

DELHI CHARTER TOWNSHIP BROWNFIELD REDEVELOPMENT AUTHORITY MEETING

Meeting location – Community Services Center

2074 Aurelius Road, Holt, MI

Tuesday, June 27, 2017

Immediately following DDA Board Meeting

AGENDA

Call to Order

Roll Call

Comments from the Public

ANYONE WISHING TO COMMENT ON ANY MATTER NOT ON THE AGENDA MAY DO SO AT THIS TIME. PERSONS ADDRESSING THE BOARD MUST STATE THEIR NAME AND ADDRESS FOR THE RECORD AND WILL BE GIVEN FOUR (4) MINUTES.

Set/Adjust Agenda

Approval of Minutes: Regular Meeting of May 30, 2017

Business

1. Reimburse Costs of Improvement for 4495 Holt Road
2. Brownfield Reimbursement Agreement – 4495 Holt Road

Limited Comments

MEMBERS OF THE PUBLIC MAY TAKE THE OPPORTUNITY TO ADDRESS THE BOARD REGARDING ANY ITEM ON THE AGENDA AT THE TIME SUCH ITEM IS OPEN FOR DISCUSSION BY THE BOARD. ANYONE WISHING TO COMMENT ON ANY MATTER NOT ON THE AGENDA MAY DO SO AT THIS TIME.

Adjournment

**DELHI CHARTER TOWNSHIP
BROWNFIELD REDEVELOPMENT AUTHORITY BOARD
MINUTES OF REGULAR MEETING HELD ON MAY 30, 2017**

The Brownfield Redevelopment Authority met Tuesday, May 30, 2017 in a regular meeting at the Community Services Center, 2074 Aurelius Road, Holt, Michigan. Vice Chairperson Fauser called the meeting to order at 7:42 p.m.

MEMBERS PRESENT: Harry Ammon, Tim Fauser, John Hayhoe, Brian Houser, Steven L. Marvin, Nanette Miller

MEMBERS ABSENT: Kim Cosgrove, David Leighton, Tonia Olson

OTHERS PRESENT: C. Howard Haas, DDA Executive Director; Lori Underhill, Secretary

PUBLIC COMMENT: None

SET/ADJUST AGENDA

There were no adjustments to the agenda.

PRESENTATION – BROWNFIELD PLAN # 7: 4495 HOLT ROAD

Charles Barbieri, Foster Swift Collins & Smith, P.C.
Corey Levin – PM Environmental
Adam Patton – PM Environmental
Bob Kolen – Holt Road Investments, LLC

Environmental attorney Charles Barbieri gave a brief overview of the site, explaining the soil and gasoline related contamination. Each of the approximately 25 years the Plan is in effect, the Brownfield Redevelopment Authority will receive \$1,500 to cover administrative expenses, for a total of \$37,500 over the life of the Plan. During the final five years, approximately \$80,000 will be available in the Local Brownfield Revolving Fund. \$258,000 will go to the developer as reimbursement for eligible activities.

Corey Levin and Adam Patton, PM Environmental gave a brief Power Point presentation on the proposed project (Exhibit A). RSP Construction, Inc. will serve as the general contractor for the project. A 5,000 square foot specialty store with fuel station will be constructed on the site. The store will create 8-10 full time jobs. A 7-8 month construction time is anticipated.

Board members questioned how the neighboring properties would be buffered from the site. There will be landscaping in place to shield the site.

RESOLUTION NO. 2017-001: ADOPTING BROWNFIELD PLAN #7: 4495 HOLT ROAD

Ammon moved, Hayhoe supported, to adopt Resolution No. 2017-001, a resolution recommending the adoption of Brownfield Plan #7.

A Roll Call Vote was recorded as:

Ayes: Ammon, Fauser, Hayhoe, Houser, Marvin, Miller

Absent: Cosgrove, Leighton, Olson

MOTION CARRIED

SUBJECT TO APPROVAL

**DELHI CHARTER TOWNSHIP
BROWNFIELD REDEVELOPMENT AUTHORITY BOARD
MINUTES OF REGULAR MEETING HELD ON MAY 30, 2017**

Limited Comments

None.

ADJOURNMENT

The meeting was adjourned at 8:06 p.m.

Nanette Miller, Secretary

/lau

SUBJECT TO APPROVAL

Proposed USA 2 Go Development

4495 Holt Road, Holt, Delhi Charter Township

Prepared for:
Delhi Charter Township
Downtown Development Authority &
Brownfield Redevelopment Authority

Date: May 30, 2017



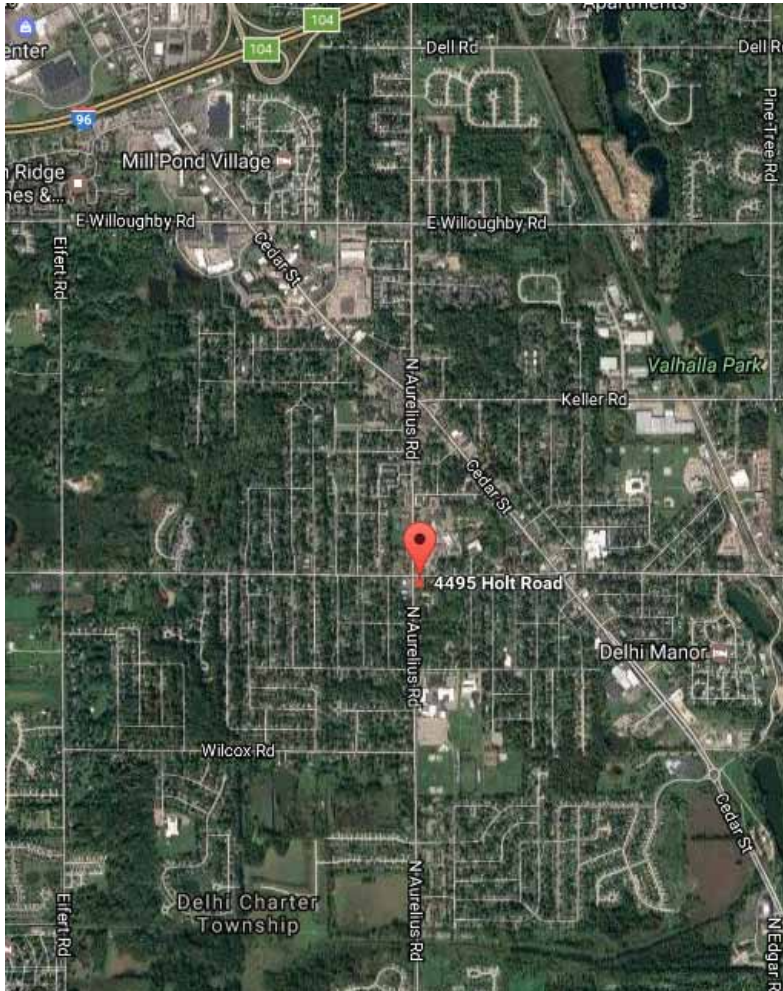
Project Team

- Developer/Owner – Holt Road Investments, LLC
- General Contractor – RSP Construction, Inc.
- Environmental Consultant – PM Environmental



Project Location

Located at the intersection of Holt Road and Aurelius Road



Previous/Existing Site Conditions

- 1 Parcel totaling 0.79 acres
 - 1960-1988 – Gasoline Station with Service Garage
 - 1988 – Service Garage Closed
 - 1988-2012 – Gasoline Station and Convenience Store
 - 2012 – Gasoline Station operations ceased and buildings were demolished
- For the Developer, an estimated \$258,616 in remediation activities are required as part of the Due Care Response Activities



Project Overview

Total Investment of Approximately \$3 million

- Including acquisition, hard and soft costs

New construction of:

- 5,000 SF specialty retail store
- Gasoline dispensing station
- The retail store will be a USA 2 Go Quick Store.

USA 2 Go Quick Stores

- Based in Wixom, Michigan
- Seven owner-operated stores in eastern Michigan

An estimated 8-10 jobs will be created by the development

Timeline:

- Due Care response activities anticipated to begin in late Spring
- Construction is scheduled to continue for 7-8 months.

Current Taxable Value: \$43,487

Post-Development Taxable Value Estimate: \$469,000



Current Site Condition – Project Comparable

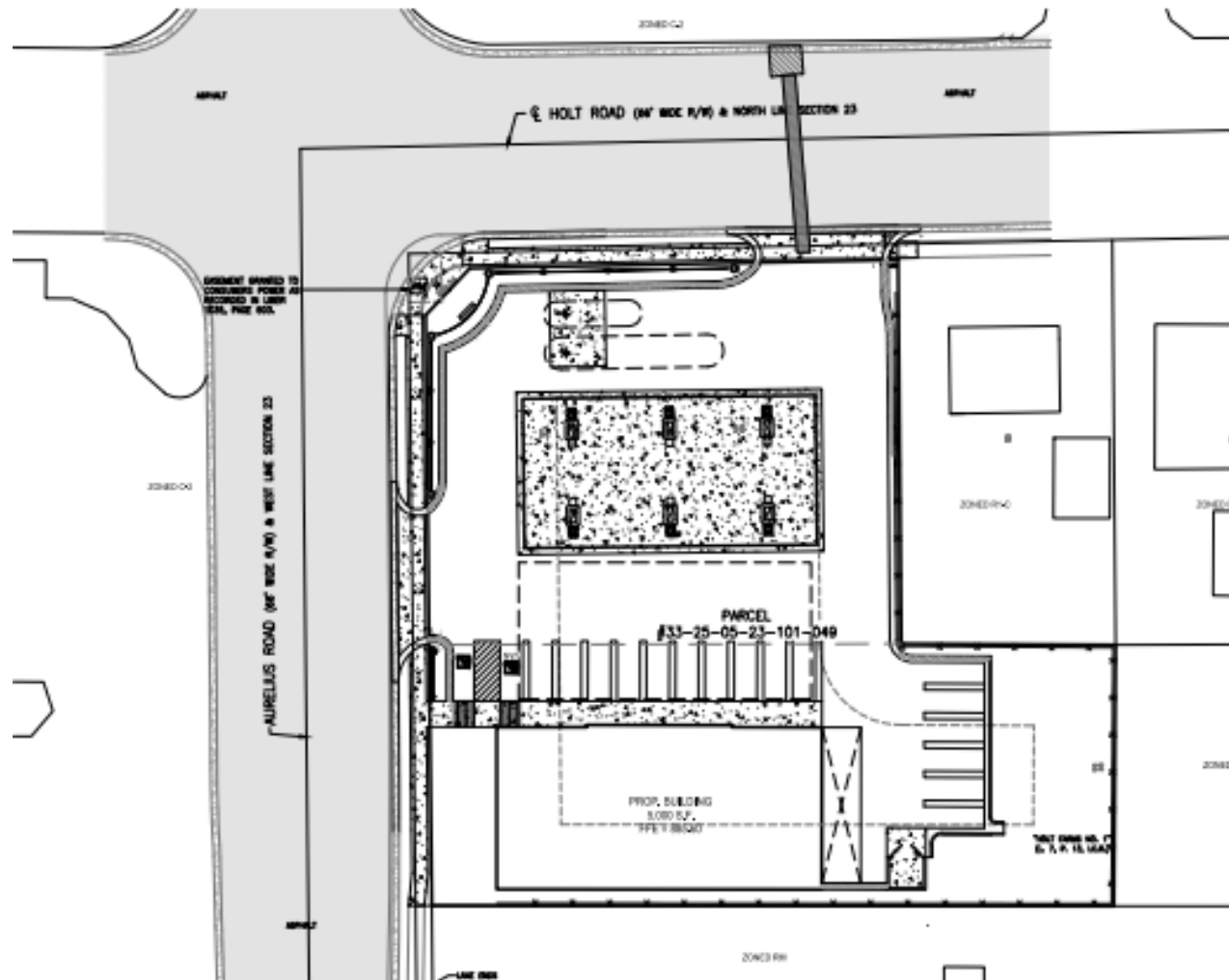
Current Site Condition



Project Comparable: Exterior and Interior Views of the USA 2 GO Quick Store located at the intersection of Bishop and Eaton Rapids in Lansing



Site Plan



Proposed Development - Elevation



Brownfield Eligible Activities

- Include:
 - Documentation of Due Care Compliance
 - Due Care Activities
 - Contaminated Soil Transport and Disposal
 - Groundwater Management
 - Oversight, Sampling, Reporting by an Environmental Professional
- Total Eligible Activities = \$258,616
 - Including 15% contingency and 1% interest
- Developer Reimbursement Period: Approximately 19-20 years
- Local Brownfield Revolving Fund Capture Estimate: \$80,087



Thank You

Questions?





**DELHI CHARTER TOWNSHIP
DOWNTOWN DEVELOPMENT AUTHORITY**
2045 NORTH CEDAR STREET, SUITE 2
TELEPHONE (517) 699-3866
FACSIMILE (517) 699-3878
www.delhidda.com

June 15, 2017

To: BRA Board Members

From: C. Howard Haas, Executive Director

Re: Reimburse Costs of Improvement at 4495 Holt Road

At our last Brownfield meeting, Brownfield Plan #7 was adopted for 4495 Holt Road. For past Brownfield Plans, the Downtown Development Authority and the Brownfield Redevelopment Authority have entered into agreements to reimburse the costs of the improvements. To that end, I have asked Township Attorney Chuck Barbieri to prepare the following Agreement. Earlier this evening, the DDA approved this agreement.

Recommended Motion: I move to approve the Delhi Charter Township Downtown Development Authority and Delhi Charter Township Brownfield Redevelopment Authority Agreement to Improve Land and Reimburse Costs of Improvement at 4495 Holt Road.

DELHI CHARTER TOWNSHIP DOWNTOWN DEVELOPMENT AUTHORITY AND
DELHI CHARTER TOWNSHIP BROWNFIELD REDEVELOPMENT AUTHORITY
AGREEMENT TO IMPROVE LAND AND REIMBURSE COSTS OF IMPROVEMENT
AT 4495 HOLT ROAD

This Agreement to Improve Land and Reimburse Costs of Improvement at 4495 Holt Road in Delhi Township is entered into this 27th day of June, 2017, between the Delhi Charter Township Downtown Development Authority ("DDA") and the Delhi Charter Township Brownfield Redevelopment Authority ("Brownfield Authority").

WHEREAS, certain land at 4495 Holt Road ("Subject Property") has been in need of improvement, and in particular an investigation and/or response to environmental contamination at the Subject Property, including additional environmental response and due care activities, as provided for by 1996 PA 381, as amended; and

WHEREAS, the DDA and Brownfield Authority have previously entered into other agreements to improve other property in the Township and to reimburse the Brownfield Authority for its costs in respect thereto; and

NOW, THEREFORE, the parties agree as follows:

1. Pursuant to MCL 125.1657, the DDA hereby contracts with the Brownfield Authority to improve the Subject Property by undertaking, contracting for or authorizing the necessary work to respond to the environmental contamination thereon, as provided for by 1996 PA 381, as amended.
2. In consideration for the Brownfield Authority undertaking, contracting for or authorizing such improvement of the Subject Property, the DDA agrees to annually pay the Brownfield Authority all tax incremental revenues that the DDA receives (except for those amounts if any that are provided to certain local taxing jurisdictions pursuant to separate agreements with the DDA) from the Subject Property, as long as those tax incremental revenues

are authorized for recapture by 1996 PA 381, as amended, and as long as they are consistent with Brownfield Plan No. 7 and any future amendment, applicable to the Subject Property. The DDA shall make such annual payments to the Brownfield Authority within thirty (30) days after receiving such tax incremental revenues attributable to the Subject Property.

3. For five years after tax incremental revenues are needed and paid to reimburse the designated Petitioner for expenses of eligible activities as called for in Brownfield Plan No. 7 and any future amendment to that Plan, the annual payments that the DDA shall make to the Brownfield Authority may be deposited by the Brownfield Authority in its Local Brownfield Revolving Fund for uses and activities permitted by 1996 PA 381, as amended, except the Brownfield Authority retains the discretion to forego or waive some, all or any portion of the payments, in which case the DDA shall retain such tax incremental revenues.

4. After the five year period provided in paragraph 3, the DDA shall be entitled to retain any and all tax incremental revenues that it receives with respect to the Subject Property, and shall have no further obligation to provide any part of those tax incremental revenues to the Brownfield Authority.

5. This Agreement does not affect those tax incremental revenues that the Brownfield Authority can receive which are not subject to capture by the DDA.

WHEREFORE, the respective parties have approved and executed this Agreement with the consent or approval of the respective boards as of the date first listed above.

DELHI CHARTER TOWNSHIP DOWNTOWN
DEVELOPMENT AUTHORITY

By: _____

David Leighton

Its: Chair

By: _____

Nanette Miller

Its: Secretary

DELHI CHARTER TOWNSHIP BROWNFIELD
REDEVELOPMENT AUTHORITY

By: _____

David Leighton

Its: Chair

By: _____

Nanette Miller

Its: Secretary



**DELHI CHARTER TOWNSHIP
DOWNTOWN DEVELOPMENT AUTHORITY**
2045 NORTH CEDAR STREET, SUITE 2
TELEPHONE (517) 699-3866
FACSIMILE (517) 699-3878
www.delhidda.com

June 15, 2017

To: BRA Board Members

From: C. Howard Haas, Executive Director

Re: Brownfield Reimbursement Agreement for 4495 Holt Road

At our May 30, 2017 Brownfield meeting, Brownfield Plan #7 was approved for 4495 Holt Road. The Delhi Township Board of Trustees adopted the Plan at their June 6, 2017 meeting. Earlier this evening, the Brownfield Redevelopment Authority approved an agreement with the DDA to reimburse cost of the improvements for 4495 Holt Road. One final instrument is needed to effectuate the reimbursement to the developer for approved eligible site improvement activities. Township Attorney Chuck Barbieri has prepared a Reimbursement Agreement between Holt Road Investments and Holt Road Investments, LLC and the Brownfield Redevelopment Authority. This agreement provides the mechanism for the transfer of tax increment funds collected pursuant to the Brownfield Redevelopment Plan to the developer as the reimbursement for eligible site remediation expenses incurred in connection with the 4495 Holt Road project.

Recommended Motion: I move to approve the Brownfield Reimbursement Agreement for Brownfield Plan No. 7 (4495 Holt Road) between Holt Road Investments, Holt Road Investments, LLC, and the Delhi Township Brownfield Redevelopment Authority.

**BROWNFIELD REIMBURSEMENT AGREEMENT
FOR BROWNFIELD PLAN NO. 7 (HOLT ROAD INVESTMENTS, LLC)**

THIS BROWNFIELD REIMBURSEMENT AGREEMENT FOR BROWNFIELD PLAN NO. 7 (HOLT ROAD INVESTMENTS, LLC) ("Agreement") is made _____, 2017, between Holt Road Investments, LLC which is a Michigan Limited Liability Company, with its office having an address of 30500 Northwestern Highway, Suite 525, Farmington Hills, Michigan 48334 (together the "Petitioner"), and the Delhi Township Brownfield Redevelopment Authority ("DTBRA"), established by the Charter Township of Delhi pursuant to Michigan Public Act 381 of 1996, as amended ("Brownfield Redevelopment Financing Act"), with its office having an address of 2045 N. Cedar, Holt, Michigan 48842.

INTRODUCTORY STATEMENT

The primary purpose of the DTBRA is to encourage the redevelopment of contaminated property within Delhi Township by providing financial and tax incentives.

Petitioner is developing certain property at 4495 Holt Road, Tax ID 33-25-05-23-101-049, Holt, Michigan, as described more fully in Exhibit 1 ("Site").

Environmental information indicates that the Site is a Facility as that term is defined in Section 20101(1)(5) of Part 201 of the Natural Resources & Environmental Protection Act ("NREPA"), Act No. 451 of the Public Acts of 1994, as amended, or Property as that term is defined in Section 21303(d) of Part 213 of NREPA, as amended; and the Site is an Eligible Property under Section 2(o) of the Brownfield Redevelopment Financing Act, as amended.

Petitioner currently plans to invest over \$3 million to perform certain eligible activities.

Brownfield Redevelopment Plan No. 7 ("Plan"), as proposed by Petitioners for the Eligible Property, was approved by the Delhi Township Board of Trustees on June 6, 2017 (Copy is attached as Exhibit 2).

The parties desire to enter into this Agreement to specify the terms and conditions associated with the reimbursement of costs associated with the Eligible Activities.

AGREEMENTS

NOW, THEREFORE, the parties agree with each other as follows:

1. Definitions

"Brownfield Redevelopment Financing Act" means Act No. 381 of the Public Acts of 1996, as amended, MCLA 125.2651 et seq.

"Brownfield Plans or Plans" is defined by Section 2(e) of the Brownfield Redevelopment Authority Act;

"Department Specific Activities" is defined by Section 2(k) of the Brownfield Redevelopment Authority Act;

"Due Care Activities" is defined by Section 2(l) of the Brownfield Redevelopment Financing Act;

"Eligible Activities" is defined by Section 2(n) of the Brownfield Redevelopment Financing Act;

"Eligible Property or Properties" is described by Section 2(o) of the Brownfield Redevelopment Financing Act;

"Tax Increment Revenues" is defined by Section 2(mm) of the Brownfield Redevelopment Financing Act;

2. The Plan

The Plan was recommended by the DTBRA on May 30, 2017, and approved by the Board of Trustees of the Charter Township of Delhi on June 6, 2017 ("Plan"). To the extent provisions of the Plan and any subsequent amendment conflict with this Agreement or any amendment thereto, the terms and conditions of this Agreement control. To the extent provisions of the Plan, and any amendment to the Plan, or this Agreement or any amendment thereto conflicts with the Brownfield Redevelopment Financing Act ("Act"), the Act controls.

3. Tax Capture

Pursuant to the Plan, the DTBRA shall capture Tax Increment Revenues it receives from the Eligible Properties as paid by the Petitioners for the time that capture is required for the purpose of paying costs of Eligible Activities to Petitioner or for a period of five years after such capture is complete or to the maximum extent allowed under the Brownfield Redevelopment Financing Act.

4. Eligible Activities

Petitioner commits to diligently pursue to complete Eligible Activities set forth in the DTBRA Plan. No activities completed five (5) years beyond the date of this Agreement shall be considered Eligible Activities. This deadline may be extended at the reasonable discretion of the DTBRA. Such extension to be effective shall be in writing.

5. Reimbursement Source

Except as set forth in Paragraphs 7 through 9 below:

Petitioner shall be reimbursed its costs for Eligible Activities together with interest if any from the remainder of Tax Increment Revenues collected from taxes on the portion of the Eligible Properties representing property improvements after payment of DTBRA's reasonable and necessary administrative expenses and operating costs have been deducted or other required expenses in accordance with the Plan. Notwithstanding

anything to the contrary in the Plan or this Paragraph, Petitioner recognizes that the DTBRA may only pay such Tax Increment Revenues to the Petitioner (after the aforementioned reduction) for expenses of Eligible Activities as the DTBRA receives as a result of payment of taxes by Petitioners. Interest if any in this paragraph shall not exceed five (5) percent annually. Once reimbursement begins as provided in the Agreement, Petitioner shall provide a statement by March 1 each year of any amounts allocated to principal and interest, if any, which reporting shall continue until any owed amounts for principal and interest, if any, are fully satisfied.

6. Excess Captured Taxes

Tax Increment Revenues captured from the Eligible Properties in excess of the amount authorized for reimbursement under Paragraphs 2, 3 and 5 above shall be deposited in the DTBRA Local Brownfield Revolving Fund to be used by the DTBRA for purposes authorized under Section 8 and other applicable sections of the Brownfield Redevelopment Financing Act.

7. Transfer of Real Property

In the event that Petitioner transfers ownership of all or part of the Eligible Property prior to being reimbursed in full for approved costs of Eligible Activities, Plan No. 7 may be amended as it relates to reimbursement of incomplete activities or other Eligible Activities that have not been approved for reimbursement as provided in Paragraph 8, on the parcel or parcels of real property that have been transferred. Such amendments will not be unreasonably withheld by the DTBRA. Amendments to the Plan shall be subject to the limitations and procedures governing amendments to Plans set forth in the Brownfield Redevelopment Financing Act, as amended. This Agreement shall be modified to reflect any such amendments to the Plan.

8. Reimbursement Process

(a) Quarterly or on such other schedule agreed to by the parties, Petitioner may submit to the DTBRA a request for Cost Reimbursement for Eligible Activities paid by that Petitioner during the prior period. The request for reimbursement shall be in the form attached hereto as Exhibit 3 ("Petition"). The Petition shall identify whether the Eligible Activities are: (1) Department Specific Activities; (2) Due Care Activities; (3) Preparation of Brownfield Plan; (4) Demolition; (5) asbestos, lead or mold abatement; or (6) other Approved Eligible Activities. The Petition shall describe each individual activity claimed as an Eligible Activity and the associated costs of each individual activity. Documentation of the costs incurred shall be included with the Petition, including proof of payment and detailed invoices for the costs incurred sufficient to determine whether the cost incurred were for Eligible Activities. The Petition shall be signed by a duly authorized representative of Petitioner and the representations, facts and documentation included therein shall be sworn to as accurate in the presence of a notary.

(b) Petitions shall be reviewed by the DTBRA. Petitioner shall cooperate in the review by the DTBRA by providing information and documentation to supplement the Petition as deemed reasonable and necessary by the DTBRA. The DTBRA shall identify in writing to petitioner any costs deemed ineligible for reimbursement and the basis for

the determination. Petitioner shall be given 45 days in which to provide supplemental information or documents in support of a request for cost reimbursement deemed ineligible by the DTBRA. Thereafter, except as otherwise agreed to in writing by Petitioner and DTBRA, the DTBRA shall make a final decision on the eligibility of the disputed cost and inform the Petitioner in writing of its determination, which decision shall be binding upon Petitioner.

(c) After the taxes are captured and collected, the DTBRA shall pay approved costs for Eligible Activities to the Petitioner from the taxes earmarked in accordance with the Plan and Paragraph 5 herein to the extent that taxes have been captured and are available in that fiscal year (less reasonable and necessary DTBRA operating expenses and fees) to reimburse approved costs of Eligible Activities.

(d) In the event there are no funds available from taxes captured from the sources identified in Paragraph 5 herein for Petitioner, then there is no repayment obligation on behalf of DTBRA and no repayment shall be made.

(e) Reimbursement of Costs of Eligible Activities shall be effectuated:

For Petitioner as follows:

9. Legislative Authorization

This Agreement is governed by and subject to the restrictions set forth in the Brownfield Redevelopment Financing Act, as amended. In the event that there is legislation enacted in the future which restricts or adversely affects the amount of Tax Increment Revenues capturable, Eligible Properties, or Eligible Activities, then the Petitioner's rights and the DTBRA's obligations under this Agreement shall be eliminated or modified accordingly.

10. Freedom of Information Act

Petitioner stipulates that all Petitions and other documentation submitted by it shall be open to the public under the Freedom of Information Act, Act No. 442 of the Public Acts of 1976, being Sections 15.231 et seq. of the Michigan Compiled Laws and no claim of trade secrets or other privilege or exception to the Freedom of Information Act will be claimed by the Petitioners as it relates to this Agreement, Petitions for Reimbursement and supporting documentation.

11. Plan Modification

Plan No. 7 may be modified to the extent allowed under the Brownfield Redevelopment Financing Act by mutual agreement of the Parties affected by the modification.

12. Notices

All notices shall be given by registered or certified mail addressed to the parties at their respective addresses as shown below their respective signatures to this agreement. Either party may change the address by written notice sent by registered or certified mail to the other party.

13. Assignment

Except as provided in this Section, the interest of Petitioner under this Agreement shall not be assignable without the DTBRA's prior written consent. Any other requested consent by any other party or entity will not be unreasonably withheld by DTBRA. Any assignee recognized pursuant to this provision will assume only these rights and obligations under this Agreement.

14. Indemnification

If any payment, assignment, or other action allowed by this Agreement is alleged or deemed illegal or impermissible by a competent agency of the State of Michigan or court of law, then Petitioner and any assignees will defend, indemnify and hold harmless DTBRA from any claim, demand or suit for damages, costs, penalties, losses or other relief arising from that circumstance. If any Petitioner is insolvent or is otherwise unable to fully defend, indemnify or hold harmless DTBRA as provided in this Agreement, then that Petitioner agrees to reimburse the DTBRA any sums that were found to be illegally or improperly received if the circumstance is deemed illegal or impermissible.

15. Adjustments

The parties acknowledge that adjustments regarding the amount of tax increment revenues paid to the Petitioner may occur under any of the following circumstances:

a. Audit or Court Ruling: In the event that a state agency of competent jurisdiction conducting an audit of payments made to the Petitioner under this Agreement or a court of competent jurisdiction determines that any portion of the payments made to the Petitioner under this Agreement is unlawful, the Petitioner shall pay back to the Authority that portion of the payments made to the Petitioner within 30 days of the determination made by a state agency or the court as the case may be. However, the Petitioner shall have the right, before any such repayment is made, to appeal on its or the Authority's behalf, any such determination made by a state agency or court as the case may be. If the Petitioner is unsuccessful in such an appeal, the Petitioner shall repay the portion of payments found to be unlawful to the Authority within thirty (30) days of the date when the final determination is made on the appeal. The Petitioner shall be responsible for payment of all the DTBRA's legal fees associated with any determination of whether a cost for which reimbursement is requested constitutes an "Eligible Cost" and all of the County's and DTBRA's legal fees associated with the review of determination of such issues by any state agency or court.

b. Property Tax Appeal: In the event the Petitioner, or any other owner of real estate on the Site, files an appeal with the Michigan Tax Tribunal, related to the taxable value of parcels or property included in the Brownfield Plan, the DTBRA shall do the following:

- i. The DTBRA will remit Tax Increment Financing Reimbursement payments based upon the lowest taxable value being sought pursuant to the appeal;
- ii. Any Tax Increment Revenue that is collected but not remitted as a result of a tax appeal shall be held in a separate account of the Authority until the pending appeal is adjudicated;
- iii. Once any tax appeals are adjudicated, the DTBRA will either return the escrowed funds to the local unit in compliance with any tax appeal ruling, or will make payments pursuant to Section 7 of this agreement.

c. Reduction of Property Assessments: If the Authority

- i. incurs Costs on behalf of the Petitioner with respect to the Project, Site or Application and
- ii. the Petitioner initiates, participates in or supports any proceeding or process which results in a reduction of the tax increment capture for the Project from that projected and along the same term as contained within the Plan, the Petitioner indemnifies and will fully reimburse the DTBRA within 30 days of notification from the DTBRA as to the amount and the due date for all Costs as defined within the Plan, expenses or reduction in revenue from what was projected as the tax increment capture.

16. Events of Default

Each of the following shall constitute an event of default:

a. Any representation or warranty made by the Petitioner in this Agreement proves to have been incorrect or incomplete in any material respect when made or deemed to be made.

b. The Petitioner fails to observe or perform any covenant or agreement contained in this Agreement for 30 days after written notice thereof shall have been given to the Petitioner by the DTBRA.

c. The Petitioner abandons or withdraws from the reuse and redevelopment of the Site or indicates its intention to do so.

d. The Petitioner fails to pay any funds within 30 days of the date due which are required to be paid to the DTBRA pursuant to this Agreement, including but not limited to its real and personal property taxes as set forth in Paragraph 7 hereof.

e. The Petitioner terminates its existence.

f. The Petitioner files an appeal with the Michigan State Tax Tribunal contesting any taxes assessed against the Site or the taxable value, assessed value or state equalized value of the Site.

g. Any material provision of this Agreement shall cease to be valid and binding on the Petitioner or shall be declared null and void; the validity or enforceability of such provision shall be contested or denied by the Petitioner; or the Petitioner denies that it is bound by this Agreement.

17. Default Remedies

If any event or default as defined above shall occur and be continuing for 30 days after written notice of default from the DTBRA, the DTBRA shall have the right, but not the obligation, to terminate this Agreement effective immediately and the Developer shall be responsible for all costs which the DTBRA has incurred in connection with the Site and this Agreement, and shall be responsible for all Eligible Costs, without contribution from Tax Increment Revenues collected by the DTBRA from taxes levied on the Site.

18. Entire Agreement

This Agreement supersedes all agreements previously made among the parties relating to the subject matter. There are no other understandings or agreements between them.

19. Non-Waiver

No delay or failure by either party to exercise any right under this agreement, and no partial or single exercise of that right, shall constitute a waiver of that or any other right, unless otherwise expressly provided herein.

20. Headings

Headings in this Agreement are for convenience only and shall not be used to interpret or construe its provisions.

21. Governing Law

This Agreement shall be construed in accordance with and governed by the laws of the State of Michigan.

22. Counterparts

This Agreement may be executed in two or more counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same instrument.

23. Binding Effect

Subject to Paragraph 13 above, the provisions of this Agreement shall be binding upon and inure to the benefit of each of the parties and their respective heirs, legal representatives, successors, and assigns.

In witness whereof the parties have executed this Agreement in triplicate original in Lansing, Michigan on the day and date first herein above written.

Delhi Township Brownfield Redevelopment Authority

Name: _____

Witness

By: C. Howard Haas

Title: Executive Director

Witness

2045 N. Cedar
Holt, MI 48842

Holt Road Investments, LLC

Name: _____

Witness

By: _____
Title: Managing Member for limited liability
company

Witness

30500 Northwestern Highway, Suite 525
Farmington Hills, MI 48334

15322:00021:3172583-1

EXHIBIT 1

LEGAL DESCRIPTION

The Eligible Property consists of one (1) legal parcel totaling approximately 0.79 acres with a street address of at 4495 Holt Road, Holt, Delhi Charter Township, Ingham County, Michigan.

Parcel Identification No. 33-25-05-23-101-049

Lots 10, 11 and Lot 12, except the east 214.5 feet thereof & excluding the Road Right-of-Way, Holt Farms Subdivision

EXHIBIT 2

**DELHI CHARTER TOWNSHIP
BROWNFIELD REDEVELOPMENT AUTHORITY**

BROWNFIELD PLAN #7

**FOR THE PROPOSED DEVELOPMENT
LOCATED AT 4495 HOLT ROAD, HOLT, DELHI CHARTER
TOWNSHIP, MICHIGAN**

APRIL 28, 2017

REVISED: MAY 12, 2017

Prepared on Behalf of:

Holt Road Investments, LLC
30500 Northwestern Highway, Suite 525
Farmington Hills, Michigan 48334
Contact Person: Karam Bahnam
Telephone: (248) 773-7992
Email: kbahnam@comcast.net

Prepared By:

PM Environmental, Inc.
4080 West Eleven Mile Road
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Email: levin@pmenv.com

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Appendix A	Legal Description
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TABLES

Table 1: Estimated Costs of Eligible Activities
Table 2: Tax Increment Financing Table

PROJECT SUMMARY

Project Name:	4495 Holt Road – USA 2 Go Development
Project Location:	The property is located at 4495 Holt Road in Township three north (T.3N), Range two west (R.2W), Section 23, Holt, Delhi Charter Township, Michigan 48842 (the “Property”).
Type of Eligible Property:	The property is determined to be a “Property”
Eligible Activities:	Baseline Environmental Site Assessment Activities, Due Care Activities, and Preparation of a Brownfield Plan.
Developer Reimbursable Costs:	\$258,616 (includes eligible activities, 15% contingency, and 1% interest)
Estimated Capital Investment:	Approximately \$3 million (including Acquisition, Hard and Soft Costs)
Project Overview:	This project includes the new construction of a retail convenience store and gasoline dispensing station. The proposed retail convenience store, a USA 2 Go branded store, will total approximately 5,000 square feet. It is estimated that 8-10 full-time jobs will be created by the project. Upon completion, this project will represent the first gas station in operation in Holt since 2015 and will fill a substantial need in the area. The project will further catalyze economic development in Holt and Delhi Charter Township.

I. INTRODUCTION AND PURPOSE

In order to promote the revitalization of environmentally distressed, historic, functionally and economically obsolete and blighted areas within the boundaries of Delhi Charter Township (“the Township”), the Township has established the Delhi Township Brownfield Redevelopment Authority (“DTBRA”) pursuant to the Brownfield Redevelopment Financing Act, Michigan Public Act 381 of 1996, as amended (“Act 381”).

The purpose of this Brownfield Plan #7 (the “Plan”) is to promote the redevelopment of and investment in the eligible “Brownfield” Property within the Township and to facilitate financing of eligible activities at the Property. Inclusion of Property within any Plan in the Township will facilitate financing of eligible activities at eligible properties and will provide tax incentives to eligible taxpayers willing to invest in revitalization of eligible sites, commonly referred to as “Brownfields.” By facilitating redevelopment of the Property, this Plan is intended to promote economic growth for the benefit of the residents of the Township and all taxing units located within and benefited by the DTBRA.

The identification or designation of a developer or proposed use for the Property that is subject to this Plan shall not be integral to the effectiveness or validity of this Plan. This Plan is intended to apply to the eligible property identified in this Plan and, to identify and authorize the eligible activities to be funded. Any change in the proposed developer or proposed use of the eligible property shall not necessitate an amendment to this Plan, affect the application of this Plan to the eligible property, or impair the rights available to the DTBRA under this Plan.

This Plan is intended to be a living document, which may be modified or amended in accordance with and as necessary to achieve the purposes of Act 381. The applicable sections of Act 381 are noted throughout the Plan for reference purposes.

This Plan contains information required by Section 13(2) of Act 381, as amended

II. GENERAL PROVISIONS

A. Description of the Eligible Property (Section 13(2)(h)) and Project

The Eligible Property consists of one (1) legal parcel totaling approximately 0.79 acres with a street address of 4495 Holt Road, Holt, Delhi Charter Township, Ingham County, Michigan (the “Property”).

Holt Road Investments, LLC or any related entity, or such other developer as approved by the Authority, are collectively the project developer (“Developer”).

Holt Road Investments, LLC is a development entity of USA 2 Go Quick Stores. USA 2 Go, based in Wixom, MI, is a brand of high-end specialty retail convenience stores with seven owner-operated stores throughout eastern Michigan. The proposed project outlined within this Plan represents a concerted effort to invest in the Township and fills a market need for a full-service convenience store and gasoline dispensing station in Holt.

The parcel is currently zoned C-2: General Business. The Property is currently vacant and in an area characterized by commercial and residential uses. The Property’s zoning will remain the same and permits the proposed future use.

Standard and other historical sources documented that the Property was undeveloped from at least 1938 through 1960. The Property was used as a gas station with a service garage from 1960 through 1988. In 1988, the service garage was closed. The Property operated as a gas station and convenience store from 1988 to 2012. Gas station operations ceased in 2012 and the buildings on the Property were demolished. The Property has been vacant since 2012. Four underground storage tanks (USTs) were installed in 1988, and two confirmed gasoline releases were discovered on March 4, 2003 and April 14, 2008.

The Property's legal description is included in Appendix A. Property location maps are included in Appendix B.

The proposed redevelopment includes the new construction of a gasoline dispensing station and specialty retail convenience store. The proposed gasoline dispensing station will include six pumps. The proposed retail convenience store will total approximately 5,000 square feet and contain a liquor store and full-service food counter.

Due Care response activities are anticipated to begin in late Spring of 2017. Construction activities are scheduled to continue over a 7-8 month period. The Developer will invest an estimated \$2.9 Million in hard cost investment and create approximately 8-10 jobs.

Preliminary site plans and renderings are included in Appendix C.

B. Basis of Eligibility (Section 13(2)(h) and Section 2(o))

The Property is considered "Eligible Property" as defined by Act 381, Section 2 because: (a) it was previously utilized or is currently utilized for a commercial purpose and (b) the parcel comprising the Property has been determined to be a "property" under Section 324.21303(d) of Part 213 of the Natural Resources and Environmental Protection Act (NREPA), P.A 451 of 1994 ("Part 213").

Real estate that is contaminated by a release from an underground storage tank (UST) system is considered a "property" pursuant to Part 213. There have been two confirmed gasoline releases on the Property from leaking USTs, which were discovered on March 4, 2003 (C-0078-03) and April 14, 2008 (C-0067-08).

According to past site investigations, mobile light non aqueous phase liquid (LNAPL) was present on the Property between March 2003 and October 2012. In October 2012, PM conducted oversight and sampling activities during the removal of the former UST system, one orphan/waste oil UST, and, and above grade structures as well as the removal of approximately 4,697 tons of impacted soil and 29,148 gallons of impacted groundwater from the source area.

Since October 2012, the Property was monitored/sampled to evaluate the post-corrective action conditions at the Property. In general accordance with former MDEQ policy and procedures, monthly groundwater and LNAPL monitoring was completed between July 2015 and December 2015 with no mobile LNAPL detected in any of the monitoring wells. Groundwater and soil gas sampling events conducted between October 2012 and March 2017 document that dissolved groundwater contaminants are in equilibrium with the Property, that the groundwater plume is stable and concentrations are decreasing in magnitude, and that the vapor intrusion pathway is not complete. In March 2017, PM conducted the final verification of groundwater remediation

monitoring event with full quality assurance quality control (QAQC) to document the location of contaminants that will remain in groundwater.

Analytical results from subsurface investigations have identified concentrations of various gasoline volatile organic compounds (VOCs) which remain in the soil and groundwater above Part 213 Residential and Nonresidential Soil Volatilization to Indoor Air Inhalation (SVII), Ambient Air Infinite Source Volatile Soil Inhalation (VSI) Risk Based Screening Levels (RBSLs), and the Soil Saturation Concentration (C_{sat})/Light Non-Aqueous Phase Liquid (LNAPL) SVII and Direct Contact (DC) screening levels.

Due to (i) the Property's past commercial use; and (ii) the Property's classification as a Part 213 "property" due to present concentrations of contamination in certain areas of the Property above Part 213 RBSLs, C_{sat}, and DC screening levels as a result of a release from a UST system, the Property is considered "Eligible Property" as defined by Act 381.

Additional documentation and description of the Property's "property" status is provided in the Documentation of Due Care Compliance attached hereto as Appendix D.

C. Summary of Eligible Activities and Description of Costs (Sec. 13(2)(a-b))

Tax Increment Financing revenues will be used to reimburse the costs of "eligible activities" (as defined by Section 2 of Act 381) as permitted under the Brownfield Redevelopment Financing Act that include: Baseline Environmental Site Assessments, Due Care Activities, Additional Response Activities, and the preparation of a Brownfield Plan. A complete itemization of these activities and associated expenses is included in Table 1.

The following eligible activities and budgeted costs are intended as part of the development of the Property and are to be financed solely by the developer. All activities are intended to be "Eligible Activities" under the Brownfield Redevelopment Financing Act. The Authority is not responsible for any cost of eligible activities and will incur no debt.

1. Baseline Environmental Site Assessment Activities include Documentation of Due Care Compliance at a total cost of \$3,500.
2. Due Care Activities includes contaminated soil transport and disposal, groundwater management, and oversight, sampling and reporting by an environmental professional at a total cost of \$192,500.
3. Preparation of the Brownfield Plan associated administrative activities (e.g. meetings with DTBRA, review by Township Attorney etc.) at a cost of approximately \$10,000.
4. A 15% contingency of \$28,875 is established to address unanticipated environmental and/or other conditions that may be discovered through the implementation of site activities. This excludes the cost of Baseline Environmental Assessment Activities and preparation of the Brownfield Plan.
5. An estimated allotment of \$23,741 in interest at a 1% simple interest rate applied to unreimbursed Eligible Activities.

All activities are intended to be “Eligible Activities” under the Brownfield Redevelopment Financing Act. The total estimated cost of Eligible Activities subject to reimbursement from tax increment revenues is \$206,000 with a potential \$28,875 contingency and \$23,741 allotment for interest, resulting in a total cost of \$258,616. Therefore the total cost for reimbursement to the applicant is a not-to-exceed amount of \$258,616 (including contingency), unless the Plan is amended and approved by the DTBRA and Township Board of Trustees.

Pursuant to this Plan, local and state taxes will not be captured for the reimbursement of any corrective actions undertaken on the Property which are financed by liable parties, or its guarantors, pursuant to Part 213 and related to MDEQ LUST remediation requirements.

D. Estimate of Captured Taxable Value and Tax Increment Revenues (Sec. 13(2)(c))

Incremental taxes on real property included in the redevelopment project will be captured under this Plan to reimburse eligible activity expenses. The base taxable value of the Property shall be determined by the use of the 2017 tax year tax values, which is \$43,487. Tax increment revenue capture will begin when tax increment is generated by redevelopment of the Property, which is expected to begin in 2018 or when full redevelopment is completed whichever occurs first. The estimated taxable value of the completed development is \$469,000. This assumes a one-year phase-in for completion of the redevelopment, which has been incorporated into the tax increment financing assumptions for this Plan. An annual increase in taxable value of 1% has been used for calculation of future tax increments in this Plan. Tables 2 details the estimate of captured tax increment revenues for each year of the Plan from the eligible property.

Prior to reimbursement of tax increment revenue to the Developer, payment of Brownfield Redevelopment Authority Administrative fees will occur first.

E. Method of Brownfield Plan Financing and Description of Advances by the Municipality (Sec. 13(2)(d))

Eligible activities will be financed by the Developer. The Developer will be reimbursed for eligible costs as described in Section C and outlined in Table 1. Costs for Eligible Activities funded by the Developer will be repaid under (i) the Township’s Brownfield Redevelopment Financing Program, and (ii) the Michigan Brownfield Redevelopment Financing Program (Michigan Public Act 381, as amended) with incremental taxes generated by future development of the property. The estimated total amount of tax increment revenue capture that will be used to reimburse the Developer is \$258,616, including Brownfield Plan preparation. Including the DTBRA administration fees and Local Brownfield Revolving Fund Capture, the estimated total amount of tax increment revenue capture that will be used to reimburse or contribute to the DTBRA is \$117,587.

No advances will be made by the DTBRA for this project. All reimbursements authorized under this Plan shall be governed by the Reimbursement Agreement.

F. Maximum Amount of Note or Bonded Indebtedness (Sec. 13(2)(e))

No note or bonded indebtedness will be incurred by any local unit of government for this project.

G. Duration of Brownfield Plan (Sec. 13(2)(f))

Under applicable state law, in no event shall the duration of the Plan exceed 35 years following the date of the resolution approving the Plan, nor shall the duration of the tax capture exceed the lesser of the period authorized under subsection (4) and (5) of Section 13 of Act 381 or 30 years. Further, in no event shall the beginning date of the capture of tax increment revenues be later than five years after the date of the resolution approving the Plan. The Property will become part of this Plan on the date this Plan is approved by the Township Board of Trustees.

H. Estimated Impact of Tax Increment Financing on Revenues of Taxing Jurisdictions (Sec. 13(2)(g))

Taxes will continue to be generated to taxing jurisdictions on local captured millages at the base taxable value of \$43,487 throughout the duration of this Plan. At the base taxable value of the Property, taxes generated will total approximately \$72,200 over the duration of the Plan, or \$2,888 per year.

Non-capturable millages, including school millages and debt millages will see an immediate increase in tax revenue following redevelopment. Based on the taxable value estimate of the Property after completion of the development, the Property will provide new tax revenues of approximately \$413,402 from non-capturable millages over the duration of this Plan.

A summary of the impact to taxing jurisdictions for the life of the Plan is summarized below, which assumes taxes are captured throughout the duration of the Plan as estimated in Table 2.

Millage	Rate	Taxes Generated by Property	Taxes Preserved for Taxing Units
County Voted	3.6831	\$48,787	\$4,004
CRAA	0.6990	\$9,259	\$760
CATA	3.0070	\$39,831	\$3,269
CAD Library	1.5600	\$20,664	\$1,696
Ingham ISD	5.9881	\$79,319	\$6,510
LCC	3.8072	\$50,430	\$4,139
Township Operating	4.2981	\$56,933	\$4,673
Fire/EMS	1.4961	\$19,817	\$1,627
Police	1.4961	\$19,817	\$1,627
County Operating	6.3842	\$84,565	\$6,941
Subtotal	32.4189	\$429,423	\$35,245

For a complete breakdown of the captured millages and developer reimbursement please see Table 2.

I. Legal Description, Property Map, Statement of Qualifying Characteristics and Personal Property (Sec. 13(2)(h))

The legal description of the Property included in this Plan is attached in Appendix A.

Property location maps are included in Appendix B.

Documentation of characteristics that qualify the property as eligible property is provided in Appendix D.

Personal property is not included in this Plan.

J. Displacement/Relocation of Individuals on Eligible Property (Sec. 13(2)(i-l))

No displacement of residents or families is expected as part of this project.

K. Local Brownfield Revolving Fund ("LBRF") (Sec. 13(2)(m))

The DTBRA has established a Local Brownfield Fund ("LBRF"). Capture for the LBRF is included in this Plan for five (5) years following Developer reimbursement. LBRF capture is currently estimated at \$80,087. The funds deposited into the LBRF as part of this Plan will be used in accordance with the requirements of Act 381, as amended.

L. Other Material that the Authority or Governing Body Considers Pertinent (Sec. 13(2)(n))

The Delhi Township Brownfield Redevelopment Authority and the Township Board of Trustees, as the Governing Body, in accordance with the Act, may amend this Plan in order to fund additional eligible activities associated with the Project described herein.

The use of school taxes will be utilized to reimburse activities associated with baseline environmental activities, only, which is does not require MDEQ approval, under Act 381.

Based on the scope of due care activities to be undertaken on the Property, which will be reimbursed pursuant to this Plan, the DTBRA requires that the Developer submit a Documentation of Due Care Compliance in accordance with Section 21304c of P.A. 451 with this Plan.

In April 2017, PM Environmental, Inc. completed the Documentation of Due Care Compliance for the Property, which is attached hereto as Appendix D.

APPENDICES

Appendix A

Legal Description Assessing Information

LEGAL DESCRIPTION OF 33-25-05-23-101-049

Lots 10, 11, and Lot 12, except the east 214.5 feet thereof & excluding the Road Right-of-Way,
Holt Farms Subdivision

4495 HOLT ROAD HOLT, MI 48842 (Property Address)

Parcel Number: 33-25-05-23-101-049



Item 1 of 1

[1 Image / 0 Sketches](#)**Property Owner: HOLT ROAD INVESTMENT LLC****Summary Information**

- > Assessed Value: \$51,700 | Taxable Value: \$43,487
- > Property Tax information found
- > 1 Special Assessment found
- > 20 Building Department records found

Important Message**Owner and Taxpayer Information****Owner**

HOLT ROAD INVESTMENT LLC
29200 NORTHWESTERN HWY
SUITE 450
SOUTHFIELD, MI 48034

Taxpayer

HOLT ROAD INVESTMENT LLC
GROUP 10 MANAGEMENT
29200 NORTHWESTERN HWY
SUITE 450
SOUTHFIELD, MI 48034

Legal Description

LOTS 10,11 AND LOT 12, EXC E 214.5 FT THF & EXC RD R/W, HOLT FARMS SUB

Recalculate amounts using a different Payment Date

You can change your anticipated payment date in order to recalculate amounts due as of the specified date for this property.

Enter a Payment Date **Tax History******Note:** On March 1 at 12:00 AM, local taxes become ineligible for payment at the local unit.

Year	Season	Total Amount	Total Paid	Last Paid	Total Due	
2016	Winter	\$4,520.09	\$4,347.13	02/21/2017	\$172.96	** Read Note Above
General Information for 2016 Winter Taxes						
School District	33070	PRE/MBT	0.0000%			
Taxable Value	\$43,100	S.E.V.	\$43,100			
Property Class	202 - COMMERCIAL VACANT	Assessed Value	\$43,100			
Tax Bill Number	09416	Last Receipt Number	00565040			
Last Payment Date	02/21/2017	Number of Payments	1			
Base Tax	\$4,323.85	Base Paid	\$4,150.89			
Admin Fees	\$23.28	Admin Fees Paid	\$23.28			
Interest Fees	\$172.96	Interest Fees Paid	\$172.96			
Total Tax & Fees	\$4,520.09	Total Paid	\$4,347.13			
Renaissance Zone	Not Available	Mortgage Code	Not Available			
Tax Bill Breakdown for 2016 Winter						
Taxing Authority		Millage Rate	Amount	Amount Paid		
SCHOOL OPERATING		18.000000	\$775.80	\$744.75		

Taxing Authority	Millage Rate	Amount	Amount Paid
SCHOOL DEBT	10.000000	\$431.00	\$413.76
COUNTY VOTED	3.683100	\$158.74	\$152.39
CRAA	0.699000	\$30.12	\$28.92
CATA	3.007000	\$129.60	\$124.42
CAD LIBRARY	1.560000	\$67.23	\$64.54
INGHAM ISD	5.988100	\$258.08	\$247.76
LCC	3.807200	\$164.09	\$157.53
TOWNSHIP OPER	4.298100	\$185.24	\$177.83
FIRE/EMS	1.496100	\$64.48	\$61.90
POLICE	1.496100	\$64.48	\$61.90
GREEN	0.000000	\$78.81	\$75.66
GREEN #4 CONS. P	0.000000	\$1,777.18	\$1,706.09
ORDIN VIO 2016	0.000000	\$139.00	\$133.44
Admin Fees		\$23.28	\$23.28
Interest Fees		\$172.96	\$172.96
	54.034700	\$4,520.09	\$4,347.13

[Click here for a printer friendly version of Winter 2016 Tax information](#)

2016	Summer	\$539.08	\$539.08	09/14/2016	\$0.00
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General Information for 2016 Summer Taxes

School District	33070	PRE/MBT	0.0000%
Taxable Value	\$43,100	S.E.V.	\$43,100
Property Class	202 - COMMERCIAL VACANT	Assessed Value	\$43,100
Tax Bill Number	06976	Last Receipt Number	00530848
Last Payment Date	09/14/2016	Number of Payments	1
Base Tax	\$533.75	Base Paid	\$533.75
Admin Fees	\$5.33	Admin Fees Paid	\$5.33
Interest Fees	\$0.00	Interest Fees Paid	\$0.00
Total Tax & Fees	\$539.08	Total Paid	\$539.08
Renaissance Zone	Not Available	Mortgage Code	Not Available

Tax Bill Breakdown for 2016 Summer

Taxing Authority	Millage Rate	Amount	Amount Paid
S.E.T.	6.000000	\$258.60	\$258.60
COUNTY OPERATING	6.384200	\$275.15	\$275.15
Admin Fees		\$5.33	\$5.33
Interest Fees		\$0.00	\$0.00
	12.384200	\$539.08	\$539.08

[Click here for a printer friendly version of Summer 2016 Tax information](#)

2015	Winter	\$4,260.02	\$4,260.02	02/12/2016	\$0.00
2015	Summer	\$539.08	\$539.08	09/14/2015	\$0.00
2014	Winter	\$3,843.44	\$3,843.44	02/17/2015	\$0.00
2014	Summer	\$539.08	\$539.08	09/15/2014	\$0.00
2013	Winter	\$2,333.25	\$2,333.25	02/14/2014	\$0.00
2013	Summer	\$539.08	\$539.08	09/16/2013	\$0.00
2012	Winter	\$4,240.66	\$4,240.66	02/14/2013	\$0.00

2012	Summer	\$961.08	\$961.08	09/13/2012	\$0.00	
2011	Winter	\$4,305.21	\$4,305.21	02/08/2012	\$0.00	
2011	Summer	\$1,009.82	\$1,009.82	09/12/2011	\$0.00	
2010	Winter	\$4,433.03	\$4,433.03	02/14/2011	\$0.00	
2010	Summer	\$1,024.82	\$1,024.82	09/13/2010	\$0.00	
2009	Winter	\$4,700.37	\$4,700.37	02/16/2010	\$0.00	
2009	Summer	\$1,124.21	\$1,124.21	09/04/2009	\$0.00	
2008	Winter	\$4,558.74	\$4,558.74	02/17/2009	\$0.00	
2008	Summer	\$1,121.47	\$1,121.47	09/10/2008	\$0.00	
2007	Winter	\$3,628.25	\$3,628.25	02/14/2008	\$0.00	
2007	Summer	\$830.36	\$830.36	09/17/2007	\$0.00	
2006	Winter	\$3,497.27	\$3,497.27	02/13/2007	\$0.00	
2006	Summer	\$656.91	\$656.91	09/13/2006	\$0.00	
2005	Winter	\$3,427.52	\$0.00		\$3,427.52	** Read Note Above
2005	Summer	\$504.38	\$504.38	09/14/2005	\$0.00	
2004	Winter	\$3,324.04	\$3,324.04	02/14/2005	\$0.00	
2004	Summer	\$364.44	\$364.44	09/14/2004	\$0.00	
2003	Winter	\$3,398.20	\$3,398.20	02/09/2004	\$0.00	
2003	Summer	\$296.87	\$296.87	09/12/2003	\$0.00	
2002	Winter	\$3,561.97	\$3,561.97	02/13/2003	\$0.00	
2001	Winter	\$3,387.54	\$3,387.54	02/11/2002	\$0.00	
2000	Winter	\$3,258.17	\$3,258.17	02/14/2001	\$0.00	
1999	Winter	\$3,013.96	\$3,013.96	02/14/2000	\$0.00	
1998	Winter	\$3,015.20	\$3,015.20	02/16/1999	\$0.00	

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Appendix B

Property Location Boundary



Appendix C

Preliminary Site Plans
Elevations

PROPERTY DESCRIPTION:

PROPERTY DESCRIPTION PER ALTA SURVEY BY KEM-TEC & ASSOCIATES, JOB NO. 07-10139, DATED JULY 27, 2007:

PARCEL 1:
PART OF LOTS 10 AND 11, HOLT FARMS NO. 1, AS RECORDED IN LIBER 7, PAGE 13 OF PLATS, INGHAM COUNTY RECORDS MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE SOUTHEAST CORNER OF AURELIUS ROAD AND HOLT ROAD (ALSO KNOWN AS DELHI AVENUE) SAID CORNER BEING 33 FEET EAST AND 33 FEET SOUTH OF THE NORTHEAST CORNER OF SECTION 23, TOWN 3 NORTH, RANGE 2 WEST, DELHI TOWNSHIP, INGHAM COUNTY, MICHIGAN; THENCE SOUTH ALONG THE EAST LINE OF AURELIUS ROAD 120.5 FEET; THENCE SOUTH 89 DEGREES 26 MINUTES EAST 150.3 FEET; THENCE NORTH 00 DEGREES 12 MINUTES EAST 123.2 FEET; THENCE SOUTH 89 DEGREES 24 MINUTES WEST 150.7 FEET TO THE POINT OF BEGINNING, EXCEPTING THAT PORTION DESCRIBED AS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 11; THENCE NORTHERLY 120.5 FEET TO THE NORTHWEST CORNER OF LOT 11; THENCE EASTERLY 150.7 FEET TO THE NORTHEAST CORNER OF SAID LOT 10; THENCE SOUTHERLY 5.0 FEET ALONG THE EAST LINE OF LOT 10; THENCE WESTERLY 131.7 FEET PARALLEL WITH THE NORTH LOT LINES OF LOTS 10 AND 11 RESPECTIVELY; THENCE SOUTHWESTERLY 19.8 FEET TO A POINT LYING EASTERLY 5.0 FEET OF THE WEST LOT LINE OF LOT 11; THENCE SOUTHERLY 101.5 FEET PARALLEL WITH THE WEST LOT LINE OF LOT 11 TO THE SOUTH LOT LINE; THENCE WESTERLY 5.0 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
LOT 12, EXCEPT THE WEST 5.0 FEET, AND EXCEPT THE EAST 214.5 FEET THEREOF, HOLT FARMS NO. 1, DELHI TOWNSHIP, INGHAM COUNTY, MICHIGAN, AS RECORDED IN LIBER 7, PAGE 13 OF PLATS, INGHAM COUNTY RECORDS

PROPERTY DESCRIPTION PER INGHAM COUNTY TAX ROLL:
#233-25-05-23-101-049:
LOTS 10, 11 AND 12, EXC E 214.5 FT THF & EXC RD R/W, HOLT FARMS SUB

ADDRESS: 4495 HOLT ROAD, DELHI TOWNSHIP

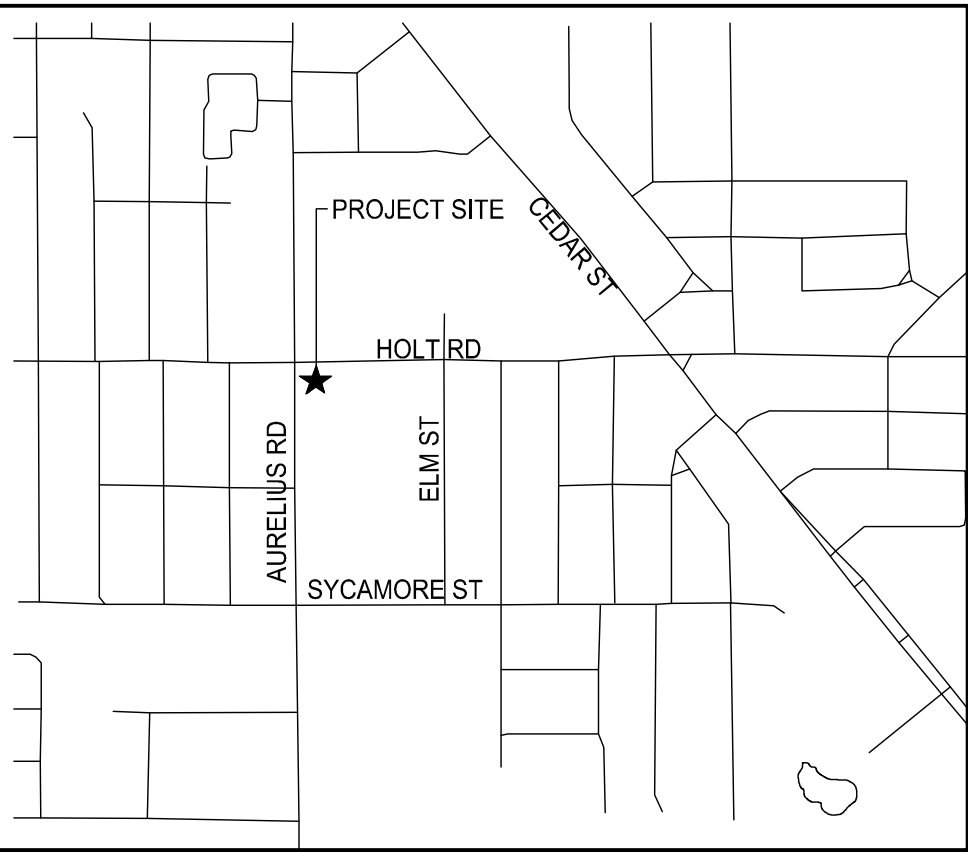
SITE PLAN / CONSTRUCTION PLANS

FOR

GAS STATION & CONVENIENCE STORE

LOTS 10, 11 & 12 EXC. W. 5' & E. 214.5', HOLT FARMS NO. 1

DELHI TOWNSHIP, INGHAM COUNTY, MICHIGAN



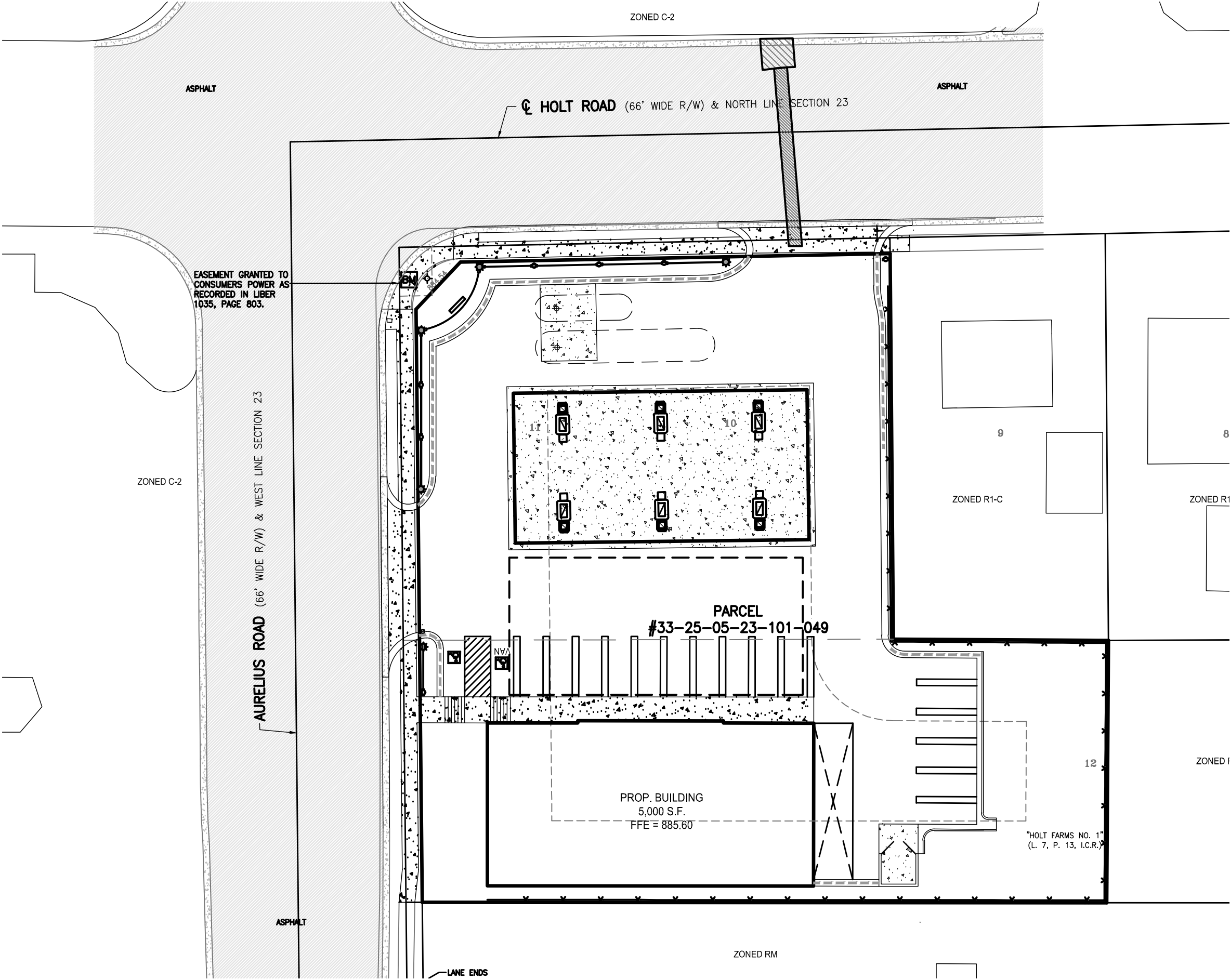
LOCATION MAP

NO SCALE

CONSTRUCTION NOTES

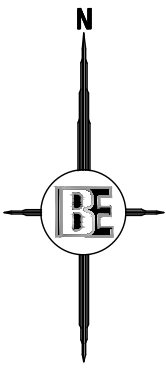
THE CONTRACTOR SHALL COMPLY WITH THE FOLLOWING NOTES AND ANY WORK INVOLVED SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.

- THE CONTRACTOR SHALL HOLD HARMLESS THE DESIGN PROFESSIONAL, MUNICIPALITY, COUNTY, STATE AND ALL OF ITS SUB CONSULTANTS, PUBLIC AND PRIVATE UTILITY COMPANIES, AND LANDOWNERS FOR DAMAGES TO INDIVIDUALS AND PROPERTY, REAL OR OTHERWISE, DUE TO THE OPERATIONS OF THE CONTRACTOR AND/OR THEIR SUBCONTRACTORS.
- DO NOT SCALE THESE DRAWINGS AS IT IS A REPRODUCTION AND SUBJECT TO DISTORTION.
- A GRADING PERMIT FOR SOIL EROSION-SEDIMENTATION CONTROL SHALL BE OBTAINED FROM THE GOVERNING AGENCY PRIOR TO THE START OF CONSTRUCTION.
- IF DUST PROBLEM OCCURS DURING CONSTRUCTION, CONTROL WILL BE PROVIDED BY AN APPLICATION OF WATER, EITHER BY SPRINKLER OR TANK TRUCK.
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED TOWNSHIP, COUNTY, AND STATE OF MICHIGAN PERMITS.
- PAVED SURFACES, WALKWAYS, SIGNS, LIGHTING AND OTHER STRUCTURES SHALL BE MAINTAINED IN A SAFE, ATTRACTIVE CONDITION AS ORIGINALLY DESIGNED AND CONSTRUCTED.
- ALL BARRIER-FREE FEATURES SHALL BE CONSTRUCTED TO MEET ALL LOCAL, STATE AND A.D.A. REQUIREMENTS.
- ANY DISCREPANCY IN THIS PLAN AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE DESIGN ENGINEER PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
- THE CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES AND RIGHTS-OF-WAY, PUBLIC OR PRIVATE, PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL COORDINATE WITH ALL OWNERS TO DETERMINE THE LOCATION OF EXISTING LANDSCAPING, IRRIGATION LINES & PRIVATE UTILITY LINES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING LANDSCAPING, IRRIGATION LINES, AND PRIVATE UTILITY LINES.
- THE CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT.
- THE CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
- THE CONTRACTOR SHALL KEEP THE AREA OUTSIDE THE "CONSTRUCTION LIMITS" BROOM CLEAN AT ALL TIMES.
- THE CONTRACTOR SHALL CALL MISS DIG A MINIMUM OF 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
- ALL EXCAVATION UNDER OR WITHIN 3 FEET OF PUBLIC PAVEMENT, EXISTING OR PROPOSED SHALL BE BACKFILLED AND COMPACTED WITH SAND (MDOT CLASS II).
- ALL PAVEMENT REPLACEMENT AND OTHER WORKS COVERED BY THESE PLANS SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWNSHIP, INCLUDING THE LATEST MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT) SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE TO EXISTING UTILITIES.
- NO ADDITIONAL COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR ANY DELAY OR INCONVENIENCE DUE TO THE MATERIAL SHORTAGES OR RESPONSIBLE DELAYS DUE TO THE OPERATIONS OF SUCH OTHER PARTIES DOING WORK INDICATED OR SHOWN ON THE PLANS OR IN THE SPECIFICATION OR FOR ANY REASONABLE DELAYS IN CONSTRUCTION DUE TO THE ENCOUNTERING OR EXISTING UTILITIES THAT MAY OR MAY NOT BE SHOWN ON THE PLANS.
- DURING THE CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL NOT PERFORM WORK BY PRIVATE AGREEMENT WITH PROPERTY OWNERS ADJACENT TO THE PROJECT.
- IF WORK EXTENDS BEYOND NOVEMBER 15, NO COMPENSATION WILL BE DUE TO THE CONTRACTOR FOR ANY WINTER PROTECTION MEASURES THAT MAY BE REQUIRED BY THE ENGINEER.
- NO TREES ARE TO BE REMOVED UNTIL MARKED IN THE FIELD BY THE ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE PROPERTY BEYOND THE CONSTRUCTION LIMITS INCLUDING BUT NOT LIMITED TO EXISTING FENCE, LAWN, TREES AND SHRUBBERY.
- ALL AREAS DISTURBED BY THE CONTRACTOR BEYOND THE NORMAL CONSTRUCTION LIMITS OF THE PROJECT SHALL BE SODDED OR SEEDED AS SPECIFIED OR DIRECTED BY THE ENGINEER.
- TRAFFIC SHALL BE MAINTAINED DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL SIGNS AND TRAFFIC CONTROL DEVICES. FLAG PERSONS SHALL BE PROVIDED BY THE CONTRACTOR IF DETERMINED NECESSARY BY THE ENGINEER. ALL SIGNS SHALL CONFORM TO THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AT NO COST TO THE TOWNSHIP. NO WORK SHALL BE DONE UNLESS THE APPROPRIATE TRAFFIC CONTROL DEVICES ARE IN PLACE.
- ALL DEMOLISHED MATERIALS AND SOIL SPOILS SHALL BE REMOVED FROM THE SITE AT NO ADDITIONAL COST, AND DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS.
- AFTER REMOVAL OF TOPSOIL, THE SUBGRADE SHALL BE COMPACTED TO 95% OF ITS UNIT WEIGHT.
- ALL GRADING IN THE PLANS SHALL BE DONE AS PART OF THIS CONTRACT. ALL DELETERIOUS MATERIAL SHALL BE REMOVED FROM THE SUBGRADE PRIOR TO COMPACTING.
- NO SEEDING SHALL BE DONE AFTER OCTOBER 15 WITHOUT APPROVAL OF THE ENGINEER.
- ANY EXISTING APPURTENANCES SUCH AS MANHOLES, GATE VALVES, ETC. SHALL BE ADJUSTED TO THE PROPOSED GRADE AND SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
- SOIL EROSION MEASURES SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL VEGETATION HAS BEEN RE-ESTABLISHED.
- ALL PERMANENT SIGNS AND PAVEMENT MARKINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE MICHIGAN MUTCD MANUAL AND SHALL BE INCIDENTAL TO THE CONTRACT.
- PAVED SURFACES, WALKWAYS, SIGNS, LIGHTING AND OTHER STRUCTURES AND SURFACES SHALL BE MAINTAINED IN A SAFE, ATTRACTIVE CONDITION AS ORIGINALLY DESIGNED AND CONSTRUCTED. PARKING LOT STRIPING AND MARKINGS SHALL BE MAINTAINED IN A CLEARLY VISIBLE CONDITION.
- SOIL CHARACTERISTICS PER "SOIL SURVEY OF INGHAM COUNTY"
- THE PROJECT WILL BE CONSTRUCTED IN ONE PHASE.
- NO WETLANDS OR FLOODPLAIN EXIST ON THE PROPERTY.
- NO OUTDOOR STORAGE WILL TAKE PLACE ON THE SITE.



OVERALL SITE MAP

NO SCALE



SHEET INDEX

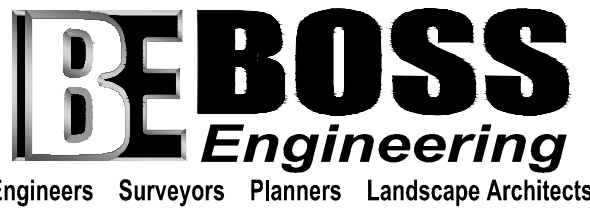
SHEET NO.	DESCRIPTION
C1	COVER SHEET
C2	SITE PLAN
C3	GRADING & DRAINAGE
C4	UTILITY PLAN
C5	SOIL EROSION CONTROL PLAN
C6	LANDSCAPE PLAN
C7	LIGHTING PLAN
C8	EXISTING CONDITIONS & DEMOLITION PLAN
C9	CONSTRUCTION NOTES & DETAILS
C10	CONSTRUCTION NOTES & DETAILS
C11	CONSTRUCTION NOTES & DETAILS
C12	STORM SEWER & DETENTION CALCULATIONS
DRAWINGS PREPARED BY ARCHITECT	
A-1	PROPOSED FLOOR PLAN
A-2	PROPOSED ROOF PLAN
A-3	PROPOSED ELEVATIONS
A-4	PROPOSED ELEVATIONS
A-5	PROPOSED BUILDING SECTIONS

GAS STATION & CONVENIENCE STORE

PREPARED FOR:

HOLT ROAD INVESTMENTS
29200 NORTHWESTERN HWY., SUITE 450
SOUTHFIELD, MI 48034
CONTACT: MIKE KOZA
PHONE: 248.855.2100

PREPARED BY:



3121 E. GRAND RIVER AVE.

HOWELL, MI. 48843

800.246.6735 FAX 517.548.1670

ARCHITECT:

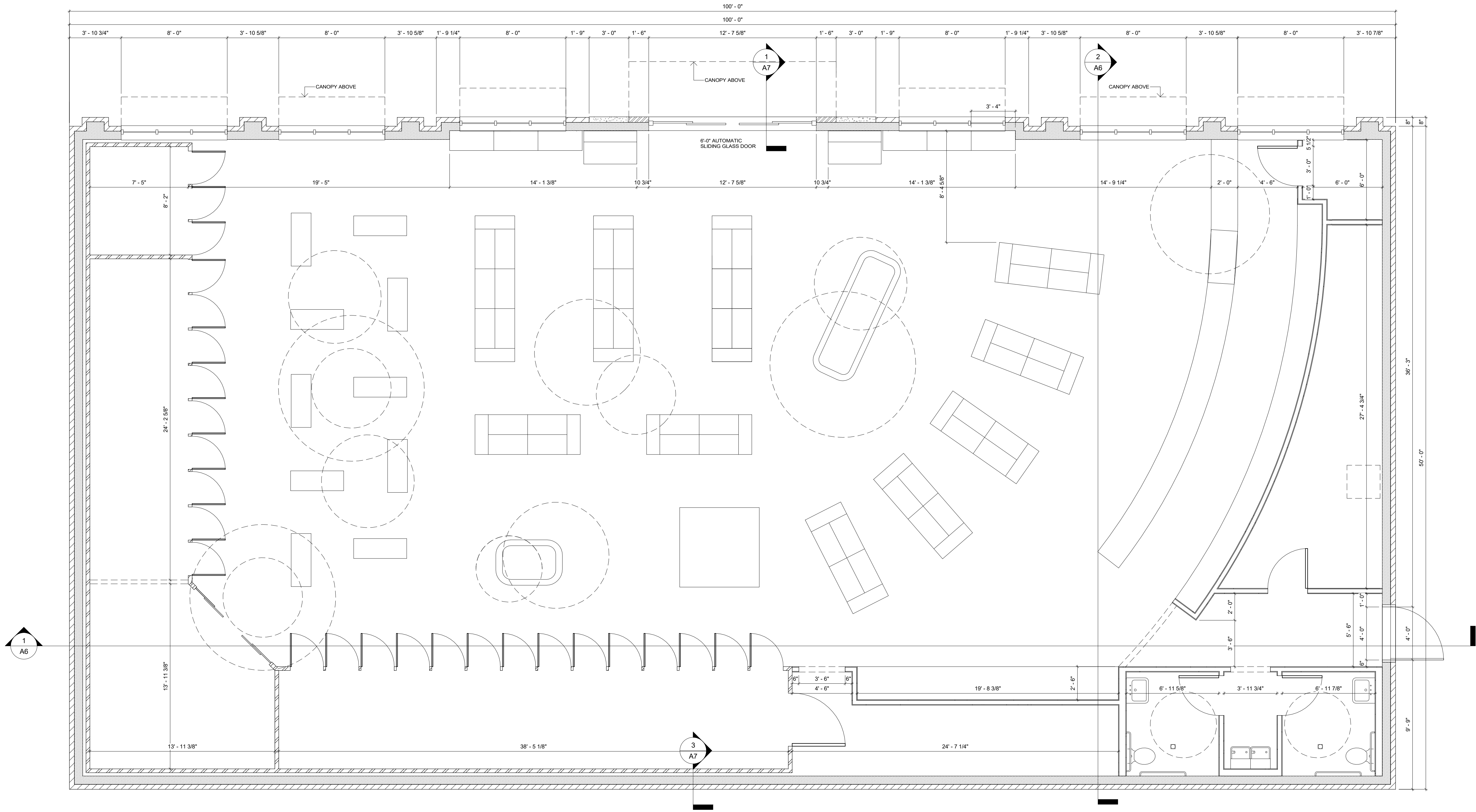
DAZ ARCHITECTURAL DESIGN, INC.
30057 W. EIGHT MILE ROAD
LIVONIA, MICHIGAN 48152
CONTACT: DARREN ZEBARI
PHONE: 248.939.6470

INDEMNIFICATION STATEMENT

THE CONTRACTOR SHALL HOLD HARMLESS THE DESIGN PROFESSIONAL, MUNICIPALITY, COUNTY, STATE AND ALL OF ITS SUB CONSULTANTS, PUBLIC AND PRIVATE UTILITY COMPANIES, AND LANDOWNERS FOR DAMAGES TO INDIVIDUALS AND PROPERTY, REAL OR OTHERWISE, DUE TO THE OPERATIONS OF THE CONTRACTOR AND/OR THEIR SUBCONTRACTORS.

6	CH	CANOPY REVISION	2/6/17	
5	ST	PER SHOP DRAWING REVIEW	11/29/16	
4	TD	PER P.C. APPROVAL	2/1/16	
3	ST	PER TWP REVIEW	12/4/15	
2	TD	PER TWP REVIEW	10/26/15	
1	ST	PER TWP REVIEW	06/04/15	ISSUE DATE: 4-07-15
NO	BY	CK	REVISION	DATE
				JOB NO. 15-081

C1



SQUARE FOOTAGE
GROSS FLOOR AREA 5,030 SQ.FT.

1
A1 LEVEL 1 FLOOR PLAN
1/4" = 1'-0"

COPYRIGHT
DATE: 2015

CLIENT / PROJECT:
BUILDING SHELL
4495 HOLT RD.
HOLT, MICHIGAN 48842

DRAWN BY:
CHECKED BY:
DZ

SHEET INFORMATION:
PROPOSED FLOOR PLAN

CAD FILE

11-02-2016	REVIEW SET:
11-02-2016	PERMIT SET:
11-02-2016	BID SET:
11-02-2016	CONSTRUCTION SET:

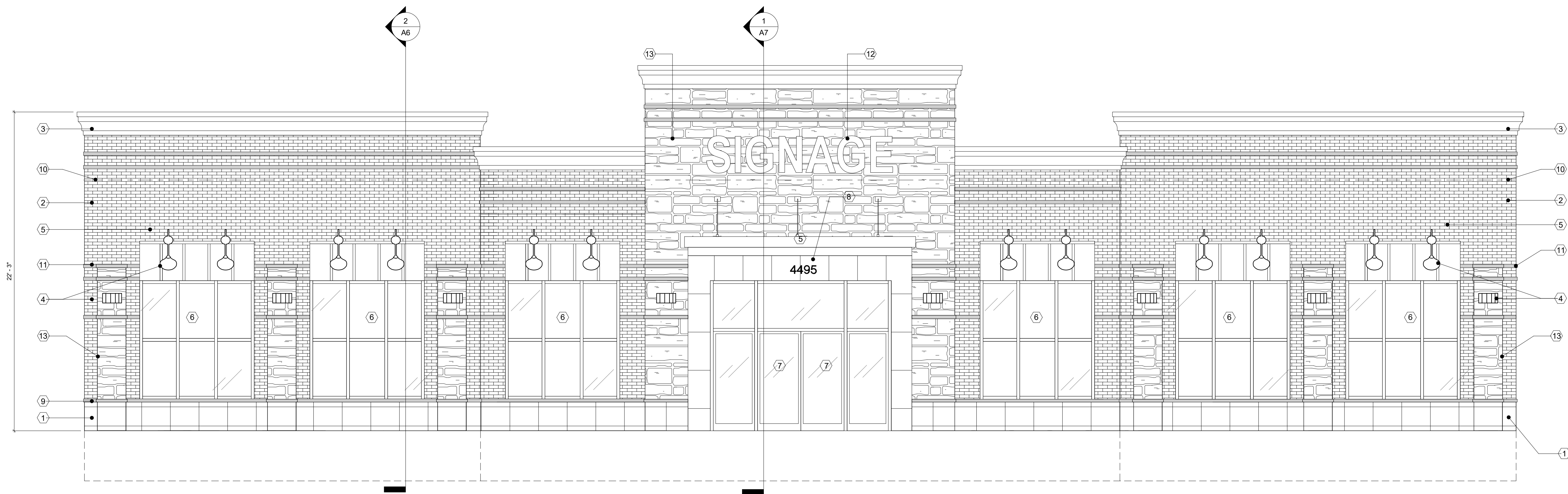
COMPLETION DATE:

REVISIONS:

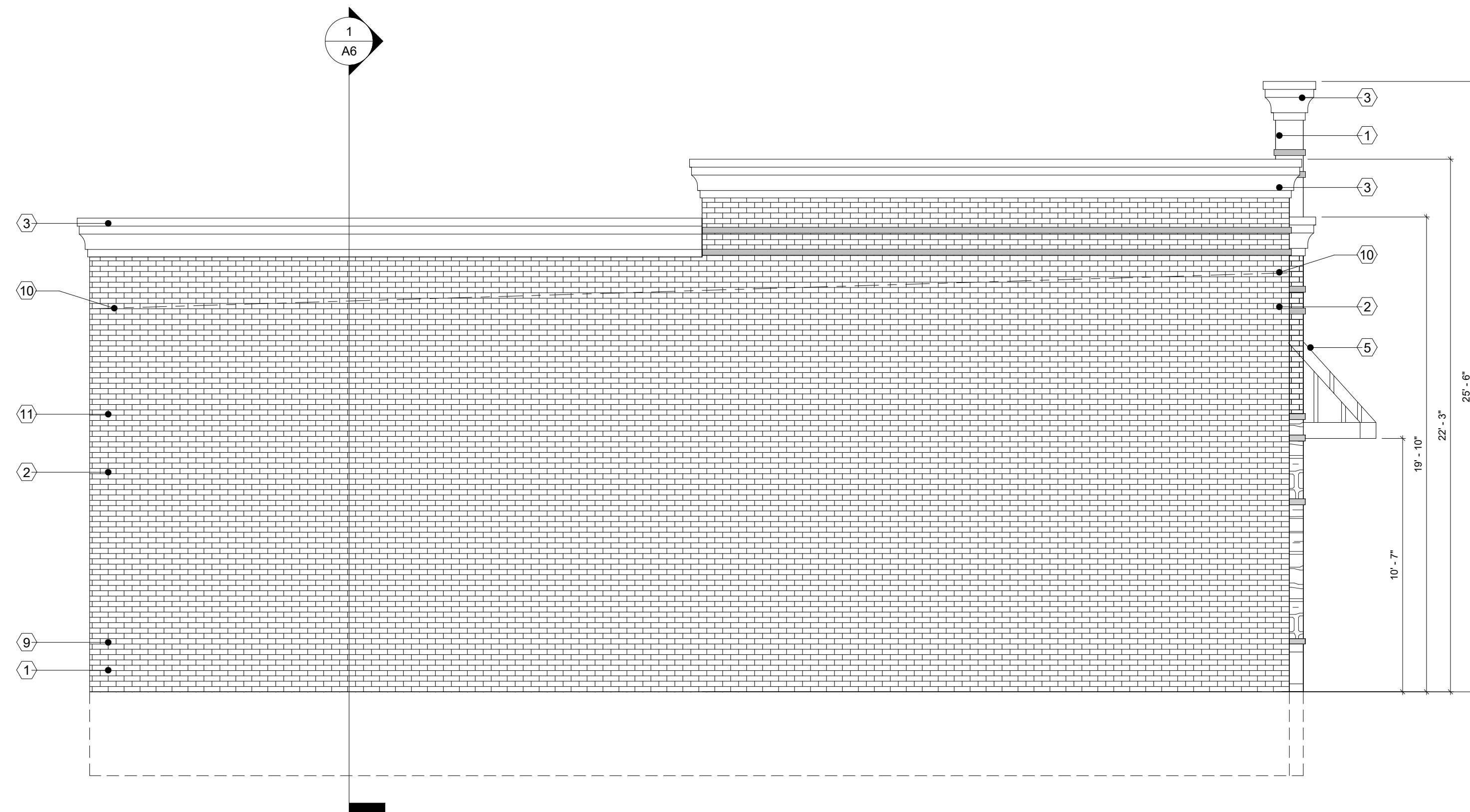
JOB NO.
20150407

SHEET NO.
A1

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1 NORTH ELEVATION
A5.1 1/4" = 1'-0"



2 EAST ELEVATION
A5.1 1/4" = 1'-0"

ELEVATION KEY NOTES:

- 1 16"x24" CAST STONE VENEER
- 2 4" FACE BRICK
- 3 E.I.F.S. CORNICE W/ PREFINISHED SNAP ON METAL EDGING
- 4 DECORATIVE WALL MOUNTED LIGHT FIXTURE
- 5 STANDING SEAM METAL CANOPY
- 6 INSULATED GLASS WINDOW SET IN ALUMINUM FRAME
- 7 ALUMINUM AND TEMPERED GLASS DOORS WITH INSULATED TRANSOM
- 8 20" x 32" CAST STONE VENEER
- 9 TAPERED PRECAST STONE SILL
- 10 LINE OF ROOF
- 11 CAST STONE BAND - TYP. CORBEL +/- 3/4"
- 12 SIGN AREA
- 13 CULTURED STONE



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BUILDING SHELL
4495 HOLT RD.
HOLT, MICHIGAN 48842

DRAWN BY:
RS
CHECKED BY:
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SHEET INFORMATION:
EXTERIOR ELEVATIONS

CAD FILE

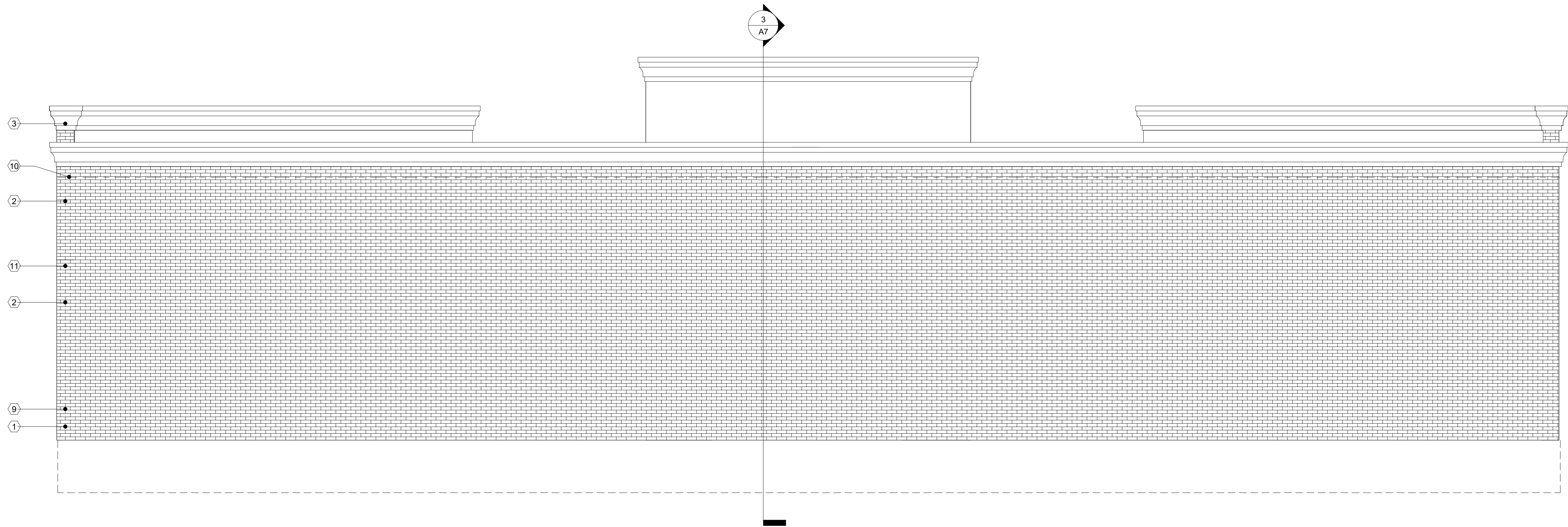
REVISIONS:
11-02-2016
11-02-2016
11-02-2016

REVIEW SET:
PERMIT SET:
BID SET:
CONSTRUCTION SET:
COMPLETION DATE:

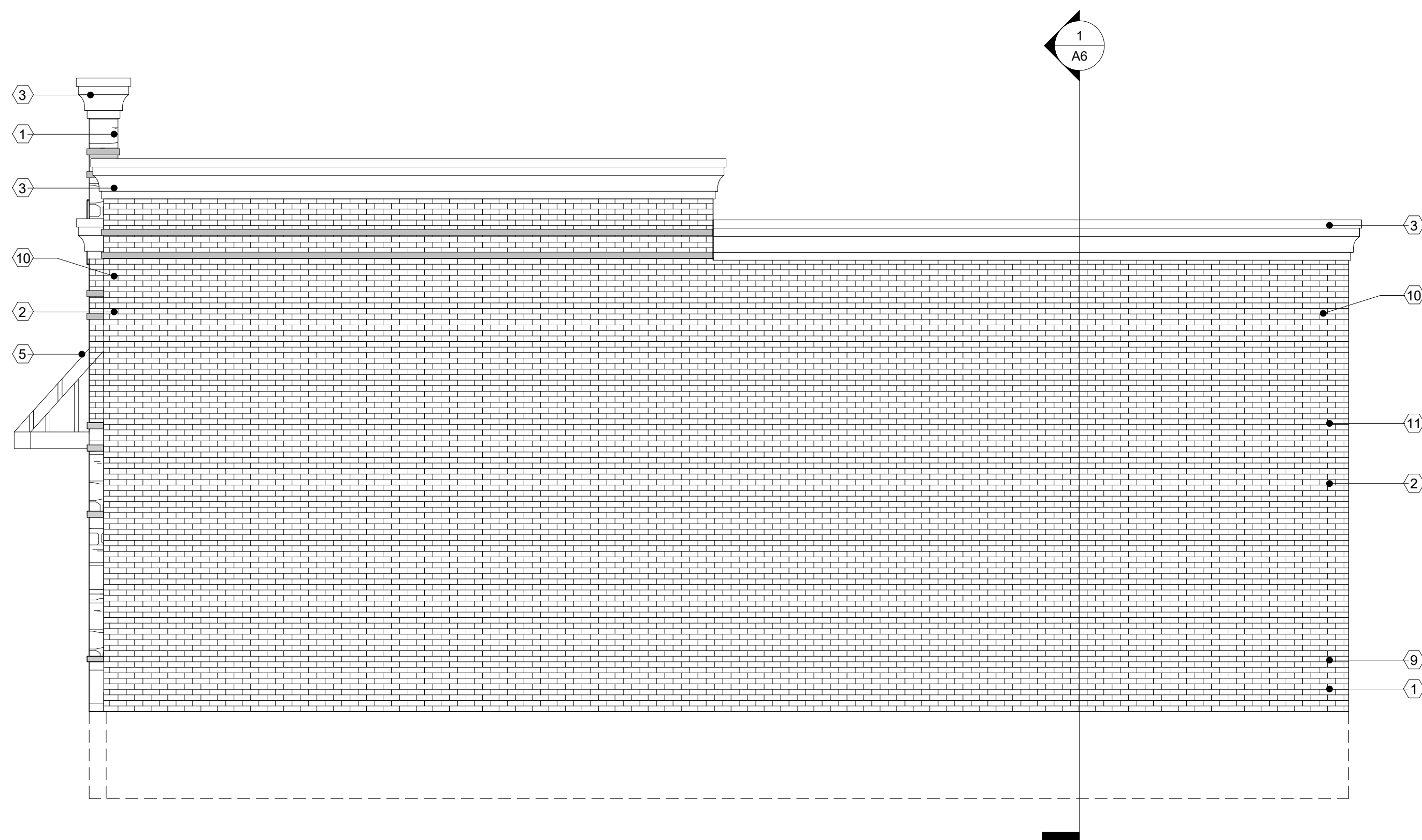
JOB NO.
20150407

SHEET NO.
A5.1

12/15/2016 12:28:31 PM



1 SOUTH ELEVATION
A5.2 1/4" = 1'-0"



2 WEST ELEVATION
A5.2 1/4" = 1'-0"

ELEVATION KEY NOTES:

- 1 16"x24" CAST STONE VENEER
- 2 4" FACE BRICK
- 3 E.I.F.S. CORNICE W/ PREFINISHED SNAP ON METAL EDGING
- 4 DECORATIVE WALL MOUNTED LIGHT FIXTURE
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- 11 CAST STONE BAND - TYP. CORBEL +/- 3/4"
- 12 SIGN AREA
- 13 CULTURED STONE

Appendix D

Documentation of Eligibility - Documentation of Due Care Compliance



Corporate Headquarters
Lansing, Michigan
3340 Ranger Road, Lansing, MI 48906
f: 877.884.6775
t: 517.321.3331

Michigan Locations
Berkley Bay City
Grand Rapids Detroit
Chesterfield Lansing

May 2017

Mr. Karam Bahnam
Holt Road Investments, LLC
30500 Northwestern Highway, Suite 525
Farmington Hills, Michigan 48334

**Re: Documentation of Due Care Compliance for the Former Gasoline
Dispensing Station Located at 4495 Holt Road, Holt, Michigan
Parcel Identification No. 33-25-05-23-101-049
PM Environmental, Inc. Project No. 01-4182-6-0002**

Dear Mr. Bahnam:

Enclosed is a copy of the Documentation of Due Care Compliance in accordance with Section 21304c of P.A. 451, as amended by PM Environmental, Inc. (PM).

If you have any questions regarding the information in this report, please contact us at (800) 313.2966.

Sincerely,
PM ENVIRONMENTAL, INC.

Nicholas Lieder
Staff Geologist

J. Adam Patton, CHMM
Manager of Site Investigation Services

Enclosure

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1.0 INTRODUCTION

This Documentation of Due Care Compliance (DDCC) report was prepared on behalf of Holt Road Investments, LLC for the former gasoline service station property (Parcel ID: 33-25-05-23-101-049) located at 4495 Holt Road, Holt, Michigan 48842 (Figure 1), in accordance with Section 21304c of Part 213 of the Natural Resources and Environmental Protection Act (NREPA), P.A. 451 of 1994, as amended. Documentation, including this DDCC, is to be maintained demonstrating that the subject property is in compliance with Section 4c of Part 213. Documentation of due care compliance, which includes this report and related materials, must be made available to the Michigan Department of Environmental Quality (MDEQ) upon request.

Section 4c of Part 213 imposes “due care” obligations on owners and operators of contaminated properties that are generally described as 1) prevent exacerbation; 2) mitigate unacceptable exposure and operate in a manner that protects the public health and safety; 3) take reasonable precautions against third party omissions; 4) reasonably cooperate with parties authorized to conduct response activities; 5) comply with land or resource use restrictions; and, 6) not impede any land or resource use restrictions.

This report is representative of the current and intended use as outlined in Section 1.1 and 1.2. If changes to the property use, zoning, operations, and/or layout occur, re-evaluation of potential exposure pathways and associated amendments to this report may be required.

1.1 Site Description and Background

The subject property consists of one parcel containing 0.79 acres of land located on the southeast corner of Holt Road and North Aurelius Road in Holt, Ingham County, Michigan (Figure 1). The subject property is currently vacant and void of aboveground structures and generally consists of areas of gravel surface cover and areas of groomed grass and landscaping in the southeastern portion of the subject property and in the northwestern corner (Figure 2).

The subject property formerly contained a 1,400 square foot, one-story gas station/convenience store building. The subject property also contained four underground storage tanks (USTs), installed in 1988, including two 10,000-gallon gasoline USTs, one 6,000-gallon gasoline UST, and one 1,000-gallon diesel UST. A 500-gallon used/waste oil UST was also located at the subject property. A 500-gallon kerosene aboveground storage tank (AST) and dispenser, a 500-gallon racing gasoline AST and dispenser, and a propane AST were also located at the subject property. The location of the former building, USTs, ASTs, dispensers and other site structures are shown on Figure 2.

The subject property is an open LUST Site with two confirmed gasoline releases discovered on March 4, 2003 (C-0078-03) and April 14, 2008 (C-0067-08).

1.2 Intended Use of the Subject Property

Holt Road Investments, LLC intends to redevelop the subject property as a gasoline dispensing station and convenience store, including construction of a 5,000 square foot convenience store building, installation of new USTs, dispenser islands, and a canopy; and installation of associated sub-grade utilities including sub-grade storm water retention piping. Figure 2 depicts the proposed site features.

1.3 Summary of Site Investigations and Release History

PM reviewed the following reports pertaining to previous environmental investigations completed at the subject property:

- Baseline Environmental Assessment (BEA) Report, April 30, 2003, Environmental Management and Engineering Services Inc. (EMES);
- Initial Assessment Report (IAR), June 3, 2003, Strata Environmental Services (Strata);
- Final Assessment Report (FAR), March 5, 2004 Strata;
- BEA, June 14, 2007, 21st Century Resources, Inc. (21CR);
- Site property Status Report, April 29, 2010, Michigan Consulting and Environmental, Inc., (MCE);
- Site property Status Report, August 11, 2010, (MCE);
- Site property Status Report, November 5, 2010, (MCE);
- Site property Status Report, April 29, 2011, (MCE);
- Site Assessment Report, November 30, 2012, (PM);
- Excavation Documentation Report, January 18, 2013, (PM);
- Semi-Annual 2015 Groundwater and Soil Gas Monitoring Report, September 25, 2015, (PM); and
- Semi-Annual 2015 Groundwater and Soil Gas Monitoring Report, February 5, 2016, (PM).

In January 2003, Airsafe Inc. completed a UST tightness test at the subject property, and the USTs passed the tightness test. In February and March 2003, Environmental Management and Engineering Services, Inc. (EMES) completed a property assessment/investigation for due diligence and collected seven soil samples. On March 4, 2003, a release from the UST system was discovered (C-0078-03) and reported to MDEQ on March 5, 2003. In March and April 2003, Strata Environmental Services, Inc. (Strata) installed eight soil borings and four monitoring wells as part of the initial assessment of release C-0078-03. In June 2003, Strata submitted an IAR to the MDEQ for release C-0078-03.

In July/August 2003, Strata installed two monitoring wells (MW-5 and MW-6) at the subject property. In January 2004, Strata installed five monitoring wells (MW-1D and MW-7 through MW-10) installed at the subject property to delineate the extent of mobile light non-aqueous phase liquid (LNAPL). On March 8, 2004, Strata submitted a FAR to MDEQ for release C-0078-03. The corrective action plan (CAP) detailed in the 2004 FAR included “manual bailing of free product” until mobile LNAPL is no longer observed at the subject property.

In 2007, Holt Convenience purchased the subject property and submitted a BEA to the MDEQ on June 14, 2007. In April 2008, an unleaded gasoline UST failed a tightness test and was subsequently emptied. While no gasoline product was documented as lost or released, the test was reported to MDEQ, and a new release C-0067-08 was confirmed.

According to the previous site investigations, mobile LNAPL was present on the subject property between March 2003 and October 2012, indicating that the previously proposed CAP was

ineffective in remediating mobile LNAPL. In October 2012, PM conducted oversight and sampling activities during the removal of the former UST system, one orphan used/waste oil UST, and above grade structures, as well as the removal of approximately 4,697 tons of impacted soil and 29,148 gallons of impacted groundwater from the source area by Parks Installation and Excavation, Inc. (Parks). The locations of the former UST system components and excavation limits are depicted on Figure 2. During and after the October 2012 excavation, PM collected 35 verification of soil remediation (VSR) and site assessment soil samples (S-1 through S-32, S-19R, S-A, and S-B) along the excavation sidewalls and floor and one groundwater sample (W-3) from the excavation floor. Additionally, six delineation borings (SB-1, and DB-A through DB-E) were advanced during excavation activities in order to determine the extent of impact and aid in refining the excavation area. The results of the soil and groundwater samples collected by PM in October 2012 are discussed further in Section 1.5.1.

In August 2013, PM installed 27 soil borings (DSB-1 through DSB-13, SB/MW-13R, SB/MW-14 through SB/MW-24, and SGS-1 through SGS-5), 12 monitoring wells (MW-13R, and MW-14 through MW-24) and five soil gas monitoring points (SGS-1 through SGS-5) to delineate the horizontal extent of soil, groundwater, and soil gas contamination remaining at the subject property. The results of the soil samples collected by PM in August 2013 are discussed further in Section 1.5.2.

In 2015, a post-corrective action vapor intrusion (VI) exposure pathway evaluation was completed, in general accordance with the MDEQ May 2013 MDEQ Guidance Document for the Vapor Intrusion Pathway (MDEQ 2013 VI Guidance). The 2015 site-wide VI evaluation consisted of four soil gas sampling events with all soil gas concentrations, from all sample points, during all four sample events, less than five percent (20x) of the applicable Vapor Intrusion Screening Levels (VISLs). Therefore, in general accordance with Table 4-1 of the MDEQ 2013 VI guidance, the VI exposure pathway does not pose an exposure risk, and no additional sampling is necessary to document that the VI pathway is incomplete. The most recent (December 2015) soil gas sample results are discussed further in Section 1.5.3.

Since October 2012, the subject property was monitored/sampled to evaluate the post corrective action conditions at the subject property. In general accordance with former MDEQ policy and procedures, monthly groundwater and LNAPL monitoring was completed between July 2015 and December 2015 with no mobile LNAPL detected in any of the monitoring wells. Groundwater sampling events conducted between October 2012 and March 2017 document that dissolved groundwater contaminants are in equilibrium with the subject property, and the plume is stable and concentrations are decreasing in magnitude. In March 2017, PM conducted the final verification of groundwater remediation monitoring event with full quality assurance/quality control (QAQC) to document the location of contaminants that will remain in groundwater. The most recent groundwater analytical results are discussed further in Section 1.5.4.

1.4 Geology and Hydrogeology

Based on a review of the soil boring/monitoring well logs, geology on the subject property generally consists of up to 4.0 feet of sand overlying alternating seams of clay, silt, and sand from 4 to 12 feet below ground surface (bgs), underlain by sand that becomes saturated at a depths between 9.0 and 11.5 feet bgs and persists to 30 feet bgs, the maximum depth explored by Strata.

Groundwater at the subject property is typically encountered approximately 9.0 to 11.5 feet bgs across the subject property within a fine-grained sand unit that is at least five feet thick based on

the on-site monitoring wells/soil borings. In general, groundwater at the subject property flows to the north.

1.5 Contaminated Media on the Subject Property

The analytical results for the soil and groundwater samples collected from the subject property during the subject property investigations were compared with the MDEQ Cleanup Criteria Requirements for Response Activity (R299.1 – R299.50), December 30, 2013 in accordance with Section 21323a(1)(b)(i) using the applicable Risk Based Screening Levels (RBSLs). The analytical results for the soil gas samples collected were compared to vapor intrusion screening levels (VISLs) presented in the MDEQ Guidance Document for the Vapor Intrusion Pathway, dated May 2013. Additionally, LNAPL was evaluated utilizing the screening levels included in the June 2014 MDEQ Non-Aqueous Phase Liquid Characterization, Remediation, and Management for Petroleum Releases resource materials document by calculating the gasoline range organic (GRO) concentrations by multiplying the sum of benzene, toluene, ethylbenzene, and xylenes (collectively referred to as BTEX) concentrations by 40.

1.5.1 October 2012 Verification of Soil Remediation and Delineation Sampling Activities

The VSR (soil and groundwater) and delineation soil samples collected during the October 2012 excavation oversight and delineation activities were submitted for laboratory analysis of gasoline VOCs and PNAs. Soil samples (S-A and S-B) collected from the orphan used/waste oil UST basin were submitted for laboratory analysis of VOCs, PNAs, diesel range organics (DRO), polychlorinated biphenyls (PCBs), cadmium, chromium, and lead. The October 2012 sample locations and analytical summaries are depicted on Figures 3A and 4A and in Tables 1, 2, and 3.

The following tables summarize the analytical results from PM's October 2012 sampling activities.

Summary of Soil Analytical Results

Location	Sample Depth (feet bgs)	Analysis	Objectives	Soil Exceedance Above Applicable MDEQ RBSLs/Screening Levels
S-1	10'-11'	Gasoline VOCs	Eastern Sidewall VSR	DWP: B, T, E, X, n-PB, 123-TMB, 124-TMB, 135-TMB RSVII: B
S-2	10'-11'	Gasoline VOCs	Eastern Sidewall VSR	DWP: B, X
S-3	10'-11'	Gasoline VOCs	Southern Sidewall VSR	NONE
S-4	10'-11'	Gasoline VOCs	Southern Sidewall VSR	DWP: B RSVII: B
S-5	10'-11'	Gasoline VOCs	Southeast Sidewall VSR Below Septic Drain Field	DWP: B
S-6	11'-12'	Gasoline VOCs	Southern Sidewall VSR	DWP: B
S-7	10'-11'	Gasoline VOCs	Southern Sidewall VSR	DWP: B, E, X RSVII: B

Documentation of Due Care Compliance For the Property
Located at 4495 Holt Road, Holt, Michigan
Parcel Identification No. 33-25-05-23-101-049
PM Environmental, Inc. Project No. 01-4182-6-0002; May 2017

Location	Sample Depth (feet bgs)	Analysis	Objectives	Soil Exceedance Above Applicable MDEQ RBSLs/Screening Levels
S-8	10'-11'	Gasoline VOCs	Western Sidewall VSR	Excavated / Not Applicable
S-9	5'-6'	Gasoline VOCs	Western Sidewall VSR	Excavated / Not Applicable
	10'-11'			Excavated / Not Applicable
S-10	5'-6'	Gasoline VOCs	Western Sidewall VSR	Excavated / Not Applicable
	10'-11'			Excavated / Not Applicable
S-11	10'-11'	Gasoline VOCs	Northwest Sidewall VSR	Excavated / Not Applicable
S-12	8'-9'	Gasoline VOCs	Northwest Sidewall VSR	NONE
S-13	8'-9'	Gasoline VOCs	Northern Sidewall VSR	DWP: n-PB, 123-TMB, 135-TMB
S-14	10'-11'	Gasoline VOCs	Eastern Sidewall VSR	Excavated / Not Applicable
	14'-15'			Excavated / Not Applicable
S-15	8'-9'	Gasoline VOCs	Northern Sidewall VSR	DWP: MDLs, E,X, n-PB, N, 2-MN, 123-TMB, 124-TMB, 135-TMB RSVII: MDLs, E,X, 124-TMB, 135-TMB NSVII: X, 124-TMB, 135-TMB Csat: X, 124-TMB, 135-TMB
S-16	9'-10'	Gasoline VOCs	Northern Floor VSR	DWP: B,E,X, 123-TMB, 124-TMB, 135-TMB
S-17	9'-10'	Gasoline VOCs	Northern Floor VSR	DWP: B,E,X, 123-TMB, 124-TMB, 135-TMB
S-18	4'-5'	Gasoline VOCs	Northeastern Sidewall VSR	NONE
	9'-10'			DWP: B
S-19	10'-11'	Gasoline VOCs	Northern Floor VSR	DWP: B
S-19R	9'-10'	Gasoline VOCs	Northern Floor VSR	DWP: B,E,X RSVII: B
S-20	11'-12'	Gasoline VOCs	Eastern Sidewall VSR	DWP: B, E RSVII: B
S-21	11'-12'	Gasoline VOCs	Eastern Sidewall VSR (Excavated)	DWP: B
S-22	7'-8'	Gasoline VOCs	Eastern Sidewall VSR	DWP: B, 123-TMB, 135-TMB, n-PB
S-23	7'-8'	Gasoline VOCs	Eastern Sidewall VSR	DWP: B
	9.5'-10.5'			DWP: B RSVII: B
S-24	7'-8'	Gasoline VOCs	Northwestern Sidewall VSR	NONE

Documentation of Due Care Compliance For the Property
Located at 4495 Holt Road, Holt, Michigan
Parcel Identification No. 33-25-05-23-101-049
PM Environmental, Inc. Project No. 01-4182-6-0002; May 2017

Location	Sample Depth (feet bgs)	Analysis	Objectives	Soil Exceedance Above Applicable MDEQ RBSLs/Screening Levels
S-25	9.5'-10'	Gasoline VOCs	Floor VSR	DWP: B
S-26	7'-8'	Gasoline VOCs	Western Sidewall VSR	DWP: B
	13'-14'			DWP: B,T,E,X, n-PB, 123-TMB, 124-TMB, 135-TMB RSVII: B
S-27	15'-16'	Gasoline VOCs	Western Sidewall VSR	DWP: B,T,E,X, n-PB, N, 123-TMB, 124-TMB, 135-TMB RSVII: B,T,E,X,124-TMB,135-TMB NSVII: B,T,X,124-TMB, 135-TMB RVSI/NSVI: B Csat: T, X, 124-TMB, 135-TMB
S-28	7'-8'	Gasoline VOCs	Western Sidewall VSR	NONE
	12'-13'			DWP: B,T,E,X, n-PB, N, 2-MN, 123-TMB, 124-TMB, 135-TMB RSVII: B,E,X,124-TMB,135-TMB NSVII: B,X,124-TMB, 135-TMB RVSI/NSVI: B Csat: X, 124-TMB, 135-TMB
S-29	8'-9'	Gasoline VOCs	Western Sidewall VSR	NONE
S-30	8'-9'	Gasoline VOCs	Western Sidewall VSR	DWP: B
S-31	8'-9'	Gasoline VOCs	Western Sidewall VSR	DWP: B, E, X, 124-TMB
	12'-13'			DWP: MDLs, T, E, X, n-PB, 123-TMB, 124-TMB, 135-TMB RSVII/NSVII: 124-TMB Csat: X, 124-TMB
S-32	8'-9'	Gasoline VOCs	Western Sidewall VSR	NONE
SB-1 (8.0)	4'-5'	Gasoline VOCs	Assess the Southern Extent of Contamination	NONE
	6'-7'			NONE
DB-A (16.0)	14'-16'	Gasoline VOCs	Assess the 2010 Excavation Backfill	Excavated / Not Applicable
DB-B (16.0)	10'-12'	Gasoline VOCs	Assess the 2010 Excavation Backfill	Excavated / Not Applicable
DB-C (16.0)	10'-12'	Gasoline VOCs	Assess the 2010 Excavation Backfill	Excavated / Not Applicable
DB-D (16.0)	6'-8'	Gasoline VOCs	Assess the 2010 Excavation Backfill	Excavated / Not Applicable
	10'-12'			Excavated / Not Applicable
DB-E	10'-12'			NONE

Location	Sample Depth (feet bgs)	Analysis	Objectives	Soil Exceedance Above Applicable MDEQ RBSLs/Screening Levels
(16.0)	15'-16'	Gasoline VOCs	Assess/Identify the Eastern Extent of Contaminants	DWP: MDLs, E,X, n-PB, 123-TMB, 124-TMB, 135-TMB; RSVII/NSVII: 124-TMB; Csat: 124-TMB
S-A 5.5-6'	5.5'-6'	DRO, VOCs, PNAs, PCBs, Cd, Cr, and Pb	Assess the Conditions Beneath the Orphan Used/Waste Oil UST	DRO: Residual LNAPL Present
S-A 5.5-6'	5.5'-6'	DRO, VOCs, PNAs, PCBs, Cd, Cr, and Pb	Assess the Conditions Beneath the Orphan Used/Waste Oil UST	NONE

DWP: Drinking water protection

RSVII: Residential Soil Volatilization to Indoor Air Inhalation

NSVII: Nonresidential Soil Volatilization to Indoor Air Inhalation

RVSI: Residential Ambient Air Infinite Source Volatile Soil Inhalation

NVSI: Nonresidential Ambient Air Infinite Source Volatile Soil Inhalation

Csat: Soil Saturation Concentrations Screening Levels

B: Benzene

n-PB: n-Propylbenzene

T: Toluene

IPB: Isopropyl benzene

E: Ethylbenzene

N: Naphthalene

X: Xylene

2-MN: 2-Methylnaphthalene

123-TMB: 1,2,3-Trimethylbenzene

Cd: Cadmium

124-TMB: 1,2,4-Trimethylbenzene

Cr: Chromium

135-TMB: 1,3,5-Trimethylbenzene

Pb: Lead

DRO: Diesel Range Organics

Summary of Groundwater Analytical Results

Location	Sample Depth (feet bgs)	Analysis	Objectives	Groundwater Exceedance Above MDEQ RBSLs
W-3	16'	Gasoline VOCs and PNAs	Assess groundwater conditions on the UST basin floor	DW: B, T, E, X, n-PB, 123-TMB, 124-TMB, 135-TMB, N, and 2-MN

DW: Drinking Water

B: Benzene

n-PB: n-Propylbenzene

T: Toluene

E: Ethylbenzene

N: Naphthalene

2-MN: 2-Methylnaphthalene

X: Xylenes

124-TMB: 1,2,4-Trimethylbenzene

123-TMB: 1,2,3-Trimethylbenzene

135-TMB: 1,3,5-Trimethylbenzene

1.5.2 August 2013 Delineation Activities

The samples collected during PM's August 2013 delineation activities were submitted for laboratory analysis of VOCs. Groundwater samples were collected at part of the August 2013 delineation sampling activities; however, more recent (2017) groundwater data are available and are discussed further in the following Sections. The August 2013 soil sample locations and analytical summaries are depicted on Figure 3B and in Table 4.

The following table summarizes the analytical results from PM's August 2013 sampling activities on the subject property. Soil samples not collected within the subject property boundaries are not included in the following table.

Summary of Soil Analytical Results

Location	Sample Depth (feet bgs)	Analysis	Objectives	Soil Exceedance Above Applicable MDEQ RBSLs
DSB-3	8'-9'	VOCs	Delineate the impact remaining on the subject property northeast of the excavation	NONE
DSB-5	8'-9'	VOCs	Delineate the impact remaining on the subject property north of the excavation	NONE
DSB-6	8'-9'	VOCs	Delineate the impact remaining on the subject property east of the excavation	NONE
DSB-7	3'-4'	VOCs	Delineate the impact remaining on the subject property northwest of the excavation	DWP: B
	8'-9'			DWP: B, E, X, 124-TMB, 134-TMB
DSB-10	8'-9'	VOCs	Delineate the impact remaining on the subject property southeast of the excavation	NONE
DSB-10A	8'-9'	VOCs		NONE
DSB-11	8'-9'	VOCs	Delineate the impact remaining on the subject property south of the excavation	NONE
DSB-12	8'-9'	VOCs		NONE
DSB-13	6'-7'	VOCs		DWP: 124-TMB, 135-TMB
SB-15	8'-9'	VOCs	Delineate the impact remaining on the subject property west of the excavation	DWP: B, T, E, X, n-but, n-PB, 123-TMB, 124-TMB, 135-TMB
SB-20	8'-9'	VOCs	Delineate the impact remaining on the subject property east of the excavation	NONE

n-but: n-butylbenzene

1.5.3 December 2015 Soil Gas Sampling Event

The soil gas samples collected during the most recent soil gas sampling event were submitted for laboratory analysis of VOCs. The December 2015 soil gas sample locations and analytical summaries are depicted on Figure 5 and in Table 6.

The following table summarizes the soil gas analytical results for samples collected on the subject property from PM's most recent (2015) soil gas sampling event.

Summary of Soil Gas Analytical Results

Location	Sample Interval Depth (feet bgs)	Analysis	Objectives	Soil Gas Exceedance Above MDEQ Nonresidential VISLs
SG-1	5.0'-5.5'	VOCs	Assess the soil gas conditions at the subject property	NONE
SG-2	5.0'-5.5'	VOCs	Assess the soil gas conditions at the subject property	NONE
SG-3	5.0'-5.5'	VOCs	Assess the soil gas conditions at the subject property	NONE
SG-4	5.0'-5.5'	VOCs	Assess the soil gas conditions at the subject property	NONE
SG-5	5.0'-5.5'	VOCs	Assess the soil gas conditions at the subject property	NONE
SG-6	5.5'-6.0'	VOCs	Assess the soil gas conditions at the subject property	NONE
SG-1	5.5'-6.0'	VOCs	Assess the soil gas conditions at the subject property	NONE

Additionally, no concentrations of VOCs were identified during any of the previous soil gas sampling events above the most restrictive Residential VISLs. Furthermore, no concentrations of VOCs were identified greater than 10 percent of the applicable Nonresidential VISLs indicating that further VI assessment is not necessary.

1.5.4 March 2017 Groundwater Sampling Event

The groundwater samples collected during the most recent groundwater sampling event were submitted for laboratory analysis of gasoline VOCs. The March 2017 groundwater sample locations and analytical summaries are depicted on Figure 4B and in Table 5.

The following table summarizes the groundwater analytical results for samples collected on the subject property from PM's most recent groundwater sampling event. Groundwater samples not collected within the subject property boundaries are not included within the following table.

Summary of Groundwater Analytical Results

Location	Screened Interval Depth (feet bgs)	Analysis	Objectives	Groundwater Exceedance Above MDEQ RBSLs
MW-2	15'-20'	Gasoline VOCs	Assess the current groundwater conditions at the subject property	NONE
MW-6	15'-20'	Gasoline VOCs	Assess the current groundwater conditions at the subject property	DW: B, X
MW-8R	15'-20'	Gasoline VOCs	Assess the current groundwater conditions at the subject property	DW: B, T, E, X, n-PB, 123-TMB, 124-TMB, 135-TMB, N, 2-MN
MW-14	19'-24'	Gasoline VOCs	Assess the current groundwater conditions at the subject property	DW: B, X
MW-16	10'-20'	Gasoline VOCs	Assess the current groundwater conditions at the subject property	NONE
MW-17	11'-16'	Gasoline VOCs	Assess the current groundwater conditions at the subject property	DW: B
MW-18R	15'-20'	Gasoline VOCs	Assess the current groundwater conditions at the subject property	DW: B, T, E, X, n-PB [^] , 123-TMB, 124-TMB, 135-TMB
MW-19	11'-16'	Gasoline VOCs	Assess the current groundwater conditions at the subject property	NONE
MW-20	13'-18'	Gasoline VOCs	Assess the current groundwater conditions at the subject property	NONE
MW-24	10'-20'	Gasoline VOCs	Assess the current groundwater conditions at the subject property	NONE
MW-25	5'-15'	Gasoline VOCs	Assess the current groundwater concentrations at the subject property	DW: B, E, X, n-PB, 123-TMB, 124-TMB, 135-TMB

[^]: exceedance identified in the co-located sample that corresponds to this location

2.0 EXPOSURE PATHWAY EVALUATION

The following exposure pathways were evaluated: groundwater ingestion, protection of groundwater (soil leaching to groundwater), groundwater surface water interface, direct contact, and ambient and indoor air inhalation from soil and groundwater. The elimination of exposure pathways demonstrates that unacceptable exposures do not exist and that response activities are not required to prevent or mitigate unacceptable exposures.

The subject property is currently zoned CI: Vacant Land. The subject property will be redeveloped with a commercial gasoline dispensing station utilizing a new UST system and convenience store.

Therefore, based upon the current and intended future use of the property, the Nonresidential receptor exposure assumptions are applicable.

Potentially Complete Exposure Pathway?		
Pathway	Yes/No	Justification
Groundwater Ingestion	Yes	<ul style="list-style-type: none"> Connected to municipal water. No potable or other supply wells exist on the subject property; however, institutional controls restricting the installation of water wells are currently not in place.
Surface Water	No	<ul style="list-style-type: none"> Surface water is not present on the subject property.
Indoor Air Inhalation	No	<ul style="list-style-type: none"> No buildings are currently present on the subject property. Identified exceedances to the Part 213 Residential and Nonresidential SVII RBSLs and the LNAPL SVII screening levels; however, soil gas samples collected from the subject property did not identify concentrations above the most restrictive Residential VISLs.
Ambient Air Inhalation	Yes	<ul style="list-style-type: none"> Identified exceedances to the Part 213 Residential and Nonresidential VSI RBSLs; however, soil gas samples collected from the subject property did not identify concentrations above the most restrictive Residential VISLs. The potential exists for exposure to ambient air concentrations during redevelopment activities.
Particulate Soil Inhalation	Yes	<ul style="list-style-type: none"> Potential exists for particulate soil inhalation during redevelopment activities; however, no exceedances to the Part 213 Residential Ambient Air Particulate Soil Inhalation (PSI) RBSLs were identified.
Direct Contact	Yes	<ul style="list-style-type: none"> Identified exceedances to the Csat and/or LNAPL DC screening levels identified on the subject property. The identified locations of impacted soil in exceedance of the Csat and/or LNAPL DC screening levels are at depths greater than 8.0 feet bgs and do not represent a dermal exposure risk in the properties current state; however, the potential exists for dermal exposure to impacted soils during the redevelopment activities.

OTHER PATHWAYS AND DUE CARE CONSIDERATIONS	
Migration Via Utility Corridors or other means	Utility corridors on or adjacent to the subject property may represent pathways for contaminant migration; however, they were not specifically assessed by PM. Due to soil exceedances to the Part 213 Nonresidential SVII RBSLs and Csat and/or LNAPL SVII and DC screening levels, notices have been provided to utility companies that service the subject property (Appendix A). Third party contractors completing subsurface work in the impacted area of the subject property should be notified prior to commencement of sub-grade activities.
Fire and Explosion Hazards	No compounds were identified above the flammability and explosively screening level and mobile LNAPL has not been identified since excavation of the source materials in October 2012.

3.0 PLAN FOR RESPONSE ACTIVITIES

The following represents response activities that will prevent or mitigate unacceptable exposure and allow for the intended use of the subject property in a manner that protects the public's health and safety, based upon the current and intended use of the subject property. Additionally, based on the intended redevelopment of the subject property the following construction and soil management practices outlined in Section 4.0 are also required.

Direct Contact Pathway

Concentrations of petroleum VOCs were identified in soils located at depths equal to or greater than 8.0 feet bgs, which exceed the MDEQ Csat and/or LNAPL DC screening levels indicating the potential presence of residual LNAPL and potential dermal exposure risks. Therefore, surface cover (i.e., at least 3.0 feet of non-impacted surficial/shallow soil and/or gravel) will be maintained over contaminated areas of the subject property to prevent dermal exposure to impacted sub-surface soils. An Operation and Maintenance Plan (O&M Plan) (Appendix B) has been developed and will require visual inspections of the existing non-paved surface cover and will include the following:

- Visual inspections of the surface cover will occur on a semi-annual basis and as needed during redevelopment activities and will include the following:
 - a. Condition and integrity of non-paved surface cover areas, including soil, grass, landscaping, and gravel, and patches of exposed sub-surface soils extending greater than 3.0 feet bgs, indicating that the integrity of the non-paved surface cover is incomplete.
- Exposed sub-surface soils at depths greater than 3.0 feet bgs will be restored with replacement surface cover within 14 days of discovery. If repair/replacement of the surface cover is not feasible within the specified timeframe, the exposed areas will be temporarily covered with anchored plastic sheeting, anchored landscaping fabric, or surrounded by temporary fencing, as appropriate until replacement is complete. Records of the inspections and any associated repair activities, including temporary cover installation, will be maintained for the duration of ownership and/or occupancy of the subject property.

Notices

Due to the presence of contamination exceeding the MDEQ Csat and LNAPL DC screening levels, written notices have been provided to easement holders of record, utility franchise holders of record, and the owners and/or operators of all public utilities that serve the subject property (Appendix A).

These above responsive actions are sufficient to prevent unacceptable exposure to hazardous substances for subject property occupants and on-site subsurface workers and comply with the requirements of Section 21304c of the NREPA. Following the completion of the redevelopment activities, amendments to this report, including surface elevations/conditions, will be required to reflect as-built conditions.

4.0 CONSTRUCTION AND SOIL/GROUNDWATER MANAGEMENT

During the planned construction activities in the areas of known contamination, the following construction and soil/groundwater management actions will be conducted to prevent unacceptable exposure to hazardous substances for employees and subsurface workers and allow for the intended use of the subject property in a manner that protects the public's health and safety in accordance with Section 21304c of the NREPA; Part 111, Hazardous Waste Management, of the NREPA; Subtitle C of the Resource Conservation and Recovery Act,

42 U.S.C. Section 6901 *et seq.*; the administrative rules promulgated thereunder; and all other relevant state and federal laws.

A responsible person at the subject property will be designated to ensure the implementation of the proposed construction and soil management activities.

- Notice must be provided to excavation and general contractors working in areas of soil contamination at the subject property that the soil, groundwater, and/or fill materials are impacted by concentrations of petroleum VOCs that exceed applicable regulatory RBSLs and/or the MDEQ Csat/LNAPL screening levels. Contractors will be required to utilize workers engaged in subsurface work in contaminated areas of the subject property to be trained in accordance with 29 CFR 1910.210.
- Site workers will adhere to a site specific health and safety plan in accordance with OSHA 29 CFR 1910.120 Worker Protection Regulations, and will practice appropriate management actions for contaminated soil and groundwater (if present) on the subject property during construction related actions. Workers engaged in subsurface work within contaminated areas of the subject property will be trained in accordance with 29 CFR 1910-210 and utilize a minimum of Level D personal protection equipment (PPE) during all construction related activities that include interaction with contaminated soil and groundwater (if present).
- An environmental professional may be present during construction activities that entail the exposure and/or excavation of contaminated soil and/or management of contaminated groundwater. The environmental professional may aid in directing the segregation, stockpiling, characterization, and management of the contaminated soil and/or groundwater during excavation.

Excavation/Construction Site Management

- Track-out control procedures will be implemented to prevent contaminated soils from the subject property being inadvertently tracked off-site. The responsible person will evaluate track out conditions and direct control procedures.
- Fugitive dust control procedures will be developed and implemented by the construction contractor during the construction activities. These procedures require that a responsible person visually evaluate dust levels and direct the use of water trucks and/or sweepers, as appropriate, to minimize dust levels and prevent unacceptable exposure to on-site and off-site property receptors.

Contaminated Soil Management

- Contaminated soil will not be relocated or removed from the subject property for proper disposal or moved from one portion of the subject property to another without proper characterization and/or appropriate notices in accordance with Section 324.21304b of P.A. 451, and/or the use of engineering controls (i.e., liners, surface cover, etc.).

Whenever possible, contaminated soils should be direct-loaded on to appropriately placarded trucks for disposal at a licensed disposal facility under manifest or bill of lading, as applicable.

Contaminated soils can be temporarily stockpiled on the subject property provided that 1) the stockpiled soils are staged on plastic sheeting with a minimum thickness of 6-mils, are covered with plastic sheeting with a minimum thickness of 6-mils and are identified as contaminated soils.

Non-contaminated soils can be re-used or relocated on the subject property.

Contaminated Groundwater Management

- Groundwater is present at depths between 9.0 and 11.5 feet below ground surface; therefore, it is likely that groundwater will be encountered during excavation activities. Previous sampling identified groundwater contamination beneath the subject property.
- All groundwater must be characterized prior to discharge. Contaminated groundwater cannot be discharged to the ground surface, any ditch, swale, or storm sanitary sewer. It must be containerized in a properly labeled frac tank or other similar container, and transported under manifest at a licensed disposal facility. Alternatively, a permit to discharge contaminated groundwater to the sanitary sewer system can be obtained from the appropriate Regulatory Agency, with any groundwater discharges subject to permit approval, water characterization, and any associated permit limitations and requirements.
- Non-contaminated groundwater discharges are to be conducted in accordance with the site-specific soil erosion and sedimentation control plan and/or under permit with the appropriate Regulatory Agency if discharges are made to the municipal sewer.

Debris/Unknown Contamination Management

- In the event that previously unknown sources of the contamination are discovered on the subject property during construction activities, an appropriate course of action will be implemented by the environmental consultant to evaluate the nature of the source and the extent of the contamination as feasible, and develop the appropriate course of action to prevent unacceptable exposure to site occupants and workers and prevent exacerbation of existing contamination. Unknown structures, such as USTs, drums, or other containers will be evaluated for content and removed from the subject property under the direction of the environmental consultant, as appropriate.

5.0 EVALUATION AND DEMONSTRATION OF COMPLIANCE WITH SECTION 4C OBLIGATIONS

The following sections provide documentation that the proposed usage of the subject property will be in compliance with Section 4c obligations.

5.1 Exacerbation (Section 4c(1)(a))

Redevelopment activities are anticipated that could result in exacerbation if proper management activities are not completed. The following measures will be undertaken to prevent exacerbation of existing contamination:

- In the event the property owner, occupant, or a third party intends to move soil or groundwater, proper characterization and/or proper disposal will be completed.
- The subject property utilizes municipal water, and the property owner will assure that the groundwater on the property is not utilized for any purpose, except for wells and devices that are part of a MDEQ-approved response activity. Short-term dewatering for construction purposes is permitted, provided the dewatering, including management and disposal of the groundwater, is conducted in accordance with all applicable local, state, and federal laws and regulations and does not cause or result in the exacerbation of contamination, or any other violation of local, state, and federal environmental laws and regulations including, but not limited to, Parts 201/213 of the NREPA, as amended.
- Soil and/or redevelopment control measures will be planned and implemented in a manner as to not increase offsite property migration along subsurface utility, sewer, or structure corridors.

5.2 Due Care (Section 4c(1)(b))

Based on the current and anticipated use and analytical results, due care response activities are required to mitigate unacceptable exposure for the intended use of the property as indicated in Section 3.0.

5.3 Reasonable Precautions (Section 4c(1)(c))

Reasonable precautions will be taken against the reasonable foreseeable acts or omissions of a third party and the consequences that foreseeably could result from those acts or omissions.

Third parties who intend to perform subsurface work on the property will be notified prior to beginning work to allow proper management of impacted soil (if present) to prevent exacerbation and to comply with Section 4c.

Notices were supplied to utility companies and easement holders as notification to allow proper management of impacted soil or groundwater and to prevent unacceptable exposure to comply with Section 4c within the statutory guidelines (Appendix A).

5.4 Reasonable Cooperation, Assistance, and Access (Section 4c(1)(d))

Reasonable cooperation, assistance, and access will be provided to the persons (i.e. including liable parties) that are authorized to conduct response activities at the facility, including the cooperation and access necessary for the installation, integrity, operation, and maintenance of any complete or partial response activity at the facility.

5.5 Use Restriction Compliance (Section 4c(1)(e))

No land use or resource use restrictions are known or required in connection with the planned response activities at the facility.

In the event that any land use or resource use restriction is placed on the facility, the owner will comply with them.

5.6 Effectiveness or Integrity of Use Restrictions (Section 4c(1)(f))

As indicated in Section 5.5, no land use or resource use restrictions are known or required in connection with the planned response activities at the facility.

If any land use or resource use restriction is placed on the property, the effectiveness and integrity of the land use or resource restrictions employed at the facility will not be impeded.

6.0 DUE CARE DOCUMENTATION

Documentation, including this report, is to be maintained for the subject property, demonstrating that the subject property is in compliance with Section 4c of Part 213. The following compliance documentation must be made available to the MDEQ upon request and may include but is not limited to:

- Notices to easement holders of record, utility franchise holders of record, and owners and/or operators of all public utilities that serve the subject property, regarding onsite soil and/or groundwater contamination (Appendix A);
- Documentation of surface cover inspections and maintenance (Appendix B);
- Copies of notices to third party contractors who may work sub-grade on the subject property, including excavation contractors and utility employees.
- Documentation of subsurface construction activities, including any soil, groundwater, and/or soil gas sampling/characterization reports and waste disposal manifests.
- Documentation of any future LUST Closure activities and/or land use or resource restrictions placed on the subject property as a result of LUST Closure.

If you have questions regarding this report, please contact PM at 800.313.2966.

REPORT PREPARED BY:

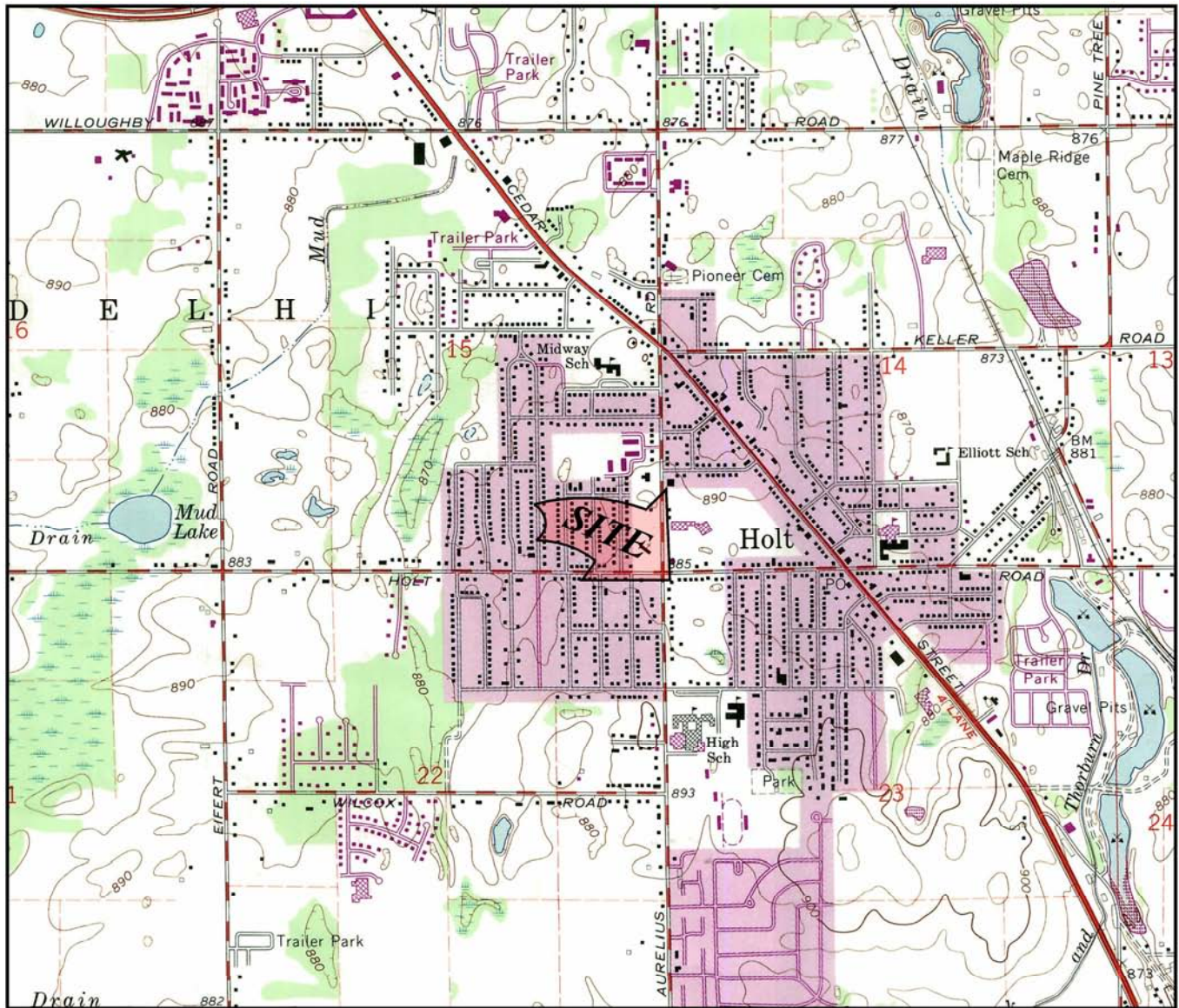


Nicholas Lieder
Staff Geologist
Services

REPORT REVIEWED BY:



J. Adam Patton, CHMM
Manager of Subject property Investigation

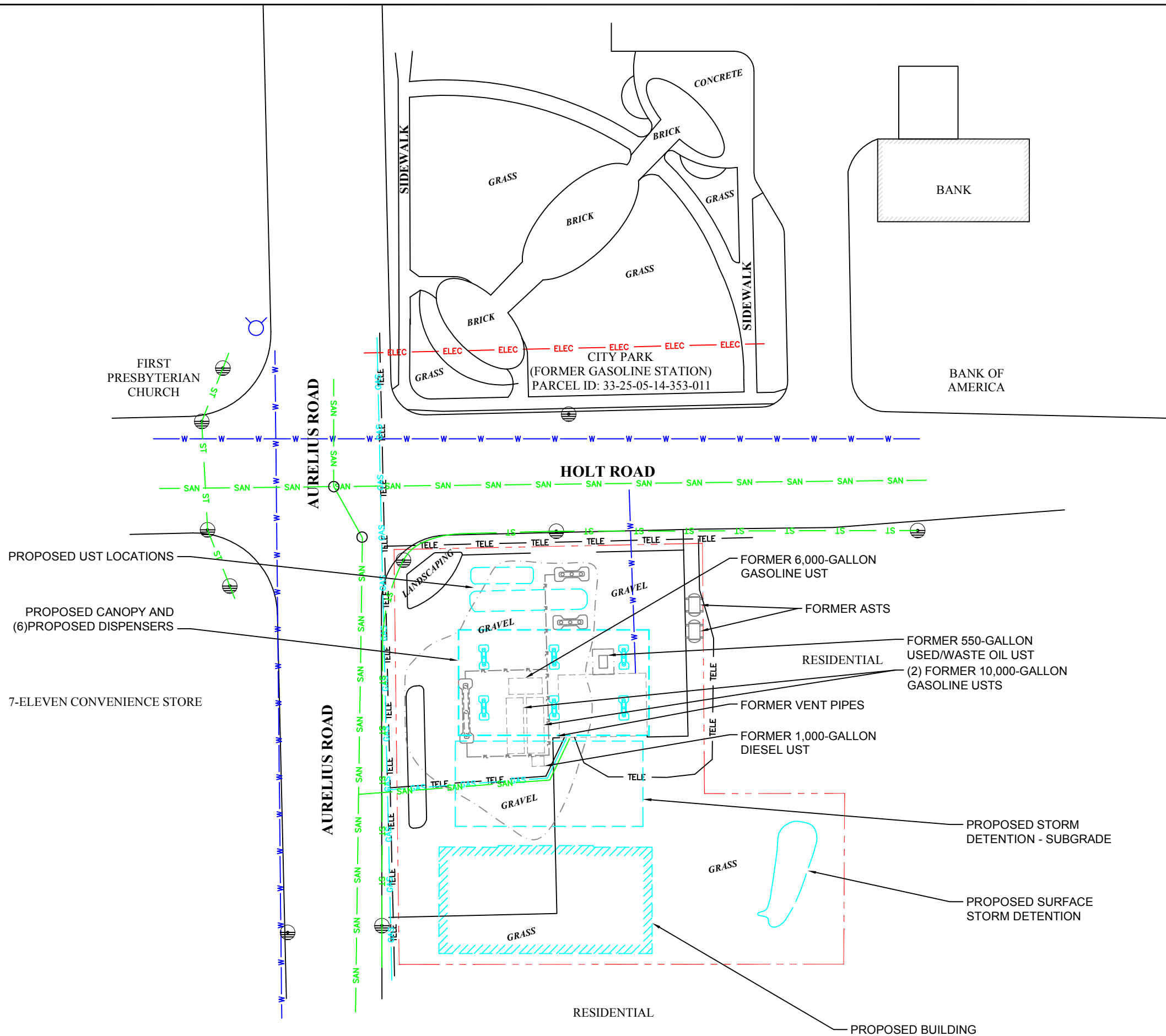


INGHAM COUNTY



FIGURE 1
PROPERTY VICINITY MAP
USGS, 7.5 MINUTE SERIES
LANSING SOUTH, MI QUADRANGLE, 1965. PHOTO REVISED 1973.





LEGEND:

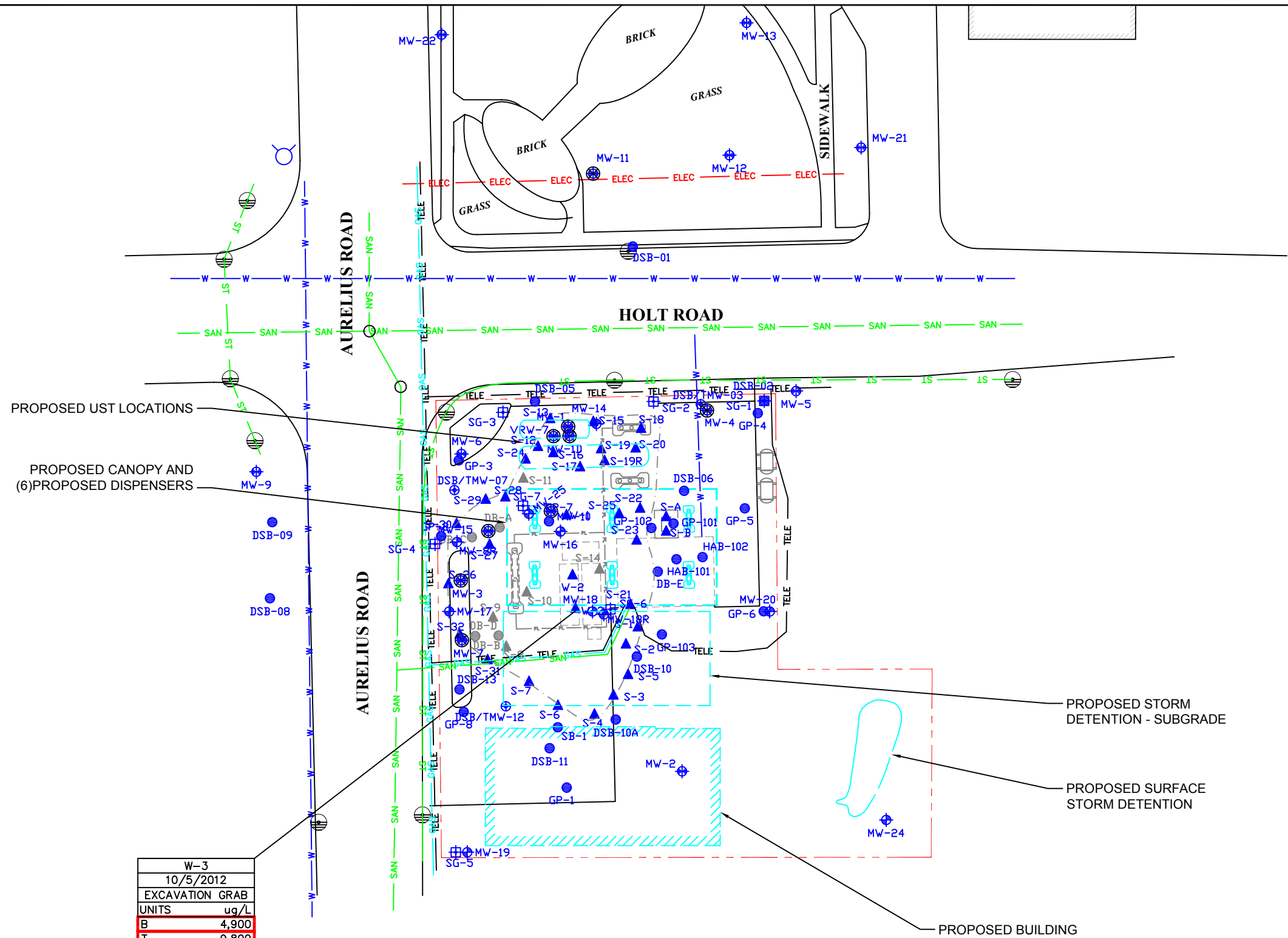
- SUBJECT PROPERTY
- FORMER/HISTORICAL SITE FEATURES
- FORMER EXCAVATION LIMITS
- BURIED PHONE LINE
- TELE BURIED PHONE LINE
- ELEC ELECTRIC
- PL FORMER PRODUCT LINE
- GAS NATURAL GAS
- SAN SANITARY SEWER
- ST STORM SEWER
- PROPOSED SITE FEATURES
- FORMER FUEL DISPENSER
- PROPOSED FUEL DISPENSER
- CATCH BASIN
- MANHOLE



FIGURE 2
GENERALIZED DIAGRAM OF THE SUBJECT
PROPERTY AND ADJOINING PROPERTIES

PROJ: FORMER GASOLINE DISPENSING STATION
4495 HOLT ROAD
HOLT, MI

THIS IS NOT A LEGAL SURVEY	DRN. BY: MW/TS/KS/ES	DATE: 4/20/2017
VERIFY SCALE	CHKD BY: SZ	SCALE: 1" = 50'
0 IF NOT 1" ON THIS SHEET, ADJUST SCALES ACCORDINGLY.	FILE NAME: 01-4182-6-002F00R00	



W-3	
10/5/2012	
EXCAVATION GRAB	
UNITS	ug/L
B	4,900
T	9,800
E	2,300
X	15,300
n-PROP	800
1,2,3-TMB	2,000
1,2,4-TMB	6,300
1,3,5-TMB	2,000
OTHER VOCs	<MDL
NAPH	1,600
2-M	1,800
OTHER PNAs	<MDL

LEGEND:

- SUBJECT PROPERTY
- FORMER/HISTORICAL SITE FEATURES
- EXCAVATION LIMITS
- SANITARY SEWER
- STORM SEWER
- BURIED PHONE LINE
- ELECTRIC
- FORMER PRODUCT LINE
- PROPOSED SITE FEATURES
- FORMER FUEL DISPENSER
- PROPOSED FUEL DISPENSER
- EXISTING MONITORING WELL
- DESTROYED MONITORING WELL
- EXCAVATION SAMPLE
- 2-M
- NAPH
- B
- T
- E
- X
- 1,2,4-TMB
- 1,3,5-TMB
- 1,2,3-TMB
- n-PROP
- VOCs
- PNAs
- MDL
- UNITS
- 2-METHYLNAPHTHALENE
- NAPHTHALENE
- BENZENE
- TOLUENE
- ETHYLBENZENE
- XYLENES
- 1,2,4-TRIMETHYLBENZENE
- 1,3,5-TRIMETHYLBENZENE
- 1,2,3-TRIMETHYLBENZENE
- n-PROPYLBENZENE
- VOLATILE ORGANIC COMPOUNDS
- POLYNUCLEAR AROMATIC COMPOUNDS
- METHOD DETECTION LIMIT
- ug/L (UNLESS NOTED)
- VALUE EXCEEDS APPLICABLE CRITERIA

NOTES: REFER TO TABLES FOR SPECIFIC COMPOUNDS ANALYZED

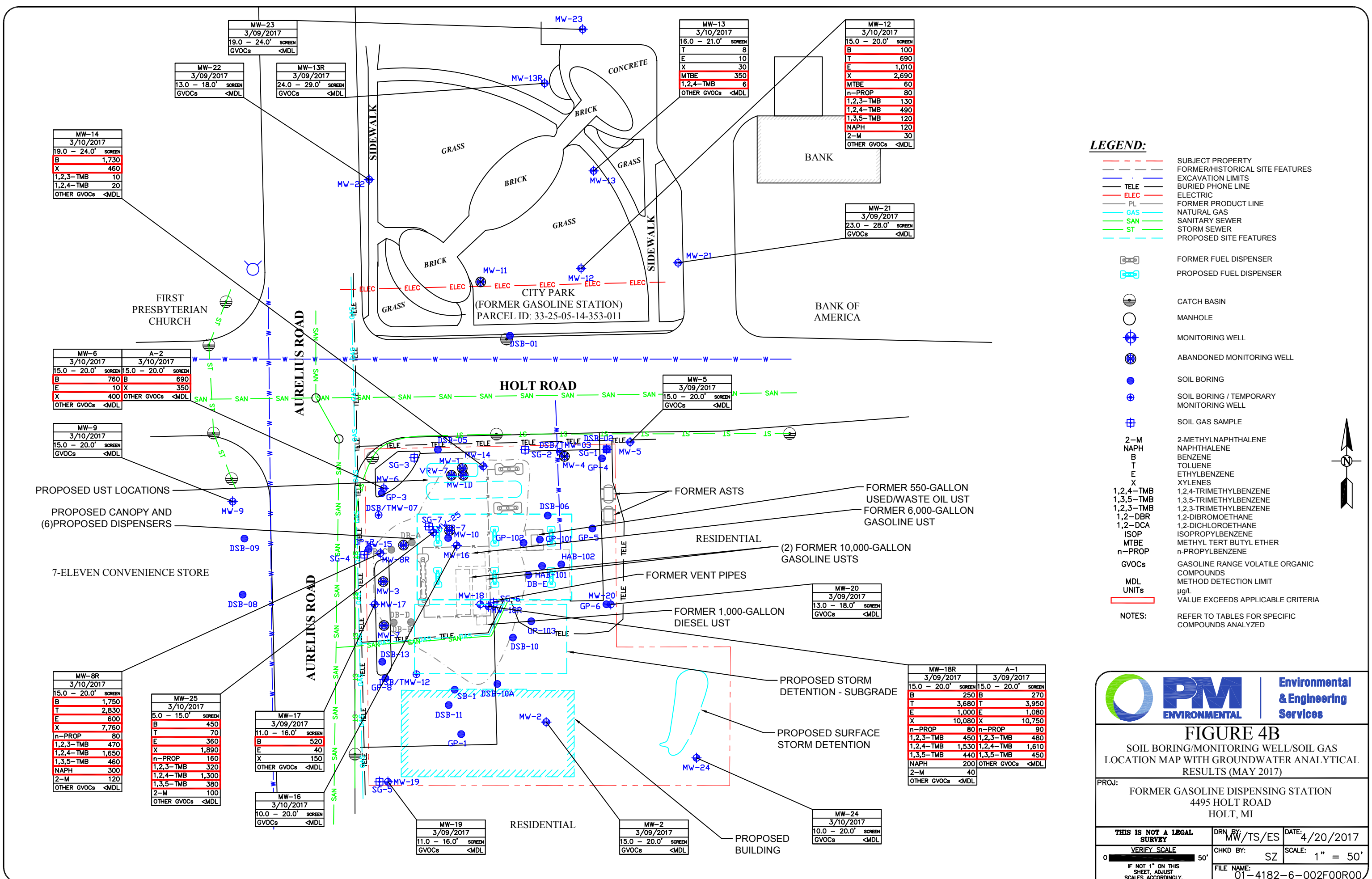


FIGURE 4A

EXCAVATION MAP WITH GROUNDWATER ANALYTICAL RESULTS (OCTOBER 2012)

PROJ: FORMER GASOLINE DISPENSING STATION
4495 HOLT ROAD
HOLT, MI

THIS IS NOT A LEGAL SURVEY	DRN BY: MW/TS/ES	DATE: 4/20/2017
VERIFY SCALE	CHKD BY: SZ	SCALE: 1" = 50'
IF NOT 1" ON THIS SHEET, ADJUST SCALES ACCORDINGLY.	FILE NAME: 01-4182-6-002F00R00	



LEGEND:

- SUBJECT PROPERTY
- FORMER/HISTORICAL SITE FEATURES
- EXCAVATION LIMITS
- BURIED PHONE LINE
- TELE
- ELEC
- PL
- GAS
- SAN
- ST
- PROPOSED SITE FEATURES
- FORMER FUEL DISPENSER
- PROPOSED FUEL DISPENSER
- CATCH BASIN
- MANHOLE
- MONITORING WELL
- ABANDONED MONITORING WELL
- SOIL BORING
- SOIL BORING / TEMPORARY MONITORING WELL
- SOIL GAS SAMPLE
- 2-M NAPH
- B
- T
- E
- X
- 1,2,4-TMB
- 1,3,5-TMB
- 1,2,3-TMB
- 1,2-DBR
- 1,2-DCA
- ISOP
- MTBE
- n-PROP
- GVOCs
- MDL
- UNITS
- NOTES:

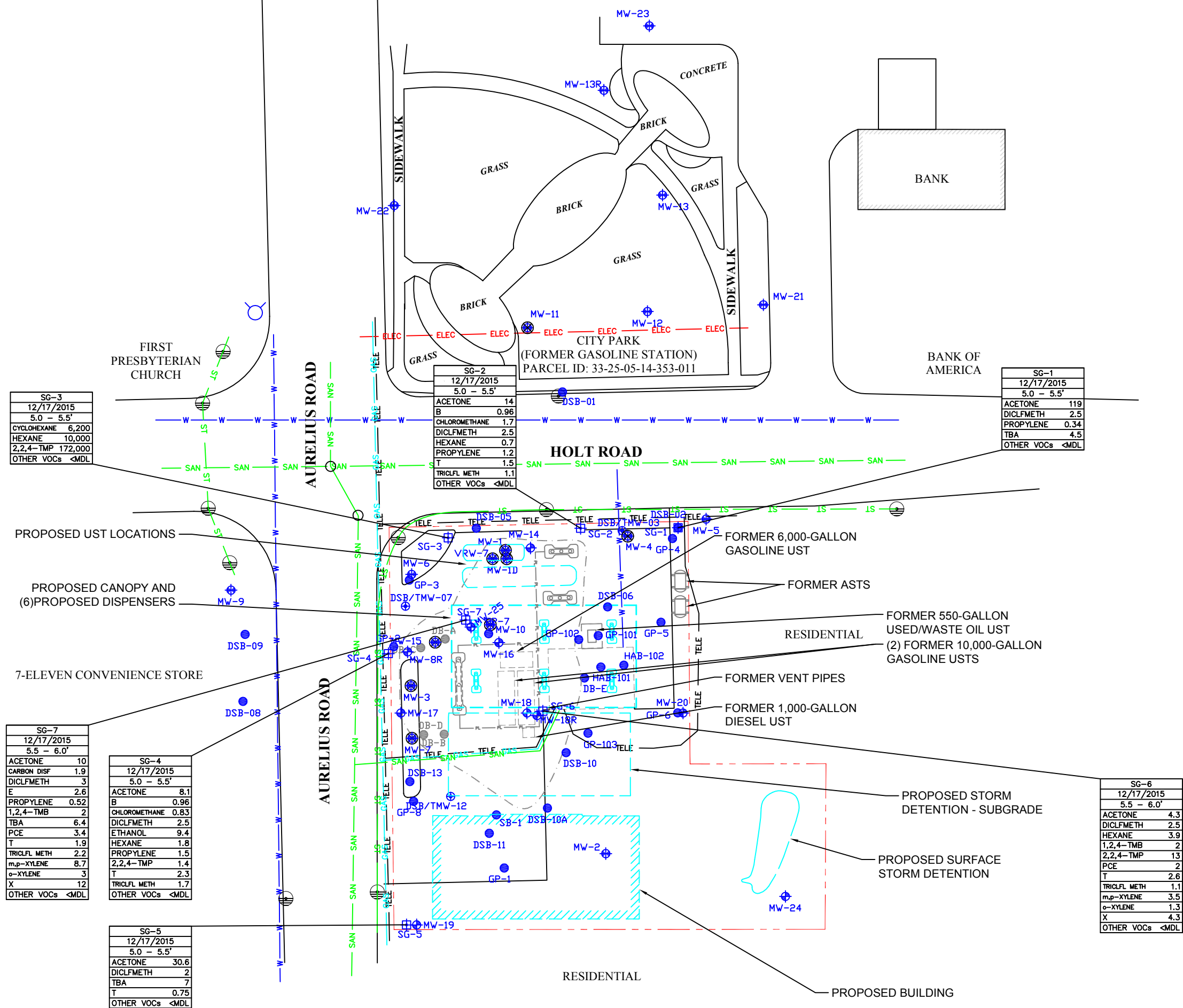
REFER TO TABLES FOR SPECIFIC COMPOUNDS ANALYZED

FIGURE 4B

SOIL BORING/MONITORING WELL/SOIL GAS LOCATION MAP WITH GROUNDWATER ANALYTICAL RESULTS (MAY 2017)

PROJ: FORMER GASOLINE DISPENSING STATION
4495 HOLT ROAD
HOLT, MI

THIS IS NOT A LEGAL SURVEY	DRN BY: MW/TS/ES	DATE: 4/20/2017
VERIFY SCALE	CHKD BY: SZ	SCALE: 1" = 50'
IF NOT 1" ON THIS SHEET, ADJUST SCALES ACCORDINGLY.		
FILE NAME: 01-4182-6-002F00R00		



LEGEND:

- SUBJECT PROPERTY
- FORMER/HISTORICAL SITE FEATURES
- EXCAVATION LIMITS
- BURIED PHONE LINE
- TELE
- ELEC
- PL
- GAS
- SAN
- ST
- FORMER FUEL DISPENSER
- PROPOSED FUEL DISPENSER
- CATCH BASIN
- MANHOLE
- MONITORING WELL
- ABANDONED MONITORING WELL
- SOIL BORING
- SOIL BORING / TEMPORARY MONITORING WELL
- SOIL GAS SAMPLE
- B
- T
- E
- X
- 1,2,4-TMB
- PCE
- TBA
- 2,2,4-TMP
- DICLFMETH
- TRICLFL METH
- CARBON DISF
- VOCs
- MDL
- UNITS
- NOTES:

BENZENE
TOLUENE
ETHYLBENZENE
XYLENES
1,2,4-TRIMETHYLBENZENE
TETRACHLOROETHENE
TERTIARYBUTYLALCOHOL
2,2,4-TRIMETHYLPENTANE
DICHLORODIFLUOROMETHANE
TRICHLOROFLUOROMETHANE
CARBON DISULFIDE
VOLATILE ORGANIC COMPOUNDS
METHOD DETECTION LIMIT
µg/m³ (UNLESS NOTED)
VALUE EXCEEDS APPLICABLE CRITERIA

REFER TO TABLES FOR SPECIFIC COMPOUNDS ANALYZED

FIGURE 5
SOIL BORING/MONITORING WELL/SOIL GAS
LOCATION MAP WITH SOIL GAS ANALYTICAL
RESULTS (DECEMBER 2015)

PROJ: FORMER GASOLINE DISPENSING STATION
4495 HOLT ROAD
HOLT, MI

THIS IS NOT A LEGAL SURVEY	DRN BY: MW/TS/ES	DATE: 4/20/2017
VERIFY SCALE	CHKD BY: SZ	SCALE: 1" = 50'
IF NOT 1" ON THIS SHEET, ADJUST SCALES ACCORDINGLY.		
FILE NAME: 01-4182-6-002F00R00		

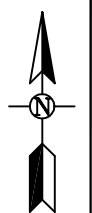


TABLE 1
SUMMARY OF EXCAVATION SOIL ANALYTICAL RESULTS
GASOLINE VOCs
4495 HOLT ROAD, HOLT, MICHIGAN
PM PROJECT #01-4182-6-0002

Gasoline Volatile Organic Compounds (VOCs) (µg/Kg)			Benzene	Toluene	Ethylbenzene	Xylenes	n-Propylbenzene	Isopropyl benzene	1,2,3-Trimethylbenzene ¹	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	Naphthalene	2-Methylnaphthalene	Other Gasoline VOCs
Chemical Abstract Service Number (CAS#)			71432	108883	100414	1330207	103651	98828	526738	95636	108678	91203	91576	Various
Sample ID	Sample Date	Sample Depth (bgs)	Gasoline VOCs											
S-1	10/03/2012	10'-11'	5,450	18,790	8,800	40,230	3,300	800	5,040	14,790	6,730	2,700	2,900	<MDL
S-2	10/03/2012	10'-11'	980	3,160	990	5,880	160	<300	<60	350	180	<300	600	<MDL
S-3	10/03/2012	10'-11'	100	<70	<70	<170	<70	<400	<70	<70	<70	<400	<100	<MDL
A-1 (Co-located S-3)			70	<70	<70	<170	<70	<300	<70	<70	<70	<300	<100	<MDL
S-4	10/02/2012	10'-11'	4,100	2,400	<300	<1000	<300	<2,000	<300	<300	<300	<2,000	<700	<MDL
S-5	10/02/2012	10'-11'	750	2,190	590	3,010	<60	<300	<60	<60	<60	<300	<100	<MDL
S-6	10/03/2012	11'-12'	220	160	<60	<160	<60	<300	<60	<60	<60	<300	<100	<MDL
S-7	10/03/2012	10'-11'	1,720	5,370	1,990	11,970	470	<300	300	1,630	720	<300	<100	<MDL
S-12	10/05/2012	8'-9'	<60	<60	<60	<160	<60	<300	<60	<60	<60	<300	<100	<MDL
S-13	10/05/2012	8'-9'	<200	<200	1,000	800	22,100	4,200	23,700	200	6,100	17,000	21,800	<MDL
S-15	10/05/2012	8'-9'	<4,000	<4,000	108,000	511,000	49,000	<20,000	80,000	273,000	111,000	50,000	74,000	<MDL
A-2 (Co-located S-15)			<5,000	<5,000	100,000	480,000	45,000	<30,000	73,000	254,000	101,000	50,000	70,000	<MDL
S-16	10/05/2012	9'-10'	390	130	5,430	22,870	1,300	<300	2,090	7,250	2,610	1,100	<100	<MDL
S-17	10/05/2012	9'-10'	460	150	6,780	27,170	1,560	300	2,470	8,480	3,120	1,300	<100	<MDL
S-18	10/05/2012	4'-5'	<70	<70	<70	<170	<70	<300	<70	<70	<70	<300	<100	<MDL
S-18	10/05/2012	9'-10'	250	<70	90	700	510	<300	740	160	550	500	200	<MDL
S-19	10/05/2012	10'-11'	130	<60	120	3,100	<60	<300	<60	<60	<60	<300	<100	<MDL
S-20	10/08/2012	11'-12'	3,210	1,270	1,570	4,620	<60	<300	<60	110	<60	<300	<100	<MDL
S-21	10/08/2012	11'-12'	890	170	930	4,700	370	<300	350	1,680	620	<300	<100	<MDL
S-19R	10/09/2012	9'-10'	7,810	810	2,430	9,020	<60	<300	120	380	110	<300	<100	<MDL
S-22	10/09/2012	7'-8'	460	<60	1,180	5,000	2,310	700	3,310	1,490	2,200	1,300	2,700	<MDL
S-23	10/09/2012	7'-8'	650	<70	<70	600	200	<300	90	<70	<70	<300	<100	<MDL
S-23	10/09/2012	9.5'-10'	5,520	560	1,420	5,160	<60	<300	<60	180	<60	<300	<100	<MDL
S-24	10/09/2012	7'-8'	<60	<60	<60	200	<60	<300	<60	<60	<60	<300	<100	<MDL
S-25	10/09/2012	9.5'-10'	130	<60	<60	<160	<60	<300	<60	<60	<60	<300	<100	<MDL
S-26	10/10/2012	7'-8'	570	1,280	830	4,050	250	<300	400	1,550	510	400	200	<MDL
S-26	10/10/2012	13'-14'	3,100	18,900	11,700	81,600	2,300	<3,000	5,100	19,900	7,400	3,000	2,000	<MDL
S-27	10/10/2012	15'-16'	109,000	321,000	116,000	737,000	46,000	<40,000	72,000	263,000	95,000	50,000	50,000	<MDL
S-28	10/10/2012	7'-8'	<60	<60	<60	<160	<60	<300	<60	<60	<60	<300	<100	<MDL
S-28	10/10/2012	12'-13'	25,000	199,000	112,000	702,000	45,000	<30,000	73,000	265,000	97,000	50,000	60,000	<MDL
S-29	10/10/2012	8'-9'	<60	<60	<60	<160	<60	<300	<60	<60	<60	<300	<100	<MDL
S-30	10/10/2012	8'-9'	320	<70	560	1,640	120	<300	110	470	160	<300	<100	<MDL
S-31	10/10/2012	8'-9'	1,150	1,720	1,670	10,220	520	<300	470	2,290	970	<300	<100	<MDL
S-31	10/10/2012	12'-13'	<3,000	18,000	41,000	251,000	19,000	<20,000	31,000	117,000	43,000	20,000	21,000	<MDL
S-32	10/10/2012	8'-9'	<60	<60	<60	<160	<60	<300	<60	<60	<60	<300	<100	<MDL
SB-1	10/04/2012	4'-5'	<80	<80	<80	<280	<80	<400	<80	<80	<80	<400	<200	<MDL
SB-1	10/04/2012	6'-7'	80	<60	90	<160	<60	<300	<60	<60	<60	<300	<100	<MDL
DB-E	10/05/2012	10'-12'	<60	<60	<60	<160	<60	<300	<60	<60	<60	<300	<100	<MDL
DB-E	10/05/2012	15'-16'	<1,000	<1,000	21,000	95,000	28,000	<6,000	38,000	139,000	51,000	19,000	40,000	<MDL
Excavated Samples - Exceedances not applicable														
S-8	10/03/2012	10'-11'	79,000	413,000	189,000	1,160,000	76,000	<30,000	120,000	443,000	165,000	70,000	80,000	<MDL
S-9	10/03/2012	5'-6'	90	270	<60	2,840	<60	<300	370	800	470	<300	<100	<MDL
S-9	10/03/2012	10'-11'	185,000	913,000	337,000	1,953,000	125,000	<30,000	193,000	667,000	253,000	130,000	140,000	<MDL
S-10	10/03/2012	5'-6'	7,000	37,000	13,000	95,000	5,000	<6,000	9,000	34,000	12,000	8,000	7,000	<MDL
S-10	10/03/2012	10'-11'	104,000	554,000	189,000	1,114,000	70,000	<30,000	112,000	403,000	148,000	70,000	80,000	<MDL
S-11	10/03/2012	10'-11'	7,000	24,000	50,000	319,000	30,000	<20,000	49,000	183,000	67,000	30,000	34,000	<MDL
S-14	10/05/2012	10'-11'	77,000	487,000	189,000	1,022,000	76,000	20,000	116,000	396,000	147,000	80,000	102,000	<MDL
S-14	10/05/2012	15'-17'	52,000	331,000	128,000	784,000	48,000	<20,000	74,000	269,000	94,000	50,000	65,000	<MDL
DB-A	10/05/2012	14'-16'	7,000	88,000	79,000	487,000	33,000	<20,000	52,000	188,000	69,000	30,000	44,000	<MDL
DB-B	10/05/2012	10'-12'	1,840	5,320	2,440	13,860	710	<300	680	3,050	1,290	400	500	<MDL
DB-C	10/05/2012	10'-12'	10,000	120,000	165,000	979,000	89,000	20,000	143,000	488,000	185,000	80,000	102,000	<MDL
DB-D	10/05/2012	6'-8'	<60	<60	<60	<160	<60	<300	<60	<60	<60	<300	<100	<MDL
DB-D	10/05/2012	10'-12'	760	770	940	4,410	120	<300	<70	160	110	<300	<100	<MDL
Quality Assurance/Quality Control (QA/QC) Samples														
A-3 (Trip Blank)	10/05/2012	NA	<50	<50	<50	<150	<50	<300	<50	<50	<50	<300	<100	<MDL
Cleanup Criteria Requirements for Response Activity (R 299.1 - R 299.50)														
Generic Soil Cleanup Criteria Tables 2 and 3: Residential and Non-Residential Part 201 Generic Cleanup Criteria and Screening Levels/Part 213 Risk-Based Screening Levels, December 30, 2013														
MDEQ Guidance Document For The Vapor Intrusion Pathway, Policy and Procedure Number: 09-017, Appendix D Vapor Intrusion Screening Values, May 2013														
Residential (µg/Kg)														
Statewide Default Background Levels	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Drinking Water Protection (Res DWP)	100	16,000	1,500	5,600	1,600	91,000	1,800	2,100	1,800	35,000	57,000	Various		
Groundwater Surface Water Interface Protection (GSIP)	4,000 (X)	5,400	360	820	ID	3,200	570	570	1,100	730	4,200	Various		
Soil Volatilization														

TABLE 2
SUMMARY OF USED/WASTE OIL UST PART 211 SOIL ANALYTICAL RESULTS
PARTIAL VOCs, PNAs, PCBs, METALS, and DRO
4495 HOLT ROAD, HOLT, MICHIGAN
PM PROJECT #01-4182-3

Partial Volatile Organic Compounds (VOCs), Polynuclear Aromatic Compounds (PNAs), Polychlorinated Biphenyls (PCBs), Metals, and Diesel Range Organics (DRO) (µg/Kg)			Xylenes	Other VOCs	PNAs	PCBs	Cadmium	Chromium	Lead	DRO
Chemical Abstract Service Number (CAS#)			1330207	Various	Various	1336363	7440439	16065831	7439921	NA
Sample ID	Sample Date	Sample Depth (bgs)	Partial VOCs		PNAs	PCBs	Metals			DRO
S-A	10/16/2012	5.5-6.0	70	<MDL	<MDL	<330	<200	2,160	4,210	30,000
S-B	10/16/2012	5.5-6.0	<160	<MDL	<MDL	<330	<200	2,000	5,890	10,000
Cleanup Criteria Requirements for Response Activity (R 299.1 - R 299.50) Generic Soil Cleanup Criteria Tables 2 and 3: Residential and Non-Residential Part 201 Generic Cleanup Criteria and Screening Levels/Part 213 Risk-Based Screening Levels, December 30, 2013 MDEQ Guidance Document For The Vapor Intrusion Pathway, Policy and Procedure Number: 09-017, Appendix D Vapor Intrusion Screening Values, May 2013										
Residential (µg/Kg)										
Statewide Default Background Levels			NA	NA	NA	NA	1,200	18,000	21,000	
Drinking Water Protection (Res DWP)			5,600	Various	Various	NLL	6,000	30,000	7.00E+05	
Groundwater Surface Water Interface Protection (GSIP)			820	Various	Various	NLL	(G,X)	3,300	(G,X)	
Soil Volatilization to Indoor Air Inhalation (Res SVII)			6.3E+06 (C)	Various	Various	3.0E+06	NLV	NLV	NLV	
Ambient Air Infinite Source Volatile Soil Inhalation (Res VSI)			4.60E+07	Various	Various	2.40E+05	NLV	NLV	NLV	
Ambient Air Finite VSI for 5 Meter Source Thickness			6.10E+07	Various	Various	7.9E+06	NLV	NLV	NLV	
Ambient Air Finite VSI for 2 Meter Source Thickness			1.30E+08	Various	Various	7.9E+06	NLV	NLV	NLV	
Ambient Air Particulate Soil Inhalation (Res PSI)			2.90E+11	Various	Various	5.2E+06	1.70E+06	2.60E+05	NA	
Direct Contact (Res DC)			4.1E+08 (C)	Various	Various	(T)	5.50E+05	2.50E+06	4.00E+05	
Nonresidential (µg/Kg)										
Drinking Water Protection (Nonres DWP)			5,600	Various	Various	NLL	6,000	30,000	7.00E+05	
Soil Volatilization to Indoor Air Inhalation (Nonres SVII)			1.2E+07 (C)	Various	Various	1.6E+07	NLV	NLV	NLV	
Ambient Air Infinite Source Volatile Soil Inhalation (Nonres VSI)			5.40E+07	Various	Various	8.10E+05	NLV	NLV	NLV	
Ambient Air Finite VSI for 5 Meter Source Thickness			6.50E+07	Various	Various	2.8E+07	NLV	NLV	NLV	
Ambient Air Finite VSI for 2 Meter Source Thickness			1.30E+08	Various	Various	2.8E+07	NLV	NLV	NLV	
Ambient Air Particulate Soil Inhalation (Nonres PSI)			1.30E+11	Various	Various	6.5E+06	2.2E+06	2.40E+05	NA	
Direct Contact (Nonres DC)			1.0E+09 (C)	Various	Various	(T)	2.1E+06	9.2E+06	9.00E+05 (DD)	
Screening Levels (µg/Kg)										
Soil Saturation Concentration Screening Levels (Csat)			1.50E+05	Various	Various	NA	NA	NA	NA	
Residential Vapor Intrusion Soil Screening Levels (S _{VI-res})			290	Various	Various	1,900	NL	NL	NL	
Nonresidential Vapor Intrusion Soil Screening Levels (S _{VI-nr})			4,900	Various	Various	39,000	NL	NL	NL	

Applicable Criterion/RBSL Exceeded	
BOLD	Value Exceeds Applicable Criterion/RBSL
	Value Exceeds Soil Csat, NAPL, and/or VISL Screening Levels
Underline	Screening Level Exceeded
bgs	Below Ground Surface (feet)
<MDL	Non-detected at levels above laboratory method detection limit (MDL)
NA	Not Applicable/Not Analyzed
NL	Not Listed
NLV	Not Likely to Volatilize
ID	Insufficient Data
{G}	Metal GSIP Criteria for Surface Water Protective for Drinking Water Use based on 339 mg/L CaCO3 Hardness: Station ID 330018, Syamore Creek at Holt Road, Holt, MI.
{T}	Refer to the Toxic Substance Control Act (TSCA), 40 CFR 761, Subparts D and G, as amended, to determine the applicability of TSCA cleanup standards. Alternatives to compliance with the standards listed below are possible under Subpart D.
New Releases may be subject to the standards identified in Subpart G. Use Part 201 soil direct contact criteria in the table below where TSCA standards are not applicable.	
LAND USE CATEGORY	TSCA, Subpart D
Residential	1,000 µg/Kg, or
Nonresidential	10,000 µg/Kg if
	Part 201
	4,000 µg/Kg
	16,000 µg/Kg

TABLE 3
SUMMARY OF EXCAVATION GROUNDWATER ANALYTICAL RESULTS
GASOLINE VOCs
4495 HOLT ROAD, HOLT MICHIGAN
PM PROJECT #01-4182-6-0002

Gasoline Volatile Organic Compounds (VOCs) (µg/L)				Benzene	Toluene	Ethylbenzene	Xylenes	n-Propylbenzene	1,2,3-Trimethylbenzene ⁴	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	Naphthalene	2-Methylnaphthalene	Other Gasoline VOCs
Chemical Abstract Service Number (CAS#)				71432	108883	100414	1330207	103651	526738	95636	108678	91203	91576	Various
Sample ID	Sample Date	Sample Depth (bgs)	Depth to Groundwater (bgs)	Gasoline VOCs										
W-3	10/05/2012	16'	16'	4,900	9,800	2,300	15,300	800	2,000	6,300	2,000	1,600	1,800	<MDL
Cleanup Criteria Requirements for Response Activity (R 299.1 - R 299.50) Generic Groundwater Cleanup Criteria Table 1: Residential and Non-Residential Part 201 Generic Cleanup Criteria and Screening Levels/Part 213 Risk-Based Screening Levels, December 30, 2013 MDEQ Guidance Document For The Vapor Intrusion Pathway, Policy and Procedure Number: 09-017, Appendix D Vapor Intrusion Screening Values, May 2013														
Residential/Nonresidential (µg/L)														
Residential Drinking Water (Res DW)				5.0 (A)	790 (E)	74 (E)	280 (E)	80	63 (E)	63 (E)	72 (E)	520	260	Various
Residential Health Based Drinking Water Values				NL	1,000 (E)	700 (E)	10,000 (E)	NL	NL	1,000 (E)	1,000 (E)	NL	NL	Various
Nonresidential Drinking Water (Nonres DW)				5.0 (A)	790 (E)	74 (E)	280 (E)	230	63 (E)	63 (E)	72 (E)	1,500	750	Various
Nonresidential Health Based Drinking Water Values				NL	1,000 (E)	700 (E)	10,000 (E)	NL	NL	2,900 (E)	2,900 (E)	NL	NL	Various
Groundwater Surface Water Interface (GSI)				200 (X)	270	18	41	ID	17	17	45	11	19	Various
Residential Groundwater Volatilization to Indoor Air Inhalation (Res GVII) ²				5,600	5.3E+5 (S)	1.10E+05	1.9E+5 (S)	ID	56,000 (S)	56,000 (S)	61,000 (S)	31,000 (S)	25,000 (S)	Various
Nonresidential Groundwater Volatilization to Indoor Air Inhalation (Nonres GVII) ²				35,000	5.3E+5 (S)	1.7E+5 (S)	1.9E+5 (S)	ID	56,000 (S)	56,000 (S)	61,000 (S)	31,000 (S)	25,000 (S)	Various
Screening Levels (µg/L)														
Residential Groundwater Vapor Intrusion Screening Levels (GW _{VI-res}) ³				27	36,000	700	10,000	92	2,400	1,700	1,200	240	940	Various
Nonresidential Groundwater Vapor Intrusion Screening Levels (GW _{VI-nr}) ³				140	1.50E+05	2,600	10,000	390	10,000	7,300	5,100	1,200	3,900	Various
Residential Vapor Intrusion Shallow Groundwater Screening Levels (GW _{VI-sump-res}) ⁴				5.0	1,000	700	10,000	1.0	5.0	1.7	1.2	5.0	5.0	Various
Nonresidential Vapor Intrusion Shallow Groundwater Screening Levels (GW _{VI-sump-nr}) ⁴				5.0	1,000	700	10,000	1.0	10	7.3	5.1	5.0	5.0	Various
Water Solubility				1.75E+06	5.26E+05	1.69E+05	1.86E+05	NA	NL	56,000	61,000	31,000	25,000	Various
Flammability and Explosivity Screening Level				68,000	61,000	43,000	70,000	ID	NL	56,000 (S)	ID	NA	ID	Various
DRAFT Acute Vapor Intrusion Screening Levels for Groundwater (µg/L)														
IRASL Groundwater (AGW _{vi})				11,000	2.59E+05	NL	1.54E+05	NL	NL	NL	NL	NL	NL	Various
IRASL Groundwater In Contact With Structure (AGW _{vi-sump})				11	260	NL	150	NL	NL	NL	NL	NL	NL	Various


-  Applicable Criteria/RBSL Exceeded
- BOLD** Value Exceeds Applicable Criteria
- bgs Below Ground Surface (feet)
- <MDL Not detected at levels above the laboratory Method Detection Limit (MDL) or Minimum Quantitative Level (MQL)
- NA Not Applicable
- NL Not Listed
- ID Insufficient Data
- ¹ Rule 323.1057 of Part 4 Water Quality Standards
- ² Tier 1 GVII Criteria based on 3 meter (or greater) groundwater depth
- ³ (2013 Vapor Intrusion Guidance) Screening Levels based on depth to groundwater less than 3.0 meters and not in contact with building foundation
- ⁴ (2013 Vapor Intrusion Guidance) Screening levels based on groundwater in contact with the building foundation or within a sump
- ⁵ 1,2,3-Trimethylbenzene RBSLs based on the more restrictive of 1,2,4-trimethylbenzene and 1,3,5-trimethylbenzene.

TABLE 4
SUMMARY OF SOIL ANALYTICAL RESULTS
VOCs AND PNAs
4495 HOLT ROAD, HOLT, MICHIGAN
PM PROJECT #01-4182-6-0002

Volatile Organic Compounds (VOCs) (µg/Kg)			Benzene	Toluene	Ethylbenzene	Xylenes	n-Butylbenzene	sec-Butylbenzene	Isopropyl benzene	Naphthalene	2-Methylnaphthalene	n-Propylbenzene	1,2,3-Trimethylbenzene*	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	Other VOCs	PNAs	
Chemical Abstract Service Number (CAS#)			71432	108883	100414	1330207	104518	135988	98828	91203	91576	103651	526738	95636	108678	Various	Various	
Sample ID	Sample Date	Sample Depth (bgs)	VOCs														PNAs	
DSB-01	08/08/2013	8.0-9.0	<200	<300	<200	<500	<200	<200	<800	<1,100	<1,100	<300	<300	<300	<300	<MDL	NA	
DSB-02	08/07/2013	8.0-9.0	<70	<100	<70	<170	<70	<70	<300	<430	<430	<100	<100	<100	<100	<MDL	NA	
DSB-03	08/07/2013	8.0-9.0	<60	<100	<60	<160	<60	<60	<300	<430	<430	<100	<100	<100	<100	<MDL	NA	
DSB-05	08/07/2013	8.0-9.0	<60	<100	<60	<160	<60	<60	<300	<400	<400	<100	<100	<100	<100	<MDL	NA	
DSB-06	08/07/2013	8.0-9.0	<60	<100	<60	<160	<60	<60	<300	<370	<370	<100	<100	<100	<100	<MDL	NA	
DSB-07	08/06/2013	3.0-4.0	410	<200	220	810	<80	<80	<400	<510	<510	<200	<200	<200	<200	<MDL	NA	
DSB-07	08/06/2013	8.0-9.0	1,200	300	4,130	21,860	330	110	300	<400	<400	1,200	1,000	4,900	2,100	<MDL	NA	
DSB-08	08/09/2013	8.0-9.0	<60	<100	<60	<160	<60	<60	<300	<420	<420	<100	<100	<100	<100	<MDL	NA	
DSB-09	08/09/2013	8.0-9.0	<80	<200	<80	<280	<80	<80	<400	<530	<530	<200	<200	<200	<200	<MDL	NA	
DSB-10	08/06/2013	8.0-9.0	<60	<100	<60	<160	<60	<60	<300	<400	<400	<100	<100	<100	<100	<MDL	<MDL	
DSB-10A	08/06/2013	8.0-9.0	<60	<100	<60	<160	<60	<60	<300	<430	<430	<100	<100	<100	<100	<MDL	<MDL	
DSB-11	08/06/2013	8.0-9.0	<60	<100	<60	<160	<60	<60	<300	<390	<390	<100	<100	<100	<100	<MDL	<MDL	
DSB-12	08/06/2013	8.0-9.0	<60	<100	<60	<160	<60	<60	<300	<400	<400	<100	<100	<100	<100	<MDL	<MDL	
DSB-13	08/06/2013	6.0-7.0	<60	600	170	3,750	<60	<60	<300	<370	<370	<100	600	2,300	1,200	<MDL	NA	
SB-15	08/06/2013	8.0-9.0	3,000	33,000	19,000	129,000	8,000	<1,000	<7,000	<9,300	10,300	10,000	15,000	58,000	21,000	<MDL	NA	
A-2			2,600	21,000	11,200	73,800	3,800	<700	<4,000	4,800	5,000	5,000	8,000	30,000	11,000	<MDL	NA	
SB-20			08/06/2013	8.0-9.0	<50	<100	<50	<150	<50	<50	<300	<360	<360	<100	<100	<100	<100	<MDL
SB-21	08/08/2013	3.0-4.0	<70	<100	<70	<170	<70	<70	<300	<430	<430	<100	<100	<100	<100	<MDL	NA	
A-4	08/08/2013		<80	<200	<80	<280	<80	<80	<400	<540	<540	<200	<200	<200	<200	<MDL	NA	
Cleanup Criteria Requirements for Response Activity (R 299.1 - R 299.50) Generic Soil Cleanup Criteria Tables 2 and 3: Residential and Non-Residential Part 201 Generic Cleanup Criteria and Screening Levels/Part 213 Risk-Based Screening Levels, December 30, 2013 MDEQ Guidance Document For The Vapor Intrusion Pathway, Policy and Procedure Number: 09-017, Appendix D Vapor Intrusion Screening Values, May 2013																		
Residential (µg/Kg)																		
Statewide Default Background Levels				NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
Drinking Water Protection (Res DWP)				100	16,000	1,500	5,600	1,600	1,600	91,000	35,000	57,000	1,600	1,800	2,100	1,800	Various	Various
Groundwater Surface Water Interface Protection (GSIP)				4,000 (X)	5,400	360	820	ID	ID	3,200	730	4,200	ID	570	570	1,100	Various	Various
Soil Volatilization to Indoor Air Inhalation (Res SVII)				1,600	3.3E+05 (C)	87,000	6.3E+06 (C)	ID	ID	4.0E+05 (C)	2.50E+05	2.70E+06	ID	2.6E+06 (C)	4.3E+06 (C)	2.6E+06 (C)	Various	Various
Ambient Air Infinite Source Volatile Soil Inhalation (Res VSI)				13,000	2.80E+06	7.20E+05	4.60E+07	ID	ID	1.70E+06	3.00E+05	1.50E+06	ID	1.60E+07	2.10E+07	1.60E+07	Various	Various
Ambient Air Finite VSI for 5 Meter Source Thickness				34,000	5.10E+06	1.00E+06	6.10E+07	ID	ID	1.70E+06	3.00E+05	1.50E+06	ID	3.80E+08	5.00E+08	3.80E+08	Various	Various
Ambient Air Finite VSI for 2 Meter Source Thickness				79,000	1.20E+07	2.20E+06	1.30E+08	ID	ID	2.80E+06	3.00E+05	1.50E+06	ID	3.80E+08	5.00E+08	3.80E+08	Various	Various
Ambient Air Particulate Soil Inhalation (Res PSI)				3.80E+08	2.70E+10	1.00E+10	2.90E+11	2.00E+09	4.00E+08	5.80E+09	2.00E+08	6.70E+08	1.30E+09	8.20E+10	8.20E+10	8.20E+10	Various	Various
Direct Contact (Res DC)				1.80E+05	5.0E+07 (C)	2.2E+07 (C)	4.1E+08 (C)	2.50E+06	2.50E+06	2.5E+07 (C)	1.60E+07	8.10E+06	2.50E+06	3.2E+07 (C)	3.2E+07 (C)	3.2E+07 (C)	Various	Various
Nonresidential (µg/Kg)																		
Drinking Water Protection (Nonres DWP)				100	16,000	1,500	5,600	4,600	4,600	2.60E+05	1.00E+05	1.70E+05	4,600	1,800	2,100	1,800	Various	Various
Soil Volatilization to Indoor Air Inhalation (Nonres SVII)				8,400	6.1E+05 (C)	4.6E+05 (C)	1.2E+07 (C)	ID	ID	7.3E+05 (C)	4.70E+05	4.90E+06	ID	4.8E+06 (C)	8.0E+06 (C)	4.8E+06 (C)	Various	Various
Ambient Air Infinite Source Volatile Soil Inhalation (Nonres VSI)				45,000	3.30E+06	2.40E+06	5.40E+07	ID	ID	2.00E+06	3.50E+05	1.80E+06	ID	1.90E+07	2.50E+07	1.90E+07	Various	Various
Ambient Air Finite VSI for 5 Meter Source Thickness				99,000	3.60E+07	3.10E+06	6.50E+07	ID	ID	2.00E+06	3.50E+05	1.80E+06	ID	4.60E+08	6.00E+08	4.60E+08	Various	Various
Ambient Air Finite VSI for 2 Meter Source Thickness				2.30E+05	3.60E+07	6.50E+06	1.30E+08	ID	ID	3.00E+06	3.50E+05	1.80E+06	ID	4.60E+08	6.00E+08	4.60E+08	Various	Various
Ambient Air Particulate Soil Inhalation (Nonres PSI)				4.70E+08	1.20E+10	1.30E+10	1.30E+11	ID	ID	2.60E+09	8.80E+07	2.90E+08	5.90E+08	3.60E+10	3.60E+10	3.60E+10	Various	Various
Direct Contact (Nonres DC)				8.40E+05 (C)	1.6E+08 (C)	7.1E+07 (C)	1.0E+09 (C)	8.00E+06	8.00E+06	8.0E+07 (C)	5.20E+07	2.60E+07	8.00E+06	1.0E+08 (C)	1.0E+08 (C)	1.0E+08 (C)	Various	Various
Screening Levels (µg/Kg)																		
Soil Saturation Concentration Screening Levels (Csat)				4.00E+05	2.50E+05	1.40E+05	1.50E+05	1.00E+07	1.00E+07	3.90E+05	NA	NA	1.00E+07	94,000	1.10E+05	94,000	Various	Various
Residential Vapor Intrusion Soil Screening Levels (S _{VI-Res})				50	10,000	200	290	450	50	250	440	7,480	140	3,200	2,200	1,700	Various	Various
Nonresidential Vapor Intrusion Soil Screening Levels (S _{VI-nr})				84.5	1.69E+05	4,000	4,900	7,600	740	300	8,900	1.26E+05	2,400	53,000	37,000	28,000	Various	Various

Applicable Criterion/RBSL Exceeded

BOLD

Value Exceeds Applicable Criterion/RBSL

bgs

Below Ground Surface (feet)

<MDL

Non-detected at levels above laboratory method detection limit (MDL)

NA

Not Applicable

NL

Not Listed

NLL

Not Likely to Leach

NLV

Not Likely to Volatilize

ID

Insufficient Data

1

1,2,3-Trimethylbenzene RBSLs based on the more restrictive of 1,2,4-trimethylbenzene and 1,3,5-trimethylbenzene.

2

Maximum of analyzed or calculated total lead value.

TABLE 5
SUMMARY OF THE MARCH 2017 GROUNDWATER ANALYTICAL RESULTS
GASOLINE VOCs
4495 HOLT ROAD, HOLT, MI
PM PROJECT #01-4182-6-0002

Gasoline Volatile Organic Compounds (VOCs) (µg/L)				Benzene	Toluene	Ethylbenzene	Xylenes	Methyl-tert-butyl ether (MTBE)	Ethylene dibromide (EDB) (1,2-Dibromoethane)	1,2-Dichloroethane	n-Propylbenzene	Isopropylbenzene	1,2,3-Trimethylbenzene ⁵	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	Naphthalene	2-Methylnaphthalene
Chemical Abstract Service Number (CAS#)				71432	108883	100414	1330207	1634044	106934	107062	103651	98828	526738	95636	108678	91203	91576
Sample ID	Sample Date	Screen Depth (feet bgs)	Depth to Groundwater (feet bgs)	Gasoline VOCs													
MW-2	03/09/2017	15-20	9.73	<1	<1	<1	<3	<5	<1	<1	<1	<5	<1	<1	<1	<5	<2
MW-5	03/09/2017	15-20	10.05	<1	<1	<1	<3	<5	<1	<1	<1	<5	<1	<1	<1	<5	<2
MW-6	03/10/2017	15-20	10.60	760	<10	10	400	<50	<10	<10	<10	<50	<10	<10	<10	<50	<20
A-2				690	<10	<10	350	<50	<10	<10	<10	<50	<10	<10	<50	<20	
MW-8R	03/10/2017	15-20	10.09	1,750	2,830	600	7,760	<100	<20	<20	80	<100	470	1,650	460	300	120
MW-9	03/10/2017	15-20	9.69	<1	<1	<1	<3	<5	<1	<1	<1	<5	<1	<1	<1	<5	<2
MW-12	03/10/2017	15-20	11.31	100	690	1,010	2,690	60	<10	<10	80	<50	130	490	120	120	30
MW-12 MS				540	1,090	1,310	3,700	590	510	510	500	450	590	890	550	650	580
MW-12 MSD				570	1,180	1,470	4,150	630	540	530	550	500	650	1,000	620	700	640
MW-13	03/10/2017	16-21	11.32	<5	8	10	30	350	<5	<5	<5	<30	<5	6	<5	<30	<10
MW-13R	03/09/2017	24-29	9.31	<1	<1	<1	<3	<5	<1	<1	<1	<5	<1	<1	<1	<5	<2
MW-14	03/10/2017	19-24	10.02	1,730	<10	<10	460	<50	<10	<10	<10	<50	10	20	<10	<50	<20
MW-16	03/10/2017	10-20	10.05	<1	<1	<1	<3	<5	<1	<1	<1	<5	<1	<1	<1	<5	<2
MW-17	03/09/2017	11-16	10.25	520	<20	40	150	<100	<20	<20	<20	<100	<20	<20	<20	<100	<40
MW-18R	03/09/2017	15-20	10.97	250	3,680	1,000	10,080	<100	<20	<20	80	<100	450	1,530	440	200	40
A-1				270	3,950	1,080	10,750	<300	<50	<50	90	<300	480	1,610	450	<300	<100
MW-19	03/09/2017	11-16	9.29	<1	<1	<1	<3	<5	<1	<1	<1	<5	<1	<1	<1	<5	<2
MW-20	03/09/2017	13-18	10.06	<1	<1	<1	<3	<5	<1	<1	<1	<5	<1	<1	<1	<5	<2
MW-21	03/09/2017	23-28	10.28	<1	<1	<1	<3	<5	<1	<1	<1	<5	<1	<1	<1	<5	<2
MW-22	03/09/2017	13-18	11.06	<1	<1	<1	<3	<5	<1	<1	<1	<5	<1	<1	<1	<5	<2
MW-23	03/09/2017	19-14	9.47	<1	<1	<1	<3	<5	<1	<1	<1	<5	<1	<1	<1	<5	<2
MW-24	03/10/2017	10-20	9.11	<1	<1	<1	<3	<5	<1	<1	<1	<5	<1	<1	<1	<5	<2
MW-25	03/10/2017	5-15	9.91	450	70	360	1,890	<300	<50	<50	160	<300	320	1,300	380	<300	100
Cleanup Criteria Requirements for Response Activity (R 299.1 - R 299.50) Generic Groundwater Cleanup Criteria Table 1: Residential and Non-Residential Part 201 Generic Cleanup Criteria and Screening Levels/Part 213 Risk-Based Screening Levels, December 30, 2013 MDEQ Guidance Document For The Vapor Intrusion Pathway, Policy and Procedure Number: 09-017, Appendix D Vapor Intrusion Screening Values, May 2013																	
Residential/Nonresidential (µg/L)																	
Residential Drinking Water (Res DW)	5.0 (A)	790 (E)	74 (E)	280 (E)	40 (E)	0.050 (A)	5.0 (A)	80	800	63 (E)	63 (E)	72 (E)	520	260			
Residential Health Based Drinking Water Values	NL	1,000 (E)	700 (E)	10,000 (E)	240 (E)	NL	NL	NL	NL	NL	NL	1,000 (E)	1,000 (E)	NL	NL		
Nonresidential Drinking Water (Nonres DW)	5.0 (A)	790 (E)	74 (E)	280 (E)	40 (E)	0.050 (A)	5.0 (A)	230	2,300	63 (E)	63 (E)	72 (E)	1,500	750			
Nonresidential Health Based Drinking Water Values	NL	1,000 (E)	700 (E)	10,000 (E)	690 (E)	NL	NL	NL	NL	NL	NL	2,900 (E)	2,900 (E)	NL	NL		
Groundwater Surface Water Interface (GSI)	200 (X)	270	18	41	7,100 (X)	5.7 (X)	360 (X)	ID	ID	17	17	45	11	19			
Residential Groundwater Volatilization to Indoor Air Inhalation (Res GVII) ²	5,600	5.3E+5 (S)	1.10E+05	1.9E+5 (S)	4.7E+7 (S)	2,400	9,600	ID	56,000 (S)	56,000 (S)	56,000 (S)	61,000 (S)	31,000 (S)	25,000 (S)			
Nonresidential Groundwater Volatilization to Indoor Air Inhalation (Nonres GVII) ²	35,000	5.3E+5 (S)	1.7E+5 (S)	1.9E+5 (S)	4.7E+7 (S)	15,000	59,000	ID	56,000 (S)	56,000 (S)	56,000 (S)	61,000 (S)	31,000 (S)	25,000 (S)			
Screening Levels (µg/L)																	
Residential Groundwater Vapor Intrusion Screening Levels (GW _{VI-res}) ³	27	36,000	700	10,000	2.50E+05	3.2	41	92	10	2,400	1,700	1,200	240	940			
Nonresidential Groundwater Vapor Intrusion Screening Levels (GW _{VI-nr}) ³	140	1.50E+05	2,600	10,000	1.00E+06	16	210	390	53	10,000	7,300	5,100	1,200	3,900			
Residential Vapor Intrusion Shallow Groundwater Screening Levels (GW _{VI-sump-res}) ⁴	5.0	1,000	700	10,000	250	0.050	5.0	1.0	5.0	5.0	1.7	1.2	5.0	5.0			
Nonresidential Vapor Intrusion Shallow Groundwater Screening Levels (GW _{VI-sump-nr}) ⁴	5.0	1,000	700	10,000	1,000	0.050	5.0	1.0	5.0	10	7.3	5.1	5.0	5.0			
Water Solubility	1.75E+06	5.26E+05	1.69E+05	1.88E+05	4.68E+07	4.20E+06	8.52E+06	NA	56,000	NL	56,000	61,000	31,000	25,000			
Flammability and Explosivity Screening Level	68,000	61,000	43,000	70,000	ID	ID	2.50E+06	ID	29,000	NL	56,000 (S)	ID	NA	ID			
DRAFT Acute Vapor Intrusion Screening Levels for Groundwater (µg/L)																	
IRASL Groundwater (AGW _u)	11,000	2.59E+05	NL	1.54E+05	5.70E+05	NL	NL	NL	NL	NL	NL	NL	NL	NL	NL	NL	NL
IRASL Groundwater In Contact With Structure (AGW _{VI-sump})	11	260	NL	150	570	NL	NL	NL	NL	NL	NL	NL	NL	NL	NL	NL	NL

Applicable Criteria/RBSL Exceeded

BOLD Value Exceeds Applicable Criteria

bgs Below Ground Surface (feet)

<MDL Not detected at levels above the laboratory Method Detection Limit (MDL) or Minimum Quantitative Level (MQL)

NA Not Applicable

NL Not Listed

NLL Not Likely to Leach

NLV Not Likely to Volatilize

ID Insufficient Data

¹ Rule 323.1057 of Part 4 Water Quality Standards

² Tier 1 GVII Criteria based on 3 meter (or greater) groundwater depth

³ (2013 Vapor Intrusion Guidance) Screening Le⁴

(2013 Vapor Intrusion Guidance) Screening lev⁵

⁴ 1,2,3-Trimethylbenzene RBSLs based on the more restrictive of 1,2,4-trimethylbenzene and 1,3,5-trimethylbenzene.

TABLE 6
SUMMARY OF THE DECEMBER 2015 SOIL GAS ANALYTICAL RESULTS
VOCs
4495 HOLT ROAD, HOLT, MICHIGAN
PME PROJECT #01-4182-6-0002

Volatile Organic Compounds (VOCs) (µg/m ³)					Acetone	Benzene	Carbon disulfide	Chloromethane	Cyclohexane	Dichlorodifluoromethane	Ethanol	Ethylbenzene	Hexane	Propylene	1,2,4-Trimethylbenzene	2,2,4-Trimethylpentane	Tertiary Butyl Alcohol	Tetrachloroethylene	Toluene	Trichlorofluoromethane	m,p-Xylene	o-Xylene	Xylenes (total)	Other VOCs
Chemical Abstract Service Number (CAS#)					67641	71432	75150	74873	110827	75718	64175	100414	110543	115071	95636	540841	75650	127184	108883	75694	1330207	95476	1330207	Various
Sample ID	Sample Date	Depth (ft bgs)	Sample Duration (min)	Flow Rate (ml/min)	VOCs																			
SG-1	12/17/2015	5.0'-5.5'	5.0	200.00	119	<0.64	<1.6	<0.41	<0.69	2.5	<4.7	<0.87	<0.70	0.34	<0.98	<0.93	4.5	<1.4	<0.75	<1.1	<1.7	<0.87	<2.6	<MDL
SG-2	12/17/2015	5.0'-5.5'	5.0	200.00	14	0.96	<1.6	1.7	<0.69	2.5	<4.7	<0.87	0.7	1.2	<0.98	<0.93	<3.0	<1.4	1.5	1.1	<1.7	<0.87	<2.6	<MDL
SG-3	12/17/2015	5.0'-5.5'	5.0	200.00	<5,000	<1,300	<3,100	<830	6,200	<2,000	<9,800	<1,700	10,000	<520,000	<2,000	172,000	<6,400	<2,700	<1,500	<2,200	<3,500	<1,700	<4,300	<MDL
SG-4	12/17/2015	5.0'-5.5'	5.0	200.00	8.1	0.96	<1.6	0.83	<0.69	2.5	9.4	<0.87	1.8	1.5	<0.98	1.4	<3.0	<1.4	2.3	1.7	<1.7	<0.87	<2.6	<MDL
SG-5	12/17/2015	5.0'-5.5'	5.0	200.00	30.6	<0.64	<1.6	<0.41	<0.69	2	<4.7	<0.87	<0.70	<0.34	<0.98	<0.93	7	<1.4	0.75	<1.1	<1.7	<0.87	<2.6	<MDL
SG-6	12/17/2015	5.5'-6.0'	5.0	200.00	4.3	<0.64	<1.6	<0.41	<0.69	2.5	<4.7	<0.87	3.9	<0.34	2	13	<3.0	2	2.6	1.1	3.5	1.3	4.3	<MDL
SG-7	12/17/2015	5.5'-6.0'	5.0	200.00	10	<0.64	1.9	<0.41	<0.69	3	<4.7	2.6	<0.70	0.52	2	<0.93	6.4	3.4	1.9	2.2	8.7	3	12	<MDL
MDEQ Guidance Document For The Vapor Intrusion Pathway, Policy and Procedure Number: 09-017, Appendix D Vapor Intrusion Screening Values, May 2013																								
Residential Screening Levels (µg/m ³)																								
Vapor Intrusion Indoor Air Screening Levels (IA _{VI})					6,200	3.3	730	42	6,300	52,000	NDC	87	730	NDC	230	3,700	NDC	36	5,200	59,000	100	100	100	Various
Vapor Intrusion Shallow Sub-Slab Soil Gas Screening Levels (≤ 1.5m bgs) (SG _{VI-SS})					2.10E+05	110	24,000	1,400	2.10E+05	1.70E+06	NDC	2,900	24,000	NDC	7,600	1.20E+05	NDC	1,200	1.70E+05	2.00E+06	3,500	3,500	3,500	Various
Vapor Intrusion Deep Soil Gas Screening Levels (SG _{VI})					2.10E+06	1,100	2.40E+05	14,000	2.10E+06	1.70E+07	NDC	29,000	2.40E+05	NDC	76,000	1.20E+06	NDC	12,000	1.70E+06	2.00E+07	35,000	35,000	35,000	Various
Nonresidential Screening Levels (µg/m ³)																								
Vapor Intrusion Indoor Air Screening Levels (IA _{VI})					26,000	16	3,100	210	26,000	2.20E+05	NDC	440	3100	NDC	960	15,000	NDC	180	22,000	2.5E+05	440	440	440	Various
Vapor Intrusion Shallow Sub-Slab Soil Gas Screening Levels (≤ 1.5m bgs) (SG _{VI-SS})					3.40E+06	2,200	4.10E+05	29,000	3.50E+06	2.90E+07	NDC	59,000	4.10E+05	NDC	1.30E+05	2.00E+06	NDC	23,000	2.90E+06	3.3E+07	58,000	58,000	58,000	Various
Vapor Intrusion Deep Soil Gas Screening Levels (SG _{VI})					3.40E+07	22,000	4.10E+06	2.90E+05	3.50E+07	2.90E+08	NDC	5.90E+05	4.1E+06	NDC	1.30E+06	2.00E+07	NDC	2.30E+05	2.90E+07	3.3E+08	5.80E+05	5.80E+05	5.80E+05	Various



Applicable Criteria/RBSL Exceeded

BOLD Value Exceeds Applicable Criteria

bgs Below Ground Surface (feet)

<MDL Not detected at levels above the laboratory Method Detection Limit (MDL) or Minimum Quantitative Level (MQL)

NLV A hazardous substance is "Not Likely to Volatilize". This designation is given to any hazardous substance with a Henry's Law Constant of less than 1.0 x 10⁻⁵ atm·m³/mol.

ID "Insufficient Data" was available to the MDEQ in order to develop a criterion at the date of publication.

NDC "No Defined Criteria" by the Michigan Department of Environmental Quality (MDEQ)

¹ The IAC and SGC presented in this table are health-based values. The applicable IAC and SGC are based on the higher of the health-based value and the appropriate analytical reporting limit.

TABLES

Table 1

Eligible Activities Estimates


Table 1: 4495 Holt Road, Holt, Delhi Township - Eligible Activities Cost Estimates			
Item/Activity	Total Request	Local Only Act 381 Eligible Activities	MDEQ Act 381 Eligible Activities
Baseline Environmental Assessments			
Documentation of Due Care Compliance	\$ 3,500	\$ -	\$ 3,500
Baseline Environmental Assessments Sub-Total	\$ 3,500		\$ 3,500
Due Care Activities			
Contaminated Soil Transport and Disposal	\$ 80,000	\$ 80,000	
Groundwater Management	\$ 77,500	\$ 77,500	
Oversight and Sampling and Reporting by Environmental Professional	\$ 35,000	\$ 35,000	
Due Care Activities Sub-Total	\$ 192,500	\$ 192,500	
Preparation of Brownfield Plan and Act 381 Workplan			
Brownfield Plan	\$ 10,000	\$ 10,000	
Brownfield Plan and Act 381 Workplan Sub-Total	\$ 10,000	\$ 10,000	
Eligible Activities Sub-Total	\$ 206,000	\$ 202,500	\$ 3,500
15% Contingency*	\$ 28,875	\$ 28,875	\$ -
1% Interest	\$ 23,741		
Developer Eligible Reimbursement Total	\$ 258,616	\$ 231,375	\$ 3,500
TIF Capture for Local Brownfield Revolving Fund	\$ 80,087	\$ 80,087	
Total	\$ 338,703	\$ 311,462	\$ 3,500

*15% Contingency excludes preparation of Brownfield Plan/381 Work Plan and Baseline Environmental Assessments

Table 2

Tax Capture/ Reimbursement Schedule (TIF Table)

Tax Increment Financing Estimates:
Table 2

<div><div></div></div>		2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	
Base Combined Taxable Value		\$ 43,487	\$ 43,487	\$ 43,487	\$ 43,487	\$ 43,487	\$ 43,487	\$ 43,487	\$ 43,487	\$ 43,487	\$ 43,487	\$ 43,487
Projected Taxable Value (estimated annual increase of 1%)		\$	\$ 469,000	\$ 473,690	\$ 478,427	\$ 483,211	\$ 488,043	\$ 492,924	\$ 497,853	\$ 502,831	\$ 507,860	\$ 512,938
Incremental Difference (Projected Tax Value <i>minus</i> Existing Tax Value)		\$	\$ 425,513	\$ 430,203	\$ 434,940	\$ 439,724	\$ 444,556	\$ 449,437	\$ 454,366	\$ 459,344	\$ 464,373	\$ 469,451
Local Taxes - Millage												
County Voted	3.6831	\$	\$ 160	\$ 1,567	\$ 1,584	\$ 1,602	\$ 1,620	\$ 1,637	\$ 1,655	\$ 1,673	\$ 1,692	\$ 1,710
CRAA	0.6990	\$	\$ 30	\$ 297	\$ 301	\$ 304	\$ 307	\$ 311	\$ 314	\$ 318	\$ 321	\$ 325
CATA	3.0070	\$	\$ 131	\$ 1,280	\$ 1,294	\$ 1,308	\$ 1,322	\$ 1,337	\$ 1,351	\$ 1,366	\$ 1,381	\$ 1,396
CAD Library	1.5600	\$	\$ 68	\$ 664	\$ 671	\$ 679	\$ 686	\$ 694	\$ 701	\$ 709	\$ 717	\$ 724
Ingham ISD	5.9881	\$	\$ 260	\$ 2,548	\$ 2,576	\$ 2,604	\$ 2,633	\$ 2,662	\$ 2,691	\$ 2,721	\$ 2,751	\$ 2,781
LCC	3.8072	\$	\$ 166	\$ 1,620	\$ 1,638	\$ 1,656	\$ 1,674	\$ 1,693	\$ 1,711	\$ 1,730	\$ 1,749	\$ 1,768
Township Operating	4.2981	\$	\$ 187	\$ 1,829	\$ 1,849	\$ 1,869	\$ 1,890	\$ 1,911	\$ 1,932	\$ 1,953	\$ 1,974	\$ 1,996
Fire/EMS	1.4961	\$	\$ 65	\$ 637	\$ 644	\$ 651	\$ 658	\$ 665	\$ 672	\$ 680	\$ 687	\$ 695
Police	1.4961	\$	\$ 65	\$ 637	\$ 644	\$ 651	\$ 658	\$ 665	\$ 672	\$ 680	\$ 687	\$ 695
County Operating	6.3842	\$	\$ 278	\$ 2,717	\$ 2,747	\$ 2,777	\$ 2,807	\$ 2,838	\$ 2,869	\$ 2,901	\$ 2,933	\$ 2,965
Total Local Taxes (capturable)	32.4189	\$	\$ 1,410	\$ 13,795	\$ 13,947	\$ 14,100	\$ 14,255	\$ 14,412	\$ 14,570	\$ 14,730	\$ 14,891	\$ 15,054
School Taxes												
School Operating	18.0000	\$	\$ 783	\$ 7,659	\$ 7,744	\$ 7,829	\$ 7,915	\$ 8,002	\$ 8,090	\$ 8,179	\$ 8,268	\$ 8,359
SET	6.0000	\$	\$ 261	\$ 2,553	\$ 2,581	\$ 2,610	\$ 2,638	\$ 2,667	\$ 2,697	\$ 2,726	\$ 2,756	\$ 2,786
Total School Taxes	24.0000	\$	\$ 1,044	\$ 10,212	\$ 10,325	\$ 10,439	\$ 10,553	\$ 10,669	\$ 10,786	\$ 10,905	\$ 11,024	\$ 11,145
Non-Capturable Millages												
School Debt	10.0000	\$	\$ 435	\$ 4,255	\$ 4,302	\$ 4,349	\$ 4,397	\$ 4,446	\$ 4,494	\$ 4,544	\$ 4,593	\$ 4,644
Total Non-Capturable Millages	10.0000	\$	\$ 435	\$ 4,255	\$ 4,302	\$ 4,349	\$ 4,397	\$ 4,446	\$ 4,494	\$ 4,544	\$ 4,593	\$ 4,644
Total Capturable and Non-Capturable Millages												
	66.4189	\$	\$ 2,888	\$ 28,262	\$ 28,574	\$ 28,888	\$ 29,206	\$ 29,527	\$ 29,851	\$ 30,178	\$ 30,509	\$ 30,843
Annual Local Incremental Taxes												
		\$	\$ 13,795	\$ 13,947	\$ 14,100	\$ 14,255	\$ 14,412	\$ 14,570	\$ 14,730	\$ 14,891	\$ 15,054	\$ 15,219
Annual School Incremental Taxes												
		\$	\$ 10,212	\$ 10,325	\$ 10,439	\$ 10,553	\$ 10,669	\$ 10,786	\$ 10,905	\$ 11,024	\$ 11,145	\$ 11,267
Local Admin Fee												
		\$	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500
3 Mils from SET to State Brownfield Fund												
		\$	\$ 1,277	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Annual Local Incremental Taxes Minus Admin Fee												
		\$	\$ 12,295	\$ 12,447	\$ 12,600	\$ 12,755	\$ 12,912	\$ 13,070	\$ 13,230	\$ 13,391	\$ 13,554	\$ 13,719
Annual School Incremental Taxes Minus State Fund												
		\$	\$ 8,936	\$ 10,325	\$ 10,439	\$ 10,553	\$ 10,669	\$ 10,786	\$ 10,905	\$ 11,024	\$ 11,145	\$ 11,267
Total Combined Yearly Captured Taxes												
		\$	\$ 12,295	\$ 12,447	\$ 12,600	\$ 12,755	\$ 12,912	\$ 13,070	\$ 13,230	\$ 13,391	\$ 13,554	\$ 13,719
Cumulative Combined Captured Taxes												
		\$	\$ 12,295	\$ 24,741	\$ 37,342	\$ 50,097	\$ 63,009	\$ 76,079	\$ 89,309	\$ 102,701	\$ 116,255	\$ 129,974
Local Only Reimbursed Expenses												
Local Taxes		\$	\$ 10,284	\$ 12,447	\$ 12,600	\$ 12,755	\$ 12,912	\$ 13,070	\$ 13,230	\$ 13,391	\$ 13,554	\$ 13,719
Unreimbursed Eligible Expenses		\$	\$ 231,375	\$ 221,091	\$ 208,645	\$ 196,044	\$ 183,289	\$ 170,377	\$ 157,307	\$ 144,077	\$ 130,685	\$ 117,131
MDEQ Reimbursed Expenses												
Local Taxes			2,011									
School Taxes			1,489									
Total			3,500									
Unreimbursed MDEQ Eligible Expenses		\$	\$ 3,500	-								
Local Only Reimbursed Interest*												
Local Taxes												
Unreimbursed Interest		\$	\$ 23,741									
Local Brownfield Revolving Fund Capture												

*1% Simple Interest

Tax Ratio	Millages	Percentage
Local Tax	32.4189	57.46%
School Tax	24.0000	42.54%
Total	56.4189	100.00%

Total Eligible Expense Ratio		
MDEQ	\$ 3,500	1.49%
MEDC	\$ -	0.00%
Local	\$ 231,375	98.51%
Total	\$ 234,875	100.00%

Tax Increment Financing Estimates: Table 2																	
2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042			
Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24	Year 25			
\$ 43,487	\$ 43,487	\$ 43,487	\$ 43,487	\$ 43,487	\$ 43,487	\$ 43,487	\$ 43,487	\$ 43,487	\$ 43,487	\$ 43,487	\$ 43,487	\$ 43,487	\$ 43,487	\$ 43,487			
\$ 518,068	\$ 523,248	\$ 528,481	\$ 533,766	\$ 539,103	\$ 544,494	\$ 549,939	\$ 555,439	\$ 560,993	\$ 566,603	\$ 572,269	\$ 577,992	\$ 583,772	\$ 589,609	\$ 595,506			
\$ 474,581	\$ 479,761	\$ 484,994	\$ 490,279	\$ 495,616	\$ 501,007	\$ 506,452	\$ 511,952	\$ 517,506	\$ 523,116	\$ 528,782	\$ 534,505	\$ 540,285	\$ 546,122	\$ 552,019			
\$ 1,748	\$ 1,767	\$ 1,786	\$ 1,806	\$ 1,825	\$ 1,845	\$ 1,865	\$ 1,886	\$ 1,906	\$ 1,927	\$ 1,948	\$ 1,969	\$ 1,990	\$ 2,011	\$ 2,033	\$ 44,782		
\$ 332	\$ 335	\$ 339	\$ 343	\$ 346	\$ 350	\$ 354	\$ 358	\$ 362	\$ 366	\$ 370	\$ 374	\$ 378	\$ 382	\$ 386	\$ 8,499		
\$ 1,427	\$ 1,443	\$ 1,458	\$ 1,474	\$ 1,490	\$ 1,507	\$ 1,523	\$ 1,539	\$ 1,556	\$ 1,573	\$ 1,590	\$ 1,607	\$ 1,625	\$ 1,642	\$ 1,660	\$ 36,562		
\$ 740	\$ 748	\$ 757	\$ 765	\$ 773	\$ 782	\$ 790	\$ 799	\$ 807	\$ 816	\$ 825	\$ 834	\$ 843	\$ 852	\$ 861	\$ 18,968		
\$ 2,842	\$ 2,873	\$ 2,904	\$ 2,936	\$ 2,968	\$ 3,000	\$ 3,033	\$ 3,066	\$ 3,099	\$ 3,132	\$ 3,166	\$ 3,201	\$ 3,235	\$ 3,270	\$ 3,306	\$ 72,809		
\$ 1,807	\$ 1,827	\$ 1,846	\$ 1,867	\$ 1,887	\$ 1,907	\$ 1,928	\$ 1,949	\$ 1,970	\$ 1,992	\$ 2,013	\$ 2,035	\$ 2,057	\$ 2,079	\$ 2,102	\$ 46,291		
\$ 2,040	\$ 2,062	\$ 2,085	\$ 2,107	\$ 2,130	\$ 2,153	\$ 2,177	\$ 2,200	\$ 2,224	\$ 2,248	\$ 2,273	\$ 2,297	\$ 2,322	\$ 2,347	\$ 2,373	\$ 52,260		
\$ 710	\$ 718	\$ 726	\$ 734	\$ 741	\$ 750	\$ 758	\$ 766	\$ 774	\$ 783	\$ 791	\$ 800	\$ 808	\$ 817	\$ 826	\$ 18,191		
\$ 710	\$ 718	\$ 726	\$ 734	\$ 741	\$ 750	\$ 758	\$ 766	\$ 774	\$ 783	\$ 791	\$ 800	\$ 808	\$ 817	\$ 826	\$ 18,191		
\$ 3,030	\$ 3,063	\$ 3,096	\$ 3,130	\$ 3,164	\$ 3,199	\$ 3,233	\$ 3,268	\$ 3,304	\$ 3,340	\$ 3,376	\$ 3,412	\$ 3,449	\$ 3,487	\$ 3,524	\$ 77,625		
\$ 15,385	\$ 15,553	\$ 15,723	\$ 15,894	\$ 16,067	\$ 16,242	\$ 16,419	\$ 16,597	\$ 16,777	\$ 16,959	\$ 17,143	\$ 17,328	\$ 17,515	\$ 17,705	\$ 17,896	\$ 394,178		
\$ 8,542	\$ 8,636	\$ 8,730	\$ 8,825	\$ 8,921	\$ 9,018	\$ 9,116	\$ 9,215	\$ 9,315	\$ 9,416	\$ 9,518	\$ 9,621	\$ 9,725	\$ 9,830	\$ 9,936	\$ 218,860		
\$ 2,847	\$ 2,879	\$ 2,910	\$ 2,942	\$ 2,974	\$ 3,006	\$ 3,039	\$ 3,072	\$ 3,105	\$ 3,139	\$ 3,173	\$ 3,207	\$ 3,242	\$ 3,277	\$ 3,312	\$ 72,953		
\$ 11,390	\$ 11,514	\$ 11,640	\$ 11,767	\$ 11,895	\$ 12,024	\$ 12,155	\$ 12,287	\$ 12,420	\$ 12,555	\$ 12,691	\$ 12,828	\$ 12,967	\$ 13,107	\$ 13,248	\$ 291,813		
\$ 4,746	\$ 4,798	\$ 4,850	\$ 4,903	\$ 4,956	\$ 5,010	\$ 5,065	\$ 5,120	\$ 5,175	\$ 5,231	\$ 5,288	\$ 5,345	\$ 5,403	\$ 5,461	\$ 5,520	\$ 121,589		
\$ 4,746	\$ 4,798	\$ 4,850	\$ 4,903	\$ 4,956	\$ 5,010	\$ 5,065	\$ 5,120	\$ 5,175	\$ 5,231	\$ 5,288	\$ 5,345	\$ 5,403	\$ 5,461	\$ 5,520	\$ 121,589		
\$ 31,521	\$ 31,865	\$ 32,213	\$ 32,564	\$ 32,918	\$ 33,276	\$ 33,638	\$ 34,003	\$ 34,372	\$ 34,745	\$ 35,121	\$ 35,501	\$ 35,885	\$ 36,273	\$ 36,664	\$ 807,580		
\$ 15,385	\$ 15,553	\$ 15,723	\$ 15,894	\$ 16,067	\$ 16,242	\$ 16,419	\$ 16,597	\$ 16,777	\$ 16,959	\$ 17,143	\$ 17,328	\$ 17,515	\$ 17,705	\$ 17,896			
\$ 11,390	\$ 11,514	\$ 11,640	\$ 11,767	\$ 11,895	\$ 12,024	\$ 12,155	\$ 12,287	\$ 12,420	\$ 12,555	\$ 12,691	\$ 12,828	\$ 12,967	\$ 13,107	\$ 13,248			
\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 37,500		
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
\$ 13,885	\$ 14,053	\$ 14,223	\$ 14,394	\$ 14,567	\$ 14,742	\$ 14,919	\$ 15,097	\$ 15,277	\$ 15,459	\$ 15,643	\$ 15,828	\$ 16,015	\$ 16,205	\$ 16,396			
\$ 11,390	\$ 11,514	\$ 11,640	\$ 11,767	\$ 11,895	\$ 12,024	\$ 12,155	\$ 12,287	\$ 12,420	\$ 12,555	\$ 12,691	\$ 12,828	\$ 12,967	\$ 13,107	\$ 13,248			
\$ 13,885	\$ 14,053	\$ 14,223	\$ 14,394	\$ 14,567	\$ 14,742	\$ 14,919	\$ 15,097	\$ 15,277	\$ 15,459	\$ 15,643	\$ 15,828	\$ 16,015	\$ 16,205	\$ 16,396			
\$ 143,860	\$ 157,913	\$ 172,136	\$ 186,530	\$ 201,098	\$ 215,840	\$ 230,758	\$ 245,855	\$ 261,132	\$ 276,591	\$ 292,234	\$ 308,062	\$ 324,077	\$ 340,282	\$ 356,678			
\$ 13,885	\$ 14,053	\$ 14,223	\$ 14,394	\$ 14,567	\$ 14,742	\$ 14,919	\$ 2,628										
\$ 89,526	\$ 75,473	\$ 61,250	\$ 46,856	\$ 32,288	\$ 17,546	\$ 2,628	-										
							12,469	15,277	8,464								
							23,741	8,464	-								
										\$ 15,643	\$ 15,828	\$ 16,015	\$ 16,205	\$ 16,396	\$ 80,087		

EXHIBIT 3

DELHI TOWNSHIP BROWNFIELD REDEVELOPMENT AUTHORITY
REIMBURSEMENT PETITION

Petitioner: _____

Date: _____

Petition Number: _____

Total Petition Amount: \$ _____

Eligible Cost Summary

Department Specific Activities:	\$ _____
Due Care Activities:	\$ _____
Preparation of Brownfield Plan	\$ _____
Leads, Asbestos or Mold Abatement:	\$ _____
Demolition:	\$ _____
Other:	\$ _____
 Total:	 \$ _____

Eligible Cost Detail

1. Attach a summary of eligible activities and costs paid by the Petition during the preceding period. Identify the following for each claimed Eligible Activity.
 - a. Description of the Work
 - b. Identify the Vendor/Contractor/Service Provider
 - c. Cost Paid for the Work
2. Attach contract(s) and invoices of the Vendor/Contractor/Service Provider. Documentation must include sufficient detail to determine whether the work performed was for Eligible Activities; and
3. Attach Proof of Payment(s)

_____, being first duly sworn, deposes and says that he is a duly authorized representative of _____, and that he has read the foregoing Petition

for Reimbursement of Eligible Costs from the Delhi Township Brownfield Redevelopment Authority and knows the contents of the Petition and supporting documentation thereof, and that the same are true and accurate.

By: _____
Print: _____
Petitioner: _____
Title: _____
Address: _____

STATE OF MICHIGAN)
) ss.
COUNTY OF _____)

Subscribed and sworn to before me by _____ as representative of
_____ this _____ day of _____, 2017.

Notary Public

Print Name
_____ County, Michigan
Acting in _____ County, Michigan
My commission expires: _____