



Environmental Resources Group

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PHASE I ENVIRONMENTAL SITE ASSESSMENT

HIKONE

2702-2760 HIKONE ROAD

ANN ARBOR, MICHIGAN 48108

ERG PROJECT 1128.001

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

JULY 26, 2013



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July 26, 2013

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

**Re: Phase I Environmental Site Assessment
Hikone
2702-2760 Hikone Road, Ann Arbor, Michigan
Environmental Resources Group, LLC Project 1128.001**

Dear Mr. Higgins:

Environmental Resources Group, LLC (ERG) has completed the Phase I Environmental Site Assessment (ESA) of the Hikone Housing Development in Ann Arbor, Washtenaw County, Michigan. The results of the Phase I ESA are presented in the attached Report.

We are pleased to provide this service and hope that we can be of service in the future. Should you have any questions or require further information, please do not hesitate to call Ms. Dwoinen or Mr. Foerg at (248) 773-7986.

Sincerely,
Environmental Resources Group, LLC

Penny M. Dwoinen
Project Engineer

Andrew J. Foerg, CPG
Senior Project Manager

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SECTION IX

2013 MSHDA PHASE I SUMMARY COVER SHEET

Project Name: Hikone
 Project Address: 2702-2760 Hikone Road, Ann Arbor, Michigan 48108
 Sponsors Name: Norstar Development USA, L.P. E-mail: lharris@norstarus.com
 Consulting Firm: Environmental Resources Group
 Consultant Phone: (248) 773-7986 E-mail: penny.dwoinen@ergrp.net
 Project #: 1128.001 Report Date: July 26, 2013

Additional Site Info (please complete if known)

Site area: 2.57 acres	# Units planned 29
Vacant land: <input type="checkbox"/> Developed: <input checked="" type="checkbox"/>	If developed, # existing buildings: five
Date(s) of construction for existing structures:	1970
Single Site: <input checked="" type="checkbox"/> Scattered sites: <input type="checkbox"/>	If scattered, # sites:
Rehab of existing structure(s): <input checked="" type="checkbox"/>	New Construction <u>with</u> planned demolition of existing structure(s): <input type="checkbox"/>
Adaptive Re-Use: <input type="checkbox"/>	New Construction <u>without</u> planned demolition of existing structure(s): <input type="checkbox"/>

Please answer all questions below, noting the appropriate page or appendix in your report that contains the supporting documentation. **Summary Cover Sheets containing unknown or incomplete responses will not be processed and will be returned for correction.**

1. Report Findings

- a. The site contains Wetland area(s). Yes No
(See requirements in Sec. IV, H.6)
- b. The site or a portion of the site is in the Special Flood Hazard Area. Yes No
(See requirements in Sec. IV, H.5)
- c. The site contains a UST(s) or AST(s). Yes No
(See requirements in Sec. IV, I)
- d. The Phase I ESA revealed a REC(s). Yes No
(See requirements in Sec. IV, D.5)
- e. There are high power electrical transmission lines within 500 feet of the subject site. Yes No NA
(See requirements in Sec. IV, H.7)

f. There are buried high-pressure gas transmission lines (4" in diameter and 400 psi or greater) within 1000 feet of the subject site.

Yes No N/A

(See requirements in Sec. IV, H.8)

g. The subject site is near a busy roadway or within 1000 feet of a limited access freeway or 3000 feet of a rail line, or within 15 miles of an airport.

Yes No

(See requirements in Sec. IV, H.9)

ASBESTOS

h. For structures undergoing renovation/remodeling, an Asbestos survey was performed.

Yes No

i. An Asbestos inspection satisfying NESHAP, state, and MSHDA requirements for demolition/remodeling activities as documented in the Sponsor's Comprehensive Needs Analysis or the Architect's Plans and Specifications for the project was performed.

Yes No

(See requirements in Sec. IV, H.1)

LEAD

j. For structures undergoing renovation/remodeling, a LBP assessment was performed.

Yes No

k. The LBP Risk Assessment and/or Lead Inspection satisfies HUD, state, and MSHDA requirements for the proposed demolition/remodeling activities as documented in the Sponsor's Comprehensive Needs Analysis or the Architect's Plans and Specifications for the project.

Yes No

(See requirements in Sec. IV, H.2)

l. For developments located in Branch, Calhoun, Cass, Hillsdale, Jackson, Kalamazoo, Lenawee, St. Joseph, and Washtenaw counties Radon mitigation measures are documented in the report.

Yes No

(See requirements in Sec. IV, H.5)

m. A "Recorded Land Records" search was performed.

Yes No

(See requirements in Sec. IV, C)

n. A Phase II investigation is required.

Yes No

(See requirements in Sec. V)

o. A Tier I and non-invasive Tier II Vapor Encroachment Screen were performed?

Yes No

(See requirements in Sec. IV, H.10)

p. A Vapor Encroachment Condition (VEC) was identified. An invasive Tier II investigation is recommended.

Yes No

(See requirements in Sec. IV, H.10)

2. Report Documentation Check List. If any of the responses below are "NO," do not submit report.

- a. MSHDA Phase I Letter of Reliance completed? Yes No
- b. User's Disclosure Statement completed? Yes No
- c. Certificate of insurances included? Yes No
- d. FEMA Flood Plain Map Included? Yes No
- e. Fire Insurance Maps or N.C. Letter Included? Yes No
- f. Development Site Plan Included? Yes No
- g. Site boundaries indicated on all maps and photos? Yes No

I represent that this Summary Cover Sheet accurately reflects the environmental information contained in the above captioned document.

Penny M. Dwoinen / 7/26/2013 Penny M. Dwoinen, Project Engineer
Signature of Environmental Professional Date Print or Type Legal Name

SECTION 1.0: EXECUTIVE SUMMARY

Section 1.1: Phase I ESA Summary and Conclusions

Environmental Resources Group, LLC (ERG) has completed a Phase I Environmental Site Assessment (ESA) of the Hikone Housing Development located at 2702-2760 Hikone Road, Ann Arbor, Washtenaw County, Michigan (hereafter referred to as the "Subject Property"). This Phase I ESA was conducted in general accordance with (1) the United States Environmental Protection Agency (USEPA) Standards and Practices for All Appropriate Inquiries (AAI), 40 CFR Part 312(2) guidelines established by the American Society for Testing and Materials (ASTM) in the *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process / Designation E 1527-05* (ASTM Standard Practice E 1527-05) (3) *ASTM Standard Practice for Vapor Encroachment Screening on Property involved in Real Estate Transactions / Designation E 2600-10* (ASTM Standard Practice E 2600-10) and (4) MSHDA's 2013 Environmental Review Requirements (dated 1/17/13).

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

The subject property contains approximately 2.6 acres and is located approximately 500 feet south of Packard Road in Ann Arbor, Michigan. The subject property is located in Section 10, Township 3 South, Range 6 East, Ann Arbor, Washtenaw County, Michigan.

The Subject Property is developed with five 2-story multi-tenant apartment buildings with associated parking area, play area and landscaping. The adjoining properties are developed with commercial and residential properties.

Reasonably ascertainable records for the subject property extended back to approximately 1937. Data failure occurred prior to that date. However, no significant data gaps were identified during the completion of this Phase I ESA. Standard and other historical sources were able to document the first developed use of the subject property as agricultural land occurred prior to 1937. The property was used for agricultural land from at least 1937 to at least 1970. The current multi-tenant apartment buildings were constructed in 1970.

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

Conclusions

ERG has performed an Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E-1527-05, ASTM Practice E 2600-10 and the Michigan State Housing Development Authority (MSHDA) Environmental Review Guidelines for 2013 of the Hikone Housing Development located at 2702-2760 Hikone Road, Ann Arbor, Washtenaw County, Michigan. Any exceptions to or deletions from this practice are described in the Limitations section of this report.

Based on the results of this Phase I ESA, no additional environmental investigation is recommended.

Section 1.2: Identified Data Gaps

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

Section 1.3: Liens or Activity and Use Limitations

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

ERG obtained a copy of the current Michigan Department of Environmental Quality (MDEQ) **Remediation And Redevelopment Division Perfected Lien List** dated April 26, 2013. There was no information regarding environmental liens encumbering the subject property.

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

SECTION 2.0: INTRODUCTION

Environmental Resources Group, LLC (ERG) has completed a Phase I Environmental Site Assessment (ESA) of the Hikone Housing Development located at 2702-2760 Hikone Road, Ann Arbor, Washtenaw County, Michigan (hereafter referred to as the "Subject Property"). This Phase I ESA was conducted in general accordance with (1) the United States Environmental Protection Agency (USEPA) Standards and Practices for All Appropriate Inquiries (AAI), 40 CFR Part 312 (2) guidelines established by the American Society for Testing and Materials (ASTM) in the *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process / Designation E 1527-05* (ASTM Standard Practice E 1527-05) (3) *ASTM Standard Practice for Vapor Encroachment Screening on Property involved in Real Estate Transactions / Designation E 2600-10* (ASTM Standard Practice E 2600-10) and (4) MSHDA's 2013 Environmental Review Requirements (dated 1/17/13).

Section 2.1: Purpose

ERG was retained to conduct this Phase I ESA of the Subject Property to assist the owner in procuring financing for renovation activities. The ESA was designed to be consistent with the All Appropriate Inquiries regulations of USEPA and ASTM Standard E1527-05 and to provide the owner of the property an objective, professional opinion of environmental risks, if any, associated with the property through the identification of RECs, to the extent feasible pursuant to the process prescribed in the Standard.

Section 2.2: Detailed Scope of Services

ERG's scope-of-services is based on its proposal dated March 27, 2013, and the terms and conditions of that agreement. This Phase I ESA included the following:

- A visual survey of the property to identify areas of potential environmental concern. Color photographs taken to document the Subject Property conditions at the time of the reconnaissance are included in this Report.
- A visual observation of neighboring properties or facilities to assess whether surface conditions on these properties may have adverse environmental impact on the Subject Property.
- Historical land use review of the Subject Property back to 1940 or the first developed use, whichever occurred earlier.
- Collection and review of existing published information relating to general geology, hydrogeology, and topographical information for the Subject Property.
- A regulatory agency file search to identify federal and state listed sites of known or potential environmental concerns located within the minimum search distances from the Subject Property as specified in ASTM E1527-05 and EPA's All Appropriate Inquiry codified in federal regulation - 40 CFR, Part 312.
- Interviews with the Subject Property owner, the owner's representative(s), representatives of the state, county, and local regulatory agencies, or other person's with knowledge of the site.

- Review of the potential for wetlands and floodplains in the area of the Subject Property.
- Evaluation of the potential for railroad/roadway/airport noise including a noise assessment conducted to the US Department of Housing and Urban Development (HUD) guidelines.
- Vapor Encroachment Screen (VES).
- Evaluation of compiled information and preparation of a report.

Section 2.3: Significant Assumptions

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

Section 2.4: Limitations and Exceptions

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

There were no deletions from the ASTM Standard.

The findings of this report are valid as of the July 26, 2013, subject to the Phase I ESA Limitations listed above. An updated Phase I ESA will be required for the Subject Property after a period of 180 days.

Section 2.5: Special Terms and Conditions

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

Section 2.6: User Reliance

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

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

SECTION 3.0: SUBJECT PROPERTY DESCRIPTION

Section 3.1: Location and Legal Description

The subject property contains approximately 2.6 acres and is located approximately 500 feet south of Packard Road in Ann Arbor, Michigan. The subject property is located in Section 10, Township 3 South, Range 6 East, Ann Arbor, Washtenaw County, Michigan. The legal description of the subject property is presented in Section 10.6. *Figure 1, Site Location Map* depicts the general location of the Subject Property.

Section 3.2: Subject Property and Vicinity Characteristics

Based on visual observations, the Subject Property is located in a lightly developed area of Ann Arbor. The Subject Property is developed with five 2-story multi-tenant apartment buildings with associated parking area, play area and landscaping. The adjoining properties are developed with a park, and commercial and residential properties. *Figure 2, Site Development Plan* and *Figure 3, Site Features Diagram* depict the general layout of the Subject Property.

Section 3.3: Current Use of the Property

The subject property is currently occupied by the Hikone Housing Development, five 2-story multi-tenant apartment buildings. The subject property is owned and operated by the Ann Arbor Housing Commission.

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

The Subject Property is developed with five 2-story multi-tenant apartment buildings. An asphalt parking lot, a playground area, and a basketball court were observed around the site buildings. Landscaping and grass lawn was observed surrounding the site buildings.

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

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

Section 3.5: Current Uses of Adjoining Properties

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

North: A public park and Ann Arbor First Church of the Nazarene, Seventh Day Adventist Church and elementary school

South: Park and ponds

East: Residential houses

West: Park with mobile homes beyond.

SECTION 4.0: USER PROVIDED INFORMATION

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

Section 4.1: Title Records

A chain of title search was provided to ERG for review. No indications of environmental liens were noted in the review of the title search.

Section 4.2: Environmental Liens or Activity and Use Limitations

The Client did not report any:

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

ERG obtained a copy of the current Michigan Department of Environmental Quality (MDEQ) **Remediation And Redevelopment Division Perfected Lien List** dated April 26, 2013. There was no information regarding environmental liens encumbering the subject property. A copy of the MDEQ RRD Perfected Lien List is presented in Section 10.6.

Section 4.3: Specialized Knowledge of the User

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

Section 4.4: Commonly Known or Reasonably Ascertainable Information

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

Section 4.5: Valuation Reduction for Environmental Issues

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

Section 4.6: Owner, Property Manager, and Occupant Information

Ms. Harris did not report knowledge relevant information from the owner, property manager, or occupants.

Section 4.7: Reason for Performing this Phase I ESA

According to Ms. Harris, this Phase I ESA was conducted to fulfill MSHDA's requirements as part of an application for a MSHDA tax credit.

Section 4.8: Other

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

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

SECTION 5.0: RECORDS REVIEW

Section 5.1: Standard Environmental Record Sources

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

Section 5.1.1: Subject Property and Occupant Listings

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

Section 5.1.2: Adjoining and Nearby Sites

The review of the referenced databases considered the potential or likelihood of contamination from adjoining and nearby sites. Only those sites that are judged to present a potential environmental risk to the subject property and/or warrant additional clarification are further evaluated. Using the referenced criteria, and based upon a review of readily available information contained within the EDR Report, ERG did not identify adjoining or nearby sites listed in the EDR Report that were judged to present a potential environmental risk to the subject property.

Four properties located between 600 feet and 1 mile from the Subject Property were listed in the environmental databases. ERG eliminated each of the properties listed in the EDR database from further consideration based the separation distance and down or cross gradient locations. Therefore, the four listed properties are unlikely to significantly impact the Subject Property.

Section 5.1.3: Orphan Sites

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

Section 5.2: Additional Environmental Records Sources

Section 5.2.1: Assessing Records

ERG attempted to review reasonably ascertainable assessment information provided by the City of Ann Arbor Assessing Department, however no file information was available. A representative of the City of Ann Arbor Assessing Department indicated since the Subject Property was city owned, no assessing

records were maintained. ERG reviewed the online assessing records, which included a legal description of the Subject Property (Parcel 09-12-10-201-004). The records listed the address of the parcel as 2742 Packard Street. The online assessing record is provided in Section 10.6.

Section 5.2.2: Zoning Department Records

ERG reviewed the City of Ann Arbor zoning map. The subject property is currently zoned "PL, Public Land." The review of the Zoning Map did not identify potential environmental concerns associated with the subject property based on its current zoning.

Section 5.2.3: Previous Site Investigations

No previous environmental investigations were provided to ERG for review. The Ann Arbor Housing Commission provided a Physical Needs Assessment Report conducted at the Subject Property in 2009. ERG reviewed the Physical Needs Assessment Report and did not find indications of RECs in the report. The Physical Needs Assessment Report is provided in Section 10.6.

Section 5.3: Physical Setting Source(s)

The United States Geological Survey Division (U.S.G.S.) 7.5-Minute Topographic Map of the Ypsilanti West, Michigan Quadrangle, 1967 (photo revised in 1983) for the subject property was reviewed in accordance with the ASTM standards (Figure 1). Based on the topographic map, the subject property is located at an elevation of 820 feet above mean sea level. The immediate subject property area appears to slope to the south.

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

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

Section 5.4: Historical Use Information on the Property

Section 5.4.1: Aerial Photographs for the Subject Property

Aerial photographs of the Subject Property and surrounding area, provided by EDR from 1937-2010, were reviewed. The aerial photographs indicated the following:

1937-1969: The Subject Property appeared to be developed with agricultural land.

1978-2012: The Subject Property was developed with the five apartment buildings and associated parking lot.

Except as discussed, the scale and resolution of the aerial photographs limited observation of special Site features, such as relief, areas of staining, soil disturbances or areas of outdoor storage. The Site was developed in 1937 and redeveloped in the 1970s. No indications of RECs were identified on the aerial photographs reviewed. A copy of the aerial photographs is presented in Section 10.4.

Section 5.4.2: Historical Sanborn Maps for the Subject Property

A search of the Sanborn Map collection provided by EDR was performed for available fire insurance maps depicting the Subject Property. No fire insurance maps were found to be available for the Subject Property or this area of Ann Arbor, Michigan. A copy of the EDR Sanborn Map No Coverage sheet is presented in Section 10.4.

Section 5.4.3: Local Street Directories for the Subject Property

EDR researched City Directory Listings for the nearby properties from 1903 to 2012. Directories were researched in at least five-year increments, when available. It should not be construed that the earliest date represented is the initial date of occupancy. The City Directories showed that Hikone Road was not listed in the directories from 1903 to 1973. The current Hikone Apartments were listed from 1973 to 2012. A copy of the EDR City Directory Report is presented in Section 10.4.

Section 5.5: Historical Use Information on the Adjoining Properties

Section 5.5.1: Aerial Photographs for the Adjoining Properties

Aerial photographs of the Subject Property and surrounding area, provided by EDR from 1937-2012, were reviewed. The aerial photographs indicated that the Subject property was in a residential area of Ann Arbor.

Aerial Summary for the Adjoining Properties

Year	North Adjoining Property	East Adjoining Property	South Adjoining Property	West Adjoining Properties
1937 to 1940	The property appears to be developed with an agricultural field and a farmstead.	The property appears to be developed with an agricultural field.	A stream was observed along the southern property boundary. The property appears to be developed with an agricultural field.	The property appears to be developed with agricultural fields.
1949	No significant changes from previous aerial.	No significant changes from previous aerial.	No significant changes from previous aerial.	A mobile home park was observed beyond a small agricultural field.
1955	No significant changes from previous aerial.	Residential buildings were observed.	No significant changes from previous aerial.	No significant changes from previous aerial.
1962	A commercial building (church) was observed.	No significant changes from previous aerial.	No significant changes from previous aerial.	Additional mobile homes were observed beyond a small agricultural field.
1969	The farmstead was no longer observed and an additional commercial building (church) was observed.	No significant changes from previous aerial.	No significant changes from previous aerial.	No significant changes from previous aerial.
1978	No significant changes from previous aerial.	No significant changes from previous aerial.	A large pond was observed.	No significant changes from previous aerial.
1985	A park was observed on the northwest adjoining property and an additional building (church school) was observed to the north.	No significant changes from previous aerial.	No significant changes from previous aerial.	No significant changes from previous aerial.
1992 to 2012	No significant changes from previous aerial.	No significant changes from previous aerial.	No significant changes from previous aerial.	No significant changes from previous aerial.

Except as discussed, the scale and resolution of the aerial photographs limited observation of special Site features, such as relief, areas of staining, soil disturbances or areas of outdoor storage. The adjoining properties were developed as agricultural land prior to 1937. No obvious indications of RECs were identified on the aerial photographs reviewed. A copy of the aerial photographs is presented in Section 10.4.

Section 5.5.2: Historical Sanborn Maps for the Adjoining Properties

No fire insurance maps were found to be available for the Subject Property or this area of Ann Arbor, Michigan. A copy of the EDR Sanborn Map No Coverage sheet is presented in Section 10.4.

Section 5.5.3: Local Street Directories for the Adjoining Properties

EDR researched City Directory Listings for the nearby properties from 1903 to 2012. Directories were researched in at least five-year increments, when available. It should not be construed that the earliest date represented is the initial date of occupancy. The city directory listings indicated that the Subject property was surrounded by residential dwellings and a church from 1903 to 2012. There were no indications of RECs in the City Directory listings. A copy of the EDR City Directory Report is presented in Section 10.4.

SECTION 6.0: SITE RECONNAISSANCE

Section 6.1: Methodology and Limiting Conditions

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

Ms. Penny Dwoinen of ERG conducted a site reconnaissance on May 20, 2013. At the time of the reconnaissance, weather conditions were overcast and warm with a temperature of approximately 70 degrees Fahrenheit. Site Photographs taken during the reconnaissance of the Subject Property are presented in Section 10.3.

No significant portions of the Subject Property were inaccessible or excluded from this survey.

Section 6.2: General Subject Property Setting

The subject property contains approximately 2.6 acres and is located approximately 500 feet south of Packard Road in Ann Arbor, Michigan. Based on visual observations, the Subject Property is located in a lightly developed residential area of Ann Arbor. The Subject Property is developed with five 2-story multi-tenant apartment buildings, which were constructed in 1970. The buildings contained 29 apartments and an attached community center. An asphalt parking lot, a playground area, and a basketball court were observed between the site buildings. Landscaping and grass lawn was observed surrounding the site buildings.

Section 6.3: Exterior Observations

The Subject Property is developed with five 2-story multi-tenant apartment buildings. Each of the apartment units was accessible from the front door with a small porch and a rear door with a small patio. The rear patios were surrounded by fences to provide modest privacy.

An asphalt parking lot was observed on the north central portion of the Subject Property. The parking lot was accessible from Hikone Road, which ran south from Packard Street. A small flower garden and a playground were observed on the northwest portion of the Subject Property. A basketball court was observed in the center of the Subject Property. A second playground was observed on the east side of the Subject Property. Landscaping, grass laws, and sidewalks were observed across the Subject Property.

No ponds, or lagoons were identified on the Subject Property during the site reconnaissance. ERG observed two municipal waste dumpsters on the east side of the asphalt parking lot on the east side of

the Subject Property. The dumpsters were surrounded by a fence on three sides.

ERG did not observe any evidence of USTs (i.e. fill ports, vent pipes, etc.) during the site reconnaissance and no records of USTs are on file with the MDEQ-RRD, Lansing, Michigan. ERG did not observe any evidence of ASTs/55-gallon drum storage on the subject property.

Two pad-mounted, liquid-cooled transformers were observed on the Subject Property. No labels indicating the PCB content were observed on the transformers. The transformers were observed to be in good condition and no evidence of spills or leaks was identified during the Site reconnaissance. Based on the observations, the transformers are not considered an REC to the Site.

Section 6.4: Interior Observations

The Site buildings are two-story structures with basements. The apartment buildings contained 29 apartment units and an attached community center. Each apartment contained between two and four bedrooms, a bathroom, a kitchen, and living space. Each apartment was decorated individually, but each had vinyl tile and carpet for flooring, drywall walls, and aluminum-framed windows. The mechanical systems (furnaces and water heaters) were located in the basement of each individual apartment unit.

The community center was located on the east side of the second building from the west. The community center was available for the use of the residents and ran programs for the children and adults of the complex.

Commercially available cleaning chemicals were observed in each individual apartment unit and in the community center. The materials were observed in small amounts (less than 10 one-gallon containers) and no leaks or spills were observed. No other chemical use or storage was observed at the Subject Property.

SECTION 7.0: INTERVIEWS

Section 7.1: Interview with Owner

ERG requested information from the Ann Arbor Housing Commission (AAHC), the owner of the Subject Property. ERG requested information from a representative of the AAHC. Ms. Jennifer Hall indicated the Subject Property was developed with a low-income public-housing development. Ms. Hall did not provide information that would indicate an REC. A copy of the owner questionnaire is presented in Section 10.6.

Section 7.2: Interview with "Key Site Manager"

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

Section 7.3: Interview with Occupants

The Subject Property is owned and operated by the AAHC and occupied by private individuals. The interview with the AAHC is outlined in Section 7.1 above. Individual private residents were not interviewed as part of this assessment.

Section 7.4: Interview with Local Government Officials

Section 7.4.1: Local Fire Department

ERG submitted a Freedom of Information Act (FOIA) request to the City of Ann Arbor Fire Department to review fire inspection records for the subject property. The Ann Arbor Fire Department provided a list of calls to the Subject Property from 2003 -2013. No calls regarding environmental issues were noted. There was no other information provided for the Subject Property. Correspondences with the local regulatory agencies are presented in Section 10.6.

Section 7.4.2: Local Health Department

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

Section 7.5: Interview with Others

No other interviews were completed for the subject property.

SECTION 8.0: EVALUATION AND REPORT PREPARATION

Section 8.1: Findings

No known or suspect environmental conditions associated with the subject property have been identified.

Section 8.2: Opinion

ERG has performed an Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E-1527-05, ASTM Practice E 2600-10 and the Michigan State Housing Development Authority (MSHDA) Environmental Review Guidelines for 2013 of the Hikone Housing Development located at 2702-2760 Hikone Road, Ann Arbor, Washtenaw County, Michigan. Any exceptions to or deletions from this practice are described in the Limitations section of this report.

Based on the results of this Phase I ESA, no additional environmental investigation is recommended.

Section 8.3: Additional Investigation

Based on the results of this Phase I ESA, no additional environmental investigation is recommended.

Section 8.4: Data Gaps

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

Section 8.5: Conclusions

ERG has performed an Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E-1527-05, ASTM Practice E 2600-10 and the Michigan State Housing Development Authority (MSHDA) Environmental Review Guidelines for 2013 of the Hikone Housing Development located at 2702-2760 Hikone Road, Ann Arbor, Washtenaw County, Michigan. Any exceptions to, or deletions from, this practice are described in Section 1.4 of this report. This assessment has revealed no evidence of recognized environmental conditions connected with the property.

Section 8.6: Additional Services

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

Section 8.7: Deviations

ERG did not deviate from ASTM Standard Practice E 1527-05 or MSHDA's 2013 Environmental Review

Requirements when performing this Phase I ESA.

Section 8.8: References

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

- Reconnaissance/walk-through of the subject property conducted on May 20, 2013
- Interviews (or attempts to interview through written or verbal correspondence) with Ms. Lori Harris, a representative of Norstar Development USA, L.P., Ms. Jennifer Hall, Director of Ann Arbor Housing Commission, a representative of the City of Ann Arbor Fire Department; a representative of the City of Ann Arbor Assessing Department; a representative of the Washtenaw County Health Department
- Review of aerial photography obtained from Environmental Data Resources, Inc. (EDR)
- Review of Sanborn Fire Insurance maps obtained from EDR
- Review of City Directory Listings obtained from EDR
- Review of reasonably ascertainable records from the City of Ann Arbor Assessing Department
- Written FOIA request sent to the Washtenaw County Health Department
- The United States Geological Survey Division (U.S.G.S.) 7.5 Minute Topographic Map Ann Arbor East, Michigan Quadrangle, 1965 (photo revised in 1983)
- Review of the "Hydrogeologic Atlas of Michigan", produced by Western Michigan University and the United States Environmental Protection Agency, 1981
- Review of the "Bedrock Geology of Southern Michigan", Michigan Department of Natural Resources (MDNR), Geological Survey Division, 1987
- Review of the "Quaternary Geology of Southern Michigan", Department of Geological Sciences, University of Michigan, Ann Arbor, Michigan (1982)
- Review of federal and state regulatory records as part of the ASTM Standard Environmental Record Sources, provided by EDR, Milford, Connecticut
- Review of Vapor Encroachment as part of the services provided by EDR, Milford, Connecticut
- Review of MDEQ RRD Perfected Lien List, dated April 26, 2013, available from website at http://www.michigan.gov/documents/deq/deq-rrd-ce-PERFECTEDLIENLIST.100212_399835_7.pdf
- Review of MDEQ Wetland Map through the MDEQ online Wetland viewer website at www.mcgi.state.mi.us/wetlands/mapBasic.aspx

- Review of FEMA Floodplain Maps from the FEMA Map Service Center Website at <http://map1.msc.fema.gov>

Section 8.9: Signature of Environmental Professional(s)

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



Penny M. Dwoinen
Project Engineer



Andrew J. Foerg, CPG
Senior Project Manager

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

The qualifications of the environmental professionals are outlined on the profiles presented in Section 10.8.

SECTION 9.0: NON-SCOPE CONSIDERATIONS

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

An asbestos containing material survey was conducted at the Site in accordance with MSHDA requirements. The ACM report will be submitted under separate cover.

Section 9.2: Lead-Based Paint

A lead based paint inspection and risk assessment was conducted at the Site in accordance with MSHDA requirements. The Lead Paint report will be submitted under separate cover.

Section 9.3: Formaldehyde Insulation

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

Section 9.4: Radon gas

A Radon survey was conducted at the Site in accordance with MSHDA requirements. The Radon report will be submitted under separate cover.

Section 9.5: 100-Year Floodplain

According to a Federal Emergency Management Agency (FEMA) floodplain map, dated April 3, 2012 (Panel No. 26161C0402E), portions of the subject property are located within the 100-year flood zone. A copy of the floodplain map is included in Section 10.7.

Section 9.6: Wetlands

According to the MDEQ online Wetland viewer (www.mcgi.state.mi.us/wetlands/printMap.aspx), no wetlands are located on the subject property. In addition, no obvious wetland areas or wetland vegetation was observed on the Subject Property during the site reconnaissance. A printout from the MDEQ online Wetland viewer is presented in Section 10.7.

Section 9.7: Electromagnetic Fields

The Subject Property is being renovated and electromagnetic fields were not reviewed as part of this Phase I ESA.

Section 9.8: High Pressure Buried Gas Lines

The Subject Property is being renovated and high pressure gas lines were not reviewed as part of this Phase I ESA.

Section 9.9: Noise Analysis

MSHDA requires that a noise assessment be completed for all development sites that are located within 1,000 feet of a limited access highway, or near a busy roadway (4-lane or more roadway with posted speeds at or above 45 miles an hour), or 3,000 feet of a railroad track, or 15 miles of an airport.

The Subject Property is not located within 1,000 feet of a limited access highway or near a busy roadway. The Subject Property is not located within 3,000 feet of a railroad track. Therefore, noise from roadways and railways is not required to be considered.

The subject property is also located approximately 1.75 miles to the northeast of the Ann Arbor Municipal Airport and 8.6 miles to the west of the Willow Run Airport. ERG reviewed noise contour maps from both of the airports. The subject property was located well outside the DNL noise contours for both airports, and the airport noise is not considered significant.

The DNL from the airports is interpolated to be less than 45 dB, which is less than the acceptable limit of 65dB.

The noise assessment documentation is presented in Section 10.7.

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

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

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

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

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

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

The screen for pVECs within the default Area of Concern identified no pVECs. Upon review of the environmental database report, ERG agreed with EDR's VEC App Software. This Tier I and non-invasive Tier II VES did not reveal any further VECs in association with the target property and/or nearby/adjoining properties.

The EDR Vapor Encroachment Screen Report is presented in Section 10.7.

A copy of the NEPA Report, prepared by The Mannik & Smith Group, a MSHDA NEPA Qualified Consultant is provided in Section 10.7.

SECTION 10.0: APPENDICES

Section 10.1: Site Vicinity Map

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

Section 10.2: Site Plan

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

Section 10.3: Site Photographs

The Site Photographs are presented in Section 10.3.

Section 10.4: Historical Research Documentation

The following historical research documentation is presented in Section 10.4:

- Aerial Photographs
- Historical Sanborn Maps
- City Directory Report

Section 10.5: Regulatory Records Documentation

The Environmental Database Report is presented in Section 10.5.

Section 10.6: Interview Documentation

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

- The User Disclosure Statement
- Title Records
- MDEQ Perfected Lien List
- 2010 Physical Needs Assessment Report
- Correspondences with regulatory agencies
- Legal Description

Section 10.7: Special Contractual Conditions between User and EP

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

- FEMA FIRMette
- Wetland Map
- Noise Assessment Documentation
- EDR Vapor Encroachment Screen Report
- NEPA Report

Section 10.8: Qualifications of the Environmental Professionals

The profiles of the EPs involved in this Phase I ESA are presented in Section 10.8.

Section 10.9: MSHDA Phase I Letter of Reliance

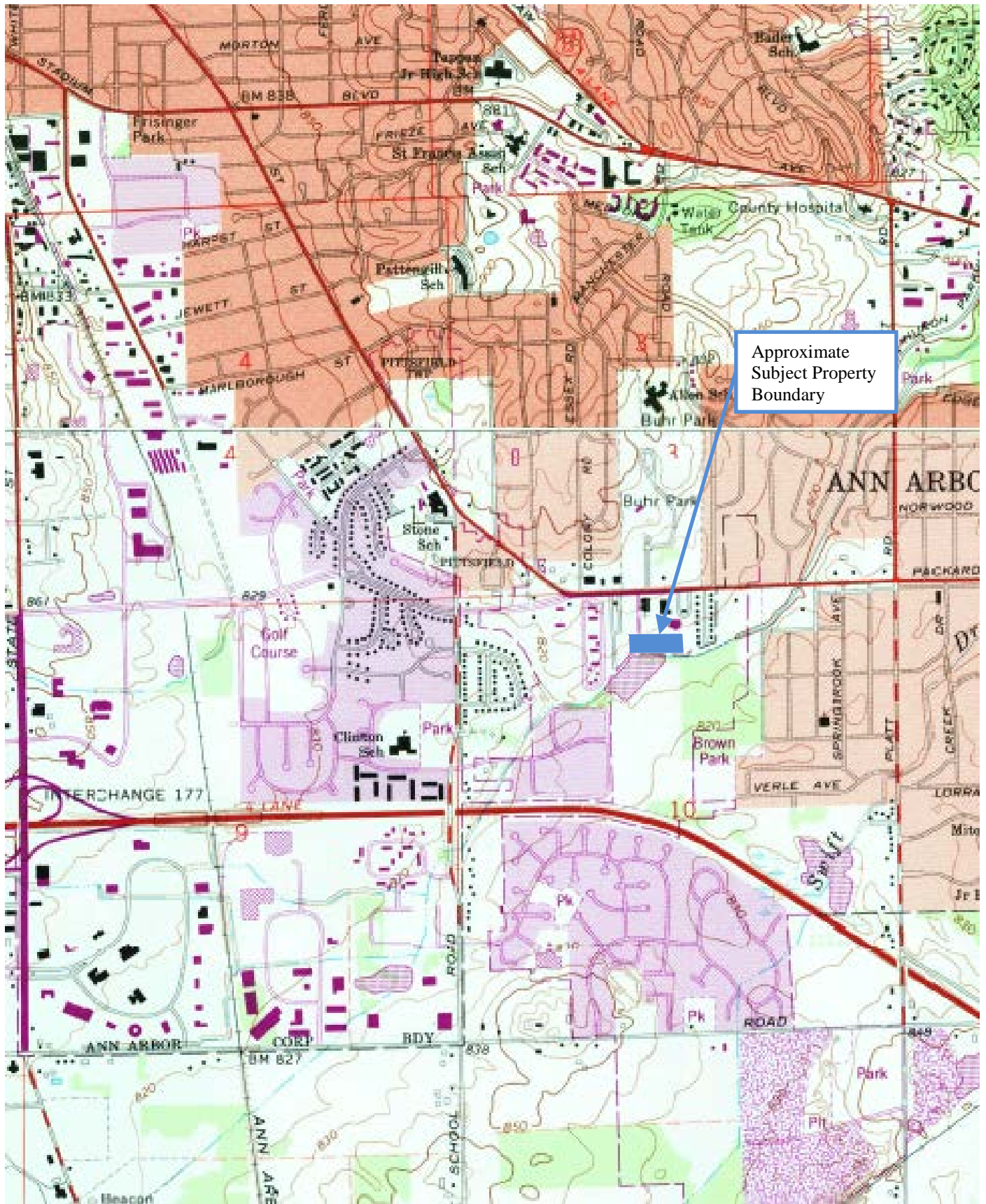
The MSHDA Phase I Letter of Reliance is presented at the beginning of this Report and in Section 10.9.

Section 10.10: Environmental Professional Insurance Certificates

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

SECTION 10.1

Figure 1: Site Map



Approximate
Subject Property
Boundary

Figure : 1 - Site Vicinity Map

Hikone

2702-2760 Hikone Road, Ann Arbor, Michigan

Source: USGS Ann Arbor East and Ypsilanti West 7.5 Minute Topographic Map

SECTION 10.2

Figure 2: Site Plan

Figure3: Site Features Diagram

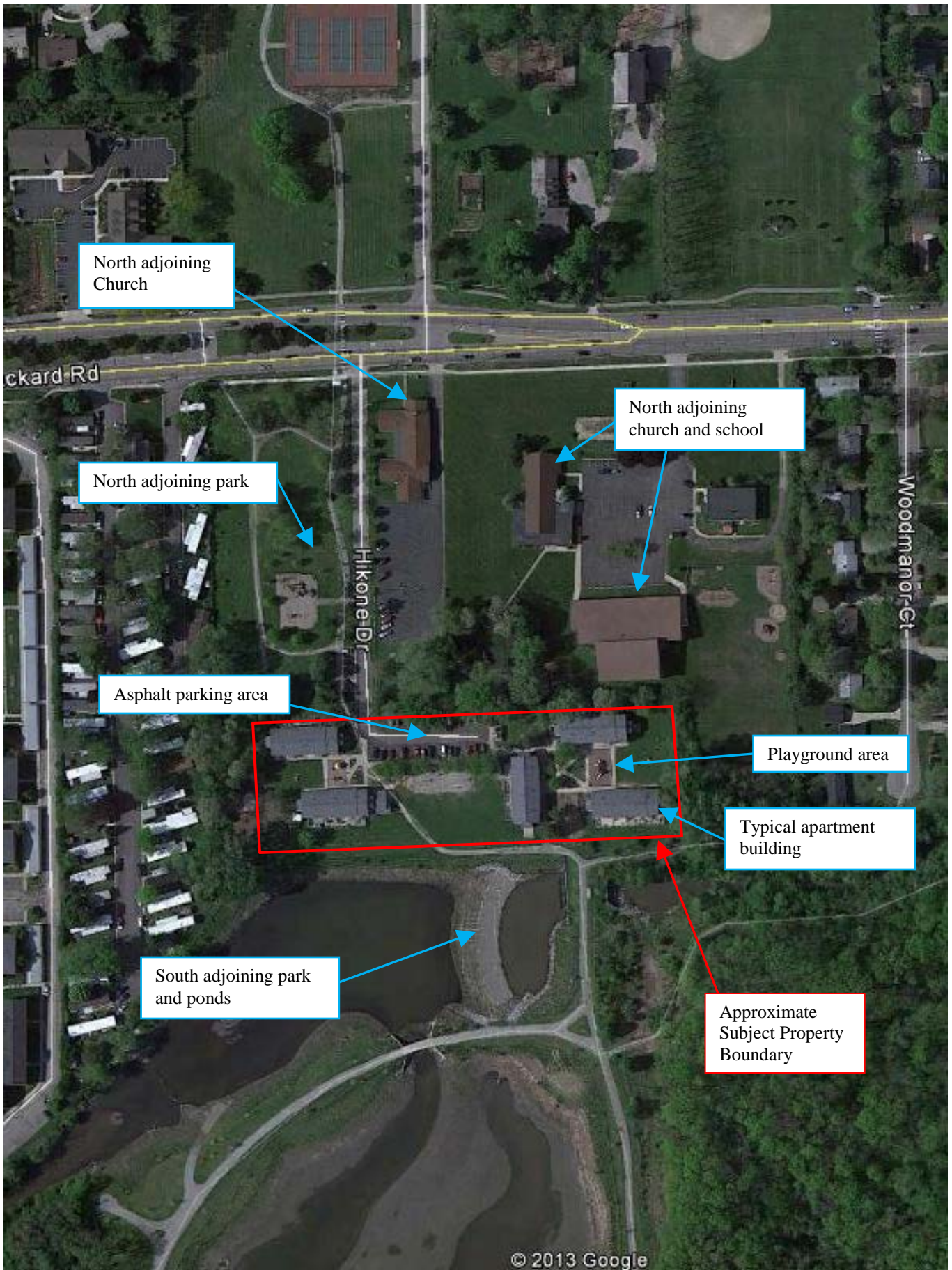


Figure : 3 - Site Features Diagram

Hikone

2702-2760 Hikone Road, Ann Arbor, Michigan

Source: Google Earth

SECTION 10.3

Site Photographs



Photograph 1: Typical apartment building on the Subject Property.



Photograph 2: Typical apartment building on the Subject Property.



Photograph 3: Playground on the Subject Property.




Photograph 4: Playground on the Subject Property.



Photograph 5: Asphalt parking lot on the Subject Property.



Photograph 6: Community Center observed on the Subject Property.

 Environmental Resources Group 28003 Center Oaks Court • Suite 106 • Wixom, MI • 48393 Phone: 248-773-7986 • Fax: 248-924-3108	Phase I ESA Hikone - 2702-2760 Hikone Road Ann Arbor, Michigan	Project: 1128.001 Photos taken: 05-20-2013 Taken by: P. Dwoinen	Site Photographs (Page 3 of 10)
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Photograph 7: Solid waste dumpsters and recycling canisters observed on the east side of the parking lot.



Photograph 8: Transformer observed near the northeast corner of the Subject Property.



Photograph 9: Transformer observed on the north side of the Subject Property.



Photograph 10: Living area in a typical apartment.



Photograph 11: Kitchen in a typical apartment.



Photograph 12: Furnace and water heater in the basement of a typical apartment.



Photograph 13: North adjoining church and parking lot, view facing north.



Photograph 14: North adjoining church, view facing northeast.



Photograph 15: North adjoining park, view facing north northwest.



Photograph 16: South adjoining park and pond, view facing west southwest.



Photograph 17: South adjoining park and pond, view facing west southwest.



Photograph 18: East adjoining residential properties, view facing east.



Photograph 19: West adjoining park with greenhouse, view facing northwest.



Photograph 20: West adjoining park with greenhouse, view facing west.

SECTION 10.4

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



Hikone

2700-2799 HIKONE DR

Ann Arbor, MI 48108

Inquiry Number: 3594447.5

May 06, 2013

The EDR Aerial Photo Decade Package

EDR Aerial Photo Decade Package

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

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

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Date EDR Searched Historical Sources:

Aerial Photography May 06, 2013

Target Property:

2700-2799 HIKONE DR

Ann Arbor, MI 48108

<u><i>Year</i></u>	<u><i>Scale</i></u>	<u><i>Details</i></u>	<u><i>Source</i></u>
1937	Aerial Photograph. Scale: 1"=500'	Flight Year: 1937	AAA
1940	Aerial Photograph. Scale: 1"=500'	Flight Year: 1940	AAA
1949	Aerial Photograph. Scale: 1"=500'	Flight Year: 1949	Detroit Edison
1955	Aerial Photograph. Scale: 1"=500'	Flight Year: 1955	CSS
1962	Aerial Photograph. Scale: 1"=500'	Flight Year: 1962	SEMCOG
1969	Aerial Photograph. Scale: 1"=500'	Flight Year: 1969	ASCS
1978	Aerial Photograph. Scale: 1"=600'	Flight Year: 1978	ASCS
1985	Aerial Photograph. Scale: 1"=500'	Flight Year: 1985	SEMCOG
1992	Aerial Photograph. Scale: 1"=600'	Flight Year: 1992	NAPP
2000	Aerial Photograph. Scale: 1"=500'	/DOQQ - acquisition dates: 2000	EDR
2000	Aerial Photograph. Scale: 1"=500'	Flight Year: 2000	SEMCOG
2005	Aerial Photograph. Scale: 1"=500'	Flight Year: 2005	EDR
2006	Aerial Photograph. Scale: 1"=500'	Flight Year: 2006	EDR
2009	Aerial Photograph. Scale: 1"=500'	Flight Year: 2009	EDR
2010	Aerial Photograph. Scale: 1"=500'	Flight Year: 2010	EDR
2012	Aerial Photograph. Scale: 1"=500'	Flight Year: 2012	EDR

3

Approximate Subject Property Boundary

INQUIRY #: 3594447.5

YEAR: 1937

| = 500'





Approximate
Subject Property
Boundary

INQUIRY #: 3594447.5

YEAR: 1940

| = 500'



10



Approximate
Subject Property
Boundary

INQUIRY #: 3594447.5

YEAR: 1949

| = 500'





Approximate
Subject Property
Boundary

INQUIRY #: 3594447.5

YEAR: 1955

| = 500'





Approximate
Subject Property
Boundary

INQUIRY #: 3594447.5

YEAR: 1962

| = 500'





Approximate
Subject Property
Boundary

INQUIRY #: 3594447.5

YEAR: 1969

| = 500'





Approximate
Subject Property
Boundary

INQUIRY #: 3594447.5

YEAR: 1978

| = 600'





Approximate
Subject Property
Boundary

INQUIRY #: 3594447.5

YEAR: 1985

| = 500'





Approximate
Subject Property
Boundary

INQUIRY #: 3594447.5

YEAR: 1992

| = 600'





Approximate
Subject Property
Boundary

INQUIRY #: 3594447.5

YEAR: 2000

| = 500'





Approximate
Subject Property
Boundary

INQUIRY #: 3594447.5

YEAR: 2000

| = 500'





Approximate
Subject Property
Boundary

INQUIRY #: 3594447.5

YEAR: 2005

| = 500'





Approximate
Subject Property
Boundary

INQUIRY #: 3594447.5

YEAR: 2006

| = 500'





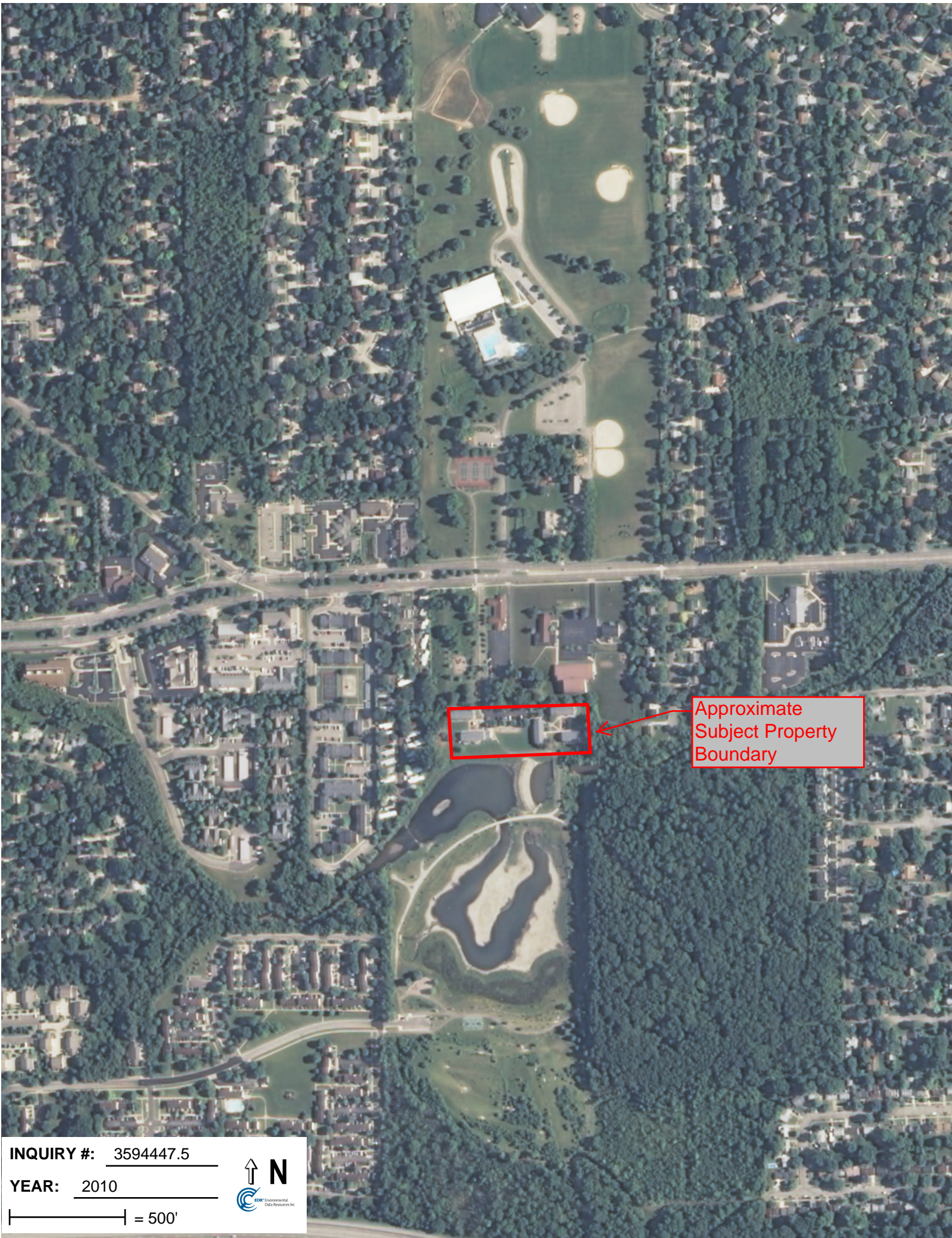
Approximate
Subject Property
Boundary

INQUIRY #: 3594447.5

YEAR: 2009



| = 500'



Approximate
Subject Property
Boundary

INQUIRY #: 3594447.5

YEAR: 2010

| = 500'





Approximate
Subject Property
Boundary

INQUIRY #: 3594447.5

YEAR: 2012

| = 500'





Hikone

2700-2799 HIKONE DR

Ann Arbor, MI 48108

Inquiry Number: 3594447.3

May 01, 2013

Certified Sanborn® Map Report

Certified Sanborn® Map Report

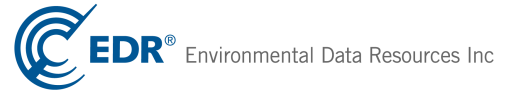
5/01/13

Site Name:

Hikone
2700-2799 HIKONE DR
Ann Arbor, MI 48108

Client Name:

Environmental Resources
PO Box 1172
Union Lake, MI 48387



EDR Inquiry # 3594447.3

Contact: Penny M. Dwoinen

The complete Sanborn Library collection has been searched by EDR, and fire insurance maps covering the target property location provided by Environmental Resources Group, Inc. were identified for the years listed below. The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by Sanborn Library LLC, the copyright holder for the collection.

Certified Sanborn Results:

Site Name: Hikone
Address: 2700-2799 HIKONE DR
City, State, Zip: Ann Arbor, MI 48108
Cross Street:
P.O. # 1128.001
Project: 1128.001
Certification # 0C4F-42B2-A029



Sanborn® Library search results
Certification # 0C4F-42B2-A029

UNMAPPED PROPERTY

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

The Sanborn Library includes more than 1.2 million Sanborn fire insurance maps, which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

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

The Sanborn Library LLC Since 1866™

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Hikone

2700-2799 HIKONE DR
Ann Arbor, MI 48108

Inquiry Number: 3594447.6
May 08, 2013

The EDR-City Directory Image Report

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Executive Summary

Findings

City Directory Images

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EXECUTIVE SUMMARY

DESCRIPTION

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

RESEARCH SUMMARY

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

<u>Year</u>	<u>Target Street</u>	<u>Cross Street</u>	<u>Source</u>
2012	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Polk's City Directory
2007	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Polk's City Directory
2001	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Polk's City Directory
1995	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Polk's City Directory
1992	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Polk's City Directory
1988	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Polk's City Directory
1983	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Polk's City Directory
1978	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Polk's City Directory
1973	<input type="checkbox"/>	<input type="checkbox"/>	Polk's City Directory
1968	<input type="checkbox"/>	<input type="checkbox"/>	Polk's City Directory
1963	<input type="checkbox"/>	<input type="checkbox"/>	Polk's City Directory
1958	<input type="checkbox"/>	<input type="checkbox"/>	Polk's City Directory
1954	<input type="checkbox"/>	<input type="checkbox"/>	Polk's City Directory
1949	<input type="checkbox"/>	<input type="checkbox"/>	Polk's City Directory
1945	<input type="checkbox"/>	<input type="checkbox"/>	Polk's City Directory
1940	<input type="checkbox"/>	<input type="checkbox"/>	Polk's City Directory
1936	<input type="checkbox"/>	<input type="checkbox"/>	Polk's City Directory
1932	<input type="checkbox"/>	<input type="checkbox"/>	Polk's City Directory
1927	<input type="checkbox"/>	<input type="checkbox"/>	Polk's City Directory
1920	<input type="checkbox"/>	<input type="checkbox"/>	Polk's City Directory
1915	<input type="checkbox"/>	<input type="checkbox"/>	Polk's City Directory
1910	<input type="checkbox"/>	<input type="checkbox"/>	Polk's City Directory
1903	<input type="checkbox"/>	<input type="checkbox"/>	Polk's City Directory

RECORD SOURCES

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FINDINGS

TARGET PROPERTY STREET

2700-2799 HIKONE DR
Ann Arbor, MI 48108

Year CD Image Source

HIKONE DR

2012	pg A1	Polk's City Directory	
2012	pg A2	Polk's City Directory	
2007	pg A3	Polk's City Directory	
2007	pg A4	Polk's City Directory	
2001	pg A5	Polk's City Directory	
1995	pg A6	Polk's City Directory	
1992	pg A7	Polk's City Directory	
1988	pg A8	Polk's City Directory	
1983	pg A10	Polk's City Directory	
1983	pg A9	Polk's City Directory	
1978	pg A11	Polk's City Directory	
1973	-	Polk's City Directory	Street not listed in Source
1968	-	Polk's City Directory	Street not listed in Source
1963	-	Polk's City Directory	Street not listed in Source
1958	-	Polk's City Directory	Street not listed in Source
1954	-	Polk's City Directory	Street not listed in Source
1949	-	Polk's City Directory	Street not listed in Source
1945	-	Polk's City Directory	Street not listed in Source
1940	-	Polk's City Directory	Street not listed in Source
1936	-	Polk's City Directory	Street not listed in Source
1932	-	Polk's City Directory	Street not listed in Source
1927	-	Polk's City Directory	Street not listed in Source
1920	-	Polk's City Directory	Street not listed in Source
1915	-	Polk's City Directory	Street not listed in Source
1910	-	Polk's City Directory	Street not listed in Source
1903	-	Polk's City Directory	Street not listed in Source

FINDINGS

CROSS STREETS

No Cross Streets Identified

City Directory Images

HIKONE DR 2012

**HIKONE DR (ANN ARBOR)-FROM 2750
PACKARD ST SOUTH**

• ZIP CODE 48108 CAR-RT C055

2702 Gillespie Danielle S ✓ @ [4]

2704 Adkins Heather B ✓ @ [9]

.....734-975-9475

2706 Young Yanna R ✓ [10]

.....734-477-5916

2708 [1] Mays Shalonda ✓

2710 Jones Betty J ✓ @ [4]

.....734-929-4748

2712 [2] Joiner Diane L ✓

2714 Saxton Brann L ✓ @ [24]

.....734-677-9248

2716 Pryor Maryann E [4]

2718 Peters Latisha T ✓ @ [3]

[1] Saxton Lisa A ✓

2720 Ollila Melissa J ✓ @ [8]

.....734-973-6632

2722 No Current Listing



-

HIKONE DR 2007

HIKONE DR (ANN ARBOR)-FROM 2750
PACKARD ST SOUTH

• ZIP CODE 48108 CAR-RT C055

2702 Jones Betty J [29]

2704 Adkin Heather B [4]

Adkins Heather734-975-9475

2706 Sistrunk Tonya R [4]

.....734-369-6488

Young Yanna [5]734-477-5916

2708 Ferguson Lisa E [4]

.....734-477-5809

2710 No Current Listing

2712 Burston Debra R

Manigault Janelle ..734-369-8761

HIKONE DR 2007

HIKONE DR Cont'd	
2714	☎ Saxton Brann Lisa734-677-9248
2716	Belcher Lawrence W Jr [3] Belcher Jessica M
2718	Pace Toya S [12]734-929-9159
2720	☎ Ollila Melissa J
2722	Slay Reanda L [11]
2724	COMMUNITY ACTION NETWORK social serv & welfare org734-973-1183
2726	Hamed Karen A [5]
2728	No Current Listing
2730	☎ Almasarweh Ahmad734-973-2951
2732	Napier Shermanie S [5]734-973-3193 Wallace Shamyya-Myshel R [7]734-369-6533
2734	Graham Mayua D [6]
2736	Bridges Kristina G [8]734-477-9143
2738	Gibbons Phenice L [6]734-975-0136
2740	☎ Henderson Tamisha734-369-8724 ☎ Martin Lateal
2742	Gardner Angela D [8]734-973-3120
2744	☎ Stewart Brian734-973-8292
2746	☎ Atkins William K
2748	Said Musse M [7]734-971-2926
2750	Jones Tanya D [5]734-975-6672 Jones Deseraye D ..734-975-6672
2752	No Current Listing
2754	☎ Abdul-Malik Jibnil ..734-369-6249 Muse Farhiya A [4]
2756	French Fellon R [3]
2758	Gomez Juan & Monika [3]734-975-6957
2760	No Current Listing
BUSINESSES 1 HOUSEHOLDS 35	

HIKONE DR 2001

HIKONE DR (ANN ARBOR)-FROM 2748
PACKARD ST SOUTH

· ZIP CODE 48108 CAR-RT C024

- 2702 Jones Betty J [8]
- 2704 McGraw Leslie E [4]..... 971-5276
- 2706 Not Verified
- 2708 Harris Nicole R..... 668-6223
- Harris Seneka J [9]+.... 668-6223
- 2712 Williams Charles D
- Williams Vera L [3]
- 2714 Saxton Lisa A [2]..... 973-6887
- 2718 Westerh Ann M [6]
- 2720 Johanesen Andrew M [6]
- Johanesen Theresa M
- 2724 COMMUNITY ACTION NETWORK
..... 973-1183
- 2726 Mlotha B [2]
- 2728 Not Verified
- 2730 [9]Whitaker Laura S
- 2732 Rowland Kimberly D [2]
- 2734-2736 Not Verified (2 Hses)
- 2740 Birton Wauketa M [4]
- 2742 Gardner Angela [3]..... 971-6083
- 2744 Mickles Anna M [2]
- 2746 Not Verified
- 2750 Jackson Crystal L [4]..... 971-6029
- 2752 Knight Gloria D [3]
- 2754-2756 Not Verified (2 Hses)
- 2758 Kendricks Luvenia [2]
- 2760 Young Yanna R
- Young Yvonne R [6]

BUSINESSES 1 HOUSEHOLDS 24

HIKONE DR 1995

**HIKONE DR -FROM 2751 PACKARD
RD SOUTH**

• ZIP CODE 48104

2702-2704 Vacant (2 Hses)
 2706★ Willis Melvin Jr 971-5845
 2708-2710 Vacant (2 Hses)
 2712★ Freeman Carolyn L 971-8012
 2714★ Pender Sonny
 2716 Vacant
 2718 Hope Noralee [2] 677-4250
 2720★ Foster Ruth 973-2167
 2722★ Kitchen James 973-6053
 2724 COMMUNITY ACTION NETWORK
 973-1183
 2726 COMMUNITY CENTER 973-1183
 2728-2732 Vacant (3 Hses)
 2734★ Birmingham Carol 973-1632
 2736★ Earley C G 971-4960
 2738 Vacant
 2740★ Whitehead Jerome 971-5680
 2742★ Turner Freddie L & Sharon M
 2744★ Clarke De Shannon
 2746 Vacant
 2748★ Roberts Mina 971-6139
 2750-2752 Vacant (2 Hses)
 2754★ Davidson Maria
 2756-2760 Vacant (3 Hses)
BUSINESSES 2 HOUSEHOLDS 13

HIKONE DR 1992

**HIKONE ST -FROM 2751 PACKARD RD
SOUTH**

08

ZIP CODE 48104

2702 Hikone Park Apartments
2704 Vacant
2706 Fuller Merleaser
2708 Harris Ida
2710 Hinton Willie
2712 Freeman Carolyn
2714-2716 Vacant (2 Hses)
2718 Lewis Johnnie
2720 Foster Ruth
2722 Smith Betty J
2724 Vacant
2726 Community Center 973-1183
2728-2732 Vacant (3 Hses)
2734 Conn Don
2736 Roseberry Gloria 971-0054
2738-2742 Vacant (3 Hses)
2744 Layher Adeline
2746-2748 Vacant (2 Hses)
2750 Rogers J
2752 Young Yvonne
2754-2756 No Return (2 Hses)
2758 Coger Dorothy
2760 Hayes Geraldine

HIKONE DR 1988

**HIKONE ST -FROM 2751 PACKARD
RD SOUTH**

ZIP CODE 48104

2702 Hikone Park Apartments

Layher Adeline 973-3281

2704 Smith Betty J 971-7360

2706★Freeman Carolyn

2708★Ware Martha

2710★Hampton Claudia

2712 Vacant

2714 Foster Ruth

2716★Fuller Merleaser

2718 Vacant

2720★Mullen C

2722 Ableson Laura

2724 Roseberry Gloria 971-0054

2726★Hillman B 973-1183

2728 Hinton Willie 971-7020

2730 Vacant

2732 Grisdale Paul

2734 Vacant

2736 Conner Mae

2738★Rogers J

2740 Young Yvonne Mrs

2742 Vacant

2744 Vacant

2746★Mc Gaughy Yvonne 971-4601

2748★Hayes Geraldine

2750★Little Karen

2752★Pitts Louis

2754 Vacant

2756 Vacant

2758 Coger Dorothy

2760 Vacant

HIKONE DR 1983

HIKONE ST —FROM 2780 PACKARD RD SOUTH

ZIP CODE 48104

2702 Hikone Park Apartments

Lewis Josephine Mrs

2704 Smith Betty J

2706 No Return

2708★Fromman Kath

2710★Demorney Robt

2712 Wellington Connie 971-1657

2714 Foster Ruth

2716 Juide Charlotte

2718 Adams Charles

2720★Johnson M

2726 Taylor Stella

2728 Hinton Willie 971-1823

2730 Carter Anna

2732★Smiley Doristine

2734★Hall Percy

2736 Conner Mae

2738 Wilson Sharon

2740 Young Yvonne Mrs

2742 Reese Rita

2744★Miller Euillin

HIKONE DR 1983

HIKONE ST—Contd

2746 Johnson Michelle R

2748 No Return

2750 Teague Winslow K

2752★Harrison Karen

2754 Birchsong Helen 971-0020

2756★Thomas Annie

2758 Harrison Gloria

2760★Baldwin Cathy

HIKONE DR 1978

**HIKONE ST —FROM 2780 PACKARD
RD SOUTH**

ZIP CODE 48104

- 2702 Hikone Park Apartments
Lewis Josephine Mrs 973-0488
- 2704 Smith Betty J 971-9564
- 2706 Venson Opaline V
- 2708 Freeman Cath 973-0618
- 2710 Kain Teresa
- 2712★Wellington Mary
- 2714 Fostep Ruth
- 2716 Hogan L Ann 971-4827
- 2718 Laitner Don
- 2720★Smith Helen
- 2722 Jones Cathy 971-3536
- 2724 Harris Dorothy 973-0227
- 2726 Vacant
- 2728 Hinton Willie 971-1823
- 2730 Vacant
- 2732 Smiley Doris D Mrs 971-7748
- 2734 Vacant
- 2736 Conner Mae 971-5804
- 2738★Wilson Sharon 971-5115
- 2740 Reese Rita 973-1632
- 2742 Vacant
- 2744 Jones Emma
- 2746 Isabell Patricia
- 2748 Washington Jackie
- 2750 Vacant
- 2752★Rufus James
- 2754 Birchsong Helen 971-1413
- 2756 Bruce Willie
- 2758 Williams Dorethea
- 2760 Presberry Barbara

SECTION 10.5

Environmental Database Report



Hikone

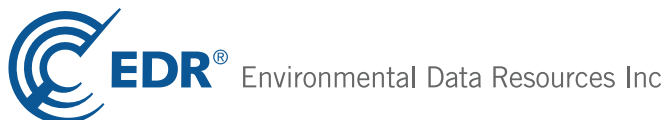
2700-2799 HIKONE DR

Ann Arbor, MI 48108

Inquiry Number: 3594447.2s

May 01, 2013

The EDR Radius Map™ Report with GeoCheck®



440 Wheelers Farms Road
Milford, CT 06461
Toll Free: 800.352.0050
www.edrnet.com

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Physical Setting Source Records Searched	A-35

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-05) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

2700-2799 HIKONE DR
ANN ARBOR, MI 48108

COORDINATES

Latitude (North): 42.2442000 - 42° 14' 39.12"
Longitude (West): 83.7116000 - 83° 42' 41.76"
Universal Transverse Mercator: Zone 17
UTM X (Meters): 276278.0
UTM Y (Meters): 4680236.5
Elevation: 820 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

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

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

AERIAL PHOTOGRAPHY IN THIS REPORT

Photo Year: 2012
Source: USDA

TARGET PROPERTY SEARCH RESULTS

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

DATABASES WITH NO MAPPED SITES

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

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL..... National Priority List

EXECUTIVE SUMMARY

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

Federal Delisted NPL site list

Delisted NPL..... National Priority List Deletions

Federal CERCLIS list

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

Federal CERCLIS NFRAP site List

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

Federal RCRA CORRACTS facilities list

CORRACTS..... Corrective Action Report

Federal RCRA non-CORRACTS TSD facilities list

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

Federal RCRA generators list

RCRA-LQG..... RCRA - Large Quantity Generators
RCRA-SQG..... RCRA - Small Quantity Generators

Federal institutional controls / engineering controls registries

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

Federal ERNS list

ERNS..... Emergency Response Notification System

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

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

State and tribal leaking storage tank lists

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

State and tribal registered storage tank lists

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

State and tribal institutional control / engineering control registries

AUL..... Engineering and Institutional Controls

EXECUTIVE SUMMARY

State and tribal voluntary cleanup sites

INDIAN VCP..... Voluntary Cleanup Priority Listing

State and tribal Brownfields sites

BROWNFIELDS..... Brownfields and UST Site Database

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

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

Local Lists of Landfill / Solid Waste Disposal Sites

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

ODI..... Open Dump Inventory

SWRCY..... Recycling Facilities

HIST LF..... Inactive Solid Waste Facilities

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

Local Lists of Hazardous waste / Contaminated Sites

US CDL..... Clandestine Drug Labs

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

CDL..... Clandestine Drug Lab Listing

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

Local Land Records

LIENS 2..... CERCLA Lien Information

LIENS..... Lien List

Records of Emergency Release Reports

HMIRS..... Hazardous Materials Information Reporting System

SPILLS..... Pollution Emergency Alerting System

Other Ascertainable Records

RCRA NonGen / NLR..... RCRA - Non Generators

DOT OPS..... Incident and Accident Data

DOD..... Department of Defense Sites

FUDS..... Formerly Used Defense Sites

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

ROD..... Records Of Decision

UMTRA..... Uranium Mill Tailings Sites

US MINES..... Mines Master Index File

TRIS..... Toxic Chemical Release Inventory System

TSCA..... Toxic Substances Control Act

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

EXECUTIVE SUMMARY

HIST FTTS.....	FIFRA/TSCA Tracking System Administrative Case Listing
SSTS.....	Section 7 Tracking Systems
ICIS.....	Integrated Compliance Information System
PADS.....	PCB Activity Database System
MLTS.....	Material Licensing Tracking System
RADINFO.....	Radiation Information Database
FINDS.....	Facility Index System/Facility Registry System
RAATS.....	RCRA Administrative Action Tracking System
RMP.....	Risk Management Plans
UIC.....	Underground Injection Wells Database
DRYCLEANERS.....	Drycleaning Establishments
NPDES.....	List of Active NPDES Permits
AIRS.....	Permit and Emissions Inventory Data
BEA.....	BASELINE ENVIRONMENTAL ASSESSMENT DATABASE
INDIAN RESERV.....	Indian Reservations
SCRD DRYCLEANERS.....	State Coalition for Remediation of Drycleaners Listing
US AIRS.....	Aerometric Information Retrieval System Facility Subsystem
PRP.....	Potentially Responsible Parties
WDS.....	Waste Data System
EPA WATCH LIST.....	EPA WATCH LIST
US FIN ASSUR.....	Financial Assurance Information
PCB TRANSFORMER.....	PCB Transformer Registration Database
2020 COR ACTION.....	2020 Corrective Action Program List
COAL ASH.....	Coal Ash Disposal Sites
COAL ASH DOE.....	Steam-Electric Plant Operation Data
COAL ASH EPA.....	Coal Combustion Residues Surface Impoundments List
Financial Assurance.....	Financial Assurance Information Listing

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP.....	EDR Proprietary Manufactured Gas Plants
EDR US Hist Auto Stat.....	EDR Exclusive Historic Gas Stations
EDR US Hist Cleaners.....	EDR Exclusive Historic Dry Cleaners

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

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

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

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

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

EXECUTIVE SUMMARY

STANDARD ENVIRONMENTAL RECORDS

Federal RCRA generators list

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

A review of the RCRA-CESQG list, as provided by EDR, and dated 02/12/2013 has revealed that there are 2 RCRA-CESQG sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
DR WILLIAM SORENSEN	2715 PACKARD RD	WNW 1/8 - 1/4 (0.147 mi.)	2	8
MORIAH EISENHOWER CENTER	3200 EISENHOWER PKWY	W 1/8 - 1/4 (0.226 mi.)	3	9

State- and tribal - equivalent CERCLIS

SHWS: The State Hazardous Waste Sites records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. The data come from the Department of Environmental Quality's Contaminated Sites List on Diskette With Address.

A review of the SHWS list, as provided by EDR, and dated 01/28/2013 has revealed that there are 2 SHWS sites within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>Not reported</i> Facility Status: Evaluation in progress	<i>2502-2568 PACKARD STREE</i>	<i>NW 1/2 - 1 (0.786 mi.)</i>	<i>5</i>	<i>14</i>
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>ANN ARBOR CIVIC THEATER</i> Facility Status: Evaluation conducted	<i>2275 PLATT ROAD</i>	<i>NE 1/2 - 1 (0.887 mi.)</i>	<i>6</i>	<i>15</i>

State and tribal leaking storage tank lists

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

A review of the LUST list, as provided by EDR, and dated 02/01/2013 has revealed that there are 2 LUST sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>AMERICAN RED CROSS</i> Facility Status: Closed	<i>2729 PACKARD ST</i>	<i>WNW 0 - 1/8 (0.110 mi.)</i>	<i>1</i>	<i>7</i>

EXECUTIVE SUMMARY

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
GALLUP PROPERTIES Facility Status: Open	2955 PACKARD ST	E 1/4 - 1/2 (0.474 mi.)	4	11

State and tribal registered storage tank lists

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

A review of the UST list, as provided by EDR, and dated 02/01/2013 has revealed that there is 1 UST site within approximately 0.25 miles of the target property.

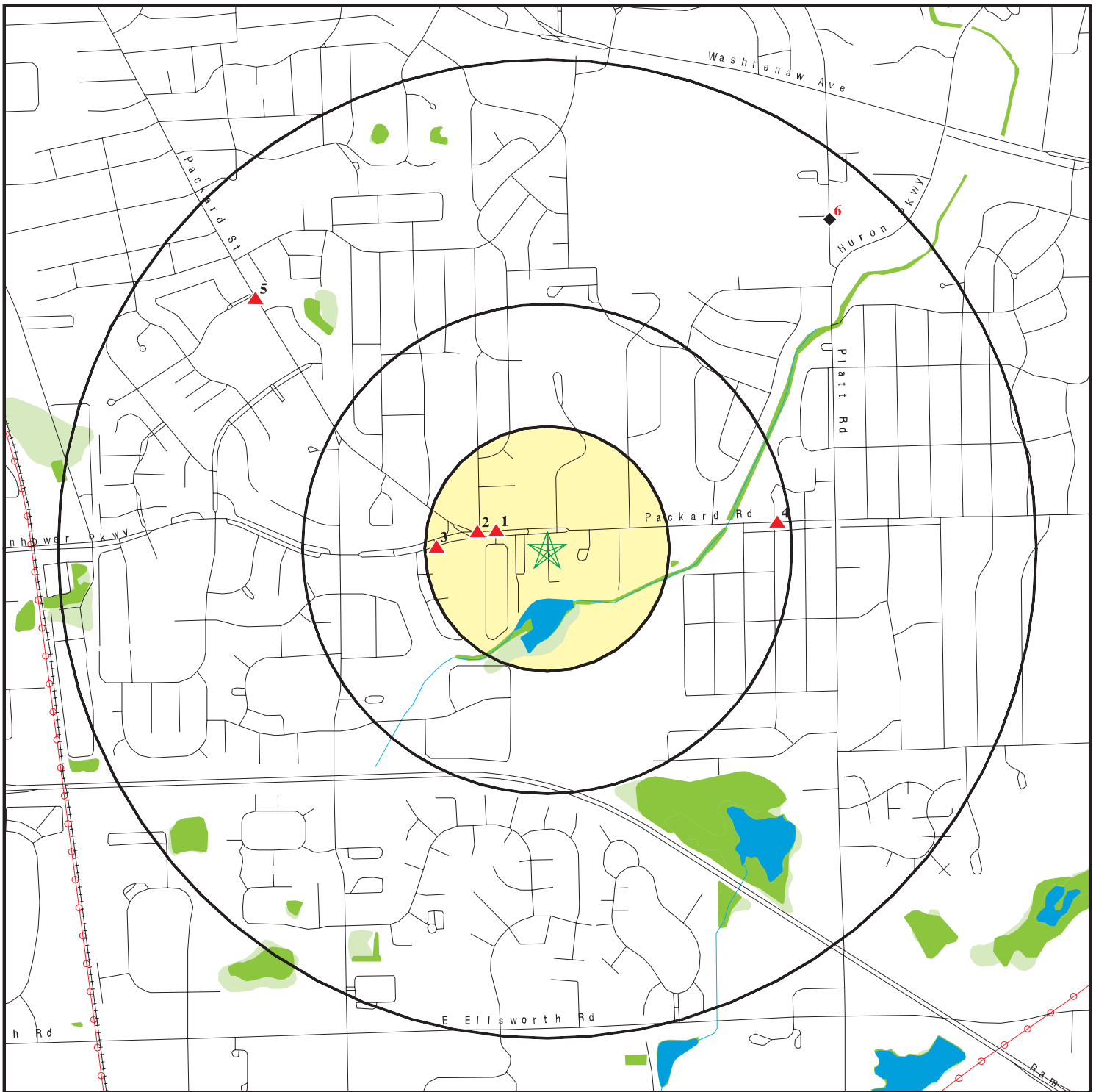
<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
AMERICAN RED CROSS	2729 PACKARD ST	WNW 0 - 1/8 (0.110 mi.)	1	7

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 12 records.

<u>Site Name</u>	<u>Database(s)</u>
BRIARWOOD SERVICE CENTER-AMOCO	AUL
HIDEAWAY LANE	SHWS
MICH CON BEAKES ST	SHWS
UM NORTH CAMPUS LANDFILL AREA	SHWS
AVFUEL BULK FACILITY	SHWS
UNIVERSITY OF MICH LF NO 1	SHWS
ANN ARBOR PIPE & SUPPLY	LUST, UST
AVFUEL CORP	AST
ALLPOINTS TRANSPORT	RCRA NonGen / NLR
UNKNOWN	BEA
MANCHESTER GRAVEL & CONCRETE PRODU	BEA
	US MINES

OVERVIEW MAP - 3594447.2s



★ Target Property

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

◆ Sites at elevations lower than the target property

▲ Manufactured Gas Plants

☒ National Priority List Sites

☒ Dept. Defense Sites

☒ Indian Reservations BIA

⚡ Power transmission lines

⚡ Oil & Gas pipelines from USGS

■ National Wetland Inventory

■ State Wetlands

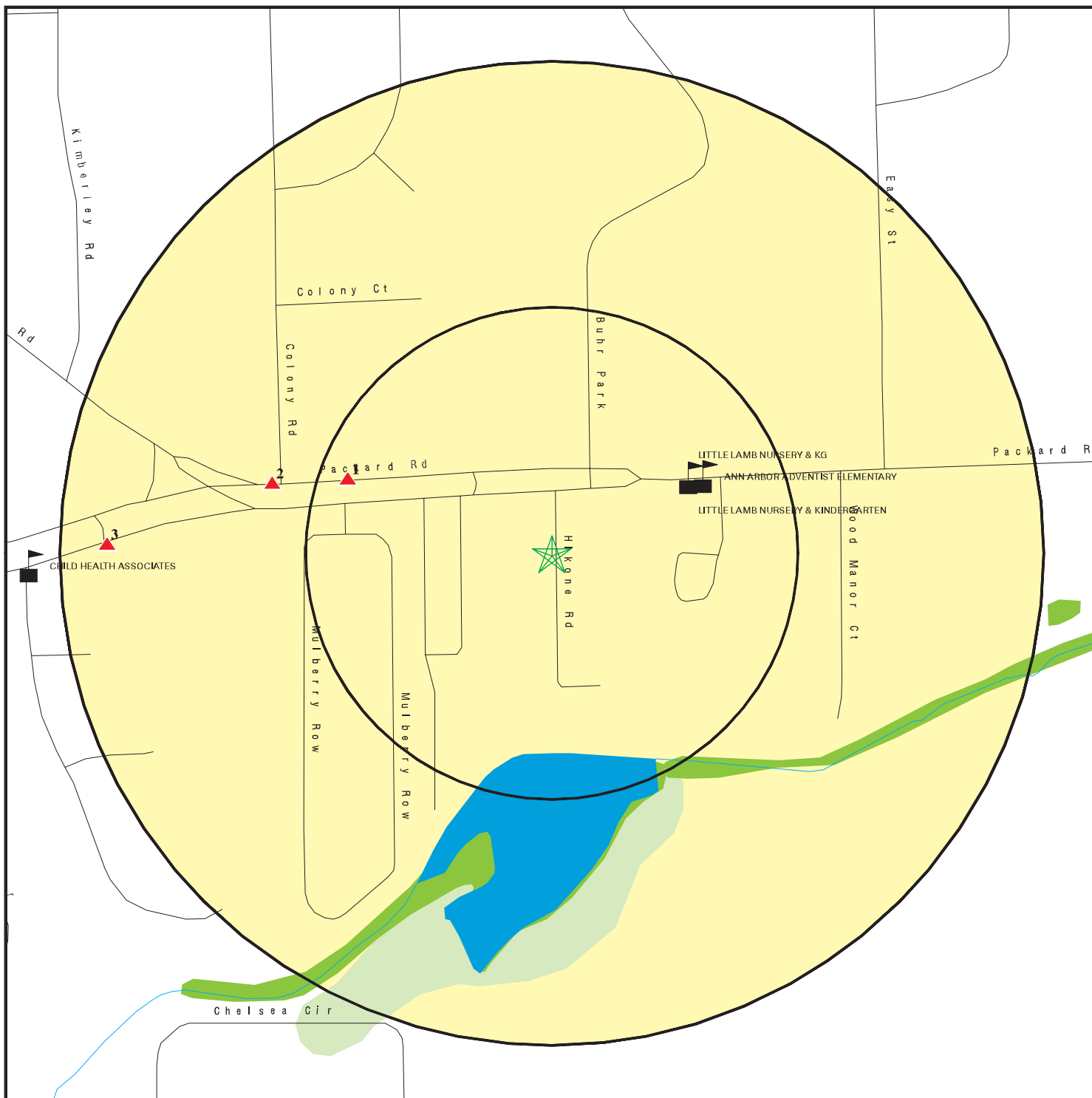


This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Hikone
 ADDRESS: 2700-2799 HIKONE DR
 Ann Arbor MI 48108
 LAT/LONG: 42.2442 / 83.7116

CLIENT: Environmental Resources Group, Inc.
 CONTACT: Penny M. Dwoinen
 INQUIRY #: 3594447.2s
 DATE: May 01, 2013 3:44 pm

DETAIL MAP - 3594447.2s



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

- Indian Reservations BIA
- ▲ Oil & Gas pipelines from USGS
- National Wetland Inventory
- State Wetlands

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

SITE NAME: Hikone
 ADDRESS: 2700-2799 HIKONE DR
 Ann Arbor MI 48108
 LAT/LONG: 42.2442 / 83.7116

CLIENT: Environmental Resources Group, Inc.
 CONTACT: Penny M. Dwoinen
 INQUIRY #: 3594447.2s
 DATE: May 01, 2013 3:46 pm

MAP FINDINGS SUMMARY

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

MAP FINDINGS SUMMARY

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

MAP FINDINGS SUMMARY

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

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

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

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

MAP FINDINGS

Map ID
Direction
Distance
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

1
WNW
< 1/8
0.110 mi.
583 ft.

AMERICAN RED CROSS
2729 PACKARD ST
ANN ARBOR, MI 48108

LUST **U000266302**
UST **N/A**

Relative:
Higher

LUST:

Facility ID: 00002015
Source: STATE OF MICHIGAN
Owner Name: American Red Cross
Owner Address: 2729 Packard St
Owner City,St,Zip: Ann Arbor, MI 48108-3236
Owner Contact: Not reported
Owner Phone: (734) 971-5300
Country: USA
District: Jackson District Office
Site Name: American Red Cross
Latitude: 42.24480
Longitude: -83.71317
Date of Collection: 01/11/2001
Method of Collection: Address Matching-House Number
Accuracy: 100
Accuracy Value Unit: FEET
Horizontal Data: NAD83
Point Line Area: POINT
Desc Category: Plant Entrance (Freight)

Actual:
825 ft.

Leak Number: C-0523-02
Release Date: 08/22/2002
Substance Released: Gasoline
Release Status: Closed
Release Closed Date: 10/31/2002

UST:

Facility ID: 00002015
Facility Type: CLOSED
Latitude: 42.24480
Longitude: -83.71317
Owner Name: AMERICAN RED CROSS
Owner Address: 2729 PACKARD ST
Owner City,St,Zip: ANN ARBOR, MI 48108-3236
Owner Country: USA
Owner Contact: Not reported
Owner Phone: (734) 971-5300
Contact: CHARLES S. MOERTEL
Contact Phone: (734) 971-5300
Date of Collection: 01/11/2001
Accuracy: 100
Accuracy Value Unit: FEET
Horizontal Datum: NAD83
Source: STATE OF MICHIGAN
Point Line Area: POINT
Desc Category: Plant Entrance (Freight)
Method of Collection: Address Matching-House Number

Tank ID: 1
Tank Status: Removed from Ground
Capacity: 1000
Install Date: 04/17/1970
Product: Gasoline

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

AMERICAN RED CROSS (Continued)

U000266302

Remove Date: 09/30/1990
Tank Release Detection: Not reported
Pipe Release Detection: Not reported
Piping Material: Galvanized Steel
Piping Type: Not reported
Construction Material: Asphalt Coated or Bare Steel
Impressed Device: No

2
WNW
1/8-1/4
0.147 mi.
774 ft.

DR WILLIAM SORENSEN
2715 PACKARD RD
ANN ARBOR, MI 48108

RCRA-CESQG 1008373683
MIK778778829

Relative:
Higher

RCRA-CESQG:

Actual:
827 ft.

Date form received by agency: 05/11/2005
Facility name: DR WILLIAM SORENSEN
Facility address: 2715 PACKARD RD
ANN ARBOR, MI 48108
EPA ID: MIK778778829
Contact: JODY SPARROW
Contact address: 2715 PACKARD RD
ANN ARBOR, MI 48108
Contact country: US
Contact telephone: (734) 822-2200
Contact email: Not reported
EPA Region: 05
Classification: Conditionally Exempt Small Quantity Generator
Description: Handler: generates 100 kg or less of hazardous waste per calendar month, and accumulates 1000 kg or less of hazardous waste at any time; or generates 1 kg or less of acutely hazardous waste per calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste

Owner/Operator Summary:

Owner/operator name: WILLIAM P SORENSEN
Owner/operator address: Not reported
Not reported
Owner/operator country: Not reported
Owner/operator telephone: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: 01/01/2005
Owner/Op end date: Not reported

Owner/operator name: WILLIAM P SORENSEN
Owner/operator address: Not reported
Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

DR WILLIAM SORENSEN (Continued)

1008373683

Owner/operator country: Not reported
Owner/operator telephone: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: 01/01/2005
Owner/Op end date: Not reported

Handler Activities Summary:

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

Hazardous Waste Summary:

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

Violation Status: No violations found

3
West
1/8-1/4
0.226 mi.
1193 ft.

MORIAH EISENHOWER CENTER
3200 EISENHOWER PKWY
ANN ARBOR, MI 48108

RCRA-CESQG 1014924805
MIK384533568

Relative:
Higher

RCRA-CESQG:

Date form received by agency: 04/12/2011
Facility name: MORIAH EISENHOWER CENTER
Facility address: 3200 EISENHOWER PKWY
ANN ARBOR, MI 48108
EPA ID: MIK384533568
Contact: PAT FINTON
Contact address: Not reported
Not reported
Contact country: Not reported
Contact telephone: (800) 559-5593
Telephone ext.: 233
Contact email: SEAN.KELLY@WASTE365.COM
EPA Region: 05
Classification: Conditionally Exempt Small Quantity Generator
Description: Handler: generates 100 kg or less of hazardous waste per calendar

Actual:
826 ft.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MORIAH EISENHOWER CENTER (Continued)

1014924805

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

Owner/Operator Summary:

Owner/operator name: PAT FINTON
Owner/operator address: Not reported
Not reported
Owner/operator country: Not reported
Owner/operator telephone: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: 04/01/2011
Owner/Op end date: Not reported

Owner/operator name: PAT FINTON
Owner/operator address: Not reported
Not reported
Owner/operator country: Not reported
Owner/operator telephone: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: 04/01/2011
Owner/Op end date: Not reported

Handler Activities Summary:

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

Hazardous Waste Summary:

Waste code: D001
Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKEY-MARTENS

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MORIAH EISENHOWER CENTER (Continued)

1014924805

CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

Violation Status: No violations found

4
East
1/4-1/2
0.474 mi.
2502 ft.

GALLUP PROPERTIES
2955 PACKARD ST
ANN ARBOR, MI 48108

LUST U002303301
UST N/A
WDS

Relative:
Higher

LUST:

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

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

Actual:
820 ft.

UST:

Facility ID: 00009884
Facility Type: ACTIVE
Latitude: 42.24535
Longitude: -83.70236
Owner Name: GALLUP PROPERTIES
Owner Address: PO BOX 1325
Owner City,St,Zip: ANN ARBOR, MI 48106-1325
Owner Country: USA
Owner Contact: Charles Gallup
Owner Phone: (734) 769-7160
Contact: Victoria Sweet
Contact Phone: (734) 971-7511
Date of Collection: 12/02/2002
Accuracy: 10
Accuracy Value Unit: METERS
Horizontal Datum: NAD83
Source: STATE OF MICHIGAN

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

GALLUP PROPERTIES (Continued)

U002303301

Point Line Area: POINT
Desc Category: Plant Entrance (Freight)
Method of Collection: GPS Code Meas. Standard Positioning Service SA Off

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

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

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

Tank ID: 4
Tank Status: Removed from Ground
Capacity: 4000
Install Date: 04/28/1961
Product: Gasoline
Remove Date: 06/01/1987
Tank Release Detection: Not reported
Pipe Release Detection: Not reported
Piping Material: Galvanized Steel
Piping Type: Not reported
Construction Material: Asphalt Coated or Bare Steel

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

GALLUP PROPERTIES (Continued)

U002303301

Impressed Device: No

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

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

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

Tank ID: 8
Tank Status: Currently In Use
Capacity: 8000
Install Date: 06/08/1987
Product: Gasoline
Remove Date: Not reported
Tank Release Detection: Automatic Tank Gauging, Inventory Control
Pipe Release Detection: Automatic Line Leak Detectors, Line Tightness Testing
Piping Material: Fiberglass reinforced plastic
Piping Type: Pressure
Construction Material: Cathodically Protected Steel, STIP3
Impressed Device: No

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

GALLUP PROPERTIES (Continued)

U002303301

WDS:

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

5
NW
1/2-1
0.786 mi.
4152 ft.

2502-2568 PACKARD STREET
ANN ARBOR CITY, MI 48104

SHWS S108632630
AUL N/A
BEA

Relative:
Higher

SHWS:

Facility ID: 81000534
Facility Status: Evaluation in progress
Source: Not reported
SAM Score: 40
SAM Score Date: 07/06/2004
Township: 03S
Range: 06E
Section: 04
Quarter: SE
Quarter/Quarter: NE
Pollutants: Not reported

Actual:
848 ft.

AUL:

Status: Pending
Site Name: Georgetown Cleaners
Property: On-site
Land Use Restriction Type: RC
Program Type: Part 201
Program Support Assigned User: Not reported
Program Support Assigned Date: Not reported
Legal Description Of Property: Site Address
Based On The Deq Ref #: 11420112010
MDEQ Reference Number: RC-RD-201-12-010
Property Or Description Restricted Area: Not reported
Lead Division: RD
File Name Of Hyperlinked Legal Doc: Not reported
Mapped Polygons Area In Acres: Not reported
Mapped Polygons Area In Square Miles: Not reported
Date Data Entry Started: Not reported
Date Data Entry Finished: Not reported
Individual Or Staff Assoc With The Mapping: Not reported
Program Used To Map Restricted Features: Not reported
Map Comments: Not reported
Comment: Number generated by J. Mosher 2/24/12
Date Legal Paperwork Stamped/Filed/Register Of Deeds: Not reported
Commercial I Land Use Restriction: 0
Commercial Ii Land Use Restriction: 0
Commercial Iii Land Use Restriction: 0
Commercial Iv Land Use Restriction: 0
Industrial Land Use Restriction: 0
Residential Land Use Restriction: 0
Recreational Land Use Restriction: 0

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

(Continued)

S108632630

Multiple Land-Use Restrictions: 0
Site Specific Restrictions: 0
Groundwater Consumption Restrictions: 0
Groundwater Contact Restrictions: 0
Special Well Construction Requirements: 0
Special Building Restrictions: 0
Excavation And Soil Movement Restrictions: 0
Soil Movement Requirements: 0
There Is A Restriction On All Construction: 0
Monitoring Well Protected, No Tampering Or Removal: 0
There Is An Exposure Barrier In Place: 0
There Is A Health And Safety Plan: 0
There Is A Permanent Marker On The Site: 0

BEA:

Secondary Address: Not reported
BEA Number: 1184
District: Jackson
Date Received: 07/30/2012
Submitter Name: PSAA LLC
Petition Determination: No Request
Petition Disclosure: 0
Category: Not reported
Determination 20107A: No Request
Reviewer: hisket
Division Assigned: RD

Secondary Address: Not reported
BEA Number: 1185
District: Jackson
Date Received: 07/30/2012
Submitter Name: Packard Square LLC
Petition Determination: No Request
Petition Disclosure: 0
Category: Not reported
Determination 20107A: No Request
Reviewer: hisket
Division Assigned: RD

6
NE
1/2-1
0.887 mi.
4685 ft.

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

SHWS S105768043
BEA N/A

Relative:
Lower

SHWS:

Facility ID: 81000544
Facility Status: Evaluation conducted
Source: Not reported
SAM Score: 32
SAM Score Date: 05/25/2005
Township: 03S
Range: 06E
Section: 02
Quarter: Not reported
Quarter/Quarter: Not reported
Pollutants: Not reported

Actual:
810 ft.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ANN ARBOR CIVIC THEATER (Continued)

S105768043

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

Count: 12 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
ANN ARBOR	S110126793	HIDEAWAY LANE	2000TH & 2018 TRAVER RD	48104	SHWS
ANN ARBOR	S107812200		2235TH & S STATE	48104	BEA
ANN ARBOR	S112241521	UNKNOWN	2565TH & S 2601ST STATE ST	48104	BEA
ANN ARBOR	1007880488	ALLPOINTS TRANSPORT	I 94 & USHY 23	48108	RCRA NonGen / NLR
ANN ARBOR	S103086285	MICH CON BEAKES ST	BEAKES & SUMMIT STS	48104	SHWS
ANN ARBOR	S103095426	UM NORTH CAMPUS LANDFILL AREA	HURON PKWY	48104	SHWS
ANN ARBOR	U003758877	ANN ARBOR PIPE & SUPPLY	20295 STATE		LUST, UST
ANN ARBOR	S103595047	AVFUEL BULK FACILITY	STATE AND ELLSWORTH RDS	48104	SHWS
ANN ARBOR	S109845799	BRIARWOOD SERVICE CENTER-AMOCO	3230 S STATE ST	48104	AUL
ANN ARBOR	S103595057	UNIVERSITY OF MICH LF NO 1	WASHINGTON HTS	48104	SHWS
PELLSTON	A100000232	AVFUEL CORP	USHY 31 N	48108	AST
WASHTENAW COUNTY	M300004816	MANCHESTER GRAVEL & CONCRETE PRODU	MANCHESTER SAND & GRAVEL PIT		US MINES

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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

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

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL: National Priority List

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

Date of Government Version: 02/01/2013	Source: EPA
Date Data Arrived at EDR: 03/01/2013	Telephone: N/A
Date Made Active in Reports: 03/13/2013	Last EDR Contact: 04/10/2013
Number of Days to Update: 12	Next Scheduled EDR Contact: 07/22/2013
	Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

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

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

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

Date of Government Version: 02/01/2013	Source: EPA
Date Data Arrived at EDR: 03/01/2013	Telephone: N/A
Date Made Active in Reports: 03/13/2013	Last EDR Contact: 04/10/2013
Number of Days to Update: 12	Next Scheduled EDR Contact: 07/22/2013
	Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

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

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Federal Delisted NPL site list

DELISTED NPL: National Priority List Deletions

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

Date of Government Version: 02/01/2013	Source: EPA
Date Data Arrived at EDR: 03/01/2013	Telephone: N/A
Date Made Active in Reports: 03/13/2013	Last EDR Contact: 04/10/2013
Number of Days to Update: 12	Next Scheduled EDR Contact: 07/22/2013
	Data Release Frequency: Quarterly

Federal CERCLIS list

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

CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 02/04/2013	Source: EPA
Date Data Arrived at EDR: 03/01/2013	Telephone: 703-412-9810
Date Made Active in Reports: 03/13/2013	Last EDR Contact: 04/05/2013
Number of Days to Update: 12	Next Scheduled EDR Contact: 06/10/2013
	Data Release Frequency: Quarterly

FEDERAL FACILITY: Federal Facility Site Information listing

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

Date of Government Version: 07/31/2012	Source: Environmental Protection Agency
Date Data Arrived at EDR: 10/09/2012	Telephone: 703-603-8704
Date Made Active in Reports: 12/20/2012	Last EDR Contact: 04/10/2013
Number of Days to Update: 72	Next Scheduled EDR Contact: 07/22/2013
	Data Release Frequency: Varies

Federal CERCLIS NFRAP site List

CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned

Archived sites are sites that have been removed and archived from the inventory of CERCLIS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Date of Government Version: 02/05/2013	Source: EPA
Date Data Arrived at EDR: 03/01/2013	Telephone: 703-412-9810
Date Made Active in Reports: 03/13/2013	Last EDR Contact: 04/05/2013
Number of Days to Update: 12	Next Scheduled EDR Contact: 03/11/2013
	Data Release Frequency: Quarterly

Federal RCRA CORRACTS facilities list

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 02/12/2013
Date Data Arrived at EDR: 02/21/2013
Date Made Active in Reports: 02/27/2013
Number of Days to Update: 6

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 04/03/2013
Next Scheduled EDR Contact: 07/15/2013
Data Release Frequency: Quarterly

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 02/12/2013
Date Data Arrived at EDR: 02/15/2013
Date Made Active in Reports: 02/27/2013
Number of Days to Update: 12

Source: Environmental Protection Agency
Telephone: 312-886-6186
Last EDR Contact: 04/03/2013
Next Scheduled EDR Contact: 07/15/2013
Data Release Frequency: Quarterly

Federal RCRA generators list

RCRA-LQG: RCRA - Large Quantity Generators

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

Date of Government Version: 02/12/2013
Date Data Arrived at EDR: 02/15/2013
Date Made Active in Reports: 02/27/2013
Number of Days to Update: 12

Source: Environmental Protection Agency
Telephone: 312-886-6186
Last EDR Contact: 04/03/2013
Next Scheduled EDR Contact: 07/15/2013
Data Release Frequency: Quarterly

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 02/12/2013
Date Data Arrived at EDR: 02/15/2013
Date Made Active in Reports: 02/27/2013
Number of Days to Update: 12

Source: Environmental Protection Agency
Telephone: 312-886-6186
Last EDR Contact: 04/03/2013
Next Scheduled EDR Contact: 07/15/2013
Data Release Frequency: Quarterly

RCRA-CESQG: RCRA - Conditionally Exempt Small Quantity Generators

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

Date of Government Version: 02/12/2013
Date Data Arrived at EDR: 02/15/2013
Date Made Active in Reports: 02/27/2013
Number of Days to Update: 12

Source: Environmental Protection Agency
Telephone: 312-886-6186
Last EDR Contact: 04/03/2013
Next Scheduled EDR Contact: 07/15/2013
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Federal institutional controls / engineering controls registries

US ENG CONTROLS: Engineering Controls Sites List

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

Date of Government Version: 12/19/2012	Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/26/2012	Telephone: 703-603-0695
Date Made Active in Reports: 02/27/2013	Last EDR Contact: 03/11/2013
Number of Days to Update: 63	Next Scheduled EDR Contact: 06/24/2013
	Data Release Frequency: Varies

US INST CONTROL: Sites with Institutional Controls

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

Date of Government Version: 12/19/2012	Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/26/2012	Telephone: 703-603-0695
Date Made Active in Reports: 02/27/2013	Last EDR Contact: 03/11/2013
Number of Days to Update: 63	Next Scheduled EDR Contact: 06/24/2013
	Data Release Frequency: Varies

LUCIS: Land Use Control Information System

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

Date of Government Version: 12/09/2005	Source: Department of the Navy
Date Data Arrived at EDR: 12/11/2006	Telephone: 843-820-7326
Date Made Active in Reports: 01/11/2007	Last EDR Contact: 02/18/2013
Number of Days to Update: 31	Next Scheduled EDR Contact: 06/03/2013
	Data Release Frequency: Varies

Federal ERNS list

ERNS: Emergency Response Notification System

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

Date of Government Version: 12/31/2012	Source: National Response Center, United States Coast Guard
Date Data Arrived at EDR: 01/17/2013	Telephone: 202-267-2180
Date Made Active in Reports: 02/15/2013	Last EDR Contact: 04/02/2013
Number of Days to Update: 29	Next Scheduled EDR Contact: 07/15/2013
	Data Release Frequency: Annually

State- and tribal - equivalent CERCLIS

SHWS: Contaminated Sites

State Hazardous Waste Sites. State hazardous waste site records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. Available information varies by state.

Date of Government Version: 01/28/2013	Source: Department of Natural Resources & Environment
Date Data Arrived at EDR: 01/30/2013	Telephone: 517-373-9541
Date Made Active in Reports: 02/28/2013	Last EDR Contact: 01/30/2013
Number of Days to Update: 29	Next Scheduled EDR Contact: 05/13/2013
	Data Release Frequency: Semi-Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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

SWF/LF: Solid Waste Facilities Database

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

Date of Government Version: 01/03/2013	Source: Department of Natural Resources & Environment
Date Data Arrived at EDR: 01/03/2013	Telephone: 517-335-4035
Date Made Active in Reports: 01/14/2013	Last EDR Contact: 04/02/2013
Number of Days to Update: 11	Next Scheduled EDR Contact: 07/15/2013
	Data Release Frequency: Semi-Annually

State and tribal leaking storage tank lists

LUST: Leaking Underground Storage Tank Sites

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

Date of Government Version: 02/01/2013	Source: Department of Natural Resources & Environment
Date Data Arrived at EDR: 02/19/2013	Telephone: 517-373-9837
Date Made Active in Reports: 03/29/2013	Last EDR Contact: 02/19/2013
Number of Days to Update: 38	Next Scheduled EDR Contact: 06/03/2013
	Data Release Frequency: Annually

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

Date of Government Version: 03/01/2013	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/01/2013	Telephone: 415-972-3372
Date Made Active in Reports: 04/12/2013	Last EDR Contact: 04/29/2013
Number of Days to Update: 42	Next Scheduled EDR Contact: 08/12/2013
	Data Release Frequency: Quarterly

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

Date of Government Version: 12/31/2012	Source: EPA Region 7
Date Data Arrived at EDR: 02/28/2013	Telephone: 913-551-7003
Date Made Active in Reports: 04/12/2013	Last EDR Contact: 04/29/2013
Number of Days to Update: 43	Next Scheduled EDR Contact: 08/12/2013
	Data Release Frequency: Varies

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

Date of Government Version: 09/12/2011	Source: EPA Region 6
Date Data Arrived at EDR: 09/13/2011	Telephone: 214-665-6597
Date Made Active in Reports: 11/11/2011	Last EDR Contact: 04/29/2013
Number of Days to Update: 59	Next Scheduled EDR Contact: 08/12/2013
	Data Release Frequency: Varies

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 02/05/2013	Source: EPA Region 10
Date Data Arrived at EDR: 02/06/2013	Telephone: 206-553-2857
Date Made Active in Reports: 04/12/2013	Last EDR Contact: 04/29/2013
Number of Days to Update: 65	Next Scheduled EDR Contact: 08/12/2013
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 08/27/2012	Source: EPA Region 8
Date Data Arrived at EDR: 08/28/2012	Telephone: 303-312-6271
Date Made Active in Reports: 10/16/2012	Last EDR Contact: 04/29/2013
Number of Days to Update: 49	Next Scheduled EDR Contact: 08/12/2013
	Data Release Frequency: Quarterly

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land

A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 09/28/2012	Source: EPA Region 1
Date Data Arrived at EDR: 11/01/2012	Telephone: 617-918-1313
Date Made Active in Reports: 04/12/2013	Last EDR Contact: 05/01/2013
Number of Days to Update: 162	Next Scheduled EDR Contact: 08/12/2013
	Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 02/06/2013	Source: EPA Region 4
Date Data Arrived at EDR: 02/08/2013	Telephone: 404-562-8677
Date Made Active in Reports: 04/12/2013	Last EDR Contact: 04/29/2013
Number of Days to Update: 63	Next Scheduled EDR Contact: 08/12/2013
	Data Release Frequency: Semi-Annually

State and tribal registered storage tank lists

UST 2: Underground Storage Tank Listing

A listing of underground storage tank site locations that have unknown owner information.

Date of Government Version: 02/07/2013	Source: Department of Environmental Quality
Date Data Arrived at EDR: 02/08/2013	Telephone: 517-335-7211
Date Made Active in Reports: 03/04/2013	Last EDR Contact: 04/23/2013
Number of Days to Update: 24	Next Scheduled EDR Contact: 08/05/2013
	Data Release Frequency: Annually

UST: Underground Storage Tank Facility List

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

Date of Government Version: 02/01/2013	Source: Department of Natural Resources & Environment
Date Data Arrived at EDR: 02/19/2013	Telephone: 517-335-4035
Date Made Active in Reports: 03/29/2013	Last EDR Contact: 02/19/2013
Number of Days to Update: 38	Next Scheduled EDR Contact: 06/03/2013
	Data Release Frequency: Annually

AST: Aboveground Tanks

Registered Aboveground Storage Tanks.

Date of Government Version: 02/21/2013	Source: Department of Natural Resources & Environment
Date Data Arrived at EDR: 02/26/2013	Telephone: 517-373-8168
Date Made Active in Reports: 03/29/2013	Last EDR Contact: 02/18/2013
Number of Days to Update: 31	Next Scheduled EDR Contact: 06/03/2013
	Data Release Frequency: No Update Planned

INDIAN UST R1: Underground Storage Tanks on Indian Land

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 09/28/2012
Date Data Arrived at EDR: 11/07/2012
Date Made Active in Reports: 04/12/2013
Number of Days to Update: 156

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 04/29/2013
Next Scheduled EDR Contact: 08/12/2013
Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land

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

Date of Government Version: 02/06/2013
Date Data Arrived at EDR: 02/08/2013
Date Made Active in Reports: 04/12/2013
Number of Days to Update: 63

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 04/29/2013
Next Scheduled EDR Contact: 08/12/2013
Data Release Frequency: Semi-Annually

INDIAN UST R5: Underground Storage Tanks on Indian Land

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

Date of Government Version: 08/02/2012
Date Data Arrived at EDR: 08/03/2012
Date Made Active in Reports: 11/05/2012
Number of Days to Update: 94

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 04/29/2013
Next Scheduled EDR Contact: 08/12/2013
Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land

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

Date of Government Version: 05/10/2011
Date Data Arrived at EDR: 05/11/2011
Date Made Active in Reports: 06/14/2011
Number of Days to Update: 34

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 04/29/2013
Next Scheduled EDR Contact: 08/12/2013
Data Release Frequency: Semi-Annually

INDIAN UST R7: Underground Storage Tanks on Indian Land

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

Date of Government Version: 12/31/2012
Date Data Arrived at EDR: 02/28/2013
Date Made Active in Reports: 04/12/2013
Number of Days to Update: 43

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 04/29/2013
Next Scheduled EDR Contact: 08/12/2013
Data Release Frequency: Varies

INDIAN UST R8: Underground Storage Tanks on Indian Land

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

Date of Government Version: 08/27/2012
Date Data Arrived at EDR: 08/28/2012
Date Made Active in Reports: 10/16/2012
Number of Days to Update: 49

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 04/29/2013
Next Scheduled EDR Contact: 08/12/2013
Data Release Frequency: Quarterly

INDIAN UST R10: Underground Storage Tanks on Indian Land

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 02/05/2013
Date Data Arrived at EDR: 02/06/2013
Date Made Active in Reports: 04/12/2013
Number of Days to Update: 65

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 04/29/2013
Next Scheduled EDR Contact: 08/12/2013
Data Release Frequency: Quarterly

INDIAN UST R9: Underground Storage Tanks on Indian Land

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

Date of Government Version: 02/21/2013
Date Data Arrived at EDR: 02/26/2013
Date Made Active in Reports: 04/12/2013
Number of Days to Update: 45

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 04/29/2013
Next Scheduled EDR Contact: 08/12/2013
Data Release Frequency: Quarterly

FEMA UST: Underground Storage Tank Listing

A listing of all FEMA owned underground storage tanks.

Date of Government Version: 01/01/2010
Date Data Arrived at EDR: 02/16/2010
Date Made Active in Reports: 04/12/2010
Number of Days to Update: 55

Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 04/18/2013
Next Scheduled EDR Contact: 07/29/2013
Data Release Frequency: Varies

State and tribal institutional control / engineering control registries

AUL: Engineering and Institutional Controls

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

Date of Government Version: 03/28/2012
Date Data Arrived at EDR: 03/28/2012
Date Made Active in Reports: 04/20/2012
Number of Days to Update: 23

Source: Department of Natural Resources & Environment
Telephone: 517-373-4828
Last EDR Contact: 03/04/2013
Next Scheduled EDR Contact: 06/17/2013
Data Release Frequency: Varies

State and tribal voluntary cleanup sites

INDIAN VCP R1: Voluntary Cleanup Priority Listing

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

Date of Government Version: 09/28/2012
Date Data Arrived at EDR: 10/02/2012
Date Made Active in Reports: 10/16/2012
Number of Days to Update: 14

Source: EPA, Region 1
Telephone: 617-918-1102
Last EDR Contact: 04/05/2013
Next Scheduled EDR Contact: 07/15/2013
Data Release Frequency: Varies

INDIAN VCP R7: Voluntary Cleanup Priority Listing

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

Date of Government Version: 03/20/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27

Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 04/20/2009
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

State and tribal Brownfields sites

BROWNFIELDS: Brownfields and USTfield Site Database

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 07/27/2012
Date Data Arrived at EDR: 07/31/2012
Date Made Active in Reports: 09/20/2012
Number of Days to Update: 51

Source: Department of Natural Resources & Environment
Telephone: 517-373-4805
Last EDR Contact: 04/29/2013
Next Scheduled EDR Contact: 08/12/2013
Data Release Frequency: Varies

BROWNFIELDS 2: Brownfields Building and Land Site Locations

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

Date of Government Version: 04/09/2007
Date Data Arrived at EDR: 04/10/2007
Date Made Active in Reports: 05/01/2007
Number of Days to Update: 21

Source: Economic Development Corporation
Telephone: 888-522-0103
Last EDR Contact: 03/04/2013
Next Scheduled EDR Contact: 06/17/2013
Data Release Frequency: Varies

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites

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

Date of Government Version: 12/10/2012
Date Data Arrived at EDR: 12/11/2012
Date Made Active in Reports: 12/20/2012
Number of Days to Update: 9

Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 03/26/2013
Next Scheduled EDR Contact: 07/08/2013
Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

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

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

Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 04/29/2013
Next Scheduled EDR Contact: 08/12/2013
Data Release Frequency: No Update Planned

ODI: Open Dump Inventory

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

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

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SWRCY: Recycling Facilities

A listing of recycling center locations.

Date of Government Version: 11/24/2009
Date Data Arrived at EDR: 09/30/2010
Date Made Active in Reports: 10/28/2010
Number of Days to Update: 28

Source: Department of Natural Resources & Environment
Telephone: 517-241-5719
Last EDR Contact: 04/05/2013
Next Scheduled EDR Contact: 07/15/2013
Data Release Frequency: Varies

HIST LF: Inactive Solid Waste Facilities

The database contains historical information and is no longer updated.

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

Source: Department of Natural Resources & Environment
Telephone: 517-335-4034
Last EDR Contact: 02/28/2003
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

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

Location of open dumps on Indian land.

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

Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 02/05/2013
Next Scheduled EDR Contact: 05/20/2013
Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

US CDL: Clandestine Drug Labs

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

Date of Government Version: 11/14/2012
Date Data Arrived at EDR: 12/11/2012
Date Made Active in Reports: 02/15/2013
Number of Days to Update: 66

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 03/04/2013
Next Scheduled EDR Contact: 06/17/2013
Data Release Frequency: Quarterly

DEL SHWS: Delisted List of Contaminated Sites

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

Date of Government Version: 02/01/2013
Date Data Arrived at EDR: 02/01/2013
Date Made Active in Reports: 02/28/2013
Number of Days to Update: 27

Source: Department of Natural Resources & Environment
Telephone: 517-373-9541
Last EDR Contact: 04/29/2013
Next Scheduled EDR Contact: 08/12/2013
Data Release Frequency: Varies

CDL: Clandestine Drug Lab Listing

A listing of clandestine drug lab locations.

Date of Government Version: 10/20/2008
Date Data Arrived at EDR: 11/18/2008
Date Made Active in Reports: 11/21/2008
Number of Days to Update: 3

Source: Department of Community Health
Telephone: 517-373-3740
Last EDR Contact: 04/29/2013
Next Scheduled EDR Contact: 08/12/2013
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

US HIST CDL: National Clandestine Laboratory Register

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

Date of Government Version: 09/01/2007	Source: Drug Enforcement Administration
Date Data Arrived at EDR: 11/19/2008	Telephone: 202-307-1000
Date Made Active in Reports: 03/30/2009	Last EDR Contact: 03/23/2009
Number of Days to Update: 131	Next Scheduled EDR Contact: 06/22/2009
	Data Release Frequency: No Update Planned

Local Land Records

LIENS 2: CERCLA Lien Information

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

Date of Government Version: 02/16/2012	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/26/2012	Telephone: 202-564-6023
Date Made Active in Reports: 06/14/2012	Last EDR Contact: 04/29/2013
Number of Days to Update: 80	Next Scheduled EDR Contact: 08/12/2013
	Data Release Frequency: Varies

LIENS: Lien List

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

Date of Government Version: 12/03/2012	Source: Department of Natural Resources & Environment
Date Data Arrived at EDR: 01/23/2013	Telephone: 517-373-9837
Date Made Active in Reports: 02/28/2013	Last EDR Contact: 04/26/2013
Number of Days to Update: 36	Next Scheduled EDR Contact: 08/05/2013
	Data Release Frequency: Varies

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System

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

Date of Government Version: 12/31/2012	Source: U.S. Department of Transportation
Date Data Arrived at EDR: 01/03/2013	Telephone: 202-366-4555
Date Made Active in Reports: 02/27/2013	Last EDR Contact: 04/02/2013
Number of Days to Update: 55	Next Scheduled EDR Contact: 07/15/2013
	Data Release Frequency: Annually

PEAS: Pollution Emergency Alerting System

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

Date of Government Version: 12/31/2012	Source: Department of Natural Resources & Environment
Date Data Arrived at EDR: 01/10/2013	Telephone: 517-373-8427
Date Made Active in Reports: 02/28/2013	Last EDR Contact: 03/11/2013
Number of Days to Update: 49	Next Scheduled EDR Contact: 06/24/2013
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Other Ascertainable Records

RCRA NonGen / NLR: RCRA - Non Generators

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

Date of Government Version: 02/12/2013	Source: Environmental Protection Agency
Date Data Arrived at EDR: 02/15/2013	Telephone: 312-886-6186
Date Made Active in Reports: 02/27/2013	Last EDR Contact: 04/03/2013
Number of Days to Update: 12	Next Scheduled EDR Contact: 07/15/2013
	Data Release Frequency: Varies

DOT OPS: Incident and Accident Data

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

Date of Government Version: 07/31/2012	Source: Department of Transportation, Office of Pipeline Safety
Date Data Arrived at EDR: 08/07/2012	Telephone: 202-366-4595
Date Made Active in Reports: 09/18/2012	Last EDR Contact: 02/05/2013
Number of Days to Update: 42	Next Scheduled EDR Contact: 05/20/2013
	Data Release Frequency: Varies

DOD: Department of Defense Sites

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

Date of Government Version: 12/31/2005	Source: USGS
Date Data Arrived at EDR: 11/10/2006	Telephone: 888-275-8747
Date Made Active in Reports: 01/11/2007	Last EDR Contact: 04/19/2013
Number of Days to Update: 62	Next Scheduled EDR Contact: 07/29/2013
	Data Release Frequency: Semi-Annually

FUDS: Formerly Used Defense Sites

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

Date of Government Version: 12/31/2011	Source: U.S. Army Corps of Engineers
Date Data Arrived at EDR: 02/26/2013	Telephone: 202-528-4285
Date Made Active in Reports: 03/13/2013	Last EDR Contact: 03/11/2013
Number of Days to Update: 15	Next Scheduled EDR Contact: 06/24/2013
	Data Release Frequency: Varies

CONSENT: Superfund (CERCLA) Consent Decrees

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

Date of Government Version: 12/31/2011	Source: Department of Justice, Consent Decree Library
Date Data Arrived at EDR: 01/15/2013	Telephone: Varies
Date Made Active in Reports: 03/13/2013	Last EDR Contact: 04/01/2013
Number of Days to Update: 57	Next Scheduled EDR Contact: 07/15/2013
	Data Release Frequency: Varies

ROD: Records Of Decision

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

Date of Government Version: 12/18/2012	Source: EPA
Date Data Arrived at EDR: 03/13/2013	Telephone: 703-416-0223
Date Made Active in Reports: 04/12/2013	Last EDR Contact: 03/13/2013
Number of Days to Update: 30	Next Scheduled EDR Contact: 06/24/2013
	Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

UMTRA: Uranium Mill Tailings Sites

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

Date of Government Version: 09/14/2010	Source: Department of Energy
Date Data Arrived at EDR: 10/07/2011	Telephone: 505-845-0011
Date Made Active in Reports: 03/01/2012	Last EDR Contact: 02/25/2013
Number of Days to Update: 146	Next Scheduled EDR Contact: 06/10/2013
	Data Release Frequency: Varies

US MINES: Mines Master Index File

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

Date of Government Version: 08/18/2011	Source: Department of Labor, Mine Safety and Health Administration
Date Data Arrived at EDR: 09/08/2011	Telephone: 303-231-5959
Date Made Active in Reports: 09/29/2011	Last EDR Contact: 03/06/2013
Number of Days to Update: 21	Next Scheduled EDR Contact: 06/17/2013
	Data Release Frequency: Semi-Annually

TRIS: Toxic Chemical Release Inventory System

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

Date of Government Version: 12/31/2009	Source: EPA
Date Data Arrived at EDR: 09/01/2011	Telephone: 202-566-0250
Date Made Active in Reports: 01/10/2012	Last EDR Contact: 02/26/2013
Number of Days to Update: 131	Next Scheduled EDR Contact: 06/10/2013
	Data Release Frequency: Annually

TSCA: Toxic Substances Control Act

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

Date of Government Version: 12/31/2006	Source: EPA
Date Data Arrived at EDR: 09/29/2010	Telephone: 202-260-5521
Date Made Active in Reports: 12/02/2010	Last EDR Contact: 03/28/2013
Number of Days to Update: 64	Next Scheduled EDR Contact: 07/08/2013
	Data Release Frequency: Every 4 Years

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

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

Date of Government Version: 04/09/2009	Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Date Data Arrived at EDR: 04/16/2009	Telephone: 202-566-1667
Date Made Active in Reports: 05/11/2009	Last EDR Contact: 02/25/2013
Number of Days to Update: 25	Next Scheduled EDR Contact: 06/10/2013
	Data Release Frequency: Quarterly

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

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

Date of Government Version: 04/09/2009	Source: EPA
Date Data Arrived at EDR: 04/16/2009	Telephone: 202-566-1667
Date Made Active in Reports: 05/11/2009	Last EDR Contact: 02/25/2013
Number of Days to Update: 25	Next Scheduled EDR Contact: 06/10/2013
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

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

Date of Government Version: 10/19/2006	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/01/2007	Telephone: 202-564-2501
Date Made Active in Reports: 04/10/2007	Last EDR Contact: 12/17/2007
Number of Days to Update: 40	Next Scheduled EDR Contact: 03/17/2008
	Data Release Frequency: No Update Planned

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

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

Date of Government Version: 10/19/2006	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/01/2007	Telephone: 202-564-2501
Date Made Active in Reports: 04/10/2007	Last EDR Contact: 12/17/2008
Number of Days to Update: 40	Next Scheduled EDR Contact: 03/17/2008
	Data Release Frequency: No Update Planned

SSTS: Section 7 Tracking Systems

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

Date of Government Version: 12/31/2009	Source: EPA
Date Data Arrived at EDR: 12/10/2010	Telephone: 202-564-4203
Date Made Active in Reports: 02/25/2011	Last EDR Contact: 04/29/2013
Number of Days to Update: 77	Next Scheduled EDR Contact: 08/12/2013
	Data Release Frequency: Annually

ICIS: Integrated Compliance Information System

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

Date of Government Version: 07/20/2011	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/10/2011	Telephone: 202-564-5088
Date Made Active in Reports: 01/10/2012	Last EDR Contact: 04/15/2013
Number of Days to Update: 61	Next Scheduled EDR Contact: 07/29/2013
	Data Release Frequency: Quarterly

PADS: PCB Activity Database System

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

Date of Government Version: 11/01/2010	Source: EPA
Date Data Arrived at EDR: 11/10/2010	Telephone: 202-566-0500
Date Made Active in Reports: 02/16/2011	Last EDR Contact: 04/19/2013
Number of Days to Update: 98	Next Scheduled EDR Contact: 07/29/2013
	Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

MLTS: Material Licensing Tracking System

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

Date of Government Version: 06/21/2011	Source: Nuclear Regulatory Commission
Date Data Arrived at EDR: 07/15/2011	Telephone: 301-415-7169
Date Made Active in Reports: 09/13/2011	Last EDR Contact: 03/11/2013
Number of Days to Update: 60	Next Scheduled EDR Contact: 06/24/2013
	Data Release Frequency: Quarterly

RADINFO: Radiation Information Database

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

Date of Government Version: 01/08/2013	Source: Environmental Protection Agency
Date Data Arrived at EDR: 01/09/2013	Telephone: 202-343-9775
Date Made Active in Reports: 04/12/2013	Last EDR Contact: 04/11/2013
Number of Days to Update: 93	Next Scheduled EDR Contact: 07/22/2013
	Data Release Frequency: Quarterly

FINDS: Facility Index System/Facility Registry System

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

Date of Government Version: 10/23/2011	Source: EPA
Date Data Arrived at EDR: 12/13/2011	Telephone: (312) 353-2000
Date Made Active in Reports: 03/01/2012	Last EDR Contact: 03/12/2013
Number of Days to Update: 79	Next Scheduled EDR Contact: 06/24/2013
	Data Release Frequency: Quarterly

RAATS: RCRA Administrative Action Tracking System

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

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

RMP: Risk Management Plans

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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

Date of Government Version: 05/08/2012	Source: Environmental Protection Agency
Date Data Arrived at EDR: 05/25/2012	Telephone: 202-564-8600
Date Made Active in Reports: 07/10/2012	Last EDR Contact: 04/29/2013
Number of Days to Update: 46	Next Scheduled EDR Contact: 08/12/2013
	Data Release Frequency: Varies

BRS: Biennial Reporting System

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

Date of Government Version: 12/31/2011	Source: EPA/NTIS
Date Data Arrived at EDR: 02/26/2013	Telephone: 800-424-9346
Date Made Active in Reports: 04/19/2013	Last EDR Contact: 02/26/2013
Number of Days to Update: 52	Next Scheduled EDR Contact: 06/10/2013
	Data Release Frequency: Biennially

UIC: Underground Injection Wells Database

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

Date of Government Version: 01/30/2013	Source: Department of Natural Resources & Environment
Date Data Arrived at EDR: 01/31/2013	Telephone: 517-241-1515
Date Made Active in Reports: 02/28/2013	Last EDR Contact: 04/29/2013
Number of Days to Update: 28	Next Scheduled EDR Contact: 08/12/2013
	Data Release Frequency: Varies

DRYCLEANERS: Drycleaning Establishments

A listing of drycleaning facilities in Michigan.

Date of Government Version: 10/22/2012	Source: Department of Natural Resources & Environment
Date Data Arrived at EDR: 10/24/2012	Telephone: 517-335-4586
Date Made Active in Reports: 11/28/2012	Last EDR Contact: 04/19/2013
Number of Days to Update: 35	Next Scheduled EDR Contact: 08/05/2013
	Data Release Frequency: Annually

NPDES: List of Active NPDES Permits

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

Date of Government Version: 01/08/2013	Source: Department of Natural Resources & Environment
Date Data Arrived at EDR: 01/09/2013	Telephone: 517-241-1300
Date Made Active in Reports: 02/28/2013	Last EDR Contact: 04/10/2013
Number of Days to Update: 50	Next Scheduled EDR Contact: 07/22/2013
	Data Release Frequency: Varies

AIRS: Permit and Emissions Inventory Data

Permit and emissions inventory data.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 01/09/2013
Date Data Arrived at EDR: 01/10/2013
Date Made Active in Reports: 03/05/2013
Number of Days to Update: 54

Source: Department of Natural Resources & Environment
Telephone: 517-373-7074
Last EDR Contact: 03/25/2013
Next Scheduled EDR Contact: 07/08/2013
Data Release Frequency: Varies

BEA: BASELINE ENVIRONMENTAL ASSESSMENT DATABASE

A Baseline Environmental Assessment (BEA) allows people to purchase or begin operating at a facility without being held liable for existing contamination. BEAs are used to gather enough information about the property being transferred so that existing contamination can be distinguished from any new releases that might occur after the new owner or operator takes over the property.

Date of Government Version: 02/25/2013
Date Data Arrived at EDR: 02/26/2013
Date Made Active in Reports: 04/02/2013
Number of Days to Update: 35

Source: Department of Natural Resources & Environment
Telephone: 517-373-9541
Last EDR Contact: 02/18/2013
Next Scheduled EDR Contact: 06/03/2013
Data Release Frequency: Semi-Annually

INDIAN RESERV: Indian Reservations

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

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

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 04/19/2013
Next Scheduled EDR Contact: 07/29/2013
Data Release Frequency: Semi-Annually

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

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

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

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 04/23/2013
Next Scheduled EDR Contact: 08/05/2013
Data Release Frequency: Varies

US AIRS MINOR: Air Facility System Data

A listing of minor source facilities.

Date of Government Version: 11/15/2012
Date Data Arrived at EDR: 11/16/2012
Date Made Active in Reports: 02/15/2013
Number of Days to Update: 91

Source: EPA
Telephone: 202-564-5962
Last EDR Contact: 04/01/2013
Next Scheduled EDR Contact: 07/15/2013
Data Release Frequency: Annually

EPA WATCH LIST: EPA WATCH LIST

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

Date of Government Version: 07/31/2012
Date Data Arrived at EDR: 08/13/2012
Date Made Active in Reports: 09/18/2012
Number of Days to Update: 36

Source: Environmental Protection Agency
Telephone: 617-520-3000
Last EDR Contact: 02/12/2013
Next Scheduled EDR Contact: 05/27/2013
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

US FIN ASSUR: Financial Assurance Information

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

Date of Government Version: 11/20/2012	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/30/2012	Telephone: 202-566-1917
Date Made Active in Reports: 02/27/2013	Last EDR Contact: 02/19/2013
Number of Days to Update: 89	Next Scheduled EDR Contact: 06/03/2013
	Data Release Frequency: Quarterly

PCB TRANSFORMER: PCB Transformer Registration Database

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

Date of Government Version: 02/01/2011	Source: Environmental Protection Agency
Date Data Arrived at EDR: 10/19/2011	Telephone: 202-566-0517
Date Made Active in Reports: 01/10/2012	Last EDR Contact: 02/01/2013
Number of Days to Update: 83	Next Scheduled EDR Contact: 05/13/2013
	Data Release Frequency: Varies

COAL ASH: Coal Ash Disposal Sites

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

Date of Government Version: 04/21/2011	Source: Department of Natural Resources & Environment
Date Data Arrived at EDR: 04/21/2011	Telephone: 586-753-3754
Date Made Active in Reports: 05/13/2011	Last EDR Contact: 04/08/2013
Number of Days to Update: 22	Next Scheduled EDR Contact: 07/22/2013
	Data Release Frequency: Varies

COAL ASH DOE: Steam-Electric Plan Operation Data

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

Date of Government Version: 12/31/2005	Source: Department of Energy
Date Data Arrived at EDR: 08/07/2009	Telephone: 202-586-8719
Date Made Active in Reports: 10/22/2009	Last EDR Contact: 04/18/2013
Number of Days to Update: 76	Next Scheduled EDR Contact: 07/29/2013
	Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List

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

Date of Government Version: 08/17/2010	Source: Environmental Protection Agency
Date Data Arrived at EDR: 01/03/2011	Telephone: N/A
Date Made Active in Reports: 03/21/2011	Last EDR Contact: 03/15/2013
Number of Days to Update: 77	Next Scheduled EDR Contact: 06/24/2013
	Data Release Frequency: Varies

Financial Assurance 1: Financial Assurance Information Listing

Financial assurance information.

Date of Government Version: 01/08/2013	Source: Department of Natural Resources & Environment
Date Data Arrived at EDR: 01/10/2013	Telephone: 517-335-6610
Date Made Active in Reports: 02/28/2013	Last EDR Contact: 04/08/2013
Number of Days to Update: 49	Next Scheduled EDR Contact: 07/22/2013
	Data Release Frequency: Varies

WDS: Waste Data System

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

Date of Government Version: 02/15/2013	Source: Department of Natural Resources & Environment
Date Data Arrived at EDR: 02/15/2013	Telephone: 517-373-9875
Date Made Active in Reports: 02/28/2013	Last EDR Contact: 02/15/2013
Number of Days to Update: 13	Next Scheduled EDR Contact: 06/10/2013
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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

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

Date of Government Version: 11/15/2012	Source: EPA
Date Data Arrived at EDR: 11/16/2012	Telephone: 202-564-5962
Date Made Active in Reports: 02/15/2013	Last EDR Contact: 04/01/2013
Number of Days to Update: 91	Next Scheduled EDR Contact: 07/15/2013
	Data Release Frequency: Annually

2020 COR ACTION: 2020 Corrective Action Program List

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

Date of Government Version: 11/11/2011	Source: Environmental Protection Agency
Date Data Arrived at EDR: 05/18/2012	Telephone: 703-308-4044
Date Made Active in Reports: 05/25/2012	Last EDR Contact: 02/15/2013
Number of Days to Update: 7	Next Scheduled EDR Contact: 05/27/2013
	Data Release Frequency: Varies

Financial Assurance 2: Financial Assurance Information Listing

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

Date of Government Version: 01/05/2011	Source: Department of Natural Resources & Environment
Date Data Arrived at EDR: 01/07/2011	Telephone: 517-335-4034
Date Made Active in Reports: 02/14/2011	Last EDR Contact: 04/01/2013
Number of Days to Update: 38	Next Scheduled EDR Contact: 07/15/2013
	Data Release Frequency: Varies

PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 12/02/2012	Source: EPA
Date Data Arrived at EDR: 01/03/2013	Telephone: 202-564-6023
Date Made Active in Reports: 03/13/2013	Last EDR Contact: 04/04/2013
Number of Days to Update: 69	Next Scheduled EDR Contact: 07/15/2013
	Data Release Frequency: Quarterly

FEDLAND: Federal and Indian Lands

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

Date of Government Version: 12/31/2005	Source: U.S. Geological Survey
Date Data Arrived at EDR: 02/06/2006	Telephone: 888-275-8747
Date Made Active in Reports: 01/11/2007	Last EDR Contact: 04/19/2013
Number of Days to Update: 339	Next Scheduled EDR Contact: 07/29/2013
	Data Release Frequency: N/A

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants

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

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

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

EDR US Hist Auto Stat: EDR Exclusive Historic Gas Stations

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

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

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

EDR US Hist Cleaners: EDR Exclusive Historic Dry Cleaners

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

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

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

EDR US Hist Auto Stat: EDR Proprietary Historic Gas Stations - Cole

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

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

EDR US Hist Cleaners: EDR Proprietary Historic Dry Cleaners - Cole

Date of Government Version: N/A	Source: N/A
Date Data Arrived at EDR: N/A	Telephone: N/A
Date Made Active in Reports: N/A	Last EDR Contact: N/A
Number of Days to Update: N/A	Next Scheduled EDR Contact: N/A
	Data Release Frequency: Varies

OTHER DATABASE(S)

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

CT MANIFEST: Hazardous Waste Manifest Data

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

Date of Government Version: 02/18/2013	Source: Department of Energy & Environmental Protection
Date Data Arrived at EDR: 02/18/2013	Telephone: 860-424-3375
Date Made Active in Reports: 03/21/2013	Last EDR Contact: 02/18/2013
Number of Days to Update: 31	Next Scheduled EDR Contact: 06/03/2013
	Data Release Frequency: Annually

NJ MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2011	Source: Department of Environmental Protection
Date Data Arrived at EDR: 07/19/2012	Telephone: N/A
Date Made Active in Reports: 08/28/2012	Last EDR Contact: 04/19/2013
Number of Days to Update: 40	Next Scheduled EDR Contact: 07/29/2013
	Data Release Frequency: Annually

NY MANIFEST: Facility and Manifest Data

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

Date of Government Version: 02/01/2013	Source: Department of Environmental Conservation
Date Data Arrived at EDR: 02/07/2013	Telephone: 518-402-8651
Date Made Active in Reports: 03/15/2013	Last EDR Contact: 02/07/2013
Number of Days to Update: 36	Next Scheduled EDR Contact: 05/20/2013
	Data Release Frequency: Annually

PA MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2011	Source: Department of Environmental Protection
Date Data Arrived at EDR: 07/23/2012	Telephone: 717-783-8990
Date Made Active in Reports: 09/18/2012	Last EDR Contact: 04/23/2013
Number of Days to Update: 57	Next Scheduled EDR Contact: 08/05/2013
	Data Release Frequency: Annually

RI MANIFEST: Manifest information

Hazardous waste manifest information

Date of Government Version: 12/31/2011	Source: Department of Environmental Management
Date Data Arrived at EDR: 06/22/2012	Telephone: 401-222-2797
Date Made Active in Reports: 07/31/2012	Last EDR Contact: 02/25/2013
Number of Days to Update: 39	Next Scheduled EDR Contact: 06/10/2013
	Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

WI MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2011
Date Data Arrived at EDR: 07/19/2012
Date Made Active in Reports: 09/27/2012
Number of Days to Update: 70

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 03/18/2013
Next Scheduled EDR Contact: 07/01/2013
Data Release Frequency: Annually

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

Electric Power Transmission Line Data

Source: Rextag Strategies Corp.
Telephone: (281) 769-2247
U.S. Electric Transmission and Power Plants Systems Digital GIS Data

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

AHA Hospitals:

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

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

Medical Centers: Provider of Services Listing

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

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

Nursing Homes

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

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

Public Schools

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

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

Private Schools

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

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

Daycare Centers: Day Care Centers, Group & Family Homes

Source: Bureau of Regulatory Services
Telephone: 517-373-8300

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

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

State Wetlands Data: Wetlands Inventory

Source: Department of Natural Resources
Telephone: 517-241-2254

Scanned Digital USGS 7.5' Topographic Map (DRG)

Source: United States Geologic Survey

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

STREET AND ADDRESS INFORMATION

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GEOCHECK[®] - PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

HIKONE
2700-2799 HIKONE DR
ANN ARBOR, MI 48108

TARGET PROPERTY COORDINATES

Latitude (North):	42.2442 - 42° 14' 39.12"
Longitude (West):	83.7116 - 83° 42' 41.76"
Universal Tranverse Mercator:	Zone 17
UTM X (Meters):	276278.0
UTM Y (Meters):	4680236.5
Elevation:	820 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	42083-B6 YPSILANTI WEST, MI
Most Recent Revision:	1983
North Map:	42083-C6 ANN ARBOR EAST, MI
Most Recent Revision:	1983

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

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

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

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

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

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

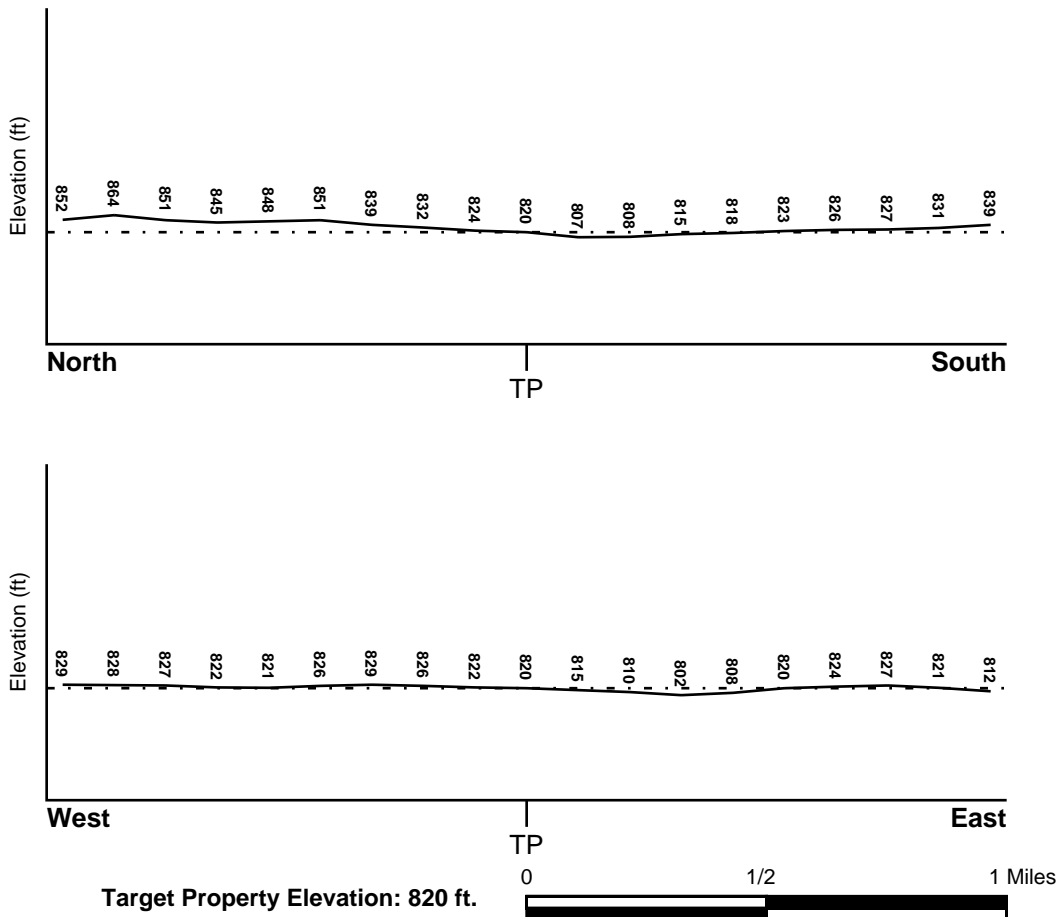
TOPOGRAPHIC INFORMATION

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

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General SE

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

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

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

FEMA FLOOD ZONE

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

Flood Plain Panel at Target Property: Not Reported

Additional Panels in search area: Not Reported

NATIONAL WETLAND INVENTORY

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

HYDROGEOLOGIC INFORMATION

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

Site-Specific Hydrogeological Data*:

Search Radius:	1.25 miles
Status:	Not found

AQUIFLOW®

Search Radius: 1.000 Mile.

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

<u>MAP ID</u>	<u>LOCATION FROM TP</u>	<u>GENERAL DIRECTION GROUNDWATER FLOW</u>
11	1/2 - 1 Mile West	ENE

For additional site information, refer to Physical Setting Source Map Findings.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

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

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

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

ROCK STRATIGRAPHIC UNIT

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

GEOLOGIC AGE IDENTIFICATION

Category: Stratified Sequence

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

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

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

Soil Component Name: ST. CLAIR

Soil Surface Texture: clay loam

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Not reported

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

Corrosion Potential - Uncoated Steel: HIGH

Depth to Bedrock Min: > 60 inches

Depth to Bedrock Max: > 60 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Permeability Rate (in/hr)	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	9 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay Soils.	Max: 0.60 Min: 0.20	Max: 7.30 Min: 5.60
2	9 inches	25 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Fat Clay.	Max: 0.20 Min: 0.06	Max: 7.30 Min: 5.60
3	25 inches	70 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Fat Clay.	Max: 0.20 Min: 0.06	Max: 8.40 Min: 7.40

OTHER SOIL TYPES IN AREA

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

Soil Surface Textures: silty clay loam
loam
loamy sand
muck

Surficial Soil Types: silty clay loam
loam
loamy sand
muck

Shallow Soil Types: sandy loam
loamy sand

Deeper Soil Types: silty clay
silty clay loam
stratified
clay loam
muck
fine sand

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

LOCAL / REGIONAL WATER AGENCY RECORDS

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

WELL SEARCH DISTANCE INFORMATION

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

FEDERAL USGS WELL INFORMATION

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

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

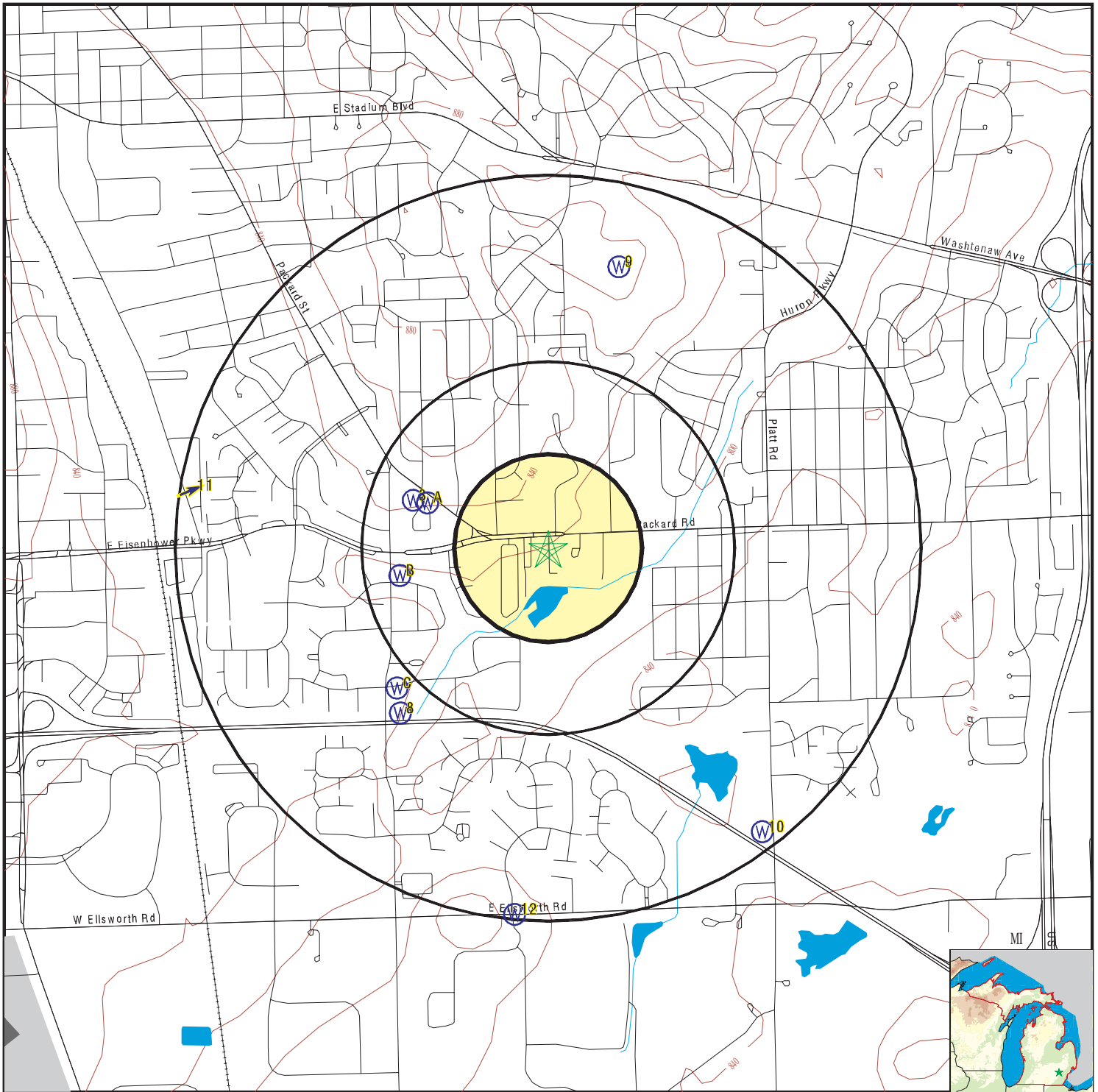
<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No PWS System Found		

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

STATE DATABASE WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
A1	MI3000000048447	1/4 - 1/2 Mile WNW
A2	MI3000000048469	1/4 - 1/2 Mile WNW
3	MI3000000048473	1/4 - 1/2 Mile WNW
B4	MI3000000048128	1/4 - 1/2 Mile West
B5	MI3000000048108	1/4 - 1/2 Mile West
C6	MI3000000047718	1/2 - 1 Mile SW
C7	MI3000000047618	1/2 - 1 Mile SW
8	MI3000000047556	1/2 - 1 Mile SW
9	MI3000000049377	1/2 - 1 Mile NNE
10	MI3000000047117	1/2 - 1 Mile SE
12	MI3000000046685	1/2 - 1 Mile South

PHYSICAL SETTING SOURCE MAP - 3594447.2s



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

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

<p>SITE NAME: Hikone ADDRESS: 2700-2799 HIKONE DR Ann Arbor MI 48108 LAT/LONG: 42.2442 / 83.7116</p>	<p>CLIENT: Environmental Resources Group, Inc. CONTACT: Penny M. Dwoinen INQUIRY #: 3594447.2s DATE: May 01, 2013 3:46 pm</p>
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GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Database EDR ID Number

A1
WNW
1/4 - 1/2 Mile
Higher

MI WELLS MI3000000048447

Wellid:	81000010089	Import id:	Not Reported
County:	Washtenaw	Township:	Pittsfield
Town range:	03S 06E	Section:	3
Owner name:	Linda Grant		
Well addr:	2655 Packard Road		
Well depth:	400		
Well type:	Household		
Wssn:	0		
Well num:	Not Reported	Driller id:	1607
Const date:	2000-08-08 00:00:00.000	Case type:	PVC Plastic
Case dia:	5		
Case depth:	234		
Screen frm:	0		
Screen to:	0		
Swl:	35		
Test depth:	400		
Test hours:	2		
Test rate:	7	Test methd:	Test Pump
Grouted:	1	Pmp cpcity:	20
Latitude:	42.24587728		
Longitude:	-83.71723009		
Methd coll:	Address Matching-House Number		
Elevation:	0		
Elev methd:	DEM30M	Depth flag:	Not Reported
Elev flag:	Elevation < DEMmin or Elevation > DEMmax		
Swl flag:	Not Reported		
Elev dem:	836	Elev dif:	836
Elev miv:	836	Aq code:	Rock Well
Aq flag:	Not Reported		
Pct aq:	36		
Pct aq d:	4	Pct aq r:	77
Pct maq:	10	Pct maq d:	0
Pct maq r:	23	Pct cm:	54
Pct cm d:	96	Pct cm r:	0
Pct pcm:	0	Pct pcm d:	0
Pct pcm r:	0	Pct na:	0
Pct na d:	0	Pct na r:	0
Pct flag:	Not Reported	Rock top:	225
D r type:	Not Reported	Spc cpcity:	0
A thicknes:	0	A pct aq:	0
A pct maq:	0	A pct pcm:	0
A pct cm:	0	A pct na:	0
A thickns2:	0	A pct aq2:	0
A pct maq2:	0	A pct pcm2:	0
A pct cm2:	0	A pct na2:	0
A hit swl:	F	A hit top:	F
A hit rock:	F	A sc lith1:	Not Reported
A sc lmod1:	Not Reported	A sc lmaq1:	Not Reported
A sc lpct1:	0	A sc lith2:	Not Reported
A sc lmod2:	Not Reported	A sc lmaq2:	Not Reported
A sc lpct2:	0	Pct aq 1:	0
Pct maq 1:	0	Pct cm 1:	100
Pct pcm 1:	0	Pct na 1:	0

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Pct aq 2:	0	Pct maq 2:	0
Pct cm 2:	100	Pct pcm 2:	0
Pct na 2:	0	Pct aq 3:	50
Pct maq 3:	0	Pct cm 3:	50
Pct pcm 3:	0	Pct na 3:	0
Pct aq 4:	0	Pct maq 4:	0
Pct cm 4:	100	Pct pcm 4:	0
Pct na 4:	0	Pct aq 5:	0
Pct maq 5:	0	Pct cm 5:	100
Pct pcm 5:	0	Pct na 5:	0
Pct aq 6:	0	Pct maq 6:	0
Pct cm 6:	100	Pct pcm 6:	0
Pct na 6:	0	Pct aq 7:	0
Pct maq 7:	0	Pct cm 7:	100
Pct pcm 7:	0	Pct na 7:	0
Pct aq 8:	0	Pct maq 8:	0
Pct cm 8:	100	Pct pcm 8:	0
Pct na 8:	0	Pct aq 9:	0
Pct maq 9:	0	Pct cm 9:	0
Pct pcm 9:	0	Pct na 9:	0
Pct aq 10:	0	Pct maq 10:	0
Pct cm 10:	0	Pct pcm 10:	0
Pct na 10:	0	Pct aq 11:	0
Pct maq 11:	0	Pct cm 11:	0
Pct pcm 11:	0	Pct na 11:	0
Pct aq 12:	0	Pct maq 12:	0
Pct cm 12:	0	Pct pcm 12:	0
Pct na 12:	0	Pct aq 13:	0
Pct maq 13:	0	Pct cm 13:	0
Pct pcm 13:	0	Pct na 13:	0
Within sec:	Y	Loc match:	Y
Aq code 1:	R		
Hit swl:	F		
Athk2:	0		
Horiz Conduct:	4.87814		
Vert Conduct:	.00011		
T2:	1000.0195		
D50plek:	356.68351		

**A2
WNW
1/4 - 1/2 Mile
Higher**

MI WELLS MI3000000048469

Wellid:	81000006697	Import id:	81737603302
County:	Washtenaw	Township:	Pittsfield
Town range:	03S 06E	Section:	3
Owner name:	WALDEN WOODS SUB		
Well addr:	WALDEN WOODS SUB WELL #2		
Well depth:	0		
Well type:	Type I public		
Wssn:	6840		
Well num:	WALDEN WOODS SUB WELL #2	Driller id:	0
Const date:	Not Reported	Case type:	Unknown
Case dia:	6		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Case depth:	0		
Screen frm:	0		
Screen to:	0		
Swl:	999.99		
Test depth:	0		
Test hours:	0		
Test rate:	75	Test methd:	Unknown
Grouted:	1	Pmp cpcity:	0
Latitude:	42.246037		
Longitude:	-83.718556		
Methd coll:	GPS Code Meas. Std. Positioning Svc. SA Off		
Elevation:	841		
Elev methd:	Topographoc Map Interpolation	Depth flag:	Well Depth = 0
Elev flag:	Not Reported		
Swl flag:	SWL > Well Depth		
Elev dem:	840	Elev dif:	1
Elev miv:	841	Aq code:	Unknown Lithology
Aq flag:	Not Reported		
Pct aq:	0		
Pct aq d:	0	Pct aq r:	0
Pct maq:	0	Pct maq d:	0
Pct maq r:	0	Pct cm:	0
Pct cm d:	0	Pct cm r:	0
Pct pcm:	0	Pct pcm d:	0
Pct pcm r:	0	Pct na:	0
Pct na d:	0	Pct na r:	0
Pct flag:	Not Reported	Rock top:	-3
D r type:	Not Reported	Spc cpcity:	0
A thicknes:	0	A pct aq:	0
A pct maq:	0	A pct pcm:	0
A pct cm:	0	A pct na:	0
A thickns2:	0	A pct aq2:	0
A pct maq2:	0	A pct pcm2:	0
A pct cm2:	0	A pct na2:	0
A hit swl:	F	A hit top:	F
A hit rock:	F	A sc lith1:	Not Reported
A sc lmod1:	Not Reported	A sc lmaq1:	Not Reported
A sc lpct1:	0	A sc lith2:	Not Reported
A sc lmod2:	Not Reported	A sc lmaq2:	Not Reported
A sc lpct2:	0	Pct aq 1:	0
Pct maq 1:	0	Pct cm 1:	0
Pct pcm 1:	0	Pct na 1:	0
Pct aq 2:	0	Pct maq 2:	0
Pct cm 2:	0	Pct pcm 2:	0
Pct na 2:	0	Pct aq 3:	0
Pct maq 3:	0	Pct cm 3:	0
Pct pcm 3:	0	Pct na 3:	0
Pct aq 4:	0	Pct maq 4:	0
Pct cm 4:	0	Pct pcm 4:	0
Pct na 4:	0	Pct aq 5:	0
Pct maq 5:	0	Pct cm 5:	0
Pct pcm 5:	0	Pct na 5:	0
Pct aq 6:	0	Pct maq 6:	0
Pct cm 6:	0	Pct pcm 6:	0
Pct na 6:	0	Pct aq 7:	0
Pct maq 7:	0	Pct cm 7:	0
Pct pcm 7:	0	Pct na 7:	0
Pct aq 8:	0	Pct maq 8:	0
Pct cm 8:	0	Pct pcm 8:	0
Pct na 8:	0	Pct aq 9:	0
Pct maq 9:	0	Pct cm 9:	0
Pct pcm 9:	0	Pct na 9:	0

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Pct aq 10:	0	Pct maq 10:	0
Pct cm 10:	0	Pct pcm 10:	0
Pct na 10:	0	Pct aq 11:	0
Pct maq 11:	0	Pct cm 11:	0
Pct pcm 11:	0	Pct na 11:	0
Pct aq 12:	0	Pct maq 12:	0
Pct cm 12:	0	Pct pcm 12:	0
Pct na 12:	0	Pct aq 13:	0
Pct maq 13:	0	Pct cm 13:	0
Pct pcm 13:	0	Pct na 13:	0
Within sec:	Y	Loc match:	Y
Aq code 1:	Not Reported		
Hit swl:	Not Reported		
Athk2:	0		
Horiz Conduct:	0		
Vert Conduct:	0		
T2:	0		
D50plek:	0		

3

**WNW
1/4 - 1/2 Mile
Higher**

MI WELLS

MI300000048473

Wellid:	81000006740	Import id:	81737610302
County:	Washtenaw	Township:	Pittsfield
Town range:	03S 06E	Section:	10
Owner name:	WALDEN WOODS SUB		
Well addr:	WALDEN WOODS SUB WELL #1		
Well depth:	0		
Well type:	Type I public		
Wssn:	6840		
Well num:	WALDEN WOODS SUB WELL #1	Driller id:	0
Const date:	Not Reported	Case type:	Unknown
Case dia:	6		
Case depth:	0		
Screen frm:	0		
Screen to:	0		
Swl:	999.99		
Test depth:	0		
Test hours:	0		
Test rate:	40	Test methd:	Unknown
Grouted:	1	Pmp cpcity:	0
Latitude:	42.246058		
Longitude:	-83.718642		
Methd coll:	GPS Code Meas. Std. Positioning Svc. SA Off		
Elevation:	841		
Elev methd:	Topographoc Map Interpolation	Depth flag:	Well Depth = 0
Elev flag:	Not Reported		
Swl flag:	SWL > Well Depth		
Elev dem:	840	Elev dif:	1
Elev miv:	841	Aq code:	Unknown Lithology
Aq flag:	Not Reported		
Pct aq:	0		
Pct aq d:	0	Pct aq r:	0
Pct maq:	0	Pct maq d:	0
Pct maq r:	0	Pct cm:	0

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

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

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Database EDR ID Number

B4
West
1/4 - 1/2 Mile
Lower

MI WELLS MI3000000048128

Wellid:	81000006739	Import id:	81737610301
County:	Washtenaw	Township:	Pittsfield
Town range:	03S 06E	Section:	10
Owner name:	PITTSFIELD TWP		
Well addr:	BROOKSIDE SUB WELL #1		
Well depth:	0		
Well type:	Type I public		
Wssn:	900		
Well num:	BROOKSIDE SUB WELL #1	Driller id:	0
Const date:	Not Reported	Case type:	Unknown
Case dia:	0		
Case depth:	0		
Screen frm:	0		
Screen to:	0		
Swl:	999.99		
Test depth:	0		
Test hours:	0		
Test rate:	40	Test methd:	Unknown
Grouted:	1	Pmp cpcity:	0
Latitude:	42.243199		
Longitude:	-83.719345		
Methd coll:	GPS Code Meas. Std. Positioning Svc. SA Off		
Elevation:	818		
Elev methd:	Topographoc Map Interpolation	Depth flag:	Well Depth = 0
Elev flag:	Not Reported		
Swl flag:	SWL > Well Depth		
Elev dem:	817	Elev dif:	1
Elev miv:	818	Aq code:	Unknown Lithology
Aq flag:	Not Reported		
Pct aq:	0		
Pct aq d:	0	Pct aq r:	0
Pct maq:	0	Pct maq d:	0
Pct maq r:	0	Pct cm:	0
Pct cm d:	0	Pct cm r:	0
Pct pcm:	0	Pct pcm d:	0
Pct pcm r:	0	Pct na:	0
Pct na d:	0	Pct na r:	0
Pct flag:	Not Reported	Rock top:	-3
D r type:	Not Reported	Spc cpcity:	0
A thicknes:	0	A pct aq:	0
A pct maq:	0	A pct pcm:	0
A pct cm:	0	A pct na:	0
A thickns2:	0	A pct aq2:	0
A pct maq2:	0	A pct pcm2:	0
A pct cm2:	0	A pct na2:	0
A hit swl:	F	A hit top:	F
A hit rock:	F	A sc lith1:	Not Reported
A sc lmod1:	Not Reported	A sc lmaq1:	Not Reported
A sc lpct1:	0	A sc lith2:	Not Reported
A sc lmod2:	Not Reported	A sc lmaq2:	Not Reported
A sc lpct2:	0	Pct aq 1:	0
Pct maq 1:	0	Pct cm 1:	0
Pct pcm 1:	0	Pct na 1:	0

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

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

B5
West
1/4 - 1/2 Mile
Lower

MI WELLS MI3000000048108

Wellid:	81000006696	Import id:	81737603301
County:	Washtenaw	Township:	Pittsfield
Town range:	03S 06E	Section:	3
Owner name:	PITTSFIELD TWP		
Well addr:	BROOKSIDE SUB WELL #2		
Well depth:	0		
Well type:	Type I public		
Wssn:	900		
Well num:	BROOKSIDE SUB WELL #2	Driller id:	0
Const date:	Not Reported	Case type:	Unknown
Case dia:	0		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Case depth:	0		
Screen frm:	0		
Screen to:	0		
Swl:	999.99		
Test depth:	0		
Test hours:	0		
Test rate:	60	Test methd:	Unknown
Grouted:	1	Pmp cpcity:	0
Latitude:	42.24307		
Longitude:	-83.719334		
Methd coll:	GPS Code Meas. Std. Positioning Svc. SA Off		
Elevation:	817		
Elev methd:	Topographoc Map Interpolation	Depth flag:	Well Depth = 0
Elev flag:	Not Reported		
Swl flag:	SWL > Well Depth		
Elev dem:	817	Elev dif:	0
Elev miv:	817	Aq code:	Unknown Lithology
Aq flag:	Not Reported		
Pct aq:	0		
Pct aq d:	0	Pct aq r:	0
Pct maq:	0	Pct maq d:	0
Pct maq r:	0	Pct cm:	0
Pct cm d:	0	Pct cm r:	0
Pct pcm:	0	Pct pcm d:	0
Pct pcm r:	0	Pct na:	0
Pct na d:	0	Pct na r:	0
Pct flag:	Not Reported	Rock top:	-3
D r type:	Not Reported	Spc cpcity:	0
A thicknes:	0	A pct aq:	0
A pct maq:	0	A pct pcm:	0
A pct cm:	0	A pct na:	0
A thickns2:	0	A pct aq2:	0
A pct maq2:	0	A pct pcm2:	0
A pct cm2:	0	A pct na2:	0
A hit swl:	F	A hit top:	F
A hit rock:	F	A sc lith1:	Not Reported
A sc lmod1:	Not Reported	A sc lmaq1:	Not Reported
A sc lpct1:	0	A sc lith2:	Not Reported
A sc lmod2:	Not Reported	A sc lmaq2:	Not Reported
A sc lpct2:	0	Pct aq 1:	0
Pct maq 1:	0	Pct cm 1:	0
Pct pcm 1:	0	Pct na 1:	0
Pct aq 2:	0	Pct maq 2:	0
Pct cm 2:	0	Pct pcm 2:	0
Pct na 2:	0	Pct aq 3:	0
Pct maq 3:	0	Pct cm 3:	0
Pct pcm 3:	0	Pct na 3:	0
Pct aq 4:	0	Pct maq 4:	0
Pct cm 4:	0	Pct pcm 4:	0
Pct na 4:	0	Pct aq 5:	0
Pct maq 5:	0	Pct cm 5:	0
Pct pcm 5:	0	Pct na 5:	0
Pct aq 6:	0	Pct maq 6:	0
Pct cm 6:	0	Pct pcm 6:	0
Pct na 6:	0	Pct aq 7:	0
Pct maq 7:	0	Pct cm 7:	0
Pct pcm 7:	0	Pct na 7:	0
Pct aq 8:	0	Pct maq 8:	0
Pct cm 8:	0	Pct pcm 8:	0
Pct na 8:	0	Pct aq 9:	0
Pct maq 9:	0	Pct cm 9:	0
Pct pcm 9:	0	Pct na 9:	0

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Pct aq 10:	0	Pct maq 10:	0
Pct cm 10:	0	Pct pcm 10:	0
Pct na 10:	0	Pct aq 11:	0
Pct maq 11:	0	Pct cm 11:	0
Pct pcm 11:	0	Pct na 11:	0
Pct aq 12:	0	Pct maq 12:	0
Pct cm 12:	0	Pct pcm 12:	0
Pct na 12:	0	Pct aq 13:	0
Pct maq 13:	0	Pct cm 13:	0
Pct pcm 13:	0	Pct na 13:	0
Within sec:	Y	Loc match:	Y
Aq code 1:	Not Reported		
Hit swl:	Not Reported		
Athk2:	0		
Horiz Conduct:	0		
Vert Conduct:	0		
T2:	0		
D50plek:	0		

**C6
SW
1/2 - 1 Mile
Higher**

MI WELLS MI300000047718

Wellid:	8100006735	Import id:	81737610002
County:	Washtenaw	Township:	Pittsfield
Town range:	03S 06E	Section:	10
Owner name:	TICKNOR, RAYMOND		
Well addr:	3303 STONE SCHOOL RD.		
Well depth:	57		
Well type:	Household		
Wssn:	0		
Well num:	Not Reported	Driller id:	524
Const date:	1986-09-08 00:00:00.000	Case type:	PVC Plastic
Case dia:	5		
Case depth:	57		
Screen frm:	47		
Screen to:	55		
Swl:	20		
Test depth:	24		
Test hours:	2		
Test rate:	12	Test methd:	Unknown
Grouted:	1	Pmp cpcity:	0
Latitude:	42.2392378507		
Longitude:	-83.7194499525		
Methd coll:	Interpolation-Map		
Elevation:	825		
Elev methd:	Topographoc Map Interpolation	Depth flag:	Not Reported
Elev flag:	Not Reported		
Swl flag:	Not Reported		
Elev dem:	823	Elev dif:	2
Elev miv:	825	Aq code:	Drift Well
Aq flag:	Not Reported		
Pct aq:	58		
Pct aq d:	58	Pct aq r:	0
Pct maq:	0	Pct maq d:	0
Pct maq r:	0	Pct cm:	42

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Pct cm d:	42	Pct cm r:	0
Pct pcm:	0	Pct pcm d:	0
Pct pcm r:	0	Pct na:	0
Pct na d:	0	Pct na r:	0
Pct flag:	Not Reported	Rock top:	-1
D r type:	Not Reported	Spc cpcity:	0
A thicknes:	10	A pct aq:	100
A pct maq:	0	A pct pcm:	0
A pct cm:	0	A pct na:	0
A thickns2:	35	A pct aq2:	60
A pct maq2:	0	A pct pcm2:	0
A pct cm2:	40	A pct na2:	0
A hit swl:	F	A hit top:	F
A hit rock:	F	A sc lith1:	Sand
A sc lmod1:	Not Reported	A sc lmaq1:	AQ
A sc lpct1:	100	A sc lith2:	Not Reported
A sc lmod2:	Not Reported	A sc lmaq2:	Not Reported
A sc lpct2:	0	Pct aq 1:	60
Pct maq 1:	0	Pct cm 1:	40
Pct pcm 1:	0	Pct na 1:	0
Pct aq 2:	55	Pct maq 2:	0
Pct cm 2:	45	Pct pcm 2:	0
Pct na 2:	0	Pct aq 3:	0
Pct maq 3:	0	Pct cm 3:	0
Pct pcm 3:	0	Pct na 3:	0
Pct aq 4:	0	Pct maq 4:	0
Pct cm 4:	0	Pct pcm 4:	0
Pct na 4:	0	Pct aq 5:	0
Pct maq 5:	0	Pct cm 5:	0
Pct pcm 5:	0	Pct na 5:	0
Pct aq 6:	0	Pct maq 6:	0
Pct cm 6:	0	Pct pcm 6:	0
Pct na 6:	0	Pct aq 7:	0
Pct maq 7:	0	Pct cm 7:	0
Pct pcm 7:	0	Pct na 7:	0
Pct aq 8:	0	Pct maq 8:	0
Pct cm 8:	0	Pct pcm 8:	0
Pct na 8:	0	Pct aq 9:	0
Pct maq 9:	0	Pct cm 9:	0
Pct pcm 9:	0	Pct na 9:	0
Pct aq 10:	0	Pct maq 10:	0
Pct cm 10:	0	Pct pcm 10:	0
Pct na 10:	0	Pct aq 11:	0
Pct maq 11:	0	Pct cm 11:	0
Pct pcm 11:	0	Pct na 11:	0
Pct aq 12:	0	Pct maq 12:	0
Pct cm 12:	0	Pct pcm 12:	0
Pct na 12:	0	Pct aq 13:	0
Pct maq 13:	0	Pct cm 13:	0
Pct pcm 13:	0	Pct na 13:	0
Within sec:	Y	Loc match:	Y
Aq code 1:	D		
Hit swl:	F		
Athk2:	35		
Horiz Conduct:	60.00004		
Vert Conduct:	.00025		
T2:	2100.0014		
D50plek:	123.01658		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Database EDR ID Number

C7
SW
1/2 - 1 Mile
Higher

MI WELLS MI3000000047618

Wellid:	8100006738	Import id:	81737610005
County:	Washtenaw	Township:	Pittsfield
Town range:	03S 06E	Section:	10
Owner name:	Not Reported		
Well addr:	3425 STONE SCHOOL RD.		
Well depth:	38		
Well type:	Household		
Wssn:	0		
Well num:	Not Reported	Driller id:	388
Const date:	1972-08-15 00:00:00.000	Case type:	Unknown
Case dia:	4		
Case depth:	34		
Screen frm:	34		
Screen to:	38		
Swl:	12		
Test depth:	30		
Test hours:	2		
Test rate:	10	Test methd:	Unknown
Grouted:	1	Pmp cpcity:	0
Latitude:	42.2382932511		
Longitude:	-83.7195219966		
Methd coll:	Interpolation-Map		
Elevation:	882		
Elev methd:	Topographoc Map Interpolation	Depth flag:	Not Reported
Elev flag:	ELEV_DIF > 20 feet -- Abs(Elevation feet DEM_Elevation) > 20 feet		
Swl flag:	Not Reported		
Elev dem:	820	Elev dif:	62
Elev miv:	882	Aq code:	Drift Well
Aq flag:	Not Reported		
Pct aq:	47		
Pct aq d:	47	Pct aq r:	0
Pct maq:	0	Pct maq d:	0
Pct maq r:	0	Pct cm:	50
Pct cm d:	50	Pct cm r:	0
Pct pcm:	0	Pct pcm d:	0
Pct pcm r:	0	Pct na:	3
Pct na d:	3	Pct na r:	0
Pct flag:	Not Reported	Rock top:	-1
D r type:	Not Reported	Spc cpcity:	0
A thicknes:	18	A pct aq:	100
A pct maq:	0	A pct pcm:	0
A pct cm:	0	A pct na:	0
A thickns2:	26	A pct aq2:	69
A pct maq2:	0	A pct pcm2:	0
A pct cm2:	31	A pct na2:	0
A hit swl:	F	A hit top:	F
A hit rock:	F	A sc lith1:	Sand & Gravel
A sc lmod1:	Fine	A sc lmaq1:	AQ
A sc lpct1:	100	A sc lith2:	Not Reported
A sc lmod2:	Not Reported	A sc lmaq2:	Not Reported
A sc lpct2:	0	Pct aq 1:	0
Pct maq 1:	0	Pct cm 1:	95
Pct pcm 1:	0	Pct na 1:	5

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Pct aq 2:	0	Pct maq 2:	0
Pct cm 2:	0	Pct pcm 2:	0
Pct na 2:	0	Pct aq 3:	0
Pct maq 3:	0	Pct cm 3:	0
Pct pcm 3:	0	Pct na 3:	0
Pct aq 4:	0	Pct maq 4:	0
Pct cm 4:	0	Pct pcm 4:	0
Pct na 4:	0	Pct aq 5:	0
Pct maq 5:	0	Pct cm 5:	0
Pct pcm 5:	0	Pct na 5:	0
Pct aq 6:	0	Pct maq 6:	0
Pct cm 6:	0	Pct pcm 6:	0
Pct na 6:	0	Pct aq 7:	0
Pct maq 7:	0	Pct cm 7:	0
Pct pcm 7:	0	Pct na 7:	0
Pct aq 8:	0	Pct maq 8:	0
Pct cm 8:	0	Pct pcm 8:	0
Pct na 8:	0	Pct aq 9:	0
Pct maq 9:	0	Pct cm 9:	0
Pct pcm 9:	0	Pct na 9:	0
Pct aq 10:	0	Pct maq 10:	0
Pct cm 10:	0	Pct pcm 10:	0
Pct na 10:	0	Pct aq 11:	0
Pct maq 11:	0	Pct cm 11:	0
Pct pcm 11:	0	Pct na 11:	0
Pct aq 12:	0	Pct maq 12:	0
Pct cm 12:	0	Pct pcm 12:	0
Pct na 12:	0	Pct aq 13:	0
Pct maq 13:	0	Pct cm 13:	0
Pct pcm 13:	0	Pct na 13:	0
Within sec:	Y	Loc match:	Y
Aq code 1:	D		
Hit swl:	F		
Athk2:	26		
Horiz Conduct:	34.61542		
Vert Conduct:	.00032		
T2:	900.0008		
D50plek:	40.94335		

8
SW
1/2 - 1 Mile
Higher

MI WELLS MI3000000047556

Wellid:	81000006736	Import id:	81737610003
County:	Washtenaw	Township:	Pittsfield
Town range:	03S 06E	Section:	10
Owner name:	LAVASSEUR, RD.		
Well addr:	3459 STONE SCHOOL RD.		
Well depth:	55		
Well type:	Household		
Wssn:	0		
Well num:	Not Reported	Driller id:	388
Const date:	1970-01-23 00:00:00.000	Case type:	Unknown
Case dia:	4		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Case depth:	51		
Screen frm:	51		
Screen to:	55		
Swl:	999.99		
Test depth:	40		
Test hours:	2		
Test rate:	7	Test methd:	Unknown
Grouted:	1	Pmp cpcity:	0
Latitude:	42.2377939061		
Longitude:	-83.7193145679		
Method coll:	Interpolation-Map		
Elevation:	820		
Elev methd:	Topographoc Map Interpolation	Depth flag:	Not Reported
Elev flag:	Not Reported		
Swl flag:	SWL > Well Depth		
Elev dem:	820	Elev dif:	0
Elev miv:	820	Aq code:	Drift Well
Aq flag:	Not Reported		
Pct aq:	47		
Pct aq d:	47	Pct aq r:	0
Pct maq:	0	Pct maq d:	0
Pct maq r:	0	Pct cm:	51
Pct cm d:	51	Pct cm r:	0
Pct pcm:	0	Pct pcm d:	0
Pct pcm r:	0	Pct na:	2
Pct na d:	2	Pct na r:	0
Pct flag:	Not Reported	Rock top:	-1
D r type:	Not Reported	Spc cpcity:	0
A thicknes:	0	A pct aq:	0
A pct maq:	0	A pct pcm:	0
A pct cm:	0	A pct na:	0
A thickns2:	0	A pct aq2:	0
A pct maq2:	0	A pct pcm2:	0
A pct cm2:	0	A pct na2:	0
A hit swl:	F	A hit top:	T
A hit rock:	F	A sc lith1:	Gravel
A sc lmod1:	Fine	A sc lmaq1:	AQ
A sc lpct1:	100	A sc lith2:	Not Reported
A sc lmod2:	Not Reported	A sc lmaq2:	Not Reported
A sc lpct2:	0	Pct aq 1:	40
Pct maq 1:	0	Pct cm 1:	55
Pct pcm 1:	0	Pct na 1:	5
Pct aq 2:	50	Pct maq 2:	0
Pct cm 2:	50	Pct pcm 2:	0
Pct na 2:	0	Pct aq 3:	0
Pct maq 3:	0	Pct cm 3:	0
Pct pcm 3:	0	Pct na 3:	0
Pct aq 4:	0	Pct maq 4:	0
Pct cm 4:	0	Pct pcm 4:	0
Pct na 4:	0	Pct aq 5:	0
Pct maq 5:	0	Pct cm 5:	0
Pct pcm 5:	0	Pct na 5:	0
Pct aq 6:	0	Pct maq 6:	0
Pct cm 6:	0	Pct pcm 6:	0
Pct na 6:	0	Pct aq 7:	0
Pct maq 7:	0	Pct cm 7:	0
Pct pcm 7:	0	Pct na 7:	0
Pct aq 8:	0	Pct maq 8:	0
Pct cm 8:	0	Pct pcm 8:	0
Pct na 8:	0	Pct aq 9:	0
Pct maq 9:	0	Pct cm 9:	0
Pct pcm 9:	0	Pct na 9:	0

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Pct aq 10:	0	Pct maq 10:	0
Pct cm 10:	0	Pct pcm 10:	0
Pct na 10:	0	Pct aq 11:	0
Pct maq 11:	0	Pct cm 11:	0
Pct pcm 11:	0	Pct na 11:	0
Pct aq 12:	0	Pct maq 12:	0
Pct cm 12:	0	Pct pcm 12:	0
Pct na 12:	0	Pct aq 13:	0
Pct maq 13:	0	Pct cm 13:	0
Pct pcm 13:	0	Pct na 13:	0
Within sec:	Y	Loc match:	Y
Aq code 1:	Not Reported		
Hit swl:	Not Reported		
Athk2:	0		
Horiz Conduct:	0		
Vert Conduct:	0		
T2:	0		
D50plek:	0		

9

**NNE
1/2 - 1 Mile
Higher**

MI WELLS

MI300000049377

Wellid:	8100006695	Import id:	81737603001
County:	Washtenaw	Township:	Pittsfield
Town range:	03S 06E	Section:	3
Owner name:	GREATER MICHIGAN CONTRACTING		
Well addr:	COUNTY FARM PARK		
Well depth:	148		
Well type:	Irrigation		
Wssn:	0		
Well num:	Not Reported	Driller id:	26
Const date:	1981-09-26 00:00:00.000	Case type:	Unknown
Case dia:	4		
Case depth:	114		
Screen frm:	144		
Screen to:	148		
Swl:	73.5		
Test depth:	25		
Test hours:	4		
Test rate:	15	Test methd:	Unknown
Grouted:	1	Pmp cpcity:	0
Latitude:	42.2551234476		
Longitude:	-83.7078944174		
Methd coll:	Interpolation-Map		
Elevation:	872		
Elev methd:	Topographoc Map Interpolation	Depth flag:	Not Reported
Elev flag:	Not Reported		
Swl flag:	Not Reported		
Elev dem:	869	Elev dif:	3
Elev miv:	872	Aq code:	Not Reported
Aq flag:	Lithology Problem (Drift under Rock)		
Pct aq:	0		
Pct aq d:	0	Pct aq r:	0
Pct maq:	0	Pct maq d:	0
Pct maq r:	0	Pct cm:	0

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Pct cm d:	0	Pct cm r:	0
Pct pcm:	0	Pct pcm d:	0
Pct pcm r:	0	Pct na:	0
Pct na d:	0	Pct na r:	0
Pct flag:	Not Reported	Rock top:	-9
D r type:	Not Reported	Spc cpcity:	0
A thicknes:	13	A pct aq:	0
A pct maq:	100	A pct pcm:	0
A pct cm:	0	A pct na:	0
A thickns2:	75	A pct aq2:	0
A pct maq2:	23	A pct pcm2:	28
A pct cm2:	49	A pct na2:	0
A hit swl:	F	A hit top:	F
A hit rock:	F	A sc lith1:	Not Reported
A sc lmod1:	Not Reported	A sc lmaq1:	Not Reported
A sc lpct1:	0	A sc lith2:	Not Reported
A sc lmod2:	Not Reported	A sc lmaq2:	Not Reported
A sc lpct2:	0	Pct aq 1:	0
Pct maq 1:	0	Pct cm 1:	70
Pct pcm 1:	30	Pct na 1:	0
Pct aq 2:	0	Pct maq 2:	0
Pct cm 2:	0	Pct pcm 2:	100
Pct na 2:	0	Pct aq 3:	0
Pct maq 3:	0	Pct cm 3:	0
Pct pcm 3:	100	Pct na 3:	0
Pct aq 4:	0	Pct maq 4:	0
Pct cm 4:	100	Pct pcm 4:	0
Pct na 4:	0	Pct aq 5:	0
Pct maq 5:	0	Pct cm 5:	100
Pct pcm 5:	0	Pct na 5:	0
Pct aq 6:	0	Pct maq 6:	0
Pct cm 6:	0	Pct pcm 6:	0
Pct na 6:	0	Pct aq 7:	0
Pct maq 7:	0	Pct cm 7:	0
Pct pcm 7:	0	Pct na 7:	0
Pct aq 8:	0	Pct maq 8:	0
Pct cm 8:	0	Pct pcm 8:	0
Pct na 8:	0	Pct aq 9:	0
Pct maq 9:	0	Pct cm 9:	0
Pct pcm 9:	0	Pct na 9:	0
Pct aq 10:	0	Pct maq 10:	0
Pct cm 10:	0	Pct pcm 10:	0
Pct na 10:	0	Pct aq 11:	0
Pct maq 11:	0	Pct cm 11:	0
Pct pcm 11:	0	Pct na 11:	0
Pct aq 12:	0	Pct maq 12:	0
Pct cm 12:	0	Pct pcm 12:	0
Pct na 12:	0	Pct aq 13:	0
Pct maq 13:	0	Pct cm 13:	0
Pct pcm 13:	0	Pct na 13:	0
Within sec:	Y	Loc match:	Y
Aq code 1:	D		
Hit swl:	F		
Athk2:	75		
Horiz Conduct:	1.00312		
Vert Conduct:	.0002		
T2:	75.2337		
D50plek:	11.38786		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Database EDR ID Number

10
SE
1/2 - 1 Mile
Higher

MI WELLS MI3000000047117

Wellid:	81000006734	Import id:	81737610001
County:	Washtenaw	Township:	Pittsfield
Town range:	03S 06E	Section:	10
Owner name:	SCHMERBERG, RUDY		
Well addr:	3802 PLATT RD.		
Well depth:	36		
Well type:	Household		
Wssn:	0		
Well num:	Not Reported	Driller id:	388
Const date:	1975-11-28 00:00:00.000	Case type:	Unknown
Case dia:	4		
Case depth:	32		
Screen frm:	32		
Screen to:	36		
Swl:	14		
Test depth:	19		
Test hours:	0		
Test rate:	25	Test methd:	Unknown
Grouted:	1	Pmp cpcity:	0
Latitude:	42.2331868759		
Longitude:	-83.7003984459		
Methd coll:	Interpolation-Map		
Elevation:	845		
Elev methd:	Topographoc Map Interpolation	Depth flag:	Not Reported
Elev flag:	Not Reported		
Swl flag:	Not Reported		
Elev dem:	827	Elev dif:	18
Elev miv:	845	Aq code:	Drift Well
Aq flag:	Not Reported		
Pct aq:	78		
Pct aq d:	78	Pct aq r:	0
Pct maq:	0	Pct maq d:	0
Pct maq r:	0	Pct cm:	22
Pct cm d:	22	Pct cm r:	0
Pct pcm:	0	Pct pcm d:	0
Pct pcm r:	0	Pct na:	0
Pct na d:	0	Pct na r:	0
Pct flag:	Not Reported	Rock top:	-1
D r type:	Not Reported	Spc cpcity:	0
A thicknes:	22	A pct aq:	100
A pct maq:	0	A pct pcm:	0
A pct cm:	0	A pct na:	0
A thickns2:	22	A pct aq2:	100
A pct maq2:	0	A pct pcm2:	0
A pct cm2:	0	A pct na2:	0
A hit swl:	T	A hit top:	F
A hit rock:	F	A sc lith1:	Sand & Gravel
A sc lmod1:	Fine	A sc lmaq1:	AQ
A sc lpct1:	100	A sc lith2:	Not Reported
A sc lmod2:	Not Reported	A sc lmaq2:	Not Reported
A sc lpct2:	0	Pct aq 1:	60
Pct maq 1:	0	Pct cm 1:	40
Pct pcm 1:	0	Pct na 1:	0

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

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

**11
West
1/2 - 1 Mile
Higher**

Site ID: 810128
 Groundwater Flow: ENE
 Shallowest Water Table Depth: Not Reported
 Deepest Water Table Depth: Not Reported
 Average Water Table Depth: 5
 Date: 09/30/1996

AQUIFLOW 39415

**12
South
1/2 - 1 Mile
Higher**

Wellid:	8100013769	Import id:	Not Reported
County:	Washtenaw	Township:	Pittsfield
Town range:	03S 06E	Section:	15
Owner name:	RABIAH, INAS		
Well addr:	2192 ELLSWORTH		
Well depth:	100		
Well type:	Household		
Wssn:	0		
Well num:	Not Reported	Driller id:	2215
Const date:	2003-10-08 00:00:00.000	Case type:	PVC Plastic
Case dia:	5		

MI WELLS MI3000000046685

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Case depth:	93		
Screen frm:	92		
Screen to:	100		
Swl:	50		
Test depth:	0		
Test hours:	4		
Test rate:	30	Test methd:	Air
Grouted:	1	Pmp cpcity:	12
Latitude:	42.22997213		
Longitude:	-83.71334569		
Methd coll:	Address Matching-House Number		
Elevation:	846		
Elev methd:	Topographoc Map Interpolation	Depth flag:	Not Reported
Elev flag:	Not Reported		
Swl flag:	Not Reported		
Elev dem:	856	Elev dif:	10
Elev miv:	846	Aq code:	Drift Well
Aq flag:	Not Reported		
Pct aq:	45		
Pct aq d:	45	Pct aq r:	0
Pct maq:	0	Pct maq d:	0
Pct maq r:	0	Pct cm:	55
Pct cm d:	55	Pct cm r:	0
Pct pcm:	0	Pct pcm d:	0
Pct pcm r:	0	Pct na:	0
Pct na d:	0	Pct na r:	0
Pct flag:	Not Reported	Rock top:	-1
D r type:	Not Reported	Spc cpcity:	0
A thicknes:	14	A pct aq:	100
A pct maq:	0	A pct pcm:	0
A pct cm:	0	A pct na:	0
A thickns2:	50	A pct aq2:	28
A pct maq2:	0	A pct pcm2:	0
A pct cm2:	72	A pct na2:	0
A hit swl:	F	A hit top:	F
A hit rock:	F	A sc lith1:	Sand
A sc lmod1:	Water Bearing	A sc lmaq1:	AQ
A sc lpct1:	100	A sc lith2:	Not Reported
A sc lmod2:	Not Reported	A sc lmaq2:	Not Reported
A sc lpct2:	0	Pct aq 1:	85
Pct maq 1:	0	Pct cm 1:	15
Pct pcm 1:	0	Pct na 1:	0
Pct aq 2:	50	Pct maq 2:	0
Pct cm 2:	50	Pct pcm 2:	0
Pct na 2:	0	Pct aq 3:	20
Pct maq 3:	0	Pct cm 3:	80
Pct pcm 3:	0	Pct na 3:	0
Pct aq 4:	0	Pct maq 4:	0
Pct cm 4:	100	Pct pcm 4:	0
Pct na 4:	0	Pct aq 5:	70
Pct maq 5:	0	Pct cm 5:	30
Pct pcm 5:	0	Pct na 5:	0
Pct aq 6:	0	Pct maq 6:	0
Pct cm 6:	0	Pct pcm 6:	0
Pct na 6:	0	Pct aq 7:	0
Pct maq 7:	0	Pct cm 7:	0
Pct pcm 7:	0	Pct na 7:	0
Pct aq 8:	0	Pct maq 8:	0
Pct cm 8:	0	Pct pcm 8:	0
Pct na 8:	0	Pct aq 9:	0
Pct maq 9:	0	Pct cm 9:	0
Pct pcm 9:	0	Pct na 9:	0

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Pct aq 10:	0	Pct maq 10:	0
Pct cm 10:	0	Pct pcm 10:	0
Pct na 10:	0	Pct aq 11:	0
Pct maq 11:	0	Pct cm 11:	0
Pct pcm 11:	0	Pct na 11:	0
Pct aq 12:	0	Pct maq 12:	0
Pct cm 12:	0	Pct pcm 12:	0
Pct na 12:	0	Pct aq 13:	0
Pct maq 13:	0	Pct cm 13:	0
Pct pcm 13:	0	Pct na 13:	0
Within sec:	Y	Loc match:	Y
Aq code 1:	D		
Hit swl:	F		
Athk2:	50		
Horiz Conduct:	28.00007		
Vert Conduct:	.00014		
T2:	1400.0036		
D50plek:	119.64646		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

State Database: MI Radon

Radon Test Results

Zipcode	Test Date	LT Sign	Result
48108	7/5/2005		1.3
48108	8/11/1994		1.3
48108	9/22/2000		1.3
48108	3/23/2000		1.2
48108	4/18/2003		1.2
48108	2/14/2004		1.2
48108	6/11/2005		1.2
48108	2/5/2007		1.2
48108	3/27/2006		1.2
48108	2/13/2006		1.2
48108	2/5/2007		1.2
48108	12/27/1997		1.1
48108	10/25/2004		1.1
48108	3/17/2004		1.1
48108	2/27/2002		1.1
48108	8/31/2009		1.2
48108	2/24/2007		1.1
48108	5/4/2000		1.1
48108	4/27/1999		1.1
48108	1/24/2004		1.1
48108	4/15/2005		1.1
48108	2/28/2003		1.0
48108	2/2/2009		1.1
48108	1/21/2010		1.1
48108	11/7/2005		1.9
48108	4/20/2004		1.9
48108	3/20/2006		1.9
48108	2/20/1996		1.9
48108	2/7/1997		1.9
48108	3/31/1997		1.9
48108	8/11/1994		1.0
48108	6/12/2001		1.0
48108	2/13/2009		1.0
48108	2/20/2009		1.0
48108	2/4/2006		1.0
48108	2/20/2006		1.0
48108	2/13/2006		1.0
48108	4/24/2006		1.0
48108	2/13/2006		1.0
48108	9/28/2007		1.0
48108	2/27/2006		1.9
48108	6/26/2008		1.9
48108	10/26/2000		1.9
48108	12/15/1999		1.9
48108	8/11/1994		1.9
48108	4/20/2006	<	0.3
48108			

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

	4/20/2006		0.5
48108	3/22/1996	<	0.3
48108	4/12/1996	<	0.3
48108	2/15/2005	<	0.3
48108	4/5/2004	<	0.3
48108	2/20/2006		0.5
48108	2/14/2005	<	0.3
48108	2/17/2005	<	0.3
48108	3/27/2006	<	0.3
48108	3/10/2006	<	0.3
48108	2/27/2006		0.5
48108	3/13/2008		0.5
48108	2/15/2006	<	0.3
48108	2/21/2006	<	0.3
48108	2/24/2006	<	0.3
48108	4/23/2003	<	0.3
48108	4/24/1995		0.5
48108	10/20/2008	<	0.3
48108	10/11/2008	<	0.3
48108	9/25/1998	<	0.3
48108	5/19/2003	<	0.3
48108	11/17/2005	<	0.3
48108	4/12/2002		0.7
48108	2/28/2009		1.0
48108	2/6/1999		0.9
48108	11/1/2003		0.8
48108	2/20/2003		0.8
48108	4/19/2003		0.8
48108	6/29/2006		0.7
48108	5/20/1997		0.9
48108	1/25/2003		0.9
48108	6/24/2006		0.7
48108	1/27/2003		0.9
48108	6/13/2005		0.9
48108	2/14/2005		0.9
48108	4/16/2007		0.7
48108	2/7/2007		0.9
48108	7/31/2006		0.9
48108	2/17/2006		0.9
48108	9/21/2000		0.7
48108	2/3/2009		0.7
48108	5/26/1998		0.6
48108	12/15/2009		0.6
48108	9/21/2000		0.9
48108	2/20/1999		0.5
48108	4/3/1996		0.6
48108	2/8/1999		0.6
48108	8/11/1994		0.9
48108	2/3/2009		0.9
48108	7/10/1995		0.5
48108	3/27/1997		0.6
48108	4/11/2002		0.6
48108	11/7/2003		0.6
48108	10/13/2009		0.9
48108	11/12/2009		0.9
48108	8/11/1994		1.8
48108			

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

	10/27/2000		1.8
48108	2/20/1999		1.7
48108	3/21/2006		1.8
48108	5/21/2001		2.8
48108	11/9/1995		2.6
48108	1/9/2010		2.6
48108	7/6/2009		2.8
48108	3/24/1999		2.7
48108	9/23/1995		2.7
48108	4/17/2006		2.5
48108	1/28/2006		2.5
48108	11/11/2003		2.5
48108	11/21/2002		2.5
48108	6/13/2005		2.5
48108	7/5/2008		2.5
48108	12/10/2001		2.4
48108	2/25/2002		2.4
48108	1/27/2007		2.2
48108	6/29/2006		2.2
48108	3/14/2009		2.4
48108	8/11/1994		2.3
48108	8/11/1994		2.3
48108	11/23/2001		2.3
48108	4/15/1998		2.3
48108	8/15/1994		2.2
48108	11/2/2009		2.2
48108	7/2/2003		2.3
48108	7/3/2009		2.2
48108	10/26/2004		2.3
48108	11/14/2005		2.3
48108	2/13/2006		2.3
48108	2/2/2006		2.3
48108	2/9/2004		2.2
48108	11/18/2006		2.2
48108	3/23/2006		3.0
48108	2/6/2006		3.0
48108	8/11/1994		2.9
48108	10/31/1996		2.7
48108	11/3/2003		2.6
48108	7/3/2002		2.6
48108	1/2/2002		2.6
48108	4/5/2008		3.0
48108	3/31/2003		2.8
48108	1/30/2006		2.7
48108	4/25/2005		2.8
48108	6/11/2005		2.8
48108	2/4/2006		2.7
48108	2/13/2006		2.8
48108	2/16/1995		2.7
48108	6/11/2005		2.9
48108	8/2/2004		2.9
48108	1/25/2007		2.9
48108	2/2/2006		3.8
48108	2/20/2009	<	0.3
48108	2/6/2009	<	0.3
48108	7/22/2002		3.5
48108			

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

	9/22/2000		3.5
48108	4/13/2009		3.5
48108	3/6/2000		3.5
48108	7/3/2000	<	0.3
48108	4/15/1996		3.4
48108	12/14/2004		3.4
48108	2/28/2000		3.4
48108	5/4/2000	<	0.3
48108	5/4/2000	<	0.3
48108	5/4/2000	<	0.3
48108	5/4/2000	<	0.3
48108	5/4/2000	<	0.3
48108	5/4/2000	<	0.3
48108	5/8/2000	<	0.3
48108	9/22/2004		3.2
48108	11/7/2008		3.1
48108	5/7/1999		3.1
48108	9/4/2007		3.2
48108	2/6/2006		3.3
48108	2/21/2006		3.3
48108	9/25/2000		3.2
48108	2/21/1995		3.2
48108	4/20/2002		3.0
48108	1/9/2009	<	0.3
48108	12/13/2002		3.1
48108	4/20/2004		3.7
48108	2/10/2007		3.9
48108	5/1/2007		3.9
48108	1/28/2005		3.7
48108	2/8/2008		3.7
48108	2/12/2009		3.9
48108	8/11/1994		3.7
48108	2/25/1999		3.8
48108	9/12/1997		3.8
48108	8/9/2003		3.8
48108	1/27/2009	<	0.3
48108	3/1/1999		3.6
48108	2/27/2009	<	0.3
48108	2/13/2006		1.7
48108	4/22/1994		1.7
48108	11/19/2001		1.7
48108	1/25/2003		1.7
48108	6/25/2004		1.7
48108	11/27/2006		1.7
48108	11/25/1996		6.8
48108	1/20/2007		6.6
48108	9/19/1994		7.6
48108	10/19/1998		7.5
48108	8/11/1994		7.2
48108	9/5/2009		7.2
48108	2/15/2006		6.8
48108	2/27/2006		6.4
48108	10/3/2006		6.4
48108	2/23/2002		6.3
48108	7/20/2009		6.3
48108	2/20/2006		6.2
48108			

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

	1/8/2004	6.1
48108	8/11/1994	6.1
48108	12/14/2004	4.9
48108	1/30/2006	4.9
48108	7/13/1996	6.0
48108	8/11/1994	5.6
48108	2/2/2007	6.0
48108	4/13/1999	6.0
48108	8/11/1994	5.2
48108	11/29/2001	5.9
48108	6/18/1999	4.8
48108	1/25/2003	5.4
48108	6/13/2008	5.1
48108	4/13/1995	5.1
48108	6/23/2000	5.1
48108	5/1/2006	4.7
48108	11/26/2001	5.8
48108	4/16/2002	5.8
48108	4/14/2004	5.8
48108	7/28/1995	5.0
48108	11/1/2001	5.0
48108	12/11/2004	4.8
48108	2/8/1999	5.3
48108	2/7/2005	5.0
48108	3/11/2006	5.0
48108	1/26/2006	5.0
48108	3/31/2007	5.0
48108	1/25/1997	5.7
48108	1/25/2003	5.7
48108	6/21/2000	4.7
48108	4/26/1999	4.7
48108	11/2/2007	5.7
48108	2/13/2006	4.8
48108	10/4/1997	5.6
48108	3/3/2005	5.6
48108	2/21/2004	5.6
48108	2/14/2009	5.3
48108	3/2/1998	5.2
48108	2/6/2009	7.5
48108	3/17/1999	7.0
48108	10/19/2001	6.7
48108	3/11/2004	6.7
48108	7/13/2007	7.0
48108	11/2/2006	6.9
48108	3/17/1998	83.1
48108	2/20/2006	80.7
48108	3/31/1999	69.3
48108	2/9/2004	24.9
48108	1/20/1995	24.2
48108	1/10/1995	24.0
48108	6/28/1994	23.9
48108	3/16/1995	53.7
48108	5/2/2002	48.1
48108	3/13/1999	45.6
48108	8/6/2001	22.4
48108	5/12/2003	21.8
48108		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

	3/23/2002	17.2
48108	2/11/2002	17.1
48108	3/21/2002	16.8
48108	9/12/1994	16.6
48108	2/7/2003	16.3
48108	2/13/1995	16.1
48108	2/3/1995	16.0
48108	10/20/1997	15.7
48108	2/7/2005	13.7
48108	11/26/1994	15.5
48108	2/26/2004	15.4
48108	11/21/2001	15.2
48108	2/28/2004	15.2
48108	8/11/1994	15.2
48108	2/7/2003	14.9
48108	11/24/2008	13.6
48108	2/6/2009	13.6
48108	6/5/2000	13.5
48108	4/25/1997	12.8
48108	10/25/1996	12.7
48108	6/30/1999	12.6
48108	8/16/1995	12.5
48108	11/13/1997	12.4
48108	8/17/2006	9.0
48108	2/17/2009	9.0
48108	11/12/2004	8.9
48108	11/13/2004	12.3
48108	11/16/2007	11.1
48108	2/8/2000	11.1
48108	2/13/1995	11.0
48108	2/23/2002	10.9
48108	11/19/2009	10.2
48108	4/4/2002	12.0
48108	8/30/2002	10.8
48108	6/2/2007	10.0
48108	12/9/2009	10.0
48108	1/28/2002	9.9
48108	10/27/2008	11.7
48108	3/2/1998	11.6
48108	8/11/1994	10.6
48108	2/22/2005	9.8
48108	11/7/2009	9.8
48108	11/1/2006	8.5
48108	8/15/2009	8.5
48108	3/11/2006	11.6
48108	5/11/1995	11.6
48108	6/28/1999	11.4
48108	8/11/1994	9.7
48108	7/12/2005	8.3
48108	6/12/2006	9.5
48108	8/11/1994	9.5
48108	8/17/1994	9.5
48108	1/18/2000	8.7
48108	2/22/2005	2.0
48108	2/15/2006	9.4
48108	3/28/2003	9.3
48108		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

	11/14/2002	8.1
48108	10/5/2001	8.1
48108	12/3/1999	9.3
48108	11/19/2007	9.2
48108	12/10/2007	8.3
48108	9/11/2002	8.2
48108	11/18/2006	2.1
48108	2/27/2006	2.1
48108	2/20/2006	2.1
48108	4/10/2006	2.0
48108	5/22/2006	2.0
48108	11/19/2007	9.1
48108	11/25/1996	9.0
48108	3/6/2003	9.0
48108	5/26/2000	2.1
48108	10/26/2000	2.0
48108	10/6/1994	40.0
48108	2/10/2006	36.3
48108	10/7/2006	36.1
48108	8/29/2008	35.5
48108	3/31/1999	34.7
48108	2/11/2002	21.7
48108	9/30/2005	20.9
48108	8/28/2007	20.7
48108	5/10/2002	20.6
48108	3/30/1995	2.1
48108	3/1/2000	2.1
48108	9/16/1994	32.8
48108	8/9/1994	30.1
48108	1/28/2002	30.0
48108	3/16/1995	29.2
48108	2/15/2002	20.1
48108	12/21/2009	19.4
48108	11/1/2001	28.6
48108	12/10/2007	27.6
48108	3/14/1995	26.9
48108	2/28/2004	18.6
48108	2/28/2003	1.6
48108	2/15/2002	1.6
48108	1/11/2003	1.6
48108	6/11/2005	1.6
48108	6/14/2001	1.7
48108	2/10/2006	4.3
48108	4/22/2002	4.0
48108	2/27/2006	4.0
48108	2/8/2008	4.0
48108	2/28/2000	4.0
48108	8/11/1994	4.0
48108	2/6/2009	4.0
48108	8/1/2007	4.6
48108	1/24/1995	4.6
48108	4/26/1999	4.6
48108	11/30/2009	4.6
48108	12/2/1995	4.5
48108	5/22/2004	4.5
48108	2/8/2008	4.1
48108		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

	4/7/2006	4.2
48108	9/25/1996	4.0
48108	2/28/2009	1.6
48108	3/22/1997	1.5
48108	11/3/1997	1.5
48108	2/4/2006	1.6
48108	4/9/2007	1.6
48108	8/11/1994	1.6
48108	10/26/2000	1.6
48108	8/31/2009	1.6
48108	5/1/2009	1.6
48108	2/20/2006	1.5
48108	6/26/2003	1.5
48108	1/24/2009	1.5
48108	1/28/2010	1.5
48108	1/15/2010	1.5
48108	6/27/1996	1.4
48108	1/28/2010	1.4
48108	3/3/2009	1.4
48108	2/27/2006	1.4
48108	1/4/2006	1.4
48108	2/7/2008	1.4

Federal EPA Radon Zone for WASHTENAW County: 1

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

Federal Area Radon Information for Zip Code: 48108

Number of sites tested: 1

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

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)

Source: United States Geologic Survey

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

Scanned Digital USGS 7.5' Topographic Map (DRG)

Source: United States Geologic Survey

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

HYDROLOGIC INFORMATION

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

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

State Wetlands Data: Wetlands Inventory

Source: Department of Natural Resources

Telephone: 517-241-2254

HYDROGEOLOGIC INFORMATION

AQUIFLOW^R Information System

Source: EDR proprietary database of groundwater flow information

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

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit

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

STATSGO: State Soil Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Services

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

SSURGO: Soil Survey Geographic Database

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

Telephone: 800-672-5559

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

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

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

PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

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

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

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

STATE RECORDS

Water Well Data

Source: Department of Environmental Quality

Telephone: 517-335-9218

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

OTHER STATE DATABASE INFORMATION

Michigan Oil and Gas Wells

Source: Department of Environmental Quality

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

RADON

State Database: MI Radon

Source: Department of Environmental Quality

Telephone: 517-335-9551

Radon Test Results

Michigan Radon Test Results

Source: Department of Environmental Quality

Telephone: 517-335-8037

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

Area Radon Information

Source: USGS

Telephone: 703-356-4020

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

PHYSICAL SETTING SOURCE RECORDS SEARCHED

EPA Radon Zones

Source: EPA

Telephone: 703-356-4020

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

OTHER

Airport Landing Facilities: Private and public use landing facilities

Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater

Source: Department of Commerce, National Oceanic and Atmospheric Administration

STREET AND ADDRESS INFORMATION

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SECTION 10.6

MSHDA User Disclosure Statement

Owner Questionnaire

Title Records

MDEQ RRD Perfected Lien List

2010 Physical Needs Assessment Report

FOIA Requests

Legal Description

SECTION VIII 2013 - USER'S ENVIRONMENTAL QUESTIONNAIRE AND DISCLOSURE STATEMENT

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

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

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

User's (Sponsor's) Name: Norstar Development USA, L.P.
User's (Sponsor's) Telephone No.: 518-431-1051
User's (Sponsor's) Fax No.: 518-431-1053
Subject Property: Hikone
Property Address: 2702-2760 Hikone
City: Ann Arbor State: MI Zip: _____

1.0 Environmental Cleanup Liens:

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

___ YES NO (If "YES," please describe)

2.0 **Activity and Land Use Limitations:**

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

YES NO (If "YES," please describe)

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

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

YES NO (If "YES," please describe)

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

YES NO (If "YES," please describe)

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

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

YES NO (If "YES," please describe)

Pursuant to an appraisal.

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

YES NO (If "YES," please describe)

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

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

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

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

YES NO (If "YES," please describe)

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

YES NO (If "YES," please describe)

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

YES NO (If "YES," please describe)

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

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

YES NO (If "YES," please describe)

User's Signature: Lori Harris Date 7/10/13

User's Printed Name: LORI HARRIS

OWNER/OCCUPANT QUESTIONNAIRE

Phase I Environmental Site Assessment

Site: Hikone
Contact Name: Jennifer Hall Phone: 734 794-6721
Company: Ann Arbor Housing Commission Fax: 734 996-3018
Relationship to Site: Director (Property Mgr) Email: jhall@a2gov.org
Years at Site/With Company: 2/2

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

Instructions:

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

1. GENERAL INFORMATION

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

Size of Property: _____ Size of building(s): 2-story

Site Address: 2742 Packard (2702 - 2760 Hikone)
Ann Arbor MI 48104

Occupied by: Tenants

Owned by: City of Ann Arbor - by & through Ann Arbor Housing Comm

Operations/Site Use: multifamily residential

1a. Current Surrounding Land Use:

Please indicate names and addresses of the current adjoining properties:

North: 2780 Packard (Church), 2790 Packard (Church), City Park
 South: City Park - Mary Beth Doyle Park
 East: City Park - Mary Beth Doyle Park, 2790 Packard
 West: City Park -

1b. Historical Surrounding Land Use:

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

North: 2780 Packard - 1st Church of Nazarene
2790 Packard - Mt Cent Seventh Day Adventist
 South: _____
 East: _____
 West: _____

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

Flood way

2. SITE OVERVIEW

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

2a. Ownership History:

Owner	Year(s) of Ownership
City of AmArbar	1968 - present
Clarence & Fidella April	? - 1968

2b. Occupant History:

Name	Type of Business	Year(s) of Occupancy
City of Ann Arbor	Municipal -	1968 - present
	public housing	

3. UTILITIES

- 3a. Potable water supply source: Municipal On-Site Well Other
- 3b. Sanitary sewer service: Municipal On-Site Septic Other
- 3c. Storm sewer service: Municipal Separate Storm Sewers On-Site Storm Water Retention
 Municipal Combined sanitary/storm sewer system Other
- 3d. Building Heat provided by: City Utility Site

3e. Utility Company Information:

Name of Gas Utility: DTE

Name of Oil Supplier: N/A

Name of Electric Utility: DTE

5. STORAGE TANKS (USTs/ASTs)

5a. Do you know of former and/or existing USTs or ASTs?: No

5a. Please provide any knowledge of former and/or existing USTs or ASTs: not aware of

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

6a. Please provide any knowledge of former and/or existing chemical use and storage: _____

not aware of

6b. Chemical Releases:

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

If yes, explain: _____

7. SOLID WASTE MANAGEMENT

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

If so, describe: _____

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

If so, describe: _____

8. NON SCOPE CONSIDERATIONS

8a. Asbestos

Has Site had an asbestos survey? Yes No

Have there been any asbestos removal or abatement projects? NO

8b. Radon:

Has a radon gas survey been conducted at the Site? Yes No

If yes, describe: underway

8c. Wetlands:

Has a wetland survey been conducted at the Site? Yes No

If yes, describe: _____

9. ENVIRONMENTAL CONCERNS

Has the Site has any of the following?

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

H C U NA Date(s)

Inspections				<input checked="" type="checkbox"/>	
Citations				<input checked="" type="checkbox"/>	
Violations				<input checked="" type="checkbox"/>	
Reportable Spills				<input checked="" type="checkbox"/>	
Third Party Complaints				<input checked="" type="checkbox"/>	

If yes to any of the above, explain: _____

10. COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY ACT (CERCLA)/RESOURCE CONSERVATION RECOVERY ACT (RCRA) LIABILITY POTENTIAL:

10a. Is the Site listed on the National Priority List? Yes No

If yes, explain: _____

10b. Has the Site ever received notification from any government agency or third party of liability as a Principal Responsible Party in any hazardous waste storage, treatment or disposal site?

Yes No

If yes, explain: _____

10c. Has the Site ever defended any environmental related claims or litigation asserted by any government agency or third party? Yes No

If yes, explain: _____

10d. Based on your knowledge and experience related to the Site, are there any obvious indicators that point to the presence or likely presence of contamination at the Site. Yes No

If yes, explain: _____

SIGNATURE:

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

Completed By:

Jennifer Hall

Signature

Jennifer Hall

Name (Typed or Printed)

Executive Director

Title

Ann Arbor Housing Commission

Company

7/9/13

Date

ABSOLUTE TITLE, INC.

2875 W. Liberty Rd.
Ann Arbor, MI 48103
ph. (734) 669-1050/fax (734) 669-7608

INVOICE

Date: February 26, 2013

File No.: 73068

To: **Ann Arbor Housing Commission**

Attn: Jennifer Hall

Re: **City of Ann Arbor**
2742 Packard Road (A/K/A 2702-2760 Hikone)

Title Search

\$150.00

INVOICE

Date: February 26, 2013

File No.: 73068

To: **Ann Arbor Housing Commission**

Attn: Jennifer Hall

Re: **City of Ann Arbor**
2742 Packard Road (A/K/A 2702-2760 Hikone)

Title Search

\$150.00

**TITLE SEARCH
ISSUED BY
ABSOLUTE TITLE, INC.**

File No.: 73068

SCHEDULE A

1. Effective Date: December 7, 2012 at 5:00 P.M.

2. Policy or Policies to be issued: Amount
2006 ALTA Owner's Policy NONE

Proposed Insured:
NONE

3. The estate or interest in the land described or referred to in the Search and covered herein is FEE SIMPLE and is at the effective date hereof vested in:

City of Ann Arbor, a Michigan Municipal Corporation

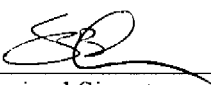
4. The land referred to in this Search is situated in the City of Ann Arbor, Washtenaw County, Michigan, and is described as follows:

Part of the Northwest ¼ Section 10, T3S, R6E, City of Ann Arbor, Washtenaw County, Michigan, Commencing North ¼ corner Section 10; thence Southerly 528 feet for the Point of Beginning; thence Westerly 588.38 feet; thence Southerly 227.05 feet to the centerline of Pittsfield Ann Arbor Drain; thence Easterly along the centerline of the drain to the North and South ¼ line; thence Northerly 261 feet to the Point of Beginning.

2742 Packard Road (A/K/A 2702-2760 Hikone)

Due to the limited nature of the search, liability for inaccuracies or errors in the search is limited to refund of the search fee actually paid.

Absolute Title, Inc.

By: 
Authorized Signatory
Phone 662-1050
Fax 662-3608

SCHEDULE B - SECTION 1

REQUIREMENTS

The following are the requirements to be complied with:

1. **Record deed from City of Ann Arbor, a Michigan Municipal Corporation to party to be insured.**
2. **Submit Resolution of Ann Arbor City Council authorizing execution of the deed.**
3. 2012 winter taxes exempt.
2012 summer taxes exempt.
All previous years taxes paid.
Special Assessments: None
Tax I.D. No. 09-12-10-201-004
Requirements: None

SCHEDULE B - SECTION II

EXCEPTIONS

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company.

1. Standard exceptions set forth on the inside back cover.
2. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
1. Liens for any tax and/or assessment which become due and payable on or after the effective date of this Commitment.
4. Rights, if any, of riparian owners and the public to use the surface, sub-surface and bed of Pittsfield Ann Arbor Drain for purposes of navigation and recreation. Also excepting any adverse claims based on the assertion that the bed of Pittsfield Ann Arbor Drain has changed location as a result of other than natural causes.
5. Agreement regarding public utilities installation, as recorded in Liber 1306, Page 500, Washtenaw County Records.
6. Easement Grant and Declaration of Restrictions in favor of The Detroit Edison Company and Michigan Bell Telephone Company, as recorded in Liber 1306, Page 533, and re-recorded in Liber 1337, Page 407, Washtenaw County Records.
7. Easement for drain as disclosed by instruments recorded in Liber 1503, Page 158, and in Liber 1536, Page 59, Washtenaw County Records.
8. Rights of tenants in possession.

KNOW ALL MEN BY THESE PRESENTS: That CLARENCE J. APRILL and FIDELIA H. APRILL,
husband and wife,
whose address is 217 East Huron Street, Ann Arbor, Michigan,

Convey(s) and Warrant(s) to CITY OF ANN ARBOR, a Municipal Corporation,
whose address is 100 North Fifth Avenue, Ann Arbor, Michigan,

the following described premises situated in the Township of Pittsfield,
County of Washtenaw and State of Michigan, to-wit:

East 1/2 of East 1/2 of Northwest 1/4, also the East 10 acres of West
1/2 of East 1/2 of Northwest 1/4, excepting 5.00 acres in the Northeast corner, said 5.10
acres being 421.4 feet E. & W., and 528 feet North and South; also excepting 4.21 acres in
the Northwest corner, said 4.21 acres described as commencing at North 1/4 post of
Section, thence West 647.15 feet in the North line of Section for a place of beginning,
thence S 1° 29' West 823.50 feet, thence South 37° 13' West 333.00 feet, thence North
1° 44' East 1088.80 feet in the West line of East 10 acres of West 1/2 of East 1/2 of
Northwest 1/4 to the North line of Section, thence East 190.00 feet in the North line
of Section to the place of beginning, also excepting that part lying southerly of center
of Pittsfield-Ann Arbor Drain, Section 10, Town 3 South, Range 6 East.

together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining
for the full consideration of Fifty-five Thousand (\$55,000.00) Dollars
subject to easements and restrictions of record.

Dated this 27th day of September A. D. 19 68.

Witness:

Signed and Sealed:

Luella H. Smith
Luella H. Smith

Clarence J. Aprill
Clarence J. Aprill (I.S.)

Gladys D. Hudson
Gladys D. Hudson

Fidelis H. Aprill
Fidelis H. Aprill (I.S.)

STATE OF MICHIGAN
COUNTY OF Washtenaw

On this 27th day of September A. D. 19 68 before me personally
appeared Clarence J. Aprill and Fidelis H. Aprill, husband and wife,

to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that
they executed the same as their free act and deed.

My commission expires Nov. 9, A. D. 19 69

Gladys D. Hudson
Gladys D. Hudson
Notary Public Washtenaw County, Michigan

Instrument Drafted by Burke, Burke, Ryan and Kennell Business Address 215 Ann Arbor Trust Bldg., Ann Arbor, Mich.

County Treasurer's Certificate
STATE OF MICHIGAN
DEPT. OF REVENUE
TOLEDO
SEP 30 1968
ESTATE TRANSFER TAX
= 60.50

City Treasurer's Certificate
RECEIVED FOR RECORD
SEP 30 11 55 AM '68
PATRICIA NEKIRK HARDY
REGISTER OF DEEDS
WASHTENAW COUNTY, MICH.

Recording Fee
State Revenue Stamp

When recorded return to

TITLE INSURANCE - ABSTRACTS - ESCROWS

TITLE INSURANCE - ABSTRACTS - ESCROWS

LIBER 1261 PAGE 604

RECORDED
SEP 30 1968

L
C
POSTING & FILING \$308
NW 1/4 Sec 10-9, 14

PITTSFIELD
POSTED

APARTMENTS

AGREEMENT

Page 1 of 5
LSE 1906 PAGE 500

THIS AGREEMENT, made this 30th day of September 1969, between The City of Ann Arbor, a Michigan Municipal Corporation, and the Ann Arbor Housing Commission, 100 N. Fifth St., Ann Arbor, Michigan hereinafter referred to as "DEVELOPER", and THE DETROIT EDISON COMPANY, a corporation organized and existing concurrently under the laws of Michigan and New York, with offices at 2000 Second Avenue, Detroit, Michigan, 48226, hereinafter referred to as "EDISON", and MICHIGAN BELL TELEPHONE COMPANY, a Michigan Corporation, with offices at 1365 Cass Avenue, Detroit, Michigan, 48226, hereinafter referred to as "BELL".

W I T N E S S E T H

WHEREAS, DEVELOPER is developing apartments to be known as Packard Road (Michigan G1-1 Project) on land in the City of Ann Arbor, County of WASHTENAW, State of Michigan, as described in Appendix "A", which is attached hereto and made a part hereof, and

WHEREAS, DEVELOPER desires EDISON and BELL to install their facilities for underground single phase electric service and communication services including necessary cable poles and above ground equipment.

NOW, THEREFORE, in consideration of the mutual promises and covenants herein made between DEVELOPER and EDISON and BELL, it is hereby agreed as follows:

I.

DEVELOPER AGREES:

1. To provide, prior to utility installations, a separate instrument granting private easements for public utilities and restrictions acceptable to EDISON and BELL for their utility facilities.
2. To grade easements to finished grade in accordance with local governmental regulations prior to installation of underground lines so that the facilities of the utilities can be properly installed in relation to finished grade. The grade established for the land at the time the utilities place their facilities in the easements shall be considered finished grade.
3. To place survey stakes indicating property lines and building plot lines before trenching to enable the utilities to properly locate their underground facilities and above ground equipment.
4. To install sanitary sewers prior to installation of electric underground lines. Sewer, water and gas lines placed underground may cross but shall not be installed parallel with electric lines within the easements used for electric and communication lines.
5. To remove at DEVELOPER's expense all trees, shrubbery or obstructions which may be necessary or required for installation of electric and communication facilities in the easements provided to EDISON and BELL, and to provide for trenching at DEVELOPER's expense in accordance with a separate letter agreement between DEVELOPER and EDISON.
6. DEVELOPER assures EDISON and BELL that the backfill shall be free of rubble and clods of hard or frozen dirt and shall not contain material which can damage emplaced lines.
7. To pay all extra costs incurred by utilities if paving is done before cable or conduit crossings are in place.

RECEIVED
FOR RECORD

OCT 30 2 38 PM '69

PATRICIA HEWKIRK HADY
REGISTER OF DEEDS
WASHTENAW COUNTY, MICH.

8. DEVELOPER further agrees that if subsequent to the installation of the utility's facilities by EDISON or BELL, it is necessary to repair, move, modify, rearrange or relocate any of their facilities to conform to a new plot plan or change of grade made by DEVELOPER or at DEVELOPER's action or request, DEVELOPER will forthwith pay the cost and expense of repairing, moving, modifying, rearranging or relocating said facilities to EDISON or BELL upon receipt of a statement therefor. Further, that if the electric or communication utility facilities of EDISON or BELL, or the electric service conductors owned and installed by DEVELOPER or subsequent owners and which EDISON will maintain, are damaged by acts of negligence on the part of the DEVELOPER or subsequent owners, or by contractors engaged by DEVELOPER or subsequent owners, repairs shall be made by the utilities named herein at the cost and expense of DEVELOPER or subsequent owners and shall be paid forthwith to EDISON or BELL by DEVELOPER or subsequent owners upon receiving a statement therefor. DEVELOPER or subsequent owners are defined as those developing the land or those owning the land at time damages occur.

II

UTILITIES AGREES:

1. Upon completion of the above requirements, to furnish, install, own and maintain, at their own expense, (except costs and expenses set forth in Paragraphs 5, 7, and 8), their electric and communication facilities in the private easements located in the above described land.

2. To meter and bill each tenant individually at the standard rates established by the Michigan Public Service Commission.

This Agreement shall inure to the benefit of and be binding upon the respective heirs, administrators, executors, personal representatives, successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the parties hereto have set their hands the day and year first above written.

IN THE PRESENCE OF:

Jane A. Mack

Jane A. Mack

Suzanne Graham
SUZANNE GRAHAM

Fred Clemons
FRED CLEMONS

Suzanne Graham
SUZANNE GRAHAM

(Please type or print names under signature)

Stephen A. McNamee
Stephen A. McNamee

Irene C. Kapa
IRENE C. KAPA

Karen Guenther
KAREN GUENTHER

Carol A. Moore
CAROL A. MOORE

CITY OF ANN ARBOR

BY: Robert J. Harris
Robert J. Harris, Mayor

BY: John Bentley
John Bentley, City Clerk
ANN ARBOR HOUSING COMMISSION

BY: Robert P. Weeks
Robert P. Weeks, Chairman

BY: Eleanor M. Woodmaster
ELEANOR M. WOODMASTER
acting Director-Secretary
THE DETROIT EDISON COMPANY

BY: R. O. Duke
R. O. DUKE, Director
Properties and Rights of NEA

BY: Lillian J. H. Carroll
LILLIAN J. H. CARROLL, ASST. SECRETARY
MICHIGAN BELL TELEPHONE COMPANY

BY: Carl T. Hall
Staff Supervisor, Right of Way
(Authorized signature) Carl T. Hall

STATE OF MICHIGAN
COUNTY OF WASHTENAW

On this 30th day of September, 1969 before me appeared ROBERT J. HARRIS and JOHN BENTLEY, who after being by me duly sworn, did say that they are the MAYOR and CITY CLERK of the City of Ann Arbor, the corporation named in and which executed the within instrument and that the seal affixed to said instrument was signed and sealed on behalf of said corporation by authority of its Common Council and the said ROBERT J. HARRIS and JOHN BENTLEY acknowledged said instrument to be the free act and deed of said corporation.

1306
Page 3 of 5
MICH 502

My Commission expires Aug 25, 1970 Edwina T. Ryan
Notary Public EDWINA T. RYAN
Washtenaw County, Michigan

Approved by City of Ann Arbor Common Council by resolution on Sept 24,
_____, 1969.

~~(Copy of Resolution attached hereto)~~

STATE OF MICHIGAN
COUNTY OF WASHTENAW

On this 30th day of September, 1969, before me appeared ROBERT P. WEEKS and Eleanor M. Waagmaster to me personally known, who being by me severally duly sworn, did say that they are respectively CHAIRMAN and ^{Acting} DIRECTOR-SECRETARY of Ann Arbor Housing Commission, a commission created and existing under the laws of the State of Michigan and that the said instrument was signed and sealed in behalf of said Commission by authority of The City of Ann Arbor and the said ROBERT P. WEEKS and Eleanor M. Waagmaster acknowledged the said instrument to be the free act and deed of the said Commission.

My Commission expires 7-17-70 Lida T. Seebach
Notary Public LIDA T. SEEBACH
Washtenaw County, Michigan

STATE OF MICHIGAN)
) SS
COUNTY OF WAYNE)

On this 16th day of October, 19 69, before me, the
subscriber, a Notary Public in and for said County, personally appeared
R. Q. Duke and Lillian J. H. Carroll
to me personally known, who being by me duly sworn, did say that they are
the Director, Prop. & R/W Dept. and an Assistant Secretary
of THE DETROIT EDISON COMPANY, a corporation organized and existing concurrently
under the laws of Michigan and New York, and that the seal affixed to said
instrument is the corporate seal of the said corporation, and that said instrument
was signed in behalf of said corporation by authority of its Board of Directors
and R. Q. Duke and Lillian J. H. Carroll
acknowledged said instrument to be the free act and deed of said Corporation.

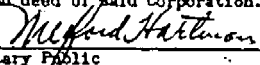
My Commission expires: June 24, 1972


Notary Public HIRSHLEIF KATA
Wayne County, Michigan

STATE OF MICHIGAN) SS
COUNTY OF OAKLAND)

On this 9th day of October, 19 69, before me, the
subscriber, a Notary Public in and for said County, appeared CARL T. HALL
to me personally known, who being by me duly sworn, did say that he is Staff
Supervisor of Right of Way, authorized by and for MICHIGAN BELL TELEPHONE COMPANY,
a Michigan Corporation, and that the said instrument was signed in behalf of said
Corporation, by authority of its Board of Directors, and CARL T. HALL
acknowledged said instrument to be the free act and deed of said Corporation.

My Commission expires: _____


Notary Public AD HARTMAN
Notary Public, Oakland County, Mich.
My Commission expires June 3, 1971 County, Mich.

APPENDIX "A"

East 1/2 of Northwest 1/4, also the East 10 acres of West 1/2 of the East 1/2 of Northeast 1/4 excepting 5.00 acres in the Northeast corner, said 5.00 acres being 421.4 feet East and West and 528 feet North and South, also excepting 4.21 acres in the Northwest corner, said 4.21 acres, described as commencing at North quarter post of Section, thence West 647.15 feet in the North line of Section for a place of beginning, thence South 1° 29' West 823.50 feet thence South 37° 13' West 333.00 feet; thence North 1° 44' East 1088.80 feet in the West line of East 10 acres of West 1/2 of East 1/2 of Northwest quarter to the North line of section, thence East 190.00 feet in the North line of Section to the place of beginning, also except that part lying Southerly of center of Pittsfield - Ann Arbor Drain, Section 10, T3S, R6E, City of Ann Arbor, Washtenaw County, Michigan. 6.55 acres.

Ann 1306 REC 504
Page 5 of 5

Approved as to form

APPROVED AS TO FORM

Edward B. Golden
City Attorney

For the City of Ann Arbor

Guy C. Larson, Jr.

DOCUMENT PREPARED BY:
MELFORD HARTMAN
79350 SOUTHFIELD ROAD
SOUTHFIELD, MICHIGAN 48076

APARTMENTS

LIBR 1306 PAGE 533

Name of Project:

Parkard Road

(Michigan 64-1 Project)

EASEMENT GRANT AND DECLARATION OF RESTRICTIONS

THE UNDERSIGNED, hereinafter called "GRANTOR(S)", in consideration of the sum of One Dollar (\$1.00) and other valuable considerations, receipt of which is hereby acknowledged, hereby grants and conveys to THE DETROIT EDISON COMPANY, a corporation organized and existing concurrently under the laws of Michigan and New York, with offices at 2000 Second Avenue, Detroit, Michigan 48226, hereinafter referred to as "EDISON", and MICHIGAN BELL TELEPHONE COMPANY, a Michigan Corporation, with offices at 1365 Cass Avenue, Detroit, Michigan, 48226, hereinafter referred to as "BELL", their licensees, lessees, successors and assigns, easements for the purpose of providing underground electric and communication services, including the necessary underground lines, cables and equipment, and including above ground cable pole(s) and other utility facilities, in, under, over, upon and across land located in the City of Ann Arbor, County of Washtenaw, State of Michigan, described in Appendix "A" which is attached hereto and made a part hereof.

These covenants are granted subject to the following conditions and restrictions:

1. It is understood and agreed that the title to all primary and secondary electric and communication facilities of either EDISON or BELL situated in or on premises of the Grantor(s) shall at all times remain in EDISON or BELL and shall be deemed to be personal property and shall not be deemed a part of the realty.
2. EDISON and BELL, their employes, agents and contractors, shall have full right and authority to enter at all times upon said premises for the purpose of constructing, reconstructing, repairing, modifying, operating and maintaining said electric and communication facilities.
3. No excavations (except for public utility purposes), no structures, apparatus of any kind and no changes of finished grade shall be allowed within the electric and communication utility easements. No excavations for fences shall be allowed within the said utility easements provided for electric and communication lines in the property described herein. Except as set forth, the Grantors shall have the right to make any other use of the land subject to such easements which is not inconsistent with the right of the utilities; provided, however, that Grantor(s) shall not plant trees or large shrubs within the said utility easements. EDISON and BELL shall have the right without incurring any liability to the property owner for so doing, to trim any trees, bushes, roots or plants of any kind which, in the sole opinion of the utilities, interferes with their facilities, or is necessary for the installation, re-installation, repair, operation, modification or removal of their facilities in the utility easements.
4. No shrubs or foliage shall be permitted on Grantor's property within five (5') feet of the front door of transformer enclosure(s) or switching cabinet(s), nor shall shrubs or foliage be permitted within five (5') feet of service connection pedestals.
5. Grantor(s) or all subsequent owners shall install, own, maintain and replace their single phase electric service conductors. Subsequent owners are defined as those owning the land at time their lines are installed or maintained or replaced.

RECEIVED
FOR RECORD

OCT 30 2 36 PM '69

PATRICIA NEWSIRK HARDY
REGISTER OF DEEDS
WASHTENAW COUNTY, MICH.

LIBR 1306 PAGE 533

6. The installation of said electric service conductors shall comply with and conform to the specifications of The Detroit Edison Company.

7. Grantor(s) shall not make any change in grade in or near the easements when the change, in the opinion of either of the utilities, interferes with the facilities already installed or which may be installed in the future.

8. Land contract sellers herein shall have not liability to utilities unless the contract is repossessed and damage to utility lines and equipment occurs while they are the sole owners of said land parcel or parcels.

9. When utility lines are installed, this instrument shall be re-recorded with an "as installed" drawing of The Detroit Edison Company to show the location of the facilities of the utilities stated herein and easements granted herein shall be limited to six (6') feet in width unless otherwise noted on said drawing.

10. The foregoing easements, restrictions and covenants shall run with the land and shall not be subject to termination without the consent of the utilities herein concerned, and shall inure to the benefit of and be binding upon the heirs, administrators, executors, personal representatives, successors and assigns of the parties hereto.

11. Enforcement may be instituted by civil proceedings against any person or persons violating or attempting to violate any covenants contained herein, either to restrain violation or to recover damages.

12. Invalidation of any of these covenants or restrictions by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

IN WITNESS WHEREOF, the Grantor(s) have set (its) (their) hand(s) and seal(s) on this 30th day of September, 1969.

IN THE PRESENCE OF:

City of Ann Arbor
A Michigan Municipal Corporation
100 N. Fifth St.
Ann Arbor, Michigan

Jane A. Mack
JANE A. MACK

BY: Robert J. Harris
Robert J. Harris, Mayor

Mark M. Lewis
MARK M. LEWIS

BY: John Bentley
John Bentley, City Clerk

STATE OF MICHIGAN

COUNTY OF WASHTENAW

On this 30th day of September, 1969, before me appeared ROBERT J. HARRIS and JOHN BENTLEY, who after being by me duly sworn, did say that they are the MAYOR and CITY CLERK of the City of Ann Arbor, the corporation named in and which executed the within instrument and that the seal affixed to said instrument was signed and sealed on behalf of said corporation by authority of its Common Council and the said ROBERT J. HARRIS and JOHN BENTLEY acknowledged said instrument to be the free act and deed of said corporation.

My Commission expires Aug 25, 1970 Edwina T. Ryan
Notary Public
EDWINA T. RYAN
Washtenaw County, Michigan

Approved by City of Ann Arbor Common Council by resolution on SEPT 29, 1969, 1969.

(~~Copy of this instrument is attached hereto~~).

APPENDIX "A"

East 1/2 of Northwest 1/4, also the East 10 acres of West 1/2 of the East 1/2 of Northeast 1/4 excepting 5.00 acres in the Northeast corner, said 5.00 acres being 421.4 feet East and West and 528 feet North and South, also excepting 4.21 acres in the Northwest corner, said 4.21 acres, described as commencing at North quarter post of Section, thence West 647.15 feet in the North line of Section for a place of beginning, thence South 1° 29' West 823.50 feet thence South 37° 13' West 333.00 feet; thence North 1° 44' East 1088.80 feet in the West line of East 10 acres of West 1/2 of East 1/2 of Northwest quarter to the North line of section, thence East 190.00 feet in the North line of Section to the place of beginning, also except that part lying Southerly of center of Pittsfield-Ann Arbor Drain, Section 10, T3S, R6E, City of Ann Arbor, Washtenaw County, Michigan. 6.55 acres.

Approved as to form

APPROVED AS TO FORM

Edmond B. Goldman

For the City of Ann Arbor

Guy E. Larson, Jr.

DOCUMENT PREPARED BY:
MELFORD HARTMAN
29350 SOUTHFIELD ROAD
SOUTHFIELD, MICHIGAN 48075

APARTMENTS

Name of Project:

LIBER 1306 PAGE 533

Packard Road
(Michigan 64-1 Project)

LIBER 1337 PAGE 407
RE-RECORDED

EASEMENT GRANT AND DECLARATION OF RESTRICTIONS

THE UNDERSIGNED, hereinafter called "GRANTOR(S)", in consideration of the sum of One Dollar (\$1.00) and other valuable considerations, receipt of which is hereby acknowledged, hereby grants and conveys to THE DETROIT EDISON COMPANY, a corporation organized and existing concurrently under the laws of Michigan and New York, with offices at 2000 Second Avenue, Detroit, Michigan 48226, hereinafter referred to as "EDISON", and MICHIGAN BELL TELEPHONE COMPANY, a Michigan Corporation, with offices at 1365 Cass Avenue, Detroit, Michigan, 48226, hereinafter referred to as "BELL", their licensees, lessees, successors and assigns, easements for the purpose of providing underground electric and communication services, including the necessary underground lines, cables and equipment, and including above ground cable pole(s) and other utility facilities, in, under, over, upon and across land located in the City of Ann Arbor, County of Washtenaw, State of Michigan, described in Appendix "A" which is attached hereto and made a part hereof.

These covenants are granted subject to the following conditions and restrictions:

1. It is understood and agreed that the title to all primary and secondary electric and communication facilities of either EDISON or BELL situated in or on premises of the Grantor(s) shall at all times remain in EDISON or BELL and shall be deemed to be personal property and shall not be deemed a part of the realty.
2. EDISON and BELL, their employes, agents and contractors, shall have full right and authority to enter at all times upon said premises for the purpose of constructing, reconstructing, repairing, modifying, operating and maintaining said electric and communication facilities.
3. No excavations (except for public utility purposes), no structures, apparatus of any kind and no changes of finished grade shall be allowed within the electric and communication utility easements. No excavations for fences shall be allowed within the said utility easements provided for electric and communication lines in the property described herein. Except as set forth, the Grantors shall have the right to make any other use of the land subject to such easements which is not inconsistent with the right of the utilities; provided, however, that Grantor(s) shall not plant trees or large shrubs within the said utility easements. EDISON and BELL shall have the right without incurring any liability to the property owner for so doing, to trim any trees, bushes, roots or plants of any kind which, in the sole opinion of the utilities, interferes with their facilities, or is necessary for the installation, re-installation, repair, operation, modification or removal of their facilities in the utility easements.
4. No shrubs or foliage shall be permitted on Grantor's property within five (5') feet of the front door of transformer enclosure(s) or switching cabinet(s), nor shall shrubs or foliage be permitted within five (5') feet of service connection pedestals.
5. Grantor(s) or all subsequent owners shall install, own, maintain and replace their single phase electric service conductors. Subsequent owners are defined as those owning the land at time their lines are installed or maintained or replaced.

"This easement is re-recorded for the purpose of showing the "as installed" centerlines and widths of easements granted herein as shown on drawing attached hereto."

RECEIVED
FOR RECORD

RECEIVED
FOR RECORD

OCT 30 2 36 PM '69

SEP 14 2 58 PM '70

- 1 -

PATRICIA HEWKIRK HARDY
REGISTER OF DEEDS
WASHTENAW COUNTY, MICH.

PATRICIA HEWKIRK HARDY
REGISTER OF DEEDS
WASHTENAW COUNTY, MICH.

LIBER 1306 PAGE 533

RE-RECORDED

LIBER 1337 PAGE 408
RE-RECORDED

6. The installation of said electric service conductors shall comply with and conform to the specifications of The Detroit Edison Company.

7. Grantor(s) shall not make any change in grade in or near the easements when the change, in the opinion of either of the utilities, interferes with the facilities already installed or which may be installed in the future.

8. Land contract sellers herein shall have not liability to utilities unless the contract is repossessed and damage to utility lines and equipment occurs while they are the sole owners of said land parcel or parcels.

9. When utility lines are installed, this instrument shall be re-recorded with an "as installed" drawing of The Detroit Edison Company to show the location of the facilities of the utilities stated herein and easements granted herein shall be limited to six (6') feet in width unless otherwise noted on said drawing.

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11. Enforcement may be instituted by civil proceedings against any person or persons violating or attempting to violate any covenants contained herein, either to restrain violation or to recover damages.

12. Invalidation of any of these covenants or restrictions by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

IN WITNESS WHEREOF, the Grantor(s) have set (its) (their) hand(s) and seal(s) on this 30th day of September, 1969.

IN THE PRESENCE OF:

City of Ann Arbor
A Michigan Municipal Corporation
100 N. Fifth St.
Ann Arbor, Michigan

Jane A. Mack
JANE A. MACK

BY: Robert J. Harris
Robert J. Harris, Mayor

Mark M. Lewis
MARK M. LEWIS

BY: John Bentley
John Bentley, City Clerk

STATE OF MICHIGAN
COUNTY OF WASHTENAW

LIBER 1337 PAGE 409
RE-RECORDED

On this 30th day of September, 1969, before me appeared ROBERT J. HARRIS and JOHN BENTLEY, who after being by me duly sworn, did say that they are the MAYOR and CITY CLERK of the City of Ann Arbor, the corporation named in and which executed the within instrument and that the seal affixed to said instrument was signed and sealed on behalf of said corporation by authority of its Common Council and the said ROBERT J. HARRIS and JOHN BENTLEY acknowledged said instrument to be the free act and deed of said corporation.

My Commission expires Aug. 25, 1970 Edwina T. Ryan
Notary Public
EDWINA T. RYAN
Washtenaw County, Michigan

Approved by City of Ann Arbor Common Council by resolution on SEPT 29, 1969
_____, 1969.

~~(Copy of Resolution of the Board of Directors)~~

APPENDIX "A"

East 1/2 of Northwest 1/4, also the East 10 acres of West 1/2 of the East 1/2 of Northeast 1/4 excepting 5.00 acres in the Northeast corner, said 5.00 acres being 421.4 feet East and West and 528 feet North and South, also excepting 4.21 acres in the Northwest corner, said 4.21 acres, described as commencing at North quarter post of Section, thence West 647.15 feet in the North line of Section for a place of beginning, thence South 1° 29' West 823.50 feet thence South 37° 13' West 333.00 feet; thence North 1° 44' East 1088.80 feet in the West line of East 10 acres of West 1/2 of East 1/2 of Northwest quarter to the North line of section, thence East 190.00 feet in the North line of Section to the place of beginning, also except that part lying Southerly of center of Pittsfield-Ann Arbor Drain, Section 10, T3S, R6E, City of Ann Arbor, Washtenaw County, Michigan. 6.55 acres.

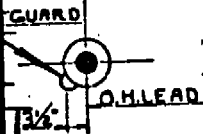
Approved as to form **APPROVED AS TO FORM**
Edmund B. Gilman

For the City of Ann Arbor Guy E. Larson, Jr.

DOCUMENT PREPARED BY:
MELFORD HARTMAN
29150 SOUTHFIELD RD
SOUTHFIELD, MICHIGAN 48075



CABLE POLE DETAIL
SPECS: J-2F2, J-2M, J-2N, J-39 & K-321



FROM 2633 AB-A CABLE

165' ±
475'

6-OHMS

2633-2

25 KVA

2633-1 5-OHMS
25 KVA FROM 2633 AB-B CABLE

Sec. 1-2633-1-3/4
120'

265'

Sec. 1-2633-2-3/4

125' ±
265'

3" W7

Sec. 2-2633-1-3/4
165'

PI-2633-2
Sec. TERM 1-PI-2633-2-3/4
33'

Sec. TERM 2-PI-2633-2-3/4
65' ± 33'

Sec. TERM 3-PI-2633-2-3/4
49' ± 65'

2-2633-1

Sec. TERM 1-2633-2
65'

Sec. 2-2633-2-3/4

6-52

6-52

P2-2633-1

SANITARY DRAIN EASE

Sec. TERM 1-P2-2633-2-3/4
33' ±
Sec. TERM 2-P2-2633-2-3/4
65'

PITTSFIELD DRAIN

BLOCK
207561
3673930
PROSYK
D.E.CO.
8-6-70
8-12-70
PROSYK
SCHMIDT
HAUFFMAN

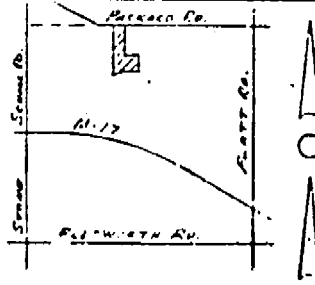
DIST. CIR.
13.2 K.

M.B.T. JOB NO. AASE 0044

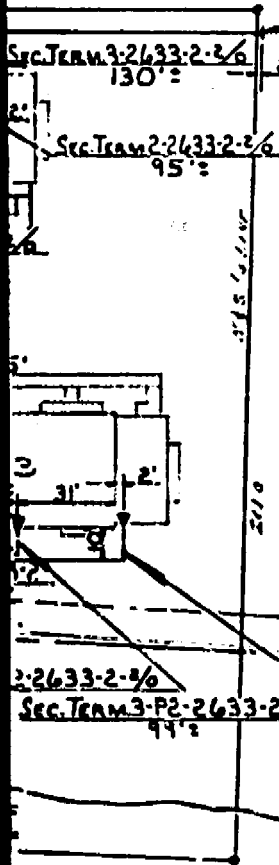
DATE	BY	APPROVED	DATE	BY	APPROVED
6-18-69	T. WEBER		6-18-69		
6-20-69			6-20-69		
6-20-69			6-20-69		
6-20-69			6-20-69		

AS INSTALLED IN
FIELD — JOB
COMPLETE

DIR
PACK
E.1/2
PITTSFIE



LOCATION MAP
UG. PIT-24-1



GENERAL NOTES

ALL TRENCHING & BACKFILLING BY D.E.CO.
ALL CABLE LENGTHS ARE APPROXIMATE
SEE DRAWING U1-1-2369 FOR CONC. MAT DETAIL
D.E.CO. CONSTRUCTION SUPERVISOR: MR. BELLETINI
P.M. 136-1901 2ND-WO. 2-2100-EXT. 2640
M.R.T. ENGINEER: MR. SACKLUND-550 S. MAPLE
ANN ARBOR-PHONE: 668-8013
M.B.T. CONTROL FOREMAN: 550 S. MAPLE-ANN
ARBOR-PHONE: 1-665-8633
ENTRANCE DETAIL FOR BUILDINGS SEE
DRAWING-C.S.D.-675-1-DETAIL-"B"

UDT	SIZE	EDNO.
#2633-1	25KVA	661-0501
#2633-2	25KVA	661-0501

SPECS.-TRANS. W/SWITCHING: R-18A, R-25,
R-32 & K-321

INDICATES SWITCHING
PEDESTAL SPEC.: R-13

CABLE SUMMARY

PRIMARY CABLE

IT. NO. 455 2APEC XI 13.2KV. 713-3029 760'

SECONDARY CABLE

IT. NO. NONE AP2-5/8 & 1-1/2 600V. 713-0614 1205'
IT. NO. 436 AP2-5/8 & 1-1/2 600V. 713-0536 680'

TRENCHING SUMMARY

JOINT USE-- 1920'

D.E.CO. ONLY-- _____

M.B.T. ONLY -- _____

TOTAL -- ~~1920'~~

NOTE:

EXISTING TRENCHES INDICATED BY OUR CENTERLINES ARE 48" OR 60" WIDE
IN WIDTH UNLESS OTHERWISE NOTED.

PERMITS REQ'D

PITTSFIELD TOWNSHIP
(NOTIFICATION ONLY)

351 REGENT
V. ISO-UP

LAYER "A"

ACT BURIED SYSTEM

ARD ROAD APTS.
OF NW 1/4 SEC. 10
T.3S. R.6 E.

LD TWP.

MICH.

THE DETROIT EDISON COMPANY
UNDERGROUND LINES DEPARTMENT

SCALE	30'-1"	LAYOUT NO. OR	69-603
DATE		DATE OF FIELD WORK	
PROJECT NO.		PROJECT NAME	
DATE		DATE	
DESIGNED BY	WU2-3-2373	SHEET	1 OF 1 SHEETS

I certify that I have compared the copy, on which this certificate is affixed, with the original instrument on file in this court and that said copy is a correct copy of the same as such original.
Date of this certificate 2-19-75
RODNEY E. HUGHESMAN,
Judge of Probate
Washtenaw County, Ann Arbor, Mich.

By Aileen J. Laska
Clerk

LIBER 1503 PAGE 158

Page 1 of 8

PROBATE COURT
WASHTENAW COUNTY
MICHIGAN
FILED BY

FEB 7 11 32 AM '75

FILED

STATE OF MICHIGAN

IN THE PROBATE COURT FOR THE COUNTY OF WASHTENAW

In The Matter Of:

PITTSFIELD ANN ARBOR DRAINAGE DISTRICT
Application of the Drain Commissioner
of the County of Washtenaw for the
taking of private property on behalf
of said drainage district.

File No. 62911

REPORT AND RETURN OF SPECIAL COMMISSIONERS
AS TO NECESSITY AND COMPENSATION FOR TAKING
OF REAL ESTATE

We, the undersigned, having been appointed by the Probate Court of the County of Washtenaw, as Special Commissioners, to ascertain and to appraise and determine the compensation to be allowed to the owners of real estate proposed to be taken in fee for a certain Drain, known as the "Pittsfield Ann Arbor Drain," located in the Township of Pittsfield in said County as described on pages 4 and 5 of the Application For The Appointment Of Special Commissioners filed in this case and to determine the necessity for taking of private property for the use and benefit of the public and to appraise and determine the compensation to be allowed to the owners of the real estate proposed to be taken for the said Drain, do hereby make our Report and Return to the Probate Court for the County of Washtenaw and to the County Drain Commissioner of the County of Washtenaw aforesaid, of our hearing and determination in the premises and of the several awards made by us as follows, viz:

First. Having been properly notified of our appointment as such Special Commissioners, as aforesaid, and of the time and place of our first meeting, we were duly sworn to faithfully

discharge the duties of Special Commissioners in the matter aforesaid, as required by law.

Second. That on the third day of February, 1975 at two o'clock in the afternoon, at the Washtenaw County Building in the City of Ann Arbor, in said County, that being the time and place designated as above, we met with the County Drain Commissioner, and with other parties in interest, then and there present, who had not released the fee for said Drain, and proceeded to view the lands and premises described in the survey of said Drain, and to be affected by said Drain, and to hear the proofs and allegations of the parties relating to the said Drain.

Third. That at such view and hearing there were produced by the County Drain Commissioner, the application for the laying out of said drain, and the minutes of said drain relating to the subject property, the order of determination, and the application of the County Drain Commissioner to the Probate Court for the appointment of Special Commissioners and the order appointing us as Special Commissioners.

Fourth. That upon such view and hearing and after hearing the proofs and allegations of the parties in interest, who had not released the fee for said Drain, who were there with their counsel to present the same, we ascertained and determined, and in this our report and return, we as such Special Commissioners, do hereby determine the necessity for the taking of private property for the use and benefit of the public and the just compensation to be made therefor.

Fifth. We, the Special Commissioners as aforesaid, did also thereupon ascertain and hereby do determine the just compensation to be made and allowed for the real estate proposed to be taken for the use of said Drain to be as follows: to Bernard B. Brown, Dorothy D. Brown, Mary A. Campbell, and American Savings and Loan Association, the sum of: (4512,400.00)
Five Hundred Twelve Thousand, Four Hundred Dollars

And we do further certify and return, that our determination as to the necessity for taking said private property for the use and benefit of the public for the purpose of said Drain, and our appraisal and determination of the compensation justly to be made to the owners of such parcel of land proposed to be taken for the purpose aforesaid, were arrived at in accordance with the evidence presented to us, and without favor or partiality to anyone, and after such views and hearing aforesaid, and after obtaining on our part, full knowledge of the dimensions, as well as all other particulars, with reference to said Drain.

All of which is respectfully submitted.

Given under our hands, this seventh day of February, 1975.

Maybelle Arlin

Maybelle Arlin

Roscoe Spann

Roscoe Spann

Ira E. Johnson

Ira Johnson

Special Commissioners

I certify that I have compared the copy,
 of the above certificate is affixed, with
 the original on file in this
 Court and that it is a correct
 copy of the original.
 Done at Ann Arbor, Michigan, this
 2-19-75.
 RODNEY E. HUTCHINSON,
 Judge of Probate.

Washtenaw County, Michigan
 By Helen Saylor
Clark Register

STATE OF MICHIGAN

IN THE PROBATE COURT FOR THE COUNTY OF WASHTENAW

In The Matter Of:

PITTSFIELD ANN ARBOR DRAINAGE DISTRICT
*Application of the Drain Commissioner
 of the County of Washtenaw for the
 taking of private property on behalf
 of said drainage district.*

File No. 62911

ORDER CONFIRMING AWARD

At a session of said Court held
 in the Washtenaw County Building
 in the City of Ann Arbor, Michi-
 gan on February 19, 1975.

PRESENT: The Honorable RODNEY E. HUTCHINSON, Probate Judge

This matter having come on for hearing on the
 Petitioner's Motion that the REPORT AND RETURN OF SPECIAL COM-
 MISSIONERS AS TO NECESSITY AND COMPENSATION FOR TAKING OF REAL
 ESTATE, heretofore filed herein on February 7, 1975, be con-
 firmed by entry of an Order of this Court and it appearing
 that:

1. A trial has been had on this matter and the
 Special Commissioners made Report and Return finding that:
 a) there is necessity for the taking of the private property
 for the use of the Pittsfield-Ann Arbor Drainage District and
 b) just compensation for the private property is the sum of
 Five Hundred Twelve Thousand and Four Hundred (\$512,400.00)
 Dollars.

2. The Court has examined the said Report and Return and it appears to be in substantial conformity with Section 82 of the Drain Code of 1956 and without material error.

3. Notice of this Hearing has been made to the City of Ann Arbor and the Charter Township of Pittsfield.

4. Counsel for the parties have stipulated that no interest or costs be ordered and that the private property be paid for not later than May 5, 1975.

NOW, THEREFORE, IT IS ORDERED as follows:

1. The just compensation to be paid for such private property as ascertained by the Special Commissioners is:

TO: Bernard B. Brown,
Dorothy D. Brown,
Mary A. Campbell and
American Savings and Loan Association
of Southfield, Michigan

THE SUM OF: Five Hundred Twelve Thousand and Four
Hundred (\$512,400.00) Dollars

FOR THE FOLLOWING DESCRIBED PROPERTY:

An irregularly shaped parcel of land located in the Township of Pittsfield on the Pittsfield-Ann Arbor Drain between Stone School and Packard Roads in the County of Washtenaw, Michigan consisting of 57.30 acres described as follows:

Beginning at the center of Section 10, T3S, R6E, Pittsfield Township, Washtenaw County, Michigan; thence S 89°-53' W 328.70 feet along the E-W 1/4 line of said section; thence along the North line of I-94 Expressway 516.85 feet along the arc of a circular curve to the left, radius 3744.83 feet, chord bearing N 75°-23'-30" W 516.45 feet; thence N 1°-34'-30" E 1469.42 feet along the west line of East 10.0 acres of W 1/2 of E 1/2 of NW 1/4 of said section; thence along the center line of 132.0 feet wide Pittsfield-Ann Arbor Drain, as surveyed for Washtenaw County Drain Commission in 1969 along the following courses, N 37°-10'-50" E 435.63 feet, S 81°-49'-15" E 200.06 feet, S 87°-58'-06" E 612.23 feet, N 68°-14'-50" E 290.87 feet; thence N 1°-30'-35" E 692.27 feet along the west line of E 1/2 of E 1/2 of NW 1/4 of NE 1/4 of said section; thence N 89°-49'-50" E 166.69 feet along the north line of said section and the center line of Packard Road; thence S 1°-34'-40" W 1677.71 feet along the east line of W 1/2 of W 1/2 of NE 1/4 of said section 10; thence S 89°-58'-20" W 526.62 feet; thence S 1°-39'-20" W 825.36 feet; thence N 89°-58'-20" E 528.0 feet; thence S 1°-39'-20" W 189.80 feet along the west line of

Barford Homes Subdivision as recorded in Liber 15, pages 13 & 14 of Washtenaw County Records, Washtenaw County, Michigan; thence S 89°-58' -30" W 665.90 feet along the E-W 1/4 line of said section to the Place of Beginning, being part of the NE 1/4 and NW 1/4 of said section, containing 57.30 acres of land more or less, subject to the rights of the public over northerly part thereof as occupied by Packard Road, also subject to 132.0 foot wide Drain Easement, Pittsfield-Ann Arbor Drain, 66.0 feet either side of the following described center line:

Commencing at the center of Section 10, T3S, R6E, Pittsfield Township, Washtenaw County, Michigan; thence S 89°-53' W 328.70 feet along the E-W 1/4 line of said section; thence N 75°-23'-30" W 516.43 feet; thence N 1°-34'-30" E 1469.42 feet along the west line of East 10.0 acres of W 1/2 of E 1/2 of NW 1/4 of said section for a PLACE OF BEGINNING; thence along the center line of said 132 foot wide Drain Easement along the following courses; N 37°-10'-50" E 435.63 feet; S 81°-49'-15" E 200.06 feet, S 87°-38'-06" E 612.23 feet, N 68°-14'-50" E 471.42 feet for a Place of Ending; being part of the NW 1/4 and NE 1/4 of said section. Also subject to a sewer easement as recorded in Liber 821, page 570 and a easement for sanitary sewer as recorded in Liber 821, page 558 of Washtenaw County Records, Washtenaw County, Michigan.

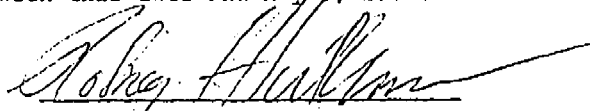
Also an easement for ingress and egress over the following described land: !!

Commencing at the center of Section 10, T3S, R6E, Pittsfield Township, Washtenaw County, Michigan; thence S 89°-53' W 328.70 feet along the E-W 1/4 line of said section; thence N 75°-23'-30" W 516.43 feet; thence N 1°-34'-30" E 1469.42 feet along the west line of East 10.0 acres of W 1/2 of E 1/2 of NW 1/4 of said section; thence along the center line of Pittsfield-Ann Arbor Drain N 37°-10'-50" E 435.63 feet, S 81°-49'-15" E 200.06 feet, S 87°-38'-06" E 612.23 feet; N 68°-14'-50" E 66.38 feet for a PLACE OF BEGINNING; thence N 1°-30'-35" E 48.44 feet along the extension of the east line of Lot 103 and 63.85 feet of Lot 102 of "Green Lea Number Two" subdivision as recorded in Liber 12, page 24 of Washtenaw County Records, Washtenaw County, Michigan; thence along the southerly line of Wood Manor Court along the arc of a circular curve to the left, radius of 60.0 feet, chord bearing N 79°-53'-24" E 67.38 feet; thence S 1°-30'-35" W 53.63 feet along the extension of west line of Lot 99 and 53.51 feet of Lot 100 of said subdivision; thence S 68°-14'-50" W 71.34 feet along center line of said Drain to the Place of Beginning, being part of the NE 1/4 of said Section 10 and as further set forth in the Survey of the property, a copy of which is attached hereto and made a part hereof.

2. A Certified Copy of the REPORT AND RETURN OF SPECIAL COMMISSIONERS AS TO NECESSITY AND COMPENSATION FOR TAKING OF REAL ESTATE together with a Certified Copy of this ORDER CONFIRMING AWARD shall be filed immediately for recording in the office of the Washtenaw County Register of Deeds and a copy of the same shall be filed in the office of the Washtenaw County Drain Commissioner.

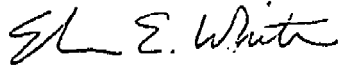
3. Title to the subject property as hereinbefore described is herewith vested in the Pittsfield Ann Arbor Drainage District.

4. No interest or costs are allowed nor shall any interest be allowed between this date and May 5, 1975.



RODNEY E. HUTCHINSON
Probate Judge

Approved as to Form and Content:



Elmer E. White (P22243)
WHITE & CARTER/Attorneys
Attorneys for Petitioner
and the Drainage District
City Center Building
Ann Arbor, Michigan 48108
Telephone: (313) 769-1717



Avern Cohn
Attorney for Bernard B. Brown,
Dorothy D. Brown and
Mary Campbell

FILED
FEB 13 10 42 AM '75
PROBATE COURT
WASHTENAW COUNTY
MICHIGAN
ENTERED BY _____

STATE OF MICHIGAN

IN THE PROBATE COURT FOR THE COUNTY OF WASHTENAW

In the Matter Of:

PITTSFIELD-ANN ARBOR DRAINAGE DISTRICT

Application of the Drain Commissioner

of the County of Washtenaw for the

taking of private property on behalf

of said drainage district.

File No. 62911

RECEIPT OF CONDEMNATION AWARD

Know ye All Men by these Presents; That whereas by the Report and Return of Special Commissioners dated February 7, 1975, duly empaneled in the Probate Court for the County of Washtenaw, it is determined to be necessary to take private property for the use and benefit of the public for the purpose of the Pittsfield-Ann Arbor Drainage District and to take therefore that certain piece or parcel of land in the Township of Pittsfield, County of Washtenaw and State of Michigan, described as follows, to-wit:

An irregularly shaped parcel of land located in the Township of Pittsfield on the Pittsfield-Ann Arbor Drain between Stone School and Packard Roads in the County of Washtenaw, Michigan consisting of 57.30 acres described as follows:

Beginning at the center of Section 10, T3S, R6E, Pittsfield Township, Washtenaw County, Michigan; thence S 89°-53' W 328.70 feet along the E-W 1/4 line of said section; thence along the North line of I-94 Expressway 516.85 feet along the arc of a circular curve to the left, radius 3744.83 feet, chord bearing N 75°-23'-30" W 516.43 feet; thence N 1°-34'-30" E 1469.42 feet along the west line of East 10.0 acres of W 1/2 of E 1/2 of NW 1/4 of said section; thence along the center line of 132.0 feet wide Pittsfield-Ann Arbor Drain, as surveyed for Washtenaw County Drain Commission in 1969 along the following courses, N 37°-10'-50" E 435.63 feet, S 81°-49'-15" E 200.06 feet, S 87°-38'-06" E 612.23 feet, N 68°-14'-50" E 290.87 feet; thence N 1°-30'-35" E 692.27 feet along the west line of E 1/2 of E 1/2 of NW 1/4 of NE 1/4 of said section; thence N 89°-49'-50" E 166.69 feet along the north line of said section and the center line of Packard Road; thence S 1°-34'-40" W 1677.71 feet along the east line of W 1/2 of W 1/2 of NE 1/4 of said section 10; thence S 89°-58'-20" W 526.62 feet; thence S 1°-39'-20" W 825.36 feet; thence N 89°-58'-20" E 528.0 feet; thence S 1°-39'-20" W 189.80 feet along the west line of Barford Homes Subdivision as recorded in Liber 15, pages 13 and 14 of Washtenaw County Records, Washtenaw County, Michigan; thence S 89°-58'-30" W 665.90 feet along the E-W 1/4 line of said section to the Place of Beginning, being part of the NE 1/4 and NW 1/4 of said section, containing 57.30 acres of land more or less, subject to the rights of the public over northerly part thereof as occupied by Packard Road, also subject to 132.0 foot wide Drain Easement, Pittsfield-Ann Arbor Drain, 66.0 feet either side of the following described center line:

Commencing at the center of Section 10, T3S, R6E, Pittsfield Township, Washtenaw County, Michigan; thence S 89°-53' W 328.70 feet along the E-W 1/4 line of said section; thence N 75°-23'-30" W 516.43 feet; thence N 1°-34'-30" E 1469.42 feet along the west line of East 10.0 acres of W 1/2 of E 1/2 of NW 1/4 of said section for a PLACE OF BEGINNING; thence along the center line of said 132 foot wide Drain Easement along the following courses; N 37°-10'-50" E 435.63 feet; S 81°-49'-15" E 200.06 feet, S 87°-38'-06" E 612.23 feet, N 68°-14'-50" E 471.42 feet for a Place of Ending; being part of the NW 1/4 and NE 1/4 of said section. Also subject to a sewer easement as recorded in Liber 821, page 570 and a easement for sanitary sewer as recorded in Liber 821, page 558 of Washtenaw County Records, Washtenaw County, Michigan.

Also an easement for ingress and egress over the following described land:

Commencing at the center of Section 10, T3S, R6E, Pittsfield Township, Washtenaw County, Michigan; thence S 89°-53' W 328.70 feet along the E-W 1/4 line of said section; thence N 75°-23'-30" W 516.43 feet; thence N 1°-34'-30" E 1469.42 feet along the west line of East 10.0 acres of W 1/2 of E 1/2 of NW 1/4 of said section; thence along the center line of Pittsfield-Ann Arbor Drain N 37°-10'-50" E 435.63 feet, S 81°-49'-15" E 200.06 feet, S 87°-38'-06" E 612.23 feet; N 68°-14'-50" E 66.38 feet for a PLACE OF BEGINNING; thence N 1°-30'-35" E 48.44 feet along the extension of the east line of Lot 103 and 63.85 feet of Lot 102 of "Green Lea Number Two" subdivision as recorded in Liber 12, page 24 of Washtenaw County Records, Washtenaw County, Michigan; thence along the southerly line of Wood Manor Court along the arc of a circular curve to the left, radius of 60.0 feet, chord bearing N 79°-53'-24" E 67.38 feet; thence S 1°-30'-35" W 33.63 feet along the extension of west line of Lot 99 and 53.51 feet of Lot 100 of said subdivision; thence S 68°-14'-50" W 71.84 feet along center line of said Drain to the Place of Beginning, being part of the NE 1/4 of said Section 10 and as further set forth in the Survey of the property, a copy of which is attached hereto and made a part hereof.

And whereas, the said Special Commissioners, in their Report and Return, awarded to the owners of said real estate the sum of Five Hundred-Twelve Thousand-Four Hundred (\$512,400.00) Dollars damages and compensation, for the purpose of so as aforesaid. And whereas, said Report and Return of Special Commissioners was confirmed by entry of an Order of the Probate Court for the County of Washtenaw signed by the Honorable Rodney E. Hutchinson, Probate Judge, dated February 19, 1975.

Now, therefore, Bernard B. Brown, Dorothy D. Brown, ~~and Harry A. Campbell~~ whose offices are located at 18447 James Couzens Highway, Detroit, Michigan 48226, ~~Campbell~~, the owners of said real estate, do hereby acknowledge and confess that they have been paid by the Pittsfield-Ann Arbor Drainage District, the sum of Five Hundred-Twelve Thousand-Four Hundred (\$512,400.00) Dollars, damages and compensation aforesaid; and do hereby release, quit-claim and convey to said Drainage District and the Washtenaw County Drain Commissioner whose offices are located in the County Building, Main and Huron Streets, Ann Arbor, Michigan 48108,

forever, the said piece or parcel of land as aforesaid and waive and relinquish for their heirs, executors and administrators, all remedies or rights of action, either in law or in equity, which they may possess by reason of any informality or error of any nature in the proceedings of said Probate Court of said Special Commissioners and of said Drainage District and Drain Commissioner and any officer thereof in any manner connected with, preceding or growing out of said Report and Return of said Special Commissioners and the confirmation thereof by the Probate Court of the County of Washtenaw.

In Testimony Whereof, we have hereunto set our hands and affixed our seals on this 18th day of December A.D., 1975.

WITNESSES:

<u>Jeanette A. Maher</u>	<u>Bernard B. Brown</u>	(L.S.)
Jeanette A. Maher	<u>Dorothy D. Brown</u>	(L.S.)
<u>Pauline Micek</u>	Dorothy D. Brown	(L.S.)
Pauline Micek	<u>Mary Ann Campbell</u>	

STATE OF MICHIGAN)
) ss:
COUNTY OF Wayne)

The foregoing instrument was acknowledged before me this 18th day of December, 1975, by Bernard B. Brown, Dorothy D. Brown, and ~~Mary Ann Campbell~~ husband and wife.

Jeanette A. Maher
Jeanette A. Maher Notary Public
Wayne County, Michigan
My Commission Expires: 2-15-76

Instrument Drafted By:

Eliot G. Striar
Assistant Corporation Counsel for
Washtenaw County
117 Washtenaw County Building
P.O. Box 645
Ann Arbor, MI 48107
(313) 994-2463

RECEIVED
FOR RECORD
JAN 8 4 44 PM '76
PATRICIA HENKHA HANBY
REGISTER OF DEEDS
WASHTENAW COUNTY, MICH.

REMEDICATION AND REDEVELOPMENT DIVISION PERFECTED LIEN LIST

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

The following is a current listing of liens perfected by the RRD on property as of the date that appears on this list. The list will be updated **only** when the RRD has perfected a new lien on a property, or has released a lien from a property. A new date will then appear on the list. *This list does not include any lien(s) that may have been perfected by another DEQ Division or other entity.* For information regarding this list, please contact Darren Bowling at 517-241-7603 or by e-mail at bowling@michigan.gov. For lien information related to the Resource Management Division or the Office of Oil, Gas & Minerals, please call 517-373-4750 or 517-335-6766 respectively.

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

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

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

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

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

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

<i>County</i>	<i>Township</i>	<i>City/Vlg</i>	<i>Address</i>	<i>Other Description</i>	<i>Lot No</i>	<i>Section</i>	<i>Town Range</i>	<i>Tax Code</i>
Saginaw		Chesaning	525 E. Broad St.		Pt of Lot 5, Blk 15	16	T9N R3E	
Shiawassee	Shiawassee					26	T6N R3E	
Shiawassee	Shiawassee					26	T6N R3E	
Shiawassee		Laingsburg		Week's Add	Lot 1, Blk 3			78-022-42-003-001
Shiawassee		Owosso	1725 Corunna Ave.	A V Johnson's Add	Lots 4,5,11, 12,13 Blk 8			
Shiawassee		Laingsburg		Week's Add	Lot 1, Blk 3			78-022-42-003-001
Shiawassee		Owosso	210-300 E Monroe St.	A L Williams Second Addition	Blk 1= 9,10,1; Blk 2 = 1-13 AL Williams Second Add	24	R2E T7N	78-010-652-001-004
Shiawassee		Owosso	1509 W. Oliver St., City of Owosso			14	T7N R2E	50-537-000-048-00
St. Clair	Clay		3601 Rattray Lane		Lots 1 & 3			74-14-618-0049-000
St. Joseph	Colon					3	T6S R9W	
St. Joseph	Colon					3	T6S R9W	
Tuscola		Caro		Plat of Centerville (Caro)	1and pt 2 Blk23	3	T12N R9E	
Tuscola	Wisner	Fairgrove	9006 Bay City Forestville Rd.		Parcel B	29	T14N R7E	10-01-0004-790-06
Van Buren		Vlg of Paw Paw				13	T3S R14W	
Van Buren		Vlg of Paw Paw				13	T3S R14W	
Wayne	Brownstown	Flat Rock				28	T4S R10E	58-081-99-0002-000
Wayne	Brownstown	Flat Rock				28	T4S R10E	58-081-99-0001-000
Wayne		Woodhaven				28	T4S R10E	59-080-99-0008-000
Wayne		Woodhaven				28	T4S R10E	59-080-99-0008-000
Wayne	Brownstown	Flat Rock				28	T4S R10E	58-081-99-0001-000
Wayne		Woodhaven				28	T4S R10E	59-080-99-0004-000
Wayne		Detroit	4445 Lawton aka 4450 Lawton	Plat of RR Concessions, PC 729	41-58, Out Lot 8,			
Wayne	Brownstown	Flat Rock				28	T4S R10E	58-081-99-0002-000
Wayne			65 Piquette	65 Piquette				01-1788-91

<i>County</i>	<i>Township</i>	<i>City/Vlg</i>	<i>Address</i>	<i>Other Description</i>	<i>Lot No</i>	<i>Section Town Range</i>			<i>Tax Code</i>
Wayne		Detroit 48227	14000 Fenkell	Davy's Fenkell Ave Sub	Lots 33-36				
Wexford		Cadillac		Outlot 6 Cummer & Hayes Add.	Outlot 6				10-056-00-026-00
Wexford		Cadillac	Blk 14		4,5,6				
Wexford									
Wexford		Cadillac		Improvement Board's Add to City of Cadillac	Blk 152,153,154;part 156,157,155	32	T22N	R9W	100680000100
Wexford		Cadillac		Improvement Board's Add to City of Cadillac	Blk 152,153,154;part 156,157,155	32	T22N	R9W	100680000100

PHYSICAL NEEDS

ASSESSMENT

ANN ARBOR HOUSING COMMISSION

727 Miller Avenue
Ann Arbor, Michigan 48103
Marge Novak



PHYSICAL NEEDS ASSESSMENT

of

HIKONE APARTMENTS

2702-2760 Hikone Road
Ann Arbor, Michigan 48108

PREPARED BY:

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REVIEWED BY:

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EMG Project #: 90144.09R-017.052
Date of Report: January 6, 2010
On-Site Date: July 27, 2009

Replacement Reserves Report
Hikone
1/6/2010



Report Section	ID	Cost Description	Lifespan (EUL)	Observed Age (EAge)	Remaining Life (RUL)	Quantity	Unit	Unit Cost	Subtotal	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	Deficiency Repair Estimate		
3.2	17621	ADA - Lower Kitchen Sink and Provide Knee Space	0	0	0	1	EA	\$1,986.00	\$1,986	\$1,986																				\$1,986		
5.2	17624	Repair and Seal Coat asphalt	5	0	5	1.2	10000 SF	\$4,642.00	\$5,570						\$5,570					\$5,570										\$5,570	\$16,711	
5.2	17623	Overlay asphalt	10	5	5	12	1000 SF	\$764.30	\$9,172						\$9,172															\$9,172	\$18,343	
5.2	17626	Replace concrete curbs	25	13	12	240	LF	\$30.25	\$7,260																					\$7,260	\$7,260	
5.2	17625	Remove & replace 4' wide concrete sidewalk	25	13	12	400	LF	\$32.26	\$12,904																					\$12,904	\$12,904	
5.3	17628	Sump Pump	20	9	11	2	EA	\$514.50	\$1,029												\$1,029									\$1,029	\$1,029	
5.3	17627	Raise ground level	30	29	1	100	SY	\$65.00	\$6,500		\$6,500																			\$6,500	\$6,500	
5.5	17712	Playground Equipment - Replace Small	15	4	11	2	EA	\$25,000.00	\$50,000												\$50,000									\$50,000	\$50,000	
5.5	17630	Replace wood fence dumpster enclosure	10	6	4	45	LF	\$63.00	\$2,835					\$2,835															\$2,835	\$5,670		
5.5	17711	Overlay asphalt	10	6	4	1	1000 SF	\$764.30	\$764					\$764															\$764	\$1,529		
5.5	17629	Entry sign replacement allowance	25	17	8	1	EA	\$2,000.00	\$2,000									\$2,000												\$2,000	\$2,000	
6.3	17631	Asphalt shingles, removal and replacement of shingles	25	21	4	14100	SF	\$3.37	\$47,517					\$47,517																\$47,517	\$47,517	
6.3	17634	Blown in Cellulose Attic Insulation R-30	40	39	1	11750	SF	\$1.25	\$14,688		\$14,688																			\$14,688	\$14,688	
6.3	17632	Replace aluminum gutters	25	25	0	60	LF	\$9.88	\$593	\$593																				\$593	\$593	
6.3	17633	Replace aluminum gutters	25	23	2	1620	LF	\$9.88	\$16,006			\$16,006																		\$16,006	\$16,006	
6.4	17636	Remove and replace vinyl siding average cost with insulation	30	16	14	8500	SF	\$4.68	\$39,780																				\$39,780	\$39,780		
6.4	17635	Point brick wall first floor	10	4	6	24	CSF	\$948.00	\$22,752							\$22,752													\$22,752	\$45,504		
6.4	17637	General painting cost per SF, minor prep work, single story bldg. (up to 15 feet)	10	6	4	14000	SF	\$1.24	\$17,360					\$17,360															\$17,360	\$34,720		
6.5	17638	Replace wood steps	20	11	9	1800	SF	\$103.10	\$185,580										\$185,580											\$185,580	\$185,580	
6.6	17639	Replace 3'-0" x 7'-0" solid core, painted, door	40	30	10	30	EA	\$1,462.50	\$43,875											\$43,875										\$43,875	\$43,875	
6.7	17642	Wood Timber/Framing Structural Repair	0	0	0	30	EA	\$1,450.00	\$43,500	\$43,500																				\$43,500	\$43,500	
6.7	17640	Replace damaged concrete	30	18	12	30	SY	\$357.93	\$10,738																				\$10,738	\$10,738		
6.7	17643	Replace cast-in-place concrete stairs, no rails,including demo	25	24	1	150	LF Nosing	\$30.38	\$4,557		\$4,557																			\$4,557	\$4,557	
6.7	17641	Replace wood fence, 6' pine	20	15	5	480	LF	\$24.20	\$11,616						\$11,616															\$11,616	\$11,616	
6.8	17644	Replace Vinyl tile	18	12	6	90	SY	\$32.00	\$2,880							\$2,880														\$2,880	\$2,880	
6.8	17645	Upgrade lighting for energy conservation	0	0	0	1	SF	\$1,050.00	\$1,050	\$1,050																				\$1,050	\$1,050	
7.1	17646	Gas-fired furnace 85 to 100 MBH no AC	25	17	8	1	EA	\$1,705.74	\$1,706									\$1,706												\$1,706	\$1,706	
7.2	17647	Replace pipe insulation 3/4-inch pipe	15	14	1	1050	LF	\$4.50	\$4,725		\$4,725																		\$4,725	\$9,450		
7.6	17648	Smoke Detector	15	15	0	82	EA	\$50.00	\$4,100	\$4,100																			\$4,100	\$8,200		
8.1	17650	Replace 4x4 ceramic tile	30	19	11	45	CSF	\$1,478.00	\$66,510												\$66,510									\$66,510	\$66,510	
8.1	17649	Replace Vinyl tile	18	12	6	2660	SY	\$32.00	\$85,120							\$85,120															\$85,120	\$85,120
8.2	17654	Refrigerator	15	8	7	15	EA	\$599.00	\$8,985								\$8,985													\$8,985	\$8,985	
8.2	17653	Refrigerator	15	14	1	15	EA	\$599.00	\$8,985		\$8,985																		\$8,985	\$17,970		
8.2	17652	Range Hood ductless	15	12	3	30	EA	\$106.82	\$3,205				\$3,205																\$3,205	\$6,409		
8.2	17651	Range	20	12	8	30	EA	\$468.00	\$14,040									\$14,040												\$14,040	\$14,040	
8.2	17655	Residential kitchen cabinets wall and base	25	23	2	300	LF Front	\$371.98	\$111,594			\$111,594																		\$111,594	\$111,594	
8.2	17656	Residential kitchen countertop 10.5 ' w/new sink and disp.	15	13	2	30	EA	\$1,223.29	\$36,699			\$36,699																	\$36,699	\$73,397		
8.3	17657	Gas-fired furnace 80 MBH no AC	25	8	17	29	EA	\$2,250.00	\$65,250																				\$65,250	\$65,250		
8.3	17659	Seal and insulate building ductwork	20	19	1	1350	LF	\$8.50	\$11,475		\$11,475																			\$11,475	\$11,475	
8.3	17658	Install Night-Time setback thermostat	20	19	1	30	EA	\$85.00	\$2,550		\$2,550																			\$2,550	\$2,550	
8.4	17661	Replace Residential Grade water closet with 1.6 GPF unit	25	17	8	30	EA	\$220.00	\$6,600									\$6,600												\$6,600	\$6,600	
8.4	17660	Replace gas water heater, residential 40 gal	10	5	5	30	EA	\$1,397.50	\$41,925						\$41,925														\$41,925	\$83,850		
8.4	17662	Replace vanity cabinet, counter and sink	20	14	6	30	EA	\$808.25	\$24,248							\$24,248														\$24,248	\$24,248	
8.5	17663	Breaker panel 100 amps residential	30	22	8	30	EA	\$1,260.80	\$37,824									\$37,824												\$37,824	\$37,824	
Totals, Unescalated										\$51,229	\$53,480	\$164,298	\$3,205	\$68,476	\$68,283	\$135,000	\$8,985	\$62,170	\$185,580	\$49,445	\$117,539	\$30,902	\$0	\$60,739	\$60,767	\$36,462	\$101,949	\$3,205	\$0	\$1,261,713		

Replacement Reserves Report
Hikone
1/6/2010



Report Section	ID	Cost Description	Lifespan (EUL)	Observed Age (EAge)	Remaining Life (RUL)	Quantity	Unit	Unit Cost	Subtotal	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	Deficiency Repair Estimate				
Location Factor (1.00)									\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
Totals, Escalated (3.0%, compounded annually)									\$51,229	\$55,084	\$174,304	\$3,502	\$77,071	\$79,159	\$161,196	\$11,050	\$78,755	\$242,140	\$66,450	\$162,701	\$44,059	\$0	\$91,874	\$94,673	\$58,511	\$168,506	\$5,456	\$0	\$1,625,719					

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CERTIFICATION

EMG has completed a Physical Needs Assessment (PNA) of the subject property, Hikone Apartments, located at 2702-2760 Hikone Road in Ann Arbor, Michigan 48108.

The PNA was performed at the Housing Authority's request using methods and procedures consistent with good commercial and customary practice conforming to ASTM E2018-01, *Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process*. Within this Physical Needs Assessment Report, EMG's follows the ASTM guide's definition of User, that is, the party that retains EMG for the preparation of a baseline PNA of the subject property. A User may include, without limitation, a purchaser, potential tenant, owner, existing or potential mortgagee, lender, or property manager of the subject property.

This report is exclusively for the use and benefit of the Ann Arbor Housing Commission. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the Housing Authority and EMG.

This report is not for the use or benefit of, nor may any other person or entity rely upon it, without the advance written consent of EMG.

The opinions EMG expresses in this report were formed utilizing the degree of skill and care ordinarily exercised by any prudent architect or engineer in the same community under similar circumstances. EMG assumes no responsibility or liability for the accuracy of information contained within this report that has been obtained from Housing Authority or Housing Authority's representatives, from other interested parties, or from the public domain. The conclusions presented represent EMG's professional judgment based on information obtained during the course of this assignment. EMG's evaluations, analyses, and opinions are not representations regarding the design integrity, structural soundness, or actual value of the property. Factual information regarding operations, conditions, and test data provided by the Housing Authority or the Housing Authority's representative has been assumed to be correct and complete. The conclusions presented within this report are based on the data provided, observations made, and conditions that existed specifically on the date of the assessment.

EMG certifies that EMG has no undisclosed interest in the subject property, that EMG's relationship with the Housing Authority is at arms-length, and that EMG's employment and compensation are not contingent upon the findings or estimated costs to remedy any noted deficiencies due to deferred maintenance and/or any noted component or system replacements.

EMG's PNA cannot wholly eliminate the uncertainty regarding the presence of physical deficiencies and/or the performance of a subject property's building systems. Preparation of a PNA in accordance with ASTM E2018-01 is intended to reduce, but not eliminate, the uncertainty regarding the potential for component or system failure and to reduce the potential that such component or system failure may not be initially observed. This PNA was prepared recognizing the inherent subjective nature of EMG's opinions as to such issues as workmanship, quality of original installation, and estimating the remaining useful life of any given component or system. It should be understood that EMG's suggested remedy may be determined under time constraints or may be formed without the aid of engineering calculations, testing, exploratory probing, the removal of materials, or design. Furthermore, there may be other alternate or more appropriate schemes or methods to remedy the noted physical deficiencies. EMG's opinions are generally formed without detailed knowledge from individuals familiar with the performance of noted components or systems.

PHYSICAL NEEDS

ASSESSMENT

90144.09R-017.052

Any questions regarding this report should be directed to Edward Beeghly at ebeeghly@emgcorp.com or at 800.733.0660, x7607.

Prepared by: Kevin Lantry, Field Observers

Reviewed by:



Kenneth E. Kulbeda, Senior Project
Manager for Edward Beeghly, Program
Manager

1. EXECUTIVE SUMMARY

1.1. SUMMARY OF FINDINGS

The Ann Arbor Housing Commission contracted with EMG to conduct a Physical Needs Assessment (PNA) of the subject property, Hikone Apartments, located at 2702-2760 Hikone Road in Ann Arbor, Michigan.

The PNA was performed on July 27, 2009.

The multi-family property has five, two-story apartment buildings containing 29 apartment units and an attached community center. The site area is approximately 2.57 acres. Construction of the property was completed in 1970. The community center was added in 1990.

On-site amenities include a basketball court and two playgrounds.

Generally, the property appears to have been constructed within industry standards in force at the time of construction, to have been well maintained during recent years, and is in good overall condition.

According to property management personnel, the property has had a limited capital improvement expenditure program over the past three years. The Housing Commission is beginning a capital improvement program. Upcoming improvements at this property include window replacement, parking lot repair, and seal coating. Copies of documents that support these claims are included in Appendix C. This PNA assumes that all planned capital improvement work will be completed to the satisfaction of the Owner and municipal authorities. This PNA is not intended to be used for construction inspection or observation purposes, and no opinion as to the quality of workmanship or the state of completion should be implied.

There are a number of Priority Deficiency Costs that are required during the evaluation period. These needs are identified in the various sections of this report and are summarized in the attached cost tables. A *Project Summary* table is provided as part of the Executive Summary.

1.2. FOLLOW UP RECOMMENDATIONS

No additional evaluation is necessary.

1.3. OPINIONS OF PROBABLE COST

The estimates for the repair, replacement and modernizations are noted within this PNA are attached to the front of this report, following the cover page.

These estimates are based on invoice or bid documents provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means* and *Marshall and Swift*, EMG's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

1.4. METHODOLOGY

Based upon-site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, EMG opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its effective age. Projections of Remaining Useful Life (RUL) are based on continued use of the Property similar to the reported past use. Significant changes in tenants and/or usage may affect the service life of some systems or components.

The evaluation period identified in this report is defined as 20 years.

The physical condition of building component to be repaired is typically defined as being in one of five categories: Priority One through Five. For the purposes of this report, the following definitions are used:

- Priority One** = These items are to be addressed as Immediate. Items in this category require immediate action and include corrective measures to:
1. Correct life safety and/or code hazards
 2. Replace items that have reached or exceeded their useful service life
 3. ADA/UFAS deficiencies
- Priority Two** = These items are to be addressed within the next 1-2 years. Items in this category require corrective measures to:
1. Return a facility to normal operation
 2. Stop accelerated deterioration
 3. Replace items that have reached or exceeded their useful service life
- Priority Three** = These items are to be addressed within the next 3-5 years. Items in this category, if not corrected expeditiously, will become critical in the next several years. Items in this category include corrective measures to:
1. Stop intermittent interruptions
 2. Correct rapid deterioration
 3. Correct functionality and/or aesthetic issues that are not critical
 4. Correct potential safety hazards
- Priority Four** = These items are to be addressed within the next 6-10 years. Items in this category include conditions requiring appropriate attention to preclude predictable deterioration or potential downtime and the associated damage or higher costs if deferred further.
- Priority Five** = These items are to be addressed within 11-20 years. Items in this category represent a sensible improvement to the existing conditions. These are not required for the most basic function of the facility; however, Priority 5 projects will improve overall usability and/or reduce long-term maintenance costs.

2. PURPOSE AND SCOPE

2.1. PURPOSE

The purpose of this report is to assist the Ann Arbor Housing Commission in evaluating the physical aspects of this property and how its condition may affect the Housing Authority's financial decisions over time. For this PNA, representative samples of the major independent building components were observed and their physical conditions were evaluated in accordance with ASTM E2018-01. These components include the site and building exteriors and representative interior areas. The estimated cost for repairs and/or capital items is included in the enclosed cost tables. All findings relating to these opinions of probable costs are included in the relevant narrative sections of this Report.

The property management staff and code enforcement agencies were interviewed for specific information relating to the physical property, code compliance, available maintenance procedures, available drawings, and other documentation.

The physical condition of building systems and related components is typically defined as being in one of three conditions: Good, Fair, or Poor. For the purposes of this Report, the following definitions are used:

- Good = Satisfactory as-is. Requires only routine maintenance during the evaluation period. Repair or replacement may be required due to a system's estimated useful life.
- Fair = Satisfactory as-is. Repair or replacement is required due to current physical condition and/or estimated remaining useful life.
- Poor = Immediate repair, replacement, or significant maintenance is required.

Each building system or component is further identified with the following references if costs or other actions are applicable:

- RM = Routine maintenance
- P1 = Priority One item
- P2 = Priority Two item
- P3 = Priority Three item
- P4 = Priority Four item
- P5 = Priority Five item

2.2. DEVIATIONS FROM GUIDE (ASTM E2018-01)

ASTM E2018-01 requires that any deviations from the Guide be so stated within the report. EMG's probable cost threshold limitation is reduced from the Guide's \$3,000 to \$1,000, thus allowing for a more comprehensive assessment on smaller scale properties. Therefore, EMG's opinions of probable costs that are individually less than a threshold amount of \$1,000 are typically omitted from this PNA. However, comments and estimated costs regarding identified deficiencies relating to life, safety or accessibility items are included regardless of this cost threshold.

In lieu of providing written record of communication forms, personnel interviewed from the facility and government agencies are identified in Section 2.5. Relevant information based on these interviews is included in Sections 2.5, 3.1, and other applicable report sections.

2.3. ADDITIONAL SCOPE CONSIDERATIONS

Items required by ASTM E2018-01 are included within the Physical Needs Assessment (PNA). Additional "non-scope" considerations were addressed as part of EMG's PNA. These additional items are identified as follows:

- PNA may be performed by a Professional Engineer and/or Registered Architect
- PNA may be reviewed by a Professional Engineer and/or Registered Architect other than the Field Observer
- Property disclosure information is obtained from *EMG's Pre-Survey Questionnaire* (copy included in the Appendices)
- A limited visual assessment for ADA accessibility utilizing *EMG's Abbreviated Accessibility Checklist* (copy included in the Appendices)
- A limited visual assessment and review of the property for mold growth, conditions conducive to mold growth, and evidence of moisture in accessible areas of the property
- Provide a statement on the property's Remaining Useful Life
- Provide cross-reference indexing between cost tables and report text
- Provide *Project Summary* table
- Determination of Federal Emergency Management Agency (FEMA) Flood Plain Zone for single address
- Determination of geographic Uniform Building Code Seismic Zone

2.4. PROPERTY'S REMAINING USEFUL LIFE ESTIMATE

Subject to the qualifications stated in this paragraph and elsewhere in this report, the Remaining Useful Life (RUL) of the property is estimated to be not less than 35 years. The Remaining Useful Life estimate is an expression of a professional opinion and is not a guarantee or warranty, expressed or implied. This estimate is based upon the observed physical condition of the property at the time of EMG's visit and is subject to the possible effect of concealed conditions or the occurrence of extraordinary events such as natural disasters or other "acts of God" that may occur subsequent to the date of EMG's site visit.

The Remaining Useful Life for the property is further based on the assumption that: (a) the immediate repairs, short term repairs, and future repairs for which funds are recommended are completed in a timely and workman-like manner, and (b) a comprehensive program of preventive and remedial property maintenance is continuously implemented using an acceptable standard of care. The Remaining Useful Life estimate is made only with regard to the expected physical or structural integrity of the improvements on the property, and no opinion regarding economic or market conditions, the present or future appraised value of the property, or its present or future economic utility, is expressed by EMG.

2.5. PERSONNEL INTERVIEWED

The following personnel from the facility and government agencies were interviewed in the process of conducting the PNA:

Name and Title	Organization	Phone Number
Ms. Beth Yaroach Property Manager	Ann Arbor Housing Commission	734.794.6720
Mr. David Ehman Maintenance Technician	Ann Arbor Housing Commission	734.794.6720
Mr. Jeff Ellis Inspection Supervisor	Ann Arbor Building Department	734.794.6267
Mr. Doug Warsinkski Fire Inspector	Ann Arbor Fire Department	734.794.6961

The PNA was performed with the assistance of Ms. Beth Yaroach, Property Manager, Ann Arbor Housing Commission, the on-site Point of Contact (POC), who was cooperative and provided information that appeared to be accurate based upon subsequent site observations. The on-site contact is completely knowledgeable about the subject property and answered most questions posed during the interview process. The POC's management involvement at the property has been for the past two months.

2.6. DOCUMENTATION REVIEWED

Prior to the PNA, relevant documentation was requested that could aid in the knowledge of the subject property's physical improvements, extent and type of use, and/or assist in identifying material discrepancies between reported information and observed conditions. The review of submitted documents does not include comment on the accuracy of such documents or their preparation, methodology, or protocol. The following documents were provided for review while performing the PNA:

- Site plan provided by Housing Commission
- Renovation Plans by Malak Associates, P.C. Architectural Group, dated August 17, 1989
- Energy Audit by PHA Partners, LLC dated April 2004

No other documents were available for review.

2.7. PRE-SURVEY QUESTIONNAIRE

A Pre-Survey Questionnaire was sent to the client prior to the site visit. The questionnaire was completed by the maintenance and property management personnel. The questionnaire is included in Appendix E. Information obtained from the questionnaire has been used in preparation of this PNA.

2.8. WEATHER CONDITIONS

Weather conditions at the time of the site visit were clear, with temperatures in the 80s (°F) and light winds.

3. CODE INFORMATION AND ACCESSIBILITY

3.1. CODE INFORMATION, FLOOD ZONE AND SEISMIC ZONE

According to Mr. Jeff Ellis of the Ann Arbor Building Department, there are no outstanding building code violations on file. The Building Department does not have an annual inspection program. They only inspect new construction, work that requires a building permit, and citizen complaints. A copy of the original Certificate of Occupancy was requested but was not available.

Based on a review of the zoning classification information at the Ann Arbor Planning Department, the property is located within a R4A, Multi-family Residential, zoning district and appears to be a conforming use.

According to Mr. Doug Warsinski of the Ann Arbor Fire Department, there are no outstanding fire code violations on file. The fire department does not inspect the property on an annual basis.

According to the Flood Insurance Rate Map, published by the Federal Emergency Management Agency (FEMA) and dated January 2, 1992, the property is located in Zone X, defined as areas outside the 500-year flood plain with less than 0.2% annual probability of flooding. Annual Probability of Flooding of Less than one percent.

According to the 1997 Uniform Building Code Seismic Zone Map of the United States, the property is located in Seismic Zone 1, defined as an area of low probability of damaging ground motion.

3.2. ADA AND SECTION 504 ACCESSIBILITY

Generally, Title II of the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973, 29 U.S.C. § 794, is applicable when housing is built or rented with the use of federal funds. Therefore, both public housing and Section 8 housing are covered under the HUD regulations implementing Section 504, 24 C.F.R. Part 8. A housing authority that administers a Section 8 program is a covered entity, although a private landlord that accepts tenants through the Section 8 program is not. 24 C.F.R. § 8.3 (definition of recipient).

Under the HUD regulations implementing Section 504, new multi-family housing (five or more dwelling units) designed or constructed after July 11, 1988 must be readily accessible to and usable to individuals with disabilities. This standard is met if a minimum of 5 percent of the total dwelling units, but not fewer than one unit, is accessible for individuals with mobility impairments. An additional 2 percent of the total units, but not fewer than one unit, must be accessible for persons with hearing or vision impairments. 24 C.F.R. § 8.22(b). It is possible for HUD to prescribe a higher number of accessible units if requested and upon demonstration of need. 24 C.F.R. § 8.22

If substantial alterations are made to a project that has more than 15 units, these same rules apply. A "substantial" alteration is one that costs more than 75 percent of the cost of replacing the entire facility. 24 C.F.R. § 8.23. Lesser alterations must be made accessible to the maximum extent feasible. If changes to single elements within a dwelling unit, when taken together, constitute an alteration to the unit, the entire unit must be made accessible. Once 5 percent of the units are accessible for individuals with mobility impairments, there is no further requirement unless HUD prescribes a higher number. 24 C.F.R. § 8.23.

Structural changes are not required in existing facilities where other means exist for making the program or services accessible to individuals with disabilities. 24 C.F.R. § 8.24. As under Title II, moving a person to an available accessible unit is a viable alternative. A covered entity, however, is not required to make any changes that would fundamentally alter the nature of the program or result in undue administrative or financial burden. The cost of structural changes must be borne by the covered entity.

During the PNA, a limited visual observation for ADA accessibility compliance was conducted. The scope of the visual observation was limited to those areas set forth in EMG’s Abbreviated Accessibility Checklist provided in Appendix D of this report. It is understood by the Ann Arbor Housing Commission that the limited observations described herein does not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of EMG’s undertaking. Only a representative sample of areas was observed and, other than as shown on the Abbreviated Accessibility Checklist, actual measurements were not taken to verify compliance.

At a multi-family property, the areas considered as public accommodations are the access to the community center and the parking provisions for the community center.

The facility does not appear to be accessible with Title III of the Americans with Disabilities Act. Elements as defined by the ADAAG that are not accessible as stated within the priorities of Title III, are as follows:

Common Kitchen (Community Center)

- Existing cabinets do not have available knee space to accommodate wheelchair access. Modify existing cabinets for wheelchair access at the kitchen sink in the Community Center.

Estimated Cost: 1 @ \$1,986 each = \$1,986

Unit Accessibility

- As the buildings were constructed prior to 1992, the Housing Commission is only required to provide a reasonable accommodation for accessibility. All of the units at the property are 2-story units with bedrooms and bathrooms on the second floor, making adaptation of an accessible unit beyond a reasonable accommodation. As such, the Housing Commission is still required to provide accessible units accounting for 5% of its housing stock. It is recommended that the Housing Commission pursue addition of accessible units at other properties where the conversion may be within a reasonable accommodation.

A full ADA Compliance Survey may reveal additional aspects of the property that are not in compliance.

Corrections of these conditions should be addressed from a liability standpoint, but are not necessarily code violations. The Americans with Disabilities Act Accessibility Guidelines concern civil rights issues as they pertain to the disabled and are not a construction code, although many local jurisdictions have adopted the Guidelines as such. The cost to address the achievable items noted above is \$1,986 and is included in the Replacement Reserves Report.

3.3. MOLD

As part of the PNA, EMG completed a limited, visual assessment for the presence of visible mold growth, conditions conducive to mold growth, or evidence of moisture in readily accessible areas of the property. EMG interviewed property personnel concerning any known or suspected mold contamination, water infiltration, or mildew-like odor problems.



This assessment does not constitute a comprehensive mold survey of the property. The reported observations and conclusions are based solely on interviews with property personnel and conditions observed in readily accessible areas of the property at the time of the assessment. Sampling was not conducted as part of the assessment.

EMG did not note obvious visual indications of the presence of mold, conditions conducive to mold, or evidence of moisture in readily accessible interior areas of the property. No further action or investigation is recommended regarding mold at the property.

4. EXISTING BUILDING EVALUATION

4.1. APARTMENT UNIT TYPES

The following table identifies the reported apartment types and apartment mix.

Apartment Unit Types and Mix		
Quantity	Type	Floor Area
10	2 Bedrooms/1 Bathroom	1,105 SF
14	3 Bedrooms/1 Bathrooms	963–1,138 SF
5	4 Bedrooms/1.5 Bathrooms	1,203 SF
There are currently 2 vacant units.		
There is currently 1 down unit.		
29	TOTAL	

4.2. APARTMENT UNITS OBSERVED

Over fifteen percent of the apartment units were observed in order to establish a representative sample and to gain a clear understanding of the property’s overall condition. Other areas accessed included the exterior of the property, a representative sample of the roofs observed from grade, and the interior common areas. The following apartments were observed.

Apartment Units Observed		
Unit/Floor	Type	Comments
2744	4 Bedroom/1.5 Bathrooms	Vacant. Fair condition. Recent move-out. Being turned over.
2714	3 Bedrooms/1 Bathroom	Down unit. Fair condition. Previous water leak has been corrected. Unit is presently being renovated.
2702	3 Bedrooms/1 Bathroom	Vacant. Fair condition. Carpet, vinyl tile, cabinets and range being replaced.
2729	3 Bedrooms/1 Bathroom	Occupied. Good to fair condition. Minor damage to vinyl tile.
2752	2 Bedrooms/1 Bathroom	Occupied. Good to fair condition. Cabinet and countertop damage.

All areas of the property were available for observation during the site visit.

A “down unit” is a term used to describe a non-rentable apartment unit due to poor conditions such as fire damage, water damage, missing appliances, damaged floor, wall or ceiling surfaces, or other significant deficiencies. According to the POC, there was one down unit at the property, due to a previously repaired water leak. The unit is currently being renovated and according the property management personnel the unit is anticipated to be in rentable condition within the month.

5. SITE IMPROVEMENTS

5.1. UTILITIES

The following table identifies the utility suppliers and the condition and adequacy of the services.

Site Utilities		
Utility	Supplier	Condition and Adequacy
Sanitary Sewer	City of Ann Arbor	Good and Adequate
Storm Sewer	City of Ann Arbor	Good and Adequate
Domestic Water	City of Ann Arbor	Good and Adequate
Electric Service	DTE Energy	Good and Adequate
Natural Gas Service	DTE Energy	Good and Adequate

Observations/Comments:

- The utilities provided appear to be adequate for the property. There are no unique, on-site utility systems such as emergency electrical generators, septic systems, water or waste water treatment plants, or propane gas tanks.

5.2. PARKING, PAVING, AND SIDEWALKS

Item	Description	Action	Condition
Parking and Paving	Surface lot Asphalt pavement 34 total parking stalls, including handicapped-accessible stalls One handicapped-accessible parking stall, adjacent to the community center, which is van-accessible	P3	Good to fair
Sidewalks, Curbs and Gutters	Concrete	P5	Good
Site Access	One driveway into site from adjacent Packard Street	RM	Good

Observations/Comments:

- The asphalt pavement was in fair condition at the time of the assessment. Alligator cracking and localized depressions were observed in the drive aisles. Repairs and seal coating are anticipated as part of the capital improvements projects. The cost of this work is not included in the cost tables.

- Based on its estimated remaining useful life (RUL) and current condition, the parking lot will require an overlay with new asphalt pavement in order to maintain the integrity of the overall pavement system. The estimated cost of this work is included in the Replacement Reserves Report.
- In addition to the pavement repairs noted above, pothole patching, crack sealing, seal coating, and re-striping of the asphalt pavement will be required during the assessment period to maximize the pavement life. The estimated cost of this work is included in the Replacement Reserves Report.
- The concrete sidewalks and curbs are in generally good condition. Sectional replacement of the sidewalks and curbs is anticipated during the assessment period. The estimated cost of this work is included in the Replacement Reserves Report.

5.3. DRAINAGE SYSTEMS AND EROSION CONTROL

Item	Description	Action	Condition
Drainage Systems and Erosion Control	Surface flow, catch basins, underground piping to municipal system 2 Storm water sump pumps	P2, P5	Good

Observations/Comments:

- There is no evidence of storm water runoff from adjacent properties. The storm water system appears to provide adequate runoff capacity.
- Ponding reportedly occurs in some of the landscaped areas. The affected areas must be graded to direct storm water toward the proper municipal storm drains or retention structures. This should be accomplished within the year to maintain healthy vegetation. The estimated cost of this work is included in the Replacement Reserves Report.
- The concrete sumps and sump pumps are reported to be in good condition. Based on the estimated Remaining Useful Life (RUL), the sump pumps will require replacement during the assessment period. The estimated cost of this work is included in the Replacement Reserves Report.

5.4. TOPOGRAPHY AND LANDSCAPING

Item	Description	Action	Condition
Topography	Gentle slopes toward municipal retention structure along south property line	RM	Good
Landscaping	Trees, grass, flowerbeds	RM	Good
Irrigation	Not applicable	NA	NA
Adjacent Properties	Residential, Municipal park	NA	NA
Retaining Walls	Not applicable	NA	NA

Observations/Comments:

- No repair costs are recommended. Routine maintenance is recommended during the assessment period.

5.5. GENERAL SITE IMPROVEMENTS

Item	Description	Action	Condition
Signage	Monument sign	P4	Good
Site Lighting	Two Pole-mounted fixtures	RM	Good
Building Lighting	(30) 150 W HPS Wall-mounted fixtures (50) 35 W HPS Individual fixtures at unit entrances at sides of buildings	RM	Good
Fencing	Chain link at south property line (Owned and maintained by City of Ann Arbor)	RM	Good
Dumpsters	Set on pads in enclosures	P3	Good
Other	Basketball Court – Asphalt surface, 2 goals Playgrounds – Metal and plastic equipment. Wood chips on surface.	P4, P5	Good

Observations/Comments:

- The property identification sign is in good condition. Based on the estimated Remaining Useful Life (RUL) and condition, the sign will require replacement during the assessment period. The estimated cost of this work is included in the Replacement Reserves Report.
- The dumpster enclosure is in good condition. Based on the estimated Remaining Useful Life (RUL), the enclosure will require replacement during the assessment period. The estimated cost of this work is included in the Replacement Reserves Report.
- The basketball court is in good condition. Based on the estimated Remaining Useful Life (RUL), the basketball court will require resurfacing during the assessment period. The estimated cost of this work is included in the Replacement Reserves Report.
- The playgrounds are in good condition. Based on the estimated Remaining Useful Life (RUL), the playground equipment will require during the assessment period. The estimated cost of this work is included in the Replacement Reserves Report.

6. BUILDING ARCHITECTURAL AND STRUCTURAL SYSTEMS

6.1. FOUNDATIONS

Item	Description	Action	Condition
Floor	Raised wood floors	RM	Good
Footings	Concrete perimeter footings	RM	Good
Basements and Crawl Spaces	Subterranean basements with perimeter concrete retaining and bearing walls	RM	Good

Observations/Comments:

- The foundations and footings cannot be directly observed. There is no evidence of movement that would indicate excessive settlement.
- No repair costs are recommended. Routine maintenance is recommended during the assessment period.

6.2. SUPERSTRUCTURE

Item	Description	Action	Condition
Walls	Conventional wood stud-framed walls	RM	Good
Floors	Wood joists with plywood sheathing	RM	Good
Roofs	Wood rafters and joists Plywood sheathing	RM	Good

Observations/Comments:

- The superstructure is exposed in some locations, which allows for limited observation. The walls and floors appear to be plumb, level, stable and in good condition.
- No repair costs are recommended. Routine maintenance is recommended during the assessment period.

6.3. ROOFING

Item	Description	Action	Condition
Type	Gabled		
Finish	Asphalt shingles	P3	Good to fair
Maintenance	Maintained by in-house staff		
Age	The roof finishes appear to be more than ten years old		

Item	Description	Action	Condition
Warranties	Information regarding roof warranties or bonds was not available.		
Drainage	Gutters and downspouts	P1, P3	Good to Poor
Flashing	Sheet metal	P4	Good to Fair
Insulation	Loose fill fibers	P2	Good
Parapet and Copings	Not Applicable	NA	NA
Soffits, Eaves, and Fascias	Exposed soffits, Metal-paneled fascias	RM	Good
Skylights	Not Applicable	NA	NA
Attics	Wood joists with plywood sheathing	RM	Good
Ventilation	Soffit vents, Ridge vents	RM	Good
Other	Not Applicable	NA	NA

Observations/Comments:

- The property does not have a dedicated roof repair and maintenance contractor. On-site personnel maintain the roofs or a contractor is retained when required.
- The roof finishes appear to be more than ten years old. Information regarding roof warranties or bonds was requested but was not available.
- The roofs finishes are in good to fair condition Based on the estimated Remaining Useful Life (RUL) and current condition, shingle replacement is anticipated during the assessment period. Replacement with Energy Star rated shingles is recommended. The estimated cost of this work is included in the Replacement Reserves Report.
- The gutters and downspouts are in good to poor condition. Sections of damaged or missing gutters were observed on the buildings. It is recommended that the affected gutters be replaced immediately to ensure proper building drainage. The estimated cost of this work is included in the Replacement Reserves Report.
- Based on the estimated Remaining Useful Life (RUL), the gutters and downspouts will require replacement during the evaluation period. The estimated cost of this work is included in the Replacement Reserves Report.
- Clearing and minor repair of drain system components should be performed regularly as part of the property management’s routine maintenance program.
- There is no evidence of roof deck or insulation deterioration. The roof substrate and insulation should be inspected during any future roof repair or replacement work.
- The Energy Audit recommends addition of attic insulation. Refer to the Energy Audit for the appropriate type and thickness of insulation. The cost of this work is included in the Replacement Reserves Report.
- There is no evidence of fire retardant treated plywood (FRT).
- The roof flashings are in good to fair condition. Based on the estimated Remaining Useful Life (RUL) and current condition, the roof flashings will require replacement during the evaluation period. The work can be performed in conjunction with the membrane replacements noted above.
- The roof vents are in good condition and will require routine maintenance during the assessment period.

6.4. EXTERIOR WALLS

Item	Description	Action	Condition
Typical Finishes and Cladding	Brick veneer at lower elevations Vinyl siding at upper elevations	P4, P5	Good to fair
Other finishes	Cement board around lower windows	P3	Good
Sealants	Caulking and sealants at joints, finish transitions, and at wall openings.	RM	Good

Observations/Comments:

- The brick veneer is in good to fair condition. Based on the estimated Remaining Useful Life (RUL) and current condition, re-pointing is anticipated during the assessment period. The estimated cost of this work is included in the Replacement Reserves Report.
- The vinyl siding is in good to fair condition. Based on the estimated Remaining Useful Life (RUL) and current condition, the vinyl siding will require replacement during the assessment period. The estimated cost of this work is included in the Replacement Reserves Report.
- The cement board finish around the windows is in good condition. Based on the estimated Remaining Useful Life (RUL), exterior painting will be required during the assessment period. This work includes painting of the cement board finishes, porch structures, and patio fences. The estimated cost of this work is included in the Replacement Reserves Cost Report.
- The sealant is flexible, smooth, and in good to fair condition. The Energy Audit recommends controlling air leakage into the building through addition of caulking, weather stripping, and sealant at window and wall openings. The windows are anticipated to be replaced as part of the upcoming capital improvements program. It is assumed that proper caulking will be installed at this time. The remaining air sealing work can be done as part of routine maintenance at the property. Refer to the Energy Audit for further details

6.5. EXTERIOR AND INTERIOR STAIRS

Item	Description	Action	Condition
Exterior Stairs	Not applicable	NA	NA
Interior Stairs	Wood-framed stairs with wood handrails	P4	Good

Observations/Comments:

- The wood stairs are in good to fair condition. Based on the current condition, repairs to the treads and handrails are anticipated during the assessment period. The estimated cost of this work is included in the Replacement Reserves Cost Report.

6.6. WINDOWS AND DOORS

Item	Description	Action	Condition
Windows	Aluminum-framed sliding units with exterior screens	RM	Fair

Item	Description	Action	Condition
Doors	Hollow metal entry doors set in wood frames Exterior metal storm doors	P5	Good to fair
Door Hardware	Knob handles, Deadbolts, Spy eyes	RM	Good
Overhead Doors	Not applicable	NA	NA

Observations/Comments:

- The windows are in fair condition. The windows are scheduled to be replaced as part of the upcoming capital improvements project. The cost of this work is not included in the cost tables.
- The apartment entry doors are in good to fair condition. Based on the estimated Remaining Useful Life (RUL) and current condition, the doors will require replacement during the assessment period. The estimated cost of this work is included in the Replacement Reserves Report.

6.7. PATIO, TERRACE, AND BALCONY

Item	Description	Action	Condition
Patios	Concrete-paved patios with wood privacy fences at rear elevation of each building	P3, P5	Good to fair
Porches	Concrete entry steps with wood-framed structures with asphalt shingled roofs at each unit front entrance	P2, P4	Good to fair

Observations/Comments:

- The patio slabs are in good to fair condition. There are isolated signs of movement and cracking in some of the concrete slabs. The patios will require sectional replacement during the assessment period. The estimated cost of this work is included in the Replacement Reserves Report.
- The patio fences are in good condition. Based on the estimated Remaining Useful Life (RUL), the patio fences will require replacement during the assessment period. The estimated cost of this work is included in the Replacement Reserves Report.
- The concrete steps at the front entry steps are in fair condition. There are isolated signs of movement and cracking at some of the apartment entrances. The concrete steps will require sectional replacement during the assessment period. The estimated cost of this work is included in the Replacement Reserves Report.
- The porch structures at the front entrances are in good to fair condition. Based on the estimated Remaining Useful Life (RUL) and current condition, the porch structures will require replacement during the assessment period. The estimated cost of this work is included in the Replacement Reserves Cost Report.
- The porch structures will also require painting during the assessment period. The estimated cost to paint the porch structures and fences is included with the exterior painting costs in Section 6.4.

6.8. COMMON AREAS, ENTRANCES, AND CORRIDORS

The following table identifies the interior common areas and generally describes the finishes in the Community Center.

Description					
Renovations/FF&E	The interior finishes in the common areas appear to be original. The Community Center was added in 1992.				
Area	Floor	Walls	Ceilings	Action	Condition
Community Center	Vinyl tile	Painted drywall	Suspended T-bar with tiles	P3	Good
Kitchen	Vinyl tile	Painted drywall	Painted drywall	P3	Good
Restroom	Ceramic tile	Painted drywall	Painted drywall	P3	Good
Offices	Vinyl tile	Painted drywall	Painted drywall	P3	Good

Observations/Comments:

- The interior finishes are in good condition. Based on the estimated Remaining Useful Life (RUL), vinyl tile flooring replacement is anticipated during the assessment period. The cost of this work is included in the Replacement Reserves Cost Report. Interior painting is also anticipated during the assessment period. This work can be completed as part of routine maintenance at the property.
- The Energy Audit recommends replacing the interior incandescent light bulbs with CFL bulbs. This work can be completed as part of routine maintenance at the property. Refer to the Energy Audit for further details.
- The Energy Audit recommends installing occupational sensors in the most frequently used areas of the community center. The cost of this work is included in the Replacement Reserves Cost Report. Refer to the Energy Audit for further details.

7. BUILDING MECHANICAL AND ELECTRICAL SYSTEMS

7.1. BUILDING HEATING, VENTILATING, AND AIR-CONDITIONING (HVAC)

The following table describes the heating and cooling equipment in the community room.

Item	Description	Action	Condition
Maintenance	Maintained by in-house staff		
Age and Type	The HVAC equipment appears to be more than 15 years old. HVAC equipment is reportedly replaced on an "as needed" basis.		
Heating and Air-conditioning	Gas-fired furnace	P4	Good
Refrigerant	R-22		
Quantity/Capacity	One gas-fired furnace Furnaces has a rated input capacity of 117,500 Btu/hr		
Distribution	Ducts from furnaces to spaces	RM	Good
Controls	Local thermostat	RM	Good
Ducts	Concealed ducts above ceilings	RM	Good
Supplemental systems	Window-mounted air-conditioning units	NA	NA
Ventilation	Bathroom exhaust fans, Range hood in kitchen	RM	Good

Observations/Comments:

- The HVAC systems are maintained by the in-house maintenance staff. Records of the installation, maintenance, upgrades, and replacement of the HVAC equipment at the property have been maintained since the property was first occupied.
- The HVAC equipment appears to be more than 15 years old. HVAC equipment is reportedly replaced on an "as needed" basis.
- The furnace appears to be in good condition. Based on its estimated Remaining Useful Life (RUL), the furnace will require replacement during the assessment period. The estimated cost of this work is included in the Replacement Reserves Report.
- The window air-conditioning units are the responsibility of the Community Center management.

7.2. BUILDING PLUMBING

Item	Description	Action	Condition
Water Meter	Meters in basements	RM	Good

Item	Description	Action	Condition
Domestic Water Supply	Copper Pipe	RM	Good
Domestic Waste and Ventilation	Cast iron pipe and PVC pipe	P2	Good
Domestic Hot Water	Refer to section 8.3	NA	NA
Common Area Restroom Fixtures	Community Center – Commercial grade bath fixtures and accessories on lower floor. Residential grade bath fixtures and accessories on upper floor.	RM	Good

Observations/Comments:

- The plumbing systems appear to be well maintained and in good condition. The water pressure appears to be adequate. The plumbing systems will require routine maintenance during the assessment period.
- There is no evidence that the property uses polybutylene piping for the domestic water distribution system.
- The pressure and quantity of hot water appear to be adequate.
- The domestic hot water lines were observed to be uninsulated. The Energy Audit recommends adding pipe insulation to the hot water lines. The estimated cost of this work is included in the Replacement Reserves Report. Refer to the Energy Audit for further details.
- The common area restroom accessories and fixtures appear to be in good condition and will require routine maintenance during the assessment period.

7.3. BUILDING GAS DISTRIBUTION

Item	Description	Action	Condition
Gas Meter and Regulator	Located along front elevation of each building Each tenant individually metered.	RM	Good
Gas Distribution Piping	Malleable steel (black iron).	RM	Good

Observations/Comments:

- The pressure and quantity of gas appear to be adequate.
- The gas meters and regulators appear to be in good condition and will require routine maintenance during the assessment period.
- Only limited observation of the gas distribution piping can be made due to hidden conditions. The gas piping is in good condition and, according to the POC, there have been no gas leaks.
- No repair costs are recommended. Routine maintenance is recommended during the assessment period.

7.4. BUILDING ELECTRICAL

Item	Description	Action	Condition
Service Type	Underground lines to pad-mounted transformers		

Item	Description	Action	Condition
Service Size	100-Amp, 120/240-Volt, single-phase, three-wire, alternating current (AC) to each unit		
Electric Meters and Equipment	Meters along the rear elevations	RM	Good
Wiring	Copper wire in metallic conduit	RM	Good
Emergency generator	Not applicable	NA	NA

Observations/Comments:

- The on-site electrical systems up to the meters are owned and maintained by the respective utility company.
- The electrical service and capacity appear to be adequate for the property's demands.
- The electrical meters appear to be in good condition and will require routine maintenance during the assessment period.
- No repair costs are recommended. Routine maintenance is recommended during the assessment period.

7.5. ELEVATORS AND CONVEYING SYSTEMS

Not applicable. There are no elevators or conveying systems at this property.

7.6. FIRE PROTECTION SYSTEMS

Item	Description	Action	Condition
Sprinkler Systems	Not Applicable	NA	NA
Other Equipment and Devices	Illuminated exit signs Battery back-up light fixtures Battery-operated smoke detectors in each unit	P1	Poor
Special Systems	Not Applicable	NA	NA
Fire Extinguishers	Located in common areas	NA	NA
Fire Hydrants	Located along adjacent public streets	RM	Good
Stair Wells	Not Applicable	NA	NA

Observations/Comments:

- Information regarding fire department inspection information is included in Section 3.1.
- The fire extinguishers are serviced annually and appear to be in good condition. The fire extinguishers were serviced and inspected within the last year.
- Smoke detector replacement is considered to be routine maintenance.

- Per the NFPA 101 requirements, smoke detectors are located in the required locations. Smoke detectors are required on each level of the dwelling unit and in every bedroom. The smoke detectors must be hard-wired, or the battery operated-type must have 10-year life, be tamper resistant, and are not interchangeable with appliances or toys. Smoke detectors were observed on each level of the units, but were not observed in each bedroom. As such, installation of smoke detectors is required in the bedrooms immediately. The estimated cost of this work is included in the Replacement Reserves Report.
- Exit sign and emergency light replacement is considered to be routine maintenance.

8. DWELLING UNITS

8.1. INTERIOR FINISHES

The following table generally describes the interior finishes in apartment units:

Typical Apartment Finishes			
Room	Floor	Walls	Ceiling
Living room	Vinyl tile	Painted drywall	Painted drywall
Kitchen	Vinyl tile	Painted drywall	Painted drywall
Bedroom	Vinyl tile	Painted drywall	Painted drywall
Bathroom	Ceramic tile	Painted drywall Fiberglass tub surround	Painted drywall

The interior doors in each apartment unit are painted hollow-core wood doors set in wood frames. Wardrobe closets are accessed by bi-fold doors.

Observations/Comments:

- The residential units are typically renovated upon tenant turnover. The renovation generally consists of floor finish cleaning or replacement, interior painting, general cleaning, and repair or replacement of any damaged items.
- The interior finishes in the apartment units are in good condition. Painting is considered to be routine maintenance. Based on its estimated Remaining Useful Life (RUL), the vinyl flooring and ceramic tile will require replacement during the evaluation period. The cost of this work is included in the Replacement Reserves Report.
- The interior doors and door hardware are in good condition and will require routine maintenance during the evaluation period.

8.2. APPLIANCES

Each apartment unit kitchen typically includes the following appliances:

Appliance	Comment
Refrigerator	Frost-free
Range	Gas
Hood	Ductless
Dishwasher	Not provided
Disposal	Provided
Trash compactor	Not provided

The kitchen cabinets are constructed of wood. The countertops are wood and have a plastic-laminated finish. Hookups are available for washers and dryers, but appliances are not provided by the property management.

Observations/Comments:

- The kitchen appliances vary in age. Apartment appliances are reportedly replaced on an "as needed" basis.
- The kitchen appliances appear to be in good to fair condition. Based on their estimated Remaining Useful Life (RUL) and current condition, the ranges and range hoods will require replacement during the evaluation period. The cost of this work is included in the Replacement Reserves Report.
- The Energy Audit recommends replacing the older refrigerators with Energy Star rated models. The estimated cost of this work is included in the Replacements Reserves Report. Refer to the Energy Audit for further details.
- It is recommended that the remaining refrigerators be replaced with Energy Star rated models at the end of their estimated useful lives. The estimated cost of this work is included in the Replacements Reserves Report.
- The kitchen cabinets and countertops vary in age and are in fair condition. Based on their estimated Remaining Useful Life (RUL) and current condition, the cabinets and countertops, sinks and faucets will require replacement during the evaluation period. The cost of this work is included in the Replacement Reserves Report.

8.3. HVAC

Item	Description	Action	Condition
Maintenance	Maintained by in-house staff		
Age and Type	The HVAC equipment was installed in 2001. HVAC equipment is reportedly replaced on an "as needed" basis.		
Heating and Air-conditioning	Gas-fired furnaces	P5	Good
Refrigerant	Not applicable		
Quantity/Capacity	30 furnaces with an average input capacity of 88,000 Btu/hr. AFUE rating of 87.5		
Distribution	Ducts from furnaces to conditioned spaces	RM	Good
Controls	Local thermostats	P2	Good to Fair
Ducts	Concealed ducts in basements and above ceilings	P2	Good to fair
Supplemental systems	Tenant owned and maintained window AC units	NA	NA
Ventilation	Bathroom exhaust fans Range hoods in kitchens	RM	Good

Observations/Comments:

- The HVAC systems are maintained by the in-house maintenance staff. Records of the installation, maintenance, upgrades, and replacement of the HVAC equipment at the property have been maintained since the property was first occupied.

- The HVAC equipment was installed in 2001. HVAC equipment is reportedly replaced on an "as needed" basis.
- The furnaces appear to be in good condition. Based on the estimated Remaining Useful Life (RUL), the furnaces will require replacement during the assessment period. The Energy Audit recommends replacing the furnaces with Energy Efficient models, having an AFUE of greater than 91 at the end of the current furnaces' useful lives. The estimated cost of this work is included in the Replacements Reserves Report as part of the furnace replacement cost. Refer to the Energy Audit for further details.
- The Energy Audit recommends installation of Energy Star rated, programmable, setback thermostats. The estimated cost of this work is included in the Replacements Reserves Cost Estimate. Refer to the Energy Audit for further details.
- The Energy Audit recommends checking the duct work for leakage, sealing the ductwork, and wrapping it with insulation. The estimated cost of this work is included in the Replacements Reserves Report. Refer to the Energy Audit for further details.
- The window air-conditioning units are owned by the tenants and are the responsibility of the tenants to maintain.

8.4. PLUMBING

Item	Description	Action	Condition
Domestic Hot Water	40-gallon, gas-fired domestic water heaters 34,000 Btu/hr input capacity Standing pilot ignition	P3	Good
Restroom Fixtures	Residential grade bath fixtures and accessories, including water closet, lavatory, vanity, and shower	P4	Good

Observations/Comments:

- The water heaters appear to be in good condition. Based on the estimated Remaining Useful Life (RUL), the water heaters will require replacement during the assessment period. The estimated cost of this work is included in the Replacement Reserves Report.
- The restroom accessories and fixtures appear to be in good condition. Based on the estimated Remaining Useful Life (RUL), the fixtures will require replacement during the assessment period. The estimated cost of this work is included in the Replacement Reserves Report.
- The vanities appear to be in good to fair condition. Based on the estimated Remaining Useful Life (RUL) and current condition, the vanities will require replacement during the assessment period. The estimated cost of this work is included in the Replacement Reserves Report.

8.5. ELECTRICAL

Item	Description	Action	Condition
Service Size	100-Amps, 120/240-Volt, single-phase, three-wire, alternating current (AC) to each unit		
Service Distribution	Breaker panel in each unit	P4	Good
Lighting	Incandescent	RM	Good

Observations/Comments:

- The unit breaker panels appear to be in good condition. Based on their estimated Remaining Useful Life (RUL), the breaker panels will require replacement during the assessment period. The estimated cost of this work is included in the Replacement Reserves Report.
- The Energy Audit recommends replacing the incandescent light bulbs in the apartment units with CFL bulbs. This work can be completed as part of routine maintenance at the property. Refer to the Energy Audit for further details.

8.6. FURNITURE, FIXTURES AND EQUIPMENT (FF&E)

Not applicable. There are no furnished apartments.

9. OTHER STRUCTURES

Not applicable. There are no major accessory structures.

10. APPENDICES

APPENDIX A: Photographic Record

APPENDIX B: Site Plan

APPENDIX C: Supporting Documentation

APPENDIX D: EMG Abbreviated Accessibility Checklist

APPENDIX E: Pre-Survey Questionnaire and Documentation Request Form

APPENDIX F: Acronyms and Out of Scope Items

APPENDIX G: Resumes for Report Reviewer and Field Observer

**APPENDIX A:
PHOTOGRAPHIC RECORD**



EMG PHOTOGRAPHIC RECORD

Project No.: 90144.09R-017.052

Project Name: Hikone Apartments



Photo #1: Property signage



Photo #2: Front elevation of typical building



Photo #3: Left side elevation of typical building



Photo #4: Right side elevation of typical building



Photo #5: Rear elevation of typical building



Photo #6: Community center



EMG PHOTOGRAPHIC RECORD

Project No.: 90144.09R-017.052

Project Name: Hikone Apartments



Photo #7:	Roof overview
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Photo #8:	Soffit and gutters
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Photo #9:	Attic construction
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Photo #10:	Roof sheathing
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Photo #11:	Floor construction and basement wall
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Photo #12:	Typical window
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EMG PHOTOGRAPHIC RECORD

Project No.: 90144.09R-017.052

Project Name: Hikone Apartments



Photo #13: Parking lot overview



Photo #14: Accessible parking near community center



Photo #15: Sidewalks



Photo #16: Catch basins and curbs



Photo #17: Typical unit entrance and porch structure

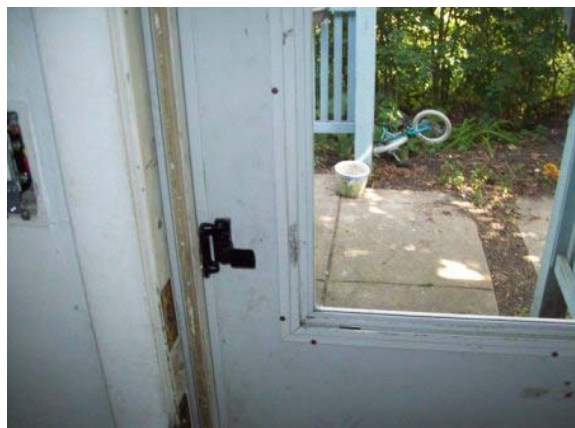


Photo #18: Unit entry door



EMG PHOTOGRAPHIC RECORD

Project No.: 90144.09R-017.052

Project Name: Hikone Apartments



Photo #19: Living room



Photo #20: Stairs



Photo #21: Bedroom



Photo #22: Bathroom



Photo #23: Kitchen



Photo #24: Refrigerator



EMG PHOTOGRAPHIC RECORD

Project No.: 90144.09R-017.052

Project Name: Hikone Apartments



Photo #25:	Range
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Photo #26:	Range hood
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Photo #27:	Furnace
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Photo #28:	Ductwork
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Photo #29:	Building water meter
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Photo #30:	Domestic water heater
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EMG PHOTOGRAPHIC RECORD

Project No.: 90144.09R-017.052

Project Name: Hikone Apartments



Photo #31: Gas meters and regulators



Photo #32: Electric meters



Photo #33: Breaker panel



Photo #34: Incandescent light fixture



Photo #35: GFCI outlet near kitchen sink



Photo #36: Smoke detector



EMG PHOTOGRAPHIC RECORD

Project No.: 90144.09R-017.052

Project Name: Hikone Apartments



Photo #37:	Building-mounted lighting
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Photo #38:	Playground equipment
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Photo #39:	Basketball court
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Photo #40:	Dumpsters and enclosure
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Photo #41:	Storm water sump pump
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Photo #42:	Patio fence
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EMG PHOTOGRAPHIC RECORD

Project No.: 90144.09R-017.052

Project Name: Hikone Apartments



Photo #43: Community center



Photo #44: Community center restroom



Photo #45: Community center kitchen



Photo #46: Community center furnace



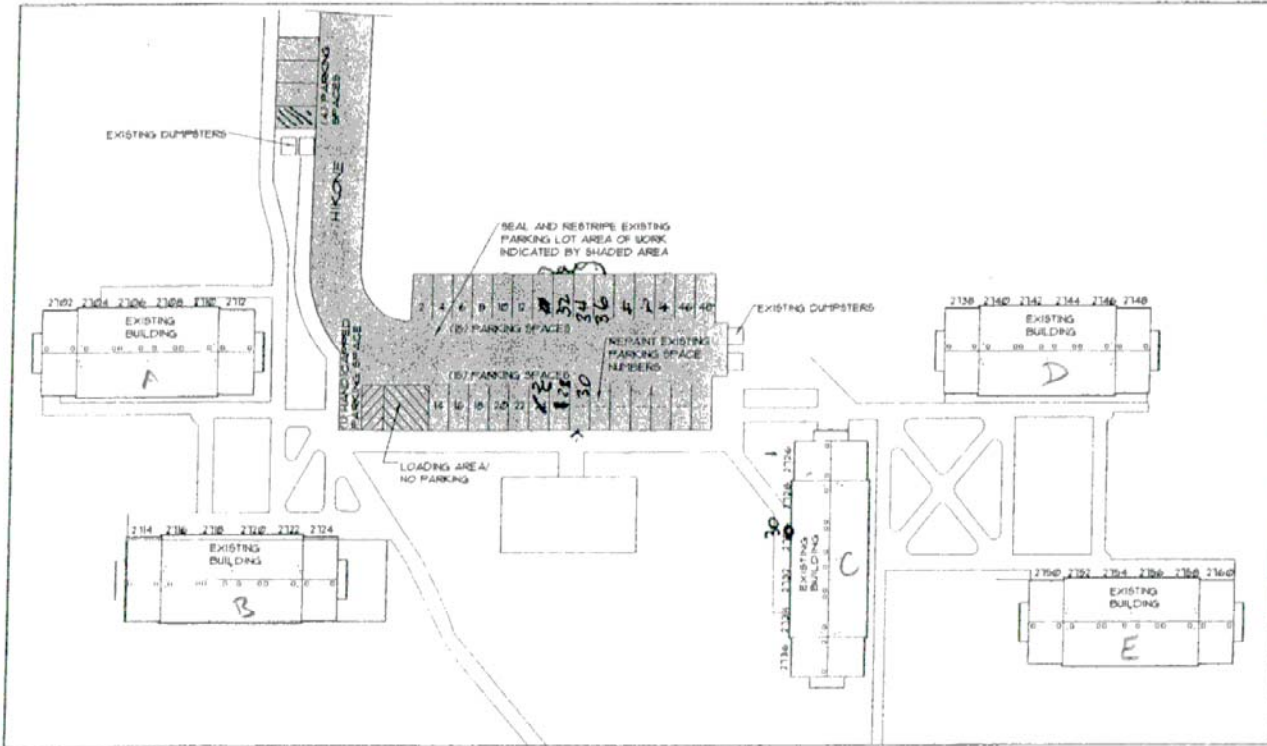
Photo #47: Incandescent lighting in community center



Photo #48: Fluorescent lighting in community center

**APPENDIX B:
SITE PLAN**

Site Plan



HIKONE
 SITE PLAN
 NOT TO SCALE



Key:



Not drawn to scale.
 The north arrow indicator is an approximation of 0° North.

Project Number:

90144.09R-017.052

Project Name:

Hikone Apartments

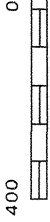
On-Site Date:

July 27, 2009

**APPENDIX C:
SUPPORTING DOCUMENTATION**



APPROXIMATE SCALE IN FEET



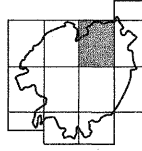
NATIONAL FLOOD INSURANCE PROGRAM

FIRM FLOOD INSURANCE RATE MAP

CITY OF
ANN ARBOR,
MICHIGAN
WASHTENAW COUNTY

PANEL 9 OF 12
(SEE MAP INDEX FOR PANELS NOT PRINTED)

PANEL LOCATION

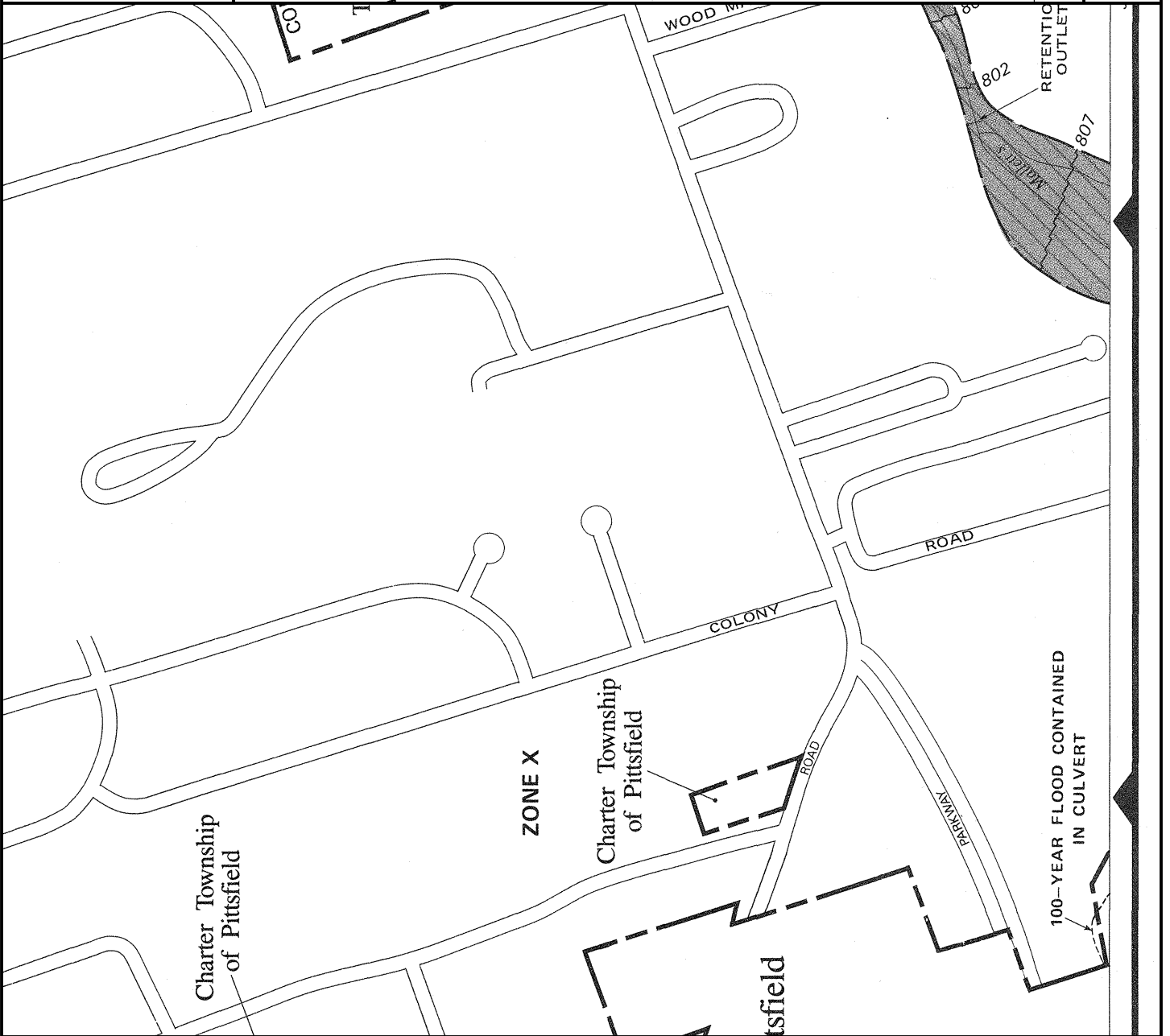


COMMUNITY—PANEL NUMBER:
260213 0009 C
MAP REVISED:
JANUARY 2, 1992



Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps, check the FEMA Flood Map Store at www.msc.fema.gov



msy

FIRST CONTRACTING, INC.
 P.O. Box 75
 Ovid, Michigan 48866

Schedule Of Values
 Ann Arbor Housing Commission
 Improvements Projects
 CFP 501-07, 501-08 & CFRP 501-09
 Ann Arbor, Michigan
 The Architects Design Group
 Ann Arbor, Michigan
 First Contracting, Inc.
 Ovid, Michigan 48866
 May 15, 2009
 Schedule of Values
 Improvements Projects
 CFP 501-07, 501-08 & CFRP 501-09

Description of Work	Scheduled Value	%
Bond	8,500.00	1.3
Baker Commons		
Bond / GC	1,885.00	0.3
Site	23,000.00	3.6
Flooring	71,665.00	11.2
HVAC (Ducts)	48,485.00	7.6
Plumbing	16,605.00	2.6
Electrical		
Broadway Terrace		
Site	1,725.00	0.3
Roofing	31,240.00	4.9
Gutters	6,610.00	1.0
Flooring	11,890.00	1.9
Green / Baxter		
Site	2,680.00	0.4
Windows	47,490.00	7.4
Hikone		
Site	1,600.00	0.3
Windows	60,890.00	9.5
Hillside / Penn		
Site	1,700.00	0.3
Flooring	5,200.00	0.8
Mallets / S. Main		
Site	1,575.00	0.2
Flooring	5,960.00	1.1
Miller Manor		
Site	1,550.00	0.2
Windows	6,850.00	1.1
Flooring	10,995.00	1.7
Painting	7,190.00	1.1
Electrical	17,420.00	2.7
N. Maple		
Site	25,870.00	4.0
Roofing	25,200.00	3.9
Gutters	6,700.00	1.0
Flooring	24,325.00	3.8
Oakwood		
Site	1,700.00	0.3
Platt Colonial		
Site	5,675.00	0.9
Roofing	8,065.00	1.3
Gutters	2,135.00	0.3
Platt Road		
Site	3,365.00	0.5
S. Maple		
Site	8,600.00	1.3
Roofing	37,800.00	5.9
Gutters	8,185.00	1.3
Windows	60,560.00	9.5
S. Seventh		
Site	1,700.00	0.3
Windows	1,470.00	0.2
W. Washington		
Site	1,725.00	0.3
Windows	300.00	0.0
White / State / Henry		
Site	1,700.00	0.3
Flooring	2,145.00	0.3
Painting	12,805.00	2.0
Electrical	6,380.00	1.0
Total	639,900.00	100.0

Scope of Work

Renovations at:

**Ann Arbor Housing Commission
Numerous Locations
Ann Arbor, MI**

The Scope of Work for this Project is summarized as follows:

Architectural and Site Work

- A. Fill existing cracks, sealcoat and stripe existing parking lots and drives at the following locations:
- N. Maple Estates
 - N. Maple Duplexes
 - South Maple Meadows
 - Mallets Creek / S. Main Street
 - Hillside / Pennsylvania Ave.
 - Oakwood
 - Platt Road / Houses
 - Platt Colonial
 - Broadway Terrace
 - White State Henry
 - Baker Commons
 - South Seventh Street
 - West Washington
 - Green Baxter
 - Hikone
 - Miller Manor
- B. Replace existing windows with new replacement windows:
- S. Maple Road
 - Hikone
 - Green Baxter
 - Miller Manor / elevator lobby only
 - West Washington / bathrooms only
 - South 7th Street / bathrooms only
- C. Remove existing roofing and replace with new shingled roof
- Broadway Terrace
 - Platt Colonial
 - North Maple Estates
 - South Maple Meadows
- D. Existing Flooring Replacement / Vinyl and carpet

ANN ARBOR HOUSING COMMISSION
Project #90001

N. Maple / second floor
805 W. Washington / 1 unit only
Mallets Creek / 3 units only
Hillside / 2 units only
Broadway Terrace / 20 kitchens and entries
Miller Manor / 10 units
White State Henry / 2 units
Baker Commons/ kitchen and bath at all units

E. Painting

Miller Manor / 10 occupied units
White State Henry / 7 front and rear entry hallways

F. Concrete Sidewalk Removal and Replacement

Green Baxter
Platt / houses

G. Bathroom Vanity, Sink and Faucet Removal and Replacement

Baker Commons

H. Tuckpointing of existing Porches

Platt Colonial

~~I. Install Reflective Film @ Windows
Baker Commons / west side~~

J. Building Drainage Improvements / installing foundation drains

North Maple Meadows / 1 building foundation repair
South Maple Meadows / 5 buildings

Mechanical / Electrical (see also G above)

K. New Garbage Disposal Installation

White State Henry

L. New Bathroom Sink Shutoff Valves installed

Miller Manor

M. Entry Door Buzzer Upgrade

White State Henry

N. Fire Alarm Panel Upgrades

Miller Manor
Baker Commons

**APPENDIX D:
EMG ABBREVIATED ACCESSIBILITY CHECKLIST**

Property Name: Hikone Apartments

Date: July 27, 2009

Project Number: 90144.09R-017.052

EMG Abbreviated Accessibility and Section 504 Checklist					
	Building History	Yes	No	N/A	Comments
1.	Has the management previously completed an ADA review?		✓		
2.	Have any ADA improvements been made to the property?		✓		
3.	Does a Barrier Removal Plan exist for the property?		✓		
4.	Has the Barrier Removal Plan been reviewed/approved by an arms-length third party such as an engineering firm, architectural firm, building department, other agencies, etc.?			✓	
5.	Has building ownership or management received any ADA related complaints that have not been resolved?		✓		
6.	Is any litigation pending related to ADA issues?		✓		
	Parking	Yes	No	N/A	Comments
1.	Are there sufficient parking spaces with respect to the total number of reported spaces?	✓			
2.	Are there sufficient van-accessible parking spaces available (96" wide/ 96" aisle for van)?	✓			
3.	Are accessible spaces marked with the International Symbol of Accessibility? Are there signs reading "Van Accessible" at van spaces?	✓			
4.	Is there at least one accessible route provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones, if provided, and public streets and sidewalks?	✓			
5.	Do curbs on the accessible route have depressed, ramped curb cuts at drives, paths, and drop-offs?	✓			
6.	Does signage exist directing you to accessible parking and an accessible building entrance?			✓	

EMG Abbreviated Accessibility and Section 504 Checklist					
	Ramps	Yes	No	N/A	Comments
1.	If there is a ramp from parking to an accessible building entrance, does it meet slope requirements? (1:12)			✓	No ramps
2.	Are ramps longer than 6 ft complete with railings on both sides?			✓	
3.	Is the width between railings at least 36 inches?			✓	
4.	Is there a level landing for every 30 ft horizontal length of ramp, at the top and at the bottom of ramps and switchbacks?			✓	
	Entrances/Exits	Yes	No	N/A	Comments
1.	Is the main accessible entrance doorway at least 32 inches wide?	✓			Community Center
2.	If the main entrance is inaccessible, are there alternate accessible entrances?			✓	
3.	Can the alternate accessible entrance be used independently?			✓	
4.	Is the door hardware easy to operate (lever/push type hardware, no twisting required and not higher than 48 inches above the floor)?	✓			
5.	Are main entry doors other than revolving door available?	✓			
6.	If there are two main doors in series, is the minimum space between the doors 48 inches plus the width of any door swinging into the space?			✓	
	Paths of Travel	Yes	No	N/A	Comments
1.	Is the main path of travel free of obstruction and wide enough for a wheelchair (at least 36 inches wide)?	✓			
2.	Does a visual scan of the main path reveal any obstacles (phones, fountains, etc.) that protrude more than 4 inches into walkways or corridors?		✓		
3.	Are floor surfaces firm, stable, and slip resistant (carpets wheelchair friendly)?	✓			
4.	Is at least one wheelchair-accessible public telephone available?			✓	No public phones
5.	Are wheelchair-accessible facilities (toilet rooms, exits, etc.) identified with signage?	✓			

EMG Abbreviated Accessibility and Section 504 Checklist					
	Paths of Travel	Yes	No	N/A	Comments
6.	Is there a path of travel that does not require the use of stairs?		✓		
7.	If audible fire alarms are present, are visual alarms (strobe light alarms) also installed in all common areas?			✓	No fire alarm system
	Elevators	Yes	No	N/A	Comments
1.	Do the call buttons have visual signals to indicate when a call is registered and answered?			✓	No elevators
2.	Is the "UP" button above the "DOWN" button?			✓	
3.	Are there visual and audible signals inside cars indicating floor change?			✓	
4.	Are there standard raised and Braille marking on both jambs of each host way entrance?			✓	
5.	Do elevator doors have a reopening device that will stop and reopen a car door if an object or a person obstructs the door?			✓	
6.	Do elevator lobbies have visual and audible indicators of car arrival?			✓	
7.	Does the elevator interior provide sufficient wheelchair turning area (51" x 68")?			✓	
8.	Are elevator controls low enough to be reached from a wheelchair (48 inches front approach/54 inches side approach)?			✓	
9.	Are elevator control buttons designated by Braille and by raised standard alphabet characters (mounted to the left of the button)?			✓	
10.	If a two-way emergency communication system is provided within the elevator cab, is it usable without voice communication?			✓	
	Restrooms	Yes	No	N/A	Comments
1.	Are common area public restrooms located on an accessible route?	✓			
2.	Are pull handles push/pull or lever type?	✓			
3.	Are there audible and visual fire alarm devices in the toilet rooms?		✓		
4.	Are corridor access doors wheelchair-accessible (at least 32 inches wide)?	✓			

EMG Abbreviated Accessibility and Section 504 Checklist					
	Restrooms	Yes	No	N/A	Comments
5.	Are public restrooms large enough to accommodate a wheelchair turnaround (60" turning diameter)?	✓			
6.	In unisex toilet rooms, are there safety alarms with pull cords?		✓		
7.	Are stall doors wheelchair accessible (at least 32" wide)?	✓			
8.	Are grab bars provided in toilet stalls?	✓			
9.	Are sinks provided with clearance for a wheelchair to roll under (29" clearance)?	✓			
10.	Are sink handles operable with one hand without grasping, pinching or twisting?	✓			
11.	Are exposed pipes under sink sufficiently insulated against contact?	✓			
12.	Are soap dispensers, towel, etc. reachable (48" from floor for frontal approach, 54" for side approach)?	✓			
13.	Is the base of the mirror no more than 40" from the floor?	✓			



**APPENDIX E:
PRE-SURVEY QUESTIONNAIRE AND
DOCUMENTATION REQUEST FORM**

PRE-SURVEY

QUESTIONNAIRE

90144.09R-017.052

This questionnaire must be completed by the property owner, the owner's designated representative, or someone knowledgeable about the subject property. **The completed form must be presented to EMG's Field Observer on the day of the site visit.** If the form is not completed, EMG's Project Manager will require **additional time** during the on-site visit with such a knowledgeable person in order to complete the questionnaire. During the site visit, EMG's Field Observer may ask for details associated with selected questions. This questionnaire will be utilized as an exhibit in EMG's final Property Condition Report.

Project Name: Hikone Apartments **Project Number:** 90144.09R-0.052
Person completing form: Mr. David Ehman **Date:** July 27, 2009
Association with Project: Maintenance Technician **Phone Number:** 734.794.6720
Years associated w/Proj.: _____ **Fax Number:** _____
Current Owner: Ann Arbor Housing Commission **Phone Number:** _____
Owner Since: _____ **Estimated Value:** _____

Unk = Unknown, NA = Not Applicable

	Yes	No	Unk	NA	Comments
1. Does the property have full-time maintenance personnel on-site?		✓			
2. Have there been any capital improvements in the last five years?			✓		
If so, are details available?					
3. Are there any unresolved building, fire, or zoning code issues?			✓		
If so, what additional info is available?					
4. Are there any "down", unusable units?	✓				
5. Are there any problems or hazards at the property?	✓				
6. Has the property ever had an ADA accessibility review?			✓		
If so, is a copy available?					
7. Does a Barrier removal plan exist for the property?		✓			
8. Are there any unresolved accessibility issues at the property?	✓				
9. Is there any pending litigation concerning the property?		✓			
10. Is site drainage adequate?		✓			
11. Has a termite inspection occurred within the last year?		✓			
Is a copy of an inspection report available?					
12. Are there any problems with foundations or structures?	✓				
If so, are there plans to address?					
13. Is there any water infiltration in basements or crawl spaces?	✓				
14. Are there any wall or window leaks?	✓				
15. Are there any poorly insulated areas?	✓				
16. Are there any current roof leaks at the property?		✓			
17. Are any roof finishes more than ten years old?	✓				
18. Is the roofing covered by a warranty or bond?		✓			
19. Is Fire Retardant Treated (FRT) plywood used at the property?			✓		
20. Does the property have an exterior insulation and finish system (EIFS) with a synthetic stucco finish		✓			

DUE DILIGENCE FOR THE LIFE CYCLE OF REAL ESTATE.

800.733.0660 • www.emgcorp.com



PRE-SURVEY

QUESTIONNAIRE

90144.09R-017.052

	Yes	No	Unk	NA	Comments
21. Do the utilities (electric, gas, sewer, water) provide adequate service?	✓				
22. Is the property served by an on-site water system?		✓			
23. Is the property served by an on-site septic system?		✓			
24. If present, do irrigation systems function properly?				✓	
25. Are HVAC systems at the property inspected and maintained, at a minimum, annually?	✓				
26. Is the HVAC equipment more than ten years old?	✓				
27. Do any of the HVAC systems use R-11, 12, or 22 refrigerants?		✓			
28. Do tenants contract for their own HVAC work?		✓			
29. Has any HVAC system, or any other part of the property, ever contained visible suspect mold growth? If so, where and when?				✓	
30. Has the property ever been tested for indoor air quality or suspect mold? If so, where and when? Results?				✓	
31. Is there a response action in place to prevent mold growth or respond to its presence? If so, describe. Is a copy available?				✓	
32. Are the water heaters/boilers more than ten years old?	✓				
33. Is polybutylene piping used at the property?		✓			
34. Are there any plumbing leaks or water pressure problems?	✓				
35. Are there any leaks or pressure problems with natural gas service?				✓	
36. Does any part of the electrical system use aluminum wiring?		✓			
37. Do Residential units have a min. of 60-Amp service or Commercial units have a min. 200-Amp service?	✓				
38. Has elevator equipment been replaced in the last ten years?				✓	
39. Are the elevators maintained by a contractor on a regular basis?				✓	
40. Is the elevator emergency communication equipment functional?				✓	
41. Is the elevator emergency communication equipment ADA compliant?				✓	
42. Have the fire/life safety systems been inspected within the last year?	✓				
43. Are there any smoke evacuation or pressurization systems?		✓			
44. Are there any recalled Omega or Central brand fire sprinkler heads that have not yet been replaced?		✓			
45. Are there any emergency electrical generators?		✓			
46. Are the generators maintained on a regular basis?				✓	
47. Do tenants contract for their own improvement work?		✓			



PRE-SURVEY

QUESTIONNAIRE

90144.09R-017.052

	Yes	No	Unk	NA	Comments
48. Are tenants responsible for any roof, HVAC, or exterior wall maintenance, repair, or replacement?		✓			
If so, what, where and how?					
49. Have there been previous due diligence, engineering, environmental, or geological studies done?				✓	
If so, are copies available?					
50. Is there anything else that EMG should know about when assessing this property? If so, what?				✓	



On the day of the site visit, provide EMG's Field Observer access to all of the available documents listed below. Provide copies if possible.

INFORMATION REQUIRED	
1. All available construction documents (blueprints) for the original construction of the building or for any tenant improvement work or other recent construction work.	8. The company name, phone number, and contact person of all outside vendors who serve the property, such as mechanical contractors, roof contractors, fire sprinkler or fire extinguisher testing contractors, and elevator contractors.
2. A site plan, preferably 8 1/2" X 11", which depicts the arrangement of buildings, roads, parking stalls, and other site features.	9. A summary of recent (over the last 5 years) capital improvement work which describes the scope of the work and the estimated cost of the improvements. Executed contracts or proposals for improvements. Historical costs for repairs, improvements, and replacements.
3. For commercial properties, provide a tenant list which identifies the names of each tenant, vacant tenant units, the floor area of each tenant space, and the gross and net leasable area of the building(s).	10. Records of system and material ages (roof, MEP, paving, finishes, and furnishings).
4. For apartment properties, provide a summary of the apartment unit types and apartment unit type quantities, including the floor area of each apartment unit as measured in square feet.	11. Any brochures or marketing information.
5. For hotel or nursing home properties, provide a summary of the room types and room type quantities.	12. Appraisal, either current or previously prepared.
6. Copies of Certificates of Occupancy, building permits, fire or health department inspection reports, elevator inspection certificates, roof or HVAC warranties, or any other similar, relevant documents.	13. Current occupancy percentage and typical turnover rate records (for commercial and apartment properties).
7. The names of the local utility companies which serve the property, including the water, sewer, electric, gas, and phone companies.	14. Previous reports pertaining to the physical condition of property.
	15. ADA survey and status of improvements implemented.
	16. Current/pending litigation related to property condition.

Your timely compliance with this request is greatly appreciated.



**APPENDIX F:
ACRONYMS AND OUT OF SCOPE ITEMS**

ASTM E2018-01 ACRONYMS

ADA - The Americans with Disabilities Act

ASTM - American Society for Testing and Materials

BOMA - Building Owners and Managers Association

BUR - Built-up Roofing

DWV – Drainage, Waste, Ventilation

EIFS - Exterior Insulation and Finish System

EMF – Electro Magnetic Fields

EMS - Energy Management System

EUL - Expected Useful Life

FEMA - Federal Emergency Management Agency

FFHA - Federal Fair Housing Act

FIRMS - Flood Insurance Rate Maps

FRT- Fire Retardant Treated

FOIA - U.S. Freedom of Information Act (5 USC 552 et seq.) and similar state statutes.

FOIL - Freedom of Information Letter

FM - Factory Mutual

HVAC - Heating, Ventilating and Air-conditioning

IAQ - Indoor Air Quality

MEP – Mechanical, Electrical and Plumbing

NFPA - National Fire Protection Association

PNA - Physical Needs Assessment

PCR - Property Condition Report

PML - Probable Maximum Loss

RTU - Rooftop Unit

RUL - Remaining Useful Life

STC – Sound Transmission Class

UBC – Uniform Building Code

Ref #	Section 8 : ASTM E 2018-01 Out of Scope Items
8.4.1.8	Utilities: Operating conditions of any systems or accessing manholes or utility pits.
8.4.2.2	Structural Frame and Building Envelope: Entering of crawl or confined space areas (however, field observer should observe conditions to the extent easily visible from the point of access to the crawl or confined space areas), determination of previous substructure flooding or water penetration unless easily visible or if such information is provided.
8.4.3.2	Roofs: Walking on pitched roofs, or any roof areas that appear to be unsafe, or roofs with no built-in access, or determining any roofing design criteria.
8.4.4.2	Plumbing: Determining adequate pressure and flow rate, fixture-unit values and counts, or verifying pipe sizes and verifying the point of discharge for underground systems.
8.4.5.2	Heating: Observation of flue connections, interiors of chimneys, flues or boiler stacks, or tenant-owned or maintained equipment.
8.4.6.2	Air-conditioning and Ventilation: Evaluation of process related equipment or condition of tenant owned/maintained equipment.
8.4.7.2	Electrical: Removing of electrical panel covers, except if removed by building staff, EMF issues, electrical testing, or operating of any electrical devices. Process related equipment or tenant owned equipment.
8.4.8.2	Vertical Transportation: Examining of cables, sheaves, controllers, motors, inspection tags, or entering elevator/escalator pits or shafts
8.4.9.1	Life Safety/Fire Protection: Determining NFPA hazard classifications, classifying, or testing fire rating of assemblies.
8.4.10.2	Interior Elements: Operating appliances or fixtures, determining or reporting STC (Sound Transmission Class) ratings, and flammability issues/regulations.

Ref #	Section 11 : ASTM E 2018-01 Out of Scope Items
11.1	<i>Activity Exclusions</i> - The activities listed below are generally excluded from or otherwise represent limitations to the scope of a PNA prepared in accordance with this <i>guide</i> . These should not be construed as all-inclusive or implying that any exclusion not specifically identified is a PNA requirement under this <i>guide</i> .
11.1.1	Removing or relocating materials, furniture, storage containers, personal effects, debris material or finishes; conducting exploratory probing or testing; <i>dismantling</i> or operating of equipment or appliances; or disturbing personal items or <i>property</i> which obstructs access or visibility.
11.1.2	Preparing <i>engineering</i> calculations (civil, structural, mechanical, electrical, etc.) to determine any <i>system's</i> , <i>component's</i> , or equipment's adequacy or compliance with any specific or commonly accepted design requirements or <i>building codes</i> , or preparing designs or specifications to remedy any <i>physical deficiency</i> .
11.1.3	Taking measurements or quantities to establish or confirm any information or representations provided by the <i>owner</i> or <i>user</i> such as: size and dimensions of the <i>subject property</i> or <i>subject building</i> , any legal encumbrances such as easements, dwelling unit count and mix, building <i>property</i> line setbacks or elevations, number and size of parking spaces, etc.
11.1.4	Reporting on the presence or absence of pests such as wood damaging organisms, rodents, or insects unless evidence of such presence is readily apparent during the course of the <i>field observer's walk-through survey</i> or such information is provided to the <i>consultant</i> by the <i>owner</i> , <i>user</i> , property manager, etc. The <i>consultant</i> is not required to provide a <i>suggested remedy</i> for treatment or remediation, determine the extent of infestation, nor provide <i>opinions of probable costs</i> for treatment or remediation of any deterioration that may have resulted.
11.1.5	Reporting on the condition of subterranean conditions such as underground utilities, separate sewage disposal <i>systems</i> , wells; <i>systems</i> that are either considered process-related or peculiar to a specific tenancy or use; waste water treatment plants; or items or <i>systems</i> that are not permanently installed.

Ref #	Section 11 : ASTM E 2018-01 Out of Scope Items
11.1.6	Entering or accessing any area of the premises deemed to pose a threat of <i>dangerous or adverse conditions</i> with respect to the <i>field observer</i> or to perform any procedure, which may damage or impair the physical integrity of the <i>property, any system, or component</i> .
11.1.7	Providing an opinion on the condition of any <i>system or component</i> , which is <i>shutdown</i> , or whose operation by the <i>field observer</i> may significantly increase the registered electrical demand-load. However, <i>consultant</i> is to provide an opinion of its physical condition to the extent reasonably possible considering its age, obvious condition, manufacturer, etc.
11.1.8	Evaluating acoustical or insulating characteristics of <i>systems or components</i> .
11.1.9	Providing an opinion on matters regarding security of the <i>subject property</i> and protection of its occupants or <i>users</i> from unauthorized access.
11.1.10	Operating or witnessing the operation of lighting or other <i>systems</i> typically controlled by time clocks or that are normally operated by the <i>building's operation staff or service companies</i> .
11.1.11	Providing an environmental assessment or opinion on the presence of any environmental issues such as asbestos, hazardous wastes, toxic materials, the location and presence of designated wetlands, IAQ, etc.
11.2	<i>Warranty, Guarantee and Code Compliance Exclusions</i> - By conducting a PNA and preparing a PCR, the <i>consultant</i> is merely providing an opinion and does not warrant or guarantee the present or future condition of the <i>subject property</i> , nor may the PNA be construed as either a warranty or guarantee of any of the following:
11.2.1	any <i>system's or component's</i> physical condition or use, nor is a PNA to be construed as substituting for any <i>system's or equipment's</i> warranty transfer inspection;
11.2.2	compliance with any federal, state, or local statute, ordinance, rule or regulation including, but not limited to, <i>building codes, safety codes, environmental regulations, health codes or zoning ordinances</i> or compliance with trade/design standards or the standards developed by the insurance industry. However, should there be any conspicuous <i>material</i> present violations <i>observed</i> or reported based upon <i>actual knowledge</i> of the <i>field observer</i> or the <i>PCR reviewer</i> , they should be identified in the PCR;
11.2.3	compliance of any material, equipment, or <i>system</i> with any certification or actuation rate program, vendor's or manufacturer's warranty provisions, or provisions established by any standards that are related to insurance industry acceptance/approval such as FM, State Board of Fire Underwriters, etc.
11.3	Additional/General Considerations:
11.3.1	Further Inquiry - There may be physical condition issues or certain physical improvements at the <i>subject property</i> that the parties may wish to assess in connection with a <i>commercial real estate transaction</i> that are outside the scope of this <i>guide</i> . Such issues are referred to as non-scope considerations and if included in the PCR, should be identified under Section 10.9.
11.3.2	<i>Non-Scope Considerations</i> - Whether or not a <i>user</i> elects to inquire into non-scope considerations in connection with this <i>guide</i> is a decision to be made by the <i>user</i> . No assessment of such non-scope considerations is required for a PNA to be conducted in compliance with this <i>guide</i> .

**APPENDIX G:
RESUMES FOR REPORT REVIEWER AND FIELD
OBSERVER**

EDWARD BEEGHLY

Quality Assurance Manager

Education

- Pursuing Masters of Engineering in Project Management – University of Maryland at College Park
- Bachelor of Science, Civil Engineering - Ohio Northern University; 1995.
- Associate of Arts, Business - Valley Forge Military College; 1991.

Project Experience

- ***Charlottesville Department of Public Works; Charlottesville, NC*** – Mr. Beeghly, as the Program Manager on this project, which includes the assessment of eight sites encompassing over 161,000 SF. Projects under this contract include office buildings, a county health center, a fire station, an historic center and an opera house. EMG was responsible for assisting the DPW in developing their capital facilities plan for major rehabilitation projects at these buildings. EMG performed ADA assessments, facility assessments, and completed cost estimates per the RS Means model, adjusted to the location of the projects. Mr. Beeghly was responsible for management of the assessment teams and technical review of deliverables.
- ***Atlanta Housing Authority; Atlanta, GA*** – Mr. Beeghly is serving as the Program Manager for this ADA and Section 504 Assessment. He is responsible for managing the EMG team, as well as technical oversight and facilitating communication between EMG and AHA. Mr. Beeghly's knowledge of multifamily housing will lead the team to provide ADA assessments. EMG will provide AHA with design solutions to bring each facility in compliance with UFAS, and HUD Section 504 standards.
- ***MDSHA District 3; Greenbelt, MD (Chief of Engineering Systems)*** – Mr. Beeghly served as the Chief of Engineering. During this time he managed a staff of seven, including four project managers, two engineering technicians, and one administrative assistant. Their projects included 10 consulting contracts valued at \$12 million dollars. Additionally, he served as Program Manager for District 3's (Suburban Washington D.C.) system preservation programs. He was fiscally responsible for multiple programs valued upwards to \$90 million dollars. He tracked asset management performance goals, program budget, network condition, and public commitments in determining individual project scope and program priority.

Industry Tenure

- A/E: 1995
- EMG: October 2006

Industry Experience

- Government
- Office
- Industrial
- Affordable/Multi-family Housing
- Healthcare
- Retail
- Hospitality

Active Licenses/Registration

- Engineer in Training – Maryland

Special Skills & Training

- Dean L. H Archer Senior Design Award (Ohio Northern University)
- Geometric Design
- Highway Materials
- Pavement Design
- Project Management

Memberships

- Association of State Highway Engineers

KENNETH KULBEDA, RA*Project Manager***Education**

- Bachelor of Science, Architecture - University of Illinois, 1975.

Project Experience

- **National Guard Facilities; Annville, PA** - Mr. Kulbeda is a Senior Project Manager with EMG who is presently one of the Lead Project Managers on Facility Condition Assessments for the State of Pennsylvania National Guard facilities. He is presently assessing the facilities by reviewing and observing the conditions, quality, age etc. of the Site, Architectural, ADA and Structural, components of the buildings and sites, providing the client a written analysis with a projected 25-year budget plan on Asset Calc software program.
- **GSA; New York, NY** - Mr. Kulbeda is a Senior Project Manager with EMG, who is the Lead Project Manager for the BER project located at 26 Federal Plaza for GSA. He is assessing the facility by reviewing and observing the conditions, quality, age etc. of the Site, Architectural, and ADA, Structural and Fire Protection components of the buildings and sites, providing the client a written analysis with a projected 20-year budget plan. He is also responsible for receiving all of the report text sections from the other Project Managers involved with this project and assembling the "Master text" report, including providing cost in VFA software.
- **Housing Authority of Youngstown; Youngstown, OH** - Mr. Kulbeda is a Senior Project Manager with EMG who was involved in a Feasibility Study for the Housing Authority of Youngstown, OH providing recommendations and budget cost to the client for their facilities.
- **Hendrick Auto; Nationwide** - Mr. Kulbeda is a Senior Project Manager with EMG who reviewed the Facility Condition Assessments reports and budget cost that EMG completed for Hendrick Auto dealerships throughout the United States.
- **Alexandria City Schools; Alexandria, VA** - Mr. Kulbeda is a Senior Project Manager with EMG who was one of the Lead Project Managers on Facility Condition Assessments for the Alexandria Public School system. He assessed the facilities by reviewing and observing the conditions, quality, age etc. of the Site, Architectural, ADA and Structural, components of the buildings and sites, providing the client a written analysis with a projected 25-year budget plan on CPSI software program.

Industry Tenure

- A/E: 1976
- EMG: 2001

Related Experience

- Multifamily Housing Portfolios
- Government Building Portfolios
- Educational Facility Condition Assessment reports
- Assisted Living Portfolios
- Hospitality Portfolios
- Retail Portfolios
- Architectural Design
- Construction

Industry Experience

- Office
- Industrial
- Hospitality
- Government
- Retail
- Multifamily
- Healthcare
- Educational

Active Licenses/Registration

- Licensed Architect, State of Illinois, License Number 61757
- Member of the Construction Specifications Institute since 1990

Regional Location

- Chicago, Illinois

- ***Scranton, PA Archdiocese Parishes*** - Mr. Kulbeda is a Senior Project Manager with EMG. He accessed several catholic parish facilities for the Archdiocese of Scranton, by reviewing and observing the conditions, providing an inventory, quality, age etc. of the Site, Architectural, Structural, Mechanical, Electrical and Plumbing components of the buildings and sites, He provided the client a written analysis with a 12 year projected budget plan.
- ***Big Stone Gap, West Virginia*** - Mr. Kulbeda is a Senior Project Manager with EMG, who was the Lead Project Manager for the BER project C. Bascom Slemp Courthouse for GSA. He assessed the facility by reviewing and observing the conditions, quality, age etc. of the Site, Architectural, and ADA, Structural and Fire Protection components of the buildings and sites, providing the client a written analysis with a projected 20-year budget plan. He was also responsible for receiving all of the report text sections from the other Project Mangers involved with this project and assembling the “Master text” report, including providing cost in VFA software.
- ***Wilkes-Barre, PA*** – Mr. Kulbeda is a Senior Project Manager with EMG, who was the Lead Project Manager for the BER project Social Security Administration Center for GSA. He assessed the facility by reviewing and observing the conditions, quality, age etc. of the Site, Architectural, and ADA, Structural and Fire Protection components of the buildings and sites, providing the client a written analysis with a projected 20-year budget plan. He was also responsible for receiving all of the report text sections from the other Project Mangers involved with this project and assembling the “Master text” report, including providing cost in VFA software.
- ***Toledo, OH*** - Mr. Kulbeda is a Senior Project Manager with EMG who reviewed the Facility Condition Assessments reports and budget cost that EMG completed for Lucas Housing Authority facilities.
- ***San Diego County, CA*** – Mr. Kulbeda is a Senior Project Manager with EMG who worked on Facility Condition Assessments for San Diego County, He assessed the facilities by reviewing and observing the conditions, quality, age etc. of the Site, Architectural, Structural, Mechanical, Electrical and Plumbing components of the buildings and sites, providing the client a written analysis with a projected 20-year budget plan on CPSI software program.
- ***State of Massachusetts DHCD*** – Mr. Kulbeda is a Senior Project Manager with EMG who the State of Massachusetts Public Housing Authority Facilities. He assessed the facilities by reviewing and observing the conditions, providing an inventory, quality, age etc. of the Site, Architectural, Structural, Mechanical, Electrical and Plumbing components of the buildings and sites, providing the client a written analysis with a 5-year projected budget plan on the client’s software program.
- ***City of Milwaukee, WI Housing Authority*** Mr. Kulbeda is a Senior Project Manager with EMG. He assessed the City of Milwaukee Public Housing Authority facilities by reviewing and observing the conditions, providing an inventory, quality, age etc. providing a written analysis with a 10-year projected budget plan on Asset Calc software program.
- ***City of Rockford, IL Housing Authority*** Mr. Kulbeda is a Senior Project Manager with EMG. He assessed the City of Rockford Public Housing Authority facilities by reviewing and observing the conditions, providing an inventory, quality, age etc. of the Site, Architectural, Structural, Mechanical, Electrical and Plumbing components of the buildings and sites. He provided the client a written analysis with a 10-year projected budget plan on Asset Calc software program.
- ***Archdiocese of Chicago, IL*** - Mr. Kulbeda is a Senior Project Manager with EMG. He has and is presently assessing catholic parish facilities for the Archdiocese of Chicago, by reviewing and observing the conditions, providing an inventory, quality, age etc. of the Site, Architectural, Structural, Mechanical, Electrical and Plumbing components of the buildings and sites. He provides the client a written analysis with a 12 or 20-year projected budget plan on Asset Calc software program.
- ***Multi-Family, Schools, Hotels, Nursing Homes, Retail, Offices, Several Locations, United States*** – Mr. Kulbeda is a Senior Project Manager with EMG assessing properties for clients, including HUD, that are re-financing or purchasing a property. He assesses the property by reviewing and observing the conditions, quality, age etc. of the Architectural, Structural, Mechanical, Electrical and Plumbing components of the property. A written report and cost tables with observation comments and recommendations are submitted to the client.
- ***Construction Monitoring*** – Mr. Kulbeda is a Senior Project Manager with EMG. He monitors construction activities for various clients. He reviews and observes on site the quality and percentage of construction, including contractors pay request on a monthly basis. A written report with observation comments is submitted to the client.

KEVIN M. LANTRY*Project Manager***Education**

- Bachelor of Science, Mechanical Engineering - Purdue University School of Mechanical Engineering, 2003.

Project Experience

- **Two Illinois Center; Chicago, IL** – Project Manager. Completed an Equity Level Property Condition Evaluation of this 32-story building in Chicago’s East Loop office district. The 1.2 million square foot facility contains office and retail space along with a four level subterranean parking garage.
- **Housing Authority of the City of Paterson; Paterson, NJ** – Project Manager. Completed Energy Audits at office, residential, and recreational properties. Energy Audits included physical assessment, plan review, utility consumption analysis, and energy conservation recommendations.
- **Mark to Market Green PCAs; Various Locations** – Project Manager. Completed multiple Mark to Market Green PCAs per Housing and Urban Development (HUD) protocol. Reports included standard Mark to market assessments with energy audits and recommendations for sustainability.
- **Alan Bible Federal Building; Las Vegas, NV** – Project Manager. Completed a Level IV Web Building Engineering Report (BER) for the US Government General Services Administration. Evaluated the mechanical, plumbing, and elevator systems as part of the assessment team sent by EMG to analyze all building components.
- **Orange County Harbors, Beaches and Parks; Orange County, CA** – Project Manager. Performed facility assessments on over 20 harbor, beach and park properties, including recreational facilities, maintenance facilities, and offices. Compiled data into individual Property Condition Reports, which included a Depreciation Study and 10-year Capital Plan for each facility.
- **First Energy Facility Assessments; Multiple Sites, PA** - Project Manager. Performed facility assessments on over forty sites for a large electric utility in central and eastern Pennsylvania. Evaluated a wide range of sites, including district offices, regional headquarters and maintenance facilities. Compiled results into individual Facility Condition Reports and EMG’s Assetcalc software to be used by

Industry Tenure

- A/E: 2001
- EMG: 2004

Related Experience

- GSA Assessment Team

Industry Experience

- Industrial
- Commercial
- Multi-family Residential

Special Skills & Training

- ISO 9000
- AutoCAD
- VFA.Facility Certified
- Cross Trained for Environmental Assessments
- Certified Multifamily Building Analyst by Building Performance Institute

Memberships

- ASHRAE
- U.S. Green Building Council

Regional Location

- Indianapolis, Indiana

*** FAX TX REPORT ***

TRANSMISSION OK

JOB NO. 4646
DESTINATION ADDRESS 17342223930
PSWD/SUBADDRESS
DESTINATION ID
ST. TIME 05/20 15:27
USAGE T 00' 20
PGS. 1
RESULT OK

*5/28 2:12pm
WCEHD called
no records for
any sites.
PMD
5/28/13*



Environmental Resources Group

28003 Center Oaks Court • Suite 106 • Wixom, MI • 48393
Phone: 248-773-7986 • Fax: 248-924-3108

FAX COVERSHEET FREEDOM OF INFORMATION REQUEST

Project : 1109.001

To: Environmental Health Department

From: Penny M. Dwoinen

Affiliation: Washtenaw County

Pages
(incl. cover): 1

Fax: 734-222-3930

Date: May 20, 2013

Phone: 734-222-3800

cc: _____

Subject: FOIA Request

Urgent FYI As requested Please Reply Hard copy to follow

Comments:

Environmental Resources Group, LLC (ERG) has been retained to conduct Phase I Environmental Site Assessments at the following properties owned by the Ann Arbor Housing Commission:

- Baker Commons - 106 Packard Street, Ann Arbor
- Miller Manor - 727 Miller Avenue, Ann Arbor
- Green Baxter Court - 1701 Green Road, Ann Arbor
- Hikone - 2724 Hikone Road, Ann Arbor
- Maple Meadows - 800-890 S. Maple Road, Ann Arbor

ERG is requesting to review any information available regarding potential environmental impacts (water well records, septic system records, spills, dumping, hazardous material storage or incidents) at the properties.

If there are any questions please contact me at 810-730-4097 or penny.dwoinen@ergrp.net.

Thank you



Environmental Resources Group

28003 Center Oaks Court • Suite 106 • Wixom, MI • 48393
Phone: 248-773-7986 • Fax: 248-924-3108

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If there are any questions please contact me at 810-730-4097 or penny.dwoinen@ergrp.net.

Thank you,

Penny Dwoinen
Project Engineer

(If there are any problems in transmission or I have sent you something in error, please advise).

*** FAX TX REPORT ***

TRANSMISSION OK

JOB NO. 4644
DESTINATION ADDRESS 17349948296
PSWD/SUBADDRESS
DESTINATION ID
ST. TIME 05/20 13:19
USAGE T 00' 41
PGS. 1
RESULT OK



FOIA Request Form
Freedom of Information Act

Office Use Only
FOIA# _____
Due: _____ 10-Day Extension

This form is for non-police records. For police records, contact the police records department.

Please submit to: Ann Arbor City Clerk's Office
301 E. Huron St., P.O. Box 8647
Ann Arbor, MI 48107
Tel: (734) 794-6140
Fax: (734) 994-8296
cityclerk@a2gov.org

The Michigan Freedom of Information Act permits persons to request copies of public records. You may be required to pay for costs incurred in retrieving or copying such records. Some records may be exempt from disclosure.

Date of Request 5/20/2013 Name Environmental Resources Group (ERG)_Penny Dwoinen

Address 28003 Center Oaks Ct., Suite 106, Wixom, MI 48393
Street City State Zip

Telephone 248-773-7986 Email penny.dwoinen@ergrp.net

I am not requesting records or information relating to a civil action in which I (or a person on whose behalf I am making this request) and the City are parties.

Penny Dwoinen
Requester's Signature

Description of Records (please print)

Describe, with specificity, the records you are requesting. If you are not sufficiently specific, it may be impossible to identify the records you request and your request may be denied. You may be contacted for clarification.

Any fire department records, incident reports, chemical inventories, inspection reports for the following Ann Arbor Housing Commission Properties: Baker Commons at 106 Packard, Miller Manor at 727 Miller Ave, Green Baxter Court at 1701 Green Road, Hikone at 2724 Hikone Road, and Maple Meadows at 800 S. Maple Road.

Fire Department Records (fill out only if requesting records pertaining to a fire department incident)

Date of Incident _____ Name of person involved _____

Your relation to person involved _____

- Incident records requested: NFIRS Basic Incident Report Investigation Report
 Photographs Environmental Report Other _____



FOIA Request Form
Freedom of Information Act

Office Use Only
FOIA# _____
Due: _____ 10-Day Extension

This form is for non-police records. For police records, contact the police records department.

Please submit to: Ann Arbor City Clerk's Office
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Ann Arbor, MI 48107
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Fax: (734) 994-8296
cityclerk@a2gov.org

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Street City State Zip

Telephone 248-773-7986 Email penny.dwoinen@ergrp.net

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Penny M. Dwoinen
Requester's Signature

Description of Records (please print)

Describe, with specificity, the records you are requesting. If you are not sufficiently specific, it may be impossible to identify the records you request and your request may be denied. You may be contacted for clarification.

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Fire Department Records (fill out only if requesting records pertaining to a fire department incident)
Date of Incident _____ Name of person involved _____
Your relation to person involved _____
Incident records requested: NFIRS Basic Incident Report Investigation Report
 Photographs Environmental Report Other _____

You will receive a response within five business days, counted from the day after your request is received. Electronically transmitted requests are deemed received the day after they are sent. The City may, within the five business days, issue a notice extending the request for not more than ten business days. If the estimated costs exceed \$50, you may be required to provide a deposit before your request will be fulfilled. You will be charged allowable fees under FOIA unless you provide documentation showing that you are receiving public assistance or are otherwise unable to pay due to indigence.

Please select how you would like to receive the requested records: Pick up Mail Email

RECORDS WILL NOT BE RELEASED UNTIL FULL PAYMENT OF COSTS



CITY OF ANN ARBOR, MICHIGAN

301 E. Huron Street, P.O. Box 8647, Ann Arbor, Michigan 48107-8647

Phone (734)794-6140 Fax (734)994-8296

www.a2gov.org

City Clerk

May 29, 2013

Penny Dwoinen
28003 Center Oaks Ct., Suite 106
Wixom, MI 48393
Via Email: penny.dwoinen@ergrp.net

Subject: Freedom of Information Act Request received May 21, 2013
13-168 Dwoinen

Dear Ms. Dwoinen:

I am responding to your request under the Michigan Freedom of Information Act received May 21, 2013 for any fire department records, incident reports, chemical inventories, inspection reports for the Ann Arbor Housing Commission properties: Baker Commons at 106 Packard, Miller Manor at 7272 Miller Ave, Green Baxter Court at 1701 Green Road, Hikone at 2724 Hikone Road, and Maple Meadows at 800 S. Maple Road your request is granted in part and denied in part. Your request is denied to the extent that some records do not exist.

The City does not warrant or guarantee the accuracy of the information provided. Rather, it provides the documents only to comply in good faith with the Michigan Freedom of Information Act, and not for any other purpose.

If you receive written notice that your request has been denied, in whole or in part, under Section 10 of the Act, you may, at your option either: (1) submit to the City Administrator a written appeal that specifically states the word "appeal" and identifies the reason(s) for reversal of the disclosure denial; or (2) file a lawsuit in the circuit court to compel the City's disclosure of the record. If after judicial review, the circuit court determines that the City has not complied with the Act, you may be awarded reasonable attorneys' fees and damages as specified under the Act.

If you have any questions concerning this response, please contact Jennifer Alexa, Deputy Clerk, at 734-794-6140.

Sincerely,

Jacqueline Beaudry
City Clerk

Fdid	Inci_no	Exp_no	Alm_date	Alm_time	Station	Address	Inci_type	Descript
8101	03-0000506	0	4/30/2003	6:42:00	4	2726 HIKONE CT	321	EMS call, excluding vehicle accident with injury
8101	03-0002954	0	8/14/2003	16:27:00	4	2706 HIKONE CT	321	EMS call, excluding vehicle accident with injury
8101	03-0004060	0	10/2/2003	7:32:00	4	2726 HIKONE CT	321	EMS call, excluding vehicle accident with injury
8101	03-0004992	0	11/16/2003	13:08:00	4	2702 HIKONE CT	531	Smoke or odor removal
8101	03-0005352	0	12/6/2003	7:01:00	4	2726 HIKONE CT	321	EMS call, excluding vehicle accident with injury
8101	04-0000419	0	1/26/2004	13:00:00	4	2754 HIKONE CT	321	EMS call, excluding vehicle accident with injury
8101	04-0000773	0	2/15/2004	22:30:00	4	2750 HIKONE CT	321	EMS call, excluding vehicle accident with injury
8101	04-0001905	0	4/24/2004	11:01:00	1	2752 HIKONE CT /ANN ARBOR,	321	EMS call, excluding vehicle accident with injury
8101	04-0001921	0	4/25/2004	6:37:00	6	2752 HIKONE CT /ANN ARBOR,	311	Medical assist, assist EMS crew
8101	04-0001964	0	4/28/2004	4:54:00	4	2742 HIKONE CT	321	EMS call, excluding vehicle accident with injury
8101	04-0002635	0	6/3/2004	0:38:00	4	2756 HIKONE CT	321	EMS call, excluding vehicle accident with injury
8101	04-0003671	0	7/31/2004	15:21:00	4	2726 HIKONE CT	321	EMS call, excluding vehicle accident with injury
8101	04-0004483	0	9/17/2004	10:35:00	4	2728 HIKONE CT	743	Smoke detector activation, no fire - unintentional
8101	04-0004832	0	10/7/2004	17:41:00	1	2754 HIKONE CT	311S	Woman In Labor
8101	04-0005988	0	12/16/2004	17:48:00	4	2756 HIKONE CT	311C	Fall
8101	05-0000737	0	2/17/2005	4:00:00	4	2702 HIKONE CT	3213	Difficulty Breathing
8101	05-0001121	0	3/16/2005	18:32:00	4	2728 HIKONE CT	510	Person in distress, Other
8101	05-0002190	0	5/23/2005	19:56:00	4	2746 HIKONE CT	311S	Woman In Labor
8101	05-0002257	0	5/28/2005	19:23:53	4	2750 HIKONE CT	3213	Difficulty Breathing
8101	05-0002734	0	6/24/2005	2:05:00	1	2746 HIKONE CT	311V	Canceled On-Scene by HVA
8101	05-0002914	0	7/3/2005	18:36:00	4	2746 HIKONE CT	311G	Sickness-Illness
8101	05-0003862	0	8/31/2005	21:16:00	1	2746 HIKONE CT	3215	Chest Pain
8101	05-0004303	0	9/25/2005	9:14:57	4	2736 HIKONE CT	3213	Difficulty Breathing
8101	05-0004890	0	10/27/2005	7:10:00	1	2742 HIKONE CT	3215	Chest Pain
8101	05-0005856	0	12/24/2005	0:57:00	1	2708 HIKONE CT	3213	Difficulty Breathing
8101	06-0000098	0	1/8/2006	22:19:16	4	2712 HIKONE CT /ANN ARBOR,	311G	Sickness-Illness
8101	06-0000649	0	2/14/2006	18:52:00	4	2712 HIKONE CT	311Q	Burn Injury
8101	06-0001255	0	3/23/2006	12:07:00	1	2756 HIKONE CT	311M	Assault, no transport
8101	06-0001787	0	4/23/2006	11:44:11	4	2720 HIKONE CT	311K	Seizure
8101	06-0001983	0	5/7/2006	0:39:00	4	2740 HIKONE CT	3215	Chest Pain
8101	06-0002057	0	5/11/2006	16:40:31	4	2740 HIKONE CT /ANN ARBOR,	3215	Chest Pain
8101	06-0002779	0	6/27/2006	11:07:00	1	2724 HIKONE CT	3213	Difficulty Breathing
8101	06-0004766	0	10/9/2006	6:51:53	4	2736 HIKONE CT /ANN ARBOR,	3213	Difficulty Breathing

8101 06-0005321	0	11/10/2006	0:36:00	4 3736 HIKONE CT	311K	Seizure
8101 06-0005560	0	11/21/2006	21:42:00	4 2740 HIKONE CT	3215	Chest Pain
8101 06-0005786	0	12/7/2006	16:21:24	4 2726 HIKONE CT /ANN ARBOR,	311V	Canceled On-Scene by HVA
8101 06-0005804	0	12/8/2006	20:51:00	4 2726 HIKONE CT	311T	Overdose
8101 06-0005895	0	12/13/2006	11:54:43	4 2750 HIKONE CT /ANN ARBOR,	311C	Fall
8101 07-0000794	0	2/9/2007	6:47:42	4 2738 HIKONE CT	311K	Seizure
8101 07-0001038	0	2/21/2007	4:25:55	4 2750 HIKONE CT /ANN ARBOR,	311S	Woman in Labor
8101 07-0001262	0	3/7/2007	18:31:00	4 2700 HIKONE CT	3215	Chest Pain
8101 07-0003042	0	6/23/2007	23:56:00	4 2720 HIKONE CT /ANN ARBOR,	3212	Unconscious
8101 07-0003407	0	7/15/2007	18:50:00	1 2754 HIKONE CT	311L	Minor Injury or Trauma
8101 07-0004061	0	8/24/2007	14:02:00	4 2726 HIKONE CT	311V	Canceled On-Scene by HVA
8101 07-0004634	0	9/13/2007	18:48:00	6 2736 HIKONE CT	311V	Canceled On-Scene by HVA
8101 07-0005871	0	12/1/2007	2:18:00	4 2748 HIKONE CT	3213	Difficulty Breathing
8101 08-0000037	0	1/2/2008	17:49:00	4 2712 HIKONE CT	311C	Fall
8101 08-0000613	0	2/6/2008	21:08:00	4 2710 HIKONE CT /ANN ARBOR,	311W	No Patient Contact, Canceled On-Scene
8101 08-0001808	0	4/24/2008	1:17:00	4 2750 HIKONE CT	311W	No Patient Contact, Canceled On-Scene
8101 08-0002472	0	6/6/2008	11:35:00	5 2702 HIKONE CT	412	Gas leak (natural gas or LPG)
8101 08-0003273	0	7/19/2008	7:11:00	4 2740 HIKONE CT	3213	Difficulty Breathing
8101 08-0003376	0	7/24/2008	19:40:00	4 2740 HIKONE CT	311T	Overdose
8101 08-0004417	0	9/24/2008	12:00:00	4 HIKONE CT & PACKARD RD	322	Motor vehicle accident with injuries
8101 08-0005714	0	12/12/2008	22:45:00	4 2738 HIKONE CT	311B	Diabetic
8101 09-0000752	0	2/14/2009	18:23:00	4 2720 HIKONE CT	3213	Difficulty Breathing
8101 09-0003249	0	7/22/2009	20:57:00	4 2720 HIKONE CT	311G	Sickness-Illness
8101 09-0003329	0	7/27/2009	17:26:00	4 2750 HIKONE CT	311W	No Patient Contact, Canceled On-Scene
8101 09-0003621	0	8/15/2009	18:07:00	4 2746 HIKONE CT	3213	Difficulty Breathing
8101 09-0004337	0	9/25/2009	20:55:00	4 2722 HIKONE CT /ANN ARBOR,	651	Smoke scare, odor of smoke
8101 09-0004348	0	9/25/2009	22:54:00	4 2722 HIKONE CT /ANN ARBOR,	651	Smoke scare, odor of smoke
8101 09-0004400	0	9/29/2009	0:36:00	4 2748 HIKONE CT /ANN ARBOR,	311E	Stomach-Abdominal Pain
8101 09-0005463	0	11/30/2009	17:25:18	4 2706 HIKONE CT /ANN ARBOR,	311G	Sickness-Illness
8101 10-0000417	0	1/27/2010	10:10:00	4 2704 HIKONE CT	3213	Difficulty Breathing
8101 10-0000434	0	1/28/2010	20:38:00	4 2706 HIKONE CT	311L	Minor Injury or Trauma
8101 10-0002976	0	2/22/2010	19:22:29	4 2750 HIKONE CT	3215	Chest Pain
8101 10-0003337	0	3/16/2010	23:42:00	4 2756 HIKONE CT	3213	Difficulty Breathing
8101 10-0005913	0	8/11/2010	23:09:34	4 2726 HIKONE CT	311C	Fall

8101 10-0006160	0	8/27/2010	18:26:26	4 2720 HIKONE CT	311G	Sickness-Illness
8101 10-0007718	0	11/12/2010	19:45:29	4 2720 HIKONE CT	311G	Sickness-Illness
8101 10-0008455	0	12/27/2010	23:23:30	4 2740 HIKONE CT	611	Dispatched & cancelled en route
8101 11-0001659	0	4/17/2011	23:41:53	4 2740 HIKONE CT	311W	No Patient Contact, Canceled On-Scene
8101 11-0002389	0	6/6/2011	15:42:43	6 2732 HIKONE CT	611	Dispatched & cancelled en route
8101 11-0002629	0	6/22/2011	18:29:06	4 2720 HIKONE CT	3213	Difficulty Breathing
8101 11-0005289	0	12/12/2011	3:15:45	4 2744 HIKONE CT	311W	No Patient Contact, Canceled On-Scene
8101 12-0000099	0	1/8/2012	6:14:49	4 2714 HIKONE CT	311W	No Patient Contact, Canceled On-Scene
8101 12-0000194	0	1/14/2012	18:49:01	4 2754 HIKONE CT	611A	Canceled on-scene by HVA
8101 12-0001848	0	5/7/2012	10:39:46	4 2760 HIKONE CT	3213	Difficulty Breathing
8101 12-0226700	0	11/15/2012	23:34:06	4 2720 HIKONE ST /ANN ARBOR,	611A	Canceled on-scene by HVA
8101 13-0304411	0	2/21/2013	22:59:31	4 2720 HIKONE ST /ANN ARBOR,	3213	Difficulty Breathing
8101 13-0309379	0	4/18/2013	22:57:36	4 2720 HIKONE ST /ANN ARBOR,	311W	No Patient Contact, Canceled On-Scene

89
 379
 328

General Property Information

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

Parcel: 09-12-10-201-004 **Unit:** City of Ann Arbor **Data Current As Of:** 7/2/2013 12:57:51 AM

Property Address [collapse]

2742 PACKARD RD
Ann Arbor, MI 48108

Owner Information [collapse]

CITY OF ANN ARBOR
Rose White Park
* PO BOX 8647
Ann Arbor, MI 48107

Unit: 09

Taxpayer Information [collapse]

SEE OWNER INFORMATION

General Information for Tax Year 2013 [collapse]

Property Class: 095 - Exempt City of AA **Assessed Value:** \$0
School District: 81010 - Ann Arbor **Taxable Value:** \$0
State Equalized Value: \$0 **Map #** N/A
User Number Indx: **Date of Last Name Chg:** 06/06/2007

Historical District: N/A **Date Filed:**
Notes: N/A
Census Block Group: N/A

Principal Residence Exemption	June 1st	Final
2014	0.0000 %	-
2013	0.0000 %	0.0000 %

Previous Year Info	MBOR Assessed	Final S.E.V.	Final Taxable
2012	\$0	\$0	\$0
2011	\$0	\$0	\$0

Land Information [collapse]

	Frontage	Depth
Lot 1:	0.00 Ft.	0.00 Ft.
Lot 2:	0.00 Ft.	0.00 Ft.
Lot 3:	0.00 Ft.	0.00 Ft.
Total Frontage:	0.00 Ft.	Average Depth: 0.00 Ft.

Total Acreage: 0.00
Zoning Code: R4A
Land Value: \$0 **Mortgage Code:** N/A
Land Improvements: N/A **Lot Dimensions/Comments:**
Renaissance Zone: NO
Renaissance Zone Expiration Date:

ECF Neighborhood Code: 099 - 099 exempt

Legal Information for 09-12-10-201-004 [collapse]

PRT NW 1/4 SEC 10 T3S R6E COM N 1/4 COR SEC 10 TH SLY 528 FT FOR POB TH WLY 588.38 FT TH SLY 227.05 FT TO CL
PITTSFIELD ANN ARBOR DRAIN TH ALG CL OF SD DRAIN TO N & S 1/4 LINE TH NLY 261 FT TO POB

Sales Information

0 sale record(s) found.

Sale Date	Sale Price	Adj Sale Price	Instrument	Grantor	Grantee	Terms Of Sale	Liber/Page
-----------	------------	----------------	------------	---------	---------	---------------	------------

Building Information

0 building(s) found.

Description	Floor Area	Yr Built	Est. TCV
-------------	------------	----------	----------

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SECTION 10.7

FEMA FIRMette Map

MDEQ Wetland Map

Noise Assessment Documentation

EDR Vapor Encroachment Screen Report

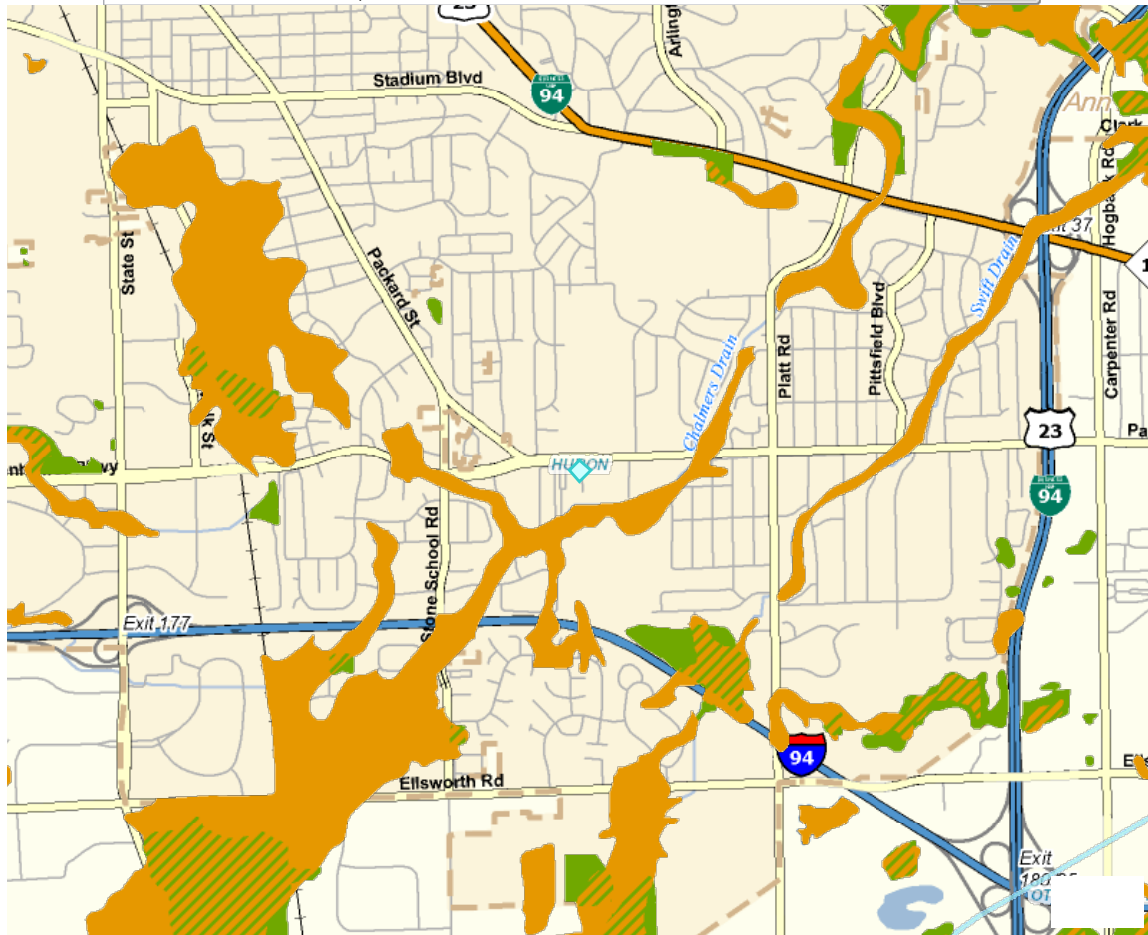
NEPA Report

Wetlands Map Viewer

Print page

Hikone - 2724 Hikone Road, Ann Arbor

Add Title



Base Map Legend

- Unincorporated Places
- Interchanges
- Political Boundaries
- FREEWAY
- HIGHWAY
- Primary Roads
- Local Road Names
- Railroads
- County Names
- Lakes
- Rivers
- City, Village, CDP
- County Boundaries
- Wetlands as identified on NWI and MIRIS maps
- Soil areas which include wetland soils
- Wetlands as identified on NWI and MIRIS maps and soil areas which include wetland soils

Land and Water

- Watershed Basins
- Cranberry Suitability - Manistee Co.

This map is not intended to be used to determine the specific locations and jurisdictional boundaries of wetland areas subject to regulation. More information regarding this map, including how to obtain a copy can be accessed at www.michigan.gov/wetlands
 Copyright © 2001-2013 State of Michigan

**Worksheet A
Site Evaluation**

Site Location

2724 Hikone Rd. Ann Arbor, Michigan

Program

Project Name

Hikone

Locality

Ann Arbor, MI

File Number

Sponsor's Name

Phone

Street Address

City, State

	Acceptability Category	DNL	Predicted for Operations in Year
1. Roadway Noise	NA	—	—
2. Aircraft Noise	Acceptable	<45	2014
3. Railway Noise	NA	—	—

Value of DNL for all noise sources: (see page 3 for combination procedure)

<45

Final Site Evaluation (circle one)

Acceptable

Normally Unacceptable

Unacceptable

Signature

Date

Clip this worksheet to the top of a package containing Worksheets B-E and Workcharts 1-7 that are used in the site evaluations

Worksheet B
Aircraft Noise

List all airports within 15 miles of the site:

1. Ann Arbor Municipal Airport - 1.75 miles to SW
2. Willow Run - 8.6 miles to E.
3. _____

Necessary Information:	Airport 1	Airport 2	Airport 3
1. Are DNL, NEF or CNR contours available? (yes/no)	<u>Yes</u>	<u>Yes</u>	_____
2. Any supersonic aircraft operations? (yes/no)	<u>No</u>	<u>No</u>	_____
3. Estimating approximate contours from Figure 3:			
a. number of nighttime jet operations	_____	_____	_____
b. number of daytime jet operations	_____	_____	_____
c. effective number of operations (10 times a + b)	_____	_____	_____
d. distance A for 65 dB	_____	_____	_____
70dB	_____	_____	_____
75 dB	_____	_____	_____
e. distance B for 65 dB	_____	_____	_____
70 dB	_____	_____	_____
75 dB	_____	_____	_____
4. Estimating DNL from Table 2:			
a. distance from 65 dB contour to flight path, D ¹	_____	_____	_____
b. distance from NAL to flight path, D ²	_____	_____	_____
c. D ² divided by D ¹	_____	_____	_____
d. DNL	<u><45</u>	<u><45</u>	<u>see contour maps</u>
5. Operations projected for what year?	<u>2014</u>	<u>2015</u>	_____
6. Total DNL from all airports	_____	<u><45</u>	_____

Signed _____ Date _____

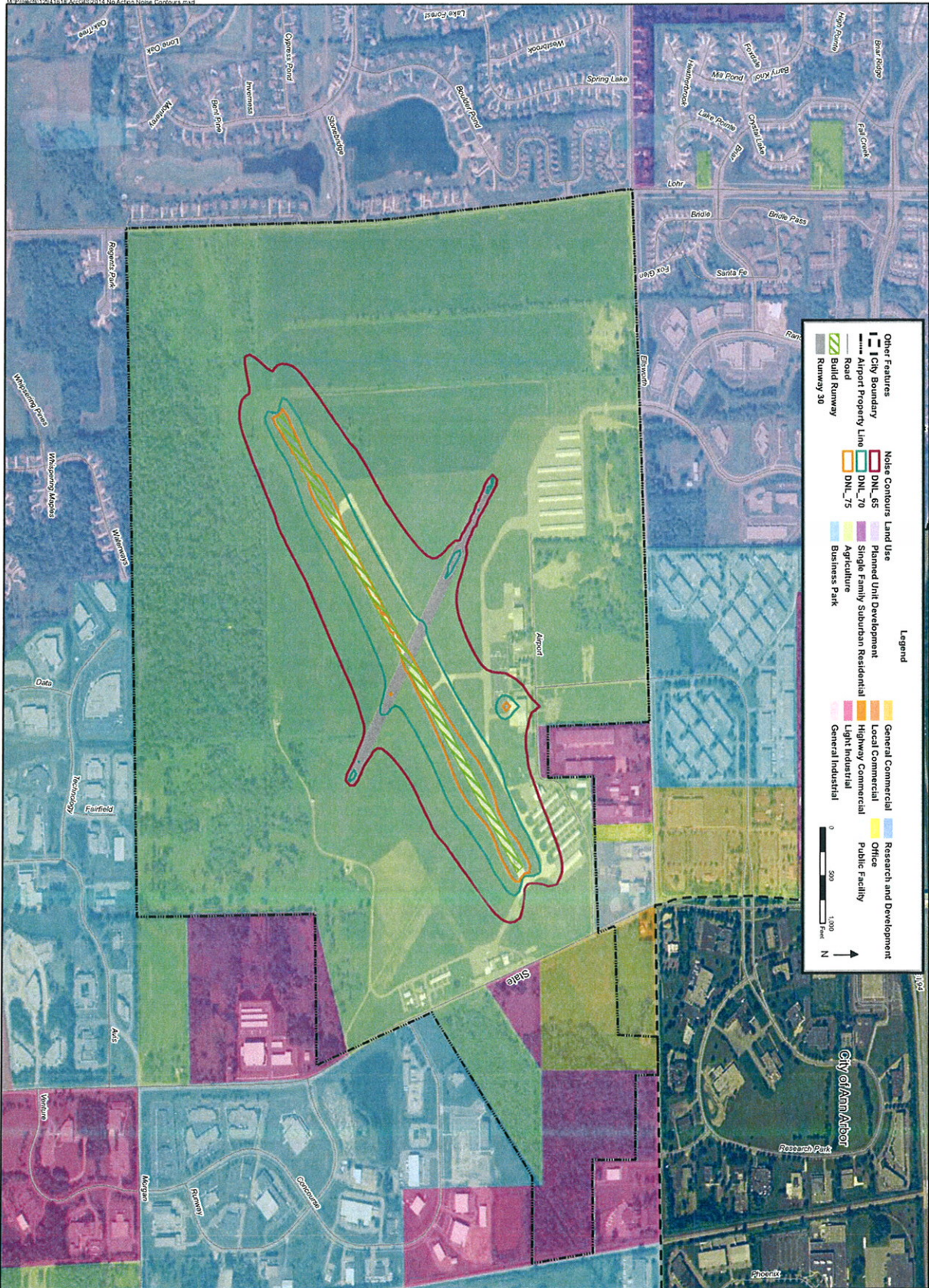


Figure N-3

Ann Arbor Municipal Airport 2014 Build Noise Contour Map



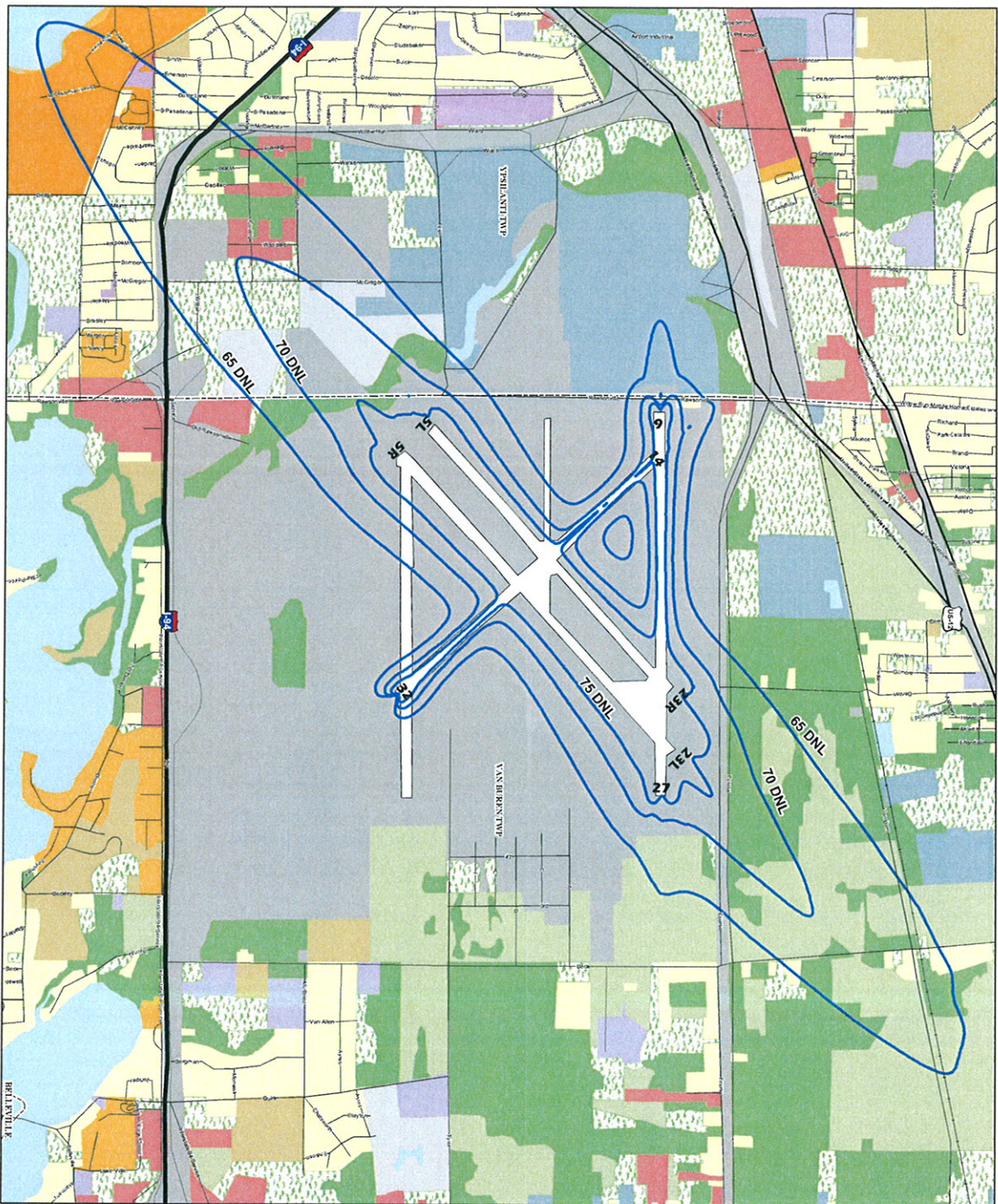


Figure 12
Future 2015 Noise Exposure Map

- Land Use Legend**
- 2015 Base Case DNL Noise
 - Single-family residential
 - Residential areas with 25% or more vacant land
 - Multiple-family residential
 - Commercial and office
 - Institutional
 - Industrial
 - Transportation, communication, and utility
 - Under development
 - Vacant nonresidential
 - Extractive and barren
 - Cultural, outdoor recreation, and cemetery
 - Woodland and wetland
 - Active agriculture
 - Grassland, and shrub
 - Water

The 65 DNL contour contains approximately 1859 acres, 562 residential structures and 1046 people. The 70 DNL contour contains approximately 822 acres, 1 residential structure and 3 people. The 75 DNL contour contains approximately 351 acres, no residential structures and no people. Planning jurisdictions are shown on the map. Noise measurement sites and flight tracks are depicted on the Noise Measurement Sites and Flight Tracks Maps. Residential land use, as defined by FAR Part 150, is an recognizable use without proper sound attenuation within the 65 DNL or greater contour. The Noise Exposure Maps and accompanying documentation for the Noise Exposure Maps for Willow Run Airport, submitted in accordance with FAR Part 150, are hereby certified as true and complete to the best of my knowledge and belief. In addition, it is hereby certified that the public was afforded the opportunity to review and comment on the document and its contents. Signed _____ Date _____



List all major roads within 1000 feet of the site:

1. None
2. _____
3. _____
4. _____

Necessary Information	Road 1	Road 2	Road 3	Road 4
1. Distance in feet from the NAL to the edge of the road				
a. nearest lane	_____	_____	_____	_____
b. farthest lane	_____	_____	_____	_____
c. average (effective distance)	_____	_____	_____	_____
2. Distance to stop sign	_____	_____	_____	_____
3. Road gradient in percent	_____	_____	_____	_____
4. Average speed in mph				
a. Automobiles	_____	_____	_____	_____
b. heavy trucks - uphill	_____	_____	_____	_____
c. heavy trucks - downhill	_____	_____	_____	_____
5. 24 hour average number of automobiles and medium trucks in both directions (ADT)				
a. automobiles	_____	_____	_____	_____
b. medium trucks	_____	_____	_____	_____
c. effective ADT (a + (10xb))	_____	_____	_____	_____
6. 24 hour average number of heavy trucks				
a. uphill	_____	_____	_____	_____
b. downhill	_____	_____	_____	_____
c. total	_____	_____	_____	_____
7. Fraction of nighttime traffic (10 p.m. to 7 a.m.)	_____	_____	_____	_____
8. Traffic projected for what year?	_____	_____	_____	_____

List All Railways within 3000 feet of the site:

- 1. None
- 2. _____
- 3. _____

Necessary Information:

Railway No. 1 Railway No. 2 Railway No. 3

- 1. Distance in feet from the NAL to the railway track: _____
- 2. Number of trains in 24 hours:
 - a. diesel _____
 - b. electrified _____
- 3. Fraction of operations occurring at night (10 p.m. – 7 a.m.): _____
- 4. Number of diesel locomotives per train: _____
- 5. Number of rail cars per train:
 - a. diesel trains _____
 - b. electrified trains _____
- 6. Average train speed: _____
- 7. Is track welded or bolted? _____
- 8. Are whistles or horns required for grade crossings? _____

Hikone

2700-2799 HIKONE DR

Ann Arbor, MI 48108

Inquiry Number: 3594447.8s

June 5, 2013

EDR Vapor Encroachment Screen

Prepared using EDR's Vapor Encroachment Worksheet

TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>
Executive Summary	ES1
Primary Map	2
Secondary Map	3
Aerial Photography	4
Map Findings	5
Record Sources and Currency	GR-1

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

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of the ASTM Standard Practice for Assessment of Vapor Encroachment into Structures on Property Involved in Real Estate Transactions (E 2600-10).

	Maximum Search Distance*	Summary		
		property	1/10	1/10 - 1/3
STANDARD ENVIRONMENTAL RECORDS				
Federal NPL	0.333	0	0	0
Federal CERCLIS	0.333	0	0	0
Federal RCRA CORRACTS facilities list	0.333	0	0	0
Federal RCRA TSD facilities list	0.333	0	0	0
Federal RCRA generators list	property	0	-	-
Federal institutional controls / engineering controls registries	0.333	0	0	0
Federal ERNS list	property	0	-	-
State and tribal - equivalent NPL	not searched	-	-	-
State and tribal - equivalent CERCLIS	0.333	0	0	0
State and tribal landfill / solid waste disposal	0.5	0	0	0
State and tribal leaking storage tank lists	0.333	0	0	0
State and tribal registered storage tank lists	property	0	-	-
State and tribal institutional control / engineering control registries	property	0	-	-
State and tribal voluntary cleanup sites	0.333	0	0	0
State and tribal Brownfields sites	0.333	0	0	0
Other Standard Environmental Records	0.333	0	0	0
HISTORICAL USE RECORDS				
Former manufactured Gas Plants	0.333	0	0	0
Historical Gas Stations	0.25	0	0	0
Historical Dry Cleaners	0.25	0	0	0

*Each category may include several separate databases, each having a different search distance. For each category, the table reports the maximum search distance applied. See the section 'Record Sources and Currency' for information on individual databases.

EXECUTIVE SUMMARY

TARGET PROPERTY INFORMATION

ADDRESS

HIKONE
2700-2799 HIKONE DR
ANN ARBOR, MI 48108

COORDINATES

Latitude (North):	42.2442 - 42° 14' 39.125977"
Longitude (West):	83.7116 - 83° 42' 41.764526"
Elevation:	820 ft. above sea level

EXECUTIVE SUMMARY

PHYSICAL SETTING INFORMATION

Flood Zone: Not Available
 NWI Wetlands: YES

AQUIFLOW®

Search Radius: 0.333 Mile.

No Aquiflow sites reported.

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

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

Soil Component Name: ST. CLAIR
 Soil Surface Texture: clay loam
 Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.
 Soil Drainage Class: Not reported
 Hydric Status: Hydric Status: Soil does not meet the requirements for a hydric soil.
 Corrosion Potential - Uncoated Steel: HIGH
 Depth to Bedrock Min: > 60 inches
 Depth to Bedrock Max: > 60 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Permeability Rate (in/hr)	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	9 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 0.60 Min: 0.20	Max: 7.30 Min: 5.60

EXECUTIVE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Permeability Rate (in/hr)	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
2	9 inches	25 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Fat Clay.	Max: 0.20 Min: 0.06	Max: 7.30 Min: 5.60
3	25 inches	70 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Fat Clay.	Max: 0.20 Min: 0.06	Max: 8.40 Min: 7.40

OTHER SOIL TYPES IN AREA

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

Soil Surface Textures: silty clay loam
loam
loamy sand
muck

Surficial Soil Types: silty clay loam
loam
loamy sand
muck

Shallow Soil Types: sandy loam
loamy sand

Deeper Soil Types: silty clay
silty clay loam
stratified
clay loam
muck
fine sand

EXECUTIVE SUMMARY

SEARCH RESULTS

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

STANDARD ENVIRONMENTAL RECORDS

<u>Name</u>	<u>Address</u>	<u>Dist/Dir</u>	<u>Map ID</u>	<u>Page</u>
Not Reported				

HISTORICAL USE RECORDS

<u>Name</u>	<u>Address</u>	<u>Dist/Dir</u>	<u>Map ID</u>	<u>Page</u>
Not Reported				

PRIMARY MAP - 3594447.8s

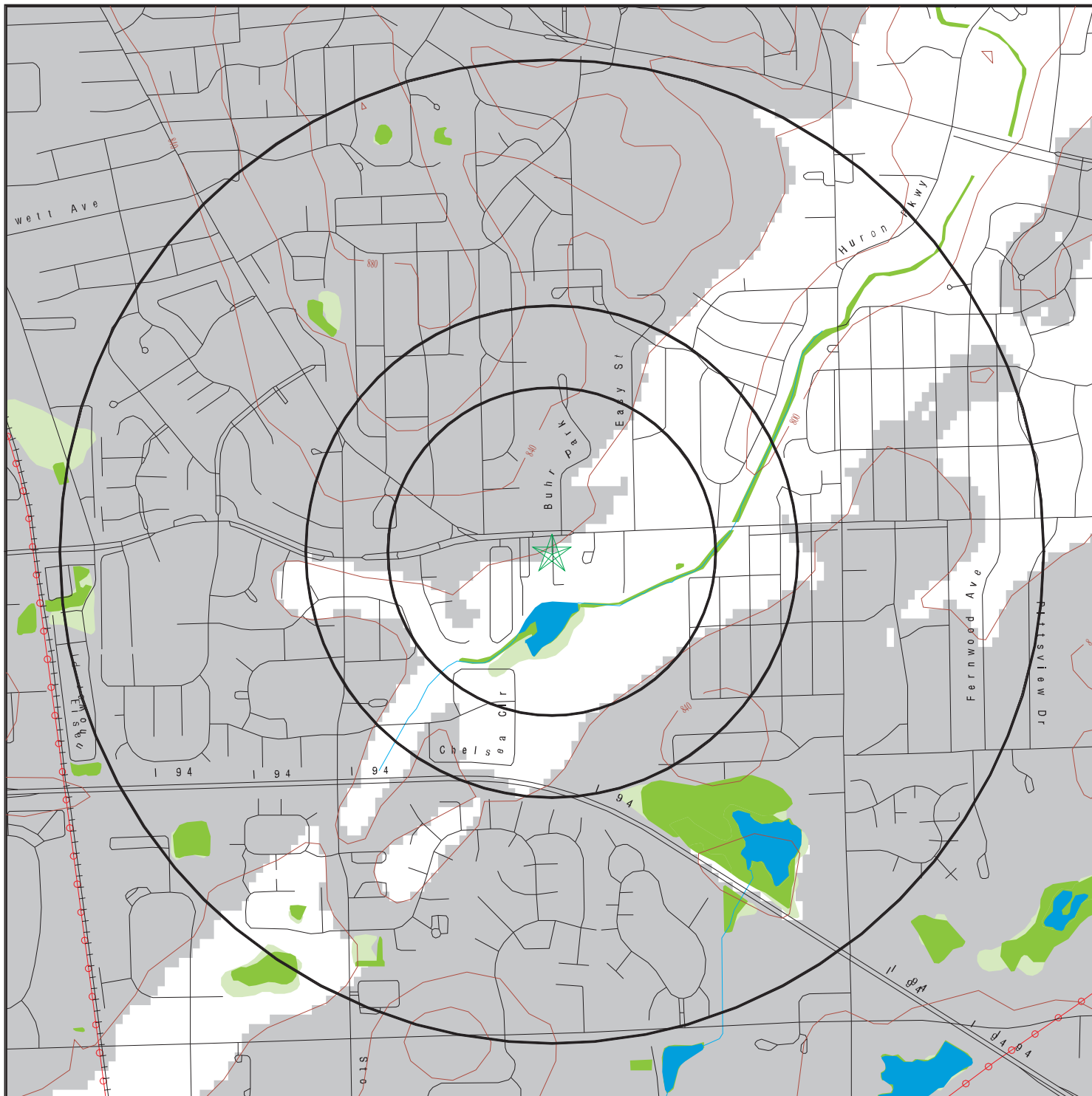


- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ▼ Sites at elevations lower than the target property
- ⚙ Manufactured Gas Plants
- ⚠ Sensitive Receptors
- 🚧 National Priority List Sites
- 🏠 Dept. Defense Sites
- 🏞 Indian Reservations BIA
- 🛢 Oil & Gas pipelines from USGS
- 🌿 National Wetland Inventory
- 🌱 State Wetlands
- ➡ Groundwater Flow Direction
- Ⓜ Indeterminate Groundwater Flow at Location
- Ⓜ Groundwater Flow Varies at Location

SITE NAME: Hikone
ADDRESS: 2700-2799 HIKONE DR
 Ann Arbor MI 48108
LAT/LONG: 42.2442 / 83.7116

CLIENT: Environmental Resources Group, Inc.
CONTACT: Penny M. Dwoinen
INQUIRY #: 3594447.8s
DATE: May 01, 2013 9:26 pm

SECONDARY MAP - 3594447.8s



★ Target Property

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

▼ Sites at elevations lower than the target property

▲ Manufactured Gas Plants

☒ National Priority List Sites

☒ Dept. Defense Sites

☒ Indian Reservations BIA

~ Contour Lines

~ Power transmission lines

~ Oil & Gas pipelines from USGS

■ National Wetland Inventory

■ State Wetlands

■ Upgradient Area



SITE NAME: Hikone
 ADDRESS: 2700-2799 HIKONE DR
 Ann Arbor MI 48108
 LAT/LONG: 42.2442 / 83.7116

CLIENT: Environmental Resources Group, Inc.
 CONTACT: Penny M. Dwoinen
 INQUIRY #: 3594447.8s
 DATE: May 01, 2013 9:25 pm

AERIAL PHOTOGRAPHY - 3594447.8s



0 300 1/3 Miles



SITE NAME: Hikone
ADDRESS: 2700-2799 HIKONE DR
Ann Arbor MI 48108
LAT/LONG: 42.2442 / 83.7116

CLIENT: Environmental Resources Group, Inc.
CONTACT: Penny M. Dwoinen
INQUIRY #: 3594447.8s
DATE: May 01, 2013 9:26 pm

MAP FINDINGS

LEGEND

FACILITY NAME		FACILITY ADDRESS, CITY, ST, ZIP		EDR SITE ID NUMBER
▼ MAP ID#	Direction	Distance Range	(Distance feet / miles)	ASTM 2600 Record Sources found in this report. Each database searched has been assigned to one or more categories. For detailed information about categorization, see the section of the report Records Searched and Currency.
	Relative Elevation	Feet Above Sea Level		
<p>Worksheet:</p> <p>Comments: Comments may be added on the online Vapor Encroachment Worksheet.</p>				

DATABASE ACRONYM: Applicable categories (A hoverbox with database description).

RECORD SOURCES AND CURRENCY

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

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

STANDARD ENVIRONMENTAL RECORDS

PRP: Potentially Responsible Parties

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

A listing of verified Potentially Responsible Parties

Date of Government Version: 12/02/2012

Source: EPA

Number of Days to Update: 69

Telephone: 202-564-6023

Last EDR Contact :04/04/2013

RMP: Risk Management Plans

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

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

Date of Government Version: 05/08/2012

Source: Environmental Protection Agency

Number of Days to Update: 46

Telephone: 202-564-8600

Last EDR Contact :04/29/2013

AIRS: Permit and Emissions Inventory Data

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

Permit and emissions inventory data.

Date of Government Version: 01/09/2013

Source: Department of Natural Resources & Environment

Number of Days to Update: 54

Telephone: 517-373-7074

Last EDR Contact :03/25/2013

AST: Aboveground Tanks

Standard Environmental Record Source: State and tribal registered storage tank lists

Search Distance: Property

Registered Aboveground Storage Tanks.

Date of Government Version: 02/21/2013

Source: Department of Natural Resources & Environment

Number of Days to Update: 31

Telephone: 517-373-8168

Last EDR Contact :02/18/2013

AUL: Engineering and Institutional Controls

Standard Environmental Record Source: State and tribal institutional control / engineering control registries

RECORD SOURCES AND CURRENCY

Search Distance: Property

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

Date of Government Version: 03/28/2012

Source: Department of Natural Resources & Environment

Number of Days to Update: 23

Telephone: 517-373-4828

Last EDR Contact :03/04/2013

BEA: BASELINE ENVIRONMENTAL ASSESSMENT DATABASE

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: 0.333 Mile

A Baseline Environmental Assessment (BEA) allows people to purchase or begin operating at a facility without being held liable for existing contamination. BEAs are used to gather enough information about the property being transferred so that existing contamination can be distinguished from any new releases that might occur after the new owner or operator takes over the property.

Date of Government Version: 02/25/2013

Source: Department of Natural Resources & Environment

Number of Days to Update: 35

Telephone: 517-373-9541

Last EDR Contact :02/18/2013

BROWNFIELDS: Brownfields and USTfield Site Database

Standard Environmental Record Source: State and tribal Brownfields sites

Search Distance: 0.333 Mile

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

Date of Government Version: 07/27/2012

Source: Department of Natural Resources & Environment

Number of Days to Update: 51

Telephone: 517-373-4805

Last EDR Contact :04/29/2013

BROWNFIELDS 2: Brownfields Building and Land Site Locations

Standard Environmental Record Source: State and tribal Brownfields sites

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

Date of Government Version: 04/09/2007

Source: Economic Development Corporation

Number of Days to Update: 21

Telephone: 888-522-0103

Last EDR Contact :03/04/2013

CDL: Clandestine Drug Lab Listing

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

A listing of clandestine drug lab locations.

Date of Government Version: 10/20/2008

Source: Department of Community Health

Number of Days to Update: 3

Telephone: 517-373-3740

Last EDR Contact :04/29/2013

COAL ASH: Coal Ash Disposal Sites

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: 0.333 Mile

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

RECORD SOURCES AND CURRENCY

Date of Government Version: 04/21/2011
Number of Days to Update: 22
Last EDR Contact :04/08/2013

Source: Department of Natural Resources & Environment
Telephone: 586-753-3754

DEL SHWS: Delisted List of Contaminated Sites

Standard Environmental Record Source: State and tribal - equivalent CERCLIS
Search Distance: 0.333 Mile

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

Date of Government Version: 02/01/2013
Number of Days to Update: 27
Last EDR Contact :04/29/2013

Source: Department of Natural Resources & Environment
Telephone: 517-373-9541

DRYCLEANERS: Drycleaning Establishments

Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: 0.25 Mile

A listing of drycleaning facilities in Michigan.

Date of Government Version: 10/22/2012
Number of Days to Update: 35
Last EDR Contact :04/19/2013

Source: Department of Natural Resources & Environment
Telephone: 517-335-4586

HIST LF: Inactive Solid Waste Facilities

Standard Environmental Record Source: State and tribal landfill / solid waste disposal
Search Distance: 0.333 Mile

The database contains historical information and is no longer updated.

Date of Government Version: 03/01/1997
Number of Days to Update: 6
Last EDR Contact :02/28/2003

Source: Department of Natural Resources & Environment
Telephone: 517-335-4034

LIENS: Lien List

Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: Property

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

Date of Government Version: 12/03/2012
Number of Days to Update: 36
Last EDR Contact :04/26/2013

Source: Department of Natural Resources & Environment
Telephone: 517-373-9837

LUST: Leaking Underground Storage Tank Sites

Standard Environmental Record Source: State and tribal leaking storage tank lists
Search Distance: 0.333 Mile

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

Date of Government Version: 02/01/2013
Number of Days to Update: 38

Source: Department of Natural Resources & Environment
Telephone: 517-373-9837

RECORD SOURCES AND CURRENCY

Last EDR Contact :02/19/2013

NPDES: List of Active NPDES Permits

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

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

Date of Government Version: 01/08/2013

Source: Department of Natural Resources & Environment

Number of Days to Update: 50

Telephone: 517-241-1300

Last EDR Contact :04/10/2013

PEAS: Pollution Emergency Alerting System

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

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

Date of Government Version: 12/31/2012

Source: Department of Natural Resources & Environment

Number of Days to Update: 49

Telephone: 517-373-8427

Last EDR Contact :03/11/2013

SHWS: Contaminated Sites

Standard Environmental Record Source: State and tribal - equivalent CERCLIS

Search Distance: 0.333 Mile

State Hazardous Waste Sites. State hazardous waste site records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. Available information varies by state.

Date of Government Version: 01/28/2013

Source: Department of Natural Resources & Environment

Number of Days to Update: 29

Telephone: 517-373-9541

Last EDR Contact :01/30/2013

SWF/LF: Solid Waste Facilities Database

Standard Environmental Record Source: State and tribal landfill / solid waste disposal

Search Distance: 0.333 Mile

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

Date of Government Version: 01/03/2013

Source: Department of Natural Resources & Environment

Number of Days to Update: 11

Telephone: 517-335-4035

Last EDR Contact :04/02/2013

SWRCY: Recycling Facilities

Standard Environmental Record Source: State and tribal landfill / solid waste disposal

Search Distance: 0.5 Mile

A listing of recycling center locations.

Date of Government Version: 11/24/2009

Source: Department of Natural Resources & Environment

Number of Days to Update: 28

Telephone: 517-241-5719

RECORD SOURCES AND CURRENCY

Last EDR Contact :04/05/2013

UIC: Underground Injection Wells Database

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

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

Date of Government Version: 01/30/2013

Source: Department of Natural Resources & Environment

Number of Days to Update: 28

Telephone: 517-241-1515

Last EDR Contact :04/29/2013

UST: Underground Storage Tank Facility List

Standard Environmental Record Source: State and tribal registered storage tank lists

Search Distance: Property

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

Date of Government Version: 02/01/2013

Source: Department of Natural Resources & Environment

Number of Days to Update: 38

Telephone: 517-335-4035

Last EDR Contact :02/19/2013

UST 2: Underground Storage Tank Listing

Standard Environmental Record Source: State and tribal registered storage tank lists

A listing of underground storage tank site locations that have unknown owner information.

Date of Government Version: 02/07/2013

Source: Department of Environmental Quality

Number of Days to Update: 24

Telephone: 517-335-7211

Last EDR Contact :04/23/2013

WDS: Waste Data System

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

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

Date of Government Version: 02/15/2013

Source: Department of Natural Resources & Environment

Number of Days to Update: 13

Telephone: 517-373-9875

Last EDR Contact :02/15/2013

2020 COR ACTION: 2020 Corrective Action Program List

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: 0.25 Mile

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

Date of Government Version: 11/11/2011

Source: Environmental Protection Agency

Number of Days to Update: 7

Telephone: 703-308-4044

Last EDR Contact :02/15/2013

RECORD SOURCES AND CURRENCY

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

Standard Environmental Record Source: Federal CERCLIS

Search Distance: 0.333 Mile

CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 02/04/2013

Source: EPA

Number of Days to Update: 12

Telephone: 703-412-9810

Last EDR Contact :04/05/2013

CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: 0.333 Mile

Archived sites are sites that have been removed and archived from the inventory of CERCLIS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Date of Government Version: 02/05/2013

Source: EPA

Number of Days to Update: 12

Telephone: 703-412-9810

Last EDR Contact :04/05/2013

COAL ASH DOE: Sleam-Electric Plan Operation Data

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

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

Date of Government Version: 12/31/2005

Source: Department of Energy

Number of Days to Update: 76

Telephone: 202-586-8719

Last EDR Contact :04/18/2013

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: 0.333 Mile

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

Date of Government Version: 08/17/2010

Source: Environmental Protection Agency

Number of Days to Update: 77

Telephone: Not Reported

Last EDR Contact :03/15/2013

CONSENT: Superfund (CERCLA) Consent Decrees

Standard Environmental Record Source: Federal NPL

Search Distance: 0.333 Mile

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

Date of Government Version: 12/31/2011

Source: Department of Justice, Consent Decree Library

Number of Days to Update: 57

Telephone: Varies

Last EDR Contact :04/01/2013

RECORD SOURCES AND CURRENCY

CORRACTS: Corrective Action Report

Standard Environmental Record Source: Federal RCRA CORRACTS facilities list

Search Distance: 0.333 Mile

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 02/12/2013

Source: EPA

Number of Days to Update: 6

Telephone: 800-424-9346

Last EDR Contact :04/03/2013

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

Standard Environmental Record Source: State and tribal landfill / solid waste disposal

Search Distance: 0.333 Mile

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

Date of Government Version: 01/12/2009

Source: EPA, Region 9

Number of Days to Update: 137

Telephone: 415-947-4219

Last EDR Contact :04/29/2013

DELISTED NPL: National Priority List Deletions

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: 0.333 Mile

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

Date of Government Version: 02/01/2013

Source: EPA

Number of Days to Update: 12

Telephone: Not Reported

Last EDR Contact :04/10/2013

DOT OPS: Incident and Accident Data

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

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

Date of Government Version: 07/31/2012

Source: Department of Transportation, Office of Pipeline Safety

Number of Days to Update: 42

Telephone: 202-366-4595

Last EDR Contact :02/05/2013

EPA WATCH LIST: EPA WATCH LIST

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

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

Date of Government Version: 07/31/2012

Source: Environmental Protection Agency

Number of Days to Update: 36

Telephone: 617-520-3000

Last EDR Contact :02/12/2013

RECORD SOURCES AND CURRENCY

ERNS: Emergency Response Notification System

Standard Environmental Record Source: Federal ERNS list

Search Distance: Property

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

Date of Government Version: 12/31/2012

Source: National Response Center, United States Coast Guard

Number of Days to Update: 29

Telephone: 202-267-2180

Last EDR Contact :04/02/2013

FEMA UST: Underground Storage Tank Listing

Standard Environmental Record Source: State and tribal registered storage tank lists

Search Distance: Property

A listing of all FEMA owned underground storage tanks.

Date of Government Version: 01/01/2010

Source: FEMA

Number of Days to Update: 55

Telephone: 202-646-5797

Last EDR Contact :04/18/2013

FINDS: Facility Index System/Facility Registry System

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

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

Date of Government Version: 10/23/2011

Source: EPA

Number of Days to Update: 79

Telephone: Not Reported

Last EDR Contact :03/12/2013

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

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

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

Date of Government Version: 04/09/2009

Source: EPA/Office of Prevention, Pesticides and Toxic Substances

Number of Days to Update: 25

Telephone: 202-566-1667

Last EDR Contact :02/25/2013

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

Standard Environmental Record Source: Other Standard Environmental Records

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

Date of Government Version: 04/09/2009

Source: EPA

Number of Days to Update: 25

Telephone: 202-566-1667

Last EDR Contact :02/25/2013

RECORD SOURCES AND CURRENCY

FUDS: Formerly Used Defense Sites

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: 0.333 Mile

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

Date of Government Version: 12/31/2011

Source: U.S. Army Corps of Engineers

Number of Days to Update: 15

Telephone: 202-528-4285

Last EDR Contact :03/11/2013

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

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

Date of Government Version: 10/19/2006

Source: Environmental Protection Agency

Number of Days to Update: 40

Telephone: 202-564-2501

Last EDR Contact :12/17/2007

HMIRS: Hazardous Materials Information Reporting System

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

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

Date of Government Version: 12/31/2012

Source: U.S. Department of Transportation

Number of Days to Update: 55

Telephone: 202-366-4555

Last EDR Contact :04/02/2013

ICIS: Integrated Compliance Information System

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

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

Date of Government Version: 07/20/2011

Source: Environmental Protection Agency

Number of Days to Update: 61

Telephone: 202-564-5088

Last EDR Contact :04/15/2013

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land

Standard Environmental Record Source: State and tribal leaking storage tank lists

Search Distance: 0.333 Mile

A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 09/28/2012

Source: EPA Region 1

Number of Days to Update: 162

Telephone: 617-918-1313

Last EDR Contact :05/01/2013

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land

RECORD SOURCES AND CURRENCY

Standard Environmental Record Source: State and tribal leaking storage tank lists
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 02/05/2013 Source: EPA Region 10
Number of Days to Update: 65 Telephone: 206-553-2857
Last EDR Contact :04/29/2013

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land

Standard Environmental Record Source: State and tribal leaking storage tank lists
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 02/06/2013 Source: EPA Region 4
Number of Days to Update: 63 Telephone: 404-562-8677
Last EDR Contact :04/29/2013

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land

Standard Environmental Record Source: State and tribal leaking storage tank lists
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 09/12/2011 Source: EPA Region 6
Number of Days to Update: 59 Telephone: 214-665-6597
Last EDR Contact :04/29/2013

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land

Standard Environmental Record Source: State and tribal leaking storage tank lists
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 12/31/2012 Source: EPA Region 7
Number of Days to Update: 43 Telephone: 913-551-7003
Last EDR Contact :04/29/2013

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land

Standard Environmental Record Source: State and tribal leaking storage tank lists
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 08/27/2012 Source: EPA Region 8
Number of Days to Update: 49 Telephone: 303-312-6271
Last EDR Contact :04/29/2013

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land

Standard Environmental Record Source: State and tribal leaking storage tank lists
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 03/01/2013 Source: Environmental Protection Agency
Number of Days to Update: 42 Telephone: 415-972-3372
Last EDR Contact :04/29/2013

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

Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: 0.333 Mile

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998 Source: Environmental Protection Agency

RECORD SOURCES AND CURRENCY

Number of Days to Update: 52
Last EDR Contact :02/05/2013

Telephone: 703-308-8245

INDIAN UST R1: Underground Storage Tanks on Indian Land

Standard Environmental Record Source: State and tribal registered storage tank lists
Search Distance: Property

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

Date of Government Version: 09/28/2012

Source: EPA, Region 1

Number of Days to Update: 156

Telephone: 617-918-1313

Last EDR Contact :04/29/2013

INDIAN UST R10: Underground Storage Tanks on Indian Land

Standard Environmental Record Source: State and tribal registered storage tank lists

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

Date of Government Version: 02/05/2013

Source: EPA Region 10

Number of Days to Update: 65

Telephone: 206-553-2857

Last EDR Contact :04/29/2013

INDIAN UST R4: Underground Storage Tanks on Indian Land

Standard Environmental Record Source: State and tribal registered storage tank lists

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

Date of Government Version: 02/06/2013

Source: EPA Region 4

Number of Days to Update: 63

Telephone: 404-562-9424

Last EDR Contact :04/29/2013

INDIAN UST R5: Underground Storage Tanks on Indian Land

Standard Environmental Record Source: State and tribal registered storage tank lists

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

Date of Government Version: 08/02/2012

Source: EPA Region 5

Number of Days to Update: 94

Telephone: 312-886-6136

Last EDR Contact :04/29/2013

INDIAN UST R6: Underground Storage Tanks on Indian Land

Standard Environmental Record Source: State and tribal registered storage tank lists

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

Date of Government Version: 05/10/2011

Source: EPA Region 6

Number of Days to Update: 34

Telephone: 214-665-7591

Last EDR Contact :04/29/2013

INDIAN UST R7: Underground Storage Tanks on Indian Land

Standard Environmental Record Source: State and tribal registered storage tank lists

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

RECORD SOURCES AND CURRENCY

Date of Government Version: 12/31/2012
Number of Days to Update: 43
Last EDR Contact :04/29/2013

Source: EPA Region 7
Telephone: 913-551-7003

INDIAN UST R8: Underground Storage Tanks on Indian Land

Standard Environmental Record Source: State and tribal registered storage tank lists

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

Date of Government Version: 08/27/2012
Number of Days to Update: 49
Last EDR Contact :04/29/2013

Source: EPA Region 8
Telephone: 303-312-6137

INDIAN UST R9: Underground Storage Tanks on Indian Land

Standard Environmental Record Source: State and tribal registered storage tank lists

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

Date of Government Version: 02/21/2013
Number of Days to Update: 45
Last EDR Contact :04/29/2013

Source: EPA Region 9
Telephone: 415-972-3368

INDIAN VCP R1: Voluntary Cleanup Priority Listing

Standard Environmental Record Source: State and tribal voluntary cleanup sites
Search Distance: 0.333 Mile

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

Date of Government Version: 09/28/2012
Number of Days to Update: 14
Last EDR Contact :04/05/2013

Source: EPA, Region 1
Telephone: 617-918-1102

INDIAN VCP R7: Voluntary Cleanup Priority Listing

Standard Environmental Record Source: State and tribal voluntary cleanup sites

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

Date of Government Version: 03/20/2008
Number of Days to Update: 27
Last EDR Contact :04/20/2009

Source: EPA, Region 7
Telephone: 913-551-7365

LIENS 2: CERCLA Lien Information

Standard Environmental Record Source: Federal CERCLIS
Search Distance: Property

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

Date of Government Version: 02/16/2012
Number of Days to Update: 80
Last EDR Contact :04/29/2013

Source: Environmental Protection Agency
Telephone: 202-564-6023

LUCIS: Land Use Control Information System

Standard Environmental Record Source: Federal institutional controls / engineering controls registries
Standard Environmental Record Source: Other Standard Environmental Records

RECORD SOURCES AND CURRENCY

Search Distance: 0.333 Mile

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

Date of Government Version: 12/09/2005

Source: Department of the Navy

Number of Days to Update: 31

Telephone: 843-820-7326

Last EDR Contact :02/18/2013

MLTS: Material Licensing Tracking System

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

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

Date of Government Version: 06/21/2011

Source: Nuclear Regulatory Commission

Number of Days to Update: 60

Telephone: 301-415-7169

Last EDR Contact :03/11/2013

NPL: National Priority List

Standard Environmental Record Source: Federal NPL

Search Distance: 0.333 Mile

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

Date of Government Version: 02/01/2013

Source: EPA

Number of Days to Update: 12

Telephone: Not Reported

Last EDR Contact :04/10/2013

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-566-0690

EPA Region 1
Telephone: 617-918-1102

EPA Region 2
Telephone: 212-637-4293

EPA Region 3
Telephone: 215-814-5418

EPA Region 4
Telephone: 404-562-8681

EPA Region 5
Telephone: 312-353-1063

EPA Region 6
Telephone: 214-655-6659

EPA Region 7
Telephone: 913-551-7247

EPA Region 8
Telephone: 303-312-6118

RECORD SOURCES AND CURRENCY

EPA Region 9
Telephone: 415-947-4579

EPA Region 10
Telephone: 206-553-4479

NPL LIENS: Federal Superfund Liens

Standard Environmental Record Source: Federal NPL

Search Distance: Property

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

Date of Government Version: 10/15/1991

Source: EPA

Number of Days to Update: 56

Telephone: 202-564-4267

Last EDR Contact :08/15/2011

ODI: Open Dump Inventory

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: 0.333 Mile

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

Date of Government Version: 06/30/1985

Source: Environmental Protection Agency

Number of Days to Update: 39

Telephone: 800-424-9346

Last EDR Contact :06/09/2004

PADS: PCB Activity Database System

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

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

Date of Government Version: 11/01/2010

Source: EPA

Number of Days to Update: 98

Telephone: 202-566-0500

Last EDR Contact :04/19/2013

PCB TRANSFORMER: PCB Transformer Registration Database

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

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

Date of Government Version: 02/01/2011

Source: Environmental Protection Agency

Number of Days to Update: 83

Telephone: 202-566-0517

Last EDR Contact :02/01/2013

Proposed NPL: Proposed National Priority List Sites

Standard Environmental Record Source: Federal NPL

Search Distance: 0.333 Mile

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

Date of Government Version: 02/01/2013

Source: EPA

RECORD SOURCES AND CURRENCY

Number of Days to Update: 12
Last EDR Contact :04/10/2013

Telephone: Not Reported

RAATS: RCRA Administrative Action Tracking System

Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: Property

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

Date of Government Version: 04/17/1995
Number of Days to Update: 35
Last EDR Contact :06/02/2008

Source: EPA
Telephone: 202-564-4104

RADINFO: Radiation Information Database

Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: Property

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

Date of Government Version: 01/08/2013
Number of Days to Update: 93
Last EDR Contact :04/11/2013

Source: Environmental Protection Agency
Telephone: 202-343-9775

RCRA NonGen / NLR: RCRA - Non Generators

Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: Property

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

Date of Government Version: 02/12/2013
Number of Days to Update: 12
Last EDR Contact :04/03/2013

Source: Environmental Protection Agency
Telephone: 703-308-8895

RCRA-CESQG: RCRA - Conditionally Exempt Small Quantity Generators

Standard Environmental Record Source: Federal RCRA generators list
Search Distance: Property

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

Date of Government Version: 02/12/2013
Number of Days to Update: 12
Last EDR Contact :04/03/2013

Source: Environmental Protection Agency
Telephone: 703-308-8895

RCRA-LQG: RCRA - Large Quantity Generators

Standard Environmental Record Source: Federal RCRA generators list
Search Distance: Property

RECORD SOURCES AND CURRENCY

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

Date of Government Version: 02/12/2013

Source: Environmental Protection Agency

Number of Days to Update: 12

Telephone: 703-308-8895

Last EDR Contact :04/03/2013

RCRA-SQG: RCRA - Small Quantity Generators

Standard Environmental Record Source: Federal RCRA generators list

Search Distance: Property

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 02/12/2013

Source: Environmental Protection Agency

Number of Days to Update: 12

Telephone: 703-308-8895

Last EDR Contact :04/03/2013

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

Standard Environmental Record Source: Federal RCRA TSD facilities list

Search Distance: 0.333 Mile

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 02/12/2013

Source: Environmental Protection Agency

Number of Days to Update: 12

Telephone: 703-308-8895

Last EDR Contact :04/03/2013

ROD: Records Of Decision

Standard Environmental Record Source: Federal NPL

Search Distance: 0.333 Mile

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

Date of Government Version: 12/18/2012

Source: EPA

Number of Days to Update: 30

Telephone: 703-416-0223

Last EDR Contact :03/13/2013

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: 0.333 Mile

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

Date of Government Version: 03/07/2011

Source: Environmental Protection Agency

RECORD SOURCES AND CURRENCY

Number of Days to Update: 54
Last EDR Contact :04/23/2013

Telephone: 615-532-8599

SSTS: Section 7 Tracking Systems

Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: Property

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

Date of Government Version: 12/31/2009
Number of Days to Update: 77
Last EDR Contact :04/29/2013

Source: EPA
Telephone: 202-564-4203

TRIS: Toxic Chemical Release Inventory System

Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: Property

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

Date of Government Version: 12/31/2009
Number of Days to Update: 131
Last EDR Contact :02/26/2013

Source: EPA
Telephone: 202-566-0250

TSCA: Toxic Substances Control Act

Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: Property

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

Date of Government Version: 12/31/2006
Number of Days to Update: 64
Last EDR Contact :03/28/2013

Source: EPA
Telephone: 202-260-5521

UMTRA: Uranium Mill Tailings Sites

Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: 0.333 Mile

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

Date of Government Version: 09/14/2010
Number of Days to Update: 146
Last EDR Contact :02/25/2013

Source: Department of Energy
Telephone: 505-845-0011

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

Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: Property

RECORD SOURCES AND CURRENCY

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

Date of Government Version: 11/15/2012

Source: EPA

Number of Days to Update: 91

Telephone: 202-564-5962

Last EDR Contact :04/01/2013

US AIRS MINOR: Air Facility System Data

Standard Environmental Record Source: Other Standard Environmental Records

A listing of minor source facilities.

Date of Government Version: 11/15/2012

Source: EPA

Number of Days to Update: 91

Telephone: 202-564-5962

Last EDR Contact :04/01/2013

US BROWNFIELDS: A Listing of Brownfields Sites

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: 0.333 Mile

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

Date of Government Version: 12/10/2012

Source: Environmental Protection Agency

Number of Days to Update: 9

Telephone: 202-566-2777

Last EDR Contact :03/26/2013

US CDL: Clandestine Drug Labs

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

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

Date of Government Version: 11/14/2012

Source: Drug Enforcement Administration

Number of Days to Update: 66

Telephone: 202-307-1000

Last EDR Contact :03/04/2013

US ENG CONTROLS: Engineering Controls Sites List

Standard Environmental Record Source: Federal institutional controls / engineering controls registries

Search Distance: Property

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

Date of Government Version: 12/19/2012

Source: Environmental Protection Agency

Number of Days to Update: 63

Telephone: 703-603-0695

RECORD SOURCES AND CURRENCY

Last EDR Contact :03/11/2013

US FIN ASSUR: Financial Assurance Information

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

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

Date of Government Version: 11/20/2012

Source: Environmental Protection Agency

Number of Days to Update: 89

Telephone: 202-566-1917

Last EDR Contact :02/19/2013

US HIST CDL: National Clandestine Laboratory Register

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

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

Date of Government Version: 09/01/2007

Source: Drug Enforcement Administration

Number of Days to Update: 131

Telephone: 202-307-1000

Last EDR Contact :03/23/2009

US INST CONTROL: Sites with Institutional Controls

Standard Environmental Record Source: Federal institutional controls / engineering controls registries

Search Distance: Property

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

Date of Government Version: 12/19/2012

Source: Environmental Protection Agency

Number of Days to Update: 63

Telephone: 703-603-0695

Last EDR Contact :03/11/2013

US MINES: Mines Master Index File

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

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

Date of Government Version: 08/18/2011

Source: Department of Labor, Mine Safety and Health Administration

Number of Days to Update: 21

Telephone: 303-231-5959

Last EDR Contact :03/06/2013

DOD: Department of Defense Sites

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: 0.333 Mile

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

Date of Government Version: 12/31/2005

Source: USGS

RECORD SOURCES AND CURRENCY

Number of Days to Update: 62
Last EDR Contact :04/19/2013

Telephone: 888-275-8747

INDIAN RESERV: Indian Reservations

Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: Property

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

Date of Government Version: 12/31/2005
Number of Days to Update: 34
Last EDR Contact :04/19/2013

Source: USGS
Telephone: 202-208-3710

PWS: Public Water System Data

Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: Property

This Safe Drinking Water Information System (SDWIS) file contains public water systems name and address, population served and the primary source of water

Date of Government Version: 04/12/2007
Number of Days to Update: N/A
Last EDR Contact :03/11/2013

Source: EPA
Telephone: Not Reported

RECORD SOURCES AND CURRENCY

HISTORICAL USE RECORDS

EDR MGP: EDR Proprietary Manufactured Gas Plants

Standard Environmental Record Source: Former manufactured Gas Plants

Search Distance: 0.333 Mile

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

Date of Government Version: 08/28/2009

Source: EDR, Inc.

Number of Days to Update: 55

Telephone: Not Reported

Last EDR Contact :11/30/2012

EDR US Hist Auto Stat: EDR Exclusive Historic Gas Stations

Standard Environmental Record Source: Historical Gas Stations

Search Distance: 0.25 Mile

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

Date of Government Version: 02/20/2007

Source: EDR, Inc.

Number of Days to Update: 42

Telephone: Not Reported

Last EDR Contact :02/21/2007

EDR US Hist Cleaners: EDR Exclusive Historic Dry Cleaners

Standard Environmental Record Source: Historical Dry Cleaners

Search Distance: 0.25 Mile

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

Date of Government Version: 02/20/2007

Source: EDR, Inc.

Number of Days to Update: 42

Telephone: Not Reported

Last EDR Contact :02/21/2007

RECORD SOURCES AND CURRENCY

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)

Source: United States Geologic Survey

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

HYDROLOGIC INFORMATION

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 1999 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

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

HYDROGEOLOGIC INFORMATION

AQUIFLOW[®] Information System

Source: EDR proprietary database of groundwater flow information

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

GEOLOGIC INFORMATION

STATSGO: State Soil Geographic Database

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

SSURGO: Soil Survey Geographic Database

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

Telephone: 800-672-5559

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

STREET AND ADDRESS INFORMATION

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Statutory Checklist Subject to §58.5

PROJECT NAME: Hikone
DESCRIPTION: Rental Rehab
LOCATION: 2724Hikone Road, Ann Arbor, MI 48108

Status "A" – Activity does not require formal consultation with an outside agency and does not affect the resource in question.

Status "B" – Activity triggers formal compliance consultation with the oversight agency and/or affects the resource in question.

Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5	Status	Compliance Documentation
Historic Preservation [36 CFR Part 800]	A	The Subject Property is less than 50 years old therefore not subject to Historic Preservation requirements.
Floodplain Management [24 CFR Part 55; Executive Order 11988]	B	According to the attached Environmental Data Resources Inc. (EDR) NEPA Report, the Subject Property is not located in a 100 year or 500 year FEMA flood plain. However the FEMA FIRM map places a portion of the Subject Property in the area of 0.2% annual chance flood.
Wetland Protection [Executive Order 11990]	A	According to the attached EDR NEPA Report, the Subject Property is not listed in the National Wetlands Inventory.
Coastal Zone Management Act [16 U.S.C. 1451, §§ 307(c), (d)]	A	According to the attached Michigan Department of Environmental Quality (MDEQ) Coastal Zone Management Map list, Washtenaw County has no Coastal Zone Management Areas.



**TECHNICAL SKILL.
CREATIVE SPIRIT.**

Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5	Status	Compliance Documentation
Sole Source Aquifers [40 CFR Part 149]	A	According to the attached Designated Sole Source Aquifers In EPA Region 5 Map, the Subject Property is not located within a sole source aquifer.
Endangered Species Act [50 CFR Part 402]	A	According to the attached EDR NEPA Report, the US Fish and Wildlife Service does not list any threatened or endangered species in the area of the Subject Property.
Wild and Scenic Rivers Act [16 U.S.C. 1271, §§ 7(b), (c)]	A	According to the attached Michigan Department of Natural Resources map of wild and scenic rivers, no federal or state wild and scenic rivers are located in the area of the Subject Property.
Clean Air Act [40 CFR Parts 6, 51, 93]	A	According to the attached MDEQ air quality attainment map, the Detroit Metropolitan Area is a nonattainment area for fine particulates. However, all Michigan counties are in compliance with current PM2.5 Standards.
Farmland Protection Policy Act [7 CFR Part 658]	A	The Subject Property is developed, urban land and is therefore not subject to the Farmland Protection Policy Act.
Environmental Justice [Executive Order 12898]	A	The project will have no adverse health or environmental effects to impact populations of the city.
Noise Abatement and Control [24 CFR Part 51, Subpart B]	B	There are no railroads within 3,000 feet. There are two civilian airfields are within 15 miles. If rehab of these units is planned, a determination will be made as to whether or not noise attenuation is required to mitigate high noise levels.
Explosive and Flammable Operations [24 CFR Part 51, Subpart C]	A	According to the attached EDR Environmental Database Report, the Subject Property is not located within the immediate vicinity of hazardous industrial operations handling fuel or chemicals of an explosive or flammable nature.

Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5	Status	Compliance Documentation
Toxic Chemicals and Radioactive Materials [24CFR Part 58, § 5(i)(2)]	A	According to the attached EDR Environmental Database Report and Historic Sanborn Fire Insurance Maps, the Subject Property is not listed on an EPA or CERCLA list; is not located near listed toxic or solid waste landfill sites; does not have an underground storage tank and is not known or suspected to be contaminated by toxic chemicals or radioactive materials.
Airport Clear Zones and Accident Potential Zones [24 CFR Part 51, Subpart D]	A	The closest airport is approximately 2.0 miles from the Subject Property and beyond the airport clear zone and accident potential zone.

DETERMINATION:

- This project converts to Exempt, per § 58.34(a)(12), because it does not require any mitigation for compliance with any listed statutes or authorities, nor requires any formal permit or license (Status "A" has been determined in the status column for all authorities). Funds may be drawn down for this (now) EXEMPT project; OR
- This project cannot convert to Exempt because one or more statutes/authorities require consultation or mitigation. Complete consultation/mitigation requirements, publish NOI/RROF and obtain Authority to Use Grant Funds (HUD 7015.16) per §§ 58.70 and 58.71 before drawing down funds; OR
- The unusual circumstances of this project may result in a significant environmental impact. This project requires preparation of an Environmental Assessment (EA). Prepare the EA according to 24 CFR Part 58 Subpart E.

PREPARER SIGNATURE:

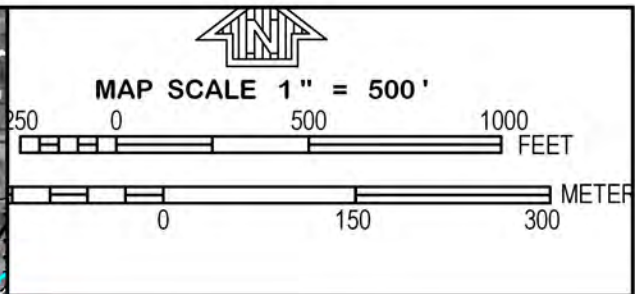
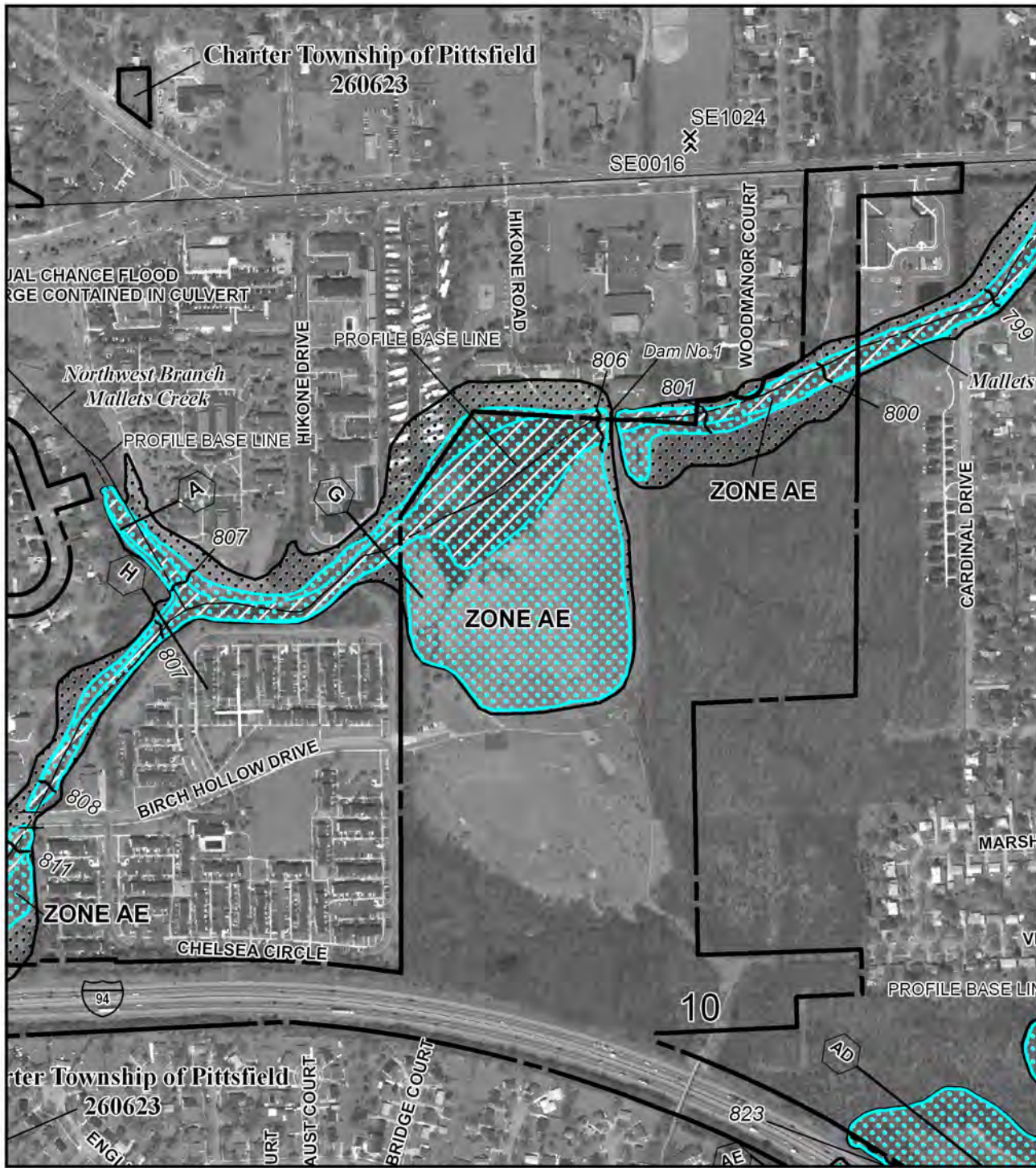


DATE:

May 9, 2013

FIRM MAP





NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0402E

FIRM
FLOOD INSURANCE RATE MAP
WASHTENAW COUNTY,
MICHIGAN
 (ALL JURISDICTIONS)

PANEL 402 OF 585
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
ANN ARBOR, CITY OF	260213	0402	E
PITTSFIELD			
CHARTER TOWNSHIP OF	260623	0402	E

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



MAP NUMBER
26161C0402E
EFFECTIVE DATE
APRIL 3, 2012

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

EDR NEPA CHECK REPORT



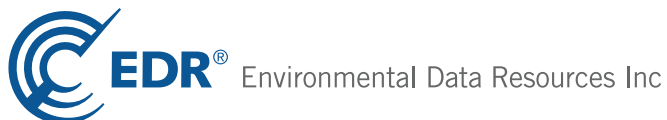


Hikone

2724 Hikone Road
Ann Arbor, MI 48108

Inquiry Number: 3590265.1s
April 29, 2013

EDR NEPACheck®



440 Wheelers Farms Road
Milford, CT 06461
Toll Free: 800.352.0050
www.edrnet.com

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

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EDR NEPACheck® DESCRIPTION

The National Environmental Policy Act of 1969 (NEPA) requires that Federal agencies include in their decision-making processes appropriate and careful consideration of all environmental effects and actions, analyze potential environmental effects of proposed actions and their alternatives for public understanding and scrutiny, avoid or minimize adverse effects of proposed actions, and restore and enhance environmental quality as much as possible.

The EDR NEPACheck provides information which may be used, in conjunction with additional research, to determine whether a proposed site or action will have significant environmental effect.

The report provides maps and data for the following items (where available). Search results are provided in the Map Findings Summary on page 2 of this report.

Section	Regulation
Natural Areas Map	
• Federal Lands Data:	
- Officially designated wilderness areas	47 CFR 1.1307(1)
- Officially designated wildlife preserves, sanctuaries and refuges	47 CFR 1.1307(2)
- Wild and scenic rivers	40 CFR 6.302(e)
- Fish and Wildlife	40 CFR 6.302
• Threatened or Endangered Species, Fish and Wildlife, Critical Habitat Data (where available)	47 CFR 1.1307(3); 40 CFR 6.302
Historic Sites Map	
• National Register of Historic Places	47 CFR 1.1307(4); 40 CFR 6.302
• State Historic Places (where available)	
• Indian Reservations	
Flood Plain Map	
• National Flood Plain Data (where available)	47 CFR 1.1307(6); 40 CFR 6.302
Wetlands Map	
• National Wetlands Inventory Data (where available)	47 CFR 1.1307(7); 40 CFR 6.302
FCC & FAA Map	
• FCC antenna/tower sites, FAA Markings and Obstructions, Airports, Topographic gradient	47 CFR 1.1307(8)
Key Contacts and Government Records Searched	

MAP FINDINGS SUMMARY

The databases searched in this report are listed below. Database descriptions and other agency contact information is contained in the Key Contacts and Government Records Searched section on page 41 of this report.

TARGET PROPERTY ADDRESS

HIKONE
2724 HIKONE ROAD
ANN ARBOR, MI 48108

Inquiry #: 3590265.1s
Date: 4/29/13

TARGET PROPERTY COORDINATES

Latitude (North): 42.243000 - 42° 14' 34.8"
Longitude (West): 83.711098 - 83° 42' 40.0"
Universal Tranverse Mercator: Zone 17
UTM X (Meters): 276315.0
UTM Y (Meters): 4680102.0

Applicable Regulation from 47 CFR/FCC Checklist	Database	Search Distance (Miles)	Within Search	Within 1/8 Mile
<u>NATURAL AREAS MAP</u>				
1.1307a (1) Officially Designated Wilderness Area	US Federal Lands	1.00	NO	NO
1.1307a (2) Officially Designated Wildlife Preserve	US Federal Lands	1.00	NO	NO
1.1307a (2) Officially Designated Wildlife Preserve	MI Park Facilities	1.00	NO	NO
1.1307a (3) Threatened or Endangered Species or Critical Habitat	County Endangered Species	County	YES	N/A
<u>HISTORIC SITES MAP</u>				
1.1307a (4) Listed or eligible for National Register	National Register of Hist. Pla	1.00	YES	NO
1.1307a (4) Listed or eligible for National Register	MI Historic Sites	1.00	YES	NO
	Indian Reservation	1.00	NO	NO
<u>FLOODPLAIN MAP</u>				
1.1307 (6) Located in a Flood Plain	FLOODPLAIN	1.00	NO	NO
<u>WETLANDS MAP</u>				
1.1307 (7) Change in surface features (wetland fill)	NWI	1.00	YES	YES
<u>FCC & FAA SITES MAP</u>				
	Cellular	1.00	NO	NO
	4G Cellular	1.00	NO	NO
	Antenna Structure Registration	1.00	NO	NO
	Towers	1.00	NO	NO
	AM Antenna	1.00	NO	NO
	FM Antenna	1.00	NO	NO
	FAA DOF	1.00	YES	NO
	Airports	1.00	NO	---
	Power Lines	1.00	YES	---

Natural Areas Map



- | | |
|---|---|
|  Target Property |  Locations |
|  Roads |  Federal Areas |
|  County Boundary |  Federal Linear Features |
|  Waterways |  State Areas |
|  Water |  State Linear Features |



SITE NAME: Hikone
 ADDRESS: 2724 Hikone Road
 Ann Arbor MI 48108
 LAT/LONG: 42.243 / 83.7111

CLIENT: The Mannik & Smith Group
 CONTACT: Michelle Henn
 INQUIRY #: 3590265.1s
 DATE: April 29, 2013

NATURAL AREAS MAP FINDINGS

Endangered Species Listed for: WASHTENAW County, MI.

Source: EPA Endangered Species Protection Program Database

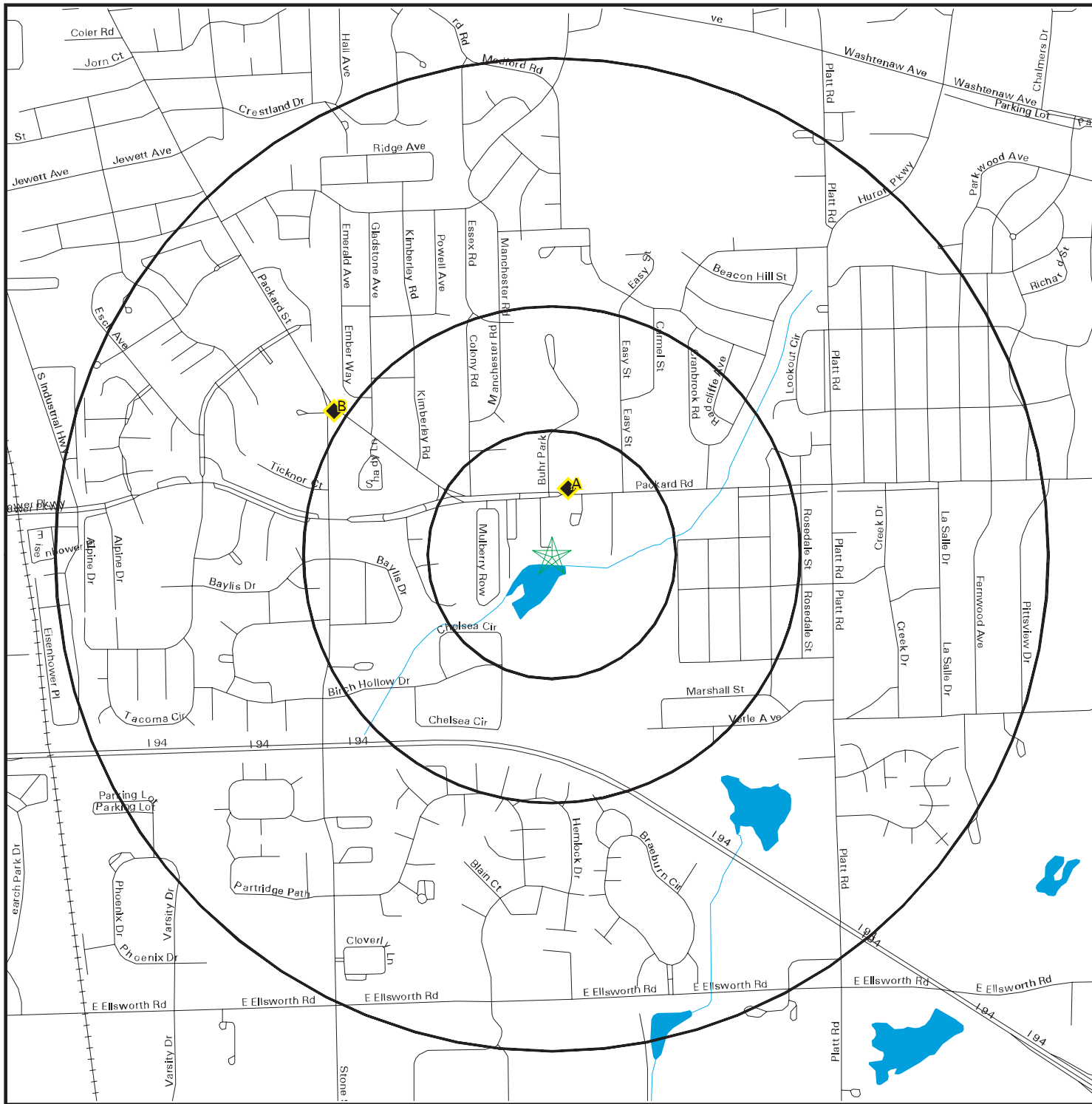
PLANT: ORCHID, EASTERN PRAIRIE FRINGED

Map ID
Direction
Distance
Distance (ft.)

EDR ID
Database

No mapped sites were found in EDR's search of available government records within the search radius around the target property.

Historic Sites Map



- ★ Target Property
- ◆ Historic Sites
- Streets
- Federal Historic Areas
- County Boundary
- State Historic Areas
- Waterways
- US Indian Reservations
- Water
- Scenic Trail



SITE NAME: Hikone
ADDRESS: 2724 Hikone Road
 Ann Arbor MI 48108
LAT/LONG: 42.243 / 83.7111

CLIENT: The Mannik & Smith Group
CONTACT: Michelle Henn
INQUIRY #: 3590265.1s
DATE: April 29, 2013

TC3590265.1s Page 5 of 47

HISTORIC SITES MAP FINDINGS

Map ID
Direction
Distance
Distance (ft.)

EDR ID
Database

A1
NNE
1/8-1/4 mi
674

MI2005NRHP01152
MI Historic Sites

Street num: 2781
Street dir: Not Reported
Street: Packard Road
City: Ann Arbor
Township: Not Reported
Locname: Ticknor, Dr. Benajah, House
Std add: 2781 Packard St
Zip code: Not Reported
Site key: 20377
Name: Not Reported
Resource t: district
Std error: 11
Std zip: 48108
Std city: Ann Arbor
Std er det: 11.4,11.5,14.1,14.2
Add leftov: Not Reported
Bound add: 3249
Bound key: 3280
Propertyty: cobblestone house
Stadd: Y
Av add: 2781 PACKARD ST
Av zone: 48108
Av status: M
Av score: 100
Av side: L
Priname: Not Reported
Priority: 2
Listid: Not Reported
Nameid: 3252
Primary: Yes
Geogtype: area
Proptypeid: 1076
Nomatch: Not Reported
Comments: Not Reported
G: erin
Moreinfo: Not Reported
Doc: Not Reported
District: Y
Site id 33: P3774
File: nhl-nrhp
Edr id: MI2005NRHP01152

A2
North
1/8-1/4 mi
780

72000662
National Register of Hist. Places

Resname: Ticknor, Dr. Benajah, House
Address: 2781 Packard Rd.
City: Ann Arbor

HISTORIC SITES MAP FINDINGS

Map ID
Direction
Distance
Distance (ft.)

EDR ID
Database

Vicinity: Not Reported
 County: Washtenaw
 State: MICHIGAN
 Certdate: 19721121
 Multname: Not Reported
 Acre: 4.0+

B3
WNW
1/2-1 mi
2697

95001386
National Register of Hist. Places

Resname: Stone School
 Address: 2600 Packard Rd.
 City: Ann Arbor
 Vicinity: Not Reported
 County: Washtenaw
 State: MICHIGAN
 Certdate: 19951129
 Multname: Not Reported
 Acre: 0.9+

B4
NW
1/2-1 mi
2852

MI2005NRHP01145
MI Historic Sites

Street num: 2600
 Street dir: Not Reported
 Street: Packard Road
 City: Ann Arbor
 Township: Not Reported
 Locname: Stone School
 Std add: 2600 Packard St
 Zip code: 48104
 Site key: 19056
 Name: Not Reported
 Resource t: building
 Std error: 11
 Std zip: 48104
 Std city: Ann Arbor
 Std er det: 11.4,11.5
 Add leftov: Not Reported
 Bound add: 3202
 Bound key: 3233
 Propertyty: school
 Stadd: Y
 Av add: 2600 PACKARD ST
 Av zone: 48104
 Av status: M
 Av score: 100
 Av side: R
 Priname: Not Reported

HISTORIC SITES MAP FINDINGS

Map ID
Direction
Distance
Distance (ft.)

EDR ID
Database

Priority:	2
Listid:	Not Reported
Nameid:	3235
Primary:	Yes
Geogtype:	point
Proptypeid:	2777
Nomatch:	Not Reported
Comments:	Not Reported
G:	erin
Moreinfo:	Not Reported
Doc:	Not Reported
District:	Not Reported
Site id 33:	P3576
File:	nhl-nrhp
Edr id:	MI2005NRHP01145

UNMAPPABLE HISTORIC SITES

Due to poor or inadequate address information, the following sites were not mapped:

Status
EDR ID
Database

Unmappable
MI2005NRHP00934
MI Historic Sites

Street num: 1127
 Street dir: E
 Street: Ann Street
 City: Ann Arbor
 Township: Not Reported
 Locname: Anderson, William, House
 Std add: 1127 EAnn Street
 Zip code: 48104
 Site key: 20994
 Name: Not Reported
 Resource t: building
 Std error: 1
 Std zip: 48104
 Std city: Ann Arbor
 Std er det: 1.1,14.1
 Add leftov: Not Reported
 Bound add: 3258
 Bound key: 3289
 Propertyty: frame house
 Stadd: Y
 Av add: 1127 EANN STREET
 Av zone: 48104
 Av status: C
 Av score: 0
 Av side: Not Reported
 Priname: Not Reported
 Priority: 2
 Listid: Not Reported
 Nameid: 3262
 Primary: Yes
 Geogtype: point
 Proptypeid: 1966
 Nomatch: Not Reported
 Comments: Not Reported
 G: erin
 Moreinfo: Not Reported
 Doc: Not Reported
 District: Not Reported
 Site id 33: P3856
 File: nhl-nrhp
 Edr id: MI2005NRHP00934

Unmappable
MI2005NRHP00591
MI Historic Sites

Street num: Not Reported
 Street dir: Not Reported
 Street: Corner of 5th Avenue and Huron Street

UNMAPPABLE HISTORIC SITES

Due to poor or inadequate address information, the following sites were not mapped:

Status
EDR ID
Database

City:	Ann Arbor
Township:	Not Reported
Locname:	Ann Arbor Central Fire Station
Std add:	Corner of 5th Avenue and Huron Street
Zip code:	48104
Site key:	14415
Name:	Not Reported
Resource t:	Not Reported
Std error:	1
Std zip:	48104
Std city:	Ann Arbor
Std er det:	1.1,14.1
Add leftov:	Not Reported
Bound add:	2532
Bound key:	2563
Propertyty:	fire station
Stadd:	N
Av add:	CORNER OF 5TH AVENUE AND HURON STREET
Av zone:	48104
Av status:	C
Av score:	0
Av side:	Not Reported
Priname:	Not Reported
Priority:	2
Listid:	Not Reported
Nameid:	2570
Primary:	Yes
Geogtype:	point
Proptypeid:	1420
Nomatch:	Not Reported
Comments:	Not Reported
G:	erin
Moreinfo:	Not Reported
Doc:	Not Reported
District:	Not Reported
Site id 33:	P24899
File:	nhl-nrhp
Edr id:	MI2005NRHP00591

Unmappable
MI2005NONMAK256
MI Historic Sites

Street num:	Not Reported
Street dir:	Not Reported
Street:	155 Washtenaw Avenue
City:	Ann Arbor
Township:	Not Reported
Zip code:	Not Reported
Site key:	14440
Name:	Not Reported
Resource t:	Not Reported
Std add:	155 Washtenaw Avenue

UNMAPPABLE HISTORIC SITES

Due to poor or inadequate address information, the following sites were not mapped:

Status
EDR ID
Database

Std city:	Ann Arbor
Std zip:	Not Reported
Std error:	1
Std er det:	1.1,14.1
Add leftov:	Not Reported
Bound add:	2536
Bound key:	2567
Stadd:	Y
Av add:	155 WASHTENAW AVENUE
Av zone:	0
Av status:	C
Av score:	0
Av side:	Not Reported
Priname:	Not Reported
Priority:	4
Listid:	Not Reported
Nameid:	2574
Primary:	Yes
Geogtype:	point
Proptypeid:	361.00000
Propertyty:	brick house
Nomatch:	Not Reported
Comments:	Not Reported
G:	adam
Locname:	Campbell, Edward DeMille, House
Moreinfo:	Not Reported
File:	srhs-non markers
Edr id:	MI2005NONMAK256

Unmappable
MI2005NRHP00928
MI Historic Sites

Street num:	1308
Street dir:	E
Street:	Ann Street
City:	Ann Arbor
Township:	Not Reported
Locname:	Detroit Observatory-University of Michigan
Std add:	1308 EAnn Street
Zip code:	48109
Site key:	20384
Name:	Not Reported
Resource t:	building
Std error:	1
Std zip:	48109
Std city:	Ann Arbor
Std er det:	1.1,14.1
Add leftov:	Not Reported
Bound add:	3250
Bound key:	3281
Propertyty:	observatory
Stadd:	Y

UNMAPPABLE HISTORIC SITES

Due to poor or inadequate address information, the following sites were not mapped:

Status
EDR ID
Database

Av add:	1308 EANN STREET
Av zone:	48109
Av status:	C
Av score:	0
Av side:	Not Reported
Priname:	Not Reported
Priority:	2
Listid:	Not Reported
Nameid:	3253
Primary:	Yes
Geogtype:	point
Proptypeid:	2438
Nomatch:	Not Reported
Comments:	Not Reported
G:	erin
Moreinfo:	Not Reported
Doc:	Not Reported
District:	Not Reported
Site id 33:	P3775
File:	nhl-nrhp
Edr id:	MI2005NRHP00928

Unmappable
MI2005NRHP00932
MI Historic Sites

Street num:	415
Street dir:	N
Street:	Main
City:	Ann Arbor
Township:	Not Reported
Locname:	Earl, Thomas, House
Std add:	415 NMain
Zip code:	48104
Site key:	20878
Name:	Not Reported
Resource t:	building
Std error:	1
Std zip:	48104
Std city:	Ann Arbor
Std er det:	1.1,14.1
Add leftov:	Not Reported
Bound add:	3256
Bound key:	3287
Propertyty:	brick house
Stadd:	Y
Av add:	415 NMAIN
Av zone:	48104
Av status:	C
Av score:	0
Av side:	Not Reported
Priname:	Not Reported
Priority:	2

UNMAPPABLE HISTORIC SITES

Due to poor or inadequate address information, the following sites were not mapped:

Status
EDR ID
Database

Listid:	Not Reported
Nameid:	3260
Primary:	Yes
Geogtype:	point
Proptypeid:	417
Nomatch:	Not Reported
Comments:	Not Reported
G:	erin
Moreinfo:	Not Reported
Doc:	Not Reported
District:	Not Reported
Site id 33:	P3838
File:	nhl-nrhp
Edr id:	MI2005NRHP00932

Unmappable
MI2005NRHP00933
MI Historic Sites

Street num:	201-205
Street dir:	S
Street:	Main Street
City:	Ann Arbor
Township:	Not Reported
Locname:	First National Bank Building
Std add:	201-205 SMain Street
Zip code:	48104
Site key:	20917
Name:	Not Reported
Resource t:	building
Std error:	1
Std zip:	48104
Std city:	Ann Arbor
Std er det:	1.1,14.1
Add leftov:	Not Reported
Bound add:	3257
Bound key:	3288
Propertyty:	office building
Stadd:	Y
Av add:	201-205 SMAIN STREET
Av zone:	48104
Av status:	C
Av score:	0
Av side:	Not Reported
Priname:	Not Reported
Priority:	2
Listid:	Not Reported
Nameid:	3261
Primary:	Yes
Geogtype:	point
Proptypeid:	2454
Nomatch:	Not Reported
Comments:	Not Reported

UNMAPPABLE HISTORIC SITES

Due to poor or inadequate address information, the following sites were not mapped:

Status
EDR ID
Database

G:	erin
Moreinfo:	Not Reported
Doc:	Not Reported
District:	Not Reported
Site id 33:	P3844
File:	nhl-nrhp
Edr id:	MI2005NRHP00933

Unmappable
MI2005NRHP00998
MI Historic Sites

Street num:	207-211
Street dir:	S
Street:	Ashley
City:	Ann Arbor
Township:	Not Reported
Locname:	Germania Building Complex
Std add:	207-211 SASHLEY
Zip code:	48104
Site key:	21184
Name:	Not Reported
Resource t:	building
Std error:	1
Std zip:	48104
Std city:	Ann Arbor
Std er det:	1.1,14.1
Add leftov:	Not Reported
Bound add:	38459
Bound key:	3294
Propertyty:	brick building
Stadd:	Y
Av add:	207-211 SASHLEY
Av zone:	48104
Av status:	C
Av score:	0
Av side:	Not Reported
Priname:	Not Reported
Priority:	2
Listid:	Not Reported
Nameid:	3267
Primary:	Yes
Geogtype:	point
Proptypeid:	177
Nomatch:	Not Reported
Comments:	Not Reported
G:	erin
Moreinfo:	Not Reported
Doc:	Not Reported
District:	Not Reported
Site id 33:	P3884
File:	nhl-nrhp
Edr id:	MI2005NRHP00998

UNMAPPABLE HISTORIC SITES

Due to poor or inadequate address information, the following sites were not mapped:

Status
EDR ID
Database

Street num: 119-123
 Street dir: W
 Street: Washington
 City: Ann Arbor
 Township: Not Reported
 Locname: Germania Building Complex
 Std add: 119-123 WWashington
 Zip code: 48104
 Site key: 21184
 Name: Not Reported
 Resource t: building
 Std error: 1
 Std zip: 48104
 Std city: Ann Arbor
 Std er det: 1.1,14.1
 Add leftov: Not Reported
 Bound add: 3263
 Bound key: 3294
 Propertyty: brick building
 Stadd: Y
 Av add: 119-123 WWASHINGTON
 Av zone: 48104
 Av status: C
 Av score: 0
 Av side: Not Reported
 Priname: Not Reported
 Priority: 2
 Listid: Not Reported
 Nameid: 3267
 Primary: Yes
 Geogtype: point
 Proptypeid: 177
 Nomatch: Not Reported
 Comments: Not Reported
 G: erin
 Moreinfo: Not Reported
 Doc: Not Reported
 District: Not Reported
 Site id 33: P3884
 File: nhl-nrhp
 Edr id: MI2005NRHP00938

Unmappable
MI2005NRHP00938
MI Historic Sites

Street num: 322
 Street dir: E
 Street: Washington Street

Unmappable
MI2005NRHP00936
MI Historic Sites

UNMAPPABLE HISTORIC SITES

Due to poor or inadequate address information, the following sites were not mapped:

Status
EDR ID
Database

City:	Ann Arbor
Township:	Not Reported
Locname:	Hoffstetter, Jacob, House
Std add:	322 EWashington Street
Zip code:	48104
Site key:	21147
Name:	Not Reported
Resource t:	building
Std error:	1
Std zip:	48104
Std city:	Ann Arbor
Std er det:	1.1,14.1
Add leftov:	Not Reported
Bound add:	3261
Bound key:	3292
Propertyty:	brick house
Stadd:	Y
Av add:	322 EWASHINGTON STREET
Av zone:	48104
Av status:	C
Av score:	0
Av side:	Not Reported
Priname:	Not Reported
Priority:	2
Listid:	Not Reported
Nameid:	3265
Primary:	Yes
Geogtype:	point
Proptypeid:	418
Nomatch:	Not Reported
Comments:	Not Reported
G:	erin
Moreinfo:	Not Reported
Doc:	Not Reported
District:	Not Reported
Site id 33:	P3878
File:	nhl-nrhp
Edr id:	MI2005NRHP00936

Unmappable
MI2005NRHP01126
MI Historic Sites

Street num:	500
Street dir:	N
Street:	Main Street
City:	Ann Arbor
Township:	Not Reported
Locname:	Kellogg-Warden House
Std add:	500 NMain Street
Zip code:	48104
Site key:	17130
Name:	Not Reported

UNMAPPABLE HISTORIC SITES

Due to poor or inadequate address information, the following sites were not mapped:

Status
EDR ID
Database

Resource t:	building
Std error:	1
Std zip:	48104
Std city:	Ann Arbor
Std er det:	1.1
Add leftov:	Not Reported
Bound add:	2998
Bound key:	3029
Propertyty:	frame house
Stadd:	Y
Av add:	500 NMAIN STREET
Av zone:	48104
Av status:	C
Av score:	0
Av side:	Not Reported
Priname:	Not Reported
Priority:	2
Listid:	Not Reported
Nameid:	3036
Primary:	Yes
Geogtype:	point
Proptypeid:	1933
Nomatch:	Not Reported
Comments:	Not Reported
G:	erin
Moreinfo:	Not Reported
Doc:	Not Reported
District:	Not Reported
Site id 33:	P3253
File:	nhl-nrhp
Edr id:	MI2005NRHP01126

Unmappable
MI2005NRHP00931
MI Historic Sites

Street num:	220
Street dir:	N
Street:	Main Street
City:	Ann Arbor
Township:	Not Reported
Locname:	Main Street Post Office
Std add:	220 NMain Street
Zip code:	48104
Site key:	20863
Name:	Not Reported
Resource t:	building
Std error:	1
Std zip:	48104
Std city:	Ann Arbor
Std er det:	1.1,14.1
Add leftov:	Not Reported
Bound add:	3255

UNMAPPABLE HISTORIC SITES

Due to poor or inadequate address information, the following sites were not mapped:

Status
EDR ID
Database

Bound key: 3286
 Propertyty: post office
 Stadd: Y
 Av add: 220 NMAIN STREET
 Av zone: 48104
 Av status: C
 Av score: 0
 Av side: Not Reported
 Priname: Not Reported
 Priority: 2
 Listid: Not Reported
 Nameid: 3259
 Primary: Yes
 Geogtype: point
 Proptypeid: 2517
 Nomatch: Not Reported
 Comments: Not Reported
 G: erin
 Moreinfo: Not Reported
 Doc: Not Reported
 District: Not Reported
 Site id 33: P3836
 File: nhl-nrhp
 Edr id: MI2005NRHP00931

Unmappable
MI2005NRHP00937
MI Historic Sites

Street num: 332-334
 Street dir: E
 Street: Michigan
 City: Ann Arbor
 Township: Not Reported
 Locname: Methodist Episcopal Church Parsonage
 Std add: 332-334 EMichigan
 Zip code: Not Reported
 Site key: 21165
 Name: Not Reported
 Resource t: building
 Std error: 1
 Std zip: 0
 Std city: Ann Arbor
 Std er det: 1.1,14.1
 Add leftov: Not Reported
 Bound add: 3262
 Bound key: 3293
 Propertyty: frame house
 Stadd: Y
 Av add: 332-334 EMICHIGAN
 Av zone: 0
 Av status: X
 Av score: 0

UNMAPPABLE HISTORIC SITES

Due to poor or inadequate address information, the following sites were not mapped:

Status
EDR ID
Database

Av side:	Not Reported
Priname:	Not Reported
Priority:	2
Listid:	Not Reported
Nameid:	3266
Primary:	Yes
Geogtype:	point
Proptypeid:	1968
Nomatch:	Not Reported
Comments:	Not Reported
G:	erin
Moreinfo:	Not Reported
Doc:	Not Reported
District:	Not Reported
Site id 33:	P3881
File:	nhl-nrhp
Edr id:	MI2005NRHP00937

Unmappable
MI2005NRHP00929
MI Historic Sites

Street num:	530
Street dir:	N
Street:	Fifth Avenue
City:	Ann Arbor
Township:	Not Reported
Locname:	Michigan Central Railroad Depot
Std add:	530 NFifth Avenue
Zip code:	48104
Site key:	20537
Name:	Not Reported
Resource t:	building
Std error:	1
Std zip:	48104
Std city:	Ann Arbor
Std er det:	1.1,14.1
Add leftov:	Not Reported
Bound add:	3252
Bound key:	3283
Propertyty:	railroad depot
Stadd:	Y
Av add:	530 NFIFTH AVENUE
Av zone:	48104
Av status:	C
Av score:	0
Av side:	Not Reported
Priname:	Not Reported
Priority:	2
Listid:	Not Reported
Nameid:	3254
Primary:	Yes
Geogtype:	point

UNMAPPABLE HISTORIC SITES

Due to poor or inadequate address information, the following sites were not mapped:

Status
EDR ID
Database

Proptypeid:	2586
Nomatch:	Not Reported
Comments:	Not Reported
G:	erin
Moreinfo:	Not Reported
Doc:	Not Reported
District:	Not Reported
Site id 33:	P3795
File:	nhl-nrhp
Edr id:	MI2005NRHP00929

Unmappable
MI2005NRHP00630
MI Historic Sites

Street num:	Not Reported
Street dir:	Not Reported
Street:	Bounded by W. Huron, W. Washington, W. Liberty and South Main
City:	Ann Arbor
Township:	Not Reported
Locname:	Old West Side Historic District
Std add:	Bounded by W. Huron, W. Washington, W. Liberty and South Main
Zip code:	Not Reported
Site key:	20360
Name:	Not Reported
Resource t:	district
Std error:	1
Std zip:	0
Std city:	Ann Arbor
Std er det:	1.1,14.1
Add leftov:	Not Reported
Bound add:	3418
Bound key:	3449
Propertyty:	district
Stadd:	N
Av add:	Bounded by W. Huron, W. Washington, W. Liberty and South Main
Av zone:	0
Av status:	X
Av score:	0
Av side:	Not Reported
Priname:	Not Reported
Priority:	2
Listid:	Not Reported
Nameid:	2632
Primary:	Yes
Geogtype:	area
Proptypeid:	1318
Nomatch:	Not Reported
Comments:	Not Reported
G:	erin
Moreinfo:	Not Reported
Doc:	Not Reported
District:	Not Reported

UNMAPPABLE HISTORIC SITES

Due to poor or inadequate address information, the following sites were not mapped:

Status
EDR ID
Database

Site id 33: P4275
File: nhl-nrhp
Edr id: MI2005NRHP00630

Resname: Old West Side Historic District
Address: Bounded roughly by 7th, Main, and Huron Sts., Pauline Blvd., and Crest Ave.
City: Ann Arbor
Vicinity: Not Reported
County: Washtenaw
State: MICHIGAN
Certdate: 19720414
Multname: Not Reported
Acre: 250.0+

Unmappable
72000661
National Register of Hist. Places

Street num: Not Reported
Street dir: Not Reported
Street: East of Ann Arbor at Geddes and Dixboro roads
City: Ann Arbor vicinity
Township: Ann Arbor
Locname: Parker Mill Complex
Std add: East of Ann Arbor at Geddes and Dixboro roads
Zip code: Not Reported
Site key: 14871
Name: Not Reported
Resource t: structure
Std error: 1
Std zip: 0
Std city: Ann Arbor vicinity
Std er det: 1.1,14.1
Add leftov: Not Reported
Bound add: 2595
Bound key: 2626
Propertyty: mill complex
Stadd: N
Av add: EAST OF ANN ARBOR AT GEDDES AND DIXBORO ROADS
Av zone: 0
Av status: C
Av score: 0
Av side: Not Reported
Priname: Not Reported
Priority: 2
Listid: Not Reported

Unmappable
MI2005NRHP00593
MI Historic Sites

UNMAPPABLE HISTORIC SITES

Due to poor or inadequate address information, the following sites were not mapped:

Status
EDR ID
Database

Nameid: 2645
 Primary: Yes
 Geogtype: line
 Proptypeid: 2402
 Nomatch: Not Reported
 Comments: Not Reported
 G: erin
 Moreinfo: Not Reported
 Doc: Not Reported
 District: Not Reported
 Site id 33: P24964
 File: nhl-nrhp
 Edr id: MI2005NRHP00593

Unmappable
82002888
National Register of Hist. Places

Resname: Parker Mill Complex
 Address: E of Ann Arbor at Geddes and Dixboro Rds.
 City: Ann Arbor
 Vicinity: X
 County: Washtenaw
 State: MICHIGAN
 Certdate: 19820804
 Multname: Not Reported
 Acre: 11.0+

Unmappable
MI2005NRHP00783
MI Historic Sites

Street num: Not Reported
 Street dir: Not Reported
 Street: 815 South University (University of Michigan campus)
 City: Ann Arbor
 Township: Not Reported
 Locname: President's House, University of Michigan
 Std add: 815 South University (University of Michigan campus)
 Zip code: 48109
 Site key: 14502
 Name: Not Reported
 Resource t: building
 Std error: 1
 Std zip: 48109
 Std city: Ann Arbor
 Std er det: 1.1,14.1
 Add leftov: Not Reported
 Bound add: 2549
 Bound key: 2580
 Propertyty: brick house

UNMAPPABLE HISTORIC SITES

Due to poor or inadequate address information, the following sites were not mapped:

Status
EDR ID
Database

Stadd:	Y
Av add:	815 SOUTH UNIVERSITY (UNIVERSITY OF MICHIGAN CAMPUS)
Av zone:	48109
Av status:	C
Av score:	0
Av side:	Not Reported
Priname:	Not Reported
Priority:	2
Listid:	Not Reported
Nameid:	2587
Primary:	Yes
Geogtype:	point
Proptypeid:	362
Nomatch:	Not Reported
Comments:	Not Reported
G:	erin
Moreinfo:	Not Reported
Doc:	Not Reported
District:	Not Reported
Site id 33:	P24917
File:	nhl-nrhp
Edr id:	MI2005NRHP00783

Unmappable
MI2005NRHP00594
MI Historic Sites

Street num:	Not Reported
Street dir:	Not Reported
Street:	Northfield Church and Whitmore Lake roads
City:	Ann Arbor vicinity
Township:	Northfield
Locname:	Saint Patrick's Parish Complex
Std add:	Northfield Church and Whitmore Lake roads
Zip code:	48105
Site key:	14960
Name:	Not Reported
Resource t:	Not Reported
Std error:	1
Std zip:	48105
Std city:	Ann Arbor vicinity
Std er det:	1.1,14.1
Add leftov:	Not Reported
Bound add:	2603
Bound key:	2634
Propertyty:	religious complex
Stadd:	N
Av add:	NORTHFIELD CHURCH AND WHITMORE LAKE ROADS
Av zone:	48105
Av status:	C
Av score:	0
Av side:	Not Reported
Priname:	Not Reported

UNMAPPABLE HISTORIC SITES

Due to poor or inadequate address information, the following sites were not mapped:

Status
EDR ID
Database

Priority: 2
 Listid: Not Reported
 Nameid: 2653
 Primary: Yes
 Geogtype: point
 Proptypeid: 2602
 Nomatch: Not Reported
 Comments: Not Reported
 G: erin
 Moreinfo: Not Reported
 Doc: Not Reported
 District: Not Reported
 Site id 33: P24974
 File: nhl-nrhp
 Edr id: MI2005NRHP00594

Unmappable
MI2005NRHP00592
MI Historic Sites

Street num: Not Reported
 Street dir: Not Reported
 Street: University of Michigan campus
 City: Ann Arbor
 Township: Not Reported
 Locname: University of Michigan Central Campus Historic District
 Std add: University of Michigan campus
 Zip code: Not Reported
 Site key: 14521
 Name: Not Reported
 Resource t: district
 Std error: 1
 Std zip: 0
 Std city: Ann Arbor
 Std er det: 1.1,14.1
 Add leftov: Not Reported
 Bound add: 2552
 Bound key: 2583
 Propertyty: district
 Stadd: N
 Av add: UNIVERSITY OF MICHIGAN CAMPUS
 Av zone: 0
 Av status: X
 Av score: 0
 Av side: Not Reported
 Priname: Not Reported
 Priority: 2
 Listid: Not Reported
 Nameid: 2590
 Primary: Yes
 Geogtype: area
 Proptypeid: 1301
 Nomatch: Not Reported

UNMAPPABLE HISTORIC SITES

Due to poor or inadequate address information, the following sites were not mapped:

Status
EDR ID
Database

Comments: Not Reported
 G: erin
 Moreinfo: Not Reported
 Doc: Not Reported
 District: Not Reported
 Site id 33: P24920
 File: nhl-nrhp
 Edr id: MI2005NRHP00592

Unmappable
78001514
National Register of Hist. Places

Resname: University Of Michigan Central Campus Historic District
 Address: University of Michigan campus
 City: Ann Arbor
 Vicinity: Not Reported
 County: Washtenaw
 State: MICHIGAN
 Certdate: 19780615
 Multname: Not Reported
 Acre: 85.0+

Unmappable
MI2005NRHP00935
MI Historic Sites

Street num: 219-223
 Street dir: E
 Street: Washington
 City: Ann Arbor
 Township: Not Reported
 Locname: Weinmann Block
 Std add: 219-223 EWashington
 Zip code: 48104
 Site key: 21141
 Name: Not Reported
 Resource t: building
 Std error: 1
 Std zip: 48104
 Std city: Ann Arbor
 Std er det: 1.1,14.1
 Add leftov: Not Reported
 Bound add: 3260
 Bound key: 3291
 Propertyty: brick building
 Stadd: Y
 Av add: 219-223 EWASHINGTON
 Av zone: 48104
 Av status: C
 Av score: 0

UNMAPPABLE HISTORIC SITES













Due to poor or inadequate address information, the following sites were not mapped:

Status
EDR ID
Database

Av side:	Not Reported
Priname:	Not Reported
Priority:	2
Listid:	Not Reported
Nameid:	3264
Primary:	Yes
Geogtype:	point
Proptypeid:	176
Nomatch:	Not Reported
Comments:	Not Reported
G:	erin
Moreinfo:	Not Reported
Doc:	Not Reported
District:	Not Reported
Site id 33:	P3877
File:	nhl-nrhp
Edr id:	MI2005NRHP00935

Flood Plain Map



-  Major Roads
-  Contour Lines
-  Waterways
-  County Boundary
-  Power Lines
-  Pipe Lines
-  Fault Lines
-  Water
-  100-year flood zone
-  500-year flood zone
-  Electronic FEMA data available
-  Electronic FEMA data not available

SITE NAME: Hikone
 ADDRESS: 2724 Hikone Road
 Ann Arbor MI 48108
 LAT/LONG: 42.243 / 83.7111

CLIENT: The Mannik & Smith Group
 CONTACT: Michelle Henn
 INQUIRY #: 3590265.1s
 DATE: April 29, 2013

FLOOD PLAIN MAP FINDINGS

Source: FEMA DFIRM Flood Data, FEMA Q3 Flood Data

County	FEMA flood data electronic coverage
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WASHTENAW, MI

NO

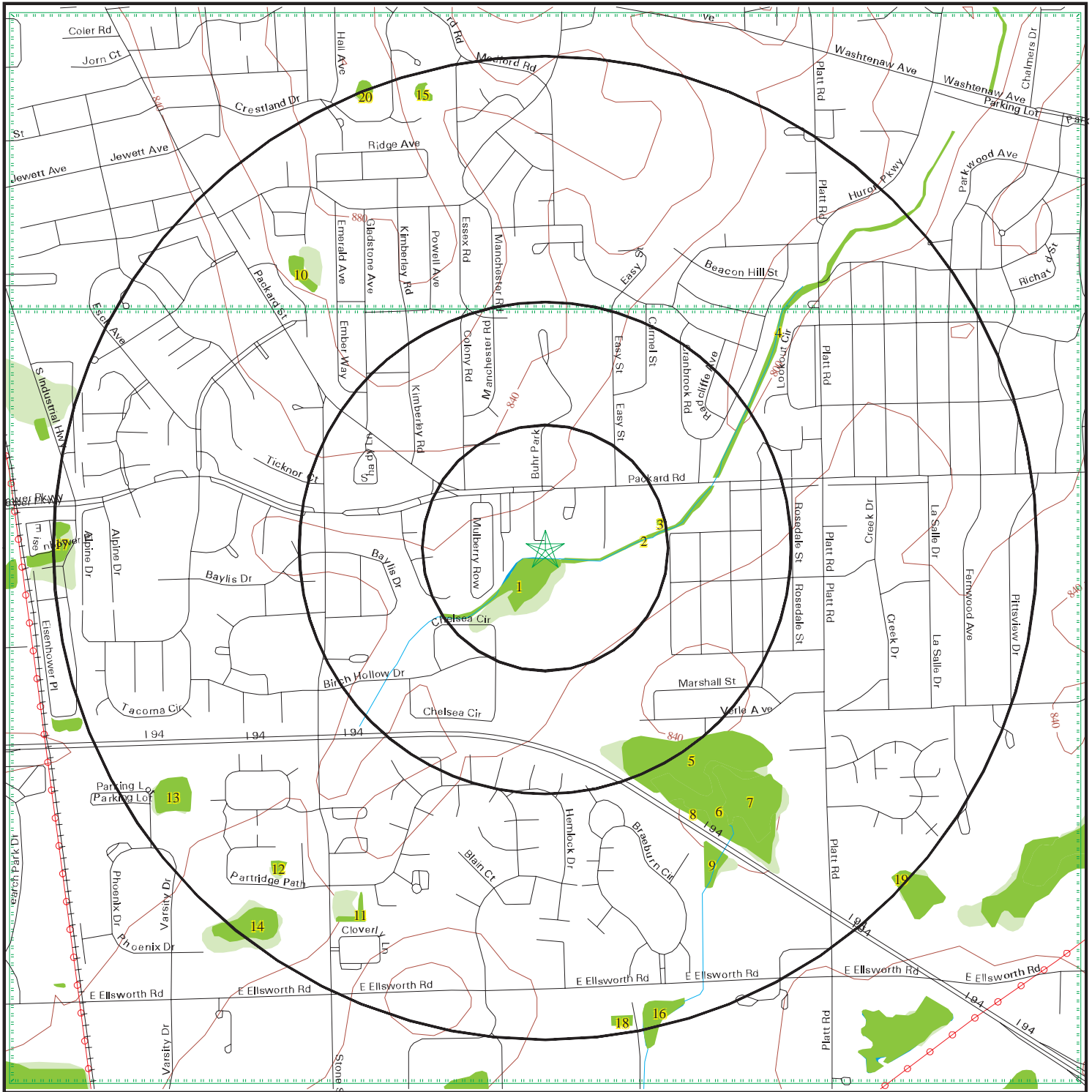
Flood Plain panel at target property:

None Reported

Additional Flood Plain panel(s) in search area:

None Reported

National Wetlands Inventory Map



- Major Roads
- Contour Lines
- Waterways
- County Boundary

- Power Lines
- Pipe Lines
- Fault Lines

- Water
- National Wetlands Inventory
- State Wetlands
- Electronic NWI data available
- Electronic NWI data not available

SITE NAME: Hikone
 ADDRESS: 2724 Hikone Road
 Ann Arbor MI 48108
 LAT/LONG: 42.243 / 83.7111

CLIENT: The Mannik & Smith Group
 CONTACT: Michelle Henn
 INQUIRY #: 3590265.1s
 DATE: April 29, 2013

WETLANDS MAP FINDINGS

Source: Fish and Wildlife Service NWI data

NWI hardcopy map at target property: Ypsilanti West

Additional NWI hardcopy map(s) in search area:

Ann Arbor East

Map ID

Direction

Distance

Distance (ft.)

Code and Description*

Database

Map ID	Direction	Distance	Distance (ft.)	Code and Description*	Database
1	South	0-1/8 mi	114	PUBGh [P] Palustrine, [UB] Unconsolidated Bottom, [G] Intermittently Exposed, [h] Diked/Impounded Lat/Lon: 42.242687 / -83.711113	NWI
2	SE	0-1/8 mi	208	R2UBH [R] Riverine, [2] Lower Perennial, [UB] Unconsolidated Bottom, [H] Permanently Flooded Lat/Lon: 42.242649 / -83.710487	NWI
3	ENE	1/8-1/4 mi	1221	PUBGx [P] Palustrine, [UB] Unconsolidated Bottom, [G] Intermittently Exposed, [x] Excavated Lat/Lon: 42.243668 / -83.706680	NWI
4	ENE	1/4-1/2 mi	1949	R2UBH [R] Riverine, [2] Lower Perennial, [UB] Unconsolidated Bottom, [H] Permanently Flooded Lat/Lon: 42.245068 / -83.704468	NWI
5	SSE	1/4-1/2 mi	2239	PSSC [P] Palustrine, [SS] Scrub-Shrub, [C] Seasonally Flooded Lat/Lon: 42.237415 / -83.707649	NWI
6	SSE	1/2-1 mi	2732	PEMF [P] Palustrine, [EM] Emergent, [F] Semipermanently Flooded Lat/Lon: 42.236214 / -83.706810	NWI
7	SE	1/2-1 mi	2971	PUBF [P] Palustrine, [UB] Unconsolidated Bottom, [F] Semipermanently Flooded Lat/Lon: 42.236523 / -83.704437	NWI
8	SSE	1/2-1 mi	3034	PSSF [P] Palustrine, [SS] Scrub-Shrub, [F] Semipermanently Flooded Lat/Lon: 42.235573 / -83.706032	NWI

*See Wetland Classification System for additional information.

WETLANDS MAP FINDINGS

Map ID Direction Distance Distance (ft.)	Code and Description*	Database
9 SSE 1/2-1 mi 3585	PEMC [P] Palustrine, [EM] Emergent, [C] Seasonally Flooded Lat/Lon: 42.234375 / -83.704735	NWI
10 NW 1/2-1 mi 3698	PUBG [P] Palustrine, [UB] Unconsolidated Bottom, [G] Intermittently Exposed Lat/Lon: 42.250526 / -83.720253	NWI
11 SSW 1/2-1 mi 4185	PEMB [P] Palustrine, [EM] Emergent, [B] Saturated Lat/Lon: 42.232868 / -83.718369	NWI
12 SW 1/2-1 mi 4364	PUBHx [P] Palustrine, [UB] Unconsolidated Bottom, [H] Permanently Flooded, [x] Excavated Lat/Lon: 42.233746 / -83.721321	NWI
13 WSW 1/2-1 mi 4567	PFO1B [P] Palustrine, [FO] Forested, [1] Broad-Leaved Deciduous, [B] Saturated Lat/Lon: 42.236229 / -83.725288	NWI
14 SW 1/2-1 mi 4858	PUBHx [P] Palustrine, [UB] Unconsolidated Bottom, [H] Permanently Flooded, [x] Excavated Lat/Lon: 42.232277 / -83.721756	NWI
15 NNW 1/2-1 mi 4956	PUBGx [P] Palustrine, [UB] Unconsolidated Bottom, [G] Intermittently Exposed, [x] Excavated Lat/Lon: 42.256165 / -83.715652	NWI
16 SSE 1/2-1 mi 4992	PUBGx [P] Palustrine, [UB] Unconsolidated Bottom, [G] Intermittently Exposed, [x] Excavated Lat/Lon: 42.229649 / -83.706985	NWI
17 West 1/2-1 mi 5070	PFO1Cx [P] Palustrine, [FO] Forested, [1] Broad-Leaved Deciduous, [C] Seasonally Flooded, [x] Excavated Lat/Lon: 42.243179 / -83.729813	NWI

*See Wetland Classification System for additional information.

WETLANDS MAP FINDINGS

Map ID Direction Distance Distance (ft.)	Code and Description*	Database
18 South 1/2-1 mi 5073	PUBGx [P] Palustrine, [UB] Unconsolidated Bottom, [G] Intermittently Exposed, [x] Excavated Lat/Lon: 42.229214 / -83.708496	NWI
19 SE 1/2-1 mi 5126	PFOC [P] Palustrine, [FO] Forested, [C] Seasonally Flooded Lat/Lon: 42.233315 / -83.697372	NWI
20 NNW 1/2-1 mi 5181	PUBH [P] Palustrine, [UB] Unconsolidated Bottom, [H] Permanently Flooded Lat/Lon: 42.256172 / -83.718285	NWI

*See Wetland Classification System for additional information.

WETLANDS CLASSIFICATION SYSTEM

National Wetland Inventory Maps are produced by the U.S. Fish and Wildlife Service, a sub-department of the U.S. Department of the Interior. In 1974, the U.S. Fish and Wildlife Service developed a criteria for wetland classification with four long range objectives:

- to describe ecological units that have certain homogeneous natural attributes,
- to arrange these units in a system that will aid decisions about resource management,
- to furnish units for inventory and mapping, and
- to provide uniformity in concepts and terminology throughout the U.S.

High altitude infrared photographs, soil maps, topographic maps and site visits are the methods used to gather data for the productions of these maps. In the infrared photos, wetlands appear as different colors and these wetlands are then classified by type. Using a hierarchical classification, the maps identify wetland and deepwater habitats according to:

- system
- subsystem
- class
- subclass
- modifiers

(as defined by Cowardin, et al. U.S. Fish and Wildlife Service FWS/OBS 79/31. 1979.)

The classification system consists of five systems:

1. marine
2. estuarine
3. riverine
4. lacustrine
5. palustrine

The marine system consists of deep water tidal habitats and adjacent tidal wetlands. The riverine system consists of all wetlands contained within a channel. The lacustrine systems includes all nontidal wetlands related to swamps, bogs & marshes. The estuarine system consists of deepwater tidal habitats and where ocean water is diluted by fresh water. The palustrine system includes nontidal wetlands dominated by trees and shrubs and where salinity is below .5% in tidal areas. All of these systems are divided in subsystems and then further divided into class.

National Wetland Inventory Maps are produced by transferring gathered data on a standard 7.5 minute U.S.G.S. topographic map. Approximately 52 square miles are covered on a National Wetland Inventory map at a scale of 1:24,000. Electronic data is compiled by digitizing these National Wetland Inventory Maps.

SYSTEM

MARINE

SUBSYSTEM

1 - SUBTIDAL

2 - INTERTIDAL

CLASS	RB-ROCK BOTTOM	UB-UNCONSOLIDATED BOTTOM	AB-AQUATIC BED	RF-REEF	OW-OPEN WATER / Unknown Bottom	AB-AQUATIC BED	RF-REEF	RS-ROCKY SHORE	US-UNCONSOLIDATED SHORE
Subclass	1 Bedrock 2 Rubble	1 Cobble-Gravel 2 Sand 3 Mud 4 Organic	1 Algal 3 Rooted Vascular 5 Unknown Submergent	1 Coral 3 Worm		1 Algal 3 Rooted Vascular 5 Unknown Submergent	1 Coral 3 Worm	1 Bedrock 2 Rubble	1 Cobble-Gravel 2 Sand 3 Mud 4 Organic

SYSTEM

E - ESTUARINE

SUBSYSTEM

1 - SUBTIDAL

CLASS	RB-ROCK BOTTOM	UB-UNCONSOLIDATED BOTTOM	AB-AQUATIC BED	RF-REEF	OW-OPEN WATER / Unknown Bottom
Subclass	1 Bedrock 2 Rubble	1 Cobble-Gravel 2 Sand 3 Mud 4 Organic	1 Algal 3 Rooted Vascular 4 Floating Vascular 5 Unknown Submergent 6 Unknown Surface	2 Mollusk 3 Worm	

SUBSYSTEM

2 - INTERTIDAL

CLASS	AB-AQUATIC BED	RF-REEF	SB - STREAMBED	RS-ROCKY SHORE	US-UNCONSOLIDATED SHORE	EM-EMERGENT	SS-SCRUB SHRUB	FO-FORESTED
Subclass	1 Algal 3 Rooted Vascular 4 Floating Vascular 5 Unknown Submergent 6 Unknown Surface	2 Mollusk 3 Worm	1 Cobble-Gravel 2 Sand 3 Mud 4 Organic	1 Bedrock 2 Rubble	1 Cobble-Gravel 2 Sand 3 Mud 4 Organic	1 Persistent 2 Nonpersistent	1 Broad-Leaved Deciduous 2 Needle-Leaved Deciduous 3 Broad-Leaved Evergreen 4 Needle-Leaved Evergreen 5 Dead 6 Deciduous 7 Evergreen	1 Broad-Leaved Deciduous 2 Needle-Leaved Deciduous 3 Broad-Leaved Evergreen 4 Needle-Leaved Evergreen 5 Dead 6 Deciduous 7 Evergreen

SYSTEM

R - RIVERINE

SUBSYSTEM

1 - TIDAL 2 - LOWER PERENNIAL 3 - UPPER PERENNIAL 4 - INTERMITTENT 5 - UNKNOWN PERENNIAL

CLASS	RB-ROCK BOTTOM	UB-UNCONSOLIDATED BOTTOM	*SB-STREAMBED	AB-AQUATIC BED	RS-ROCKY SHORE	US-UNCONSOLIDATED SHORE	**EM-EMERGENT	OW-OPEN WATER/ Unknown Bottom
Subclass	1 Bedrock 2 Rubble	1 Cobble-Gravel 2 Sand 3 Mud 4 Organic	1 Bedrock 2 Rubble 3 Cobble-Gravel 4 Sand 5 Mud 6 Organic 7 Vegetated	1 Algal 2 Aquatic Moss 3 Rooted Vascular 4 Floating Vascular 5 Unknown Submergent 6 Unknown Surface	1 Bedrock 2 Rubble	1 Cobble-Gravel 2 Sand 3 Mud 4 Organic 5 Vegetated	2 Nonpersistent	

* STREAMBED is limited to TIDAL and INTERMITTENT SUBSYSTEMS, and comprises the only CLASS in the INTERMITTENT SUBSYSTEM.
 **EMERGENT is limited to TIDAL and LOWER PERENNIAL SUBSYSTEMS.

SYSTEM

L - LACUSTRINE

SUBSYSTEM

1 - LIMNETIC

CLASS	RB-ROCK BOTTOM	UB-UNCONSOLIDATED BOTTOM	AB-AQUATIC BED	OW-OPEN WATER/ Unknown Bottom
Subclass	1 Bedrock 2 Rubble	1 Cobble-Gravel 2 Sand 3 Mud 4 Organic	1 Algal 2 Aquatic Moss 3 Rooted Vascular 4 Floating Vascular 5 Unknown Submergent 6 Unknown Surface	

SUBSYSTEM

2 - LITTORAL

CLASS	RB-ROCK BOTTOM	UB-UNCONSOLIDATED BOTTOM	AB-AQUATIC BED	RS-ROCKY SHORE	US-UNCONSOLIDATED SHORE	EM-EMERGENT	OW-OPEN WATER/ Unknown Bottom
Subclass	1 Bedrock 2 Rubble	1 Cobble-Gravel 2 Sand 3 Mud 4 Organic	1 Algal 2 Aquatic Moss 3 Rooted Vascular 4 Floating Vascular 5 Unknown Submergent 6 Unknown Surface	1 Bedrock 2 Rubble	1 Cobble-Gravel 2 Sand 3 Mud 4 Organic 5 Vegetated	2 Nonpersistent	

SUBSYSTEM

P - PALUSTRINE

CLASS	RB--ROCK BOTTOM	UB--UNCONSOLIDATED BOTTOM	AB-AQUATIC BED	US--UNCONSOLIDATED SHORE	ML--MOSS- LICHEN	EM--EMERGENT	SS--SCRUB-SHRUB	FO--FORESTED	OW-OPEN WATER/ Unknown
Subclass	1 Bedrock 2 Rubble 3 Mud 4 Organic	1 Cobble-Gravel 2 Sand	1 Algal 2 Aquatic Moss 3 Rooted Vascular 4 Floating Vascular 5 Unknown 6 Unknown Surface	1 Cobble-Gravel 2 Sand 3 Mud 4 Organic 5 Vegetated	1 Moss 2 Lichen	1 Persistent 2 Nonpersistent	1 Broad-Leaved 2 Needle-Leaved 3 Broad-Leaved 4 Needle-Leaved 5 Dead 6 Deciduous 7 Evergreen	1 Broad-Leaved 2 Needle-Leaved 3 Broad-Leaved 4 Needle-Leaved 5 Dead 6 Deciduous 7 Evergreen	

MODIFIERS

In order to more adequately describe wetland and deepwater habitats one or more of the water regime, water chemistry, soil, or special modifiers may be applied at the class or lower level in the hierarchy. The farmed modifier may also be applied to the ecological system.

WATER REGIME				WATER CHEMISTRY			SOIL	SPECIAL MODIFIERS
Non-Tidal	Tidal	Coastal Halinity	Inland Salinity	pH	all Fresh Water			
A Temporarily Flooded	H Permanently Flooded	K Artificially Flooded	*S Temporary-Tidal		1 Hyperhaline	7 Hypersaline	g Organic	b Beaver
B Saturated	J Intermittently Flooded	L Subtidal	*R Seasonal-Tidal		2 Euhaline	8 Eusaline	n Mineral	d Partially Drained/Ditched
C Seasonally Flooded	K Artificially Flooded	M Irregularly Exposed	*T Semipermanent -Tidal		3 Mixohaline (Brackish)	9 Mixosaline		f Farmed
D Seasonally Flooded/ Well Drained	W Intermittently Flooded/Temporary	N Regularly Flooded	V Permanent -Tidal		4 Polyhaline	0 Fresh	t Circumneutral	h Diked/Impounded
E Seasonally Flooded/ Saturated	Y Saturated/Semipermanent/ Seasonal	P Irregularly Flooded	U Unknown		5 Mesohaline		i Alkaline	r Artificial Substrate
F Semipermanently Flooded	Z Intermittently Exposed/Permanent	*These water regimes are only used in tidally influenced, freshwater systems.			6 Oligohaline			s Spoil
G Intermittently Exposed	U Unknown				0 Fresh			x Excavated

FCC & FAA Sites Map



-  Streets
-  Contour Lines
-  County Boundary
-  Waterways
-  Power Lines
-  Water
-  Sites



SITE NAME: Hikone
 ADDRESS: 2724 Hikone Road
 Ann Arbor MI 48108
 LAT/LONG: 42.243 / 83.7111

CLIENT: The Mannik & Smith Group
 CONTACT: Michelle Henn
 INQUIRY #: 3590265.1s
 DATE: April 29, 2013

FCC & FAA SITES MAP FINDINGS TOWERS

Map ID
Direction
Distance
Distance (ft.)

EDR ID
Database

1
 NNE
 1/2-1 mi
 5105

DOF200000110311
 NOAA_DOF

Obstacle n:	26-006174
O or u:	U
Country:	US
State:	MI
City:	ANN ARBOR
Lat deg:	42
Lat min:	15
Lat sec:	18.00N
Lon deg:	83
Lon min:	42
Lon sec:	05.00W
Obstacle type:	TOWER
Quantity:	1
Agl ht:	100
Amsl ht:	930
Lighting:	U
Horiz acc:	Not Reported
Vert acc:	Not Reported
Marking:	U
Faa num:	Not Reported
Action:	Dismantle
Action Date:	2006281 21
Edr id:	DOF200000110311

FCC & FAA SITES MAP FINDINGS AIRPORTS

EDR ID
Database

No Sites Reported.

FCC & FAA SITES MAP FINDINGS POWERLINES

EDR ID
Database

PWR10000021128
POWERLINES

Map label: ITCTrans
Operator: ITC Transmission
Owner: ITC Holdings Corporation
Linetype: Not Reported
Kv: 0
Linecurrent: Not Reported
State: Michigan
Fips: 26
Notes: Not Reported
Gis zone: 2 - East Area
Update no: 1007
Length: 3.62901702795
Oper stat: Operational
Edr id: PWR10000021128

PWR10000021129
POWERLINES

Map label: ITCTrans
Operator: ITC Transmission
Owner: ITC Holdings Corporation
Linetype: Not Reported
Kv: 0
Linecurrent: Not Reported
State: Michigan
Fips: 26
Notes: Not Reported
Gis zone: 2 - East Area
Update no: 1007
Length: 3.34201444584
Oper stat: Operational
Edr id: PWR10000021129

KEY CONTACTS & GOVERNMENT RECORDS SEARCHED

Various Federal laws and executive orders address specific environmental concerns. NEPA requires the responsible offices to integrate to the greatest practical extent the applicable procedures required by these laws and executive orders. EDR provides key contacts at agencies charged with implementing these laws and executive orders to supplement the information contained in this report.

NATURAL AREAS

Officially designated wilderness areas

Government Records Searched in This Report

FED_LAND: Federal Lands

Source: USGS

Telephone: 703-648-5094

Federal data from Bureau of Land Management, National Park Service, Forest Service, and Fish and Wildlife Service.

- National Parks
- Forests
- Monuments
- Wildlife Sanctuaries, Preserves, Refuges
- Federal Wilderness Areas.

Date of Government Version: 12/31/2005

Federal Contacts for Additional Information

USDA Forest Service, Eastern
310 West Wisconsin Avenue
Milwaukee, WI 53203
414-297-3693

BLM - Eastern States Office
7450 Boston Blvd.
Springfield, VA 22153
703-440-1713

Fish & Wildlife Service, Region 3
BHW Federal Building One Federal Drive
Fort Snelling, MN 55111-4056
612-713-5230

Officially designated wildlife preserves, sanctuaries and refuges

Government Records Searched in This Report

FED_LAND: Federal Lands

Source: USGS

Telephone: 703-648-5094

Federal data from Bureau of Land Management, National Park Service, Forest Service, and Fish and Wildlife Service.

- National Parks
- Forests
- Monuments
- Wildlife Sanctuaries, Preserves, Refuges
- Federal Wilderness Areas.

Date of Government Version: 12/31/2005

KEY CONTACTS & GOVERNMENT RECORDS SEARCHED

MI Park Facilities: Facilities Database

Dept. of Natural Resources facilities for the state of Michigan. Facilities include: linear state parks, state parks, state game areas, wildlife research areas, state forest, and state fish hatcheries.

Source: Department of Natural Resources.

Telephone: 517-373-2534

Federal Contacts for Additional Information

Fish & Wildlife Service, Region 3

BHW Federal Building One Federal Drive

Fort Snelling, MN 55111-4056

612-713-5230

State Contacts for Additional Information

Dept. of Natural Resources 517-373-1280

Wild and scenic rivers

Government Records Searched in This Report

FED_LAND: Federal Lands

Source: USGS

Telephone: 703-648-5094

Federal data from Bureau of Land Management, National Park Service, Forest Service, and Fish and Wildlife Service.

- National Parks

- Forests

- Monuments

- Wildlife Sanctuaries, Preserves, Refuges

- Federal Wilderness Areas.

Date of Government Version: 12/31/2005

Federal Contacts for Additional Information

Fish & Wildlife Service, Region 3

BHW Federal Building One Federal Drive

Fort Snelling, MN 55111-4056

612-713-5230

Endangered Species

Government Records Searched in This Report

Endangered Species Protection Program Database

A listing of endangered species by county.

Source: Environmental Protection Agency

Telephone: 703-305-5239

Federal Contacts for Additional Information

Fish & Wildlife Service, Region 3

BHW Federal Building One Federal Drive

Fort Snelling, MN 55111-4056

612-713-5230

State Contacts for Additional Information

Natural Features Inventory 517-373-1552

KEY CONTACTS & GOVERNMENT RECORDS SEARCHED

LANDMARKS, HISTORICAL, AND ARCHEOLOGICAL SITES

Historic Places

Government Records Searched in This Report

National Register of Historic Places:

The National Register of Historic Places is the official federal list of districts, sites, buildings, structures, and objects significant in American history, architecture, archeology, engineering, and culture. These contribute to an understanding of the historical and cultural foundations of the nation.

The National Register includes:

- All prehistoric and historic units of the National Park System;
- National Historic Landmarks, which are properties recognized by the Secretary of the Interior as possessing national significance; and
- Properties significant in American, state, or local prehistory and history that have been nominated by State Historic Preservation Officers, federal agencies, and others, and have been approved for listing by the National Park Service.

Date of Government Version: 03/23/2006

MI Historic Sites: National Historic Landmarks National and State Register Listings

Listing of historic sites included on the National and State Register.

Source: State Historic Preservation Office. Michigan Historical Center

Telephone: 517-373-1630

Federal Contacts for Additional Information

Park Service; Advisory Council on Historic Preservation

1849 C Street NW

Washington, DC 20240

Phone: (202) 208-6843

State Contacts for Additional Information

State Historic Preservation Office 517-373-1630

Indian Religious Sites

Government Records Searched in This Report

Indian Reservations:

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

Source: USGS

Phone: 888-275-8747

Date of Government Version: 12/31/2005

Federal Contacts for Additional Information

Department of the Interior- Bureau of Indian Affairs

Office of Public Affairs

1849 C Street, NW

Washington, DC 20240-0001

Office: 202-208-3711

Fax: 202-501-1516

National Association of Tribal Historic Preservation Officers

1411 K Street NW, Suite 700

Washington, DC 20005

Phone: 202-628-8476

Fax: 202-628-2241

KEY CONTACTS & GOVERNMENT RECORDS SEARCHED

State Contacts for Additional Information

A listing of local Tribal Leaders and Bureau of Indian Affairs Representatives can be found at:
<http://www.doi.gov/bia/areas/agency.html>

Minneapolis Area Office, Bureau of Indian Affairs
331 S. Second Avenue
Minneapolis, MN 55401
612-373-1000

Scenic Trails

State Contacts for Additional Information

North County Trail Association
49 Monroe Center Suite 200B
Grand Rapids, Michigan 49503
616-454-5506

FLOOD PLAIN, WETLANDS AND COASTAL ZONE

Flood Plain Management

Government Records Searched in This Report

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

Federal Contacts for Additional Information

Federal Emergency Management Agency 877-3362-627

State Contacts for Additional Information

Dept. of State Police, Emergency Management Div. 517-333-5041

Wetlands Protection

Government Records Searched in This Report

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2004 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetlands Inventory
Source: Department of Natural Resources
Telephone: 517-241-2254

Federal Contacts for Additional Information

Fish & Wildlife Service 813-570-5412

State Contacts for Additional Information

Dept. of Natural Resources 517-373-1280

KEY CONTACTS & GOVERNMENT RECORDS SEARCHED

Coastal Zone Management

Government Records Searched in This Report

CAMA Management Areas

Dept. of Env., Health & Natural Resources
919-733-2293

Federal Contacts for Additional Information

Office of Ocean and Coastal Resource Management

N/ORM, SSMC4
1305 East-West Highway
Silver Spring, Maryland 20910
301-713-3102

State Contacts for Additional Information

Land & Water Management Division 517-373-1950

FCC & FAA SITES MAP

For NEPA actions that come under the authority of the FCC, the FCC requires evaluation of Antenna towers and/or supporting structures that are to be equipped with high intensity white lights which are to be located in residential neighborhoods, as defined by the applicable zoning law.

Government Records Searched in This Report

Cellular

Federal Communications Commission
445 12th Street, SW
Washington, DC 20554
888-225-5322

4G Cellular

Federal Communications Commission
445 12th Street, SW
Washington, DC 20554
888-225-5322

Antenna Structure Registration

Federal Communications Commission
445 12th Street, SW
Washington, DC 20554
888-225-5322

Towers

Federal Communications Commission
445 12th Street, SW
Washington, DC 20554
888-225-5322

AM Antenna

Federal Communications Commission
445 12th Street, SW
Washington, DC 20554
888-225-5322

KEY CONTACTS & GOVERNMENT RECORDS SEARCHED

FM Antenna

Federal Communications Commission
445 12th Street, SW
Washington, DC 20554
888-225-5322

FAA Digital Obstacle File

Federal Aviation Administration (FAA)
1305 East-West Highway, Station 5631
Silver Spring, MD 20910-3281
Telephone: 301-713-2817
Describes known obstacles of interest to aviation users in the US. Used by the Federal Aviation Administration (FAA) and the National Oceanic and Atmospheric Administration to manage the National Airspace System.

Airport Landing Facilities

Federal Aviation Administration
Telephone (800) 457-6656
Private and public use landing facilities.

Electric Power Transmission Line Data

Rextag Strategies Corp.
14405 Walters Road, Suite 510
Houston, TX 77014
281-769-2247
U.S. Electric Transmission and Power Plants systems Digital GIS Data.

Excessive Radio Frequency Emission

For NEPA actions that come under the authority of the FCC, Commission actions granting construction permits, licenses to transmit or renewals thereof, equipment authorizations or modifications in existing facilities, require the determination of whether the particular facility, operation or transmitter would cause human exposure to levels of radio frequency in excess of certain limits.

Federal Contacts for Additional Information

Office of Engineering and Technology
Federal Communications Commission
445 12th Street SW
Washington, DC 20554
Phone: 202-418-2470

OTHER CONTACT SOURCES

NEPA Single Point of Contact

State Contacts for Additional Information
Southeast Michigan Council of Governments
660 Plaza Drive
Suite 1900
Detroit, MI 48226
313-961-4266

KEY CONTACTS & GOVERNMENT RECORDS SEARCHED

STREET AND ADDRESS INFORMATION

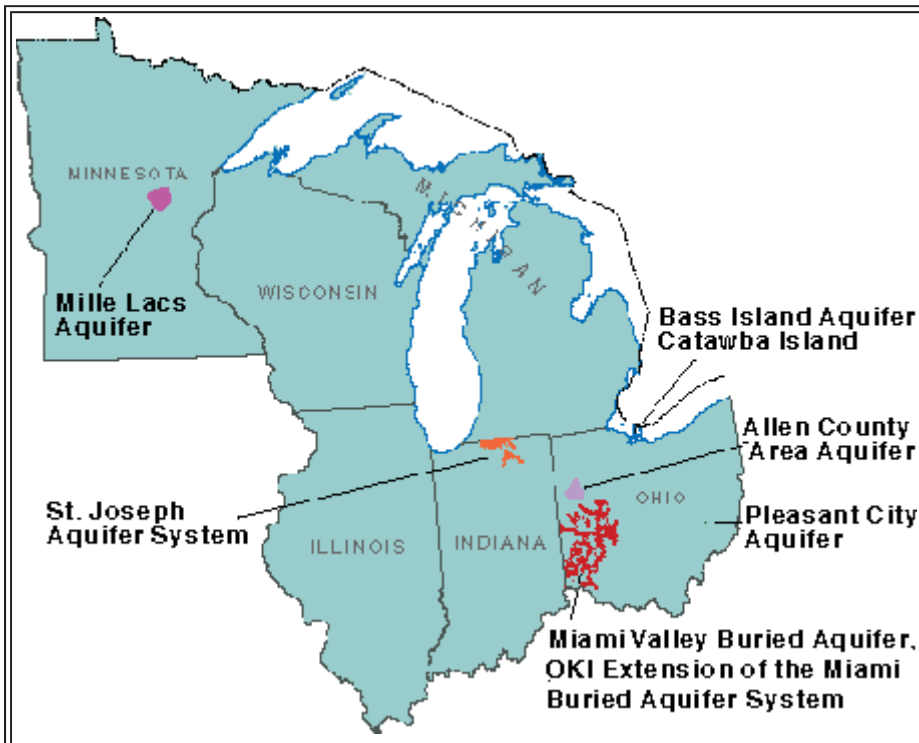
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DESIGNATED SOLE SOURCE AQUIFERS IN EPA REGION 5 MAP



DESIGNATED SOLE SOURCE AQUIFERS IN EPA REGION V

Illinois, Indiana, Michigan, Minnesota, Ohio, Wisconsin



Thomas Poy
Ground Water Branch, US EPA Region 5
77 W. Jackson Blvd.
Chicago, IL 60604
phone: (312) 886-5991
email: poy.thomas@epa.gov

Contact the coordinator above for more information.

DESIGNATED SOLE SOURCE AQUIFERS IN REGION V:

State	Sole Source Aquifer Name	Federal Register Cit.	Public. Date	GIS map
IN	St. Joseph Aquifer System	53 FR 23682	06/23/88	no
MN	Mille Lacs Aquifer	55 FR 43407	10/29/90	no
OH	Pleasant City Aquifer	52 FR 32342	08/27/87	yes
OH	Bass Island Aq., Catawba Island	52 FR 37009	10/02/87	yes
OH	Miami Valley Buried Aquifer	53 FR 15876	05/04/88	yes
OH	OKI extension of the Miami Buried Valley Aquifer	53 FR 25670	07/08/88	yes
OH	Allan County Area Combined Aquifer System	57 FR 53111	11/06/92	yes

MICHIGAN COUNTY COASTAL ZONE MANAGEMENT





[close print view](#)

Coastal Zone Boundary Maps

The links listed below show Michigan's coastal zone boundaries.

Alcona

- [Harrisville and Greenbush Townships](#)
- [Alcona and Haynes Township](#)

Alger

- [Burt Township](#)
- [Grand Island and Munising Townships, City of Munising](#)
- [Onota and Au Train Townships](#)

Allegan

- [Ganges and Casco Townships](#)
- [Laketown, Saugatuck and Manlius Townships and South Haven](#)

Alpena

- [Alpena and Sanborn Townships](#)
- [Alpena Township and City of Alpena](#)

Antrim

- [Banks and Torch Lake Townships](#)
- [Milton and Elk Rapids Townships](#)

Arenac

- [Standish, Arenac and Au Gres Townships](#)
- [Whitney, Sims and Au Gres Townships](#)

Baraga

- [Arvon Township](#)
- [Baraga and L'Anse Townships](#)

Bay

- [Bangor, Hampton, Merritt, Portsmouth and Frankenlust Townships and Bay City and Essexville](#)
- [Bangor, Kawkawlin and Fraser Townships](#)
- [Pinconning Township](#)

Benzie

- [Lake Township](#)
- [Crystal Lake, Gilmore and Blaine Townships and City of Frankfort](#)

Berrien

- [Hagar, Benton and St. Joseph Townships and Benton Harbor and St. Joseph](#)
- [Lincoln and Lake Townships and the city of Bridgman](#)
- [New Buffalo and Chikaming Townships and New Buffalo](#)

Charlevoix

- [Bay, Charlevoix and Hayes Townships](#)
- [Charlevoix County, Beaver Island Group](#)
- [Eveline, South Arm, East Jordan, Evangeline and Wilson Townships and Boyne City](#)

- [Norwood Township](#)

Cheboygan

- [Benton Township and City of Cheboygan](#)
- [Mackinaw, Hebron and Beaugrand Townships](#)

Chippewa

- [Bay Mills, Superior and Soo Townships and Sault Ste. Marie](#)
- [Bay Mills Township](#)
- [Bruce and Soo \(Nebbish Island\) Townships](#)
- [Detour and Raber Townships](#)
- [Drummond Township](#)
- [Pickford and Raber Townships](#)
- [Sugar Island Township](#)
- [Whitefish Township](#)

Delta

- [Ford River Township](#)
- [Brampton, Escanaba and Wells Townships and the cities of Gladstone and Escanaba](#)
- [Ensign, Bay De Noc and Masonville Townships](#)
- [Fairbanks Township](#)
- [Garden and Nahma Townships](#)

Emmet

- [Readmond and Friendship Townships](#)
- [Wawatam, Bliss and Cross Village Townships](#)
- [West Traverse, Little Traverse, Bear Creek and Resort Townships and the cities of Petoskey and Harbor Springs](#)

Gogebic

- [Ironwood \(East\) and Wakefield Townships](#)
- [Ironwood \(West\) Township](#)

Grand Traverse

- [Acme, East Bay and Garfield Townships and Traverse City](#)
- [Peninsula Township](#)

Houghton

- [Hancock and Calumet Townships](#)
- [Portage, Chassell and South part of Torch Lake Townships](#)
- [Schoolcraft, Osceola, Franklin, Portage and North part of Torch Lake Townships](#)
- [Stanton Township](#)

Huron

- [Fair Haven and Sebawaing Townships](#)
- [Harbor Beach, Sand Beach and Sherman Townships](#)
- [Huron, Gore and Rubicon Townships](#)
- [Lake, Caseville and McKinley Townships](#)
- [Pte. Aux Barques, Port Austin and Hume Townships](#)

Iosco

- [Baldwin, Tawas, Alabaster Townships and East Tawas and Tawas City](#)
- [Oscoda and Au Sable Townships](#)

Keweenaw

- [Sherman Township](#)
- [Allouez and Houghton Townships \(Mainland\)](#)
- [Eagle Harbor Township \(Mainland\)](#)
- [Grant Township](#)
- [Isle Royal and Eagle Harbor Townships](#)
- [Isle Royal and Houghton Townships](#)

Leelanau

- [Bingham and Elmwood Townships](#)
- [Leland, Leelanau and Suttons Bay Townships](#)
- [Cleveland, Glen Arbor and Empire Townships](#)

Luce

- [McMillan Township \(western part\)](#)
- [McMillan Township \(eastern part\)](#)

Mackinac

- [Bois Blanc Township](#)
- [Clark Township](#)
- [Garfield Township](#)
- [Hendricks and Hudson Townships](#)
- [Marquette and St. Ignace Townships](#)
- [Moran Township](#)
- [Newton Township](#)

Macomb

- [Chesterfield, Harrison, Clinton, and Lake Townships and the cities of Mt. Clemens and St. Clair Shores](#)

Manistee

- [Arcadia and Onekama Townships](#)
- [Filer, Manistee and Stonach Townships and the city of Manistee](#)

Marquette

- [Marquette, Sands and Chocolay Townships](#)
- [Powell Township](#)

Mason

- [Grant, Hamlin and Victory Townships](#)
- [Pere Marquette, Amber, Riverton and Summit Townships and Ludington](#)

Menominee

- [Menominee Township and the city of Menominee](#)
- [Cedarville Township](#)
- [Ingallston Township](#)

Monroe

- [Berlin, Frenchtown and Monroe Townships](#)
- [Erie, LaSalle and Monroe Townships](#)

Muskegon

- [Muskegon, Laketon and Fruitport Townships, the "Muskegons" and Norton Shores](#)
- [White River, Montague, Whitehall and Fruitland Townships and cities of Montague and Whitehall](#)

Oceana

- [Benoa and Clay Banks Townships](#)
- [Pentwater and Golden Townships](#)

Ontonagon

- [Carp Lake Township](#)
- [Bohemia and Ontonagon \(east part\) Townships](#)
- [Ontonagon \(west part\) Township](#)

Ottawa

- [Port Sheldon, Holland and Park Townships and the cities of Zeeland and Holland](#)

- [Spring Lake and Grand Haven Townships and cities of Ferrysburg and Grand Haven](#)

Presque Isle

- [Bearinger and Ocqueoc Townships](#)
- [Presque Isle, Krakow and Pulawski Townships](#)
- [Rogers and Belknap Townships](#)

Saginaw

- [Kochville, Zilwaukee, Carrollton and Buena Vista Townships](#)

Sanilac

- [Delaware, Forest and Sanilac Townships](#)
- [Sanilac, Lexington and Worth Townships](#)

Schoolcraft

- [Manistique and Thompson Townships](#)
- [Mueller and Doyle Townships](#)

St. Clair

- [Burtchville and Fort Gratiot Townships and the city of Port Huron](#)
- [East China, Cottrelville, Clay and Ira Townships and the cities of Algonac and Marine-City](#)
- [St. Clair and East China Townships and the cities of Port Huron, Marysville and St. Clair](#)

Tuscola

- [Akron and Wisner Townships](#)

Van Buren

- [South Haven and Covert Townships and the city of South Haven](#)

Wayne

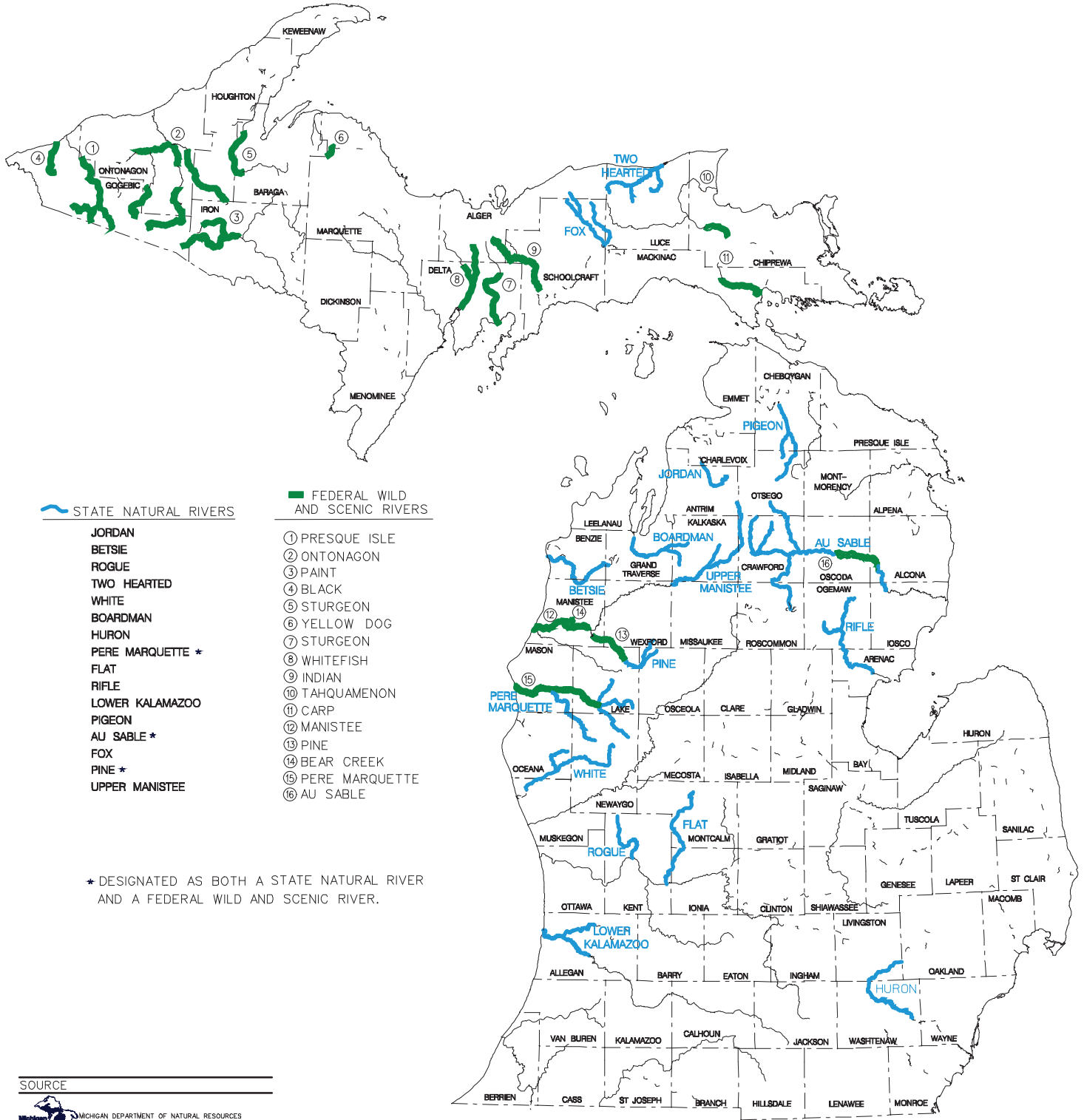
- [Brownstown Township and the cities of Ecorse, Lincoln Park, Wyandotte, Riverview, Trenton, Rockwood and Gibraltar](#)
- [The "Grosse Points", Detroit and River Rouge](#)



MDNR MAP OF DESIGNATED SCENIC RIVERS



MICHIGAN'S NATURAL AND WILD & SCENIC RIVERS



STATE NATURAL RIVERS

- JORDAN
- BETSIE
- ROGUE
- TWO HEARTED
- WHITE
- BOARDMAN
- HURON
- PERE MARQUETTE *
- FLAT
- RIFLE
- LOWER KALAMAZOO
- PIGEON
- AU SABLE *
- FOX
- PINE *
- UPPER MANISTEE

FEDERAL WILD AND SCENIC RIVERS

- ① PRESQUE ISLE
- ② ONTONAGON
- ③ PAINT
- ④ BLACK
- ⑤ STURGEON
- ⑥ YELLOW DOG
- ⑦ STURGEON
- ⑧ WHITEFISH
- ⑨ INDIAN
- ⑩ TAHQUAMENON
- ⑪ CARP
- ⑫ MANISTEE
- ⑬ PINE
- ⑭ BEAR CREEK
- ⑮ PERE MARQUETTE
- ⑯ AU SABLE

* DESIGNATED AS BOTH A STATE NATURAL RIVER AND A FEDERAL WILD AND SCENIC RIVER.

SOURCE

MICHIGAN DEPARTMENT OF NATURAL RESOURCES
 FOREST, MINERAL AND FIRE MANAGEMENT DIVISION

Michigan Resource Information System
 Part 609, Resource Inventory, of the Natural Resource and
 Environmental Protection Act, 1994 PA 451, as amended

OCTOBER 2003

NOTE: ALL RIVERS INCLUDE SOME
 OR ALL TRIBUTARIES

MDEQ AIR QUALITY ATTAINMENT MAP



MICHIGAN NAAQS ATTAINMENT STATUS

Attainment Areas:

The entire State of Michigan is currently designated “Attainment” with the National Ambient Air Quality Standards (NAAQS) for:

- ◆ Carbon Monoxide [CO]
 - ◆ Nitrogen Dioxide [NO₂]
 - ◆ Ozone [O₃]
 - ◆ Sulfur Dioxide [SO₂]
 - ◆ Particulate Matter Less Than 10 Microns [PM₁₀]
-

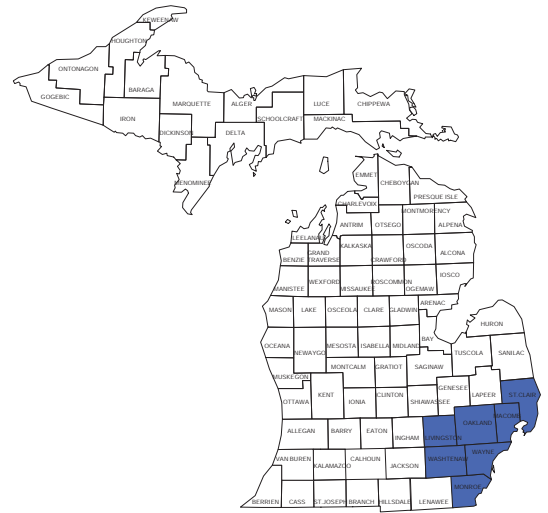
Nonattainment Areas:

◆ Annual and 24-hour PM_{2.5} (fine particles)

DEQ has requested that EPA redesignate area to Attainment.

Detroit Metropolitan Area

- Livingston
- Macomb
- Monroe
- Oakland
- St. Clair
- Washtenaw
- Wayne



* Note that **compliance** and **attainment** are two separate issues. All Michigan counties meet (*are in compliance with*) current PM_{2.5} Standards; but the EPA has not yet changed the attainment status. A single Wayne County monitor – located in an area heavily impacted by highway and industrial emissions – did not meet PM_{2.5} NAAQS until 2010.

◆ Lead [Pb]

All Michigan Counties meet the Lead (Pb) National Ambient Air Quality Standards except for a small area in Ionia County (*less than 1 square mile in Belding*).



EDR DATABASE REPORT



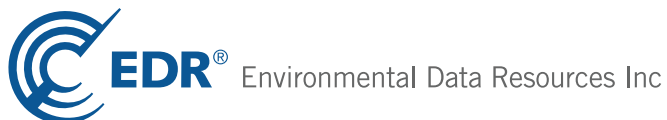


Hikone

2724 Hikone Road
Ann Arbor, MI 48108

Inquiry Number: 3598481.1s
May 06, 2013

The EDR Radius Map™ Report



440 Wheelers Farms Road
Milford, CT 06461
Toll Free: 800.352.0050
www.edrnet.com

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GEOCHECK ADDENDUM

GeoCheck - Not Requested

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

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-05) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

2724 HIKONE ROAD
ANN ARBOR, MI 48108

COORDINATES

Latitude (North): 42.2431000 - 42° 14' 35.16"
Longitude (West): 83.7111000 - 83° 42' 39.96"
Universal Transverse Mercator: Zone 17
UTM X (Meters): 276315.4
UTM Y (Meters): 4680113.0
Elevation: 810 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

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

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

AERIAL PHOTOGRAPHY IN THIS REPORT

Photo Year: 2012
Source: USDA

TARGET PROPERTY SEARCH RESULTS

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

DATABASES WITH NO MAPPED SITES

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

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL..... National Priority List

EXECUTIVE SUMMARY

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

Federal Delisted NPL site list

Delisted NPL..... National Priority List Deletions

Federal CERCLIS list

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

Federal CERCLIS NFRAP site List

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

Federal RCRA CORRACTS facilities list

CORRACTS..... Corrective Action Report

Federal RCRA non-CORRACTS TSD facilities list

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

Federal RCRA generators list

RCRA-LQG..... RCRA - Large Quantity Generators
RCRA-SQG..... RCRA - Small Quantity Generators

Federal institutional controls / engineering controls registries

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

Federal ERNS list

ERNS..... Emergency Response Notification System

State- and tribal - equivalent CERCLIS

SHWS..... Contaminated Sites

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

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

State and tribal leaking storage tank lists

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

State and tribal registered storage tank lists

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

EXECUTIVE SUMMARY

FEMA UST..... Underground Storage Tank Listing

State and tribal institutional control / engineering control registries

AUL..... Engineering and Institutional Controls

State and tribal voluntary cleanup sites

INDIAN VCP..... Voluntary Cleanup Priority Listing

State and tribal Brownfields sites

BROWNFIELDS..... Brownfields and UST Site Database

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Landfill / Solid Waste Disposal Sites

ODI..... Open Dump Inventory

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

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

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

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

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

STANDARD ENVIRONMENTAL RECORDS

Federal RCRA generators list

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

A review of the RCRA-CESQG list, as provided by EDR, and dated 02/12/2013 has revealed that there is 1 RCRA-CESQG site within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
DR WILLIAM SORENSEN	2715 PACKARD RD	NW 1/8 - 1/4 (0.202 mi.)	2	7

EXECUTIVE SUMMARY

State and tribal leaking storage tank lists

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

A review of the LUST list, as provided by EDR, and dated 02/01/2013 has revealed that there is 1 LUST site within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
AMERICAN RED CROSS Facility Status: Closed	2729 PACKARD ST	NW 1/8 - 1/4 (0.173 mi.)	1	6

State and tribal registered storage tank lists

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

A review of the UST list, as provided by EDR, and dated 02/01/2013 has revealed that there is 1 UST site within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
AMERICAN RED CROSS	2729 PACKARD ST	NW 1/8 - 1/4 (0.173 mi.)	1	6

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 8 records.

<u>Site Name</u>	<u>Database(s)</u>
BRIARWOOD SERVICE CENTER-AMOCO	AUL
HIDEAWAY LANE	SHWS
MICH CON BEAKES ST	SHWS
UM NORTH CAMPUS LANDFILL AREA	SHWS
AVFUEL BULK FACILITY	SHWS
UNIVERSITY OF MICH LF NO 1	SHWS
ANN ARBOR PIPE & SUPPLY	LUST, UST
AVFUEL CORP	AST

OVERVIEW MAP - 3598481.1s



- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ☒ National Priority List Sites

0 1/4 1/2 1 Miles

- Power transmission lines
- Oil & Gas pipelines from USGS
- National Wetland Inventory
- State Wetlands

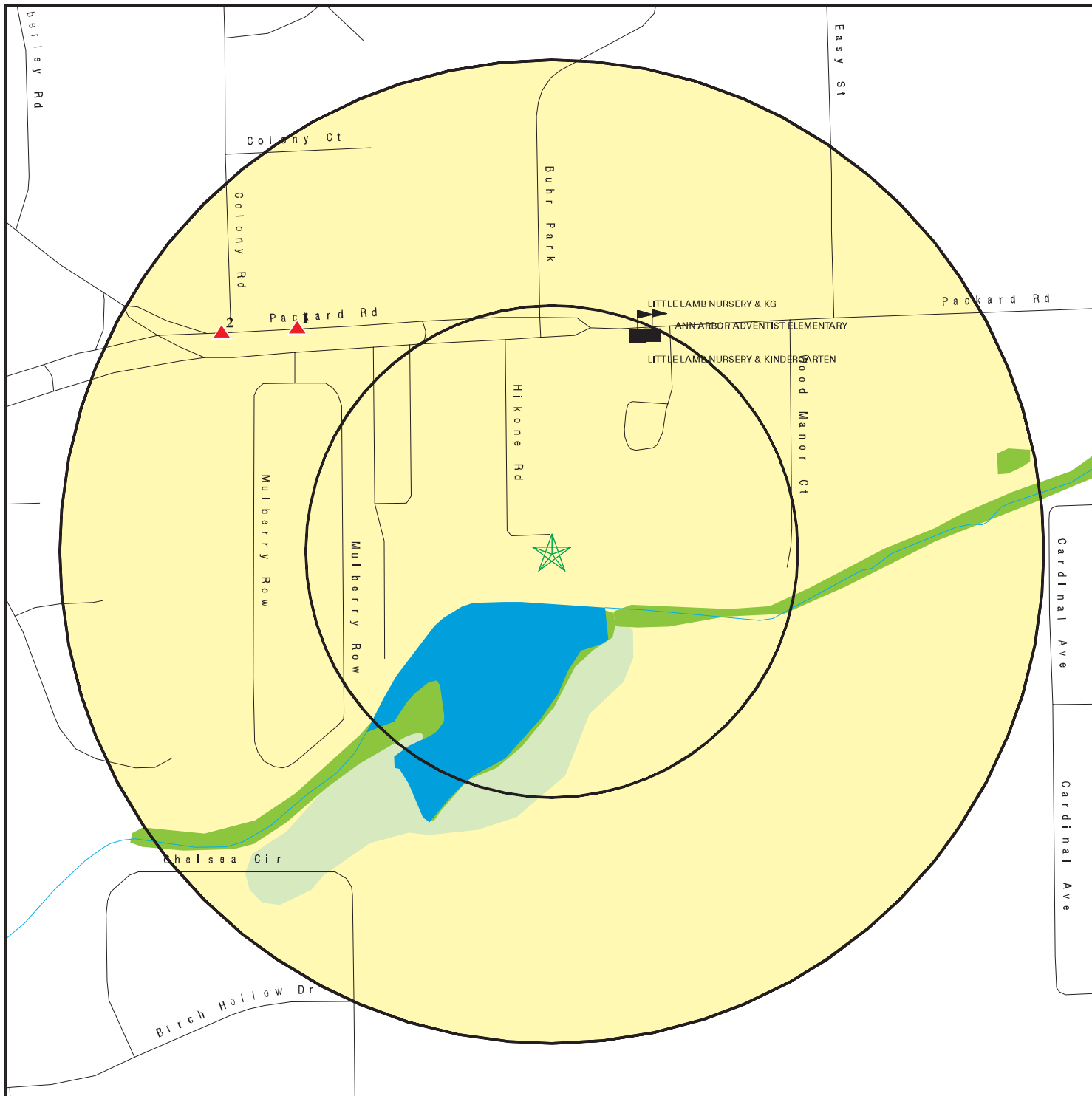


This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

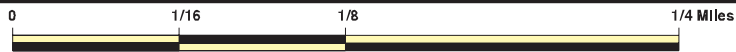
SITE NAME: Hikone
 ADDRESS: 2724 Hikone Road
 Ann Arbor MI 48108
 LAT/LONG: 42.2431 / 83.7111

CLIENT: The Mannik & Smith Group
 CONTACT: Michelle Henn
 INQUIRY #: 3598481.1s
 DATE: May 06, 2013 4:18 pm

DETAIL MAP - 3598481.1s



- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ⚡ Sensitive Receptors
- 🚧 National Priority List Sites



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



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

SITE NAME: Hikone
 ADDRESS: 2724 Hikone Road
 Ann Arbor MI 48108
 LAT/LONG: 42.2431 / 83.7111

CLIENT: The Mannik & Smith Group
 CONTACT: Michelle Henn
 INQUIRY #: 3598481.1s
 DATE: May 06, 2013 4:21 pm

MAP FINDINGS SUMMARY

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

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
FEMA UST	0.250		0	0	NR	NR	NR	0
<i>State and tribal institutional control / engineering control registries</i>								
AUL	0.250		0	0	NR	NR	NR	0
<i>State and tribal voluntary cleanup sites</i>								
INDIAN VCP	0.250		0	0	NR	NR	NR	0
<i>State and tribal Brownfields sites</i>								
BROWNFIELDS	0.250		0	0	NR	NR	NR	0
<u>ADDITIONAL ENVIRONMENTAL RECORDS</u>								
<i>Local Lists of Landfill / Solid Waste Disposal Sites</i>								
ODI	0.250		0	0	NR	NR	NR	0

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

1
NW
1/8-1/4
0.173 mi.
911 ft.

AMERICAN RED CROSS
2729 PACKARD ST
ANN ARBOR, MI 48108

LUST **U000266302**
UST **N/A**

Relative:
Higher

LUST:

Facility ID: 00002015
 Source: STATE OF MICHIGAN
 Owner Name: American Red Cross
 Owner Address: 2729 Packard St
 Owner City,St,Zip: Ann Arbor, MI 48108-3236
 Owner Contact: Not reported
 Owner Phone: (734) 971-5300
 Country: USA
 District: Jackson District Office
 Site Name: American Red Cross
 Latitude: 42.24480
 Longitude: -83.71317
 Date of Collection: 01/11/2001
 Method of Collection: Address Matching-House Number
 Accuracy: 100
 Accuracy Value Unit: FEET
 Horizontal Data: NAD83
 Point Line Area: POINT
 Desc Category: Plant Entrance (Freight)

Actual:
825 ft.

Leak Number: C-0523-02
 Release Date: 08/22/2002
 Substance Released: Gasoline
 Release Status: Closed
 Release Closed Date: 10/31/2002

UST:

Facility ID: 00002015
 Facility Type: CLOSED
 Owner Name: AMERICAN RED CROSS
 Owner Address: 2729 PACKARD ST
 Owner City,St,Zip: ANN ARBOR, MI 48108-3236
 Owner Country: USA
 Owner Contact: Not reported
 Owner Phone: (734) 971-5300
 Contact: CHARLES S. MOERTEL
 Contact Phone: (734) 971-5300
 Date of Collection: 01/11/2001
 Accuracy: 100
 Accuracy Value Unit: FEET
 Horizontal Datum: NAD83
 Source: STATE OF MICHIGAN
 Point Line Area: POINT
 Desc Category: Plant Entrance (Freight)
 Method of Collection: Address Matching-House Number
 Latitude: 42.24480
 Longitude: -83.71317

Tank ID: 1
Tank Status: Removed from Ground
 Capacity: 1000
 Product: Gasoline
 Install Date: 04/17/1970

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

AMERICAN RED CROSS (Continued)

U000266302

Remove Date: 09/30/1990
Tank Release Detection: Not reported
Pipe Release Detection: Not reported
Piping Material: Galvanized Steel
Piping Type: Not reported
Construction Material: Asphalt Coated or Bare Steel
Impressed Device: No

**2
NW
1/8-1/4
0.202 mi.
1064 ft.**

**DR WILLIAM SORENSEN
2715 PACKARD RD
ANN ARBOR, MI 48108**

**RCRA-CESQG 1008373683
MIK778778829**

**Relative:
Higher**

RCRA-CESQG:

**Actual:
827 ft.**

Date form received by agency: 05/11/2005
Facility name: DR WILLIAM SORENSEN
Facility address: 2715 PACKARD RD
ANN ARBOR, MI 48108
EPA ID: MIK778778829
Contact: JODY SPARROW
Contact address: 2715 PACKARD RD
ANN ARBOR, MI 48108
Contact country: US
Contact telephone: (734) 822-2200
Contact email: Not reported
EPA Region: 05
Classification: Conditionally Exempt Small Quantity Generator
Description: Handler: generates 100 kg or less of hazardous waste per calendar month, and accumulates 1000 kg or less of hazardous waste at any time; or generates 1 kg or less of acutely hazardous waste per calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste

Owner/Operator Summary:

Owner/operator name: WILLIAM P SORENSEN
Owner/operator address: Not reported
Not reported
Owner/operator country: Not reported
Owner/operator telephone: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: 01/01/2005
Owner/Op end date: Not reported

Owner/operator name: WILLIAM P SORENSEN
Owner/operator address: Not reported
Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

DR WILLIAM SORENSEN (Continued)

1008373683

Owner/operator country: Not reported
Owner/operator telephone: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: 01/01/2005
Owner/Op end date: Not reported

Handler Activities Summary:

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

Hazardous Waste Summary:

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

Violation Status: No violations found

Count: 8 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
ANN ARBOR	S110126793	HIDEAWAY LANE	2000TH & 2018 TRAVER RD	48104	SHWS
ANN ARBOR	S103086285	MICH CON BEAKES ST	BEAKES & SUMMIT STS	48104	SHWS
ANN ARBOR	S103095426	UM NORTH CAMPUS LANDFILL AREA	HURON PKWY	48104	SHWS
ANN ARBOR	U003758877	ANN ARBOR PIPE & SUPPLY	20295 STATE		LUST, UST
ANN ARBOR	S103595047	AVFUEL BULK FACILITY	STATE AND ELLSWORTH RDS	48104	SHWS
ANN ARBOR	S109845799	BRIARWOOD SERVICE CENTER-AMOCO	3230 S STATE ST	48104	AUL
ANN ARBOR	S103595057	UNIVERSITY OF MICH LF NO 1	WASHINGTON HTS	48104	SHWS
PELLSTON	A100000232	AVFUEL CORP	USHY 31 N	48108	AST

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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

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

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL: National Priority List

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

Date of Government Version: 02/01/2013	Source: EPA
Date Data Arrived at EDR: 03/01/2013	Telephone: N/A
Date Made Active in Reports: 03/13/2013	Last EDR Contact: 04/10/2013
Number of Days to Update: 12	Next Scheduled EDR Contact: 07/22/2013
	Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

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

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

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

Date of Government Version: 02/01/2013	Source: EPA
Date Data Arrived at EDR: 03/01/2013	Telephone: N/A
Date Made Active in Reports: 03/13/2013	Last EDR Contact: 04/10/2013
Number of Days to Update: 12	Next Scheduled EDR Contact: 07/22/2013
	Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

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

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Federal Delisted NPL site list

DELISTED NPL: National Priority List Deletions

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

Date of Government Version: 02/01/2013	Source: EPA
Date Data Arrived at EDR: 03/01/2013	Telephone: N/A
Date Made Active in Reports: 03/13/2013	Last EDR Contact: 04/10/2013
Number of Days to Update: 12	Next Scheduled EDR Contact: 07/22/2013
	Data Release Frequency: Quarterly

Federal CERCLIS list

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

CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 02/04/2013	Source: EPA
Date Data Arrived at EDR: 03/01/2013	Telephone: 703-412-9810
Date Made Active in Reports: 03/13/2013	Last EDR Contact: 04/05/2013
Number of Days to Update: 12	Next Scheduled EDR Contact: 06/10/2013
	Data Release Frequency: Quarterly

FEDERAL FACILITY: Federal Facility Site Information listing

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

Date of Government Version: 07/31/2012	Source: Environmental Protection Agency
Date Data Arrived at EDR: 10/09/2012	Telephone: 703-603-8704
Date Made Active in Reports: 12/20/2012	Last EDR Contact: 04/10/2013
Number of Days to Update: 72	Next Scheduled EDR Contact: 07/22/2013
	Data Release Frequency: Varies

Federal CERCLIS NFRAP site List

CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned

Archived sites are sites that have been removed and archived from the inventory of CERCLIS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Date of Government Version: 02/05/2013	Source: EPA
Date Data Arrived at EDR: 03/01/2013	Telephone: 703-412-9810
Date Made Active in Reports: 03/13/2013	Last EDR Contact: 04/05/2013
Number of Days to Update: 12	Next Scheduled EDR Contact: 03/11/2013
	Data Release Frequency: Quarterly

Federal RCRA CORRACTS facilities list

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 02/12/2013
Date Data Arrived at EDR: 02/21/2013
Date Made Active in Reports: 02/27/2013
Number of Days to Update: 6

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 05/02/2013
Next Scheduled EDR Contact: 07/15/2013
Data Release Frequency: Quarterly

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 02/12/2013
Date Data Arrived at EDR: 02/15/2013
Date Made Active in Reports: 02/27/2013
Number of Days to Update: 12

Source: Environmental Protection Agency
Telephone: 312-886-6186
Last EDR Contact: 05/02/2013
Next Scheduled EDR Contact: 07/15/2013
Data Release Frequency: Quarterly

Federal RCRA generators list

RCRA-LQG: RCRA - Large Quantity Generators

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

Date of Government Version: 02/12/2013
Date Data Arrived at EDR: 02/15/2013
Date Made Active in Reports: 02/27/2013
Number of Days to Update: 12

Source: Environmental Protection Agency
Telephone: 312-886-6186
Last EDR Contact: 05/02/2013
Next Scheduled EDR Contact: 07/15/2013
Data Release Frequency: Quarterly

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 02/12/2013
Date Data Arrived at EDR: 02/15/2013
Date Made Active in Reports: 02/27/2013
Number of Days to Update: 12

Source: Environmental Protection Agency
Telephone: 312-886-6186
Last EDR Contact: 05/02/2013
Next Scheduled EDR Contact: 07/15/2013
Data Release Frequency: Quarterly

RCRA-CESQG: RCRA - Conditionally Exempt Small Quantity Generators

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

Date of Government Version: 02/12/2013
Date Data Arrived at EDR: 02/15/2013
Date Made Active in Reports: 02/27/2013
Number of Days to Update: 12

Source: Environmental Protection Agency
Telephone: 312-886-6186
Last EDR Contact: 05/02/2013
Next Scheduled EDR Contact: 07/15/2013
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Federal institutional controls / engineering controls registries

US ENG CONTROLS: Engineering Controls Sites List

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

Date of Government Version: 12/19/2012	Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/26/2012	Telephone: 703-603-0695
Date Made Active in Reports: 02/27/2013	Last EDR Contact: 03/11/2013
Number of Days to Update: 63	Next Scheduled EDR Contact: 06/24/2013
	Data Release Frequency: Varies

US INST CONTROL: Sites with Institutional Controls

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

Date of Government Version: 12/19/2012	Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/26/2012	Telephone: 703-603-0695
Date Made Active in Reports: 02/27/2013	Last EDR Contact: 03/11/2013
Number of Days to Update: 63	Next Scheduled EDR Contact: 06/24/2013
	Data Release Frequency: Varies

LUCIS: Land Use Control Information System

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

Date of Government Version: 12/09/2005	Source: Department of the Navy
Date Data Arrived at EDR: 12/11/2006	Telephone: 843-820-7326
Date Made Active in Reports: 01/11/2007	Last EDR Contact: 02/18/2013
Number of Days to Update: 31	Next Scheduled EDR Contact: 06/03/2013
	Data Release Frequency: Varies

Federal ERNS list

ERNS: Emergency Response Notification System

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

Date of Government Version: 12/31/2012	Source: National Response Center, United States Coast Guard
Date Data Arrived at EDR: 01/17/2013	Telephone: 202-267-2180
Date Made Active in Reports: 02/15/2013	Last EDR Contact: 04/02/2013
Number of Days to Update: 29	Next Scheduled EDR Contact: 07/15/2013
	Data Release Frequency: Annually

State- and tribal - equivalent CERCLIS

SHWS: Contaminated Sites

State Hazardous Waste Sites. State hazardous waste site records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. Available information varies by state.

Date of Government Version: 01/28/2013	Source: Department of Natural Resources & Environment
Date Data Arrived at EDR: 01/30/2013	Telephone: 517-373-9541
Date Made Active in Reports: 02/28/2013	Last EDR Contact: 01/30/2013
Number of Days to Update: 29	Next Scheduled EDR Contact: 05/13/2013
	Data Release Frequency: Semi-Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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

SWF/LF: Solid Waste Facilities Database

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

Date of Government Version: 01/03/2013	Source: Department of Natural Resources & Environment
Date Data Arrived at EDR: 01/03/2013	Telephone: 517-335-4035
Date Made Active in Reports: 01/14/2013	Last EDR Contact: 04/02/2013
Number of Days to Update: 11	Next Scheduled EDR Contact: 07/15/2013
	Data Release Frequency: Semi-Annually

State and tribal leaking storage tank lists

LUST: Leaking Underground Storage Tank Sites

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

Date of Government Version: 02/01/2013	Source: Department of Natural Resources & Environment
Date Data Arrived at EDR: 02/19/2013	Telephone: 517-373-9837
Date Made Active in Reports: 03/29/2013	Last EDR Contact: 02/19/2013
Number of Days to Update: 38	Next Scheduled EDR Contact: 06/03/2013
	Data Release Frequency: Annually

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

Date of Government Version: 03/01/2013	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/01/2013	Telephone: 415-972-3372
Date Made Active in Reports: 04/12/2013	Last EDR Contact: 04/29/2013
Number of Days to Update: 42	Next Scheduled EDR Contact: 08/12/2013
	Data Release Frequency: Quarterly

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

Date of Government Version: 12/31/2012	Source: EPA Region 7
Date Data Arrived at EDR: 02/28/2013	Telephone: 913-551-7003
Date Made Active in Reports: 04/12/2013	Last EDR Contact: 04/29/2013
Number of Days to Update: 43	Next Scheduled EDR Contact: 08/12/2013
	Data Release Frequency: Varies

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

Date of Government Version: 09/12/2011	Source: EPA Region 6
Date Data Arrived at EDR: 09/13/2011	Telephone: 214-665-6597
Date Made Active in Reports: 11/11/2011	Last EDR Contact: 04/29/2013
Number of Days to Update: 59	Next Scheduled EDR Contact: 08/12/2013
	Data Release Frequency: Varies

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 02/05/2013	Source: EPA Region 10
Date Data Arrived at EDR: 02/06/2013	Telephone: 206-553-2857
Date Made Active in Reports: 04/12/2013	Last EDR Contact: 04/29/2013
Number of Days to Update: 65	Next Scheduled EDR Contact: 08/12/2013
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 08/27/2012	Source: EPA Region 8
Date Data Arrived at EDR: 08/28/2012	Telephone: 303-312-6271
Date Made Active in Reports: 10/16/2012	Last EDR Contact: 04/29/2013
Number of Days to Update: 49	Next Scheduled EDR Contact: 08/12/2013
	Data Release Frequency: Quarterly

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land

A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 09/28/2012	Source: EPA Region 1
Date Data Arrived at EDR: 11/01/2012	Telephone: 617-918-1313
Date Made Active in Reports: 04/12/2013	Last EDR Contact: 05/01/2013
Number of Days to Update: 162	Next Scheduled EDR Contact: 08/12/2013
	Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 02/06/2013	Source: EPA Region 4
Date Data Arrived at EDR: 02/08/2013	Telephone: 404-562-8677
Date Made Active in Reports: 04/12/2013	Last EDR Contact: 04/29/2013
Number of Days to Update: 63	Next Scheduled EDR Contact: 08/12/2013
	Data Release Frequency: Semi-Annually

State and tribal registered storage tank lists

UST 2: Underground Storage Tank Listing

A listing of underground storage tank site locations that have unknown owner information.

Date of Government Version: 02/07/2013	Source: Department of Environmental Quality
Date Data Arrived at EDR: 02/08/2013	Telephone: 517-335-7211
Date Made Active in Reports: 03/04/2013	Last EDR Contact: 04/23/2013
Number of Days to Update: 24	Next Scheduled EDR Contact: 08/05/2013
	Data Release Frequency: Annually

UST: Underground Storage Tank Facility List

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

Date of Government Version: 02/01/2013	Source: Department of Natural Resources & Environment
Date Data Arrived at EDR: 02/19/2013	Telephone: 517-335-4035
Date Made Active in Reports: 03/29/2013	Last EDR Contact: 02/19/2013
Number of Days to Update: 38	Next Scheduled EDR Contact: 06/03/2013
	Data Release Frequency: Annually

AST: Aboveground Tanks

Registered Aboveground Storage Tanks.

Date of Government Version: 02/21/2013	Source: Department of Natural Resources & Environment
Date Data Arrived at EDR: 02/26/2013	Telephone: 517-373-8168
Date Made Active in Reports: 03/29/2013	Last EDR Contact: 02/18/2013
Number of Days to Update: 31	Next Scheduled EDR Contact: 06/03/2013
	Data Release Frequency: No Update Planned

INDIAN UST R1: Underground Storage Tanks on Indian Land

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 09/28/2012
Date Data Arrived at EDR: 11/07/2012
Date Made Active in Reports: 04/12/2013
Number of Days to Update: 156

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 04/29/2013
Next Scheduled EDR Contact: 08/12/2013
Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land

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

Date of Government Version: 02/06/2013
Date Data Arrived at EDR: 02/08/2013
Date Made Active in Reports: 04/12/2013
Number of Days to Update: 63

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 04/29/2013
Next Scheduled EDR Contact: 08/12/2013
Data Release Frequency: Semi-Annually

INDIAN UST R5: Underground Storage Tanks on Indian Land

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

Date of Government Version: 08/02/2012
Date Data Arrived at EDR: 08/03/2012
Date Made Active in Reports: 11/05/2012
Number of Days to Update: 94

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 04/29/2013
Next Scheduled EDR Contact: 08/12/2013
Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land

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

Date of Government Version: 05/10/2011
Date Data Arrived at EDR: 05/11/2011
Date Made Active in Reports: 06/14/2011
Number of Days to Update: 34

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 04/29/2013
Next Scheduled EDR Contact: 08/12/2013
Data Release Frequency: Semi-Annually

INDIAN UST R7: Underground Storage Tanks on Indian Land

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

Date of Government Version: 12/31/2012
Date Data Arrived at EDR: 02/28/2013
Date Made Active in Reports: 04/12/2013
Number of Days to Update: 43

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 04/29/2013
Next Scheduled EDR Contact: 08/12/2013
Data Release Frequency: Varies

INDIAN UST R8: Underground Storage Tanks on Indian Land

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

Date of Government Version: 08/27/2012
Date Data Arrived at EDR: 08/28/2012
Date Made Active in Reports: 10/16/2012
Number of Days to Update: 49

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 04/29/2013
Next Scheduled EDR Contact: 08/12/2013
Data Release Frequency: Quarterly

INDIAN UST R10: Underground Storage Tanks on Indian Land

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 02/05/2013
Date Data Arrived at EDR: 02/06/2013
Date Made Active in Reports: 04/12/2013
Number of Days to Update: 65

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 04/29/2013
Next Scheduled EDR Contact: 08/12/2013
Data Release Frequency: Quarterly

INDIAN UST R9: Underground Storage Tanks on Indian Land

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

Date of Government Version: 02/21/2013
Date Data Arrived at EDR: 02/26/2013
Date Made Active in Reports: 04/12/2013
Number of Days to Update: 45

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 04/29/2013
Next Scheduled EDR Contact: 08/12/2013
Data Release Frequency: Quarterly

FEMA UST: Underground Storage Tank Listing

A listing of all FEMA owned underground storage tanks.

Date of Government Version: 01/01/2010
Date Data Arrived at EDR: 02/16/2010
Date Made Active in Reports: 04/12/2010
Number of Days to Update: 55

Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 04/18/2013
Next Scheduled EDR Contact: 07/29/2013
Data Release Frequency: Varies

State and tribal institutional control / engineering control registries

AUL: Engineering and Institutional Controls

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

Date of Government Version: 03/28/2012
Date Data Arrived at EDR: 03/28/2012
Date Made Active in Reports: 04/20/2012
Number of Days to Update: 23

Source: Department of Natural Resources & Environment
Telephone: 517-373-4828
Last EDR Contact: 03/04/2013
Next Scheduled EDR Contact: 06/17/2013
Data Release Frequency: Varies

State and tribal voluntary cleanup sites

INDIAN VCP R1: Voluntary Cleanup Priority Listing

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

Date of Government Version: 09/28/2012
Date Data Arrived at EDR: 10/02/2012
Date Made Active in Reports: 10/16/2012
Number of Days to Update: 14

Source: EPA, Region 1
Telephone: 617-918-1102
Last EDR Contact: 04/05/2013
Next Scheduled EDR Contact: 07/15/2013
Data Release Frequency: Varies

INDIAN VCP R7: Voluntary Cleanup Priority Listing

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

Date of Government Version: 03/20/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27

Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 04/20/2009
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

State and tribal Brownfields sites

BROWNFIELDS: Brownfields and USTfield Site Database

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 07/27/2012
Date Data Arrived at EDR: 07/31/2012
Date Made Active in Reports: 09/20/2012
Number of Days to Update: 51

Source: Department of Natural Resources & Environment
Telephone: 517-373-4805
Last EDR Contact: 04/29/2013
Next Scheduled EDR Contact: 08/12/2013
Data Release Frequency: Varies

BROWNFIELDS 2: Brownfields Building and Land Site Locations

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

Date of Government Version: 04/09/2007
Date Data Arrived at EDR: 04/10/2007
Date Made Active in Reports: 05/01/2007
Number of Days to Update: 21

Source: Economic Development Corporation
Telephone: 888-522-0103
Last EDR Contact: 03/04/2013
Next Scheduled EDR Contact: 06/17/2013
Data Release Frequency: Varies

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Landfill / Solid Waste Disposal Sites

ODI: Open Dump Inventory

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

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

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

Other Ascertainable Records

BRS: Biennial Reporting System

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

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

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 02/26/2013
Next Scheduled EDR Contact: 06/10/2013
Data Release Frequency: Biennially

FEDLAND: Federal and Indian Lands

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

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 02/06/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 339

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 04/19/2013
Next Scheduled EDR Contact: 07/29/2013
Data Release Frequency: N/A

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

OTHER DATABASE(S)

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

CT MANIFEST: Hazardous Waste Manifest Data

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

Date of Government Version: 02/18/2013	Source: Department of Energy & Environmental Protection
Date Data Arrived at EDR: 02/18/2013	Telephone: 860-424-3375
Date Made Active in Reports: 03/21/2013	Last EDR Contact: 02/18/2013
Number of Days to Update: 31	Next Scheduled EDR Contact: 06/03/2013
	Data Release Frequency: Annually

NJ MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2011	Source: Department of Environmental Protection
Date Data Arrived at EDR: 07/19/2012	Telephone: N/A
Date Made Active in Reports: 08/28/2012	Last EDR Contact: 04/19/2013
Number of Days to Update: 40	Next Scheduled EDR Contact: 07/29/2013
	Data Release Frequency: Annually

NY MANIFEST: Facility and Manifest Data

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

Date of Government Version: 02/01/2013	Source: Department of Environmental Conservation
Date Data Arrived at EDR: 02/07/2013	Telephone: 518-402-8651
Date Made Active in Reports: 03/15/2013	Last EDR Contact: 02/07/2013
Number of Days to Update: 36	Next Scheduled EDR Contact: 05/20/2013
	Data Release Frequency: Annually

PA MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2011	Source: Department of Environmental Protection
Date Data Arrived at EDR: 07/23/2012	Telephone: 717-783-8990
Date Made Active in Reports: 09/18/2012	Last EDR Contact: 04/23/2013
Number of Days to Update: 57	Next Scheduled EDR Contact: 08/05/2013
	Data Release Frequency: Annually

RI MANIFEST: Manifest information

Hazardous waste manifest information

Date of Government Version: 12/31/2011	Source: Department of Environmental Management
Date Data Arrived at EDR: 06/22/2012	Telephone: 401-222-2797
Date Made Active in Reports: 07/31/2012	Last EDR Contact: 02/25/2013
Number of Days to Update: 39	Next Scheduled EDR Contact: 06/10/2013
	Data Release Frequency: Annually

WI MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2011	Source: Department of Natural Resources
Date Data Arrived at EDR: 07/19/2012	Telephone: N/A
Date Made Active in Reports: 09/27/2012	Last EDR Contact: 03/18/2013
Number of Days to Update: 70	Next Scheduled EDR Contact: 07/01/2013
	Data Release Frequency: Annually

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

Electric Power Transmission Line Data

Source: Rextag Strategies Corp.

Telephone: (281) 769-2247

U.S. Electric Transmission and Power Plants Systems Digital GIS Data

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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

AHA Hospitals:

Source: American Hospital Association, Inc.

Telephone: 312-280-5991

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

Medical Centers: Provider of Services Listing

Source: Centers for Medicare & Medicaid Services

Telephone: 410-786-3000

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

Nursing Homes

Source: National Institutes of Health

Telephone: 301-594-6248

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

Public Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

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

Private Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

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

Daycare Centers: Day Care Centers, Group & Family Homes

Source: Bureau of REgulatory Services

Telephone: 517-373-8300

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

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

State Wetlands Data: Wetlands Inventory

Source: Department of Natural Resources

Telephone: 517-241-2254

Scanned Digital USGS 7.5' Topographic Map (DRG)

Source: United States Geologic Survey

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

STREET AND ADDRESS INFORMATION

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HISTORIC SANBORN FIRE INSURANCE MAPS





Hikone

2724 Hikone Road
Ann Arbor, MI 48108

Inquiry Number: 3598481.2
May 06, 2013



Certified Sanborn® Map Report

Certified Sanborn® Map Report

5/06/13

Site Name:

Hikone
2724 Hikone Road
Ann Arbor, MI 48108

Client Name:

The Mannik & Smith Group
2365 Haggerty Road South
Canton, MI 48188

EDR Inquiry # 3598481.2

Contact: Michelle Henn



The complete Sanborn Library collection has been searched by EDR, and fire insurance maps covering the target property location provided by The Mannik & Smith Group were identified for the years listed below. The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by Sanborn Library LLC, the copyright holder for the collection.

Certified Sanborn Results:

Site Name: Hikone
Address: 2724 Hikone Road
City, State, Zip: Ann Arbor, MI 48108
Cross Street:
P.O. # NA
Project: E1720001 - Hikone
Certification # 7B0C-47FE-96C3



Sanborn® Library search results
Certification # 7B0C-47FE-96C3

UNMAPPED PROPERTY

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

The Sanborn Library includes more than 1.2 million Sanborn fire insurance maps, which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

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

The Sanborn Library LLC Since 1866™

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SECTION 10.8

Environmental Professional Profiles

EDUCATION

B.S., Geology, Wayne State University, 1984

CERTIFICATIONS

Certified Professional Geologist (CPG), American Institute of Professional Geologists (AIPG), #9977
Certified Professional Geologist (CPG), State of Kentucky, #1958
Registered Professional Geologist (RPG), State of Indiana, #1428
Certified Underground Storage Tank Professional (CP), State of Michigan, #613
Certified Lead Inspector/Risk Assessor, State of Michigan, MDCH, #P-04659
Licensed Lead Risk Assessor, State of Ohio, #LA-008582
Accredited Asbestos Inspector, State of Michigan, LARA, #A40959

PROFESSIONAL EDUCATION COURSES

Sampling Strategies and Statistics Training for Part 201 Cleanup Criteria, Michigan Department of Environmental Quality (MDEQ)
Risk Based Corrective Action, Foster Wheeler
40-Hour HAZWOPER Initial Health and Safety Training
8-Hour HAZWOPER Supervisor Health and Safety Training
8-Hour HAZWOPER Health and Safety Refresher
Management & Unions Serving Together (MUST) Safety Training Certified

PROFESSIONAL EXPERIENCE

DUE DILIGENCE

Environmental Due Diligence, National Automotive Dealership Program— Lead technical resource and client contact for Big 3 automotive manufacturer national dealership program. Managed National Dealership Program which involved expeditious evaluation (Phase I and II ESAs and environmental compliance surveys) of environmental due diligence issues at dealerships throughout the US. Also acted as project manager for numerous commercial and industrial investigation/remediation projects throughout the country.

Preliminary Site Investigations, Ohio Department of Transportation – Provided pre-construction investigation services for ODOT on I-75 interchange improvement project in northeastern Ohio. The investigations involved evaluation of potential environmental concerns that could affect proposed construction activities and subsurface evaluation of soils along proposed interchange improvement areas for the purpose of determining soil and groundwater handling procedures during construction. Activities included assessment of properties suspected of environmental impact along the corridor, selection of target areas for subsurface investigation and locating soil borings, collection of soil and groundwater samples in target areas and a comprehensive report of the results, including recommendations of soil and groundwater handling

Property Transactions, Environmental Due Diligence — Provided due diligence and property consulting for national housing developer. Projects ranged in size from 40 to 150 acres and included both brownfield and greenfield sites. Services included environmental assessments, remediation, geotechnical studies, groundwater

monitoring, UST removals/closures, construction testing, pre-demolition hazardous material surveys and abatement, demolition oversight and various engineering tasks.

Multi-Site Property Transactions, Environmental Due Diligence — Provided expedited due diligence and property consulting for an entity seeking to purchase a portfolio of high end sea food restaurants located in the eastern US from Michigan to Florida. The due diligence had to be completed within a six week timeframe. Activities included Phase Is at each of the sites and Phase IIs at approximately half of the sites. Significant challenges included a short (six weeks) due diligence period and access issues associated with assessing luxury establishments.

Site Acquisition, Environmental Due Diligence, — Provided Phase I and Phase II ESAs on multiple brownfield sites for urban school district in southeast Michigan. District is located in an area that has been developed since the late 1800's and several of the properties were formerly utilized for industrial purposes. Duties included Phase I ESAs, soil and groundwater sampling, Baseline Environmental Assessments/Due Care Plans, remediation and UST removal/closures.

LUST/UST

Multisite Project Management, Michigan — Certified UST professional, senior technical review and program manager for more than 350 retail petroleum facilities owned and operated by three major oil companies. Responsibilities included client communication, technical report review and signoff as Certified US professional. Project work included UST removals, initial abatement measures, site assessments, site investigations, corrective actions, and remediation.

Risk Based Site Closures, Michigan — Involved with the implementation of RBCA for commercial, industrial, municipal and educational clients to include risk assessment, exposure pathway determination, reporting, and closure. Supervised closures of more than 60 sites under RBCA. Attended MDEQ and ASTM training courses on RBCA.

REMEDIATION/BROWNFIELDS

Former Southfield Downs/Landfill Brownfield Redevelopment, Spring Haven, Southfield, Michigan — Performed due diligence and remediation services for the Brownfield redevelopment of a 50 acre mobile home park (Southfield Downs) that had been constructed over a former unregulated landfill. The redevelopment was performed by a leading national residential home builder. Due diligence and site characterization activities were complicated by access issues associated with the operating mobile home park. This project also involved a comprehensive hazardous material survey, the removal and closure of two underground storage tanks and the abandonment of three water supply wells. Remediation activities included asbestos abatement, hazardous material removal (miscellaneous paints, cleaners, fuel containers, refrigerant containing devices etc.), removal of over 50 fuel oil ASTs and sampling/characterization/disposal of eight electrical transformers. In addition, over 45,000 tons of waste materials were removed from 17 separate disposal cells and over 500,000 gallons of water entrained within the waste was removed. The redevelopment involved the construction of residential condominiums and for-sale homes.

UAW-GM Center for Human Resources, Detroit, Michigan - Designed and implemented remedial investigation of former industrial property on the banks of the Detroit River and negotiated MDEQ approved limited closure. Implemented and managed full time environmental health and safety monitoring program during the redevelopment of property into the UAW-GM Center for Human Resources. Program length exceeded two years and involved full time staff member monitoring of environmental conditions, rapid response to discovery of environmental issues, and a fugitive dust-monitoring network.

Roosevelt Refinery, Mount Pleasant, Michigan - Co-authored an Interim Remedial Action Plan for the former Roosevelt (Total) refinery located in Mt. Pleasant, Michigan. The site had been ranked as the second highest scoring Act 307 (Pre Act 451) site in Michigan. The IRAP involved a combination of deed restrictions, bioremediation, soil vapor extraction, excavation, engineered exposure barriers, sediment dredging and sheet pile barriers.

Former Herman Gardens Public Housing Development, Detroit, Michigan - Designed and implemented HUD Environmental Assessment and Construction Readiness Assessment for the former Herman Gardens Public Housing Development in Detroit, Michigan. The project site encompasses 139 acres and was demolished in the 1990s. The redevelopment of the site is considered the largest and most significant public housing project in the City. Project included focused geophysical, geotechnical and environmental characterization, Brownfield Support, MDEQ negotiations, remedial cost estimates and MSHDA financing support.

ASBESTOS/LEAD BASED PAINT

Detroit Housing Commission - Professional Services Contract for Industrial Hygiene and Environmental Services - Services consisted primarily of expedited Agency-Wide Asbestos Surveys and Lead Based Paint Inspections/Risk Assessments on numerous multi-family (typically high rise buildings) developments and hundreds of scattered single family homes throughout Detroit. Subsequent to the abatement of identified regulated asbestos containing materials and/or lead based paint hazards, clearance testing was performed.

Confidential Redevelopment of 125 Unit Apartment Building in Detroit, Michigan –The building, located in the New Center area was originally constructed in the early 1900's and had been vacant for approximately 10 years. Due Diligence activities included Phase I and Phase II ESAs in accordance with MSHDA and HUD requirements. Asbestos and lead based paint activities included a comprehensive pre-renovation asbestos survey in accordance with NESHAP and a lead based paint inspection based on HUD's random statistical protocol. The work was complicated by the poor condition of the building's interior components and because it was determined that the building had actually been constructed in 2 separate phases.

Miscellaneous Residential, Commercial, Industrial and Educational Projects in Michigan and Ohio- Managed numerous asbestos and lead based paint projects for various clients in Michigan and Ohio. Projects were often associated with other due diligence activities and included one or more of the following services: asbestos surveys in accordance with NESHAP and or AHERA protocols; preparation of Operation and Maintenance or AHERA Management plans; lead based paint inspections and risk assessments in accordance with Michigan, Ohio, HUD and/or MSHDA protocols; development of abatement specifications; contractor procurement; abatement oversight/air sampling; and, clearance sampling.

EMPLOYMENT

PM Environmental, Inc. (Senior Project Manager), 2011 to 2012

The Mannik & Smith Group, Inc. (Senior Project Manager), 2008 to 2011

Testing Engineers & Consultants, Inc. (Senior Geologist), 2000 to 2008

EnecoTech Midwest, Inc. (Senior Geoscientist), 1995-2000

Testing Engineers & Consultants, Inc. (Project Geologist), 1990 to 1995

Wayne County Environmental Health Dept., Solid Waste Division (Sanitarian), 1987 to 1990

PROFESSIONAL AFFILIATIONS

American Institute of Professional Geologists
MDEQ UST Stakeholders Workgroup - AIPG Representative
MDEQ Landfill Redevelopment Guidance Peer Review Committee
MDEQ Groundwater Evaluation Guidance Peer Review Committee

EDUCATION

B.S., Environmental Engineering, Michigan Technological University, 1997

PROFESSIONAL EDUCATION COURSES

40-Hour HAZWOPER Initial Health and Safety Training
8-Hour HAZWOPER Health and Safety Refresher
Management & Unions Serving Together (MUST) Safety Training Certified

PROFESSIONAL EXPERIENCE

DUE DILIGENCE

Property Transactions, Environmental Due Diligence — Conducted, managed, and reviewed over 1,000 Phase I Environmental Site Assessments (ESAs), Phase II ESAs, Baseline Environmental Assessments (BEAs), and Due Care Plans of residential and commercial properties as part of environmental due diligence activities required to procure financing through public (HUD/MSHDA) and private financial institutions. Phase I ESAs were conducted in accordance with applicable ASTM International Standards (E1527, E1528), financial institution requirements, and HUD and MSHDA requirements (24CFR Part 50 and 24CFR Part 58, NEPA, noise).

Gardenview Estates, Environmental Due Diligence — Environmental engineer and project manager for the environmental aspects of the redevelopment of the 139-acre former Herman Gardens Public Housing Development in Detroit, Michigan. The property is currently being developed in the Gardenview Estates housing development. Worked closely with the Detroit Housing Commission (DHC) and multiple developers since 2004 to support the redevelopment activities. Activities at Gardenview Estates included Phase I ESAs, Phase II ESAs, a post-demolition construction readiness assessment, HUD EAs, MSHDA Phase I ESAs, BEAs, Due Care Plan preparation and implementation, and a MSHDA industrial hygiene clearance assessment for occupancy. Environmental activities were conducted to meet the requirements of the MDNRE, public (HUD/MSHDA) and private financial institutions to ensure that environmental requirements were met and funding of the project was not delayed.

Woodbridge and Cornerstone Estates, Environmental Due Diligence — Worked with DHC and developers for over 10 years to comply with HUD/MSHDA and financial institution requirements for multiple Phase I ESAs, Phase II ESAs, HUD EAs, and MSHDA Phase I ESAs of the Jeffries East and Jeffries West multi-tenant residential developments in Detroit, Michigan in support of redevelopment activities (Woodbridge and Cornerstone Estates).

ENVIRONMENTAL COMPLIANCE

City of Auburn Hills, Environmental Compliance — Project Manager for the City of Auburn Hills as the City's representative during ongoing monitoring of the Oakland Heights Landfill located within the city limits. Duties include the review and summarizing of sampling conducted by the landfill and presenting the information to the City of Auburn Hills Council during regular public city council meetings.

Grand Ledge Public Schools, Environmental Compliance — Project Manager for Grand Ledge Public Schools, conducting environmental, health, and safety reviews throughout the school system to ensure compliance with OSHA, MIOSHA, MDNRE, and EPA regulations. Developed and/or reviewed compliance plans for drinking water wells, storm water management, spill prevention and countermeasures, confined space, hazard assessment, hazard communication, and playground safety. Personally conducted training on various environmental, health, and safety topics for school district employees.

Grand Ledge Public Schools, Storm Water Permit Compliance — Developed NPDES Phase II storm water management plans for two large school districts in southeast Michigan to achieve compliance with the NPDES and MDNRE rules and regulations. Compliance activities included mapping of district storm water outfalls, dry-weather screening, and annual reporting to the MDNRE with summaries of completed activities, upcoming activities, and compliance achieved.

EMPLOYMENT

The Mannik & Smith Group, Inc. (Environmental Scientist), 2011 to 2012

Testing Engineers & Consultants, Inc. (Staff Engineer), 1999 to 2010

Giffels-Webster Engineers, Inc. (Staff Engineer), 1997-1999

Michigan Department of Transportation (Student co-op), 1995

SECTION 10.9

MSHDA Reliance Letter



Environmental Resources Group

28003 Center Oaks Court • Suite 106 • Wixom, MI • 48393
Phone: 248-773-7986 • Fax: 248-924-3108

LETTER OF RELIANCE

July 26, 2013

PRIVILEGED AND CONFIDENTIAL

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

**Re: Phase I Environmental Site Assessment
Hikone
2702-2760 Hikone Road, Ann Arbor, Michigan
Environmental Resources Group, LLC Project 1128.001
Dated: July 26, 2013**

Dear Mr. Lince:

Please find enclosed the Phase I Environmental Site Assessment for the subject property dated July 26, 2013 to the Michigan State Housing Development Authority.

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

We **represent** that the attached is a true, correct and complete copy of the Phase I Environmental Site Assessment for the above captioned property and that the report represents our professional opinion of the site as of this date and that we meet the definition of an Environmental Professional as defined in Section 312.10 of 40 CFR 312. We also **represent** that the Phase I Environmental Site Assessment including the evaluation, recommendations, and conclusions as of this date has been performed in conformance with the scope and limitations of the ASTM Practice E1527-05, ASTM Practice E 2600-10 and MSHDA'S Environmental Review Requirements for 2013.

Sincerely,
Environmental Resources Group, LLC

Penny M. Dwoinen
Project Engineer

Andrew J. Foerg, CPG
Senior Project Manager

SECTION 10.10

**Professional Liability Insurance Certificates
Signed Proposal**



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

05/28/2013

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Eric A. Moore, CIC, LIC Moore Insurance Services, Inc. 67 N. Howell P.O. Box 207 Hillsdale, MI 49242-	CONTACT NAME: Cyndi Armstrong
	PHONE (A/C, No, Ext): (517) 439-9345
E-MAIL ADDRESS: info@mooreinsuranceservices.com	FAX (A/C, No): (517) 439-5536
PRODUCER CUSTOMER ID #:	
INSURED Environmental Resources Group, LLC. 28003 Center Oaks Drive #106 Wixom MI 48393-	INSURER(S) AFFORDING COVERAGE INSURER A :CNA INSURER B : INSURER C : INSURER D : INSURER E : INSURER F :
	NAIC #

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Contractual Liability GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC			4017690971	09/01/2012	09/01/2013	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 1,000,000 \$
A	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS			4017690971	09/01/2012	09/01/2013	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$ \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DEDUCTIBLE RETENTION \$			5091223807	05/01/2013	09/01/2013	EACH OCCURRENCE \$ 2,000,000 AGGREGATE \$ 2,000,000 \$ \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input checked="" type="checkbox"/> Y/N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N/A	4017691120	09/01/2012	09/01/2013	<input checked="" type="checkbox"/> WC STATUTORY LIMITS <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 500,000 E.L. DISEASE - EA EMPLOYEE \$ 500,000 E.L. DISEASE - POLICY LIMIT \$ 500,000
A	Professional Liability w/ Contr. Pollution Liab			EEH288310861	09/01/2012	09/01/2013	Per Occurrence 1,000,000 Aggregate 3,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

Thirty (30) Notice of Cancellation in favor of the certificate holder.

Michigan State Housing Development Authority is listed as additional insured with respect to general liability only.

CERTIFICATE HOLDER

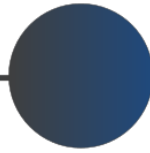
(517) 373-8370 (517) 335-4797

Michigan State Housing
 Development Authority
 735 E Michigan Ave
 Lansing MI 48909-

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



March 27, 2012

Ms. Lori Harris
Norstar Development USA, L.P.
733 Broadway
Albany, New York 12207

**Re: MSHDA Compliant Environmental Services
Phase I ESA/Asbestos Survey/LBP Insp-RA/Radon/NEPA
Ann Arbor Housing Commission – Hikone Apartments
2702-2760 Hikone Road, Ann Arbor, Michigan
ERG Proposal #1128r.001p**

Dear Ms. Harris,

Environmental Resources Group, LLC (ERG) is pleased to present this proposal to provide MSHDA Compliant Environmental Services for the referenced property in Ann Arbor, Michigan. ERG understands that the subject property is scheduled for renovation and that MSHDA financing is proposed. Our proposed scope of services is described below:

Scope of Work

Phase I ESA - ERG will complete a Phase I ESA for the subject property and provide a written report summarizing the work performed, results, and conclusions. This ESA will be performed in general accordance with the All Appropriate Inquiry (AAI) rules, ASTM E 1527-05 protocol for Phase I ESAs and MSHDA Environmental Review Requirements For 2013. If out-of-scope considerations are requested, ERG will provide an additional fee estimate to assess these at the subject property.

Asbestos Survey – The asbestos survey will be performed by accredited Asbestos Inspectors in general accordance with NESHAP Guidelines. The survey will encompass visually accessible building materials and include the collection of bulk samples, which will be submitted for laboratory analysis by the PLM method. Please note that the proposed level of effort is based on the understanding that the subject building(s) is occupied, and that destructive methods to access areas/materials that are not readily observable (i.e. within wall/ceiling cavities, below finished flooring etc.) will not be performed. Therefore, it is possible that additional suspect materials may be encountered during renovation activities, and if so, additional sampling costs will be incurred. In addition, in an effort to avoid damage to the building envelope (and the potential to void warranties), roofing materials will not be sampled and will be assumed to be asbestos containing. If specifically requested, ERG can perform sampling of suspect roofing materials; however Client will be solely responsible for repairing the sampled areas. Sample analysis will be performed on a standard (5 business day) turnaround basis.

The proposed scope includes the collection and PLM analysis of suspect asbestos containing building materials. Certain materials may have more than one layer (i.e. floor tile typically has 2 layers – tile and mastic). It is estimated that 170-210 sample layers will require analysis. Actual analytical costs will be based on the number of sample layers analyzed. The unit cost for each sample layer analyzed is \$11.00.

Lead Based Paint Inspection and Risk Assessment – A LBP Inspection and Risk Assessment will be performed in accordance with HUD's "Guidelines for the Evaluation and Control of Lead-Based Paint in Housing". The number of units to be evaluated (18) is based on the HUD approved "random method" and the actual units to be evaluated will be determined using a random number generator. The inspection will be performed with an XRF meter. Reasonable efforts will be made to inspect and assess building components; however there may be cases where occupant furnishings limit access. The risk assessment will include the collection and analysis of lead dust wipe and soil samples. Analysis of the samples will be performed on a standard (5 business day) turnaround basis.

The proposed scope includes the collection and laboratory analysis of dust wipe and soil samples. It is estimated that 180-220 samples will require analysis. Actual analytical costs will be based on the number of sample layers analyzed. The unit cost for each sample analyzed is \$8.00.

Radon Testing – MSHDA requires radon testing for all developments located in Washtenaw County. MSHDA radon testing requirements follow MDEQ recommendations for multifamily housing which are that the lowest livable level of each unit in contact with the ground be tested. It is assumed that a maximum of 15 units will require radon testing, therefore up to 15 radon samples will be collected for analysis. Analysis of the samples will be performed on a standard (5 business day) turnaround basis. The unit cost for the collection and laboratory analysis of radon samples is \$50.00.

NEPA Review – MSHDA guidance requires that "categorically excluded projects" (which include the majority of initial submissions to MSHDA Rental Development), must demonstrate compliance with certain federal laws and related authorities through completion of the NEPA statutory checklist. ERG assumes that the proposed redevelopment of the subject property is a categorically excluded project.

The NEPA statutory checklist will be completed by a subcontracted environmental professional listed on MSHDA's Qualified Consultant List.

COMMENTS

In order to complete the proposed project tasks in an efficient manner, cooperation between team members (Client, ERG and the Housing Commission) is crucial. The proposed scope of work and costs are based on the assumption that significant access issues will not be encountered. In the event that additional mobilizations are required due to lack of access, additional costs will be incurred.

Lori Harris – Norstar Development USA, L.P.

March 27, 2013

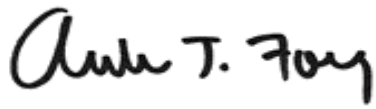
Page 3

ERG's General Conditions and Fee and Rate Schedule are attached and made part of this proposal. This proposal will expire in 60 days. If this proposal meets with your approval, please sign in the space provided on the attached Professional Services Authorization and return a copy to us.

Thank you for the opportunity to provide this proposal to you. If you have any questions, please contact us at 248-763-3639.

Sincerely,

ENVIRONMENTAL RESOURCES GROUP, INC.

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

Andrew J. Foerg, CPG
Senior Project Manager

Enclosures

PROFESSIONAL SERVICES AUTHORIZATION

Fee Estimate Prepared For: Ms. Lori Harris
Norstar Development USA, L.P.
733 Broadway
Albany, New York 12207

Site Address: Hikone Apartments
2702-2760 Hikone Road
Ann Arbor, MI

Type of Project: MSHDA Compliant Environmental Services **Proposal #:** 1128r.001p

Project Description MSHDA Compliant Environmental Services, Hikone Apartments

Fee Estimate:

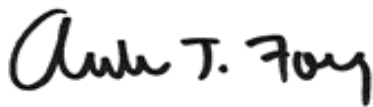
Phase I ESA	\$3,300	Lump Sum
ACM Survey*	\$1,800	Labor/Materials
Lead Based Paint**	\$3,300	Labor/Materials
Radon***	\$750	15 samples
NEPA	\$1,200	Lump Sum

*Fee Estimate includes labor and materials only. Unit rate per sample layer analyzed is \$11.00.

** Fee Estimate includes labor and materials only. Unit rate per sample analyzed is \$8.00.

*** Fee Estimate includes labor, materials and sample analysis at unit rate per sample of \$50.00.

Attached and made part of this Fee Estimate are ERG's General Conditions. Invoice payments are due within 30 days of receipt. Client agrees to pay a finance charge of one and one-half percent (1-1/2%) per month on past due accounts.



Offered by: _____ Date: March 27, 2013

Accepted by: _____ Date: _____



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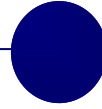
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Offered by: Andrew T. Foy Date: March 27, 2013
Accepted by: [Signature] Date: 4/3/13

General Terms and Conditions for Environmental Resources Group, LLC

1. Environmental Resources Group, LLC. (ERG) shall invoice Client periodically for the services performed under this Agreement based on ERG's current fee schedule of charges. Client shall pay such invoices upon receipt. The invoice amounts shall be presumed to be correct unless the client notifies ERG in writing within fourteen (14) days of receipt. The Client agrees to pay actual attorney fees and costs necessary to collect on past due accounts.
2. If Client fails to pay an invoice when due, ERG may suspend all services until invoice is paid in full. If payment in full is not made within sixty (60) days of invoice date, ERG may treat such nonpayment as a material breach of this agreement by the client and may terminate this agreement.
3. ERG shall perform its services in a manner consistent with the standard of care and skills ordinarily exercised by members of the profession practicing under similar conditions in the geographical vicinity and at the time the services were performed. This agreement neither makes nor intends a warranty or guarantee, express or implied, nor does it create a fiduciary responsibility to the Client by ERG. ALL EXPRESS OR IMPLIED CONDITIONS, REPRESENTATIONS, AND WARRANTIES, INCLUDING WITHOUT LIMITATION, ANY IMPLIED WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, OR ARISING FROM A COURSE OF DEALING, USAGE, OR TRADE PRACTICE ARE HEREBY EXCLUDED TO THE EXTENT ALLOWED BY APPLICABLE LAW.
4. Services provided under this agreement, including all reports, information, or recommendations prepared or issued by ERG, are for the exclusive use of the client for the project specified. No other use is authorized under this agreement. Client will not distribute or convey ERG's reports or recommendations to any person or organization other than those identified in the project description without ERG's written authorization. Client releases ERG from liability and agrees to defend, indemnify, protect and hold harmless ERG from any and all claims, liabilities, damages, or expenses arising, in whole or in part, from such unauthorized distribution.
5. ERG shall sign certifications only if ERG approves the form of such certification prior to the commencement of services, and provided such certification is limited to a statement of professional opinion and does not constitute a warranty or guarantee, express or implied.
6. ERG's reports, boring logs, maps, field data, drawings, test results, and other similar documents are instruments of professional service, not products. ERG reserves the right to copyright such documents; however, such copy right is not intended to limit the client's use of the services provided under this agreement other than described in paragraph 4.
7. Client will make available to ERG all known and available information regarding existing conditions, including the existence of hazardous or dangerous materials, and proposed uses of the project site. Client will transmit immediately to ERG any information that becomes available or any change in plans. Client agrees to defend, indemnify protect, and hold harmless ERG from any and claims, liabilities, damages, or expenses arising, in whole or in part, from such information.
8. Client shall secure the permission necessary to allow ERG personnel and equipment to access to the Project Site at no cost to ERG.
9. The Client shall be responsible for correctly designating the location of all property lines of the project site and all subsurface installations, such as pipes, tanks, cable, electrical lines, telephone line and utilities within the project site unless otherwise agreed in writing.
10. ERG is not responsible for the completion or quality of work that is dependent upon or performed by the Client or third parties not under the direct control of ERG, nor is ERG responsible for their acts or omissions or for any damages resulting there from.
11. Neither Client nor any other person may change or modify ERG's work product without ERG's written authorization. Client releases ERG from liability and agrees to defend, indemnify, protect, and hold harmless ERG from any and all claims, liability, damages, or expenses arising, in whole or in part, from such unauthorized changes or modifications.
12. Client waives any claim against ERG and agrees to defend, indemnify, protect and hold harmless ERG from any and all claims, liabilities, damages or expenses, including but not limited to reduction of property value, fear of or actual exposure to or release of toxic or hazardous substances, which may arise directly or in directly as a result of the service provided by ERG under this agreement, unless such injury is caused by the sole negligence or willful misconduct of ERG. IN NO EVENT SHALL EITHER PARTY BE LIABLE FOR ANY SPECIAL, PUNITIVE OR CONSEQUENTIAL DAMAGES, LOST PROFITS OR ANY INDIRECT DAMAGES, HOWEVER CAUSED AND ON ANY THEORY OF LIABILITY WHETHER BASED ON BREACH OF CONTRACT, BREACH OF WARRANTY OR TORT (INCLUDING NEGLIGENCE).
13. Client agrees to limit ERG's liability due to professional negligence and to any liability arising out or relating to this agreement to fifty thousand dollars (\$50,000) or the amount of ERG's fee, whichever is less. This limit applies to all services on this project, whether provided under this or subsequent agreements, unless modified in writing, agreed to and signed by authorized representatives of the parties.
14. Client agrees to require that its contractors and subcontractors engaged on the project will include identical limitation as described in paragraph 13 reducing ERG's liability in their agreement for work on this project.
15. Client agrees that if any dispute arising out of or relating to this agreement, or its breach, is not settled through direct discussions, then before initiating litigation, the parties will endeavor for 30-days following written notice by either the client or ERG to the other of a dispute or breach, to settle the dispute by mediation with the assistance of a neutral mediator.
16. ERG is protected by Workers' Compensation Insurance; Professional errors and omissions and Contractors pollution liability insurance with a combined single coverage of \$1,000,000; Commercial automobile liability insurance with a combined single coverage of \$1,000,000. if requested in writing, the client will be listed as additionally insured for this work.
17. Client will be responsible for jobsite safety, except for ERG's employees, subcontractors and subconsultants.
18. All samples shall remain the property of the Client, and Client shall be responsible for and promptly pay for the removal and lawful disposal of samples, cuttings, and hazardous materials, unless otherwise agreed in writing.
19. Client solely shall be responsible for notifying all appropriate municipal, regional, state, or federal agencies and prospective buyers of the existence of any hazardous or dangerous material located on or in the project site, or discovered during the performance of this agreement, as may be required by such agencies, unless otherwise agreed in writing.
20. In the event ERG's work is interrupted due to delays other than delays caused by ERG, ERG may be compensated equitably (based on ERG's current fee schedule of charges) for the additional labor or other charges associated with maintaining its work force for Client's benefit during the delay or at the option of the Client, for charges incurred by ERG for demobilization and subsequent remobilization.
21. If, during the course of performance of this agreement, conditions or circumstances are discovered which were not contemplated by either the client or ERG at the commencement of this agreement, either the client or ERG should notify in writing of the newly discovered condition or circumstance and the Client and ERG shall renegotiate, in good faith, the terms and conditions of this agreement. If amended terms and conditions cannot be agreed upon within thirty (30) days after notice, ERG may terminate this agreement and be compensated under paragraph 22 in this agreement.
22. This agreement may be terminated by either party upon ten (10) days written notice sent by certified mail, return receipt requested. In the event of a termination, Client shall pay for all work performed and demobilization by ERG though the tenth (10th) day after mailing the notice of termination based on ERG's current fee schedule of charges. The limitation of liability and indemnity obligation of this agreement shall be binding notwithstanding any termination of this agreement.
23. Except for actions, such as for enforcement of Mechanic's liens, which are required by statute to be brought in a specific venue, in the event that litigation is instituted under the terms of this agreement, the same is to be brought and tried in the judicial jurisdiction of the State of Michigan. Client waives the right to have the suite brought, or tried in, or removed to, any other State and in all cases this agreement shall be governed by Michigan law.
24. Neither the Client nor ERG shall assign its interest in this agreement without the written consent of the other.
25. ERG's services are performed as an independent consultant and not as the Client's agent, partner, or joint venture.
26. This agreement, including ERG's written proposal, change orders and Fee Schedule incorporated herein by reference, represent the entire agreement and supersede any prior or subsequent communication, representations or oral agreements, of the parties. The terms of this agreement will prevail over any different or additional terms in the Clients purchase order or other forms unless agreed in writing by ERG. Any modifications to this agreement shall be in writing and signed by an authorized representative of both parties. In the event any provision of this agreement is held invalid or unenforceable, the other provisions will remain in full force and effect, and binding upon the parties.



ERG

FEE AND RATE SCHEDULE

Personnel Functions:

The following expenses will be incurred on a time-and-materials basis. Personnel will be charged based on their function to the project.

Principal	\$150/hour
Senior Project Manager	\$125/hour
Project Manager	\$100/hour
Senior Engineer/Scientist	\$95/hour
Staff Engineer/Scientist	\$90/hour
Senior Technician	\$75/hour
Environmental Technician	\$60/hour
Administrative/CADD	\$55/hour

Services for expert witness testimony at depositions or court appearances will be charged at two times the standard fee rate given above.

Reimbursable Expenses:

The following expenses, when incurred in direct connection with a project, will be charged at the rates given.

Vehicle Usage	
4 x 4 Vehicle	\$1.10/mile
Passenger Vehicle	\$.75/mile
Out of Town Travel	Cost
Field Equipment	Daily Rental Rate*
Field Supplies	Usage Rate*
Subcontractor Services	Cost + 15%
Sustenance	Cost

*For specific information, refer to ERG's Field Supply and Equipment Usage Form.

Invoices: Payment terms are "Net 30 Days." Client agrees to pay a finance charge of one and one-half percent (1-1/2%) per month on past due accounts.