

PHASE I ENVIRONMENTAL SITE ASSESSMENT

for:

**3668 RIVERTOWN PARKWAY SW
CITY OF GRANDVILLE, MICHIGAN**

prepared for:

**UNDERGROUND BUILDING
MAINTENANCE LLC
6568 CENTER INDUSTRIAL DRIVE
JENISON, MICHIGAN**

prepared by:

**Marshall
ASSOCIATES**

Environmental Assessment and Real Estate Development Services

AUGUST 4, 2022

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EXECUTIVE SUMMARY

Marshall & Associates Environmental Assessment and Real Estate Development Services, LLC (Marshall Associates) was retained to perform this Phase I Environmental Site Assessment for the property located at 3668 Rivertown Parkway SW, City of Grandville, Michigan. This assessment has been completed on behalf of Underground Building Maintenance LLC in connection with their intent to purchase the Subject Property.

Marshall Associates has performed this Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 for 3668 Rivertown Parkway SW, City of Grandville, Michigan. This assessment has revealed no evidence of recognized environmental conditions in connection with the Subject Property. In our professional opinion, no further assessment is warranted to fulfill *all appropriate inquiry* standards as outlined in State and Federal environmental regulations.

**PHASE I ENVIRONMENTAL SITE ASSESSMENT
3668 RIVERTOWN PARKWAY SW
CITY OF GRANDVILLE, MICHIGAN
AUGUST 4, 2022**

1.0 INTRODUCTION

Marshall & Associates Environmental Assessment and Real Estate Development Services, LLC (Marshall Associates) was retained to conduct this Phase I Environmental Site Assessment for 3668 Rivertown Parkway SW, City of Grandville, Michigan. The Subject Property is comprised of an approximately 9.74-acre tract of land located on the west side of Ivanrest Avenue south of Rivertown Parkway. The Subject Property has a 157,124-square-foot retail store building previously used as a Youngers Department Store. The Subject Property is part of The Rivertown Crossings Mall, which is a modern, multi-tenant retail facility.

1.1 Purpose

This Phase I ESA has been prepared to fulfill the all appropriate inquiry standard outlined in 40 CFR Part 312 promulgated pursuant to the Federal Comprehensive Environmental Response, Compensation and Liability Act (CERCLA). This is achieved by identifying whether there are Recognized Environmental Conditions (RECs) present on the Subject Property as defined in American Society for Testing and Materials (ASTM) standard E1527-13. The term *Recognized Environmental Conditions* means:

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

This definition does not include *de minimis* conditions that would not, in the professional opinion of the environmental professional, require any assessment or corrective action if brought to the attention of regulatory authorities.

1.2 Scope of Work

The Phase I ESA was conducted with a standard of care and professional judgment typical of environmental professionals performing similar work in the Subject Property area. It was conducted in conformance with ASTM E 1527-13, Standard Practice for Conducting Environmental Site Assessments, and included the following:

- Visual inspection of the Subject Property on July 26, 2022;

- Establishing present and past land uses at, and adjacent to, the Subject Property back to 1914 through a review of standard historical research sources including aerial photographs, Sanborn Fire Insurance Maps, topographical maps and historical street directories;
- Review and assessment of local agency records with jurisdiction over the Subject Property, including City of Grandville Assessor, Kent County Environmental Health Department, and City of Grandville Fire Department;
- Review and assessment of federal, state, and tribal records of known or suspected sites of environmental contamination on and around the Subject Property, including, but not limited to ASTM-standard databases;
- Michigan Department of Environment, Great Lakes, and Energy (EGLE) records for nearby sites; and,
- User information including title commitment documentation, and a user questionnaire.

This Phase I ESA was conducted during the period of July 15, 2022 to August 4, 2022 and was completed by Mrs. Erin Wells and reviewed by Ms. Sherry Kirkbride. Ms. Kirkbride is an Environmental Professional (EP) as defined in the ASTM standard E1527-13 (see Appendix A).

1.3 Significant Assumptions

The information obtained from external sources is assumed complete and correct, except when found to be false or conflicting with other information. Conflicting information, if any, is discussed throughout the report where encountered. We did not attempt to independently verify the accuracy of completeness of information obtained from external sources.

The term “All Appropriate Inquiry” does not mean an exhaustive assessment. This Phase I ESA has been completed recognizing that there is a point at which the cost of information, or the time required to gather it, outweighs its usefulness and becomes a material detriment to the orderly completion of the assessment. Therefore, this Phase I ESA was performed balancing the competing goals of limiting costs and time demands and the reduction of uncertainty about unknown conditions that might have otherwise been resolved from additional research.

Maps used in this report are included to aid the visual understanding of the user(s). They are not meant, nor should they be interpreted as, engineering studies or surveys.

1.4 Deviations from ASTM Standard

There are no deviations from the ASTM Standard E1527-13.

1.5 Special Terms and Conditions

Authorization to perform this assessment was given by the client on July 15, 2022. Instructions as to the location of the property, access and an explanation of the property and facilities to be assessed were provided by the user.

2.0 RELIANCE

This Phase I ESA has been prepared for the sole use of Underground Building Maintenance LLC. Reliance on this report by any other parties is done at their sole risk. Any assertion or claim of damage by any other party resulting from their use and/or reliance on this report is repudiated.

3.0 SITE DESCRIPTION

3.1 Location and Legal Description

The Subject Property is located in the southwest quadrant of Section 29, T.6N, R.12W, City of Grandville, Michigan (see Figure 1). It is comprised of one parcel of land totaling 9.72-acres.

The Subject Property has a common address of 3668 Rivertown Parkway SW, City of Grandville, Michigan. The parcel number is 41-17-29-177-001. A legal description for the Subject Property is included in Appendix B.

3.2 Site and Vicinity Description

The Subject Property is located within the City of Grandville and is generally flat. The area is developed with commercial properties. In addition, the area is serviced by municipal water, sewer, storm sewer, and all other modern franchise utilities. The Subject Property has a 157,124-square-foot two-story retail building (see Figure 2). Surface parking is evident southeast of the building. The Subject Property is part of The Rivertown Crossings Mall. All of the surrounding streets are paved.

3.3 Current Use of Property

The Subject Property is currently being used for storage by Ashley Furniture, but was most recently used for a retail store, Younkers.

3.4 Description of Structures and Other Improvements

The Subject Property currently contains a two-story retail building that was constructed in 1999 and is 157,124-square-foot. The first story is currently used for storage by Ashley's Furniture. The building is concrete block with steel framing. Three overhead doors are located on the south elevation.

3.5 Current Adjoining Property Information

North:	Portions of the Rivertown Crossings Mall
South:	Portions of the Rivertown Crossings Mall
East:	Portions of the Rivertown Crossings Mall
West:	Portions of the Rivertown Crossings Mall

Adjoining sites were observed from the Subject Property and public rights-of-way. These observations did not include any obvious signs of contamination, hazardous substances or other conditions indicating evidence of a REC in connection with the Subject Property.

4.0 USER PROVIDED INFORMATION

The following information was provided by the user of this assessment. Additional documentation of user provided information, as required by the ASTM standard, is included in Appendix B.

4.1 Title Records

A title commitment dated March 5, 2019 was reviewed as part of this assessment (see Appendix B). The title commitment included a legal description of the Subject Property, several exceptions including assignments of rent and easements, such as easement for public utilities. None of the documents contained in the title commitment suggest any use, storage, handling or releases of hazardous substances or petroleum.

4.2 Survey

An ALTA/NSPS Land survey was provided as part of this assessment. This survey was completed by EMG on June 6, 2018. The survey outlines the Subject Property boundary, Subject Property building, storm drain catch basins, concrete sidewalks, and asphalt surface parking.

4.3 Environmental Liens and Activity/Use Limitations

The user does not report having any knowledge of environmental liens or limitations associated with the Subject Property.

4.4 Specialized Knowledge

The user does not report having any specialized knowledge of environmental conditions associated with the Subject Property, other than the Subject Property has been used for Younkers department store and there is hydraulic oil for elevators.

4.5 Purchase Price and Market Value Comparison

The user reported the purchase price is commensurate with current market values.

4.6 Valuation Reduction for Environmental Issues

No environmental issues were identified by the user that could result or have been used to reduce valuation of the Subject Property.

4.7 Owner, Property Manager, and Occupant Information

The user of this assessment is not the owner, manager or occupant. Interviews with other individuals are documented throughout this report and in Section 7.0 below.

4.8 Reason for Performing Phase I ESA

This Phase I ESA is being conducted on behalf of Underground Building Maintenance LLC as part of an all appropriate inquiry investigation and to fulfill standards outlined in 40 CFR Part 312 promulgated pursuant to the Federal Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) in connection with their intent to purchase the Subject Property.

5.0 RECORDS REVIEW

5.1 Historical Land Use Information

Historical records date back to 1914. The Subject Property contained annual row crops or vegetative cover from at least 1914 through at least 1997. The first known development on the Subject Property was in 1999 when the current building was constructed. The building has been retail since it was constructed. The adjacent sites were annual row crops or vegetative cover from at least 1938 until at least 1999 when the Rivertown Crossings Mall was developed.

5.1.1 Aerial Photographs

Aerial photographs of the Subject Property and surrounding area were reviewed and assessed for the following years: 1938, 1947, 1955, 1965, 1967, 1973, 1978, 1981, 1987, 1997, 1999, 2006, 2009, 2012, and 2016. The aerial review was limited by the scale and resolution of the available photographs.

1938, 1947, 1955 (Figure 3), 1965, 1967, 1973, 1978, 1981, 1987, and 1997

The aerial photographs during this period depict the Subject Property as vacant with annual row crops or vegetative cover. The adjacent sites are vacant with row crops or vegetative cover.

1999, 2006, 2009, 2012, and 2016

The aerial photographs during this period depict the Subject Property as containing a rectangular structure similar in shape, size, and location to the current building. The adjacent sites are commercial buildings with parking lots.

5.1.2 Sanborn Fire Insurance Maps

Sanborn Fire Insurance Maps were researched by EDR. EDR certified they made a search of their holdings and no Sanborn Maps are available.

5.1.3 Historical USGS Topographic Maps

EDR was contracted to research historical USGS Topographic maps for the Subject Property area. This research revealed maps for the following years: 1914, 1958, 1967, 1972, 1980, 1981, 1982, 2014, 2016, 2017, and 2019 (see Appendix E).

1914

The Subject Property is not depicted on this topographic map. Adjacent sites shown are in a rural area.

1958

The topographic map depicts elevations and streets, but no structures on the Subject Property and adjacent sites.

1967

The Subject Property is not depicted on this topographic map. The topographic map depicts elevations and streets, but no structures on the adjacent sites. Shoemaker Airfield is evident to the east.

1972, 1980, 1981, and 1982

The topographic maps depict elevations and streets, but no structures on the Subject Property and adjacent sites. Shoemaker Airfield is evident to the north and east.

1996

The Subject Property is not depicted on the topographic map. The topographic map depicts elevations and streets, but no structures on the adjacent sites. Shoemaker Airfield is evident to the east.

2014, 2016, 2017, and 2019

The Subject Property and adjoining sites are in a rural area. No structures are evident on the Subject Property or on adjacent sites.

5.1.4 Historical Street Directories

EDR was contracted to research reasonably available historical street directories for the Subject Property and surrounding area. The Subject Property address was listed in the directories between 2005 and 2017. Nearby sites were also listed from 2005 through 2017.

Address	Occupant	Year
3668 Rivertown Parkway (Subject Property)	Bonton, Younkers	2017
	No listing	2014
	Younkers	2010
	Club Libby Ly Younkers, Saks Inc, Younkers	2005
	No listing	2000
3700 Rivertown Parkway (South, West, North, and East Adjacent)	Rivertown Crossings	2005-2017
	No listing	2000

During this period, the Subject Property contained a Younkers. Adjacent sites contain Rivertown Crossings Mall containing various retail stores.

5.2 Regulatory Database Search and EGLE Records Assessment

EDR was contracted to research federal, tribal, and state databases in compliance with the ASTM standard. EDR provided The EDR Radius Map™ Report with GeoCheck® (see Appendix D). The Subject Property is not listed in the databases researched. The Radius Map report identified many nearby sites of known, or potential, contamination within the ASTM-standard distances of the Subject Property (see table below and Appendix D).

SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
SEARS ROEBUCK AND CO	3622 RIVERTOWN PKWY	RCRA-VSQG	Higher	343, 0.065, NE
3434 CENTURY CENTER	3434 CENTURY CENTER	INVENTORY, CDL, BEA	Higher	536, 0.102, NE
MEIJER INC	3434 CENTURY CENTER	RCRA-SQG	Higher	536, 0.102, NE
4611 IVANREST AVENUE	4611 IVANREST AVENUE	INVENTORY, BEA	Higher	1833, 0.347, ENE
BOND CONSTRUCTION IN	4577 IVANREST AVE	LUST, UST	Higher	1901, 0.360, ENE
SWANSON'S MARATHON	3960 44TH STREET, SW	AUL	Lower	2141, 0.405, NW
DEWITT TRENCHING CON	4766 IVANREST AVE	LUST, UST	Higher	2194, 0.416, East
3021 44TH STREET, GR	3021 44TH STREET	INVENTORY, PART 201, BEA	Higher	3454, 0.654, ENE
5281 WILSON AVENUE S	5281 WILSON AVENUE S	INVENTORY, PART 201, BEA	Higher	3735, 0.707, SW

Marshall Associates reviewed information within the EDR Radius Map report, and the Michigan Environment, Great Lakes, and Energy (EGLE) records and/or regulated environmental activities and topographical data where appropriate. Based on records reviewed it is unlikely soil, groundwater or soil-gas contaminants at any of the nearby sites would migrate onto the Subject Property. Reasons for this determination include sites being down-gradient or cross-gradient from the Subject Property, a lack of violations, or closure status of previous contamination at nearby sites. The groundwater flow direction across the area is estimated to be north northwest. Below is an analysis of the nearby sites identified above that have the potential to contribute to migrating contaminants that may impact the Subject Property.

3434 Century Center (less than 1/8 mile northeast)

This nearby site is listed in the Inventory, CDL, BEA, and RCRA-SQG databases. A BEA was completed on March 21, 2001 by Horizon Environmental. Soil and groundwater were sampled and identified selenium in soil above the Generic Groundwater/Surface Water Interface (GSI) Protection Criterion and selenium in groundwater above the Generic GSI Criterion and Generic Residential Drinking Water Criterion. The contamination is greater than 100-feet from the Subject Property. The CDL database lists the Grandville Police Department found Methamphetamines at this nearby site. No violations are identified in the Inventory or RCRA databases. Based on these factors, it is not likely for contamination to migrate onto the Subject Property either through soil, groundwater, or soil-gas.

5.3 Government Agency Records Review and Interviews

5.3.1 City of Grandville Fire Department

A Freedom of Information Act (FOIA) request was submitted to the City of Grandville Fire Department. To date a response has not been received.

5.3.2 Local Environmental Health Department

Marshall Associates submitted a FOIA request to the Kent County Environmental Health Department as part of this assessment. The response received indicates no records are available for the Subject Property.

5.3.3 City of Grandville Assessor

Assessor records were reviewed for the Subject Property on-line. The records reviewed include legal descriptions, parcel numbers and identified the current owner of the Subject Property. Records indicate that Rivertown Crossing Acquisition II Brookfield Properties Retail is the Subject Property owner.

The sales history in the assessing records indicate a CD dated March 1, 2019 with BTD River Towne Crossings LLC as the grantor and Rivertown Crossing Acquisition II LLC as the grantee. A January 30, 2019 quick claim with Bonstores Realty Two LLC as the grantor and BTD River Towne Crossings LLC as the grantee. A CD dated March 6, 2006 with Parisian Inc as the grantor and Bonstores Realty Two August 15, 2000 an other transaction was recorded with GGP-Grandville LLC as the grantor and Parisian Inc as the grantee.

The assessing records indicate the Subject Property currently contains a 157,124-square-foot mall anchor department store that was constructed in 1999. Images and a sketch were also obtained (see Appendix D) and reviewed. The images and sketch depict the property layout and a building on the Subject Property that revealed conditions generally consistent with current observations.

5.3.4 Utilities

Records indicate the Subject Property area is connected to municipal water and sewer and all other modern franchise utilities. There is no evidence of past heating oil or coal uses at the Subject Property.

5.3.5 Environmental Lien Records

The EGLE Remediation Department's Perfected Lien List, dated October 7, 2021, for Kent County database does not reveal any records for the Subject Property (see Appendix D).

5.3.6 Oil/Gas Wells

The EDR report dated July 25, 2022 does not reveal any oil or gas wells on, or directly adjacent to, the Subject Property (see Appendix D).

5.4 Prior Environmental Reports

Marshall Associates was not provided with any prior environmental reports in association with the Subject Property.

5.5 Site Physical Data

5.5.1 Surface Water

No surface water is evident on the Subject Property.

5.5.2 Topography

The Subject Property is an elevation of approximately 642-feet above sea level. Topography of the area slopes toward the north northwest.

5.5.3 Soils

The Soil Conservation Survey indicates that the predominant soil type at the Subject Property is "Plainfield", which is a sand with high infiltration rates and is well drained.

6.0 SITE INSPECTION

6.1 Methodology and Limiting Conditions

A reconnaissance of the Subject Property and surrounding areas was conducted on July 26, 2022. During the reconnaissance, Marshall Associates evaluated the Subject Property for visual evidence of RECs including, but not necessarily limited to, the following: (1) surface soil and/or surface water contamination; (2) excavation and/or landfilling activities; (3) the presence of aboveground storage tanks (ASTs) and/or underground storage tanks (USTs); (4) bulk storage of petroleum products or chemicals in drums or other containers; (5) polychlorinated biphenyl (PCB) containing equipment; (6) obvious material non-compliance issues; (7) current or former septic/leaching fields at the Subject Property; (8) controlled substances, and (9) observations of adjacent property uses and potential evidence of adverse environmental impacts associated with adjoining sites. Photographs of the Subject Property are included in Appendix C.

6.2 On-site Structures

The Subject Property currently contains a two-story retail building that was built in 1999 and is 157,124-square-foot. The retail building is demised into storage, loading dock, retail sales areas, fitting rooms, and offices. Interior finishes include finished walls, carpeted floors, tile, hardwood floors, concrete floors, and drop ceilings.

6.3 General Site Features

The Subject Property is located in an area developed with commercial properties. It is generally flat and uses municipal water and sewer. The exterior grounds are surface parking lot, sidewalks and landscaping. The Subject Property is covered with building footprint and a bituminous parking lot that extends around the east, south, and west elevations. A dumpster is located on the bituminous parking lot off the south elevation.

6.4 Aboveground and Underground Storage Tanks

No gas pumps or pump islands, vent pipes, fill ports, unusual depressions or any other evidence of underground or above ground storage tanks are evident on the Subject Property.

6.5 Bulk Storage of Petroleum Products or Hazardous Materials

There is no evidence of bulk storage of petroleum substances and/or hazardous materials.

6.6 Other Suspect Containers

There is no evidence of bulk storage of petroleum products or hazardous materials on the Subject Property.

6.7 Stained Soil/Stressed Vegetation

No stained soil or stressed vegetation is evident on the Subject Property.

6.8 Staining

Staining is evident on the asphalt parking surfaces, near the dumpster and loading dock. The staining is small and isolated. The hard surfacing is not saturated and the staining is not located near any penetrations or migration pathways.

6.9 Discharge Features

Several discharge features are evident on the Subject Property including floor drains and storm water catch basins. These features are free and clear and do not exhibit stains or odors. The drains discharge offsite to the municipal system.

6.10 Pits, Ponds and Lagoons

There are no ponds, pits or lagoons evident on the Subject Property.

6.11 Excavating/Landfilling Activities

There is no evidence of excavating or landfilling activities on the Subject Property.

6.12 Wells

No potable water supply wells or monitor wells are evident on the Subject Property.

6.13 PCB Survey

With the exception of closed/sealed fluorescent light ballasts, there is no equipment on the Subject Property that likely contains PCBs. The lighting equipment is in good condition and there are no stains or other evidence that the contents of light ballasts have been related at the Subject Property. The transformer is evident on the eastern portion of the Subject Property and appears to be in good condition with no leakage or staining.

6.14 Septic/Leaching Fields

No septic/leaching field is evident on the Subject Property. The Subject Property area is serviced by municipal sanitary sewer.

6.15 Controlled Substances

No controlled substances are evident on the Subject Property.

7.0 INTERVIEWS

Mr. Gavin O'Brien, owner representative, was interviewed as part of this assessment. Mr. O'Brien indicated he is unaware of any past use of heating oil, releases, prior environmental, USTs, ASTs, chemical storage, EGLE inspections, violations/or notices. He is not aware of any past or on-going events likely to contribute to releases of petroleum or hazardous substances at the Subject Property. Mr. O'Brien indicated Ashley Furniture is currently using the first floor as storage.

8.0 OTHER ENVIRONMENTAL CONSIDERATIONS

The scope of work for this Phase I ESA did not include assessment or evaluation of any other environmental considerations.

9.0 FINDINGS AND OPINIONS

This Phase I ESA portion of this assessment has uncovered the following environmental findings:

- *The Subject Property has been occupied by annual row crops and retail.*

Historical records date back to 1914. The Subject Property contained annual row crops or vegetative cover from at least 1914 through at least 1997. The first known development on the Subject Property was in 1999 when the current building was constructed. The building has been retail since it was constructed. The adjacent sites were annual row crops or vegetative cover from at least 1938 until at least 1999 when the Rivertown Crossings Mall was developed.

None of the past or present operations at the Subject Property are likely to have involved any material uses of hazardous substances or petroleum. Additionally, there is no evidence of any release of hazardous substances or petroleum at the Subject Property. Therefore, it is our professional opinion the past and present uses on the Subject Property that involved agrichemicals are *de minimis*.

- *Historical developments on adjacent sites including commercial, annual row crops and vacant.*

The adjacent sites were annual row crops or vegetative cover from at least 1938 until at least 1999 when the Rivertown Crossings Mall was developed.

Past uses include retail stores, banks, restaurants, salons, and phone repair companies. Historical research does not reveal any features or conditions suggesting past releases of hazardous substances or petroleum on the adjacent sites. Because of these factors, it is our professional opinion that current and past uses of the adjacent sites are not a REC or a vapor encroachment condition (VEC) in connection with the Subject Property.

- *Drainage features are evident on the Subject Property.*

Floor drains and storm water catch basins are evident on the Subject Property. These features are free and clear and do not exhibit stains or odors. The storm and floor drains are believed to discharge offsite to the municipal system. Because of these factors, it is our professional opinion that the discharge features on the Subject Property are not a REC.

- *There are nearby sites with regulated environmental activities and/or known contamination.*

Research of State and Federal environmental databases identify several sites of known, or potential, contamination within the ASTM-standard distances of the Subject. Based on documentation contained in State and Federal databases and/or EGLE records, it is our professional opinion that contaminants at the nearby sites with known contamination and/or regulated environmental activities do not have a material possibility to migrate onto the Subject Property through soil, groundwater, or soil-gas. As a result of these factors, it is our professional opinion the nearby sites of known or potential contamination are not a REC or a vapor encroachment condition (VEC) in connection with the Subject Property.

- *Surface staining is present at the Subject Property.*

Stains are evident on the surface parking lot. The asphalt in these areas is not saturated. Staining is not near any cracks, expansion joints or drains. The stains appear limited to the surfaces and no potential migratory pathways are evident. Because of these factors, it is our professional opinion that surface staining evident at the Subject Property is *de minimis* and not evidence of a REC.

- *A pad-mounted transformer is evident on the Subject Property.*

A pad-mounted transformer is evident off the eastern elevation of the building. The area around the transformer is free and clear with no stains and no odors present. Based on these factors, the transformer is not, in our professional opinion, a REC

10.0 CONTINUING OBLIGATIONS

This assessment reveals no evidence there are continuing obligations associated with environmental conditions at the Subject Property.

11.0 CONCLUSIONS

Marshall Associates has performed this Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 for 3668 Rivertown Parkway SW, City of Grandville, Michigan. This assessment has revealed no evidence of recognized environmental conditions in connection with the Subject Property. In our professional opinion, further assessment is warranted to fulfill *all appropriate inquiry* standards as outlined in State and Federal environmental regulations.

12.0 LIMITATIONS/DATA DEFICIENCIES

This assessment encountered the following data gaps (i.e., more than five-years) in the historical records:

- 1939-1946
- 1948-1954
- 1988-1996

Because aerial photographs are available before and after the gaps, which do not show major changes, it is our professional opinion the historical data gaps are not a material impediment to the results and conclusions of this report.

No Phase I ESA can wholly eliminate uncertainty regarding the potential for RECs concerning a property. Performance of this Phase I ESA is intended to reduce, but not eliminate, uncertainty regarding the potential for additional RECs in connection with the Subject Property recognizing the limits of time and cost.

The all-appropriate inquiries of this assessment are not exhaustive. There is a point at which the cost of information obtained, or the time required to gather it outweighs the usefulness of the information and, in fact, may be a material detriment to the orderly completion of transactions. In our professional opinion, this assessment identifies the balance between the competing goals of limiting the costs and time demands inherent in performing the assessment and the reduction of uncertainty about unknown conditions resulting from additional information.

13.0 ENVIRONMENTAL PROFESSIONAL DECLARATIONS

Marshall Associates represents that this work has been conducted in a professional manner and in accordance with generally accepted practices using the degree of skill and care ordinarily exercised by reputable environmental consultants under similar circumstances. No other warranty, expressed or implied, is made. Specifically, Marshall Associates does not and cannot represent that the Subject Property contains no hazards substances, petroleum, or other latent conditions beyond that observed during the Phase I ESA.

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 this 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 inquiries in conformance with the standards and practices set forth in 40 CFR Part 312 (see Appendix A).

Erin Wells

Erin Wells
Staff Professional

Sherry L Kirkbride

Sherry L. Kirkbride
Environmental Professional

14.0 REFERENCES

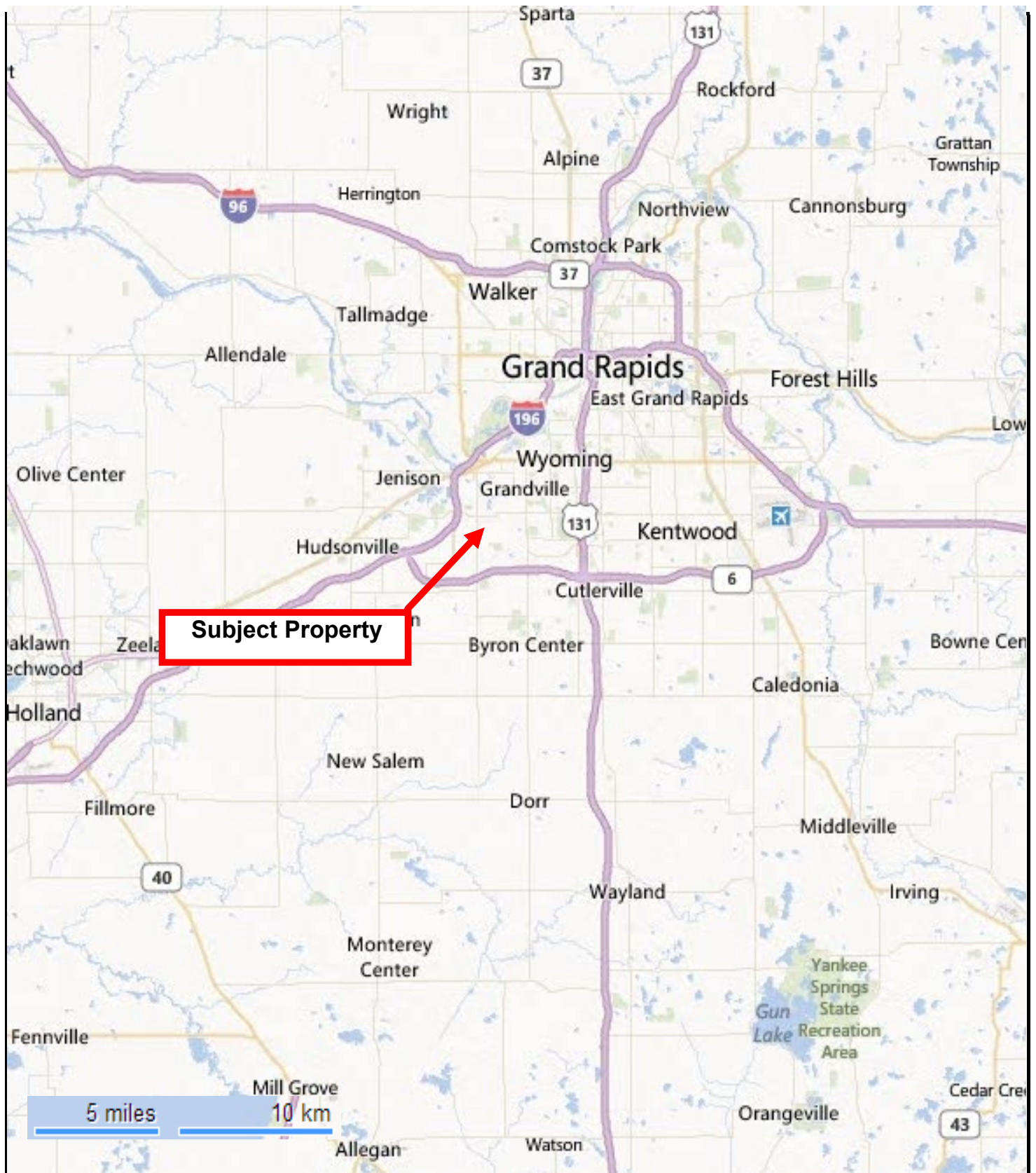
1. EDR Radius Map
2. EDR, The Sanborn Library, LLC
3. City of Grandville Assessor Department Records
4. User Questionnaire
5. EGLE Perfected Lien List – October 2021
6. ASTM E1527-13
7. EGLE Remediation Division Records
8. Title Commitment dated March 5, 2019
9. Survey dated June 6, 2018 by EMG
10. Interview, Gavin Obrien

FIGURES



Environmental Assessment and Real Estate Development Services

500 CASCADE WEST PARKWAY-SUITE 200, GRAND RAPIDS, MICHIGAN 49546
PH 616.987.9242 | FAX 616.987.9245 | MARSHALL-ASSOC.NET



Marshall
ASSOCIATES

Environmental Assessment and Real Estate Development Services



FIGURE 1

SITE LOCATION MAP

3668 RIVERTOWN PARKWAY SW
CITY OF GRANDVILLE, MI

SOURCE: BINGMAPS

500 CASCADE WEST PARKWAY-SUITE 200, GRAND RAPIDS, MICHIGAN 49546
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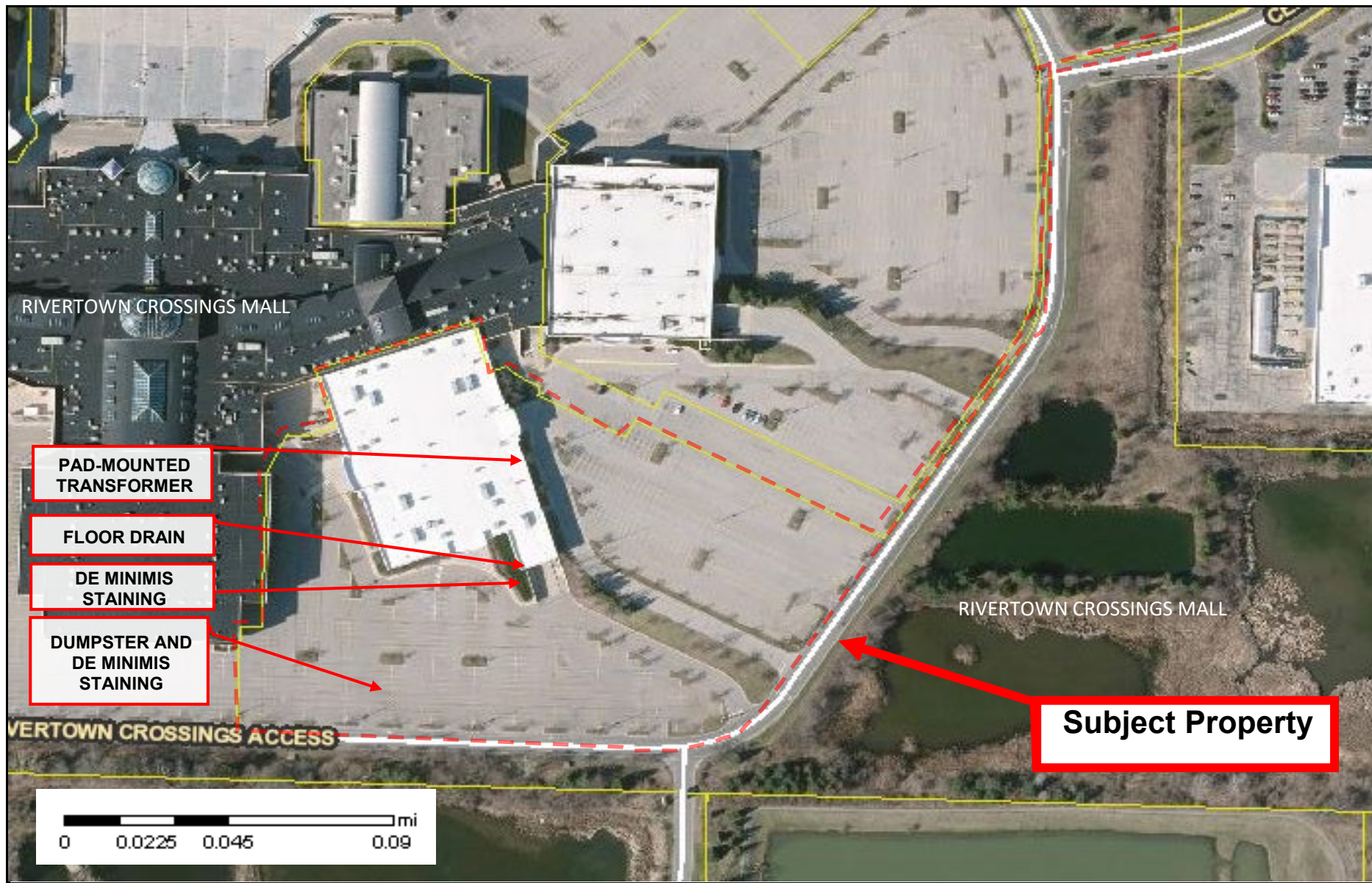
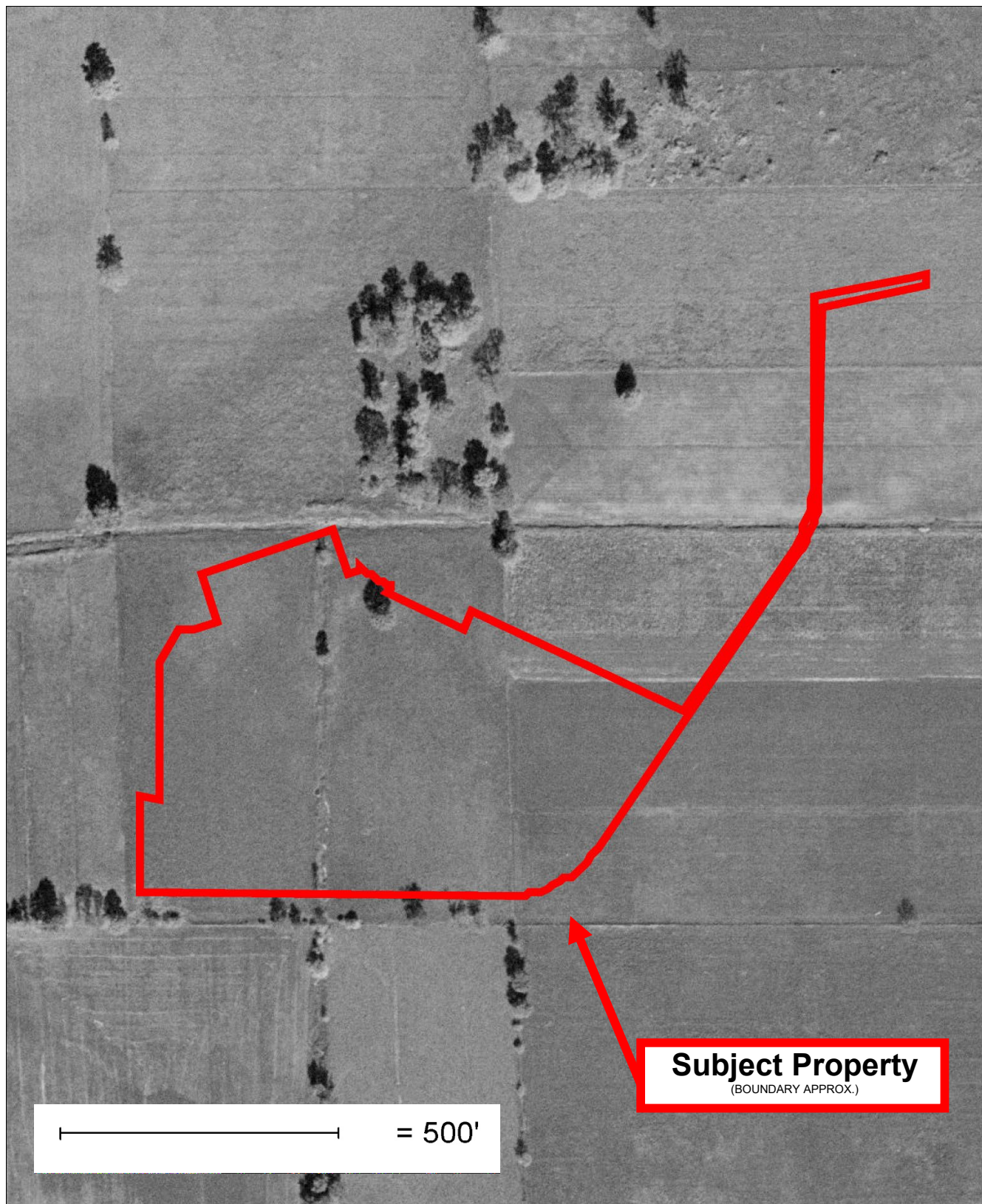


FIGURE 2 SITE DIAGRAM

3668 RIVERTOWN PARKWAY SW
CITY OF GRANDVILLE, MICHIGAN

SOURCE: KENT GEOSPATIAL



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FIGURE 3

1955 AERIAL PHOTOGRAPH
3668 RIVERTOWN PARKWAY
CITY OF GRANDVILLE, MICHIGAN

SOURCE: EDR

500 CASCADE WEST PARKWAY-SUITE 200, GRAND RAPIDS, MICHIGAN 49546
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APPENDIX A – ENVIRONMENTAL PROFESSIONAL QUALIFICATIONS



Environmental Assessment and Real Estate Development Services

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Environmental Assessment and Real Estate Development Services

Key Staff

Erin Wells Associate

Mrs. Wells started working with Marshall Associates in December of 2021. She is proficient in Phase I site assessments and Phase II site investigations. She has experience conducting site research, developing work plans, coordinating and conducting field work, health and safety assurance, product quality control and report generation.

EXPERIENCE

Property Acquisition

Performed many environmental assessments for private clients which include regulatory and historical research, site inspections and owner/occupant interviews. Performed assessment and investigation planning including project work plans with detailed scope of work to address project objectives.

Environmental Investigations

Assessments and

Proficient in completing site inspections, including photographic documentation, detailed note taking and verification of site usage.

EDUCATION

B.S.B.A / Minor Environmental Studies
St. Mary's College



Environmental Assessment and Real Estate Development Services

Key Staff

Sherry L. Kirkbride

Environmental Professional

Ms. Kirkbride is an Environmental Professional, as defined by 40 CFR Part 312 with over 10 years of experience in the environmental and site development industry. She has experience conducting site research, developing work plans, coordinating field work, report generation, ensuring product quality control, health and safety assurance and subcontractor oversight. Ms. Kirkbride performs and/or manages approximately 50 projects per year for the property development and transaction industry.

EXPERIENCE

Property Consolidation/Brownfield.

Performed and managed multi-property environmental assessments for an EPA Site Assessment Grant on behalf of the City of Grand Rapids' to redevelop properties within the city limits.

Performed and managed multi-property environmental assessments for an EPA Site Assessment Grant on behalf of the Grand Valley Metropolitan Council to redevelop properties along the Division Avenue Corridor in Grand Rapids.

Property Acquisition.

Performed and managed environmental assessments including Phase I, II, Baseline Environmental Assessments and Due Care Plans. Services include post-transactional compliance activities, including monitoring the installation of environmental barriers and vapor mitigation systems. All Appropriate Inquiry/Brownfield Regulations – Michigan.

Remediation Studies and Site Cleanup

Performed feasibility studies to evaluate remediation alternatives based on site conditions and current or proposed land usage, and assisted with design and implementation of remediation programs. Assisted with remediation efforts at numerous, leaking underground storage tank sites, including sites where non-aqueous phase liquids (NAPLs) were present. Assisted with feasibility analysis, design, and oversight of remediation programs that involved soil excavation and disposal and vacuum-enhanced fluid recovery.

Environmental Assessments and Investigations

Performed environmental investigations and site characterization for public and private clients. Performed investigation design and planning including project work plans with detailed scope of work to address project objectives. Conducted environmental investigations including drilling test borings, earthprobes, and installing monitoring wells to determine the nature and extent of contamination. Collected soil, groundwater, surface water, and sediment samples for testing. Interpreted subsurface hydrogeology with respect to contaminant fate and transport. Performed groundwater fate and transport modeling to predict future migration of contaminant plumes. Performed Risk-Based Corrective Action (RBCA) evaluations to determine cleanup criteria based on site characteristics and land use.

EDUCATION

BS, Resource Development, Michigan State University

CERTIFICATIONS

OSHA 40-hour HAZWOPER Certification

OSHA 8-hour Annual Refresher

APPENDIX B – USER PROVIDED DOCUMENTATION



Environmental Assessment and Real Estate Development Services

500 CASCADE WEST PARKWAY-SUITE 200, GRAND RAPIDS, MICHIGAN 49546
PH 616.987.9242 | FAX 616.987.9245 | MARSHALL-ASSOC.NET

User Name: Jonathon Bryant

User Telephone/Fax: 616-822-9562

Subject Property Name: 3668 Rivertown Park Way - Younkers

Subject Property Address: 3668 Rivertown Park Way

City: Grandville State: MI Zip: 49418

The **person/entity(ies) that will use the Phase I ESA must provide the following information to fulfil the ASTM standard** and the State/Federal regulations for all appropriate inquiry. Please fill in this form to the best of your ability.

1. Common Knowledge

Please answer below to the extent you can.

a. Describe the past uses of the Subject Property: Younkers Department Store

b. Describe any specific hazardous substances or petroleum that may have been present at the Subject Property: Hydraulic Oil for Elevators

c. Describe any other information related to hazardous substances and/or petroleum at the Subject Property: No other information known

d. Do you know of spills or other chemical releases and/or cleanups that have taken place at the property?: No

2. Obvious Indicators

Do you know of any obvious indicators of contamination on or near the Subject Property?

☐ YES ☒ NO

3. Activity and Use Limitations (AULs)

Are you aware of any AULs recorded at the Subject Property?:

☐ YES ☒ NO

AULs include engineering controls (e.g., slurry walls, caps) and land use restrictions or institutional controls (e.g., deed restrictions, covenants, deed notices) that may be recorded or filed under federal, tribal, state or local regulations.

4. Environmental Cleanup Liens

Are you aware of any environmental and/or cleanup liens recorded against the Subject Property:

☐ YES ☒ NO

5. Specialized Knowledge

Do you have any specialized knowledge that indicating past or present uses or releases of petroleum or hazardous substances on the Subject Property or nearby properties? ☐ YES ☒ NO

If Yes, Explain:

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 operation? ☐ YES ☒ NO

If Yes, Explain:

6. Underground Storage Tanks

To the best of your knowledge, are you aware if any USTs are, or were previously, located on the Subject Property? ☐ YES ☒ NO

7. Fair Market Value (FMV).

Is the purchase price significantly below fair market value?

☐ YES ☒ NO

Are you aware of any reduction in value due to environmental conditions?

☐ YES ☒ NO

8. Other Records. Please indicate below any boundary and/or ALTA/ACSM surveys, prior environmental assessments and/or title commitment/documentation that you, sellers and/or others related to the property transaction/financing may have reasonably available. Please forward any of these documents that you may have available along with this questionnaire.

Survey
Title Commitments/documentation
Prior Environmental Assessments

<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>
<input type="checkbox"/>



Signature
(user)

07/14/2022

Date

Jonathon Bryant

Print

SCHEDULE A

First American Title Insurance Company

Name and Address of the issuing Title Insurance Company:
First American Title Insurance Company
30 North LaSalle Street, Suite 2700
Chicago, IL 60602

File No.: **NCS-946436-CHI2**

Policy No.: **946436**

Address Reference: 3668 SW Riverton Pkwy, Grandville, MI

Amount of Insurance: \$8,847,000.00

Premium: \$9,847.00

Date of Policy: March 5, 2019 at 9:12 AM

1. Name of Insured:

Rivertown Crossing Acquisition II LLC, a Delaware limited liability company

2. The estate or interest in the Land that is insured by this policy is:

Fee Simple as to Parcel 1 and Easement as to Parcel 2

3. Title is vested in:

Rivertown Crossing Acquisition II LLC, a Delaware limited liability company

4. The Land referred to in this policy is described as follows:

Real property in the City of Grandville, County of Kent, State of Michigan, described as follows:

PARCEL 1:

PART OF THE NORTH 1/2 SECTION 29, TOWN 6 NORTH, RANGE 12 WEST, CITY OF GRANDVILLE, KENT COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 29; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION A DISTANCE OF 899.01 FEET TO ITS INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE EXTENDED OF RIVERTOWN PARKWAY; THENCE NORTH 88 DEGREES 53 MINUTES 24 SECONDS EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE EXTENDED A DISTANCE OF 3255.84 FEET; THENCE SOUTH 01 DEGREE 08 MINUTES 03 SECONDS EAST A DISTANCE OF 530.73 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 01 DEGREE 08 MINUTES 03 SECONDS EAST A DISTANCE OF 19.08 FEET; THENCE SOUTH 76 DEGREES 38 MINUTES 38 SECONDS WEST A DISTANCE OF 174.12 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 21 SECONDS EAST A DISTANCE OF 315.87 FEET; THENCE SOUTHWESTERLY 129.20 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 227.22 FEET, A CENTRAL ANGLE OF 32 DEGREES 34 MINUTES 40 SECONDS AND A CHORD BEARING DISTANCE OF SOUTH 16 DEGREES 11 MINUTES 00 SECONDS WEST 127.46 FEET; THENCE SOUTH 32 DEGREES 28 MINUTES 20 SECONDS WEST A DISTANCE OF 628.13 FEET; THENCE SOUTHWESTERLY 189.77 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 189.00 FEET, A CENTRAL ANGLE OF 57 DEGREES 31 MINUTES 40 SECONDS AND A CHORD BEARING DISTANCE OF SOUTH 61 DEGREES 14 MINUTES 10 SECONDS WEST 181.89 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 629.62 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 165.14 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 30.68 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 16 SECONDS WEST A DISTANCE OF 237.82 FEET; THENCE NORTH 24 DEGREES 16 MINUTES 36 SECONDS EAST A DISTANCE OF 66.15 FEET; THENCE SOUTH 63 DEGREES 21 MINUTES 45 SECONDS EAST A DISTANCE OF 2.93 FEET; THENCE NORTH

90 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 25.69 FEET; THENCE NORTH 69 DEGREES 57 MINUTES 55 SECONDS EAST A DISTANCE OF 44.42 FEET; THENCE NORTH 20 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 93.61 FEET; THENCE NORTH 70 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 240.09 FEET; THENCE SOUTH 19 DEGREES 52 MINUTES 10 SECONDS EAST A DISTANCE OF 82.45 FEET; THENCE NORTH 70 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 20.48 FEET; THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 5.75 FEET; THENCE SOUTH 45 DEGREES 00 MINUTES 35 SECONDS EAST A DISTANCE OF 14.07 FEET; THENCE SOUTHEASTERLY 32.19 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 175.97 FEET A CENTRAL ANGLE OF 10 DEGREES 28 MINUTES 46 SECONDS AND A CHORD BEARING DISTANCE OF SOUTH 60 DEGREES 47 MINUTES 14 SECONDS EAST 32.14; THENCE SOUTH 69 DEGREES 34 MINUTES 46 EAST A DISTANCE OF 7.14 FEET; THENCE SOUTHERLY 16.29 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 9.50 FEET, A CENTRAL ANGLE OF 98 DEGREES 14 MINUTES 00 SECONDS AND A CHORD BEARING DISTANCE OF SOUTH 20 DEGREES 27 MINUTES 46 EAST 14.36 FEET; THENCE SOUTH 28 DEGREES 39 MINUTES 14 SECONDS WEST A DISTANCE 3.59 FEET; THENCE SOUTH 65 DEGREES 08 MINUTES 37 SECONDS EAST A DISTANCE OF 144.00 FEET; THENCE NORTH 24 DEGREES 51 MINUTES 27 SECONDS EAST A DISTANCE OF 30.29 FEET; THENCE SOUTH 65 DEGREES 08 MINUTES 33 SECONDS EAST A DISTANCE OF 405.23 FEET; THENCE NORTH 32 DEGREES 28 MINUTES 20 SECONDS EAST A DISTANCE OF 345.88 FEET; THENCE NORTHERLY 116.91 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 205.62 FEET, A CENTRAL ANGLE OF 32 DEGREES 34 MINUTES 40 SECONDS AND A CHORD BEARING DISTANCE OF WHICH NORTH 16 DEGREES 11 MINUTES 00 SECONDS EAST 115.35 FEET; THENCE NORTH 00 DEGREES 06 MINUTES 21 SECONDS WEST A DISTANCE OF 336.05 FEET; THENCE NORTH 76 DEGREES 32 MINUTES 14 SECONDS EAST A DISTANCE OF 165.54 FEET; THENCE NORTH 75 DEGREES 18 MINUTES 09 SECONDS EAST A DISTANCE OF 20.75 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

TOGETHER WITH A NON-EXCLUSIVE EASEMENT AS CREATED, LIMITED AND DEFINED IN CONSTRUCTION, OPERATION AND RECIPROCAL EASEMENT AGREEMENT RECORDED AUGUST 21, 2000, IN LIBER 5130, PAGE 47, KENT COUNTY RECORDS.

APN: 17-29-177-001

SCHEDULE B

File No.: **NCS-946436-CHI2**

Policy No.: **946436**

EXCEPTIONS FROM COVERAGE

This Policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

1. This item has been intentionally deleted.
2. This item has been intentionally deleted.
3. This item has been intentionally deleted.
4. This item has been intentionally deleted.
5. This item has been intentionally deleted.
6. Taxes and assessments for 2019, a lien not yet due and payable.
7. The interest of Loeks Theatres, Inc., a Michigan corporation Lessee, and the terms, conditions and provisions of Lease, as disclosed by the instrument recorded July 11, 2007 in Instrument No. 20070711-0069601. (Affects the land and other property)
8. Mortgage dated June 22, 2007 and recorded July 11, 2007 as Instrument No. 20070711-0069601, made by Loeks Theatres, Inc., a Michigan corporation, to Fifth Third Bank, to secure an indebtedness and the terms and conditions thereof. (Affects Leasehold Interest)
9. The terms, provisions and easement(s) contained in the document entitled "Construction, Operation and Reciprocal Easement Agreement" recorded August 21, 2000 as Liber 5130, Page 47 of Official Records.

Assignment and Assumption of Construction, Operation and Reciprocal Easement Agreement recorded March 5, 2019 as 201903050013740.

10. The terms, provisions and easement(s) contained in the document entitled "Easement Agreement" recorded May 22, 1998 as Liber 4369, Page 1036 of Official Records.
11. The terms, provisions and easement(s) contained in the document entitled "General Easement Right-of-Way and Maintenance Agreement" recorded October 3, 1997 as Liber 4165, Page 153 of Official Records.
12. The terms, provisions and easement(s) contained in the document entitled "Easement for Sanitary Sewer and Water" recorded March 6, 2000 as Liber 4991, Page 1140 of Official Records.
13. The terms, provisions and easement(s) contained in the document entitled "Distribution Easement" recorded March 6, 2000 as Liber 4991, Page 1159 of Official Records.
14. The terms, provisions and easement(s) contained in the document entitled "Easement for Underground Electric Line" recorded March 6, 2000 as Liber 4991, Page 1171 of Official Records.

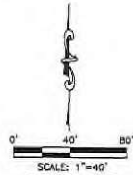
15. The terms, provisions and easement(s) contained in the document entitled "Ameritech Easement" recorded April 6, 2000 as Liber 5016, Page 1034 of Official Records.
16. The terms, provisions and easement(s) contained in the document entitled "Easement for Roadway" recorded December 22, 1999 as Liber 4939, Page 436 of Official Records.
17. Easement and Right of Way granted to City of Grandville, a Michigan municipal corporation disclosed by instrument recorded in Liber 2697, Page 1302, Kent County Records.
18. Survey prepared by David J. VanDenBerghe of Geodetic Designs, Inc. on behalf of EMG Corp., dated June 6, 2018, under Job No. 131889.18R000-018.220, shows the following:
 - a) northeasterly portion of the Land lays within the boundaries of the public right-of-way of Century Center Road.
 - b) building shares a party wall with the building to its North
 - c) building encroaches adjoiner's property by up to approximately .38'.
19. Interest, if any, of the United States, State of Michigan, or any political subdivision thereof, in the oil, gas and minerals in and under and that may be produced from the Land.
20. Correlative rights of other riparian owners and to the public trust in and to the waters of the drain crossing the Land.
21. Any rights, title, interest or claim thereof to that portion of the land taken, used or granted for streets, roads or highways.

NOTE: The tax assessor's legal description is inconsistent with the insured legal description.

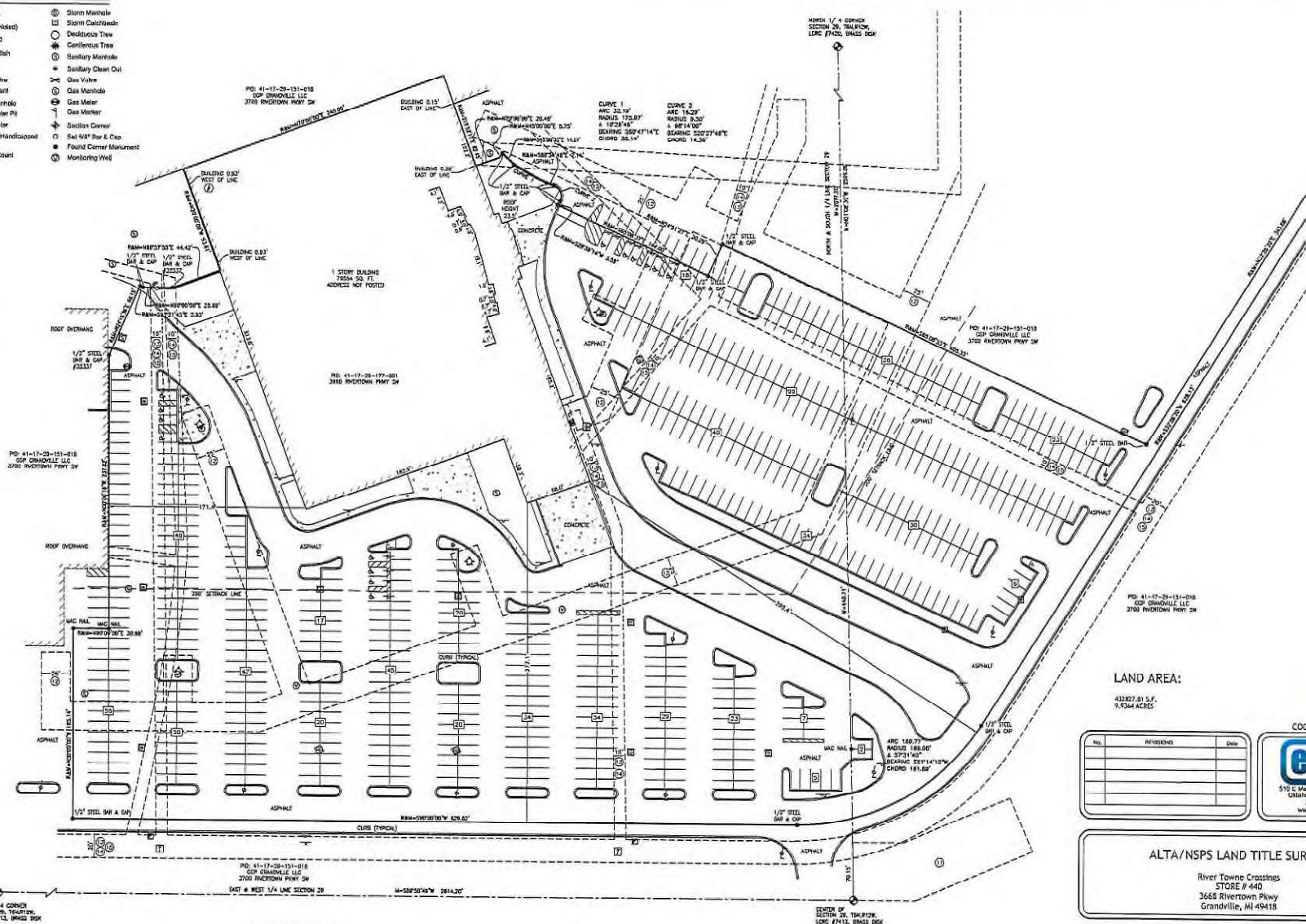
End of Schedule B

LEGEND OF SYMBOLS:

- | | | | | | |
|---|---------------------|---|-------------------------------|---|--------------------|
| P | Power Pole | F | Flag Pole | ⊗ | Storm Manhole |
| P | Power Pole w/ Light | S | Sign (As Noted) | ⊗ | Storm Catchment |
| L | Light Pole | ⊗ | Well Head | ⊗ | Decorative Tree |
| T | Telephone Pole | ⊗ | Satellite Dish | ⊗ | Sanitary Manhole |
| + | Day Wire | ⊗ | Tower | ⊗ | Sanitary Clean Out |
| ⊗ | Transformer | ⊗ | Water Valve | ⊗ | Gas Valve |
| ⊗ | Electric Manhole | ⊗ | Fire Hydrant | ⊗ | Gas Manhole |
| ⊗ | Telephone Manhole | ⊗ | Water Mains | ⊗ | Gas Meter |
| ⊗ | Telephone Paraph | ⊗ | Water Meter Pit | ⊗ | Gas Meter |
| ⊗ | Electric Meter | ⊗ | Water Meter | ⊗ | Section Corner |
| ⊗ | Cable Box | ⊗ | Indicates Handicapped Parking | ⊗ | Set 5/8" Pin & Cap |
| ⊗ | As Consultant Unit | ⊗ | Found Corner Monument | ⊗ | Monitoring Well |
| ⊗ | Easement Identifier | ⊗ | Parking Count | | |
- Distance not to scale



A PART OF THE NORTH 1/2 SECTION 26, TOWN 6 NORTH, RANGE 12 WEST, CITY OF GRANDVILLE, ADJ. COUNTY, MICHIGAN.



ABBREVIATIONS:

- | | | |
|----------------|-----------------------|---------------------------------------|
| R = RECORDED | T&N = TOWN & NORTH | AVE. = AVENUE |
| M = MEASURED | R12N = RANGE 12 NORTH | BLVD. = BOULEVARD |
| C = CALCULATED | SQ. FT. = SQUARE FEET | COV. = COVER |
| N = NORTH | NE = NORTHEAST | RD. = ROAD |
| E = EAST | SE = SOUTHEAST | ST. = STREET |
| S = SOUTH | SW = SOUTHWEST | PID = PARCEL AND OWNER IDENTIFICATION |
| W = WEST | NW = NORTHWEST | |

LAND AREA:
432,827.81 S.F.
9.9364 ACRES

NO.	REVISIONS	DATE

COORDINATED BY:



ALTA/NSPS LAND TITLE SURVEY

River Towne Crossings
STORE # 440
3668 Rivertown Pkwy
Grandville, MI 49418



PREPARED BY:
GEODETIC DESIGNS, INC.
2300 N. GRAND RIVER AVE.
LANSING, MI 48906
PHONE: (517) 908-0008
FAX: (517) 908-0009
WWW.GEODETICDESIGNS.COM

APPENDIX C – PHOTOGRAPHS



Environmental Assessment and Real Estate Development Services

500 CASCADE WEST PARKWAY-SUITE 200, GRAND RAPIDS, MICHIGAN 49546
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APPENDIX C PHOTOGRAPHS

WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION



Date Photographed: 07/26/2022

APPENDIX C PHOTOGRAPHS

GENERAL INTERIOR FIRST
FLOOR



GENERAL INTERIOR FIRST
FLOOR



GENERAL INTERIOR SECOND
FLOOR



Date Photographed: 07/26/2022

APPENDIX C PHOTOGRAPHS

GENERAL INTERIOR



DUMPSTER WITH DE MINIMIS
STAINING



DE MINIMIS STAINING



Date Photographed: 07/26/2022

APPENDIX C PHOTOGRAPHS

GENERAL EXTERIOR



GENERAL EXTERIOR



EXTERIOR FLOOR DRAINS



Date Photographed: 07/26/2022

APPENDIX D – RECORDS DOCUMENTATION



Environmental Assessment and Real Estate Development Services

500 CASCADE WEST PARKWAY-SUITE 200, GRAND RAPIDS, MICHIGAN 49546
PH 616.987.9242 | FAX 616.987.9245 | MARSHALL-ASSOC.NET

3668 RIVERTOWN PKY SW GRANDVILLE, MI 49418 (Property Address)

Parcel Number: 41-17-29-177-001 Account Number: 03-093080-02



Item 1 of 14

[13 Images / 1 Sketch](#)**Property Owner: RIVERTOWN CROSSING ACQUISITION II****Summary Information**

- > Commercial/Industrial Building Summary
 - Yr Built: 1999 - # of Buildings: 1
 - Total Sq.Ft.: 157,124
- > Property Tax information found
- > Assessed Value: \$1,859,200 | Taxable Value: \$1,859,200
- > Utility Billing information found

Owner and Taxpayer Information

Owner	RIVERTOWN CROSSING ACQUISITION II BROOKFIELD PROPERTIES RETAIL PO BOX 101042 CHICAGO, IL 60610-8900	Taxpayer	SEE OWNER INFORMATION
--------------	--	-----------------	-----------------------

General Information for Tax Year 2022

Property Class	201 COMMERCIAL-IMPROVED	Unit	58 CITY OF GRANDVILLE
School District	GRANDVILLE PUBLIC SCHOOLS	Assessed Value	\$1,859,200
MAP #	Not Available	Taxable Value	\$1,859,200
REAPPRAISAL	Not Available	State Equalized Value	\$1,859,200
ADJUSTMENTS	Not Available	Date of Last Name Change	07/06/2022
TAX DISTRICT	Not Available	Notes	Not Available
Historical District	Not Available	Census Block Group	Not Available
TAX EXEMPT	Not Available	Exemption	No Data to Display

Principal Residence Exemption Information**Homestead Date** No Data to Display

Principal Residence Exemption	June 1st	Final
2023	0.0000 %	-
2022	0.0000 %	0.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2021	\$2,222,300	\$2,222,300	\$2,222,300
2020	\$2,242,900	\$2,242,900	\$2,242,900
2019	\$4,423,600	\$2,750,000	\$2,750,000

Land Information

Zoning Code	Not Available	Total Acres	9.740
Land Value	\$2,861,400	Land Improvements	\$754,432
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	Not Available	Mortgage Code	Not Available
Lot Dimensions/Comments	Not Available	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
No lots found.		
Total Frontage: 0.00 ft		Average Depth: 0.00 ft

Legal Description

411729177001 PART OF N 1/2 COM AT NW COR OF SEC TH S 0D 00M 00S ALONG W SEC LINE 899.01 FT TH N 88D 53M 24S E ALONG SLY LINE OF RIVERTOWN PKWY 3255.01 FT TH S 1D 08M 03S E 530.73 FT TO BEG OF THIS DESC - TH S 1D 08M 03S E 19.08 FT TH S 76D 38M 38S W 174.12 FT TH S 0D 06M 21S 315.87 FT TH SLY 129.20 FT ON A 227.22 FT RAD CURVE TO RT /LONG CHORD BEARS S 16D 11M 00S W 127.46 FT/ TH S 32D 28M 20S W 628.13 FT TH SWLY 189.77 FT ON A 189.0 FT RAD CURVE TO RT /LONG CHORD BEARS S 61D 14M 10S W 181.89 FT/ TH 90D 00M 00S W 629.62 FT TH N 0D 00M 00S 165.14 FT TH 90D 00M 00S E 30.68 FT TH N 0D 00M 16S W 237.82 FT TH N 24D 16M 36S E 66.15 FT TH S 63D 21M 45S E 2.93 FT TH 90D 00M 00S E 25.69 FT TH N 69D 57M 55S E 44.42 FT TH N 20D 00M 00S W 93.61 FT TH N 70D 00M 00S E 240.09 FT TH S 19D 52M 10S E 82.45 FT TH N 70D 00M 00S E 20.48 FT TH N 45D 00M 00S E 5.75 FT TH S 45D 00M 35S E 14.07 FT TH SLY 32.19 FT ON A 175.97 FT RAD CURVE TO LT /LONG CHORD BEARS S 60D 47M 14S E 32.14 FT/ TH S 69D 34M 46S E 7.14 FT TH SLY 16.29 FT ON A 9.50 FT RAD CURVE TO RT /LONG CHORD BEARS S 20D 27M 46S E 14.36 FT/ TH S 28D 39M 14S W 3.59 FT TH S 65D 08M 37S E 144.0 FT TH N 24D 51M 27S E 30.29 FT TH S 65D 08M 33S E 405.33 FT TH N 32D 28M 20S E 345.88 FT TH NLY 116.91 FT ON A 205.62 FT RAD CURVE TO LT /LONG CHORD BEARS N 16D 11M 00S E 115.35 FT/ TH N 0D 06M 21S W 336.05 FT TH N 76D 32M 14S E 165.54 FT TH N 75D 18M 09S E 20.75 FT TO BEG * SEC 29 T6N R12W 9.94 A.

Land Division Act Information

Date of Last Split/Combine	No Data to Display	Number of Splits Left	0
Date Form Filed	No Data to Display	Unallocated Div.s of Parent	0
Date Created	01/01/0001	Unallocated Div.s Transferred	0
Acreage of Parent	0.00	Rights Were Transferred	Not Available
Split Number	0	Courtesy Split	Not Available
Parent Parcel	No Data to Display		

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Liber/Page
03/01/2019	\$1,500,000.00	CD	BTD RIVER TOWNE CROSSINGS LLC	RIVERTOWN CROSSING ACQIUSTION II LL	201903050013739
01/30/2019	\$4,423,600.00	QC	BONSTORES REALTY TWO LLC	BTD RIVER TOWNE CROSSINGS LLC	201902250012108
03/06/2006	\$16,400,000.00	CD	PARISIAN INC	BONSTORES REALTY TWO LLC	20060329-0035513
08/15/2000	\$1.00	OTH	GGP-GRANDVILLE LLC	PARISIAN INC	5130-027

Building Information - 157124 sq ft Stores - Mall Anchor Department (Commercial)

Floor Area	157,124 sq ft	Estimated TCV	\$2,203,358
Occupancy	Stores - Mall Anchor Department	Class	C
Stories Above Ground	2	Average Story Height	16 ft
Basement Wall Height	Not Available	Identical Units	Not Available
Year Built	1999	Year Remodeled	Not Available
Percent Complete	0%	Heat	Zoned A.C. Warm & Cooled Air
Physical Percent Good	54%	Functional Percent Good	67%
Economic Percent Good	50%	Effective Age	24 yrs

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Image/Sketch for Parcel: 41-17-29-177-001



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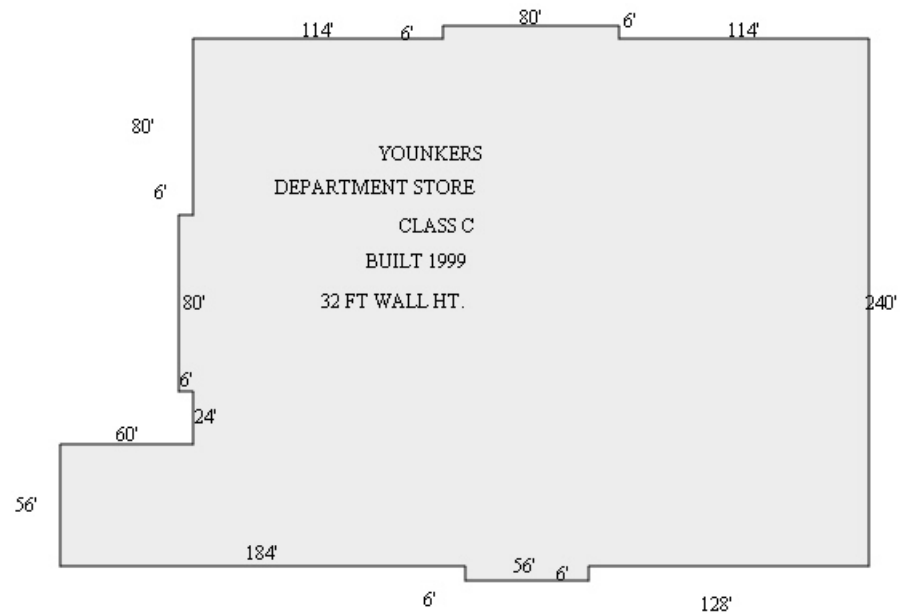
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Sketch by Apex Medina™

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County	Township	City/Vlg	Address	Other Description	Lot No	Section	Town	Range	Tax Code
Isabella		Mt. Pleasant	226 S. Main St.		Lot 1 & Pt 2, Blk 25				
Kalamazoo		Portage	9008 Portage Rd.	Ames West Lake Pk.	Lots 58,59,60				
Kalamazoo	Wakeshma	Fulton	13995 East W Ave.			16	T4S	R9W	16-16-490-190
Kalamazoo	Alamo					26	T1S	R12W	01-26-251-019
Kalamazoo		Kalamazoo	3501 South Burdick St.	Supv Plat of Henry Johnson Plat	Lot A				
Kalkaska	Kalkaska					29	T27N	R7W	
Kalkaska	Kalkaska					29	T27N	R7W	
Kent		Grand Rapids	2555 Oak Industrial Drive			22	T7N	R11W	
Kent		Wyoming	2539 28th St, SW			9	T6N	R12W	41-17-09-451-013
Kent		Grand Rapids			6,7,8,4,5 + add parcel				41-14-19-330-017
Kent		Wyoming	2539 28th St, SW			9	T6N	R12W	41-17-09-451-013
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	
Lake	Pleasant Plains		M-37	Pere Marquette Plat	107,108,78,79	22	T17N	R13W	43-17N-13W-22BD
Livingston		Brighton		Smith & McPherson Addition	219,220,221	30	T2N	R6E	18-30-300-017
Livingston	Putnam					27	T1N	R4E	14-27-400-002 30147080
Livingston	Hamburg		10776 Hall Rd			25	T1N	R5E	47-15-25-400-014
Livingston	Hamburg		10776 Hall Rd			25	T1N	R5E	47-15-25-400-014
Livingston		Brighton		Smith & McPherson Addition	219,220,221	30	T2N	R6E	18-30-300-017
Livingston		Fowlerville	306 E. Grand River	Fowler's First Add	Lot 39 Blk 2				05-11-302-014
Livingston				A judgement lien in case 12-26969-CE is against all of the properties owned in Livingston County by Patrick Jay Conely (Sr). If this individual is in the chain of title as of 9/18/2019, it is likely to be subject to this lien.					
Macomb	Macomb	Warren			Lot 33 & 13				13-19-353-004

3668 Rivertown Parkway SW

3668 Rivertown Parkway SW

Grandville, MI 49418

Inquiry Number: 7064329.2s

July 25, 2022

EDR Summary Radius Map Report



6 Armstrong Road, 4th floor
Shelton, CT 06484
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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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 (E1527-21), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E 2247-16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E 1528-14) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

3668 RIVERTOWN PARKWAY SW
GRANDVILLE, MI 49418

COORDINATES

Latitude (North): 42.8784790 - 42° 52' 42.52"
Longitude (West): 85.7537450 - 85° 45' 13.48"
Universal Transverse Mercator: Zone 16
UTM X (Meters): 601783.6
UTM Y (Meters): 4747858.5
Elevation: 642 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property:	TP
Source:	U.S. Geological Survey
Target Property:	NE
Source:	U.S. Geological Survey
Target Property:	SE
Source:	U.S. Geological Survey
Target Property:	SW
Source:	U.S. Geological Survey

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from: 20140814
Source: USDA

MAPPED SITES SUMMARY

Target Property Address:
3668 RIVERTOWN PARKWAY SW
GRANDVILLE, MI 49418

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
1	DICK'S SPORTING GOOD	3660 RIVERTOWN PARKW	RCRA-VSQG	Lower	306, 0.058, NNW
2	SEARS ROEBUCK AND CO	3622 RIVERTOWN PKWY	RCRA-VSQG	Higher	343, 0.065, NE
A3	3434 CENTURY CENTER	3434 CENTURY CENTER	INVENTORY, CDL, BEA	Higher	536, 0.102, NE
A4	MEIJER INC	3434 CENTURY CENTER	RCRA-SQG	Higher	536, 0.102, NE
5	STERLING JEWELERS	3610 RIVERTON PARKWA	RCRA-VSQG	Lower	759, 0.144, North
6	J C PENNEY CORPORATI	3774 RIVERTOWN PARKW	RCRA-VSQG	Lower	948, 0.180, NW
B7	LENS CRAFTERS INC	3700 RIVERTOWN PKWY	RCRA-VSQG	Lower	970, 0.184, NNW
B8	EXPRESS FASHION OPER	3700 RIVERTOWN PARKW	RCRA-VSQG, FINDS, ECHO	Lower	1049, 0.199, NNW
9	PORTRAIT INNOVATIONS	3339 CENTURY CENTER	RCRA-VSQG	Higher	1174, 0.222, ENE
10	HOME DEPOT USA INC	4900 WILSON AVE SW	RCRA-SQG	Higher	1215, 0.230, SW
11	MACYS NORTH	3850 RIVERTOWN PKWY	RCRA-VSQG	Lower	1262, 0.239, WNW
12	4611 IVANREST AVENUE	4611 IVANREST AVENUE	INVENTORY, BEA	Higher	1833, 0.347, ENE
13	BOND CONSTRUCTION IN	4577 IVANREST AVE	LUST, UST	Higher	1901, 0.360, ENE
14	SWANSON'S MARATHON	3960 44TH STREET, SW	AUL	Lower	2141, 0.405, NW
15	DEWITT TRENCHING CON	4766 IVANREST AVE	LUST, UST	Higher	2194, 0.416, East
16	3021 44TH STREET, GR	3021 44TH STREET	INVENTORY, PART 201, BEA	Higher	3454, 0.654, ENE
17	5281 WILSON AVENUE S	5281 WILSON AVENUE S	INVENTORY, PART 201, BEA	Higher	3735, 0.707, SW

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

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

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

Lists of Federal RCRA generators

RCRA-SQG: A review of the RCRA-SQG list, as provided by EDR, and dated 06/20/2022 has revealed that there are 2 RCRA-SQG 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>
MEIJER INC EPA ID:: MIR000102962	3434 CENTURY CENTER	NE 0 - 1/8 (0.102 mi.)	A4	8
HOME DEPOT USA INC EPA ID:: MIR000047902	4900 WILSON AVE SW	SW 1/8 - 1/4 (0.230 mi.)	10	10

RCRA-VSQQ: A review of the RCRA-VSQQ list, as provided by EDR, and dated 06/20/2022 has revealed that there are 8 RCRA-VSQQ 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>
SEARS ROEBUCK AND CO EPA ID:: MIK577432818	3622 RIVERTOWN PKWY	NE 0 - 1/8 (0.065 mi.)	2	8
PORTRAIT INNOVATIONS EPA ID:: MIK118879394	3339 CENTURY CENTER	ENE 1/8 - 1/4 (0.222 mi.)	9	9
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
DICK'S SPORTING GOOD EPA ID:: MIK173101372	3660 RIVERTOWN PARKW	NNW 0 - 1/8 (0.058 mi.)	1	8
STERLING JEWELERS EPA ID:: MIK176990198	3610 RIVERTON PARKWA	N 1/8 - 1/4 (0.144 mi.)	5	8
J C PENNEY CORPORATI	3774 RIVERTOWN PARKW	NW 1/8 - 1/4 (0.180 mi.)	6	9

EXECUTIVE SUMMARY

EPA ID:: MIK323266734				
LENS CRAFTERS INC	3700 RIVERTOWN PKWY	NNW 1/8 - 1/4 (0.184 mi.)	B7	9
EPA ID:: MIK428346878				
EXPRESS FASHION OPER	3700 RIVERTOWN PARKW	NNW 1/8 - 1/4 (0.199 mi.)	B8	9
EPA ID:: MIK443203655				
MACYS NORTH	3850 RIVERTOWN PKWY	WNW 1/8 - 1/4 (0.239 mi.)	11	10
EPA ID:: MIK431519180				

Lists of state and tribal leaking storage tanks

LUST: A review of the LUST list, as provided by EDR, and dated 02/14/2022 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>
BOND CONSTRUCTION IN Release Status: Closed Facility Id: 00017940	4577 IVANREST AVE	ENE 1/4 - 1/2 (0.360 mi.)	13	10
DEWITT TRENCHING CON Release Status: Closed Facility Id: 00013196	4766 IVANREST AVE	E 1/4 - 1/2 (0.416 mi.)	15	11

State and tribal institutional control / engineering control registries

AUL: A review of the AUL list, as provided by EDR, and dated 02/24/2022 has revealed that there is 1 AUL site within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SWANSON'S MARATHON Facility ID: 00018169	3960 44TH STREET, SW	NW 1/4 - 1/2 (0.405 mi.)	14	10

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Hazardous waste / Contaminated Sites

INVENTORY: A review of the INVENTORY list, as provided by EDR, and dated 07/18/2022 has revealed that there are 2 INVENTORY sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
3434 CENTURY CENTER Facility ID: 41001779	3434 CENTURY CENTER	NE 0 - 1/8 (0.102 mi.)	A3	8
4611 IVANREST AVENUE	4611 IVANREST AVENUE	ENE 1/4 - 1/2 (0.347 mi.)	12	10

EXECUTIVE SUMMARY

Facility ID: 41002419

PART 201: A review of the PART 201 list, as provided by EDR, and dated 10/01/2013 has revealed that there are 2 PART 201 sites within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
3021 44TH STREET, GR Facility Status: Interim Response conducted Facility ID: 41000686	3021 44TH STREET	ENE 1/2 - 1 (0.654 mi.)	16	11
5281 WILSON AVENUE S Facility Status: Interim Response conducted Facility ID: 41001002	5281 WILSON AVENUE S	SW 1/2 - 1 (0.707 mi.)	17	11

Other Ascertainable Records

BEA: A review of the BEA list, as provided by EDR, and dated 04/04/2022 has revealed that there are 2 BEA sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
3434 CENTURY CENTER	3434 CENTURY CENTER	NE 0 - 1/8 (0.102 mi.)	A3	8
4611 IVANREST AVENUE	4611 IVANREST AVENUE	ENE 1/4 - 1/2 (0.347 mi.)	12	10

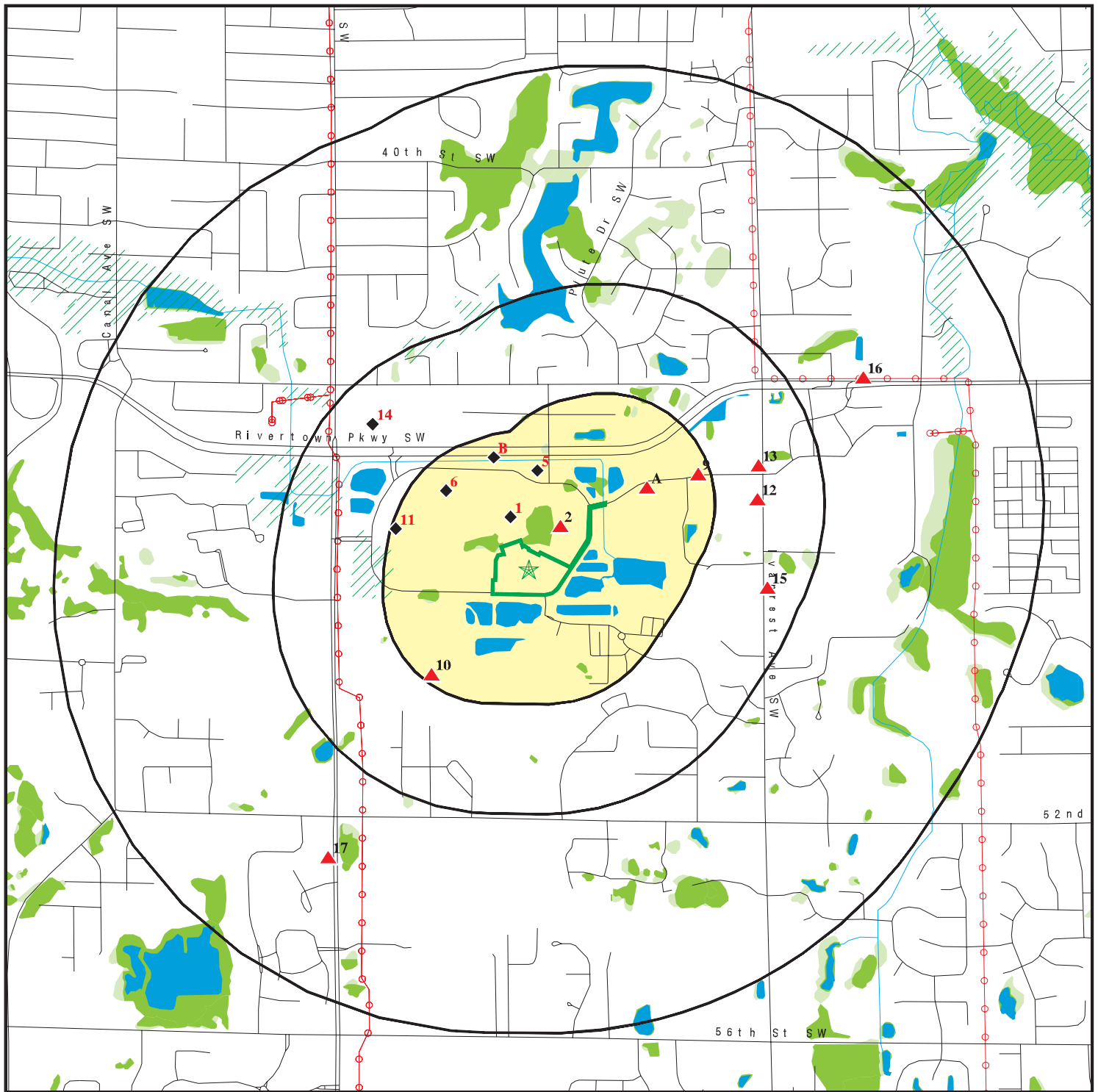
Count: 0 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
------	--------	-----------	--------------	-----	-------------

NO SITES FOUND

OVERVIEW MAP - 7064329.2S



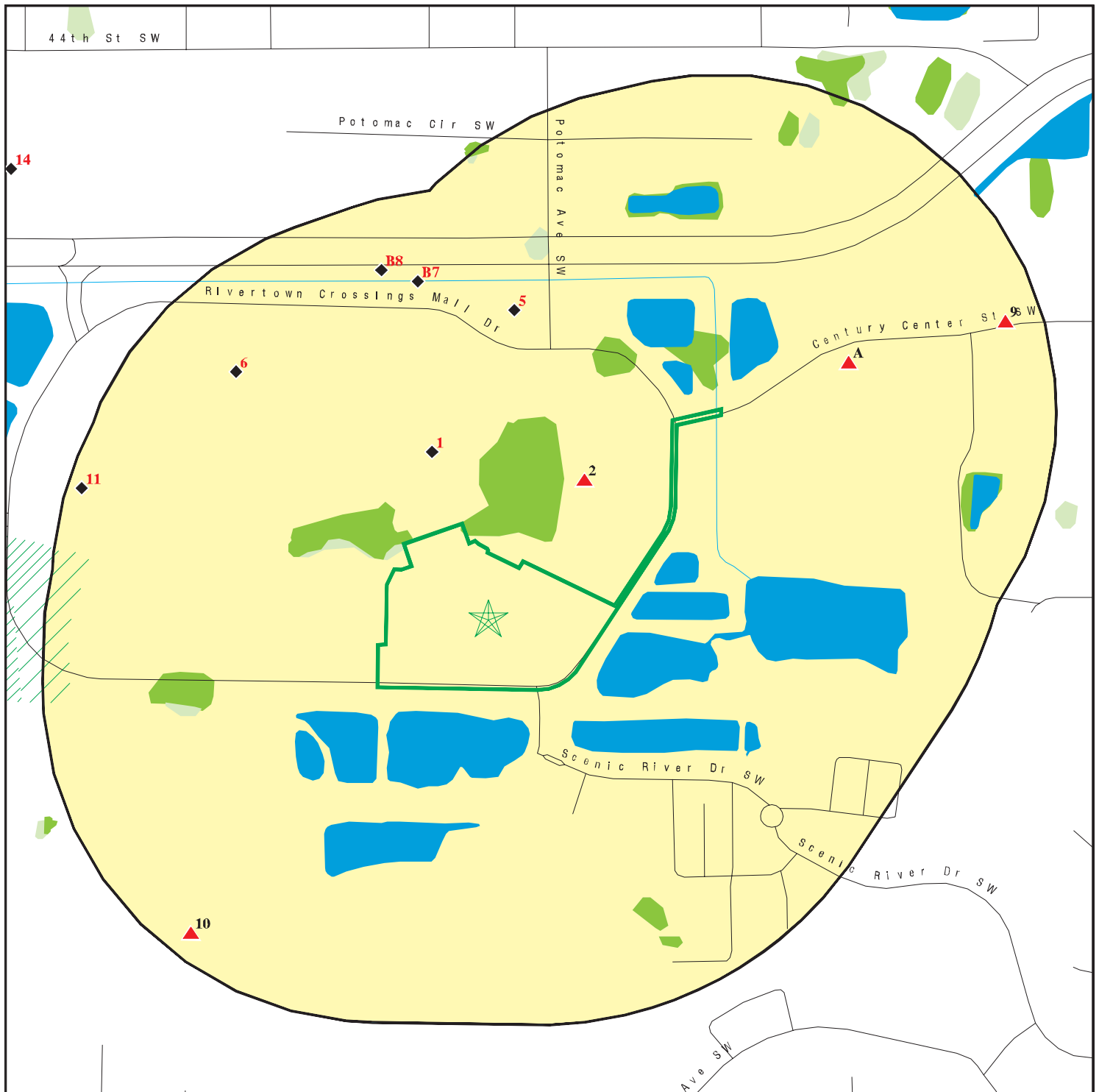
- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Power transmission lines
- Special Flood Hazard Area (1%)
- 0.2% Annual Chance Flood Hazard
- 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: 3668 Rivertown Parkway SW
 ADDRESS: 3668 Rivertown Parkway SW
 Grandville MI 49418
 LAT/LONG: 42.878479 / 85.753745

CLIENT: Marshall & Assoc. Env. & Dev. Svcs, LLC
 CONTACT: Erin Wells
 INQUIRY #: 7064329.2s
 DATE: July 25, 2022 11:23 am

DETAIL MAP - 7064329.2S



- 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
- Special Flood Hazard Area (1%)
- 0.2% Annual Chance Flood Hazard
- National Wetland Inventory
- State Wetlands

0 1/16 1/8 1/4 Miles

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: 3668 Rivertown Parkway SW
 ADDRESS: 3668 Rivertown Parkway SW
 Grandville MI 49418
 LAT/LONG: 42.878479 / 85.753745

CLIENT: Marshall & Assoc. Env. & Dev. Svcs, LLC
 CONTACT: Erin Wells
 INQUIRY #: 7064329.2s
 DATE: July 25, 2022 11:24 am

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
<i>Lists of Federal NPL (Superfund) sites</i>								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	1.000		0	0	0	0	NR	0
<i>Lists of Federal Delisted NPL sites</i>								
Delisted NPL	1.000		0	0	0	0	NR	0
<i>Lists of Federal sites subject to CERCLA removals and CERCLA orders</i>								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
<i>Lists of Federal CERCLA sites with NFRAP</i>								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
<i>Lists of Federal RCRA facilities undergoing Corrective Action</i>								
CORRACTS	1.000		0	0	0	0	NR	0
<i>Lists of Federal RCRA TSD facilities</i>								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
<i>Lists of Federal RCRA generators</i>								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		1	1	NR	NR	NR	2
RCRA-VSQG	0.250		2	6	NR	NR	NR	8
<i>Federal institutional controls / engineering controls registries</i>								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROLS	0.500		0	0	0	NR	NR	0
<i>Federal ERNS list</i>								
ERNS	0.001		0	NR	NR	NR	NR	0
<i>Lists of state- and tribal hazardous waste facilities</i>								
SHWS	1.000		0	0	0	0	NR	0
<i>Lists of state and tribal landfills and solid waste disposal facilities</i>								
SWF/LF	0.500		0	0	0	NR	NR	0
<i>Lists of state and tribal leaking storage tanks</i>								
LUST	0.500		0	0	2	NR	NR	2

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
INDIAN LUST	0.500		0	0	0	NR	NR	0
<i>Lists of state and tribal registered storage tanks</i>								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		0	0	NR	NR	NR	0
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
<i>State and tribal institutional control / engineering control registries</i>								
AUL	0.500		0	0	1	NR	NR	1
<i>Lists of state and tribal voluntary cleanup sites</i>								
INDIAN VCP	0.500		0	0	0	NR	NR	0
<i>Lists of state and tribal brownfield sites</i>								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
<u>ADDITIONAL ENVIRONMENTAL RECORDS</u>								
<i>Local Brownfield lists</i>								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
<i>Local Lists of Landfill / Solid Waste Disposal Sites</i>								
HIST LF	0.500		0	0	0	NR	NR	0
SWRCY	0.500		0	0	0	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
<i>Local Lists of Hazardous waste / Contaminated Sites</i>								
US HIST CDL	0.001		0	NR	NR	NR	NR	0
INVENTORY	0.500		1	0	1	NR	NR	2
PART 201	1.000		0	0	0	2	NR	2
CDL	0.001		0	NR	NR	NR	NR	0
DEL PART 201	1.000		0	0	0	0	NR	0
US CDL	0.001		0	NR	NR	NR	NR	0
PFAS	0.500		0	0	0	NR	NR	0
<i>Local Land Records</i>								
LIENS	0.001		0	NR	NR	NR	NR	0
LIENS 2	0.001		0	NR	NR	NR	NR	0
<i>Records of Emergency Release Reports</i>								
HMIRS	0.001		0	NR	NR	NR	NR	0
SPILLS	0.001		0	NR	NR	NR	NR	0
<i>Other Ascertainable Records</i>								
RCRA NonGen / NLR	0.250		0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	0.001		0	NR	NR	NR	NR	0
EPA WATCH LIST	0.001		0	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	0.001		0	NR	NR	NR	NR	0
TRIS	0.001		0	NR	NR	NR	NR	0
SSTS	0.001		0	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	0.001		0	NR	NR	NR	NR	0
RAATS	0.001		0	NR	NR	NR	NR	0
PRP	0.001		0	NR	NR	NR	NR	0
PADS	0.001		0	NR	NR	NR	NR	0
ICIS	0.001		0	NR	NR	NR	NR	0
FTTS	0.001		0	NR	NR	NR	NR	0
MLTS	0.001		0	NR	NR	NR	NR	0
COAL ASH DOE	0.001		0	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	0.001		0	NR	NR	NR	NR	0
RADINFO	0.001		0	NR	NR	NR	NR	0
HIST FTTS	0.001		0	NR	NR	NR	NR	0
DOT OPS	0.001		0	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	0.001		0	NR	NR	NR	NR	0
US AIRS	0.001		0	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
FINDS	0.001		0	NR	NR	NR	NR	0
DOCKET HWC	0.001		0	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
ECHO	0.001		0	NR	NR	NR	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
AIRS	0.001		0	NR	NR	NR	NR	0
ASBESTOS	0.001		0	NR	NR	NR	NR	0
BEA	0.500		1	0	1	NR	NR	2
COAL ASH	0.500		0	0	0	NR	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
Financial Assurance	0.001		0	NR	NR	NR	NR	0
LEAD	0.001		0	NR	NR	NR	NR	0
NPDES	0.001		0	NR	NR	NR	NR	0
UIC	0.001		0	NR	NR	NR	NR	0
WDS	0.001		0	NR	NR	NR	NR	0
MINES MRDS	0.001		0	NR	NR	NR	NR	0

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP	1.000		0	0	0	0	NR	0
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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
EDR Hist Auto	0.125		0	NR	NR	NR	NR	0
EDR Hist Cleaner	0.125		0	NR	NR	NR	NR	0
<u>EDR RECOVERED GOVERNMENT ARCHIVES</u>								
<i>Exclusive Recovered Govt. Archives</i>								
RGA PART 201	0.001		0	NR	NR	NR	NR	0
RGA LF	0.001		0	NR	NR	NR	NR	0
RGA LUST	0.001		0	NR	NR	NR	NR	0
- Totals --		0	5	7	5	2	0	19

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

1
NNW
< 1/8
0.058 mi.
306 ft.

DICK'S SPORTING GOODS #420
3660 RIVERTOWN PARKWAY SW
GRANDVILLE, MI 49418

RCRA-VSQG

1017770756
MIK173101372

Relative:
Lower

[Click here for full text details](#)

RCRA-VSQG
EPA Id MIK173101372

2
NE
< 1/8
0.065 mi.
343 ft.

SEARS ROEBUCK AND CO
3622 RIVERTOWN PKWY SW
GRANDVILLE, MI 49418

RCRA-VSQG

1007098850
MIK577432818

Relative:
Higher

[Click here for full text details](#)

RCRA-VSQG
EPA Id MIK577432818

A3
NE
< 1/8
0.102 mi.
536 ft.

3434 CENTURY CENTER DRIVE SW, GRANDVILLE
3434 CENTURY CENTER DRIVE SW
GRANDVILLE, MI 49418

INVENTORY
CDL
BEA

S104912253
N/A

Relative:
Higher

[Click here for full text details](#)

INVENTORY
Facility ID 41001779

A4
NE
< 1/8
0.102 mi.
536 ft.

MEIJER INC
3434 CENTURY CENTER ST SW
GRANDVILLE, MI 49418

RCRA-SQG

1007102559
MIR000102962

Relative:
Higher

[Click here for full text details](#)

RCRA-SQG
EPA Id MIR000102962

5
North
1/8-1/4
0.144 mi.
759 ft.

STERLING JEWELERS
3610 RIVERTON PARKWAY SW
GRANDVILLE, MI 49418

RCRA-VSQG

1014954718
MIK176990198

Relative:
Lower

[Click here for full text details](#)

RCRA-VSQG
EPA Id MIK176990198

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

6
NW
1/8-1/4
0.180 mi.
948 ft.

J C PENNEY CORPORATION INC
3774 RIVERTOWN PARKWAY SW
GRANDVILLE, MI 49418

RCRA-VSQG

1010784897
MIK323266734

Relative:
Lower

[Click here for full text details](#)

RCRA-VSQG
EPA Id MIK323266734

B7
NNW
1/8-1/4
0.184 mi.
970 ft.

LENS CRAFTERS INC
3700 RIVERTOWN PKWY SW
GRANDVILLE, MI 48418

RCRA-VSQG

1010785033
MIK428346878

Relative:
Lower

[Click here for full text details](#)

RCRA-VSQG
EPA Id MIK428346878

B8
NNW
1/8-1/4
0.199 mi.
1049 ft.

EXPRESS FASHION OPERATIONS LLC
3700 RIVERTOWN PARKWAY
GRANDVILLE, MI 49418

RCRA-VSQG

FINDS
ECHO

1018276183
MIK443203655

Relative:
Lower

[Click here for full text details](#)

RCRA-VSQG
EPA Id MIK443203655

FINDS

Registry ID: 110067206017

ECHO

Registry ID 110067206017

9
ENE
1/8-1/4
0.222 mi.
1174 ft.

PORTRAIT INNOVATIONS INC
3339 CENTURY CENTER ST SW
GRANDVILLE, MI 49418

RCRA-VSQG

1014391404
MIK118879394

Relative:
Higher

[Click here for full text details](#)

RCRA-VSQG
EPA Id MIK118879394

Map ID
Direction
Distance
Elevation

MAP FINDINGS

	Site	Database(s)	EDR ID Number EPA ID Number
10 SW 1/8-1/4 0.230 mi. 1215 ft. Relative: Higher	HOME DEPOT USA INC 4900 WILSON AVE SW GRANDVILLE, MI 49418 Click here for full text details RCRA-SQG EPA Id MIR000047902	RCRA-SQG	1007102405 MIR000047902
11 WNW 1/8-1/4 0.239 mi. 1262 ft. Relative: Lower	MACYS NORTH 3850 RIVERTOWN PKWY SW GRANDVILLE, MI 49418 Click here for full text details RCRA-VSQG EPA Id MIK431519180	RCRA-VSQG	1010785037 MIK431519180
12 ENE 1/4-1/2 0.347 mi. 1833 ft. Relative: Higher	4611 IVANREST AVENUE SW 4611 IVANREST AVENUE SW GRANDVILLE, MI 49418 Click here for full text details INVENTORY Facility ID 41002419	INVENTORY BEA	S127818598 N/A
13 ENE 1/4-1/2 0.360 mi. 1901 ft. Relative: Higher	BOND CONSTRUCTION INC 4577 IVANREST AVE GRANDVILLE, MI 49418 Click here for full text details LUST Release Status Closed Facility Id 00017940 UST Tank Status Removed from Ground Facility Type CLOSED Facility Id 00017940	LUST UST	U000257524 N/A
14 NW 1/4-1/2 0.405 mi. 2141 ft. Relative: Lower	SWANSON'S MARATHON 3960 44TH STREET, SW GRANDVILLE, MI 49599 Click here for full text details AUL Facility ID 00018169	AUL	S113406676 N/A

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

15
East
1/4-1/2
0.416 mi.
2194 ft.

DEWITT TRENCHING CONTRACTORS INC
4766 IVANREST AVE
GRANDVILLE, MI 49418

LUST
UST
S1003330596
N/A

Relative:
Higher

[Click here for full text details](#)

LUST

Release Status Closed
Facility Id 00013196

UST

Tank Status Removed from Ground
Facility Type CLOSED
Facility Id 00013196

16
ENE
1/2-1
0.654 mi.
3454 ft.

3021 44TH STREET, GRANDVILLE
3021 44TH STREET
GRANDVILLE, MI 49418

INVENTORY
PART 201
BEA
S105144241
N/A

Relative:
Higher

[Click here for full text details](#)

INVENTORY

Facility ID 41000686

PART 201

Facility Status Interim Response conducted
Facility ID 41000686

17
SW
1/2-1
0.707 mi.
3735 ft.

5281 WILSON AVENUE SW, WYOMING
5281 WILSON AVENUE SW
WYOMING, MI 49418

INVENTORY
PART 201
BEA
S105768515
N/A

Relative:
Higher

[Click here for full text details](#)

INVENTORY

Facility ID 41001002

PART 201

Facility Status Interim Response conducted
Facility ID 41001002

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl Date	Active Date
MI	AIRS	Permit and Emissions Inventory Data	Department of Environment, Great Lakes, and E	03/15/2022	03/16/2022	03/21/2022
MI	ASBESTOS	Asbestos Notification Listing	Department of Licensing & Regulatory Affairs	05/31/2022	06/08/2022	07/06/2022
MI	AST	Aboveground Tanks	Department of Licensing & Regulatory Affairs	03/22/2022	05/17/2022	05/31/2022
MI	AUL	Engineering and Institutional Controls	Department of Environment, Great Lakes, and E	02/24/2022	02/24/2022	05/17/2022
MI	BEA	Baseline Environmental Assessment Database	Department of Environment, Great Lakes, and E	04/04/2022	04/05/2022	04/18/2022
MI	BROWNFIELDS	Brownfields and USTfield Site Database	Department of Environment, Great Lakes, and E	12/07/2021	04/26/2022	07/19/2022
MI	BROWNFIELDS 2	Brownfields Building and Land Site Locations	Economic Development Corporation	04/18/2022	04/22/2022	07/13/2022
MI	CDL	Clandestine Drug Lab Listing	Department of Community Health	04/25/2022	05/05/2022	05/24/2022
MI	COAL ASH	Coal Ash Disposal Sites	Department of Environment, Great Lakes, and E	04/01/2021	04/06/2021	06/24/2021
MI	DEL PART 201	Delisted List of Contaminated Sites	Department of Environment, Great Lakes, and E	08/01/2013	08/01/2013	09/11/2013
MI	DRYCLEANERS	Drycleaning Establishments	Department of Environment, Great Lakes, and E	11/09/2021	01/12/2022	03/31/2022
MI	FINANCIAL ASSURANCE 3	Financial Assurance Information Listing	Department of Licensing & Regulatory Affairs	12/20/2021	01/04/2022	03/21/2022
MI	Financial Assurance 1	Financial Assurance Information Listing	Department of Environment, Great Lakes, and E	03/18/2022	03/30/2022	04/13/2022
MI	Financial Assurance 2	Financial Assurance Information Listing	Department of Environment, Great Lakes, and E	06/17/2022	06/22/2022	06/28/2022
MI	HIST LF	Inactive Solid Waste Facilities	Department of Environment, Great Lakes, and E	03/01/1997	02/28/2003	03/06/2003
MI	INVENTORY	Inventory of Facilities	Department of Environment, Great Lakes, and E	07/18/2022	07/18/2022	07/19/2022
MI	LEAD CERT	Lead Safe Housing Registry	Department of Community Health	03/25/2020	03/25/2020	06/15/2020
MI	LIENS	Lien List	Department of Environment, Great Lakes, and E	10/22/2021	01/12/2022	03/31/2022
MI	LUST	Leaking Underground Storage Tank Sites	Department of Environment, Great Lakes, and E	02/14/2022	02/15/2022	05/12/2022
MI	NPDES	List of Active NPDES Permits	Department of Environment, Great Lakes, and E	11/18/2021	12/21/2021	03/14/2022
MI	PART 201	Part 201 Site List	Department of Environment, Great Lakes, and E	10/01/2013	10/03/2014	10/03/2014
MI	PEAS	Pollution Emergency Alerting System	Department of Environment, Great Lakes, and E	01/31/2022	02/04/2022	05/03/2022
MI	PFAS	PFAS Contaminated Sites Listing	Department of Environment, Great Lakes & Ener	02/03/2022	02/08/2022	05/05/2022
MI	RGALF	Recovered Government Archive Solid Waste Facilities List	Department of Environment, Great Lakes, and E		07/01/2013	01/13/2014
MI	RGALUST	Recovered Government Archive Leaking Underground Storage Tan	Department of Environment, Great Lakes, and E		07/01/2013	12/24/2013
MI	RGAPART 201	Recovered Government Archive State Hazardous Waste Facilitie	Department of Environment, Great Lakes, and E		07/01/2013	12/24/2013
MI	SHWS	This state does not maintain a SHWS list. See the Federal CE	Department of Environment, Great Lakes, and E		10/31/2013	11/20/2013
MI	SWF/LF	Solid Waste Facilities Database	Department of Environment, Great Lakes, and E	03/21/2022	03/21/2022	06/16/2022
MI	SWRCY	Recycling Facilities	Department of Environment, Great Lakes, and E	03/18/2022	03/21/2022	06/16/2022
MI	UIC	Underground Injection Wells Database	Department of Environment, Great Lakes, and E	04/19/2022	04/27/2022	05/23/2022
MI	UST	Underground Storage Tank Facility List	Department of Licensing & Regulatory Affairs	10/01/2021	11/02/2021	01/25/2022
MI	UST 2	Underground Storage Tank Listing	Department of Licensing & Regulatory Affairs	01/28/2022	02/01/2022	04/25/2022
MI	WDS	Waste Data System	Department of Environment, Great Lakes, and E	11/23/2021	11/29/2021	02/14/2022
US	2020 COR ACTION	2020 Corrective Action Program List	Environmental Protection Agency	09/30/2017	05/08/2018	07/20/2018
US	ABANDONED MINES	Abandoned Mines	Department of Interior	03/10/2022	03/10/2022	06/14/2022
US	BRS	Biennial Reporting System	EPA/NTIS	12/31/2019	03/02/2022	03/25/2022
US	COAL ASH DOE	Steam-Electric Plant Operation Data	Department of Energy	12/31/2020	11/30/2021	02/22/2022
US	COAL ASH EPA	Coal Combustion Residues Surface Impoundments List	Environmental Protection Agency	01/12/2017	03/05/2019	11/11/2019
US	CONSENT	Superfund (CERCLA) Consent Decrees	Department of Justice, Consent Decree Library	03/31/2022	04/14/2022	07/12/2022
US	CORRACTS	Corrective Action Report	EPA	06/20/2022	06/21/2022	06/28/2022
US	DEBRIS REGION 9	Torres Martinez Reservation Illegal Dump Site Locations	EPA, Region 9	01/12/2009	05/07/2009	09/21/2009
US	DOCKET HWC	Hazardous Waste Compliance Docket Listing	Environmental Protection Agency	05/06/2021	05/21/2021	08/11/2021
US	DOD	Department of Defense Sites	USGS	06/07/2021	07/13/2021	03/09/2022
US	DOT OPS	Incident and Accident Data	Department of Transportation, Office of Pipeli	01/02/2020	01/28/2020	04/17/2020
US	Delisted NPL	National Priority List Deletions	EPA	04/27/2022	05/05/2022	05/31/2022
US	ECHO	Enforcement & Compliance History Information	Environmental Protection Agency	04/02/2022	04/05/2022	06/28/2022
US	EDR Hist Auto	EDR Exclusive Historical Auto Stations	EDR, Inc.			

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	EDR Hist Cleaner	EDR Exclusive Historical Cleaners	EDR, Inc.			
US	EDR MGP	EDR Proprietary Manufactured Gas Plants	EDR, Inc.			
US	EPA WATCH LIST	EPA WATCH LIST	Environmental Protection Agency	08/30/2013	03/21/2014	06/17/2014
US	ERNS	Emergency Response Notification System	National Response Center, United States Coast	06/14/2022	06/15/2022	06/21/2022
US	FEDERAL FACILITY	Federal Facility Site Information listing	Environmental Protection Agency	05/25/2021	06/24/2021	09/20/2021
US	FEDLAND	Federal and Indian Lands	U.S. Geological Survey	04/02/2018	04/11/2018	11/06/2019
US	FEMA UST	Underground Storage Tank Listing	FEMA	10/14/2021	11/05/2021	02/01/2022
US	FINDS	Facility Index System/Facility Registry System	EPA	05/13/2022	05/18/2022	05/31/2022
US	FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA/Office of Prevention, Pesticides and Toxi	04/09/2009	04/16/2009	05/11/2009
US	FTTS INSP	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA	04/09/2009	04/16/2009	05/11/2009
US	FUDS	Formerly Used Defense Sites	U.S. Army Corps of Engineers	12/01/2021	02/15/2022	05/10/2022
US	FUELS PROGRAM	EPA Fuels Program Registered Listing	EPA	02/17/2022	02/17/2022	05/10/2022
US	FUSRAP	Formerly Utilized Sites Remedial Action Program	Department of Energy	07/26/2021	07/27/2021	10/22/2021
US	HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HIST FTTS INSP	FIFRA/TSCA Tracking System Inspection & Enforcement Case Lis	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HMIRS	Hazardous Materials Information Reporting System	U.S. Department of Transportation	03/21/2022	03/21/2022	06/14/2022
US	ICIS	Integrated Compliance Information System	Environmental Protection Agency	11/18/2016	11/23/2016	02/10/2017
US	IHS OPEN DUMPS	Open Dumps on Indian Land	Department of Health & Human Services, Indian	04/01/2014	08/06/2014	01/29/2015
US	INDIAN LUST R1	Leaking Underground Storage Tanks on Indian Land	EPA Region 1	04/28/2021	06/11/2021	09/07/2021
US	INDIAN LUST R10	Leaking Underground Storage Tanks on Indian Land	EPA Region 10	10/12/2021	11/15/2021	02/08/2022
US	INDIAN LUST R4	Leaking Underground Storage Tanks on Indian Land	EPA Region 4	05/28/2021	06/22/2021	09/20/2021
US	INDIAN LUST R5	Leaking Underground Storage Tanks on Indian Land	EPA, Region 5	10/12/2021	11/15/2021	02/08/2022
US	INDIAN LUST R6	Leaking Underground Storage Tanks on Indian Land	EPA Region 6	10/12/2021	11/15/2021	02/08/2022
US	INDIAN LUST R7	Leaking Underground Storage Tanks on Indian Land	EPA Region 7	10/12/2021	11/15/2021	02/08/2022
US	INDIAN LUST R8	Leaking Underground Storage Tanks on Indian Land	EPA Region 8	10/12/2021	11/15/2021	02/08/2022
US	INDIAN LUST R9	Leaking Underground Storage Tanks on Indian Land	Environmental Protection Agency	10/12/2021	11/15/2021	02/08/2022
US	INDIAN ODI	Report on the Status of Open Dumps on Indian Lands	Environmental Protection Agency	12/31/1998	12/03/2007	01/24/2008
US	INDIAN RESERV	Indian Reservations	USGS	12/31/2014	07/14/2015	01/10/2017
US	INDIAN UST R1	Underground Storage Tanks on Indian Land	EPA, Region 1	10/14/2021	11/15/2021	02/08/2022
US	INDIAN UST R10	Underground Storage Tanks on Indian Land	EPA Region 10	10/12/2021	11/15/2021	02/08/2022
US	INDIAN UST R4	Underground Storage Tanks on Indian Land	EPA Region 4	05/28/2021	06/22/2021	09/20/2021
US	INDIAN UST R5	Underground Storage Tanks on Indian Land	EPA Region 5	04/06/2021	06/11/2021	09/07/2021
US	INDIAN UST R6	Underground Storage Tanks on Indian Land	EPA Region 6	10/12/2021	11/15/2021	02/08/2022
US	INDIAN UST R7	Underground Storage Tanks on Indian Land	EPA Region 7	10/12/2021	11/15/2021	02/08/2022
US	INDIAN UST R8	Underground Storage Tanks on Indian Land	EPA Region 8	10/12/2021	11/15/2021	02/08/2022
US	INDIAN UST R9	Underground Storage Tanks on Indian Land	EPA Region 9	10/12/2021	11/15/2021	02/08/2022
US	INDIAN VCP R1	Voluntary Cleanup Priority Listing	EPA, Region 1	07/27/2015	09/29/2015	02/18/2016
US	INDIAN VCP R7	Voluntary Cleanup Priority Listing	EPA, Region 7	03/20/2008	04/22/2008	05/19/2008
US	LEAD SMELTER 1	Lead Smelter Sites	Environmental Protection Agency	04/27/2022	05/05/2022	05/31/2022
US	LEAD SMELTER 2	Lead Smelter Sites	American Journal of Public Health	04/05/2001	10/27/2010	12/02/2010
US	LIENS 2	CERCLA Lien Information	Environmental Protection Agency	04/27/2022	05/05/2022	05/31/2022
US	LUCIS	Land Use Control Information System	Department of the Navy	02/08/2022	02/11/2022	05/10/2022
US	MINES MRDS	Mineral Resources Data System	USGS	04/06/2018	10/21/2019	10/24/2019
US	MINES VIOLATIONS	MSHA Violation Assessment Data	DOL, Mine Safety & Health Admi	03/21/2022	03/22/2022	03/25/2022
US	MLTS	Material Licensing Tracking System	Nuclear Regulatory Commission	03/11/2022	03/15/2022	06/14/2022
US	NPL	National Priority List	EPA	04/27/2022	05/05/2022	05/31/2022
US	NPL LIENS	Federal Superfund Liens	EPA	10/15/1991	02/02/1994	03/30/1994

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl Date	Active Date
US	ODI	Open Dump Inventory	Environmental Protection Agency	06/30/1985	08/09/2004	09/17/2004
US	PADS	PCB Activity Database System	EPA	01/20/2022	01/20/2022	03/25/2022
US	PCB TRANSFORMER	PCB Transformer Registration Database	Environmental Protection Agency	09/13/2019	11/06/2019	02/10/2020
US	PCS	Permit Compliance System	EPA, Office of Water	07/14/2011	08/05/2011	09/29/2011
US	PCS ENF	Enforcement data	EPA	12/31/2014	02/05/2015	03/06/2015
US	PCS INACTIVE	Listing of Inactive PCS Permits	EPA	11/05/2014	01/06/2015	05/06/2015
US	PRP	Potentially Responsible Parties	EPA	01/25/2022	02/03/2022	02/25/2022
US	Proposed NPL	Proposed National Priority List Sites	EPA	04/27/2022	05/05/2022	05/31/2022
US	RAATS	RCRA Administrative Action Tracking System	EPA	04/17/1995	07/03/1995	08/07/1995
US	RADINFO	Radiation Information Database	Environmental Protection Agency	07/01/2019	07/01/2019	09/23/2019
US	RCRA NonGen / NLR	RCRA - Non Generators / No Longer Regulated	Environmental Protection Agency	06/20/2022	06/21/2022	06/28/2022
US	RCRA-LQG	RCRA - Large Quantity Generators	Environmental Protection Agency	06/20/2022	06/21/2022	06/28/2022
US	RCRA-SQG	RCRA - Small Quantity Generators	Environmental Protection Agency	06/20/2022	06/21/2022	06/28/2022
US	RCRA-TSDF	RCRA - Treatment, Storage and Disposal	Environmental Protection Agency	06/20/2022	06/21/2022	06/28/2022
US	RCRA-VSQG	RCRA - Very Small Quantity Generators (Formerly Conditionall	Environmental Protection Agency	06/20/2022	06/21/2022	06/28/2022
US	RMP	Risk Management Plans	Environmental Protection Agency	04/27/2022	05/04/2022	05/10/2022
US	ROD	Records Of Decision	EPA	04/27/2022	05/05/2022	05/31/2022
US	SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing	Environmental Protection Agency	01/01/2017	02/03/2017	04/07/2017
US	SEMS	Superfund Enterprise Management System	EPA	04/27/2022	05/05/2022	05/31/2022
US	SEMS-ARCHIVE	Superfund Enterprise Management System Archive	EPA	04/27/2022	05/05/2022	05/31/2022
US	SSTS	Section 7 Tracking Systems	EPA	01/19/2022	01/19/2022	04/11/2022
US	TRIS	Toxic Chemical Release Inventory System	EPA	12/31/2018	08/14/2020	11/04/2020
US	TSCA	Toxic Substances Control Act	EPA	12/31/2016	06/17/2020	09/10/2020
US	UMTRA	Uranium Mill Tailings Sites	Department of Energy	08/30/2019	11/15/2019	01/28/2020
US	US AIRS (AFS)	Aerometric Information Retrieval System Facility Subsystem (EPA	10/12/2016	10/26/2016	02/03/2017
US	US AIRS MINOR	Air Facility System Data	EPA	10/12/2016	10/26/2016	02/03/2017
US	US BROWNFIELDS	A Listing of Brownfields Sites	Environmental Protection Agency	02/23/2022	03/10/2022	03/10/2022
US	US CDL	Clandestine Drug Labs	Drug Enforcement Administration	02/22/2022	02/23/2022	05/10/2022
US	US ENG CONTROLS	Engineering Controls Sites List	Environmental Protection Agency	02/21/2022	02/23/2022	05/24/2022
US	US FIN ASSUR	Financial Assurance Information	Environmental Protection Agency	03/21/2022	03/21/2022	06/14/2022
US	US HIST CDL	National Clandestine Laboratory Register	Drug Enforcement Administration	02/22/2022	02/23/2022	05/10/2022
US	US INST CONTROLS	Institutional Controls Sites List	Environmental Protection Agency	02/21/2022	02/23/2022	05/24/2022
US	US MINES	Mines Master Index File	Department of Labor, Mine Safety and Health A	02/01/2022	02/23/2022	05/24/2022
US	US MINES 2	Ferrous and Nonferrous Metal Mines Database Listing	USGS	05/06/2020	05/27/2020	08/13/2020
US	US MINES 3	Active Mines & Mineral Plants Database Listing	USGS	04/14/2011	06/08/2011	09/13/2011
US	UXO	Unexploded Ordnance Sites	Department of Defense	12/31/2020	01/11/2022	02/14/2022

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
CT	CT MANIFEST	Hazardous Waste Manifest Data	Department of Energy & Environmental Protecti	12/03/2021	02/11/2022	05/06/2022
NJ	NJ MANIFEST	Manifest Information	Department of Environmental Protection	12/31/2018	04/10/2019	05/16/2019
NY	NY MANIFEST	Facility and Manifest Data	Department of Environmental Conservation	01/01/2019	10/29/2021	01/19/2022
PA	PA MANIFEST	Manifest Information	Department of Environmental Protection	06/30/2018	07/19/2019	09/10/2019
RI	RI MANIFEST	Manifest information	Department of Environmental Management	12/31/2020	11/30/2021	02/18/2022
WI	WI MANIFEST	Manifest Information	Department of Natural Resources	05/31/2018	06/19/2019	09/03/2019
US	AHA Hospitals	Sensitive Receptor: AHA Hospitals	American Hospital Association, Inc.			
US	Medical Centers	Sensitive Receptor: Medical Centers	Centers for Medicare & Medicaid Services			
US	Nursing Homes	Sensitive Receptor: Nursing Homes	National Institutes of Health			
US	Public Schools	Sensitive Receptor: Public Schools	National Center for Education Statistics			
US	Private Schools	Sensitive Receptor: Private Schools	National Center for Education Statistics			
MI	Daycare Centers	Sensitive Receptor: Day Care Centers, Group & Family Homes	Bureau of REgulatory Services			
US	Flood Zones	100-year and 500-year flood zones	Emergency Management Agency (FEMA)			
US	NWI	National Wetlands Inventory	U.S. Fish and Wildlife Service			
MI	State Wetlands	Wetlands Inventory	Department of Natural Resources			
US	Topographic Map		U.S. Geological Survey			
US	Oil/Gas Pipelines		Endeavor Business Media			
US	Electric Power Transmission Line Data		Endeavor Business Media			

STREET AND ADDRESS INFORMATION

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GEOCHECK[®] - PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

3668 RIVERTOWN PARKWAY SW
3668 RIVERTOWN PARKWAY SW
GRANDVILLE, MI 49418

TARGET PROPERTY COORDINATES

Latitude (North):	42.878479 - 42° 52' 42.52"
Longitude (West):	85.753745 - 85° 45' 13.48"
Universal Transverse Mercator:	Zone 16
UTM X (Meters):	601783.6
UTM Y (Meters):	4747858.5
Elevation:	642 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	14450374 GRANDVILLE, MI
Version Date:	2019
Northeast Map:	14450378 GRAND RAPIDS WEST, MI
Version Date:	2019
Southeast Map:	14450358 CUTLERVILLE, MI
Version Date:	2019
Southwest Map:	14450382 HUDSONVILLE EAST, MI
Version Date:	2019

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 principle 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).

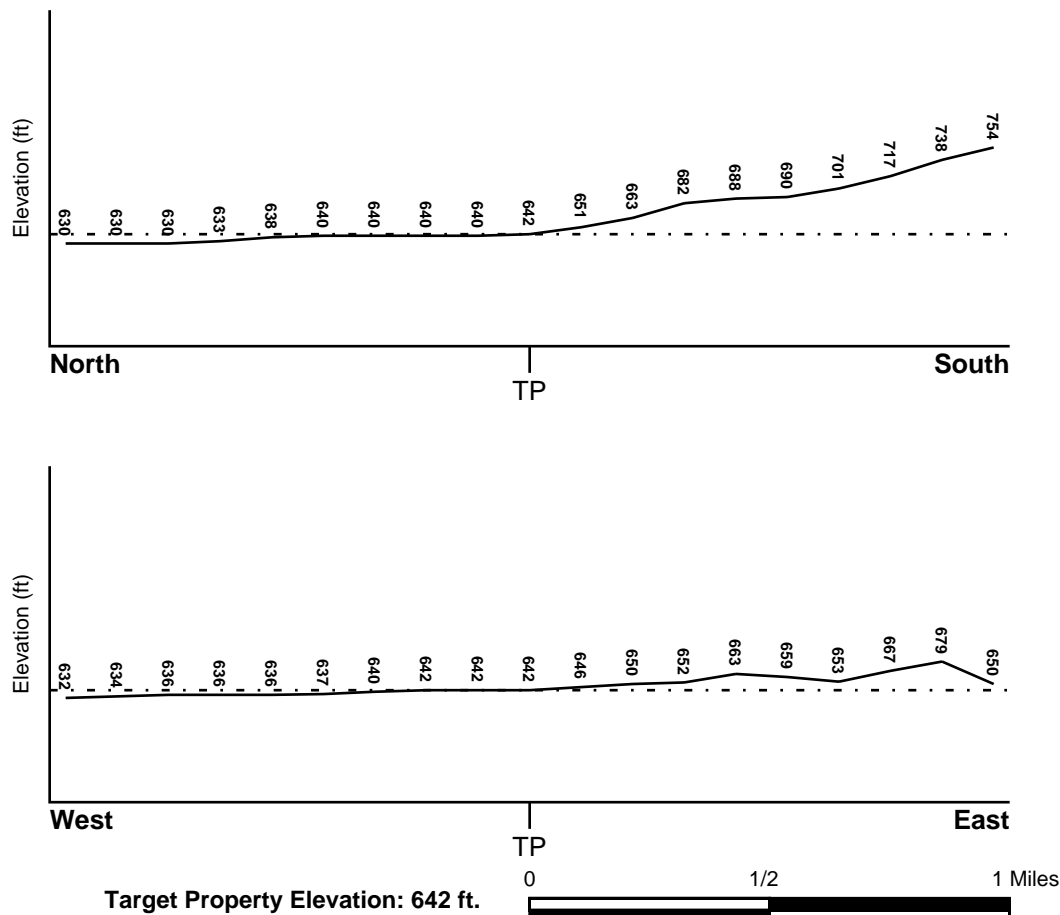
TOPOGRAPHIC INFORMATION

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 NNW

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>Flood Plain Panel at Target Property</u>	<u>FEMA Source Type</u>
2602710001B	FEMA Q3 Flood data
<u>Additional Panels in search area:</u>	<u>FEMA Source Type</u>
2602710003B	FEMA Q3 Flood data
2601110010C	FEMA Q3 Flood data

NATIONAL WETLAND INVENTORY

<u>NWI Quad at Target Property</u>	<u>NWI Electronic Data Coverage</u>
GRANDVILLE	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>
B11	1/2 - 1 Mile ENE	W
15	1/2 - 1 Mile NW	E
40	1/2 - 1 Mile ENE	NE
1G	1/2 - 1 Mile ENE	NE
2G	1/2 - 1 Mile NW	E
3G	1/2 - 1 Mile ENE	W

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: Meramecian Series
Code: M2 (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: PLAINFIELD

Soil Surface Texture: sand

Hydrologic Group: Class A - High infiltration rates. Soils are deep, well drained to excessively drained sands and gravels.

Soil Drainage Class: Excessively. Soils have very high and high hydraulic conductivity and low water holding capacity. Depth to water table is more than 6 feet.

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

Corrosion Potential - Uncoated Steel: LOW

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	7 inches	sand	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 20.00 Min: 6.00	Max: 7.30 Min: 5.10
2	7 inches	36 inches	sand	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand.	Max: 20.00 Min: 6.00	Max: 6.50 Min: 4.50
3	36 inches	60 inches	sand	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand.	Max: 20.00 Min: 6.00	Max: 6.50 Min: 4.50

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: loamy sand
loam

Surficial Soil Types: loamy sand
loam

Shallow Soil Types: sandy clay loam
loamy fine sand
sandy loam

Deeper Soil Types: loam
fine sand
sandy loam
silty clay loam
gravelly - sand

LOCAL / REGIONAL WATER AGENCY RECORDS

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

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

WELL SEARCH DISTANCE INFORMATION

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

FEDERAL USGS WELL INFORMATION

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

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

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

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

STATE DATABASE WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
1	MI5000000614050	1/4 - 1/2 Mile WNW
2	MI5000000643299	1/4 - 1/2 Mile East
3	MI5000000642434	1/4 - 1/2 Mile SW
A4	MI5000000598491	1/2 - 1 Mile ESE
A5	MI5000000643297	1/2 - 1 Mile ESE
6	MI5000000605020	1/2 - 1 Mile East
A7	MI5000000643300	1/2 - 1 Mile ESE
8	MI5000000643296	1/2 - 1 Mile SSE
9	MI5000000611807	1/2 - 1 Mile South
B10	MI5000000598492	1/2 - 1 Mile ENE
12	MI5000000643302	1/2 - 1 Mile WNW
13	MI5000000643298	1/2 - 1 Mile SE
14	MI5000000643288	1/2 - 1 Mile SW
C16	MI5000000643290	1/2 - 1 Mile SSE
17	MI5000000598494	1/2 - 1 Mile SW
D18	MI5000000643289	1/2 - 1 Mile SE
C19	MI5000000598523	1/2 - 1 Mile SSE
C20	MI5000000643404	1/2 - 1 Mile SSE
21	MI5000000610208	1/2 - 1 Mile NE
C22	MI5000000643291	1/2 - 1 Mile SSE
D23	MI5000000643292	1/2 - 1 Mile SE
24	MI5000000612854	1/2 - 1 Mile SSE
25	MI5000000598490	1/2 - 1 Mile NE
26	MI5000000608408	1/2 - 1 Mile NW
E27	MI5000000643287	1/2 - 1 Mile SE

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

STATE DATABASE WELL INFORMATION

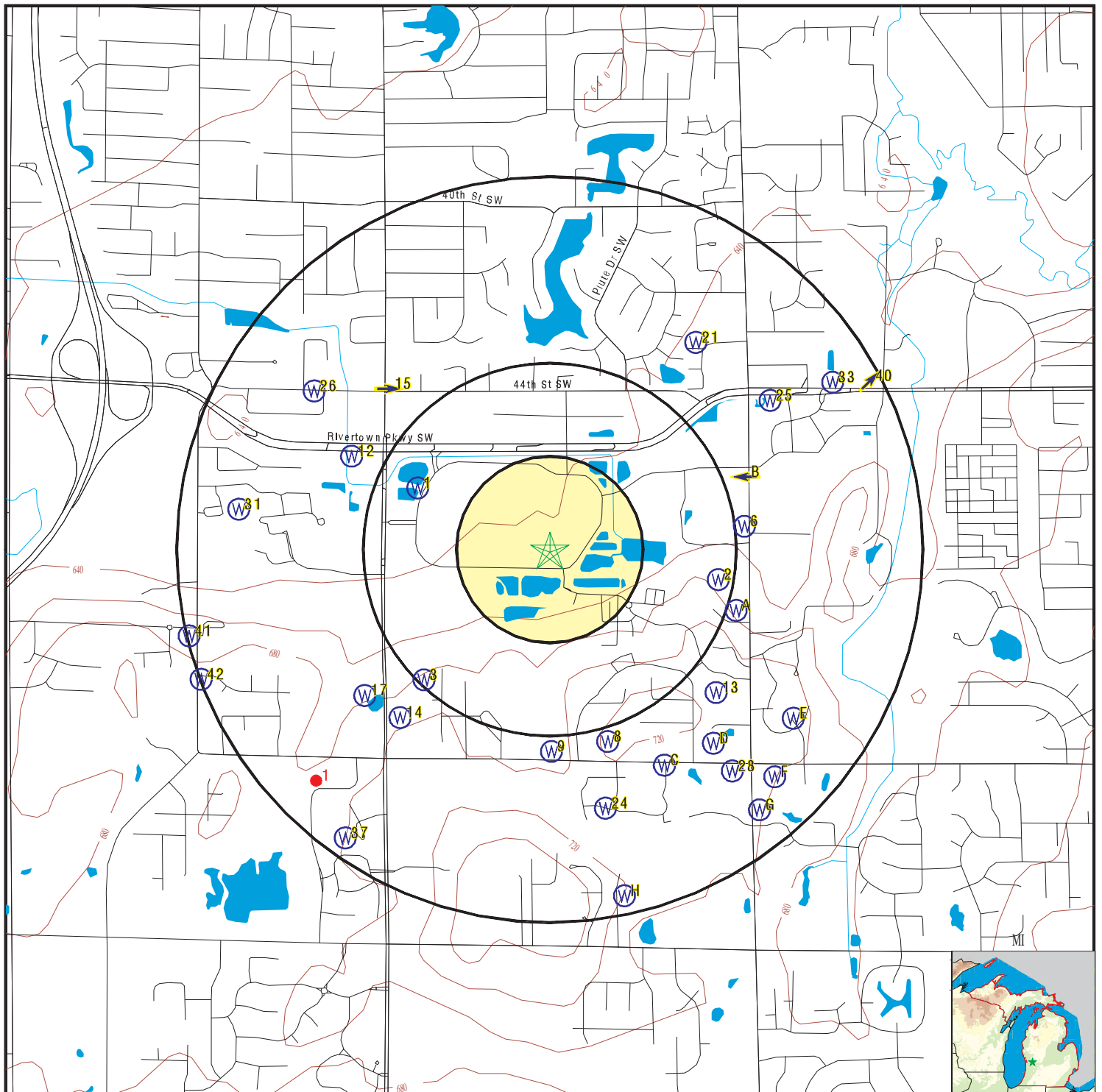
MAP ID	WELL ID	LOCATION FROM TP
28	MI5000000643402	1/2 - 1 Mile SE
E29	MI5000000612129	1/2 - 1 Mile SE
F30	MI5000000598529	1/2 - 1 Mile SE
31	MI5000000643330	1/2 - 1 Mile West
F32	MI5000000643406	1/2 - 1 Mile SE
33	MI5000000598483	1/2 - 1 Mile ENE
G34	MI5000000643411	1/2 - 1 Mile SE
F35	MI5000000643407	1/2 - 1 Mile SE
G36	MI5000000598537	1/2 - 1 Mile SE
37	MI5000000622737	1/2 - 1 Mile SW
H38	MI5000000643398	1/2 - 1 Mile SSE
H39	MI5000000598528	1/2 - 1 Mile SSE
41	MI5000000643305	1/2 - 1 Mile WSW
42	MI5000000598496	1/2 - 1 Mile WSW

OTHER STATE DATABASE INFORMATION

STATE OIL/GAS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
1	MI0G12000039534	1/2 - 1 Mile SW

PHYSICAL SETTING SOURCE MAP - 7064329.2s



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

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

SITE NAME: 3668 Rivertown Parkway SW
 ADDRESS: 3668 Rivertown Parkway SW
 Grandville MI 49418
 LAT/LONG: 42.878479 / 85.753745

CLIENT: Marshall & Assoc. Env. & Dev. Svcs, LLC
 CONTACT: Erin Wells
 INQUIRY #: 7064329.2s
 DATE: July 25, 2022 11:24 am

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database

EDR ID Number

1 SW 1/2 - 1 Mile	Click here for full text details	OIL_GAS	MI0G12000039534
1 WNW 1/4 - 1/2 Mile Lower	Click here for full text details	MI WELLS	MI5000000614050
2 East 1/4 - 1/2 Mile Higher	Click here for full text details	MI WELLS	MI5000000643299
3 SW 1/4 - 1/2 Mile Higher	Click here for full text details	MI WELLS	MI5000000642434
A4 ESE 1/2 - 1 Mile Higher	Click here for full text details	MI WELLS	MI5000000598491
A5 ESE 1/2 - 1 Mile Higher	Click here for full text details	MI WELLS	MI5000000643297
6 East 1/2 - 1 Mile Higher	Click here for full text details	MI WELLS	MI5000000605020
A7 ESE 1/2 - 1 Mile Higher	Click here for full text details	MI WELLS	MI5000000643300
8 SSE 1/2 - 1 Mile Higher	Click here for full text details	MI WELLS	MI5000000643296

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database

EDR ID Number

9
South
1/2 - 1 Mile
Higher

[Click here for full text details](#)

MI WELLS

MI5000000611807

B10
ENE
1/2 - 1 Mile
Higher

[Click here for full text details](#)

MI WELLS

MI5000000598492

B11
ENE
1/2 - 1 Mile
Higher

[Click here for full text details](#)

AQUIFLOW

27911

12
WNW
1/2 - 1 Mile
Lower

[Click here for full text details](#)

MI WELLS

MI5000000643302

13
SE
1/2 - 1 Mile
Higher

[Click here for full text details](#)

MI WELLS

MI5000000643298

14
SW
1/2 - 1 Mile
Higher

[Click here for full text details](#)

MI WELLS

MI5000000643288

15
NW
1/2 - 1 Mile
Lower

[Click here for full text details](#)

AQUIFLOW

28096

C16
SSE
1/2 - 1 Mile
Higher

[Click here for full text details](#)

MI WELLS

MI5000000643290

17
SW
1/2 - 1 Mile
Higher

[Click here for full text details](#)

MI WELLS

MI5000000598494

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database

EDR ID Number

D18
SE
1/2 - 1 Mile
Higher

[Click here for full text details](#)

MI WELLS

MI5000000643289

C19
SSE
1/2 - 1 Mile
Higher

[Click here for full text details](#)

MI WELLS

MI5000000598523

C20
SSE
1/2 - 1 Mile
Higher

[Click here for full text details](#)

MI WELLS

MI5000000643404

21
NE
1/2 - 1 Mile
Higher

[Click here for full text details](#)

MI WELLS

MI5000000610208

C22
SSE
1/2 - 1 Mile
Higher

[Click here for full text details](#)

MI WELLS

MI5000000643291

D23
SE
1/2 - 1 Mile
Higher

[Click here for full text details](#)

MI WELLS

MI5000000643292

24
SSE
1/2 - 1 Mile
Higher

[Click here for full text details](#)

MI WELLS

MI5000000612854

25
NE
1/2 - 1 Mile
Higher

[Click here for full text details](#)

MI WELLS

MI5000000598490

26
NW
1/2 - 1 Mile
Lower

[Click here for full text details](#)

MI WELLS

MI5000000608408

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database

EDR ID Number

E27
SE
1/2 - 1 Mile
Higher

[Click here for full text details](#)

MI WELLS

MI5000000643287

28
SE
1/2 - 1 Mile
Higher

[Click here for full text details](#)

MI WELLS

MI5000000643402

E29
SE
1/2 - 1 Mile
Higher

[Click here for full text details](#)

MI WELLS

MI5000000612129

F30
SE
1/2 - 1 Mile
Higher

[Click here for full text details](#)

MI WELLS

MI5000000598529

31
West
1/2 - 1 Mile
Lower

[Click here for full text details](#)

MI WELLS

MI5000000643330

F32
SE
1/2 - 1 Mile
Higher

[Click here for full text details](#)

MI WELLS

MI5000000643406

33
ENE
1/2 - 1 Mile
Higher

[Click here for full text details](#)

MI WELLS

MI5000000598483

G34
SE
1/2 - 1 Mile
Higher

[Click here for full text details](#)

MI WELLS

MI5000000643411

F35
SE
1/2 - 1 Mile
Higher

[Click here for full text details](#)

MI WELLS

MI5000000643407

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database

EDR ID Number

G36
SE
1/2 - 1 Mile
Higher

[Click here for full text details](#)

MI WELLS

MI5000000598537

37
SW
1/2 - 1 Mile
Higher

[Click here for full text details](#)

MI WELLS

MI5000000622737

H38
SSE
1/2 - 1 Mile
Higher

[Click here for full text details](#)

MI WELLS

MI5000000643398

H39
SSE
1/2 - 1 Mile
Higher

[Click here for full text details](#)

MI WELLS

MI5000000598528

40
ENE
1/2 - 1 Mile
Higher

[Click here for full text details](#)

AQUIFLOW

28567

41
WSW
1/2 - 1 Mile
Higher

[Click here for full text details](#)

MI WELLS

MI5000000643305

42
WSW
1/2 - 1 Mile
Higher

[Click here for full text details](#)

MI WELLS

MI5000000598496

1G
ENE
1/2 - 1 Mile
Lower

[Click here for full text details](#)

AQUIFLOW

28567

2G
NW
1/2 - 1 Mile
Lower

[Click here for full text details](#)

AQUIFLOW

28096

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database

EDR ID Number

3G
ENE
1/2 - 1 Mile
Lower

[Click here for full text details](#)

AQUIFLOW

27911

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.

Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.

Source: FEMA

Telephone: 877-336-2627

Date of Government Version: 2003, 2015

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

State Wetlands Data: Wetlands Inventory

Source: Department of Natural Resources

Telephone: 517-241-2254

HYDROGEOLOGIC INFORMATION

AQUIFLOW^R Information System

Source: EDR proprietary database of groundwater flow information

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

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit

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

STATSGO: State Soil Geographic Database

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

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

SSURGO: Soil Survey Geographic Database

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

Telephone: 800-672-5559

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

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

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

PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

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

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

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

STATE RECORDS

Water Well Data

Source: Department of Environmental Quality

Telephone: 517-335-9218

The data in this file was obtained from Wellogis, the Michigan Department of Environmental Quality Statewide Groundwater Database (SGWD). Wellogis contains approximately 425,000 water well records found within the State of Michigan, and although it represents the best available data, it cannot be considered a complete database of all the wells or well records in existence. Locations of verified municipal and private water well sites compiled from Michigan Department of Public Health, Water Well and Pump Records. Available in the following MI counties: Calhoun, Eaton, Genesee, Ingham, Jackson, Kalamazoo, Kent, Midland, Muskegon, Oakland, Ottawaw, Saginaw, St. Clair, Washtenaw.

OTHER STATE DATABASE INFORMATION

Michigan Oil and Gas Wells

Source: Department of Environmental Quality

Telephone: 517-241-1528

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

RADON

State Database: MI Radon

Source: Department of Environmental Quality

Telephone: 517-335-9551

Radon Test Results

Michigan Radon Test Results

Source: Department of Environmental Quality

Telephone: 517-335-8037

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

Area Radon Information

Source: USGS

Telephone: 703-356-4020

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

PHYSICAL SETTING SOURCE RECORDS SEARCHED

EPA Radon Zones

Source: EPA

Telephone: 703-356-4020

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

OTHER

Airport Landing Facilities: Private and public use landing facilities

Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater

Source: Department of Commerce, National Oceanic and Atmospheric Administration

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

STREET AND ADDRESS INFORMATION


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APPENDIX E – HISTORICAL RECORDS



Environmental Assessment and Real Estate Development Services

500 CASCADE WEST PARKWAY-SUITE 200, GRAND RAPIDS, MICHIGAN 49546
PH 616.987.9242 | FAX 616.987.9245 | MARSHALL-ASSOC.NET



3668 Rivertown Parkway SW
3668 Rivertown Parkway SW
Grandville, MI 49418

Inquiry Number: 7064329.4

July 25, 2022

EDR Historical Topo Map Report

with QuadMatch™



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

EDR Historical Topo Map Report

07/25/22

Site Name:

3668 Rivertown Parkway SW
3668 Rivertown Parkway SW
Grandville, MI 49418
EDR Inquiry # 7064329.4

Client Name:

Marshall & Assoc. Env. & Dev. Svcs, LLC
500 Cascade W Pkwy SE
Grand Rapids, MI 49546
Contact: Erin Wells



EDR Topographic Map Library has been searched by EDR and maps covering the target property location as provided by Marshall & Assoc. Env. & Dev. Svcs, LLC were identified for the years listed below. EDR's Historical Topo Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDR's Historical Topo Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the late 1800s.

Search Results:**Coordinates:**

P.O.#	NA	Latitude:	42.878479 42° 52' 43" North
Project:	NA	Longitude:	-85.753745 -85° 45' 13" West
		UTM Zone:	Zone 16 North
		UTM X Meters:	601780.75
		UTM Y Meters:	4748073.51
		Elevation:	641.52' above sea level

Maps Provided:

2019	1958
2017	1914
2016	
2014	
1996	
1980, 1981, 1982	
1972	
1967	

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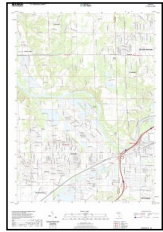
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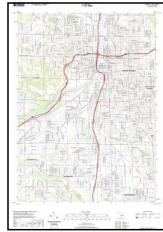
Topo Sheet Key

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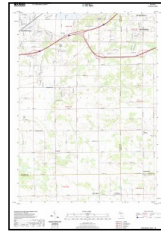
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Grandville
2019
7.5-minute, 24000



Grand Rapids West
2019
7.5-minute, 24000

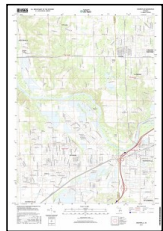


Hudsonville East
2019
7.5-minute, 24000

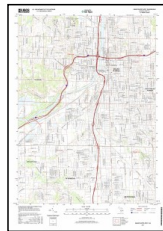


Cutlerville
2019
7.5-minute, 24000

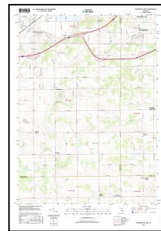
2017 Source Sheets



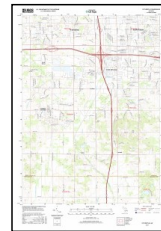
Grandville
2017
7.5-minute, 24000



Grand Rapids West
2017
7.5-minute, 24000

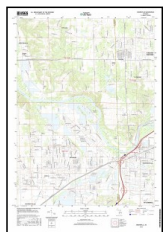


Hudsonville East
2017
7.5-minute, 24000

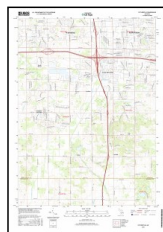


Cutlerville
2017
7.5-minute, 24000

2016 Source Sheets

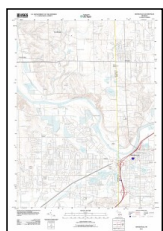


Grandville
2016
7.5-minute, 24000

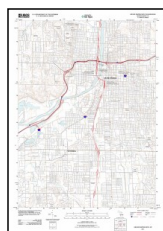


Cutlerville
2016
7.5-minute, 24000

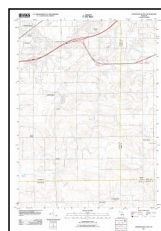
2014 Source Sheets



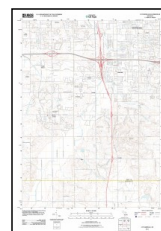
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2014
7.5-minute, 24000



Grand Rapids West
2014
7.5-minute, 24000



Hudsonville East
2014
7.5-minute, 24000

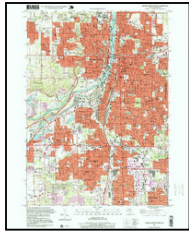


Cutlerville
2014
7.5-minute, 24000

Topo Sheet Key

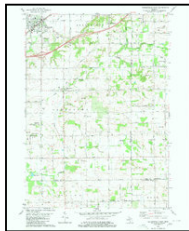
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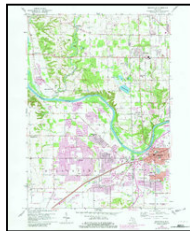


Grand Rapids West
1996
7.5-minute, 24000
Aerial Photo Revised 1980

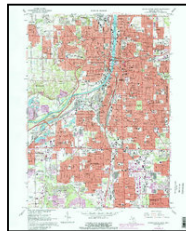
1980, 1981, 1982 Source Sheets



Hudsonville East
1980
7.5-minute, 24000
Aerial Photo Revised 1973



Grandville
1981
7.5-minute, 24000
Aerial Photo Revised 1980

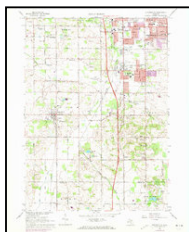


Grand Rapids West
1981
7.5-minute, 24000
Aerial Photo Revised 1980

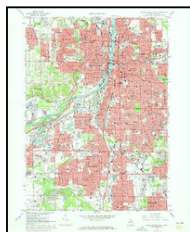


Cutlerville
1982
7.5-minute, 24000
Aerial Photo Revised 1972

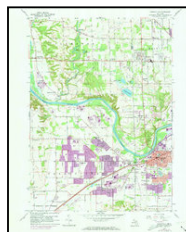
1972 Source Sheets



Cutlerville
1972
7.5-minute, 24000
Aerial Photo Revised 1972

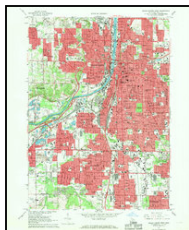


Grand Rapids West
1972
7.5-minute, 24000
Aerial Photo Revised 1972

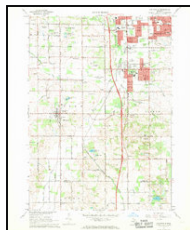


Grandville
1972
7.5-minute, 24000
Aerial Photo Revised 1972

1967 Source Sheets



Grand Rapids West
1967
7.5-minute, 24000
Aerial Photo Revised 1965



Cutlerville
1967
7.5-minute, 24000
Aerial Photo Revised 1965

Topo Sheet Key

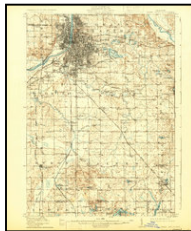
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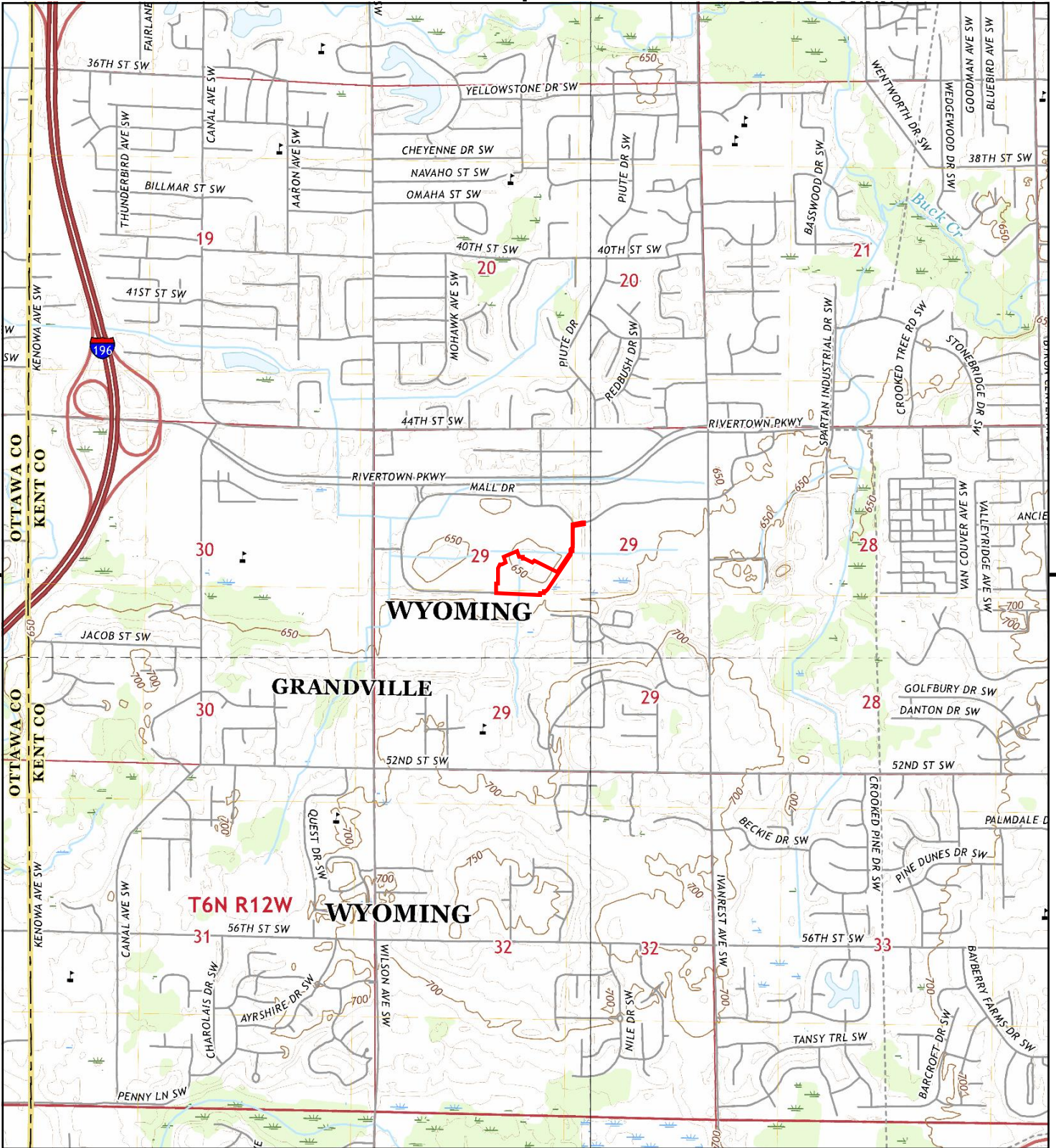


Grandville
1958
7.5-minute, 24000
Aerial Photo Revised 1957

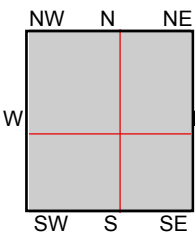
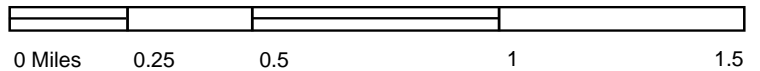
1914 Source Sheets



Grand Rapids
1914
15-minute, 62500



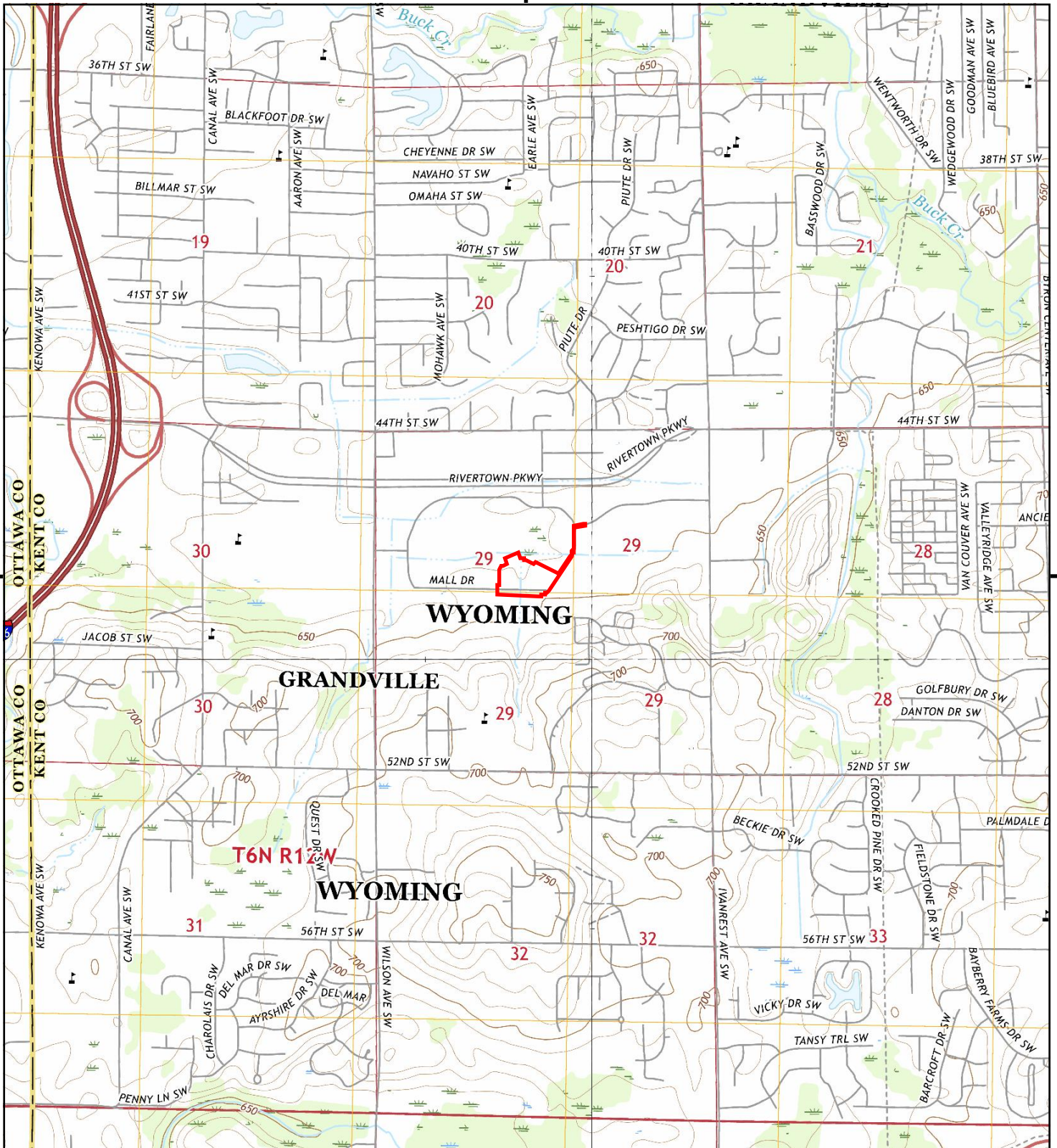
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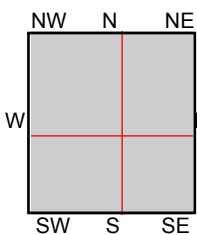
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 NE, Grand Rapids West, 2019, 7.5-minute
 SE, Cutlerville, 2019, 7.5-minute
 SW, Hudsonville East, 2019, 7.5-minute

SITE NAME: 3668 Rivertown Parkway SW
ADDRESS: 3668 Rivertown Parkway SW
 Grandville, MI 49418
CLIENT: Marshall & Assoc. Env. & Dev. Svcs, LLC





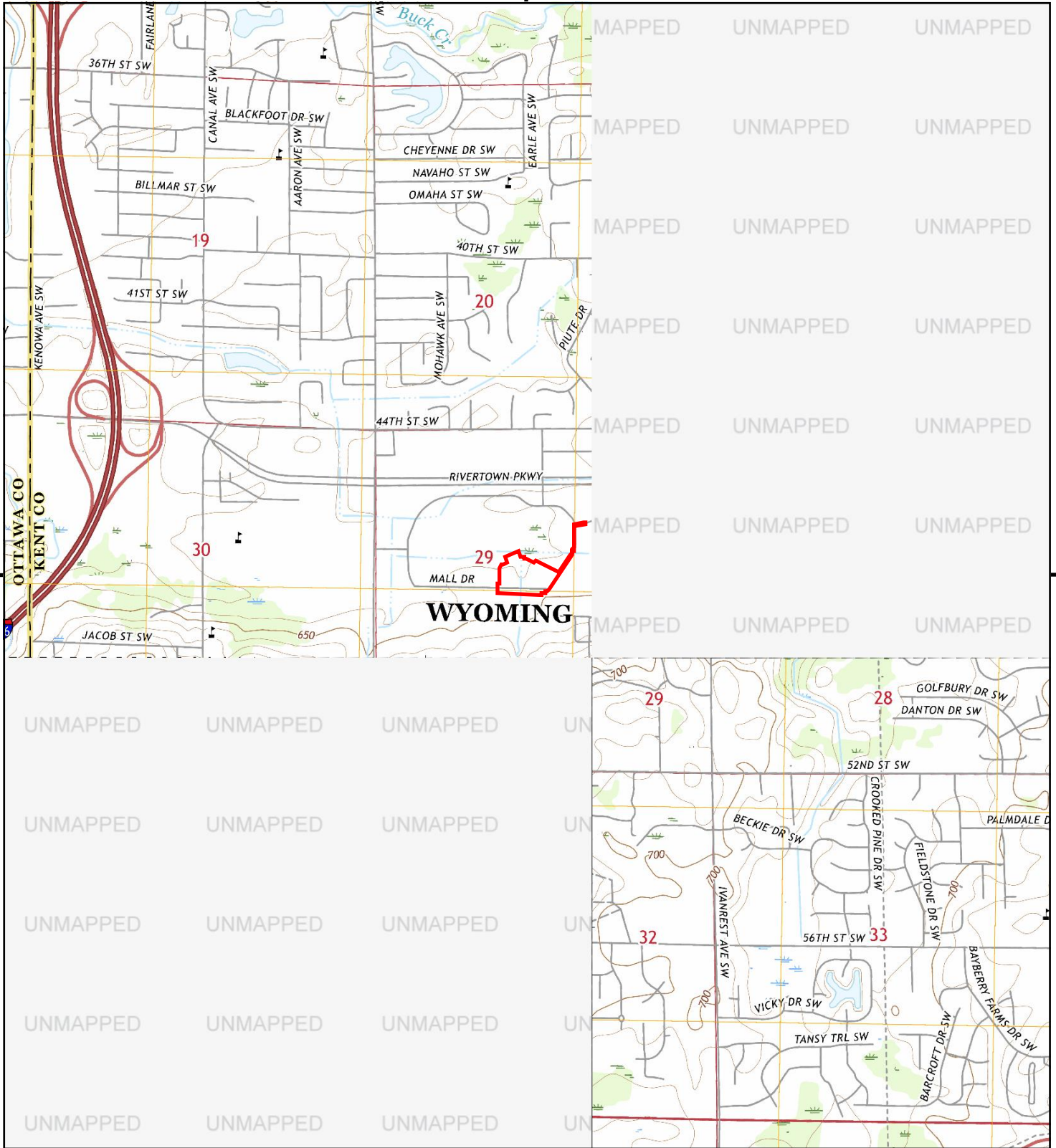
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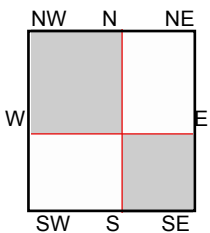
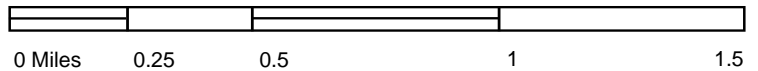
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 SE, Cutlerville, 2017, 7.5-minute
 SW, Hudsonville East, 2017, 7.5-minute

SITE NAME: 3668 Rivertown Parkway SW
 ADDRESS: 3668 Rivertown Parkway SW
 Grandville, MI 49418
 CLIENT: Marshall & Assoc. Env. & Dev. Svcs, LLC





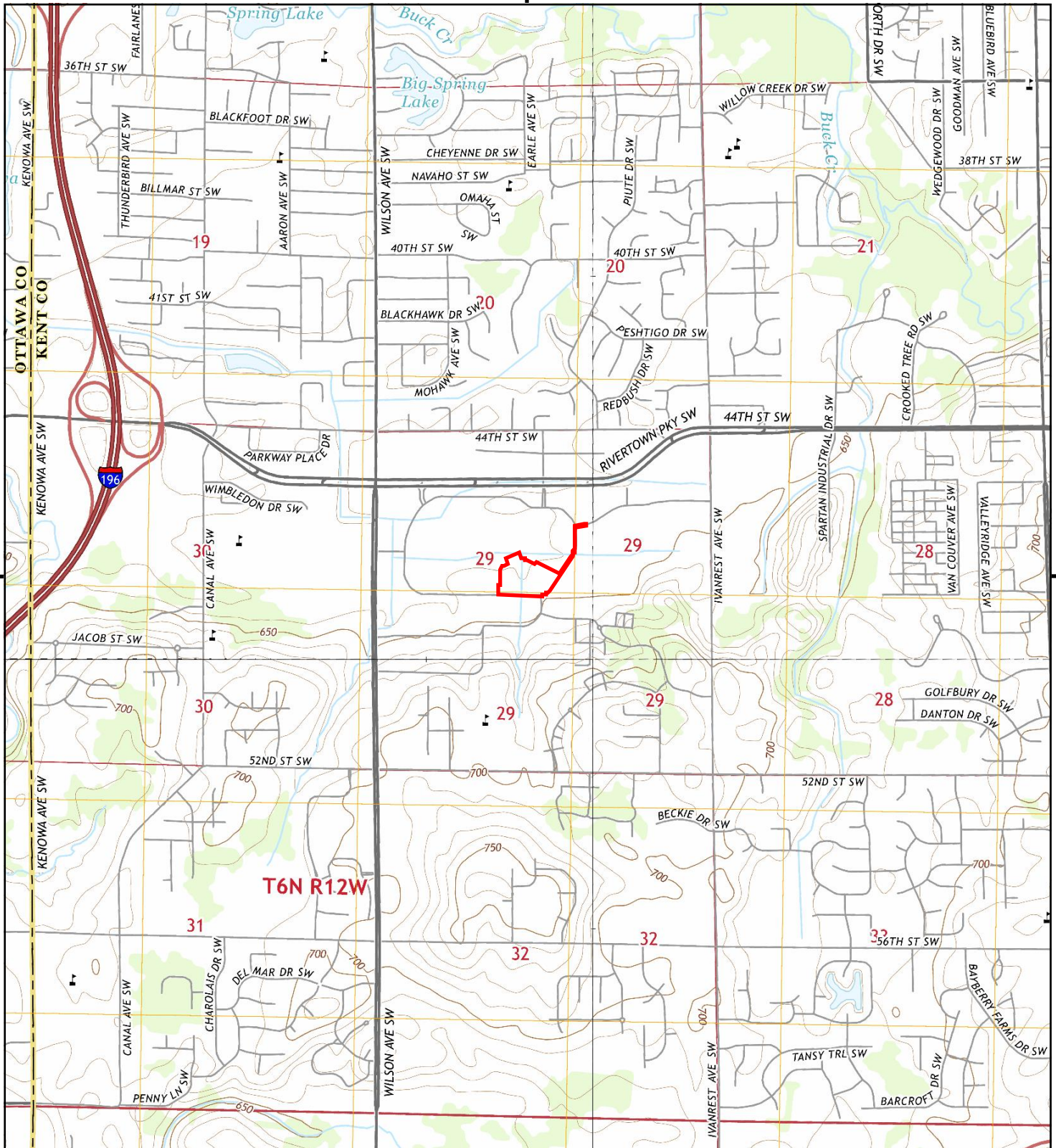
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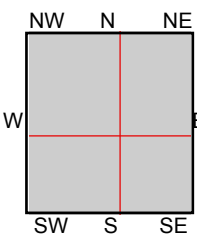
TP, Grandville, 2016, 7.5-minute
SE, Cutlerville, 2016, 7.5-minute

SITE NAME: 3668 Rivertown Parkway SW
ADDRESS: 3668 Rivertown Parkway SW
Grandville, MI 49418
CLIENT: Marshall & Assoc. Env. & Dev. Svcs, LLC





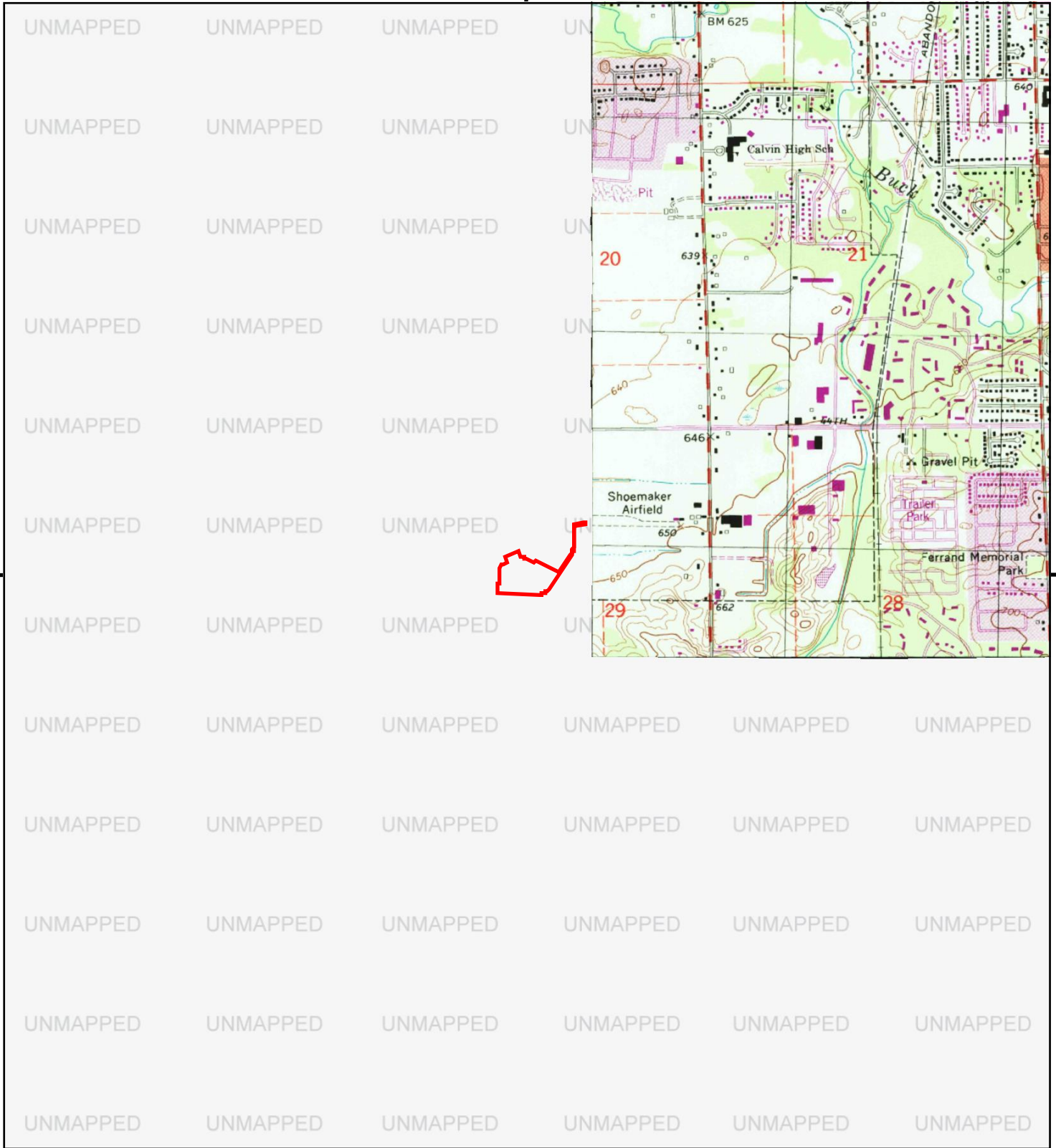
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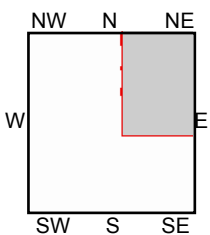
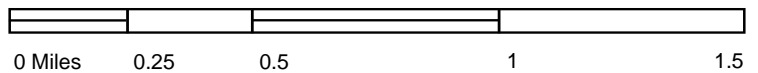
TP, Grandville, 2014, 7.5-minute
 NE, Grand Rapids West, 2014, 7.5-minute
 SE, Cutlerville, 2014, 7.5-minute
 SW, Hudsonville East, 2014, 7.5-minute

SITE NAME: 3668 Rivertown Parkway SW
 ADDRESS: 3668 Rivertown Parkway SW
 Grandville, MI 49418
 CLIENT: Marshall & Assoc. Env. & Dev. Svcs, LLC





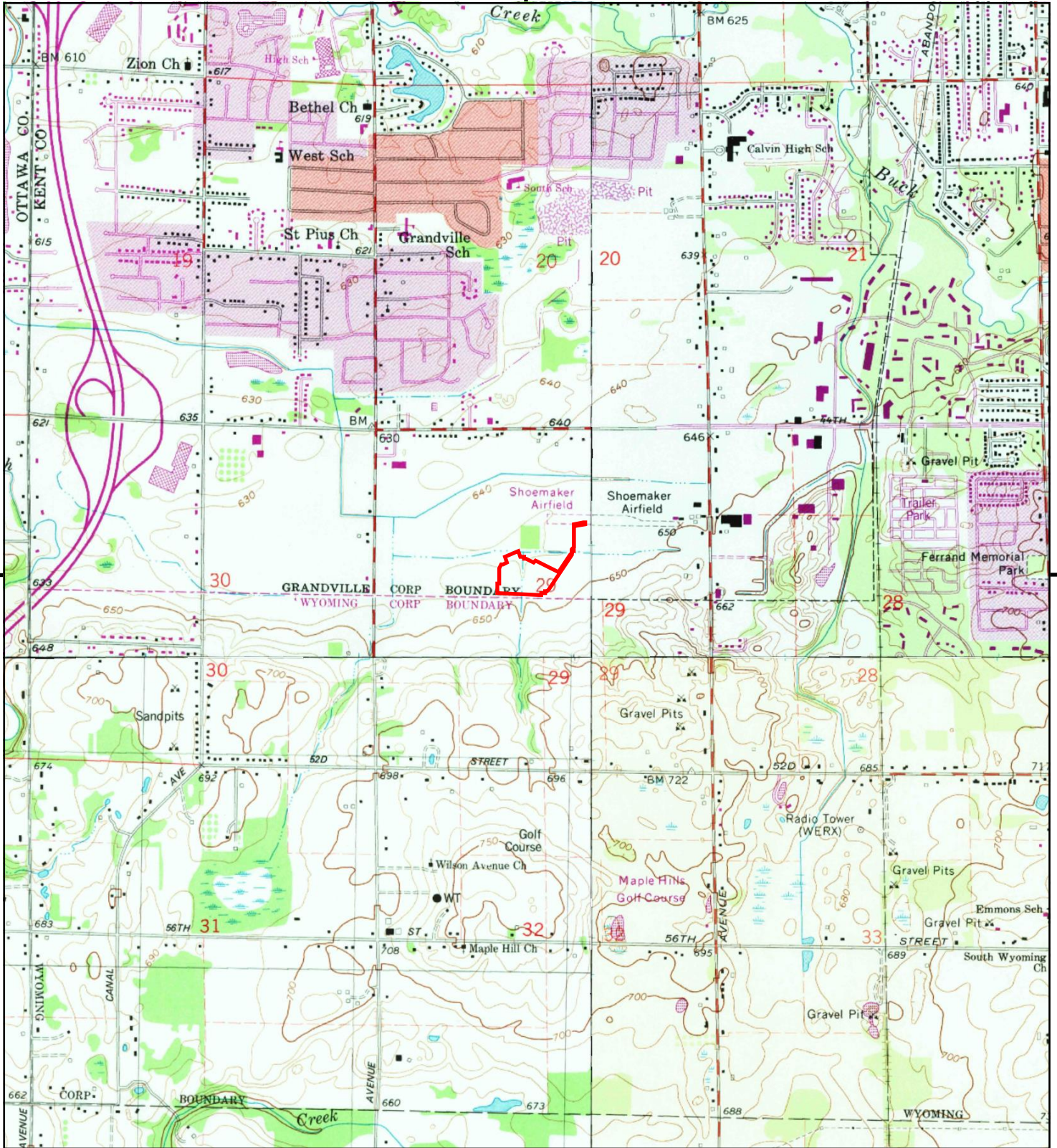
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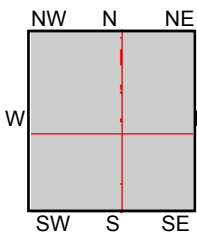
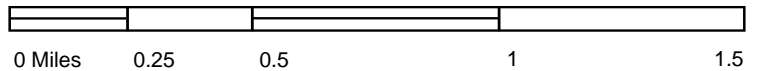
NE, Grand Rapids West, 1996, 7.5-minute

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 ADDRESS: 3668 Rivertown Parkway SW
 Grandville, MI 49418
 CLIENT: Marshall & Assoc. Env. & Dev. Svcs, LLC





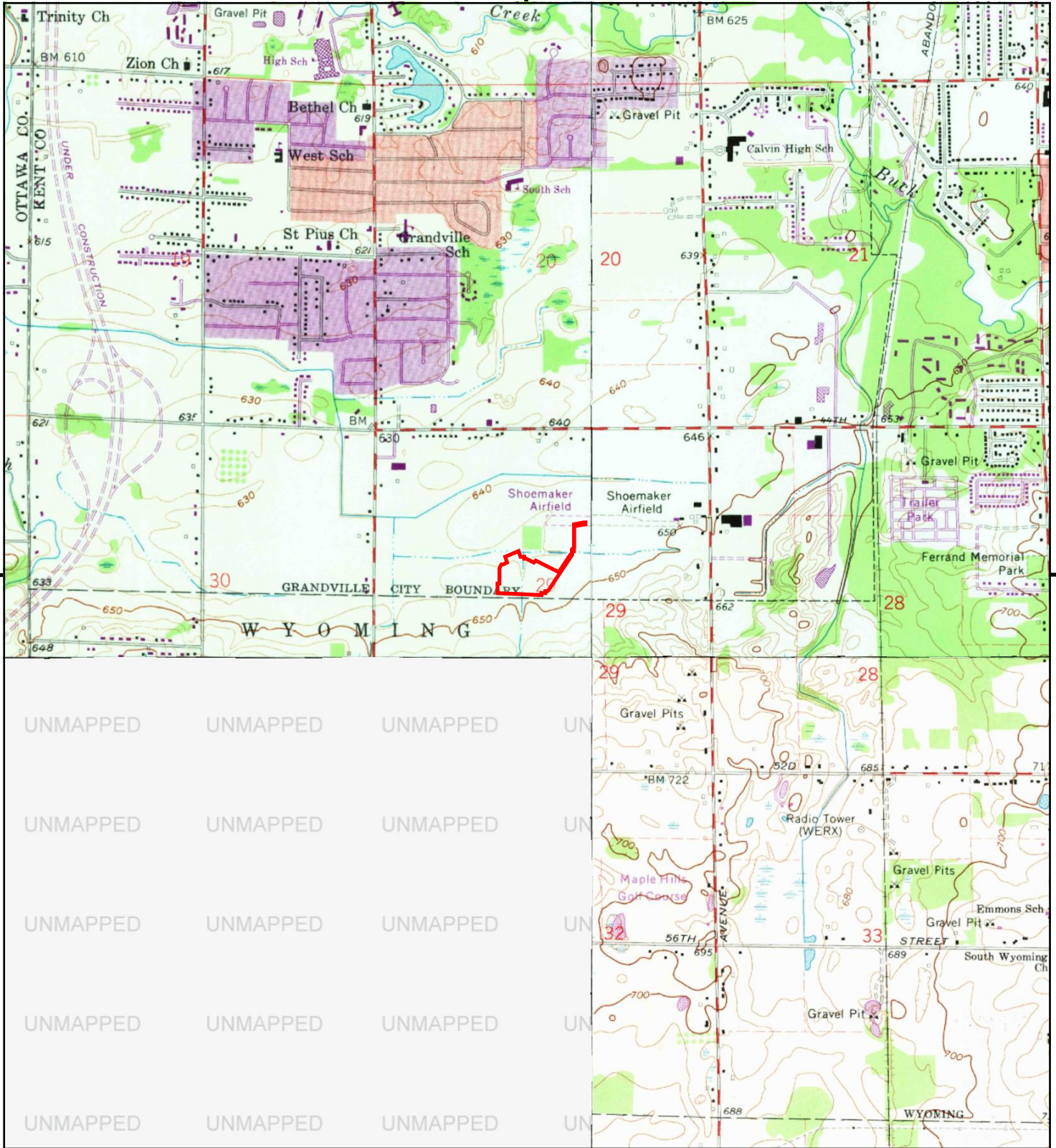
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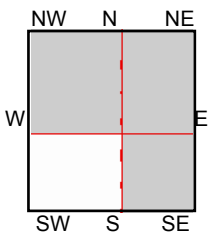
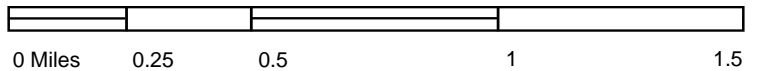
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SE, Cutlerville, 1982, 7.5-minute
SW, Hudsonville East, 1980, 7.5-minute

SITE NAME: 3668 Rivertown Parkway SW
ADDRESS: 3668 Rivertown Parkway SW
Grandville, MI 49418
CLIENT: Marshall & Assoc. Env. & Dev. Svcs, LLC





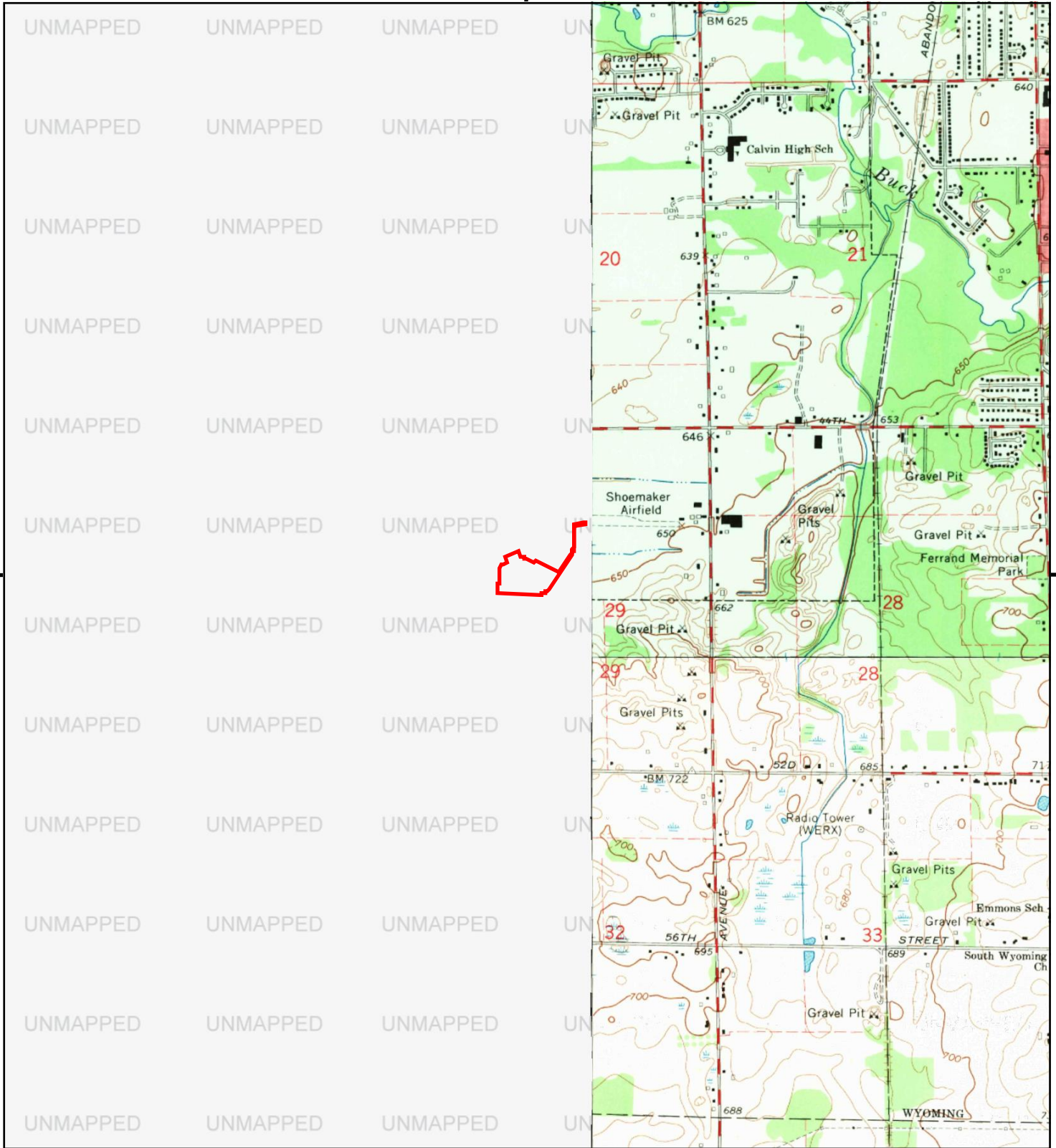
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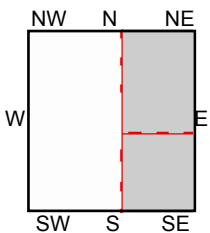
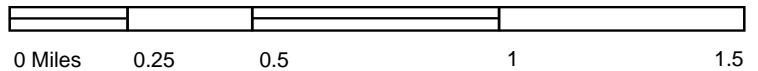
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SE, Cutlerville, 1972, 7.5-minute

SITE NAME: 3668 Rivertown Parkway SW
ADDRESS: 3668 Rivertown Parkway SW
Grandville, MI 49418
CLIENT: Marshall & Assoc. Env. & Dev. Svcs, LLC





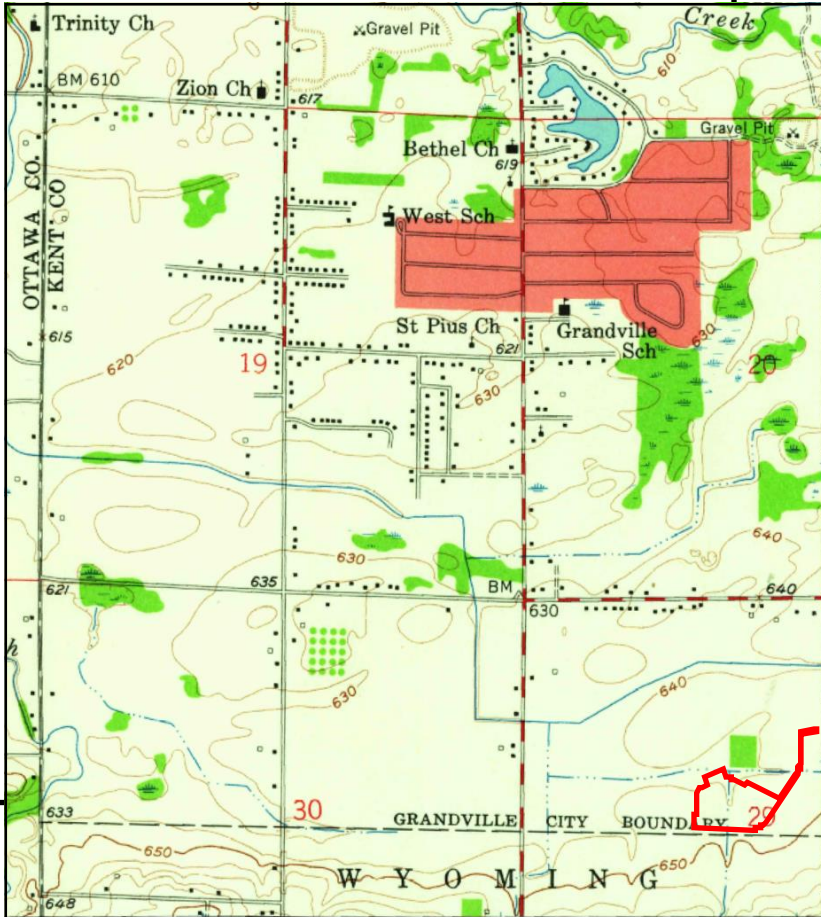
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SE, Cutlerville, 1967, 7.5-minute

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ADDRESS: 3668 Rivertown Parkway SW
Grandville, MI 49418
CLIENT: Marshall & Assoc. Env. & Dev. Svcs, LLC

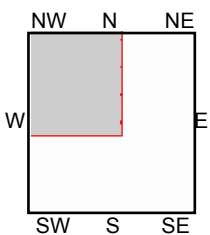
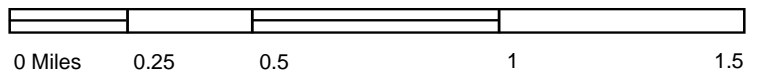




MAPPED	UNMAPPED	UNMAPPED
MAPPED	UNMAPPED	UNMAPPED
MAPPED	UNMAPPED	UNMAPPED
MAPPED	UNMAPPED	UNMAPPED
MAPPED	UNMAPPED	UNMAPPED
MAPPED	UNMAPPED	UNMAPPED
MAPPED	UNMAPPED	UNMAPPED
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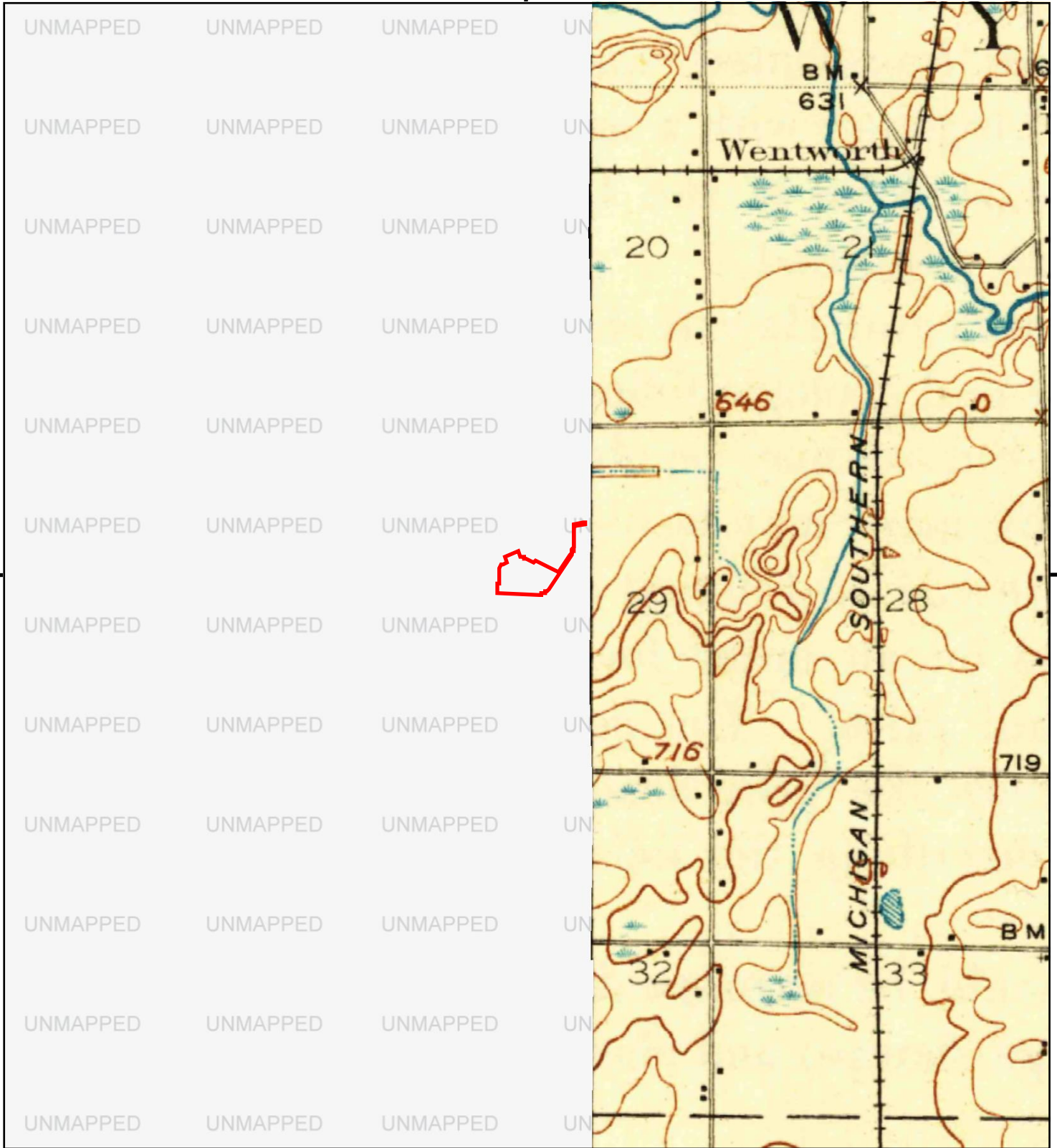
This report includes information from the following map sheet(s).



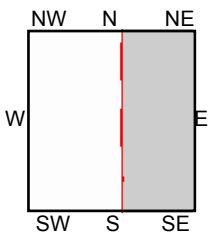
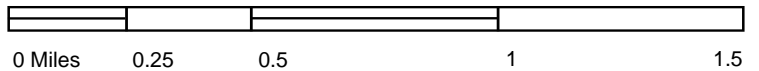
TP, Grandville, 1958, 7.5-minute

SITE NAME: 3668 Rivertown Parkway SW
 ADDRESS: 3668 Rivertown Parkway SW
 Grandville, MI 49418
 CLIENT: Marshall & Assoc. Env. & Dev. Svcs, LLC





This report includes information from the following map sheet(s).



E, Grand Rapids, 1914, 15-minute

SITE NAME: 3668 Rivertown Parkway SW
 ADDRESS: 3668 Rivertown Parkway SW
 Grandville, MI 49418
 CLIENT: Marshall & Assoc. Env. & Dev. Svcs, LLC

