

**BASELINE ENVIRONMENTAL ASSESSMENT
CONDUCTED PURSUANT TO SECTION 20126(1)(c)
OF 1994 PA 451, PART 201, AS AMENDED, AND THE
RULES PROMULGATED THEREUNDER**

**COMMERCIAL PROPERTY
227 EAST MAIN STREET
HART, MICHIGAN**

Prepared For:

City of Hart
407 State Street
Hart, Michigan 49420

Prepared by:

Dixon Environmental Consulting, Inc.
1560 North Taylor Avenue
Grand Rapids, Michigan 49505

November 7, 2019

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- Appendix B: Phase I Environmental Site Assessment completed by Dixon Environmental Consulting, Inc. on October 1, 2019
- Appendix C: Phase II Environmental Site Assessment completed by Dixon Environmental Consulting, Inc. On October 22, 2019

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Conducted Pursuant to Section 20126(1)(c)
of 1994 PA 451, Part 201, as amended,
and the Rules promulgated thereunder**

1.0 Introduction and Discussion

Dixon Environmental Consulting, Inc. (DEC) has prepared this Baseline Environmental Assessment (BEA) for the Commercial Property located at 227 East Main Street, Hart, Oceana County, Michigan (hereafter referred as “subject site” or “subject property”). The tax parcel identification number for the 0.65-acre subject site was identified as 64-020-209-005-00. The subject site included a portion of Lot 4, Lot 5, Lot 6 and one-half the ownership interest in Lot 7, Block 4 of the Standard Map of Village of Hart (currently known as the City of Hart). The western portion of the subject site was improved with a commercial building (former restaurant) and an asphalt paved parking area. The eastern portion of the subject site (co-owned with the eastern adjoining property owners, Austin and Brooke Bechtel) was maintained as an unpaved parking area with a small storage shed and a hot tub enclosure/retaining wall. The Property Description is included in Section 2.1 and in Appendix A. A Project Location Map, Site Vicinity Diagram and Ground Penetrating Radar Survey/Sample Detail Diagram depicting various details of the subject site and the surrounding area are included as Figures 1, 2 and 3, respectively.

1.1 Owner/Operator Information

City of Hart, the prospective owner and operator, intends to acquire the subject site on or near November 15, 2019. The mailing address for City of Hart is 407 State Street, Hart, Michigan 49420. Ms. E. Lynne Ladner is the City Manager of the City of Hart.

1.2 Intended Use of Property

City of Hart intends to raze and remove the existing building structure after acquiring the subject site. Following the demolition activities, the subject property will be prepared for redevelopment of a mixed use, main-floor retail and upper-level residential building structure, consistent with the uses permitted by the current commercial zoning ordinance.

1.3 Phase I Environmental Assessment (ESA) Executive Summary

DEC completed a Phase I Environmental Site Assessment (ESA) for the subject site on October 1, 2019. Based on the information reviewed, the subject site was originally platted as a portion of the Standard Map of the Village of Hart in April 1895. The 1900 fire insurance map depicted two residential houses and two outbuildings on the eastern (Lot 7) and central (Lot 6) portions of the subject site. The western portion of the subject site (Portion of Lot 4/Lot 5) was vacant and no operations were identified. The western portion of the subject site remained vacant until the construction of a poultry market (northern portion of the current building) in 1946.

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The west-central portion of the subject site (Lot 5) was purchased by William D. and Barbara A. Walker in May 1964. During the Walker's ownership, the commercial building was renovated and operated as Walker's Restaurant/Fine Dining & Cocktails. The central and eastern portions of the subject site (Lots 6 and 7) were acquired in March 1968 and August 1971, respectively. The historical residential houses and outbuildings were demolished/removed and a paved parking area was constructed on the central portion of the subject site. The eastern portion of the subject site was maintained as an unpaved parking area. In addition, three underground storage tanks (USTs) were installed in the mid-1970's. The USTs were located on the northeastern portion of the subject site, but were operated by the gasoline filling station/automobile repair facility at the eastern adjoining property. Additional details pertaining to the USTs at the subject site are included below. One-half of the property interest in Lot 7 was later sold to the owners of the eastern adjoining property, Nicholas and Karol Greiner, in August 1983. The remaining portion of the subject site (eastern six feet of Lot 4) was acquired for the construction of a bar entrance in May 1997. Walker's Restaurant/Fine Dining & Cocktails was operated at the subject site by the Walker Family from the mid-1960's through the early 2000's.

The entire subject site was acquired by Carmbob, LLC in February 2003. During Carmbob, LLC's ownership, the restaurant was operated as Walker's Fine Dining, Inc. The restaurant ultimately closed in 2012 and the subject property was transferred to the current owners, Gene and Luann Moorman. Gail Salazar temporarily acquired the subject site under an unrecorded Land Contract Agreement in December 2012. The restaurant was partially renovated, however, Ms. Salazar defaulted on the Land Contract Agreement and the Moorman's reacquired the subject site in July 2019. At the time of the site reconnaissance, the restaurant was vacant/partially renovated and no operations were conducted.

The one-half ownership interest in Lot 7 (eastern portion of the subject site) was retained by the adjoining property owners, Nicholas and Karol Greiner, through the early 2000's. The Michigan Department of Licensing and Regulatory Affairs, Storage Tank Division (STD) file indicated the three USTs were removed by Boonstra Oil Co., Inc. in the mid or late 1980's. The eastern portion subject site was subsequently maintained as an unpaved parking area. The one-half interest in Lot 7 and the eastern adjoining property were conveyed to Austin and Brooke Bechtel in May 2016. During the Bechtel's ownership, a second level residential addition was constructed above the former gasoline filling station/automobile repair facility at the eastern adjoining property. The unpaved parking area was improved with chipped stone and a hot tub enclosure/retaining wall was installed on the southeastern portion of the subject site.

The Phase I ESA revealed no evidence of recognized environmental conditions (RECs) in connection with the subject properties, except the following:

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- A gasoline filling station was historically operated at the eastern adjoining property. The STD records indicated three USTs were operated by the gasoline filling station. The USTs included a 2,000-gallon gasoline UST, a 1,000-gallon gasoline UST and a 500-gallon gasoline UST. Based on the site observations and interviews, the USTs were installed along the western side of the former filling station, on the northeastern portion of the subject site. The USTs were installed in the mid-1970's and were removed in the mid-1980's or late 1980's. Although the filling station owner at that time (Nicholas Greiner) indicated the USTs were removed, no documentation or confirmation soil/groundwater testing was conducted. Due to the lack of documentation and sampling, the potential exists for additional USTs to exist and/or residual environmental impact to be present at the subject site. The material threat of abandoned USTs and/or residual environmental impact at the subject site was identified as an REC.

- Based on the historical Sanborn Fire Insurance map review, the operations near the subject site included three automobile repair facilities. The automobile repair facilities were located at the adjoining properties to the northeast, east and northwest. Automobile repair operations involve the use/handling of various hazardous substances including oil, fuels, lubricants and antifreeze. The operations at the northwestern adjoining property included a gasoline UST in the East Main Street right-of-way (located along the northern property boundary of the subject site). The material threat of migrating contamination from the adjoining automobile repair facilities was identified as an REC.

Regarding developments in the surrounding area, DEC identified 13 sites within the ASTM Approximate Minimum Search Distance (AMSD) criteria. DEC also reviewed historical resources to determine if the former land uses of the adjoining properties represented an environmental concern to the subject site. Based on the information reviewed, the remaining AMSD sites and adjoining properties do not appear to represent an environmental concern to the subject site in regard to contaminant migration (soil, groundwater or vapor). A brief description and summary of the AMSD criteria are included in the EDR Radius Map Report (an appendix of the Phase I ESA). The Phase I ESA is included as Appendix B of this BEA.

1.4 Any exceptions to, or deletions from, the All Appropriate Inquiry Rule 40 CFR 312 or ASTM Standard Practice E 1527-13

One limitation was identified during the Phase I ESA.

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- A judicial record search of environmental lien or Activity and Use Limitations (AUL) search/review was not conducted as a part of the Phase I ESA process.

An independent review of reasonably ascertainable title information was conducted at the Oceana County Register of Deeds. Based on the title review, no liens, encumbrances, restrictions or AULs pertaining to environmental issues were associated with the subject site. DEC also reviewed the most recent EGLE Perfected Lien List. The review did not identify the subject site on the EGLE Perfected Lien List.

Based on the review of title information and the Perfected Lien List, DEC does not consider the lack of a judicial environmental lien or AUL search/review to be a significant limitation that would alter the conclusions of the Phase I ESA. There were no additional exceptions to, or deletions from, the All Appropriate Inquiry Rule 40 CFR 312 or ASTM Standard Practice E 1527-13.

1.5 Data Gaps

DEC utilized standard historical sources (aerial photographs, fire insurance maps, tax assessing files, recorded land title records, USGS topographic maps, local street directories and zoning records) to establish historical uses at the subject property. The following items identify and explain the data gaps encountered in the Phase I ESA:

- Data failure occurred for the specific site operations prior to 1894.

DEC does not consider the data failure to represent a significant limitation which would alter the conclusions of the BEA.

1.6 Sampling Completed, Purpose and Methods

Soil and groundwater sampling activities were conducted by DEC in October 2019. The sampling activities were conducted to further investigate the subsurface conditions and to determine whether the subject site qualified as a “facility”/“site” as defined in Part 201/Part 213 of the Natural Resources and Environmental Protection Act (NREPA), Michigan Public Act 451 of 1994, as amended (Part 201). A “site” is defined in Section 324.21303(l) as a location where a release has occurred or a threat of release exists from an underground storage tank system, excluding any location where corrective action was completed which satisfies the applicable Risk Based Screening Levels or Site-Specific Target Level. A “facility” is defined in Section 324.20101(1)(s) as any area, place, or property where a hazardous substance in excess of the concentrations that satisfy the cleanup criteria for unrestricted residential use has been released, deposited, disposed of, or otherwise comes

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to be located. The term “facility” does not include any area, place, or property at which response activities have been completed which satisfy the cleanup criteria for the residential category provided for in Sections 324.20120a(1)(a) and (17) or at which corrective action has been completed under Part 213 which satisfies the cleanup criteria for unrestricted residential use.

During the subsurface investigation, six borings were conducted on the subject site. A total of two discrete soil samples were collected from the soil borings. Six soil borings were converted into temporary well points for groundwater sampling. A total of six representative groundwater samples were collected from the temporary monitor wells and submitted for chemical analysis from the subject site. The soil and/or groundwater samples were chemically analyzed for the Standard List of Polynuclear Aromatic Hydrocarbons (PNAs), the Standard Volatile Organic Compound List via EPA Method 8260 and/or certain inorganic metallic constituents (IMCs) (cadmium, chromium [total] and/or lead).

Specific details pertaining to the chemical analysis results from the soil and groundwater samples collected from the subject site are summarized in Sections 1.7 and 3.0 of this BEA. The boring locations and a summary table comparing the analytical results to the GRCC as outlined under the NREPA, as amended, are included on Figure 3.

The subsurface conditions were investigated in 2019. The demonstrations, which presents methodologies, sample locations and chemical analysis results compared to the GRCC for soil and groundwater as outlined by NREPA for the Phase II ESA investigation, were included as Appendix C.

1.7 Known Contamination General Location(s) and Media Affected

The subsurface investigation identified a single concentration of the volatile organic compound (VOC), **1,2,4-trimethylbenzene**, in the groundwater that exceeded the current GRCC. The impacted groundwater exceeding the GRCC was encountered at 12.8 feet below grade limit. No impacted soil was encountered in the samples collected from the subject site. The soil boring locations and the soil and groundwater analytical results are presented on Figure 3 - Ground Penetrating Radar Survey/Sample Detail Diagram.

1.8 Underground Storage Tanks

The Phase I ESA identified the potential for USTs to exist on the subject property. On October 10, 2019, Diamond Concrete Sawing (DCS) of Grand Rapids, Michigan conducted a Ground Penetrating Radar (GPR) Survey at the subject site. The results of the GPR Survey did not identify anomalies that appeared consistent with abandoned USTs.

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Additional details pertaining to the GPR Survey are included in the Phase II ESA (Appendix C of this report). The GPR Survey limits are also depicted on Figure 3.

1.9 Basis for Concluding the Property is a Site/Facility

The analytical results provided the basis results which support that the subject site is a “facility” as defined under Part 201. The results identified that **1,2,4-trimethylbenzene** in the groundwater existed in excess of the GRCC.

Based on the chemical fate and transport of the aforementioned hazardous substance identified and DEC’s professional opinion, the 2019 chemical analysis effectively characterizes the subject site as a “facility” or “site” as defined under Part 201 of the Natural Resources and Environmental Protection Act (NREPA), Michigan Public Act 451 of 1994, as amended (Part 201).

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2.0 Property Information

2.1 Property Description

Lots 5, 6, and an undivided ½ interest in Lot 7, and the East 6 feet of Lot 4, Block 9, City of Hart, Oceana County, Michigan, Section 17, Town 15 North, Range 17 West.

Parcel Identified Number: 64-020-209-005-00

Note: Property Description obtained from the Certificate of Survey completed by Prein & Newhof on September 27, 2019 (Project Number 2190609).

2.2 Survey Map(s) of Property

A Certificate of Survey was provided to DEC by Prein & Newhof on September 27, 2019 and is included in Appendix A. The property description above (also included in Appendix A) was obtained from the Certificate of Survey. The Standard Map of the Village of Hart in April 1895 is also included as a portion of Appendix A.

2.3 Scaled Site Map(s) of Property

The site structures, sample locations, sample intervals/depth and detectable concentrations for the soil and groundwater samples are presented on Figure 3. In addition, photographs of the site were included in Appendix F of the Phase I ESA. The Phase I ESA is included in Appendix B of this BEA.

2.4 Scaled Area Map(s) of Property

The United States Geological Survey (USGS), 7.5 minute Quadrangle Maps containing coverage of the subject site and the surrounding area was reviewed. The Quadrangle Maps titled Hart, Michigan and Mears, Michigan were attained from The USGS Store, Map Locator and Downloader. A copy of the combined Quadrangle Maps is included as the base map for Figure 1. A description of the Quadrangle Maps is included below.

The regional topography of the area undulated between upland and lowland areas. Lakes, rivers and creeks were depicted throughout the lowland areas. The closest surficial body of water, Hart Lake, was depicted approximately 100 feet to the north of the subject site. Two additional bodies of water, an unlabeled creek and the Russell Creek, were located approximately 500 feet to the east and 1,200 feet to the west, respectively.

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2.5 Address of Property

The address for the subject site was identified as 227 East Main Street, Hart, Michigan 49420.

2.6 Geographic Location of Property

The rectangular shaped, 0.65-acre subject site is located south of East Main Street approximately 300 feet east of South State Street. The subject property is situated in the Northeast 1/4 of the Northeast 1/4, of Section 17, Township 15 North, Range 17 West (City of Hart). The geographic latitude and longitude coordinates were identified as 43.702451 and -86.361956, respectively, which was approximately the center of the subject site. The latitude and longitude coordinates were acquired through the Google Maps Website.

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3.0 Facility Status

Subsurface sampling activities were conducted by Dixon Environmental Consulting, Inc. in October 2019 to investigate the soil and/or groundwater conditions at the subject site and to determine if the subject property qualified as a “facility” or “site.” The boring locations and analytical data specific to the subject site and compared to the Residential Part 201 Generic Cleanup Criteria (GRCC) as outlined under Part 201 of the Natural Resources and Environmental Protection Act, Michigan Public Act 451 of 1994 (Part 201), as amended, are included on Figure 3. The following is a summation of the subsurface sampling activities.

3.1 Hazardous Substance Concentrations

3.1.1 Soil Analytical Results

The chemical analysis results for the soil samples collected from the subject site identified concentrations of the inorganic metallic constituent (IMC), lead, exceeding the laboratory method detection limit (MDL). The concentrations, however, did not exceed the GRCC. In addition, no concentrations of polynuclear aromatic hydrocarbons (PNAs) or volatile organic compounds (VOCs) exceeded the MDL or the GRCC.

3.1.2 Groundwater Analytical Results

The chemical analysis results for the groundwater samples collected from the subject site identified a single concentration of the VOC, **1,2,4-trimethylbenzene**, in excess of the GRCC. A single concentration of the VOC, 1,3,5-trimethylbenzene, exceeded the MDL. The concentration, however, did not exceed the GRCC. The remaining VOCs did not exceed the MDL or the GRCC. In addition, no concentrations of the IMCs, cadmium, chromium (total) and lead, or PNAs exceeded the MDL or the GRCC. Table 1 below identifies the hazardous substance, CAS Number, sample collection date, chemical analysis result and sample identification/sample depth of the VOC that exceeded the GRCC.

Baseline Environmental Assessment				
Table 1 - Groundwater Analytical Results Exceeding the GRCC				
227 East Main Street, Hart, Michigan				
Hazardous Substance	CAS Number	Date Collected	Concentration exceeding the GRCC (µg/L)	Sample ID (Sample Depth)
1,2,4-trimethylbenzene	95636	10/15/2019	37	SB-2 (12.8')

Notes:

Generic Residential Cleanup Criteria (GRCC) as outlined in Part 201 of the Natural Resources and Environmental Protection Act, Michigan Public Act 451 of 1994, as amended.

Samples collected by Dixon Environmental Consulting, Inc.

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3.2 Analytical Results Documentation

The laboratory analytical data sheets and chain-of-custody documentation for the subsurface investigation were presented in the 2019 Phase II ESA. The Phase II ESA is included as Appendix C.

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4.0 Identification of the Author of the BEA

Ms. Jennifer L. Knuth is a Project Scientist at Dixon Environmental Consulting, Inc. (DEC). DEC is located at 1560 North Taylor Avenue, Grand Rapids, Michigan 49505. The phone number is (616) 742-5511. Ms. Knuth has 19 years of experience as an environmental professional, consultant and project manager. Ms. Knuth received a Bachelor of Applied Science in Industrial Design from ITT Technical Institute.

Ms. Knuth's Project Management experience includes conducting Phase I Environmental Site Assessments under the latest ASTM International Standard Practice 1527 and latest Federal All Appropriate Inquiry scoped assessments and Phase II ESA. In addition, Ms. Knuth has conducted numerous Baseline Environmental Assessments and Due Care Analysis and Plan reports.

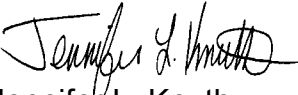
Ms. Knuth declares that, to the best of her professional knowledge and belief, she meets the definition of Environmental Professional as defined in §312.10 of 40 CFR Part 312 and she has the specific qualifications based on education, training and experience to assess a property of the nature, history and setting of the subject property. She has developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

This Baseline Environmental Assessment (BEA) for the Commercial Property located at 227 East Main Street, Hart, Oceana County, Michigan (Tax Parcel Number: 64-020-209-005-00) was prepared by Ms. Jennifer L. Knuth, Project Scientist at Dixon Environmental Consulting, Inc. and completed on November 7, 2019.

The City of Hart may use and rely on the results and conclusions of this BEA. No other parties may use or rely on the information without client approval and written permission from Dixon Environmental Consulting, Inc.

REPORT PREPARED BY:

DIXON ENVIRONMENTAL CONSULTING, INC.


Jennifer L. Knuth
Project Scientist

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5.0 All Appropriate Inquiry/ASTM Phase I Environmental Site Assessment

The purpose of conducting an environmental assessment of a parcel of commercial real estate is to permit a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations within the scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA). This practice constitutes all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice as defined at 42 U.S.C. §9601(35)(B).

In defining a standard of good commercial and customary practice for conducting an environmental site assessment of a parcel of property, the goal of the processes established by this practice is to identify recognized environmental conditions. The term recognized environmental conditions means the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, ground water, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include de minimis conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis are not recognized environmental conditions.

A hazardous substance as defined by the Michigan Department of Environment, Great Lakes, and Energy (EGLE), formerly known as the Michigan Department of Environmental Quality (MDEQ) means one or more of the following, but does not include fruit, vegetable, or field crop residuals or processing by-products, or aquatic plants, that are applied to the land for an agricultural use or for use as an animal feed, if the use is consistent with generally accepted agricultural management practices developed pursuant to the Michigan right to farm act, 1981 PA 93, MCL 286.471 to 286.474:

- (i) Any substance that the department demonstrates, on a case by case basis, poses an unacceptable risk to the public health, safety, or welfare, or the environment, considering the fate of the material, dose-response, toxicity, or adverse impact on natural resources.
- (ii) Hazardous substance as defined in the comprehensive environmental response, compensation, and liability act, 42 USC 9601 to 9675.

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- (iii) Hazardous waste as defined in part 111.
- (iv) Petroleum as described in part 213.

As part of the Phase I ESA, DEC conducted a historical investigation and a reconnaissance walkover concentrating primarily on the site conditions and activities performed at the subject site. In addition, DEC interviewed former owners of the subject Property to identify if any hazardous substances or petroleum products may have been utilized. The Phase I ESA was performed utilizing methodology of the ASTM International Standard E 1527-13, All Appropriate Inquiry standard. A summary of the site features identified during the site walkover are included in Section 5.2 of the Phase I ESA. The Phase I ESA is included as Appendix B.

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6.0 References

Certificate of Survey completed by Prein & Newhof on September 27, 2019 (Project Number 2190609).

Phase I Environmental Site Assessment, Commercial Property, 227 East Main Street, Hart, Michigan completed by Dixon Environmental Consulting, Inc. on October 1, 2019.

Phase II Environmental Site Assessment, Commercial Property, 227 East Main Street, Hart, Michigan completed by Dixon Environmental Consulting, Inc. on October 22, 2019.

Review of United States Geological Survey (USGS), 7.5 Minute Quadrangle Maps for Hart, Michigan and Mears, Michigan (attained from The USGS Store, Map Locator and Downloader).

Administrative Rules for Part 201 of the Natural Resources and Environmental Protection Act 1994 PA 451, as amended.

Michigan Department of Environmental Quality, Remediation and Redevelopment Division Baseline Environmental Assessment Submittal Form EQP 4025 and Contents of BEA Report, as amended.

Michigan Department of Environmental Quality, Remediation and Redevelopment Division Cleanup Criteria Requirements for Response Activity, as amended.

Michigan Department of Environmental Quality, Remediation and Redevelopment Division Operational Memorandum No. 2: Sampling and Analysis dated October 22, 2004.

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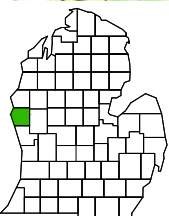
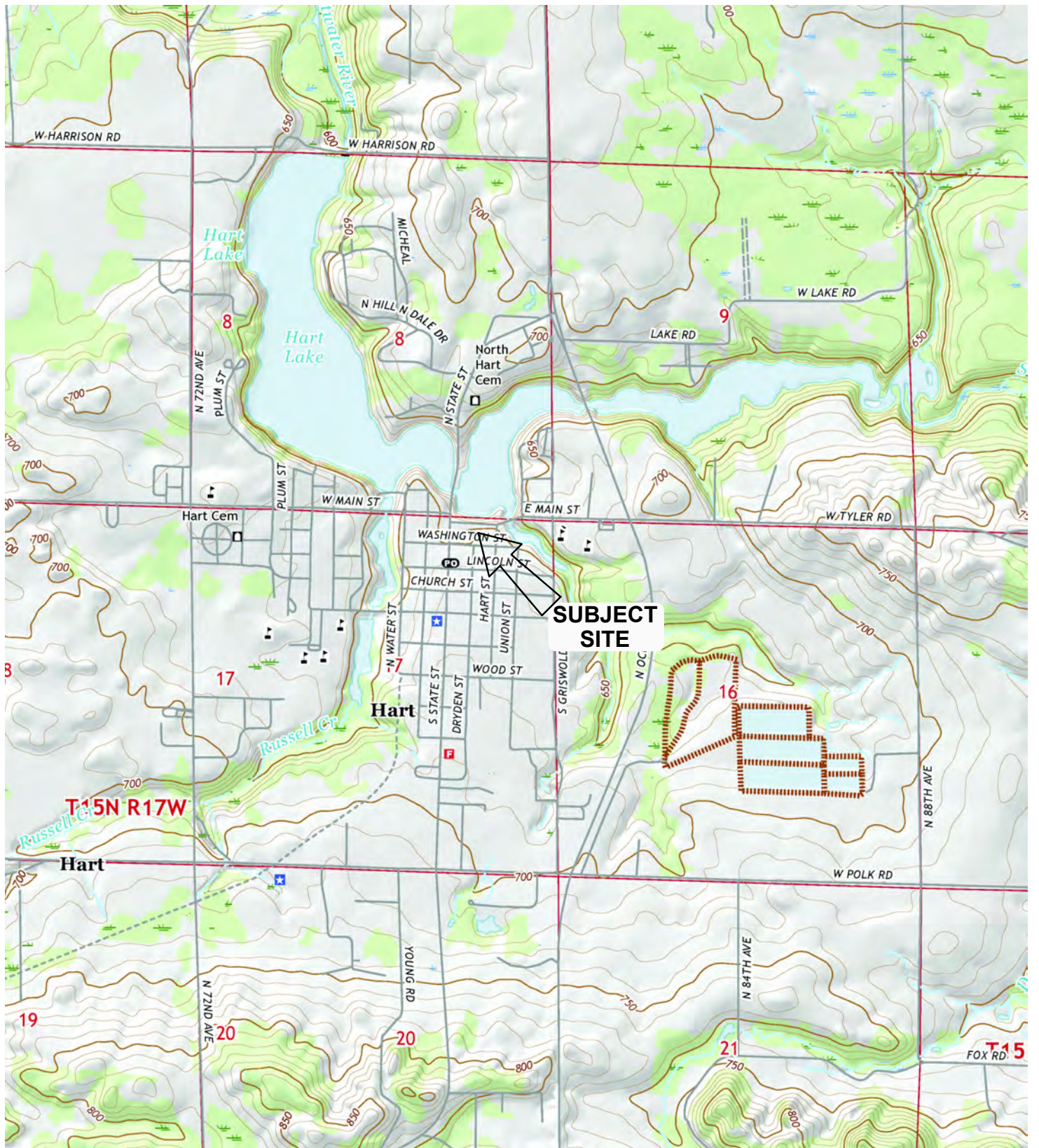
Michigan Department of Environmental Quality, Remediation and Redevelopment Division
Instructions for Preparing and Disclosing Baseline Environmental Assessments and
Section 7A Compliance Analyses to the Michigan Department of Natural Resources
and Environment and for Request for Optional Determinations dated March 11,
1999.

FIGURES

PROJECT LOCATION MAP

SITE VICINITY DIAGRAM

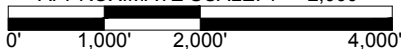
**GROUND PENETRATING RADAR SURVEY/
SAMPLE DETAIL DIAGRAM**



OCEANA COUNTY, MICHIGAN

PROJECT NUMBER: 19-08-008C | DATE: 11/7/2019

APPROXIMATE SCALE: 1" = 2,000'

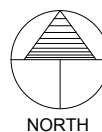


USGS 7.5 MINUTE QUADRANGLE MAPS: HART, MICHIGAN AND MEARS, MICHIGAN



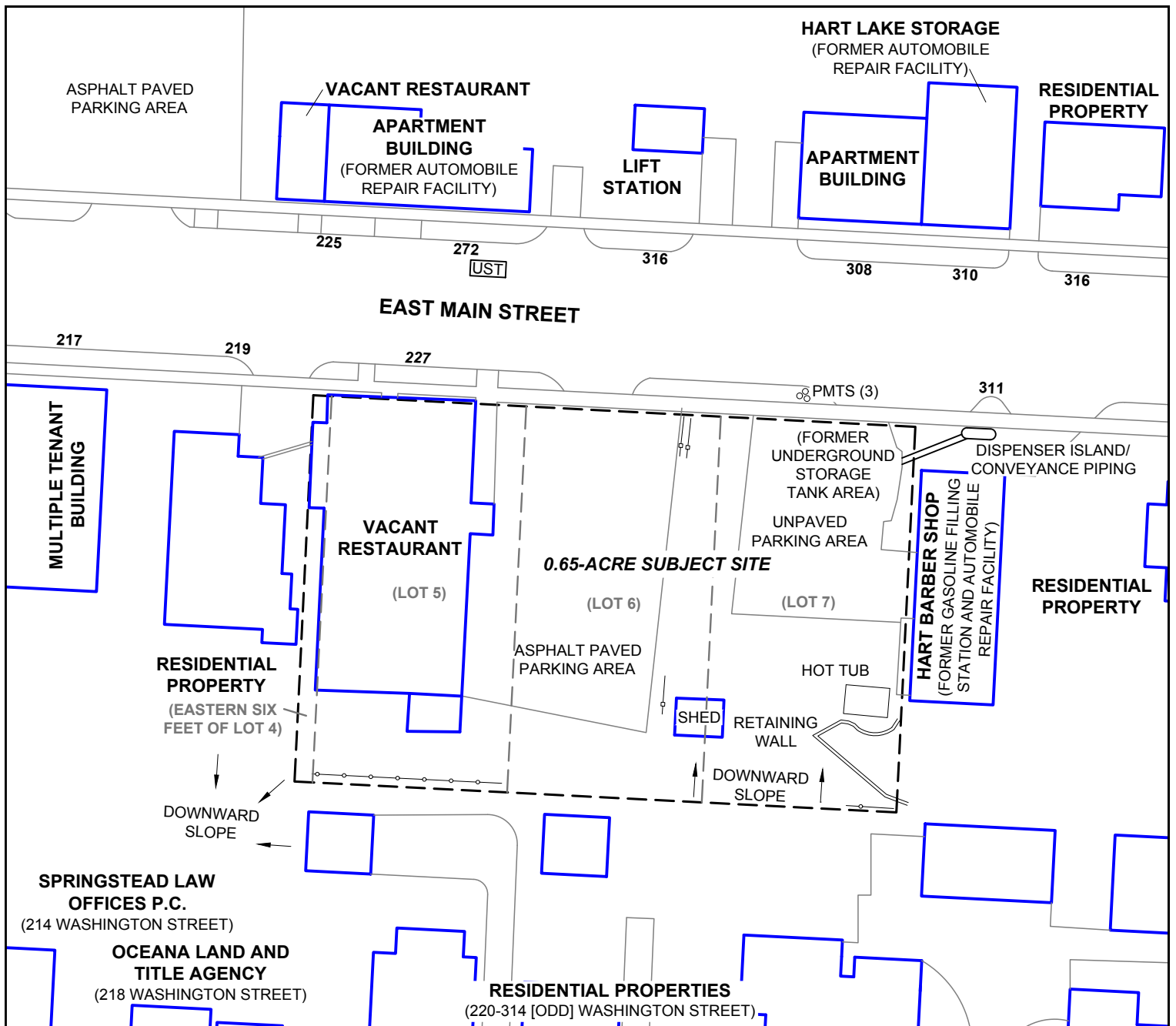
BASELINE ENVIRONMENTAL ASSESSMENT

FIGURE 1 - PROJECT LOCATION MAP



NORTH

COMMERCIAL PROPERTY
 227 EAST MAIN STREET
 PARCEL NUMBER: 64-020-209-005-00
 HART, MICHIGAN



LEGEND

- SUBJECT SITE BOUNDARY
- - - LOT LINE
- BUILDING STRUCTURE
- GUARD RAIL
- FENCE
- [UST] FORMER UNDERGROUND STORAGE TANK LOCATION

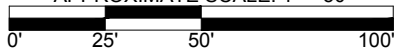
DIAGRAM NOTES:

THIS DIAGRAM IS NOT A LEGAL SURVEY.

THE DETAILS DEPICTED ON THIS DIAGRAM ARE APPROXIMATE LOCATIONS BASED ON THE AVAILABLE AERIAL PHOTOGRAPHS, STANDARD HISTORICAL RESOURCES AND/OR FIELD OBSERVATIONS.

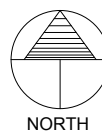
PROJECT NUMBER: 19-08-008C DATE: 11/7/2019

APPROXIMATE SCALE: 1" = 50'

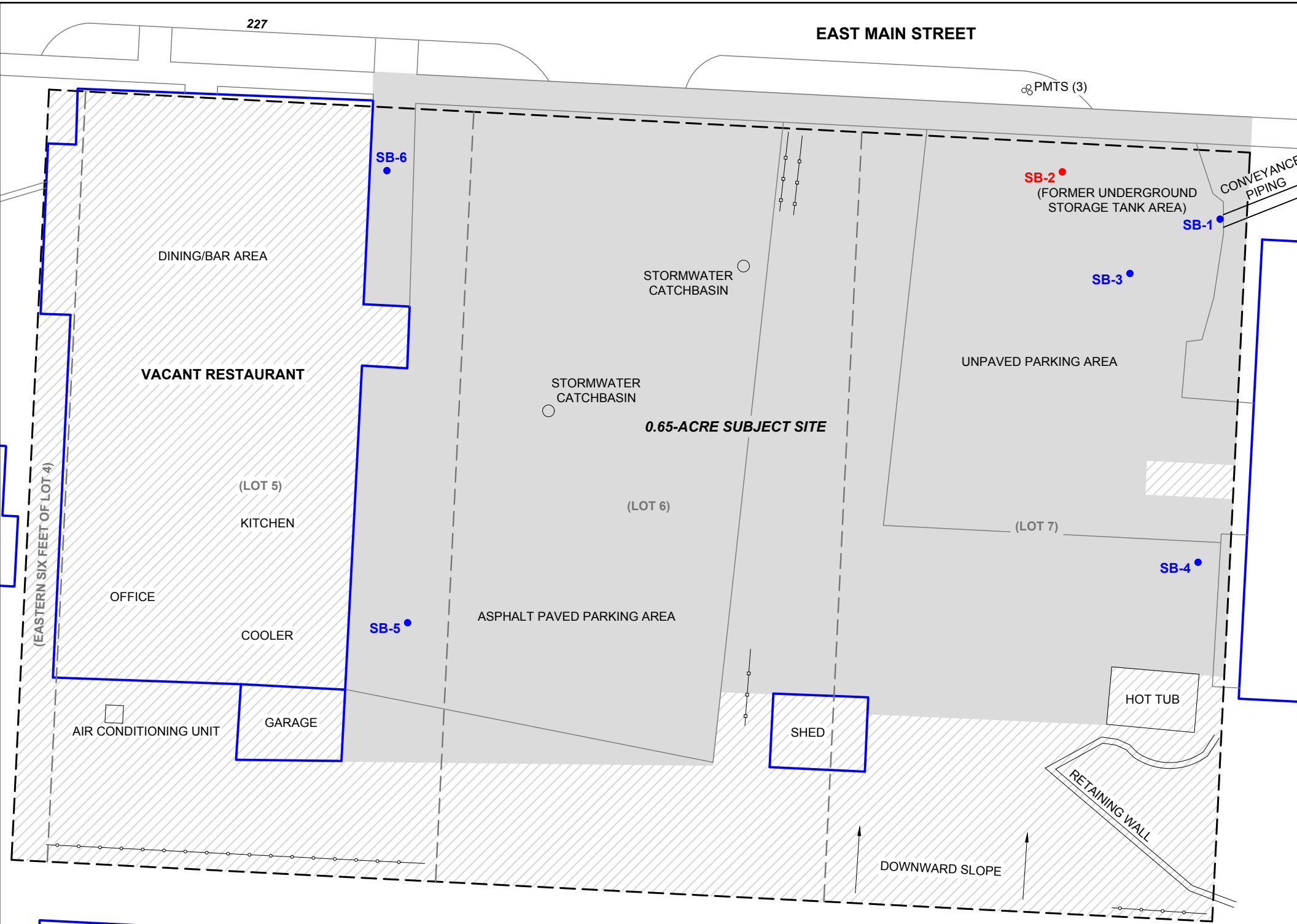


BASELINE ENVIRONMENTAL ASSESSMENT

FIGURE 2 - SITE VICINITY DIAGRAM



COMMERCIAL PROPERTY
227 EAST MAIN STREET
PARCEL NUMBER: 64-020-209-005-00
HART, MICHIGAN



GROUNDWATER ANALYTICAL RESULTS TABLE								
CONSTITUENT	CAS NUMBER	SB-1 (12.6')	SB-2 (12.8')	SB-3 (12.7')	SB-4 (11.9')	SB-5 (11.5')	SB-6 (13.2')	GRCC
DATE SAMPLED		10/15/19	10/15/19	10/15/19	10/15/19	10/15/19	10/15/19	
INORGANIC METALLIC CONSTITUENTS (µg/L)								
CADMIUM	7440439	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	2.5 ^B
CHROMIUM (TOTAL)	VARIES	< 10	< 10	< 10	< 10	< 10	< 10	11 ^B
LEAD	7439921	< 3.0	< 3.0	< 3.0	< 3.0	< 3.0	< 3.0	4.0 ^A
POLYNUCLEAR AROMATIC HYDROCARBONS (PNAS) (µg/L)								
PNAS	-	BDL	BDL	BDL	BDL	BDL	BDL	-
VOLATILE ORGANIC COMPOUNDS (VOCs) (µg/L)								
1,2,4-TRIMETHYLBENZENE	95636	< 1.0	37	< 1.0	< 1.0	< 1.0	< 1.0	17 ^B
1,3,5-TRIMETHYLBENZENE	108678	< 1.0	14	< 1.0	< 1.0	< 1.0	< 1.0	45 ^B
REMAINING VOCs	-	BDL	BDL	BDL	BDL	BDL	BDL	-

SOIL ANALYTICAL RESULTS TABLE				
CONSTITUENT	CAS NUMBER	SB-1 (11.0-11.5')	SB-2 (11.0-11.5')	GRCC
DATE SAMPLED		10/15/19	10/15/19	
INORGANIC METALLIC CONSTITUENT (µg/Kg)				
LEAD	7439921	5,000	3,600	400,000 ^C
POLYNUCLEAR AROMATIC HYDROCARBONS (PNAS) (µg/Kg)				
PNAS	-	BDL	BDL	-
VOLATILE ORGANIC COMPOUNDS (VOCs) (µg/Kg)				
VOCs	-	BDL	BDL	-

TABLE NOTES:

GRCC - RESIDENTIAL PART 201 GENERIC CLEANUP CRITERIA AS OUTLINED IN THE REMEDIATION AND REDEVELOPMENT DIVISION CLEANUP CRITERIA REQUIREMENTS FOR RESPONSE ACTIVITY TABLES EFFECTIVE JUNE 25, 2018.

SAMPLE DATA IN RED EXCEEDS THE CURRENT GRCC.

(µg/Kg) - MICROGRAMS PER KILOGRAM.

(µg/L) - MICROGRAMS PER LITER.

BDL - BELOW LABORATORY METHOD DETECTION LIMITS.

A - DRINKING WATER CRITERIA.

B - GROUNDWATER SURFACE WATER INTERFACE CRITERIA.

C - DIRECT CONTACT CRITERIA.

LEGEND

- SB-1 ● BORING LOCATION (10/15/2019) [ANALYTICAL RESULTS DID NOT EXCEED THE RESIDENTIAL PART 201 GENERIC CLEANUP CRITERIA (GRCC)]
- SB-2 ● BORING LOCATION (10/15/2019) [ANALYTICAL RESULTS EXCEED THE GRCC]
- ▨ GROUND PENETRATING RADAR (GPR) SURVEY (10/10/2019) AREA [NOT SCANNED DUE TO VARIOUS OBSTRUCTIONS]
- GPR SURVEY AREA (10/10/2019) [NO ANOMALIES CONSISTENT WITH AN UNDERGROUND STORAGE TANK]
- SUBJECT SITE BOUNDARY
- - - LOT LINE
- BUILDING STRUCTURE
- GUARD RAIL
- FENCE

DIAGRAM NOTES:

THIS DIAGRAM IS NOT A LEGAL SURVEY.

THE DETAILS DEPICTED ON THIS DIAGRAM ARE APPROXIMATE LOCATIONS BASED ON THE AVAILABLE AERIAL PHOTOGRAPHS, STANDARD HISTORICAL RESOURCES AND/OR FIELD OBSERVATIONS.

PROJECT NUMBER: 19-08-008C | DATE: 11/7/2019

APPROXIMATE SCALE: 1" = 20'



BASELINE ENVIRONMENTAL ASSESSMENT

FIGURE 3 - GROUND PENETRATING RADAR SURVEY/ SAMPLE DETAIL DIAGRAM

COMMERCIAL PROPERTY
227 EAST MAIN STREET
PARCEL NUMBER: 64-020-209-005-00
HART, MICHIGAN

APPENDIX A

PROPERTY DESCRIPTION

**CERTIFICATE OF SURVEY COMPLETED BY
PREIN & NEWHOF ON SEPTEMBER 27, 2019
(PROJECT NUMBER 2190609)**

**SUBDIVISION PLAT
(STANDARD MAP OF THE VILLAGE OF HART IN APRIL 1895)**

Property Description

227 East Main Street, Hart, Michigan

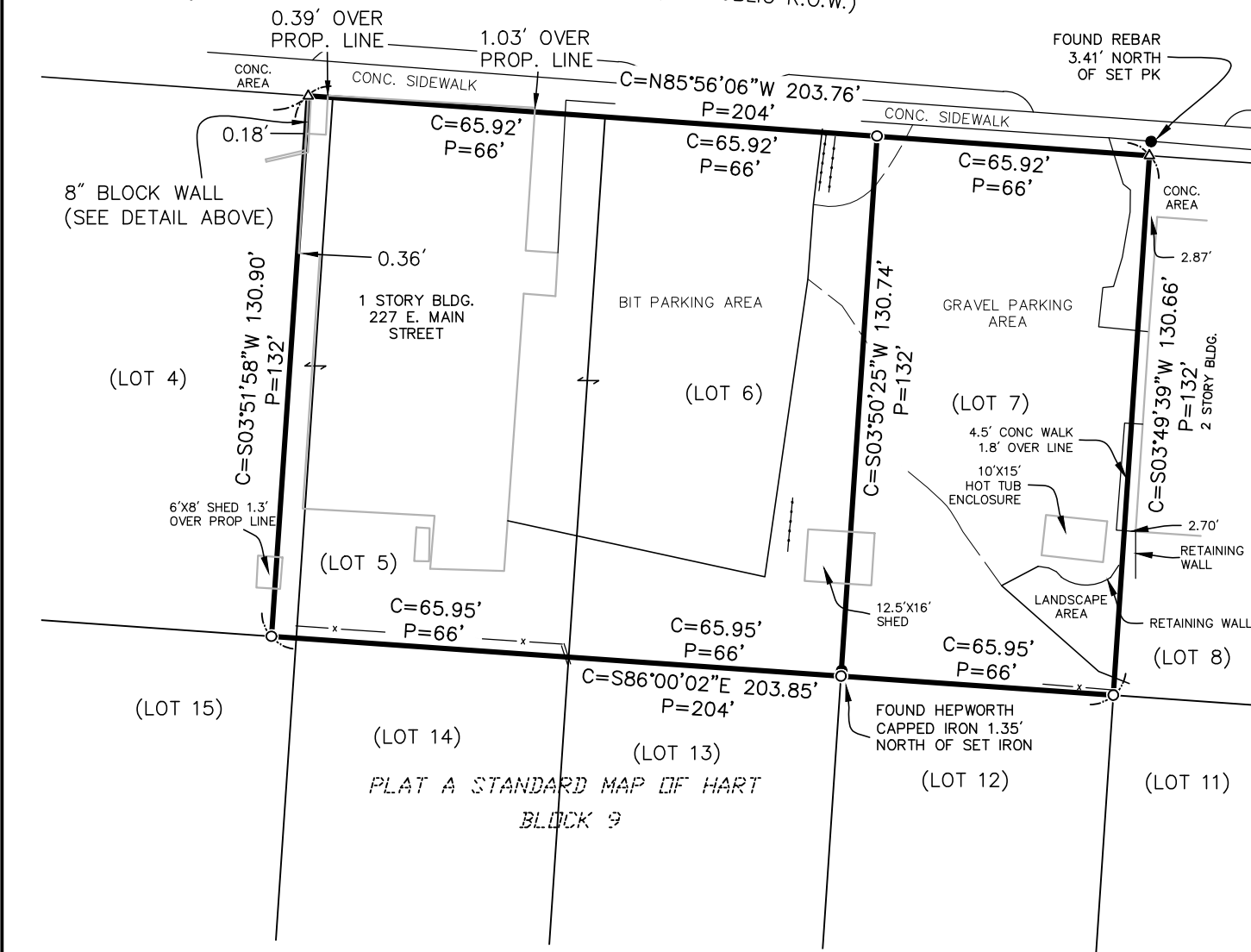
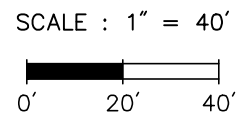
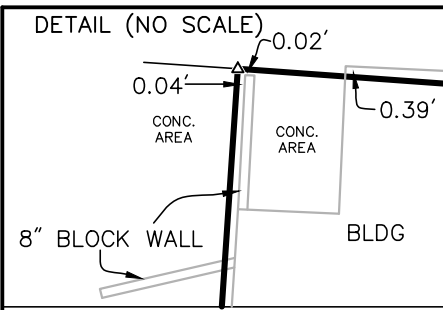
Lots 5, 6, and an undivided $\frac{1}{2}$ interest in Lot 7, and the East 6 feet of Lot 4, Block 9, City of Hart, Oceana County, Michigan, Section 17, Town 15 North, Range 17 West.

Parcel Identified Number: 64-020-209-005-00

Note: Property Description obtained from the Certificate of Survey completed by Prein & Newhof on September 27, 2019 (Project Number 2190609).

CERTIFICATE OF SURVEY

E. MAIN STREET
(66' PUBLIC R.O.W.)



DESCRIPTION:
LOTS 5, 6, AND AN UNDIVIDED 1/2 INTEREST IN LOT 7, AND THE EAST 6 FEET OF LOT 4, BLOCK 9, CITY OF HART, OCEANA COUNTY, MICHIGAN, SECTION 17, TOWN 15 NORTH, RANGE 17 WEST.

SEE SHEET 2 FOR BLOCK INFORMATION.

LEGEND

- ▲ FOUND PK/MAG NAIL
- ✕ FOUND NOTCH (X-CUT)
- FOUND CONCRETE MONUMENT
- FOUND IRON
- ▲ SET PK/MAG NAIL
- ✕ SET NOTCH (X-CUT)
- SET CONCRETE MONUMENT
- SET IRON
- ⊙ SECTION CORNER
- P PLATTED DIMENSION
- D DEEDED DIMENSION
- R RECORDED DIMENSION
- C CALCULATED DIMENSION
- M MEASURED DIMENSION
- x—x— FENCE

CERTIFICATE:
I hereby certify that this survey was made under my direct supervision, that measurements were made and monuments set in accordance with the above mapped survey and/or description; that the relative positional precision of each corner is within limits accepted by the practice of professional surveying.

DANIEL B. ELZINGA
LICENSED PROFESSIONAL SURVEYOR
MICHIGAN LICENSE NO. 53086

Prein & Newhof
Engineers • Surveyors • Environmental • Laboratory

3355 Evergreen Drive NE t. (616) 364-8491
Grand Rapids, MI 49525 f. (616) 364-6955
www.preinnewhof.com info@preinnewhof.com

CLIENT:
CITY OF HART
407 STATE STREET
HART, MICHIGAN
49420

LOCATED IN : SECTION 17
TOWN 15 NORTH, RANGE 17 WEST
CITY OF HART,
OCEANA COUNTY, MICHIGAN

Date : 09/27/2019
Project No. 2190609

T:\Civil3D Projects\2019\2190609_City of Hart_Property Survey 227 E Main\1_SURV\2190609_Survey.dwg, 9/27/2019 9:31:44 AM
ELZINGA - 2190609_Survey.dwg - LEGAL ACT 132 - Sep. 27 2019 - 09:31am

STANDARD MAP

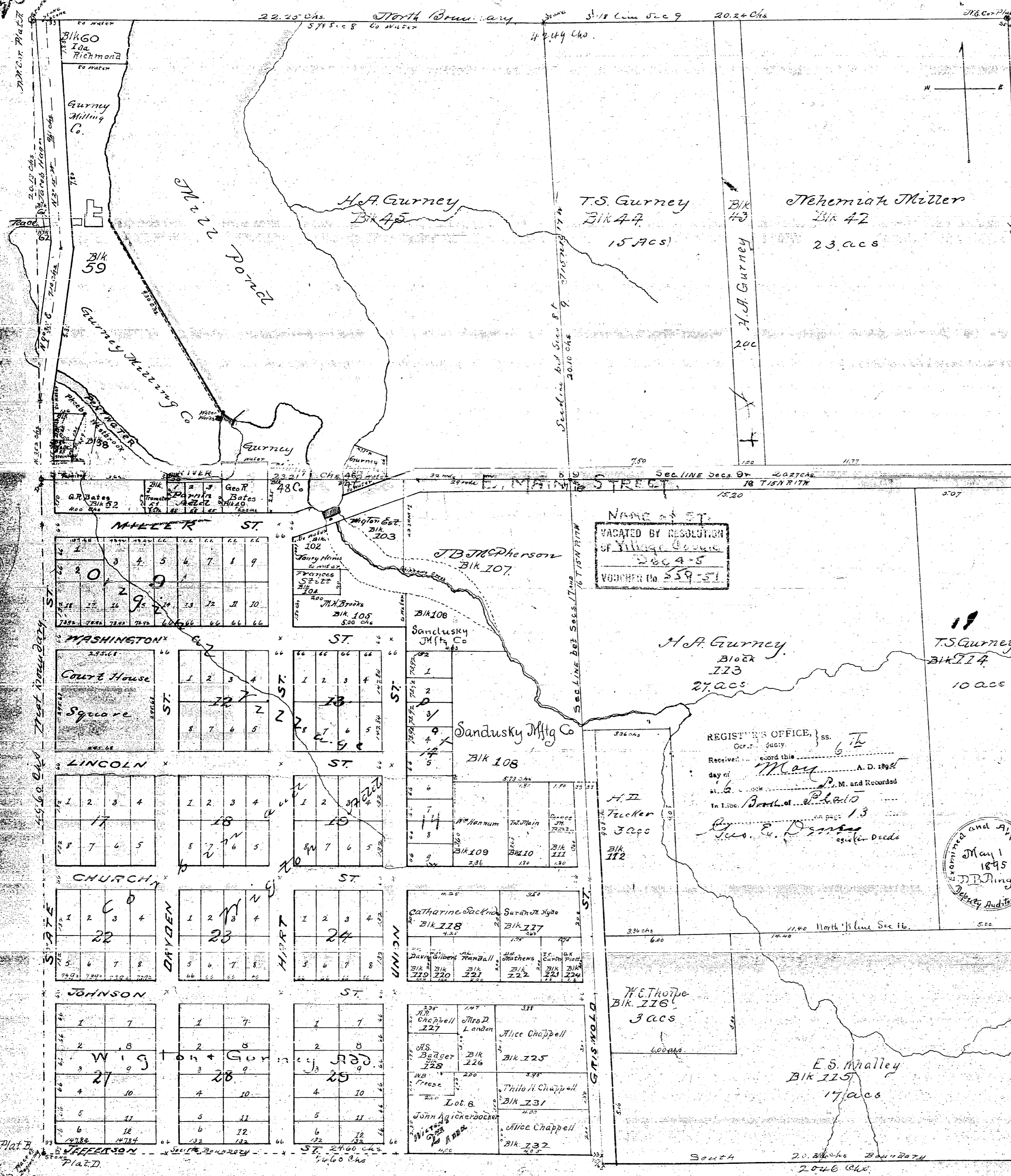
of the Village of HART

Oceana Co Mich April 1895

Plat A

Surveyed and drawn by The Standard Atlas Co Hart Mich

Note: All distances in Original... 3000 feet to one inch



Know all men by these presents that I Henry B. Hatch, Assessor of the Village of Hart, Oceana County, and State of Michigan by virtue of the authority in me given by Section 1473, Vol 3, Howells Statute, State of Michigan having been duly authorized by resolution adopted April 8 1895 by the Common Council of said Village of Hart have caused the following plat or map to be made of the land described as follows...

Witness my hand and seal of said County of Oceana Michigan this 20th day of April 1895 before me a Notary Public in and for said County, personally came the above named Henry B. Hatch known to me to be the person who executed the above dedication and acknowledged the same to be his free act and deed. J. Hubert Butler, Notary Public, Oceana Co.

Surveys Certificate The Standard Atlas Company hereby certifies that the plat herein depicted is a correct one, and that permanent monuments consisting of iron and stone have been planted at points marked with an X as thereon shown at all angles in the boundaries of the land platted and at all intersections of streets or alleys and alleys.

Received and Filed in Auditor General's Office May 25 1895. J. B. Smalley, Deputy Auditor General.

VACATED BY RESOLUTION OF Village Council 2664-5 VOUCHER No 559-51

REGISTRY'S OFFICE, ss. Received and Recorded in Lib. Book of Plats page 13

Examined and Approved May 1 1895 J.B. Smalley Deputy Auditor

APPENDIX B
PHASE I ENVIRONMENTAL SITE ASSESSMENT
COMPLETED BY
DIXON ENVIRONMENTAL CONSULTING, INC.
OCTOBER 1, 2019

APPENDIX C
PHASE II ENVIRONMENTAL SITE ASSESSMENT
COMPLETED BY
DIXON ENVIRONMENTAL CONSULTING, INC.
OCTOBER 22, 2019