contract rent is currently approaching \$750 (excluding utilities, deposits, and fees for storage, parking, pets, memberships, and other services).

Platt Road Study Area - Washtenaw County, Michigan
Household Income Parameters - 2013

Exhibit DD.1

Household Income	Platt Rd. 1 mi radius	Platt Rd. 2 mi radius	Platt Rd. 3 mi radius	Platt Rd. 1 mi radius	Platt Rd. 2 mi radius	Platt Rd. 3 mi radius
<\$10,000	7.2%	8.5%	11.9%	305	1,505	4,355
\$10 - \$14,999	1.8%	3.2%	4.9%	75	563	1,800
\$15 - \$24,999	6.5%	9.0%	10.1%	277	1,590	3,702
\$25 - \$34,999	8.4%	10.3%	10.7%	355	1,829	3,913
\$35 - \$49,999	13.7%	17.0%	15.8%	582	3,003	5,758
\$50 - \$74,999	21.8%	17.7%	17.4%	923	3,130	6,378
\$75 - \$99,999	12.0%	9.7%	8.7%	509	1,719	3,175
\$100 - \$124,999	7.9%	6.4%	5.7%	334	1,125	2,094
\$125 - \$149,000	4.8%	4.2%	3.8%	205	738	1,383
\$150 - \$199,999	7.6%	6.2%	5.3%	323	1,098	1,934
\$200,000 +	<u>8.3%</u>	<u>7.8%</u>	<u>5.6%</u>	<u>354</u>	<u>1,373</u>	<u>2,061</u>
Summation	100.0%	100.0%	100.0%	4,242	17,673	36,553
Total Households	100.0%	100.0%	100.0%	4,241	17,672	36,553
Med. Hhld. Income	\$72,035	\$62,632	\$52,887	\$72,035	\$62,632	\$52,887
Avg. Family Income	\$108,277	\$109,790	\$103,085	\$108,277	\$109,790	\$103,085
Avg. Household Size	2.1	2.2	2.1	2.1	2.2	2.1

Source: Underlying data provided by Applied Geographic Solutions; powered by Sites|USA.
Data analysis and exhibit prepared by LandUse|USA with all rights reserved ©2014.

Platt Road Study Area - Washtenaw County, Michigan
Home Values and Rents Parameters - 2013

Exhibit DD.2

Home Values	Platt Rd. 1 mi radius	Platt Rd. 2 mi radius	Platt Rd. 3 mi radius	Platt Rd. 1 mi radius	Platt Rd. 2 mi radius	Platt Rd. 3 mi radius
< \$50,000	7.5%	9.7%	9.3%	197	826	1,258
\$50 - \$99,999	22.6%	18.9%	17.5%	594	1,610	2,364
\$100 - \$124,999	10.0%	10.1%	10.2%	264	862	1,384
\$125 - \$149,999	6.7%	7.7%	7.9%	176	652	1,071
\$150 - \$174,999	11.1%	9.3%	9.9%	291	792	1,334
\$175 - \$199,999	8.5%	7.0%	7.2%	225	593	974
\$200 - \$249,999	14.7%	12.3%	12.6%	388	1,049	1,705
\$250 - \$299,999	4.3%	6.4%	7.5%	113	545	1,017
\$300 - \$399,999	6.4%	6.9%	7.6%	168	591	1,025
\$400 - \$499,999	3.2%	3.7%	3.4%	84	314	457
\$500,000 +	<u>5.0%</u>	<u>8.0%</u>	<u>6.9%</u>	<u>132</u>	<u>682</u>	<u>938</u>
Summation	100.0%	100.0%	100.0%	2,632	8,516	13,527
Median Rent	\$774	\$738	\$818	\$774	\$738	\$818
Owner Occupied Units	2,705	8,748	13,919	2,705	8,748	13,919
Renter Occupied Units	<u>1,536</u>	<u>8,924</u>	<u>22,634</u>	<u>1,536</u>	<u>8,924</u>	<u>22,634</u>
Total Occupied	4,241	17,672	36,553	4,241	17,672	36,553
% Owners Occupied	63.8%	49.5%	38.1%	63.8%	49.5%	38.1%
% Renter Occupied	<u>36.2%</u>	<u>50.5%</u>	<u>61.9%</u>	<u>36.2%</u>	<u>50.5%</u>	<u>61.9%</u>
Total Occupied	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Source: Underlying data provided by Applied Geographic Solutions; powered by Sites|USA.
Data analysis and exhibit prepared by LandUse|USA with all rights reserved ©2014.

ABSOLUTE TITLE, INC.

2875 W. Liberty Rd.
Ann Arbor, MI 48103
ph. (734) 662-1050/fax (734) 662-3608

INVOICE

Date: February 9, 2016

File No.: 79650

To: **Reach Law Firm**

Attn: Jim Reach

Re: **Washtenaw County**
2960 Washtenaw Avenue

Title Search

\$175.00

INVOICE

Date: February 9, 2016

File No.: 79650

To: **Reach Law Firm**

Attn: Jim Reach

Re: **Washtenaw County**
2960 Washtenaw Avenue

Title Search

\$175.00

**TITLE SEARCH
ISSUED BY
ABSOLUTE TITLE, INC.**

File No.: 79650

Address reference:
2960 Washtenaw Avenue
Ann Arbor, MI 48104

SCHEDULE A

1. Effective Date: January 21, 2016 at 5:00 P.M.

2. Policy or Policies to be issued: Amount
2006 ALTA Owner's Policy NONE

- Proposed Insured:
NONE

3. The estate or interest in the land described or referred to in the Search and covered herein is FEE SIMPLE and is at the effective date hereof vested in:

Washtenaw County, a Michigan municipal corporation

4. The land referred to in this Search is situated in the City of Ann Arbor, Washtenaw County, Michigan, and is described as follows:

The northeast fractional ¼ of Section 3, T3S, R6E, City of Ann Arbor, also a part of the southeast ¼ of Section 34, T2S, R6E, City of Ann Arbor, Washtenaw County, Michigan, the entire property being described as: Beginning at the east ¼ post of Section 3, T3S, R6E, City of Ann Arbor, Washtenaw County, Michigan; thence north 0°37' east 2180.05 feet to the northeast corner of Section 3, T3S, R6E; thence south 89°35'30" west 191.05 feet to the southeast corner of Section 34, T2S, R6E; thence north 89°50'30" west 620 feet in the south line of Section 34, T2S, R6E to a point in the centerline of Washtenaw Avenue; thence westerly 425 feet along the centerline of Washtenaw Avenue in the arc of a circular curve to the left of 8617.9 feet radius through a central angle of 2°49'30" the chord bears north 76°45'30" west 425 feet; thence north 78°10'10" west 1449.1 feet along the centerline of Washtenaw Avenue; thence south 1°20' west 390.12 feet; thence north 89°24' west 12 feet to the north ¼ post of Section 3, T3S, R6E; thence south 0°54'30" west 2187.79 feet to the center of Section 3; thence north 89°56'30" east 2675.37 feet in the east and west ¼ line of Section 3 to the place of beginning. Excepting therefrom, portions conveyed in Liber 833, Page 646, Liber 862, Page 499 and in Liber 863, Page 329, Washtenaw County Records.

Due to the limited nature of the search, liability for inaccuracies or errors in the search is limited to refund of the search fee actually paid.

Absolute Title, Inc.

By: 

Authorized Signatory
Phone 662-1050
Fax 662-3608

SCHEDULE B - SECTION 1
REQUIREMENTS

The following are the requirements to be complied with:

1. **Record deed from Washtenaw County, a Michigan municipal corporation to party to be insured.**
2. 2015 winter taxes are exempt.
2015 summer taxes are exempt.
All previous years taxes paid.
Special Assessments: None.
Tax I.D. No. 09-12-03-100-001
Requirements: None.

**SCHEDULE B - SECTION II
EXCEPTIONS**

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company.

1. Standard exceptions set forth on the inside back cover.
2. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
3. Liens for any tax and/or assessment which become due and payable on or after the effective date of this Commitment.
4. Rights of the public or any governmental unit in any part of subject property taken, deeded, or used for street, road, or highway purposes.
5. Highway Easement Release in favor of the State of Michigan, as recorded in Liber 636, Page 621, Washtenaw County Records.
6. Right of Way for storm sewer and sanitary sewer, in favor of the City of Ann Arbor, as recorded in Liber 801, Page 192 and in Liber 895, Page 397, Washtenaw County Records.
7. Right of Way in favor of water lines, as recorded in Liber 862, Page 499, Washtenaw County Records.
8. Pole line permit in favor of The Detroit Edison Company, as recorded in Liber 864, Page 10 and in Liber 886, Page 366, Washtenaw County Records.
9. Right of Way in favor of Michigan Bell Telephone Company, as recorded in Liber 1308, Page 164, Washtenaw County Records.
10. Right of Way Agreement with the City of Ann Arbor, as recorded in Liber 1335, Page 981, Washtenaw County Records.
11. Right of Way in favor of The Detroit Edison Company, as recorded in Liber 2065, Page 252 and in Liber 2114, Page 174, Washtenaw County Records.
12. Ameritech Easement, as recorded in Liber 3940, Page 413, Washtenaw County Records.
13. Grant of Easement in favor of DTE Energy, as recorded in Liber 4644, Page 936, Washtenaw County Records.
14. Grant of Easement in favor of the City of Ann Arbor, as recorded in Liber 4714, Page 324, and in Liber 4802, Pages 838 and 839, Washtenaw County Records.

Station 204 + 78.11 to 232 + 00 South

Project 81-19
Parcel 96

MICHIGAN
STATE HIGHWAY DEPARTMENT

HIGHWAY EASEMENT RELEASE

For and in consideration of the improvement of State Trunkline Highway M-17, the sum of Eight Hundred Twenty Five (\$825.00) Dollars

and other valuable consideration, the receipt whereof is acknowledged, the undersigned,

The Board of Supervisors of the County of Washtenaw and State of Michigan, its successors and assigns.

hereby grant and convey to the State of Michigan an easement for highway purposes, in, over, and upon the parcels of land described as:

All that part of, "The NE $\frac{1}{4}$ of Section 3, T3S, R6E, Pittsfield Twp., Washtenaw County, Michigan, lying South of the Ann Arbor and Ypsilanti Road, (Washtenaw Avenue so-called)" which lies Northerly of a line 60 ft Southerly of (measured at right angles) and parallel to the survey line of Highway M-17.

Also, all that part of, "The SE $\frac{1}{4}$ of Section 34, T2S, R6E, Ann Arbor Twp., Washtenaw County, Michigan, lying South of the Ann Arbor and Ypsilanti Road, (Washtenaw Avenue so-called), excepting therefrom a parcel of land described as a part of the SE $\frac{1}{4}$ of said Section 34, bounded on the North by said highway, on the West by the centerline (North and South 1/4 line) of said Section 34, on the South by the Township line and on the East by a line parallel to the North and South 1/4 line of said Section 34 and distant from said North and South 1/4 line 206 ft," which lies Northerly of a line 60 ft Southerly of (measured at right angles) and parallel to the survey line of Highway M-17.

Said parcels contain, less the right-of-way of existing highway, 1.23 acres of land, more or less.

Said survey line of Highway M-17 is described as: Beginning at a point which is South 2 deg 21' 30" West, along the East line of Section 3, T3S, R6E, Pittsfield Twp., Washtenaw County, Michigan, 245.90 ft from the Northeast corner of said Section 3; thence North 70 deg 20' West, 358.05 ft to the point of curve of a 0 deg 40' curve to the left; thence Northwesterly along the arc of said 0 deg 40' curve, 920.00 ft to the point of tangent of said curve; thence North 76 deg 28' West, 1743.84 ft to a point of ending.

All existing fences thereon will be moved to the new right of way line by the

prior to

This conveyance includes a release of any and all claims to damages to grantors' adjoining property, arising from or incidental to the laying out, establishing, altering, widening, change of grade, drainage within the right-of-way, and improving of the highway in, over, and upon the land hereby granted.

This conveyance also includes the consent of the grantors to the removal at any time of such trees, shrubs and vegetation as, in the judgment of the State Highway Commissioner, is necessary to the construction and maintenance of the highway, further notice of such removal being hereby expressly waived: provided, that all desirable trees, shrubs and vegetation which do not interfere with the construction, maintenance or use of the highway, are to be preserved and shall not be removed or disturbed; and provided further, that all timber, logs, and parts of trees suitable for firewood resulting from removal of any trees shall be reserved for the grantors.

The grantors covenant and agree for themselves, their heirs, executors, administrators, successors and assigns, that no bill board, sign board or advertising device, other than those advertising articles produced or sold on the premises, shall be erected, permitted, or maintained in or upon the remaining lands and premises now owned by the grantors immediately adjoining the lands herein conveyed, and within a distance of three hundred feet from the highway center line, measured at right angles to said line. This covenant is hereby declared to be a perpetual covenant and shall be construed as a real covenant attached to and running with the land.

The undersigned mortgagee hereby releases and discharges the lands described from the mortgage lien.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 12th day of August, A. D. 1953
THE BOARD OF SUPERVISORS OF WASHTENAW COUNTY

In Presence of

Ruth Walch
Ruth Walch

By: Della H. Smith, Secretary
Thurlow E. Sanford, Chairman
Supervisors (L.S.)

B. H. Hale
B. H. Hale

Thurlow E. Sanford, Chairman
Supervisors (L.S.)

OK, no bond:
E. F. D. V. W.
Pro. atty

RECORDED

State of Michigan, County of Washtenaw ss.
On this 12th day of August A. D. 1953, before me, the undersigned,
personally appeared Juella M. Smith, Clerk of Washtenaw County
and Thurlow P. Stanford, Chairman of Township to me known to be the persons who executed
the foregoing release and severally acknowledged the same to be their free act and deed.

Prooved	
Form v	<u>eye</u>
Exec. v	<u>eye</u>
Posted	<u>eye</u>

R. H. Hale
Notary Public Prigham County, Michigan
Acting in Washtenaw County, Michigan
My Commission Expires Nov 26 - 1954

State of _____, County of _____: ss.
On this _____ day of _____ A. D. 19____, before me, the undersigned,
personally appeared _____
and _____ to me known to be the persons who executed
the foregoing release and severally acknowledged the same to be their free act and deed.

Notary Public _____ County, Michigan
Acting in _____ County, Michigan
My Commission Expires _____

CORPORATE ACKNOWLEDGMENT

State of _____ } ss.
County of _____ }
On this _____ day of _____ A. D. 19____, before me, the undersigned,
personally appeared _____
and _____ to me personally known, who being by me
duly sworn, did say that they are respectively President and _____
of _____ a _____ Corporation; that the seal
affixed to the foregoing instrument is the corporate seal of said Corporation; that said instrument was signed and sealed
in behalf of said Corporation by authority of its Board of Directors; and said _____
and _____ severally acknowledged said instrument to be the free act and deed
of said Corporation.

Notary Public _____ County, Michigan
Acting in _____ County, Michigan
My Commission Expires _____

HIGHWAY RECEIVED
EASEMENT FOR RECORD
RELEASE SEP 28 10 37 AM '53

THOMAS A. FITZGERALD
REGISTER OF DEEDS
WASHTENAW COUNTY, MICH.

TO THE STATE OF MICHIGAN

Office _____ ss.
This instrument was presented and received
for record this _____ day of _____
A. D. 19____, at _____ M.
and recorded in Liber _____
of _____ on page _____
Registrar of Deeds.

MICHIGAN
STATE HIGHWAY DEPARTMENT
Lansing, Mich.

QUIT CLAIM DEED—CORPORATION—Statutory Form
Act 187 P.A. 1881 - M.S.A. 26.572
FORM 11-58

Abstract and Title Guaranty Company
Detroit Pontiac Mt. Clemens Royal Oak

KNOW ALL MEN BY THESE PRESENTS: That the County of Washtenaw by its Board of Supervisors
Quit Claims to The City of Ann Arbor, Michigan, a Michigan Municipal Corporation
whose Street Number and Post Office address is Ann Arbor, Michigan
the following described premises situated in the Township of Pittsfield County of Washtenaw
and State of Michigan, to-wit: Commencing at center of Section 3, T3S, R6E, Washtenaw
County, Michigan, thence northerly along the north and south quarter line
of Section 3, 170 feet, thence easterly parallel to east and west quarter
line of Section 3, 183.5 feet; thence southerly parallel to north and south
quarter line 170 feet; thence westerly 183.5 feet in east and west quarter
line to point of beginning, all being in northeast quarter of Section 3,
T3S, R6E, Washtenaw County, Michigan.

TITLE INSURANCE -- ABSTRACTS -- ESCROWS

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining,
for the sum of Two thousand five hundred (\$2,500.00) One Dollar(s)
and other valuable considerations;

Dated this 22nd day of July A. D. 1958
Signed, Sealed and Delivered in Presence of: Signed and Sealed:

WASHTENAW COUNTY BOARD OF SUPERVISORS

Irene A. Seitz
Irene A. Seitz
Jacob F. Fahrner, Jr.
Jacob F. Fahrner, Jr.

William Scheel (L.S.)
William Scheel
Its Chairman
Luella M. Smith (L.S.)
Luella M. Smith
Its Clerk

In the STATE OF MICHIGAN, COUNTY OF Washtenaw ss.
On this 22nd day of July A. D. 1958 before me personally
appeared William Scheel and Luella M. Smith, chairman and clerk of the Washtenaw
County Board of Supervisors, respectively,
to me personally known, who being by me sworn, did (1) each for himself
say that (2) they are respectively the chairman and
of clerk of the Washtenaw County Board of Supervisors
the corporation named in and which executed the within instrument, and that the seal affixed to said instrument is the corporate seal of said
corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and said
William Scheel and Luella M. Smith acknowledged said instrument to be the
free act and deed of said corporation.

My commission expires 10-27-58 A. D. 19
Note: If more than one officer acknowledges insert at (1) "each
for himself", and (2) "they are respectively"

Irene A. Seitz
Irene A. Seitz
Notary Public Washtenaw County, Michigan
Register of Deeds Office

RECEIVED
FOR RECORD

JUL 23 10 30 AM '58

Recording Fee
U. S. Revenue Stamps
PATRICIA NEWKIRK FARR
REGISTER OF DEEDS
WASHTENAW COUNTY, MICH

When recorded return to

LIBER PAGE
833-646
RECORDED
JUL 23 1958
POSTING & FILING CODE
POSTED BY

PS#2-187

LIBER PAGE
862-499

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: That the Board of Supervisors of Washtenaw County Quit Claims to City of Ann Arbor, a Michigan Municipal Corporation whose post office address is City Hall, Ann Arbor, Michigan, the following described premises situated in the City of Ann Arbor, County of Washtenaw, State of Michigan, to wit:

That part of the northeast 1/4 of Section 3, T3S, R6E, described as: Beginning at an iron in the north and south 1/4 line of said Section 250 feet southerly of the north 1/4 corner of said Section; thence easterly along a line perpendicular to the said 1/4 line 140 feet; thence southerly along a line parallel with the said 1/4 line 100 feet; thence westerly along a line perpendicular to the said 1/4 line 140 feet; thence northerly along the said 1/4 line, 100 feet to the point of beginning.

Also a construction right-of-way 30 feet in width and a permanent maintenance right-of-way 15 feet in width for construction and maintenance of water lines, said rights-of-way being more particularly described as follows:

A construction right-of-way 30 feet wide, westerly boundary of said right-of-way being described as follows: Beginning at a point in the north and south 1/4 line of Section 3, T3S, R6E, 350 feet southerly of the north 1/4 corner of said section, thence southerly along said north and south 1/4 line to a point where the northerly line of Dorchester Road in Ann Arbor Woods Subdivision No. 2 intersects with said north and south 1/4 line.

A permanent maintenance right-of-way 15 feet wide, the westerly boundary of said right-of-way being described as follows: Beginning at a point in the north and south 1/4 line of Section 3, T3S, R6E, 350 feet southerly of the north 1/4 corner of said section, thence southerly along said north and south 1/4 line to a point where the northerly line of Dorchester Road in Ann Arbor Woods Subdivision No. 2 intersects with said north and south 1/4 line.

RECEIVED
FOR RECORD

MAR 13 2 19 PM '59

NEWKIRK HARDY
REGISTER OF DEEDS
WASHTENAW COUNTY, MICH.

RECEIVED
FOR RECORD

MAR 13 2 19 PM '59

NEWKIRK HARDY
REGISTER OF DEEDS
WASHTENAW COUNTY, MICH.

RECORDED
MAR 13 1959

PS#2-187

POSTING A FILING CODE

POSTED BY
[Signature]

862-499

MAR 13 1959

RECORDED

POSTING & BILLING CODE

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, for the sum of Five Thousand (\$5,000.00) Dollars and other valuable considerations;

Dated this 30th day of January, A.D. 1959

Signed, Sealed and Delivered in Presence of:

Irene A. Seitz
Irene A. Seitz

Zada N. Woods
Zada N. Woods

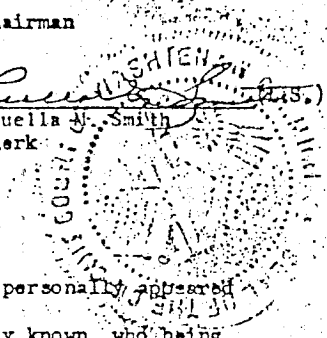
Signed and Sealed:

BOARD OF SUPERVISORS WASHTENAW COUNTY

By William Scheel (L.S.)
William Scheel

Its Chairman

And Luella M. Smith (L.S.)
Luella M. Smith
Its Clerk



In the STATE OF MICHIGAN, COUNTY OF WASHTENAW ss.

On this 30th day of January, A.D. 1959, before me personally appeared William Scheel and Luella M. Smith to me personally known, who being by me sworn, did each for himself say that they are respectfully the Chairman and the Clerk of the Board of Supervisors of Washtenaw County, Michigan, and that the seal affixed to said instrument is the seal of said County, and that said instrument was signed and sealed in behalf of said Board of Supervisors of Washtenaw County by the authority of said board; and said William Scheel and Luella M. Smith acknowledge said instrument to be the free act and deed of said Board of Supervisors of Washtenaw County, Michigan.

Irene A. Seitz
Irene A. Seitz

Notary Public, Washtenaw County, Michigan

My Commission Expires: Nov. 11, 1962 19

863-329

RECORDED
MAR 23 1959

100

FILED IN
P. 21

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: That the Board of Supervisors of Washtenaw County Quit Claims to the Detroit Edison Company, a New York Corporation whose Michigan post office address is 2000 Second Avenue, Detroit 26, Michigan, the following described premises situated in the City of Ann Arbor, County of Washtenaw, State of Michigan, to wit:



That part of the northeast 1/4 of Section 3, Town 3 south, Range 6 east, described as: Beginning at an iron in the north and south 1/4 line of said Section 100.0 feet southerly of the north 1/4 corner of said Section; thence easterly along a line perpendicular to the said 1/4 line 140.0 feet to an iron; thence southerly along a line parallel with the said 1/4 line 150.0 feet to an iron; thence westerly along a line perpendicular to the easterly line of parcel herein described, 140.0 feet to an iron in the said 1/4 line; thence northerly along the said 1/4 line, 150.0 feet to the point of beginning.

OFFICE OF REC'D
WASHINGTON COUNTY
March 23rd 1959
11:05 AM

4/5/59
#935

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, for the sum of Eight Thousand Five Hundred (\$8,500.00) Dollars and other valuable considerations;

Dated this 11 day of March, A.D. 1959

WITNESSES:



Carl G. Johnson
Carl G. Johnson

Irene A. Seitz
Irene A. Seitz

Signed and Sealed:

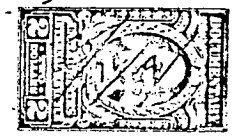


BOARD OF SUPERVISORS OF WASHTENAW COUNTY

William I. Scheel (L.S.)
William I. Scheel
Chairman

Luella M. Smith (L.S.)
Luella M. Smith
Its Clerk

STATE OF MICHIGAN }
County of Washtenaw } SS



On this 11th day of March, A.D. 1959, before me personally appeared William I. Scheel and Luella M. Smith to me personally known, who being by me sworn, did each for himself say that they are respectfully the Chairman and the Clerk of the Board of Supervisors of Washtenaw County, Michigan, and that the seal affixed to said instrument is the seal of said County, and that said instrument was signed and sealed in behalf of said Board of Supervisors of Washtenaw County by the authority of said board; and said William, Scheel and Luella M. Smith acknowledge said instrument to be the free act and deed of said Board of Supervisors of Washtenaw County, Michigan.

Irene A. Seitz
Irene A. Seitz
Notary Public, Washtenaw County, Michigan
My Commission Expires: 11-11-62

Patto #2-187

Council
9/19/55
483

FILE 301 PAGE 192

MEMORANDUM OF AGREEMENT, Made and entered into the ~~25th~~ day of June, 1955, by and between the COUNTY OF WASHTENAW, a Michigan municipal corporation, party of the first part, and the CITY OF ANN ARBOR, a Michigan municipal corporation, party of the second part, WITNESSETH:

The party of the first part hereby grants, gives and conveys unto the party of the second part, its successors and assigns, forever, a storm sewer and sanitary sewer construction right of way sixty feet in width, being thirty feet on each side of the following described center line, and a permanent right of way fifteen feet in width, being seven and one-half feet on each side of the following described center line:

Beginning at intersection of the east line of Ann Arbor Woods No. 2, a recorded subdivision in the City of Ann Arbor, Michigan, and the common lot line between lots 182 and 183, in said subdivision, thence easterly along the Common lot line of lots 182 and 183 extended easterly 150 feet; thence southerly parallel to east line of said subdivision 405 feet to a point 140 feet northerly of the northerly line of City of Ann Arbor land known as Buhr Park, above described line being in northeast quarter, section 3, Pittsfield Township, Washtenaw County, Michigan.

ALSO

a storm and sanitary sewer, and water main construction right of way, sixty feet in width, being thirty feet on either side of the following described center line, and a permanent right of way, thirty feet in width, being fifteen feet on either side of the following described center line:

Beginning at a point 140 feet north of the north line of City of Ann Arbor property known as Buhr Park, said point being also 150 feet east of east line of Ann Arbor Woods No. 2, a recorded subdivision in the City of Ann Arbor, Michigan, thence south on a line parallel to the east line of said subdivision and 150 feet east of said east line, to a point in north line of City of Ann Arbor property known as Buhr Park, above line being in northeast quarter section 3, Pittsfield Township, Washtenaw County, Michigan.

ALSO

a storm and sanitary sewer and water main permanent right of way being thirty feet on each side of the following described center

line:

Beginning at the intersection of the east line of Ann Arbor Woods No. 2, a recorded subdivision in the City of Ann Arbor, Michigan, and the center line of Dorchester Road in said subdivision, thence easterly 150 feet along the center line of Dorchester Road, extended easterly to intersect with a line north and south parallel to the east line of above named subdivision, above described line being in northeast quarter section 3, Pittsfield Township, Washtenaw County, Michigan.

and therein and thereon, on, along and over said courses as the said second party shall or may elect, to construct and maintain a sanitary sewer as a part of its sanitary sewer system, and a storm sewer as a part of its storm sewer system, and a water main as a part of its water system, making thereon all needful excavations therefor, and at all times thereafter to have the right and authority to enter in, upon and into said lands aforesaid and to keep and maintain the said sanitary sewer, storm sewer and water main in good order and repair, rebuilding and reconstructing the same if necessary, using in said construction or repairs, all needful tools, implements, teams and material therefor.

IT IS FURTHER AGREED, That in the construction or repair of said sanitary sewer, storm sewer and water main, the said second party, its officers, agents, workmen, as well as the contractor and his employees, shall and will do as little damage to the said lands and premises as possible, and after such construction and repair shall and will leave the said land and premises in like good condition as the same was when any such construction or repair shall have commenced, except that the consideration to the party of the first part from the City, the party of the second part, shall be full compensation for the removal or damage to any trees or shrubs made necessary by the construction of the sewers and water main for which this right of way is granted.

IN WITNESS WHEREOF, The said parties have hereunto set their hands and seals, the said first party by the Chairman and Clerk of its Board of Supervisors, and the said second party by the ~~representative~~

301 PAGE 194

Mayor and City Clerk
~~Chairman and Clerk of Board of Supervisors~~, the day and year first above
written.

Sealed and Delivered
in the presence of:

COUNTY OF WASHTENAW

Lorraine B. Russell
Lorraine B. Russell

BY Elmer R. Mayer
Chairman, Board of Supervisors
Elmer R. Mayer

Esther Veliquette
Esther Veliquette

BY Luella M. Smith
Clerk, Board of Supervisors
Luella M. Smith

CITY OF ANN ARBOR

BY William E. Brown, Jr.
William E. Brown, Jr.
Mayor

STATE OF MICHIGAN)
)SS.
COUNTY OF WASHTENAW)

BY Fred J. Looker
Fred J. Looker
City Clerk

On this 15th day of June, 1955, before me the subscriber, a
notary public in and for said county, personally appeared
Elmer R. Mayer and Luella M. Smith, to
me known to be the chairman and clerk of the Washtenaw County
Board of Supervisors, who being duly sworn say that they have exe-
cuted the foregoing right of way agreement for and on behalf of said
County of Washtenaw, having been duly authorized so to do, and
acknowledged that the same is the free act and deed of said County
of Washtenaw.

Rada N. Stewart
Rada N. Stewart
Notary Public, Washtenaw Co., Michigan
My commission expires: Aug 8 1958

RECEIVED
FOR RECORD

OCT 7 10 49 AM '57

PATRICK NEWBORN HARDY
REGISTER OF DEEDS
WASHTENAW COUNTY, MICH.

OK. as to form
E. F. DeWitt
Pro. atty.

RECORDED
DEC 17 1959

POSTING A FILING COPY

Final Plat # 1-128
Pitts Valley # 2-196

mt

THIS INDENTURE, made this 17th day of August 1959, between the COUNTY OF WASHTENAW, a Michigan Municipal Corporation, party of the first part, and the CITY OF ANN ARBOR, a Michigan Municipal Corporation, City Hall, Ann Arbor, Michigan, party of the second part, WITNESSETH:

That the said party of the first part, in consideration of the agreements herein contained and the sum of One Dollar to them in hand paid by the party of the second part, the receipt whereof is hereby confessed, do by these presents, grant and convey to and unto said second party, its successors and assigns, rights-of-way being for the construction and maintenance of storm and sanitary sewers:

A construction right-of-way over a strip of land forty (40) feet wide being twenty (20) feet on each side of the following described center line and a permanent right-of-way over a strip of land twenty (20) feet wide being ten (10) feet on each side of the same described center line, said rights-of-way being for the construction and maintenance of storm and sanitary sewers.

Commencing at the southwest corner of Lot 11 in Ann Arbor Hills Subdivision, a recorded subdivision in sections 34 and 35, T2S, R6E, Ann Arbor Township, Washtenaw County, Michigan; thence easterly 29 feet along the chord of a 166.06 foot arc of a circular curve which is the southerly line of said lot 11, said circular curve having a radius of 8657.9 feet and a central angle of 6° 07' 00"; thence deflecting 89° 48' to the right 80 feet more or less to the southerly right-of-way line of Washtenaw Road for a place of beginning; thence continuing along the last mentioned course 155 feet, to the Pittsfield Valley West Branch Sanitary Sewer.

ALSO: A construction right-of-way over a strip of land forty (40) feet wide being twenty (20) feet on each side of the following described center line and a permanent right-of-way twenty (20) feet wide being ten (10) feet on each side of the same described center line, said rights-of-way being for the construction and maintenance of storm and sanitary sewers.

Commencing at the southeast corner of lot 6 in Ann Arbor Hills Subdivision, a recorded subdivision in sections 34 and 35, T2S, R6E, Ann Arbor Township, Washtenaw County, Michigan; thence westerly along the southerly line of said lot 6, 8 feet; thence deflecting 89° 41' 30" to the left 80 feet more or less to the southerly right-of-way line of Washtenaw Road for a place of beginning; thence continuing along the last mentioned course 161.52 feet to the Pittsfield Valley West Branch Sanitary Sewer.

and therein and thereon, to construct sanitary sewers as a part of its sanitary sewer system, and a storm sewer as part of its storm sewer system, making thereon all needful excavations therefor, using in said construction all needful tools, implements, equipment, materials and supplies therefor.

That after the construction of said sanitary and storm sewers, in the use of said right-of-way for maintenance purposes, and to keep said sanitary

DEC 17 1959

LC

sanitary and storm sewers in good order and repair, the party of the second part may use in such repair, all needful tools, implements, equipment, materials and supplies therefor over and across the limited maintenance right-of-way above described.

IT IS FURTHER AGREED, That in the construction or repair of said sanitary and storm sewers, the said second party, its officers, agents, workmen, as well as the contractor and his employees, shall and will do as little damage to the said land and premises as possible, and after such construction and repair shall and will leave the same in like good condition as it was when any such construction or repair shall have commenced, except that the consideration to the party of the first part from the City, the party of the second part, shall be full compensation for the removal or damage to any trees, flowers, shrubs, earth or sod made necessary by the construction of the sewer for which this right-of-way is granted.

IN WITNESS WHEREOF, the said parties have hereunto set their hands and seals, the said second party by the Mayor and City Clerk, the day and year first above written.

Sealed and Delivered in the Presence of:

COUNTY OF WASHTENAW

Carl G. Johnson
Carl G. Johnson

William I. Scheel
BY: Chairman, Board of Supervisors
William I. Scheel

Irene A. Seitz
Irene A. Seitz

Luella M. Smith
BY: Clerk, Board of Supervisors
Luella M. Smith
CITY OF ANN ARBOR

Helen I. Clark
Helen I. Clark

Cecil O. Creal
BY: Cecil O. Creal, Mayor

Sandra L. Zimmerman
Sandra L. Zimmerman

Archie J. Looker
BY: Archie J. Looker, Clerk

Council 4963

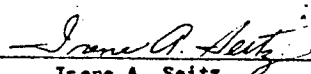
STATE OF MICHIGAN)
COUNTY OF WASHTENAW) SS.

On this 11th day of March, 1959, before me a notary public in and for said county, appeared William I. Scheel and Luella M. Smith to me personally known, who, being by me duly sworn, did each for himself say that they are respectively the Chairman and Clerk of the Board of Supervisors of the County of Washtenaw, the corporation named in and which executed the within instrument, and that the seal affixed to said instrument is the corporate seal of said corporation; and that said instrument

mt

LIBER & FOOT
895-399

was signed and sealed in behalf of said corporation by authority of its board of supervisors; and said **William I. Scheel and Luella M. Smith** acknowledged said instrument to be the free act and deed of said corporation.


Irene A. Seitz
Notary Public, Washtenaw County,
Michigan.

My commission expires: 11-11-62

DEC 17 1959

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FOR RECORD

Dec 17 3 36 PM '59

PATRICK NEWBOLD HARDY
REGISTRAR OF DEEDS
WASHTENAW COUNTY, MICH.

LC



PS#2-187

LIBER PAGE
862-499

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: That the Board of Supervisors of Washtenaw County Quit Claims to City of Ann Arbor, a Michigan Municipal Corporation whose post office address is City Hall, Ann Arbor, Michigan, the following described premises situated in the City of Ann Arbor, County of Washtenaw, State of Michigan, to wit:

That part of the northeast 1/4 of Section 3, T3S, R6E, described as: Beginning at an iron in the north and south 1/4 line of said Section 250 feet southerly of the north 1/4 corner of said Section; thence easterly along a line perpendicular to the said 1/4 line 140 feet; thence southerly along a line parallel with the said 1/4 line 100 feet; thence westerly along a line perpendicular to the said 1/4 line 140 feet; thence northerly along the said 1/4 line, 100 feet to the point of beginning.

Also a construction right-of-way 30 feet in width and a permanent maintenance right-of-way 15 feet in width for construction and maintenance of water lines, said rights-of-way being more particularly described as follows:

A construction right-of-way 30 feet wide, westerly boundary of said right-of-way being described as follows: Beginning at a point in the north and south 1/4 line of Section 3, T3S, R6E, 350 feet southerly of the north 1/4 corner of said section, thence southerly along said north and south 1/4 line to a point where the northerly line of Dorchester Road in Ann Arbor Woods Subdivision No. 2 intersects with said north and south 1/4 line.

A permanent maintenance right-of-way 15 feet wide, the westerly boundary of said right-of-way being described as follows: Beginning at a point in the north and south 1/4 line of Section 3, T3S, R6E, 350 feet southerly of the north 1/4 corner of said section, thence southerly along said north and south 1/4 line to a point where the northerly line of Dorchester Road in Ann Arbor Woods Subdivision No. 2 intersects with said north and south 1/4 line.

RECORDED
MAR 13 1959

POSTING A FILING CODE
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MAR 13 2 19 PM '59
NEWARK HARDY
REGISTER OF DEEDS
WASHTENAW COUNTY, MICH

RECEIVED
FOR RECORD
MAR 13 2 19 PM '59
NEWARK HARDY
REGISTER OF DEEDS
WASHTENAW COUNTY, MICH

862-499

MAR 13 1959

RECORDED

POSTING & BILLING CODE

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, for the sum of Five Thousand (\$5,000.00) Dollars and other valuable considerations;

Dated this 30th day of January, A.D. 1959

Signed, Sealed and Delivered in Presence of:

Signed and Sealed:

Irene A. Seitz
Irene A. Seitz

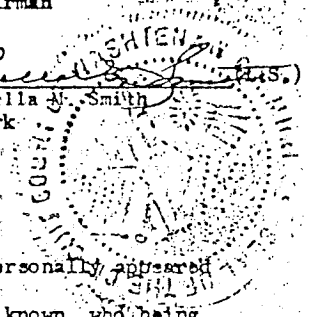
BOARD OF SUPERVISORS WASHTENAW COUNTY

William Scheel (L.S.)
William Scheel

Zada N. Woods
Zada N. Woods

Its Chairman

Luella M. Smith (L.S.)
Luella M. Smith
Its Clerk



In the STATE OF MICHIGAN, COUNTY OF WASHTENAW ss.

On this 30th day of January, A.D. 1959, before me personally appeared William Scheel and Luella M. Smith to me personally known, who being by me sworn, did each for himself say that they are respectfully the Chairman and the Clerk of the Board of Supervisors of Washtenaw County, Michigan, and that the seal affixed to said instrument is the seal of said County, and that said instrument was signed and sealed in behalf of said Board of Supervisors of Washtenaw County by the authority of said board; and said William Scheel and Luella M. Smith acknowledge said instrument to be the free act and deed of said Board of Supervisors of Washtenaw County, Michigan.

Irene A. Seitz
Irene A. Seitz

Notary Public, Washtenaw County, Michigan

My Commission Expires: Nov. 11, 1962 19

LIBER PAGE 864 - 10

RECORDED MAR 27 1959

FILED # 2-159

POLE LINE PERMIT
R/W NO. 3
DE FORM 88 28

864 PAGE 10

Date March 11, 1959

IN CONSIDERATION of the sum of One Dollar (\$1.00) and other valuable considerations, receipt of which is hereby acknowledged, we hereby grant to THE DETROIT EDISON COMPANY, its successors and assigns, the right to construct, operate and maintain its lines for the transmission and distribution of electricity and Company communication facilities, including the necessary poles, fixtures, guys and guy stubs, wires and equipment, and including also the right to trim or cut down any trees along said lines, which could fall into the lines or interfere in any way with their operation, upon, over and across our property located in the City of Ann Arbor

STREET AND VILLAGE, OR SECTION AND TOWNSHIP
County of Washtenaw, State of Michigan, and described as follows:
The Westerly 12 feet of the Northerly 100 feet of the Northeast 1/4 of Section 3, T. 3 S., R. 6 E. Also the Westerly 6 feet of the Northeast 1/4 of Section 3, T. 3 S., R. 6 E., except the Southerly 170 feet and except the Northerly 350 feet thereof. Also the Southerly 6 feet of the Easterly 126.5 feet of the Westerly 310 feet of the Northeast 1/4 of Section 3. T. 3 S., R. 6 E. & the Easterly 16 feet of the Westerly 183.5 feet of the Northerly 60 feet of the Southerly 230 feet of the Northeast 1/4 of said Section 3; Also the Northerly 16 feet of the Southerly 170 feet of the Easterly 60 feet of the Westerly 243.5 feet of the Northeast 1/4 of said Section 3.
The route of the lines shall be as follows: across said land.

The Company, its successors and assigns, shall reimburse us for all damage to growing crops, buildings or fences, caused by its men, teams, trucks and other vehicles and equipment in entering said property from time to time for the purposes set forth herein.

WASHTENAW COUNTY BOARD OF SUPERVISORS:

Witness:

Carl G. Johnson
Irene A. Seitz

BY: (Signed)

William I. Scheel
Luella M. Smith

REGISTERED 27th 1959
March 14:36 PM
REGISTER

RETURN TO (Accepted)
RICHARD H. TAYLOR
The Detroit Edison Company
2000 SECOND AVENUE
DETROIT 26, MICHIGAN

THE DETROIT EDISON COMPANY

By Richard H. Taylor
RICHARD H. TAYLOR, DIRECTOR
REAL ESTATE AND RIGHTS-OF-WAY DEPARTMENT

STATE OF MICHIGAN

STATE OF MICHIGAN,
County of Washtenaw

ss.

On this 11th day of March
in the year of our Lord one thousand nine hundred and fifty-nine
before me, a notary public _____ in and for said county,
appeared William I. Scheel and Luella M. Smith to me personally
known, who, being by me duly sworn, did each for themselves say that they
are respectively the Board Chairman and County Clerk
of Board of Supervisors of Washtenaw County
the corporation named in and which executed the within instrument, and that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and said William I. Scheel and Luella M. Smith acknowledged said instrument to be the free act and deed of said corporation.

Irene A. Seitz
Notary Public Washtenaw County, Mich

My commission expires 11-11-62 1959

NOTE—If more than one officer acknowledges insert at 1 "each for himself" and at 2 "they are respectively."

PS #2-197

LIBER PAGE
886-366

POLE LINE PERMIT
R/W NO. 3
DE FORM WS 25

886 PAGE 366

Date _____

IN CONSIDERATION of the sum of One Dollar (\$1.00) and other valuable considerations, receipt of which is hereby acknowledged, _____ hereby grant to THE DETROIT EDISON COMPANY, its successors and assigns, the right to ~~construct~~ operate and maintain its lines for the transmission and distribution of electricity and Company communication facilities, including the necessary poles, fixtures, guys and guy stubs, wires and equipment, and including also the right to trim or cut down any trees along said lines, which could fall into the lines or interfere in any way with their operation, upon, over and across _____ property located in _____ City of Ann Arbor _____

STREET AND VILLAGE, OR SECTION AND TOWNSHIP

County of Washtenaw, State of Michigan, and described as follows:

The southerly 6 feet of all that certain parcel of land situate in said County, bounded and described as follows: Being the northeast quarter of Section 3, Township 3 south, Range 6 East in the Detroit Land District. Excepting and reserving land conveyed to the City of Ann Arbor in Liber 862 of Records v. e 499: Washtenaw County Records.

The route of the lines shall be as follows. In an easterly and westerly direction across said land. Right of way is granted solely to permit overhang of up to six feet of lines on poles

constructed outside county property, and to permit access thereto. No permission is granted herein for any construction on county property.

The Company, its successors and assigns, shall reimburse _____ for all damage to growing crops, buildings or fences, caused by its men, teams, trucks and other vehicles and equipment in entering said property from time to time for the purposes set forth herein.

Witness:

Elsa G. Hackbarth
Irene A. Seitz

(Signed) WASHTENAW COUNTY BOARD OF SUPERVISORS

Clayton H. Parr
Chairman, of Board of Supervisors
Luella M. Smith
Clerk of Board of Supervisors

(Accepted)

RETURN TO
RICHARD H. TAYLOR
The Detroit Edison Company
224 SECOND AVENUE
DETROIT 24, MICHIGAN

THE DETROIT EDISON COMPANY
By Richard H. Taylor
RICHARD H. TAYLOR, DIRECTOR
REAL ESTATE AND RIGHTS-OF-WAY DEPARTMENT

STATE OF MICHIGAN
County of Washtenaw

On this 11th day of August A. D. 1959, before the undersigned, a

notary public in and for said county, personally appeared Clayton H. Parr and Luella M. Smith who being by me duly sworn did each for themselves say that they are respectively the Board Chairman and County Clerk of Board of Supervisors of Washtenaw County, a Municipal Corporation, known to me to be the person s who executed the foregoing instrument and acknowledged the same to be their free act and deed, as Board Chairman and County Clerk respectively.

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FOR RECORD

Irene A. Seitz
Notary Public, Washtenaw County, Michigan

My Commission expires 11-11-62

SEP 25 4 01 PM '59

PATRICK HENRY HARDY
REGISTER OF DEEDS
WASHTENAW COUNTY, MICH.

OK as to name Condy Johnson

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SEP 25 1959

1959
Patrol 190
mjs

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Page 142
LIBER 1308 PAGE 164

RIGHT OF WAY

Received of the Michigan Bell Telephone Company, a Michigan Corporation, whose principal offices are 1365 Cass Avenue, Detroit, Michigan, the sum of one dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, in consideration of which I, we Board of Supervisors of the County

of Washtenaw, County Building, Huron and Main, Ann Arbor, Michigan

hereby grant and convey to said Company, its successors, assigns, lessees, licensees and agents an easement right of way to construct, reconstruct, maintain, operate and/or remove lines of communications facilities consisting of conduits, cables, and other fixtures and appurtenances as they from time to time may require, with the right of ingress and egress upon the herein described lands for the purpose of the right of way granted, under, across, upon and/or over the lands I, we own, or in which I, we have an interest, in Section 3, Township of Pittsfield; T 3S, R 6E, County of Washtenaw, State of Michigan, and more fully described as follows:

The East 350 feet of the Northeast 1/4 of Section 3, T3S, R6E,

in the Detroit land district, containing 127 acres and 73

One Hundredths of an acre of land be the same more or less.

Said system to be located within the easement described as follows:

A 16 foot easement parallel and adjacent to the East property line of the above described property. The centerline of said easement being 47 feet West of the East property line.

Also a 10 foot easement extending 350 feet West from the East line of said property parallel and adjacent to the South property line.

- a) The above described easement will be used solely for underground utilities.
- b) That Michigan Bell will allow other utilities to use the easement but that such allowance be conditional upon approval by the Board of Supervisors.
- c) That Michigan Bell will be responsible for the restoration and/or replacement of any paving, landscaping, etc., that has been removed or destroyed during the construction or maintenance of any utilities within its easement and shall ensure that such restoration and/or replacement shall be done within a reasonable time period and to a state that is satisfactory to the owner, and present and future requirements of the City of Ann Arbor Landscape and Buffer Ordinances when adopted.

DOCUMENT PREPARED BY
CHARLES V. CLAPHAM
3130 SOUTHFIELD ROAD
SOUTHFIELD, MICHIGAN 48078

PLEASE RETURN TO:
MICHIGAN BELL TELEPHONE CO.
MR. C. T. HALL, STAFF SUPV.
2370 SOUTHFIELD ROAD
SOUTHFIELD, MICHIGAN 48078

1308 164

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NOV 13 1969

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T.B. 1-391
B.S.

POSTED BY
JB

LIBER # PAGE

RECORDED

NOV 13 1969

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POSTED BY

- d) That Michigan Bell will permit the county or any future owner to construct a roadway (paved with curb and gutter or otherwise) over this easement as the owner desires.
- e) That Michigan Bell would permit the county or any future owner to landscape, place a screen fence or similar features on easement as the owner desires:

RECEIVED FOR RECORD

Nov 13 12 28 PM '69

PATRICIA NEWKIRK HARDY REGISTER OF DEEDS WASHTENAW COUNTY, MICH.

THIS GRANT is hereby declared to be binding upon the heirs, lessees, licensees and assigns of the parties hereto.

IN WITNESS WHEREOF, we have hereun-to set our hand and seal this 30 day of October, 19 69.

WITNESS:

Board of Supervisors of the County of Washtenaw

Theodore P. Strunck
Theodore P. Strunck

Bent F. Nielsen
Bent F. Nielsen, Chairman of Board

Theodore P. Strunck
Theodore P. Strunck

Robert H. Harrison
Robert H. Harrison, County Clerk.

Arliss P. Dennison
Arliss P. Dennison

STATE OF MICHIGAN)
COUNTY OF Washtenaw) SS

On this 30 day of October, 19 69, before me, the subscriber, a Notary Public in and for said County, personally appeared

Bent F. Nielsen, Chairman of Bd. of Supv. of the County of Washtenaw & Robert

M. Harrison, County Clerk, Bd. of Supv. of the County of Washtenaw, to me known to be the persons, named in and who executed the within instrument as vendor and acknowledged that they executed the same as their free act and deed for the intents and purposes therein mentioned.

Arliss P. Dennison
Notary Public of Washtenaw County
Arliss P. Dennison

My Commission expires: October 26, 1970

Page 2 of 2
LIBER 1308 PAGE 165

LIBER 1335 PAGE 981
Page 1 of 5

RECEIVED
FOR RECORD
AUG 25 10 02 AM '70

PATRICIA NEWKIRK HARDY
REGISTER OF DEEDS
WASHTENAW COUNTY, MICH.

RIGHT OF WAY AGREEMENT

THIS AGREEMENT, made this 25 day of August, 1970,
between the County of Washtenaw, a Michigan municipal corporation,
County Building, Huron and Main, Ann Arbor, Michigan, hereinafter called
First Party, and the City of Ann Arbor, a Michigan municipal corporation,
City Hall, 100 North Fifth Avenue, Ann Arbor, Michigan, hereinafter
called Second Party.

WITNESSETH:

1. First Party, in consideration of ONE DOLLAR (\$1.00) in hand
paid, the receipt of which is hereby acknowledged, and in further
consideration of the mutual covenants herein contained, does by these
presents grant and convey to Second Party, its successors and assigns,
the following easements and rights of way situated in the City of Ann
Arbor, County of Washtenaw, State of Michigan; described as:

A permanent easement over the Southerly 20 feet of the
following described parcel and a temporary construction
easement over the Southerly 50 feet of the following
described parcel:

The southerly twenty (20) feet of the northeast quarter
of Section Three (3), Town Three (3) south, Range Six (6)
east, Washtenaw County, Michigan; excepting that portion
thereof which lies west of the east line of Towne'r s'vd.,
as now laid out and established; also excepting that
portion thereof which lies east of the west line of Platt
Road, as now laid out and established.

2. Second Party shall have the right to locate part of its
water main, storm and sanitary sewer systems in and on said permanent
right of way and to use said construction right of way for construction
of such part of its water and sewer system as it shall install in and
on said permanent right of way, making all necessary excavations and
using in said construction all necessary tools, equipment and materials.

3. Second Party shall have the right to do all things reasonably
necessary to maintain the water and sewer facilities after construction,
including the use of all necessary equipment and the parking of motor
vehicles on said permanent right of way.

LIBER 4 PAGE
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LIBER 1335 PAGE 982
Page 2 of 5

4. Second Party shall restore, or cause to be restored, any landscaping, paving or similar improvement which is removed during the maintenance or construction activities, and leave the same in like condition as it was when such construction or repair was commenced.

5. First Party shall have the right to pave the surface, to park motor vehicles, and to place a screen fence or similar feature on the above described permanent right of way, but shall not construct any building thereon.

6. Provided that if Second Party does not begin construction of any of said public utilities system(s) within two years of the date hereof, all rights granted to it under this agreement shall terminate.

7. Second Party shall give reasonable notice to First Party prior to undertaking any work within the easement.

8. This agreement shall not restrict First Party from granting similar easements and rights of way for the construction and maintenance of other utilities in and on the same described premises, provided that a minimum distance of five (5) feet shall be maintained between any and all utilities located within the easement.

9. Second party agrees to install at its expense, a twelve inch Tee on the watermain at a location which is defined as in the western portion of the northerly extension of the publicly dedicated Shrewsbury Street right-of-way which abutts the southern property line of the County Farm, the streets' right-of-way centerline some 973.58 feet plus or minus from the westerly right-of-way line of Platt Road. This fee exempt Tee shall be for the use of the First Party.

10. This agreement is binding upon and insures to the benefit of the parties hereby and their respective heirs, administrators, personal representatives, successors and assigns.

LIBER & PAGE

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IN WITNESS THEREOF, the said parties have hereunto set their hands and seals the day and year first above written.

SIGNED AND SEALED
IN THE PRESENCE OF:

County of Washtenaw, a Michigan
municipal corporation

Thomas J. Fegan
THOMAS J. FEGAN

BY O. Herbert Ellis
O. Herbert Ellis, Chairman of
Board of Supervisors of the
County of Washtenaw

Thomas J. Fegan
THOMAS J. FEGAN.

BY Robert M. Harrison
Robert M. Harrison, County Clerk

SIGNED AND SEALED
IN THE PRESENCE OF:

City of Ann Arbor, a Michigan
municipal corporation

Mary Polasky
MARY POLASKY

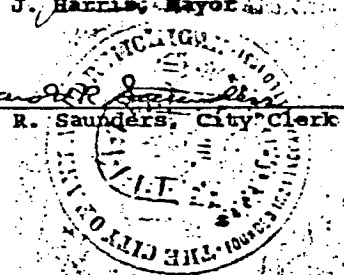
BY Robert J. Harris
Robert J. Harris, Mayor

Laubert H. Fleming
LAUBERT H. FLEMING

BY Harold R. Saunders
Harold R. Saunders, City Clerk

STATE OF MICHIGAN)
) ss
COUNTY OF WASHTENAW)

On this 18 day of August, A.D. 1970 before me personally appeared O. Herbert Ellis and Robert M. Harrison to me personally known, who being by me sworn, did each for himself say that they are respectively the Chairman of the Board of Supervisors and County Clerk of the County of Washtenaw, the municipal corporation named in and which executed the within instrument, and that the seal affixed to said instrument is the corporate seal of said municipal corporation, and that said instrument was signed and sealed in behalf of said municipal corporation by authority of its Board of Supervisors;



LIBER & PAGE

RECORDED

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and said O. Herbert Ellis and Robert M. Harrison acknowledged said instrument to be the free act and deed of said municipal corporation.

Arliss P. Dennison

Notary Public

Arliss P. Dennison

My Commission Expires: *October 26, 1970*

APPROVED AS TO FORM

John K. Van Loan
City Attorney

Gay C. Larson, Jr.

APPROVED AS TO SUBSTANCE

Gay C. Larson, Jr.
City Administrator

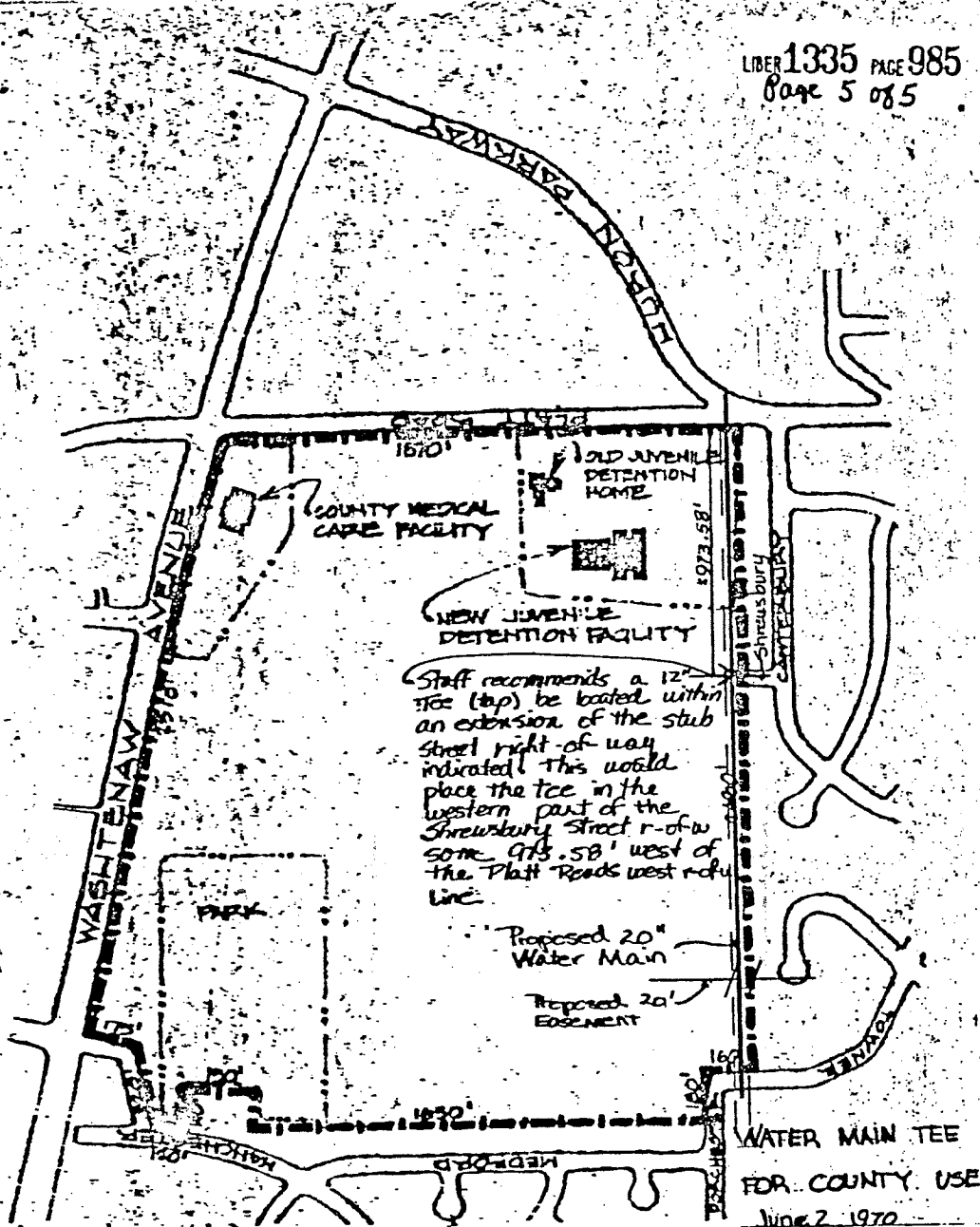
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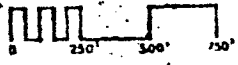


Staff recommends a 12" tee (top) be located within an extension of the stub street right of way indicated. This would place the tee in the western part of the Shrewsbury street r-of-w some 975.58' west of the Platt Road west rd line.



COUNTY FARM

PROPERTY E-2



LIBER & PAGE

RECORDED

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POSTING & FILING CODE

POSTED BY

Date 1 July 1986

For good and valuable considerations, the right is hereby granted to The Detroit Edison Company, 2000 Second Avenue, Detroit, Michigan 48226, its successors and assigns, to construct, reconstruct, operate and maintain its underground lines for the transmission and distribution of electricity and Company communication facilities including the necessary conduits, fixtures, cables and cable poles, manholes and equipment under and across the property described hereinafter. The rights hereby granted include the right of access to and from the said premises, the right to construct, reconstruct, modify, operate and maintain said line facilities, and to trim or cut down any trees belonging to the grantor, either within said right of way or upon the lands of the grantor adjoining said right of way which, in the opinion of the grantee, at any time interfere with the construction and operation of said line facilities. It is expressly understood and agreed that the grantee shall, at no time, trim or cut down any trees unless, in the grantee's opinion, it is absolutely necessary to do so. Upon the written consent of the grantee, buildings or structures may be placed within said right of way. This grant shall be binding upon the successors and assigns of the grantors. The Company shall reimburse the grantors and assigns for all damage caused by its men, vehicles and equipment in entering said property for the purposes set forth herein.

The property over which this grant is conveyed is situated in the City of Ann Arbor

County of Washtenaw, State of Michigan and further described as follows: A 12 ft. wide easement as described on Detroit Edison Drawing AS 5953 dated April 28, 1986 attached hereto and made a part hereof, over and across and under the following described land: 125 acres, more or less, land situated in the Township of Pittsfield, County of Washtenaw, State of Michigan and described as follows to-wit: Beginning at East 1/4 post section 3, thence N 0°37' E 2180.05 feet, thence N 89°50'30" West 620 feet, thence westerly 425 feet along arc of curve to left radius 8617.9 feet, central angle 2°49'30" chord N 76°45'30" W 425 feet, thence N 78°10'10" W 1449.1 feet, thence South 1°20' W 390.12 feet, thence N 89°24' west 12 feet, thence S 0°54'30" West 100 feet, thence S 89°05'30" E 140 feet, thence S 0°54'30" West 250 feet, thence N 89°05'30" W 140 feet, thence S 0°54'30" W 140 feet, thence S 0°54'30" W 1667.79 feet thence N 89°56'30" E 183.5 feet, thence S 0°54'30" W 170 feet, thence N 89°56'30" E 2491.87 feet to point of beginning, part of Northeast 1/4, Section 3, T3S, R6E.

Witness:

TODD L. BASSETT

WASHTENAW COUNTY PARKS AND RECREATION COMMISSION

By: Nelson R. Meade, PRES
By: Robert Marans, SEC.

RAYMOND ESSALL

Prepared By:

James M. Davenport

Address: 4133 Washtenaw Ave Ann Arbor, MI 48104

2000 Second Avenue

Detroit, MI 48226

RECORDED WASHTENAW COUNTY, MI JUL 29 2 25 PM '86 ROBERT H. HARRISON COUNTY CLERK/REGISTER

APPROVED AS TO FORM AND DATE LEGAL DEPARTMENT

STATE OF MICHIGAN)
) SS.
COUNTY OF Washtenaw

On this 1st day of July A.D. 1986 before me the sub-

scriber, a Notary Public in and for said county, appeared Nelson R. Meade and Robert Marans

to me personally known, who being by me duly sworn did say that they are the President

and Secretary

of Washtenaw County Parks & Recreation Commission

and that the seal affixed to said instrument is the corporate seal of said corporation and that said instrument was

signed and sealed in behalf of said corporation by authority of its board of directors and Nelson R. Meade

and Robert Marans

acknowledged said instrument to be the free act and deed of said corp

JACK E. DARBIN Notary Public, Washtenaw County, Michigan

My Commission Expires: 7/9/89

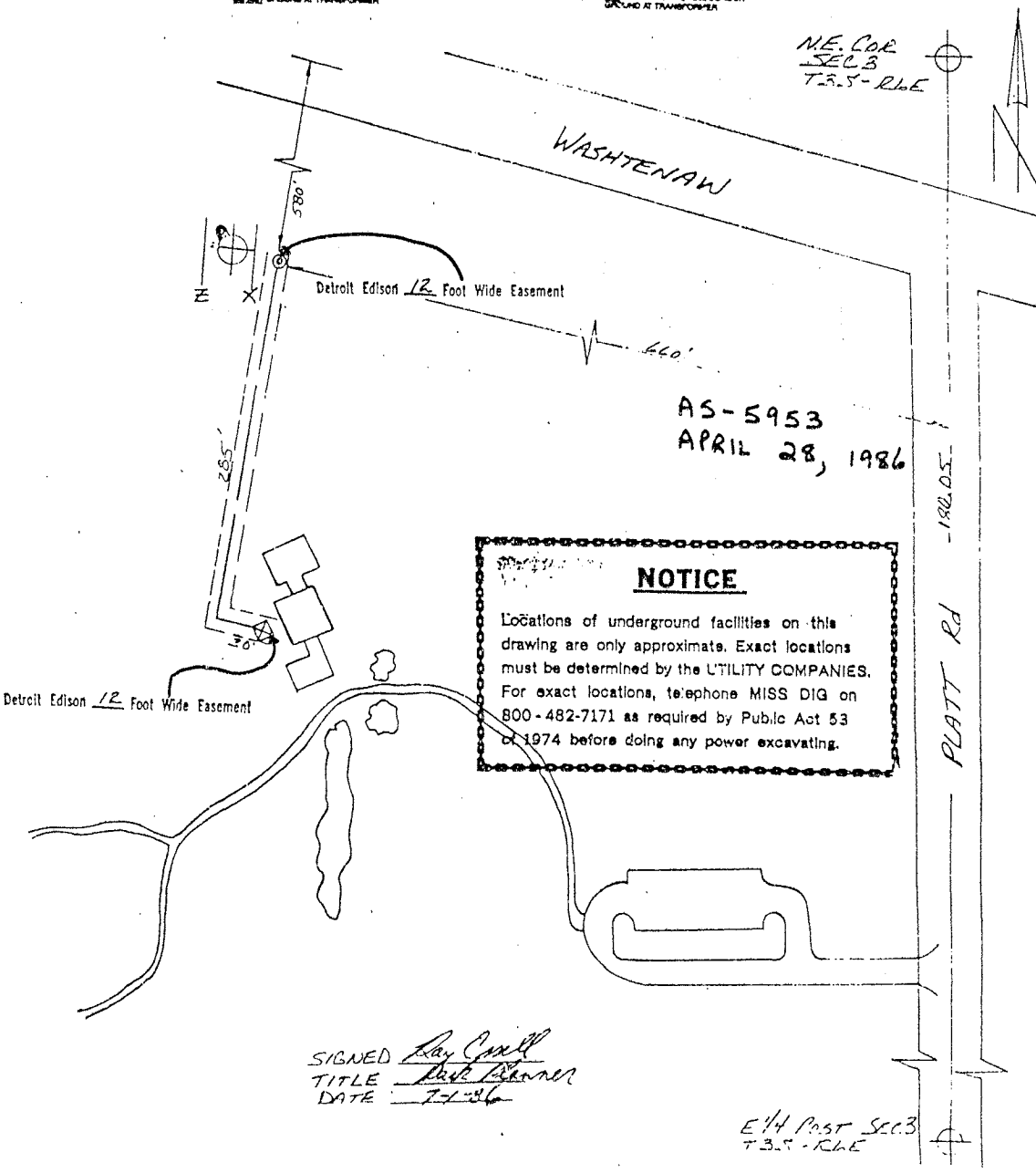
LOCAL DESIGN NUMBER CF J 773	ATTACHMENT "A" AGREEMENT NUMBER JDRB J 339	DEPARTMENT ORDER NUMBER A 34821
CONSTRUCTION WORK ORDER NUMBER 36702 J 645	THE DETROIT EDISON COMPANY - SERVICE PLANNING CONSTRUCTION WORK ORDER NUMBER 591D286 J 339	PRINTED CABLE SIZE & TYPE - STOCK NO. 3APECKX (TUSALUX) 19-3073
NAME WASHTENAW COUNTY PARK SHELTER V=100	SCALE 1" = 40'	TRENCH MARKER TOTAL 415'
ADDRESS 2200 PLATT	TRANSFORMER SIZE 1:17-263	TRANSFORMER CONNECTION X
CITY/TOWNSHIP WASHTENAW AND AUBURN	LAND ACQ. NO. PT. 3 400	PAGE 1
DISTRIBUTION CABLE & VOLTAGE PL-9 PERCENT 4.8 V=129-274	ON D.E. REF. NUMBER A-36243	STOCK NUMBER 061-1156(DUAL)
PRIM. TRENCH LENGTH 415	SEC. TRENCH LENGTH 415	PHASE - VOLTAGE - SEC. N.W.
PRIMARY CONDUIT SIZE, TYPE & LENGTH DIRECT BURIED	PIPE LINE 26'	DATE DENNIS RAY
SECONDARY CONDUIT SIZE & TYPE	LENGTH 26'	DATE
AS INSTALLED	TYPE	LENGTH
ON PUBLIC PROP.		IN SERVICE
DATE		WANTED DATE
SER. PLANNER		

OK TO CONSTRUCT AND ENERGIZE

- LEGEND
- SET NEW POLE
 - CABLE POLE
 - POSITION OF SWEEP UP CABLE POLE
 - BURIED PRIMARY CABLE (ALL VOLTAGES)
 - BURIED SECONDARY CABLE
 - BURIED DUCT OCCUPIED
 - DOUBLE DUCT 1 - OCCUPIED
 - SWIRLE DUCT TO BLIND END FOR FUTURE USE
 - THIS MOUNT TRANSFORMER (LIVE OR DEAD FRONT)
 - DIRECTION OF TRANSFORMER DUCT OPENING
 - CHARGED PORT
 - P.E.C. PRIMARY SWITCH CABINET
 - S.C.C. REPAIRABLE CONNECTION CABINET

CUSTOMER CONTRACTOR
NOTE: OPEN TRENCH INSPECTION REQUIRED. NOTIFY D.E. CO. SERVICE-PLANNER TELEPHONE # _____ BEFORE BACKFILLING

TRENCH TO BE JOINT
YES NO
WITH _____ UTILITY NAME



NOTICE

Locations of underground facilities on this drawing are only approximates. Exact locations must be determined by the UTILITY COMPANIES. For exact locations, telephone MISS DIG on 800-482-7171 as required by Public Act 53 of 1974 before doing any power excavating.

SIGNED *Dennis Ray*
TITLE *Planner*
DATE *7-1-86*

E14 Post SEC 3
T.3-S-R.6E

Date February 26, 1986

For good and valuable considerations, the right is hereby granted to The Detroit Edison Company, 2000 Second Avenue, Detroit, Michigan 48226, its successors and assigns, to construct, reconstruct, operate and maintain its underground lines for the transmission and distribution of electricity and Company communication facilities including the necessary conduits, fixtures, cables and cable poles, manholes and equipment under and across the property described hereinafter. The rights hereby granted include the right of access to and from the said premises, the right to construct, reconstruct, modify, operate and maintain said line facilities, and to trim or cut down any trees belonging to the grantor, either within said right of way or upon the lands of the grantor adjoining said right of way which, in the opinion of the grantee, at any time interfere with the construction and operation of said line facilities. It is expressly understood and agreed that the grantee shall, at no time, trim or cut down any trees unless, in the grantee's opinion, it is absolutely necessary to do so. Upon the written consent of the grantee, buildings or structures may be placed within said right of way. This grant shall be binding upon the successors and assigns of the grantors. The Company shall reimburse the grantors and assigns for all damage caused by its men, vehicles and equipment in entering said property for the purposes set forth herein.

The property over which this grant is conveyed is situated in the City of Ann Arbor

County of Washtenaw State of Michigan and further described as follows: Beginning East 1/4 post, Section 3, thence N 0°37' E 2180.05 ft, thence S 89°35'30" West 191.05 ft, thence N 89°50'30" W 620 ft, thence westerly 425 ft. along arc of curve to left, radius 8617.9 ft, central angle, 2°49'30" Chord N 76°45'30" W 425 ft, thence N 78°10'10" W 1449.1 ft, thence S 1°20' W 390.12 ft, thence N 89°24' W 12 ft, thence S 0°54'30" W 100 ft, thence S 89°05'30" E 140 ft, thence S 0°54'30" W 250 ft, thence N 89°05'30" W 140 ft, thence S 0°54'30" W 140 ft, thence S 0°54'30" W 1667.79 ft, thence N 89°56'30" E 183.5 ft, thence S 0°54'30" W 170 ft, thence N 89°56'30" E 2491.87 ft. to POB, part of NE 1/4, Section 3, T3S-R6E and SE 1/4, Section 34, T2S, R6E.

The exact location of said 12 ft. wide easement will be as shown on an as installed drawing to be recorded within 90 days after construction.

Witness: [Signatures of Raymond Cassell and James McCarney]

WASHTENAW COUNTY PARKS AND RECREATION COMMISSION

By: Nelson K. Meade Nelson Meade-President

Address: 4133 Washtenaw Ann Arbor, MI 48107

Prepared By: Richard Longwish 2000 Second Avenue Detroit, MI 48226

RECORDED WASHTENAW COUNTY MI FEB 3 1 23 PM '87 ROBERT E. HARRISON COUNTY CLERK/REGISTER

STATE OF MICHIGAN) COUNTY OF Washtenaw) SS.

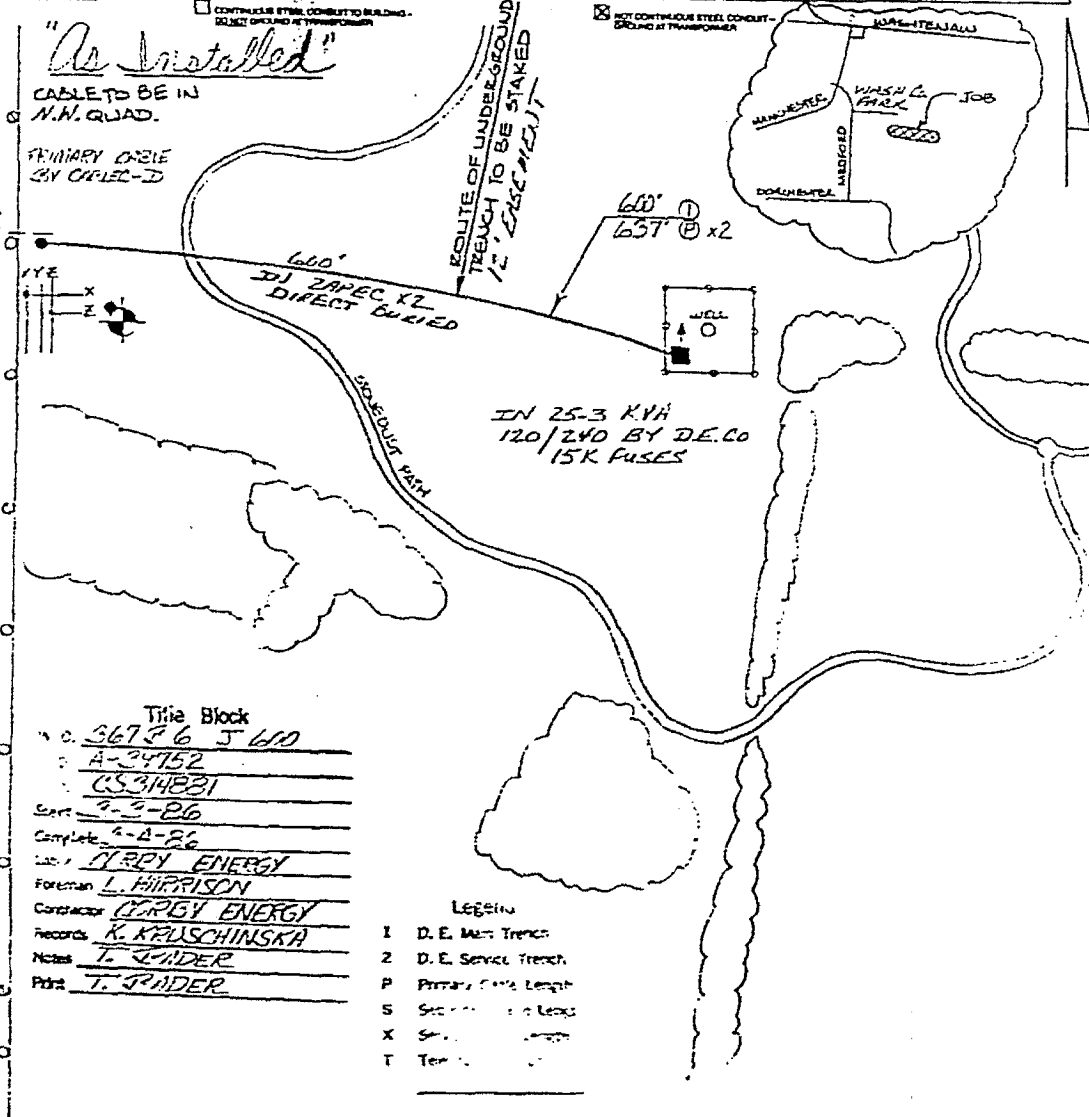
On this 26th day of February A.D. 1986 before me the subscriber, a Notary Public in and for said county, appeared Nelson K. Meade he is to me personally known, who being by me duly sworn did say that he is the President

of Washtenaw County Parks and Recreation Commission and that said instrument was signed on behalf of said Commission and acknowledged said instrument to be the free act and deed of said Commission

[Signature of Notary Public] Doris Ann Peoples Notary Public, WASHTENAW County, Michigan

My Commission Expires: 3/15/86

COMMERCIAL FEEDER NUMBER J748		ATTACHMENT / AGREEMENT NUMBER D186J 251		DEPARTMENT ORDER NUMBER A-39752	
THE DETROIT EDISON COMPANY - SERVICE PLANNING					
CONSTRUCTION WORK ORDER NUMBER 367B2J 600		CONTRIBUTION WORK ORDER NUMBER 590D186J251		PRIMARY CABLE SIZE & TYPE - STOCK NO. ZAPEC K 1 (INSTALLED # 2) 710-3073	
NAME WASHTENAW COUNTY PERENNIAL GARDEN		SCALE 1"=100'		TRENCH MARKS OF TOTAL 600' 74' 1274'	
ADDRESS 2220 PLATT RD		LAND SECT. NO. PIT-2		TRANSFORMER SPEC. 1-17-203	
COUNTY WASHTENAW ANN ARBOR		MAP SECT. 400		TRANSFORMER CONNECTION PAGE 1-17-22ZE CONN. # 1, 2 & 3	
DISTRIBUTION CIRCUIT & VOLTAGE 351E 355 RECENT 481-166-27A		OH D.D. REF. NUMBER A-36001		PAGE 1-15-202	
PRIM. TRENCH LENGTH 600'		SEC. TRENCH LENGTH X		TRANSFORMER MAT. DETAIL ESD 1-56-101A 1-15-202	
PRIMARY CONDUIT SIZE, TYPE & LENGTH DIRECT BURIED		FISH LINE		TRANSFORMER STOCK NUMBER 25 KVA 081-1156	
SECONDARY CONDUIT SIZE & TYPE		FUSE (R/SK) (G/SK) 20223		PRIM. VOLTAGE - SEC. 4.8 120/240	
AS INSTALLED:		CABLE LENGTH TOTAL		SER. PLANNER OK TO CONSTRUCT AND ENERGIZE	
DUCT TYPE		ON PUBLIC PROP.		WANTED DATE	
LEGEND		DATE 1-30-86		TECH DEANIS RAY	
SIT NEW POLE		DATE 4-1-86		SER. PLANNER	
CABLE POLE		DATE		SER. PLANNER	
PORTION OF SHEED UP CABLE POLE		DATE		SER. PLANNER	
BURIED PRIMARY CABLE (ALL VOLTAGES)		DATE		SER. PLANNER	
BURIED SECONDARY CABLE		DATE		SER. PLANNER	
SINGLE DUCT OCCUPIED		DATE		SER. PLANNER	
DOUBLE DUCT 1 - OCCUPIED		DATE		SER. PLANNER	
SINGLE DUCT TO BUND END FOR FUTURE USE		DATE		SER. PLANNER	
PAD MOUNT TRANSFORMER SLAVE OR DEAD FRONT		DATE		SER. PLANNER	
DIRECTION OF TRANSFORMER DISK OPENING		DATE		SER. PLANNER	
BOARD POST		DATE		SER. PLANNER	
P.S.C.		DATE		SER. PLANNER	
S.C.C.		DATE		SER. PLANNER	
REPAIRABLE CONNECTION CABINET		DATE		SER. PLANNER	
CUSTOMER CONTRACTOR		DATE		SER. PLANNER	
NOTE: OPEN TRENCH		DATE		SER. PLANNER	
INSPECTION REQUIRED. NOTIFY		DATE		SER. PLANNER	
D.E. CO. SERVICE-PLANNER		DATE		SER. PLANNER	
TELEPHONE #		DATE		SER. PLANNER	
BEFORE BACKFILLING		DATE		SER. PLANNER	
TRENCH TO BE JOINT		DATE		SER. PLANNER	
YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		DATE		SER. PLANNER	
WITH		DATE		SER. PLANNER	
UTILITY NAME		DATE		SER. PLANNER	



Title Block

NO. **367B2J 600**

A-39752

CS34821

DATE **9-9-86**

Complete **4-2-86**

Loc. **GRIPY ENERGY**

Foreman **L. HARRISON**

Contractor **GRIPY ENERGY**

Records **K. KRUSCHINSKA**

Notes **T. GRADER**

Print **T. GRADER**

- Legend
- I D. E. Main Trench
 - 2 D. E. Service Trench
 - P Primary Cable Length
 - S Secondary Cable Length
 - X Service Cable Length
 - T Trench

THE DORCHESTER



Peggy M. Haines - Washtenaw Co. EAS

5106431
Page: 1 of 3
04/18/2000 08:01A
L-3940 P-413

AMERITECH EASEMENT

150

For valuable consideration, the receipt of which is hereby acknowledged, the undersigned hereby warrant, grant, and convey to **Michigan Bell Telephone Company**, a Michigan Corporation, a.k.a. **Ameritech Michigan**, 444 Michigan Avenue, Detroit, Michigan, 48228, Grantee, its successors, assigns, lessees, licensees, and agents an easement to construct, reconstruct, maintain operate, or remove underground communication facilities including necessary appurtenances and other related fixtures, equipment, marker posts, electric power, which may from time to time be required, with the right of Ingress and egress for the purposes of this grant, in, under, upon, over and across property located in NW ¼ Section 3, City of Ann Arbor, T 3 S, R 6 E, County of Washtenaw, State of Michigan and more fully described as follows:

BEG E ¼ POST SEC 3 TH N 0-37-00 E 2160.05 FT TH S 89-35-30 SEC W 191.05 FT TH N 89-50-30 SEC W 620 FT TH W 425 FT ALG ARC CURVE TO LT RAD8617.9 FT CEN ANG 02-49-30 SEC CHORD N 78-45-30 SEC W 425 FT TH N 78-10-10 W 1449.1 FT TH S 01-20-00 W 390.12 FT TH N 89-24-00 W 12 FT TH S 00-54-30 SEC W 100 FT TH S 89-05-30 SEC E 140 FT TH S 00-54-30 SEC W 250 FT TH N 89-05-30 SEC W 140 FT TH S 00-54-30 SEC W 1667.79 FT TH N 89-56-30 SEC E 183.5 FT TH S 00-54-30 SEC W 170 FT TH N 89-56-30 SEC E 2491.87 FT TO POB PRT NE ¼ SEC 3 T3S R6E & SE ¼ SEC 34 T2S R6E. PARCEL: 09-12-03-100-001.

SAID EASEMENT to be located and described as follows:

See Exhibit 'A'

The Grantor represents and warrants to the Grantee that Grantor is the true and lawful owner of the Property and has full right and power to grant and convey the rights conveyed herein.

Grantee hereby agrees to restore all property disturbed by its activities in use of the easement to the condition existing prior to the disturbance.

Grantee shall have the right to remove or trim such trees and brush in the Easement Area as is necessary to exercise the rights conveyed herein.

The Grantor shall not construct improvements in the Easement Area or change the finish grade of the Easement Area without the consent of the Grantee.

This Easement is binding upon and shall inure to the benefit of the heirs, successors, assigns, and licensees of the parties hereto.

IN WITNESS WHEREOF, the undersigned have hereunto set his hand and seal this 14th day of January 2000.

WITNESS:

Curtis N. Hedger
(Signature)
Curtis N. Hedger

(Printed)
Chyanne V. Cooper
(Signature)
Chyanne V. Cooper

(Printed)

STATE OF MICHIGAN
COUNTY OF Washtenaw

GRANTORS, County of Washtenaw
BY: Robert E. Guenzel
Robert E. Guenzel, County Administrator

Address:
Washtenaw County Facilities Management
2155 Hogback Road
Ann Arbor, Michigan 48107



The foregoing instrument was acknowledged before me this 14 day of January, 2000, by
ROBERT E. GUENZEL, COUNTY ADMINISTRATOR, COUNTY OF WASHTENAW

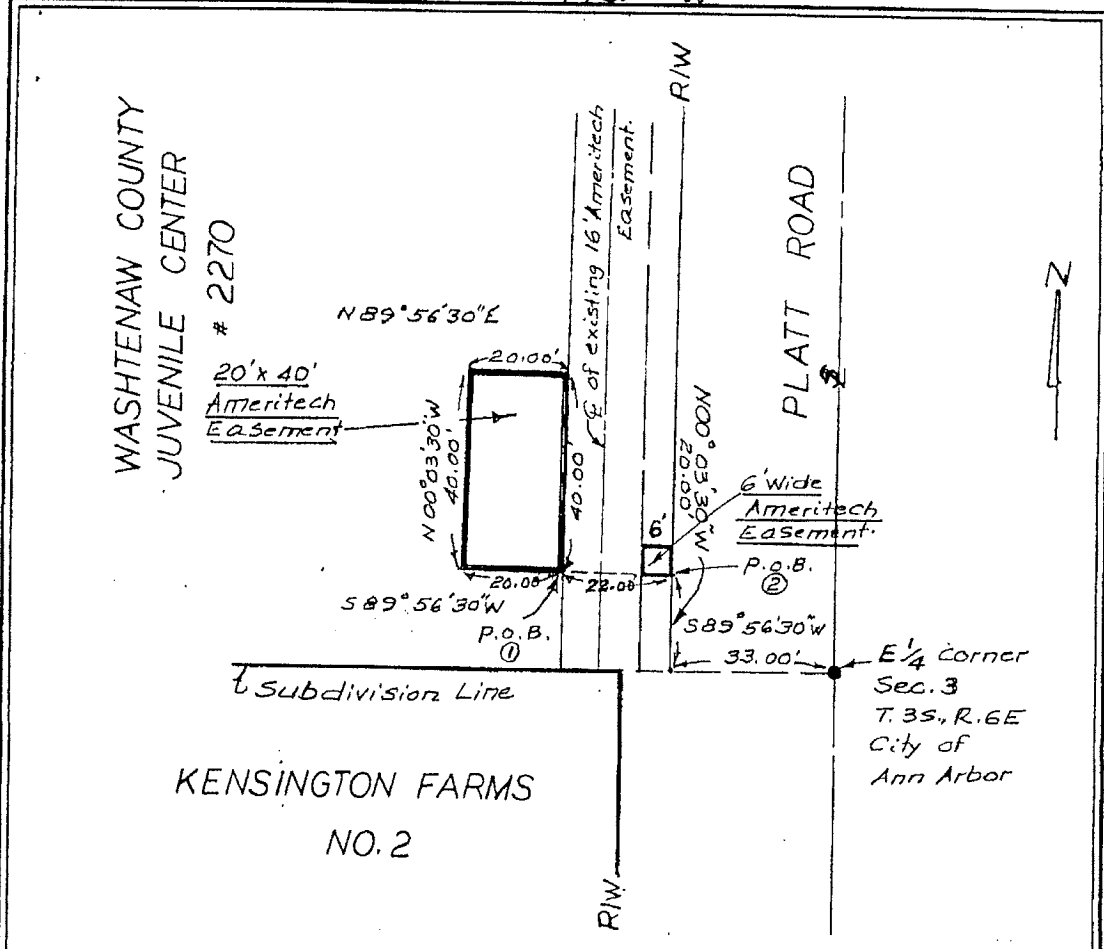
Notary Public Judy Kramer
Judy Kramer, Livingston County, Acting
in Washtenaw County, Michigan

My Commission Expires 4-5-00

Document drafted by and return to:
AMERITECH

Michael R. Potochick
54 N. Mill St., Box 30
Pontiac, Michigan 48342

MCLA 207.505 (g) AND
MCLA 207.526 (g)



**LEGAL DESCRIPTION
FOR A 20' x 40' AMERITECH EASEMENT (1)**

PART OF PROPERTY IN THE NORTHEAST 1/4 OF SECTION 3, T3S, R6E, CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN, THE EASEMENT BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 3; TH S 89°56'30" W 33.00' TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF PLATT ROAD; TH N 00°03'30" W 20.00' ALONG SAID RIGHT-OF-WAY LINE; TH S 89°56'30" W 22.00' TO THE POINT OF BEGINNING; TH CONTINUING S 89°56'30" W 20.00'; TH N 00°03'30" W 40.00' TH N 89°56'30" E 20.00'; TH S 00°03'30" E 40.00' TO THE POINT OF BEGINNING.

**LEGAL DESCRIPTION
FOR A 6' WIDE AMERITECH EASEMENT (2)**

PART OF PROPERTY IN THE NORTHEAST 1/4 OF SECTION 3, T3S, R6E, CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN, THE SOUTHERLY LINE OF THE EASEMENT BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 3; TH S 89°56'30" W 33.00' TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF PLATT ROAD; TH N 00°03'30" W 20.00' ALONG SAID RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING; TH S 89°56'30" W 6.00' TO THE POINT OF ENDING, THE EASEMENT LYING TO THE NORTH OF THE LINE DESCRIBED IN IT'S ENTIRETY.

5106431
Page: 3 of 3
04/18/2000 08:01A
L-3940 P-413
Peggy M. Haines - Washtenaw Co. ERS

P.E.A. of Michigan, Inc.
Consulting Engineers & Land Surveyors
26001 Telegraph Road
Southfield, Michigan 48034 (248) 352-1050

DN. S.Y.	CK.	SCALE 1" = 30'	JOB. NO. 99-642
		Jan 4, 2000	

CLIENT: AMERITECH



OFFICIAL SL

Washtenaw Co., MI
Lawrence Kestenbaum
Clerk Register

09/12/07

L-4644 P-936

Page: 1 of 3



ACS-5811484-EAS-2007-3
Lawrence Kestenbaum, Washtenaw

02:54 P
09/12/07

L-4644 P-936

GRANT OF EASEMENT

In consideration of the sum of One Dollar (\$1.00), receipt of which is hereby acknowledged, the undersigned Washtenaw County, a municipal corporation, through the Washtenaw County Parks & Recreation Commission, 2230 Platt Road, P.O. Box 8645, Ann Arbor, Michigan, 48107, ("Grantor"), does hereby grant and convey unto DTE Energy, 2000 2nd Avenue, Detroit, Michigan, 48226, ("Grantee"), an easement for the purpose of installing, maintaining, repairing, and replacing primary electrical service to the Washtenaw County maintenance facility which is located on Grantor's property in the City of Ann Arbor, Washtenaw County, Michigan, more fully described as follows:

Burdened Parcel: Beginning East ¼ post, Section 3, thence N 0°37' E 2180.05 ft, thence S 89°35'30" West 191.05 ft, thence N 89°50'30" W 620 ft, thence westerly 425 ft. along arc of curve to left, radius 8617.9 ft, central angle, 2°49'30" Chord N 76°45'30" W 425 ft, thence N 78°10'10" W 1449.1 ft, thence S 1°20' W 390.12 ft, thence N 89°24' W 12 ft, thence S 0°54'30" W 100 ft, thence S 89°05'30" E 140 ft, thence S 0°54'30" W 250 ft, thence N 89°05'30" W 140 ft, thence S 0°54'30" W 140 ft, thence S 0°54'30" W 1667.79 ft, thence N 89°56'30" E 183.5 ft, thence S 0°54'30" W 170 ft, thence N 89°56'30" E 2491.87 ft. to POB, part of NE ¼, Section 3, T3S-R6E and SE ¼, Section 34, T2S, R6E.

1. Grant of Easement. Grantor grants to grantee an easement over the above-described Burdened Parcel twelve feet in width for the purpose of installing, maintaining, repairing, and replacing primary electrical service to the Washtenaw County maintenance facility which is depicted on Exhibit A attached hereto. Said easement shall be twelve feet in width in the location described on Exhibit A.
2. Restoration. In the event Grantee is required to excavate or otherwise disturb Grantor's property for the purposes set forth in this Easement, Grantee agrees to take whatever steps are necessary to restore the condition of Grantor's property after such work is complete.
3. Entire Agreement. The Agreement sets forth the entire understanding of the parties; further, this Agreement shall supersede and/or replace any oral or written Agreement(s) related to this subject matter entered into by the parties before the date of this Agreement.
4. Amendment. This Agreement may not be modified, amended, rescinded, canceled or waived, in whole or in part, except by written amendment signed by both parties hereto.
5. Binding Effect. This Agreement shall be binding upon the parties, their heirs, personal representatives, guardians, conservators, administrators, successors or assignees. The parties agree to do any and all things necessary to effectuate the purposes of this Agreement.

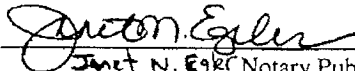
Washtenaw County, by the Washtenaw County
Parks and Recreation Commission

By: Robert L. Tetens
Robert Tetens, Director

STATE OF MICHIGAN)
) ss:
COUNTY OF WASHTENAW)

On this 10th day of September 2007, before me, a Notary Public in and for said County, personally appeared Robert Tetens, who being by me duly sworn, did say that he is the Director of Washtenaw County Parks and Recreation Commission and did represent

that he was duly authorized to execute this document on behalf of said municipal corporation.



Janet N. Eger, Notary Public
Washtenaw County, Michigan
Acting in Washtenaw County
My Commission expires: 4/24/2011

Prepared by and when recorded return to:

Ian James Reach, Esq.
Reach, Reach, Fink & Valvo, P.C.
121 West Washington Street, Suite 400
Ann Arbor, MI 48104

Tax Parcel No: 09-12-03-100-001





OFFICIAL SEAL

Washtenaw Co., MI
Lawrence Kestenbaum
Clerk Register

01/22/09

L-4714 P-324

Page: 1 of 4



ACS-5881010-EAS-2009-4
Lawrence Kestenbaum, Washtenaw

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01/22/09

L-4714 P-324

27. W
(4)

Time Submitted for Recording
Date Jan 22 2009 Time 4:00 PM
Lawrence Kestenbaum
Washtenaw County Clerk/Register

GRANT OF EASEMENT

KNOW ALL PERSONS BY THESE PRESENTS: That the **COUNTY OF WASHTENAW**, a County of the State of Michigan, (the "**County**"), with its corporate address at 220 N. Main Street, Ann Arbor, MI 48107-8645, hereinafter called "**Grantor**", grants and conveys to the **CITY OF ANN ARBOR**, a Michigan municipal corporation, with its address at 100 North Fifth Avenue, Ann Arbor, Michigan 48104, hereinafter called "**City**", a permanent easement for the construction and maintenance of a water main and appurtenances thereto, all of which are hereinafter referred to as public utilities system, along with the public utilities system presently in place, in, on or over the following described premises, situated in the City of Ann Arbor, County of Washtenaw, and State of Michigan, being more fully described as:

DESCRIPTION of 40 FOOT WIDE EASEMENT:

A part of the NE 1/4 of Section 3, T3S, R6E, City of Ann Arbor, Washtenaw County, Michigan, described as: Commencing at the E 1/4 Corner of said Section 3; Thence along the E line of said Section 3 and the centerline of Platt Road N01°59'23"W 864.09 feet; thence S88°00'37"W 33.00 feet to The POINT OF BEGINNING; thence continuing S88°00'37"W 377.08 feet; thence N01°20'21"W 160.06 feet; thence N19°19'18"W 107.51 feet; thence N03°27'43"E 168.97 feet; thence S86°32'17"E 40.00 feet; thence S03°27'43"W 73.65 feet; thence S86°39'58"E 152.16 feet; thence S68°52'41"E 102.82 feet; thence N88°58'49"E 79.36 feet to the E right-of-way line of said Platt Road; thence along said right-of-way line S01°59'23"E 40.01 feet; thence S88°58'49"W 87.86 feet; thence N68°52'41"W 104.39 feet; thence N86°39'58"W 145.99 feet; thence S03°27'43"W 47.26 feet; thence S19°19'18"E 105.78 feet; thence S01°20'21"E 125.94 feet; thence N88°00'37"E 336.63 feet to the E right-of-way line of said Platt Road; thence along said right-of-way line S01°59'23"E 40.00 feet to The POINT OF BEGINNING.

For good and valuable consideration less than \$100.00, the receipt and adequacy of which is hereby acknowledged, the parties hereby agree as follows:

(7)



This grant of easement is subject to the following terms and conditions:

1. The City shall have the right to locate part of its public utilities system in and on said easement and to use said easement for access for construction and maintenance of such part of its public utilities system as is presently in place or is constructed in the future. In said construction and maintenance, City may use all necessary materials and equipment, including motor vehicles; remove vegetation including trees, as necessary; and make all necessary excavations on the above described easement.
2. Grantor shall have the right to pave the surface of the above-described easement and to park motor vehicles, but shall not construct any building thereon, nor make any change in the grade of the surface within the easement without prior notification to and approval by the City. City shall properly restore or pay for the restoration of any paving, landscaping or other similar improvement which is removed or disturbed as a result of the maintenance, repair or construction activities of the City.
3. The Grantor shall grant no further easements for other utilities in, on, or over the above-described easement without first obtaining approval therefor from the City, which approval will not be unreasonably withheld.
4. Grantor has caused the public utilities system conveyed herein to be constructed and agrees that City accepts this conveyance only upon the following conditions:
 - (a) City assumes no liability for any claim, of any nature whatsoever, arising from the construction or maintenance of the public utilities system conveyed herein prior to the date hereof.
 - (b) Grantor warrants that the public utilities system conveyed herein is located within the easement as described above and according to the plans submitted to and approved by the Ann Arbor Engineering Division. Any relocation of any part of said system caused by its location in a position other than as described in said plans shall be at the expense of the Grantor.
 - (c) Grantor, their successors and assigns, waive any claim which may accrue for any damages which may occur after the date hereof, when said damage occurs to any structure located on the premises from which this conveyance is made, by water escaping from any water main conveyed herein, when said structure is located so that the bottom of the main is less than two (2) feet above the footings of the structure and the structure is located within twenty (20) feet of the main.
 - (d) Grantor agrees to hold City harmless from all claims, made by persons not a party to this agreement, when said claims occur or accrue to said persons as a result of water escaping from water mains under conditions set forth in paragraph 4(c).



This grant of easement shall run with the land and shall be binding on and shall inure to the benefit of the parties hereto, their successors, heirs, executors and assigns.

Dated this 1st day of December, 2008.

GRANTOR:

**COUNTY OF WASHTENAW, a
County of the State of Michigan**

By: *Robert E. Guenzel*
Robert E. Guenzel
Its: County Administrator

**STATE OF MICHIGAN
COUNTY OF WASHTENAW**

The foregoing instrument was acknowledged before me this first day of December, 2008 by Robert E. Guenzel, County Administrator, Washtenaw County, a County of the State of Michigan, on behalf of Washtenaw County, as grantor.

Joanna Chance Bidlack
Joanna Chance Bidlack Notary Public
Washtenaw County, Michigan
Commission Expires:

Notary Public's Name - Joanna Chance Bidlack
Notary Public, Washtenaw County, Michigan
My Commission Expires: 07/29/2013
Acting In: Washtenaw County

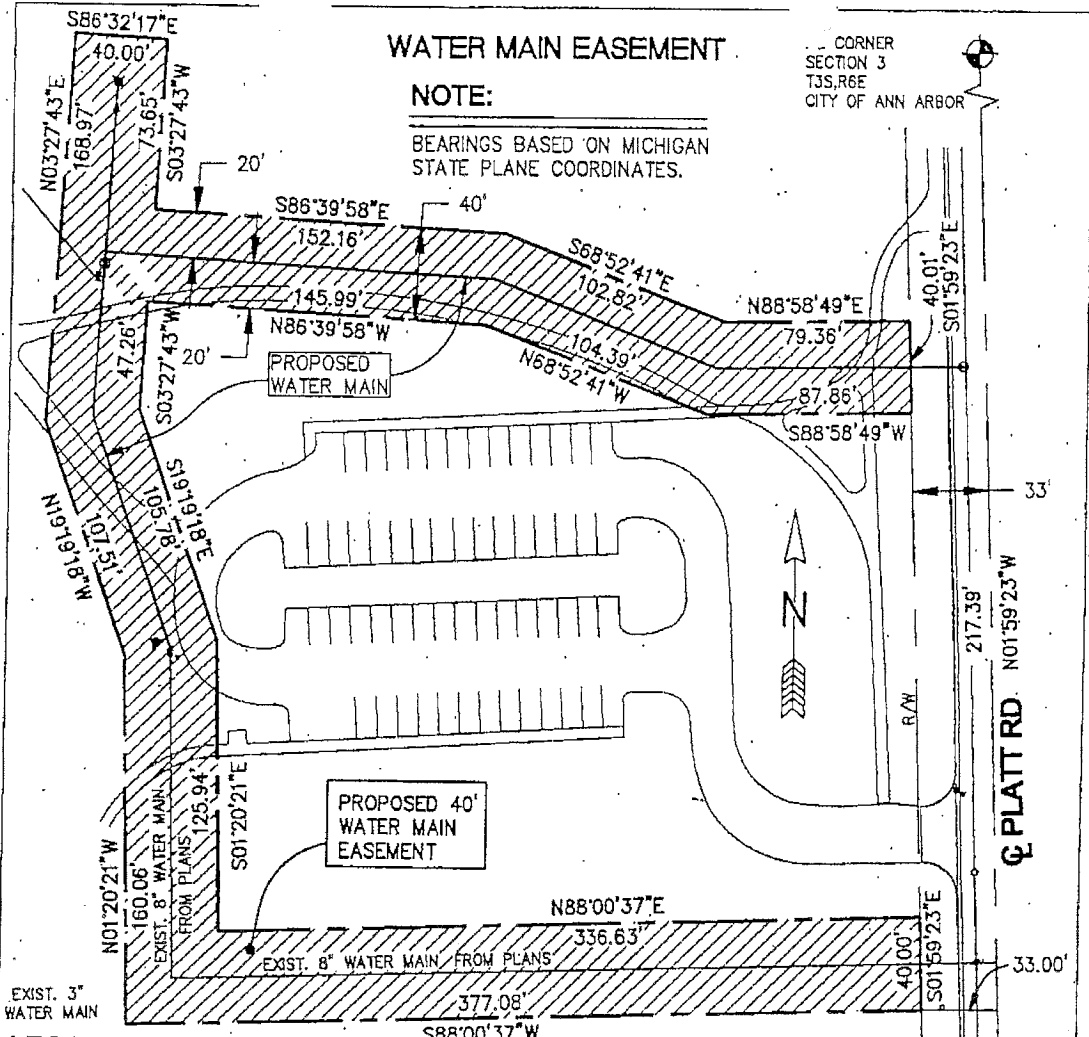
Prepared By and When Recorded Return To:
Marylou Zimmerman
City Attorney's Office
City of Ann Arbor
100 N. Fifth Avenue
Ann Arbor, MI 48104
Tax ID No. 09-12-03-100-001
(2230 Platt Road)

WATER MAIN EASEMENT

CORNER
SECTION 3
T3S,R6E
CITY OF ANN ARBOR

NOTE:

BEARINGS BASED ON MICHIGAN
STATE PLANE COORDINATES.



LEGAL DESCRIPTION:

A PART OF THE NORTHEAST 1/4 OF SECTION 3, TOWN 3 SOUTH, RANGE 6 EAST, CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 3; THENCE ALONG THE EAST LINE OF SAID SECTION 3 AND THE CENTERLINE OF PLATT ROAD N01'59'23"W 864.09 FEET; THENCE S88'00'37"W 33.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S88'00'37"W 377.08 FEET; THENCE N01'20'21"W 160.06 FEET; THENCE N19'19'18"W 107.51 FEET; THENCE N03'27'43"E 168.97 FEET; THENCE S86'32'17"E 40.00 FEET; THENCE S03'27'43"W 73.65 FEET; THENCE S86'39'58"E 152.16 FEET; THENCE S88'52'41"E 102.82 FEET; THENCE N88'58'49"E 79.36 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID PLATT ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE S01'59'23"E 40.01 FEET; THENCE S88'58'49"W 87.86 FEET; THENCE N68'52'41"W 104.39 FEET; THENCE N86'39'58"W 145.99 FEET; THENCE S03'27'43"W 47.26 FEET; THENCE S19'19'18"E 105.78 FEET; THENCE S01'20'21"E 125.94 FEET; THENCE N88'00'37"E 336.63 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID PLATT ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE S01'59'23"E 40.00 FEET TO THE POINT OF BEGINNING.

CLIENT: BECKETT & RAEDER, INC.

SKETCH AND LEGAL DESCRIPTION
OF A 40' WIDE WATER MAIN
EASEMENT IN THE NE 1/4 OF
SECTION 3, T3S, R6E, CITY OF
ANN ARBOR, WASHTENAW CO., MI.



Arbor Land Consultants, Inc.
Registered Land Surveyors
2936 Madrono
Ann Arbor, MI 48103
Tel 1-734-669-2960
Fax 1-734-669-2981

SCALE 1 INCH = 60 FEET	JOB No. 05806	DATE 2-6-2007
	SHEET 1 OF 1	REVISION: 6-26-2007

Page: 4 of 4
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L-4714 P-324
ACS-5881010-EAS-2009-4
Lawrence Kestenbaum, Washtenaw



Time Submitted for Recording
Date 8/18 2010 Time 10:20 AM
Lawrence Kestenbaum
Washtenaw County Clerk/Register

23.0
④

GRANT OF EASEMENT

KNOW ALL PERSONS BY THESE PRESENTS: That **COUNTY OF WASHTENAW**, a County of the State of Michigan, (the "**County**"), with its corporate address at 220 N. Main Street, Ann Arbor, MI 48107-8645, referred to in this instrument as "Grantor", to the **CITY OF ANN ARBOR**, a Michigan municipal corporation, with its address at 100 North Fifth Avenue, Ann Arbor, Michigan 48104, referred to in this instrument as "City."

Grantor is the owner of the real property located at 2960 Washtenaw Avenue, Ann Arbor, MI and more particularly described as follows:

Beginning at the E ¼ post of Section 3, T3S, R6E; thence N0° 37' E 2180.05 feet to the NE Corner of Section 3, T3S, R6E; thence S89° 35' 30" W 191.05 feet to the SE Corner of Section 34, T2S, R6E; thence N89° 50' 30" W 620 feet in the S line of Section 34, T2S, R6E, to a point in the centerline of Washtenaw Avenue; thence Westerly 425 feet along the centerline of Washtenaw Avenue in the arc of a circular curve to the left of 8617.9 feet radius through a central angle of 2° 49' 30" the chord bears N76° 45' 30" W 425 feet; thence N78° 10' 10" W 1449.1 feet along the centerline of Washtenaw Avenue; thence S1° 20' W 390.12 feet; thence N89° 24' W 12 feet to the N ¼ post of Section 3, T3S, R6E; thence S0° 54' 30" W 100 feet; thence S89° 05' 30" E 140 feet; thence S0° 54' 30" W 250 feet; thence N89° 05' 30" W 140 feet; thence S0° 54' 30" W 1667.79 feet; thence N89° 56' 30" E 183.5 feet; thence S0° 54' 30" W 170 feet; thence N89° 56' 30" E 2491.87 feet; to the Point of Beginning, being a part of the NE Quarter of Section 3, T3S, R6E and the SE Quarter of Section 34, T2S, R6E, *located in the City of Ann Arbor, County of Washtenaw, State of Michigan.*

For good and valuable consideration less than \$100, the receipt and adequacy of which is hereby acknowledged, Grantor grants and conveys to the City, and its successors or assigns, the non-exclusive right to construct portions of a pedestrian right-of-way across the property of Grantor described above, and more specifically:

Description of Easement Area:

Commencing at the NE Corner of said Section 3, T3S, R6E, City of Ann Arbor, Washtenaw County, Michigan; thence S 01°58'31" E 183.27 feet along the East line of said Section 3 and the centerline of Glenwood Road (50 feet 1/2 width); thence S 88°01'29" W 50.00 feet to the West right-of-way line of said Glenwood Road and to the Point of Beginning,

thence S 01°58'31" E 5.24 feet along the West right-of-way line of said Glenwood Road;
thence N 74°43'06" W 285.01 feet along the Northerly right-of-way line of Washtenaw Avenue (80 feet wide);
thence Northwesterly 348.48 feet along the arc of a circular curve to the left, radius 8657.90 feet, central angle 02°18'22", long chord N 75°50'38" W 348.46 feet along the Northerly right-of-way line of said Washtenaw Avenue;
thence N 87°33'59" E 18.71 feet along the South line of Lot 126, "Ann Arbor Hills", as recorded in Liber 5 of Plats, Pages 21 and 22, Washtenaw County Records;
thence Southeasterly 330.64 feet along the arc of a circular curve to the right, radius 8662.90 feet, central angle 02°11'13", long chord S 75°47'03" E 330.62 feet;
thence S 74°43'06" E 283.47 feet to the POINT of BEGINNING. Being a part of the NE 1/4 of said Section 3, T3S, R6E. Being subject to easements and restrictions of record, if any.

Grantee shall have the non-exclusive right to the full use and enjoyment of the above-described property for all public purposes.

This grant of easement shall run with the land and shall be binding on and shall inure to the benefits of the parties hereto, their successors, heirs, executors and assigns.

Dated this 31st day of July, 2009.


GRANTOR:

**COUNTY OF WASHTENAW,
a County of the State of Michigan**

By: 
Robert E. Guenzel
Its: County Administrator

**STATE OF MICHIGAN
COUNTY OF WASHTENAW**

The foregoing instrument was acknowledged before me this 31 day of July, 2009 by Robert E. Guenzel, County Administrator of Washtenaw County, a County of the State of Michigan, on behalf of Washtenaw County, as grantor.




Notary Public
Washtenaw County, Michigan
Commission Expires: 07/29/2013

Notary Public's Name - Joanna Chance Bidlack
Notary Public, Washtenaw County, Michigan
My Commission Expires: 07/29/2013
Acting In: Washtenaw County

Prepared By and When Recorded Return To:
Marylou Zimmerman
City Attorney's Office
City of Ann Arbor ✓
100 N. Fifth Avenue
Ann Arbor, MI, 48107

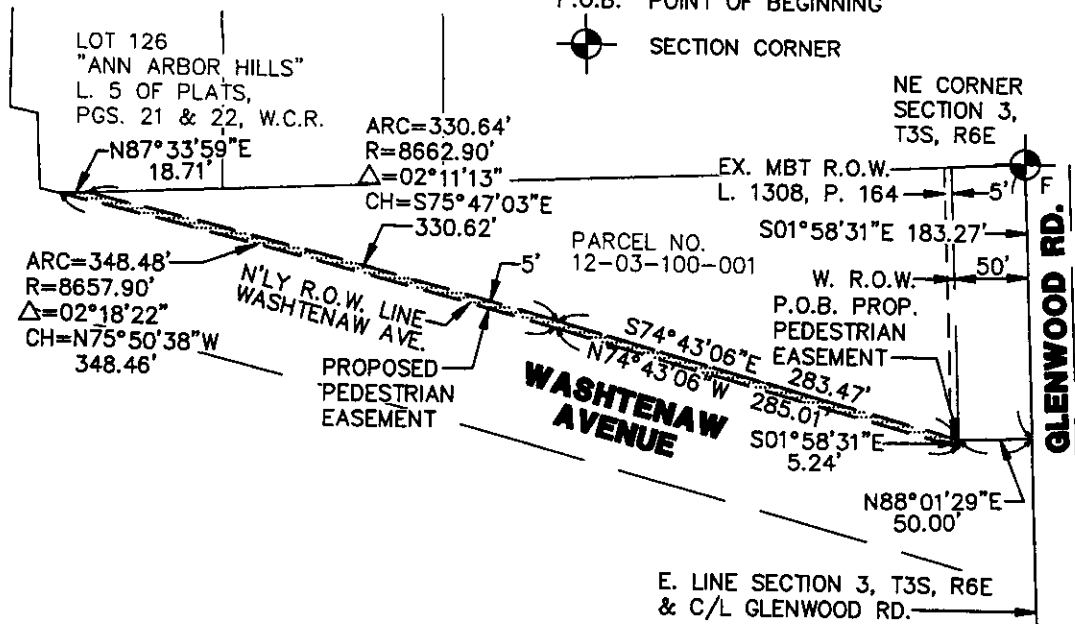
Tax Parcel Code No.: 09-12-03-100-001

LEGEND

- F FOUND IRON PIPE
- R.O.W. RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING
-  SECTION CORNER



SKETCH OF A PROPOSED PEDESTRIAN EASEMENT LOCATED IN THE NE 1/4 OF SECTION 3, T3S, R6E, CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN



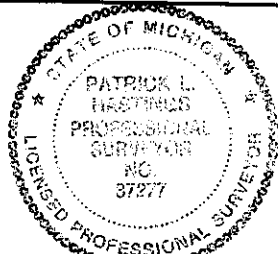
LEGAL DESCRIPTION PROPOSED PEDESTRIAN EASEMENT

Commencing at the NE Corner of said Section 3, T3S, R6E, City of Ann Arbor, Washtenaw County, Michigan; thence S 01°58'31\" E 183.27 feet along the East line of said Section 3 and the centerline of Glenwood Road (50 feet 1/2 width); thence S 88°01'29\" W 50.00 feet to the West right-of-way line of said Glenwood Road and to the Point of Beginning,

- thence S 01°58'31\" E 5.24 feet along the West right-of-way line of said Glenwood Road;
- thence N 74°43'06\" W 285.01 feet along the Northerly right-of-way line of Washtenaw Avenue (80 feet wide);
- thence Northwesterly 348.48 feet along the arc of a circular curve to the left, radius 8657.90 feet, central angle 02°18'22\", long chord N 75°50'38\" W 348.46 feet along the Northerly right-of-way line of said Washtenaw Avenue;
- thence N 87°33'59\" E 18.71 feet along the South line of Lot 126, "Ann Arbor Hills", as recorded in Liber 5 of Plats, Pages 21 and 22, Washtenaw County Records;
- thence Southeasterly 330.64 feet along the arc of a circular curve to the right, radius 8662.90 feet, central angle 02°11'13\", long chord S 75°47'03\" E 330.62 feet;
- thence S 74°43'06\" E 283.47 feet to the POINT of BEGINNING. Being a part of the NE 1/4 of said Section 3, T3S, R6E. Being subject to easements and restrictions of record, if any.

06245_ESMT2.DWG

CLIENT: CITY OF ANN ARBOR	DATE: 3/24/09
JOB NO.: 06245	SHEET 1 OF 1
SECTION: 3 TWN: 3S. RANGE: 6E.	SCALE: 1in. = 100 ft.
CITY OF ANN ARBOR	BOOK: #416
WASHTENAW COUNTY, MICHIGAN	BY: KMW



Patrick L. Hastings
 PATRICK L. HASTINGS P.S.#37277

MIDWESTERN CONSULTING

 Civil, Environmental and Transportation Engineers
 Planners, Surveyors
 Landscape Architects
 3815 Plaza Drive
 Ann Arbor, Michigan 48108
 Phone: 734.995.0200
 Fax: 734.995.0599



Time Submitted for Recording
Date 8/18 2010 Time 10:20am
Lawrence Kestenbaum
Washtenaw County Clerk/Register

23.00
①

GRANT OF EASEMENT

This Grant of Easement is made July 31, 2009 by the **COUNTY OF WASHTENAW**, a County of the State of Michigan, (the "**County**"), with its corporate address at 220 N. Main Street, Ann Arbor, MI 48107-8645, referred to in this instrument as "Grantor", to the **CITY OF ANN ARBOR**, a Michigan municipal corporation, with its address at 100 North Fifth Avenue, Ann Arbor, Michigan 48104, referred to in this instrument as "City."

Grantor is the owner of the real property located at 2960 Washtenaw Avenue, Ann Arbor, MI and more particularly described as follows:

Beginning at the E ¼ post of Section 3, T3S, R6E; thence N0° 37' E 2180.05 feet to the NE Corner of Section 3, T3S, R6E; thence S89° 35' 30" W 191.05 feet to the SE Corner of Section 34, T2S, R6E; thence N89° 50' 30" W 620 feet in the S line of Section 34, T2S, R6E, to a point in the centerline of Washtenaw Avenue; thence Westerly 425 feet along the centerline of Washtenaw Avenue in the arc of a circular curve to the left of 8617.9 feet radius through a central angle of 2° 49' 30" the chord bears N76° 45' 30" W 425 feet; thence N78° 10' 10" W 1449.1 feet along the centerline of Washtenaw Avenue; thence S1° 20' W 390.12 feet; thence N89° 24' W 12 feet to the N ¼ post of Section 3, T3S, R6E; thence S0° 54' 30" W 100 feet; thence S89° 05' 30" E 140 feet; thence S0° 54' 30" W 250 feet; thence N89° 05' 30" W 140 feet; thence S0° 54' 30" W 1667.79 feet; thence N89° 56' 30" E 183.5 feet; thence S0° 54' 30" W 170 feet; thence N89° 56' 30" E 2491.87 feet; to the Point of Beginning, being a part of the NE Quarter of Section 3, T3S, R6E and the SE Quarter of Section 34, T2S, R6E. *located in the City of Ann Arbor, County of Washtenaw, State of Michigan.*

In consideration of the mutual covenants set forth in this instrument, and other good and valuable consideration less than \$100, Grantor grants and conveys to the City, and its successors or assigns, a non-exclusive easement to construct, alter, repair, and maintain municipally operated public services such as water mains, storm sewers, and sanitary sewers which comprise the public utilities system in, on, or over and all necessary laterals/piping or other appurtenances thereto across the property of Grantor described above, and more specifically:

Description of Easement Area:

Commencing at the NE Corner of said Section 3, T3S, R6E, City of Ann Arbor, Washtenaw County, Michigan; thence S 01°58'31" E 117.75 feet along the East line of said Section 3 and the centerline of Glenwood Road (50 feet 1/2 width); thence S 88°01'29" W 50.00 feet to the West right-of-way line of said Glenwood Road and to the Point of Beginning,

thence S 01°58'31" E 40.00 feet along the West right-of-way line of said Glenwood Road;
 thence S 87°12'52" W 94.70 feet;
 thence N 74°43'06" W 185.86 feet along the Northerly right-of-way line of Washtenaw Avenue
 (80 feet wide);
 thence Northwesterly 348.48 feet along the arc of a circular curve to the left, radius 8657.90 feet,
 central angle 02°18'22", long chord N 75°50'38" W 348.46 feet along the Northerly right-of-way
 line of said Washtenaw Avenue;
 thence N 87°33'59" E 56.53 feet along the South line of Lot 126, "Ann Arbor Hills", as recorded in
 Liber 5 of Plats, Pages 21 and 22, Washtenaw County Records;
 thence S 77°02'50" E 70.24 feet;
 thence S 89°02'09" E 38.42 feet;
 thence S 76°05'23" E 121.69 feet;

thence S 85°47'42" E 32.50 feet;
 thence S 74°40'04" E 187.64 feet;
 thence N 87°12'52" E 115.65 feet to the POINT of BEGINNING. Being a part of the NE 1/4 of
 said Section 3, T3S, R6E. Being subject to easements and restrictions of record, if any.

together with the following rights:

1. The right to enter and depart over and across the property, insofar as this right to enter and depart is desirable or appropriate for the proper use of any other right granted in this instrument.
2. The right to use within the easement all appropriate materials and equipment, including motor vehicles.
3. The right from time to time to trim, cut down and clear away any and all trees and brush now or subsequently on the easement.
4. The right to make all desirable or appropriate excavations within the above described easement.

Grantor grants all of the above rights to the City on the condition that the City will properly restore or pay for the restoration of any paving, landscaping or other similar improvement which is removed or disturbed as a result of the construction, repair or maintenance activities of the City.

Grantor shall have the right to pave the surface of the above-described easement and to park motor vehicles on it. Grantor shall not construct any building thereon, conduct any activities thereon that could damage the below ground installations, nor make any change in the grade of the surface within the easement without prior notification to and written approval by the City. In any case where Grantor receives written approval from the City to construct a building within the easement, Grantor shall be responsible for any repair or replacement costs thereto, should such building be damaged as a result of the maintenance or repair or construction activities of the City.

Grantor shall grant no further easement(s), on or over the above-described easement without first obtaining approval therefore from the City, which approval will not be unreasonably withheld.

The City assumes no liability for any claim, of any nature, whatsoever, arising from the construction or maintenance of the public utilities system, if any, located within the easement as described above, conveyed herein prior to the date of this instrument.

This grant of easement shall run with the land and shall be binding on and shall inure to the benefits of the parties hereto, their successors, heirs, executors and assigns, and shall burden the respective parcel perpetually.

Dated this 31st day of July, 2009.

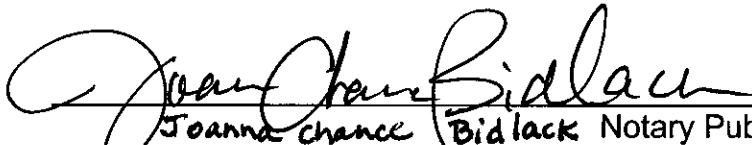
GRANTOR:

**COUNTY OF WASHTENAW,
a County of the State of Michigan**

By: 
Robert E. Guenzel
Its: County Administrator

**STATE OF MICHIGAN
COUNTY OF WASHTENAW**

The foregoing instrument was acknowledged before me this 31 day of July, 2009 by Robert E. Guenzel, County Administrator of Washtenaw County, a County of the State of Michigan, on behalf of Washtenaw County, as grantor.


Joanna Chance Bidlack Notary Public
Washtenaw County, Michigan
Commission Expires: 07/29/2013

Prepared By and When Recorded Return To:
Marylou Zimmerman, City Attorney's Office
City of Ann Arbor
100 N. Fifth Avenue
Ann Arbor, MI 48104

Notary Public's Name - Joanna Chance Bidlack
Notary Public, Washtenaw County, Michigan
My Commission Expires: 07/29/2013
Acting In: Washtenaw County

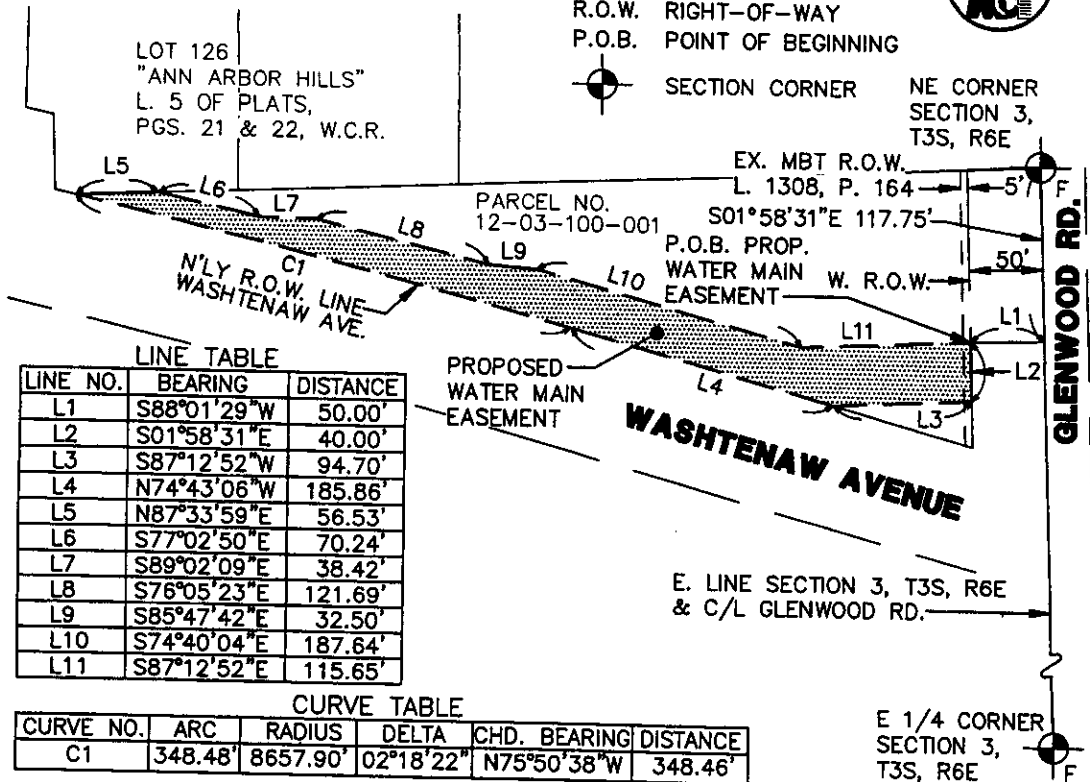


Tax ID No: 09-12-03-100-001

SKETCH OF A PROPOSED WATER MAIN EASEMENT LOCATED IN THE NE 1/4 OF SECTION 3, T3S, R6E, CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN

LEGEND

- F FOUND IRON PIPE
- R.O.W. RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING



LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S88°01'29"W	50.00'
L2	S01°58'31"E	40.00'
L3	S87°12'52"W	94.70'
L4	N74°43'06"W	185.86'
L5	N87°33'59"E	56.53'
L6	S77°02'50"E	70.24'
L7	S89°02'09"E	38.42'
L8	S76°05'23"E	121.69'
L9	S85°47'42"E	32.50'
L10	S74°40'04"E	187.64'
L11	S87°12'52"E	115.65'

CURVE TABLE

CURVE NO.	ARC	RADIUS	DELTA	CHD. BEARING	DISTANCE
C1	348.48'	8657.90'	02°18'22"	N75°50'38"W	348.46'

LEGAL DESCRIPTION

Commencing at the NE Corner of said Section 3, T3S, R6E, City of Ann Arbor, Washtenaw County, Michigan; thence S 01°58'31" E 117.75 feet along the East line of said Section 3 and the centerline of Glenwood Road (50 feet 1/2 width); thence S 88°01'29" W 50.00 feet to the West right-of-way line of said Glenwood Road and to the Point of Beginning,

thence S 01°58'31" E 40.00 feet along the West right-of-way line of said Glenwood Road;

thence S 87°12'52" W 94.70 feet;

thence N 74°43'06" W 185.86 feet along the Northerly right-of-way line of Washtenaw Avenue (80 feet wide);

thence Northwesterly 348.48 feet along the arc of a circular curve to the left, radius 8657.90 feet, central angle 02°18'22", long chord N 75°50'38" W 348.46 feet along the Northerly right-of-way line of said Washtenaw Avenue;

thence N 87°33'59" E 56.53 feet along the south line of Lot 126, "Ann Arbor Hills", as recorded in Liber 5 of Plats, Pages 21 and 22, Washtenaw County Records;

thence S 77°02'50" E 70.24 feet;

thence S 89°02'09" E 38.42 feet;

thence S 76°05'23" E 121.69 feet;

thence S 85°47'42" E 32.50 feet;

thence S 74°40'04" E 187.64 feet;

thence N 87°12'52" E 115.65 feet to the POINT of BEGINNING. Being a part of the NE 1/4 of said Section 3, T3S, R6E. Being subject to easements and restrictions of record, if any.

06245_ESMT1.DWG

CLIENT: CITY OF ANN ARBOR	DATE: 3/24/09	
JOB NO.: 06245	SHEET 1 OF 1	
SECTION: 3 TWN: 3S. RANGE: 6E.	SCALE: 1in. = 100 ft.	
CITY OF ANN ARBOR	BOOK: #418	
WASHTENAW COUNTY, MICHIGAN	BY: KMW	

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	Hydrant		Sanitary Manhole		Storm Manhole
	Water Valve		Sanitary Cleanout		Detention Pond Riser
	Curb Box		Sanitary Main		Catch Basin
	Water Main		Sanitary Main - Abandoned		Stormwater Storage Basin
	Abandoned Water Lines		Sanitary Lateral		Storm Main
	Fire Service		Open Channel		Parcel Boundaries
	Water Lateral		Easements		