

**PHASE I AND LIMITED PHASE II
ENVIRONMENTAL SITE ASSESSMENT,
8207 SECOR ROAD,
LAMBERTVILLE, MONROE COUNTY, MICHIGAN**

**Wyldeewood Equestrian Enterprises, LLC
Attention: Mr. Ellsworth H. Shriver
8128 Secor Road
Lambertville, Michigan 48144-8673**

Report No. 152263-1010-2559

October 8, 2010



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1419 Miami Street
P.O. Box 838
Toledo, OH 43697-0838
419-691-4800
419-691-4805 Fax
www.bowser-morner.com

October 8, 2010

Wyldeewood Equestrian Enterprises, LLC
Attention: Mr. Ellsworth H. Shriver
8128 Secor Road
Lambertville, Michigan 48144-8673

Re: Phase I and Limited Phase II
Environmental Site Assessment,
8207 Secor Road,
Lambertville, Monroe County, Michigan
Report No. 152263-1010-2559
Report Consists of 298 Pages

Ladies and Gentlemen:

We have performed a Phase I Environmental Site Assessment (ESA) of the wood parcel adjacent to 8207 Secor Road, Lambertville, Monroe County, Michigan in general accordance with the scope and limitations of ASTM Practice E 1527-05 as we understand it.

Based on our field reconnaissance, there is no evidence of RECs present at this time.

Based on the information obtained from our database and governmental records search, there is no evidence of RECs associated with the subject site.

A Limited Phase II ESA was performed along the northern and eastern sides of the subject site adjacent to the house located at 8207 Secor Road. The analytical results identified three metals as being present and no VOCs. The metals were all below the allowable limits for residential direct contact standards.

Based on the information presented within the Phase I and Limited Phase II ESA reports, we recommend no additional environmental services at this present time.

Respectfully submitted,

BOWSER-MORNER, INC.

Keith G. Trask
Geologist

Thomas J. Kiger
Environmental Department Manager

KGT/TJK:caw

Attachment: Bowser-Morner Phase I Environmental Site Assessment Report
2-Client (1 bound and 1 unbound report via U.S. mail)

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1.0 SUMMARY

We have performed a Phase I Environmental Site Assessment (ESA) of the wood parcel adjacent to 8207 Secor Road, Lambertville, Monroe County, Michigan in general accordance with the scope and limitations of American Society of Testing and Materials (ASTM) Practice E 1527-05 as we understand it.

Based on our field reconnaissance, there is no evidence of RECs present at this time.

Based on the information obtained from our database and governmental records search, there is no evidence of RECs associated with the subject site.

A limited Phase II ESA was performed along the northern and eastern sides of the subject site adjacent to the house located at 8207 Secor Road. The analytical results identified three metals as being present and no VOCs. The metals were all below the allowable limits for residential direct contact standards.

Based on the information within this report, we recommend no additional investigative measures.

2.0 INTRODUCTION

2.1 Purpose

This study was conducted in general conformance with ASTM E 1527-05, Standard Practice for Environmental Site Assessment Process.

The performance of this assessment was consistent with good commercial and customary practice in the United States of America for conducting an environmental site assessment of a parcel of real estate with respect to the range of contaminants within the scope of Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) and petroleum products. As such, this assessment was intended to permit a user to satisfy one of the requirements to qualify for the innocent landowner defense to CERCLA liability: that is, the practice that constitutes “all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial and customary practice” as defined in 42 USC § 9601(35)(B).

This standard practice states, in part;

- 1.1.1 *"1.1 Purpose – The purpose of this practice...is to define good commercial and customary practice in the United States of America for conducting an environmental site assessment of a parcel of commercial real estate with respect to the range of contaminants within the scope of Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) and petroleum products. As such, this practice is intended to permit a user to satisfy one of the requirements to qualify for the innocent landowner defense to CERCLA liability: that is, the practice that constitutes "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice" as defined in 42 USC [section] 9601(35)(B). An evaluation of business environmental risk associated with a parcel of commercial real estate may necessitate investigation beyond that identified in this practice.*
- 1.1.2 *"1.1.1 Recognized Environmental Conditions – In defining a standard of good commercial and customary practice for conducting an environmental site assessment of a parcel of property, the goal of the processes established by this practice is to identify recognized environmental conditions. The term recognized environmental conditions means the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include de minimis conditions that generally do not present a material risk of harm to public health of the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis are not recognized environmental conditions."*

Copies of ASTM's standard practices must be purchased directly from ASTM, 100 Barr Harbor Drive, West Conshohocken, Pennsylvania 19428.

While performance of this assessment was intended to constitute appropriate inquiry for purposes of CERCLA's innocent landowner defense, it was not intended that its use be limited to that purpose.

2.2 Detailed Scope of Services

Pursuant to ASTM Standard E 1527-05, this Phase I Environmental Site Assessment was intended to reduce, but not eliminate, uncertainty regarding the potential for "recognized environmental conditions" (RECs) in connect with the subject site. The level of assessment inquiry was appropriate to factors including the type of property subject to assessment. The methodology used comprises four components: site reconnaissance, records

search, interviews, and reporting. The following tasks were completed by Bowser-Morner, as described below.

2.2.1 Site Reconnaissance

A Bowser-Morner environmental professional conducted a physical reconnaissance to look for RECs on or adjacent to the subject site on September 21, 2010. The reconnaissance of adjacent properties was conducted from common areas or public rights-of-way.

2.2.2 Records Search

Historical aerial photographs were reviewed from Environmental Data Resources, Inc. (EDR).

Federal and State environmental databases were reviewed by EDR to determine if listed facilities were located within a one-half-mile radius of the subject site.

Additional historical information was obtained from EDR.

Fire Insurance maps depicting the subject site were also searched for by EDR.

Chief John Bofia of the Bedford Township Fire Department was contacted about RECs on or adjacent to the subject site.

2.2.3 Interviews

Mr. Dwayne Tucker, Bedford Township Zoning and Land Division Administrator, was contacted about zoning for the subject site.

Mr. James Brunt, of the Bedford Township Ordinance Department, was contacted about ordinance violations pertaining to the subject site.

The State of Michigan Department of Natural Resources and Environment was contacted about RECs on the subject site via Freedom of Information Act request.

2.2.4 Reports

Surface soils information was provided by the United States Department of Agriculture (USDA), *Soil Survey of Monroe County, Michigan*.

Geology and hydrology information was provided by Dr. Jane Forsyth, 1968, *A Study of Physical Features for the Toledo Regional Area*, Bowling Green State University.

Michigan Department of Environmental Quality (MDEQ) files were reviewed for historical reports pertaining to RECs at the subject site.

2.3 Significant Assumptions

No significant assumptions were made.

According to the client, this ESA was for the purpose of providing innocent landowner defense under CERCLA and in furtherance of lender requirements on the same. Wyldewood Equestrian Enterprises, LLC was purchasing the property in an arms-length sale and believes the consideration paid is fair market value based upon an appraisal secured for lenders and review of valuations by Monroe County, Michigan taxing and appraising authorities. It was our understanding that Wyldewood Equestrian Enterprises, LLC had limited knowledge of special environmental conditions that may determine a less than fair market value purchase price.

As a cost savings measure, local electric service providers do not typically have programs whereby transformer dielectric oils are sampled and tested for PCB content on a regular basis. Dielectric oil sampling and testing is typically performed subsequent to a spill or release. When old or damaged transformers are taken out of service, they are typically replaced with new transformers containing non-PCB-containing dielectric oils.

2.4 Limitations and Exceptions of the Assessment

This assessment was conducted in accordance with Bowser-Morner's written proposal and its attached *Environmental Services Agreement* (Quote No. T-19771, dated September 7, 2010), and the American Society for Testing and Materials (ASTM) Practice E 1527.05 as we understand it. Written authorization to proceed with this assessment was given by Mr. Ellsworth H. Shriver, authorized member of Wyldewood Equestrian Enterprises, LLC on September 13, 2010.

Due to the urban and/or suburban nature of the subject site, the search radius was limited to one-half mile from the subject site.

In the professional judgment of Bowser-Morner, Inc., the scope of this study was sufficient to determine if further investigation was warranted, given the nature and specific circumstances of the subject site. Bowser-Morner, Inc.'s professional judgment was based on generally accepted environmental practices and procedures designed to assess the environmental liability with respect to the standards of due care customary in the industry at the time of this investigation.

This report does not constitute legal advice, nor does Bowser-Morner, Inc. purport to give legal advice. Certain information contained in this report may be provided by agencies and/or personal interviews. Bowser-Morner, Inc. will make no representations or warranties that such information is accurate or that any independent investigation, beyond the agreed-upon scope of services, has been or will be made to verify the accuracy of such information.

This ESA does not provide the following evaluations:

- Wetlands;
- Asbestos;
- Vapor Emissions;
- Lead-Based Paint;
- Industrial Hygiene;
- Health and Safety;
- Lead in Drinking Water;
- Regulatory Compliance;
- Natural Areas or Preserves;
- Cultural and Historical Resources;
- Threatened or Endangered Species;
- Indoor Air Quality (mold, urea foam, or glues); and
- Ohio Environmental Protection Agency Voluntary Action Program.

The gathering of environmental database, fire insurance map, historical aerial photographs, historical directories, and historical topographic map information was outsourced. Historical subject site ownership information (chain-of-title) was limited to electronic data and computer files available at the local courthouse. The subject site chain-of-title may have been provided by the client.

2.5 Special Terms and Conditions

The Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), commonly known as “Superfund”, was enacted by Congress on December 11, 1980. This law created a tax on the chemical and petroleum industries and provided broad Federal authority to respond directly to releases or threatened releases of hazardous substances that may endanger public health or the environment. CERCLA was amended by the Superfund Amendments and Reauthorization Act (SARA) on October 17, 1986.

CERCLA is codified in the United States Code as 42 USC § 9601. The most recent version of the code is from 1994, US Code 1994 Edition, Volume 23, Title 42, with supplemental amendments listed in Supplement V of the US Code, 1994 Edition, Title 42. The use of certain terms defined in 42 USC § 9601 is relevant to the performance of a Phase I ESA. Two of those terms, “hazardous substance” and “petroleum product”, are described below.

For the purpose of this assessment, the term “hazardous substance” is defined pursuant to CERCLA 42 USC § 9601(14), as interpreted by Environmental Protection Agency (EPA) regulations and the courts. The term does not include petroleum, including crude oil or any fraction thereof that is not otherwise specifically listed or designated as a hazardous substance under subparagraphs (A) through (F) of CERCLA 42 USC § 9601(14), and the term does not include natural gas, natural gas liquids, liquefied natural gas, or synthetic gas usable for fuel (or mixtures of natural gas and such synthetic gas).

For the purpose of this assessment, the term “petroleum products” are those substances included within the meaning of the petroleum exclusion to CERCLA 42 USC § 9601(14), as interpreted by the courts and EPA, that is: petroleum, including crude oil or any fraction thereof that is not otherwise specifically listed or designated as a hazardous substance under subparagraphs (A) through (F) of CERCLA 42 USC § 9601(14), natural gas, natural gas liquids, liquefied natural gas, and synthetic gas usable for fuel (or mixtures of natural gas and such synthetic gas). The word “fraction” refers to certain distillates of crude oil, including gasoline, kerosene, diesel oil, jet fuels, and fuel oil.

2.6 User Reliance

Bowser-Morner, Inc. has no knowledge of another party who intends to or will rely on this report and specifically disclaims any responsibility to any such third party. Bowser-Morner, Inc. assumes no obligation for reporting any facts contained in the ESA to anyone other than Wyldewood Equestrian Enterprises, LLC, its subsidiary, and affiliated companies. This report may not be relied upon by a third party without a fully executed Bowser-Morner Secondary Client Agreement.

3.0 SITE DESCRIPTION

3.1 Location and Size

The site was generally located at the northwest corner of the intersection of Dean Road and Secor Road in Lambertville, Monroe County, Michigan. The site had a local address of 8207 Secor Road. A Site Location Map using the United States Geological Survey (USGS) Lambertville West Michigan quadrangle is provided as Figure 1.

The subject site was comprised of one parcel of land that totaled approximately 2.4 acres in size.

3.2 Site and Vicinity Characteristics

3.2.1 Utilities/Zoning

The site was served by municipal water, sanitary sewer, and storm sewer. Natural gas was provided by Michigan Gas Utilities Corp. and Electricity was provided by Consumers Energy.

3.2.2 Zoning

The site was zoned residential and was located in a residential area along Secor Road and Dean Road.

3.2.3 Geography

A USGS topographic map of the Lambertville West Michigan Quadrangle was reviewed for information regarding the topography in the vicinity of the subject site. This map was issued in 1972 and photorevised in 1979. This map was also utilized for Figure 1 of this report. A copy of the topographic map is provided in Appendix I.

A review of the map indicates the subject site is fairly level with a regional topography towards the south. There is a cemetery located approximately 400 feet to the west. Approximately 1,200 feet south is a small intermittent stream called Springbrook. Approximately 5,000 feet to the north is a pipeline.

3.2.4 Geology

The bedrock beneath the site is Upper Bass Island Dolomite and is less than 35 feet below ground surface.

Above the bedrock is a thin layer of glacial till deposits consisting of sand and glacial clay till deposits.

According to the soil survey, the near-surface soils at the site belong to the Oakville fine sand. Oakville soils are found on beach ridges on outwash plains. Oakville soils formed in sandy eolian deposits. This soil is moderately well drained and has a rapid permeability.

It should be noted that the soil survey was prepared primarily for agricultural purposes and, as such, describes only the upper five feet of soil.

3.2.5 Hydrology

Groundwater is found within at least two locations. The first is the seasonal high groundwater table found in the near-surface soils. This groundwater likely flows to localized discharge points, such as percolation through the soil.

The second known source of groundwater is within the Upper Bass Island Dolomite, which forms the bedrock aquifer for the area.

The near-surface soils are somewhat susceptible to contamination by surface spills due to the sand nature of the surface soils. It is unlikely that any surface contamination would reach the bedrock aquifer due to the low permeability glacial clay soils, which are present between the near-surface deposits and the bedrock.

3.2.6 Flood Insurance Rate Map

Review of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Map Number 26115C0344D, effective date April 20, 2000, Panel Number 344 of 510, indicated the subject site to be located outside of the 500-year flood plain.

3.3 Descriptions of Structures, Roads, and Other Improvements on the Site

In general, the subject site does not have any improvements and is a wooded area.

3.4 Current Uses of the Property

In general, the subject site is a wooded, undeveloped parcel of land.

3.5 Past Uses of the Property

In general, it appeared the subject site was historically wooded, undeveloped land.

3.6 Current and Past Uses of Adjoining Properties to the Extent Identified

Based on a “windshield survey”, the current and past uses of the adjoining properties would best be described as residential, offices, and some commercial.

3.7 Site Rendering, Map, or Site Plan

The exterior of the subject site buildings in relation to adjacent properties was illustrated on the subject site Environmental Plan presented in Figure 2.

4.0 USER PROVIDED INFORMATION

4.1 Title Records

Title records for the subject site were provided to Bowser-Morner by Mr. Ellsworth H. Shriver, potential buyer for the subject site. According to Mr. Shriver’s e-mail, Mr. Ron Abel’s parents owned the property since the 1940s and built a house on the right hand corner of the property in 1962. The parcels have been separated into two parts: a 2.4-acre vacant land and a 0.5-acre with a house. Mr. Ron Abel’s parents died recently and left the property to Mr. Ron Abel in a trust. Refer to Appendix II for the e-mail provided by Mr. Ellsworth H. Shriver.

4.2 Environmental Liens and Activity Use Limitations

Based on information provided by the client, the subject site did not have any environmental liens or activity and use limitations such as institutional controls (deed restrictions) and engineering controls (remediation devices).

4.3 Commonly Known or Reasonably Ascertainable Information

The subject site had been occupied by woods to at least the 1940s. According to the client, the subject site has always been wooded.

4.4 Valuation Reduction for Environmental Issues

The appraised value or tax value of the subject site is unknown at the present time. It is not readily available from the Monroe County Auditor's Office.

4.5 Owner, Property Manager, and Occupant Information

According to Mr. Ellsworth H. Shriver, the subject site is currently owned by Mr. Ron Abel, who is best contacted by telephone, as he owns carnival rides and is frequently out of town.

Pursuant to ASTM Standard E 1527-05, Mr. Ron Abel was contacted via phone on October 4, 2010. Mr. Abel was asked the 20 questions associated with the environmental site assessment questionnaire. Mr. Abel indicated that all his answers to the questions were "no." Mr. Abel further informed us that at one time, located in the wooded area, there was a house owned by his great-grandmother. The house caught fire in 1967, sat empty, and was razed in 1970 or 1971.

A copy of the Site Assessment Questionnaire filled out by the interviewer and a telephone memorandum are included in Appendix III.

4.6 Reasons for Performing This Phase I ESA

According to the client, the reason for performing this Phase I ESA was to provide innocent landowner defense under CERCLA and in furtherance of lender requirements on the same.

5.0 RECORDS REVIEW

5.1 Environmental Records

Federal and State environmental databases documenting facilities of potential environmental concern were reviewed by EDR within a one-half-mile radius of the subject site. The databases are listed below.

Table 1 – Environmental Databases Searched

Database	Acronym
<u>Federal Records:</u>	
National Priorities List	NPL
Proposed National Priorities List Sites	Proposed NPL
National Priority List Deletions	Delisted NPL
Federal Superfund Liens	NPL Liens
Comprehensive Environmental Response, Compensation, and Liability Information System	CERCLIS
Comprehensive Environmental Response, Compensation, and Liability Information System/The Federal No Further Action Plan Report	CERCLIS/NFRAP
Corrective Action Orders List	CORRACTS
Resource Conservation and Recovery Act Information – Treatment, Storage, and Disposal Program	RCRA-TSD
Resource Conservation and Recovery Act Information – Large Quantity Generator Facilities Report	RCRA Lg. Quan. Gen.
Resource Conservation and Recovery Act Information – Small Quantity Generator Facilities Report	RCRA Sm. Quan. Gen.
Resource Conservation and Recovery Act Information – Conditionally Exempt Small Quantity Generators	RCRA-CESQG
Resource Conservation and Recovery Act Information – Non-Generators	RCRA-NonGen
Emergency Response Notification System	ERNS
Hazardous Materials Information Reporting System	HMIRS
Engineering Controls List Site	US ENG CONTROLS
Sites with Institutional Controls	US INST CONTROLS
Listing of Brownfield Sites	US Brownfields
Superfund (CERCLA) Consent Decrees	CONSENT

Database	Acronym
<u>Federal Records: (...Continued)</u>	
Toxic Chemical Release Inventory System	TRIS
Toxic Substances Control Act	TSCA
FIFRA/TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substance Control Act Tracking System)	FTTS
FIFRA/TSCA Tracking System - Administrative Case Listing	HIST FTTS
PCB Activity Database System	PADS
Formerly Used Defense Sites	FUDS
Facility Index System/Facility Registry System	FINDS
<u>State and Local Records:</u>	
State Hazardous Waste	SHWS
Licensed Solid Waste Facilities List	SWF/LF
Old Solid Waste Landfill	HIST LF
Leaking Underground Storage Tank List	LUST
Underground Storage Tank File	UST
State Spills List	MI Spills
Michigan Brownfield Inventory	BROWNFIELDS
Clandestine Drug Lab Locations	CDL
Engineering and Institutional Controls	AUL
Institutional Controls Database	HIST INST CONTROLS
Aboveground Storage Tanks	AST
Baseline Environmental Assessment Database	BEA
Permit and Emissions Inventory Data	AIRS
Operation & Maintenance Agreements Database	HIST ENG CONTROLS
<u>Tribal Records:</u>	
Leaking Underground Storage Tanks on Indian Land	INDIAN LUST
Underground Storage Tanks on Indian Land	INDIAN UST

For a complete presentation of listed facilities located within the search radii, please refer to the EDR report in Appendix IV.

Bowser-Morner's review of the information provided in the EDR report revealed the following:

Federal Records: 2 RCRA-Non-Gen, and 2 FINDS facilities.

State and Local Records: 2 LUST, 3 UST, and 1 MI Spill facilities.

In our professional opinion, none of these facilities likely impact the subject site at the present time. This opinion was based upon our understanding of local geology, near-surface hydrology, topographic gradient, nature of the chemical released, and distance from the subject site.

Federal Records:

5.1.1 The National Priorities List (NPL)

The National Priorities List is the United States Environmental Protection Agency's (USEPA) database of uncontrolled or abandoned hazardous waste sites identified for priority remedial actions under the Superfund program. A site must meet or surpass a predetermined hazard ranking system score, be chosen as a state's top priority site, or meet three specific criteria set jointly by the United States Department of Health & Human Services and the USEPA in order to become an NPL site.

No NPL facilities were reported within a one-half-mile radius of the subject site.

5.1.2 Proposed National Priority List Sites (Proposed NPL)

No Proposed NPL facilities were reported within a one-half-mile radius of the subject site.

5.1.3 National Priority List Deletions (Delisted NPL)

The National Oil & 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), a site may be deleted from the NPL where no further response is appropriate.

No Delisted NPL facilities were reported within a one-half-mile radius of the subject site.

5.1.4 Federal Superfund Liens (NPL 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.

No NPL Liens facilities were reported within a one-half-mile radius of the subject site.

5.1.5 Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS)

The CERCLIS list contains facilities that are proposed to be on the National Priorities List and facilities that are in the screening and assessment phase for possible inclusion on the NPL. A CERCLIS facility may represent an environmental concern to the site depending on the status of the facility, the nature of the contaminants present, the distance from the subject site, and the geologic and hydrologic conditions of the area. The information on each facility includes a history of all preremedial, remedial, removal, and community relations activities or events, financial funding information for the events, and unrestricted enforcement activities.

No CERCLIS facilities were reported within a one-half-mile radius of the subject site.

5.1.6 Comprehensive Environmental Response, Compensation, and Liability Information System and The Federal No Further Action Plan Report (CERCLIS/NFRAP)

Archived sites are sites that have been removed and archived from the inventory of CERCLIS sites. Archived status indicates that to the best of the EPA's knowledge, assessment at a site has been completed and that the EPA has determined no further steps will be taken to list this 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 judged to be a potential NPL site.

No CERCLIS/NFRAP facilities were reported within a one-half-mile radius of the subject site.

5.1.7 Corrective Action Orders (CORRACTS)

The USEPA maintains a list of RCRA facilities undergoing corrective action. This indicates a release of hazardous material has taken place at this facility. Corrective actions may be required beyond the facility's boundary.

No CORRACTS facilities were reported within one-half-mile of the subject site.

5.1.8 Resource Conservation & Recovery Act Information System - Transport, Storage, and Disposal Program (RCRA-TSD)

The USEPA's Resource Conservation and Recovery Information System identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities that report generation, storage, transportation, treatment, or disposal of hazardous waste.

No RCRA-TSD facilities were reported within a one-half-mile radius of the subject site.

5.1.9 Resource Conservation & Recovery Act Information System - Large Generator Facilities Report (RCRA Lg. Quan. Gen.)

A facility listed as a RCRIS large quantity generator generates at least 1,000 kilograms per month of non-acutely hazardous waste or 1 kilogram per month of acutely hazardous waste. Some facilities are listed as Resource Conservation & Recovery Act (RCRA) Violators. These facilities have been cited for violations of RCRA. While these listings indicate the facility is a source of possible contaminants, it does not indicate the presence of environmental contamination.

No RCRA Lg. Quan. Gen. facilities were reported within a one-half-mile radius of the subject site.

5.1.10 Resource Conservation & Recovery Act Information - Small Generator Facilities Report (RCRA Sm. Quan. Gen.)

A facility listed as a RCRIS small quantity generator generates less than 1,000 kilograms per month of non-acutely hazardous waste. Some facilities are listed as Resource Conservation and Recovery Act (RCRA) Violators. These facilities have been cited for violations of RCRA. While these listings indicate

the facility is a source of possible contaminants, it does not indicate the presence of environmental contamination.

No RCRA Sm. Quan. Gen. facilities were reported within a one-half-mile radius of the subject site.

5.1.11 Resource Conservation & Recovery Act Information - Conditionally Exempt Small Quantity Generators (RCRA-CESQG)

The database includes selective information on sites that 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.

No RCRA-CESQG facilities were reported within a one-half-mile radius of the subject site.

5.1.12 Resource Conservation & Recovery Act Information - Non-Generators (RCRA-NonGen)

The database includes selective information on sites that 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.

Two listings for RCRA-NonGen facilities were reported within a one-half-mile radius of the subject site (see Appendix IV for complete listing).

5.1.13 Emergency Response Notification System (ERNS)

The ERNS is a national database of records of reported releases of oil and hazardous substances. An ERNS listing may represent an environmental concern to the site depending on the material released, the distance from the subject site, and the geologic and hydrologic conditions of the area.

No ERNS facilities were reported within a one-half-mile radius of the subject site.

5.1.14 Hazardous Materials Information Reporting System (HMIRS)

The Hazardous Materials Incident Report System contains hazardous material spill incidents reported to the Department of Transportation.

No listings for HMIRS facilities were reported within a one-half-mile radius of the subject site.

5.1.15 Engineering Controls Sites List (US ENG CONTROLS)

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

No listings for US ENG CONTROLS facilities were reported within a one-half-mile radius of the subject site.

5.1.16 Sites with Institutional Control (US INST CONTROL)

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.

No listings for US INST CONTROL facilities were reported within a one-half-mile radius of the subject site.

5.1.17 Listing of Brownfield Sites (US BROWNFIELDS)

Included in the listing are brownfield properties addressed by Cooperative Agreement Recipients and brownfield properties addressed by Targeted Brownfield Assessments. The EPA's Targeted Brownfield Assessments (TBA) program is designed to help states, tribes, and municipalities -- especially those without EPA Brownfield Assessment Demonstration Pilots -- minimize the uncertainties of contamination often associated with brownfields. Under the TBA program, the EPA provides funding and/or technical assistance for environmental assessments at brownfield sites throughout the country. Targeted Brownfield Assessments supplement and work with other efforts under the EPA's Brownfield

Initiative to promote cleanup and redevelopment of brownfields. Cooperative Agreement Recipients -- states, political subdivisions, territories, and Indian tribes -- become Brownfield Cleanup Revolving Loan Fund (BCRLF) Cooperative Agreement recipients when they enter into BCRLF Cooperative Agreements with the USEPA. The EPA selects BCRLF Cooperative Agreement recipients based on a proposal and application process. BCRLF Cooperative Agreement recipients must use the EPA funds provided through the BCRLF Cooperative Agreement for specified brownfield-related cleanup activities.

No listings for US BROWNFIELD facilities were reported within a one-half-mile radius of the subject site.

5.1.18 Superfund (CERCLA) Consent Decrees (CONSENT)

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.

No listings for CONSENT facilities were reported within a one-half-mile radius of the subject site.

5.1.19 Toxic Release Inventory System (TRIS)

The TRIS is an inventory maintained by the USEPA of toxic chemical emissions from certain facilities.

No TRIS facilities were reported within a one-half-mile radius of the subject site.

5.1.20 Toxic Substances Control Act (TSCA)

The Toxic Substances Control Act 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.

No TSCA facilities were reported within a one-half-mile radius of the subject site.

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

The system tracks all compliance, monitoring, and enforcement activities from the time the inspector conducts an inspection until the time the inspector closes a case or settles the enforcement action. The FTTS provides tracking information related to inspections, referrals, case reviews, enforcement actions, settlement conditions, state pesticide grant activity, and import and sample information.

No FTTS facilities were reported within a one-half-mile radius of the subject site.

5.1.22 FIFTA/TSCA Tracking System – Administrative Case Listing (HIST FTTS)

A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all 10 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 new FTTS database updates. This database is no longer updated.

No HIST FTTS facilities were reported within a one-half-mile radius of the subject site.

5.1.23 PCB Activity Database System (PADS)

PADS identifies generators, transporters, commercial storers, and/or brokers and disposers of PCBs who are required to notify the USEPA of such activities.

No PADS facilities were reported within a one-half-mile radius of the subject site.

5.1.24 Formerly Used Defense Sites (FUDS)

The FUDS 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.

No FUDS locations were reported within a one-half-mile radius of the subject site.

5.1.25 Facility Index System (FINDS)

The FINDS is a listing of facilities that the USEPA has investigated or reviewed as part of a regulatory program. This indicates the USEPA has records on the facility, but does not indicate the facility represents an environmental concern.

Two listings for FINDS facilities were reported within a one-half-mile radius of the subject site (see Appendix IV for complete listing).

State and Local Records:

5.1.26 State Hazardous Waste (SHWS)

The Michigan Department of Natural Resources & Environment lists of contaminated facilities are maintained requiring further evaluation, interim response activity, or where response actions were ready to be undertaken. 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.

No state equivalent SHWS facilities were reported within a one-half-mile radius of the subject site.

5.1.27 Licensed Solid Waste Facilities List (SWF/LF)

The United States Geological Survey and the Michigan Department of Natural Resources & Environment maintain databases for closed solid waste sites, licensed solid waste sites, and inactive solid waste 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.

No SWF/LF facilities were reported within a one-half-mile radius of the subject site.

5.1.28 Old Solid Waste Landfill (HIST LF)

The HIST LF is a list of about 1,200 old abandoned dumps or landfills. This database was developed from MDEQ staff notebooks and other information dating from the mid-1970s.

No HIST LF facilities were reported within a one-half-mile radius of the subject site.

5.1.29 Leaking Underground Storage Tanks (LUST)

The Michigan Department of Natural Resources & Environment, Bureau of Underground Storage Tank Regulations (BUSTR), maintains a list of reported leaking underground tanks. LUST records contain an inventory of reported leaking underground storage tank incidents.

Two listings for LUST facilities were reported within a one-half-mile radius of the subject site (see Appendix IV for complete listing).

5.1.30 Underground Storage Tanks (UST)

The Michigan Department of Natural Resources & Environment, Bureau of Underground Storage Tank Regulations (BUSTR), also maintain a list of registered underground tanks. USTs 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.

Three listings for UST facilities were reported within a one-half-mile radius of the subject site (see Appendix IV for complete listing).

5.1.31 Pollution Emergency Alerting System (PEAS) Michigan Spills

One listing for MI Spill facility was reported within a one-half-mile radius of the subject site (see Appendix IV for complete listing).

5.1.32 Michigan Brownfield Inventory (BROWNFIELDS)

A statewide brownfield inventory. A brownfield is an abandoned, idled, or under-used industrial or commercial property where expansion or redevelopment is complicated by known or potential releases of hazardous substances and/or petroleum.

No BROWNFIELDS facilities were reported within a one-half-mile radius of the subject site.

5.1.33 Clandestine Drug Lab Locations (CDL)

A list of clandestine drug lab sites with environmental impact. The list is extracted from the SPILLS database based on the “product” type.

No CDL facilities were reported within a one-half-mile radius of the subject site.

5.1.34 Engineering and Institutional Controls (AUL)

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

No AUL sites were reported within a one-half-mile radius of the subject site.

5.1.35 Institutional Controls Database (HIST INST CONTROLS)

“Institutional control” is a restriction that is recorded in the same manner as a deed that limits access to, or use of, the property such that exposure to hazardous substances or petroleum are effectively and reliably eliminated or mitigated. Examples of institutional controls include land and water use restrictions. This database is no longer updated or maintained by the state agency.

No HIST INST CONTROLS facilities were reported within a one-half-mile radius of the subject site.

5.1.36 Aboveground Storage Tanks (AST)

Registered aboveground storage tanks.

No AST locations were reported within a one-half-mile radius of the subject site.

5.1.37 Baseline Environmental Assessment Database (BEA)

A 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.

No BEA facilities were reported within a one-half-mile radius of the subject site.

5.1.38 Permit and Emissions Inventory Data (AIRS)

Permit and Emissions Inventory Data.

No AIRS locations were reported within a one-half-mile radius of the subject site.

5.1.39 Operation & Maintenance Agreements Database (HIST ENG CONTROLS)

Volunteers that complete a voluntary action that relies on the ongoing operation and maintenance (O&M) of an engineered control to make the site protective (e. g., cap systems and groundwater treatment systems) must enter into a legally binding agreement with the MDEQ before the director issues a covenant not to sue. This O&M Agreement must describe how the remedy is constructed and how it will be monitored, maintained, and repaired. It also lays out inspection opportunities for the agency. Companies must document they have the financial capability to operate any remedy relied on before the agency will agree to enter into the O&M Agreement. The statute requires the agency be notified of any change in ownership. This database is no longer updated or maintained by the state agency.

No HIST ENG CONTROLS facilities were reported within a one-half-mile radius of the subject site.

Tribal Records:

5.1.40 Leaking Underground Storage Tanks on Indian Land (INDIAN LUST)

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

No INDIAN LUST facilities were reported within a one-half-mile radius of the subject site.

5.1.41 Underground Storage Tanks on Indian Land (INDIAN UST)

A list of Underground Storage Tanks on Indian Land.

No INDIAN UST facilities were reported within a one-half-mile radius of the subject site.

5.2 Additional Environmental Record Sources

A search of additional record sources showed there are properties within certain search radii for some of these record sources. The only databases that will be discussed are those for which the radius search resulted in positive findings.

5.2.1 USEPA, Toxic Release Inventory (TRI)

The TRI list identifies companies that use more than the applicable reporting threshold of any toxic substance during the year (typically 10,000 pounds) and lists the quantity of these substances released to the environment.

No sites within a one-half-mile radius of the subject site are included on this list dated September 22, 2010.

5.2.2 Michigan Department of Natural Resources, Oil & Gas

According to the MDEQ, Department of Natural Resources and Environment, Oil & Gas Internet site, there are no known oil and gas wells located on the subject site or located within one-half-mile of the subject site.

5.2.3 DNRD, Division of Mines

According to a map provided by the DNRD, Division of Mines, there are no known abandoned underground mines beneath, or in proximity to, the subject site.

5.2.4 County Health Department

The county health department was contacted about RECs on or adjacent to the subject site.

According to a response received from the Monroe County Health Department, there are no records of complaints of an environmental nature on file about the subject site.

5.2.5 Local Fire Department

The local fire department was contacted about RECs on or adjacent to the subject site.

The contact was made to Chief Bofia via e-mail. No response was received from the local fire department by the deadline of this report.

5.2.6 Physical Setting Sources

Water well drilling logs were obtained from the MDEQ Water Well Viewer, with a Web address of <http://wellviewer.rsgis.msu.edu/viewer/htm>. According to MDEQ records, there are no known water wells located on the subject site. There are a couple within a half-mile radius of the subject site, indicating that sand is approximately 15 feet in thickness, underlain by either sand and gravel or clay with limestone at approximately 26 to 45 feet. The well viewer does not give construction details, only lithography details.

5.2.7 Historical Use Information of the Subject Site and Adjoining Properties

The objective of consulting historical sources is to develop a history of the previous uses or occupancies of the subject site and surrounding area in order to identify those uses or occupancies that are likely to have led to RECs in connection with the subject site.

The following standard historical sources were consulted for information:

Local Street Directories,
Aerial Photographs, and
Records on file at the MDEQ.

5.2.7.1 Local Street Directories

Available Bresser's Criss-Cross directories provided by EDR indicated the site and adjacent properties had an occupancy history as follows:

8207 Secor Road (subject site):

Residential from 1974 to current.

8197 Secor Road (adjacent south):

Stevenson Building Supply Co. from 1974 to 2009.

8196 Secor Road (adjacent southeast):

Office buildings with five occupants. The rest of the properties are mainly residential or office buildings, with insurance companies, accounting, or heating and air conditioning.

Refer to Appendix VI for copies of pages from the EDR city directory abstract used in conjunction with this report.

5.2.7.2 Historical Aerial Photographs

Historical aerial photographs of the subject site and surrounding properties were available for the years 1937, 1940, 1949, 1957, 1964, 1973, 1980, 1985, 1992, 2000, and 2006. Copies of these photographs are presented in Appendix VII.

Interpretations of these aerial photographs revealed the following:

ID No: unknown (Date: 1937; Scale: 1" = 500'):

The subject site appears to have a small dwelling located near the southeast corner of the subject site. There are a few trees located upon the subject site at the present time. The properties adjacent north are undeveloped at the present time. Monroe Street bisects Secor Road and Dean Road where Dean Road dead-ends. On the south side of Dean Road is some residential development. To the east of Secor Road is undeveloped.

ID No: unknown (Date: 1940; Scale: 1" = 500'):

The subject site has changed little from the previous aerial photograph. The surrounding properties appear to have changed little from the previous aerial photograph.

ID No: unknown (Date: 1949; Scale: 1" = 550'):

The subject site has changed little from the previous aerial photograph. There appears to be a little more development taking place along Secor Road and more development south of Dean Road.

ID No: unknown (Date: 1957; Scale: 1" = 500'):

The subject site has changed little from the previous aerial photograph, except there appears to be more woods throughout this area. There is more development on the eastern side of Secor Road and more development taking place south of Dean Road.

ID No: unknown (Date: 1964; Scale: 1" = 500'):

The subject site appears to have changed little from the previous aerial photograph. It appears that the house located at 8207 Secor Road is now present. The remainder of the areas is now becoming residential with some commercial developments

located at the southwest and southeast corners of Secor and Dean Roads.

ID No: unknown (Date: 1973; Scale: 1" = 600'):

The subject site has changed little from the previous aerial photograph, with the exception that the subject site is now heavily wooded. The surrounding properties appear to be mainly residential with what appears to be a cemetery located at the junction of Dean Road and Monroe Street. A building supply company located at the southwestern corner of Dean and Secor is now present. There appears to be some development taking place in the surrounding properties to the north, south, east, and west.

ID No: unknown (Date: 1980; Scale: 1" = 500'):

The subject site and surrounding properties appear to have changed little from the previous aerial photograph.

ID No: unknown (Date: 1985; Scale: 1" = 500'):

The subject site and surrounding properties appear to have changed little from the previous aerial photograph.

ID No: unknown (Date: 1992; Scale: 1" = unknown'):

The subject site and surrounding properties appear to have changed little from the previous aerial photograph.

ID No: unknown (Date: 2000; Scale: 1" = 500'):

The subject site and properties appear to have changed little from the previous aerial photograph, with the exception of the U. S. Post Office now adjacent to the house at 8207 Secor Road. There is also more residential development located to the east of Secor Road, just north of Dean Road.

ID No: unknown (Date: 2006; Scale: 1" = 604'):

The subject site and surrounding properties appear to have changed little from the previous aerial photograph.

5.2.7.3 Fire Insurance Maps

Fire Insurance Maps depicting the subject site were not available from EDR.

5.3 Prior Environmental Site Assessments

Bowser-Morner has not located in-house, or been provided with, any prior ESAs or geotechnical investigations regarding the subject site.

5.4 The State of Michigan Department of Natural Resources and Environment (MDNRE) File Review

Bowser-Morner submitted a Freedom of Information Act (FOIA) request to Michigan Department of Natural Resources and Environment (MDNRE) for files pertaining to the subject site on September 17, 2010.

Mr. Joe Van Norman, FOIA Liaison, MDNRE, indicated there were no records for the subject site on September 22, 2010.

A copy of the MDNRE response is provided in Appendix V.

5.5 Michigan Department of Environmental Quality (MDEQ)

The MDEQ website, www.deq.state.mi.us/sid-web/ust_search.aspx indicated that there were no known underground storage tanks (UST) upon the subject site.

6.0 INFORMATION FROM SITE RECONNAISSANCE AND INTERVIEWS

6.1 Methodology and Limiting Conditions

A Bowser-Morner environmental professional reconnoitered the subject site for RECs on September 21, 2010. RECs commonly include surface stains, stressed vegetation, oily sheens on surface waters, electrical transformers, aboveground storage tanks, 55-gallon drums, underground storage tank system components, and soil mounds or depressions. REC observations were made to the extent not limited by steep topography, dense vegetation, and inclement weather. At the time of the visit, the weather was sunny and warm. The subject site was reconnoitered in a clockwise direction starting at the main entrance. A photographic record of the subject site is presented in Appendix VIII.

6.2 General Site Setting

The site was comprised of one parcel of undeveloped wooded land that totals approximately 2.4 acres in size. The layout of the subject site and RECs are shown on the Environmental Site Map, Figure 2.

6.3 Exterior Observations

The subject site is an irregularly shaped parcel consisting almost entirely of wooded land. Minor party debris, such as pop cans, beer cans, cigarette wrappers etc. were observed throughout the site. Several concrete blocks (potential old foundation) were observed near the site northeast corner near Secor Road. A small area used to dump some burn barrel refuse was observed west of the house at 8207 Secor Road.

RECs were not observed on site.

There are no electrical transformers located on the site.

One pole-mounted electrical transformer is located on the adjacent property. In general, the transformer is located at the northeast corner of Dean and Secor Road. The unit is owned by Consumer Energy and was not identified by company number. The transformer was not labeled as to PCB content. No stains, leaks, damages, or non-seasonally stressed plants were observed in association with the transformer.

The site was bordered on the north by residential property and the U. S. Post Office; on the east by residential; on the south by Stevenson's Building Supplies and residential; and on the west by an office building and residential. The locations of the adjacent properties in relation to the site are shown on Figure 2.

A cursory visual investigation of the adjacent properties from common areas or public rights-of-way provided no evidence of RECs.

6.4 Limited Phase II ESA

Bowser-Morner representative mobilized to the site on September 21, 2010. The limited Phase II ESA consisted of advancing hand borings, utilizing a stainless steel auger, at three locations along the north face of the subject site and three locations along the east face of the subject site.

The hand borings were advanced to approximately 1.5 below ground surface (bgs) at the interface between the subject site woods and the open grassy area (lawn) associated with the house and garage adjacent north at 8207 Secor Road.

The three north borings were composited into one representative soil sample. The three east borings were composited into another representative soil sample. The sampled soils

consisted of sandy materials. The Bowser-Morner field geologist wore clean Nitrile gloves while performing sampling activities.

The two samples were placed into EPA Protocol B clean analytical jars, sealed with lids containing Teflon septas, labeled, documented with a chain-of-custody, placed in a cooler containing ice, and transported to an analytical laboratory.

Each sample was tested for Volatile Organic Compounds (VOCs) using EPA Method 8260, and for Resource Conservation Recovery Act (RCRA) Metals using EPA Methods 6410 and 7100. Analytical test results indicated no concentrations of VOCs; however, the metals Barium, Chromium, and Lead were detected at concentrations well below the residential direct contact standard for those metals.

See Appendix V for the analytical test results and chain-of-custody.

7.0 INTERVIEWS

Pursuant to ASTM Standard E 1527-05, interviews about the present and past uses of the property were conducted with the owner, site contact or manager, occupants, local government officials, and others, such as regulatory agency personnel. Documentation of these interviews is presented in Appendix IX to this report.

7.1 Interview with Owner

A phone interview was conducted with Mr. Abel, the current owner of the subject site. The responses are included in Appendix IX.

7.2 Interviews with Local Government Officials

Mr. Duane Tucker of the Planning Department was contacted about zoning for the property and violations. Mr. Tucker provided a letter to Mr. Ron Abel dated November 24, 2009. This letter stated that Mr. Abel was in violation of the zoning by storing commercial equipment at 8207 Secor Road. Mr. Abel was cited for the illegal housing/storing of commercial equipment at 8207 Secor Road. Mr. Abel was advised to remove said equipment. Mr. Abel was also in violation of the housing of RVs and camper trailers on the subject site. Mr. Abel was advised to remove any RVs and/or camping trailers to the rear of the front building line of the main building/house.

7.3 Interview with Potential Owner

Mr. Ellsworth H. Shriver provided two e-mails to Mr. Keith G. Trask of Bowser-Morner on September 20, 2010. Mr. Shriver's first e-mail concerned reasons for soil sampling at the property line between the vacant land and the house. Mr. Abel conducted painting and maintenance activities on his carnival equipment from the garage of the house and the side yard at 8207 Secor Road. For several years, Mr. Abel had 10 to 15 carnival rides parked in the side yard and in his back yard for painting and maintenance. Mr. Shriver indicated that Bedford Township eventually forced him to move equipment due to the zoning violation. Mr. Shriver's concern was that paint and petroleum products may have been dumped into the edge of the woods as a result of the painting and maintenance activities.

The second e-mail detailed the ownership that Mr. Shriver was able to discern and also indicated that he was working on getting us a phone number for Mr. Abel due to his traveling with the carnival circuits.

Please see Appendix IX for copies of the e-mails.

8.0 CONCLUSIONS, FINDINGS, OPINIONS

We have performed a Phase I Environmental Site Assessment (ESA) of the wood parcel adjacent to 8207 Secor Road, Lambertville, Monroe County, Michigan in general accordance with the scope and limitations of American Society of Testing and Materials (ASTM) Practice E 1527-05 as we understand it.

Based on our field reconnaissance, there is no evidence of RECs present at this time.

Based on the information obtained from our database and governmental records search, there is no evidence of RECs associated with the subject site.

A limited Phase II ESA was performed along the northern and eastern sides of the subject site adjacent to the house located at 8207 Secor Road. The analytical results identified three metals as being present and no VOCs. The metals were all below the allowable limits for residential direct contact standards.

Based on the information within this report, we recommend no additional investigative measures.

9.0 DEVIATIONS AND DATA GAPS

No deviation from the practice of ASTM Standard E 1527-05 occurred during the performance of this ESA. Due to the urban and/or suburban nature of the subject site, the search radius was limited to one-half mile from the subject site.

No additional services, such as testing for the presence of chemical contamination, were performed during the performance of this ESA.

We received no records from local fire department.

Aerial photographs may not be available for reproduction from the County Engineer.

Historical business directories may not be available for reproduction from the public library.

There may be chronological gaps between successive aerial photographs and/or successive historical business directory listings. Please note the additional research of these data gaps is outside the scope of this ESA and could potentially lead to the discovery of additional RECs.

10.0 REFERENCES

Surface soils information was provided by the United States Department of Agriculture (USDA), *Soil Survey of Monroe County, Michigan*.

Geology and hydrology information was provided by Dr. Jane Forsyth, 1968, *A Study of Physical Features for the Toledo Regional Area*, Bowling Green State University.

11.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS PARTICIPATING IN THIS PHASE I ESA

Stephen C. Yunker is an Environmental Technician with Bowser-Morner and has completed numerous Phase I Environmental Site Assessments in accordance with ASTM E 1527 guidelines. Mr. Yunker executed the drawings for this Phase I ESA.

Keith G. Trask is a Geologist with Bowser-Morner and has completed numerous Phase I Environmental Site Assessments in accordance with ASTM E 1527 guidelines. Mr. Trask executed the site walk-over and report for this Phase I ESA.

Thomas J. Kiger is an Environmental Scientist with Bowser-Morner. Since 1990, Mr. Kiger has conducted environmental site assessments in accordance with ASTM E 1527, Ohio Department of Transportation, Ohio Turnpike Commission, and Army Corps of Engineers' guidelines.

Mr. Kiger performed the senior review for this Phase I ESA. For the purposes of this report, Mr. Kiger was the ASTM-recognized environmental professional.

Refer to Appendix X for specific qualifications of each environmental professional participating in this Phase I ESA.