

**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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• BRA Resolution	
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- Site Plans & Elevations
- 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**

Parcel Owner	Parcel Address	Tax ID Number
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.

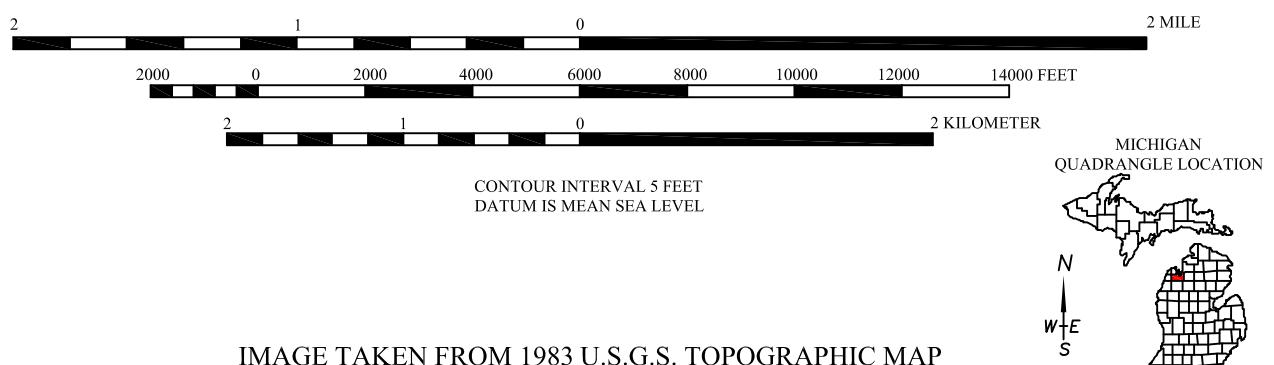


IMAGE TAKEN FROM 1983 U.S.G.S. TOPOGRAPHIC MAP

**AKTPEERLESS**

ILLINOIS

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

OHIO

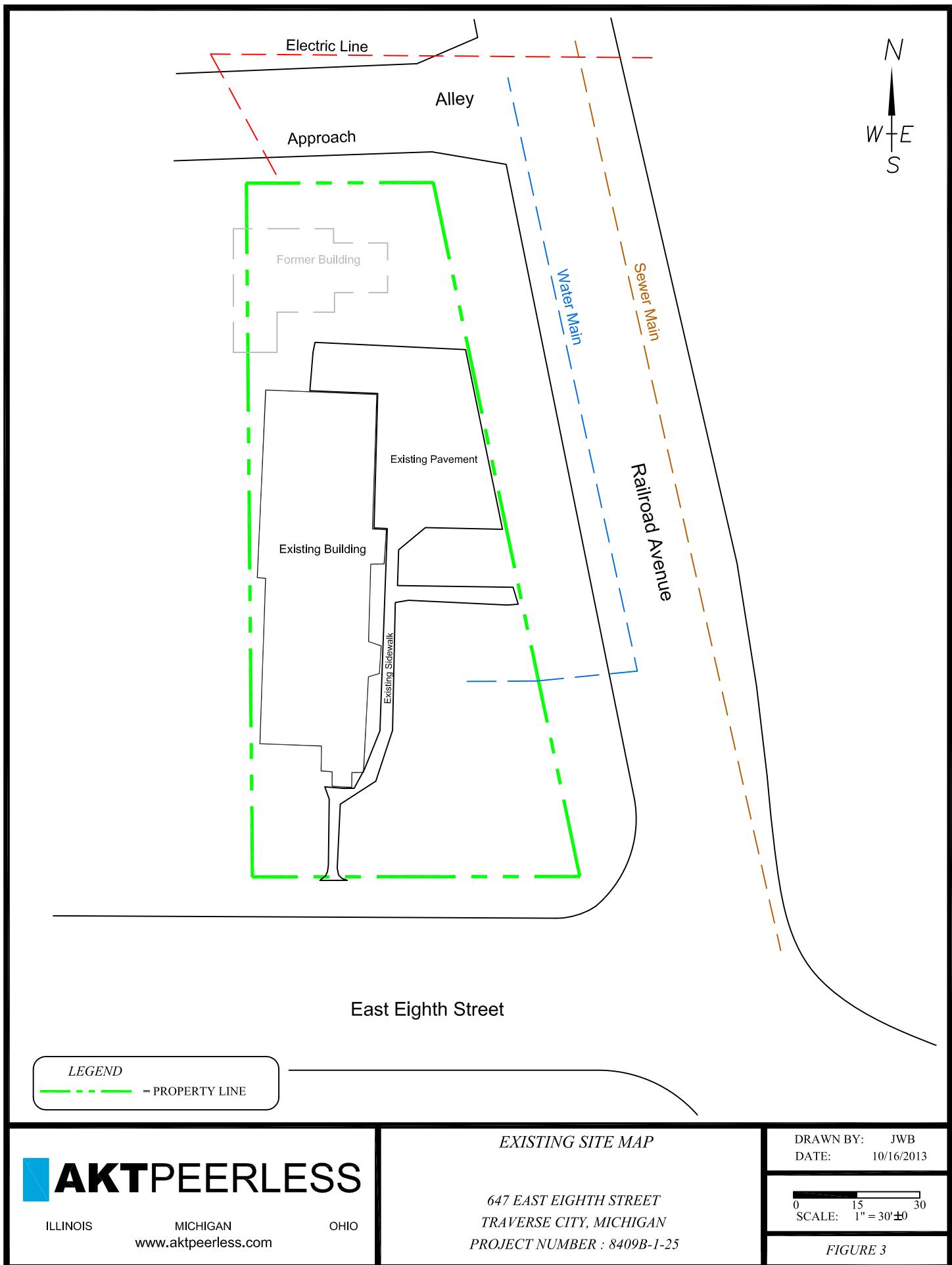
TOPOGRAPHIC LOCATION MAP

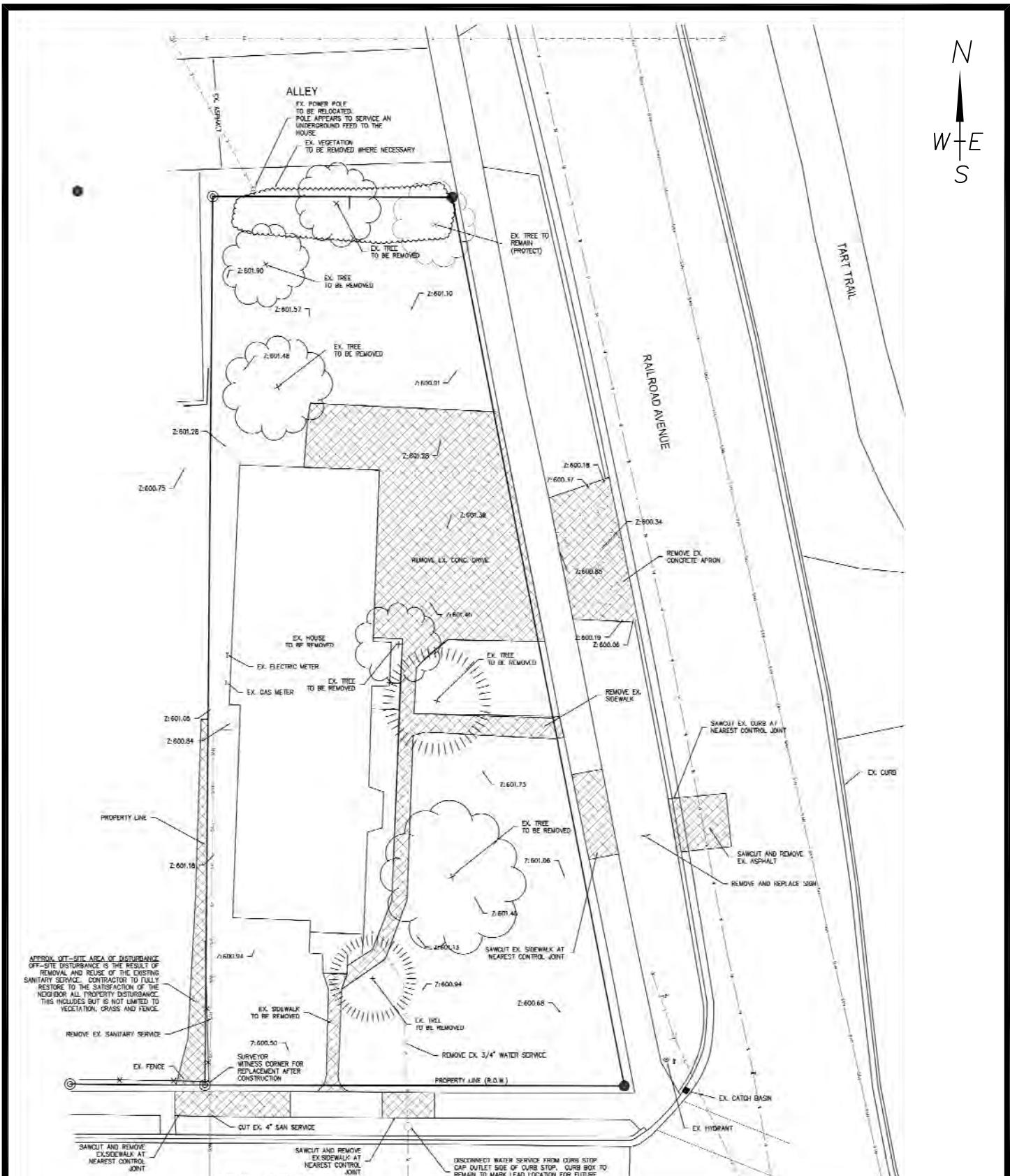
647 EAST EIGHTH STREET  
TRAVERSE CITY, MICHIGAN  
PROJECT NUMBER : 8409B-1-25

DRAWN BY: JWB  
DATE: 10/10/2013

FIGURE 1







DEMOLITION MAP

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

DRAWN BY: JWB  
DATE: 10/16/2013

0 15  
SCALE: 1" = 30'±0"

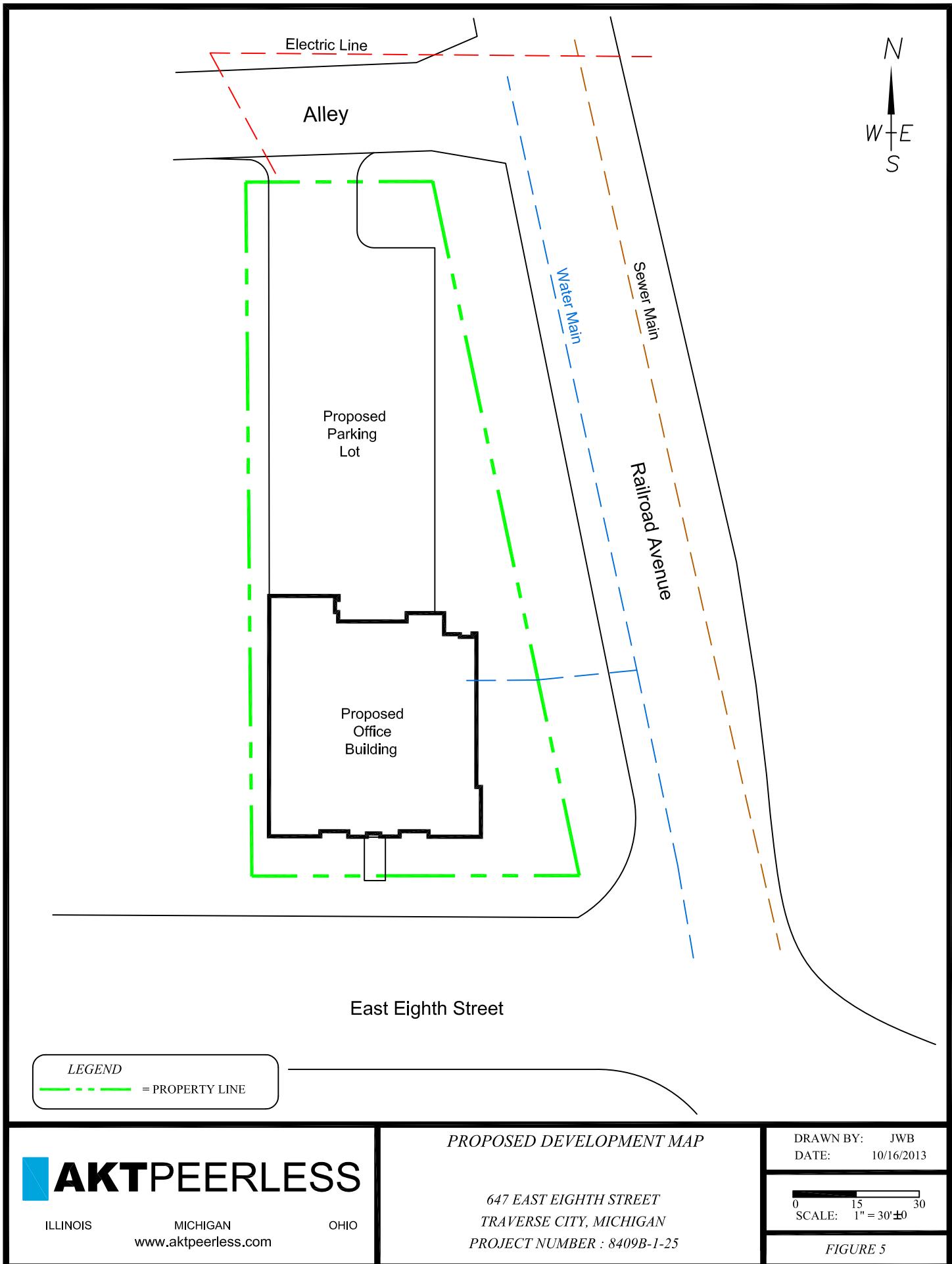
FIGURE 4

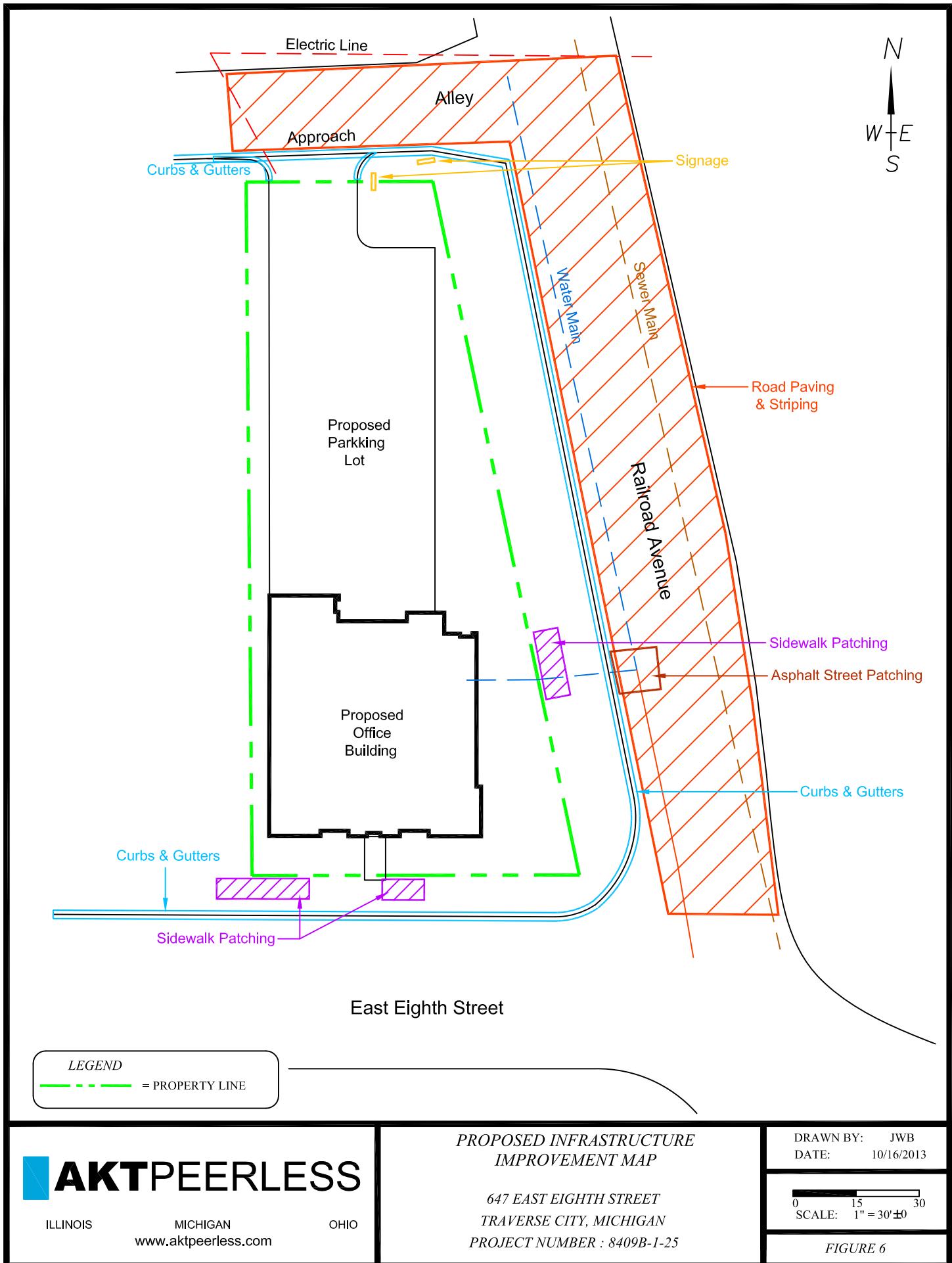
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## **Tables**

**MSF Eligible Activities**  
**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	
<b>1000-BEA Environmental Assessment Activities</b>								
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		
<b>Total BEA Environmental Assessment Activities</b>				<b>\$ 2,475.00</b>	\$ -	<b>\$ 2,475.00</b>	\$ -	
<b>Environmental Eligibilities (MDEQ) Grand Total</b>				<b>\$ 2,475.00</b>	\$ -	<b>\$ 2,475.00</b>	\$ -	
<b>Non-Environmental MSF Eligible Activities (MSF)</b>								
Activity	No. of Units	Type of Unit	Cost/Unit	Estimated Total Cost		Estimated State/Local MDEQ Revenues Cost	Estimated State/Local MSF Revenues Cost	
<b>5000-Demolition (County-wide)</b>								
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	
<b>Demolition Total</b>				<b>\$ 66,575.00</b>	\$ -	<b>\$ 66,575.00</b>	\$ -	
<b>6000-Lead &amp; Asbestos Abatement (County-wide)</b>								
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	
<b>Lead &amp; Asbestos Abatement Total</b>				<b>\$ 82,826.80</b>	\$ -	<b>\$ 82,826.80</b>	\$ -	
<b>7000-Site Preparation [a] (City of Traverse City Only)</b>								
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	
<b>Site Preparation Total</b>				<b>\$ 47,291.00</b>	\$ -	<b>\$ 47,291.00</b>	\$ -	
<b>8000-Infrastructure Improvements (City of Traverse City Only)</b>								
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	
<b>Infrastructure Improvements Total</b>				<b>\$ 99,875.00</b>	\$ -	<b>\$ 99,875.00</b>	\$ -	
<b>Non-Environmental MSF Eligible Activities (MSF) Grand Total</b>				<b>\$ 296,567.80</b>	\$ -	<b>\$ 296,567.80</b>	\$ -	
<b>Eligible Activities (MDEQ and MSF) Total</b>				<b>\$ 299,042.80</b>	\$ -	<b>\$ 2,475.00</b>	<b>\$ 296,567.80</b>	
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	
<b>Eligible Activities (MDEQ and MSF) with Contingency and Interest Total</b>				<b>\$ 492,388.68</b>	\$ -	<b>\$ 3,547.49</b>	<b>\$ 488,841.19</b>	
<b>9000-Brownfield Plan and Act 381 Work Plan Preparation</b>								
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	
<b>Brownfield Plan and Act 381 Work Plan Preparation Total</b>				<b>\$ 22,423.89</b>	\$ 5,423.89	\$ -	<b>\$ 17,000.00</b>	
GTCBRA MDEQ BRG/BRL Administration (3%)		LS					\$ -	
<b>ELIGIBLE ACTIVITIES GRAND TOTAL</b>				<b>\$ 514,812.56</b>	\$ 5,423.89	\$ 3,547.49	<b>\$ 505,841.19</b>	
<b>GTCBRA COVERED ELIGIBLE ACTIVITIES = 95% OF GRAND TOTAL [b]</b>				<b>\$ 489,071.94</b>	\$ 5,152.69	\$ 3,370.12	<b>\$ 480,549.13</b>	
<b>Total Capture - Grand Total</b>				<b>\$ 489,071.94</b>	\$ 5,152.69	\$ 3,370.12	<b>\$ 480,549.13</b>	

### ***Tax Capture by Jurisdiction -TIF***

Project Name: Graetz Redevelopment Project

Local Unit: City of Traverse City, MI

As of October 23, 2013

Eligible Expenses for Reimbursement under ACT 381		
MDEQ and MSF Eligible Activities and Interest	\$	483,919
State Revolving Loan Fund		
Local-Only Eligible Activities	\$	5,153
Local Site Remediation Fund Capture (2)		
Total Eligible Costs for TIF Reimbursement	\$	489,072

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)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL INCREMENT</b>	<b>\$ 177,559</b>	<b>\$ 180,059</b>	<b>\$ 182,584</b>	<b>\$ 185,134</b>	<b>\$ 187,710</b>	<b>\$ 190,312</b>	<b>\$ 192,939</b>	<b>\$ 195,593</b>	<b>\$ 198,273</b>	<b>\$ 200,980</b>	<b>\$ 203,715</b>	<b>\$ 206,476</b>	<b>\$ 209,265</b>

STATE CAPTURE	Mileage Rate	1	2	3	4	5	6	7	8	9	10	11	12	13
		2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
State Education Tax (SET, less 3 for BRF)	3.0000	\$ 533	\$ 540	\$ 548	\$ 555	\$ 563	\$ 571	\$ 579	\$ 587	\$ 595	\$ 603	\$ 611	\$ 619	\$ 628
School Operating (NA to Homestead)	18.0000	\$ 3,196	\$ 3,241	\$ 3,287	\$ 3,332	\$ 3,379	\$ 3,426	\$ 3,473	\$ 3,521	\$ 3,569	\$ 3,618	\$ 3,667	\$ 3,717	\$ 3,767
State Total to Reimbursables	21.0000	\$ 3,729	\$ 3,781	\$ 3,834	\$ 3,888	\$ 3,942	\$ 3,997	\$ 4,052	\$ 4,107	\$ 4,164	\$ 4,221	\$ 4,278	\$ 4,336	\$ 4,395
Accumulated State Total to Reimbursables		\$ 3,729	\$ 7,510	\$ 11,344	\$ 15,232	\$ 19,174	\$ 23,171	\$ 27,222	\$ 31,330	\$ 35,493	\$ 39,714	\$ 43,992	\$ 48,328	\$ 52,723

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

### ***Tax Capture by Jurisdiction -TIF***

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
\$ 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	\$ 72,441	\$ 72,441	\$ 72,441	\$ 72,441
\$ 284,523	\$ 287,369	\$ 290,242	\$ 293,145	\$ 296,076	\$ 299,037	\$ 302,027	\$ 305,048	\$ 308,098	\$ 311,179	\$ 314,291	\$ 317,434	\$ 320,608	\$ 323,814	\$ 327,052	\$ 330,323	\$ 333,626
\$ 212,082	\$ 214,928	\$ 217,801	\$ 220,704	\$ 223,635	\$ 226,596	\$ 229,586	\$ 232,607	\$ 235,657	\$ 238,738	\$ 241,850	\$ 244,993	\$ 248,167	\$ 251,373	\$ 254,611	\$ 257,882	\$ 261,185
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 212,082	\$ 214,928	\$ 217,801	\$ 220,704	\$ 223,635	\$ 226,596	\$ 229,586	\$ 232,607	\$ 235,657	\$ 238,738	\$ 241,850	\$ 244,993	\$ 248,167	\$ 251,373	\$ 254,611	\$ 257,882	\$ 261,185

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
\$ 636	\$ 645	\$ 653	\$ 662	\$ 671	\$ 680	\$ 689	\$ 698	\$ 707	\$ 716	\$ 726	\$ 735	\$ 745	\$ 754	\$ 764	\$ 774	\$ 784
\$ 3,817	\$ 3,869	\$ 3,920	\$ 3,973	\$ 4,025	\$ 4,079	\$ 4,133	\$ 4,187	\$ 4,242	\$ 4,297	\$ 4,353	\$ 4,410	\$ 4,467	\$ 4,525	\$ 4,583	\$ 4,642	\$ 4,701
\$ 4,454	\$ 4,513	\$ 4,574	\$ 4,635	\$ 4,696	\$ 4,759	\$ 4,821	\$ 4,885	\$ 4,949	\$ 5,013	\$ 5,079	\$ 5,145	\$ 5,212	\$ 5,279	\$ 5,347	\$ 5,416	\$ 5,485
\$ 57,176	\$ 61,690	\$ 66,264	\$ 70,898	\$ 75,595	\$ 80,353	\$ 85,175	\$ 90,059	\$ 95,008	\$ 100,022	\$ 105,100	\$ 110,245	\$ 115,457	\$ 120,736	\$ 126,082	\$ 131,498	\$ 136,983

\$ 636	\$ 645	\$ 653	\$ 662	\$ 671	\$ 680	\$ 689	\$ 698	\$ 707	\$ 716	\$ 726	\$ 735	\$ 745	\$ 754	\$ 764	\$ 774	\$ 784
\$ 8,168	\$ 8,813	\$ 9,466	\$ 10,128	\$ 10,799	\$ 11,479	\$ 12,168	\$ 12,866	\$ 13,573	\$ 14,289	\$ 15,014	\$ 15,749	\$ 16,494				

**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

A small icon representing a photo placeholder, followed by the file name: 28-51-634-049-00\_e7925779-3bd0-403f-9f0f-0f8e0aa46484.JPG

A small icon representing a photo placeholder, followed by the file name: 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

**2013 Assessment Information**

<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%		

**Building Information**

Residential:  
Year Built: 1895      Floor Area: 2486 Sq.Ft

**Tax Description**

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

**Sales**

No Sale Data.

**Land**

<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**

# DR. GRAETZ SITE DEVELOPMENT PLAN

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

**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 COMPAKTED AND MOISTURE CONDITIONED. ALL BASE MATERIAL SHALL BE COMPAKTED 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 COMPAKTED 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, SEDED 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 THE CITY.

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 NOT 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-SEEDED 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.

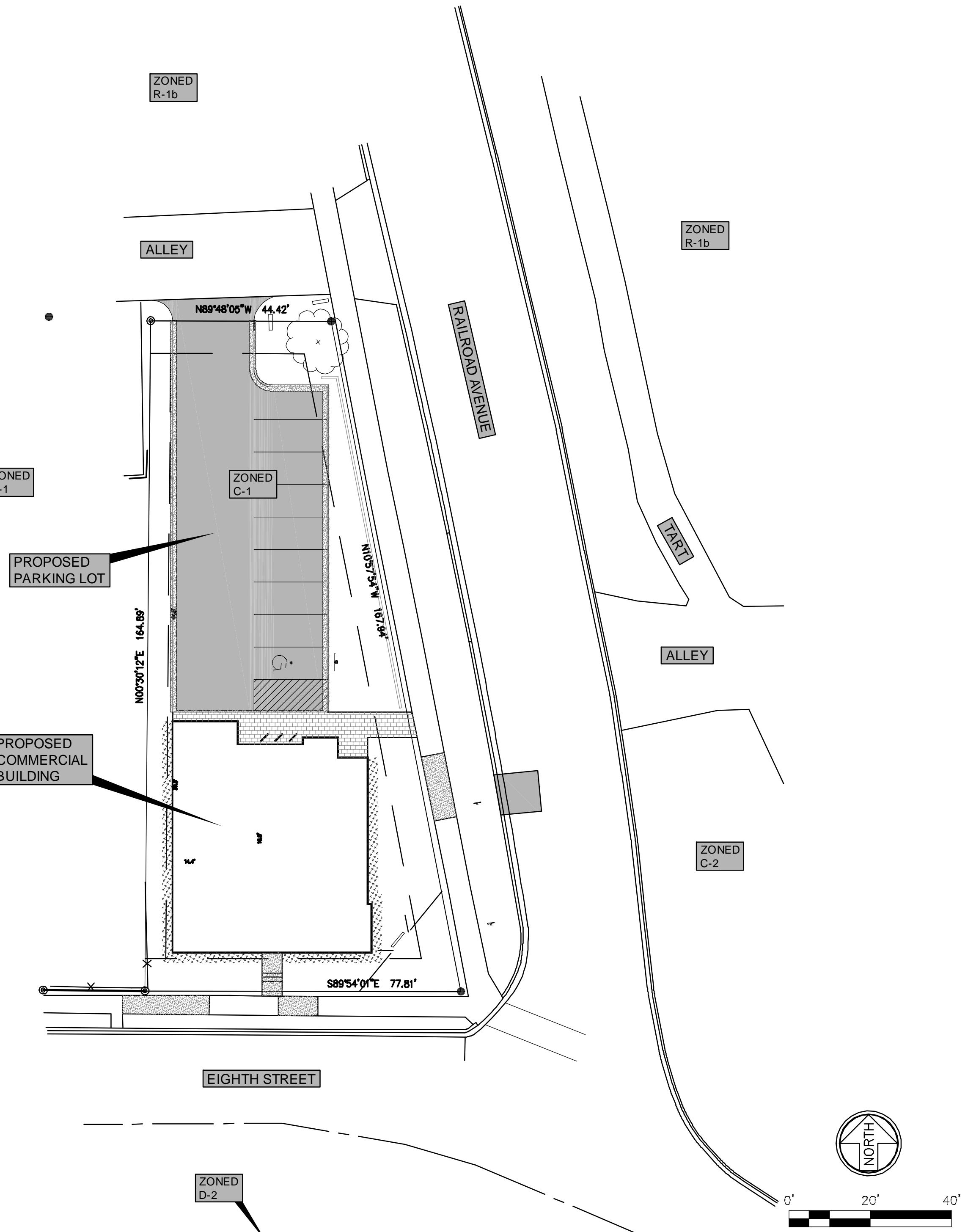
ALL EROSION/SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED IN WORKING ORDER AT ALL TIMES.

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



OVERALL DEVELOPMENT MAP

6-28-13

ISSUE DATE: \_\_\_\_\_  
REVISIONS: \_\_\_\_\_

PROPOSED SITE DEVELOPMENT

PROJECT: \_\_\_\_\_

CLIENT: \_\_\_\_\_

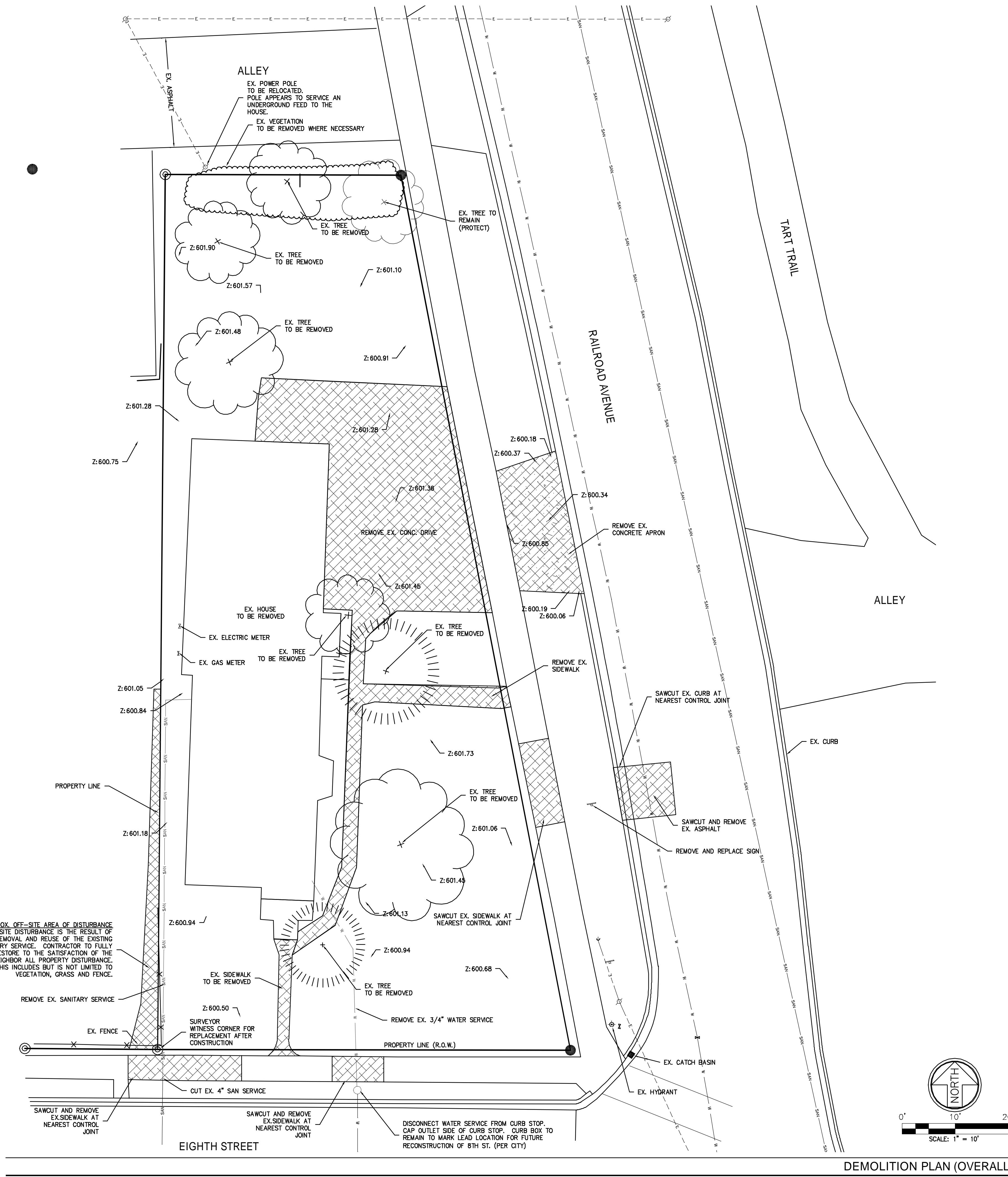
LOCATION: \_\_\_\_\_

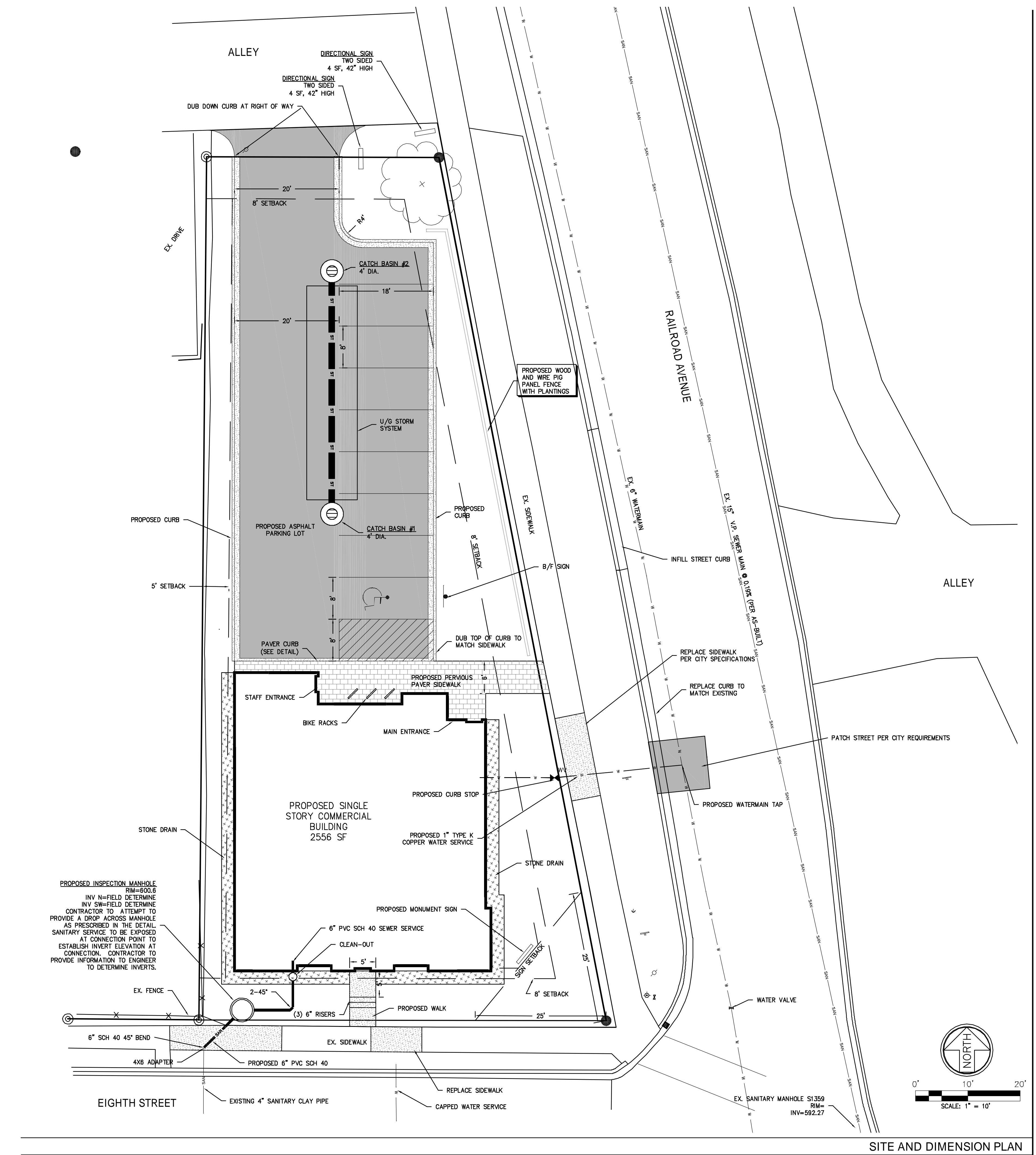
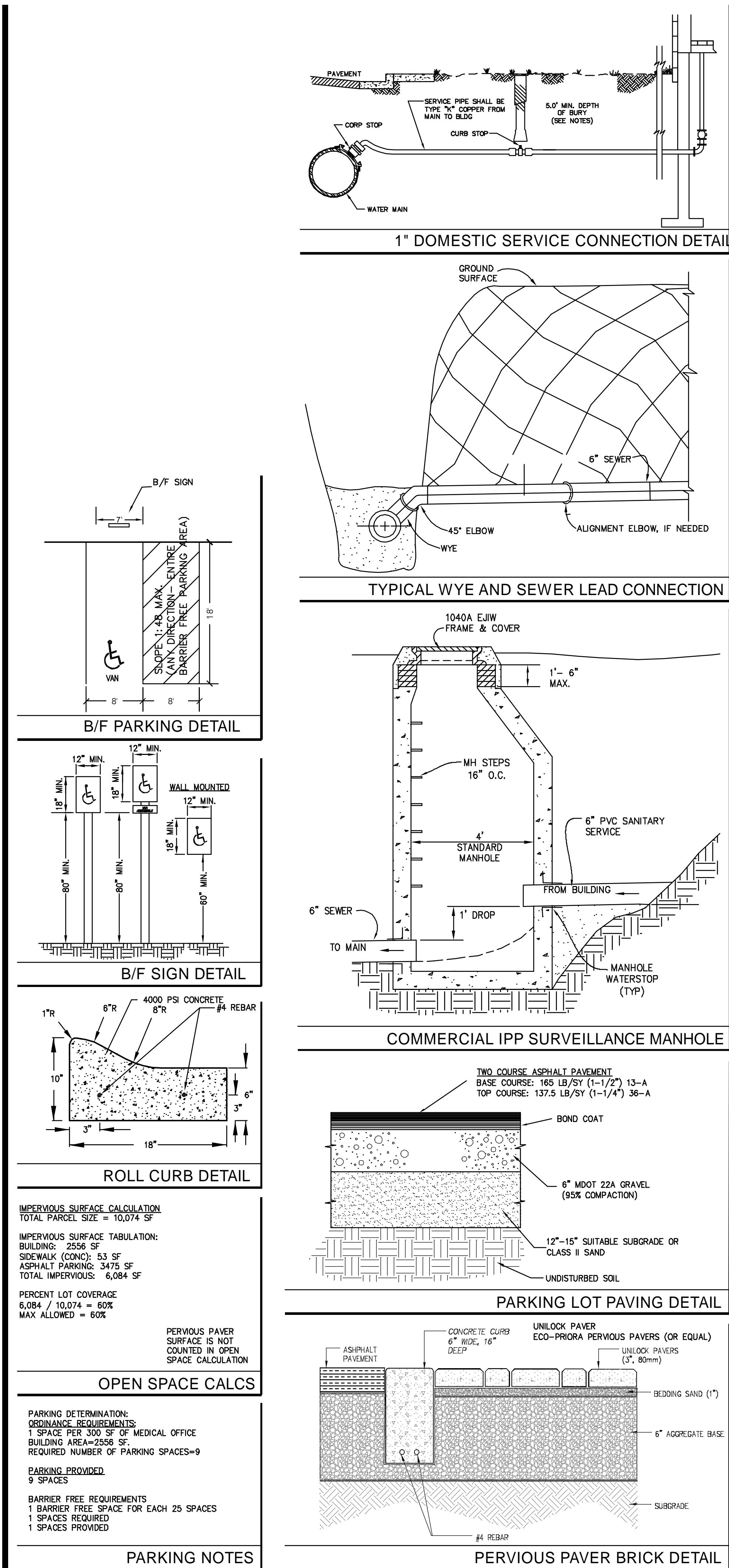
647 E. EIGHTH ST., CITY OF TRAVERSE CITY, GRAND TRAVERSE COUNTY, MI

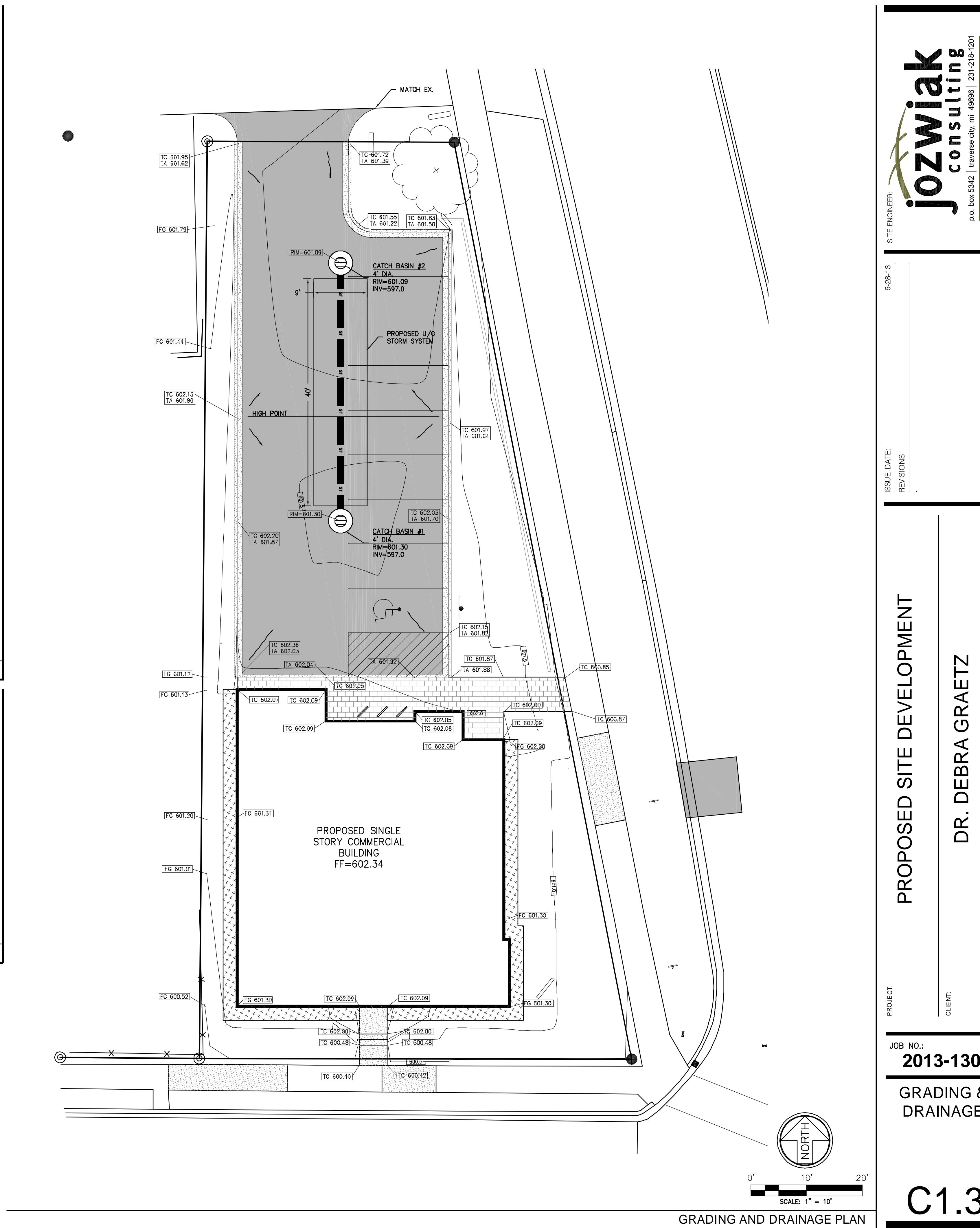
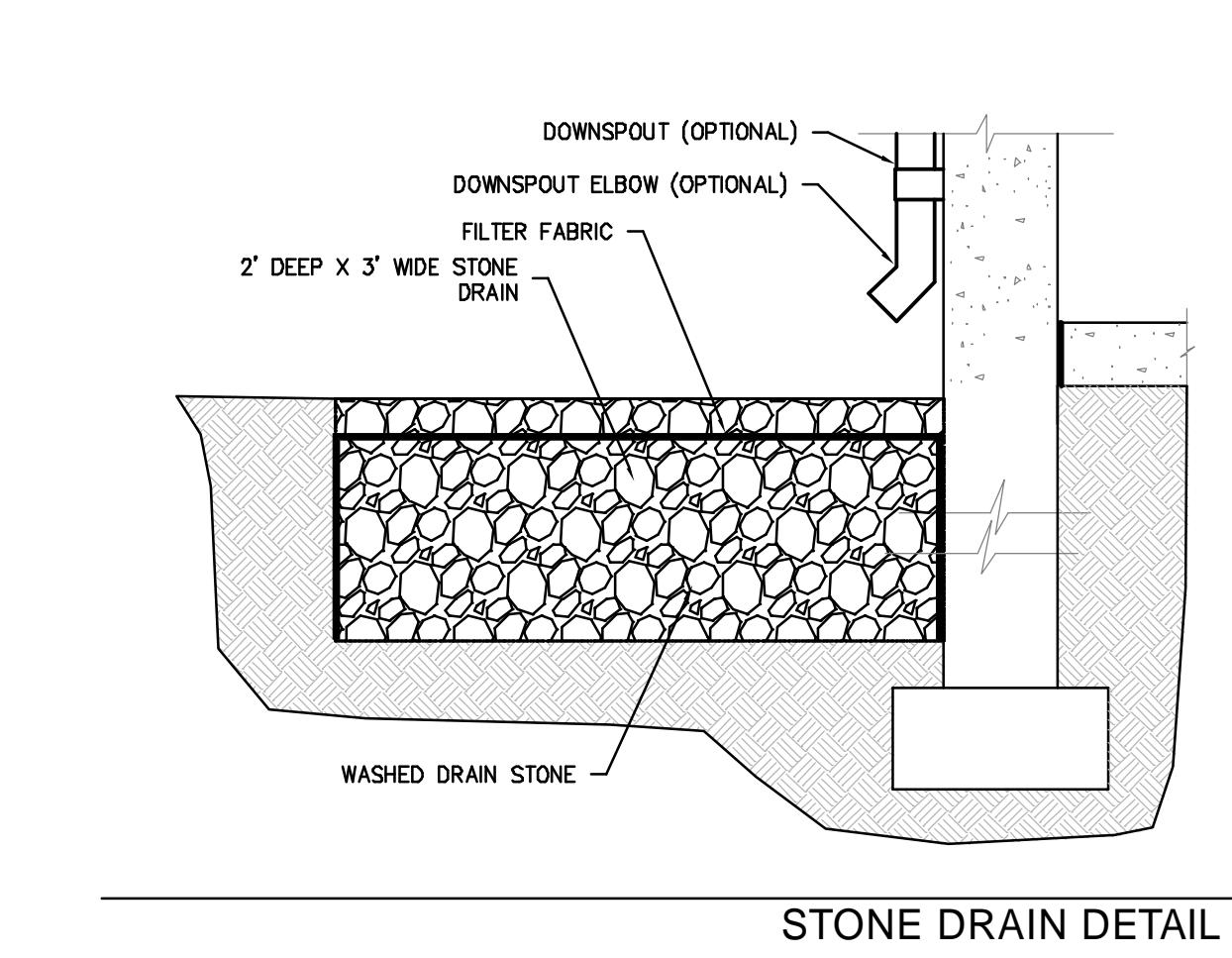
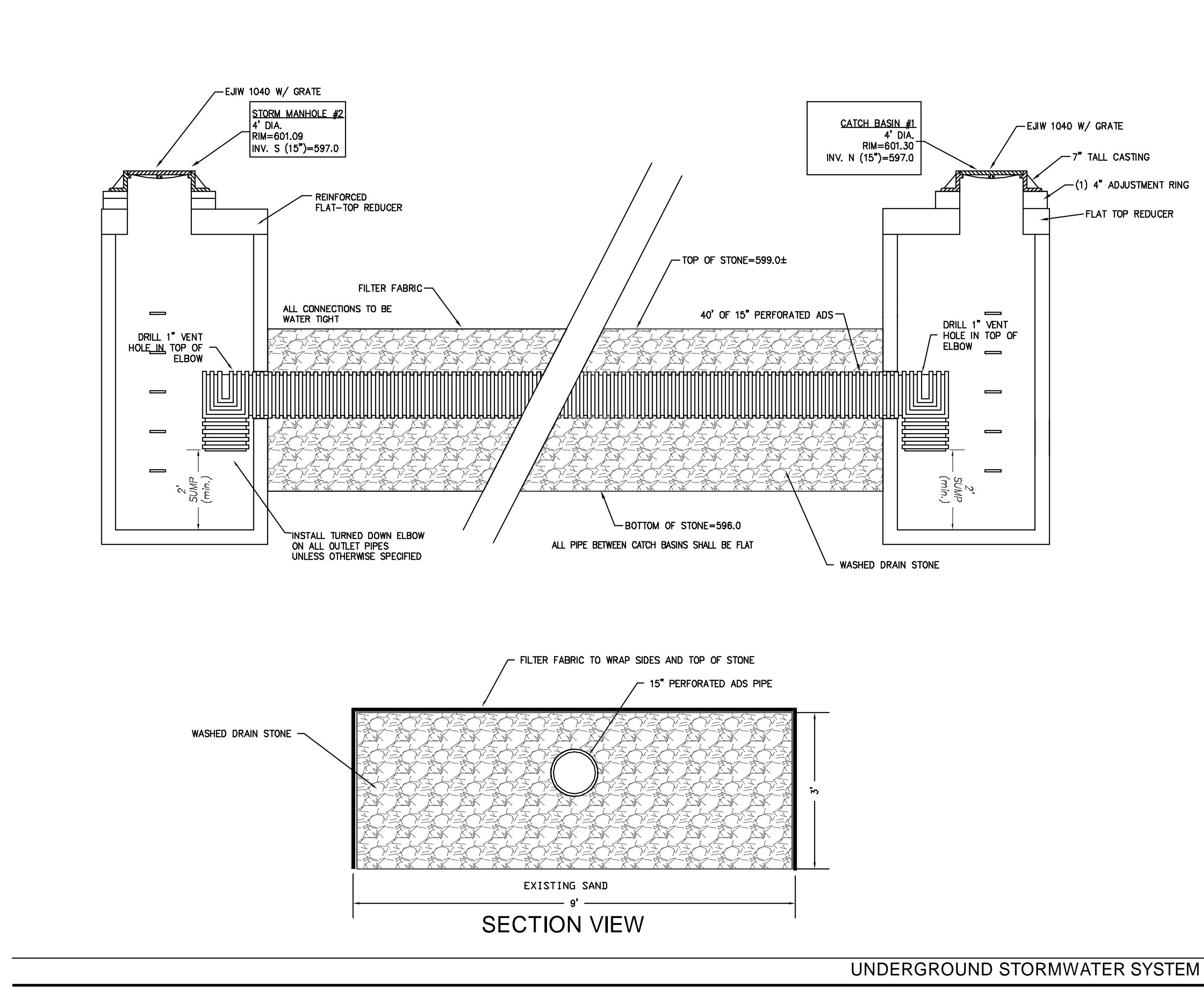
JOB NO.: 2013-130

GENERAL INFORMATION PLAN

C0





















**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 ( $\frac{1}{2}$ ) 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  $\frac{1}{2}$  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 ( $\frac{1}{2}$ ) 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 ( $\frac{1}{2}$ ) 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 ( $\frac{1}{2}$ ) 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.

Sanborn Date	Review of Sanborn Maps
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.

Sanborn Date	Review of Sanborn Maps
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.

Date	Aerial Photograph Review
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 aerials
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.

## 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.

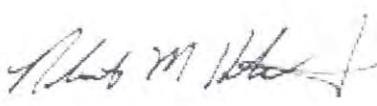
This information is provided in response to a limited scope of investigation and should be used in light of the limited effort expended. The opinions of environmental risk should not be construed as legal advice or financial recommendations. It cannot be stated unequivocally that this RSRA is sufficient 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

Project No. Date:

Project No: Date  
12-070 8/13/01

13-070 | 04/24

## NORTH

Project No: Date:

Project No. Date:  
13-070 04/24/

13-070 04/24

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



Subject Property

Figure 2:  
Parcel Location Map

NORTH

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



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

**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)** Former Traverse City Tire, 251 East Front Street (2)** Park Place Hotel, 300 East State Street (3)**	22 16 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**

Parcel Number: 28-51-634-049-00

Jurisdiction: 28-511 TRAVERSE CITY-GTC County: GRAND TRAVERSE Printed on 04/16/2013

Tax Description		Comments/Influences	
LOTS 24-25, BLOCK 6 HANNAH LAY & CO'S 5TH ADD.			

\*\*\*\*\* Information herein deemed reliable but not guaranteed. Grand Traverse, Michigan







**WARRANTY DEED**

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 12th day of September, 1991.

Signed in presence of:

Laurie J. Stricker  
Laurie J. Stricker  
Ruth Ann Liebfelt  
Ruth Ann Liebfelt

Signed by:

John C. Hopkins

Mary M. Hopkins

STATE OF MICHIGAN  
COUNTY OF Grand Traverse

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

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



STATE OF MICHIGAN  
GRAND TRAVERSE COUNTY  
RECORDED

20 SEP 2000 4:43 PM

KARON ANDERSON  
REGISTER OF DEETS

Parcel # 51-634-049-02 By JM  
STATE OF MICHIGAN, County of Grand Traverse, at Traverse City \_\_\_\_\_, I, the undersigned, certify that there are no Tax Liens or Titles held by the State of any individual against the property described, and all taxes on same are paid for five years previous to the date of the instrument as appears 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:	Send Subsequent Tax Bills To:	Drafted By:
<b>BARRY L. LEVINE ATTORNEY AT LAW P.O. BOX 935 TRAVERSE CITY, MI 49685-0935</b>	<b>BARRY L. LEVINE ATTORNEY AT LAW P.O. BOX 935 TRAVERSE CITY, MI 49685-0935</b>	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: \$



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 Assesment: \$78,400  
 Previous Assesment: \$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 &amp; CO'S 5TH ADD.

END



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

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## 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

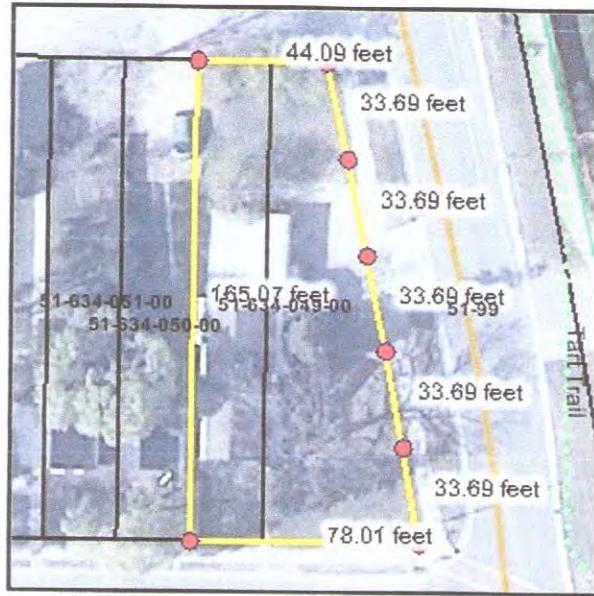
## TAX DESCRIPTION

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

END

This information 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.

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**

Subject Property



**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**

<b>Project No:</b> 13-070	<b>Date:</b> 4/12/13	<b>Source:</b> EDR, Inc.
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## Subject Property



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



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

## 1920 Sanborn Map

## 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**

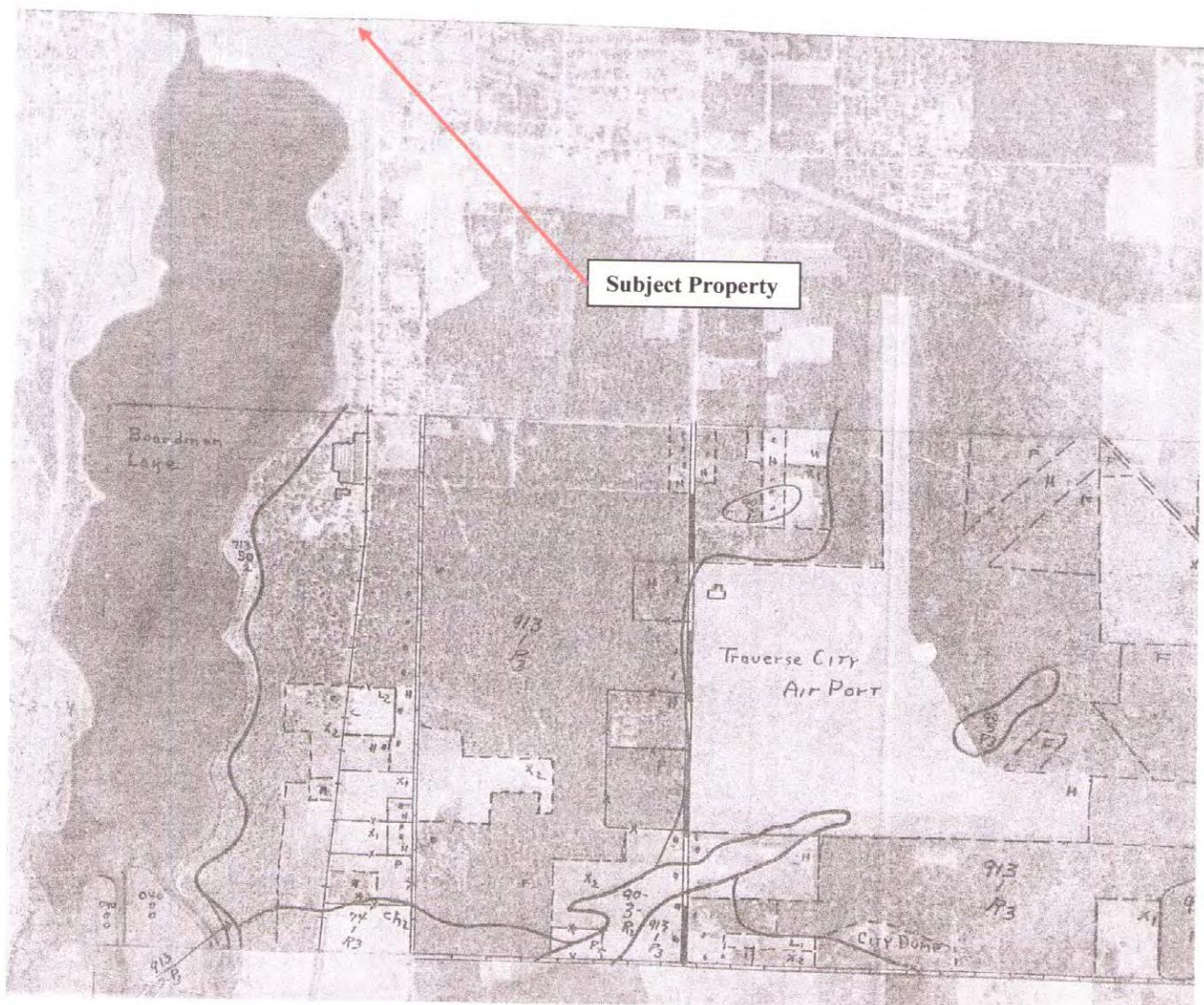
**1929 Sanborn Map**

**NORTH**

<b>Project No:</b> 13-070	<b>Date:</b> 4/12/13	<b>Source:</b> EDR, Inc.
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## **Attachment C**

**Historical Aerial Photographs**



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



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

**1938 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**

**1953 Aerial Photograph**

NORTH

**Project No:** 13-070    **Date:** 04/12/13    **Source:** EarthExplorer

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**

**NORTH**

<b>Project No:</b> 13-070	<b>Date:</b> 04/12/13	<b>Source:</b> USDA
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**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**

<b>Project No:</b> 13-070	<b>Date:</b> 04/12/13	<b>Source:</b> USDA
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**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**

**NORTH**

<b>Project No:</b> 13-070	<b>Date:</b> 04/12/13	<b>Source:</b> USDA
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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

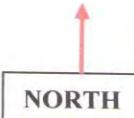


**Graetz / Residential Property**  
**647 East Eighth Street**  
**Traverse City, Grand Traverse County, Michigan**  
**Environmental Site Assessment**



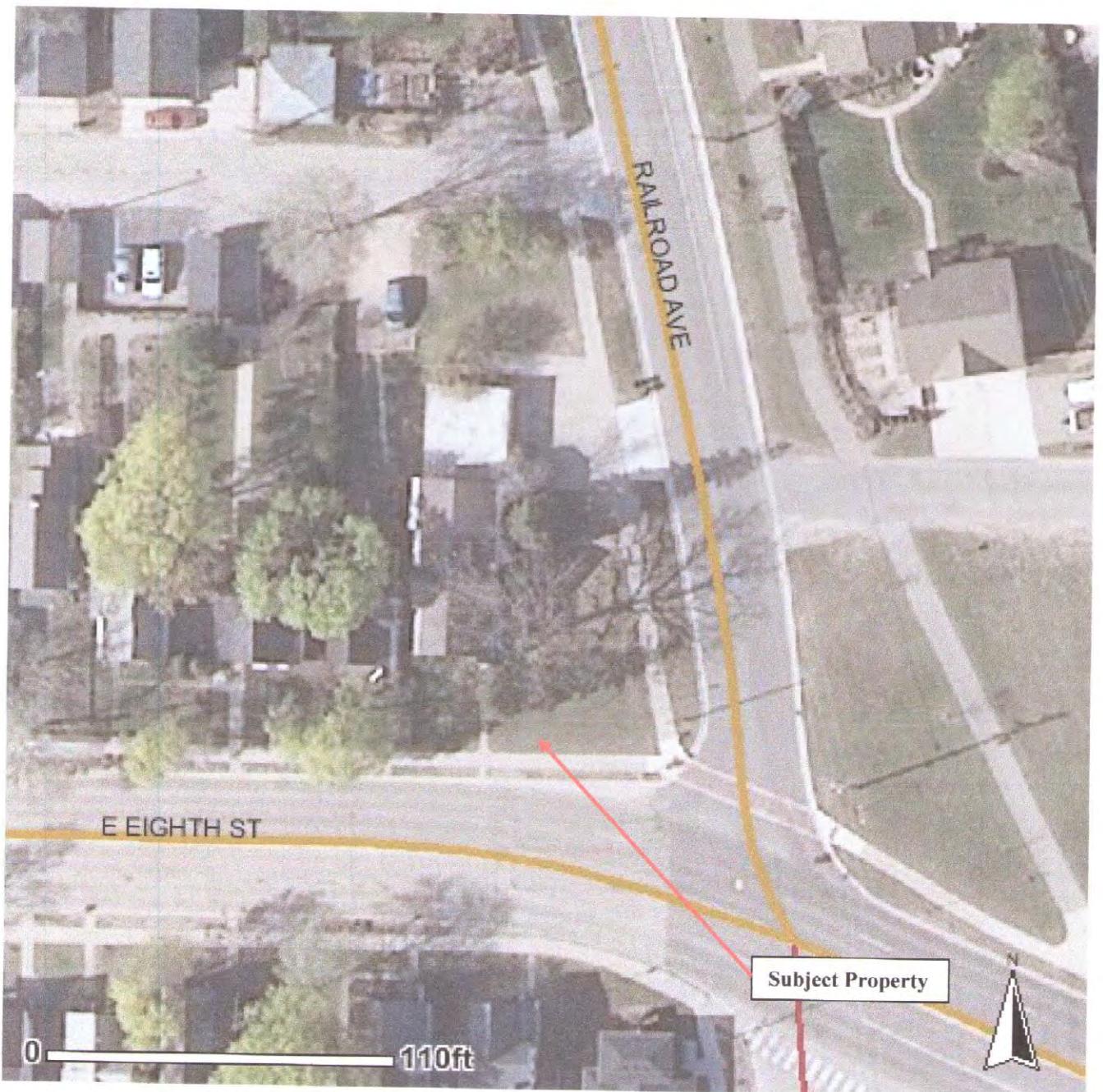
**Otwell Mawby, PC**  
**Traverse City, Michigan**

**2006 Aerial Photograph**



**NORTH**

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



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

**2010 Aerial Photograph**

**NORTH**

<b>Project No:</b> 13-070	<b>Date:</b> 04/12/13	<b>Source:</b> Grand Traverse Cty.
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## **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.

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



**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.

Location	Asbestos Containing Material	Approximate Quantity
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.

Ms. Debra Graetz  
647 E. Eighth St.  
Asbestos Building Materials Report

Otwell Mawby, PC  
July 11, 2013  
Page 5

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**



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

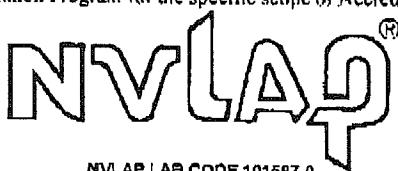
Sample # 1	Client Sample ID: 01A	Layered No	Analysis Positive	This material contains approximately			
				Chrysotile Asbestos	25%	Cellulose	<1%
Sample Description:	Gray / Green	Transite	Calcite	35%	Quartz	3%	
	Exterior East Side		Particulate Matter	37%			

Sample # 3	Client Sample ID: 02A	Layered No	Analysis None Detected	This material contains approximately						
				Cellulose	75%	Particulate Matter	25%			
Sample Description: Black Felt Exterior East Side										

Sample # 4	Client Sample ID: 02B	Layered No	Analysis None Detected	This material contains approximately		
				Cellulose	80%	Particulate Matter
Sample Description:	Black					
Felt						
Exterior North Side						

Sample # 5	Client Sample ID: 03A	Layered No	Analysis Positive	This material contains approximately						
				Chrysotile Asbestos	3%	Cellulose	2%			
				Calcite	50%	Quartz	3%			
<b>Sample Description:</b> Gray Glazing East Side Lower				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.



NVLAP LAB CODE 101587-0

Respectfully Submitted,  
EEG, Inc. - 4

5

Analyst

• 100

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.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		
				Cellulose	30%	Fiberglass
7	04A	Yes 1	None Detected	Calcite	25%	Quartz
				Particulate Matter	33%	

Sample #	Client Sample ID:	Layered	Analysis	This material contains approximately		
				Cellulose	2%	Calcite
7	04A	Yes 2	None Detected	Quartz	2%	Particulate Matter

Sample #	Client Sample ID:	Layered	Analysis	This material contains approximately		
				Cellulose	30%	Fiberglass
8	04B	Yes 1	None Detected	Calcite	25%	Quartz
				Particulate Matter	38%	

Sample #	Client Sample ID:	Layered	Analysis	This material contains approximately		
				Cellulose	<1%	Calcite
8	04B	Yes 2	None Detected	Quartz	1%	Particulate Matter

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**  
NVLAP LAB CODE 101587-0

Respectfully Submitted,  
EEG, Inc

*Dana R. Jeavell*  
Analyst

*W. W.*  
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.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 No	Analysis None Detected	This material contains approximately		
				Cellulose	20%	Hair
9	05A			Calcite	45%	Quartz
				Particulate Matter	30%	

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

Sample #	Client Sample ID:	Layered No	Analysis None Detected	This material contains approximately		
				Cellulose	25%	Hair
11	05A			Calcite	35%	Quartz
				Particulate Matter	36%	

Sample #	Client Sample ID:	Layered No	Analysis None Detected	This material contains approximately		
				Cellulose	20%	Calcite
12	06B			Quartz	3%	Particulate Matter
						47%

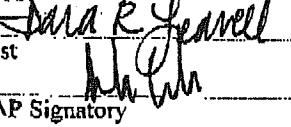
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NVLAP LAB CODE 101587-0

Respectfully Submitted,

EEG, Inc.

  
Sara R. Jeavell  
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.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 No	Analysis Positive	This material contains approximately		
				Amosite Asbestos	10%	Mineral Wool
13	07A			Calcite	5%	Quartz
				Particulate Matter	23%	

Sample #	Client Sample ID:	Layered No	Analysis Positive	This material contains approximately		
				Amosite Asbestos	10%	Mineral Wool
14	08A			Calcite	5%	Quartz
				Particulate Matter	23%	

Sample #	Client Sample ID:	Layered No	Analysis None Detected	This material contains approximately		
				Cellulose	<1%	Fiberglass
15	09A			Calcite	45%	Quartz
				Particulate Matter	22%	

Sample #	Client Sample ID:	Layered No	Analysis None Detected	This material contains approximately		
				Cellulose	2%	Fiberglass
16	09B			Calcite	35%	Quartz
				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.

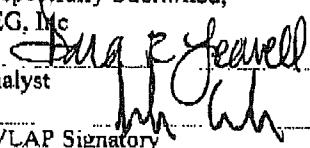


NVLAP LAB CODE 101587-0

Respectfully Submitted,

EEG, Inc

Analyst

  
NVLAP Signatory

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 No	Analysis None Detected	This material contains approximately		
				Cellulose	<1%	Fiberglass 2%
				Calcite	40%	Quartz 30%
				Particulate Matter	28%	

Sample #	Client Sample ID:	Layered No	Analysis None Detected	This material contains approximately		
				Cellulose	90%	Calcite 5%
				Quartz	<1%	Particulate Matter 5%

Sample #	Client Sample ID:	Layered Yes 1	Analysis None Detected	This material contains approximately		
				Cellulose	30%	Fiberglass 10%
				Calcite	25%	Quartz 2%
				Particulate Matter	33%	

Sample #	Client Sample ID:	Layered Yes 2	Analysis None Detected	This material contains approximately		
				Cellulose	<1%	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.



Respectfully Submitted,

EEG, Inc.

Analyst

NVLAP Signatory

*Dana R. Leavell*  
*W. L. G.*



## 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

Number: 00326-B2013-0384

Sampled By: Bob Peters

Date Sampled: 7/5/2013

Reported: 7/8/2013

## Bulk Asbestos Report

Sample # 20	Client Sample ID: 12A	Layered No	Analysis Positive	This material contains approximately			
				Chrysotile Asbestos	30%	Cellulose	5%
Sample Description:	Off White Linoleum A Kitchen Lower			Calcite	20%	Quartz	2%
				Particulate Matter	43%		

Sample # 21	Client Sample ID: 13A	Layered Yes 1	Analysis Positive	This material contains approximately					
				Chrysotile Asbestos	35%	Cellulose			
<b>Sample Description:</b> Off White / Tan Linoleum A Dining				Calcite	25%	Quartz			
				Particulate Matter	33%				

Sample # 21	Client Sample ID: 13A	Layered Yes 2	Analysis None Detected	This material contains approximately						
				Cellulose	2%	Calcite	10%			
Sample Description: Tan Mastic A Dining				Quartz	3%	Particulate Matter	85%			

Sample # 22	Client Sample ID: 14A	Layered No	Analysis None Detected	This material contains approximately			
				Cellulose	50%	Hair	3%
Sample Description:	Brown Linoleum A Dining Closet			Calcite	15%	Quartz	2%
				Particulate Matter	30%		

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Respectfully Submitted,  
EEG, Inc.

200, 100

Analyst

NVLAP Signature

The logo for NVLAP (National Voluntary Laboratory Accreditation Program) is displayed. It consists of the acronym "NVLAP" in a bold, outlined, sans-serif font. A registered trademark symbol (®) is positioned in the top right corner of the letter "P". Below the acronym, the full name "NATIONAL VOLUNTARY LABORATORY ACCREDITATION PROGRAM" is written in a smaller, all-caps, sans-serif font.

NVLAP LAB CODE 1015B7-0



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

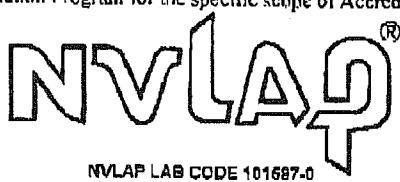
Job Number: 00326-B2013-0384  
Sampled By: Bob Peters

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

### Bulk Asbestos Report

Sample # 23	Client Sample ID: 15A	Layered No	Analysis None Detected	This material contains approximately			
				Cellulose	<1%	Calcite	45%
				Mica	2%	Quartz	2%
				Particulate Matter	51%		

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 101687-0

Respectfully Submitted,  
EEG, Inc.

Analyst

NVLAP Signatory



**Environmental  
Enterprise Group, Inc.**

Client: Qtwell 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](http://www.eegonline.com)

Job Number: 00326-B2013-0384

Sampled By: Bob Peters

Date Sampled: 7/5/2013

Reported: 7/10/2013

## Bulk Asbestos Report

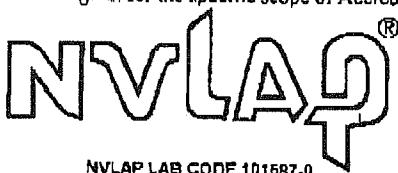
Sample # 24	Client Sample ID: 16A	Layered No	Analysis None Detected	This material contains approximately					
				Calcite	60%	Quartz			
Sample Description: White / Brown Floor Tile B Kitchen				Particulate Matter	38%	2%			

Sample # 24	Client Sample ID: 16A	Layered Yes 2	Analysis None Detected	This material contains approximately			
				Cellulose	3%	Calcite	20%
				Quartz	2%	Particulate Matter	75%
Sample Description: Clear Mastic B Kitchen							

Sample # 25	Client Sample ID: 17A	Layered No	Analysis Positive	This material contains approximately			
				Chrysotile Asbestos	30%	Cellulose	5%
				Calcite	20%	Quartz	2%
				Particulate Matter	43%		

Sample # 26	Client Sample ID: 18A	Layered No	Analysis None Detected	This material contains approximately						
				Cellulose	30%	Fiberglass	10%			
				Calcite	25%	Quartz	2%			
Sample Description: Off White Linoleum B Bath Lower				Particulate Matter	33%					

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 101687-0

Respectfully Submitted,  
EEG, Inc. *mch*

1

## Analyst

**NVLAP Signatory**

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

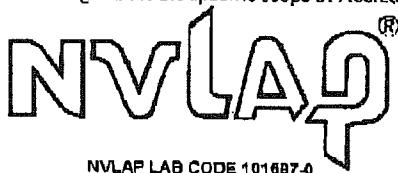
Sample #	Client Sample ID:	Layered Yes 1	Analysis None Detected	This material contains approximately			
				Cellulose	1.5%	Quartz	2%
				Gypsum Mortar	70%	Particulate Matter	13%

Sample #	Client Sample ID:	Layered Yes 2	Analysis None Detected	This material contains approximately			
				Cellulose	98%	Particulate Matter	2%

Sample #	Client Sample ID:	Layered Yes 3	Analysis None Detected	This material contains approximately			
				Calcite	45%	Mica	10%
				Quartz	2%	Particulate Matter	43%

Sample #	Client Sample ID:	Layered Yes	Analysis None Detected	This material contains approximately			
				Cellulose	29%	Calcite	9%
				Mica	2%	Quartz	2%
				Gypsum Mortar	42%	Particulate Matter	16%

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 (PPA-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.eegonline.com

Job Number: 00326-B2013-0384

Sampled By: Bob Peters

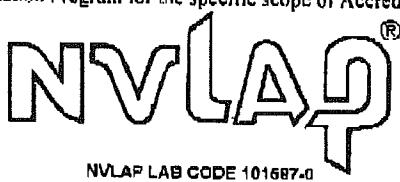
Date Sampled: 7/5/2013

Reported: 7/10/2013

## Bulk Asbestos Report

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

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 101687-0

Respectfully Submitted,  
EEG, Inc.

*Jean R. Leavell*  
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: 7/10/2013

## Bulk Asbestos Report

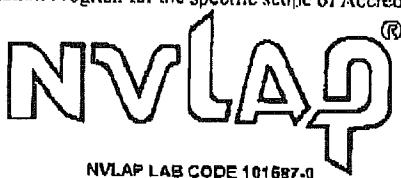
Sample # 31	Client Sample ID: 23A	Layered No	Analysis None Detected	This material contains approximately						
				Fiberglass	10%	Calcite	35%			
Sample Description: Black / Gray Shingle South Roof				Mica	1%	Quartz	4%			
				Particulate Matter	50%					

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

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

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

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-B2-020 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 101687-0

Respectfully Submitted,  
EEG, Inc.

— 7 —

## Analyst

NVLAP Signatory

Inc  
Jill R. Favell  
st  
AP 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) 968-1856

[www.cognulinc.com](http://www.cognulinc.com)

Job Number: 00326-B2013-0384

Sampled By: Bob Peters

Date Sampled: 7/5/2013

Reported: 7/10/2013

## Bulk Asbestos Report

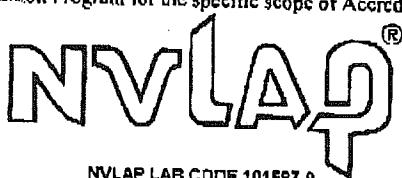
Sample # 34	Client Sample ID: 26A	Layered Yes 2	Analysis None Detected	This material contains approximately			
				Cellulose	<1%	Calcite	10%
Sample Description:	Brown Mastic C Bath			Quartz	2%	Particulate Matter	88%

Sample # 35	Client Sample ID: 27A	Layered No	Analysis None Detected	This material contains approximately			
				Fiberglass	5%	Calcite	35%
				Mica	<1%	Quartz	5%
				Particulate Matter	55%		

Sample # 36	Client Sample ID: 28A	Layered No	Analysis None Detected	This material contains approximately		
				Cellulose	75%	Particulate Matter 25%
Sample Description:	Black Felt East Roof					

Sample # 37	Client Sample ID: 29A	Layered No	Analysis None Detected	This material contains approximately			
				Cellulose	50%	Hair	5%
Sample Description:	Green / Tan Linoleum East Entry			Calcite	10%	Quartz	2%
				Particulate Matter	33%		

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 1016B7.0

Respectfully Submitted,

EEG, Inc.

Jana R. Fearell  
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.eegonline.com

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 Yes 1	Analysis None Detected	This material contains approximately		
				Cellulose	30%	Fiberglass
				Calcite	20%	Diatomaceous Earth
				Quartz	2%	Particulate Matter

Sample #	Client Sample ID:	Layered Yes 2	Analysis None Detected	This material contains approximately		
				Cellulose	2%	Calcite
				Quartz	2%	Particulate Matter

Sample #	Client Sample ID:	Layered No	Analysis None Detected	This material contains approximately		
				Cellulose	30%	Fiberglass
				Calcite	20%	Diatomaceous Earth
				Quartz	2%	Particulate Matter

Sample #	Client Sample ID:	Layered No	Analysis Positive	This material contains approximately		
				Chrysotile Asbestos	5%	Cellulose
				Calcite	35%	Quartz
				Particulate Matter	55%	

Current information listed above applies to the standards or procedures identified and the samples actually tested. The methodology 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.

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NVLAP LAB CODE 101587-0

Respectfully Submitted,  
EEG, Inc.

*John R. Jeavell*  
Analyst  
NVLAP Signatory

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

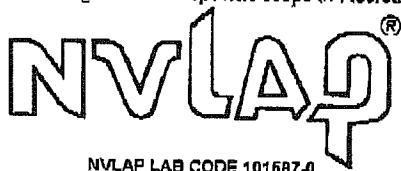
Job Number: 00326-B2013-0384  
 Sampled By: Bob Peters

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

### Bulk Asbestos Report

Sample #	Client Sample ID:	Layered No	Analysis Positive	This material contains approximately		
41	33A			Chrysotile Asbestos	2%	Cellulose
				Calcite	15%	Quartz
				Particulate Matter	74%	
Sample Description: Black Mastic D Bedroom						
Sample #	Client Sample ID:	Layered No	Analysis Positive	This material contains approximately		
42	34A			Chrysotile Asbestos	30%	Cellulose
				Calcite	20%	Quartz
				Particulate Matter	42%	
Sample Description: Off White Linoleum D Living Room						
Sample #	Client Sample ID:	Layered Yes	Analysis None Detected	This material contains approximately		
42	34A	2		Calcite	10%	Quartz
				Particulate Matter	88%	
Sample Description: Yellow Mastic D Living Room						
Sample #	Client Sample ID:	Layered No	Analysis None Detected	This material contains approximately		
43	35A			Cellulose	50%	Mineral Wool
				Hair	20%	Calcite
				Quartz	<1%	Particulate Matter
Sample Description: Black Wrap Basement						

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 tracable 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.

*Jana R. Farrell*  
 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.cegonline.com](http://www.cegonline.com)

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

[www.cegonline.com](http://www.cegonline.com)

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

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

## Bulk Asbestos Report

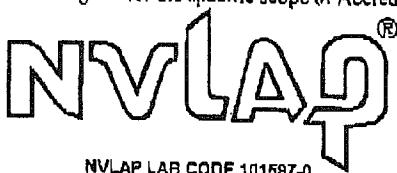
Sample # 44	Client Sample ID: 36A	Layered No	Analysis Positive	This material contains approximately			
				Chrysotile Asbestos	55%	Cellulose	25%
Sample Description:	White Duct Insulation Basement			Calcite	5%	Quartz	<1%
				Particulate Matter	15%		

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

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

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

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. Total 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 EBCG's name or signature without consent from EBCG. 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 101597-0

Respectfully Submitted,  
EEG, Inc.

200



**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.eegonline.com

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

Sampled By: Bob Peters

Date Sampled: 7/5/2013

Reported: 7/10/2013

## Bulk Asbestos Report

Sample # 46	Client Sample ID: 38A	Layered No	Analysis None Detected	This material contains approximately						
				Cellulose	<1%	Fiberglass	10%			
Sample Description: Black Asphalt Upper - Garage				Calcite	5%	Quartz	1%			
				Particulate Matter	84%					

Sample # 47	Client Sample ID: 39A	Layered No.	Analysis None Detected	This material contains approximately		
				Cellulose	60%	Perlite
				Particulate Matter	10%	30%
<b>Sample Description:</b> Brown Insulation Middle - Garage						

Sample # 48	Client Sample ID: 40A	Layered No	Analysis None Detected	This material contains approximately						
				Cellulose	20%	Calcite	25%			
Sample Description: Black / Green Shingle Level - Garage				Quartz	3%	Particulate Matter	52%			

Sample # 49	Client Sample ID: 19B	Layered Yes 1	Analysis None Detected	This material contains approximately						
				Cellulose	20%	Quartz	2%			
Sample Description: White / Brown Drywall Front Stairs				Gypsum Mortar	65%	Particulate Matter	13%			

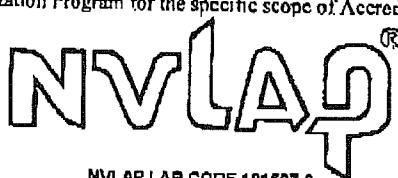
Current information listed above applies to the standards or procedures identified and the samples actually tested. The methodology(s) listed in this report is the only methodology(s) used. The methodology listed in this report is a deviation from NVLAP's specific scope of accreditation (EPA-600/M-4-82-020 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.

Respectfully Submitted,  
EEG, Inc. - 4

100

Analyst   
NVLAP Signatory

NVLAP Signatory



NVLAP LAB CODE 101687-0

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		
				Chrysotile Asbestos	2%	Cellulose
49	19B	Yes 2	Positive	Calcite	60%	Mica
				Quartz	2%	Particulate Matter

Sample #	Client Sample ID:	Layered	Analysis	This material contains approximately		
				Chrysotile Asbestos	<1%	Cellulose
49	19B	Yes	Trace	Calcite	6%	Mica
				Quartz	2%	Gypsum Mortar
				Particulate Matter	15%	59%

Sample #	Client Sample ID:	Layered	Analysis	This material contains approximately		
				Cellulose	99%	Particulate Matter
50	42A	No	None Detected			

Sample #	Client Sample ID:	Layered	Analysis	This material contains approximately		
				Cellulose	<1%	Calcite
51	15B	No	None Detected	Mica	1%	Quartz
				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.

*Mark R. Jeannel*  
Analyst  
NVLAP Signatory

**Client:** Otwell Mawby

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

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

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

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

**Received:** 7/8/13

**Shipped Via:** FEDEX

**Reported:** 7/10/13

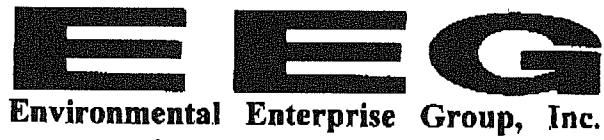
APPROXIMATE COMPOSITION BY:		
Sample Description	Asbestos Point Counting	95% Confidence Interval
B2013-0384-049 19B White Drywall - Mud	1.5% Chrysotile	0.55% to 3.265%

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.

Respectfully Submitted  
 EEG, Inc.

Barb R. Jeavell  
 Analyst

NVLAP Signatory



Outsource Services Center 1-(800)-530-7068

**BULK SAMPLING  
TRANSMITTAL DOCUMENT  
CHAIN OF CUSTODY**

Company	Otwell Mawby, P.C.		
City	Traverse City		
Phone #	(231) 946-5200		
Sampled by	Bob Peters		
Project Name	647 E. Eighth Street		
Special Instructions	stop 1st positive / verhals to BP 231 6311820		
Street	309 East Front Street		
State	Michigan Zip Code 49684		
Fax #	(231) 946-5216		
Project #	13-070A		
Turnaround Time	48 hour		

SAMPLE DATE	SAMPLE NUMBER	MATERIAL DESCRIPTION	LOCATION	NOTES/OMPC
7/5/2013	07A	Transite	Ext E. Side	46
	01B	1	Ext M Side	
)	02A	Felt	Ext E. Side	
	02B	1	Ext N. Side	
)	03A	Glazing	E. Side lower	
	03B	1	E. Side Upper	
)	04A	Linoleum	Front Ext. S	
	04B	1	Front Ext. N	
)	05A	Floor Tile	Front Ext S.	
	06A	Master	,, , N.	

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



Outsource Services Center 1-(800) 530-7968

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TRANSMITTAL DOCUMENT  
CHAIN OF CUSTODY**

Company	Otwell Mawby, P.C.	Street	309 East Front Street
City	Traverse City	State	Michigan
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	" " N	
)	07A	Ceiling Panel	Unit A Dining	16x16
	08A	" "	" Living	20x18
	09A	Plaster	Unit A LR	
	09B	Shelf A	Unit A Kit	
	09C	↓	Unit B Kit Closet	
	10A	wall Ins)	Unit A LR	
	11A	Linoleum	A Kitchen Up.	
	12A	/	A Kit. Liner	

Date of Delivery	7/8/13	Delivered by	FedEx
Accepted by	Stephens 1005	Condition of Samples	Scaled

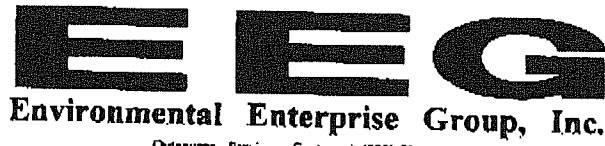


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**TRANSMITTAL DOCUMENT**  
**CHAIN OF CUSTODY**

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

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	Carpet	Front Gable	
	16A	12" Tile	B Kit	12x10 E.C.
	17A	linoleum	B K.T.	
	18A	11	B Bath half	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	Stacynren 1005	Condition of Samples	Sealed



BULK SAMPLING  
TRANSMITTAL DOCUMENT  
CHAIN OF CUSTODY

Company	Otwell Mawby, P.C.		
City	Traverse City		
Phone #	(231) 946-5200		
Sampled by	Bob Peters	State	Michigan
Project Name	647 E. Eighth Street	Zip Code	49684
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	lino/leum	C. Kitchen	100
	26A	l	C. Bath	40
	27A	Shingle	E. Roof	
	28A	Felt	E. Roof	
	29A	lino/leum	E. Entry	50
	30A	l	D. Bath	60
	31A	l	D. Kitchen	60

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



Customer Service Center 1-(800)-530-7958

BULK SAMPLING  
TRANSMITTAL DOCUMENT  
CHAIN OF CUSTODY

D Lbs 14X14  
13X18  
cls/c: BD  
TileAll

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	32 A	Tile	D-Bedroom	
	33 A	Marble	1	
	34 A	Linoleum	D LR	
	35 A	Black Wrap	Basement	381f
	36 A	Duct Ins	11	145
	37 A	Roof Coating Silver	Garage	
	38 A	Upper Asph		
	39 A	Middle Brown		
	40 A	Low		
19B-44A		Drywall	Front Stairs	
	42 A	Ceiling Tile	C-Kitchen	

Date of Delivery 7/8/13 Delivered by FedEx  
Accepted by Stoyner @ 1005 Condition of Samples Sealed  
15B Caulk E. softy (sooty)

**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%

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	
<b>MSF &amp; DEQ Allowed Interest</b>	<b>\$ 148,860.71</b>	
Actual Allowed Interest (MEGA & DEQ or BRA Capped Interest, whichever is less)		<b>\$148,860.71</b>

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