

**GRAND TRAVERSE COUNTY  
BROWNFIELD REDEVELOPMENT AUTHORITY**

# **ACT 381 COMBINED BROWNFIELD PLAN**

To Conduct MSF Non-Environmental Activities

Graetz Redevelopment Project  
647 East Eighth Street, Traverse City, Michigan

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**GTCBRA APPROVAL  
CITY APPROVAL  
COUNTY APPROVAL  
MSF APPROVAL**

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- Previous Environmental Reports
- Assessor’s Opinion of Functional Obsolescence



# ACT 381 COMBINED BROWNFIELD PLAN

## Graetz Redevelopment Project

647 East Eighth Street, Traverse City, Michigan 49684

### 1.0 Introduction

The Grand Traverse County Brownfield Redevelopment Authority (the “Authority”) is submitting this Act 381 Combined Brownfield Plan (“Plan”) for the Property located at 647 East Eighth Street (the “Property”) in Traverse City, Michigan (the “City”). The Plan is scheduled to be presented to the Traverse City City Council for a resolution concurring with the provisions of the Plan on November 18, 2013, and the Grand Traverse County Board of Commissioners for a resolution approving the Plan on November 27, 2013. Copies of the resolutions will be added to Attachment B as they become available.

Graetz Properties, LLC (the “Developer”) proposes to redevelop the Property with a medical office building (the “Project”). The identification or designation of a developer that is the subject of this Plan shall not be integral to the effectiveness or validity of this Plan. The Project will continue to improve the revitalization of downtown Traverse City.

The Project is seeking tax increment financing (TIF) incentives. Construction is expected to begin in November 2013, starting with lead & asbestos abatement and site & building demolition, to be followed by site preparation, infrastructure improvements, and construction.

Based on the current site conditions, certain activities are necessary to prepare the Property for redevelopment. The following sections present site background information, current Property conditions, the proposed non-environmental activities and the costs associated with the proposed activities. In addition, the following sections summarize the proposed Michigan Strategic Fund (MSF) eligible activities and the costs associated with these proposed activities.

### 1.1 Proposed Redevelopment and Future Use

The existing residential building was constructed in 1895. An addition was constructed in 1951 and a garage space was added in 1966. In addition, remodeling occurred in 1981. Originally, it was used as a single family owner occupied home. More recently, the house has been rented out to multiple tenants. It should also be noted that a second residence was located on the Property from approximately 1910 through at least the 1920s. The existing building will be demolished.

In its place, the Project will revitalize the corner with a 1-story medical office building (2,486 square feet total). The newly constructed building will have a faux second story, in accordance with the City’s Eighth Street vision.

In order to support the Project, complete asbestos abatement and demolition of existing structures (above and below ground) are necessary. Asbestos containing materials (ACMs) will need to be removed prior to demolition in accordance with all applicable federal and state regulations. Demolition will include the destruction and disposal of building materials and foundations, including a standard basement. As this is a corner lot, extensive site demolition is required due to the presence of various utilities, curbs, gutters, sidewalks, etc. Following demolition, fill and compaction will be necessary to prepare the sub base.

Due to the extensive abatement and site demolition required, cost increases have placed a significant burden on the Project.

## **1.2 Eligible Property Information**

The following sections provide details on Property ownership and use.

### **1.2.1 Description of Eligible Property; Basis of Eligibility**

The Property is located at 647 East Eighth Street in the City of Traverse City, Michigan. It is situated on the northwest corner of East Eighth Street and Railroad Avenue. The Property consists of a single parcel that contains approximately 0.22 acres (Parcel ID Number 28-51-634-049-00).

Please refer to Attachment A for the Property legal description. Refer to Figure 1 for a Scaled Property Location Map and Figure 2 for an Eligible Property Boundary Map. Photographs are included in Otwell Mawby, P.C.'s (Otwell Mawby's) April 2013 Records Search with Risk Assessment (RSRA) provided in Attachment D. In addition, Site Plans and Elevations are also provided in Attachment D.

The Property is considered "eligible property" as defined by Act 381, Section 2 because: (a) the Property was previously utilized for residential purposes; (b) it is located within the City of Traverse City, a qualified local governmental unit, or "Core Community" under Act 381; and (c) the Property is determined to be a "functionally obsolete" Please refer to Attachment D, Supplemental Materials for the relevant supporting documentation.

### **1.2.2 Current Ownership**

Ownership information for the parcels comprising the Property is summarized in the following table.

**Eligible Property Information**

<b>Parcel Owner</b>	<b>Parcel Address</b>	<b>Tax ID Number</b>
Graetz Properties, LLC	647 East Eighth Street	28-51-634-049-00

The contact information for the current owner is:

Dr. Debra Graetz  
644 Webster Street  
Traverse City, MI 49686

### **1.2.3 Proposed Future Ownership**

Proposed future ownership is also Graetz Properties, LLC. Contact information will be the same.

### **1.2.4 Delinquent Taxes, Interest, and Penalties**

No delinquent taxes, interest, or penalties are known to exist for the Property.

### **1.2.5 Existing and Proposed Future Zoning For Each Eligible Property**

The Property is zoned Office Service District (C-1). Future zoning is expected to be the same.

### 1.3 Historical & Previous Use and Ownership of Each Eligible Property

The Property has contained the current residential structure since at least 1895. Originally, the structure was used as a single-family residence. Over time, the house was converted into a rental property.

### 1.4 Current Use of Each Eligible Property

Currently, the structure is being utilized as a residential rental property. Parking is located on adjacent thoroughfares.

### 1.5 Summary of Liability

In order to receive financing from a Small Business Association (SBA) loan, a RSRA was completed on the Property on behalf of Graetz Properties, LLC. According to the RSRA, the Property was identified as “low risk” for contamination. Although a Phase I Environmental Site Assessment (ESA) has not been completed on the Property, the current owners have completed due diligence and have not contributed to the release of any hazardous substances and/or wastes, if any, on the Property. Further, no known contaminants are believed to be associated with media on the Property, and the Developer is unaware of any viable liable parties associated with the Property.

### 1.6 Summary of Environmental Study Documents

A "Facility" “means 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 to be located.” M.C.L. § 324.20101(1)(s). A "Release" “includes, but is not limited to, any spilling, leaking, pumping, pouring, emitting, emptying, discharging, injecting, escaping, leaching, dumping, or disposing of a hazardous substance into the environment, or the abandonment or discarding of barrels, containers, and other closed receptacles containing a hazardous substance.” M.C.L. § 324.20101(1)(mm).

#### 1.6.1 Environmental Investigations

The environmental investigations completed on the Property are summarized below.

- RSRA, prepared in April 2013 by Otwell Mawby on behalf of Graetz Properties, LLC.
- ACM Inspection Report, prepared in July 2013 by Otwell Mawby on behalf of Graetz Properties, LLC.

Summaries of the report and activities relevant to site conditions are provided in the following sections.

##### 1.6.1.1 Otwell Mawby’s RSRA (April 2013)

On April 26, 2013, Otwell Mawby, P.C. (Otwell Mawby) completed a RSRA on behalf of Graetz Properties, LLC on the Property. According to interviews conducted during the RSRA, an empty 250-gallon fuel oil above ground storage tank (AST) is currently located along the east wall of the basement. The AST was reported to be in good condition with no signs of leaks or spills. Further, Otwell Mawby did not detect any other potential concerns associated with the Property and identified the Property as “low risk” for contamination.

##### 1.6.1.2 Otwell Mawby’s ACM Inspection Report (July 2013)

Otwell Mawby conducted an ACMs inspection in July 2013. Based on laboratory analysis of potential ACMs collected, significant ACMs were identified including:

- transite siding and window glazing on the exterior of the building
- roof coating on the garage
- drop in ceiling panels, linoleum, and drywall mud in Unit A
- linoleum and drywall mud in Unit B
- mastic and drywall mud in front stairs
- floor tiles and mastic, linoleum, and drywall mud in Unit D
- duct insulation in basement

ACMs will need to be removed prior to demolition in accordance with all applicable federal and state regulations. It should be noted that due to the extensive abatement required, cost increases have placed a significant burden on the project.

### **1.6.2 Summary of Current Known Conditions**

As demonstrated in the preceding, the existing site conditions have created increased costs for the Project including, but not limited to, asbestos abatement and demolition activities.

## **1.7 Summary of Functionally Obsolete**

### **1.7.1 Functionally Obsolete**

The residential dwelling located on this parcel, which was constructed in 1895, is dated, is in relatively poor condition, and is severely plagued with significant quantities of asbestos containing building materials (ACBMs) that are a hazard to human health. As a result of the structure's deficiencies in design, the Property has been deemed Functionally Obsolete. Refer to Attachment D for a copy of the Assessor's Opinion of Functional Obsolescence.

### **1.7.2 Blighted**

"Blighted" means property that meets any of the following criteria as determined by the governing body: (i) Has been declared a public nuisance in accordance with a local housing, building, plumbing, fire, or other related code or ordinance. (ii) Is an attractive nuisance to children because of physical condition, use, or occupancy. (iii) Is a fire hazard or is otherwise dangerous to the safety of persons or property. (iv) Has had the utilities, plumbing, heating, or sewerage permanently disconnected, destroyed, removed, or rendered ineffective so that the property is unfit for its intended use. (v) Is tax reverted property owned by a qualified local governmental unit, by a county, or by this state. The sale, lease, or transfer of tax reverted property by a qualified local governmental unit, county, or this state after the property's inclusion in a brownfield plan shall not result in the loss to the property of the status as blighted property for purposes of this act. (vi) Is property owned or under the control of a land bank fast track authority, whether or not located within a qualified local governmental unit. Property included within a brownfield plan prior to the date it meets the requirements of this subdivision to be eligible property shall be considered to become eligible property as of the date the property is determined to have been or becomes qualified as, or is combined with, other eligible property. The sale, lease, or transfer of the property by a land bank fast track authority after the property's inclusion in a brownfield plan shall not result in the loss to the property of the status as blighted property for purposes of this act. (vii) Has substantial subsurface demolition debris buried on site so that the property is unfit for its intended use.

The Property qualifies as a Brownfield site because it has been designated functionally obsolete. In addition, however, the Property's poor physical condition and personal safety risk make it a public nuisance. As such, a blight determination has been requested, and would be a secondary Brownfield qualification.

## **2.0 Description of Costs & Scope of Work**

### **2.1 MDEQ Eligible Activities**

No MDEQ Eligible Activities are anticipated at this time.

### **2.2 MSF Eligible Activities**

The non-environmental eligible activities will include infrastructure improvements, combined Brownfield plan preparation, demolition, and asbestos survey and abatement. A summary of the eligible activities and the estimated cost of each eligible activity intended to be reimbursed with Tax Increment Revenues from the Property are provided in the attached Table 1. Additional, detailed breakouts of the non-environmental activities being requested for MSF approval are described following:

#### **2.2.1 Infrastructure Improvements**

The infrastructure improvement proposed will be privately owned, will support the project, and will serve others and/or the public. Please see Section 4.2.2 for unit costs.

- Urban Stormwater Management – construction of an Urban Stormwater Management System.

#### **2.2.2 Demolition and Asbestos/Lead Paint Survey and Abatement**

Demolition consists of site and building demolition. Site demolition will include surface concrete and old utilities. Building demolition includes a demolition survey, the actual demolition of the building on the Property including basement and foundation demolition, fill, compaction, and rough grading to balance the site where the building was located.

As appropriate, lead paint and asbestos-containing materials will be abated prior to demolition. This activity includes a survey. All asbestos removal will be performed in accordance to OSHA Class I asbestos removal requirements as found in 29 CFR 1926.1101. In addition, air monitoring will be performed to comply with OSHA requirements.

#### **2.2.3 Develop/Prepare Combined Brownfield Plan**

AKT Peerless has prepared a Combined Brownfield Plan for the Property in accordance with all applicable MSF guidance.

### **2.3 Local Only Eligible Activities**

No Local Only Eligible Activities are anticipated at this time.

## **3.0 Tax Increment Revenue Analysis**

This section presents certain statutory requirements for capture and use of tax increment revenues in this Combined Brownfield Plan.

### **3.1 Estimate of Captured Taxable Value and Tax Increment Revenues; Impact of Tax Increment Financing on Taxing Jurisdictions**

This Plan anticipates the capture of tax increment revenues to reimburse the Developer for the costs of eligible activities under this Plan in accordance with the Reimbursement Agreement. A table of estimated tax increment revenues to be captured is attached to this Plan as Table 2. Tax increment revenue capture is expected to begin in 2015.

The total estimated cost of the eligible activities and other costs (including contingency and interest) to be reimbursed through the capture of tax increment revenue is projected to be \$232,686. This total does not include authority administrative fees, State Brownfield Revolving Fund deposits, and LSRRF, which may be funded with tax increment revenue. It should be noted that incremental revenue might not be enough to reimburse all eligible costs, in which case some eligible activities would not be reimbursed.

The estimated effective initial taxable value for this Plan is \$72,441, and is based on land and real property tax only. Redevelopment of the Property is expected to initially generate incremental taxable value in 2015 with the first significant increase in taxable value of approximately \$177,559 beginning in 2015; with a full taxable value on the site being \$250,000 at full build-out.

It is estimated that the Authority will capture the 2015 through 2044 tax increment revenues to reimburse the cost of the eligible activities (to the extent tax increment revenue is available), pay Authority administrative fees, reimburse interest, and deposit into the LSRRF.

The captured incremental taxable value and associated tax increment revenue will be based on the actual increased taxable value from all taxable improvements on the Property and the actual millage rates levied by the various taxing jurisdictions during each year of the plan are shown in Attachment C, Table 2. The actual tax increment captured will be based on taxable value set through the Property assessment process by the local unit of government and equalized by the City and the millage rates set each year by the taxing jurisdictions.

### **3.2 Method of Financing and Description of Advances Made by the Municipality**

Eligible activities are to be financed by the Developer. The Authority will reimburse the Developer for the cost of approved eligible activities, but only from tax increment revenues generated from the Property as available, and subject to the Reimbursement Agreement.

### **3.3 Maximum Amount of Note or Bonded Indebtedness**

All reimbursements authorized under this Plan shall be governed by the Reimbursement Agreement. The Authority shall not incur any note or bonded indebtedness to finance the purposes of this Plan. The inclusion of eligible activities and estimates of costs to be reimbursed in this Plan is intended to authorize the Authority to fund such reimbursements and does not obligate the Authority or the County to fund any reimbursement or to enter into the Reimbursement Agreement providing for the reimbursement of any costs for which tax increment revenues may be captured under this Plan, or which are permitted to be reimbursed under this Plan. The amount and source of any tax increment revenues that will be used for purposes authorized by this Plan, and the terms and conditions for such use and upon any reimbursement of the expenses permitted by the Plan, will be provided solely under the Reimbursement Agreement contemplated by this Plan.

### **3.4 Duration of Brownfield Plan**

In no event shall the duration of the Plan extend past 2046, 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. It is projected that the duration of tax capture under the Plan will be 30 years.

### **3.5 Local Site Remediation Revolving Fund**

The Authority has established a Local Site Remediation Revolving Fund (LSRRF). The Authority may capture incremental local and state school taxes to fund the LSRRF, to the extent allowed by law. The rate and schedule of incremental tax capture for the LSRRF will be determined on a case-by-case basis. Considerations may include, but not be limited to the following: total capture duration, total annual capture, project economic factors, level of existing LSRRF funding, projected need for LSRRF funds, and amount of school tax capture available in accordance with Act 381.

### **3.6 Effective Date of Inclusion in Brownfield Plan**

The Property will become a part of this Plan on the date this Plan is approved by the GTCBRA. The date of tax capture shall commence when tax increment revenue becomes available, but the beginning date of tax capture shall not exceed five years beyond the date of the governing body resolution approving the Plan.

### **3.7 Displacement/Relocation of Individuals on Eligible Property**

There are no persons or businesses residing on the Eligible Property, and no occupied residences will be acquired or cleared; therefore, there will be no displacement or relocation of persons or businesses under this Plan.

## **4.0 Information Required By Section 15(15) of the Statute for Non-Environmental Activities**

MSF shall consider the following criteria to the extent reasonably applicable to the eligible activities proposed as part of this Plan.

### **4.1 Sufficiency of Individual Activities to Complete Eligible Activities**

- Combined Brownfield Plan Preparation—The combined Brownfield plan has been completed in accordance with Act 381.
- Infrastructure Improvements— The infrastructure improvement is sufficient to complete the project since it will result in improvements that will directly benefit the Property, with additional benefit to the public.
- Demolition/Lead and Asbestos Survey and Abatement—Demolition and lead and asbestos survey and abatement activities are sufficient to complete the eligible activities because they will fully abate lead paint (if necessary) and asbestos containing materials on the Property and completely remove existing development from the Property.

## **4.2 Necessity of Individual Activities to Complete Eligible Activities**

- Combined Brownfield Plan Preparation—Approval of the Plan is necessary to make the development financially feasible.
- Infrastructure Improvements—The urban stormwater management system will be privately owned, will support the Project, and will also serve others and/or the public. The Project will greatly increase the population density and infrastructure use onsite. Consequently, the infrastructure improvement included in this Plan is a necessary activity for successful redevelopment.
- Demolition/Lead and Asbestos Survey and Abatement—Lead and Asbestos Survey and Abatement—The building on the Property needs to be demolished to accommodate the new development. Asbestos abatement activities are required to complete building demolition activities in accordance with state and federal regulations. Together, the site demolition and building demolition will sufficiently complete demolition on the Property.

## **4.3 Reasonableness of Costs**

The estimates for the individual activities are based on preliminary competitive bids. The estimates are market-rate and are thus presumed to be reasonable. Documents presenting financial viability can be reviewed upon request.

## **4.4 Public Benefit**

Debra Graetz' medical office is currently located in the neighboring community of Acme. Dr. Graetz is interested in relocating her practice to an area of Traverse City, Michigan suffering from a paucity of primary care physician services. Dr. Graetz' medical expertise and care for her community will be a great asset to this location. In addition, Dr. Graetz is a proponent of active lifestyles and has positioned her new office along the TART trail to encourage and promote physical activity in her patients. Ultimately, this new space will allow Dr. Graetz, her colleague Dr. Hill, and potential other medical providers, to offer medical services intended to benefit community residents.

The newly constructed medical building will be built on a main commercial corridor that happens to be sandwiched between a prominent residential neighborhood and a new neighborhood being developed by Habitat for Humanity. Due to the Affordable Health Care Act in 2014, a significant increase in middle to lower economic status residents with insurance are anticipated in the area in the coming years. Dr. Graetz and Dr. Hill, who are experienced with both children and adults, are excited to work in this community and fill a much needed void.

The Project will transform an underutilized property into a productive and viable commercial development. The Property has underperformed as a taxable interest in the City for decades, and redevelopment will create a tax base commensurate with surrounding and nearby properties.

## **4.5 Reuse of Vacant Buildings and Redevelopment of Blighted Property**

This Project consists of redevelopment of an underutilized property. The building on the Property is unsuitable for contemporary use and will be demolished.



#### **4.6 Job Creation**

It is anticipated that 8 jobs will be retained and up to 24 new jobs will be created by this new medical office at an average hourly wage of \$15-\$20. The office will also employ physicians, whose salaries have not been disclosed.

#### **4.7 Unemployment Status**

According to the Michigan Labor Market Information system, the City of Traverse City unemployment rate was 7.0% in August 2013. Comparatively, the August 2013 unemployment rate was 6.8% in Grand Traverse County, 8.7% in the State of Michigan, and 7.3% in the United States.

#### **4.8 Contamination Alleviation**

No releases of contamination have been identified on the Property.

#### **4.9 Private Sector Contribution**

Graetz Properties, LLC will be financing all eligible activities as private contribution to this Project. Developer total capital investment is estimated at approximately \$1.3 million in improvements to land, buildings and personal and real property.

#### **4.10 Cost Gap Comparison**

No alternative Greenfield site was considered for the Project. Refer to Table 1 for information related to Brownfield costs.

#### **4.11 Brownfield Creation**

This Project will not create a new Brownfield site.

#### **4.12 Project Financial Data**

The Project cannot proceed without the incentives contemplated for this redevelopment. The Developer anticipates making an investment of approximately \$1.3 million in real and personal property improvements on the Property (including land cost). The Developer will finance all eligible activities under this Plan related to improvements on the Property. Documents presenting financial viability can be reviewed upon request.

#### **4.13 Incentives**

The total estimated cost of the eligible activities to be reimbursed through the capture of tax increment revenues is provided in Table 1. The Developer anticipates making an investment of approximately \$1.3 million in real property improvements on the Property (including land cost). Redevelopment of the Property is expected to subsequently generate increases in taxable value and result in incremental taxable value in 2015. The Developer will finance all Eligible Activities under this Plan related to improvements on the Property. Refer to Table 1 for additional detail on these activities.

#### **4.14 Additional Information**

None.

## 5.0 Schedule of Activities

The following subsections present the proposed schedule to complete the Project and the associated costs.

### 5.1 Schedule

Project activities will commence in November of 2013 following the City of Traverse City, Grand Traverse County Board of Commissioners, and MSF approvals. Completion of the Project is anticipated to be within approximately one year.

### 5.2 Estimated Costs

The estimated costs to complete the eligible activities including all labor, equipment, subcontractors, and materials under this Plan are provided below and, in more detail, in the attached Table 1. Actual interest associated with the eligible activities not to exceed 2.5% to address the true cost of conducting the eligible activities associated with the development of this site is also included.

#### 5.2.1 Summary of Eligible Activities and Description of Costs

##### 5.2.1.1 Total Cost

The total estimated cost for the activities to be funded with tax increment revenue under this Plan is \$579,956. Individual costs associated with these activities are provided in the table below. See Table 1 for further details. A 15% contingency factor has been included to accommodate for unexpected conditions that may be encountered during the redevelopment. It should be noted that tax increment revenue generated by the Property may be insufficient to fully reimburse eligible activities.

**Table 5-A Total Costs to Be Funded with Tax Increment Revenue**

Eligible Activity	Total Estimated Cost
BEA Environmental Assessment Activities	\$2,475
Demolition	\$66,575
Lead & Asbestos Abatement	\$82,827
Infrastructure Improvements	\$32,000
<b>Subtotal</b>	<b>\$183,877</b>
Contingency (A 15% contingency factor has been included to accommodate unexpected conditions that may be encountered during redevelopment—does not include BEA activities and Combined Brownfield Plan preparation)	\$27,581
Preparation of Combined Brownfield Plan	\$17,000

Eligible Activity	Total Estimated Cost
Interest	\$4,229
<b>Subtotal</b>	<b>\$232,686</b>
<b>Total Costs to Be Funded by TIF</b>	<b>\$232,686</b>

### 5.2.1.2 Description of MDEQ Eligible Activities Costs

As shown in the preceding table, the Project has \$2,475 in BEA environmental assessment activities.

### 5.2.1.3 Description of MSF Eligible Activity Costs

The estimated cost for the activities plus contingency and interest described in this section is \$230,211. A more detailed description of the costs associated with these activities is provided in the following table. For additional support documentation, please refer to Table 1 in the attachments.

**Table 5-C MSF Eligible Activities**

Eligible Activity	Estimated Cost
Demolition	
Building Demolition	\$20,000
Site Demolition	\$40,475
On-Site Demolition Oversight	\$3,825
Project Management and Oversight During Demolition	\$1,000
Project Management for Demolition Activities	\$1,500
Lead & Asbestos Abatement	
Asbestos and Lead Paint Survey	\$800
Asbestos and Lead Paint Abatement	\$56,402
On-Site Asbestos Abatement Oversight	\$19,125

Eligible Activity	Estimated Cost
Project Management and Oversight During Abatement Activities	\$5,000
Project Management for Lead and Asbestos Abatement Activities	\$1,500
Infrastructure Improvements	
Urban Stormwater Management System	\$32,000
<b>Subtotal</b>	<b>\$181,402</b>
Contingency (A 15% contingency factor has been included to accommodate unexpected conditions that may be encountered during redevelopment)	\$27,581
Combined Brownfield Plan	\$17,000
Interest	\$4,229
<b>Subtotal</b>	<b>\$230,211</b>
<b>Total MSF Eligible Activities</b>	<b>\$230,211</b>

The total costs of the Non-Environmental Eligible Activities under this Work Plan are provided in Table 1. The Developer anticipates making an investment of approximately \$1.3 million in real and personal property improvements on the Property (including land cost).

#### 5.2.1.4 Description of Local Only Eligible Activity Costs

No Local Only Eligible Activities are anticipated at this time.

#### 5.2.2 Sources and Uses of Incentives and Funds

The Developer anticipates investment of approximately \$1.3 million in real property improvements on the Property including acquisition of the land. Redevelopment of the Property is expected to subsequently generate increases in taxable value and result in incremental taxable value beginning in 2014. The initial taxable value for the Plan will be the Property's taxable value at the time of Plan approval by the county board of commissioners, in accordance with Act 381. Tax increment revenue will be utilized to reimburse the cost of eligible activities. Table 2 provides an estimate of tax increment revenue. The Developer will finance all eligible activities under this Plan related to improvements on the Property.

## 6.0 Limitations

The taxable value on real property is estimated to increase at a rate of 1% each year (refer to Table 2).

The incremental tax revenue estimates for the proposed development could vary from this estimate affecting the time period it takes to reimburse the eligible activities. The cost estimates included within this Combined Brownfield Plan are just that—estimates—and the actual costs incurred may vary depending on site conditions. If in fact the eligible activity costs exceed the estimated amount for reimbursement, the Developer and the Authority may submit an amended Combined Brownfield Plan and Act 381 Work Plan.

All reimbursements authorized under this Plan shall be governed by the Reimbursement Agreement. The inclusion of eligible activities and estimates of costs to be reimbursed in this Plan are intended to authorize the Authority to fund such reimbursements and does not obligate the Authority or the County to fund any reimbursement or to enter into the Reimbursement Agreement providing for the reimbursement of any costs for which tax increment revenues may be captured under this Plan, or which are permitted to be reimbursed under this Plan. The amount and source of any tax increment revenues that will be used for purposes authorized by this Plan, and the terms and conditions for such use and upon any reimbursement of the expenses permitted by the Plan, will be provided solely under the Reimbursement Agreement contemplated by this Plan.



## Figures





## Tables

**Attachment A**  
**Eligible Property Legal Description**

**Attachment B**  
**Resolution(s)**

**Attachment C**  
**Development Reimbursement Agreement**

**Attachment D**  
**Supplemental Materials**

**Attachment D**

**Supplemental Materials – Site Plans & Elevations**

**Attachment D**

**Supplemental Materials – Previous Environmental  
Reports**

## **Attachment D**

### **Assessor's Opinion of Functional Obsolescence**

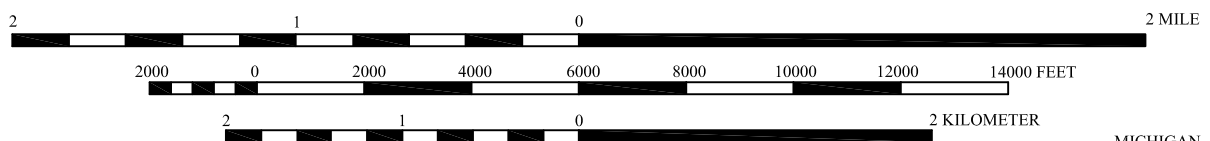


## Figures

*TRAVERSE CITY SE QUADRANGLE*  
 MICHIGAN - GRAND TRAVERSE COUNTY  
 7.5 MINUTE SERIES (TOPOGRAPHIC)



T. 27 N. - R. 11 W.



CONTOUR INTERVAL 5 FEET  
 DATUM IS MEAN SEA LEVEL

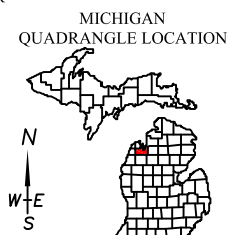


IMAGE TAKEN FROM 1983 U.S.G.S. TOPOGRAPHIC MAP



ILLINOIS MICHIGAN OHIO  
[www.aktpeerless.com](http://www.aktpeerless.com)

*TOPOGRAPHIC LOCATION MAP*

647 EAST EIGHTH STREET  
 TRAVERSE CITY, MICHIGAN  
 PROJECT NUMBER : 8409B-1-25

DRAWN BY: JWB  
 DATE: 10/10/2013

FIGURE 1



ILLINOIS

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OHIO

# ELIGIBLE PROPERTY BOUNDARY MAP

647 EAST EIGHTH STREET  
TRAVERSE CITY, MICHIGAN  
PROJECT NUMBER : 8409B-1-25

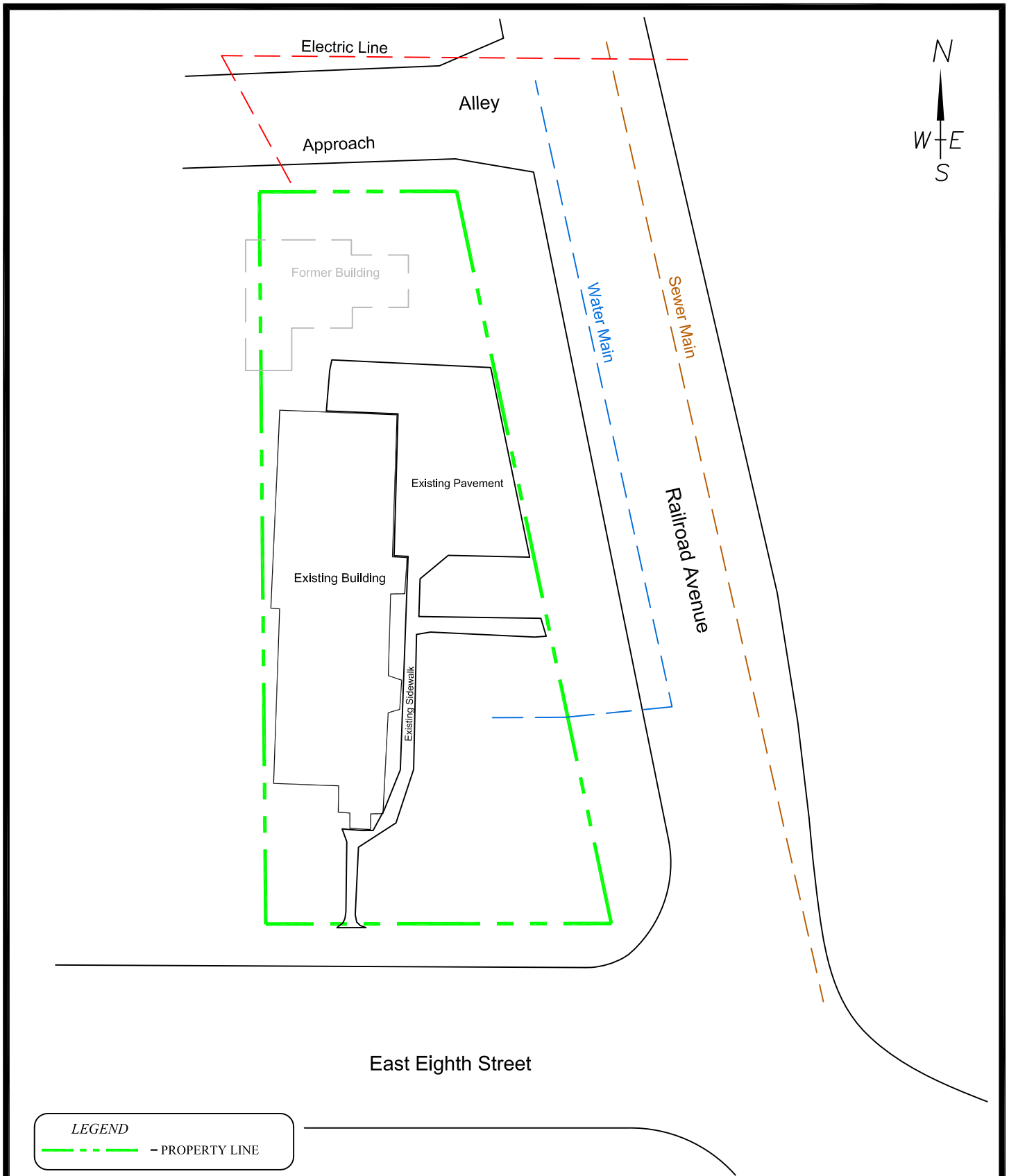
## LEGEND

--- = ELIGIBLE PROPERTY BOUNDARY LINE

DRAWN BY: JWB  
DATE: 10/10/2013

SCALE: NONE

FIGURE 2



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OHIO

### EXISTING SITE MAP

647 EAST EIGHTH STREET  
TRAVERSE CITY, MICHIGAN  
PROJECT NUMBER : 8409B-1-25

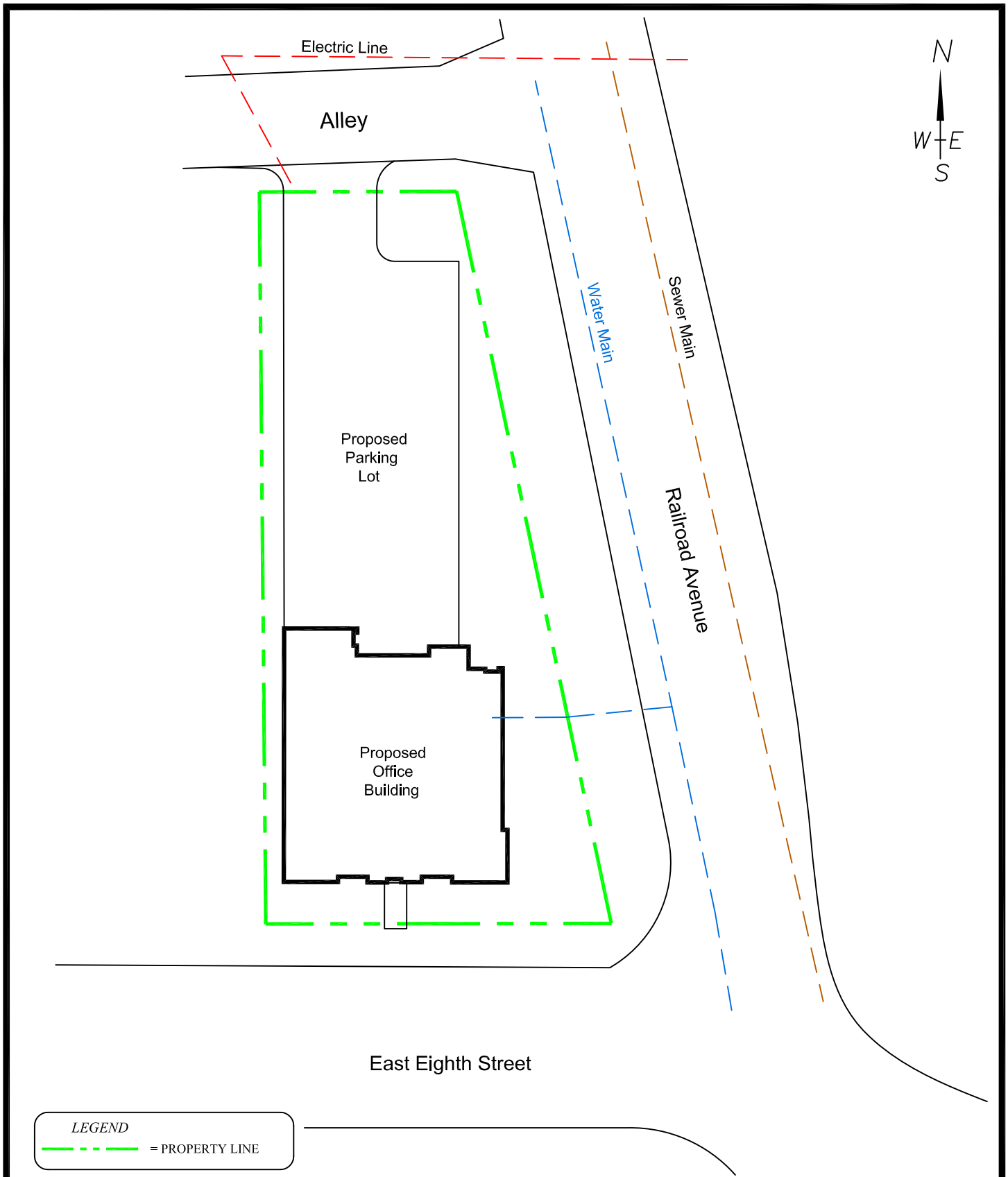
DRAWN BY: JWB  
DATE: 10/16/2013

0 15 30  
SCALE: 1" = 30'±0

FIGURE 3







**AKTPEERLESS**

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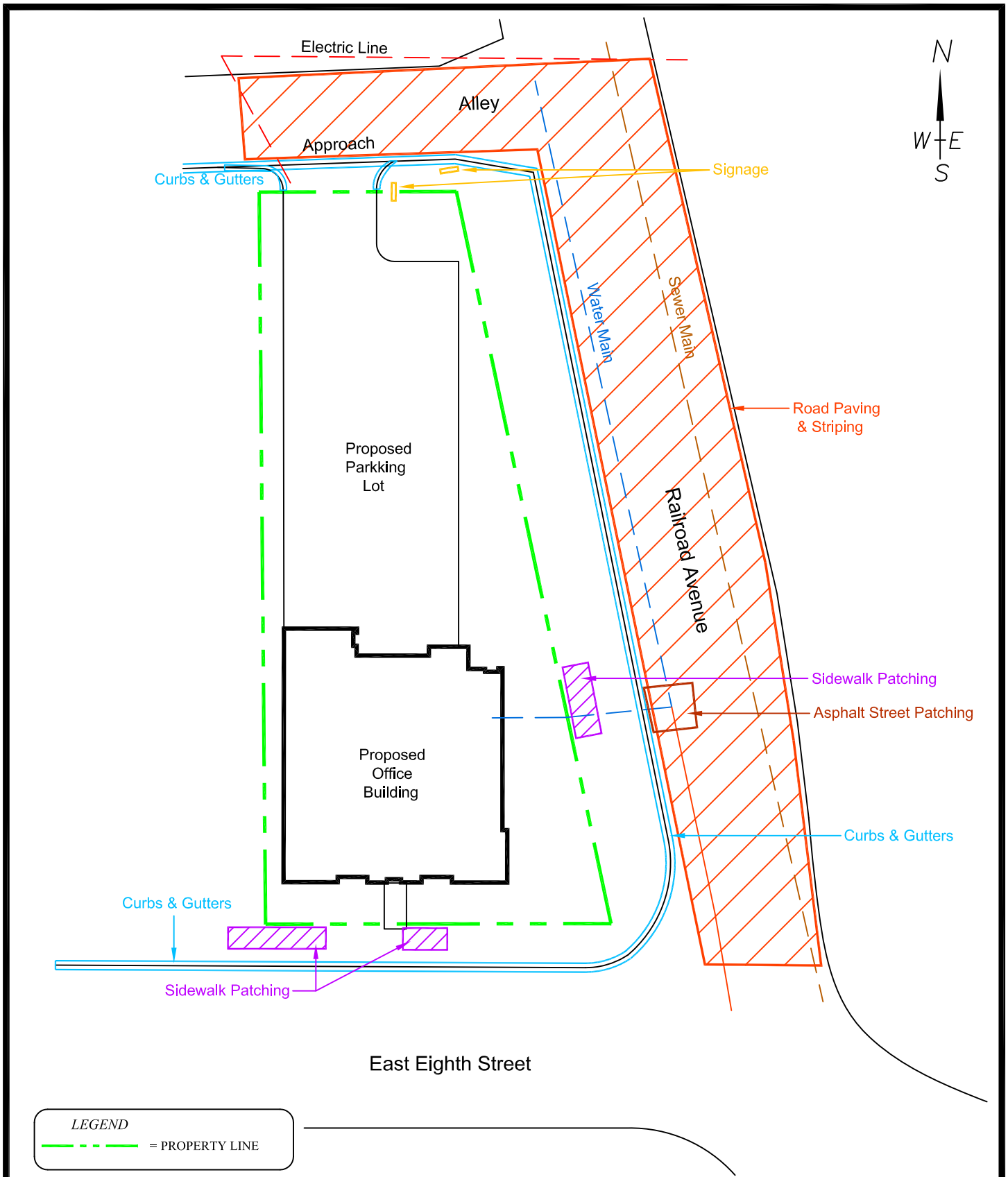
*PROPOSED DEVELOPMENT MAP*

647 EAST EIGHTH STREET  
TRAVERSE CITY, MICHIGAN  
PROJECT NUMBER : 8409B-1-25

DRAWN BY: JWB  
DATE: 10/16/2013

0 15 30  
SCALE: 1" = 30'±0

FIGURE 5



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MICHIGAN  
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OHIO

**PROPOSED INFRASTRUCTURE  
 IMPROVEMENT MAP**

647 EAST EIGHTH STREET  
 TRAVERSE CITY, MICHIGAN  
 PROJECT NUMBER : 8409B-1-25

DRAWN BY: JWB  
 DATE: 10/16/2013

0 15 30  
 SCALE: 1" = 30'±0

FIGURE 6

## Tables



MSF Eligible Activites  
Graetz Properties, LLC  
647 East Eighth Street  
Traverse City, Michigan  
AKT Peerless Project No. 8409B-1-25  
As Of October 23, 2013

Environmental Eligible Activities (MDEQ)				Requested Estimates			
Reference Letters	-	-	-				
Activity	No. of Units	Type of Unit	Cost/Unit	Estimated Total Cost	Estimated Local Only Revenues Cost	Estimated State/Local MDEQ Revenues Cost	Estimated State/Local MSF Revenues Cost
1000-BEA Environmental Assessment Activities							
Records Search with Risk Assessment (RSRA)	1	LS	\$ 975.00	\$ 975.00		\$ 975.00	
Phase I Environmental Site Assessment (ESA)	1	LS	\$ 1,500.00	\$ 1,500.00		\$ 1,500.00	
Total BEA Environmental Assessment Activities				\$ 2,475.00	\$ -	\$ 2,475.00	\$ -
Environmental Eligibilities (MDEQ) Grand Total				\$ 2,475.00	\$ -	\$ 2,475.00	\$ -
Non-Environmental MSF Eligible Activities (MSF)							
Activity	No. of Units	Type of Unit	Cost/Unit	Estimated Total Cost		Estimated State/Local MDEQ Revenues Cost	Estimated State/Local MSF Revenues Cost
5000-Demolition (County-wide)							
Building Demolition	1	LS	\$ 20,000.00	\$ 20,000.00			\$ 20,000.00
Site Demolition	1	LS	\$ 48,475.00	\$ 40,250.00			\$ 40,250.00
On-Site Demolition Oversight	5	DAYS	\$ 765.00	\$ 3,825.00			\$ 3,825.00
Project Management and Oversight During Demolition	8	HRS	\$ 125.00	\$ 1,000.00			\$ 1,000.00
Project Management for Demolition Activities	1	LS	\$ 1,500.00	\$ 1,500.00			\$ 1,500.00
Demolition Total				\$ 66,575.00	\$ -	\$ -	\$ 66,575.00
6000-Lead & Asbestos Abatement (County-wide)							
Asbestos and Lead Paint Survey	1	LS	\$ 800.00	\$ 800.00			\$ 800.00
Asbestos and Lead Paint Abatement	1	LS	\$ 56,401.80	\$ 56,401.80			\$ 56,401.80
On-Site Asbestos Abatement Oversight & Air Monitoring	25	DAYS	\$ 765.00	\$ 19,125.00			\$ 19,125.00
Project Management and Oversight During Abatement Activities	40	HRS	\$ 125.00	\$ 5,000.00			\$ 5,000.00
Project Management for Lead & Asbestos Abatement Activities	1	LS	\$ 1,500.00	\$ 1,500.00			\$ 1,500.00
Lead & Asbestos Abatement Total				\$ 82,826.80	\$ -	\$ -	\$ 82,826.80
7000-Site Preparation [a] (City of Traverse City Only)							
Geotechnical Engineering	1	LS	\$ 4,500.00	\$ 4,500.00			\$ 4,500.00
General Conditions including Contractor On-Site Supervision & Project Management	1	LS	\$ 7,445.00	\$ 7,445.00			\$ 7,445.00
Temporary Fencing	1	LS	\$ 500.00	\$ 500.00			\$ 500.00
Temporary Utilities	1	LS	\$ 10,000.00	\$ 10,000.00			\$ 10,000.00
Temporary Construction Access and/or Roads	1	LS	\$ 2,000.00	\$ 2,000.00			\$ 2,000.00
Temporary Erosion Control-Silt Fencing	1	LS	\$ 750.00	\$ 750.00			\$ 750.00
Temporary Erosion Control-Sediment Bags	1	LS	\$ 500.00	\$ 500.00			\$ 500.00
Temporary Site Control	1	LS	\$ 2,000.00	\$ 2,000.00			\$ 2,000.00
Excavation	216	TNS	\$ 12.00	\$ 2,592.00			\$ 2,592.00
Fill	216	TNS	\$ 9.00	\$ 1,944.00			\$ 1,944.00
Compaction & Sub-base Preparation (related to Eligible Activities)	216	TNS	\$ 35.00	\$ 7,560.00			\$ 7,560.00
Soft Costs--so long as they are directly associated with Site Preparation activities (including engineering and design), professional fees and costs (does not include legal/attorney fees).	1	LS	\$ 5,000.00	\$ 5,000.00			\$ 5,000.00
Project Management for Site Preparation Activities	1	LS	\$ 2,500.00	\$ 2,500.00			\$ 2,500.00
Site Preparation Total				\$ 47,291.00	\$ -	\$ -	\$ 47,291.00
8000-Infrastructure Improvements (City of Traverse City Only)							
Approaches	1	LS	\$ 5,000.00	\$ 5,000.00			\$ 5,000.00
Curbs and Gutter	1	LS	\$ 5,000.00	\$ 5,000.00			\$ 5,000.00
Lighting	1	LS	\$ 2,500.00	\$ 2,500.00			\$ 2,500.00
Signage	1	LS	\$ 1,000.00	\$ 1,000.00			\$ 1,000.00
Sidewalk & Pavers in Right-of-Way	1	LS	\$ 8,000.00	\$ 8,000.00			\$ 8,000.00
New Sewer across Railroad Avenue	1	LS	\$ 1,375.00	\$ 1,375.00			\$ 1,375.00
Storm Sewers	150	LF	\$ 50.00	\$ 7,500.00			\$ 7,500.00
Water Mains	150	LF	\$ 35.00	\$ 5,250.00			\$ 5,250.00
Sanitary Sewer Mains	150	LF	\$ 35.00	\$ 5,250.00			\$ 5,250.00
Streetscape/Landscaping in Right-of-Way	1	LS	\$ 8,000.00	\$ 8,000.00			\$ 8,000.00
Urban Stormwater Management System	1	LS	\$ 32,000.00	\$ 32,000.00			\$ 32,000.00
Utility Disconnects and Connections, Fees and Hookup Charges, Right-of-Way Permits	1	LS	\$ 5,000.00	\$ 5,000.00			\$ 5,000.00
Soft Costs	1	LS	\$ 12,000.00	\$ 12,000.00			\$ 12,000.00
Project Management for Infrastructure Improvement Activities	1	LS	\$ 2,000.00	\$ 2,000.00			\$ 2,000.00
Infrastructure Improvements Total				\$ 99,875.00	\$ -	\$ -	\$ 99,875.00
Non-Environmental MSF Eligible Activities (MSF) Grand Total				\$ 296,567.80	\$ -	\$ -	\$ 296,567.80
Eligible Activities (MDEQ and MSF) Total				\$ 299,042.80	\$ -	\$ 2,475.00	\$ 296,567.80
15% Contingency on Eligible Activities		LS		\$ 44,485.17		\$ -	\$ 44,485.17
Interest (2.5%, simple) [c]		LS		\$ 148,860.71	\$ -	\$ 1,072.49	\$ 147,788.22
Eligible Activities (MDEQ and MSF) with Contingency and Interest Total				\$ 492,388.68	\$ -	\$ 3,547.49	\$ 488,841.19
9000-Brownfield Plan and Act 381 Work Plan Preparation							
GTCBRA Application Fee (\$500) and Administration Fee (1% of Eligible Activity Expense and Capped at \$20,000)	1	LS	\$ 5,423.89	\$ 5,423.89	\$ 5,423.89		
Combined Brownfield Plan	1	LS	\$ 17,000.00	\$ 17,000.00			\$ 17,000.00
Brownfield Plan and Act 381 Work Plan Preparation Total				\$ 22,423.89	\$ 5,423.89	\$ -	\$ 17,000.00
GTCBRA MDEQ BRG/BRL Administration (3%)		LS					\$ -
ELIGIBLE ACTIVITIES GRAND TOTAL				\$ 514,812.56	\$ 5,423.89	\$ 3,547.49	\$ 505,841.19
GTCBRA COVERED ELIGIBLE ACTIVITIES = 95% OF GRAND TOTAL [b]				\$ 489,071.94	\$ 5,152.69	\$ 3,370.12	\$ 480,549.13
Total Capture - Grand Total				\$ 489,071.94	\$ 5,152.69	\$ 3,370.12	\$ 480,549.13

Project Name: Graetz Redevelopment Project  
Local Unit: City of Traverse City, MI  
As of October 23, 2013

	Plan Year	1	2	3	4	5	6	7	8	9	10	11	12	13
	Actual Year	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Base (Existing) Taxable Value Non-Homestead (TV):	\$	72,441	\$ 72,441	\$ 72,441	\$ 72,441	\$ 72,441	\$ 72,441	\$ 72,441	\$ 72,441	\$ 72,441	\$ 72,441	\$ 72,441	\$ 72,441	\$ 72,441
New TV for Non-Homestead (3)	\$	250,000	\$ 252,500	\$ 255,025	\$ 257,575	\$ 260,151	\$ 262,753	\$ 265,380	\$ 268,034	\$ 270,714	\$ 273,421	\$ 276,156	\$ 278,917	\$ 281,706
Incremental Difference Non-Homestead (New TV - Existing)	\$	177,559	\$ 180,059	\$ 182,584	\$ 185,134	\$ 187,710	\$ 190,312	\$ 192,939	\$ 195,593	\$ 198,273	\$ 200,980	\$ 203,715	\$ 206,476	\$ 209,265
Base (Existing) Taxable Value Homestead (TV):	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
New TV for Homestead (4)	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Incremental Difference Homestead (New TV - Existing)	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL INCREMENT	\$	177,559	\$ 180,059	\$ 182,584	\$ 185,134	\$ 187,710	\$ 190,312	\$ 192,939	\$ 195,593	\$ 198,273	\$ 200,980	\$ 203,715	\$ 206,476	\$ 209,265

State Brownfield Redevelopment Fund (BRF)	3.0000	\$ 533	\$ 540	\$ 548	\$ 555	\$ 563	\$ 571	\$ 579	\$ 587	\$ 595	\$ 603	\$ 611	\$ 619	\$ 628
State BRF Accumulated Capture		\$ 533	\$ 1,073	\$ 1,621	\$ 2,176	\$ 2,739	\$ 3,310	\$ 3,889	\$ 4,476	\$ 5,070	\$ 5,673	\$ 6,285	\$ 6,904	\$ 7,532

[illegible]

Project Name: Graetz Redevelopment Project  
Local Unit: City of Traverse City, MI  
As of October 23, 2013

14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
\$ 622	\$ 630	\$ 638	\$ 647	\$ 656	\$ 664	\$ 673	\$ 682	\$ 691	\$ 700	\$ 709	\$ 718	\$ 727	\$ 737	\$ 746	\$ 756	\$ 766
\$ 1,324	\$ 1,342	\$ 1,360	\$ 1,378	\$ 1,396	\$ 1,415	\$ 1,433	\$ 1,452	\$ 1,471	\$ 1,491	\$ 1,510	\$ 1,530	\$ 1,549	\$ 1,569	\$ 1,590	\$ 1,610	\$ 1,631
\$ 624	\$ 632	\$ 640	\$ 649	\$ 657	\$ 666	\$ 675	\$ 684	\$ 693	\$ 702	\$ 711	\$ 720	\$ 730	\$ 739	\$ 749	\$ 758	\$ 768
\$ 235	\$ 238	\$ 242	\$ 245	\$ 248	\$ 251	\$ 255	\$ 258	\$ 261	\$ 265	\$ 268	\$ 272	\$ 275	\$ 279	\$ 282	\$ 286	\$ 290
\$ 2,850	\$ 2,888	\$ 2,927	\$ 2,966	\$ 3,005	\$ 3,045	\$ 3,085	\$ 3,125	\$ 3,166	\$ 3,208	\$ 3,250	\$ 3,292	\$ 3,335	\$ 3,378	\$ 3,421	\$ 3,465	\$ 3,509
\$ 73	\$ 74	\$ 75	\$ 76	\$ 77	\$ 78	\$ 79	\$ 80	\$ 81	\$ 82	\$ 84	\$ 85	\$ 86	\$ 87	\$ 88	\$ 89	\$ 90
\$ 5,727	\$ 5,804	\$ 5,882	\$ 5,960	\$ 6,039	\$ 6,119	\$ 6,200	\$ 6,282	\$ 6,364	\$ 6,447	\$ 6,531	\$ 6,616	\$ 6,702	\$ 6,789	\$ 6,876	\$ 6,964	\$ 7,054
\$ 10,181	\$ 10,318	\$ 10,456	\$ 10,595	\$ 10,736	\$ 10,878	\$ 11,021	\$ 11,166	\$ 11,313	\$ 11,461	\$ 11,610	\$ 11,761	\$ 11,913	\$ 12,066	\$ 12,221	\$ 12,377	\$ 12,534
\$ 10,181	\$ 10,318	\$ 10,456	\$ 10,595	\$ 10,736	\$ 10,878	\$ 11,021	\$ 11,166	\$ 11,313	\$ 11,461	\$ 11,610	\$ 11,761					
												\$ 11,913	\$ 12,066	\$ 12,221	\$ 12,377	\$ 12,534

**Attachment A**  
**Eligible Property Legal Description**





Traverse City

# Tax Parcel Viewer

28-51-634-049-00

Date Current As Of: 9/5/2013

**Property Photos** 28-51-634-049-00\_e7925779-3bd0-403f-9f0f-0f8e0aa46484.JPG 28-51-634-049-00\_e7925779-3bd0-403f-9f0f-0f8e0aa46484.JPG**Tax Map****Property Address**

647 E EIGHTH ST  
TRAVERSE CITY, MI 49686

**Owner Information**

LEVINE BARRY L & ANN N 4358 BARNES RD TRAVERSE CITY, MI, 49684-8620			
<b>2013 Assessment Information</b>			
<b>Assessed Value:</b>	\$80,400.00	<b>Current Class:</b>	400
<b>Taxable Value:</b>	\$72,441.00		
<b>Principal Residence Exemption:</b>	0%		
<b>Building Information</b>			
Residential: Year Built: 1895      Floor Area: 2486 Sq.Ft			
<b>Tax Description</b>			
LOTS 24-25, BLOCK 6 HANNAH LAY & CO'S 5TH ADD.			
<b>Sales</b>			
No Sale Data.			
<b>Land</b>			
<b>Total Acres:</b>	0.22		
<b>Approximate Dimensions:</b>	Not Available		

Disclaimer: The information contained herein reflects the information contained in the City's assessing database files as of its last update. The City does not however make any representations as to the accuracy, completeness, or timeliness of this information, and shall not be liable for any loss caused by reliance upon it. Errors or omissions shall not affect actual taxes or special assessments that are due and payable. Reliance upon any information obtained is done at your own risk.

**Attachment B**  
**Resolution(s) Approving Combined Brownfield Plan**

**Attachment C**  
**Development Reimbursement Agreement**



**Attachment D**  
**Supplemental Materials**

**Attachment D**

**Supplemental Materials – Site Plans & Elevations**

GENERAL SITE NOTES  
ALL CONSTRUCTION, WORKMANSHIP AND MATERIALS SHALL CONFORM WITH THE CURRENT APPLICABLE LOCAL, COUNTY, STATE OR FEDERAL SPECIFICATIONS AND DETAILS.

THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS AND REGULATIONS GOVERNING THE FURNISHING AND USE OF SAFEGUARDS, SAFETY DEVICES AND PROTECTION EQUIPMENT. THE CONTRACTOR SHALL TAKE ANY NECESSARY PRECAUTIONS TO PROTECT THE LIFE AND HEALTH OF EMPLOYEES AND THE PUBLIC IN THE PERFORMANCE OF THE WORK.

ANY CHANGES IN PLANS OR SPECIFICATIONS MUST BE REVIEWED BY THE PROJECT ENGINEER, ARCHITECT AND/OR THE OWNER.

THE LOCATIONS OF UNDERGROUND UTILITIES AND STRUCTURES, AS SHOWN ON THE DRAWINGS, ARE APPROXIMATE AND MAY NOT BE COMPLETE. LOCATIONS ARE BASED ON PREVIOUS CONSTRUCTION PLANS, DATED AS-BUILTS AND UTILITY FLAGGING AS DISCOVERED IN THE FIELD. NO GUARANTEE IS MADE THAT ALL UTILITIES AND STRUCTURES ARE SHOWN.

REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.

**SITE REMEDIATION**  
THE PRESENCE OF OTHER THAN GRANULAR MATERIALS IN THE SUB-GRADE SOIL WILL REQUIRE A FULL WIDTH, 12 INCH, GRANULAR SUB-BASE, MDOT CLASS II OR EQUIVALENT.

**EARTHWORK**  
CONTRACTOR AND OWNER SHALL DISCUSS TREE REMOVAL LIMITS. CONTRACTOR SHALL COMPLETELY REMOVE EXISTING TREES AND ROOTS. ALL DEBRIS SHALL BE DISPOSED. PRESERVATION AND TRANSPLANT OF VEGETATION WITHIN THE CLEARING LIMITS SHALL OCCUR WHEN PRACTICAL.

CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING ANY EARTHWORK CALCULATIONS NECESSARY. ENGINEER WILL WORK WITH THE CONTRACTOR TO AMEND GRADES AS DEEMED NECESSARY.

ALL FILLED AREAS SHALL BE COMPACTED AND MOISTURE CONDITIONED. ALL BASE MATERIAL SHALL BE COMPACTED TO 95% OF ITS MAXIMUM UNIT WEIGHT.

PARKING LOT GRADING IN BARRIER FREE AREAS SHALL NOT EXCEED 2% IN ANY DIRECTION. ALL BARRIER FREE ROUTES SHALL NOT EXCEED A 2% CROSS SLOPE AND 5.0% GRADE ALONG THE ROUTE UNLESS A CURB RAMP IS INDICATED.

CONTRACTOR SHALL REFER TO BUILDING PLANS FOR FOUNDATION EXCAVATION.

GRAVEL PLACEMENT MUST COMPLY WITH THE CURRENT MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.

TOPSOIL SHALL BE RESPREAD AT A MINIMUM DEPTH OF 4" AND SHALL BE FREE OF DEBRIS AND STONES.

GRADES AROUND THE BUILDING PAD SHALL BE SLOPED AWAY FROM THE STRUCTURE.

**SANITARY SEWER SERVICE**  
CONTRACTOR SHALL COORDINATE THE SEWER TAP WITH THE CITY OF TRAVERSE CITY DPW.

SEWER SERVICE SHALL BE INSTALLED WITH A MINIMUM COVER OF 4' OVER PIPE TO INSURE THAT FUTURE CONSTRUCTION ACTIVITY ASSOCIATED WITH CARRYING OUT THE MASTER PLAN WILL NOT CONFLICT.

SEWER SERVICE SHALL BE INSPECTED AS REQUIRED BY THE CITY AND CONSTRUCTION CODE.

**WATER SERVICE**  
PROPOSED 1" WATER SERVICE SHALL BE TYPE K, SOFT COPPER .

1" LINE SHALL INCLUDE A CORPORATION OR TAPPING SLEEVE AT THE MAIN, A SHUT OFF VALVE AND CURB BOX SHALL BE POSITIONED AS SHOWN ON THE PLAN.

CITY OF TRAVERSE CITY WILL MAKE THE TAP. CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE CITY DPW FOR SCHEDULING THIS WORK.

NO WATER CONNECTION SHALL BE MADE PRIOR TO THE INSTALLATION OF A METER.

THE DOMESTIC SHALL BE BURIED A MIN. OF 5' BELOW THE SURFACE OF THE GROUND OR ESTABLISHED STREET GRADE, WHICHEVER IS LOWER.

**ELECTRIC**  
REFER TO ELECTRIC PLAN.

**LIGHTING**  
LIGHTING SHALL BE DARK SKY TYPE AND PROPERLY SHIELDED. CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING AND COMPLYING WITH THE LIGHTING ORDINANCE.

LIGHT SPECIFICATION SHALL BE REVIEWED BY PLANNING AND ZONING PRIOR TO INSTALLATION.

**CONCRETE FLAT WORK**  
ALL CONCRETE SHALL BE A MINIMUM OF 3500 PSI OR AS PRESCRIBED IN THE ARCHITECTURAL PLANS.

SIDEWALKS SHALL HAVE CONTRACTION JOINTS NOT LESS THAN 5' OR GREATER THAN 7', FULL WIDTH OF WALK. JOINT DEPTH SHALL BE 1/4 THE THICKNESS OF THE CONCRETE OR AS DICTATED BY STANDARD PRACTICE.

SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2%.

**OTHER UTILITIES**  
OWNER WILL PROVIDE APPROXIMATE LOCATION OF ALL PRIVATE EXISTING UTILITIES PRIOR TO CONSTRUCTION.

CONTRACTOR TO VERIFY DISCONNECTION OF UTILITIES TO BE REMOVED WITH THE RESPECTIVE UTILITY COMPANIES PRIOR TO ANY DEMOLITION.

**DEMOLITION**  
ALL DEMOLITION MATERIAL SHALL BE REMOVED FROM THE PROPERTY AND DISPOSED OF IN A LEGALLY DESIGNATED DISPOSAL AREA AS DIRECTED BY OWNER. NO ON-SITE BURNING WILL BE PERMITTED. PERMITS AND FEES FOR DISPOSAL OF DEMOLITION MATERIAL SHALL BE OBTAINED AND PAID FOR BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

EXCAVATED AREAS, HOLES, OPEN BASEMENTS, AND OTHER HAZARDOUS OPENINGS SHALL BE FILLED WITH CLEAN GRANULAR MATERIAL MEETING MDOT CLASS II REQUIREMENTS. BACKFILL SHALL BE PLACED IN 8"-10" LIFTS LOOSE MEASURE AND COMPACTED TO 95% MAX. DRY DENSITY AS DETERMINED BY MODIFIED PROCTOR (ASTM D 1557).

AT THE COMPLETION OF THE DEMOLITION OPERATIONS, THE ENTIRE WORK AREA SHALL BE LEFT IN A CLEAN CONDITION WITH ANY PROTECTIVE DEVICES AND BARRIERS REMOVED. ALL EXPOSED AREAS SHALL BE SUITABLY TOPSOILED, SEEDED AND MULCHED. ALL REPLACED OR REPAIRED ITEMS TO BE DONE TO EQUAL OR BETTER CONDITIONS.

**CITY RIGHT-OF-WAY DEMOLITION NOTES**  
ALL WORK WITHIN THE RIGHT OF WAY SHALL FOLLOW CITY STANDARDS AND SPECIFICATIONS AS WELL AS ANY SPECIAL PROVISIONS INCLUDED IN PERMIT.

TRAFFIC CONTROL SHALL FOLLOW CITY REQUIREMENTS.

TEMPORARY ROAD CLOSURE OF RAILROAD AVE. WILL HAVE TO BE COORDINATED WITH THECITY.

MATERIAL STOCKPILING INCLUDING TOPSOIL SHALL OCCUR WITHIN THE PROPERTY BOUNDARY.

PEDESTRIAN SIGNAGE INCLUDING SIDEWALK DETOUR/CLOSURE SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH CITY REQUIREMENTS.

**SOIL EROSION CONTROL**  
THE SOIL EROSION CONTROL MEASURES SHOWN ARE THE MINIMUM CONTROLS TO BE USED ON THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY AND PERMANENT SOIL EROSION CONTROL MEASURES TO PROTECT THE DISTURBED AREAS AND ADJACENT PROPERTIES FROM ACCELERATED EROSION AND SEDIMENTATION RESULTING FROM PROJECT CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.

SHOULD ADDITIONAL SOIL EROSION CONTROL MEASURES BE DETERMINED NECESSARY, THEY SHALL BE PLACED NO LATER THAN 24 HOURS FROM THE TIME OF NOTIFICATION TO THE GENERAL CONTRACTOR. IF OT INSTALLED ALL ON SITE CONSTRUCTION WILL BE HALTED UNTIL SUCH MEASURES HAVE BEEN INSTALLED AND APPROVED.

CONTRACTOR SHALL POSSESS SOIL EROSION PERMIT PRIOR TO ANY CONSTRUCTION.

ALL DISTURBED AREAS SHALL BE TOPSOILED WITH A MINIMUM OF 4" OF TOPSOIL AND HYDRO-SEEDED. HYDRO-SEEDING SHALL INCLUDE FERTILIZER, MULCH AND SEED.

THE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING GROUND COVER ON AREAS DISTURBED BY CONSTRUCTION AND SHALL REPAIR ALL WASHOUTS AND EROSION DURING THE GUARANTEE PERIOD OF ONE (1) YEAR AFTER GROUND COVER IS ESTABLISHED AT NO ADDITIONAL COST TO THE OWNER.

ALL SEDIMENT DROPPED OR ERODED ONTO PUBLIC RIGHT-OF-WAY OR PRIVATE ROADS SHALL BE REMOVED AT THE END OF EACH WORKING DAY.

ALL EROSION/SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED IN WORKING ORDER AT ALL TIMES.

ALL EXISTING STORMWATER INLETS THAT MAY BE SUBJECT TO SEDIMENT RESULTING FROM CONSTRUCTION SHALL BE ADEQUATELY PROTECTED WITH INLET FILTERS.

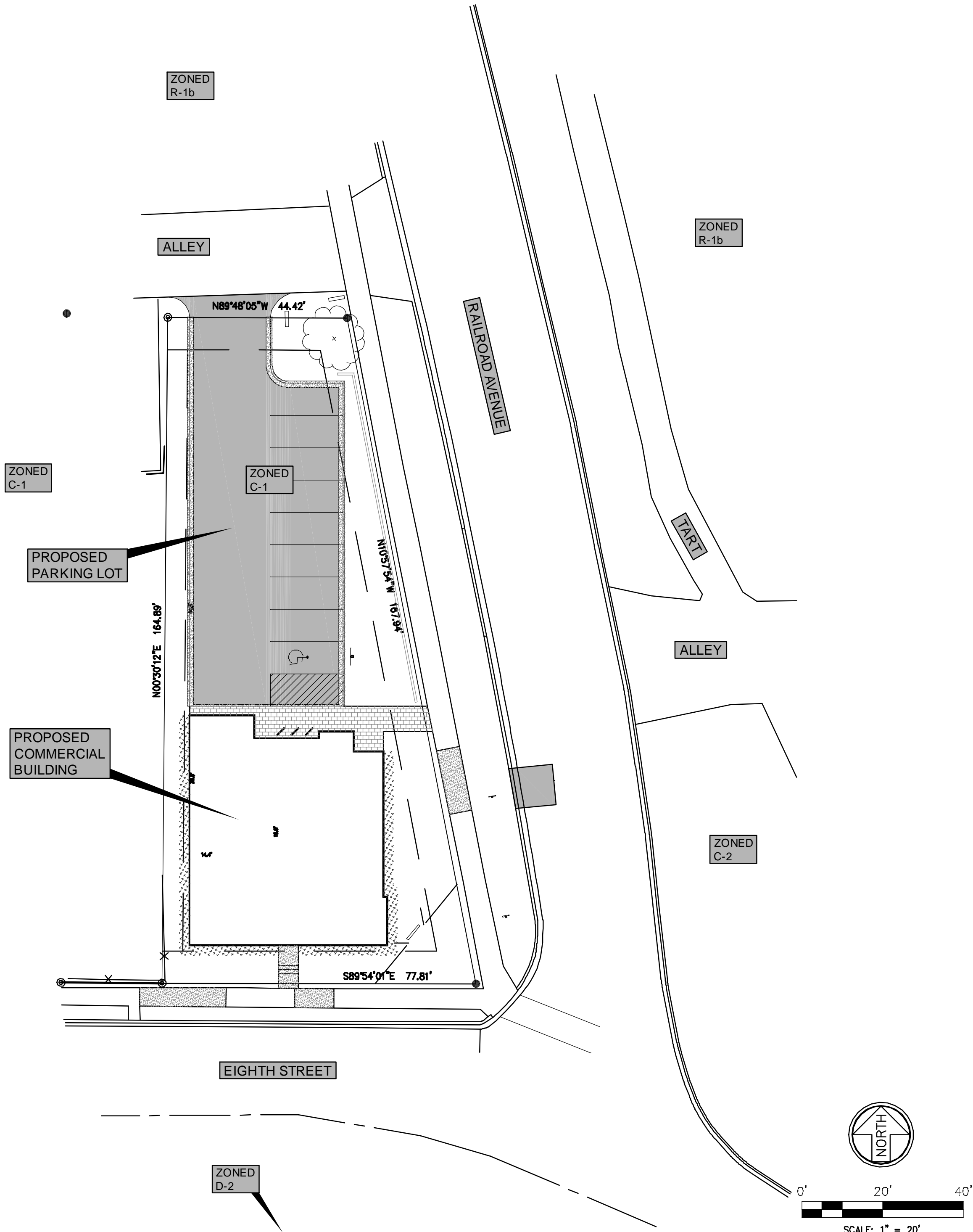
ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED ONCE THE SITE IS STABILIZED.

SILT FENCE SHALL BE INSTALLED ALONG THE PROPERTY LINES THAT ARE DOWN-GRADIENT OF THE PROPOSED WORK ACTIVITY. IF ADDITIONAL SILT FENCE IS NECESSARY, CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING SUCH MEASURES IF REQUESTED BY THE ENGINEER OR THE SOIL EROSION CONTROL OFFICER AT NO ADDITIONAL COST TO THE OWNER.

NOTES

# DR. GRAETZ SITE DEVELOPMENT PLAN

## CITY OF TRAVERSE CITY, GRAND TRAVERSE COUNTY, MICHIGAN



OVERALL DEVELOPMENT MAP

\*\*\*  
  
SITE:  
647 E. EIGHTH ST.  
Traverse City, MI 49686  
Parcel ID: 51-634-049-00  
  
Zoning: C-1

SITE DATA



ENGINEERS SEAL

LOTS 24-25, BLOCK 6, HANNAH LAY & CO.'S 5TH ADDITION

LEGAL DESCRIPTION

SHEET	SHEET TITLE
C0	GENERAL PLAN INFORMATION
C1.1	DEMOLITION PLAN
C1.2	SITE AND DIMENSION PLAN
C1.3	GRADING AND DRAINAGE PLAN

PROPOSED SITE DEVELOPMENT

DR. DEBRA GRAETZ

647 E. EIGHTH ST., CITY OF TRAVERSE CITY, GRAND TRAVERSE COUNTY, MI

PROJECT:

CLIENT:

LOCATION:

JOB NO.:

2013-130

GENERAL  
INFORMATION  
PLAN

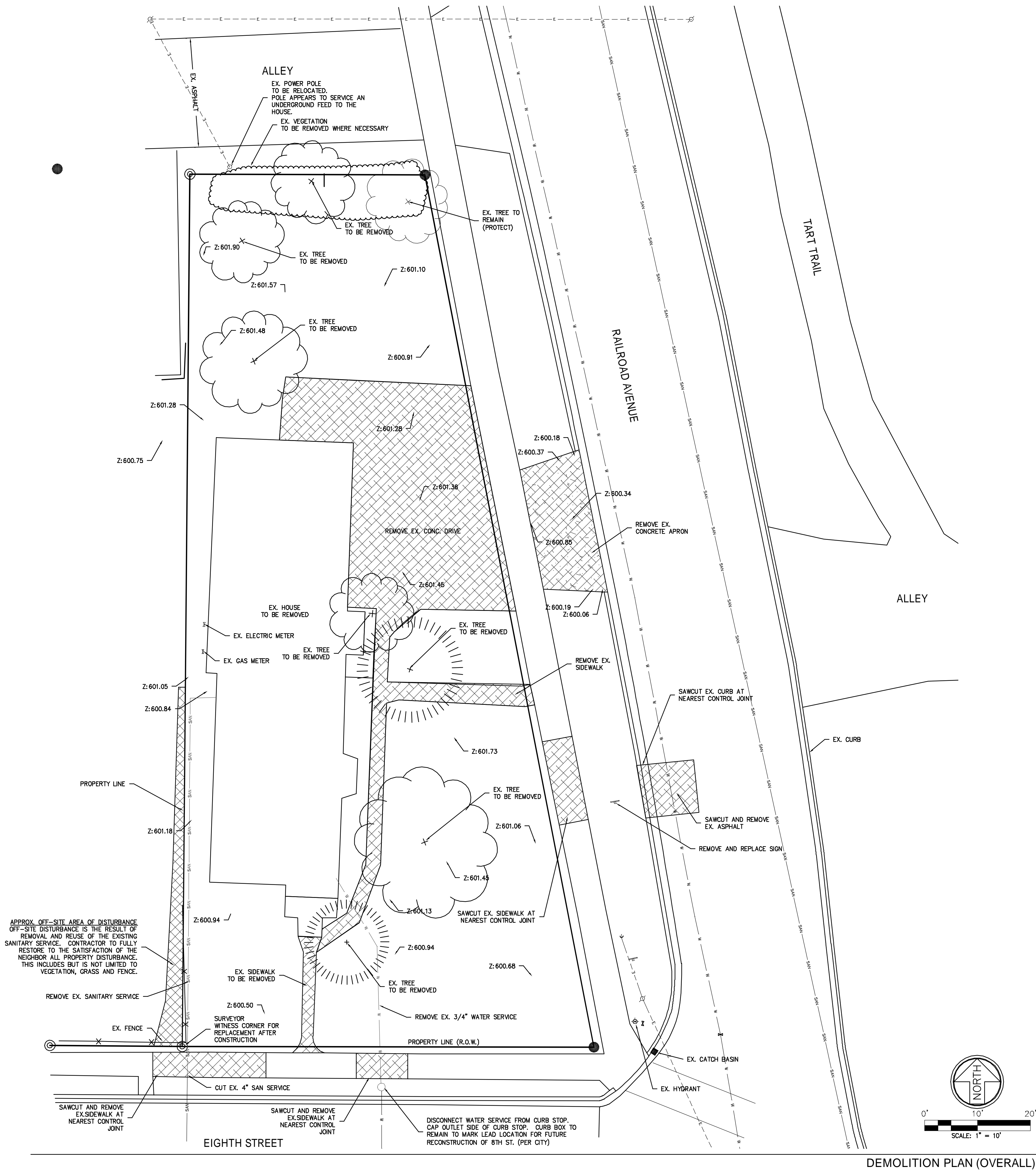
C0

SHEET INDEX

6-28-13

ISSUE DATE:  
REVISIONS:





DEMOLITION PLAN (OVERALL)

PROPOSED SITE DEVELOPMENT

DR. DEBRA GRAETZ

647 E. EIGHTH ST., CITY OF TRAVERSE CITY, GRAND TRAVERSE COUNTY, MI

PROJECT:

JOB NO.:

2013-130

DEMOLITION  
PLAN

SITE ENGINEER:

6-28-13

ISSUE DATE:

REVISIONS:

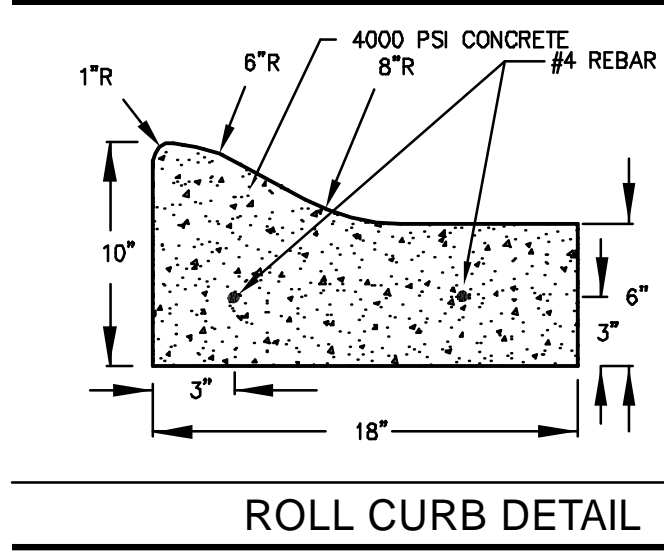
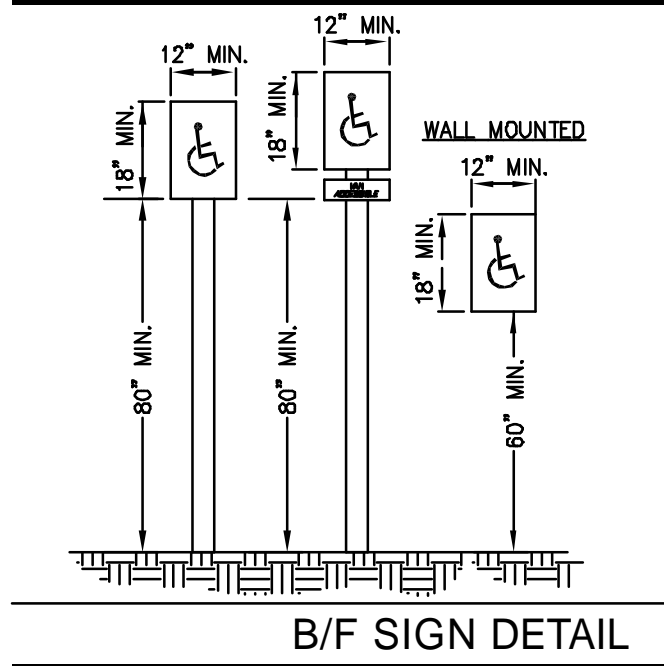
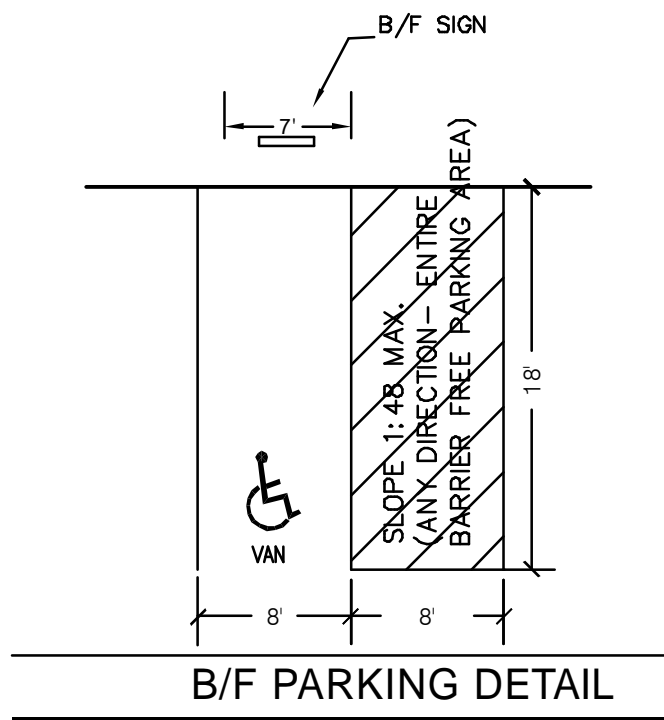
CLIENT:

LOCATION:

**jozwiak**  
consulting  
p.o. box 5342 | Traverse City, MI 49686 | 231-218-1201  
www.jozwiakconsulting.com

C1.1





**IMPERVIOUS SURFACE CALCULATION**

TOTAL PARCEL SIZE = 10,074 SF

IMPERVIOUS SURFACE TABULATION:

BUILDING: 2556 SF

SIDEWALK (CONC): 53 SF

ASPHALT PARKING: 3475 SF

TOTAL IMPERVIOUS: 6,084 SF

PERCENT LOT COVERAGE:

6,084 / 10,074 = 60%

MAX ALLOWED = 60%

PERVIOUS PAVEMENT SURFACE IS NOT COUNTED IN OPEN SPACE CALCULATION

**OPEN SPACE CALCS**

PARKING DETERMINATION:

ORDINANCE REQUIREMENTS:

1 SPACE PER 300 SF OF MEDICAL OFFICE

BUILDING AREA=2556 SF.

REQUIRED NUMBER OF PARKING SPACES=9

PARKING PROVIDED:

9 SPACES

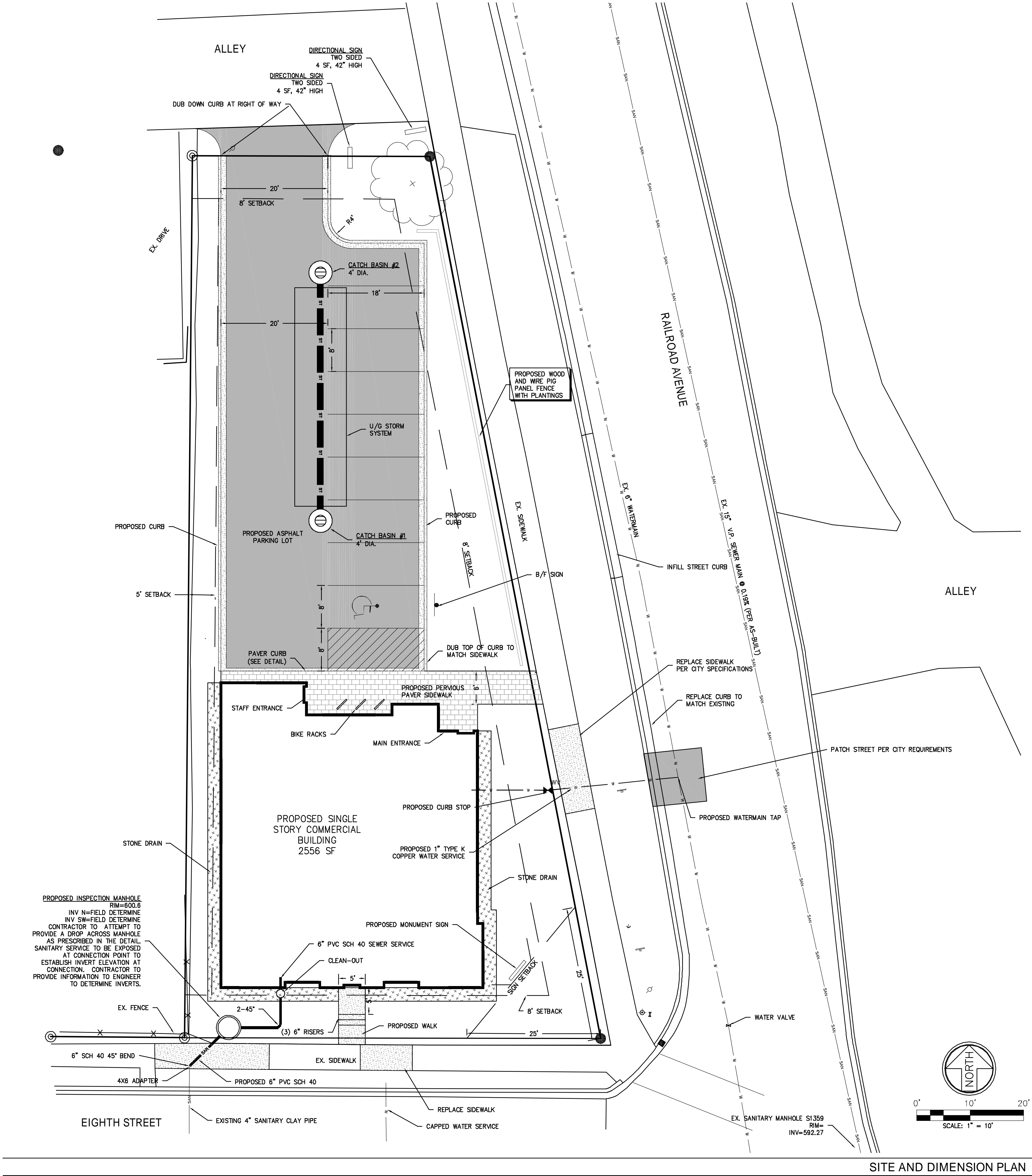
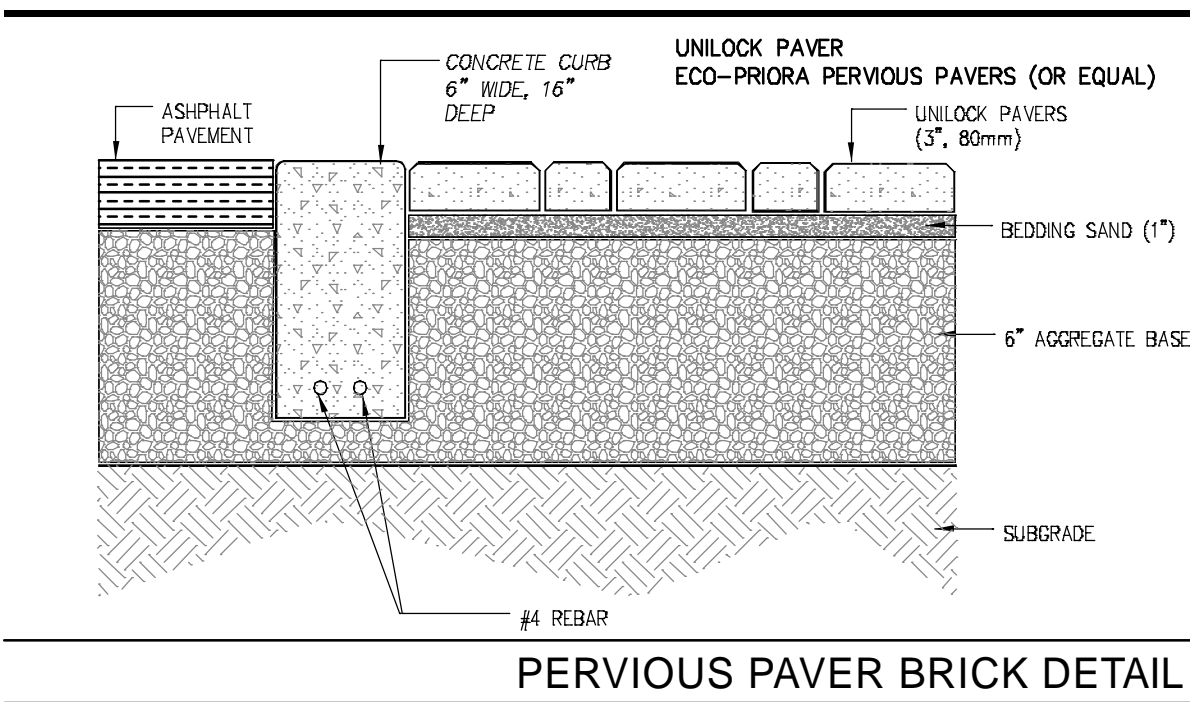
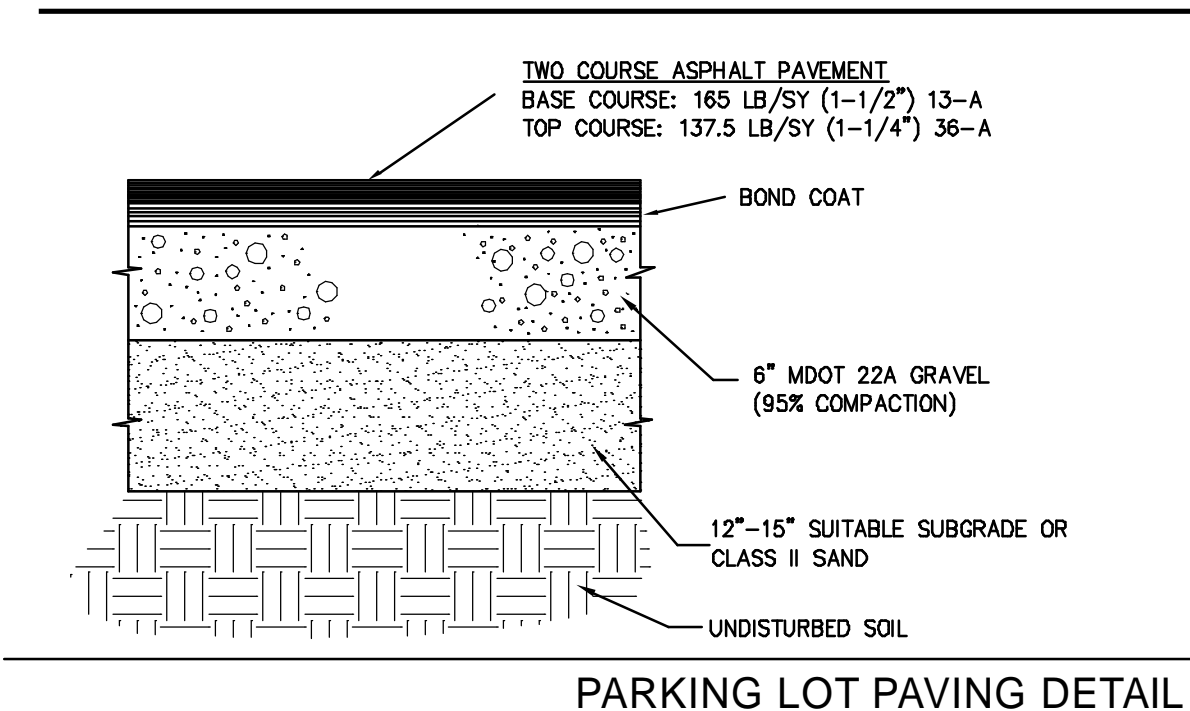
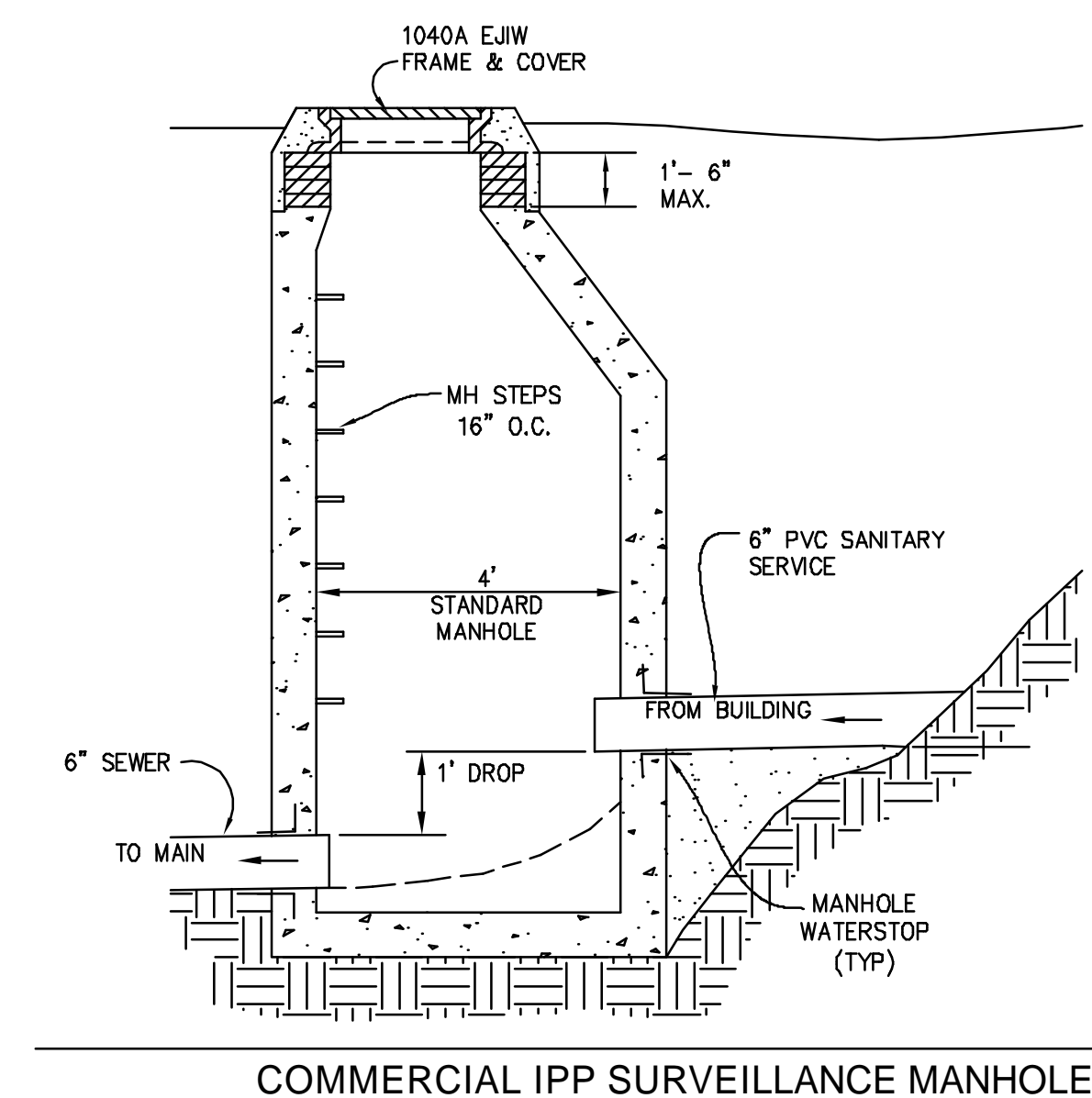
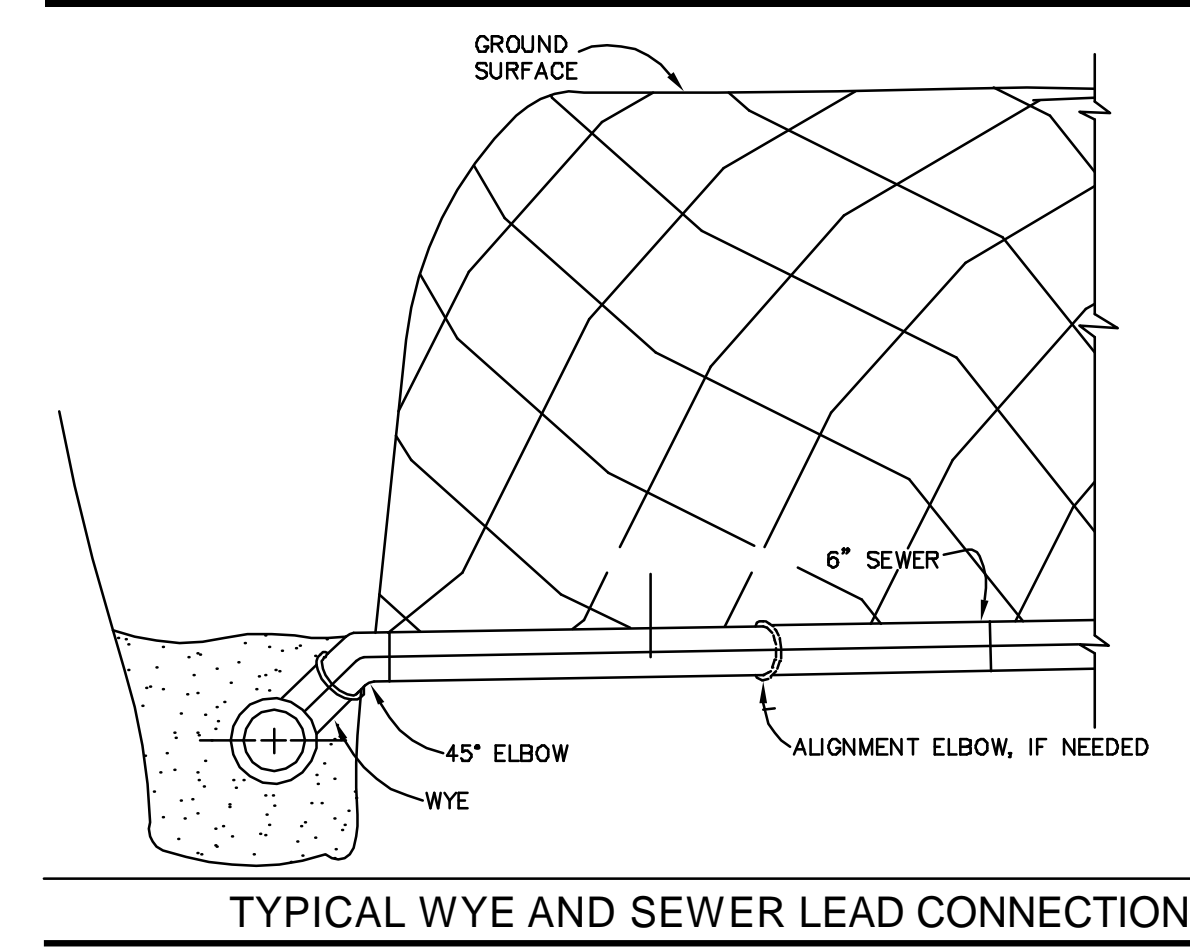
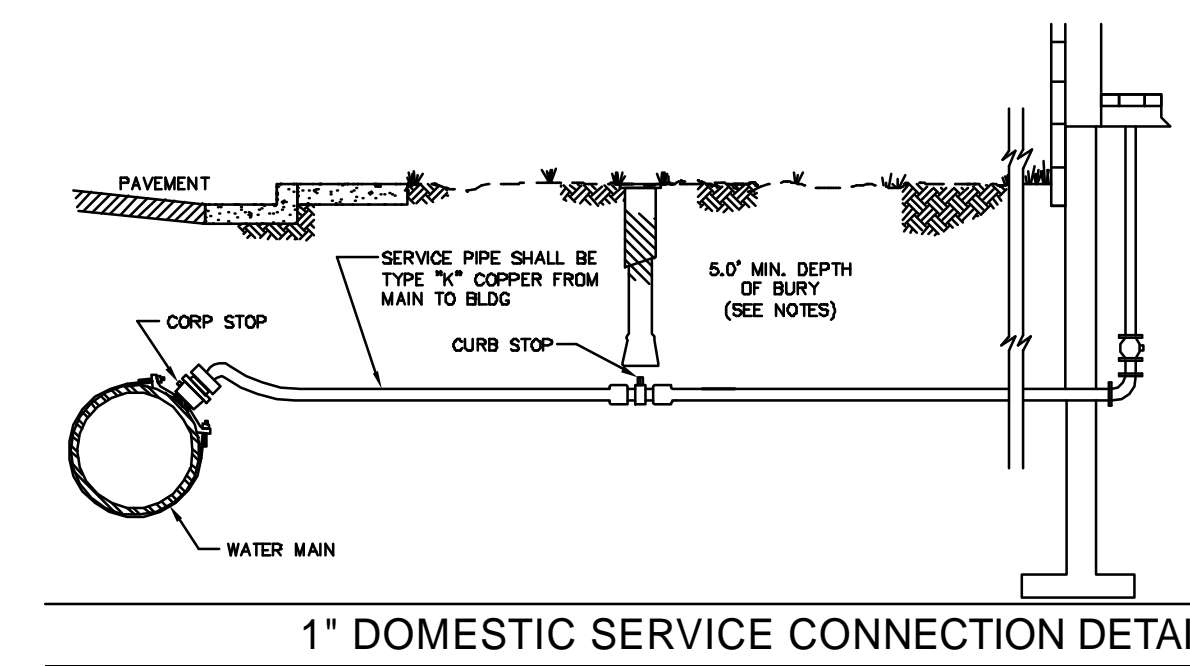
BARRIER FREE REQUIREMENTS

1 BARRIER FREE SPACE FOR EACH 25 SPACES

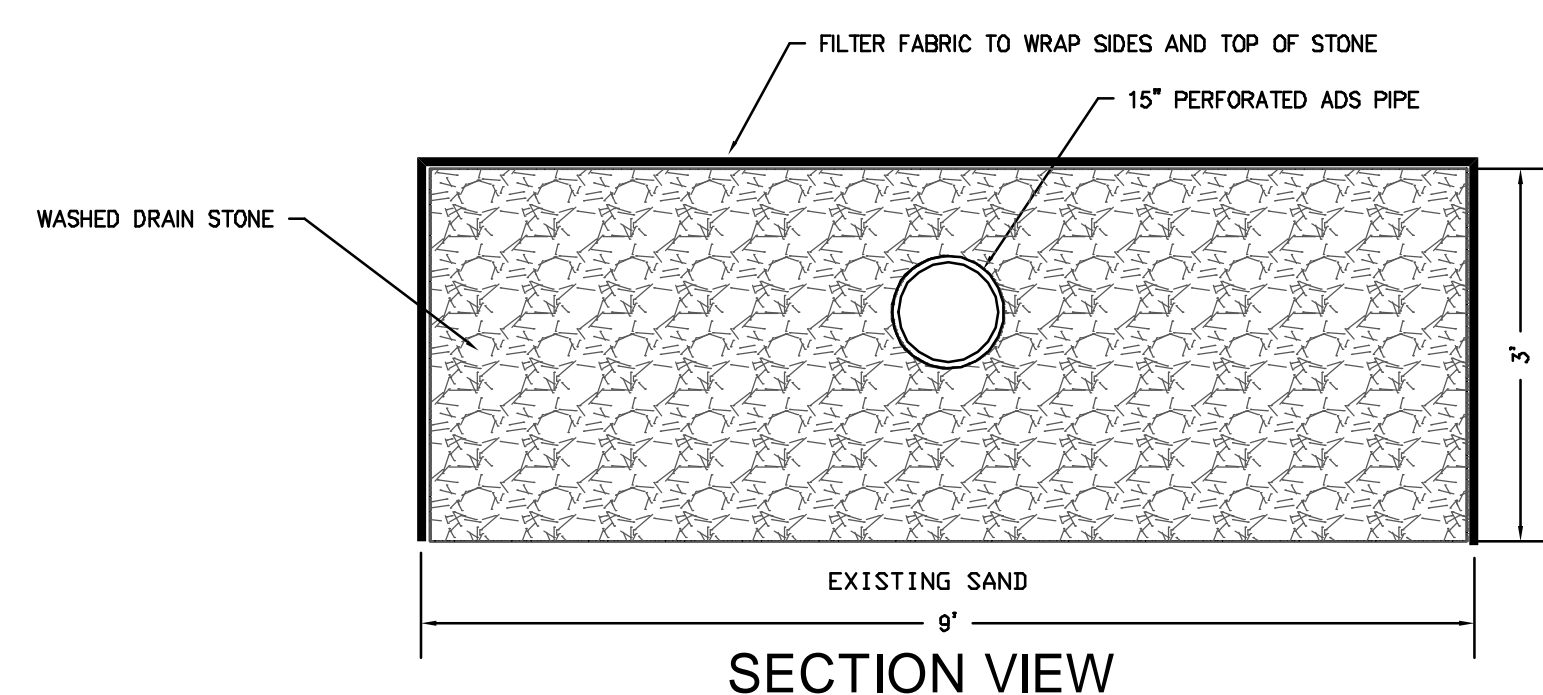
1 SPACES REQUIRED

1 SPACES PROVIDED

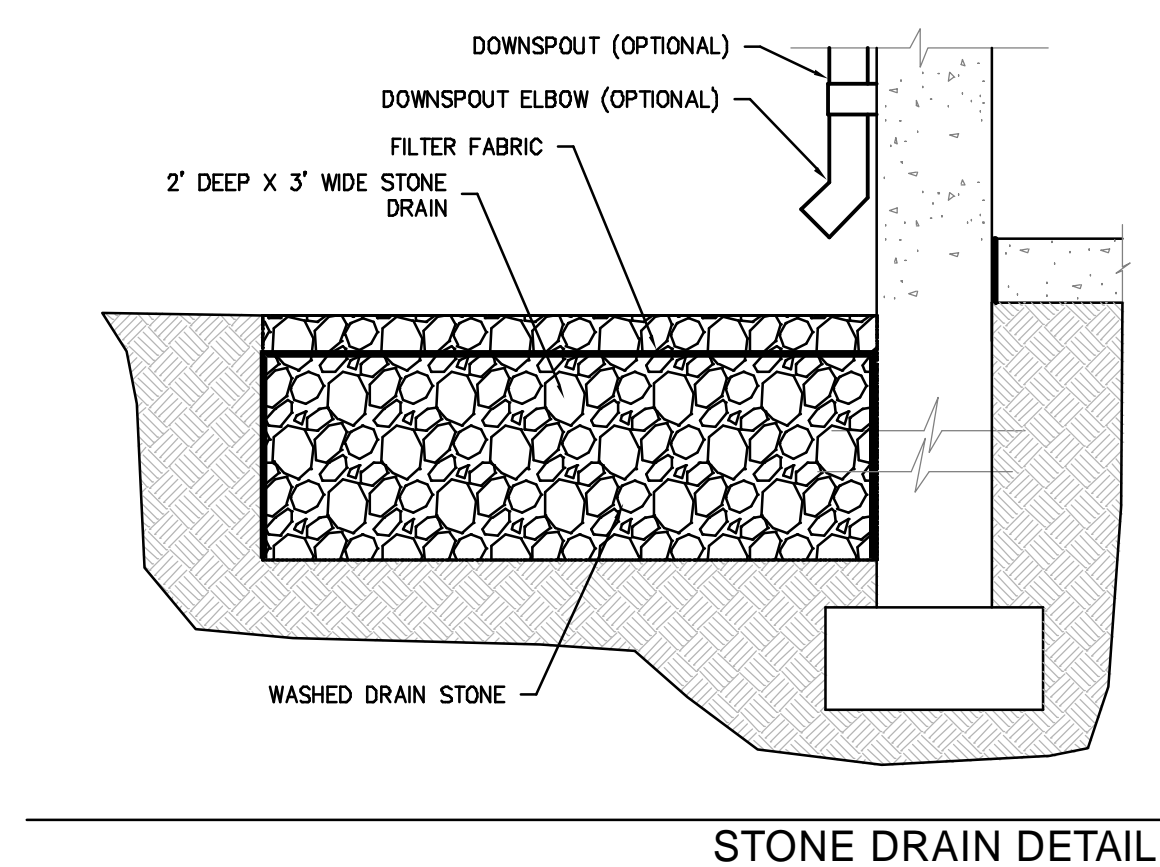
**PARKING NOTES**



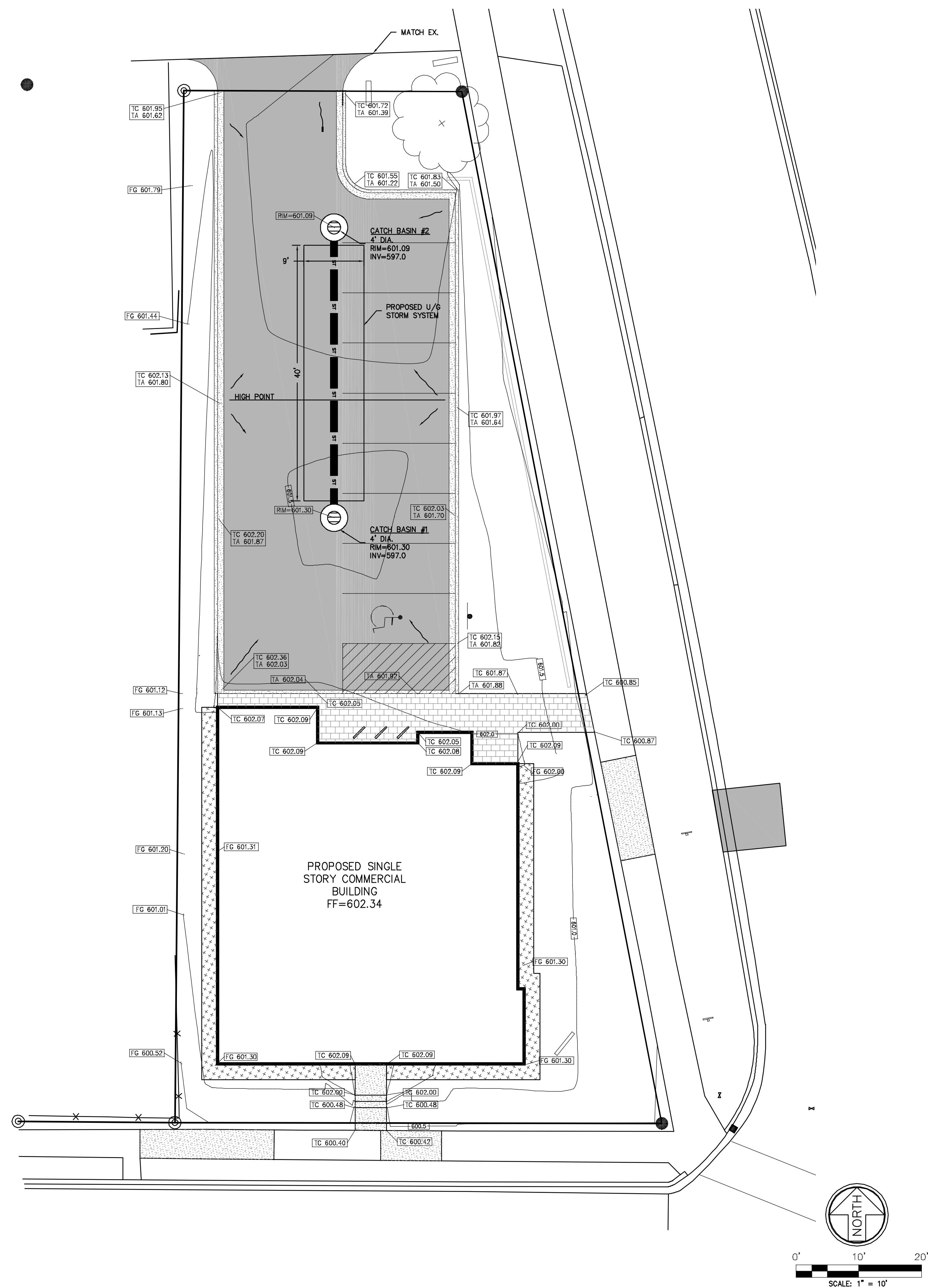




## UNDERGROUND STORMWATER SYSTEM



## STONE DRAIN DETAIL



## GRADING AND DRAINAGE PLAN

















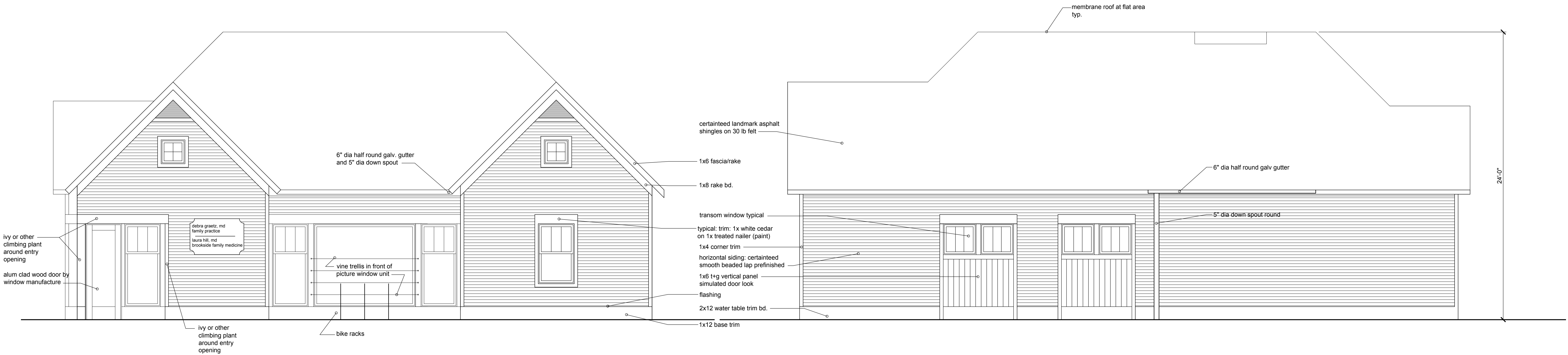




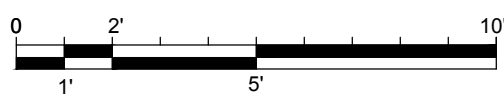




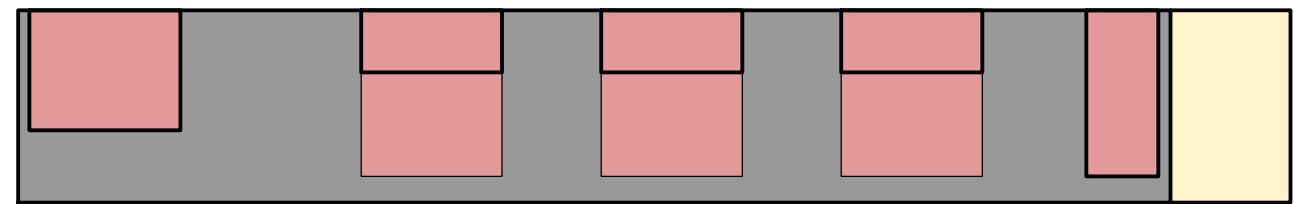
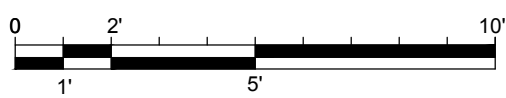
ISSUES:	
DATE:	DESCRIPTION:
5-2-13	Preliminary
5-18-13	Revision 1
5-21-13	Revision 2
5-24-13	Revision 3
7-10-13	
.....	.....
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.....	.....
.....	.....
7/15/13	



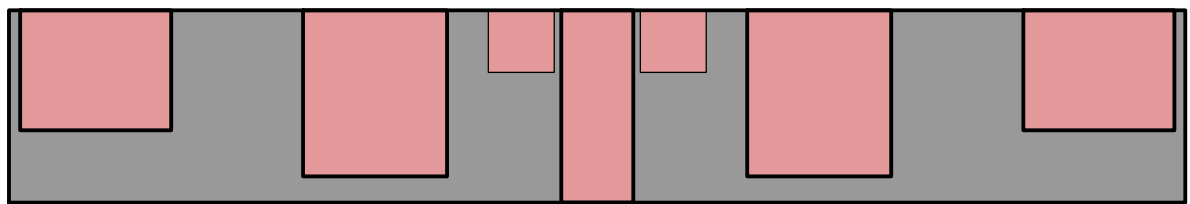
north elevation  
SCALE: 1/4" = 1'-0"



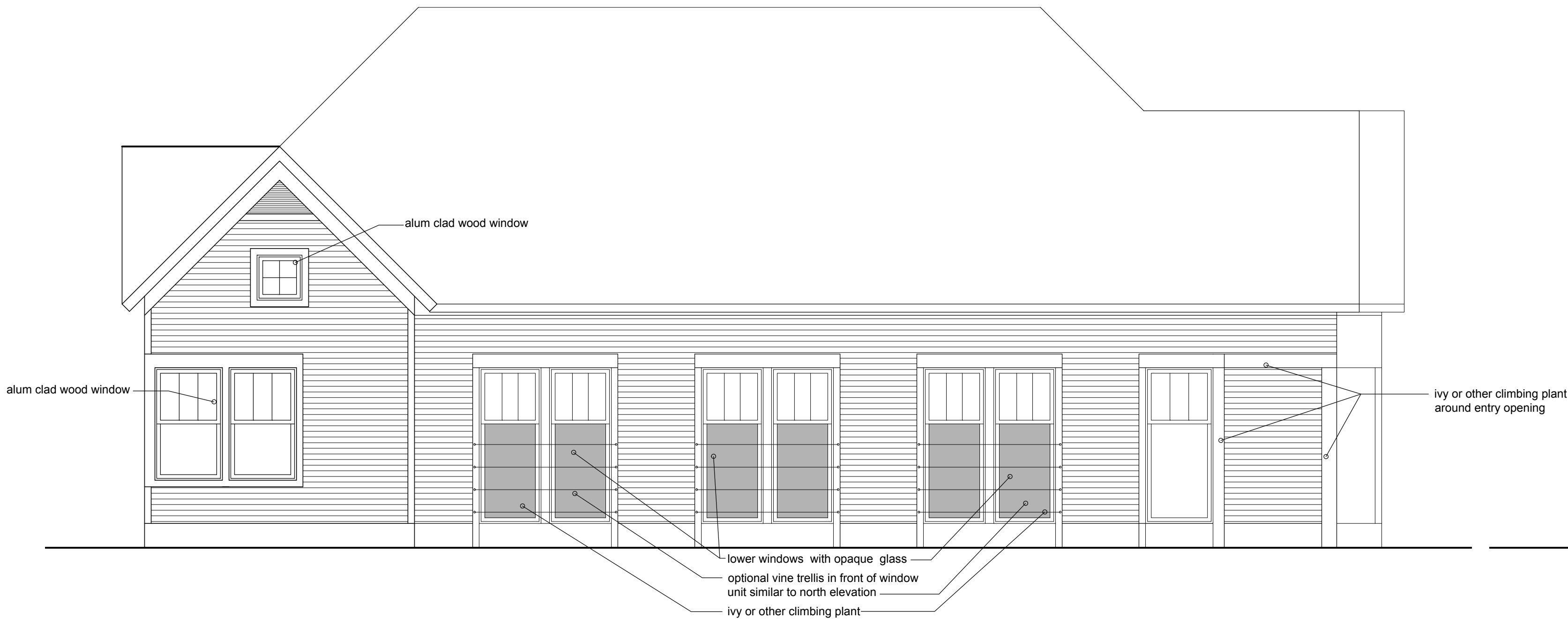
west elevation  
SCALE: 1/4" = 1'-0"



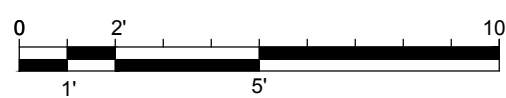
Elevations Window Calculation:  
elevation sqft: 424 sqft  
window sqft: 179 sqft  
event sqft: 42 sqft  
Total sqft: 221 sqft  
Total Percentage: 52 %



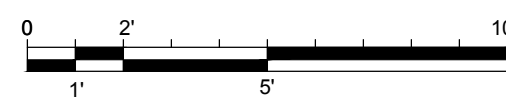
Elevations Window Calculation:  
elevation sqft: 392 sqft  
window sqft: 197 sqft  
event sqft: 5 sqft  
Total sqft: 202 sqft  
Total Percentage: 52 %



east elevation (railroad avenue)  
SCALE: 1/4" = 1'-0"



south elevation (8th street)  
SCALE: 1/4" = 1'-0"  
30% window



environmentalarchitects

New Office for  
Debra Graetz, MD

1321  
Traverse City, MI

Exterior Elevations

call 321 946 1584  
fax 321 451 9772  
118-a coss street  
traverse city mi 49684  
www-enr.com

A5.1

**Attachment D**

**Supplemental Materials – Previous Environmental  
Reports**





**Otwell Mawby, P.C.**  
**Consulting Engineers**

April 26, 2013

Graetz Properties, LLC  
c/o: Ms. Debra Graetz  
644 Webster Street  
Traverse City, Michigan 49686

**RE:     Records Search with Risk Assessment  
          Residential Property  
          647 East Eighth Street  
          City of Traverse City, Grand Traverse County, Michigan  
          Otwell Mawby Project Number 13-070**

At the request of Ms. Debra Graetz, representative of Graetz Properties, LLC (Purchaser), Otwell Mawby P.C. (Otwell Mawby) has completed this Records Search with Risk Assessment (RSRA) for the Residential Property located at 647 East Eighth Street in the City of Traverse City, Grand Traverse County, Michigan (hereafter referred to as the subject property). The location of the subject property is shown on Figure 1, Site Location Map and Figure 2, Property Location Map.

The subject property is comprised of one 0.22-acre developed residential property. The subject property was developed and occupied by one multi-family residential structure with mowed lawn and concrete driveway to the east. The subject property is owned by Mr. and Mrs. Barry Levine, with parcel identification number 28-51-634-049-00.

**INTRODUCTION AND PURPOSE**

This RSRA has been prepared for the exclusive use of Ms. Graetz (Graetz Properties, LLC), and was conducted in general conformance with methods outlined by the Small Business Association (SBA) in accordance with Standard Operating Procedure (SOP) 50 10 5(C), Effective Date: October 1, 2010.

The RSRA includes: 1) a search of the government databases identified in 40 CFR § 312.26<sup>5</sup> for an "All Appropriate Inquiry" (AAI) compliant Phase I as well as a search of historical use records pertaining to the subject property and adjoining properties; 2) a risk assessment by an Environmental Professional based on the results of the records search as to whether the subject property is either "low risk" or "high risk" for contamination. The choice of historical records to be reviewed on any particular site is at the discretion of the Environmental Professional.

The review of the subject property was also conducted in general conformance with methods outlined by the American Society for Testing and Materials (ASTM) Standard E 1527-05, Standard for Environmental Site Assessment, and the United States Environmental Protection Agency's (USEPA) AAI.



### **DESCRIPTION OF THE PROPERTY**

The subject property is comprised of one 0.22-acre parcel of developed residential land situated in Section 2, Township 27 North (T27N), Range 11 West (R11W), Traverse City, Grand Traverse County, Michigan. The parcel which comprises the subject property is located at 647 East Eighth Street, and is located at the northwest corner of the intersection of East Eighth Street and Railroad Avenue. At the time of the April 19, 2013 site reconnaissance for this RSRA, the subject property consisted of an occupied residential parcel with mowed lawn, mature trees, and a concrete driveway.

The property legal descriptions and equalization information provided by the City of Traverse City Assessors Office and the Grand Traverse County Equalization Department website are included as Attachment A.

### **REGULATORY RECORDS REVIEW**

Investigation of the environmental condition of the subject property was accomplished by examining conditions that may affect the environmental quality of the site. This stage of the assessment involved researching regulatory compliance history, neighborhood complaints, reported spills and leaks, and waste disposal practices, and reviewing available regulatory data for the subject site and nearby facilities. The regulatory review was conducted of the ASTM Standard of Environmental Records sources and the appropriate ASTM search radii.

*The subject property was not listed on any of the searched State, Federal, or Tribal environmental databases, with no record of an adverse environmental history. A brief description of each of the regulatory databases is provided in the following sections. Refer to the included Table 1: Regulatory Review Summary attached to this report for the listing of the identified sites.*

#### **CERCLA National Priority List (Superfund Sites)**

The National Priorities List (NPL) is a list of sites that the United States Environmental Protection Agency (USEPA) has deemed as having priority over all other sites of environmental contamination under the Federal Comprehensive Environmental Response, Compensation and Liability Act (CERCLA). A review of this database did not identify any listed NPL sites within one (1) mile of the subject property. The information included on the database was updated as of April 15, 2013 and searched on April 16, 2013.

#### **Federal Delisted NPL Site List (Archived NFRAP Sites)**

The USEPA list of archived NFRAP sites, which are former Federal Comprehensive Environmental Response, Compensation and Liability Act Information System sites (CERCLIS; inclusive of delisted NPL), was reviewed and no sites were identified within one-half (½) mile of subject property. This list was updated as of April 15, 2013 and searched on April 16, 2013.

#### **CERCLIS Sites / CERCLIS NFRAP**

This list is compiled from CERCLIS and includes an inventory of sites of known, suspected, uncontrolled, or abandoned hazardous waste. This list also includes sites where no further remedial action is planned (NFRAP). This database was updated and reviewed on April 15, 2013. There are no CERCLIS and no CERCLIS NFRAP sites located within a one-half mile radius of the subject property.



#### **RCRA CORRACTS Sites**

RCRA CORRACTS sites are hazardous waste generators; hazardous waste treatment, storage, or disposal (TSD) facilities; and other RCRIS facilities that have been notified by the USEPA to undertake corrective action under the Resource Conservation and Recovery Act (RCRA). The USEPA's Enforcement and Compliance History Online (ECHO) database, updated by the Agency in April 2013, was reviewed on April 15, 2013 for CORRACTS sites near the subject property. A search of the database did identify one CORRACTS site within one (1) mile of the subject property. This site is identified in Table 1. The site is located down and side gradient of the subject property in terms of groundwater flow direction. Therefore, Otwell Mawby assesses the potential for environmental impact to the subject property from this site to be low.

#### **RCRA Non-CORRACTS TSD Sites**

The RCRA-TSD list is compiled in accordance with the Resource Conservation and Recovery Act and contains an inventory of hazardous waste treatment, storage, and disposal facilities (RCRA-TSD) which have not been notified by the USEPA to undertake corrective action. A list of TSD sites in Grand Traverse County was reviewed on April 15, 2013, and there are no TSD facilities within ½ mile of the subject property.

#### **RCRA Generators**

This list is compiled in accordance with RCRA and Part 111 of the Michigan Natural Resources and Environmental Protection Act, Public Act 451 of 1994, as amended, and contains an inventory of generators of hazardous waste. Review of this database on April 15, 2013 did not identify the subject property and one of the adjoining properties as a generator of hazardous waste. This site is identified in Table 1. The site is located side gradient of the subject property in terms of groundwater flow direction. Therefore, Otwell Mawby assesses the potential for environmental impact to the subject property from this site to be low.

#### **Federal Institutional Control / Engineering Control Registries**

The USEPA maintains a register of sites for which there are federal institutional or engineering controls. This list was reviewed on the USEPA's website on April 15, 2013. The subject property is not included on the federal institutional or engineering controls database.

#### **Emergency Response Notification System (ERNS) List**

The Emergency Response Notification System (ERNS) list covers sites that have reported the release of a hazardous material to the environment. This list is available through the National Response Center and was updated as of April 15, 2013. A review of this database on April 16, 2013 revealed the subject property was not listed on the database.

#### **State and Tribal – Equivalent NPL (State Hazardous Waste List / Part 201, Public Act 451 Sites)**

The State of Michigan maintains a list of scored contamination sites, which does not distinguish between tribal and non-tribal sites and includes both. This list is compiled in accordance with Part 201 of the Natural Resources and Environmental Protection Act, Public Act 451 of 1994, as amended. This list is available through the MDEQ, was updated as of April 15, 2013, and was reviewed on April 16, 2013. Nineteen (19) sites were identified on the database within a one (1) mile radius of the subject property. All of these sites are located down or side gradient of the subject property in terms of groundwater flow direction. Therefore, Otwell Mawby assesses the potential for environmental impact to the subject property from these sites to be low.



#### **Baseline Environmental Assessments**

The MDEQ also maintains a list of Baseline Environmental Assessments (BEAs) that have been filed with the MDEQ; this list does not distinguish between tribal and non-tribal sites and includes both. BEAs are prepared when a property is determined to be a "facility" under Part 201 (Environmental Remediation) of the Natural Resources and Environmental Protection Act (1994 PA 451, as amended) or Part 213 (Leaking Underground Storage Tanks) of 1994 PA 451 and comes under new ownership. A "facility" is defined as any area, place, or property where there is a release of a hazardous substance in an amount that exceeds the established state cleanup standard for residential property.

According to information provided by Mr. Soheil Ghavami of the MDEQ, two hundred seventy-three (273) BEAs have been filed for properties in Grand Traverse County as of March 21, 2013. Of the two hundred seventy-three (273) BEAs, there were eighty-four (84) sites identified on this database within a one (1) mile radius of the subject property. These sites are identified in Table 1. Based on the relative distance of these sites from the subject property, and the northerly groundwater flow direction in the area toward the West Grand Traverse Bay, and being located down and side gradient to the subject property, the potential to impact the subject property is considered low.

#### **State and Tribal – Equivalent CERCLIS**

The State of Michigan and the local Indian tribes do not maintain a separate listing equivalent to CERCLIS. There were nineteen (19) Part 201 sites and eighty-four (84) BEA sites identified within one (1) mile of the subject property, as discussed in the respective sections, above.

#### **State and Tribal – Waste Disposal Sites / Landfills**

The MDEQ Waste Management Division database, containing an inventory of solid waste facilities and transfer stations including landfills, was reviewed on April 15, 2013. No sites were identified within a one-mile radius of the subject property. Local Indian tribes and the assessor were contacted and confirmed that the tribes do not own land within one-half (½) mile of the subject property.

#### **State and Tribal – Leaking Underground Storage Tank (LUST) List**

LUST sites are included as Part 213 of Act 451 listings. LUST listings, updated as of April 15, 2013 and searched on April 16, 2013 to identify any LUST sites within one-half (½) mile of the subject property. Local Indian tribes and the assessor were contacted and confirmed that the tribes do not own land within one-half (½) mile of the subject property. An open LUST site indicates that the MDEQ has identified a site of environmental contamination and that investigation and potential cleanup has not occurred. A closed LUST site means that the file has been closed and the MDEQ is satisfied that the site has been remediated to clean-up standards in effect at the time.

Review of the database identified 13 LUST sites (five are "open" and 8 are "closed") within one-half mile of the subject property. The 13 sites are located down or side gradient of the subject property in terms of groundwater flow direction and eight have been closed to the satisfaction of the MDEQ. Therefore, Otwell Mawby assesses the potential for environmental impact to the subject property from these sites to be low.

#### **State and Tribal – Registered Underground Storage Tank List**

The MDEQ maintains a list of registered Underground Storage Tanks (USTs) located in the State of Michigan. These USTs have been registered by their owners in accordance with Public Act 423 of 1984, as amended. Local Indian tribes and the assessor were contacted and confirmed that the tribes do not own land



within one-half (½) mile of the subject property. The UST database was updated on April 15, 2013 and searched on April 16, 2013. Review of the UST site database did not identify the subject property, and also did not identify any UST's sites as an adjoining property to the subject property.

#### **State and Tribal - Institutional Control / Engineering Control Registries**

The State of Michigan and local Indian tribes do not have a state institutional control/engineering control registry. No evaluation could be made for institutional or engineering control sites.

#### **State and Tribal Voluntary Cleanup Sites**

The State of Michigan and local Indian tribes do not have a voluntary cleanup site listing. No evaluation could be made for voluntary cleanup sites.

#### **State and Tribal Brownfield Sites**

According to the MDEQ and the Grand Traverse County Brownfield Redevelopment Authority and website, four (4) brownfield sites were identified within one-half mile of the subject property. These sites have been previously included on other databases searched. These sites are located side or down gradient to the subject property in terms of groundwater flow direction. These sites have been previously included on other databases search. Therefore, Otwell Mawby assesses the potential for environmental impact to the subject property from these sites to be low.

### **ADDITIONAL REGULATORY RECORD SOURCES**

#### **Health Department Records**

The Grand Traverse County Health Department was contacted to determine whether they had any information concerning the subject property such as well logs, septic tank permits, or other environmental issues. The Health Department staff was unable to locate any water well records or septic permits for the subject property. According to Health Department staff, they have no information for the subject property.

#### **Property Tax and Building Department Files**

The property tax assessment files for the subject property were reviewed. Property legal descriptions and equalization information were provided by the City of Traverse City Assessors Office and the Grand Traverse County Equalization Department and are included as Attachment A. Review of the information indicated that the subject property is owned by Mr. and Mrs. Barry Levine (parcel identification number 28-51-634-049-00). Information in the records also indicated that the building was constructed in approximately 1885 for use as a residence.

The property tax assessment files also indicated the use natural gas forced air heating in July 1973 as a heating source. The potential for the use of fuel oil on the subject property is discussed further in the following section.

Otwell Mawby also checked with the City of Traverse City Building Department for any building permits or plans for the structure. There were no plans available for the subject property, and the permits which were listed were for structural changes (i.e., addition 1951, construction of additional garage space 1966, and modifications to the interior of the building 1981).

#### **Description of Infrastructure Records**

The subject property is currently developed with a 2,486-square foot residential building. The subject property is accessed from East Eighth Street located to the south, and Railroad Avenue located to the east



of the property. The subject property is located on the northwest corner of the intersection of the intersection of the two streets with the driveway accessing the property from Railroad Avenue. The subject property is currently connected to the public utilities for natural gas, electricity, water and municipal sewer.

It should be noted that during the completion of the RSRA the potential for the residential structure to have been heated with fuel oil was identified. Interviews with the potential purchaser and real-estate agent confirmed the presence of an above ground storage tank (AST) was located in the basement of the residence along the east wall.

Otwell Mawby also contacted the MichCon/DTE Grand Rapids Service Center for information pertaining to the connection of the residence to natural gas. The natural gas main line is located in the alleyway to the north of the property; however, a specific installation date was not available. A retired line is also noted in the alleyway indicating an upgrade to the service at some point. The specific date of hook-up for the subject property was listed as service available in 1972. Based on the provided information, the subject property was constructed in approximately 1885, and may have been connected to natural gas as late as 1973. Therefore, the potential for the building to have been heated with an alternative means (i.e., fuel oil), exist, between the dates of development and the availability of natural gas.

The historical use of fuel oil and the presence of a fuel oil AST in the basement are discussed further in the following sections of this report.

### **HISTORICAL SOURCES INFORMATION**

Historical research of the property during the completion of the RSRA consisted of a review of aerial photographs, Sanborn Fire Insurance Maps, Polk City Directories and the Traverse City, SE – 7.5' USGS Quadrangle Map 1983 (Delorme 1999) included as Figure 1, Site Location Map. Review of the information is presented below.

#### **Fire Insurance Maps – Subject Property**

Sanborn Fire Insurance Maps were available for review for the location of the subject property in the City of Traverse City, Grand Traverse County, Michigan. Sanborn Fire Insurance Maps available for review were for the years 1910, 1920, 1929, and 1946. The 1953 Sanborn Fire Insurance Map was reviewed at the City of Traverse City Planning offices, but is not included within this report. Sanborn Fire Insurance Maps for the years prior to 1910 were not available for the location of the subject property. The 1910 through 1946 Sanborn Fire Insurance Maps were obtained through the Alpena County Public Library and are included as Attachment B. A detailed review of the Sanborn Fire Insurance Maps is summarized below.

<b>Sanborn Date</b>	<b>Review of Sanborn Maps</b>
1910	The subject property was depicted as developed by a residential structure which appeared to correspond with the existing building noted at the time of the April 19, 2013 site reconnaissance. This structure is located on the central and southern portions of the subject property. The subject was also developed by an additional small residential dwelling located on the northern portion of the property. At the time of the site reconnaissance there was no indication of the former residence being located on the subject property. No additional information pertaining to the former structure was noted during the review of the property tax information.



1920 and 1929	The subject property had remained developed by the two residential structures.
1946 and 1953	The subject property had remained developed, with the existing residential structure. The additional structure noted on the northern portion of the subject property had been removed between the dates of the 1929 and 1946 maps. There did not appear to be any other significant changes noted to the subject property between the 1946 and 1953 maps.

The existence of an additional small house on the northern portion of the property between approximately 1910 and 1929 represents a "low risk" in connection with the subject property. There were no other unusual items or conditions noted on the subject property based on review of these historical Sanborn Maps.

#### **Fire Insurance Maps – Adjoining Properties**

Sanborn Fire Insurance Maps were available for review for the location of the adjoining properties. There were no unusual items or conditions noted for the adjoining properties based on review of these maps, as summarized below.

<b>Sanborn Date</b>	<b>Review of Sanborn Maps</b>
1910	The adjoining properties were depicted as developed by a mix of residential and commercial structures.
1920 and 1929	The adjoining properties had remained developed between the dates of the 1910 and 1929 maps.
1946 and 1953	The adjoining properties had remained developed, with the existing residential structures and commercial developments to the east and south, beyond Railroad Avenue and East Eighth Street. There did not appear to be any other significant changes noted to the subject property between the 1946 and 1953 maps.

#### **Historical Aerial Photographs – Subject Property**

Otwell Mawby reviewed historical aerial photographs for the location of the subject property for the years 1938, 1953, 1964, 1973, 1981, 1994, 1998, 2006 and 2010. Aerial photographs for years prior to 1938, if any, were not readily available for review and inclusion in this Report. The Soil Conservation Service (SCS) of Grand Traverse County, provided the 1938 through 1994 aerial photographs. The 1998 aerial photograph was provided by the MSRmaps – Microsoft web site. The 2006 and 2010 aerial photographs were obtained from the Grand Traverse County, Michigan website. Copies of the aerial photographs are provided as Attachment C. There were no unusual items or conditions noted for the subject property based on review of these historical aerial photographs, as summarized below.

<b>Date</b>	<b>Aerial Photograph Review</b>
1938	The subject property appeared to be developed by a residential structure which corresponded with the residence noted at the time of the April 19, 2013 site reconnaissance. Due to the resolution of the aerial, it was not possible to determine if two structures were located on the subject property as noted during the Sanborn Fire Insurance Map review.
1953	The subject property had remained developed between the dates of the 1938 and 1953 aeri
1964	The subject property had been developed between the dates of the 1953 and 1964 aerial photographs. The development appeared to correspond with the existing building structure located on the subject property at the time of the April 19, 2013 site reconnaissance.



1973, 1981 and 1994	The subject property had remained developed between the dates of the 1971 and 1994 aerial photographs.
1998, 2006 and 2010	The subject property had remained developed between the dates of the 1994 and 2010 aerial photographs. The development on the subject property appeared to be consistent with the building structure located on the site during the April 019, 2013 site reconnaissance.

#### Historical Aerial Photographs – Adjoining Properties

Historical aerial photographs were also reviewed for the locations of the adjoining properties. There were no unusual items or conditions noted for the adjoining properties based on review of these historical aerial photographs, as summarized below.

Date	Aerial Photograph Review
1938	The adjoining properties appeared to consist of a mix of residential and undeveloped parcels.
1953	The surrounding properties in the vicinity of the subject property appeared to have remained a mix of residential and undeveloped parcels between the dates of the 1938 and 1953 aerial photographs.
1964	The surrounding properties had remained a mix of residential and undeveloped between the dates of the 1953 and 1964 aerial photographs. However, additional expansion of residential and commercial development had taken place in all directions from the subject property.
1973, 1981 and 1994	Additional commercial development had taken place in all direction from the subject property.
1998, 2006 and 2010	The surrounding properties had remained developed and utilized for a mix of residential and commercial parcels between the dates of the 1973 and 2010 aerial photographs.

#### City Directories

Polk City Directories were available for review at the City of Traverse City Assessors office for the location of the subject property for the years 1940, 1950, and 1959 through 2011. The City Directories were reviewed in approximately five-year intervals, depending on the availability of the Directories. The address of the subject property (647 East Eighth Street) was identified from 1979 through 2011; however, the parent parcel (618 Front Street) was listed from 1940 to 2013. The review found the subject property had been used as a residence since as early as 1940. This information further verifies the historical use of the subject property and corresponds with the findings from review of the Sanborn Fire Insurance Maps.

Polk Directory Year(s)	Identified Uses of 647 East Eighth Street
1940, 1950, and 1958	Identified as the Hopkins residence.
1959, 1962, 1966, 1971, and 1976	Identified as the Hopkins residence and apartments.
1981, 1986, 1991, 1996, 2001, 2006, 2011, and 2013	Identified as multiple apartments (A, B, C, D) No Listing for 1996

There were no other unusual items or conditions noted during the review of the Polk Directories.

Polk City Directories were also reviewed for the location of the surrounding properties for the years 1940, 1950, 1958 through 2013. The city directories were reviewed in approximately five-year intervals, depending on the availability of the directories. The directories identified the surrounding properties as a mix of residential, and offices. The use of the surrounding properties did not identify any potential risks for the subject property.



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## **SITE RECONNAISSANCE**

The limited site reconnaissance for this RSRA was completed by Otwell Mawby personnel on April 19, 2013. During the site reconnaissance, observations were made concerning the historical fuel oil use and the remaining AST located in the basement of the building only. Also, the current uses of the adjoining properties were noted for evaluation of potential risk to the subject property. Attachment D contains photographs taken during the site reconnaissance to document the current condition of the subject property and site features.

### **Subject Property**

An approximately 250-gallon fuel oil AST was identified in the interior of the basement at the northeast corner. The AST is currently held by two concrete block supports anchored to the basement wall and floor. The fill and vent pipes for the AST were evident on top and had been disconnected, no longer exiting to the exterior of the structure. There were no indications of any remaining fuel lines for connection to a furnace within the building. As previously discussed the existing furnace is natural gas. The AST appeared to be empty and in good condition. There were no indications of any releases of or leaks noted on or in the vicinity of the AST within the interior of the basement.

Otwell Mawby also inspected the exterior of the subject property surrounding the residence for evidence of a fuel oil AST. During the evaluation of the exterior it appeared that the area of the former vent and fill pipes had been covered over during remodeling activities for accesses to the first and second floor apartments. Visual evaluation of the exterior of the residence at the location of the AST in the interior did not identify any unusual conditions. There were no other indications (i.e., vent, fill, discoloration of siding of soil materials, and support structures) of a fuel oil AST identified around the perimeter of the building.

Although the historical use of fuel oil and an AST have been identified on the subject property, evaluation of the use and the remaining AST has not identified any unusual items or conditions in association with them. Therefore, Otwell Mawby has evaluated these items and they are of "low risk" for contamination on the subject property.

### **Surrounding Land Use**

Figure 1, Site Location Map, and Figure 2, Property Location Map, show the location of the subject property and the surrounding properties. To the north of the subject property is an unnamed paved alleyway, followed by single-family residential properties. To the east of the subject property is Railroad Avenue, followed by undeveloped property, asphalt parking lot and commercial businesses. To the south of the subject property is East Eighth Street, followed by undeveloped city property and small commercial businesses. To the west of the subject property are residential properties and small commercial offices.



## FINDINGS

This RSRA for the Residential Property located at 647 East Eighth Street in the City of Traverse City, Grand Traverse County, Michigan, and has identified the subject property as "low risk" for contamination. Otwell Mawby has performed this RSRA in conformance with the scope and limitations of the SBA Standard Operating Procedure (SOP) 50 10 5(C), Effective Date: October 1, 2010, and 40 CFR § 312.26<sup>5</sup> for an AAI.

Based on information obtained from sources presented in this Report, this RSRA has not identified any concerns associated with the subject property during the records search, and has determined that the subject property is "low risk" for contamination.

The observations and discussions provided in this Report are intended to assist in making a reasonable assessment of risk with respect to potential environmental contamination at this site. The information provided in this Report is based upon a review of documents and information available concerning the subject parcel as presented. Portions of this assessment are based upon information that has been verbally reported by persons claiming to have knowledge of the property. No warranty is made as to the reliability or accuracy of this history, but upon request, this history will be supplemented by investigating beyond the sources identified. If the reader is aware of any actual or alleged inaccuracies or omissions in this Report, please advise Otwell Mawby, P.C. immediately.

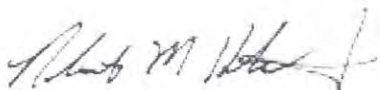
This information is provided in response to a limited scope of investigation and should be used in light of the limited effort expended. The opinions of environmental risk should not be construed as legal advice or financial recommendations. It cannot be stated unequivocally that this RSRA is sufficient to meet the appropriate inquiry standard of law, although the opinions and recommendations of Otwell Mawby, P.C. are the product of a professional evaluation of the property, consistent with existing industry practice in this area.

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

We thank you for the opportunity to provide this environmental report. If you have any questions or concerns, please do not hesitate to contact us at (231) 946-5200.

Very truly yours,

**OTWELL MAWBY, P.C.**



Robert M. Koltuniak, P.E.  
Project Manager



Mark R. Collison, C.E.S.  
Environmental Professional



Enclosures:

Figure 1: Site Location Map

Figure 2: Property Location Map

Table 1: Regulatory Review Summary

Attachment A: Tax Assessment Information

Attachment B: Sanborn Fire Insurance Maps

Attachment C: Historical Aerial Photographs

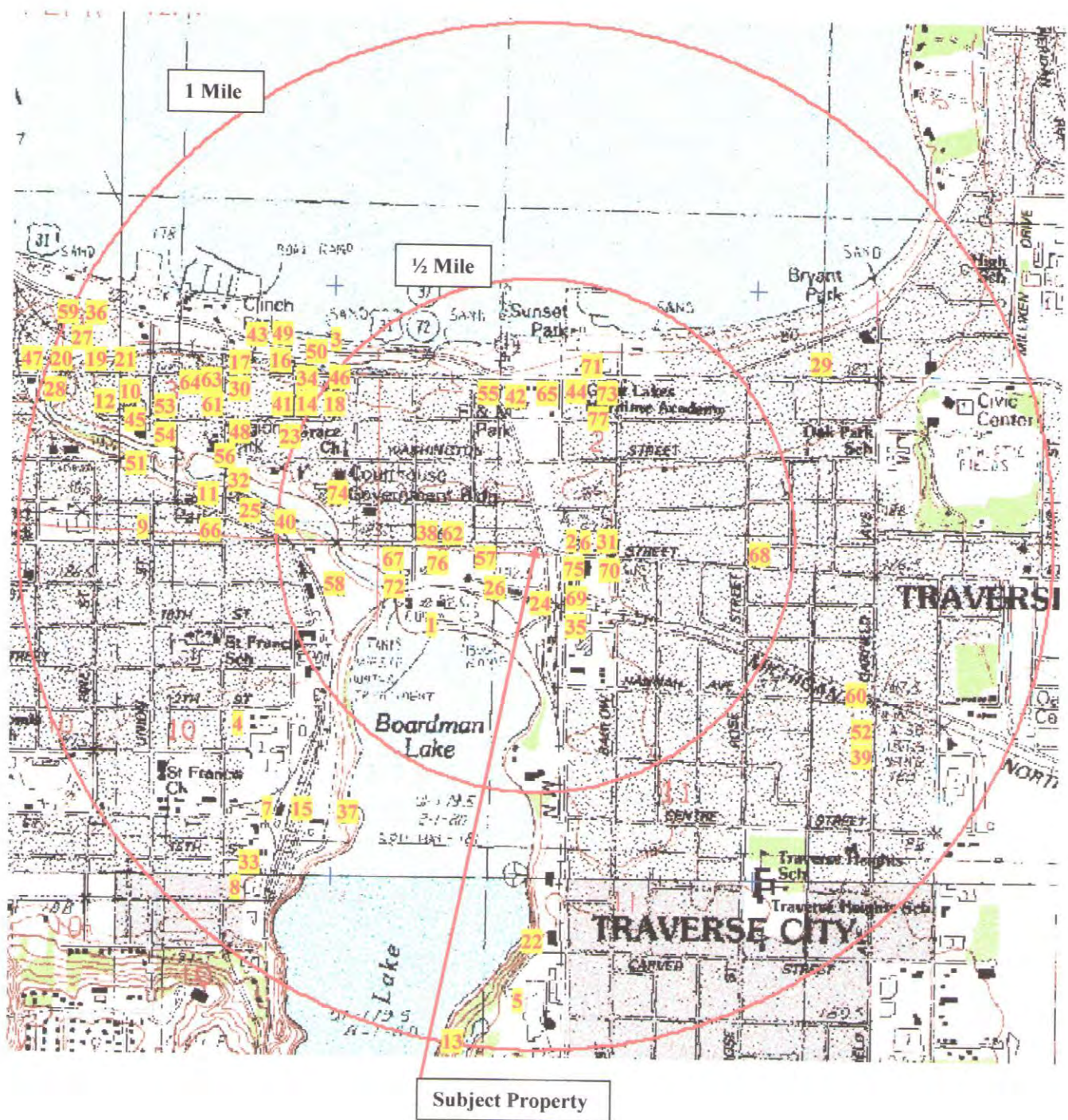
Attachment D: Site Photographs, April 19, 2013 Site Reconnaissance

## **Figures**

**Figure 1 – Site Location Map**

**Figure 2 – Property Location Map**





**Graetz / Residential Property**  
**647 East Eighth Street**  
**Traverse City, Grand Traverse County, Michigan**  
**Environmental Site Assessment**



**Otwell Mawby, PC**  
**Traverse City, Michigan**

**Figure 1:**  
**Site Location Map**  
 Scale: 1 : 24,000  
 Datum: WGS84

**NORTH**

**Project No:**  
**13-070**

**Date:**  
**04/24/13**

**Source:**  
**USGS –**  
**Traverse City,**  
**SE, 7.5 Min.**  
**Quad.**





**Subject Property**

**Graetz / Residential Property**  
**647 East Eighth Street**  
**Traverse City, Grand Traverse County, MI**  
**Environmental Site Assessment**



**Otwell Mawby, PC**  
**Traverse City, Michigan**

**Figure 2:**  
**Parcel Location Map**

**NORTH**

**Project No:**  
**13-070**

**Date:**  
**04/12/13**

**Source:**  
**MSN Microsoft**

## **Table 1**

**Table 1 – Regulatory Review Summary**



**Table 1.**  
**Regulatory Review Summary**

Database Searched	Radius (miles)	No. Found	Site Name / Address / Number Identified	Reference Number
Federal NPL site list	1.0	0		
Federal Delisted NPL Sites (NFRAP)	0.5	0		
Federal CERCLIS list	1.0	0		
Federal CERCLIS NFRAP site list	0.5	0		
Federal RCRA CORRACTS facilities list	1.0	1	Traverse City Waste Water Treatment Plant, 606 Hannah Street Site ID#: FRS 110000733485; ICP MI0027481	1
Federal RCRA non-CORRACTS TSD facilities list	0.5	0		
Federal RCRA generators List	SP & A	1	Butternut Bread Thrift Store (Meach Enterprises North, LLC), 705 East 8 <sup>TH</sup> Street Site ID#: MIK781378369 WDS: 483044	2
Federal institutional control/engineering control registries	SP	0		
Federal ERNS list	SP	0		
State and tribal equivalent NPL (201 sites and BEA sites)				
Part 201 Sites	1.0	19	Front Street Area – Traverse City, Front Street Between Park and Boardman Site ID#: 28000007	3
			Cone Drive Textron, 240 East 12 <sup>TH</sup> Street Site ID#: 28000057	4
			United Technologies Automotive, 1110 Woodmere Ave Site ID#: 28000059	5
			Meach Cleaners, 725 East Eighth Street Site ID#: 28000064	6
			MDOT Boardman Yard, 12 <sup>TH</sup> Street and Boardman Lake Site ID#: 28000071	7
			Stromberg Carlson Products, 225 East 16 <sup>TH</sup> Street Site ID#: 28000072	8
			Randys Olde Towne Shell, 430 Union Street Site ID#: 28000088	9
			Grand Traverse Auto, 124 West Front Street Site ID#: 28000131	10
			Traverse City Iron Works, Lake Street and Cass Street Site ID#: 28000201	11
			One Hour Martinizing, 115 Pine Street Site ID#: 28000207	12
			Woodmere Barrels, Woodmere Ave. and Premier Street Site ID#: 28000210	13
			Park Street Redevelopment, Lots 1,2, 3, W1/2 4, 13, 14, 15, 16 of Block 11 Site ID#: 28000211	14
			14 <sup>TH</sup> Street Extension, 14 <sup>TH</sup> Street Extension to Boardman Lake, City Easement to Lake Site ID#: 28000216	15
			Bridgestone / Firestone Act 381, 251 East Front Street Site ID#: 28000217	16
			201 East Front Street, Same Address Site ID#: 28000238	17
			Progress Cleaners, 329 East State Street Site ID#: 28000337	18
			J and S Hamburg Restaurant, 290 and 302 West Front Street Site ID#: 28000338	19
			Grand Traverse Auto, 305 West Front Street Site ID#: 28000340	20
			Grand Traverse Auto (former Mitsubishi), 145 West Front St. Site ID#: 28000341	21
BEA Sites	1.0	84**	Illinois Tool Works, 1032 Woodmere Avenue (2)**	22
			Former Traverse City Tire, 251 East Front Street (2)**	16
			Park Place Hotel, 300 East State Street (3)**	23



**Table 1.**  
**Regulatory Review Summary**

Database Searched	Radius (miles)	No. Found	Site Name / Address / Number Identified	Reference Number
			Former Stromberg Carlson Building, 225 East Sixteenth Street	8
			Vacant Land, 610 Woodmere Avenue	24
			Traverse City Iron Works Property (Former), Lake and Cass Streets, Lake and Union Streets(3)**	11
			Traverse City Woodworks Property (Former), 120 Lake Avenue (5)**	25
			Depot Property, 522 Railroad Avenue	26
			Grand Traverse Auto Used Car Lot (Frm.), 301 West Front St.	27
			Krouse Tire, Inc., 310 West Front Street	28
			First of America Bank, 1057 East Front Street	29
			Stage Milliken Property, 204 East Front Street	30
			Ridgewood Acceptance Corp., LLC, 747 East Eighth St. (4)**	31
			Independence village at rivers Edge, 315 Cass Street	32
			Boardman West Property, 310 East Fifteenth St. and 550 East Sixteenth Street (2)**	33
			Park Street Redevelopment Area, 302, 308, 314 East Front Street and 115 and 117 Park Street	34
			Former Randys Olde Towne Shell, 430 South Union St. (2)**	9
			City of Traverse City, 631 Woodmere Avenue	35
			Venture Investments, 207 West Grandview Parkway (3)**	36
			Overholt Properties, 1221, 1231, 1241, 1281 Lake Ridge Drive (2)**	37
			Woodland Oil Shop-N-Go, 501 East Eighth Street (2)**	38
			Boardman Lake Easements, 3 Parcels Eastern Most End of 14 Street to West Shore of Boardman Lake, North	15
			Former Universal Car Wash II, 750 South Garfield	39
			Rivers Edge West Units 5, 6, 7, 8, Lake Street (2)**	40
			Northeast Corner of Park Street and East State Street (2)**	41
			Main Street Inn, 618 East Front Street	42
			CSX Railyard Property (Frm.), 911, 919, 999, 1001, 1350 Lake Ridge Drive	37
			Richmond Architects, 230 East Fourteenth Street	43
			Hamlet's Amoco (Former), 802 East Front Street	44
			J and S Hamburg Restaurant, 290 and 302 West Front St. (2)**	19
			Grand Traverse Auto (Former), 124 West Front Street	10
			Kinney's Complete Auto Service, 128 South Union Street	45
			Front Street Property, 340 and 346 East Front Street	46
			Evans Wallpaper and Paint, 336 West Front Street (2)**	47
			Grand Traverse Auto (Former), 305 West Front Street	20
			Cass State Properties, 210, 213, 215 East State Street	48
			Grand Traverse Auto (former Mitsubishi), 145 West Front St.	21
			D.P. Holding Company, LLC, 237 East Front Street	49
			Front Street Property, 336 East Front Street	50
			National Cherry Festival property (Former), 109 Sixth Street	51
			The Other Place Comedy Club, 738 South Garfield Avenue	52
			National Cherry Festival Property (Former), 109 State Street	53
			Meach Cleaners, 725 East Eighth Street	6
			Dornbos Building, 127 South Union Street	54
			Fifth Third Bank, 201 East Front Street (2)**	17
			Auto Owners Life Insurance Company, 600 E. Front St. (2)**	55
			309 Development, LLC, 309 Cass Street	56
			MOL Properties, LLC 642 Railroad Place	57
			Grand Traverse County Land Bank Authority, 8 <sup>TH</sup> to 11 <sup>TH</sup> Street Easements	58
			United Technologies Automotive, 1100 Woodmere Avenue	5
			Traverse City Place-Hotel Indigo, 263, 235, 223 West Grandview Parkway	59
			Sheldon's Body Shop, 1029 Hannah Avenue	60
			IAM Funds, LLC, 133 and 141 West State Street (2)**	61
			Jim Chan, 511 East Eighth Street	62
			IAM Funds, LLC, 116 Cass Street	63

**Table 1.**  
**Regulatory Review Summary**

Database Searched	Radius (miles)	No. Found	Site Name / Address / Number Identified	Reference Number
			IAM Funds, LLC, 156 East Front Street	64
			Dan's Service (TBA Credit Union), 626 and 636 East Front Street	65
			C-Shack Development, LLC, 147 East Eighth Street	66
State and tribal equivalent CERCLIS	0.5	0		
State and tribal landfill /solid waste disposal sites	0.5	0		
State and tribal LUST	0.5	16	Eighth Street Marathon Mini Mart, 501 East 8 <sup>TH</sup> Street Site ID#: 00003504	38
			Hamlet's Amoco, 802 East Front Street Site ID#: 00004964	44
			Ward Eaton, 444 East Eighth Street Site ID#: 00011138	67
			Dan's Service, 636 East Front Street Site ID#: 00011168	65
			Prevos Market, 905 East 8 <sup>TH</sup> Street Site ID#: 00040073	68
			Meach Cleaners, 725 East 8 <sup>TH</sup> street Site ID#: 50000491	6
			No. 1 Cab Company, 747 East 8 <sup>TH</sup> Street Site ID#: 50001477	31
			City of Traverse City, 625 Woodmere Avenue Site ID#: 00004303	69*
			Cole Brothers, Inc., 736 East 8 <sup>TH</sup> Street Site ID#: 00005545	70*
			West Bay Campus, 715 East Front Street Site ID#: 00007922	71*
			Overhead Door Company, 530 Wellington Street Site ID#: 00011362	72*
			Front Street Clark, 732 East Front Street Site ID#: 00012340	73*
			Grand Traverse County, 400 Boardman Avenue Site ID#: 00015453	74*
			Wares Auto Sales, 521 Woodmere Avenue Site ID#: 00034558	75*
			Juniors Discount Tire, 602 East 8 <sup>TH</sup> Street Site ID#: 00036316	76*
			Pennzoil 10 Minute Oil Change, 728 East Front Street Site ID#: 00038799	77*
State and tribal registered USTs	SP & A	1	Former Butternut Bread Thrift Store, 705 East 8 <sup>TH</sup> Street Site ID#: 00042041	2*
State and tribal institutional control/engineering control registries	SP & A	0		
State and tribal voluntary cleanup sites	0.5	0		
State and tribal Brownfield sites	0.5	0		

SP = Subject Property

SP&A = Subject Property and Adjoining

\* = Closed

\*\* - Multiple BEA listings for one site



## **ATTACHMENTS**

**Attachment A Tax Assessment Information**

**Attachment B Sanborn Fire Insurance Maps**

**Attachment C Historical Aerial Photographs**

**Attachment D Site Photographs, April 19, 2013 Site  
Reconnaissance**



**Attachment A**

**Tax Assessment Information**

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
Property Address	Class: 400 RESIDENTIAL	Zoning: C-1	Building Permit(s)	Date	Number	Status			
647 E EIGHTH ST	School: T.C.		OTHER	11/01/1981	81.199	UNINSPECTE			
Owner's Name/Address	P.R.E. 0%								
LEVINE BARRY L & ANN N	MAP #: 0								
4358 BARNES RD	2013 Est TCV 160,850 TCV/TFA: 64.70								
TRAVERSE CITY MI 49684-8620	X Improved Vacant								
Tax Description	Public Improvements	Description	Frontage	Depth	Rate	%Adj.	Reason	Value	
LOTS 24-25, BLOCK 6 HANNAH LAY & CO'S	X	Dirt Road		8250 SqFt	0.00000	100		0	
5TH ADD.	X	Gravel Road							
Comments/Influences	X	Paved Road		1155 SqFt	2.50000	100		2,888	
	X	Storm Sewer						29,900	
	X	Sidewalk						32,788	
	X	Water							
	X	Sewer							
	X	Electric							
	X	Gas							
	X	Curb							
		Street Lights							
		Standard Utilities							
		Underground Utils.							
Topography of Site									
Level									
Rolling									
Low									
High									
Landscaped									
Swamp									
Wooded									
Pond									
Waterfront									
Ravine									
Wetland									
Flood Plain									
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
CI	06/15/1990	INSPECTED	2013	16,400	64,000	80,400			72,441C
			2012	16,400	62,000	78,400			70,744C
			2011	17,000	70,400	87,400			68,885C
			2010	17,000	77,600	94,600			67,734C

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of Grand Traverse, Michigan

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home	Eavestrough		X	Gas	Oil	Appliance Allow.	Interior 1 Story		Area Type		Year Built:	
	Town Home	X Insulation			Wood	Coal	Cook Top	Interior 2 Story		12 CCP (1 Story)		Car Capacity:	
	Duplex	0 Front Overhang					Dishwasher	2nd/Same Stack		40 CPP		Class: C	
	A-Frame	0 Other Overhang		X	Forced Air w/o Ducts		Garbage Disposal	Two Sided				Exterior: Siding	
		(4) Interior			Forced Air w/ Ducts		Bath Heater	Exterior 1 Story				Brick Ven.: 0	
X	Wood Frame	Drywall X Plaster			Electric Baseboard		Vent Fan	Exterior 2 Story				Stone Ven.: 0	
		Paneled			Elec. Ceil. Radiant		Hot Tub	Prefab 1 Story				Common Wall: 1 Wall	
	Building Style: MULTIPLE	Trim & Decoration			Radiant (in-floor)		Unvented Hood	Heat Circulator				Foundation: 18 Inch	
	Yr Built 1895	Ex X Ord Min			Electric Wall Heat		Vented Hood	Raised Hearth				Finished ?	
	Condition for Age: Average	Size of Closets			Space Heater		Intercom	Wood Stove				Auto. Doors: 0	
		Lg X Ord Small			Wall/Floor Furnace		Jacuzzi Tub	Direct-Vented Ga				Mech. Doors: 0	
		Doors Solid X H.C.			Forced Heat & Cool		Oven	Class: C + 5				Area: 806	
	Room List	(5) Floors			Heat Pump		Microwave	Effec. Age: 35				% Good: 0	
	1 Basement	Kitchen: Linoleum			No Heating/Cooling		Standard Range	Floor Area: 2486				Storage Area: 0	
	5 1st Floor	Other: Linoleum			Central Air		Self Clean Range	Total Base Cost: 159,519				No Conc. Floor: 0	
	6 2nd Floor	Other: Carpeted			Wood Furnace		Sauna	Total Base New: 193,018				Bsmnt Garage:	
	Bedrooms				(12) Electric		Trash Compactor	Total Depr Cost: 125,461				Carport Area:	
					0 Amps Service		Central Vacuum	Estimated T.C.V: 125,461				Roof:	
(6) Ceilings				No./Qual. of Fixtures				(Heating system cost adjusted in area(s): 5)					
X Plaster				Ex. X Ord. Min				Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost					
				No. of Elec. Outlets				2 Story Siding Basement 105.87 0.00 0.00 626 66,275					
				Many X Ave. Few				1.75 Story Siding Basement 97.20 0.00 0.00 672 65,318					
				(13) Plumbing				1.25 Story Siding Basement 77.01 0.00 0.00 24 1,848					
X	Asbestos	(7) Excavation						1 Story Siding Basement 66.97 0.00 0.00 14 938					
X	Insulation	Basement: 1336 S.F.						1 Story Siding Slab 66.97 -11.60 -4.15 20 1,024					
				Average Fixture(s)				Other Additions/Adjustments Rate					
				4 3 Fixture Bath				(13) Plumbing 2400.00 3 7,200					
X	Many Avg. X Small	Crawl: 0 S.F.						(14) Water/Sewer 1162.00 1 1,162					
		Slab: 20 S.F.						(14) Water/Sewer 1162.00 1 1,162					
		Height to Joists: 0.0						(15) Built-Ins & Fireplaces 215.00 4 860					
		(8) Basement						(15) Built-Ins & Fireplaces 195.00 4 780					
X	Wood Sash	Conc. Block						(16) Porches 73.45 12 881					
	Metal Sash	Poured Conc.						(16) Porches 22.91 40 916					
	Vinyl Sash	Stone						(17) Garages					
	Double Hung	Treated Wood						Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
	Horiz. Slide	X Concrete Floor						Base Cost 15.11 806 12,179					
	Casement	(9) Basement Finish						Common Wall: 1 Wall -1025.00 1 -1,025					
	Double Glass	Recreation SF						Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 125,461					
	Patio Doors	Living SF						ECF (4040 HIGH TRAFFIC) 1.000 => TCV of Bldg: 1 = 125,461					
X	Storms & Screens	Walkout Doors											
		No Floor SF											
(3) Roof													
X	Gable	(10) Floor Support											
	Hip	Joists:											
	Flat	Unsupported Len:											
X	Asphalt Shingle	Cntr.Sup:											
				Lump Sum Items:									
Chimney: Brick													

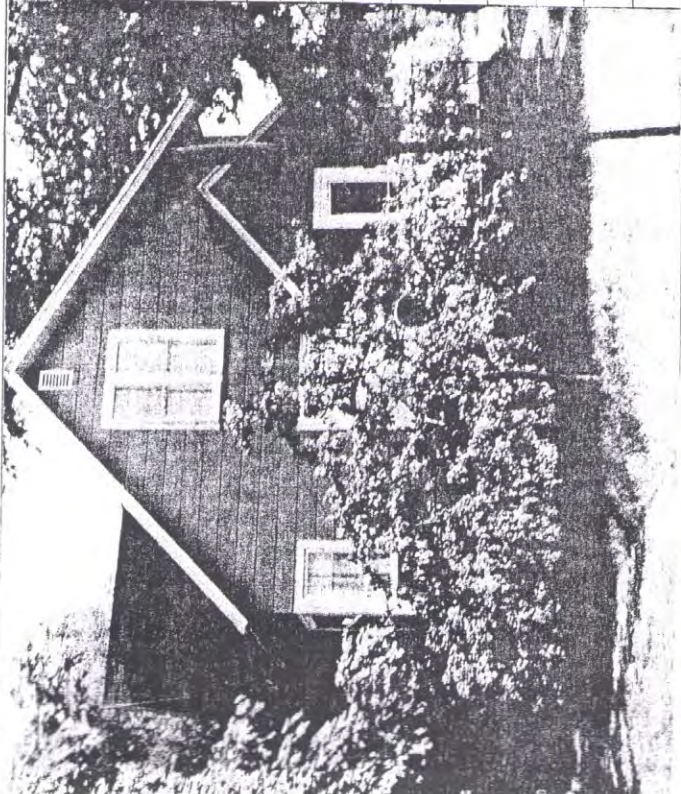



HOPKINS-GRACE M

647 E 8TH ST  
TRAVERSE CITY

MI 49684

MAIL GRACE M-HOPKINS  
TO: 647 E-8TH ST  
TRAVERSE CITY MI 49684

Date of Transfer 9/1/19	Grantor's Name BERRY, ANN LEVINE	Address 532 5TH ST	Revenue Stamp 9	Verified Sale Price 1
2705 L:259 P:259 500 sq ft, 28' x 22'				
LOTS 24-25, BLOCK 6 HANNAH LAY & CO'S 5TH ADD.				
				
				
IMPROVEMENTS				
Dirt	Level	LAND		
Gravel	Rolling			
Paved	Low			
Curb	High			
Sidewalk	Landscaped			
Water	Swamp			
Sewer				
Electric				
Gas				
Person Interviewed				
Examined By				
Date				
PROPERTY TYPE				
Residential	Acreage			
Resort	Platted			
Suburban	Improved			
	Vacant			
Map No.				
Book No.				
Page No.				
Parcel Code No.				
Property Address				
Building or Alteration Permit				
Date				
Amount				
LAND VALUE PLUS IMPROVEMENTS COMPUTATION				
Lot Size	Dept. Factor	Equivalent Frontage	Rate	True Cash Value
618' x 15'	10.5	14.92	500	42,440
			700	47,540
			750	46,440
LAND IMPROVEMENT				
Well		Value New	% Cond.	\$
Septic Systems				
Paved Drive		130		
Fence				
Landscaping				
TOTAL LAND PLUS IMPROVEMENTS \$				
TOTAL BUILDINGS 34,400 35,450				
TOTAL TRUE CASH VALUE 45,813 46,990				
Year	Assessed Valuation	Board of Review	Tax Commission	
73	\$ 11200		\$	
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TYPE	4. EXTERIOR	5. FLOORS	6. PORCHES	7. GARAGE	8. BATHS	9. KITCHEN	10. LIVING ROOM	11. BED ROOMS	12. BATHS	13. CLOSET	14. HALL	15. STAIRS	16. PORCHES	17. GARAGE	18. OTHER	19. TOTAL	20. DEPR. VALUE	21. DEPR. & OBSOL. % GOOD	22. BASE VALUE	23. UNIT COST	24. SQUARE FEET	25. ITEM OR NO. STORIES
1. EXTERIOR	Type: <input checked="" type="checkbox"/> Frame <input type="checkbox"/> Masonry Foundation: <input checked="" type="checkbox"/> Full <input type="checkbox"/> Partial Siding: <input checked="" type="checkbox"/> Siding <input type="checkbox"/> Other Windows: <input checked="" type="checkbox"/> Double <input type="checkbox"/> Single Doors: <input checked="" type="checkbox"/> Solid <input type="checkbox"/> Screen Porches: <input checked="" type="checkbox"/> Full <input type="checkbox"/> Partial Garages: <input checked="" type="checkbox"/> Attached <input type="checkbox"/> Detached Other: <input type="checkbox"/>	No. of Baths: <input checked="" type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 Cer. Tile Walls: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Cer. Tile Floor: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Plastic Tile Walls: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Extra Stool: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Extra Wash Bowl: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Water Heater: <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Elec. <input type="checkbox"/> Well <input type="checkbox"/> Septic Tank 14. (See front of record card)	Oven: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Range: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Disposal: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Hood & Fan: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Dishwasher: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Refrigerator: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Freezer: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Water Softener: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Fireplace: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Vanities: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Cupboard Length: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Cupboard Quality: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	16. PORCHES Wide: <input checked="" type="checkbox"/> 4' <input type="checkbox"/> 6' <input type="checkbox"/> 8' <input type="checkbox"/> 10' <input type="checkbox"/> 12' <input type="checkbox"/> 14' <input type="checkbox"/> 16' <input type="checkbox"/> 18' <input type="checkbox"/> 20' <input type="checkbox"/> 22' <input type="checkbox"/> 24' <input type="checkbox"/> 26' <input type="checkbox"/> 28' <input type="checkbox"/> 30' <input type="checkbox"/> 32' <input type="checkbox"/> 34' <input type="checkbox"/> 36' <input type="checkbox"/> 38' <input type="checkbox"/> 40' <input type="checkbox"/> 42' <input type="checkbox"/> 44' <input type="checkbox"/> 46' <input type="checkbox"/> 48' <input type="checkbox"/> 50' <input type="checkbox"/> 52' <input type="checkbox"/> 54' <input type="checkbox"/> 56' <input type="checkbox"/> 58' <input type="checkbox"/> 60' <input type="checkbox"/> 62' <input type="checkbox"/> 64' <input type="checkbox"/> 66' <input type="checkbox"/> 68' <input 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634-049

647 E 8th

Total Depr. Value \$	
Cost Mod. E.C.F.	
_____ X _____	
True Cash Value \$	

17,729

29,549

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5/13

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2000-00-00

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Forced Warm  
AIR CONDITIONING

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	Front
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Mec. Fixtures:			
Ord.		Min.	
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12. ELECTR	Amps S	No. & Qual.	Ex.	No. Electric	Many
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Angles					

Leaves from	
Chimney Top	
Brick	
Stone	
Asphalt Shingles	

Barry Levine 90

Aug 80

WARRANTY DEED

1435 621 dmt

The Grantors, Calvin C. Hopkins and Mary M. Hopkins, Husband and Wife whose address is 436 Van Allen S.E., Wyoming, Michigan 49548,

CONVEY AND WARRANT to Grantees, Barry L. Levine and Ann N. Levine, Husband and Wife (the "Buyers") whose address is 529 Washington, Traverse City, Michigan 49684

the following described premises situated in the City of Traverse City, County of Grand Traverse, and State of Michigan, described as:

Lots 24 & 25, Block 6 Hannah Lay and Company's 5th Addition  
commonly known as 647 E. Eighth Street,  
together with all easements and rights benefiting the premises, whether or not such easements and rights are of record,  
for the sum of Eighty Eight Thousand Dollars (\$88,000.00)

SUBJECT TO easements and building and use restrictions of record.

This Deed is given in satisfaction of a Land Contract between the parties dated September 19, 1991, and is subject to any restrictions or encumbrances placed upon the property by the Grantees subsequent to the date of the Land Contract.

Dated this 19th day of September, 1991.

Signed in presence of:

Laurie J. Stricker  
Laurie J. Stricker  
Ruth Ann Liebziet  
Ruth Ann Liebziet

Signed by:

Calvin C. Hopkins  
Calvin C. Hopkins  
Mary M. Hopkins  
Mary M. Hopkins

STATE OF MICHIGAN  
COUNTY OF Grand Traverse

RECORDED  
SEP 26 2000

Acknowledged before me in Grand Traverse County, Michigan, on September 19, 1991, by Calvin C. Hopkins & Mary M. Hopkins, Grantors.

BY: \_\_\_\_\_

Laurie J. Stricker  
Laurie J. Stricker  
My commission expires: 11/14/92 Notary Public

STATE OF MICHIGAN  
GRAND TRAVERSE  
20 SEP 2000  
33  
REAL ESTATE  
TRANSFER TAX  
\$ 96.80-CO  
\$ 0.00-ST  
#100023634

STATE OF MICHIGAN  
GRAND TRAVERSE COUNTY  
RECORDED

20 SEP 2000 4:43 PM

KARON ANDERSON  
REGISTER OF DEEDS

Parcel # 1435-621-00  
STATE OF MICHIGAN, County of Grand Traverse, at Traverse City  
certify that there are no Tax (rents or Tithes) held by the State of any individual against the within description, and all taxes on same are paid for five years previous to the date of this instrument as appearing by the records in my office. This does not cover taxes in the process of collection by Township, City or Village  
Grand Traverse County, Treasurer

When Recorded Return To: <b>BARRY L. LEVINE</b> ATTORNEY AT LAW P.O. BOX 935 TRAVERSE CITY, MI 49685-0935	Send Subsequent Tax Bills To: <b>BARRY L. LEVINE</b> ATTORNEY AT LAW P.O. BOX 935 TRAVERSE CITY, MI 49685-0935	Drafted By: Barry L. Levine ROSI, OLSON & LEVINE, P.C. P. O. Box 1826 Traverse City, MI 49685-1826 Telephone: (616) 946-0044
---	--	---

Recording Fee: \$7.00 Survey & Remonumentation Fee: \$2.00 Tax Certification: \$1.00 Transfer Tax: \$

1435-621





This map is based on digital databases prepared by Grand Traverse County. Grand Traverse County does not warrant, expressly or impliedly, or accept any responsibility for any errors, omissions, or that the information contained in the map or the digital databases is currently or positionally accurate.



51-634-049-00

**PROPERTY INFORMATION**

PIN: 51-634-049-00  
 Site Address 647 E EIGHTH ST  
 TRAVERSE CITY, MI 49686  
 School District 28010  
 App. Acreage 0.22

**ASSESSMENT INFORMATION**

Current Assessment \$78,400  
 Previous Assessment \$87,400  
 Equalized Value \$78,400  
 Taxable Value \$70,744  
 Previous Year's Taxes \$3,725  
 Class (Previous/Current) 401 / 401

**OWNER INFORMATION**

Owner Name LEVINE BARRY L & ANN N  
 Owner Address 4358 BARNES RD  
 TRAVERSE CITY MI 49684-8620

**P.R.E./QUALIFIED AG. INFORMATION**

P.R.E. / Q.A. Portion 0%  
 P.R.E. / Q.A. Date 01/01/1900

**TAXPAYER INFORMATION**

Taxpayer Name  
 Taxpayer Address

**TRANSFER INFORMATION**

Instrument ID 859/057  
 Instrument Type  
 Instrument Date  
 Instrument Amount \$0

**TAX DESCRIPTION**

LOTS 24-25, BLOCK 6 HANNAH LAY & CO'S 5TH ADD.

END





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51-634-049-00

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 Instrument Type  
 Instrument Date  
 Instrument Amount \$0

**TAX DESCRIPTION**

LOTS 24-25, BLOCK 6 HANNAH LAY & CO'S 5TH ADD.

END

PIN	51-634-049-00
OWNER	LEVINE BARRY L & ANN N
SITUS	647 E EIGHTH ST TRAVERSE CITY, MI 49686
OWNER MAILING	4358 BARNES RD TRAVERSE CITY, MI 49684-8620
TAX BILL RECIPIENT	4358 BARNES RD TRAVERSE CITY, MI 49684-8620
AREA	0.23 ACRES
CLASS	401
PREVIOUS ASMNT	\$87,400
CURRENT ASMNT	\$78,400
SEV	\$78,400
TAXABLE VALUE	\$70,744
P.R.E. DATE	01/01/00
P.R.E.	0%
TAX DESCRIPTION	LOTS 24-25, BLOCK 6 HANNAH LAY & CO'S 5TH ADD.
VOTERS PRECINCT	TC8
PRECINCT LOCATION	GT COUNTY CIVIC CENTER
SCHOOL DISTRICT	TRAVERSE CITY AREA PUBLIC SCHOOLS
ELEMENTARY SCHOOL	EASTERN ELEMENTARY SCHOOL
MIDDLE SCHOOL	TRAVERSE CITY EAST MIDDLE SCHOOL
HIGH SCHOOL	TRAVERSE CITY CENTRAL SENIOR HIGH
CITY	TRAVERSE CITY
TOWN / RANGE / SECTION	27N / 11W / 02
LONGITUDE/LATITUDE	44° 45' 35.0996" / -85° 36' 31.2566"
GTC-BOC (District 1)	DR DAN LATHROP
MI-HOUSE 104TH DIST	WAYNE SCHMIDT
MI-SENATE 37TH DIST	HOWARD WALKER
US-HOUSE MI-4TH DIST	DAN BENISHEK
US-SENATE (Senior)	CARL LEVIN
US-SENATE (Junior)	DEBBIE STABENOW

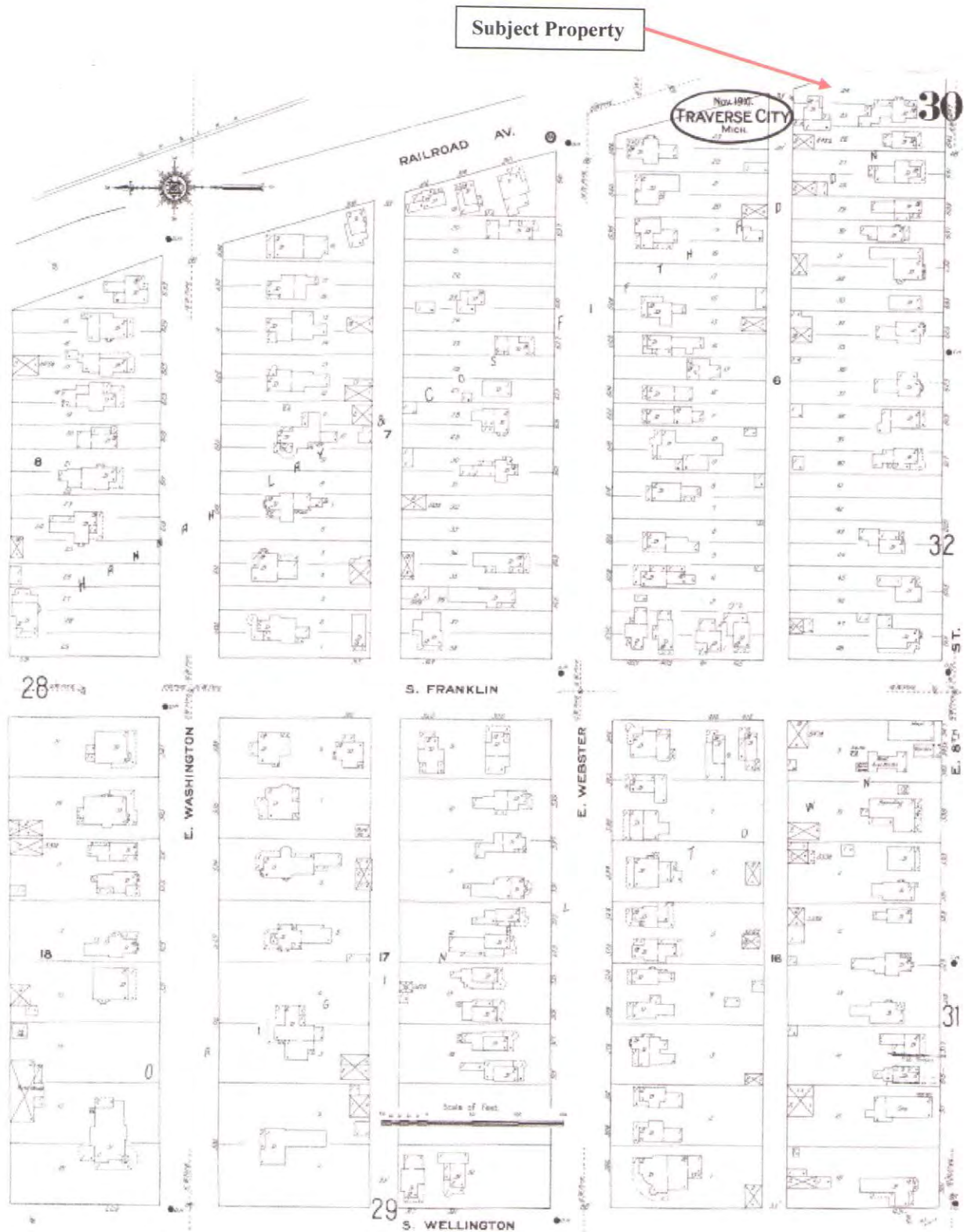




**Attachment B**

**Sanborn Fire Insurance Maps**





**Graetz / Residential Property**  
**647 East Eighth Street**  
**Traverse City, Grand Traverse County, Michigan**  
**Environmental Site Assessment**



**Otwell Mawby, PC**  
**Traverse City, Michigan**

**1910 Sanborn Map**

**NORTH**


**Project No:**  
**13-070**

**Date:**  
**4/12/13**

**Source:**  
**EDR, Inc.**

Subject Property



<b>Graetz / Residential Property</b> <b>647 East Eighth Street</b> <b>Traverse City, Grand Traverse County, Michigan</b> <b>Environmental Site Assessment</b>		<b>1920 Sanborn Map</b>		
 <b>Otwell Mawby, PC</b> <b>Traverse City, Michigan</b>		<b>Project No:</b> <b>13-070</b>	<b>Date:</b> <b>4/12/13</b>	<b>Source:</b> <b>EDR, Inc.</b>



Subject Property



**Graetz / Residential Property**  
**647 East Eighth Street**  
**Traverse City, Grand Traverse County, Michigan**  
**Environmental Site Assessment**



**Otwell Mawby, PC**  
**Traverse City, Michigan**

**1929 Sanborn Map**

**NORTH**

**Project No:**  
**13-070**

**Date:**  
**4/12/13**

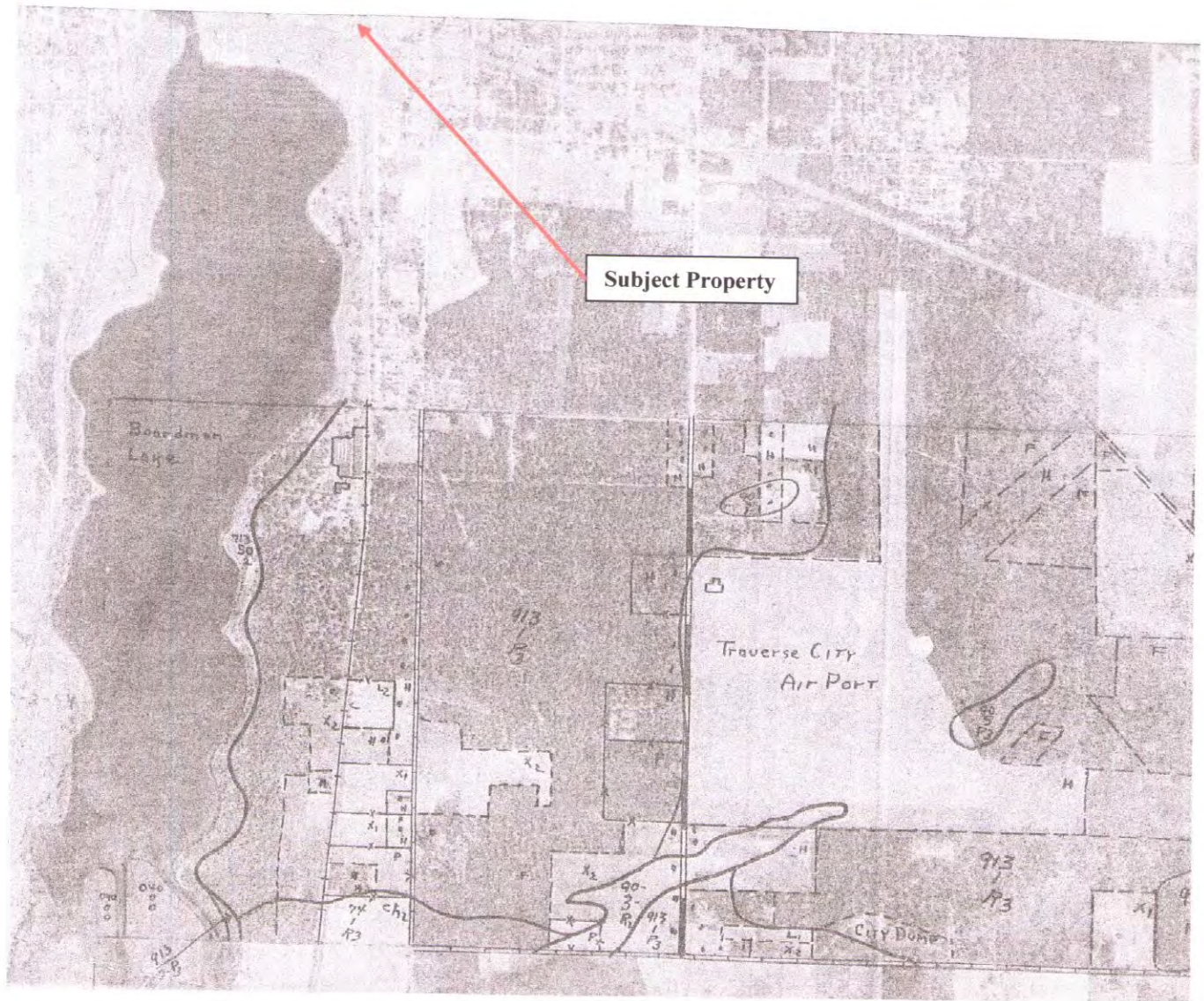
**Source:**  
**EDR, Inc.**





## **Attachment C**

### **Historical Aerial Photographs**






<b>Graetz / Residential Property</b> <b>647 East Eighth Street</b> <b>Traverse City, Grand Traverse County, Michigan</b> <b>Environmental Site Assessment</b>	<b>1938 Aerial Photograph</b> <div data-bbox="1393 1717 1539 1835">   <b>NORTH</b> </div>		
 <b>Otwell Mawby, PC</b> <b>Traverse City, Michigan</b>	<b>Project No:</b> <b>13-070</b>	<b>Date:</b> <b>04/12/13</b>	<b>Source:</b> <b>SCS</b>





<b>Graetz / Residential Property</b> <b>647 East Eighth Street</b> <b>Traverse City, Grand Traverse County, Michigan</b> <b>Environmental Site Assessment</b>		<b>1953 Aerial Photograph</b>		
 <b>Otwell Mawby, PC</b> <b>Traverse City, Michigan</b>		<b>Project No:</b> <b>13-070</b>	<b>Date:</b> <b>04/12/13</b>	<b>Source:</b> <b>EarthExplorer</b>

**NORTH**



Subject Property



**Graetz / Residential Property**  
**647 East Eighth Street**  
**Traverse City, Grand Traverse County, Michigan**  
**Environmental Site Assessment**



**Otwell Mawby, PC**  
**Traverse City, Michigan**

**1964 Aerial Photograph**

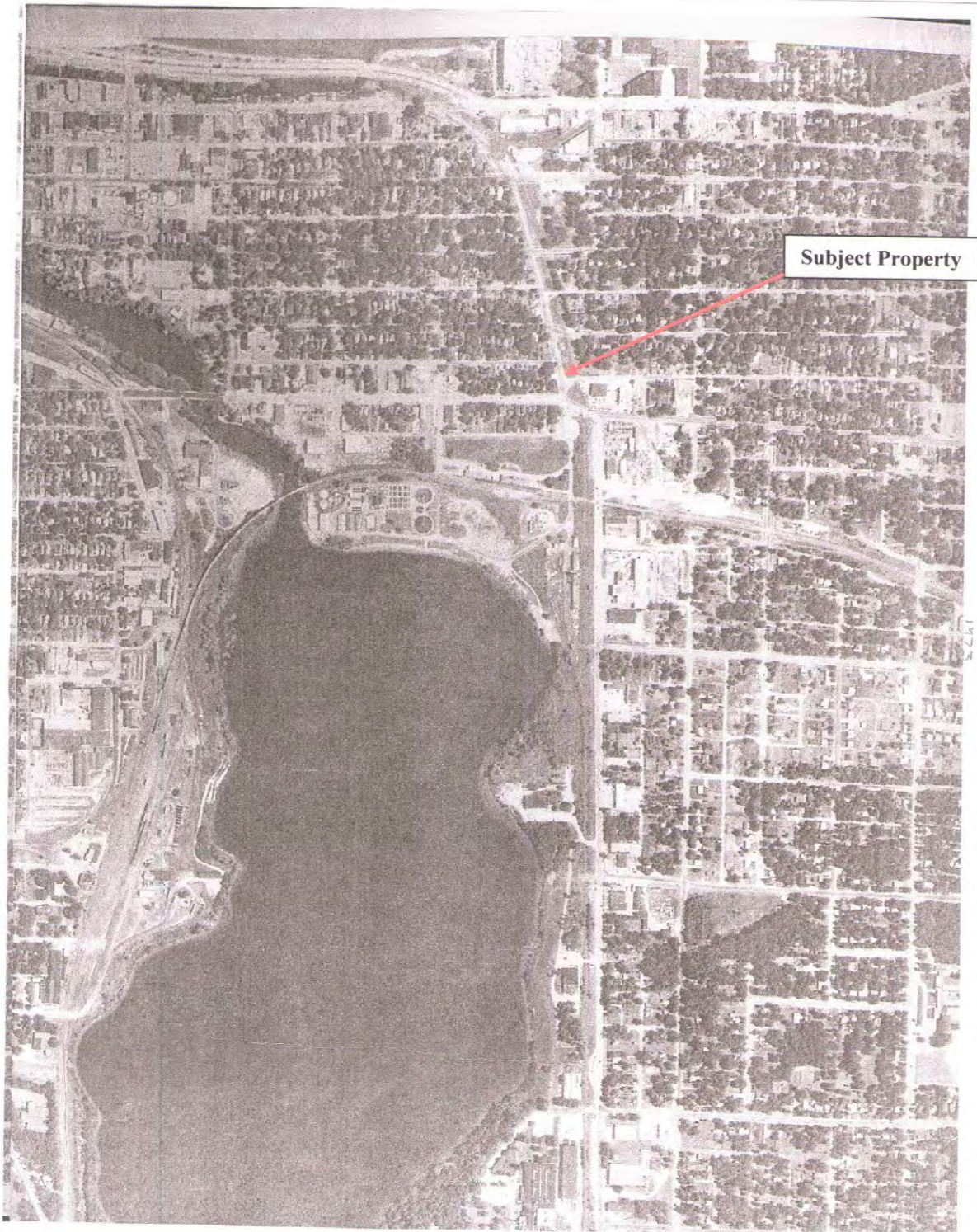
**NORTH**

**Project No:**  
**13-070**

**Date:**  
**04/12/13**

**Source:**  
**SCS**



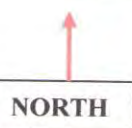


**Graetz / Residential Property**  
**647 East Eighth Street**  
**Traverse City, Grand Traverse County, Michigan**  
**Environmental Site Assessment**



**Otwell Mawby, PC**  
**Traverse City, Michigan**

**1973 Aerial Photograph**

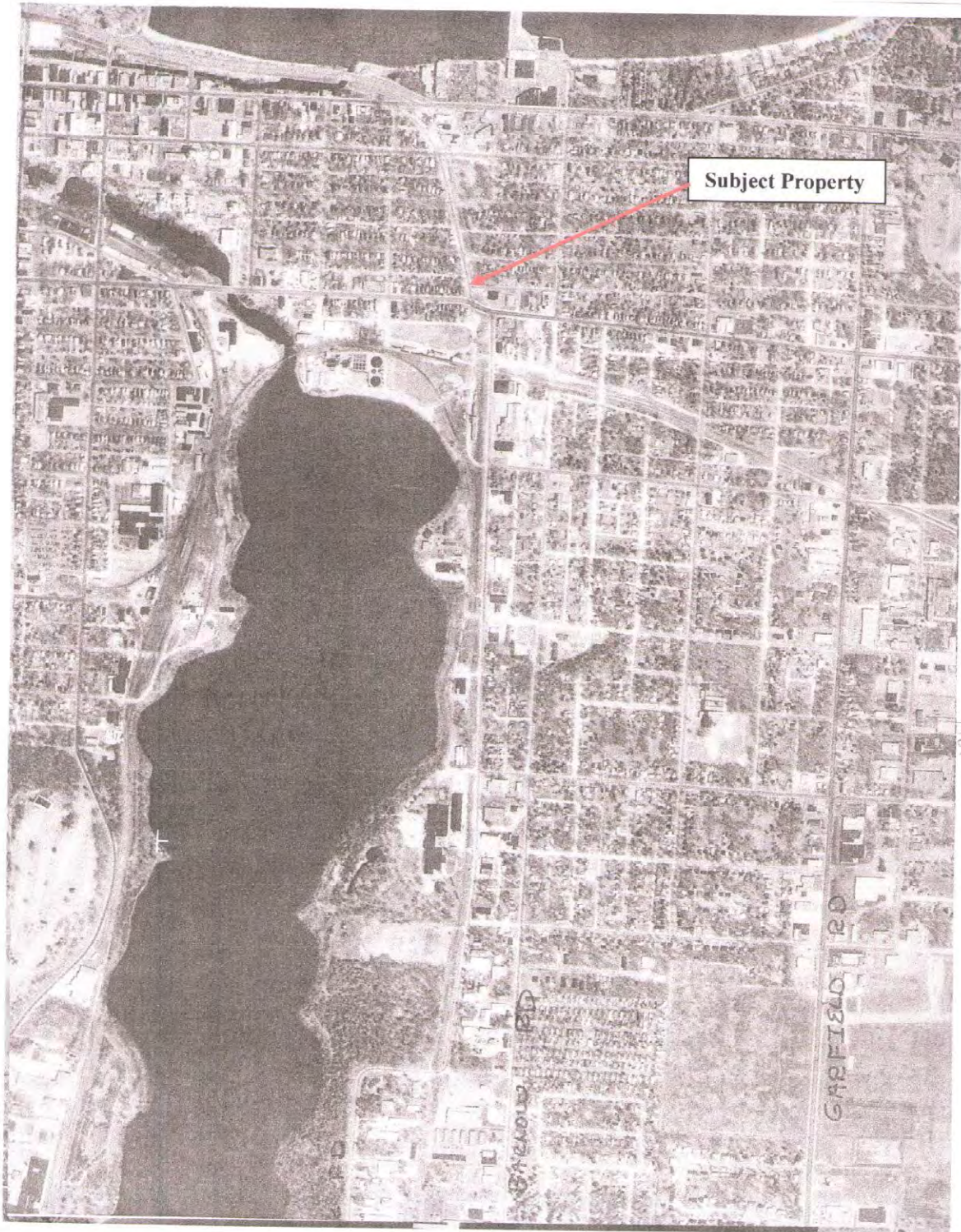


**Project No:**  
**13-070**

**Date:**  
**04/12/13**

**Source:**  
**USDA**





**Graetz / Residential Property**  
**647 East Eighth Street**  
**Traverse City, Grand Traverse County, Michigan**  
**Environmental Site Assessment**



**Otwell Mawby, PC**  
**Traverse City, Michigan**

**1981 Aerial Photograph**

**NORTH**

**Project No:**  
**13-070**

**Date:**  
**04/12/13**

**Source:**  
**USDA**



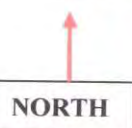


**Graetz / Residential Property**  
**647 East Eighth Street**  
**Traverse City, Grand Traverse County, Michigan**  
**Environmental Site Assessment**



**Otwell Mawby, PC**  
**Traverse City, Michigan**

**1994 Aerial Photograph**



**Project No:**  
**13-070**

**Date:**  
**04/12/13**

**Source:**  
**USDA**



USGS Traverse City, Michigan, United States 27 Apr 1998



Graetz / Residential Property  
647 East Eighth Street  
Traverse City, Grand Traverse County, Michigan  
Environmental Site Assessment



Otwell Mawby, PC  
Traverse City, Michigan

1998 Aerial Photograph

NORTH



Project No:  
13-070

Date:  
04/12/13

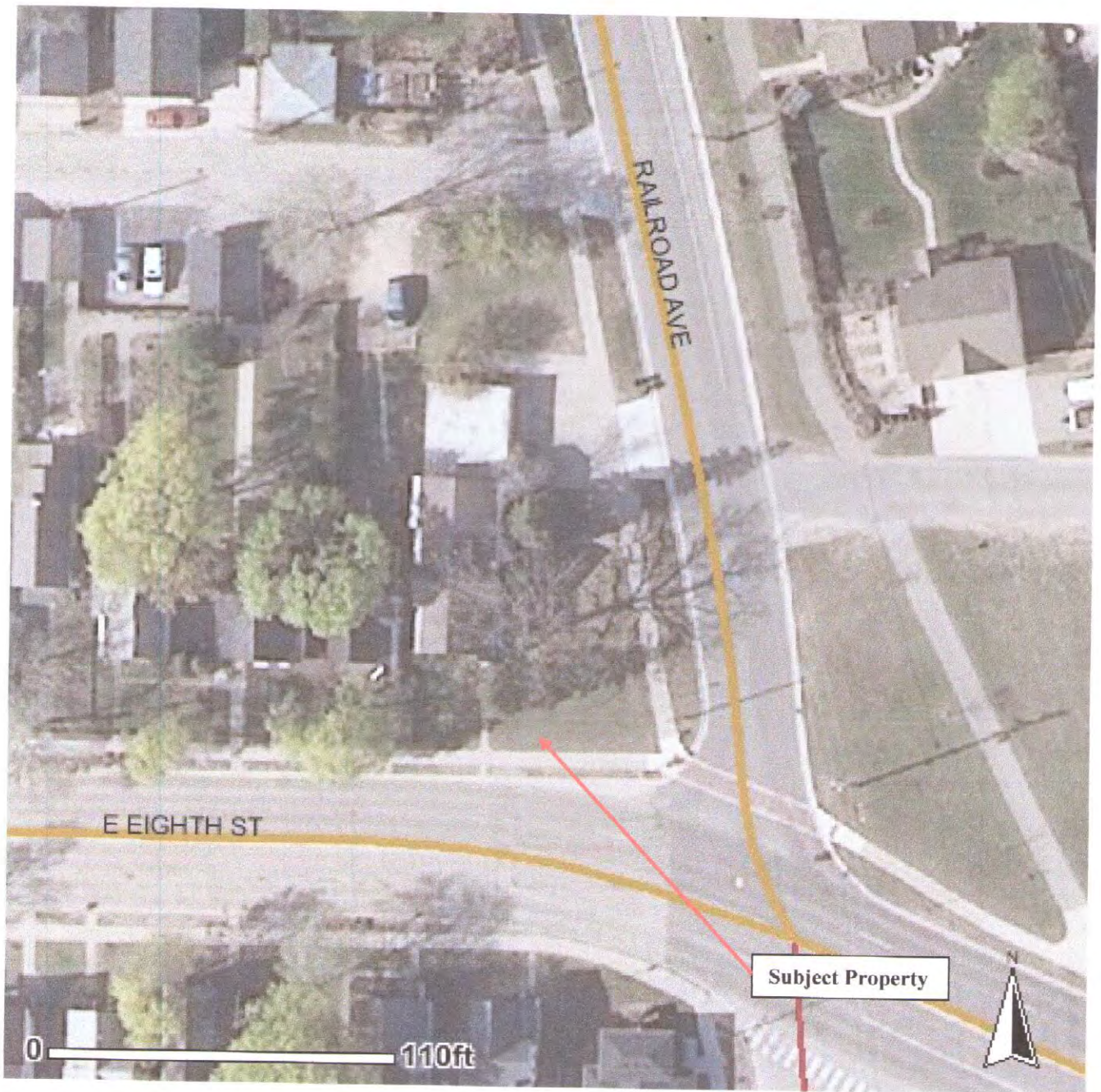
Source:  
MSRMaps






<b>Graetz / Residential Property</b> 647 East Eighth Street Traverse City, Grand Traverse County, Michigan Environmental Site Assessment	2006 Aerial Photograph <div data-bbox="1390 1692 1536 1808">   <b>NORTH</b> </div>		
 <b>Otwell Mawby, PC</b> Traverse City, Michigan	<b>Project No:</b> 13-070	<b>Date:</b> 04/12/13	<b>Source:</b> Grand Traverse Cty.





<b>Graetz / Residential Property</b> <b>647 East Eighth Street</b> <b>Traverse City, Grand Traverse County, Michigan</b> <b>Environmental Site Assessment</b>		<b>2010 Aerial Photograph</b>		
 <b>Otwell Mawby, PC</b> <b>Traverse City, Michigan</b>		<b>Project No:</b> <b>13-070</b>	<b>Date:</b> <b>04/12/13</b>	<b>Source:</b> <b>Grand</b> <b>Traverse Cty.</b>



## **Attachment D**

**Site Photographs, April 19, 2013 Site Reconnaissance**






1. Photograph depicting the fuel oil AST located in the basement of the residence.



2. Photograph depicting the exterior of the residence in the vicinity of the fuel oil AST.

Graetz / Residential Property 647 East Eighth Street Traverse City, Grand Traverse County, Michigan Environmental Site Assessment		<b>Site Photographs:</b> April 19, 2013	
 <b>Otwell Mawby, P.C.</b> <b>Traverse City, Michigan</b>		<b>Date:</b> 04/24/13	<b>Job Number:</b> 13-070
		<b>Taken By:</b> Mr. Collison, C.E.S.	





**Otwell Mawby, P.C.**  
**Consulting Engineers**

July 11, 2013

Ms. Debra Graetz  
Graetz Properties, LLC  
644 Webster Street  
Traverse City, Michigan 49686

**RE: ASBESTOS CONTAINING MATERIALS INSPECTION REPORT  
ASBESTOS BUILDING MATERIAL INSPECTION  
RESIDENTIAL PROPERTY  
647 EAST EIGHTH STREET  
TRAVERSE CITY, MICHIGAN**

Dear Ms. Graetz:

Otwell Mawby, P.C. (Otwell Mawby) has completed an inspection of the former residential apartment building located at 647 E. Eighth Street in Traverse City, Michigan. The inspection was conducted to evaluate the building for the presence of asbestos containing building materials (ACBM). The inspection was conducted on July 5 and 11, 2013 and entailed the entire structure and attached garage. The scope of the inspection included an evaluation of accessible suspect ACBMs located on the interior and exterior of the building structure utilizing destructive sampling techniques. This letter presents the findings of the ACBM inspection and serves as the Asbestos Inspection Report for the referenced facility.

**Collection Protocol**

Building materials suspected to contain asbestos were divided into 42 homogeneous areas (consistent material types (HA)). A total of fifty-one (51) samples were then collected of these materials in accordance with United States Environmental Protection Agency (USEPA) and Occupational Safety and Health Administration (OSHA) standards. More than one sample was collected from some of the HAs in accordance with sampling protocol.

The materials consisted of window glazing, transite siding, felt, drywall, wall/ceiling insulation, drop-in ceiling panels, ceiling tiles, stair treads, plaster, duct insulation, cloth pipe wrap, linoleums, floor tiles, flooring mastics, roof shingles, roof coating, and built-up asphalt roofing materials. The sample descriptions can be found on the attached Bulk Asbestos laboratory report.

**Analytical Protocol**

The bulk samples collected during the inspection were analyzed by Environmental Enterprise Group (EEG) of Russellville, Arkansas using Polarized Light Microscopy

(PLM). EEG is accredited by the National Voluntary Laboratory Accreditation Program (NVLAP) for the analysis of asbestos in bulk samples using PLM (NVLAP Lab Code 101587-0). The laboratory was instructed to stop at the first sample determined to be positive for asbestos content from each respective HA. Per USEPA protocol, a positive finding of asbestos in a sample from an individual HA **indicates the entire HA is positive for asbestos content**. The EEG Bulk Asbestos Report is attached for reference.

### **Summary of Analytical Results**

Of the 42 homogeneous areas sampled, thirteen (13) tested positive for asbestos content and are thus defined as ACBM. Descriptions of the ACBM, locations, and approximate quantities are provided on the following table.

<b>Location</b>	<b>Asbestos Containing Material</b>	<b>Approximate Quantity</b>
Exterior	Transite Siding	4,330 Square Feet
Exterior	Window Glazing	44 Old Wood Windows, 23 Wood Storm Windows Total 34 Square Feet of Glazing
Garage Roof	Silver Roof Coating	1,225 Square Feet
Unit A, Dining Room	Drop in Ceiling Panels	256 Square Feet
Unit A, Living Room	Drop in Ceiling Panels	360 Square Feet
Unit A, Kitchen	Linoleum (bottom layer under sub-floor)	72 Square Feet
Unit B, Kitchen & Closet	Linoleum (bottom layer under sub-floor)	141 Square Feet
Front Stairs under Vinyl Stair Treads	Mastic	36 Square Feet
Unit D, Bedroom & Closet	Floor Tiles & Floor Tile Mastic	234 Square Feet



<b>Location</b>	<b>Asbestos Containing Material</b>	<b>Approximate Quantity</b>
Unit D, Living Room (under wood sub-floor)	Floor Tiles & Floor Tile Mastic	196 Square Feet
Unit D, Kitchen (under wood sub-floor)	Floor Tiles & Floor Tile Mastic	110 Square Feet
Unit D, Bathroom (under wood sub-floor)	Floor Tiles & Floor Tile Mastic	72 Square Feet
Unit D, Living Room	Linoleum	196 Square Feet
Front Stairwell Walls-Ceiling	Drywall Mud	65 Square Feet*
Unit A, Living Room Walls	Drywall Mud	142 Square Feet*
Unit A, Entry and Closet Walls-Ceilings	Drywall Mud	35 Square Feet*
Unit A, Dining Room Walls	Drywall Mud	79 Square Feet*
Unit A, Kitchen Walls	Drywall Mud	84 Square Feet*
Unit A, Bath Walls	Drywall Mud	60 Square Feet*

Location	Asbestos Containing Material	Approximate Quantity
Unit B, Living Room Walls-Ceiling	Drywall Mud	112 Square Feet*
Unit B, Bath Walls-Ceiling	Drywall Mud	40 Square Feet*
Unit B, Bedroom Walls-Ceiling	Drywall Mud	90 Square Feet*
Unit D, Kitchen Lower Walls	Drywall Mud	15 Square Feet*
Basement (top of ducts over furnace)	Duct Insulation	14 Square Feet

\*The drywall mud has been quantified as covering 25% of the total surface area covered with drywall.

### **Summary**

Otwell Mawby recommends all of the friable ACBM's and materials that will become friable when disturbed (window glazing, ceiling panels, drywall mud, duct insulation, and linoleum) be abated, and properly transported and disposed of by an Asbestos Abatement Contractor licensed by the State of Michigan, Department of Licensing and regulatory Affairs (LARA) Asbestos Program prior to demolition. The abatement of the friable ACBM's require a 10-calendar day notification be made to LARA prior to removal. The USEPA requires the removal of the transite siding prior to demolition of the structure.

The remaining non-friable materials (floor tiles, mastics, roof coating) could remain in place during demolition although the work practice procedures (wet methods, regulated areas, air monitoring, and worker training) involved with this type of demolition process are very similar to that of asbestos abatement. All waste would then be transported and disposed of as asbestos containing waste if it could not be separated from the non-asbestos waste.


All prospective asbestos abatement and/or demolition contractors pricing the removal/demolition work should verify the quantities listed in this report as they are approximations and site conditions prior to pricing the project.

All bulk sample collection, quantification, and ACBM assessment was performed by Mr. Robert Peters, Jr. of Otwell Mawby. Mr. Peters is accredited in the State of Michigan as an Asbestos Inspector.

If you have any questions regarding this report, please feel free to contact me at (231) 946-5200. We appreciate the opportunity to provide these services and thank you for your confidence in Otwell Mawby.

Sincerely,

**OTWELL MAWBY, P.C.**

  
for Robert L. Peters Jr.

State of Michigan, Accredited Asbestos Inspector #A3270

Attachments – EEG Bulk Asbestos Report



**ATTACHMENT A**  
**LABORATORY REPORT**

# EEG

Environmental  
Enterprise Group, Inc.

220 North Knoxville Russellville, Arkansas 72801  
Phone (479) 968-6767 Fax (479) 968-1956  
www.eegonline.com

Client: Otwell Mawby PC  
Client Project: 13-070A  
Methodology: EPA-600/R-93/116  
Sample(s) Taken From: 647 East Eighth Street  
Received: 7/8/2013 Shipped Via: FedEx

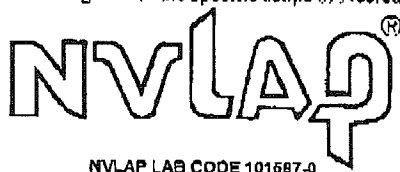
Job Number: 00326-B2013-0384  
Sampled By: Bob Peters

Date Sampled: 7/5/2013  
Reported: 7/8/2013

## Bulk Asbestos Report

Sample #	Client Sample ID:	Layered	Analysis	This material contains approximately	
1	01A	No	Positive	Chrysotile Asbestos	25%
Sample Description: Gray / Green Transite Exterior East Side				Cellulose	<1%
				Calcite	35%
				Quartz	3%
				Particulate Matter	37%
Sample #	Client Sample ID:	Layered	Analysis	This material contains approximately	
3	02A	No	None Detected	Cellulose	75%
Sample Description: Black Felt Exterior East Side				Particulate Matter	25%
Sample #	Client Sample ID:	Layered	Analysis	This material contains approximately	
4	02B	No	None Detected	Cellulose	80%
Sample Description: Black Felt Exterior North Side				Particulate Matter	20%
Sample #	Client Sample ID:	Layered	Analysis	This material contains approximately	
5	03A	No	Positive	Chrysotile Asbestos	3%
Sample Description: Gray Glazing East Side Lower				Cellulose	2%
				Calcite	50%
				Quartz	3%
				Particulate Matter	42%

Current information listed above applies to the standards or procedures identified and the samples actually tested. The methodology(s) listed in this report is the only methodology(s) used. The methodology listed in this report is a deviation from NVLAP's specific scope of accreditation (EPA-600/M-4-82-020 method). Each percentage reported above is a visual estimation of total composition, unless otherwise noted in this report. Asbestos detection limit is less than 1 percent. Test measurements are traceable to Standard Reference Material 1866a and 1867. The results are valid only for the materials tested. The information listed above is for the exclusive use of the client listed above. Sample results shall not be reproduced in any form or fashion for advertising or other purposes in connection with EEG's name or signature without consent from EEG. Sample results shall not be used by the client to claim product endorsement by NVLAP or any agency of the U.S. Government. Samples not consumed in analysis will be retained for a maximum of 30 days. Samples may be returned to the client upon request. Accredited by the National Voluntary Laboratory Accreditation Program for the specific scope of Accreditation under NVLAP code 101587-0.



Respectfully Submitted,  
EEG, Inc.

Analyst

NVLAP Signatory



**E n v i r o n m e n t a l  
E n t e r p r i s e G r o u p, I n c.**

Client: Otwell Mawby PC

Client Project: 13-070A

Methodology: EPA-600/R-93/116

Sample(s) Taken From: 647 East Eighth Street

Received: 7/ 8/2013

Shipped Via: FedEx

220 North Knoxville Russellville, Arkansas 72801

Phone (479) 968-6767 Fax (479) 968-1956

www.eegonline.com

Job Number: 00326-B2013-0384

Sampled By: Bob Peters

Date Sampled: 7/ 5/2013

Reported: 7/ 8/2013

## Bulk Asbestos Report

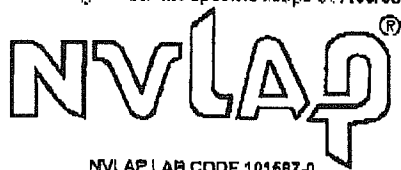
Sample #	Client Sample ID:	Layered	Analysis	This material contains approximately	
7	04A	Yes 1	None Detected	Cellulose	30%
Sample Description: Red / Tan / Black Linoleum Front Entrance South				Fiberglass	10%
				Calcite	25%
				Quartz	2%
				Particulate Matter	33%

Sample #	Client Sample ID:	Layered	Analysis	This material contains approximately	
7	04A	Yes 2	None Detected	Cellulose	2%
Sample Description: Tan Mastic Front Entrance South				Calcite	10%
				Quartz	2%
				Particulate Matter	86%

Sample #	Client Sample ID:	Layered	Analysis	This material contains approximately	
8	04B	Yes 1	None Detected	Cellulose	30%
Sample Description: Red / Tan / Black Linoleum Front Entrance North				Fiberglass	5%
				Calcite	25%
				Quartz	2%
				Particulate Matter	38%

Sample #	Client Sample ID:	Layered	Analysis	This material contains approximately	
8	04B	Yes 2	None Detected	Cellulose	<1%
Sample Description: Tan Mastic Front Entrance North				Calcite	10%
				Quartz	1%
				Particulate Matter	89%

Current information listed above applies to the standards or procedures identified and the samples actually tested. The methodology(s) listed in this report is the only methodology(s) used. The methodology listed in this report is a deviation from NVLAP's specific scope of accreditation (EPA-600/M-4-82-020 method). Each percentage reported above is a visual estimation of total composition, unless otherwise noted in this report. Asbestos detection limit is less than 1 percent. Test measurements are traceable to Standard Reference Material 1866a and 1867. The results are valid only for the materials tested. The information listed above is for the exclusive use of the client listed above. Sample results shall not be reproduced in any form or fashion for advertising or other purposes in connection with EEG's name or signature without consent from EEG. Sample results shall not be used by the client to claim product endorsement by NVLAP or any agency of the U.S. Government. Samples not consumed in analysis will be retained for a maximum of 30 days. Samples may be returned to the client upon request. Accredited by the National Voluntary Laboratory Accreditation Program for the specific scope of Accreditation under NVLAP code 101587-0.



NVLAP LAB CODE 101587-0

Respectfully Submitted,

EEG, Inc

Analyst

NVLAP Signatory





**E n v i r o n m e n t a l  
E n t e r p r i s e G r o u p , I n c .**

Client: Otwell Mawby PC

Client Project: 13-070A

Methodology: EPA-600/R-93/116

Sample(s) Taken From: 647 East Eighth Street

Received: 7/8/2013 Shipped Via: FedEx

220 North Knoxville Russellville, Arkansas 72801

Phone (479) 968-6767 Fax (479) 968-1956

www.eegonline.com

Job Number: 00326-B2013-0384

Sampled By: Bob Peters

Date Sampled: 7/5/2013

Reported: 7/8/2013

## Bulk Asbestos Report

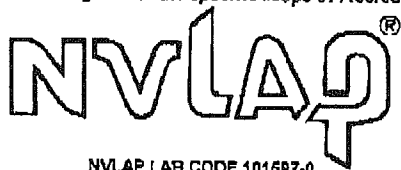
Sample #	Client Sample ID:	Layered	Analysis	This material contains approximately	
9	05A	No	None Detected	Cellulose 20%	Hair 3%
Sample Description: Red / Black Floor Tile Front Entrance South				Calcite 45%	Quartz 2%
				Particulate Matter 30%	

Sample #	Client Sample ID:	Layered	Analysis	This material contains approximately	
10	06A	No	None Detected	Cellulose 15%	Calcite 10%
Sample Description: Tan Mastic Front Entrance North				Quartz 2%	Particulate Matter 73%

Sample #	Client Sample ID:	Layered	Analysis	This material contains approximately	
11	05A	No	None Detected	Cellulose 25%	Hair 2%
Sample Description: Red / Black Floor Tile Front Entrance South				Calcite 35%	Quartz 2%
				Particulate Matter 36%	

Sample #	Client Sample ID:	Layered	Analysis	This material contains approximately	
12	06B	No	None Detected	Cellulose 20%	Calcite 30%
Sample Description: Tan Mastic Front Entrance North				Quartz 3%	Particulate Matter 47%

Current information listed above applies to the standards or procedures identified and the samples actually tested. The methodology(s) listed in this report is the only methodology(s) used. The methodology listed in this report is a deviation from NVLAP's specific scope of accreditation (EPA-600/M-4-82-020 method). Each percentage reported above is a visual estimation of total composition, unless otherwise noted in this report. Asbestos detection limit is less than 1 percent. Test measurements are traceable to Standard Reference Material 1866a and 1867. The results are valid only for the materials tested. The information listed above is for the exclusive use of the client listed above. Sample results shall not be reproduced in any form or fashion for advertising or other purposes in connection with EEG's name or signature without consent from EEG. Sample results shall not be used by the client to claim product endorsement by NVLAP or any agency of the U.S. Government. Samples not consumed in analysis will be retained for a maximum of 30 days. Samples may be returned to the client upon request. Accredited by the National Voluntary Laboratory Accreditation Program for the specific scope of Accreditation under NVLAP code 101587-0.



NVLAP LAB CODE 101587-0

Respectfully Submitted,  
EEG, Inc.

*Sara R. Seavel*  
Analyst

*[Signature]*  
NVLAP Signatory



**E n v i r o n m e n t a l  
E n t e r p r i s e G r o u p , I n c .**

Client: Otwell Mawby PC

Client Project: 13-070A

Methodology: EPA-600/R-93/116

Sample(s) Taken From: 647 East Eighth Street

Received: 7/8/2013

Shipped Via: FedEx

220 North Knoxville Russellville, Arkansas 72801

Phone (479) 968-6767 Fax (479) 968-1956

www.eegonline.com

Job Number: 00326-B2013-0384

Sampled By: Bob Peters

Date Sampled: 7/5/2013

Reported: 7/8/2013

## Bulk Asbestos Report

Sample #	Client Sample ID:	Layered	Analysis	This material contains approximately	
13	07A	No	Positive	Amosite Asbestos	10%
Sample Description: White Ceiling Panel Unit A Dining				Mineral Wool	60%
				Calcite	5%
				Quartz	2%
				Particulate Matter	23%

Sample #	Client Sample ID:	Layered	Analysis	This material contains approximately	
14	08A	No	Positive	Amosite Asbestos	10%
Sample Description: White Ceiling Panel Unit A Living				Mineral Wool	60%
				Calcite	5%
				Quartz	2%
				Particulate Matter	23%

Sample #	Client Sample ID:	Layered	Analysis	This material contains approximately	
15	09A	No	None Detected	Cellulose	<1%
Sample Description: Off White / Tan Plaster Unit A Living Room				Fiberglass	3%
				Calcite	45%
				Quartz	30%
				Particulate Matter	22%

Sample #	Client Sample ID:	Layered	Analysis	This material contains approximately	
16	09B	No	None Detected	Cellulose	2%
Sample Description: Off White / Tan Plaster Unit A Kitchen				Fiberglass	3%
				Calcite	35%
				Quartz	30%
				Particulate Matter	30%

Current information listed above applies to the standards or procedures identified and the samples actually tested. The methodology(s) listed in this report is the only methodology(s) used. The methodology listed in this report is a deviation from NVLAP's specific scope of accreditation (EPA-600/M-4-82-020 method). Each percentage reported above is a visual estimation of total composition, unless otherwise noted in this report. Asbestos detection limit is less than 1 percent. Test measurements are traceable to Standard Reference Material 1866a and 1867. The results are valid only for the materials tested. The information listed above is for the exclusive use of the client listed above. Sample results shall not be reproduced in any form or fashion for advertising or other purposes in connection with EEG's name or signature without consent from EEG. Sample results shall not be used by the client to claim product endorsement by NVLAP or any agency of the U.S. Government. Samples not consumed in analysis will be retained for a maximum of 30 days. Samples may be returned to the client upon request. Accredited by the National Voluntary Laboratory Accreditation Program for the specific scope of Accreditation under NVLAP code 101587-0.



NVLAP LAB CODE 101587-0

Respectfully Submitted,

EEG, Inc

Analyst

NVLAP Signatory



**E n v i r o n m e n t a l  
E n t e r p r i s e G r o u p , I n c .**

**Client:** Otwell Mawby PC

**Client Project:** 13-070A

**Methodology:** EPA-600/R-93/116

**Sample(s) Taken From:** 647 East Eighth Street

**Received:** 7/8/2013

**Shipped Via:** FedEx

220 North Knoxville Russellville, Arkansas 72801

Phone (479) 968-6767 Fax (479) 968-1956

www.eegonline.com

**Job Number:** 00326-B2013-0384

**Sampled By:** Bob Peters

**Date Sampled:** 7/5/2013

**Reported:** 7/8/2013

## Bulk Asbestos Report

Sample #	Client Sample ID:	Layered	Analysis	This material contains approximately	
17	09C	No	None Detected	Cellulose	<1%
Sample Description: Off White / Tan Plaster Unit B Kitchen Closet				Fiberglass	2%
				Calcite	40%
				Quartz	30%
				Particulate Matter	28%

Sample #	Client Sample ID:	Layered	Analysis	This material contains approximately	
18	10A	No	None Detected	Cellulose	90%
Sample Description: Brown Wall Insulation Unit A Living Room				Calcite	5%
				Quartz	<1%
				Particulate Matter	5%

Sample #	Client Sample ID:	Layered	Analysis	This material contains approximately	
19	11A	Yes 1	None Detected	Cellulose	30%
Sample Description: Off White Linoleum A Kitchen Upper				Fiberglass	10%
				Calcite	25%
				Quartz	2%
				Particulate Matter	33%

Sample #	Client Sample ID:	Layered	Analysis	This material contains approximately	
19	11A	Yes 2	None Detected	Cellulose	<1%
Sample Description: Tan Mastic A Kitchen Upper				Calcite	15%
				Quartz	2%
				Particulate Matter	83%

Current information listed above applies to the standards or procedures identified and the samples actually tested. The methodology(s) listed in this report is the only methodology(s) used. The methodology listed in this report is a deviation from NVLAP's specific scope of accreditation (EPA-600/M-4-82-020 method). Each percentage reported above is a visual estimation of total composition, unless otherwise noted in this report. Asbestos detection limit is less than 1 percent. Test measurements are traceable to Standard Reference Material 1866a and 1867. The results are valid only for the materials tested. The information listed above is for the exclusive use of the client listed above. Sample results shall not be reproduced in any form or fashion for advertising or other purposes in connection with EEG's name or signature without consent from EEG. Sample results shall not be used by the client to claim product endorsement by NVLAP or any agency of the U.S. Government. Samples not consumed in analysis will be retained for a maximum of 30 days. Samples may be returned to the client upon request. Accredited by the National Voluntary Laboratory Accreditation Program for the specific scope of Accreditation under NVLAP code 101587-0.



NVLAP LAB CODE 101587-0

Respectfully Submitted,

EEG, Inc.

Analyst

NVLAP Signatory





**Environmental  
Enterprise Group, Inc.**

Client: Otwell Mawby PC

Client Project: 13-070A

Methodology: EPA-600/R-93/116

Sample(s) Taken From: 647 East Eighth Street

Received: 7/8/2013

Shipped Via: FedEx

220 North Knoxville Russellville, Arkansas 72801

Phone (479) 968-6767 Fax (479) 968-1956

www.ccgonline.com

Job Number: 00326-B2013-0384

Sampled By: Bob Peters

Date Sampled: 7/5/2013

Reported: 7/8/2013

## Bulk Asbestos Report

Sample #	Client Sample ID:	Layered	Analysis	This material contains approximately	
20	12A	No	Positive	Chrysotile Asbestos	30%
Sample Description: Off White Linoleum A Kitchen Lower				Cellulose	5%
				Calcite	20%
				Quartz	2%
				Particulate Matter	43%
21	13A	Yes 1	Positive	Chrysotile Asbestos	35%
Sample Description: Off White / Tan Linoleum A Dining				Cellulose	5%
				Calcite	25%
				Quartz	2%
				Particulate Matter	33%
21	13A	Yes 2	None Detected	Cellulose	2%
Sample Description: Tan Mastic A Dining				Calcite	10%
				Quartz	3%
				Particulate Matter	85%
22	14A	No	None Detected	Cellulose	50%
Sample Description: Brown Linoleum A Dining Closet				Hair	3%
				Calcite	15%
				Quartz	2%
				Particulate Matter	30%

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NVLAP LAB CODE 101587-0

Respectfully Submitted,

EEG, Inc.

Analyst

NVLAP Signatory



**E n v i r o n m e n t a l  
E n t e r p r i s e G r o u p , I n c .**

**Client:** Otwell Mawby PC

**Client Project:** 13-070A

**Methodology:** EPA-600/R-93/116

**Sample(s) Taken From:** 647 East Eighth Street

**Received:** 7/ 8/2013      **Shipped Via:** FedEx

220 North Knoxville Russellville, Arkansas 72801

Phone (479) 968-6767 Fax (479) 968-1956

www.eegonline.com

**Job Number:** 00326-B2013-0384

**Sampled By:** Bob Peters

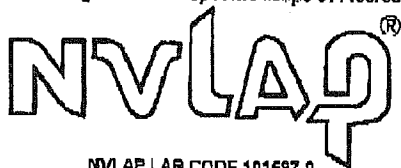
**Date Sampled:** 7/ 5/2013

**Reported:** 7/ 8/2013

### Bulk Asbestos Report

Sample #	Client Sample ID:	Layered	Analysis	This material contains approximately	
23	15A	No	None Detected	Cellulose	<1%
<b>Sample Description:</b> Gray Caulk Front Gable				Calcite	45%
				Mica	2%
				Quartz	2%
				Particulate Matter	51%

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Client Project: 13-070A

Methodology: EPA-600/R-93/116

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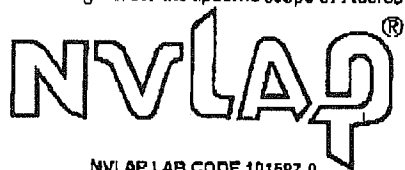
Date Sampled: 7/5/2013

Reported: 7/10/2013

## Bulk Asbestos Report

Sample #	Client Sample ID:	Layered	Analysis	This material contains approximately	
24	16A	No	None Detected	Calcite 60%	Quartz 2%
Sample Description: White / Brown Floor Tile B Kitchen				Particulate Matter 38%	
Sample #	Client Sample ID:	Layered	Analysis	This material contains approximately	
24	16A	Yes 2	None Detected	Cellulose 3%	Calcite 20%
Sample Description: Clear Mastic B Kitchen				Quartz 2%	Particulate Matter 75%
Sample #	Client Sample ID:	Layered	Analysis	This material contains approximately	
25	17A	No	Positive	Chrysotile Asbestos 30%	Cellulose 5%
Sample Description: Tan / Yellow / White Linoleum B Kitchen				Calcite 20%	Quartz 2%
				Particulate Matter 43%	
Sample #	Client Sample ID:	Layered	Analysis	This material contains approximately	
26	18A	No	None Detected	Cellulose 30%	Fiberglass 10%
Sample Description: Off White Linoleum B Bath Lower				Calcite 25%	Quartz 2%
				Particulate Matter 33%	

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# EEG

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Client: Otwell Mawby PC  
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Methodology: EPA-600/R-93/116  
Sample(s) Taken From: 647 East Eighth Street  
Received: 7/8/2013 Shipped Via: FedEx

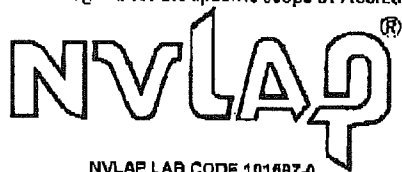
Job Number: 00326-B2013-0384  
Sampled By: Bob Peters

Date Sampled: 7/5/2013  
Reported: 7/10/2013

## Bulk Asbestos Report

Sample #	Client Sample ID:	Layered	Analysis	This material contains approximately	
27	19A	Yes 1	None Detected	Cellulose 15%	Quartz 2%
Sample Description: White / Brown Drywall B Living Room				Gypsum Mortar 70%	Particulate Matter 13%
Sample #	Client Sample ID:	Layered	Analysis	This material contains approximately	
27	19A	Yes 2	None Detected	Cellulose 98%	Particulate Matter 2%
Sample Description: White Drywall - Tape B Living Room					
Sample #	Client Sample ID:	Layered	Analysis	This material contains approximately	
27	19A	Yes 3	None Detected	Calcite 45%	Mica 10%
Sample Description: White Drywall - Mud B Living Room				Quartz 2%	Particulate Matter 43%
Sample #	Client Sample ID:	Layered	Analysis	This material contains approximately	
27	19A	Yes	None Detected	Cellulose 29%	Calcite 9%
Sample Description: White / Brown Composite Analysis B Living Room				Mica 2%	Quartz 2%
				Gypsum Mortar 42%	Particulate Matter 16%

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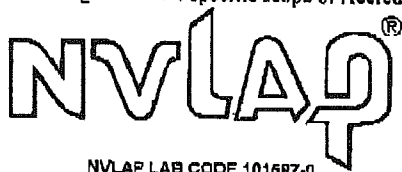
Date Sampled: 7/5/2013

Reported: 7/10/2013

## Bulk Asbestos Report

Sample #	Client Sample ID:	Layered	Analysis	This material contains approximately	
28	20A	No	None Detected	Cellulose 50%	Hair 2%
Sample Description: Yellow Linoleum B Bedroom				Calcite 10%	Quartz 2%
				Particulate Matter 36%	
Sample #	Client Sample ID:	Layered	Analysis	This material contains approximately	
29	21A	Yes 1	None Detected	Cellulose 2%	Calcite 40%
Sample Description: Brown Stair Tread Front Stairway				Mica 3%	Quartz 2%
				Particulate Matter 53%	
Sample #	Client Sample ID:	Layered	Analysis	This material contains approximately	
29	21A	Yes 2	Positive	Chrysotile Asbestos 3%	Cellulose <1%
Sample Description: Tan Mastic Front Stairway				Calcite 10%	Quartz 2%
				Particulate Matter 85%	
Sample #	Client Sample ID:	Layered	Analysis	This material contains approximately	
30	22A	No	None Detected	Mineral Wool 90%	Calcite 5%
Sample Description: White Attic Insulation Attic				Quartz <1%	Particulate Matter 5%

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Sampled By: Bob Peters

Date Sampled: 7/5/2013

Reported: 7/10/2013

### Bulk Asbestos Report

Sample #	Client Sample ID:	Layered	Analysis	This material contains approximately	
31	23A	No	None Detected	Fiberglass	10%
				Calcite	35%
				Mica	1%
				Quartz	4%
				Particulate Matter	50%
Sample Description: Black / Gray Shingle South Roof					

Sample #	Client Sample ID:	Layered	Analysis	This material contains approximately	
32	24A	No	None Detected	Cellulose	75%
				Mineral Wool	3%
				Particulate Matter	22%
Sample Description: Black Felt South Roof					

Sample #	Client Sample ID:	Layered	Analysis	This material contains approximately	
33	25A	No	None Detected	Cellulose	35%
				Fiberglass	5%
				Calcite	25%
				Quartz	2%
				Particulate Matter	33%
Sample Description: Off White Linoleum C Kitchen					

Sample #	Client Sample ID:	Layered	Analysis	This material contains approximately	
34	26A	Yes 1	None Detected	Cellulose	30%
				Fiberglass	10%
				Calcite	25%
				Quartz	2%
				Particulate Matter	33%
Sample Description: Brown / Off White Linoleum C Bath					

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## Bulk Asbestos Report

Sample #	Client Sample ID:	Layered	Analysis	This material contains approximately	
34	26A	Yes 2	None Detected	Cellulose <1%	Calcite 10%
Sample Description: Brown Mastic C Bath				Quartz 2%	Particulate Matter 88%
Sample #	Client Sample ID:	Layered	Analysis	This material contains approximately	
35	27A	No	None Detected	Fiberglass 5%	Calcite 35%
Sample Description: Black / Gray Shingle East Roof				Mica <1%	Quartz 5%
				Particulate Matter 55%	
Sample #	Client Sample ID:	Layered	Analysis	This material contains approximately	
36	28A	No	None Detected	Cellulose 75%	Particulate Matter 25%
Sample Description: Black Felt East Roof					
Sample #	Client Sample ID:	Layered	Analysis	This material contains approximately	
37	29A	No	None Detected	Cellulose 50%	Hair 5%
Sample Description: Green / Tan Linoleum East Entry				Calcite 10%	Quartz 2%
				Particulate Matter 33%	

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Date Sampled: 7/5/2013

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## Bulk Asbestos Report

Sample #	Client Sample ID:	Layered	Analysis	This material contains approximately	
38	30A	Yes 1	None Detected	Cellulose 30%	Fiberglass 5%
Sample Description: Tan Linoleum D Bath				Calcite 20%	Diatomaceous Earth 5%
				Quartz 2%	Particulate Matter 38%

Sample #	Client Sample ID:	Layered	Analysis	This material contains approximately	
38	30A	Yes 2	None Detected	Cellulose 2%	Calcite 10%
Sample Description: Yellow Mastic D Bath				Quartz 2%	Particulate Matter 86%

Sample #	Client Sample ID:	Layered	Analysis	This material contains approximately	
39	31A	No	None Detected	Cellulose 30%	Fiberglass 5%
Sample Description: White Linoleum D Kitchen				Calcite 20%	Diatomaceous Earth 15%
				Quartz 2%	Particulate Matter 28%

Sample #	Client Sample ID:	Layered	Analysis	This material contains approximately	
40	32A	No	Positive	Chrysotile Asbestos 5%	Cellulose 2%
Sample Description: Brown Floor Tile D Bedroom				Calcite 35%	Quartz 3%
				Particulate Matter 55%	

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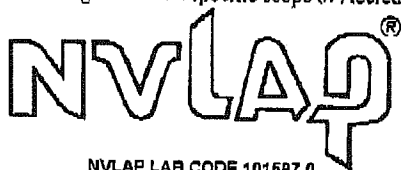
Sample #	Client Sample ID:	Layered	Analysis	This material contains approximately	
41	33A	No	Positive	Chrysotile Asbestos	2%
Sample Description: Black Mastic D Bedroom				Cellulose	5%
				Calcite	15%
				Quartz	4%
				Particulate Matter	74%

Sample #	Client Sample ID:	Layered	Analysis	This material contains approximately	
42	34A	No	Positive	Chrysotile Asbestos	30%
Sample Description: Off White Linoleum D Living Room				Cellulose	5%
				Calcite	20%
				Quartz	3%
				Particulate Matter	42%

Sample #	Client Sample ID:	Layered	Analysis	This material contains approximately	
42	34A	Yes 2	None Detected	Calcite	10%
Sample Description: Yellow Mastic D Living Room				Quartz	2%
				Particulate Matter	88%

Sample #	Client Sample ID:	Layered	Analysis	This material contains approximately	
43	35A	No	None Detected	Cellulose	50%
Sample Description: Black Wrap Basement				Mineral Wool	5%
				Hair	20%
				Calcite	10%
				Quartz	<1%
				Particulate Matter	15%

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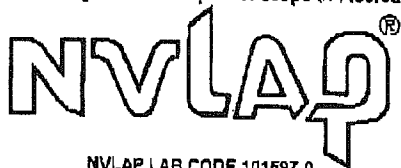
Sample #	Client Sample ID:	Layered	Analysis	This material contains approximately	
44	36A	No	Positive	Chrysotile Asbestos	55%
Sample Description: White Duct Insulation Basement				Cellulose	25%
				Calcite	5%
				Quartz	<1%
				Particulate Matter	15%

Sample #	Client Sample ID:	Layered	Analysis	This material contains approximately	
45	37A	Yes 1	Positive	Chrysotile Asbestos	4%
Sample Description: Silver Roof Coating Garage				Cellulose	2%
				Fiberglass	3%
				Calcite	15%
				Mica	2%
				Quartz	4%
				Particulate Matter	70%

Sample #	Client Sample ID:	Layered	Analysis	This material contains approximately	
45	37A	Yes 2	None Detected	Fiberglass	90%
Sample Description: Black Roof Insulation Garage				Particulate Matter	10%

Sample #	Client Sample ID:	Layered	Analysis	This material contains approximately	
45	37A	Yes 3	Positive	Chrysotile Asbestos	3%
Sample Description: Silver Roof Coating Garage				Cellulose	<1%
				Calcite	2%
				Mica	2%
				Quartz	2%
				Particulate Matter	91%

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Sampled By: Bob Peters

Date Sampled: 7/5/2013

Reported: 7/10/2013

### Bulk Asbestos Report

Sample #	Client Sample ID:	Layered	Analysis	This material contains approximately	
46	38A	No	None Detected	Cellulose <1%	Fiberglass 10%
Sample Description: Black Asphalt Upper - Garage				Calcite 5%	Quartz 1%
				Particulate Matter 84%	
Sample #	Client Sample ID:	Layered	Analysis	This material contains approximately	
47	39A	No	None Detected	Cellulose 60%	Perlite 30%
Sample Description: Brown Insulation Middle - Garage				Particulate Matter 10%	
Sample #	Client Sample ID:	Layered	Analysis	This material contains approximately	
48	40A	No	None Detected	Cellulose 20%	Calcite 25%
Sample Description: Black / Green Shingle Level - Garage				Quartz 3%	Particulate Matter 52%
Sample #	Client Sample ID:	Layered	Analysis	This material contains approximately	
49	19B	Yes 1	None Detected	Cellulose 20%	Quartz 2%
Sample Description: White / Brown Drywall Front Stairs				Gypsum Mortar 65%	Particulate Matter 13%

Current information listed above applies to the standards or procedures identified and the samples actually tested. The methodology(s) listed in this report is the only methodology(s) used. The methodology listed in this report is a deviation from NVLAP's specific scope of accreditation (EPA-600/M-4-82-020 method). Each percentage reported above is a visual estimation of total composition, unless otherwise noted in this report. Asbestos detection limit is less than 1 percent. Test measurements are traceable to Standard Reference Material 1866a and 1867. The results are valid only for the materials tested. The information listed above is for the exclusive use of the client listed above. Sample results shall not be reproduced in any form or fashion for advertising or other purposes in connection with EEG's name or signature without consent from EEG. Sample results shall not be used by the client to claim product endorsement by NVLAP or any agency of the U.S. Government. Samples not consumed in analysis will be retained for a maximum of 30 days. Samples may be returned to the client upon request. Accredited by the National Voluntary Laboratory Accreditation Program for the specific scope of Accreditation under NVLAP code 101587-0.



NVLAP LAB CODE 101587-0

Respectfully Submitted,

EEG, Inc.

Analyst

NVLAP Signatory

# EEG

**E n v i r o n m e n t a l  
E n t e r p r i s e G r o u p, I n c.**

220 North Knoxville Russellville, Arkansas 72801  
Phone (479) 968-6767 Fax (479) 968-1956  
www.eegonline.com

Client: Otwell Mawby PC

Client Project: 13-070A

Methodology: EPA-600/R-93/116

Sample(s) Taken From: 647 East Eighth Street

Received: 7/8/2013

Shipped Via: FedEx

Job Number: 00326-B2013-0384

Sampled By: Bob Peters

Date Sampled: 7/5/2013

Reported: 7/10/2013

## Bulk Asbestos Report

Sample #	Client Sample ID:	Layered	Analysis	This material contains approximately	
49	19B	Yes 2	Positive	Chrysotile Asbestos	2%
Sample Description: White Drywall - Mud Front Stairs				Cellulose	<1%
				Calcite	60%
				Mica	5%
				Quartz	2%
				Particulate Matter	31%
Sample #	Client Sample ID:	Layered	Analysis	This material contains approximately	
49	19B	Yes	Trace	Chrysotile Asbestos	<1%
Sample Description: White / Brown Composite Analysis Front Stairs				Cellulose	18%
				Calcite	6%
				Mica	<1%
				Quartz	2%
				Gypsum Mortar	59%
				Particulate Matter	15%
Sample #	Client Sample ID:	Layered	Analysis	This material contains approximately	
50	42A	No	None Detected	Cellulose	99%
Sample Description: Brown Ceiling Tile C Kitchen				Particulate Matter	1%
Sample #	Client Sample ID:	Layered	Analysis	This material contains approximately	
51	15B	No	None Detected	Cellulose	<1%
Sample Description: Gray Caulk East Soffit				Calcite	50%
				Mica	1%
				Quartz	2%
				Particulate Matter	47%

Current information listed above applies to the standards or procedures identified and the samples actually tested. The methodology(s) listed in this report is the only methodology(s) used. The methodology listed in this report is a deviation from NVLAP's specific scope of accreditation (EPA-600/M-4-82-020 method). Each percentage reported above is a visual estimation of total composition, unless otherwise noted in this report. Asbestos detection limit is less than 1 percent. Test measurements are traceable to Standard Reference Material 1866a and 1867. The results are valid only for the materials tested. The information listed above is for the exclusive use of the client listed above. Sample results shall not be reproduced in any form or fashion for advertising or other purposes in connection with EEG's name or signature without consent from EEG. Sample results shall not be used by the client to claim product endorsement by NVLAP or any agency of the U.S. Government. Samples not consumed in analysis will be retained for a maximum of 30 days. Samples may be returned to the client upon request. Accredited by the National Voluntary Laboratory Accreditation Program for the specific scope of Accreditation under NVLAP code 101587-0.



Respectfully Submitted,

EEG, Inc.

Analyst

NVLAP Signatory



**Client:** Otwell Mawby

**Methodology:** EPA-600/R-93/116 (Point Count)

**Sample(s) Taken From:** 647 E. Eighth Street (13-070A)

**Received:** 7/8/13

**Shipped Via:** FEDEX

**Job#:** 00326-B2013-0384

**Sample Date:** 7/5/13

**Reported:** 7/10/13

APPROXIMATE COMPOSITION BY:		
Sample Description	Asbestos Point Counting	95% Confidence Interval
B2013-0384-049 19B White Drywall - Mud	1.5% Chrysotile	0.55% to 3.265%

The information listed above applies to the standards or procedures identified and to the samples actually tested. The methodology used in this report is the only methodology used. Quantification is based upon an area percentage of sample utilizing the point counting method. The samples tested may not be representative samples; therefore, the results of these samples may not be true for the total material from which the samples were taken, nor for apparently identical materials. The information listed above is for the exclusive use of the client listed above. The sample results shall not be reproduced in any form or fashion for advertising or other purposes in connection with EEG's name or signature without consent from EEG. The sample results shall not be used by the client to claim product endorsement by NVLAP or any agency of the U.S. Government. Samples not destroyed in analysis will be retained for a maximum of thirty days. The samples may be returned to the client upon request. None Counted: Asbestos by Point Counting None Counted represents asbestos that was observed during analysis, but not counted by method protocol.

Respectfully Submitted  
EEG, Inc.

Analyst

NVLAP Signatory



Environmental Enterprise Group, Inc.

Outsource Services Center 1-(800)-530-7968

BULK SAMPLING  
TRANSMITTAL DOCUMENT  
CHAIN OF CUSTODY

Company Otwell Mawby, P.C. Street 309 East Front Street  
City Traverse City State Michigan Zip Code 49684  
Phone # (231) 946-5200 Fax # (231) 946-5216  
Sampled by Bob Peters Project # 13-070A  
Project Name 647 E. Eighth Street Turnaround Time 48 hour  
Special Instructions stop 1st positive / verba to BP 231 631 1820

SAMPLE DATE	SAMPLE NUMBER	MATERIAL DESCRIPTION	LOCATION	NOTES/OMPC
7/5/2013	01A	Transite	Ext E. Side	46
	01B	1	Ext N Side	
	02A	Felt	Ext E Side	
	02B	1	Ext N. Side	
	03A	Glazing	E. Side lower	
	03B	1	E. Side Upper	
	04A	Limestone	Front Ext. S	
	04B	1	Front Ext. N	
	05A	Floor Tile	Front Ext S.	
	06A	Mastic	" " N.	

Date of Delivery 7/8/13 Delivered by FedEx  
Accepted by Staupen 1005 Condition of Samples Sealed



Environmental Enterprise Group, Inc.

Outsource Service Center 1-(800)-530-7968

BULK SAMPLING  
TRANSMITTAL DOCUMENT  
CHAIN OF CUSTODY

Company Otwell Mawby, P.C. Street 309 East Front Street  
City Traverse City State Michigan Zip Code 49684  
Phone # (231) 946-5200 Fax # (231) 946-5216  
Sampled by Bob Peters Project # 13-070A  
Project Name 647 E. Eighth Street Turnaround Time 48 hour  
Special Instructions stop 1st positive

SAMPLE DATE	SAMPLE NUMBER	MATERIAL DESCRIPTION	LOCATION	NOTES/OMPC
7/5/2013	05B	Floor Tile	Front Ent S,	
	06B	Mastic	1) " N	
	07A	Ceiling Panel	Unit A Dining	16x16
	08A	" "	" living	20x18
	09A	Plaster	Unit A LR	
	09B	Unit A	Unit A Kit	
	09C	↓	Unit B Kit closet	
	10A	wall (Ins)	Unit A LR	
	11A	LinoLeum	A Kitchen Up.r	
	12A	"	A Kit. lower	

Date of Delivery 7/8/13 Delivered by FedEx  
Accepted by Staupren 1005 Condition of Samples Sealed





Environmental Enterprise Group, Inc.

Outsource Services Center 1-(800)-530-7968

BULK SAMPLING  
TRANSMITTAL DOCUMENT  
CHAIN OF CUSTODY

Company Otwell Mawby, P.C. Street 309 East Front Street  
City Traverse City State Michigan Zip Code 49684  
Phone # (231) 946-5200 Fax # (231) 946-5216  
Sampled by Bob Peters Project # 13-070A  
Project Name 647 E. Eighth Street Turnaround Time 48 hour  
Special Instructions stop 1st positive

SAMPLE DATE	SAMPLE NUMBER	MATERIAL DESCRIPTION	LOCATION	NOTES/OMPC
7/5/2013	13A	linoleum	A-Dining	
	14A	1	A Dining Closet	also Bath 100
	15A	caulk	Front Gable	
	16A	12" Tile	B Kit	12x10 e/s
	17A	linoleum	B Kit.	
	18A	11	B Bath hnt	40
	19A	Drywall	B Living Rm	
	20A	linoleum	B Bedroom	13x13
	21A	Stair Tread	Front Stwy.	
	22A	Attic Insul	Attic	

Date of Delivery 7/8/13 Delivered by FedEx  
Accepted by Stumpfen 1005 Condition of Samples Sealed



Environmental Enterprise Group, Inc.

Outsource Services Center 1-(800)-530-7968

BULK SAMPLING  
TRANSMITTAL DOCUMENT  
CHAIN OF CUSTODY

Company Otwell Mawby, P.C.

Street 309 East Front Street

City Traverse City

State Michigan

Zip Code 49684

Phone # (231) 946-5200

Fax # (231) 946-5216

Sampled by Bob Peters

Project # 13-070A

Project Name 647 E. Eighth Street

Turnaround Time

48 hour

Special Instructions

stop 1st positive

SAMPLE DATE	SAMPLE NUMBER	MATERIAL DESCRIPTION	LOCATION	NOTES/OMPC
7/5/2013	23A	Shingle	S. Roof	
	24A	Felt	S. Roof	
	25A	linoleum	C. Kitchen	100
	26A	↓	C Bath	40
	27A	Shingle	E Roof	
	28A	Felt	E Roof	
	29A	linoleum	E Entry	50
	30A	↓	D Bath	60
	31A	↓	D Kitchen	60

Date of Delivery

7/8/13

Delivered by

FedEx

Accepted by

Staunton @ 1005

Condition of Samples

Sealed



Environmental Enterprise Group, Inc.

Outsource Services Center 1-(800)-530-7968

BULK SAMPLING  
TRANSMITTAL DOCUMENT  
CHAIN OF CUSTODY

DLR 14x14  
chk: BD 13x18  
Tile All

Company Otwell Mawby, P.C. Street 309 East Front Street  
City Traverse City State Michigan Zip Code 49684  
Phone # (231) 946-5200 Fax # (231) 946-5216  
Sampled by Bob Peters Project # 13-070A  
Project Name 647 E. Eighth Street Turnaround Time 48 hour  
Special Instructions stop 1st positive

SAMPLE DATE	SAMPLE NUMBER	MATERIAL DESCRIPTION	LOCATION	NOTES/OMPC
7/5/2013	32A	Tile	D-Bedroom	
	33A	Mastic	1	
	34A	Limestone	D L.R.	
	35A	Black Wrap	Basement	381F
	36A	Duct Insul	11	145
	37A	Roof Coating	Sheds Garage	
	38A	Upper Asph		
	39A	Middle Browns		
	40A	Lower		
	<del>41A</del>	Drywall	Front Stairs	
	42A	ceiling Tile	C-Kitchen	

Date of Delivery 7/8/13 Delivered by FedEx  
Accepted by Stuyver @ 1005 Condition of Samples Sealed  
15B Caulk E. soffits  
(sorry)



## **Attachment D**

### **Assessor's Opinion of Functional Obsolescence**

**Attachment E**  
**MEDC-Provided Workbook**

## Actual Allowed Interest Calculation MSF & DEQ

Graetz 10/22/2013

MSF EA Amount	DEQ EA Amount	Totals
\$341,052.97	\$2,475.00	\$343,527.97
99.28%	0.72%	100.00%

MSF & DEQ Eligible Activity (EA) Amount	\$343,527.97
MSF & DEQ Allowed Annual Interest Rate	2.50 %
Capture Period for MSF & DEQ EA's with Interest (Total # of years)	30
Number of payments per year	1
Start date of Capture on MSF and DEQ EAs	1/1/2015

In accordance to the ratio of MSF vs DEQ EA's Calculated Allowed Interest		
MSF Allowed Interest	DEQ Allowed Interest	Totals
\$147,788.22	\$1,072.49	\$148,860.71
MSF & DEQ EA's and Interest Totals (A)		
MSF EA's and Interest Total	DEQ EA's and Interest Total	Totals
\$488,841.19	\$3,547.49	\$492,388.68
TIF Summary		
Scheduled payment	\$ 16,412.96	NOTE: (A) Does not include BP/WP Prep for MSF/DEQ or MSF/DEQ Rvw Cost
Scheduled number of payments	30	
MSF & DEQ Allowed Interest	\$ 148,860.71	
Actual Allowed Interest (MEGA & DEQ or BRA Capped Interest, whichever is less)	\$148,860.71	