



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
BROWNFIELD REDEVELOPMENT AUTHORITY
February 16, 2023 8AM

1. CALL MEETING TO ORDER
2. APPROVAL OF AGENDA
3. APPROVAL OF MINUTES
 - A. November 17, 2022
4. PUBLIC REMARKS
5. NEW BUSINESS
 - A. 1619 Haslett Road – Haslett Marathon – Reimbursement Request
6. OLD BUSINESS
7. PROJECT UPDATES
8. PUBLIC REMARKS
9. ADJOURNMENT

NEXT MEETING: March 16, 2023 at 8AM

IN PERSON MEETING

5151 Marsh Road

Town Hall Room

Individuals with disabilities requiring auxiliary aids or services should contact:
Director of Community Planning and Development, Timothy R. Schmitt, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4576 - Ten
Day Notice is Required.
Meeting Location: 5151 Marsh Road, Okemos, MI 48864

Providing a safe and welcoming, sustainable, prime community



A PRIME COMMUNITY
meridian.mi.us

**CHARTER TOWNSHIP OF MERIDIAN
BROWNFIELD REDEVELOPMENT AUTHORITY
REGULAR MEETING MINUTES**

DRAFT

**November 17, 2022
5151 Marsh Road, Okemos, MI 48864-1198
Town Hall Room, 8:00 A.M.**

PRESENT: Chair Jeff Theuer, Vice Chair Ned Jackson, Township Manager Frank Walsh, Director Peter Trezise, Director Joyce Van Coevering
ABSENT: Director Brenda Chapman, Director John Matuszak,
STAFF: Director of Community Planning and Development Timothy Schmitt, Senior Planner Brian Shorkey, Director of Neighborhoods and Economic Development Clark, Treasurer Phil Deschaine
OTHER: Dave Van Haaren, Tri Terra, Laura Hester, American Homes

1. Call meeting to order

Chair Theuer called the regular meeting to order at 8:00 a.m.

2. Approval of Agenda

Director Trezise moved to approve the agenda as written.

Supported by Vice Chair Jackson

VOICE VOTE: Motion carried unanimously.

3. Approval of Minutes

Director Trezise moved to approve the September 15, 2022 minutes

Supported by Vice Chair Jackson

Vice Chair Jackson noted to minor typographical errors to be incorporated into the final approved minutes.

VOICE VOTE: Motion carried unanimously.

4. Public Remarks – None

5. New Business

A. 2023 Brownfield Redevelopment Authority Meeting Schedule

CPD Director Schmitt outlined the proposed schedule for 2023 and noted the potential holiday conflict in December. The Directors generally agreed to move the proposed December meeting to the 14th instead of the 21st.

Vice Chair Jackson moved to approve the 2023 Brownfield Redevelopment Authority meeting schedule, as amended

Supported by Director Van Coevering

VOICE VOTE: Motion carried unanimously

6. Old Business

A. Pine Village Brownfield Plan (aka American House of Meridian) Amendment 1

CPD Director Schmitt went over the proposed changes to the plan since the August meeting. The Authority requested that three interest rate scenarios be provided, based on the updated values for the project, a 0%, 3%, and 5% interest rate. CPD Director Schmitt went over those three scenarios, which each has a plan duration of four years, regardless of the interest rate. The main question for the Authority was to make a recommendation to the Township Board on the interest rate. Staff's review of the plan has raised no concerns based on the State enabling legislation and the local policy.

Dave Van Haaren, Tri Terra, discussed the potential inclusion of interest rate capture into the plan. He further discussed some of the areas of cost increases that have occurred, including the soil conditions on site and the vapor mitigation system installation during winter. The addition of interest rate capture to the plan will be helpful in offsetting those previously unknown costs.

Chair Theuer asked about the L&L building. CPD Director indicated that it was part of the Haslett Village Square Brownfield Plan that was approved and it will be demolished in early 2023 most likely.

Director Van Coevering asked about the difference in interest rates between projects. CPD Director Schmitt discussed the original plan and construction timelines therein.

Vice Chair Jackson asked about the interest rates from the original plan. Director Clark discussed the timelines in the original plan and the sliding scale of the interest rates. She further explained that the sliding scale was originally intended as a further incentive to get the project started originally. Chair Theuer asked if Director Clark believed the interest rate should now be included, due to the delay in the project. Director Clark replied that she did. Director Schmitt further explained the sliding scale of interest from the original plan.

Chair Theuer asked about costs that were incurred during the time when interest was capturable in the original plan, even though construction did not proceed. Mr. Van Haaren explained that the environmental assessment and preparation of the Brownfield Plan were done in that period of time, but that no commencement of demolition occurred.

Manager Walsh explained that the incentive was structured to get the L&L building demolished, but that Covid delayed things. He further stated that he supported including the interest rate capture, given that this is the first project that is actually moving forward.

CPD Director reiterated that regardless of the interest rate, this was a four year capture, so that taxing agencies will be getting their full taxes after four years regardless.

Chair Theuer indicated that the statute allows for 5% capture and there are no concerns with 5%, given that the project is moving forward.

Manager Walsh asked when occupancy is likely to occur. Laura Hester, American Homes, indicated that tenants are likely to move in during the early part of 2024.

Director Trezise moved to recommend approval to the Township Board of the Village of Okemos brownfield plan, with 5% interest capture included

Supported by Director Van Coevering

ROLL CALL VOTE: Motion carried unanimously.

7. Project Updates

CPD Director Schmitt stated that Haslett Marathon and Joe's on Jolly are both expected to begin capture in 2023 and the eligible expense verification will be brought forward in early 2023 for the Authority's approval. Elevation Phase 3 continues construction and Phase 4 is likely to start in 2023. The Township Board has approved the Brownfield Plan for Village of Okemos and the request is now with the State of Michigan for approval. The Haslett Village Square plan is also at the State of Michigan for review and approval.

Director Van Coevering asked about the utility costs for the Village of Okemos. CPD Director Schmitt explained that we continue to work on the funding options and the designs for that work.

8. Public Remarks

There was no comment from the public.

9. Adjournment

Chair Theuer adjourned the meeting at 8:28 a.m.

Respectfully Submitted,

Timothy R. Schmitt, *AICP*
Director of Community Planning & Development



1305 S. Washington Avenue, Suite 102
Lansing, Michigan 48910
517-702-0470
Fax 517-702-0477
www.triterra.us

February 10, 2023

Mr. Timothy R. Schmitt, AICP
Director of Community Planning and Development
Charter Township of Meridian
5151 Marsh Road
Okemos, MI 48864

**SUBJECT: *Brownfield Tax Increment Financing (TIF) Reimbursement Request
Haslett Marathon, 1619 Haslett Road
Triterra Project No. 20-2407***

Dear Mr. Schmitt,

The Meridian Charter Township Brownfield Redevelopment Authority (the "Authority") received a reimbursement request for the Haslett Marathon project (the "Project") pursuant to the Brownfield Plan adopted by the Meridian Charter Township Board of Trustees on July 7, 2020, and the Brownfield Reimbursement Agreement (the "Agreement") executed on October 13, 2020.

Triterra completed a review of the reimbursement request to determine if the costs presented in the request are: (1) related to activities included in the Project's approved Brownfield Plan; (2) Eligible Activities as defined in Section 2(o) of the Brownfield Redevelopment Financing Act, Public Act 381 of 1996, as amended; and (3) in accordance with the Authority's policy.

PM Environmental formally submitted the request along with supporting documentation on behalf of the CBD Holdings, LLC (the "Developer").

The cost for Eligible Activities approved in the Brownfield Plan was \$304,483, including a 15% contingency. The total amount of Eligible Activities noted in the request was \$332,170, however, the amount requested for consideration was limited to \$304,483, the total amount approved in the Brownfield Plan and capped by the Reimbursement Agreement.

Based upon our review, Triterra has determined all expenses submitted are Eligible Activities and allowable for TIF reimbursement. However, under Section 11 of the Agreement, Triterra has requested copies of all non-hazardous waste manifests and landfill disposal tickets related to contaminated soil removed from the subject property for disposal at a Type II Landfill.



Haslett Marathon
Brownfield TIF Reimbursement Request
February 10, 2023



Based on the findings presented herein and subject to the receipt of waste manifests and disposal tickets, Triterra recommends reimbursement to the Developer in the amount of \$304,483 for the completion of Brownfield Eligible Activities at the Haslett Marathon project.

Should you have any questions, please feel free to contact me at 517-927-9227.

Sincerely,



A handwritten signature in blue ink, reading "David A. Van Haaren".

David A. Van Haaren
Director | Economic Development

Enclosure





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

Michigan Locations
Berkley Bay City
Grand Rapids Detroit
Chesterfield Lansing

VIA ELECTRONIC MAIL TO: schmitt@meridian.mi.us

January 20, 2023

Mr. Tim Schmitt
Community Planning and Development
Meridian Township
5151 March Road, Okemos, MI 48864

RE: Tax Increment Financing (TIF) Reimbursement Request for the Property Located at 1619 Haslett Road, Meridian Charter Township, Michigan 48840

Mr. Schmitt,

Enclosed is the Tax Increment Financing (TIF) Reimbursement Request for the Property located at 1619 Haslett Road, Meridian Charter Township Michigan (parcel number 33-02-02-10-430-009). The property was included within the Brownfield Plan approved by the Meridian Township Brownfield Redevelopment Authority (MTBRA) on May 28, 2020, and the Meridian Charter Township Board of Trustees on July 7, 2020.

This request is being submitted on behalf of CBD Holdings, LLC (Developer). The terms for reimbursement of eligible brownfield costs were set forth in the Brownfield Reimbursement Agreement executed by the Meridian Township's Brownfield Redevelopment Authority (MTBRA), Meridian Charter Township, and CBD Holdings, LLC on October 13, 2020.

The total not-to-exceed cost for Eligible Activities approved in the Brownfield Plan and Act 381 Work Plan is \$304,482, including 15% contingency. This Reimbursement Request is tabulated within Appendix B, total eligible activities incurred exceed the total amount approved therefor this reimbursement request is for a total of \$304,482.

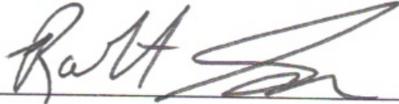
Due to existing site conditions during redevelopment, higher costs were encountered than the estimated activities in association with demolition, contaminated soil transport and disposal to a Type II landfill, and vapor mitigation system design and installation. This is reflected in Appendix B invoice tabulation and proposed to be assisted utilizing the approved 15% contingency.

If you have any questions related to this request, please do not hesitate to contact our office at (616) 328-5297 or email at jess.debone@pmenv.com.

Sincerely,
PM ENVIRONMENTAL, INC.

Jessica DeBone
National Manager – Brownfield and Economic Incentives

I certify that the information submitted on and with this Request for Reimbursement is accurate and is an eligible cost described in the Brownfield Plan for this project approved by the Meridian Charter Township.

Developer: 
Signature: _____
Date: 1/20/2023
Title: Owner
Address: 3650 Stallion Way
Commerce MI 48382

Appendices:

Appendix A: Description of Eligible Activities Conducted

Appendix B: Approved Brownfield Plan Expenses and Corresponding Invoices Table

Appendix C: Documentation of Eligible Costs (invoices)

Appendix A

Appendix A: Description of Eligible Activities Conducted

The Eligible Activities (as defined by Section 2 of Public Act 381, as amended) that were completed as permitted under the Brownfield Redevelopment Financing Act are further described below:

Pre-Approved Activities

Pre-Approved activities approved under the Brownfield Plan included a Phase I Environmental Site Assessment (ESA), Phase II ESA, Baseline Environmental Assessment (BEA), Documentation of Due Care Compliance (DDCC), and Hazardous Materials Survey.

PM Environmental, Inc. (PM) completed a Phase I ESA, Phase II ESA, supplemental assessment associated with the proposed redevelopment to further delineate existing contamination, BEA, DDCC, and Hazardous Material Survey.

Costs are tabulated within Appendix B for a total cost of \$21,710 for TIF reimbursement and associated invoices are provided in Appendix C.

Department Specific Activities

Due Care activities approved under the Brownfield Plan included vapor barrier design and installation, vapor barrier smoke testing and indoor air sampling, required sampling during removal of product lines, contaminated soil transport and disposal of hazardous and non-hazardous materials, groundwater management, post development DDCC, and oversight, sampling, and reporting by an environmental professional.

While contaminated water/groundwater management was not necessary during construction activities, costs associated with vapor mitigation system design and installation, and transport and disposal of contaminated soils to a Type II landfill were higher than the originally estimated total.

Cost associated with these activities are tabulated within Appendix B totaling \$210,450 for TIF reimbursement and associated invoices are provided in Appendix C.

Demolition Activities

Demolition activities approved under the Brownfield Plan included building and site demolition activities.

Costs associated with these activities are tabulated within Appendix B for a total cost of \$87,002 for TIF reimbursement and associated invoices are provided in Appendix C.

Brownfield Plan Activities

The Brownfield Plan approved a total of \$30,000 for Brownfield Plan implementation and preparation. Costs associated with these activities are tabulated within Appendix B for a total cost of \$13,007.50 for Brownfield Plan Preparation.

Appendix B

Item/Activity	Approved Eligible Activities Estimates	Reimbursement Request - EGLE	Balance Available	Invoice Date	Invoice #	Contractor/Sub	Proof of Payment
Pre-Approved Activities							
Phase I ESA	\$ 2,200	\$ 2,200.00		3/13/2015	71144	PM	AR Ledger
Phase II ESA	\$ 13,260	\$ 2,300.00		5/31/2022	100883	PM	Check 3622
		\$ 5,260.00		4/26/2017	81410	PM	Check 1976; Master Card Statement
		\$ 8,000.00	\$ (2,250)	9/11/2017	83155	PM	2 Master Card Statements
Phase II ESA/Baseline Environmental Assessment (BEA)/Documentation of Due Care Compliance	\$ 2,800	\$ 2,800.00		3/15/2015	71144	PM	AR Ledger
Hazardous Materials Survey	\$ 1,200	\$ 1,150.00		5/31/2017	080938-1	PM	Check 1938; Master Card Statement
Pre-Approved Activities Sub-Total	\$ 19,460	\$ 21,710.00	\$ (2,250)				
Department Specific Activities							
Vapor Barrier Design and Installation	\$ 46,354	\$ 9,450.00	\$ (2,846)	1/22/2021	96153	PM	Check 3602; Check 3608
		\$ 39,750.00		6/30/2022	8 (Change Order #2)	LD Clark Company	Full Unconditional Waiver
Vapor Barrier Smoke Testing and Indoor Air Sampling	\$ 8,500				Inc. within 100863		
Required Sampling During Removal of Product Lines	\$ 10,500	\$ 2,300.00	\$ 10,500				
Contaminated Soil Transport and Disposal (non-haz)	\$ 60,655	\$ 140,800.00	\$ (72,645)	4/30/2022	10	LD Clark Company	Full Unconditional Waiver
Contaminated Soil Transport and Disposal (haz)	\$ 7,500						
Groundwater Management	\$ 9,500		\$ 9,500				
Post Development DDCC	\$ 5,250			5/25/2022	100863	PM	Check 3634
Oversight, Sampling, and Reporting by Environmental Professional	\$ 10,500	\$ 18,150.00	\$ (2,400)	5/25/2022	100863	PM	Check 3634
Department Specific Activities	\$ 158,759	\$ 210,450.00	\$ (57,891)				
Demolition							
Building and Site Demolition Activities	\$ 63,000	\$ 22,702.00	\$ (24,002)	4/30/2022	10	LD Clark Company	Full Unconditional Waiver
		\$ 64,300.00		12/2/2021	2212	Meridian Construction Co.	Full Unconditional Waiver
Demolition Sub-Total	\$ 63,000	\$ 87,002.00	\$ (24,002)				
Brownfield Plan and Act 381 Work Plan							
	\$ 15,000	\$ 1,008.00		3/7/2017	80787	PM	Check 1938
		\$ 1,700.00		6/22/2017	82136	PM	Check 1976; Master Card Statement
		\$ 2,992.00		10/26/2017	83704	PM	Master Card Statement
Brownfield Plan/381 Work Plan Preparation		\$ 450.00	\$ 1,993	6/28/2018	86575	PM	Visa Card Statement
		\$ 760.00		8/3/2018	86948	PM	Master Card Statement
		\$ 1,770.00		3/25/2020	93498	PM	Check 3601
		\$ 4,327.50		7/21/2020	94468	PM	Check 3603
Brownfield Plan/381 Work Plan Implementation	\$ 15,000		\$ 15,000				
Brownfield Plan and Act 381 Work Plan Sub-Total	\$ 30,000	\$ 13,007.50	\$ 16,993				
Total Eligible Activities Sub-Total	\$ 271,219	\$ 332,170	\$ (67,151)				
15% Contingency*	\$ 33,264						
Developer Eligible Reimbursement Total	\$ 304,483	\$ 332,170	\$ (67,151)				

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

Appendix C

Pre-Approved Activities



PM ENVIRONMENTAL, LLC
 3340 RANGER ROAD
 LANSING, MI 48906
 Phone (517) 321-3331
 Toll Free: (800) 485-0090
 Fax: (877) 884-6775

Mr. Robert Saroki
 3650 Stallion Way
 Commerce, MI 48382

March 13, 2015
 Project No: 01-03537-3
 Invoice No: 71144
 Invoice Total \$5,000.00

Task	Cost	
Phase I Environmental Site Assessment	2,200.00	
Baseline Environmental Assessment	2,800.00	
Total Fee	5,000.00	
	Subtotal	5,000.00
	Total this Invoice	\$5,000.00

Please include invoice number or project number with your payment. For your convenience, we accept VISA, MasterCard, and American Express. Credit card transactions over \$5,000 will be assessed a 2% fee at time of payment.

Payments may be made electronically to:

PNC Bank
 Routing ABA Number 041000124
 Account Number 4244515447
 Fed ID 38-3052632

Invoice Payable Upon Receipt

Accounts Receivable Ledger

Thursday, January 19, 2023

11:11:26 AM

PM Environmental, LLC

Job-to-Date through 1/28/2023

Invoice	Mod/Receipt Detail	Description 2	Date	Total
Billing Client Name: CBG Holdings, LLC				
Site Address: 1619 Haslett Road, Haslett, Michigan				
01-03537-3 Gasoline Dispensing Station / Project Manager: DeBone				
Project Type: Incentive Procurement				
00071144		Invoice	3/13/2015	5,000.00
00071144	Rcpt 0A033015	Marathon check	3/30/2015	-5,000.00
00071144	Rcpt 0X021517	Check #1938	2/15/2017	-2,000.00
00071144	Rcpt 0R021717	Check #61747 Invoice 71144	2/17/2017	2,000.00
00071144	Rcpt 0R030717	Check #1938	3/7/2017	-2,000.00
00071144	Rcpt 0X030717	Check # 1938	3/7/2017	2,000.00
00080787		Invoice	3/7/2017	1,008.00
00080787	Retainer	Invoice	3/7/2017	-2,000.00
00080787	Rcpt 0R031017	Check #1938	3/10/2017	992.00
00080938	Rcpt 0X032117	Check#1938	3/21/2017	-992.00
00080938		Invoice	3/21/2017	
00080938	Rcpt 0V040317	mastercard 8603	4/3/2017	-158.00
00080938	Rcpt 0X040717	Mastercard 8603	4/3/2017	1,150.00
00081410		Invoice	4/26/2017	5,260.00
00081410	Retainer	Invoice	4/26/2017	-2,500.00
00081410	Rcpt 0V050517	Mastercard 8603	5/5/2017	-2,760.00
00082136		Invoice	6/22/2017	1,700.00
00082136	Retainer	Invoice	6/22/2017	-500.00
00082136	Rcpt 0V081117	mastercard 8603	8/11/2017	-1,200.00
00083155		Invoice	9/11/2017	8,000.00
00083155	Rcpt 0V101117	Amex 1003	10/11/2017	-5,000.00
00083155	Rcpt 0V110817	MasterCard 8603	11/8/2017	-3,000.00
00083704		Invoice	10/26/2017	2,992.00
00083704	Rcpt 0V012518	Mastercard 8032	1/25/2018	-2,992.00
00086126		Invoice	5/18/2018	
00086575		Invoice	6/28/2018	450.00
00086575	Rcpt 0V082118	Visa#9015	8/21/2018	-450.00
00086948		Invoice	8/3/2018	760.00
00086948	Rcpt 0V082118	Visa#9015	8/21/2018	-760.00
00093498		Invoice	3/25/2020	1,770.00
00093498	Rcpt 0A052620	Check #3601	5/26/2020	-1,770.00
00094468		Invoice	7/21/2020	4,327.50
00094468	Rcpt 0A082120	Check# 3603	8/21/2020	-4,327.50
00096153		Invoice	1/22/2021	9,450.00
00096153	Retainer	Invoice	1/22/2021	-5,000.00
00096153	Rcpt 0A020421	Check#3608	2/4/2021	-4,450.00
080938-1		Invoice	3/31/2017	1,150.00
080938-1	Retainer	Invoice	3/31/2017	-992.00
080938-1	Rcpt 0X040717	Mastercard 8603	4/3/2017	-158.00
Project Billed				41,867.50
Project Received				-41,867.50
Project Retainer				
Project Retainage				
Total for 01-03537-3				
Total Billed				41,867.50
Total Received				-41,867.50
Total Retainer				
Total Retainage				
Total				



PM ENVIRONMENTAL, LLC
3340 RANGER ROAD
LANSING, MI 48906
Phone: (517) 321-3331
Toll Free: (800) 485-0090
Fax: (877) 884-6775

Mr. Robert Saroki
 CBG Marathon LLC
 3650 Stallion Way
 Commerce, MI 48382

May 31, 2022
 Project No: 01-03537-5
 Invoice No: 100883

Invoice Total 0.00

Project Manager: Jade Gillette

 Service Group 0005 1619 Haslett Road, Haslett, Michigan

Task	Fee	Percent Complete	Previous Fee Billing	Cost
Phase I Environmental Site Assessment	2,300.00	100.00	0.00	2,300.00
Total Fee	2,300.00		0.00	2,300.00
Subtotal				2,300.00
Additional Fees				
Check #3622 04/04/22			-2,300.00	
Total Additional Fees			-2,300.00	-2,300.00
		Total these Tasks		0.00
		Total this Service		0.00
		Total this Invoice		0.00

OUR PAYMENT INFORMATION HAS CHANGED! PLEASE SEE BELOW TO UPDATE YOUR RECORDS

Please include invoice number or project number with your payment. For your convenience, we accept VISA, MasterCard, and American Express. Credit card transactions will be assessed a 3% fee at time of payment.

Payments may be made electronically for **P.M. Environmental, LLC**

CIBC Bank USA
 Routing ABA Number 0710-0648-6
 Account Number 2582619
 Fed ID 38-3052632

Invoice Payable Upon Receipt



MARATHON OF HASLETT
 1619 HASLETT ROAD
 HASLETT, MI 48840

3622

34-0990/2124

DATE 3/17/2022

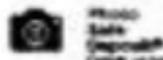
PAY
 TO THE
 ORDER OF

PM Environmental, Inc

\$ 2800,00

Two thousand eight hundred and 00/100
 GENISYS CREDIT UNION

DOLLARS



FOR Phase one 01-3537-5-0004-
0005

Michael Paul

⑆003622⑆ ⑆272483905⑆ 2147957639⑆



PM ENVIRONMENTAL, LLC
3340 RANGER ROAD
LANSING, MI 48906
Phone (517) 321-3331
Toll Free: (800) 485-0090
Fax: (877) 884-6775

Mr. Robert Saroki
 CBG Holdings, LLC
 3650 Stallion Way
 Commerce, MI 48382

April 26, 2017
 Project No: 01-03537-3
Invoice No: 81410
Invoice Total \$2,760.00

Project Manager: Aaron Snow

Vapor Intrusion Assessment - Phase II ESA

 Service Group 0005 1619 Haslett Road, Haslett, Michigan

Task	Cost		
Mobilization, Oversight, Screening	570.00		
Consultant Equipment and Supplies	290.00		
Data Eval, Project Mgmt, Report Prep	2,250.00		
Drilling Operations	1,230.00		
Laboratory Analysis	920.00		
Total Fee	5,260.00		
		Subtotal	5,260.00
Additional Fees			
Ck # 1976		-2,500.00	
		Total Additional Fees	-2,500.00
		Total this Service	\$2,760.00
		Total this Invoice	\$2,760.00

Please include invoice number or project number with your payment. For your convenience, we accept VISA, MasterCard, and American Express. Credit card transactions over \$5,000 will be assessed a 2% fee at time of payment.

Payments may be made electronically to:

PNC Bank
 Routing ABA Number 041000124
 Account Number 4244515447
 Fed ID 38-3052632

Invoice Payable Upon Receipt

**SAROKI'S PARTY STORE
DBA GAS & GO MARATHON**

05-09

1976

2167 WIXOM ROAD 248-824-5888
WIXOM, MI 48393

DATE 2/28/2017

74-8380/2724
14

PAY TO THE ORDER OF P M Environmental \$ 3,000.00

Three thousand and 00/100 ~~00/100~~ 00 DOLLARS  Do Not Write

GENISYS
CREDIT UNION

Where you come first.

www.genleyscu.org

FOR 01007632, 01007008

Sandi Smoki MP

⑆272483905⑆

0173496951⑆01976

PM ENVIRONMENTAL - 10.174.122.183-15BDA132156-520583E7-C8C0E63



Gateway <gateway@linkpt.net>

To Accounts Receivable



Reply

Reply All

Forward

Fri 5/5/2017

Order Number: 10.174.122.183-15BDA132156-520583E7-C8C0E63

PONumber: 01-3537-3

Time: Fri May 5 15:25:38 2017

cc: mastercard

shipped: Y

shiptype:

user id: Susan Guadagni

name: Robert Saroki

company:

addr1:

addr2:

city:

zip:

state:

country: US

shipname:

shipaddr1:

shipaddr2:

shipcity:

shipzip:

shipstate:

shipcountry:

email:

phone:

fax:

Reference:

Comments:

Subtotal: \$2760.00

Tax: \$0.00

Shipping: \$0.00

Total: \$2760.00



PM ENVIRONMENTAL, LLC
3340 RANGER ROAD
LANSING, MI 48906
Phone (517) 321-3331
Toll Free: (800) 485-0090
Fax: (877) 884-6775

Mr. Robert Saroki
 CBG Holdings, LLC
 3650 Stallion Way
 Commerce, MI 48382

September 11, 2017
 Project No: 01-03537-3
Invoice No: 83155
Invoice Total \$8,000.00

Project Manager: Aaron Snow

Site Characterization - Phase II ESA

 Service Group 0006 1619 Haslett Rd, Haslett Michigan

Task	Cost
Site Characterization	8,000.00
Total Fee	8,000.00
Subtotal	8,000.00
	Total this Service \$8,000.00
	Total this Invoice \$8,000.00

Please include invoice number or project number with your payment. For your convenience, we accept VISA, MasterCard, and American Express. Credit card transactions over \$5,000 will be assessed a 2% fee at time of payment.

Payments may be made electronically to:

PNC Bank
 Routing ABA Number 041000124
 Account Number 4244515447
 Fed ID 38-3052632

Invoice Payable Upon Receipt

Merchant Email Receipt



Auto-Receipt <noreply@mail.authorize.net>

To Accounts Receivable; Nathan Wilson

Wed 10/11/2017 11:27 AM

Reply Reply All Forward

We removed extra line breaks from this message.

===== SECURITY STATEMENT =====

It is not recommended that you ship product(s) or otherwise grant services relying solely upon this e-mail receipt.

===== GENERAL INFORMATION =====

Merchant : PM Environmental, Inc. (1876356) Date/Time : 11-Oct-2017 8:26:31 PDT

===== ORDER INFORMATION =====

Invoice : 83155
Description : Payment of invoice
Amount : 5000.00 (USD)
Payment Method: American Express xxxx1003 Transaction Type: Authorization and Capture

===== Line Items =====

===== RESULTS =====

Response : This transaction has been approved.
Auth Code : 279736
Transaction ID : 40358970112
Address Verification : Address not provided for AVS check or street address match, postal code could not be verified

===== CUSTOMER BILLING INFORMATION =====

Customer ID :
First Name : Robert
Last Name : Saroki
Company :
Address :
City :
State/Province :
Zip/Postal Code :
Country :
Phone :
Fax :
E-Mail : gasandgo@sbcglobal.net

Merchant Email Receipt



Auto-Receipt <noreply@mail.authorize.net>

To: Accounts Receivable; Nathan Wilson

Wed 11/8/2017 2:43 PM

Like Reply Reply All Forward More

We removed extra line breaks from this message.

SECURITY STATEMENT

It is not recommended that you ship product(s) or otherwise grant services relying solely upon this e-mail receipt.

GENERAL INFORMATION

Merchant : PM Environmental, Inc. (1876356) Date/Time : 8-Nov-2017 11:43:25 PST

ORDER INFORMATION

Invoice : 83155
Description : Goods or Services
Amount : 3000.00 (USD)
Payment Method: MasterCard xxxx8603
Transaction Type: Authorization and Capture

Line Items

RESULTS

Response : This transaction has been approved.
Auth Code : 12147P
Transaction ID : 60765008422
Address Verification : Address not provided for AVS check or street address match, postal code could not be verified

CUSTOMER BILLING INFORMATION

Customer ID :
First Name :
Last Name :
Company :
Address :
City :
State/Province :
Zip/Postal Code :
Country :
Phone :
Fax :
E-Mail : gasandgo@sbcglobal.net



PM ENVIRONMENTAL, LLC
 3340 RANGER ROAD
 LANSING, MI 48906
 Phone (517) 321-3331
 Toll Free: (800) 485-0090
 Fax: (877) 884-6775

Mr. Robert Saroki
 3650 Stallion Way
 Commerce, MI 48382

March 13, 2015
 Project No: 01-03537-3
 Invoice No: 71144
Invoice Total \$5,000.00

Task	Cost	
Phase I Environmental Site Assessment	2,200.00	
Baseline Environmental Assessment	2,800.00	
Total Fee	5,000.00	
	Subtotal	5,000.00
	Total this Invoice	\$5,000.00

Please include invoice number or project number with your payment. For your convenience, we accept VISA, MasterCard, and American Express. Credit card transactions over \$5,000 will be assessed a 2% fee at time of payment.

Payments may be made electronically to:

PNC Bank
 Routing ABA Number 041000124
 Account Number 4244515447
 Fed ID 38-3052632

Invoice Payable Upon Receipt

Accounts Receivable Ledger

Thursday, January 19, 2023

11:11:26 AM

PM Environmental, LLC

Job-to-Date through 1/28/2023

Invoice	Mod/Receipt Detail	Description 2	Date	Total
Billing Client Name: CBG Holdings, LLC				
Site Address: 1619 Haslett Road, Haslett, Michigan				
01-03537-3 Gasoline Dispensing Station / Project Manager: DeBone				
Project Type: Incentive Procurement				
00071144		Invoice	3/13/2015	5,000.00
00071144	Rcpt 0A033015	Marathon check	3/30/2015	-5,000.00
00071144	Rcpt 0X021517	Check #1938	2/15/2017	-2,000.00
00071144	Rcpt 0R021717	Check #61747 Invoice 71144	2/17/2017	2,000.00
00071144	Rcpt 0R030717	Check #1938	3/7/2017	-2,000.00
00071144	Rcpt 0X030717	Check # 1938	3/7/2017	2,000.00
00080787		Invoice	3/7/2017	1,008.00
00080787	Retainer	Invoice	3/7/2017	-2,000.00
00080787	Rcpt 0R031017	Check #1938	3/10/2017	992.00
00080938	Rcpt 0X032117	Check#1938	3/21/2017	-992.00
00080938		Invoice	3/21/2017	
00080938	Rcpt 0V040317	mastercard 8603	4/3/2017	-158.00
00080938	Rcpt 0X040717	Mastercard 8603	4/3/2017	1,150.00
00081410		Invoice	4/26/2017	5,260.00
00081410	Retainer	Invoice	4/26/2017	-2,500.00
00081410	Rcpt 0V050517	Mastercard 8603	5/5/2017	-2,760.00
00082136		Invoice	6/22/2017	1,700.00
00082136	Retainer	Invoice	6/22/2017	-500.00
00082136	Rcpt 0V081117	mastercard 8603	8/11/2017	-1,200.00
00083155		Invoice	9/11/2017	8,000.00
00083155	Rcpt 0V101117	Amex 1003	10/11/2017	-5,000.00
00083155	Rcpt 0V110817	MasterCard 8603	11/8/2017	-3,000.00
00083704		Invoice	10/26/2017	2,992.00
00083704	Rcpt 0V012518	Mastercard 8032	1/25/2018	-2,992.00
00086126		Invoice	5/18/2018	
00086575		Invoice	6/28/2018	450.00
00086575	Rcpt 0V082118	Visa#9015	8/21/2018	-450.00
00086948		Invoice	8/3/2018	760.00
00086948	Rcpt 0V082118	Visa#9015	8/21/2018	-760.00
00093498		Invoice	3/25/2020	1,770.00
00093498	Rcpt 0A052620	Check #3601	5/26/2020	-1,770.00
00094468		Invoice	7/21/2020	4,327.50
00094468	Rcpt 0A082120	Check# 3603	8/21/2020	-4,327.50
00096153		Invoice	1/22/2021	9,450.00
00096153	Retainer	Invoice	1/22/2021	-5,000.00
00096153	Rcpt 0A020421	Check#3608	2/4/2021	-4,450.00
080938-1		Invoice	3/31/2017	1,150.00
080938-1	Retainer	Invoice	3/31/2017	-992.00
080938-1	Rcpt 0X040717	Mastercard 8603	4/3/2017	-158.00
Project Billed				41,867.50
Project Received				-41,867.50
Project Retainer				
Project Retainage				
Total for 01-03537-3				
Total Billed				41,867.50
Total Received				-41,867.50
Total Retainer				
Total Retainage				
Total				



PM ENVIRONMENTAL, LLC
3340 RANGER ROAD
LANSING, MI 48906
Phone (517) 321-3331
Toll Free: (800) 485-0090
Fax: (877) 884-6775

CBG Holdings, LLC
 3650 Stallion Way
 Commerce, MI 48382

March 31, 2017
 Project No: 01-03537-3
Invoice No: 80938-1
Invoice Total \$158.00

Project Manager: Tyler Maraskine

 Service Group 0004 1619 Haslett Road, Haslett, Michigan

Task	Cost	
ACM Survey	1,150.00	
Total Fee	1,150.00	
	Subtotal	1,150.00
Additional Fees		
Check #1938 05/31/2016 -992	-992.00	
Total Additional Fees	-992.00	-992.00
	Total this Service	\$158.00
	Total this Invoice	\$158.00

Please include invoice number or project number with your payment. For your convenience, we accept VISA, MasterCard, and American Express. Credit card transactions over \$5,000 will be assessed a 2% fee at time of payment.

Payments may be made electronically to:

PNC Bank
 Routing ABA Number 041000124
 Account Number 4244515447
 Fed ID 38-3052632

Invoice Payable Upon Receipt

**SAROKI'S PARTY STORE
DBA GAS & GO MARATHON**

05-09

2167 WIXOM ROAD 248-624-5666
WIXOM, MI 48393

1938

DATE 5/25/16

74-8390/2724
14

PAY
TO THE
ORDER OF

PM Environmental Inc

\$ 2000.00

Two Thousand Dollars ⁰⁰/₁₀₀

DOLLARS



Security
Features
Details on
Back.

GENISYS
CREDIT UNION

Where you come first.

www.genisyscu.org

01-03537-3-0003

FOR

01006627

[Signature]

MP

⑆272483905⑆

0173496951⑆01938



Gateway <gateway@linkpt.net>

To Accounts Receivable



Reply

Reply All

Forward

Mon 4/3

Order Number: 10.174.122.183-15B358754FF-7D1752B3-702904CE

PONumber: 80938

Time: Mon Apr 3 16:35:13 2017

cc: mastercard

shipped: Y

shiptype:

user id: 335659

name:

company:

addr1:

addr2:

city:

zip:

state:

country:

shipname:

shipaddr1:

shipaddr2:

shipcity:

shipzip:

shipstate:

shipcountry:

email:

phone:

fax:

Reference:

Comments: 01-03537-3

Subtotal: \$158.00

Tax: \$0.00

Shipping: \$0.00

Total: \$158.00

Department Specific Activities



PM ENVIRONMENTAL, LLC
3340 RANGER ROAD
LANSING, MI 48906
Phone (517) 321-3331
Toll Free: (800) 485-0090
Fax: (877) 884-6775

Mr. Robert Saroki
 CBG Holdings, LLC
 3650 Stallion Way
 Commerce, MI 48382

January 22, 2021
 Project No: 01-03537-3
 Invoice No: 96153
Invoice Total \$4,450.00

Project Manager: Jessica DeBone

Service Group 0007 1619 Haslett Road, Haslett, Michigan

Vapor Mitigation System Design

Task	Cost	
Vapor Barrier & Sub-Slab Ventilation Design Package	7,875.00	
Design Review Meetings	1,575.00	
Total Fee	9,450.00	
	Subtotal	9,450.00
Additional Fees		
Check #3602 07/28/20	-5,000.00	
Total Additional Fees	-5,000.00	-5,000.00
	Total this Service	\$4,450.00
	Total this Invoice	\$4,450.00

Please include invoice number or project number with your payment. For your convenience, we accept VISA, MasterCard, and American Express. Credit card transactions will be assessed a 3% fee at time of payment.

Payments may be made electronically to:

Level One Bank
 Routing ABA Number 072414310
 Account Number 1000123180
 Fed ID 38-3052632

Invoice Payable Upon Receipt



MARATHON OF HASLETT
1619 HASLETT ROAD
HASLETT, MI 48840

3602

MEMBER

DATE 7/23/2020

PAY
TO THE
ORDER OF

PM Environmental

\$ 5,000.00

Five Thousand Dollars 00/100

DOLLARS

GENSYS CREDIT UNION

FOR UAPR PLAN 01017089

Ralf [Signature]

⑆003602⑆ ⑆272483905⑆ 2147957639⑆



MARATHON OF HASLETT
1619 HASLETT ROAD
HASLETT, MI 48840

3608

10-00000101

DATE 2/1/2021

PAY
TO THE
ORDER OF

P.M. Environmental

\$ 4,450.00

Fourty four hundred fifty dollars ⁰⁰/₁₀₀

DOLLARS



GENISYS CREDIT UNION

FOR UApr (# 96153)

Rod [Signature]

⑆003608⑆

⑆272463905⑆

2447957639⑆

APPLICATION AND CERTIFICATE FOR PAYMENT

TO OWNER:
Meridian Construction Companies
47990 West Road
Wixom MI 48393

PROJECT: **1619 Haslett Rd - Gas Station(Concrete)**
1619 Haslett Rd
Haslett MI 48840

APPLICATION: **8**
 PERIOD TO: **06/30/2022**

- Distribution to:
- OWNER
- ARCHITECT
- CONTRACTOR
-
-

FROM CONTRACTOR:
LD Clark Company
7707 Rickle Street
Lansing MI 48917

Job No: **21069**
 Client PO:

PROJECT NOS:
 VIA ARCHITECT:

CONTRACT DATE:

CONTRACT FOR:

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for Payment, as shown below, in connection with the Contract. Continuation Sheet is attached.

- | | |
|---|---------------------|
| 1. ORIGINAL CONTRACT SUM: | <u>\$142,730.18</u> |
| 2. Net change by Change Orders: | <u>\$148,078.00</u> |
| 3. CONTRACT SUM TO DATE (Line 1+2): | <u>\$290,808.18</u> |
| 4. TOTAL COMPLETED AND STORED TO DATE: (Column G on G703) | <u>\$290,808.18</u> |
| 5. RETAINAGE: | |
| a. <u>0.00</u> % of Completed Work (Column D+E on G703) | <u>\$29,080.83</u> |
| b. <u>0.00</u> % of Stored Material (Column F on G703) | |
| Total Retainage (Lines 5a+5b or Total in Column I of G703) | <u>\$29,080.83</u> |
| 6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total) | <u>\$261,727.35</u> |
| 7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from Prior Certificate) | <u>\$258,734.85</u> |
| 8. CURRENT PAYMENT DUE | <u>\$2,992.50</u> |
| 9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6) | <u>\$29,080.83</u> |

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	146,178.00	0.00
Total approved this Month	1,900.00	0.00
TOTALS	148,078.00	0.00
NET CHANGES by Change Order	148,078.00	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:
 By: Ken J. Schafer Date: 6-21-22
 Authorized Signature: Ken J. Schafer

NOTARY PUBLIC: [Signature]
 State of: **Michigan** County of: **Clinton** acting in: [Signature]
 Subscribed and sworn to before me this 21 day of **June**
 My Commission Expires: **12/13/2025**

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observation and the data comprising the application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED.....\$ _____

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:
 By: _____ Date: _____

This certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CONTINUATION SHEET

APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached. In tabulations below, amounts are stated to the nearest dollar. Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NUMBER: 8
 APPLICATION DATE 06/21/2022
 PERIOD TO: 06/30/2022

ARCHITECT'S PROJECT NO:

A ITEM NO	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D Changes	E New Total	F WORK COMPLETED		H MATERIALS PRESENTLY STORED (NOT IN D OR E)	I TOTAL COMPLETED AND STORED TO DATE (D+E+F)		J BALANCE TO FINISH (G-C)	K RETAINAGE (IF VARIABLE RATE)
					FROM PREVIOUS APPLICATION (D+E)	THIS PERIOD		% (G/C)			
	Mobilization	1,500.00		1,500.00	1,500.00			1,500.00	100.00		150.00
	Verify Layout/Cntrl	4,050.00		4,050.00	4,050.00			4,050.00	100.00		405.00
	Foundations	28,372.17		28,372.17	28,372.17			28,372.17	100.00		2,837.22
	Floor Slab	37,888.81		37,888.81	37,888.81			37,888.81	100.00		3,788.88
	Sidewalks	32,717.00		32,717.00	32,717.00			32,717.00	100.00		3,271.70
	Curb & Gutter	23,295.00		23,295.00	23,295.00			23,295.00	100.00		2,329.50
	Dmptr Ftg/Gate Post/Slab	3,737.85		3,737.85	3,737.85			3,737.85	100.00		373.79
	Pipe Bollards	2,185.45		2,185.45	2,185.45			2,185.45	100.00		218.55
	Retaining Wall Ftg	5,925.00		5,925.00	5,925.00			5,925.00	100.00		592.50
	Sign Base	3,058.90		3,058.90	3,058.90			3,058.90	100.00		305.89
	Change Order# 1		91,120.00	91,120.00	91,120.00			91,120.00	100.00		9,112.00
	Change Order# 2 Vapor Mitigation System		39,750.00	39,750.00	39,750.00			39,750.00	100.00		3,975.00
	Change Order# 3										
	Change Order# 4		4,000.00	4,000.00	4,000.00			4,000.00	100.00		400.00
	Change Order# 5		3,763.00	3,763.00	3,763.00			3,763.00	100.00		376.30
	Change Order# 6		6,120.00	6,120.00	6,120.00			6,120.00	100.00		612.00
	Change Order# 7		1,425.00	1,425.00		1,425.00		1,425.00	100.00		142.50
	Change Order# 8		1,900.00	1,900.00		1,900.00		1,900.00	100.00		190.00
	Totals:	142,730.18	148,078.00	290,808.18	287,483.18	3,325.00		290,808.18	100.00		29,080.83

LD Clark Company

7707 Rickle Street
Lansing MI 48917
517-322-0370

Change Order

Order#: 2

Order Date: 10/05/2021

To: Meridian Construction Companies
47990 West Road
Wixom MI 48393

Project: 21069
1619 Haslett Rd - Gas Station(Concrete)
1619 Haslett Rd
Haslett MI

The contractor agrees to perform and the owner agrees to pay for the following changes to this contract

Plans Attached

Ordered By:

Customer Order:

Specifications Attached

Description of Work

Amount

6" 29A Stone Base 60 Mil Terra Shield Vapor Intrusion System Furnished and Installed	39,750.00
--	-----------

Negative changes will lower the overall contract price requiring no additional payment by owner.

Approved Amount of Change

39,750.00

The original Contract Sum was	142,730.18
Net change by previous Change Orders	91,120.00
The Contract Sum prior to this Change Order	233,850.18
The Contract Sum will be changed by this Change Order	39,750.00
The new Contract Sum including this Change Order will be	273,600.18
The Contract Time will be changed by	0 Days

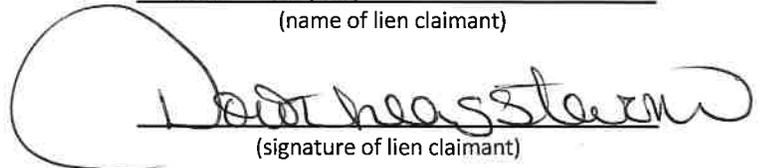
Approved _____ Date _____ Date _____
Contractor _____ Owner _____

FULL UNCONDITIONAL WAIVER

My/our contract with Meridian Construction Companies to
Provide concrete work for the improvement to
the property described as: Marathon Gas Station-Haslett-1619 Haslett Rd., Meridian Twp., MI 48840 having
been fully paid and satisfied, all my/our construction lien rights against such property are
hereby waived and released.

Signed on: 1-24-23
(date)

LD Clark Company
(name of lien claimant)


(signature of lien claimant)

Address: 7707 Rickle St.

Lansing, MI 48917

Telephone: 517-322-0370

DO NOT SIGN BLANK OR INCOMPLETE FORMS.

RETAIN A COPY.

APPLICATION AND CERTIFICATE FOR PAYMENT

TO OWNER: Meridian Construction Companies 47990 West Road Wixom MI 48393	PROJECT: 1619 Haslett Rd - Gas Station(Excavating) 1619 Haslett Rd Haslett MI	APPLICATION: 10 PERIOD TO: 04/30/2022	Distribution to: <input type="checkbox"/> OWNER <input type="checkbox"/> ARCHITECT <input type="checkbox"/> CONTRACTOR <input type="checkbox"/> <input type="checkbox"/>
FROM CONTRACTOR: LD Clark Company 7707 Rickle Street Lansing MI 48917	Job No: 20233 Client PO:	PROJECT NOS: VIA ARCHITECT:	<input type="checkbox"/> CONTRACTOR <input type="checkbox"/> <input type="checkbox"/>
CONTRACT FOR:		CONTRACT DATE:	

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for Payment, as shown below, in connection with the Contract. Continuation Sheet is attached.

1. ORIGINAL CONTRACT SUM:	\$358,900.00
2. Net change by Change Orders:	\$28,300.00
3. CONTRACT SUM TO DATE (Line 1+2):	\$387,200.00
4. TOTAL COMPLETED AND STORED TO DATE: (Column G on G703)	\$385,700.00
5. RETAINAGE:	
a. <u>10.00</u> % of Completed Work (Column D+E on G703)	\$38,570.00
b. <u>0.00</u> % of Stored Material (Column F on G703)	
Total Retainage (Lines 5a+5b or Total in Column I of G703)	\$38,570.00
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$347,130.00
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from Prior Certificate)	\$340,380.00
8. CURRENT PAYMENT DUE	\$6,750.00
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$40,070.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	28,300.00	0.00
Total approved this Month	0.00	0.00
TOTALS	28,300.00	0.00
NET CHANGES by Change Order	28,300.00	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: _____
 By: Ken J. Schafer Date: 4-22-22
 Authorized Signature: Ken J. Schafer

NOTARY PUBLIC: Douglas S. Stearns
 State of: Michigan County of: Clinton acting in: Eaton
 Subscribed and sworn to before me this 22 day of April
 My Commission Expires: 12/13/2025

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observation and the data comprising the application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED.....\$ _____

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT: _____
 By: _____ Date: _____

This certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CONTINUATION SHEET

APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached. In tabulations below, amounts are stated to the nearest dollar. Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NUMBER: 10
 APPLICATION DATE 04/22/2022
 PERIOD TO: 04/30/2022

ARCHITECT'S PROJECT NO:

A ITEM NO	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D Changes	E New Total	F		G MATERIALS PRESENTLY STORED (NOT IN D OR E)	I		J BALANCE TO FINISH (G-C)	K RETAINAGE (IF VARIABLE RATE)
					WORK COMPLETED			TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)		
					FROM PREVIOUS APPLICATION (D+E)	THIS PERIOD					
	Mobilization	3,990.00		3,990.00	3,990.00			3,990.00	100.00		399.00
	Perimeter Cnstr. Fence	8,000.00		8,000.00	8,000.00			8,000.00	100.00		800.00
	Traffic Control	6,450.00		6,450.00	6,450.00			6,450.00	100.00		645.00
	Survey / Layout for Scope	8,700.00		8,700.00	8,700.00			8,700.00	100.00		870.00
	Clearing & Grubbing	10,000.00		10,000.00	10,000.00			10,000.00	100.00		1,000.00
	Soil Erosion / Sedmt. Cntrl.	9,450.00		9,450.00	6,450.00	1,500.00		7,950.00	84.13	1,500.00	795.00
	Demo Conc Asp. & Ldscp.	22,702.00		22,702.00	22,702.00			22,702.00	100.00		2,270.20
	Site Cut, Fill & Compact	8,230.00		8,230.00	8,230.00			8,230.00	100.00		823.00
	Ext Conc Prep 4" cl. II sand	6,608.00		6,608.00	6,608.00			6,608.00	100.00		660.80
	Pvmt. base(8" 21AA)	24,300.00		24,300.00	18,300.00	6,000.00		24,300.00	100.00		2,430.00
	Topsoil(4")	2,580.00		2,580.00	2,580.00			2,580.00	100.00		258.00
	Building Pad 6" cl. II sand	7,620.00		7,620.00	7,620.00			7,620.00	100.00		762.00
	Watermain	9,200.00		9,200.00	9,200.00			9,200.00	100.00		920.00
	Storm Sewer	61,520.00		61,520.00	61,520.00			61,520.00	100.00		6,152.00
	Sanitary Sewer	28,750.00		28,750.00	28,750.00			28,750.00	100.00		2,875.00
	Load/Haul/Disp Type2	140,800.00		140,800.00	140,800.00			140,800.00	100.00		14,080.00
	Change Order# 1		1,500.00	1,500.00	1,500.00			1,500.00	100.00		150.00
	Change Order# 2		1,000.00	1,000.00	1,000.00			1,000.00	100.00		100.00
	Change Order# 3		1,500.00	1,500.00	1,500.00			1,500.00	100.00		150.00
	Change Order# 5		4,700.00	4,700.00	4,700.00			4,700.00	100.00		470.00
	Change Order# 6		13,600.00	13,600.00	13,600.00			13,600.00	100.00		1,360.00
	Change Order# 7		6,000.00	6,000.00	6,000.00			6,000.00	100.00		600.00
	Totals:	358,900.00	28,300.00	387,200.00	378,200.00	7,500.00		385,700.00	99.61	1,500.00	38,570.00

FULL UNCONDITIONAL WAIVER

My/our contract with Meridian Construction Companies to
Provide excavating work for the improvement to
the property described as: Marathon Gas Station-Haslett-1619 Haslett Rd., Meridian Twp., MI 48840 having
been fully paid and satisfied, all my/our construction lien rights against such property are
hereby waived and released.

Signed on: 11-23-22
(date)

LD Clark Company
(name of lien claimant)

[Signature]
(signature of lien claimant)

Address: 7707 Rickle St.

Lansing, MI 48917

Telephone: 517-322-0370

DO NOT SIGN BLANK OR INCOMPLETE FORMS.

RETAIN A COPY.



PM ENVIRONMENTAL, LLC
3340 RANGER ROAD
LANSING, MI 48906
Phone: (517) 321-3331
Toll Free: (800) 485-0090
Fax: (877) 884-6775

Mr. Robert Saroki
 CBG Marathon LLC
 3650 Stallion Way
 Commerce, MI 48382

May 25, 2022
 Project No: 01-03537-5
 Invoice No: 100863

Invoice Total \$14,428.75

Project Manager: Jade Gillette

Service Group 0003 1619 Haslett Road, Haslett, Michigan

Task	Fee	Percent Complete	Previous Fee Billing	Cost
Mobilization/Construction Oversight	5,400.00	100.00	0.00	5,400.00
Project Mgmt/Corresp./Meetings	5,000.00	100.00	0.00	5,000.00
Passive VB System O&M Plan Prep	2,500.00	100.00	490.00	2,010.00
Post-Construction DDCC Prep	5,250.00	100.00	3,231.25	2,018.75
Total Fee	18,150.00		3,721.25	14,428.75
Subtotal				14,428.75
Total these Tasks				\$14,428.75
Total this Service				\$14,428.75
Total this Invoice				\$14,428.75

OUR PAYMENT INFORMATION HAS CHANGED! PLEASE SEE BELOW TO UPDATE YOUR RECORDS

Please include invoice number or project number with your payment. For your convenience, we accept VISA, MasterCard, and American Express. Credit card transactions will be assessed a 3% fee at time of payment.

Payments may be made electronically for **P.M. Environmental, LLC**

CIBC Bank USA
 Routing ABA Number 0710-0648-6
 Account Number 2582619
 Fed ID 38-3052632

Invoice Payable Upon Receipt



MARATHON OF HASLETT
1619 HASLETT ROAD
HASLETT, MI 48840

3634

74-809027-04

DATE NOV 3, 2022

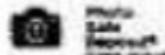
PAY
TO THE
ORDER OF

PM Environmental, LLC

\$ 11,500.00

Eleven thousand five hundred and 00/1000

DOLLARS



GENISYS CREDIT UNION

FOR

Construction

Robert Sauer

100863, RT102289

⑆003634⑆ ⑆272483905⑆

2147957639⑆

Demolition

APPLICATION AND CERTIFICATE FOR PAYMENT

TO OWNER:
Meridian Construction Companies
47990 West Road
Wixom MI 48393

PROJECT: **1619 Haslett Rd - Gas Station(Excavating)**
1619 Haslett Rd
Haslett MI

APPLICATION: **10**
 PERIOD TO: **04/30/2022**

Distribution to:
 OWNER
 ARCHITECT
 CONTRACTOR

FROM CONTRACTOR:
LD Clark Company
7707 Rickle Street
Lansing MI 48917

Job No: **20233**
 Client PO:

PROJECT NOS:
 VIA ARCHITECT:

CONTRACT DATE:

CONTRACT FOR:

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for Payment, as shown below, in connection with the Contract. Continuation Sheet is attached.

1. ORIGINAL CONTRACT SUM:	<u>\$358,900.00</u>
2. Net change by Change Orders:	<u>\$28,300.00</u>
3. CONTRACT SUM TO DATE (Line 1+2):	<u>\$387,200.00</u>
4. TOTAL COMPLETED AND STORED TO DATE: (Column G on G703)	<u>\$385,700.00</u>
5. RETAINAGE:	
a. <u>10.00</u> % of Completed Work (Column D+E on G703)	<u>\$38,570.00</u>
b. <u>0.00</u> % of Stored Material (Column F on G703)	
Total Retainage (Lines 5a+5b or Total in Column I of G703)	<u>\$38,570.00</u>
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	<u>\$347,130.00</u>
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from Prior Certificate)	<u>\$340,380.00</u>
8. CURRENT PAYMENT DUE	<u>\$6,750.00</u>
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	<u>\$40,070.00</u>

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	28,300.00	0.00
Total approved this Month	0.00	0.00
TOTALS	28,300.00	0.00
NET CHANGES by Change Order	28,300.00	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:
 By: *Ken J. Schafer* Date: 4-22-22
 Authorized Signature: **Ken J. Schafer**

NOTARY PUBLIC: *Douglas S. Stearns*
 State of: **Michigan** County of: **Clinton** acting in: *Eaton*
 Subscribed and sworn to before me this 22 day of **April**
 My Commission Expires: **12/13/2025**

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observation and the data comprising the application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED.....\$ _____

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:

By: _____ Date: _____

This certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CONTINUATION SHEET

APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached. In tabulations below, amounts are stated to the nearest dollar. Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NUMBER: 10
 APPLICATION DATE 04/22/2022
 PERIOD TO: 04/30/2022

ARCHITECT'S PROJECT NO:

A ITEM NO	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D Changes	E New Total	F WORK COMPLETED		H MATERIALS PRESENTLY STORED (NOT IN D OR E)	I TOTAL COMPLETED AND STORED TO DATE (D+E+F)		J BALANCE TO FINISH (G-C)	K RETAINAGE (IF VARIABLE RATE)
					FROM PREVIOUS APPLICATION (D+E)	THIS PERIOD		% (G/C)			
	Mobilization	3,990.00		3,990.00	3,990.00			3,990.00	100.00		399.00
	Perimeter Cnstr. Fence	8,000.00		8,000.00	8,000.00			8,000.00	100.00		800.00
	Traffic Control	6,450.00		6,450.00	6,450.00			6,450.00	100.00		645.00
	Survey / Layout for Scope	8,700.00		8,700.00	8,700.00			8,700.00	100.00		870.00
	Clearing & Grubbing	10,000.00		10,000.00	10,000.00			10,000.00	100.00		1,000.00
	Soil Erosion / Sedmt. Cntrl.	9,450.00		9,450.00	6,450.00	1,500.00		7,950.00	84.13	1,500.00	795.00
	Demo Conc Asp. & Ldscp.	22,702.00		22,702.00	22,702.00			22,702.00	100.00		2,270.20
	Site Cut, Fill & Compact	8,230.00		8,230.00	8,230.00			8,230.00	100.00		823.00
	Ext Conc Prep 4" cl. II sand	6,608.00		6,608.00	6,608.00			6,608.00	100.00		660.80
	Pvmt. base(8" 21AA)	24,300.00		24,300.00	18,300.00	6,000.00		24,300.00	100.00		2,430.00
	Topsoil(4")	2,580.00		2,580.00	2,580.00			2,580.00	100.00		258.00
	Building Pad 6" cl. II sand	7,620.00		7,620.00	7,620.00			7,620.00	100.00		762.00
	Watermain	9,200.00		9,200.00	9,200.00			9,200.00	100.00		920.00
	Storm Sewer	61,520.00		61,520.00	61,520.00			61,520.00	100.00		6,152.00
	Sanitary Sewer	28,750.00		28,750.00	28,750.00			28,750.00	100.00		2,875.00
	Load/Haul/Disp Type2	140,800.00		140,800.00	140,800.00			140,800.00	100.00		14,080.00
	Change Order# 1		1,500.00	1,500.00	1,500.00			1,500.00	100.00		150.00
	Change Order# 2		1,000.00	1,000.00	1,000.00			1,000.00	100.00		100.00
	Change Order# 3		1,500.00	1,500.00	1,500.00			1,500.00	100.00		150.00
	Change Order# 5		4,700.00	4,700.00	4,700.00			4,700.00	100.00		470.00
	Change Order# 6		13,600.00	13,600.00	13,600.00			13,600.00	100.00		1,360.00
	Change Order# 7		6,000.00	6,000.00	6,000.00			6,000.00	100.00		600.00
	Totals:	358,900.00	28,300.00	387,200.00	378,200.00	7,500.00		385,700.00	99.61	1,500.00	38,570.00

FULL UNCONDITIONAL WAIVER

My/our contract with CBG Holdings to provide demolition work for the improvement to the property described as: Marathon Gas Station-Haslett-1619 Haslett Rd., Meridian Twp., MI 48840 having been fully paid and satisfied, all my/our construction lien rights against such property are hereby waived and released.

Signed on: 11/16/2022
(date)

Meridian Construction Companies
(name of lien claimant)


(signature of lien claimant)

Address: 47990 West Road

Wixom, MI 48393

Telephone: 248-669-3910

DO NOT SIGN BLANK OR INCOMPLETE FORMS.

RETAIN A COPY.

Brownfield Plan and 381 Work Plan



PM ENVIRONMENTAL, LLC
3340 RANGER ROAD
LANSING, MI 48906
Phone (517) 321-3331
Toll Free: (800) 485-0090
Fax: (877) 884-6775

CBG Holdings, LLC
 3650 Stallion Way
 Commerce, MI 48382

March 7, 2017
 Project No: 01-03537-3
Invoice No: 80787
Invoice Total -\$992.00

Project Manager: Stacey DeSantis

 Service Group 0003 1619 Haslett Road, Haslett, Michigan

Brownfield Plan Preparation

Task	Cost	
BRA Application	1,008.00	
TIF Tables	0.00	
Meetings	0.00	
Act 381 Workplan	0.00	
Total Fee	1,008.00	
		Subtotal 1,008.00
Additional Fees		
Check #1938 05/31/2016	-2,000.00	
Total Additional Fees	-2,000.00	-2,000.00
		Total this Service -\$992.00
		Total this Invoice -\$992.00

Retainer applied to \$1008.00 invoice

Please include invoice number or project number with your payment. For your convenience, we accept VISA, MasterCard, and American Express. Credit card transactions over \$5,000 will be assessed a 2% fee at time of payment.

Payments may be made electronically to:

PNC Bank
 Routing ABA Number 041000124
 Account Number 4244515447
 Fed ID 38-3052632

Invoice Payable Upon Receipt

**SAROKI'S PARTY STORE
DBA GAS & GO MARATHON**

05-09

2167 WIXOM ROAD 248-624-5666
WIXOM, MI 48393

1938

DATE 5/25/16

74-8390/2724
14

PAY
TO THE
ORDER OF

PM Environmental Inc

\$ 2000.00

Two Thousand Dollars ⁰⁰/₁₀₀

DOLLARS



Security
Features
Details on
Back.

GENISYS
CREDIT UNION

Where you come first.

www.genisyscu.org

01-03537-3-0003

FOR

01006627

[Signature]

MP

⑆272483905⑆

0173496951⑆01938



PM ENVIRONMENTAL, LLC
3340 RANGER ROAD
LANSING, MI 48906
Phone (517) 321-3331
Toll Free: (800) 485-0090
Fax: (877) 884-6775

Mr. Robert Saroki
 CBG Holdings, LLC
 3650 Stallion Way
 Commerce, MI 48382

June 22, 2017
 Project No: 01-03537-3
 Invoice No: 82136
Invoice Total \$1,200.00

Project Manager: Jessica DeBone

Incentive Procurement

 Service Group 0003 1619 Haslett Road, Haslett, Michigan

Task	Cost	
BRA Application	0.00	
TIF Tables	500.00	
Meetings	1,200.00	
Act 381 Workplan	0.00	
Total Fee	1,700.00	
	Subtotal	1,700.00
Additional Fees		
Ck # 1976 03/06/17	-500.00	
Total Additional Fees	-500.00	-500.00
	Total this Service	\$1,200.00
	Total this Invoice	\$1,200.00

Please include invoice number or project number with your payment. For your convenience, we accept VISA, MasterCard, and American Express. Credit card transactions over \$5,000 will be assessed a 2% fee at time of payment.

Payments may be made electronically to:

PNC Bank
 Routing ABA Number 041000124
 Account Number 4244515447
 Fed ID 38-3052632

Invoice Payable Upon Receipt

**SAROKI'S PARTY STORE
DBA GAS & GO MARATHON**

05-09

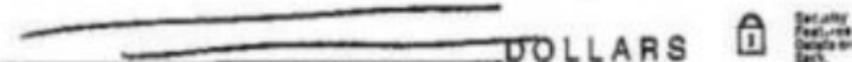
1976

2167 WIXOM ROAD 248-824-5888
WIXOM, MI 48393

DATE 2/28/2017

74-8380/2724
14

PAY TO THE ORDER OF P M Environmental \$ 3,000.00

Three thousand and 00/100 ~~00/100~~ 00 DOLLARS  

GENISYS
CREDIT UNION

www.genleyscu.org

Where you come first.

FOR 01007632, 01007008

Sandi Smoki MP

⑆272483905⑆

0173496951⑈01976



PM ENVIRONMENTAL, LLC
3340 RANGER ROAD
LANSING, MI 48906
Phone (517) 321-3331
Toll Free: (800) 485-0090
Fax: (877) 884-6775

Mr. Robert Saroki
 CBG Holdings, LLC
 3650 Stallion Way
 Commerce, MI 48382

October 26, 2017
 Project No: 01-03537-3
 Invoice No: 83704
Invoice Total \$2,992.00

Project Manager: Jessica DeBone

Incentive Procurement

Service Group 0003 1619 Haslett Road, Haslett, Michigan

Task	Cost	
BRA Application	792.00	
TIF Tables	1,000.00	
Meetings	1,200.00	
Act 381 Workplan	0.00	
Total Fee	2,992.00	
		Subtotal 2,992.00
		Total this Service \$2,992.00
		Total this Invoice \$2,992.00

Please include invoice number or project number with your payment. For your convenience, we accept VISA, MasterCard, and American Express. Credit card transactions over \$5,000 will be assessed a 2% fee at time of payment.

Payments may be made electronically to:

PNC Bank
 Routing ABA Number 041000124
 Account Number 4244515447
 Fed ID 38-3052632

Invoice Payable Upon Receipt



PM ENVIRONMENTAL, LLC
3340 RANGER ROAD
LANSING, MI 48906
Phone (517) 321-3331
Toll Free: (800) 485-0090
Fax: (877) 884-6775

Mr. Robert Saroki
 CBG Holdings, LLC
 3650 Stallion Way
 Commerce, MI 48382

June 28, 2018
 Project No: 01-03537-3
 Invoice No: 86575
Invoice Total \$450.00

Project Manager: Jessica DeBone

Incentive Procurement

Service Group 0003 1619 Haslett Road, Haslett, Michigan

Task	Cost	
BRA Application	0.00	
TIF Tables	0.00	
Meetings	450.00	
Act 381 Workplan	0.00	
Total Fee	450.00	
		Subtotal 450.00
		Total this Service \$450.00
		Total this Invoice \$450.00

Please include invoice number or project number with your payment. For your convenience, we accept VISA, MasterCard, and American Express. Credit card transactions over \$5,000 will be assessed a 2% fee at time of payment.

Payments may be made electronically to:

PNC Bank
 Routing ABA Number 041000124
 Account Number 4244515447
 Fed ID 38-3052632

Invoice Payable Upon Receipt



PM ENVIRONMENTAL, LLC
3340 RANGER ROAD
LANSING, MI 48906
Phone (517) 321-3331
Toll Free: (800) 485-0090
Fax: (877) 884-6775

Mr. Robert Saroki
 CBG Holdings, LLC
 3650 Stallion Way
 Commerce, MI 48382

August 3, 2018
 Project No: 01-03537-3
 Invoice No: 86948
Invoice Total \$760.00

Project Manager: Jessica DeBone

Incentive Procurement

 Service Group 0003 1619 Haslett Road, Haslett, Michigan

Task	Cost	
BRA Application	360.00	
TIF Tables	0.00	
Meetings	400.00	
Act 381 Workplan	0.00	
Total Fee	760.00	
		Subtotal 760.00
		Total this Service \$760.00
		Total this Invoice \$760.00

Please include invoice number or project number with your payment. For your convenience, we accept VISA, MasterCard, and American Express. Credit card transactions over \$5,000 will be assessed a 2% fee at time of payment.

Payments may be made electronically to:

PNC Bank
 Routing ABA Number 041000124
 Account Number 4244515447
 Fed ID 38-3052632

Invoice Payable Upon Receipt

Merchant Email Receipt



Auto-Receipt <noreply@mail.authorize.net>

To: Accounts Receivable; Nathan Wilson; Courtney Blevins; Courtney Leach

Thu 1/25/2018 5:



Reply

Reply All

Forward

We removed extra line breaks from this message.

===== SECURITY STATEMENT =====

It is not recommended that you ship product(s) or otherwise grant services relying solely upon this e-mail receipt.

===== GENERAL INFORMATION =====

Merchant : PM Environmental, Inc. (1876356) Date/Time : 25-Jan-2018 14:23:49 PST

===== ORDER INFORMATION =====

Invoice : 83704
Description : Goods or Services
Amount : 2992.00 (USD)
Payment Method: MasterCard xxxx8032
Transaction Type: Authorization and Capture

===== Line Items =====

===== RESULTS =====

Response : This transaction has been approved.
Auth Code : 37439P
Transaction ID : 60904499403
Address Verification : Street Address: No Match -- First 5 Digits of Zip: No Match

===== CUSTOMER BILLING INFORMATION =====

Customer ID :
First Name :
Last Name :
Company :
Address :
City :
State/Province :
Zip/Postal Code : 48342
Country :
Phone :
Fax :
E-Mail : gasandgo@sbcglobal.net



PM ENVIRONMENTAL, LLC
3340 RANGER ROAD
LANSING, MI 48906
Phone (517) 321-3331
Toll Free: (800) 485-0090
Fax: (877) 884-6775

Mr. Robert Saroki
 CBG Holdings, LLC
 3650 Stallion Way
 Commerce, MI 48382

March 25, 2020
 Project No: 01-03537-3
 Invoice No: 93498
Invoice Total \$1,770.00

Project Manager: Jessica DeBone

Incentive Procurement

Service Group 0003 1619 Haslett Road, Haslett, Michigan

Task	Cost	
BRA Application	1,050.00	
TIF Tables	600.00	
Meetings	120.00	
Act 381 Workplan	0.00	
Total Fee	1,770.00	
		Subtotal 1,770.00
		Total this Service \$1,770.00
		Total this Invoice \$1,770.00

Please include invoice number or project number with your payment. For your convenience, we accept VISA, MasterCard, and American Express. Credit card transactions will be assessed a 3% fee at time of payment.

Payments may be made electronically to:

Level One Bank
 Routing ABA Number 072414310
 Account Number 1000123180
 Fed ID 38-3052632

Invoice Payable Upon Receipt



MARATHON OF HASLETT
1819 HASLETT ROAD
HASLETT, MI 48840

3601

TRANSFER

DATE May 21 2020

PAY
TO THE
ORDER OF

P.M. Environmental Inc

\$ 1,770.00

Seventeen hundred seventy dollars ⁰⁰/₁₀₀

DOLLARS



GENSYS CREDIT UNION

FOR BCA 93498

Ralph [Signature]

⑆003601⑆ ⑆272483905⑆ 2647957639⑆



PM ENVIRONMENTAL, LLC
3340 RANGER ROAD
LANSING, MI 48906
Phone (517) 321-3331
Toll Free: (800) 485-0090
Fax: (877) 884-6775

Mr. Robert Saroki
 CBG Holdings, LLC
 3650 Stallion Way
 Commerce, MI 48382

July 21, 2020
 Project No: 01-03537-3
 Invoice No: 94468
Invoice Total \$4,327.50

Project Manager: Jessica DeBone

Incentive Procurement

 Service Group 0003 1619 Haslett Road, Haslett, Michigan

Task	Cost	
BRA Application	190.00	
TIF Tables	400.00	
Meetings	3,737.50	
Act 381 Workplan	0.00	
Total Fee	4,327.50	
		Subtotal 4,327.50
		Total this Service \$4,327.50
		Total this Invoice \$4,327.50

Please include invoice number or project number with your payment. For your convenience, we accept VISA, MasterCard, and American Express. Credit card transactions will be assessed a 3% fee at time of payment.

Payments may be made electronically to:

Level One Bank
 Routing ABA Number 072414310
 Account Number 1000123180
 Fed ID 38-3052632

Invoice Payable Upon Receipt



MARATHON OF HASLETT
1619 HASLETT ROAD
HASLETT, MI 48840

3603

74 8099/0214

DATE 8/17/2020

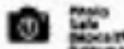
PAY
TO THE
ORDER OF

PM Environmental Inc

\$ 4,327.50

fourty Three hundred Twenty Seven dollars 50/100

DOLLARS



GENISYS CREDIT UNION

FOR inv 94468

R. M. Tom

⑆003603⑆

⑆272483905⑆

2147957639⑆

BROWNFIELD REIMBURSEMENT AGREEMENT

THIS BROWNFIELD REIMBURSEMENT AGREEMENT (“Agreement”) is made between CBG Holdings, LLC, with its address at 3650 Stallion Way, Commerce Township, MI (collectively, “Developer”), and the MERIDIAN TOWNSHIP BROWNFIELD REDEVELOPMENT AUTHORITY (“MTBRA”), established by the Charter Township of Meridian pursuant to the Brownfield Redevelopment Financing Act, 1996 PA 381, as amended, being MCL 125.2651 *et seq.*, (“Brownfield Act”) with its address at 5151 Marsh Road, Okemos, Michigan 48864.

RECITALS

A. The primary purpose of the MTBRA, pursuant to the Brownfield Redevelopment Financing Act, is to encourage the redevelopment of contaminated, functionally obsolete, and blighted property within the Charter Township of Meridian (“Township”) by providing financial and tax incentives, without which the redevelopment would not be economically feasible.

B. Developer is the owner and/or has control of the property commonly known as 1619 Haslett Road, Haslett, MI 48840, (“Property”), as more fully and legally described in the approved Brownfield Plan approved by MTBRA on May 28, 2020 and by the Township on July 7, 2020 pursuant to the Brownfield Act (“Plan”), attached as **Exhibit A**. The Property is included in the Brownfield Plan as a “Facility” and “Eligible Property” due to the presence on the Property of certain hazardous substances as described in the Brownfield Act, as amended, and is therefore commonly referred to as a “brownfield.”

C. Developer plans to redevelop the Property with a new gasoline service station and convenience store (the “Improvements”) as described in the Plan. The Improvements are expected to create temporary construction jobs and new full-time jobs, increase the tax base within the Township, and otherwise enhance the economic vitality and quality of life within the Township. Developer will undertake Eligible Activities as defined in the Brownfield Redevelopment Financing Act.

D. In order to make the Improvements on the Property, the Developer will incur costs associated with Eligible Activities—including Pre-Approved Activities, Department Specific Activities, Demolition, and Preparation and Implementation of a Brownfield Plan —each of which will also require the services of various contractors, engineers, environmental consultants, attorneys and other professionals. The reimbursement obligations to be paid the Developer associated with the Eligible Activities, including contingencies, are estimated to be \$304,483.

E. The MTBRA plans to capture the increase in the real property taxes resulting from the redevelopment of the Property and use these funds to reimburse Developer pursuant to the Plan and the Act. Eligible Activities and the costs of any activity may be adjusted after the date the Plan is approved by the MTBRA and the Township, so long as the reimbursement does not exceed the combined total of all Eligible Activity costs to Developer in the Plan.

F. The MTBRA has incurred and will incur certain expenses in the preparation and approval of the Brownfield Plan and will incur expenses in the administration of the Brownfield Plan (the “Administrative Costs”), for which it may seek reimbursement from Tax Increment Revenues, and to fund a local site remediation revolving fund pursuant to the Brownfield Act.

G. The parties are entering into this Agreement to specify the terms and conditions associated with the reimbursement of costs associated with the Eligible Activities.

AGREEMENTS

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

- Definitions.** Unless otherwise specifically indicated, the words and phrases used in this Agreement shall have the definitions attributed to them in Section 2 of the Brownfield Redevelopment Financing Act, as of the effective date of this Agreement.
- The Plan.** The Brownfield Plan approved by the MTBRA and as approved by the Township Board (“Plan”) on July 7, 2020 is incorporated herein by reference. To the extent

provisions of the Plan and any subsequent amendment conflict with this Agreement, and as it may be amended, the terms and conditions of the Plan control. To the extent provisions of the Plan, and any amendment to the Plan, or this Agreement conflicts with the Brownfield Redevelopment Financing Act, the Act controls.

3. **Effective Date and Term.** This Agreement is effective as of the last signature below and shall remain in effect for the duration of the Plan or until the costs of Eligible Activities, as outlined in the Plan, and all other costs and expenses are reimbursed or paid as provided for in the Plan, whichever comes first.

4. **Tax Capture.** Pursuant to the Plan and any amendments thereto, the MTBRA shall capture the Tax Increment Revenues collected from Local Taxes imposed on eligible real property and personal property for such period of time as required for paying costs of Eligible Activities to the Developer, to pay for administrative costs, to fund the local brownfield revolving fund, and any other allowed expenditure under the Plan and the Brownfield Act.

5. **Eligible Activities.** Developer shall diligently pursue all efforts necessary to complete the Eligible Activities set forth in the Plan, and as it may be amended. No activities that would otherwise be Eligible Activities, if completed after July 1, 2023 shall be considered Eligible Activities for the purposes of reimbursement under this Agreement. This deadline may be extended at the sole discretion of the MTBRA by written amendment of this Agreement.

6. **Reimbursement Source.** Developer shall be reimbursed its costs for Eligible Activities solely from the Tax Increment Revenues collected from Local Taxes imposed on eligible real property and personal property representing property improvements in accordance with the Plan and this Agreement.

7. **Shortfall in Captured Taxes.** The MTBRA or the Township shall not be responsible for reimbursing any costs if Tax Increment Revenues through the duration of the Plan are insufficient to cover any costs. Developer shall not have any recourse of any kind or nature against the Township or MTBRA. If Local Taxes or Tax Increment Revenues are insufficient to

reimburse any or all costs, the Developer assumes financial responsibility for any unreimbursed shortfall.

8. Payment of Administrative Expenses. The administrative or operating expenses of the MTBRA per the Plan shall be paid first from available Tax Increment Revenues prior to any reimbursement commencing with the first year of capture under the Plan. The MTBRA shall document actual administrative and operating expenses and the balance between documented costs and annual Tax Increment Revenues shall be transferred to reimburse the Developer for the actual costs of Eligible Activities.

9. Adjustments. If, due to an appeal of any tax assessment or reassessment of any portion of the Property or for any other reason the MTBRA is required to reimburse any Tax Increment Revenues to the Township or any other tax levying jurisdiction, the MTBRA may deduct the amount of any such reimbursement, including interest and penalties, from any amounts due and owing Developer, in the amounts, the order, and proportions of amounts due and owing as set forth in the Plan. If all amounts due Developer under this Agreement have been fully paid or the MTBRA is no longer obligated to make any further payments to the Developer, the MTBRA shall invoice Developer for the amount of such reimbursement and Developer shall pay the MTBRA such invoiced amounts within 30 days of Developer's receipt of the invoices. Amounts invoiced and paid to the MTBRA by Developer pursuant to this paragraph shall be reinstated as Eligible Activities costs for which the Developer shall have the opportunity to be reimbursed in accordance with the terms, conditions and limitations of this Agreement.

10. Transfer of Real Property. In the event that Developer transfers ownership of all or part of the Property prior to being reimbursed in full for approved costs of Eligible Activities under the Plan, the Plan may be amended as it relates to reimbursement of incomplete activities or other Eligible Activities, on the parcel or parcels of real property that have been transferred. Such amendments will not be unreasonably withheld by the MTBRA. Amendments to the Plan shall be subject to the limitations and procedures governing amendments to Plans set forth in the Brownfield Redevelopment Financing Act. This Agreement shall be modified to reflect any such amendments to the Plan.

11. MTBRA Review. The MTBRA may exercise review of the Project for the purpose of verifying that the activities, invoices and accounting of the Developer are accurate, reasonable, and constitute Eligible Activities under this Agreement. The Developer will provide any authorized representative of the MTBRA access to or copies of data, reports, testing or sampling results, invoices or other such documents reasonably necessary for such review. The MTBRA, EGLE, or MEDC, shall also be given access to the Property in order to review any Eligible Activities or perform any other obligations under this Agreement. The MTBRA shall give the Developer at least 24 hours' notice, except in the case of an emergency or exigent circumstance. Except for the right to review the Developer's compliance with this Agreement, nothing in this Agreement shall be interpreted to give the MTBRA any right to exercise control over the performance of Eligible Activities by the Developer. It is expressly understood and agreed that the Developer, and its subcontractors, and sub-subcontractors are independent contractors.

12. Reimbursement Process. Developer shall only seek reimbursement for actual costs to perform the Eligible Activities, in accordance with the approved Plan.

A. Estimates Submitted Before Activities. Prior to the initiation of Eligible Activities, the Developer shall submit information to the MTBRA that includes, when applicable:

- i. Estimates of quantities and cost for remediated soil or water based on characterizations provided by the Developer's environmental consultant, engineers, or architects;
- ii. Contract cost proposals from qualified and certified contractors for the environmental and non-environmental Eligible Activities to be conducted;
- iii. A schedule of Eligible Activities and estimates of tasks, hours; and
- iv. Costs for project oversight, administration and reporting.

B. Petition Submission Required After Activities. At any time after Developer incurs previously estimated costs for Eligible Activities, Developer may submit to the MTBRA Petitions for cost reimbursement for Eligible Activities paid by and on

behalf of the Developer. All requests shall be in a form approved by MTBRA. The Petition shall identify whether the Eligible Activities are:

- i. Pre-Approved Activities;
- ii. Department Specific Activities;
- iii. Demolition Activities;
- iv. Brownfield Plan Preparation and Implementation; or
- v. Other Eligible Activities permitted under the Act, which shall be identified by Developer.

C. Petition Requirements. The Petition shall describe each individual activity claimed as an Eligible Activity and the associated costs of each individual activity. The Petition shall include:

- i. How the Eligible Activities are consistent with the Plan;
- ii. Documentation of the costs incurred sufficient to determine whether the costs incurred were for Eligible Activities;
- iii. Lien waivers, if available;
- iv. Proof of payment and detailed invoices for the costs incurred; and
- v. Be signed and notarized by a duly authorized representative of Developer that the representations, facts and documentation included therein are accurate.

D. No Guarantee. It is expressly agreed that the MTBRA makes or gives no assurance of payment to the Developer by the mere fact that an Eligible Activity or a dollar amount for such activity is identified in the Plan, and that the MTBRA shall have the right to review and approve or deny reimbursement for any invoices for Eligible Activities under this Agreement.

E. MTBRA Review. MTBRA or its authorized committee or agent shall review a Petition within thirty (30) days after its receipt. Developer shall cooperate in MTBRA's review by providing information and documentation to supplement the Petition as deemed reasonable and necessary by MTBRA or its subcommittee or agent. Any and all line items in a Petition which are not objected to by MTBRA at its

next regularly scheduled meeting after 30 days shall be approved for payment as provided for herein. MTBRA may object to some lines or items within a Petition without objecting to the entire Petition, in which case those lines or items not objected to shall be considered approved.

- F. Insufficiency Determination. MTBRA may object to any Petition or any portion, line, or item of any Petition, may determine that insufficient information has been provided, may dispute any portion of any payment request or Petition, or may dispute the eligibility of any cost or activity of any Petition. MTBRA shall notify the Developer in writing of its determination and the reasons for its determination. The Developer then has thirty (30) days in which to provide supplemental information or documents in support of any costs deemed ineligible. During this thirty (30) day period, an authorized representative of the MTBRA and Developer shall, upon the request of either party, promptly meet to discuss the information, documentation, or other conditions required for approval of the objected request.
- G. Board Review of Disputes; Mediation. In the event an unresolved dispute with respect to reimbursement under paragraph 12 remains for thirty (30) days, the parties agree to submit the dispute to the full Board of the Authority for review. In doing so, the Developer shall provide the Authority a written response to the Authority's decision and the reasons given by the Authority. Thereafter, the full Authority Board shall make a decision on the eligibility of the disputed cost and inform the Developer in writing of its final determination. If the Authority's rejection is not resolved or cured within thirty (30) days of the full Authority Board's final written determination, then it shall be submitted to non-binding mediation with a mediator mutually agreed upon by the parties. If the parties cannot agree upon a mediator, then a mediator will be selected in accordance with the rules of the American Arbitration Association.
- H. Waiver of Liens. The Developer shall also provide written proof to the MTBRA of waiver of liens by the any consultant, contractors, and subcontractors performing

14. Expiration of Reimbursement Obligation. The reimbursement obligation under this Agreement shall expire at the earliest of the following:

- A. Payment by MTBRA to the Developer of all amounts due to Developer under this Agreement;
- B. Expiration of the reimbursement period as defined in the Plan; or
- C. Expiration of the reimbursement period as defined in the Brownfield Act.

15. Maximum Reimbursement Amount. The amount to be reimbursed under this Agreement shall not exceed the following, whichever is less:

- A. The maximum amount of Eligible Activities in the Plan; or
- B. The maximum amount of approved costs for Eligible Activities as determined by this Agreement.

16. Delinquent Real Property Taxes. The MTBRA may withhold reimbursement of Eligible Activities or payment of Tax Increment Revenues if there are any delinquent real property taxes outstanding for the Property regardless of the tax year or if the Property falls out of substantial compliance with the approved site plan or any of the conditions of approval of the site plan unless lack of substantial compliance is beyond the control of Developer. Upon payment of all delinquent real property taxes or cure of site plan deficiencies, the MTBRA shall effectuate reimbursement of available Tax Increment Revenues for approved costs of Eligible Activities provided all other terms under this Agreement are met.

17. Tax Appeals. Developer and MTBRA have entered into the Plan and this Agreement in reliance on certain assumptions about the increase in taxable value of the Property created from the Improvements. The Developer, its successors and assigns, and on behalf of itself and any current or future tenants, expressly waives its rights to appeal property tax assessments under State law. The Developer expressly waives any right to reimbursement for previous year's taxes.

18. Insurance. The Developer or any contractor(s) or subcontractor(s) shall purchase and maintain insurance not less than the limits set forth below. The Developer or contractor(s) and

subcontractor(s) shall maintain such other insurances as it deems appropriate for its own protection.

- A. Worker's Compensation. Worker's Disability Compensation Insurance including Employers Liability Coverage in accordance with all applicable statutes of the State of Michigan.
- B. Commercial General Liability. Commercial General Liability Insurance on an "Occurrence Basis" with limits of liability not less than \$1,000,000 per occurrence and \$2,000,000 aggregate combined single limit. Coverage shall include the following
 - i. Contractual Liability;
 - ii. Products;
 - iii. Completed Operations;
 - iv. Independent Contractors Coverage;
 - v. Broad Form General Liability Endorsement or Equivalent.
- C. Motor Vehicle. Motor Vehicle Liability Insurance, including Michigan No-Fault Coverage, with limits of liability of not less than \$1,000,000 per occurrence for Bodily Injury and Property Damage. Coverage shall include all owned vehicles, all non-owned vehicles and all hired vehicles.
- D. Contractor's Pollution Liability. Contractor's Pollution Liability Insurance provided by Contractors, subcontractors and site work contractors engaging in environmental response activities, covering any sudden and non-sudden pollution or environmental impairment, including clean-up costs and defense, with limits of liability of not less than \$1,000,000 per occurrence (with first party and third party coverage).
- E. Additional Insured. All policies issued or required under this Agreement or the Plan shall have an endorsement including the Charter Township of Meridian and the Meridian Township Brownfield Redevelopment Authority as additional insureds.
- F. Cancellation Notice. It is understood and agreed that thirty (30) days advanced written notice of cancellation, non-renewal, reduction and/or material change shall be sent to the MTBRA except for cancellation for non-payment of premium for which ten (10) days advanced written notice shall be given to the MTBRA.
- G. Proof of Insurance. The Developer shall make copies of all policies issued or required under this Agreement available to the MTBRA, including certificates of insurance, declarations, and endorsements upon request. If requested, certified copies of all policies will be furnished to the MTBRA.

19. Default. Upon the occurrence of an event of default, the non-defaulting party shall give written notice to the defaulting party, and the defaulting party shall have 30 days to cure the default. If the default is not cured within this time period, then the non-defaulting party may obtain any form of relief permitted under this Agreement, and any applicable laws and court rules of the State of Michigan, including the right to seek and obtain a decree of specific performance of a court of competent jurisdiction. If the MTBRA, in its sole discretion, determines that any cure proposed by the Developer may take more than 30 days to complete, the MTBRA may permit the Developer to complete the cure in a time and manner agreeable to the MTBRA. Any right or remedy provided by a specific provision of this Agreement shall be deemed cumulative to, and not conditioned on, any other remedies upon default.

20. Accounting Procedures. Developer shall maintain the financial information and data used in support of the requests for reimbursement for Eligible Activities in accordance with generally accepted accounting principles consistently applied in accordance with its past practices. The MTBRA shall have access to these records during normal business hours, provided the MTBRA submits a request to the Developer to review the records with reasonable advance notice. The Developer's accounting procedures and internal financial controls shall conform to generally accepted accounting principles consistently applied in accordance with its past practices in order that the costs allowed by this Agreement can be readily ascertained and expenditures verified therefrom.

21. Permits. The Developer shall obtain and maintain all permits and licenses pertaining to the Project that are required by federal, state, or local law, rule, regulation, or ordinance and shall provide copies to the MTBRA, or allow its inspection, upon request. The Developer shall immediately advise the MTBRA of any suspension loss or surrender of any such permit or license. Nothing in this Agreement shall abrogate the effect of any local ordinance.

22. Audit of MTBRA. In addition to any other remedies provided in this Agreement, if any payment made by the MTBRA is determined by audit, the State of Michigan, or a court of appropriate jurisdiction to be improper or outside of the scope of obligations under this Agreement, or in the event of the Developer's breach or default of this Agreement, the

Developer shall, at the request of the MTBRA, repay or return any monies paid by the MTBRA that are directly related to the breach, default or improper payment, within sixty (60) days of notice, given in writing by the MTBRA. Failure to remit said funds will result in a late fee penalty in the amount of an additional 10%, accrued annually from the date of notice of the outstanding balance.

23. Indemnification and Hold Harmless. The Developer indemnifies, defends and holds harmless the MTBRA, the Township, and their officers, officials, employees, and agents from all claims, liability, damages, lawsuits, settlements, costs and expenses, including without limitation reasonable attorneys' fees, that are incurred as a result of any acts, errors, omissions or negligence of the Developer, or their members, officers, directors, managers, affiliates, employees, agents, consultants, contractors or subcontractors, successors, or assigns related to its performance under this Agreement. This indemnification obligation includes any damages, amounts, costs and expenses, regardless of whether the same are in excess of any limits set forth in any policy of insurance of the Developer. The Developer hereby indemnifies the MTBRA, the Township, and any of the listed entities' officers, officials, employees and agents from all reasonable costs and expenses, including without limitation attorneys' fees, incurred in the enforcement of any obligation or claim against or by any Developer that arises out of, in connection with, or relates to this Agreement. These indemnification provisions will survive the termination of this Agreement. Nothing contained in this Agreement shall be construed or interpreted as a waiver of any immunity provided under state or federal law, which immunities and protections afforded thereby are hereby acknowledged by the Parties to be in full force and effect.

24. Legislative Authorization. This Agreement is governed by and subject to the restrictions set forth in the Brownfield Redevelopment Financing Act and the Michigan General Property Tax Act. In the event that there is legislation enacted in the future which restricts or adversely affects the amount of Tax Increment Revenues capturable, Eligible Properties, or Eligible Activities relating to already approved plans, then any of Developer's rights and the MTBRA's obligations under this Agreement may be eliminated or modified accordingly.

25. Freedom of Information Act. Developer stipulates that all Petitions and documentation submitted by them shall be open to the public under the Freedom of Information Act, Act No. 442 of the Public Acts of 1976, being MCL 15.231 *et seq.* and no claim of trade secrets or other privilege or exception to the Freedom of Information Act will be claimed by it in relation to this Agreement, Petitions for Reimbursement and supporting documentation.

26. Plan Modification. The Plan may be modified to the extent allowed under the Brownfield Act by mutual agreement in writing of the Parties.

27. Notices. All notices shall be given by registered or certified mail addressed to the parties at their respective addresses in this Agreement. Either party may change the address by written notice sent by registered or certified mail to the other party.

28. Assignment. This Agreement and the rights and obligations under this Agreement shall not be assigned or otherwise transferred by any party without the consent of the other party, which shall not be unreasonably withheld. Developer may make a collateral assignment of the Tax Increment Revenues after review of such assignment by MTBRA's legal counsel and approval of the MTBRA's administrative staff, which shall not be unreasonably withheld. A copy of any assignment shall be provided to the MTBRA within 10 days of the execution thereof.

29. Entire Agreement. This agreement supersedes all agreements previously made among the parties relating to the subject matter, if any. There are no other understandings or agreements between them concerning the subject matter except as contained herein.

30. Severability. If any clause or provision of this Agreement is rendered invalid or unenforceable because of any State or Federal statute or regulation or ruling by any tribunal of competent jurisdiction, that clause or provision shall be null and void, and any such invalidity or unenforceability shall not affect the validity or enforceability of the remainder of this Agreement.

31. Non-Waiver, Time of the Essence. No delay or failure by either party to exercise any right under this Agreement, and no partial or single exercise of that right, shall constitute a waiver of that or any other right, unless otherwise expressly provided herein. Time is of the essence.

32. No Third Party Beneficiaries. This Agreement shall not be deemed or construed to create any rights to reimbursement or otherwise in any consultant, contractors, subcontractors or any third parties. This Agreement shall not be construed to create any third party beneficiary contract or claim, and the parties intend there to be no third party beneficiaries.

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

34. Governing Law. This agreement shall be construed in accordance with and governed by the laws of the State of Michigan.

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

36. Binding Effect. Subject to the terms herein, the provisions of this agreement shall be binding upon and inure to the benefit of each of the parties and their respective heirs, legal representatives, successors, and assigns.

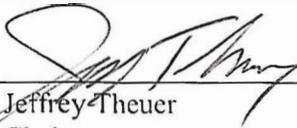
37. Authorization to Sign. The people signing on behalf of the parties to this Agreement certify by their signatures that they are duly authorized to sign this Agreement on behalf of the party they represent and that this Agreement has been authorized by the party they represent.

In witness whereof the parties have executed this agreement, by their duly authorized representatives, as of the last date set forth below.

8/4/20 draft (8/20/20 BRA mtg)

**MERIDIAN TOWNSHIP BROWNFIELD
REDEVELOPMENT AUTHORITY**
a public body corporate

CBD Holdings, LLC:



By: Jeffrey Theuer
Its: Chair



By:
Its: Authorized Representative

Date: 10/13/2020

Date: 10/19/2020

MERIDIAN TOWNSHIP BROWNFIELD REDEVELOPMENT AUTHORITY

**HASLETT MARATHON
1619 HASLETT ROAD,
HASLETT, MERIDIAN CHARTER TOWNSHIP, MICHIGAN

BROWNFIELD PLAN**

**March 3, 2020
Revised May 22, 2020**

Approved by Meridian Township BRA: May 28, 2020
Approved by Meridian Charter Township Board of Trustees: July 7, 2020

Prepared on Behalf of:

CBG Holdings, LLC
Robert Saroki
3650 Stallion Way, Commerce, MI
248-396-5667

Prepared By:

PM Environmental, Inc.
Jessica DeBone
3340 Ranger Road, Lansing, MI
616-328-5297
debone@pmenv.com



TABLE OF CONTENTS

PROJECT SUMMARY 1

I. INTRODUCTION AND PURPOSE 2

II. GENERAL PROVISIONS 2

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

B. Basis of Eligibility (Section 13 (2)(h) and Section 2(o)).....3

C. Summary of Eligible Activities and Description of Costs (Sec. 13 (2)(a-b)).....5

D. Estimate of Captured Taxable Value and Tax Increment Revenues (Sec. 13 (2)(c)).....6

E. Method of Brownfield Plan Financing and Description of Advances by the Municipality (Sec. 13 (2)(d))6

F. Maximum Amount of Note or Bonded Indebtedness (Sec. 13 (2)(e))7

G. Duration of Brownfield Plan (Sec. 13 (2)(f)).....7

H. Estimated Impact of Tax Increment Financing on Revenues of Taxing Jurisdictions (Sec. 13 (2)(g))7

I. Legal Description, Property Map, Statement of Qualifying Characteristics and Personal Property (Sec. 13 (2)(h))8

J. Displacement/Relocation of Individuals on Eligible Property (Sec. 13 (2)(i-l)).....8

K. Other Material that the Authority or Governing Body Considers Pertinent (Sec. 13 (2)(n)) ..8

APPENDICIES

- Appendix A Legal Description
- Appendix B Property Location Boundary
- Appendix C Site Plans
- Appendix D Soil Boring/Soil Gas/Monitoring Well Location Maps with Analytical Results and 2010 Through 2017 Sample Location Map with Composite Contaminant Extents
- Appendix E Documentation of Eligibility

TABLES

- Table 1: Estimated Eligible Activities Costs
- Table 2: Tax Increment Revenue Capture Estimates
- Table 3: Tax Increment Reimbursement Estimates

PROJECT SUMMARY

Project Name:	1619 Haslett Road – Marathon Redevelopment
Project Location:	The eligible Property consists of one (1) parcel of land, with an address and tax identification number of 1619 Haslett Road (33-02-02-10-430-009), at the southeast corner of Haslett Road and Marsh Road in Haslett, Meridian Charter Township, Ingham County, Michigan.
Type of Eligible Property:	The property is determined to be a “property” as described in Part 213 of the Michigan Natural Resources and Environmental Protection Act (NREPA), 1994 PA 451, as amended.
Eligible Activities:	Pre-Approved Activities, Department Specific Activities, Demolition, and Preparation and Implementation of a Brownfield Plan.
Estimated Developer Reimbursable Costs:	\$304,483 (includes eligible activities and 15% contingency)
Local Brownfield Revolving Fund Estimated Capture:	\$17,502
Years to Complete Reimbursement :	27 years from start of capture
Estimated Capital Investment:	\$1 million
Estimated Jobs Retained:	7
Estimated Jobs Created:	5
Project Overview:	The redevelopment plan for the project includes the demolition of the existing gasoline service station and convenience store on the Property and construction of a new gasoline service station and retail space. The new gasoline dispensing station will include a 6,622 square foot building with 4,343 square feet dedicated for convenience store retail and restaurant usage and 2,279 square feet for an automobile service center. The project will revamp the site for improved walkability, traffic flow and the retention and addition of jobs in Meridian Township.

I. INTRODUCTION AND PURPOSE

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

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

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

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

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

II. GENERAL PROVISIONS

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

The Eligible Property consists of one (1) legal parcel totaling approximately 0.89 acres with a street address of 1619 Haslett Road, Meridian Charter Township, Ingham County, Michigan. The parcel and all tangible personal property located thereon will comprise the eligible property and is referred to herein as the “Property.”

The Property is situated to the south of Haslett Road and to the east of Marsh Road, parcel information is outlined below.

Property Address	Former Parcel ID	Approximate Acreage	Eligibility
1619 Haslett Road	30-02-02-10-430-009	0.886 acres	“property”

CBG Holdings, LLC, or any affiliate, or such other developer as approved by the Authority, are collectively the project developer (“Developer”).

The parcel is currently zoned C-2: Commercial and is commercially developed with a 1,674 square foot building used as a service garage and convenience store.

In 1959, the Property was first developed and used as a gasoline dispensing station, which was located on the northwest portion of the Property. The original gasoline dispensing station was demolished in 1972 for the construction of the gasoline service station that currently occupies the Property. The Property has been occupied by the current gasoline service station from at least 1972 to the present. The Property is a closed leaking underground storage tank (LUST) site with one release reported (confirmed release number C-0206-95). The release was granted a Tier I Closure with deed restrictions by the Department of Environment, Great Lakes and Energy (EGLE) in December 2013. A Baseline Environmental Assessment (BEA) was completed by the developer prior to taking ownership and the developer has maintained the appropriate tank tightness testing and records since.

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

The redevelopment will involve the raze and rebuild of the gasoline service station on the Property. The current pump locations and existing 1,674 square foot building will be demolished for the new construction of a 6,622 square foot building and four (4) gasoline/diesel dispenser islands located beneath a new canopy, which will be connected to the existing underground storage tank (UST) system. A new approximately 6,000-gallon diesel fuel UST will also be installed to better serve patrons. The proposed building will include a mix of retail, restaurant and automotive service uses with 4,343 square feet dedicated for the retail/restaurant space and an automobile service center consisting of 2,279 square feet and three (3) service bays. The plan proposes 20 parking spaces on site, bike parking and an outdoor seating area adjacent to the convenience store. To better serve the community, the building location will be moved to sit on the corner of Haslett and Marsh to allow for a more downtown, urban feel. This new placement on the parcel will appeal to and improve the intersection's walkability.

The project will revamp the site for the replacement of driveways to improve traffic flow through the addition of green space and an updated convenience store and modernized automobile service center. The project will allow for expanded business hours of operation, job retention and creation, and an increase to the local tax base following brownfield reimbursement.

The total anticipated investment for the project is approximately \$1 Million; retaining an existing 7 jobs, creating approximately 5 new jobs and 15 temporary construction jobs. Demolition is anticipated to begin in the summer of 2020. Due Care and construction activities are scheduled to continue over a 6-month period.

Site plans and renderings are included in Appendix C.

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

The Property is considered "Eligible Property" as defined by Act 381, Section 2 because: (a) it was previously utilized or is currently utilized for a commercial purpose; and, (c) the parcel comprising the Property has been determined to be a "property" as described in Part 213 of P.A. 451 of the Michigan NREPA, as amended.

There has been one confirmed gasoline release on the Property from a leaking UST (LUST), which was discovered on February 22, 1995 (C-0206-95). Between 2010 and 2013, Inland Seas

completed site characterization to determine LUST closure. In August 2013, it was determined that no evidence of a new release was identified, and a LUST Closure Report was filed.

Analytical results from subsurface investigations identified concentrations of various volatile organic compounds (“VOCs”) which remain in the soil and groundwater above Part 213 Residential and Nonresidential Soil Volatilization to Indoor Air Inhalation (“SVII”), Drinking Water Protection (“DWP”), Groundwater Surface Water Interface Protection (“GSIP”) Risk Based Screening Levels (“RBSLs”).

A BEA and Documentation of Due Care Compliance (DDCC) was completed on behalf of the current owner and applicant to obtain liability protection from the state of Michigan within 45 days of purchase of the Property. The scope of work consisted of the advancement of four soil borings (SB-10 through SB-13), the installation of four temporary in-boring soil gas sampling points (SG-10 through SG-13), and the collection of four soil gas samples for laboratory analysis.

In March, 2017 PM Environmental, Inc. (PM) completed a scope of work at the Property to assess the vapor intrusion pathway at the southeast portion of the parcel. This assessment took place prior to the redesign of the development, with the building at the northwest corner of the parcel. Concentrations of various VOCs were detected in the soil gas samples collected from the subject property above laboratory method detection limits (MDLs), but below the most restrictive Residential vapor intrusion screening levels (VISLs).

Due to the change in design, in August, 2017, PM completed a scope of work at the Property to characterize soils in the area of the proposed new subject building to determine if a vapor intrusion concern is present. PM’s scope of work consisted of the advancing nine soil borings (SB-14 through SB-22), installing three soil gas sample points (SG-17, SG-18, and SG-20), and collecting nine soil samples and three soil gas samples. The soil samples were submitted for laboratory analysis of VOCs, polynuclear aromatic hydrocarbons (PNAs), and lead. The soil gas samples were submitted for laboratory analysis of VOCs.

Concentrations of various VOCs were detected in the soil samples analyzed from soil borings SB-14, SB-21, and SB-22 above the DWP and GSIP RBSLs, and/or the vapor intrusion screening levels. Concentrations of VOCs were also detected in the soil gas sample analyzed from soil boring SB/SG-20 above the VISLs. Based on the analytical results, a vapor intrusion concern exists within the footprint of the proposed subject building.

For reference, Soil Boring/Soil Gas/Monitoring Well Location Maps with Analytical Results and 2010 Through 2017 Sample Location Map with Composite Contaminant Extents figures are included in Appendix D.

Based upon documented exceedances of the Part 213 Residential and Nonresidential DW/DWP and GSI/GSIP RBSLs and the Csat screening levels, and the Closed LUST status, the subject property would be classified as a “property”, as defined by Part 213 of P.A. 451 of the Michigan NREPA, as amended.

Additional documentation and description of the property’s “property” status is provided in Appendix E.

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

Tax Increment Financing revenues will be used to reimburse the costs of “eligible activities” (as defined by Section 2 of Act 381) as permitted under the Brownfield Redevelopment Financing Act that include: Pre-Approved Activities, Department Specific Activities, Demolition, and Preparation and Implementation of a Brownfield Plan. A complete itemization of these activities and associated expenses is included in Table 1.

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

1. Pre-Approved Activities include a Phase I Environmental Site Assessment (ESA), Phase II ESA, BEA, DDCC, and Asbestos Containing Materials Survey as part of the pre-purchase due diligence and due care planning conducted on the Property at a total cost of \$19,460.
2. Department Specific Activities include the design and installation of a vapor barrier system and post installation activities including smoke testing and indoor air sampling to ensure the system’s effectiveness and compliance with Due Care.

EGLE required assessment activities will be conducted during the removal of existing product lines, which includes onsite labor, oversight, sampling, lab and reporting fees.

Contaminated soil transport and disposal to a Type II Landfill will be required for soil removal associated with building footings (462 tons), installation of utilities and cut/grading (578 tons), new product piping (198 tons), dispenser islands (41 cubic yards) and installation of a diesel UST (454 tons). A total of 1,733 tons of soil is estimated to be transported and disposed of at a Type II Landfill in association with these activities. A total of 50 tons of soil is estimated to require potential disposal as hazardous soil associated with elevated lead soil concentrations that were identified in samples collected beneath the existing building footprint, where the new dispenser islands will be located.

Development activities require the excavation of/handling of groundwater present within excavated areas of the property; therefore, the developer is required to properly to handle and dispose of contaminated media encountered/generated in association with the proposed redevelopment. This is necessary to ensure successful completion of project. Approximately 5,000 gallons of contaminated groundwater is anticipated to be disposed of during development activities.

Oversight/sampling/reporting by an environmental professional and completion of a post development DDCC is required to ensure compliance both during and after development takes place.

Department Specific Activities are estimated at a total of \$158,759.

3. Demolition Activities includes a pre-demolition survey, building demolition, foundation removal, fill/compaction/rough grading to balance site where building and site improvements were located, removal of parking lots, removal of curbs and gutters,

removal of sidewalks and fees related to demolition engineering and design at an estimated of \$63,000.

4. Preparation and implementation of the Brownfield Plan and associated activities (e.g. meetings with BRA, review by Township Attorney etc.) at a cost of approximately \$30,000.
5. A 15% contingency of \$33,264 is established to address unanticipated environmental and/or other conditions that may be discovered through the implementation of site activities. This excludes the cost of Baseline Environmental Assessment Activities and preparation of the Brownfield Plan.

All activities are intended to be “Eligible Activities” under the Brownfield Redevelopment Financing Act. The total estimated cost of Eligible Activities subject to reimbursement from tax increment revenues is \$271,219 with a potential \$33,264 contingency, resulting in a total cost of \$304,483. Therefore, the total cost for reimbursement to the applicant is a not-to-exceed amount of \$304,483 (including contingency), unless the Plan is amended and approved by the BRA and Township Board.

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

Incremental taxes on real property included in the redevelopment project will be captured under this Plan to reimburse eligible activity expenses. The base taxable value of the Property shall be determined by the use of the 2020 tax year tax values, which is \$183,135. Tax increment revenue capture will begin when tax increment is generated by redevelopment of the Property, which is expected to begin in 2021 or when full redevelopment is completed whichever occurs first. The estimated taxable value of the completed development is \$469,343. An annual increase in taxable value of 1% has been used for calculation of future tax increments in this Plan. Table 2 details the estimate of captured tax increment revenues for each year of the Plan from the eligible property.

The MTBRA has established a Local Brownfield Revolving Fund (LBRF). Capture for the LBRF is included in this plan on an annual basis of 5% of the total estimated tax increment revenue, currently estimated at \$17,502 over the length of the Plan. The funds deposited into the LBRF as part of this Plan will be used in accordance with the requirements of Act 381, as amended.

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

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

Eligible activities will be financed by CBG Holdings, LLC. The Developer will be reimbursed for eligible costs as described in Section C and outlined in Table 1. Costs for Eligible Activities funded by CBG Holdings, LLC will be repaid under the Michigan Brownfield Redevelopment Financing Program (Michigan Public Act 381, as amended) with incremental taxes generated by future development of the property. The estimated amount of tax increment revenue capture that will be used to reimburse the Developer and Brownfield Redevelopment Authority is \$339,487. This includes Developer reimbursement, Local Brownfield Revolving Funds and Brownfield Redevelopment Authority Administrative fees.

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

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

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

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

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

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

Taxes will continue to be generated to taxing jurisdictions on local captured millages at the base taxable value of \$183,135 throughout the duration of this Plan totaling approximately \$233,577 or \$8,651 annually.

Non-capturable local millages and state millages will have an immediate increase in tax revenue following redevelopment of approximately \$99,712 and \$228,502 respectively, throughout the duration of this Plan.

A summary of the impact to taxing jurisdictions for the life of the Plan is summarized below, the amount captured is the sum of developer eligible activity and interest reimbursement, administrative fees and the state brownfield revolving fund.

Millage	Rate	Developer Reimbursement	Administrative Fees	Local Brownfield Revolving Fund
Haslett Bldg/Sit	1.9994	\$16,558	\$952	\$952
Meridian Oper.	4.1670	\$34,510	\$1,984	\$1,984
Rec/Srs/Hum Serv.	0.3316	\$1,231	\$71	\$71
Meridian Bikepath	0.3316	\$2,746	\$158	\$158
Meridian Fire	0.6353	\$5,261	\$302	\$302
Meridian Parks	0.6612	\$5,476	\$315	\$315
Meridian Police	0.6030	\$4,994	\$287	\$287
Land Preserve	0.3273	\$2,711	\$156	\$156
Police and Fire	1.4804	\$12,260	\$705	\$705
CATA/Regular	3.0070	\$24,903	\$1,431	\$1,431
Cadl-Library	1.5300	\$12,919	\$743	\$743
Ingham County	11.3400	\$93,914	\$5,398	\$5,398
Ingham Intermediate	5.9987	\$49,679	\$2,856	\$2,856
Airport Auth.	0.6990	\$5,789	\$333	\$333

Lansing Comm. College	3.8072	\$31,530	\$1,812	\$1,812
Subtotal	36.7658	\$304,483	\$17,502	\$17,502

See Table 2 for a complete breakdown of available tax increment revenue and Table 3 for the estimated annual reimbursement.

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

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

Property location maps are included in Appendix B.

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

Personal property may be included as part of the eligible property to the extent that it is taxable personal property.

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

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

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

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

Appendix A



1619 Haslett Road, Meridian Township, Ingham County

Parcel ID 33-02-02-10-430-009

Legal Description:

LOTS 1 THRU 4 OF ENNIS SUB EXC- BEG @ NW COR LOT 1 ENNIS SUB -E ALONG N LOT LN 25 FT -SW'LY TO A PT ON W LOT LN 50 FT S OF NW COR SD LOT -N ALONG W LOT LN 50 FT TO POB, ALSO THAT PART OF W 1/2 OF VACATED EDSON ST LYING S OF HASLETT RD & ADJACENT TO LOTS 3 & 4 ENNIS SUB SEC 10

Appendix B



Image/Sketch for Parcel: 33-02-02-10-430-009



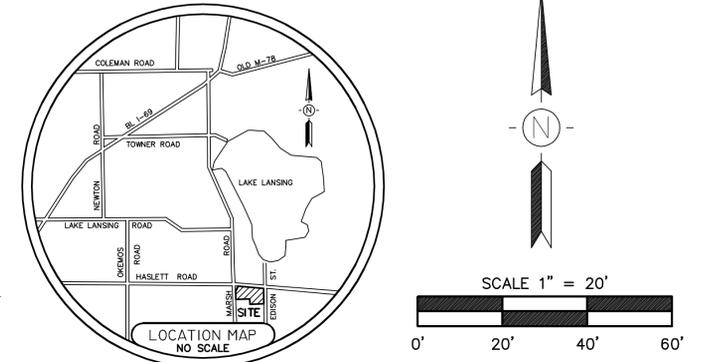
****Disclaimer:** BS&A Software provides AccessMyGov.com as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local municipality if you believe there are errors in the data.

Copyright © 2017 [BS&A Software](#), Inc.

Appendix C



CONSTRUCTION PLANS FOR: 1619 Haslett Road MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN



- STANDARD CONSTRUCTION NOTES**
- The Contractor shall notify the Charter Township of Meridian, Department of Public Works, Office of Engineering, ph# 517-853-4440, a minimum of 72 hours prior to the start of construction of public utilities or of construction within the public right-of-way.
 - All construction shall conform to the current standards and specifications of the Charter Township of Meridian which are included as part of these plans in effect at the time of construction.
 - After the completion of construction of public utilities or construction within public right-of-way, the contractor must request a final inspection. Any punchlist items resulting from the final inspection must be resolved prior to final release and acceptance.
 - The existing utilities indicated on the plans are in accordance with available information. It shall be the contractor's obligation to verify the exact location of all existing utilities, which might affect this job.
 - The contractor shall notify "MISS DIG" 1-800-482-7171 at least 72 hours prior to the start of construction.
 - The contractor shall be aware of incineration caused by the obnoxious property owners and the general public. Where the contractor does not remedy undue inconveniences, the Meridian Charter Township, upon four hours notice, reserves the right to perform the work and deduct the cost therefore from the money due the contractor.
 - A Registered Land Surveyor provided by the contractor at the contractor's expense shall replace all property irons and monuments disturbed or destroyed by the contractor's operations.
 - Contractor shall provide Owner and Township Engineer a copy of written permission to use private property for storage of equipment and materials or for his construction operations.
 - Trench backfill under existing or proposed roadways, driveways, and parking areas, shall be sand or gravel, placed in 12" layers (maximum) and consolidated to 95% of maximum density as measured by modified proctor unless otherwise noted.
 - Trees and shrubs are to be protected during construction and bared where necessary.
 - Existing fences shall be removed and restored to their original condition or better where in conflict with construction.
 - Driveways, culverts, ditches, drain tile, tile fields, drainage structures, etc., that are disturbed by the contractor's operations shall be immediately restored.
 - All established lawn areas disturbed by the contractor's operations shall be reseeded with matching sod. All other areas shall be seeded and mulched. Seeding and mulching shall be done in accordance with the General Specifications.
 - All ditch slopes shall have established vegetation and be protected from erosion.
 - All utility poles in close proximity to construction shall be supported in a manner satisfactory to the utility owner.
 - Prior to acceptance of the public utility, one complete set of acceptable sealed as-built mylers, minimum 3 mills thick, and one diskette (AutoCAD format) of the site plans shall be submitted to the Office of Engineering.
 - Onsite parking and sanitary facilities shall be provided for construction workers. The facilities shall be constructed (with minimal impact to the surrounding area) to the satisfaction of the Township.

- PATHWAY / SIDEWALK NOTES**
- Sidewalk - 5' (minimum) wide concrete 4" thick, 6" thick through single family residential driveways, 7" thick through multi-family residential and commercial driveways on 3" compacted sand backfill. To maintain continuity, all 4" wide concrete sidewalks shall be replaced with new 4" wide concrete sidewalk when appropriate.
 - Pathways - (adjacent to roadways) - 7' (minimum) (8' when next to a wall or other object) wide concrete, 4" thick, 6" thick through residential driveways on 3" compacted sand backfill.
 - Pathways - (off-road) - 8' (minimum) wide concrete, 6" thick concrete on 3" compacted sand backfill or 8' (minimum) wide asphalt 3" thick (Bituminous Mixture 1500T/L) on 6" of 21AA crushed limestone (minimum 9' wide).
 - Sidewalks and pathways shall generally be placed 1 (one) foot from the ultimate right-of-way as identified on the "Street and Highway Plan". Contact the Department of Planning and Community Development for a current copy of the plan.
 - A boardwalk may be required to be installed instead of a standard concrete sidewalk/pathway if regulations do not allow their installation.
 - Pathways and sidewalks shall be constructed so as to promote proper positive surface drainage. Where ever possible the sidewalk/pathway shall be constructed 0.5" higher than the curb.
 - Retaining walls shall only be installed where all other efforts (slope, grading assessments, tree relocation, etc.) to mitigate the need for such wall have been evaluated for cost effectiveness and dismissed.
 - Guardrails and handrails shall be installed where the slopes adjacent to the pathway/sidewalk will be considered when implementing this requirement.
 - Pathways or sidewalks that do not connect to an existing pathway/sidewalk shall provide a gradual transition to existing ground. A path end sign shall be posted at all pathway/sidewalk termini.
 - Maximum slope of sidewalk is 5%. Cross slope is 2%.
 - All existing bituminous and concrete to be removed shall be sawcut.
 - Expansion joint to be placed at 100' intervals.
 - All lumber to be pressure treated (Damoose 33 or equal) to 0.4 retention.

- SANITARY SEWER NOTES**
- All sewers to be placed in Class "B" bedding or better.
 - Wyes, risers, and house leads are to be placed at location shown on the plans or as directed by the Engineer. All wyes are incidental.
 - Each wye or house lead shall have a plug of the same type of joint as the house lead.
 - House leads shall be a minimum of 9 ft. deep at the property line. Individual site topography may require a deviation of this minimum.
 - Downspouts or other conduits carrying storm or ground water shall not be connected to the sanitary sewer.
 - Whenever existing manholes or sewer pipe are to be tapped, holes are to be drilled at 4-inch center to center spacing around the periphery of the proposed opening to create a plane of weakness joint (or core saw the diameter) - a 12 inch thick collar is to encase the new pipe and opening.
 - All sanitary sewer manholes shall be provided with watertight covers.
 - All manhole covers shall bear the legend "Meridian Sanitary Sewer" with tree logo.
 - All public sanitary sewer main lines shall be SDR 26, or ABS Truss Pipe. Clay pipe may be installed in locations approved by the Township Engineer.
 - The PVC (SDR-26) pipe material shall conform to ASTM D2241, with bell and spigot joints in accordance with ASTM F 477.
 - Pipe installation shall be in accordance with ASTM D 2321. All pipe shall be marked to provide ASTM designation, SDR number, manufacturer's name, and pipe diameter.
 - The contractor shall test the flexible pipe main for deflection by pulling a mandrel through the sewer after all backfill has been placed and compacted over the pipe. The maximum allowable deflection shall not exceed 5% of the pipe's inside diameter. The outside diameter of the test mandrel shall be equal to the inside diameter of the pipe less 5%. The initial test shall be performed at least 30 days after pipe installation. A second test shall be performed after 10 months of pipe installation or just before line intended use.
 - Inspection and testing of the sanitary system shall also include video inspection by CCTV method of sanitary main, air testing of sanitary main, and vacuum testing of sanitary manholes. All inspections and testing shall be performed in the presence of Township inspectors.

- WATER MAIN NOTES**
- Hydrant elevations and gate well top elevations shall be set to existing ground elevations unless otherwise directed by the Township Engineer.
 - All water mains shall be constructed with 5 feet of cover below finish grade, unless otherwise indicated on the plans.
 - Connection to the existing water main shall not be made until after the successful completion of pressure and bacteriological tests. Pressure testing shall be performed in accordance with AWWA standard C-600. Disinfection and bacteriological testing shall be in accordance with the AWWA Standard C-651. Before the mains are chlorinated, they shall be thoroughly flushed. All mains shall be chlorinated for a period of twenty-four (24) hours. Chlorine shall be added in sufficient quantity to give a 50-ppm residual of free chlorine after a twenty-four (24) hour period. After completion of the chlorine procedure, the main shall be flushed. Then water samples shall be taken from the main for bacteriological tests. If the tests should result in unsafe conditions, the chlorinating shall be repeated by the contractor. Two consecutive passing samples at least 24 hours apart must be obtained before the main can be connected to the existing water system.
 - All valves shall be counter-clock wise open.
 - All fire hydrants shall be EJW 5-IR (code 54915) Traffic Type with breakaway flange or approved equal.
 - There shall be a 1 inch corporation stops installed on both sides of in-line gate valves that are 12" diameter and larger.
 - Two brass wedges shall be installed at each joint on ductile iron pipe.
 - Polyethylene encasement of pipes will be required in areas with corrosive soils including swamp, marshes, alkaline soils, chimer beds, landfill areas or any other potentially corrosive location. The encasement thickness shall be 8 mil minimum and installed in accordance with ANSI/AWWA C105/A21.5.
 - For existing lines: service taps, shut off valves, and service line extensions to the property shall be made by Township Department of Public Works personnel for connections 2" and smaller.
 - Where water mains must dip to pass under a storm sewer or sanitary sewer, the sections which are deeper than normal shall be kept to a minimum length by the use of 45, 22½ or 11¼ degree bends properly restrained.
 - Hydrants shall be painted OSHA red.
 - All manhole covers shall bear the legend "Meridian Water" with tree logo, where available.
 - All pipes, piping fittings, plumbing fittings, and fixtures that are used for potable water must comply with the new lead-free requirement and must bear the mark NSF/ANSI Standard 61, Annex G or NSF 617c.

CLIENT:
CBG HOLDINGS
1619 HASLETT RD.
HASLETT MI. 48840
PH: (248) 396-5667
C/O ROBERT SAROKI

ENGINEER/SURVEYOR:
KEBS, Inc.
2116 HASLETT RD.
HASLETT, MI. 48840
PH: (517) 339-1014
FAX: (517) 339-8047

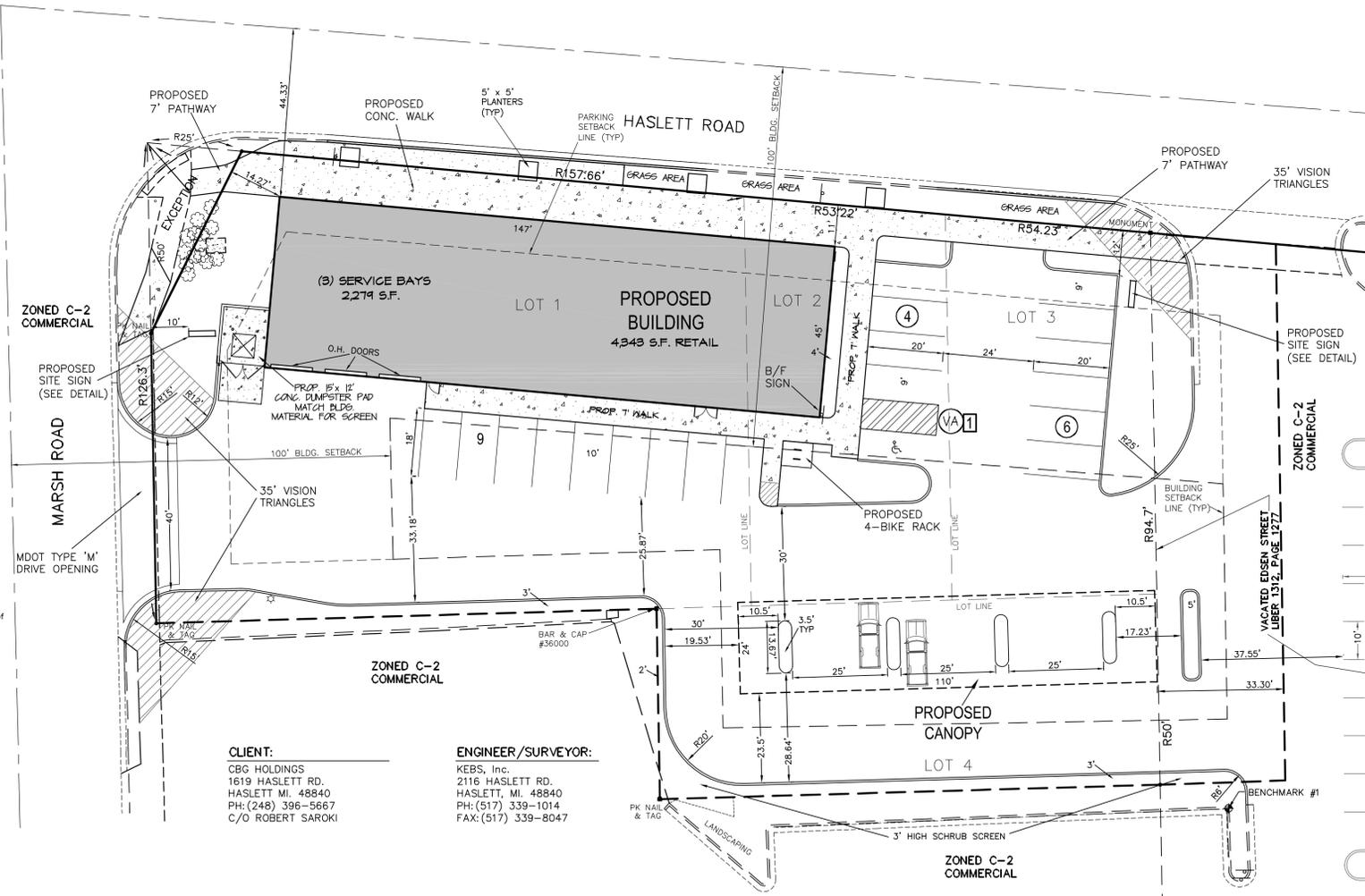
BENCHMARKS:
BENCHMARK #1 ELEVATION: 857.37
PK NAIL IN THE TOP OF THE CURB AT CORNER OF PARKING 18' EAST & 6' SOUTH OF THE SOUTHWEST CORNER OF THE SITE.
BENCHMARK #2 ELEVATION: 857.10
PK NAIL IN THE SOUTHWEST SIDE OF A LIGHT POLE, AT THE NORTHWEST CORNER OF EDISON STREET & HASLETT ROAD (78' NORTH OF THE NORTHEAST CORNER OF THE SITE).

EX. LEGEND

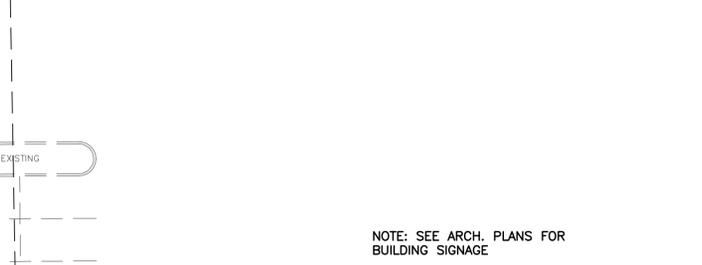
---	EXT. CONTOURS	○	= SANITARY MANHOLE
---	EXT. WATER MAIN	○	= DRAINAGE MANHOLE
---	EXT. SANITARY SEWER	○	= ELECTRIC MANHOLE
---	EXT. STORM SEWER	○	= TELEPHONE MANHOLE
---	EXT. ELEVATIONS	●	= CATCHBASIN
---	PROPOSED WATER MAIN	○	= SANITARY CLEANOUT
---	PROPOSED SANITARY SEWER	○	= FIRE HYDRANT
---	PROPOSED STORM SEWER	○	= VALVE
---	MANHOLE (NEW)	○	= GRAVEL
---	PROPOSED C.B. MANHOLE (EX.)	○	= EXISTING SPOT ELEVATION
---	UTILITY EASEMENT	○	= EXISTING CONTOUR ELEVATION
---	CENTER LINE OF ROAD	○	= UNDERGROUND TELEPHONE
---	ROAD RIGHT OF WAY	○	= UNDERGROUND TELEVISION
---	PROPERTY LINE	○	= UNDERGROUND ELECTRIC
---	FIRE HYDRANT	○	= OVERHEAD WIRES
---	WATER VALVE	○	= DECIDUOUS TREE
---	THRUST BLOCK	○	= CONIFEROUS TREE
---	PROPOSED TOP OF CURB ELEV.	○	= BUSH/SHRUB

EX. TREE LEGEND:
A = APPLE
CA = CRAB APPLE
L = LOCUST

NOTE: WATER SHALL HAVE 10' HORIZONTAL SEPARATION & 18" VERTICAL SEPARATION FROM ALL SEWERS.



LEGAL DESCRIPTION:
AS PROVIDED IN TAX DESCRIPTION FOR PARCEL 33-02-02-10-430-009 PER MERIDIAN TOWNSHIP ASSESSING RECORDS:
LOTS 1 THRU 4 OF ENNIS SUB EXC- BEG @ NW COR LOT 1 ENNIS SUB -E ALONG N LOT LN 25 FT -SWLY TO A PT ON W LOT LN 50 FT S OF NW COR SD LOT -N ALONG W LOT LN 50 FT TO POB, ALSO THAT PART OF W 1/2 OF VACATED EDSON ST LYING S OF HASLETT RD & ADJACENT TO LOTS 3 & 4 ENNIS SUB



NOTE: SEE ARCH. PLANS FOR BUILDING SIGNAGE

TOTAL SIGN AREA 36 S.F./SIDE
TOTAL SIGN AREA ALLOWED 25 S.F./SIDE + 12 S.F./SIDE FOR DIGITAL DISPLAY AREA = 37 S.F.

TOTAL IMPERVIOUS AREA
35,093 S.F./39,888 S.F. x 100 = 87.98%
TOTAL PERVIOUS AREA
4,795 S.F./39,888 S.F. x 100 = 12.02%

EXISTING SITE ZONING C-2 COMMERCIAL

TOTAL PROPERTY AREA 0.92 ACRES

PARKING DATA:

RETAIL LESS THAN 25,000 S.F.
5/1000 GFA MIN
5.5/1000 GFA MAX.
4343/1000 X 5 = 21.71 OR 22 MIN.
4343/1000 X 5.5 = 23.89 OR 24 MAX.

AUTOMOBILE SERVICE
1/BAY PLUS 1/EMPLOYEE
3 BAYS = 3 SPACES
4 EMPLOYEES = 4 SPACES

TOTAL PARKING REQUIRED = 29-31 SPACES
TOTAL PARKING PROPOSED = 20 SPACES

BIKE PARKING REQ'D. 1/10 VEHICLE SPACES
REQUIRED 29/10 = 2.9 = 3 BIKE SPACES = 2 LOOPS

REQ. BLDG. SETBACKS
FRONT 100' FROM C/L
SIDE 15'
REAR 15'

REQ. PARKING SETBACKS
FRONT 20' FROM R.O.W.
SIDE 15'
REAR 15'



SHEET INDEX

- DIMENSION PLAN
- UTILITY PLAN
- STORM, GRADING PLAN
- SESC PLAN
- LANDSCAPE PLAN
- PERVIOUS/IMPERVIOUS PLAN
- EXISTING PLAN
- DEMOLITION PLAN
- SESC/DETAIL SHEET

ATTACHMENTS:
MERIDIAN TWP. SANITARY DETAILS
MERIDIAN TWP. WATER DETAILS
MERIDIAN TWP. PATHWAY DETAILS

- 0 DENOTES PROPOSED NUMBER OF 10' x 18' PARKING SPACES
- 1 DENOTES NUMBER OF B/F SPACES
- VA DENOTES VAN ACCESS B/F SPACES
- 0 DENOTES PROPOSED NUMBER OF 9' x 20' PARKING SPACES

E-89652 SURVEY#89652.LOT.TOP	
REVISIONS	KEBS, INC. KYES ENGINEERING BRYAN LAND SURVEYS
8-11-17 SUBMITTAL	2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX. 517-339-8047
8-28-17 STREET	Marshall Office Ph. 269-781-9800
10-16-17 ICDC	1619 Haslett Road
1-22-18	DIMENSION PLAN
3-14-19 CLIENT CHANGES	APPROVED BY: JWK SHEET 1 OF 9
SCALE: 1" = 20'	DESIGNER: JWK
DATE: 9-23-15	PROJECT MGR. JWK
AUTHORIZED BY: CBG HOLDINGS	JOB #: 89652







Sign Area

Sign Area

Sign Area

Sign Area

Sign Area



Sign Area

Sign Area

Sign Area

Sign Area

Sign Area



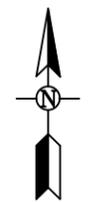
Appendix D



1630 HASLETT ROAD
HASLETT COMMERCE
CENTER

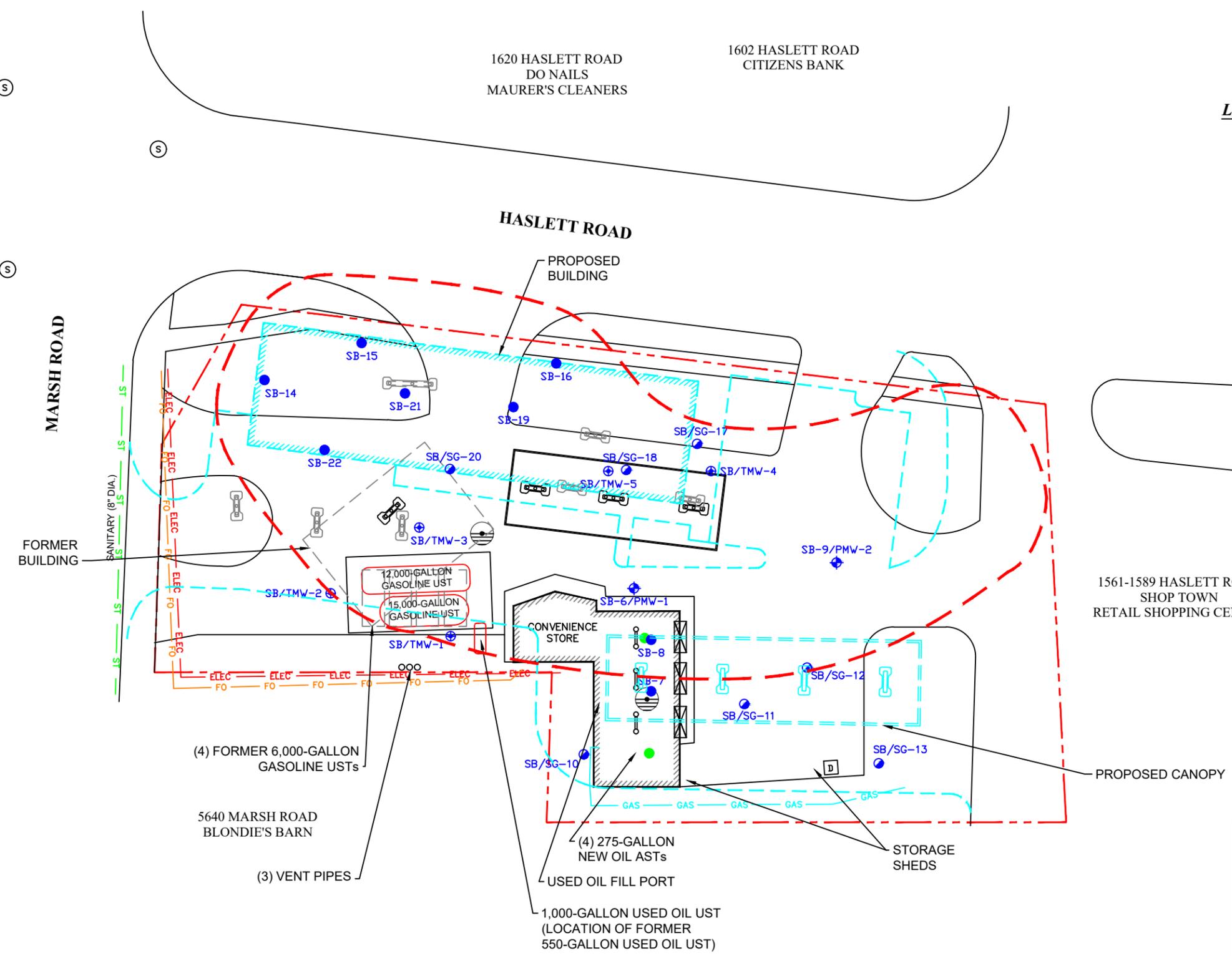
1620 HASLETT ROAD
DO NAILS
MAURER'S CLEANERS

1602 HASLETT ROAD
CITIZENS BANK



LEGEND:

- SUBJECT PROPERTY
- FORMER/HISTORICAL SITE FEATURES
- ELEC
- GAS
- ST
- FO
- PROPOSED SITE FEATURES
- FLOOR DRAIN
- BAYDOOR
- DUMPSTER
- CATCH BASIN
- ABOVE GROUND HOIST
- PUMP ISLAND
- FORMER PUMP ISLAND
- PROPOSED PUMP ISLAND
- UST
- AST
- SOIL BORING / TEMPORARY MONITORING WELL
- SOIL BORING / MONITORING WELL
- SOIL BORING / SOIL GAS
- APPROXIMATE EXTENT OF SOIL, GROUNDWATER, AND SOIL GAS CONCENTRATIONS EXCEEDING THE PART 213 RISK-BASED SCREENING LEVELS AND SCREENING LEVELS PROTECTIVE OF VAPOR INTRUSION (COMPOSITE)



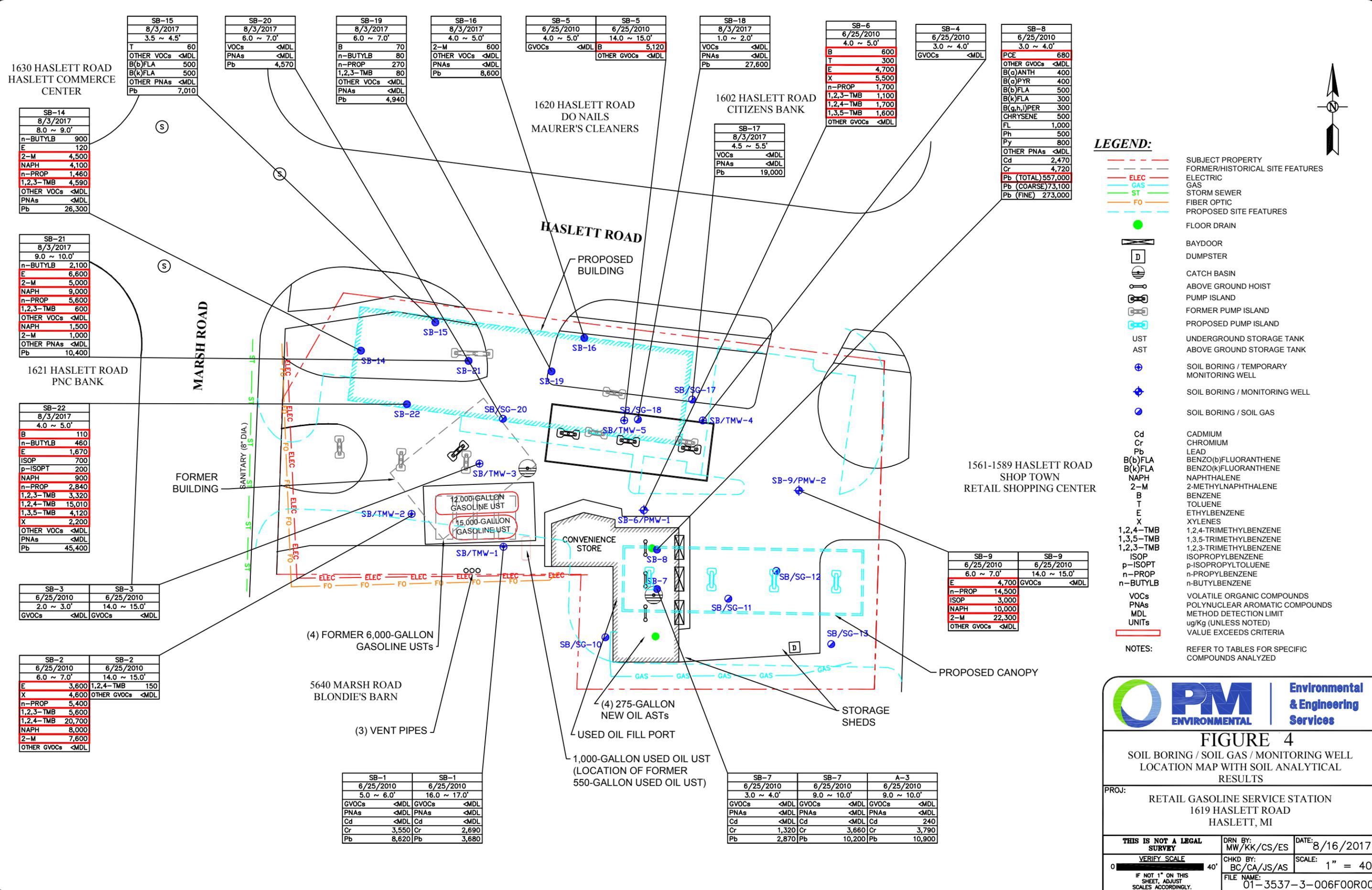
1561-1589 HASLETT ROAD
SHOP TOWN
RETAIL SHOPPING CENTER



FIGURE 3
2010 THROUGH 2017 SAMPLE LOCATION MAP
WITH COMPOSITE CONTAMINANT EXTENTS

PROJ: RETAIL GASOLINE SERVICE STATION
1619 HASLETT ROAD
HASLETT, MI

THIS IS NOT A LEGAL SURVEY	DRN BY: MW/KK/CS/ES/CS	DATE: 5/19/2020
VERIFY SCALE	CHKD BY: BC/CA/JS/AS/AP	SCALE: 1" = 40'
IF NOT 1" ON THIS SHEET, ADJUST SCALES ACCORDINGLY.	FILE NAME: 01-3537-3-006F00R00	



LEGEND:

- SUBJECT PROPERTY
- FORMER/HISTORICAL SITE FEATURES
- ELEC ELECTRIC
- GAS GAS
- ST STORM SEWER
- FO FIBER OPTIC
- PROPOSED SITE FEATURES
- FLOOR DRAIN
- ☒ BAYDOOR
- ☒ DUMPSTER
- ☒ CATCH BASIN
- ☒ ABOVE GROUND HOIST
- ☒ PUMP ISLAND
- ☒ FORMER PUMP ISLAND
- ☒ PROPOSED PUMP ISLAND
- ☒ UST UNDERGROUND STORAGE TANK
- ☒ AST ABOVE GROUND STORAGE TANK
- ⊕ SOIL BORING / TEMPORARY MONITORING WELL
- ⊕ SOIL BORING / MONITORING WELL
- ⊕ SOIL BORING / SOIL GAS
- Cd CADMIUM
- Cr CHROMIUM
- Pb LEAD
- B(b)FLA BENZO(b)FLUORANTHENE
- B(k)FLA BENZO(k)FLUORANTHENE
- NAPH NAPHTHALENE
- 2-M 2-METHYLNAPHTHALENE
- B BENZENE
- T TOLUENE
- E ETHYLBENZENE
- X XYLENES
- 1,2,4-TMB 1,2,4-TRIMETHYLBENZENE
- 1,3,5-TMB 1,3,5-TRIMETHYLBENZENE
- 1,2,3-TMB 1,2,3-TRIMETHYLBENZENE
- ISOP ISOPROPYLBENZENE
- p-ISOPT p-ISOPROPYLTOLUENE
- n-PROP n-PROPYLBENZENE
- n-BUTYLB n-BUTYLBENZENE
- VOCs VOLATILE ORGANIC COMPOUNDS
- PNA POLYNUCLEAR AROMATIC COMPOUNDS
- MDL METHOD DETECTION LIMIT
- UNITS ug/Kg (UNLESS NOTED)
- VALUE EXCEEDS CRITERIA

NOTES: REFER TO TABLES FOR SPECIFIC COMPOUNDS ANALYZED



FIGURE 4
SOIL BORING / SOIL GAS / MONITORING WELL
LOCATION MAP WITH SOIL ANALYTICAL
RESULTS

PROJ: RETAIL GASOLINE SERVICE STATION
1619 HASLETT ROAD
HASLETT, MI

THIS IS NOT A LEGAL SURVEY	DRN BY: MW/KK/CS/ES	DATE: 8/16/2017
VERIFY SCALE	CHKD BY: BC/CA/JS/AS	SCALE: 1" = 40'
IF NOT 1" ON THIS SHEET, ADJUST SCALES ACCORDINGLY.	FILE NAME: 01-3537-3-006F00R00	

SB-15	8/3/2017	3.5 ~ 4.5'
T	60	
OTHER VOCs	<MDL	
B(b)FLA	500	
B(k)FLA	500	
OTHER PNAs	<MDL	
Pb	7,010	

SB-20	8/3/2017	6.0 ~ 7.0'
VOCs	<MDL	
PNAs	<MDL	
Pb	4,570	

SB-19	8/3/2017	6.0 ~ 7.0'
B	70	
n-BUTYLB	80	
n-PROP	270	
1,2,3-TMB	80	
OTHER VOCs	<MDL	
PNAs	<MDL	
Pb	4,940	

SB-16	8/3/2017	4.0 ~ 5.0'
2-M	600	
OTHER VOCs	<MDL	
PNAs	<MDL	
Pb	8,600	

SB-5	6/25/2010	4.0 ~ 5.0'
GVOCs	<MDL	

SB-5	6/25/2010	14.0 ~ 15.0'
B	5,120	
OTHER GVOCs	<MDL	

SB-18	8/3/2017	1.0 ~ 2.0'
VOCs	<MDL	
PNAs	<MDL	
Pb	27,600	

SB-6	6/25/2010	4.0 ~ 5.0'
B	600	
T	300	
E	4,700	
X	5,500	
n-PROP	1,700	
1,2,3-TMB	1,100	
1,2,4-TMB	1,700	
1,3,5-TMB	1,600	
OTHER GVOCs	<MDL	

SB-4	6/25/2010	3.0 ~ 4.0'
GVOCs	<MDL	

SB-8	6/25/2010	3.0 ~ 4.0'
PCE	680	
OTHER GVOCs	<MDL	
B(a)ANTH	400	
B(a)PYR	400	
B(b)FLA	500	
B(k)FLA	300	
B(g,h,i)PER	300	
CHRYSENE	500	
FL	1,000	
Ph	500	
Py	800	
OTHER PNAs	<MDL	
Cd	2,470	
Cr	4,720	
Pb (TOTAL)	557,000	
Pb (COARSE)	73,100	
Pb (FINE)	273,000	

SB-14	8/3/2017	8.0 ~ 9.0'
n-BUTYLB	900	
E	120	
2-M	4,500	
NAPH	4,100	
n-PROP	1,460	
1,2,3-TMB	4,590	
OTHER VOCs	<MDL	
PNAs	<MDL	
Pb	26,300	

SB-21	8/3/2017	9.0 ~ 10.0'
n-BUTYLB	2,100	
E	6,600	
2-M	5,000	
NAPH	9,000	
n-PROP	5,600	
1,2,3-TMB	600	
OTHER VOCs	<MDL	
NAPH	1,500	
2-M	1,000	
OTHER PNAs	<MDL	
Pb	10,400	

SB-22	8/3/2017	4.0 ~ 5.0'
B	110	
n-BUTYLB	460	
E	1,670	
ISOP	700	
p-ISOPT	200	
NAPH	900	
n-PROP	2,840	
1,2,3-TMB	3,320	
1,2,4-TMB	15,010	
1,3,5-TMB	4,120	
X	2,200	
OTHER VOCs	<MDL	
PNAs	<MDL	
Pb	45,400	

SB-3	6/25/2010	2.0 ~ 3.0'
GVOCs	<MDL	

SB-3	6/25/2010	14.0 ~ 15.0'
GVOCs	<MDL	

SB-2	6/25/2010	6.0 ~ 7.0'
E	3,600	
X	4,600	
n-PROP	5,400	
1,2,3-TMB	5,600	
1,2,4-TMB	20,700	
NAPH	8,000	
2-M	7,600	
OTHER GVOCs	<MDL	

SB-2	6/25/2010	14.0 ~ 15.0'
1,2,4-TMB	150	
OTHER GVOCs	<MDL	

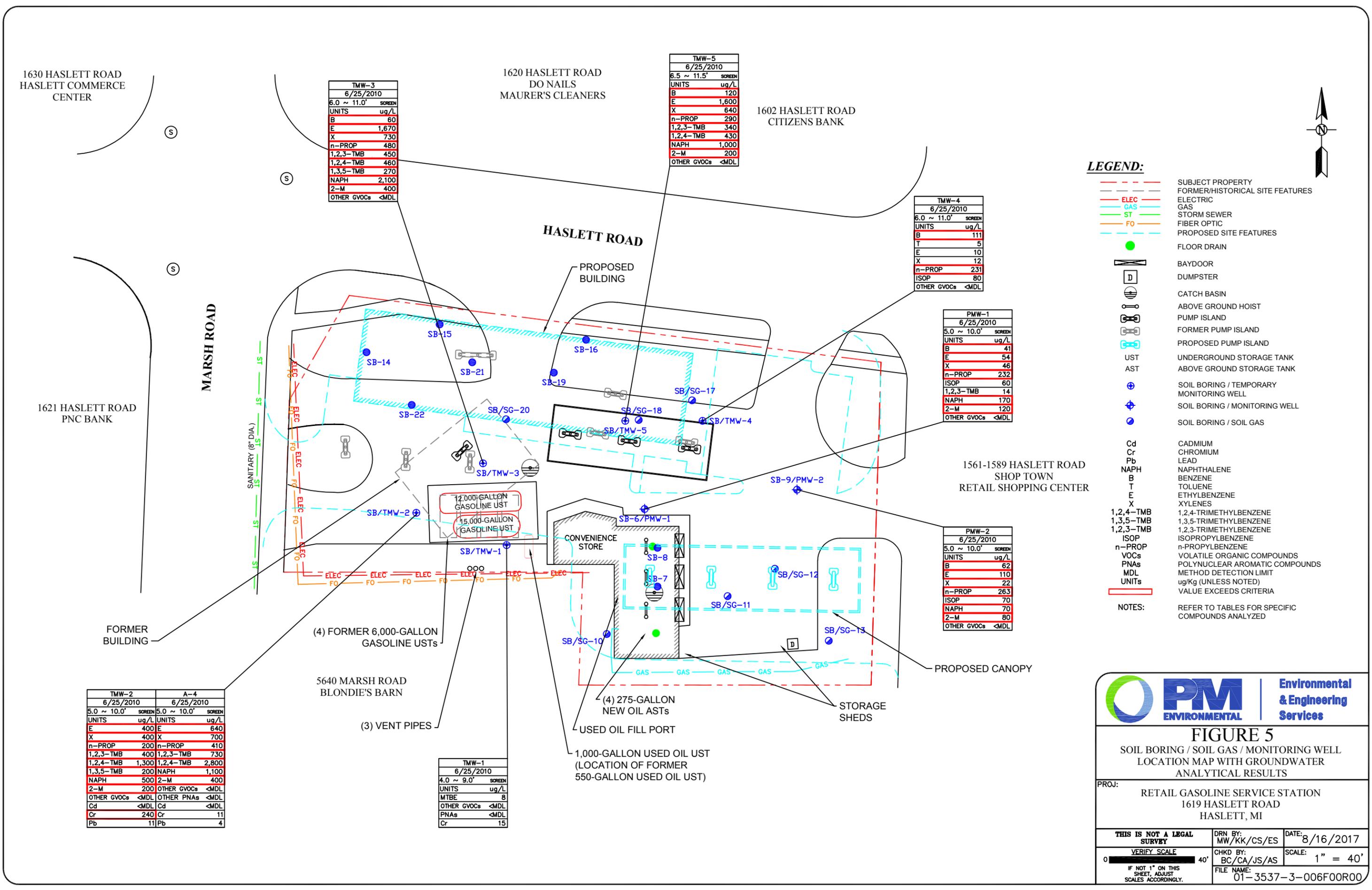
SB-1	6/25/2010	5.0 ~ 6.0'
GVOCs	<MDL	
PNAs	<MDL	
Cd	<MDL	
Cr	3,550	
Pb	8,620	

SB-1	6/25/2010	16.0 ~ 17.0'
GVOCs	<MDL	
PNAs	<MDL	
Cd	<MDL	
Cr	2,690	
Pb	3,680	

SB-7	6/25/2010	3.0 ~ 4.0'
GVOCs	<MDL	
PNAs	<MDL	
Cd	<MDL	
Cr	1,320	
Pb	2,870	

SB-7	6/25/2010	9.0 ~ 10.0'
GVOCs	<MDL	
PNAs	<MDL	
Cd	<MDL	
Cr	3,660	
Pb	10,200	

A-3	6/25/2010	9.0 ~ 10.0'
GVOCs	<MDL	
PNAs	<MDL	
Cd	240	
Cr	3,790	
Pb	10,900	



LEGEND:

- SUBJECT PROPERTY
- FORMER/HISTORICAL SITE FEATURES
- ELEC ELECTRIC
- GAS GAS
- ST STORM SEWER
- FO FIBER OPTIC
- PROPOSED SITE FEATURES
- FLOOR DRAIN
- ☒ BAYDOOR
- ☐ DUMPSTER
- ☉ CATCH BASIN
- ⊕ ABOVE GROUND HOIST
- ⊖ PUMP ISLAND
- ⊖ FORMER PUMP ISLAND
- ⊖ PROPOSED PUMP ISLAND
- ⊖ UST
- ⊖ AST
- ⊕ SOIL BORING / TEMPORARY MONITORING WELL
- ⊕ SOIL BORING / MONITORING WELL
- ⊕ SOIL BORING / SOIL GAS
- Cd CADMIUM
- Cr CHROMIUM
- Pb LEAD
- NAPH NAPHTHALENE
- B BENZENE
- T TOLUENE
- E ETHYLBENZENE
- X XYLENES
- 1,2,4-TMB 1,2,4-TRIMETHYLBENZENE
- 1,3,5-TMB 1,3,5-TRIMETHYLBENZENE
- 1,2,3-TMB 1,2,3-TRIMETHYLBENZENE
- ISOP ISOPROPYLBENZENE
- n-PROP n-PROPYLBENZENE
- VOCs VOLATILE ORGANIC COMPOUNDS
- PNA's POLYNUCLEAR AROMATIC COMPOUNDS
- MDL METHOD DETECTION LIMIT
- UNITS ug/Kg (UNLESS NOTED)
- VALUE EXCEEDS CRITERIA

NOTES: REFER TO TABLES FOR SPECIFIC COMPOUNDS ANALYZED

TMW-3		6/25/2010	
UNITS	ug/L	UNITS	ug/L
B	60	E	1,670
X	730	n-PROP	480
1,2,3-TMB	450	1,2,4-TMB	460
1,3,5-TMB	270	NAPH	2,100
2-M	400	OTHER GVOCS	<MDL

TMW-5		6/25/2010	
UNITS	ug/L	UNITS	ug/L
B	120	E	1,600
X	640	n-PROP	290
1,2,3-TMB	340	1,2,4-TMB	430
NAPH	1,000	2-M	200
OTHER GVOCS	<MDL		

TMW-4		6/25/2010	
UNITS	ug/L	UNITS	ug/L
B	111	T	5
E	10	X	12
n-PROP	231	ISOP	80
OTHER GVOCS	<MDL		

PMW-1		6/25/2010	
UNITS	ug/L	UNITS	ug/L
B	41	E	54
X	46	n-PROP	232
ISOP	60	1,2,3-TMB	14
NAPH	170	2-M	120
OTHER GVOCS	<MDL		

PMW-2		6/25/2010	
UNITS	ug/L	UNITS	ug/L
B	62	E	110
X	22	n-PROP	263
ISOP	70	NAPH	70
2-M	80	OTHER GVOCS	<MDL

TMW-2		A-4		6/25/2010	
UNITS	ug/L	UNITS	ug/L	UNITS	ug/L
E	400	E	640	E	640
X	400	X	700	X	700
n-PROP	200	n-PROP	410	n-PROP	410
1,2,3-TMB	400	1,2,3-TMB	730	1,2,3-TMB	730
1,2,4-TMB	1,300	1,2,4-TMB	2,800	1,2,4-TMB	2,800
1,3,5-TMB	200	NAPH	1,100	1,3,5-TMB	200
NAPH	500	2-M	400	NAPH	500
2-M	200	OTHER GVOCS	<MDL	2-M	200
OTHER GVOCS	<MDL	OTHER PNA's	<MDL	OTHER GVOCS	<MDL
Cd	<MDL	Cd	<MDL	Cd	<MDL
Cr	240	Cr	11	Cr	11
Pb	11	Pb	4	Pb	4

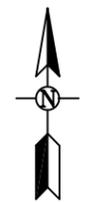
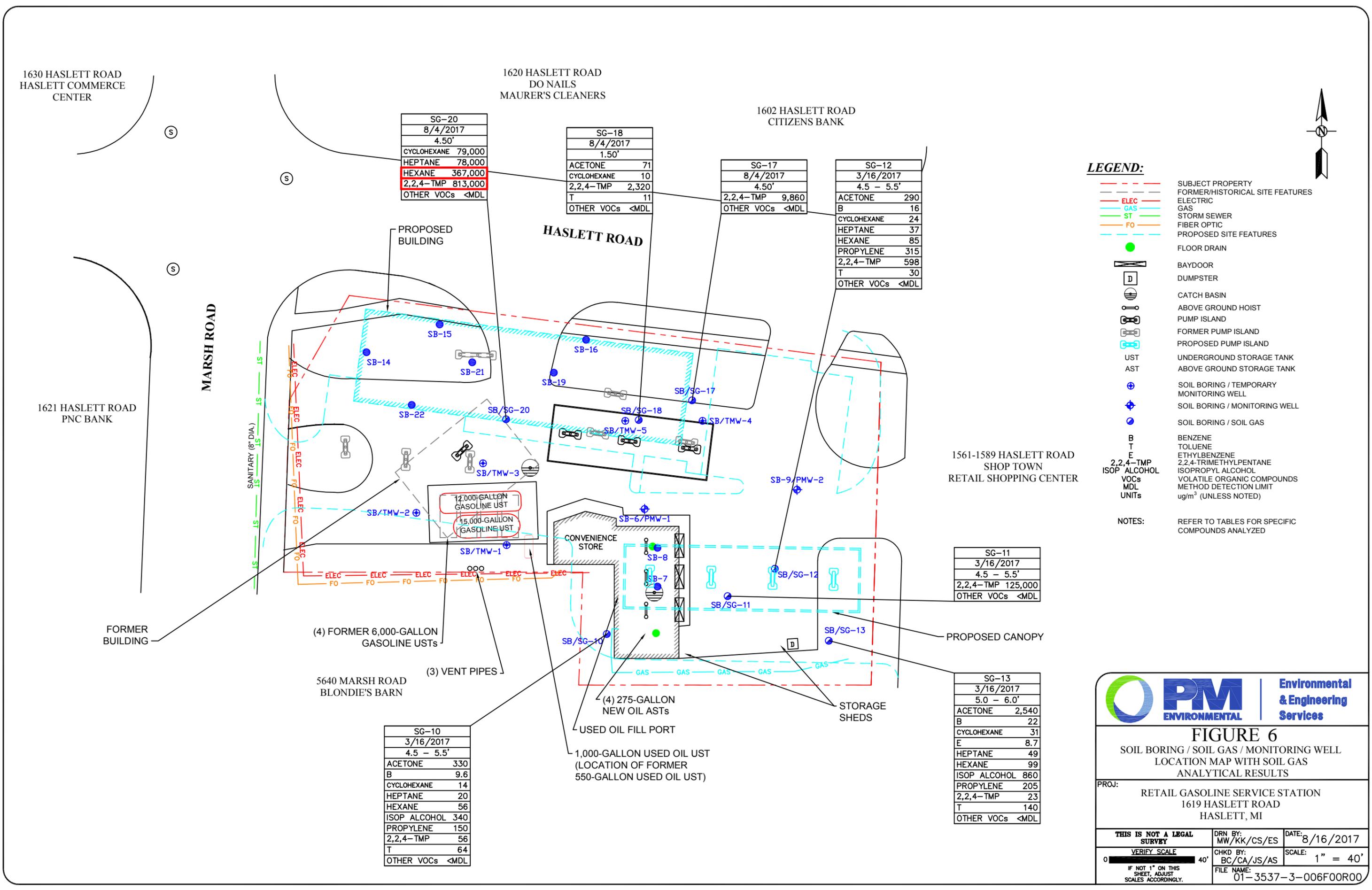
TMW-1		6/25/2010	
UNITS	ug/L	UNITS	ug/L
MTBE	8	OTHER GVOCS	<MDL
OTHER GVOCS	<MDL	PNA's	<MDL
PNA's	<MDL	Cr	15



FIGURE 5
SOIL BORING / SOIL GAS / MONITORING WELL
LOCATION MAP WITH GROUNDWATER
ANALYTICAL RESULTS

PROJ: RETAIL GASOLINE SERVICE STATION
1619 HASLETT ROAD
HASLETT, MI

THIS IS NOT A LEGAL SURVEY	DRN BY: MW/KK/CS/ES	DATE: 8/16/2017
VERIFY SCALE	CHKD BY: BC/CA/JS/AS	SCALE: 1" = 40'
IF NOT 1" ON THIS SHEET, ADJUST SCALES ACCORDINGLY.		
FILE NAME: 01-3537-3-006F00R00		



- LEGEND:**
- SUBJECT PROPERTY
 - FORMER/HISTORICAL SITE FEATURES
 - ELEC ELECTRIC
 - GAS GAS
 - ST STORM SEWER
 - FO FIBER OPTIC
 - PROPOSED SITE FEATURES
 - FLOOR DRAIN
 - ☒ BAYDOOR
 - ☐ D DUMPSTER
 - ☐ CATCH BASIN
 - ☐ ABOVE GROUND HOIST
 - ☐ PUMP ISLAND
 - ☐ FORMER PUMP ISLAND
 - ☐ PROPOSED PUMP ISLAND
 - ☐ UST UNDERGROUND STORAGE TANK
 - ☐ AST ABOVE GROUND STORAGE TANK
 - ⊕ SOIL BORING / TEMPORARY MONITORING WELL
 - ⊕ SOIL BORING / MONITORING WELL
 - ⊕ SOIL BORING / SOIL GAS
 - B BENZENE
 - T TOLUENE
 - E ETHYLBENZENE
 - 2,2,4-TMP 2,2,4-TRIMETHYLPENTANE
 - ISOP ALCOHOL ISOPROPYL ALCOHOL
 - VOCs VOLATILE ORGANIC COMPOUNDS
 - MDL METHOD DETECTION LIMIT
 - UNITS ug/m³ (UNLESS NOTED)
- NOTES:** REFER TO TABLES FOR SPECIFIC COMPOUNDS ANALYZED

SG-20
8/4/2017
4.50'
CYCLOHEXANE 79,000
HEPTANE 78,000
HEXANE 367,000
2,2,4-TMP 813,000
OTHER VOCs <MDL

SG-18
8/4/2017
1.50'
ACETONE 71
CYCLOHEXANE 10
2,2,4-TMP 2,320
T 11
OTHER VOCs <MDL

SG-17
8/4/2017
4.50'
2,2,4-TMP 9,860
OTHER VOCs <MDL

SG-12
3/16/2017
4.5 - 5.5'
ACETONE 290
B 16
CYCLOHEXANE 24
HEPTANE 37
HEXANE 85
PROPYLENE 315
2,2,4-TMP 598
T 30
OTHER VOCs <MDL

SG-11
3/16/2017
4.5 - 5.5'
2,2,4-TMP 125,000
OTHER VOCs <MDL

SG-13
3/16/2017
5.0 - 6.0'
ACETONE 2,540
B 22
CYCLOHEXANE 31
E 8.7
HEPTANE 49
HEXANE 99
ISOP ALCOHOL 860
PROPYLENE 205
2,2,4-TMP 23
T 140
OTHER VOCs <MDL

SG-10
3/16/2017
4.5 - 5.5'
ACETONE 330
B 9.6
CYCLOHEXANE 14
HEPTANE 20
HEXANE 56
ISOP ALCOHOL 340
PROPYLENE 150
2,2,4-TMP 56
T 64
OTHER VOCs <MDL



FIGURE 6
SOIL BORING / SOIL GAS / MONITORING WELL
LOCATION MAP WITH SOIL GAS
ANALYTICAL RESULTS

PROJ: RETAIL GASOLINE SERVICE STATION 1619 HASLETT ROAD HASLETT, MI		
THIS IS NOT A LEGAL SURVEY	DRN BY: MW/KK/CS/ES	DATE: 8/16/2017
VERIFY SCALE	CHKD BY: BC/CA/JS/AS	SCALE: 1" = 40'
IF NOT 1" ON THIS SHEET, ADJUST SCALES ACCORDINGLY.	FILE NAME: 01-3537-3-006F00R00	

Appendix E





Environmental & Engineering Services Nationwide



ENVIRONMENTAL SERVICES

BUILDING ARCHITECTURE,
ENGINEERING & SCIENCE

INDUSTRIAL HYGIENE SERVICES

BROWNFIELDS & ECONOMIC
INCENTIVES CONSULTING

BASELINE ENVIRONMENTAL ASSESSMENT

1619 Haslett Road | Haslett, Michigan
PM Project Number 01-3537-3

Prepared for:

CBG Holdings, LLC
3650 Stallion Way
Commerce, Michigan 48382

Prepared by:

PM Environmental, Inc.
4080 West 11 Mile Road
Berkley, Michigan 48072

Know Your Risk.
Take Control.
Work with the Experts.

www.pmenv.com



Detroit
4080 W. 11 Mile Road
Berkley, MI 48072
f: 877.884.6775
t: 248.336.9988

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

Grand Rapids
560 5th Street NW,
Suite 301
Grand Rapids, MI 49504
f: 877.884.6775
t: 616.285.8857

March 16, 2015

District Supervisor
Michigan Department of Environmental Quality
Lansing District Office - Constitution Hall, 1 South
525 West Allegan
P.O. Box 30242
Lansing, Michigan 48909-7742

**RE: Baseline Environmental Assessment for the Gasoline Dispensing Station
Located at 1619 Haslett Road, Haslett, Michigan
Parcel ID Number: 33-02-02-10-430-009
PM Environmental, Inc. Project No. 01-3537-3**

Dear District Supervisor:

Enclosed is a copy of the above-referenced document prepared in accordance with Section 21323a(1)(b)(i) of Part 213, of the Natural Resources and Environmental Protection Act (NREPA), P.A. 451 of 1994, as amended.

If you have any questions regarding the information in this report, please contact us at 248.336.9988.

Sincerely,
PM ENVIRONMENTAL, INC.

Ryan Feeny
Staff Scientist

Jennifer Ritchie, CPG
Regional Manager

Enclosure



Detroit
4080 W. 11 Mile Road
Berkley, MI 48072
f: 877.884.6775
t: 248.336.9988

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

Grand Rapids
560 5th Street NW,
Suite 301
Grand Rapids, MI 49504
f: 877.884.6775
t: 616.285.8857

March 16, 2015

Mr. Robert Saroki
CBG Holdings, LLC
3650 Stallion Way
Commerce, Michigan 48382

**RE: Baseline Environmental Assessment for the Gasoline Dispensing Station
Located at 1619 Haslett Road, Haslett, Michigan
Parcel ID Number: 33-02-02-10-430-009
PM Environmental, Inc. Project No. 01-3537-3**

Mr. Saroki:

Enclosed is a copy of the above-referenced document prepared in accordance with Section 21323a(1)(b)(i) of Part 213, of the Natural Resources and Environmental Protection Act (NREPA), P.A. 451 of 1994, as amended.

THIS BASELINE ENVIRONMENTAL ASSESSMENT WAS PERFORMED FOR THE EXCLUSIVE USE OF CBG HOLDINGS, LLC AND MICHIGAN BUSINESS CONNECTION, EACH OF WHOM MAY RELY ON THE REPORT'S CONTENTS.

If you have any questions regarding the information in this report, please contact our office at 248.336.9988.

PM ENVIRONMENTAL, INC.

Ryan Feeny
Staff Scientist

Jennifer Ritchie, CPG
Regional Manager

Enclosure

TABLE OF CONTENTS

1.0	INTRODUCTION AND DISCUSSION	1
1.1	Owner/Operator Information.....	1
1.2	Intended Use of the Subject Property.....	1
1.3	Summary of All Appropriate Inquiry Phase I Environmental Assessment	1
1.3.1	Phase I ESA Exceptions or Deletions	2
1.3.2	Phase I ESA Data Gaps	2
1.4	Summary of Previous Site Investigations	2
1.5	PM's June 2010 Subsurface Site Investigations	4
1.5.1	Subsurface Investigations Techniques and QA/QC Procedures	5
1.6	Geology and Hydrogeology.....	6
2.0	LOCATION OF CONTAMINATED MEDIA ON THE SUBJECT PROPERTY	7
2.1	Soil Analytical Results.....	7
2.2	Groundwater Analytical Results	8
2.3	Subject Property Property Status	8
3.0	PROPERTY INFORMATION.....	9
3.1	Legal Description of Subject Property	9
3.2	Survey Map of Subject Property.....	9
3.3	Subject Location and Analytical Summary Maps	9
3.4	Subject Property Location Map	9
3.5	Subject Property Address.....	9
3.6	Subject Spatial Data.....	9
4.0	FACILITY STATUS OF SUBJECT PROPERTY	9
4.1	Summary Data Tables	10
4.2	Laboratory Reports and Chain of Custody Documentation.....	10
5.0	IDENTIFICATION OF BEA AUTHOR	10
6.0	AAI REPORT OR ASTM PHASE I ESA	10
7.0	REFERENCES.....	11

FIGURES

- Figure 1: Property Vicinity Map
- Figure 2: Generalized Diagram of the Subject Property and Adjoining Properties
- Figure 3: Soil Boring/Monitoring Well Location Map with Soil Analytical Results
- Figure 4: Soil Boring/Monitoring Well Location Map with Groundwater Analytical Results

TABLES

- Table 1: Summary of Soil Analytical Results: VOCs
- Table 2: Summary of Soil Analytical Results: PNAs, Cadmium, Chromium and Lead
- Table 3: Summary of Groundwater Analytical Results: VOCs, PNAs, Cadmium, Chromium and Lead

APPENDICES

- Appendix A: Phase I ESA, March 13, 2015, PM
- Appendix B: 2013 LUST Closure Figures and Tables, August 2013, Inland Seas
- Appendix C: Soil Boring Logs
- Appendix D: Laboratory Analytical Report
- Appendix E: Assessing Information
- Appendix F: Professional Qualification Statements

1.0 INTRODUCTION AND DISCUSSION

PM has completed a Baseline Environmental Assessment (BEA) for the gasoline dispensing station (Parcel ID number: 33-02-02-10-430-009) located at 1619 Haslett Road, Haslett, Ingham County, Michigan 48840 (hereafter referred to as the “subject property”).

The subject property consists of one parcel containing approximately 0.89 acres and is located at the southeast corner of Haslett Road and Marsh Road in Haslett, Michigan (Figure 1). The subject property is developed with a one-story commercial building containing approximately 1,674 square feet and is used for retail gasoline sales, a convenience store, and a service garage (Figure 2). The current underground storage tank (UST) system consists of one 15,000-gallon gasoline UST, one 12,000-gallon gasoline UST, and one 1,000-gallon used oil UST located in a single basin west of the subject building. Four fuel dispensers are located in the central portion of the subject property. Concrete and asphalt paved areas are present throughout the subject property.

Standard and other historical sources were able to document that the property was vacant land from at least 1938 until 1955. The first developed use of the subject property occurred in 1959, with a historic gasoline dispensing station, which was located on the western portion of the property. According to historical sources, automotive service operations were not conducted within this former building. This building was demolished in 1972, prior to the construction of the current gasoline service station. The subject property has operated as a gasoline service station from at least 1972 until the present.

1.1 Owner/Operator Information

CBG Holdings, LLC intends to purchase the subject property before April 15, 2015.

1.2 Intended Use of the Subject Property

CBG Holdings will operate the subject property as a gasoline service station utilizing the current UST system, convenience store and service garage.

1.3 Summary of All Appropriate Inquiry Phase I Environmental Assessment

PM prepared a Phase I Environmental Site Assessment (ESA), dated March 13, 2015, in conformance with the scope and limitations of ASTM Practice E 1527-05 (i.e., the ‘ASTM Standard’). A copy of the March 2015 Phase I ESA, including photographs of the subject property, is included in Appendix A.

The following onsite recognized environmental conditions (RECs) were identified in PM's March 2015 Phase I ESA:

- The subject property is a closed LUST site with one release reported in 1995 that was granted a Tier I Restricted Nonresidential LUST Closure in 2013. Review of previous subsurface investigations documents that residual soil and groundwater impact is present at the subject property above the applicable Part 213 RBSLs, indicating the potential presence of residual non-aqueous phase liquid (NAPL). Based upon these analytical results, the subject property is classified as a “property” as defined by Part 213 of P.A. 451 of the Michigan Natural Resources Environmental Protection Act (NREPA), as amended.

No adjoining and/or nearby RECs were identified.

1.3.1 Phase I ESA Exceptions or Deletions

During the completion of the March 2015 Phase I ESA, there were no exceptions or deletions from the Federal All Appropriate Inquiry Rule under 40 CFR 312, or the ASTM Standard. To the best of PM's knowledge, no special terms or conditions applied to the preparation of the Phase I ESA.

1.3.2 Phase I ESA Data Gaps

PM did not identify any significant data gaps during the completion of the March 2015 Phase I ESA.

1.4 Summary of Previous Site Investigations

PM reviewed the following previous environmental reports for the subject property. Pertinent figures and tables from the following reports are included within Appendix C of PM's March 2015 Phase I ESA (Appendix A).

- Initial Abatement Report (IAR), March 1995, Superior Environmental Corporation (Superior);
- Final Assessment Report (FAR), September 1996, Superior;
- Audit of Corrective Actions, May 2005, Michigan Department of Natural Resources and Environment (MDNRE)
- Status Update, May 2006, Inland Seas Engineering, Inc. (Inland Seas);
- Status Update, December 2006, Inland Seas;
- Performance Monitoring Report, March 2007, Inland Seas;
- Performance Monitoring Report, May 2009, Inland Seas;
- Phase I ESA, July 2010, PM;
- BEA, August 2010, PM;
- LUST Closure Report, August 2013, Inland Seas; and
- Phase I ESA, March 2015, PM.

The subject property is a closed LUST site with one release reported (confirmed release number C-0206-95). The release was granted a Tier I Closure with deed restrictions by the MDEQ in December 2013.

During the IAR investigation, four 6,000-gallon gasoline USTs and one 550-gallon used oil UST were removed from a single basin west of the subject property building. No free product was encountered on the subject property.

Approximately 916 tons of impacted soil was removed from the UST basin and dispenser area in 1995, which were properly disposed off-site. Verification of soil remediation (VSR) samples collected from the excavation were submitted for laboratory analysis of benzene, toluene, ethylbenzene, and xylenes (collectively referred to as BTEX), methyl-tert-butyl-ether (MTBE), and lead. Samples from the area of the former used oil UST were also submitted for analysis of polynuclear aromatic hydrocarbons (PNAs), polychlorinated biphenyls (PCBs), cadmium, and chromium. Concentrations of BTEX were identified above MDEQ Part 213 Residential and Nonresidential Drinking Water Protection (DWP) and/or Groundwater Surface Water Interface

Protection (GSIP) Risk Based Screening Levels (RBSLs) in several floor and sidewall samples within the former UST basin, and in two samples collected from the eastern portion of the dispenser area. In addition, a concentration of benzene was identified in a sample from the south wall of the excavation above the MDEQ Part 213 Residential Soil Volatilization to Indoor Air Inhalation (SVII) RBSLs.

An Audit of Corrective Actions was conducted by the Michigan Department of Natural Resources and Environment (MDNRE) in May 2005, due to petroleum sludge and a sheen observed within a sump on the north adjoining property. Based on the lack of delineation of the extent of contamination from the subject property to the north, the MDNRE requested additional investigation to determine if contamination had migrated onto the north adjoining property from the subject property.

Additional soil sampling completed in 2005, identified concentrations of gasoline volatile organic compounds (VOCs) above the MDEQ Part 213 Residential and Nonresidential DWP and/or GSIP RBSLs throughout the northern portion of the property and in the area of the former UST basin. A soil sample from soil boring location GP-6, which was advanced northeast of the subject building, also identified a concentration of 1,2,4-trimethylbenzene (1,2,4-TMB) above the Soil Saturation Concentration (C_{sat}) Screening Levels, which indicates the potential for free-phase hydrocarbons to be present.

Groundwater sampling data from April 2009, documents concentrations of several gasoline VOCs above the MDEQ Part 213 Residential and Nonresidential Drinking Water (DW) and/or Groundwater Surface Water Interface (GSI) RBSLs on the northern portion of the property. The horizontal extent of groundwater contamination appears to have been delineated in all directions. However, contamination associated with the subject property has migrated to the adjoining Haslett Road right-of-way (ROW) to the north and east.

At the time of the July 2010 Phase I ESA, the subject property was occupied by the current gasoline dispensing station. RECs were identified associated with the elevated levels of TMB in the previous site investigations, the automotive service operations on the subject property from 1972 to 2010, and the likely use of former underground hoist in the service area of the building.

PM subsequently completed a subsurface investigation and BEA to assess the RECs identified in the Phase I ESA. Nine soil borings were advanced in the area of the current and former UST basins and dispensers, in the area of the elevated TMB impact previously identified at GP-6, and in the service area.

Between 2010 and 2013 Inland Seas completed additional site characterization including advancing soil borings for vertical and horizontal extent of impact, installing monitoring wells, completing groundwater monitoring events, soil gas sampling, and storm sewer monitoring to investigate the GSI pathway. Review of the August 2013 LUST Closure report indicates that C_{sat} soils have degraded and are no longer present, that soil and groundwater impact has been horizontally and vertically defined, that soil vapor concentrations are below the applicable Nonresidential Vapor Intrusion Screening Levels, and that the GSI pathway is not relevant for the subject property. Furthermore, a Restrictive Covenant was filed the subject property which restricts the subject property to Nonresidential use, prohibits the installation and/or use of potable water wells and stipulates that a vapor investigation must be completed prior to the construction of any new structures. A Tier I Restricted Nonresidential Closure was granted in December 2013.

Figures and Tables from Inland Seas August 2013 LUST Closure Report are included in Appendix B.

No evidence of a new release was identified during PM's 2010 subsurface investigation or Inland Seas additional investigations between 2010 and 2013. PM's soil and groundwater analytical results are summarized on Figures 3 and 4, Tables 1 and 2, and in Section 2.0 below.

1.5 PM's June 2010 Subsurface Site Investigations

On June 25, 2010, PM completed a scope of work consisting of the advancement of nine soil borings (SB-1 through SB-9), the installation of five temporary monitoring wells (TMW-1 through TMW-5), the installation of two permanent monitoring wells (PMW-1 and PMW-2), and the collection of soil and groundwater samples for laboratory analysis of VOCs, polynuclear aromatic compounds (PNAs), cadmium, chromium and lead, or some combination thereof.

Specifically, the 2010 Phase II ESA activities were conducted in the following areas of the subject property:

Description of Soil Boring and Monitoring Well Locations

Location (Total Depth)	Sample Depth	Analysis	Objectives	Sample Selection (Justification)
SB/TMW-1 (20.0)	Soil: 5.0-6.0 and 16.0-17.0	VOCs, PNAs, cadmium, chromium and lead	Assess the current and former UST basins	Soil: Due to the lack of visual and olfactory evidence of impact, samples were collected at the sand/clay interface and beneath the UST basin. Groundwater: Sampled.
	Groundwater: 4.0-9.0			
SB/TMW-2 (25.0)	Soil: 6.0-7.0 and 14.0-15.0	Gasoline VOCs	Assess the current and former UST basins	Soil: Samples were collected at the highest observed PID reading (77.1 ppm) and at the approximate depth of the UST basin (14.6 ppm). Groundwater: Sampled.
	Groundwater: 5.0-10.0	Gasoline VOCs, cadmium, chromium and lead		
SB/TMW-3 (20.0)	Soil: 2.0-3.0 and 14.0-15.0	Gasoline VOCs	Assess the current and former UST basins, fuel dispenser and product piping	Soil: Samples were collected at the highest observed PID reading (184 ppm) and at the approximate depth of the UST basin (10.1 ppm). Groundwater: Sampled.
	Groundwater: 6.0-11.0			
SB/TMW-4 (15.0)	Soil: 3.0-4.0	Gasoline VOCs	Assess the current and former fuel dispensers and product piping	Soil: A sample was collected at the highest observed PID reading (29.3 ppm). Groundwater: Sampled.
	Groundwater: 6.0-11.0			
SB/TMW-5 (15.0)	Soil: 4.0-5.0 and 14.0-15.0	Gasoline VOCs	Assess the current and former fuel	Soil: Samples were collected at the sand/clay interface (118

Location (Total Depth)	Sample Depth	Analysis	Objectives	Sample Selection (Justification)
	Groundwater: 6.5-11.5		dispensers and product piping	ppm) and at the end of the boring (4.9 ppm). Groundwater: Sampled.
SB-6/PMW-1 (15.0)	Soil: 4.0-5.0	Gasoline VOCs	Assess the current and former fuel dispensers and product piping	Soil: A sample was collected at the highest PID reading (735 ppm) above the saturated zone. Groundwater: Sampled.
	Groundwater: 5.0-10.0			
SB-7 (10.0)	Soil: 3.0-4.0 and 9.0-10.0	VOCs, PNAs, cadmium, chromium and lead	Assess the service operations and potential former hoists	Soil: Due to the lack of visual and olfactory evidence of impact, samples were collected at the approximate floor drain and potential former hoist depths. Groundwater: Not encountered.
SB-8 (10.0)	Soil: 3.0-4.0	VOCs, PNAs, cadmium, chromium and lead	Assess the service operations and potential former hoists	Soil: Due to the lack of visual and olfactory evidence of impact, a sample was collected at the sand/clay interface. Groundwater: Not encountered.
SB-9/PMW-2 (15.0)	Soil: 6.0-7.0 and 14.0-15.0	Gasoline VOCs	Assess previous area of impact identified at GP-6	Soil: Samples were collected at the highest observed PID reading (1,996 ppm) and at the end of the boring (1.3 ppm). Groundwater: Sampled.
	Groundwater: 5.0-10.0			

PID = photoionization detector
ppm = parts per million

1.5.1 Subsurface Investigations Techniques and QA/QC Procedures

The soil borings were advanced to the desired depth using a hand auger equipped with a stainless steel bucket and/or a model 6610DT Geoprobe® drill rig. Soil sampling was performed for soil classification, verification of subsurface geologic conditions, and for investigating the potential and/or extent of soil and groundwater contamination at the subject property. Soil samples were generally collected on a continuous basis using a stainless steel bucket or 5-foot long macro-core sampler.

During drilling operations, the drilling equipment was cleaned to minimize the possibility of cross contamination. These procedures included cleaning equipment with a phosphate free solution (i.e., Alconox®) and rinsing with distilled water after each sample collection. Drilling and sampling equipment was also cleaned in this manner prior to initiating field activities.

Soils collected from discrete sample intervals were screened using a PID to determine if VOCs were present. Soil from specific depths was placed in plastic bags, sealed, and allowed to volatilize. The headspace within each bag was then monitored with the PID. The PID is able to detect trace levels of organic compounds in the air space within the plastic bag. The PID utilizes a 10.2 electron volts (eV) lamp. Soil samples were collected from the soil borings based upon the highest PID reading, visual/olfactory evidence, a change in geology, surficial soil, and/or directly above the saturated soil. PM's June 2010 soil boring logs are included in Appendix C, which consist of site specific geology, sample depths, and monitoring well installation details.

Soil samples for VOC analysis were preserved with methanol, in accordance with USEPA method 5035, and then placed in appropriately labeled containers with Teflon lined lids and/or sanitized glass jars, placed in an ice packed cooler, and transported under chain of custody procedures for laboratory analysis within applicable holding times.

Temporary monitoring wells were installed at SB/TMW-1 through SB/TMW-5 and permanent monitoring wells were installed at SB-6/PMW-1 and SB-9/PMW-2 for groundwater sample collection. At these locations, a new well assembly, consisting of a 5-foot 0.010-inch slot, schedule 40, poly-vinyl chloride (PVC) screen and PVC casing were lowered into the boreholes to intersect the water table. After the screens for the wells were set to the desired depth, an artificial sand pack or natural sands were allowed to collapse around the well screen. The groundwater samples were collected with care taken to avoid the potential for cross contamination between the samples and to prevent loss of volatiles to the atmosphere. The groundwater samples for laboratory analyses were transferred directly from the low-flow pump discharge line into appropriately labeled sample containers with Teflon lined lids, placed in an ice packed cooler, and transported under chain of custody procedures for laboratory analysis within applicable holding times. Purge water was maintained separate and returned to the wells.

Quality Assurance/Quality Control (QA/QC) samples were collected in general accordance with MDEQ Operational Memorandum Number 2 as follows:

- A-1 – Trip Blank (methanol) for soils
- A-2 – Trip Blank (distilled water) for groundwater
- A-3 – Co-Located Soil Sample (SB-7 9.0-10.0')
- A-4 – Co-Located Groundwater Sample (TMW-2)
- A-5 – Hand Auger Equipment Blank
- A-6 – Macro Core Equipment Blank

The QA/QC samples were submitted for laboratory analysis of VOCs, PNAs, and metals. In general, the results of the QA/QC samples were similar in concentration indicating analysis reproducibility and that no cross contamination occurred.

Fifteen soil samples, seven groundwater samples and corresponding QA/QC samples were submitted to Merit Laboratories, Inc., in East Lansing, Michigan for chemical analysis. Figure 3 and Tables 1 and 2 summarize the soil analytical results; Figure 4 and Table 3 summarize the groundwater analytical results. A copy of the laboratory analytical report is included as Appendix D.

Upon completion of the investigation, the soil borings were abandoned by placing the soil cuttings back into the borehole, filling the void with bentonite chips, hydrating the chips, resurfacing and returning the area to its pre-drilling condition.

1.6 Geology and Hydrogeology

Based on review of the soil boring logs, the soil stratigraphy observed by PM in June 2010 generally consists of up to 9.0 feet of sand, underlain by clay to a depth of at least 25.0 feet bgs, the maximum depth explored.

Groundwater was encountered in soil borings SB/TMW-1 through SB/TMW-5, and SB-9/PMW-1 and SB-6/PMW-2 at depths between 6.0 and 8.0 feet bgs. Based on the saturated thickness less than 3.0 feet and the discontinuous nature, groundwater at the subject property is not representative of an "aquifer" as defined in MDEQ Peer Review Draft Operational Memorandum Number 4, Attachment 10 "Groundwater in an Aquifer," dated February 2007.

As part of Inland Seas 2013 LUST Closure report, a Restrictive Covenant was filed for the subject property which restricts the subject property to Nonresidential use, prohibits the installation and/or use of potable water wells and stipulates that a vapor investigation must be completed prior to the construction of any new structures.

PM's June 2010 soil boring logs are included in Appendix C, which consist of site specific geology, PID readings, sample depths, and monitoring well installation details.

2.0 LOCATION OF CONTAMINATED MEDIA ON THE SUBJECT PROPERTY

The analytical results for soil and groundwater samples collected by PM in 2010 were compared with the MDEQ RBSLs as presented in the Cleanup Criteria Requirements for Response Activity (R299.1 – R299.5), December 30, 2013 in accordance with Section 21323a(1)(b)(i) using the applicable RBSLs. The soil analytical results are summarized in Tables 1 and 2 (including CAS #) and on Figure 3. The groundwater analytical results are summarized in Table 3 (including CAS #) and on Figure 4. Appendix D contains the complete laboratory analytical report. Figures and Tables from Inland Seas August 2013 LUST Closure Report are included in Appendix B.

2.1 Soil Analytical Results

PM's 2010 Soil Analytical Results:

A concentration of the VOC specie benzene was detected in the soil sample collected from SB-5 (14.0-15.0 feet bgs) above the Part 213 Residential and Nonresidential DWP, GSIP, and Residential SVII RBSLs. Various concentrations of VOCs were also detected in SB-2 (6.0-7.0 feet bgs), SB-6 (4.0-5.0 feet bgs), and SB-9 (6.0-7.0 feet bgs) above the Part 213 Residential and Nonresidential DWP and GSIP RBSLs. A concentration of the VOC specie tetrachloroethene was detected in the soil sample collected from SB-8 (3.0-4.0 feet bgs) above the Part 213 Residential and Nonresidential DWP RBSLs. A concentration of the VOC specie 1,2,4-TMB was detected in the soil sample collected from SB-2 (14.0-15.0 feet bgs) above the laboratory method detection limits (MDLs), but below the most restrictive Part 213 Residential RBSLs. No other concentrations of VOCs were detected in the remaining soil samples collected from the subject property.

Various concentrations of PNAs were detected in the soil sample collected from SB-8 (3.0-4.0 feet bgs) above the laboratory MDLs, but below the most restrictive Part 213 Residential RBSLs. No other concentrations of PNAs were detected in the remaining soil samples collected from the subject property above the laboratory MDLs.

Initially, a concentration of total lead was detected in the soil sample collected from SB-8 (3.0-4.0 feet bgs) above the Part 213 Residential Soil Direct Contact (SDC) RBSLs, but below the Part 213 Nonresidential RBSLs. Based on the elevated concentrations within this sample, PM requested an additional analysis of total, fine and coarse lead. Results of the additional analysis indicated that concentrations of total lead (105,000 ug/Kg), fine lead (73,100 ug/Kg) and coarse lead (273,000 ug/Kg) were all below the Part 213 Residential SDC RBSLs. Various

concentrations of lead were also detected in the selected soil samples collected from the subject property above the laboratory MDLs, but below the Michigan Statewide Default Background Levels (SDBLs). No concentrations of cadmium or chromium were detected in the selected soil samples collected from the subject property above the laboratory MDLs and/or Michigan SDBLs.

Inland Seas 2010 Soil Analytical Results:

Concentrations of various gasoline VOCs were detected in the soil sample collected from GP-6A (Repeat of GP-6) above the Part 213 Residential and Nonresidential DWP and GSIP RBSLs. The concentrations of 1,2,4-TMB have degraded and are no longer present on the property above the previously identified Csat screening levels as indicated in the GP-6 sample collected in 2005. No other concentrations of gasoline VOCs were detected in the remaining soil samples collected by Inland Seas in 2010 (GP-101 through GP-106) above the laboratory MDLs.

2.2 Groundwater Analytical Results

PM's 2010 Groundwater Analytical Results:

Concentrations of various VOCs were detected in the groundwater samples collected from TMW-2 through TMW-5, PMW-1, and PMW-2 above the Part 213 Residential and Nonresidential Drinking Water (DW) and Groundwater Surface Water Interface (GSI) RBSLs. A concentration of the VOC specie methyl-tert-butyl-ether (MTBE) was detected in the groundwater sample collected from TMW-1 above the laboratory MDLs, but below the most restrictive Part 213 Residential RBSLs.

No concentrations of PNAs were detected in the groundwater sample collected from TMW-1 above the laboratory MDLs.

A concentration of chromium was detected in the groundwater sample collected from TMW-2 above the Part 213 Residential and Nonresidential DW and GSI RBSLs. Concentrations of chromium in TMW-1 and lead in TMW-2 were detected above the laboratory MDLs, but below the most restrictive Part 213 Residential RBSLs. No concentrations of cadmium were detected in the groundwater sample collected from TMW-2 above the laboratory MDLs.

Inland Seas 2013 Groundwater Analytical Results:

Concentrations of various gasoline VOCs were detected in the groundwater samples collected from MW-1 through MW-5, PMW-A and PMW-B above the Part 213 Residential and Nonresidential DW and GSI RBSLs. A concentration of the gasoline VOC specie 1,2,4-TMB was detected in the groundwater sample collected from MW-8 above the Part 213 GSI RBSLs. No other concentrations of gasoline VOCs were detected in the remaining groundwater samples collected by Inland Seas in 2013 (MW-6, MW-9 through MW-13, and PMW-15) above the laboratory MDLs.

2.3 Subject Property Property Status

Based upon review of the previous subsurface investigations, the subsurface investigation completed by PM in June 2010, and the subsurface investigation completed by Inland Sea in 2013, no evidence of a new release was identified. Based upon the documented exceedances of the Part 213 Residential and Nonresidential DW/DWP and GSI/GSIP RBSLs and the Closed

LUST status, the subject property would be classified as a “property”, as defined by Part 213 of P.A. 451 of the Michigan Natural Resources Environmental Protection Act (NREPA), as amended.

3.0 PROPERTY INFORMATION

3.1 Legal Description of Subject Property

Refer to Appendix E for assessing information which includes a legal description.

3.2 Survey Map of Subject Property

A map of the subject property which depicts the property/parcel boundaries is included as Figure 2.

3.3 Subject Location and Analytical Summary Maps

PM Figures 3 and 4 provide scaled maps of the site features and soil boring/ monitoring well locations with analytical results. Figures from Inland Seas August 2013 LUST Closure Report are included in Appendix B.

3.4 Subject Property Location Map

Figure 1 provides a scaled area map depicting the subject property location in relation to the surrounding area. Figure 2 provides a scaled map of the subject property with site features.

3.5 Subject Property Address

As indicated in Section 1.0, the subject property (Parcel ID number: 33-02-02-10-430-009) is located at 1619 Haslett Road, Haslett, Ingham County, Michigan 48840 (Figure 1).

3.6 Subject Spatial Data

As depicted in Figure 1, the subject property is located at 1619 Haslett Road, Haslett, Ingham County, Michigan 48840 in the northeast quarter quarter of the southeast quarter of section 10, township 4 north, range 1 west.

According to the MDEQ Groundwater Mapping Project Website, the center of the subject property is located at latitude 42.747 north and a longitude of -84.408 west.

4.0 FACILITY STATUS OF SUBJECT PROPERTY

As indicated in Section 2.3 based upon documented exceedances of the Part 213 Residential and Nonresidential DW/DWP and GSI/GSIP RBSLs and the Csat screening levels, and the Closed LUST status, the subject property would be classified as a “property”, as defined by Part 213 of P.A. 451 of the Michigan Natural Resources Environmental Protection Act (NREPA), as amended.

No evidence of a new release was identified during the June 2010 subsurface investigation.

4.1 Summary Data Tables

The analytical results for the soil and groundwater samples were compared with the MDEQ RBSLs as presented in the Cleanup Criteria Requirements for Response Activity (R299.1 – R299.5), December 30, 2013 in accordance with Section 21323a(1)(b)(i) using the applicable RBSLs. PM's soil analytical results are summarized in Tables 1 and 2, and the groundwater analytical results are summarized in Table 3. CAS numbers associated with each target analyte identified above the laboratory MDLs are also presented in the included tables.

Tables from Inland Seas August 2013 LUST Closure Report are included in Appendix B.

4.2 Laboratory Reports and Chain of Custody Documentation

Soil and groundwater samples collected by PM were submitted under chain of custody procedures and within applicable holding times. Refer to Appendix D for the laboratory analytical report and associated chain of custody documentation.

5.0 IDENTIFICATION OF BEA AUTHOR

This BEA was conducted on March 13, 2015, by Mr. Ryan Feeny, Staff Scientist, and reviewed by Ms. Jennifer Ritchie, CPG, Regional Manager, PM Environmental, Inc., which is prior to or within 45 days of property ownership or occupancy. Qualification statements are provided as Appendix F.

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



Jennifer Ritchie, CPG
Regional Manager

6.0 AAI REPORT OR ASTM PHASE I ESA

As indicated in Section 1.3, PM performed a Phase I ESA of the subject property, March 13, 2015, in conformance with the scope and limitations of ASTM Practice E 1527-05 for the subject property located at 1619 Haslett Road, Haslett, Ingham County, Michigan 48840. The scope of the Phase I ESA included consideration of hazardous substances as defined in Section 20101(1)(4) of P.A 451 of 1994, as amended, and constituted the performance of an All Appropriate Inquiry in conformance with the standards and practices set forth in 40 CFR Part 312.

A copy of the March 2015 Phase I ESA is included in Appendix A.

7.0 REFERENCES

- Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, ASTM, ASTM Designation E 1527-05, Published November 2005.
- Cleanup Criteria Requirements for Response Activity (R299.1 – R299.5), December 30, 2013
- MDEQ Operational Memorandum No. 4 “Site Characterization and Remediation Verification – Attachment 10, Peer Review Draft Groundwater Not in an Aquifer,” February 2007;
- MDEQ Operational Memorandum No. 2 “Sampling and Analysis,” October 22, 2004, Revised July 5, 2007;
- MDEQ Baseline Environmental Assessment Submittal Form (EQP 4025), dated October 2014;
- Initial Abatement Report, March 1995, Superior Environmental Corporation (Superior); .
- Final Assessment Report (FAR), September 1996, Superior;
- Audit of Corrective Actions, May 2005, Michigan Department of Natural Resources and Environment (MDNRE)
- Status Update, May 2006, Inland Seas Engineering, Inc. (Inland Seas);
- Status Update, December 2006, Inland Seas;
- Performance Monitoring Report, March 2007, Inland Seas;
- Performance Monitoring Report, May 2009, Inland Seas;
- Phase I ESA, July 2010, PM;
- BEA, August 2010, PM;
- LUST Closure Report, June 2013, Inland Seas; and
- Phase I ESA, March 2015, PM.

1630 HASLETT ROAD
HASLETT COMMERCE
CENTER

1620 HASLETT ROAD
DO NAILS
MAURER'S CLEANERS

1602 HASLETT ROAD
VACANT BANK BRANCH

HASLETT ROAD

MARSH ROAD

SANITARY (8" DIA.)

1621 HASLETT ROAD
PNC BANK

FORMER
BUILDING

(4) FORMER 6,000-GALLON
GASOLINE USTs

(3) VENT PIPES

5640 MARSH ROAD
BLONDIE'S BARN

CONVENIENCE
STORE

(4) 275-GALLON NEW OIL ASTs

STORAGE
SHEDS

1,000-GALLON USED OIL UST
(LOCATION OF FORMER
550-GALLON USED OIL UST)

1601 HASLETT ROAD
HABITAT FOR HUMANITY
RE-STORE

1561-1589 HASLETT ROAD
SHOP TOWN
RETAIL SHOPPING CENTER

LEGEND:

- SUBJECT PROPERTY
- FORMER/HISTORICAL SITE FEATURES
- FLOOR DRAIN
-  BAYDOOR
-  DUMPSTER
-  ABOVE GROUND HOIST
-  PUMP ISLAND
-  FORMER PUMP ISLAND
-  UST
-  AST

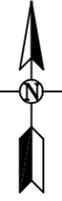


FIGURE 2
GENERALIZED DIAGRAM OF THE SUBJECT
PROPERTY AND ADJOINING PROPERTIES

PROJ: RETAIL GASOLINE SERVICE STATION
1619 HASLETT ROAD
HASLETT, MI

THIS IS NOT A LEGAL SURVEY	DRN BY: MW/KK/MW/CS	DATE: 3/12/2015
VERIFY SCALE	CHKD BY: CA/RS/JS	SCALE: 1" = 40'
IF NOT 1" ON THIS SHEET, ADJUST SCALES ACCORDINGLY.		FILE NAME: 01-3537-3F02R00

1630 HASLETT ROAD
HASLETT COMMERCE
CENTER

1621 HASLETT ROAD
PNC BANK

HASLETT ROAD

MARSH ROAD

FORMER
BUILDING

(4) FORMER 6,000-GALLON
GASOLINE USTs

5640 MARSH ROAD
BLONDIE'S BARN

(3) VENT PIPES

1620 HASLETT ROAD
DO NAILS
MAURER'S CLEANERS

1602 HASLETT ROAD
CITIZENS BANK

CONVENIENCE
STORE

(4) 275-GALLON
NEW OIL ASTs

1,000-GALLON USED OIL UST
(LOCATION OF FORMER
550-GALLON USED OIL UST)

STORAGE
SHEDS

1561-1589 HASLETT ROAD
SHOP TOWN
RETAIL SHOPPING CENTER

SB-2		SB-2	
6/25/2010		6/25/2010	
6.0 ~ 7.0'		14.0 ~ 15.0'	
E	3,600	1,2,4-TMB	150
X	4,600	OTHER GVOCs	<MDL
n-PROP	5,400		
1,2,3-TMB	5,600		
1,2,4-TMB	20,700		
NAPH	8,000		
2-M	7,600		
OTHER GVOCs	<MDL		

SB-1		SB-1	
6/25/2010		6/25/2010	
5.0 ~ 6.0'		16.0 ~ 17.0'	
GVOCs	<MDL	GVOCs	<MDL
PNAAs	<MDL	PNAAs	<MDL
Cd	<MDL	Cd	<MDL
Cr	3,550	Cr	2,690
Pb	8,620	Pb	3,680

SB-3		SB-3	
6/25/2010		6/25/2010	
2.0 ~ 3.0'		14.0 ~ 15.0'	
GVOCs	<MDL	GVOCs	<MDL

SB-5		SB-5	
6/25/2010		6/25/2010	
4.0 ~ 5.0'		14.0 ~ 15.0'	
GVOCs	<MDL	B	5,120
		OTHER GVOCs	<MDL

SB-6	
6/25/2010	
4.0 ~ 5.0'	
B	600
T	300
E	4,700
X	5,500
n-PROP	1,700
1,2,3-TMB	1,100
1,2,4-TMB	1,700
1,3,5-TMB	1,600
OTHER GVOCs	<MDL

SB-4	
6/25/2010	
3.0 ~ 4.0'	
GVOCs	<MDL

SB-8	
6/25/2010	
3.0 ~ 4.0'	
PCE	680
OTHER GVOCs	<MDL
B(a)ANTH	400
B(a)PYR	400
B(b)FLA	500
B(k)FLA	300
B(g,h,i)PER	300
CHRYSENE	500
FL	1,000
Ph	500
Py	800
OTHER PNAAs	<MDL
Cd	2,470
Cr	4,720
Pb (TOTAL)	557,000
Pb (COARSE)	73,100
Pb (FINE)	273,000

SB-7		SB-7		A-3	
6/25/2010		6/25/2010		6/25/2010	
3.0 ~ 4.0'		9.0 ~ 10.0'		9.0 ~ 10.0'	
GVOCs	<MDL	GVOCs	<MDL	GVOCs	<MDL
PNAAs	<MDL	PNAAs	<MDL	PNAAs	<MDL
Cd	<MDL	Cd	<MDL	Cd	240
Cr	1,320	Cr	3,660	Cr	3,790
Pb	2,870	Pb	10,200	Pb	10,900

SB-9		SB-9	
6/25/2010		6/25/2010	
6.0 ~ 7.0'		14.0 ~ 15.0'	
E	4,700	GVOCs	<MDL
n-PROP	14,500		
ISOP	3,000		
NAPH	10,000		
2-M	22,300		
OTHER GVOCs	<MDL		

LEGEND:

- SUBJECT PROPERTY
- FORMER/HISTORICAL SITE FEATURES
- ELEC
- WATER
- GAS
- SANITARY SEWER
- STORM SEWER
- FIBER OPTIC
- PRODUCT LINE
- FLOOR DRAIN
-  BAYDOOR
-  DUMPSTER
-  ABOVE GROUND HOIST
-  PUMP ISLAND
-  FORMER PUMP ISLAND
-  UST
-  AST
-  SOIL BORING / TEMPORARY MONITORING WELL
-  SOIL BORING / MONITORING WELL
- Cd CADMIUM
- Cr CHROMIUM
- Pb LEAD
- NAPH NAPHTHALENE
- B BENZENE
- T TOLUENE
- E ETHYLBENZENE
- X XYLENES
- 1,2,4-TMB 1,2,4-TRIMETHYLBENZENE
- 1,3,5-TMB 1,3,5-TRIMETHYLBENZENE
- 1,2,3-TMB 1,2,3-TRIMETHYLBENZENE
- ISOP ISOPROPYLBENZENE
- n-PROP n-PROPYLBENZENE
- VOCs VOLATILE ORGANIC COMPOUNDS
- PNAAs POLYNUCLEAR AROMATIC COMPOUNDS
- MDL METHOD DETECTION LIMIT
- UNITS ug/Kg (UNLESS NOTED)
- VALUE EXCEEDS APPLICABLE CRITERIA
- NOTES: REFER TO TABLES FOR SPECIFIC COMPOUNDS ANALYZED



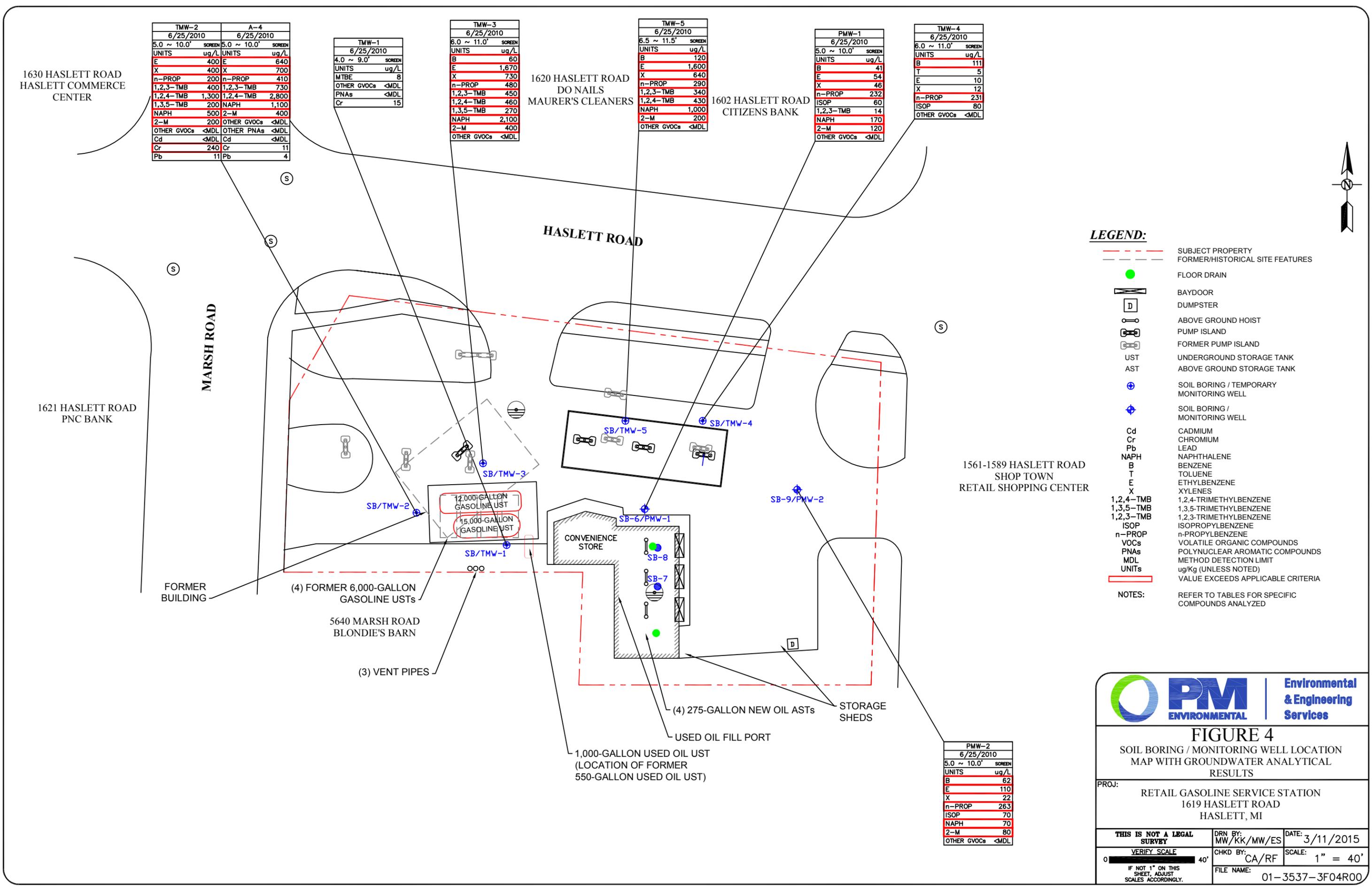
FIGURE 3
SOIL BORING / MONITORING WELL LOCATION
MAP WITH SOIL ANALYTICAL RESULTS

PROJ: RETAIL GASOLINE SERVICE STATION
1619 HASLETT ROAD
HASLETT, MI

THIS IS NOT A LEGAL SURVEY
VERIFY SCALE
IF NOT 1" ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

DRN BY: MW/KK/MW/ES
CHKD BY: CA/RF
FILE NAME: 01-3537-3F03R00

DATE: 3/11/2015
SCALE: 1" = 40'



LEGEND:

- SUBJECT PROPERTY
- - - FORMER/HISTORICAL SITE FEATURES
- FLOOR DRAIN
- ▭ BAYDOOR
- ▭ DUMPSTER
- ⊕ ABOVE GROUND HOIST
- ⊕ PUMP ISLAND
- ⊕ FORMER PUMP ISLAND
- ⊕ UST
- ⊕ AST
- ⊕ SOIL BORING / TEMPORARY MONITORING WELL
- ⊕ SOIL BORING / MONITORING WELL
- Cd CADMIUM
- Cr CHROMIUM
- Pb LEAD
- NAPH NAPHTHALENE
- B BENZENE
- T TOLUENE
- E ETHYLBENZENE
- X XYLENES
- 1,2,4-TMB 1,2,4-TRIMETHYLBENZENE
- 1,3,5-TMB 1,3,5-TRIMETHYLBENZENE
- 1,2,3-TMB 1,2,3-TRIMETHYLBENZENE
- ISOP ISOPROPYLBENZENE
- n-PROP n-PROPYLBENZENE
- VOCs VOLATILE ORGANIC COMPOUNDS
- PNAs POLYNUCLEAR AROMATIC COMPOUNDS
- MDL METHOD DETECTION LIMIT
- UNITS ug/Kg (UNLESS NOTED)
- VALUE EXCEEDS APPLICABLE CRITERIA

NOTES: REFER TO TABLES FOR SPECIFIC COMPOUNDS ANALYZED

PM ENVIRONMENTAL | **Environmental & Engineering Services**

FIGURE 4
SOIL BORING / MONITORING WELL LOCATION MAP WITH GROUNDWATER ANALYTICAL RESULTS

PROJ: RETAIL GASOLINE SERVICE STATION
1619 HASLETT ROAD
HASLETT, MI

THIS IS NOT A LEGAL SURVEY	DRN BY: MW/KK/MW/ES	DATE: 3/11/2015
VERIFY SCALE	CHKD BY: CA/RF	SCALE: 1" = 40'
IF NOT 1" ON THIS SHEET, ADJUST SCALES ACCORDINGLY.		
FILE NAME: 01-3537-3F04R00		

TABLE 1
SUMMARY OF SOIL ANALYTICAL RESULTS: VOCs
1619 HASLETT ROAD, HASLETT, MICHIGAN
PM PROJECT #01-3537-3

Volatile Organic Compounds (VOCs) (µg/Kg)			Benzene	Toluene	Ethylbenzene	Xylenes	n-Propylbenzene	Isopropyl benzene	Naphthalene	2-Methylnaphthalene	1,2,3-Trimethylbenzene*	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	Tetrachloroethene	Other Gasoline VOCs	Other VOCs
Chemical Abstract Service Number (CAS#)			71432	108883	100414	1330207	103651	98828	91203	91576	526738	95636	108678	127184	Various	Various
Sample ID	Sample Date	Sample Depth (feet bgs)	VOCs													
SB-1	06/25/2010	5.0-6.0	<80	<200	<80	<280	<200	<400	<500	<500	<200	<200	<200	<70	NA	ND
SB-1	06/25/2010	16.0-17.0	<60	<100	<60	<160	<100	<300	<400	<400	<100	<100	<100	<70	NA	ND
SB-2	06/25/2010	6.0-7.0	<300	<300	3,600	4,600	5,400	<1,000	8,000	7,600	5,600	20,700	<300	<70	ND	NA
SB-2	06/25/2010	14.0-15.0	<70	<70	<70	<170	<70	<300	<300	<100	<70	150	<70	<70	ND	NA
SB-3	06/25/2010	2.0-3.0	<60	<60	<60	<160	<60	<300	<300	<100	<60	<60	<60	<70	ND	NA
SB-3	06/25/2010	14.0-15.0	<70	<70	<70	<170	<70	<300	<300	<100	<70	<70	<70	<70	ND	NA
SB-4	06/25/2010	3.0-4.0	<60	<60	<60	<160	<60	<300	<300	<100	<60	<60	<60	<70	ND	NA
SB-5	06/25/2010	4.0-5.0	<60	<60	<60	<160	<60	<300	<300	<100	<60	<60	<60	<70	ND	NA
SB-5	06/25/2010	14.0-15.0	5,120	<70	<70	<170	<70	<300	<300	<100	<70	<70	<70	<70	ND	NA
SB-6	06/25/2010	4.0-5.0	600	300	4,700	5,500	1,700	<800	<800	<300	1,100	1,700	1,600	<70	ND	NA
SB-7	06/25/2010	3.0-4.0	<60	<100	<60	<160	<100	<300	<400	<400	<100	<100	<100	<70	NA	ND
SB-7 A-3 (Duplicate)	06/25/2010	9.0-10.0	<80	<200	<80	<280	<200	<400	<500	<500	<200	<200	<200	<70	NA	ND
SB-8	06/25/2010	3.0-4.0	<70	<100	<70	<170	<100	<400	<500	<500	<100	<100	<100	680	NA	ND
SB-9	06/25/2010	6.0-7.0	<400	<400	4,700	<1100	14,500	3,000	10,000	22,300	<400	<400	<400	<70	ND	NA
SB-9	06/25/2010	14.0-15.0	<60	<60	<60	<160	<60	<300	<300	<100	<60	<60	<60	<70	ND	NA
<p align="center">Cleanup Criteria Requirements for Response Activity (R 299.1 - R 299.50) Generic Soil Cleanup Criteria Tables 2 and 3: Residential and Non-Residential Part 201 Generic Cleanup Criteria and Screening Levels/Part 213 Risk-Based Screening Levels, December 30, 2013 MDEQ Guidance Document For The Vapor Intrusion Pathway, Policy and Procedure Number: 09-017, Appendix D Vapor Intrusion Screening Values, May 2013</p>																
<p align="center">Residential (µg/Kg)</p>																
Drinking Water Protection (Res DWP)	100	16,000	1,500	5,600	91,000	1,600	35,000	57,000	1,800	2,100	1,800	100	Various	Various	Various	Various
Groundwater Surface Water Interface Protection (GSIP)	4,000 (X)	5,400	360	820	3,200	ID	730	4,200	570	570	1,100	1,200 (X)	Various	Various	Various	Various
Soil Volatilization to Indoor Air Inhalation (Res SVII)	1,600	3.3E+05 (C)	87,000	6.3E+06 (C)	4.0E+05 (C)	ID	2.50E+05	2.70E+06	2.6E+06 (C)	4.3E+06 (C)	2.6E+06 (C)	11,000	Various	Various	Various	Various
Ambient Air Infinite Source Volatile Soil Inhalation (Res VSI)	13,000	2.80E+06	7.20E+05	4.60E+07	1.70E+06	ID	3.00E+05	1.50E+06	1.60E+07	2.10E+07	1.60E+07	1.70E+05	Various	Various	Various	Various
Ambient Air Finite VSI for 5 Meter Source Thickness	34,000	5.10E+06	1.00E+06	6.10E+07	1.70E+06	ID	3.00E+05	1.50E+06	3.80E+08	5.00E+08	3.80E+08	4.80E+05	Various	Various	Various	Various
Ambient Air Finite VSI for 2 Meter Source Thickness	79,000	1.20E+07	2.20E+06	1.30E+08	2.80E+06	ID	3.00E+05	1.50E+06	3.80E+08	5.00E+08	3.80E+08	1.1E+06	Various	Various	Various	Various
Ambient Air Particulate Soil Inhalation (Res PSI)	3.80E+08	2.70E+10	1.00E+10	2.90E+11	5.80E+09	1.30E+09	2.00E+08	6.70E+08	8.20E+10	8.20E+10	8.20E+10	2.7E+09	Various	Various	Various	Various
Direct Contact (Res DC)	1.80E+05	5.0E+07 (C)	2.2E+07 (C)	4.1E+08 (C)	2.5E+07 (C)	2.50E+06	1.60E+07	8.10E+06	3.2E+07 (C)	3.2E+07 (C)	3.2E+07 (C)	2.0E+05 (C)	Various	Various	Various	Various
<p align="center">Nonresidential (µg/Kg)</p>																
Drinking Water Protection (Nonres DWP)	100	16,000	1,500	5,600	2.60E+05	4,600	1.00E+05	1.70E+05	1,800	2,100	1,800	100	Various	Various	Various	Various
Soil Volatilization to Indoor Air Inhalation (Nonres SVII)	8,400	6.1E+05 (C)	4.6E+05 (C)	1.2E+07 (C)	7.3E+05 (C)	ID	4.70E+05	4.90E+06	4.8E+06 (C)	8.0E+06 (C)	4.8E+06 (C)	21,000	Various	Various	Various	Various
Ambient Air Infinite Source Volatile Soil Inhalation (Nonres VSI)	45,000	3.30E+06	2.40E+06	5.40E+07	2.00E+06	ID	3.50E+05	1.80E+06	1.90E+07	2.50E+07	1.90E+07	2.10E+05	Various	Various	Various	Various
Ambient Air Finite VSI for 5 Meter Source Thickness	99,000	3.60E+07	3.10E+06	6.50E+07	2.00E+06	ID	3.50E+05	1.80E+06	4.60E+08	6.00E+08	4.60E+08	4.90E+05	Various	Various	Various	Various
Ambient Air Finite VSI for 2 Meter Source Thickness	2.30E+05	3.60E+07	6.50E+06	1.30E+08	3.00E+06	ID	3.50E+05	1.80E+06	4.60E+08	6.00E+08	4.60E+08	1.1E+06	Various	Various	Various	Various
Ambient Air Particulate Soil Inhalation (Nonres PSI)	4.70E+08	1.20E+10	1.30E+10	1.30E+11	2.60E+09	5.90E+08	8.80E+07	2.90E+08	3.60E+10	3.60E+10	3.60E+10	1.2E+09	Various	Various	Various	Various
Direct Contact (Nonres DC)	8.40E+05 (C)	1.6E+08 (C)	7.1E+07 (C)	1.0E+09 (C)	8.0E+07 (C)	8.00E+06	5.20E+07	2.60E+07	1.0E+08 (C)	1.0E+08 (C)	1.0E+08 (C)	9.3E+05 (C)	Various	Various	Various	Various
<p align="center">Screening Levels (µg/Kg)</p>																
Soil Saturation Concentration Screening Levels (Csat)	4.00E+05	2.50E+05	1.40E+05	1.50E+05	1.00E+07	3.90E+05	NA	NA	94,000	1.10E+05	94,000	88,000	Various	Various	Various	Various
Residential Vapor Intrusion Soil Screening Levels (S _{VI-res})	50	10,000	200	290	140	250	440	7,500	3,200	2,200	1,700	52	Various	Various	Various	Various
Nonresidential Vapor Intrusion Soil Screening Levels (S _{VI-nr})	84.5	1.69E+05	4,000	4,900	2,400	300	8,900	1.26E+05	53,000	37,000	28,000	1,000	Various	Various	Various	Various

 Applicable Criterion/RBSL Exceeded
BOLD Value Exceeds Applicable Criterion/RBSL
 bgs Below Ground Surface (feet)
 ID Insufficient Data
 NA Not Applicable
 ND Non-detected at levels above laboratory method detection limit (MDL)
 NL Not Listed
 NLL Not Likely to Leach
 NLV Not Likely to Volatilize
 * 1,2,3-Trimethylbenzene RBSLs based on the more restrictive of 1,2,4-trimethylbenzene and 1,3,5-trimethylbenzene.

**TABLE 2
SUMMARY OF SOIL ANALYTICAL RESULTS: PNAs, CADMIUM, CHROMIUM AND LEAD
1619 HASLETT ROAD, HASLETT, MICHIGAN
PM PROJECT #01-3537-3**

Polynuclear Aromatic Compounds, Cadmium, Chromium and Lead (µg/Kg)			Benzo(a)anthracene	Benzo(a)pyrene	Benzo(b)fluoranthene	Benzo(k)fluoranthene	Benzo(g,h,i)perylene	Chrysene	Fluoranthene	Phenanthrene	Pyrene	Other PNAs	Cadmium	Chromium	Lead			
															Total ¹	Coarse Fraction	Fine Fraction	
Chemical Abstract Service Number (CAS#)			56553	50328	205992	207089	191242	218019	206440	85018	129000	Various	7440439	16065831	7439921			
Sample ID	Sample Date	Sample Depth (feet bgs)	PNAs										Metals					
SB-1	06/25/2010	5.0-6.0	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	ND	<200	3,550	8,620	NA	NA
SB-1	06/25/2010	16.0-17.0	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	ND	<200	2,690	3,680	NA	NA
SB-7	06/25/2010	3.0-4.0	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	ND	<200	1,320	2,870	NA	NA
SB-7	06/25/2010	9.0-10.0	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	ND	<200	3,660	10,200	NA	NA
A-3 (Duplicate)			<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	ND	240	3,790	10,900	NA
SB-8	06/25/2010	3.0-4.0	400	400	500	300	300	500	1,000	500	800	ND	2,470	4,720	557,000	73,100	273,000	
Cleanup Criteria Requirements for Response Activity (R 299.1 - R 299.50) Generic Soil Cleanup Criteria Tables 2 and 3: Residential and Non-Residential Part 201 Generic Cleanup Criteria and Screening Levels/Part 213 Risk-Based Screening Levels, December 30, 2013 MDEQ Guidance Document For The Vapor Intrusion Pathway, Policy and Procedure Number: 09-017, Appendix D Vapor Intrusion Screening Values, May 2013																		
Residential (µg/Kg)																		
Statewide Default Background Levels	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	1,200	18,000	21,000	NA	NA	
Drinking Water Protection (Res DWP)	NLL	NLL	NLL	NLL	NLL	NLL	NLL	7.30E+05	56,000	4.80E+05	4.80E+05	6,000	30,000	7.00E+05	7.00E+05	7.00E+05		
Groundwater Surface Water Interface Protection (GSIP)	NLL	NLL	NLL	NLL	NLL	NLL	NLL	5,500	2,100	ID	ID	3.1E+3 (G,X)	2.5E+9 (G,X)	2.3E+6 (G,X)				
Soil Volatilization to Indoor Air Inhalation (Res SVII)	NLV	NLV	ID	NLV	NLV	ID	1.0E+9 (D)	2.8E+06	1.0E+9 (D)	1.0E+9 (D)	NLV	NLV	NLV	NLV	NLV			
Ambient Air Infinite Source Volatile Soil Inhalation (Res VSI)	NLV	NLV	ID	NLV	NLV	ID	7.40E+08	1.60E+05	6.5E+08	6.5E+08	NLV	NLV	NLV	NLV	NLV			
Ambient Air Finite VSI for 5 Meter Source Thickness	NLV	NLV	ID	NLV	NLV	ID	7.4E+08	1.60E+05	6.5E+08	6.5E+08	NLV	NLV	NLV	NLV	NLV			
Ambient Air Finite VSI for 2 Meter Source Thickness	NLV	NLV	ID	NLV	NLV	ID	7.4E+08	1.60E+05	6.5E+08	6.5E+08	NLV	NLV	NLV	NLV	NLV			
Ambient Air Particulate Soil Inhalation (Res PSI)	ID	1.5E+06	ID	ID	8.0E+08	ID	9.3E+09	6.7E+06	6.7E+09	6.7E+09	1.70E+06	2.60E+05	NA	NA	1.0E+08			
Direct Contact (Res DC)	20,000	2,000	20,000	2.00E+05	2.5E+06	2.0E+06	4.6E+07	1.6E+06	2.9E+07	2.9E+07	5.50E+05	2.50E+06	4.00E+05	4.00E+05	4.00E+05			
Nonresidential (µg/Kg)																		
Drinking Water Protection (Nonres DWP)	NLL	NLL	NLL	NLL	NLL	NLL	NLL	7.30E+05	1.60E+05	4.80E+05	4.80E+05	6,000	30,000	7.00E+05	7.00E+05	7.00E+05		
Soil Volatilization to Indoor Air Inhalation (Nonres SVII)	NLV	NLV	ID	NLV	NLV	ID	1.0E+9 (D)	5.1E+06	1.0E+9 (D)	1.0E+9 (D)	NLV	NLV	NLV	NLV	NLV			
Ambient Air Infinite Source Volatile Soil Inhalation (Nonres VSI)	NLV	NLV	ID	NLV	NLV	ID	8.9E+08	1.90E+05	7.8E+08	7.8E+08	NLV	NLV	NLV	NLV	NLV			
Ambient Air Finite VSI for 5 Meter Source Thickness	NLV	NLV	ID	NLV	NLV	ID	8.8E+08	1.90E+05	7.8E+08	7.8E+08	NLV	NLV	NLV	NLV	NLV			
Ambient Air Finite VSI for 2 Meter Source Thickness	NLV	NLV	ID	NLV	NLV	ID	8.8E+08	1.90E+05	7.8E+08	7.8E+08	NLV	NLV	NLV	NLV	NLV			
Ambient Air Particulate Soil Inhalation (Nonres PSI)	ID	1.9E+06	ID	ID	3.5E+08	ID	4.1E+09	2.9E+06	2.9E+09	2.9E+09	2.2E+06	2.40E+05	NA	NA	4.4E+07			
Direct Contact (Nonres DC)	80,000	8,000	80,000	8.00E+05	7.0E+06	8.0E+06	1.3E+08	5.2E+06	8.4E+07	8.4E+07	2.1E+06	9.2E+06	9.00E+05 (DD)	9.00E+05 (DD)	9.00E+05 (DD)			
Screening Levels (µg/Kg)																		
Soil Saturation Concentration Screening Levels (Csat)	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA			
Residential Vapor Intrusion Soil Screening Levels (S _{VI-res})	NL	NL	NL	NL	NL	NL	NL	5,100	6.47E+07	6.47E+07	NL	NL	NL	NL	NL			
Nonresidential Vapor Intrusion Soil Screening Levels (S _{VI-nr})	NL	NL	NL	NL	NL	NL	NL	86,000	1.09E+09	1.09E+09	NL	NL	NL	NL	NL			

[] Applicable Criterion/RBSL Exceeded
BOLD Value Exceeds Applicable Criterion/RBSL
bgs Below Ground Surface (feet)
ID Insufficient Data
NA Not Applicable
ND Non-detected at levels above laboratory method detection limit (MDL)
NL Not Listed
NLL Not Likely to Leach
NLV Not Likely to Volatilize
¹ Maximum of analyzed or calculated total lead value.

{G} Metal GSIP Criteria for Surface Water Not Protected for Drinking Water Use based on 122 mg/L CaCO₃ Hardness: Station ID 330137, Lake Lansing, Haslett, MI.

**TABLE 3
SUMMARY OF GROUNDWATER ANALYTICAL RESULTS:
VOCs, PNAs, CADMIUM, CHROMIUM AND LEAD
1619 HASLETT ROAD, HASLETT, MICHIGAN
PM PROJECT #01-3537-3**

Volatile Organic Compounds (VOCs), Cadmium, Chromium and Lead (µg/L)				Benzene	Toluene	Ethylbenzene	Xylenes	Methyl-tert-butyl ether (MTBE)	n-Propylbenzene	Isopropyl benzene	1,2,3-Trimethylbenzene ⁵	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	Naphthalene	2-Methylnaphthalene	Other Gasoline VOCs	Other VOCs	PNAs	Cadmium	Chromium	Lead
Chemical Abstract Service Number (CAS#)				71432	108883	100414	1330207	1634044	103651	98828	526738	95636	108678	91203	91576	Various	Various	Various	7440439	16065831	7439921
Sample ID	Sample Date	Screen Depth (feet bgs)	Depth to Groundwater (feet bgs)	VOCs														PNAs	Metals		
TMW-1	6/25/2010	4.0-9.0	6.0	<1	<1	<1	<3	8	<1	<5	<1	<1	<1	<5	<5	NA	ND	ND	NA	15	NA
TMW-2	6/25/2010	5.0-10.0	7.0	<100	<100	400	400	<500	200	<500	400	1,300	200	500	200	ND	NA	NA	<0.5	240	11
A-4 (Colocated)	6/25/2010	5.0-10.0	7.0	<50	<50	640	700	<300	410	<300	730	2,800	<50	1,100	400	ND	NA	NA	<0.5	11	4
TMW-3	6/25/2010	6.0-11.0	8.0	60	<50	1,670	730	<300	480	<300	450	460	270	2,100	400	ND	NA	NA	NA	NA	NA
TMW-4	6/25/2010	6.0-11.0	7.1	111	5	10	12	<30	231	80	<5	<5	<5	<30	<10	ND	NA	NA	NA	NA	NA
TMW-5	6/25/2010	6.5-11.5	7.3	120	<50	1,600	640	<300	290	<300	340	430	<50	1,000	200	ND	NA	NA	NA	NA	NA
PMW-1	6/25/2010	5.0-10.0	8.0	41	<5	54	46	<30	232	60	14	<5	<5	170	120	ND	NA	NA	NA	NA	NA
PMW-2	6/25/2010	5.0-10.0	8.0	62	<5	110	22	<30	263	70	<5	<5	<5	70	80	ND	NA	NA	NA	NA	NA
Cleanup Criteria Requirements for Response Activity (R 299.1 - R 299.50)																					
Generic Groundwater Cleanup Criteria Table 1: Residential and Non-Residential Part 201 Generic Cleanup Criteria and Screening Levels/Part 213 Risk-Based Screening Levels, December 30, 2013																					
MDEQ Guidance Document For The Vapor Intrusion Pathway, Policy and Procedure Number: 09-017, Appendix D Vapor Intrusion Screening Values, May 2013																					
Residential/Nonresidential (µg/L)																					
Residential Drinking Water (Res DW)	5.0 (A)	790 (E)	74 (E)	280 (E)	40 (E)	80	800	63 (E)	63 (E)	72 (E)	520	260	Various	Various	Various	Various	Various	Various	5.0 (A)	100 (A)	4.0 (L)
Residential Health Based Drinking Water Values	NL	1,000 (E)	700 (E)	10,000 (E)	240 (E)	NL	NL	NL	1,000 (E)	1,000 (E)	NL	NL	Various	Various	Various	Various	Various	Various	NL	NL	NL
Nonresidential Drinking Water (Nonres DW)	5.0 (A)	790 (E)	74 (E)	280 (E)	40 (E)	230	2,300	63 (E)	63 (E)	72 (E)	1,500	750	Various	Various	Various	Various	Various	Various	5.0 (A)	100 (A)	4.0 (L)
Nonresidential Health Based Drinking Water Values	NL	1,000 (E)	700 (E)	10,000 (E)	690 (E)	NL	NL	NL	2,900 (E)	2,900 (E)	NL	NL	Various	Various	Various	Various	Various	Various	NL	NL	NL
Groundwater Surface Water Interface (GSI)	200 (X)	270	18	41	7,100 (X)	ID	ID	17	17	45	11	19	Various	Various	Various	Various	Various	Various	2.6 (G,X)	87 (G,X)	13 (G,X)
Residential Groundwater Volatilization to Indoor Air Inhalation (Res GVII) ²	5,600	5.3E+5 (S)	1.10E+05	1.9E+5 (S)	4.7E+7 (S)	ID	56,000 (S)	56,000 (S)	56,000 (S)	61,000 (S)	31,000 (S)	25,000 (S)	Various	Various	Various	Various	Various	Various	NLV	NLV	NLV
Nonresidential Groundwater Volatilization to Indoor Air Inhalation (Nonres GVII) ²	35,000	5.3E+5 (S)	1.7E+5 (S)	1.9E+5 (S)	4.7E+7 (S)	ID	56,000 (S)	56,000 (S)	56,000 (S)	61,000 (S)	31,000 (S)	25,000 (S)	Various	Various	Various	Various	Various	Various	NLV	NLV	NLV
Screening Levels (µg/L)																					
Residential Groundwater Vapor Intrusion Screening Levels (GW_{VI-res})³	27	36,000	700	10,000	2.50E+05	92	10	2,400	1,700	1,200	240	940	Various	Various	Various	Various	Various	Various	NL	NL	NL
Nonresidential Groundwater Vapor Intrusion Screening Levels (GW_{VI-nr})³	140	1.50E+05	2,600	10,000	1.00E+06	390	53	10,000	7,300	5,100	1,200	3,900	Various	Various	Various	Various	Various	Various	NL	NL	NL
Residential Vapor Intrusion Shallow Groundwater Screening Levels (GW_{VI-sump-res})⁴	5.0	1,000	700	10,000	250	1.0	5.0	5.0	1.7	1.2	5.0	5.0	Various	Various	Various	Various	Various	Various	NL	NL	NL
Nonresidential Vapor Intrusion Shallow Groundwater Screening Levels (GW_{VI-sump-nr})⁴	5.0	1,000	700	10,000	1,000	1.0	5.0	10	7.3	5.1	5.0	5.0	Various	Various	Various	Various	Various	Various	NL	NL	NL
Water Solubility	1.75E+06	5.26E+05	1.69E+05	1.86E+05	4.68E+07	NA	56,000	NL	56,000	61,000	31,000	25,000	Various	Various	Various	Various	Various	Various	NA	NA	NA
Flammability and Explosivity Screening Level	68,000	61,000	43,000	70,000	ID	ID	29,000	NL	56,000 (S)	ID	NA	ID	Various	Various	Various	Various	Various	Various	ID	ID	ID
DRAFT Acute Vapor Intrusion Screening Levels for Groundwater (µg/L)																					
IRASL Groundwater (AGW_{VI})	11,000	2.59E+05	NL	1.54E+05	5.70E+05	NL	NL	NL	NL	NL	NL	NL	Various	Various	Various	Various	Various	Various	NL	NL	NL
IRASL Groundwater In Contact With Structure (AGW_{VI-sump})	11	260	NL	150	570	NL	NL	NL	NL	NL	NL	NL	Various	Various	Various	Various	Various	Various	NL	NL	NL

- Applicable Criteria/RBSL Exceeded
- BOLD** Value Exceeds Applicable Criteria
- bgs Below Ground Surface (feet)
- ID Insufficient Data
- NA Not Applicable
- ND Not detected at levels above the laboratory Method Detection Limit (MDL) or Minimum Quantitative Level (MQL)
- NL Not Listed
- NLL Not Likely to Leach
- NLV Not Likely to Volatilize
- ¹ Rule 323.1057 of Part 4 Water Quality Standards
- ² Tier 1 GVII Criteria based on 3 meter (or greater) groundwater depth
- ³ (2013 Vapor Intrusion Guidance) Screening Levels based on depth to groundwater less than 1.5 meters and not in contact with building foundation
- ⁴ (2013 Vapor Intrusion Guidance) Screening levels based on groundwater in contact with the building foundation or within a sump
- ⁵ 1,2,3-Trimethylbenzene RBSLs based on the more restrictive of 1,2,4-trimethylbenzene and 1,3,5-trimethylbenzene.

Tables

Table 1: Eligible Activities Cost Estimates

Item/Activity	Total Request
Pre-Approved Activities	
Phase I ESA	\$ 2,200
Phase II ESA	\$ 13,260
Phase II ESA/BEA/DDCC	\$ 2,800
Hazardous Materials Survey	\$ 1,200
Pre-Approved Activities Sub-Total	\$ 19,460
Department Specific Activities	
Vapor Barrier Design and Installation	\$ 46,354
Vapor Barrier Smoke Testing and Indoor Air Sampling	\$ 8,500
Required Sampling during Removal of Product Lines	\$ 10,500
Contaminated Soil Transport and Disposal (non-haz)	\$ 60,655
Contaminated Soil Transport and Disposal (haz)	\$ 7,500
Groundwater Management	\$ 9,500
Post Development DDCC	\$ 5,250
Oversight, Sampling and Reporting by Environmental Professional	\$ 10,500
Department Specific Activities Sub-Total	\$ 158,759
Demolition	
Building and Site Demolition Activities	\$ 63,000
Demolition Sub-Total	\$ 63,000
Brownfield Plan	
Brownfield Plan Preparation	\$ 15,000
Brownfield Plan Implementation	\$ 15,000
Brownfield Plan Sub-Total	\$ 30,000
Eligible Activities Sub-Total	\$ 271,219
15% Contingency*	\$ 33,264
Developer Eligible Reimbursement Total	\$ 304,483
Administrative Fee	\$ 17,502
Local Brownfield Revolving Fund (LBRF)	\$ 17,502
Total	\$ 339,487

*15% Contingency excludes preparation of Brownfield Plan/381 Work Plan and Pre-Approved Activities

**Table 2:
Tax Increment Revenue Capture Estimates
1619 Haslett Road, Haslett, MI**

Estimated Taxable Value (TV) Increase Rate: 1% per year

Plan Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17		
Calendar Year	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037		
Base Taxable Value	\$ 183,135	\$ 183,135	\$ 183,135	\$ 183,135	\$ 183,135	\$ 183,135	\$ 183,135	\$ 183,135	\$ 183,135	\$ 183,135	\$ 183,135	\$ 183,135	\$ 183,135	\$ 183,135	\$ 183,135	\$ 183,135	\$ 183,135	\$ 183,135		
Estimated New TV	\$	\$ 469,343	\$ 474,036	\$ 478,776	\$ 483,564	\$ 488,400	\$ 493,284	\$ 498,217	\$ 503,199	\$ 508,231	\$ 513,313	\$ 518,446	\$ 523,631	\$ 528,867	\$ 534,156	\$ 539,497	\$ 544,892	\$ 550,341		
Incremental Difference (New TV - Base TV)	\$	\$ 286,208	\$ 290,901	\$ 295,641	\$ 300,429	\$ 305,265	\$ 310,149	\$ 315,082	\$ 320,064	\$ 325,096	\$ 330,178	\$ 335,311	\$ 340,496	\$ 345,732	\$ 351,021	\$ 356,362	\$ 361,757	\$ 367,206		
School Tax Revenue (Not-Captured)																				
State Ed. Tax	6.0000	\$ 1,099	\$ 1,717	\$ 1,745	\$ 1,774	\$ 1,803	\$ 1,832	\$ 1,861	\$ 1,890	\$ 1,920	\$ 1,951	\$ 1,981	\$ 2,012	\$ 2,043	\$ 2,074	\$ 2,106	\$ 2,138	\$ 2,171	\$ 2,203	
Haslett Non-Home	18.0000	\$ 3,296	\$ 5,152	\$ 5,236	\$ 5,322	\$ 5,408	\$ 5,495	\$ 5,583	\$ 5,671	\$ 5,761	\$ 5,852	\$ 5,943	\$ 6,036	\$ 6,129	\$ 6,223	\$ 6,318	\$ 6,415	\$ 6,512	\$ 6,610	
School Total	24.0000	\$ 4,395	\$ 6,869	\$ 6,982	\$ 7,095	\$ 7,210	\$ 7,326	\$ 7,444	\$ 7,562	\$ 7,682	\$ 7,802	\$ 7,924	\$ 8,047	\$ 8,172	\$ 8,298	\$ 8,424	\$ 8,553	\$ 8,682	\$ 8,813	
Local Tax Revenue (Capturable)																				
Haslett Bldg/Sit	1.9994	\$ 366	\$ 572	\$ 582	\$ 591	\$ 601	\$ 610	\$ 620	\$ 630	\$ 640	\$ 650	\$ 660	\$ 670	\$ 681	\$ 691	\$ 702	\$ 713	\$ 723	\$ 734	
Meridian Oper.	4.1670	\$ 763	\$ 1,193	\$ 1,212	\$ 1,232	\$ 1,252	\$ 1,272	\$ 1,292	\$ 1,313	\$ 1,334	\$ 1,355	\$ 1,376	\$ 1,397	\$ 1,419	\$ 1,441	\$ 1,463	\$ 1,485	\$ 1,507	\$ 1,530	
Rec/Srs/Hum Serv	0.1487	\$ 27	\$ 43	\$ 43	\$ 44	\$ 45	\$ 45	\$ 46	\$ 47	\$ 48	\$ 48	\$ 49	\$ 50	\$ 51	\$ 51	\$ 52	\$ 53	\$ 54	\$ 55	
Meridian Bikepath	0.3316	\$ 61	\$ 95	\$ 96	\$ 98	\$ 100	\$ 101	\$ 103	\$ 104	\$ 106	\$ 108	\$ 109	\$ 111	\$ 113	\$ 115	\$ 116	\$ 118	\$ 120	\$ 122	
Meridian Fire	0.6353	\$ 116	\$ 182	\$ 185	\$ 188	\$ 191	\$ 194	\$ 197	\$ 200	\$ 203	\$ 207	\$ 210	\$ 213	\$ 216	\$ 220	\$ 223	\$ 226	\$ 230	\$ 233	
Meridian Parks	0.6612	\$ 121	\$ 189	\$ 192	\$ 195	\$ 199	\$ 202	\$ 205	\$ 208	\$ 212	\$ 215	\$ 218	\$ 222	\$ 225	\$ 229	\$ 232	\$ 236	\$ 239	\$ 243	
Meridian Police	0.6030	\$ 110	\$ 173	\$ 175	\$ 178	\$ 181	\$ 184	\$ 187	\$ 190	\$ 193	\$ 196	\$ 199	\$ 202	\$ 205	\$ 208	\$ 212	\$ 215	\$ 218	\$ 221	
Land Preserve	0.3273	\$ 60	\$ 94	\$ 95	\$ 97	\$ 98	\$ 100	\$ 102	\$ 103	\$ 105	\$ 106	\$ 108	\$ 110	\$ 111	\$ 113	\$ 115	\$ 117	\$ 118	\$ 120	
Police and Fire	1.4804	\$ 271	\$ 424	\$ 431	\$ 438	\$ 445	\$ 452	\$ 459	\$ 466	\$ 474	\$ 481	\$ 489	\$ 496	\$ 504	\$ 512	\$ 520	\$ 528	\$ 536	\$ 544	
CATA/Regular	3.0070	\$ 551	\$ 861	\$ 875	\$ 889	\$ 903	\$ 918	\$ 933	\$ 947	\$ 962	\$ 978	\$ 993	\$ 1,008	\$ 1,024	\$ 1,040	\$ 1,056	\$ 1,072	\$ 1,088	\$ 1,104	
Cadl-Library	1.5600	\$ 286	\$ 446	\$ 454	\$ 461	\$ 469	\$ 476	\$ 484	\$ 492	\$ 499	\$ 507	\$ 515	\$ 523	\$ 531	\$ 539	\$ 548	\$ 556	\$ 564	\$ 573	
Ingham County	11.3400	\$ 2,077	\$ 3,246	\$ 3,299	\$ 3,353	\$ 3,407	\$ 3,462	\$ 3,517	\$ 3,573	\$ 3,630	\$ 3,687	\$ 3,744	\$ 3,802	\$ 3,861	\$ 3,921	\$ 3,981	\$ 4,041	\$ 4,102	\$ 4,164	
Ingham Intermed.	5.9987	\$ 1,099	\$ 1,717	\$ 1,745	\$ 1,773	\$ 1,802	\$ 1,831	\$ 1,860	\$ 1,890	\$ 1,920	\$ 1,950	\$ 1,981	\$ 2,011	\$ 2,043	\$ 2,074	\$ 2,106	\$ 2,138	\$ 2,170	\$ 2,203	
Airport Auth.	0.6990	\$ 128	\$ 200	\$ 203	\$ 207	\$ 210	\$ 213	\$ 217	\$ 220	\$ 224	\$ 227	\$ 231	\$ 234	\$ 238	\$ 242	\$ 245	\$ 249	\$ 253	\$ 257	
Lansing Comm. Coll.	3.8072	\$ 697	\$ 1,090	\$ 1,108	\$ 1,126	\$ 1,144	\$ 1,162	\$ 1,181	\$ 1,200	\$ 1,219	\$ 1,238	\$ 1,257	\$ 1,277	\$ 1,296	\$ 1,316	\$ 1,336	\$ 1,357	\$ 1,377	\$ 1,398	
Local Total	36.7658	\$ 6,733	\$ 10,523	\$ 10,695	\$ 10,869	\$ 11,046	\$ 11,223	\$ 11,403	\$ 11,584	\$ 11,767	\$ 11,952	\$ 12,139	\$ 12,328	\$ 12,519	\$ 12,711	\$ 12,906	\$ 13,102	\$ 13,300	\$ 13,501	
Local Tax Revenue (Non-Capturable)																				
Haslett Debt	8.3300	\$ 1,526	\$ 2,384	\$ 2,423	\$ 2,463	\$ 2,503	\$ 2,543	\$ 2,584	\$ 2,625	\$ 2,666	\$ 2,708	\$ 2,750	\$ 2,793	\$ 2,836	\$ 2,880	\$ 2,924	\$ 2,968	\$ 3,013	\$ 3,059	
Road Improv. Debt	1.9429	\$ 356	\$ 556	\$ 565	\$ 574	\$ 584	\$ 593	\$ 603	\$ 612	\$ 622	\$ 632	\$ 642	\$ 651	\$ 662	\$ 672	\$ 682	\$ 692	\$ 703	\$ 713	
Firestation Debt	0.2000	\$ 37	\$ 57	\$ 58	\$ 59	\$ 60	\$ 61	\$ 62	\$ 63	\$ 64	\$ 65	\$ 66	\$ 67	\$ 68	\$ 69	\$ 70	\$ 71	\$ 72	\$ 73	
Total Non-Capturable Taxes	10.4729	\$ 1,918	\$ 2,997	\$ 3,047	\$ 3,096	\$ 3,146	\$ 3,197	\$ 3,248	\$ 3,300	\$ 3,352	\$ 3,405	\$ 3,458	\$ 3,512	\$ 3,566	\$ 3,621	\$ 3,676	\$ 3,732	\$ 3,789	\$ 3,846	
Total Capturable Millages	36.7658																			
Total Millages	47.2387																			
Total Tax Increment Revenue (TIR) Available for Capture		\$ 10,523	\$ 10,695	\$ 10,869	\$ 11,046	\$ 11,223	\$ 11,403	\$ 11,584	\$ 11,767	\$ 11,952	\$ 12,139	\$ 12,328	\$ 12,519	\$ 12,711	\$ 12,906	\$ 13,102	\$ 13,300	\$ 13,501		
Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17			
Base Taxes	\$ 8,651	\$ 8,651	\$ 8,651	\$ 8,651	\$ 8,651	\$ 8,651	\$ 8,651	\$ 8,651	\$ 8,651	\$ 8,651	\$ 8,651	\$ 8,651	\$ 8,651	\$ 8,651	\$ 8,651	\$ 8,651	\$ 8,651	\$ 8,651	\$ 8,651	\$ 8,651
New Taxes	\$ 20,389	\$ 20,723	\$ 21,061	\$ 21,402	\$ 21,747	\$ 22,095	\$ 22,446	\$ 22,801	\$ 23,159	\$ 23,521	\$ 23,887	\$ 24,256	\$ 24,630	\$ 25,006	\$ 25,387	\$ 25,771	\$ 26,159	\$ 26,549	\$ 26,942	\$ 27,339
Total Estimated Tax Bill	\$ 29,040	\$ 29,374	\$ 29,712	\$ 30,053	\$ 30,398	\$ 30,746	\$ 31,097	\$ 31,452	\$ 31,810	\$ 32,173	\$ 32,538	\$ 32,908	\$ 33,281	\$ 33,657	\$ 34,038	\$ 34,422	\$ 34,810	\$ 35,201	\$ 35,595	\$ 35,992
Total Estimated Reimbursement	\$ 9,470	\$ 9,626	\$ 9,783	\$ 9,941	\$ 10,101	\$ 10,263	\$ 10,426	\$ 10,591	\$ 10,757	\$ 10,925	\$ 11,095	\$ 11,267	\$ 11,440	\$ 11,615	\$ 11,792	\$ 11,970	\$ 12,151	\$ 12,334	\$ 12,519	\$ 12,706

Table 2:
Tax Increment Revenue Capture Estimates
1619 Haslett Road, Haslett, MI

Estimated Taxable Value (TV) Increase Rate:

Plan Year	18	19	20	21	22	23	24	25	26	27	TOTAL	
Calendar Year	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047		
Base Taxable Value	\$ 183,135	\$ 183,135	\$ 183,135	\$ 183,135	\$ 183,135	\$ 183,135	\$ 183,135	\$ 183,135	\$ 183,135	\$ 183,135	\$ 183,135	
Estimated New TV	\$ 555,845	\$ 561,403	\$ 567,017	\$ 572,687	\$ 578,414	\$ 584,198	\$ 590,040	\$ 595,941	\$ 601,900	\$ 607,919		
Incremental Difference (New TV - Base TV)	\$ 372,710	\$ 378,268	\$ 383,882	\$ 389,552	\$ 395,279	\$ 401,063	\$ 406,905	\$ 412,806	\$ 418,765	\$ 424,784		
School Tax Revenue (Not-Captured)												
	Millage Rate											
State Ed. Tax	6.0000	\$ 2,236	\$ 2,270	\$ 2,303	\$ 2,337	\$ 2,372	\$ 2,406	\$ 2,441	\$ 2,477	\$ 2,513	\$ 2,549	\$ 57,125
Haslett Non-Home	18.0000	\$ 6,709	\$ 6,809	\$ 6,910	\$ 7,012	\$ 7,115	\$ 7,219	\$ 7,324	\$ 7,431	\$ 7,538	\$ 7,646	\$ 171,376
School Total	24.0000	\$ 8,945	\$ 9,078	\$ 9,213	\$ 9,349	\$ 9,487	\$ 9,626	\$ 9,766	\$ 9,907	\$ 10,050	\$ 10,195	\$ 228,502
Local Tax Revenue (Capturable)												
	Millage Rate											
Haslett Bldg/Sit	1.9994	\$ 745	\$ 756	\$ 768	\$ 779	\$ 790	\$ 802	\$ 814	\$ 825	\$ 837	\$ 849	\$ 19,036
Meridian Oper.	4.1670	\$ 1,553	\$ 1,576	\$ 1,600	\$ 1,623	\$ 1,647	\$ 1,671	\$ 1,696	\$ 1,720	\$ 1,745	\$ 1,770	\$ 39,674
Rec/Srs/Hum Serv	0.1487	\$ 55	\$ 56	\$ 57	\$ 58	\$ 59	\$ 60	\$ 61	\$ 61	\$ 62	\$ 63	\$ 1,416
Meridian Bikepath	0.3316	\$ 124	\$ 125	\$ 127	\$ 129	\$ 131	\$ 133	\$ 135	\$ 137	\$ 139	\$ 141	\$ 3,157
Meridian Fire	0.6353	\$ 237	\$ 240	\$ 244	\$ 247	\$ 251	\$ 255	\$ 259	\$ 262	\$ 266	\$ 270	\$ 6,049
Meridian Parks	0.6612	\$ 246	\$ 250	\$ 254	\$ 258	\$ 261	\$ 265	\$ 269	\$ 273	\$ 277	\$ 281	\$ 6,295
Meridian Police	0.6030	\$ 225	\$ 228	\$ 231	\$ 235	\$ 238	\$ 242	\$ 245	\$ 249	\$ 253	\$ 256	\$ 5,741
Land Preserve	0.3273	\$ 122	\$ 124	\$ 126	\$ 128	\$ 129	\$ 131	\$ 133	\$ 135	\$ 137	\$ 139	\$ 3,116
Police and Fire	1.4804	\$ 552	\$ 560	\$ 568	\$ 577	\$ 585	\$ 594	\$ 602	\$ 611	\$ 620	\$ 629	\$ 14,095
CATA/Regular	3.0070	\$ 1,121	\$ 1,137	\$ 1,154	\$ 1,171	\$ 1,189	\$ 1,206	\$ 1,224	\$ 1,241	\$ 1,259	\$ 1,277	\$ 28,629
Cadl-Library	1.5600	\$ 581	\$ 590	\$ 599	\$ 608	\$ 617	\$ 626	\$ 635	\$ 644	\$ 653	\$ 663	\$ 14,853
Ingham County	11.3400	\$ 4,227	\$ 4,290	\$ 4,353	\$ 4,418	\$ 4,482	\$ 4,548	\$ 4,614	\$ 4,681	\$ 4,749	\$ 4,817	\$ 107,967
Ingham Intermed.	5.9987	\$ 2,236	\$ 2,269	\$ 2,303	\$ 2,337	\$ 2,371	\$ 2,406	\$ 2,441	\$ 2,476	\$ 2,512	\$ 2,548	\$ 57,113
Airport Auth.	0.6990	\$ 261	\$ 264	\$ 268	\$ 272	\$ 276	\$ 280	\$ 284	\$ 289	\$ 293	\$ 297	\$ 6,655
Lansing Comm. Coll.	3.8072	\$ 1,419	\$ 1,440	\$ 1,462	\$ 1,483	\$ 1,505	\$ 1,527	\$ 1,549	\$ 1,572	\$ 1,594	\$ 1,617	\$ 36,248
Local Total	36.7658	\$ 13,703	\$ 13,907	\$ 14,114	\$ 14,322	\$ 14,533	\$ 14,745	\$ 14,960	\$ 15,177	\$ 15,396	\$ 15,618	\$ 350,044
Local Tax Revenue (Non-Capturable)												
	Millage Rate											
Haslett Debt	8.3300	\$ 3,105	\$ 3,151	\$ 3,198	\$ 3,245	\$ 3,293	\$ 3,341	\$ 3,390	\$ 3,439	\$ 3,488	\$ 3,538	\$ 79,309
Road Improv. Debt	1.9429	\$ 724	\$ 735	\$ 746	\$ 757	\$ 768	\$ 779	\$ 791	\$ 802	\$ 814	\$ 825	\$ 18,498
Firestation Debt	0.2000	\$ 75	\$ 76	\$ 77	\$ 78	\$ 79	\$ 80	\$ 81	\$ 83	\$ 84	\$ 85	\$ 1,904
Total Non-Capturable Taxes	10.4729	\$ 3,903	\$ 3,962	\$ 4,020	\$ 4,080	\$ 4,140	\$ 4,200	\$ 4,261	\$ 4,323	\$ 4,386	\$ 4,449	\$ 99,712
Total Capturable Millages	36.7658											
Total Millages	47.2387											
Total Tax Increment Revenue (TIR) Available for Capture		\$ 13,703	\$ 13,907	\$ 14,114	\$ 14,322	\$ 14,533	\$ 14,745	\$ 14,960	\$ 15,177	\$ 15,396	\$ 15,618	
		18	19	20	21	22	23	24	25	26	27	
		\$ 8,651	\$ 8,651	\$ 8,651	\$ 8,651	\$ 8,651	\$ 8,651	\$ 8,651	\$ 8,651	\$ 8,651	\$ 8,651	\$ 8,651
		\$ 26,551	\$ 26,947	\$ 27,347	\$ 27,751	\$ 28,159	\$ 28,571	\$ 28,987	\$ 29,408	\$ 29,832	\$ 30,261	
Total Esti		\$ 35,202	\$ 35,598	\$ 35,998	\$ 36,402	\$ 36,810	\$ 37,222	\$ 37,638	\$ 38,059	\$ 38,483	\$ 38,912	
Total Estimated R		\$ 12,333	\$ 12,517	\$ 12,702	\$ 12,890	\$ 13,079	\$ 13,271	\$ 13,464	\$ 13,659	\$ 13,857	\$ 14,056	

**Table 3:
Tax Increment Reimbursement Estimates
1619 Haslett Road, Haslett, MI**

Developer Maximum Reimbursement	Total Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	50.81%	\$ -	\$ -	\$ -
Local	77.83%	\$ -	\$ 304,483	\$ 304,483

Estimated Total Years of Plan: 27
--

Estimated Capture	
Administrative Fees	\$ 17,502
State Revolving Fund	\$ -
LBRF	\$ 17,502

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	
Total Local Incremental Revenue	\$ 10,523	\$ 10,695	\$ 10,869	\$ 11,046	\$ 11,223	\$ 11,403	\$ 11,584	\$ 11,767	\$ 11,952	\$ 12,139	\$ 12,328	\$ 12,519	\$ 12,711	\$ 12,906	\$ 13,102	
Local Admin Fee*	\$ 526	\$ 535	\$ 543	\$ 552	\$ 561	\$ 570	\$ 579	\$ 588	\$ 598	\$ 607	\$ 616	\$ 626	\$ 636	\$ 645	\$ 655	
LBRF Annual Capture*	\$ 526	\$ 535	\$ 543	\$ 552	\$ 561	\$ 570	\$ 579	\$ 588	\$ 598	\$ 607	\$ 616	\$ 626	\$ 636	\$ 645	\$ 655	
Local TIR Available for Reimbursement	\$ 9,470	\$ 9,626	\$ 9,783	\$ 9,941	\$ 10,101	\$ 10,263	\$ 10,426	\$ 10,591	\$ 10,757	\$ 10,925	\$ 11,095	\$ 11,267	\$ 11,440	\$ 11,615	\$ 11,792	
<hr/>																
<u>Local Only Eligible Activities</u>	\$ 304,483															
Local Tax Reimbursement	\$ 9,470	\$ 9,626	\$ 9,783	\$ 9,941	\$ 10,101	\$ 10,263	\$ 10,426	\$ 10,591	\$ 10,757	\$ 10,925	\$ 11,095	\$ 11,267	\$ 11,440	\$ 11,615	\$ 11,792	
Cumulative Local Tax Reimbursement	\$ 9,470	\$ 19,096	\$ 28,879	\$ 38,820	\$ 48,921	\$ 59,183	\$ 69,609	\$ 80,200	\$ 90,957	\$ 101,882	\$ 112,977	\$ 124,244	\$ 135,684	\$ 147,299	\$ 159,091	
Total Annual Developer Reimbursement	\$ 304,483	\$ 295,012	\$ 285,387	\$ 275,604	\$ 265,663	\$ 255,562	\$ 245,300	\$ 234,874	\$ 224,283	\$ 213,526	\$ 202,601	\$ 191,506	\$ 180,239	\$ 168,799	\$ 157,184	\$ 145,392

Footnotes:
* 5% of total local incremental revenue

**Table 3:
Tax Increment Reimbursement Estimates
1619 Haslett Road, Haslett, MI**

	16	17	18	19	20	21	22	23	24	25	26	27	TOTAL
	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	
Total Local Incremental Revenue	\$ 13,300	\$ 13,501	\$ 13,703	\$ 13,907	\$ 14,114	\$ 14,322	\$ 14,533	\$ 14,745	\$ 14,960	\$ 15,177	\$ 15,396	\$ 15,618	\$ 350,044
Local Admin Fee*	\$ 665	\$ 675	\$ 685	\$ 695	\$ 706	\$ 716	\$ 727	\$ 737	\$ 748	\$ 759	\$ 770	\$ 781	\$ 17,502
LBRF Annual Capture*	\$ 665	\$ 675	\$ 685	\$ 695	\$ 706	\$ 716	\$ 727	\$ 737	\$ 748	\$ 759	\$ 770	\$ 781	\$ 17,502
Local TIR Available for Reimbursement	\$ 11,970	\$ 12,151	\$ 12,333	\$ 12,517	\$ 12,702	\$ 12,890	\$ 13,079	\$ 13,271	\$ 13,464	\$ 13,659	\$ 13,857	\$ 14,056	\$ 315,040
Local Only Eligible Activities													
Local Tax Reimbursement	\$ 11,970	\$ 12,151	\$ 12,333	\$ 12,517	\$ 12,702	\$ 12,890	\$ 13,079	\$ 13,271	\$ 13,464	\$ 13,659	\$ 13,857	\$ 3,499	\$ 304,483
Cumulative Local Tax Reimbursement	\$ 171,061	\$ 183,212	\$ 195,544	\$ 208,061	\$ 220,763	\$ 233,653	\$ 246,733	\$ 260,004	\$ 273,468	\$ 287,127	\$ 300,984	\$ 304,483	
Total Annual Developer Reimbursement	\$ 133,422	\$ 121,271	\$ 108,939	\$ 96,422	\$ 83,720	\$ 70,830	\$ 57,750	\$ 44,479	\$ 31,015	\$ 17,356	\$ 3,499	\$ -	

Footnotes:
* 5% of total local incremental revenue