

ALL APPROPRIATE INQUIRY PHASE ONE ENVIRONMENTAL SITE ASSESSMENT

Conducted at:

Commercial Property
5217 Bay City Road
Midland, Michigan



Prepared by:

Mionx Corporation
Arlington Heights, Illinois

Month of Completion: September 2017

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ALL APPROPRIATE INQUIRY PHASE ONE
ENVIRONMENTAL SITE ASSESSMENT

Commercial Property
5217 Bay City Road
Midland, Michigan

Executive Summary, Recommendations and Conclusions:

MIONX CORPORATION was retained to conduct an All Appropriate Inquiry Phase One Environmental Site Assessment at the site commonly known as 5217 Bay City Road, Midland.

The subject property is improved with a free standing, mixed 1 and 2-story commercial building that is operated as the Days Inn Midland hotel. The subject building also houses a three-screen theatre which is currently closed, but was last operated as Studio M Theatre; and a health and indoor swim club which is currently operated as Four Seasons Health & Aquatic Club.

There are also two small free standing, joisted masonry non-combustible buildings on the property that are used for maintenance and storage.

A record review, site visit and interviews were conducted, to identify readily apparent or potential sources of environmental hazards associated with the Property.

Based on observations made, information reviewed and interviews conducted during the course of this Phase One Environmental Site Assessment, the following comments are offered regarding the environmental risk to the site:

The west neighbor is a conditionally exempt small quantity generator of hazardous waste. Due to the distance involved in operations, environmental risk is low.

There were 4 USTs removed with a LUST incident at Valley Standard located approximately 1100 feet southwest of the subject site. The LUST incident was closed in 1999 by the MDEQ. Due to the Closed leaking tank file, environmental risk is low.

Environmental risk is so low that further investigation is not warranted.

Introduction:

Millennium Bank retained Mionx Corporation to conduct an All Appropriate Inquiry Phase One Environmental Site Assessment at 5217 Bay City Road, Midland, Michigan. The purpose of this All Appropriate Inquiry Phase One Environmental Site Assessment is to identify, to the extent feasible pursuant to the processes prescribed in 40 CFR Title 312, ANSI/ISO 14010, ASTM 1527-13, ASTM 2600-08, ASTM 2600-10, and corresponds with ASTM Practice, Recognized Environmental Conditions concerning this Property, in an attempt to satisfy the environmental due diligence requirements of CERCLA.

Mr. Steven Clark conducted the site visit portion of this Assessment. An Environmental Screening Questionnaire was prepared based on observations made during the inspection.

During this assessment, Mionx has attempted to ascertain environmental hazards associated with the Property. The following have been reviewed generally:

- Site Description and Usage
- Regulatory Status
- Local, State and Federal Records Review
- Aboveground and Belowground Storage Tanks
- Hazardous Substances and Petroleum Products
- Water Supplies
- Waste Water Discharge
- Building Materials and Insulation
- Soil and Groundwater Conditions
- Neighboring Properties

The All Appropriate Inquiry Phase One Environmental Site Assessment is exploratory in nature, and is not meant to define problems, as no samples were taken during the site visit. The assessment was visual only, and was restricted to only those items that were viewed and which were in plain sight. This Assessment and its recommendations are purely advisory, and intended solely for assisting third parties in risk control activities. Implementation and compliance with recommendations made by Mionx Corporation are the sole responsibilities of the third parties. Observations and recommendations are the result of practices and conditions observed, and information obtained by Mionx Corporation at the time of the site visit, and do not purport to imply or guarantee full compliance with Local, State or Federal regulations which may be applicable to such practices and conditions, nor do assessments, reports, or recommendations signify or imply that other hazards do not exist. Mionx Corporation and their field representatives are not authorized to make physical tests of machinery, and are not qualified, nor licensed to inspect: elevators, hoists, scaffolding, cranes, boilers or pressure vessels, nor to determine the integrity of buildings or other structures. Chemical and mold contamination must be determined by sampling and laboratory analysis, which are not included as part of this assessment. This report cannot be used for demolition or remodeling purposes. MIONX CORPORATION has performed this All Appropriate Inquiry Phase One Environmental Site Assessment in conformance with the scope and limitations of Code of Federal Regulations Title 40, Part 312, and corresponds with ASTM Practice, in an attempt to satisfy the environmental due diligence requirements of the Comprehensive Environmental Response and Compensation Liability Act (CERCLA). The information in this report is confidential in nature. This report is exclusively for the use and benefit of Millennium Bank and is not for the use or benefit of, nor may be relied upon by any other person or entity, without the express written consent of Mionx Corporation. The contents of this report may not be quoted by any means, in whole or in part.

Scope of Work

Mionx has included the following four components within this All Appropriate Inquiry Phase One Environmental Site Assessment:

- Record Review - review of various Local, State and Federal records, which will help to identify Recognized Environmental Conditions concerning this Property.
- Site Visit - to visually inspect the Property and surrounding Properties to identify Recognized Environmental Conditions concerning this Property.
- Interviews - will be conducted with owner/occupant, past owner(s)/occupant(s) (where feasible), and Local, State, and Federal officials, as needed, to obtain information indicating Recognized Environmental Conditions concerning this Property.
- Report - a detailed All Appropriate Inquiry Phase One Environmental Site Assessment report will be generated from information obtained from the above data.

All people involved with the development of this All Appropriate Inquiry Phase One Environmental Site Assessment have exercised independent judgment as to the significance of data that was acquired during the course of this assessment.

Site Location and Description:

Date of Inspection: 09/01/2017

Name of Inspector: S. Clark

Type of Inspection: Phase I Environmental Site Assessment

Ordered By: Millennium Bank

Report To: Millennium Bank

Site Contact: Sonny Patel, Manager

Subject Address: 5217 Bay City Road, Midland, MI 48642

Closest Intersection: The subject property is located northeast of the intersection of Bay City Road and Rockwell Road.

Vicinity: Commercial

Usage: The subject property is improved with a free standing, mixed 1 and 2-story commercial building (subject building) that is primarily occupied as a 74-room hotel currently operated as Days Inn Midland. The subject building also houses a 3-screen theatre, which is currently closed, but was last operated as Studio M Theatre, and a health and indoor swim club, which is currently operated as Four Seasons Health & Aquatic Club.

There are also 2 small free standing, joisted masonry non-combustible buildings on the property that are used for maintenance and storage.

There was no evidence of past operations that would be cause for environmental concern noted during the site inspection of the subject property.

Lot Size: 4-Acres +/-

Building Square
Footage(s): Estimated 78,000-SF +/- (Rough Measurement)

Age of Building(s): Estimated 35-40-Yrs. +/-

Construction of Building(s):	The subject building is a joisted masonry, non-combustible structure constructed on a shallow slab on grade concrete foundation system.
Roof:	The roof of the subject building is a flat metal decking supported by steel bar joists. Based on aerial photography of the subject building and observations made during the site inspection, the roof is covered with a combination of materials including pitched finished metal panels, a building-up roofing system finished gravel and a membrane roofing system.
Ceiling(s):	Ceilings throughout the subject building are a combination of drop suspended ceilings with lay-in acoustical tile, painted drywall and painted textured drywall.
Walls:	Exterior walls of the subject building are a combination of hollow concrete block with brick veneer and painted pre-cast concrete wall panels for the portion occupied as the health and swim club. Interior walls throughout the building are framed walls covered with drywall. Wall finishes include painted surfaces and wallpapered surfaces.
Basement/Floor(s):	The subject building has no basement. The first floor is slab on grade concrete. The second floor appears to be hollow core concrete panels. Floor finishes throughout the subject building include carpeting, ceramic floor tile, laminate hardwood flooring and 12" x 12" vinyl floor tile. No staining or unusual floor damage caused by the use of oils or chemicals was noted during the site inspection.
Insulation:	Water piping throughout the building including heat pump piping is insulated with fiberglass wrapped insulation. No other insulation was noted during the site inspection of the subject building.
Heat Source(s):	Heat to the subject building is provided by an electric heat pump system and natural gas fired boilers.
Water Source(s):	Water to the subject property is provided by the City of Midland. No private wells were noted on site during the site inspection of the subject property.
Sanitary Wastewater:	Sanitary wastewater from the subject property is discharged to the City of Midland. No illegal discharges or dumping was noted during the site inspection of the subject property.

- North Neighbor(s): Commercial property located at 800 Rockwell Drive that is currently improved as a campground and recreational vehicle park. This property also includes a small lake which is located along the north property line of the subject property. This property currently shares a common address with the subject property of 5217 Bay City Road and is commonly known as Four Seasons RV Park & Campground. The property appears to be well maintained. No visible environmental concerns were noted for this property during the site inspection of the subject property.
- South Neighbor(s): A commercial property located at 5221 Bay City Road improved with a free standing, 2-story commercial hotel building. This property is currently operated as Best Western Valley Plaza Inn as a hotel. The property appears to be well maintained. No visible environmental concerns were noted for this property during the site inspection of the subject property.
- East Neighbor(s): Michigan Department of Transportation property that is currently improved with a multi-lane highway commonly known as US Highway 10. Beyond the highway is vacant unimproved land. No addresses were noted for these properties during the site inspection. No visible environmental concerns were noted for these properties during the site inspection of the subject property.
- West Neighbor(s): A commercial property located at 5021 and 5121 Bay City Road improved with a free standing, single story commercial building. 5021 is currently occupied as Valley Lanes Family Entertainment Center as a bowling alley. 5121 is currently occupied by Great Hall Banquet & Conference Center as a banquet facility. The property appears to be well maintained. No visible environmental concerns were noted for this property during the site inspection of the subject property.
- Air Emissions: Non-regulated heating systems
- PCB Sources: None observed
- Asbestos Containing Building Materials: None observed
- Lead Based Paint Exposure: None observed
- Mold Exposure: None observed

Soil conditions: Observations of surface soil conditions revealed no issues. The subject property is covered by the existing structures, asphalt pavement, concrete pavement, concrete sidewalks and patio, and landscaped areas. No exterior staining, distressed vegetation, illegal discharges or dumping was noted during the site inspection.

UST(s)/AST(s): None observed

In-ground Hoist(s): None observed

Elevator(s): None observed

Waste Piles: None observed

Waste Stream(s): General refuse is collected in dumpsters located along the east property line. The dumpsters are serviced by Waste Management.

Previous reports: None provided at time of site inspection

Chemical name	Amount on site	Container size	Waste hauler
Brominating Tablets for Pool	< 100 Lbs.	50-Lb Plastic Pails	N/A
General Cleaning Product Concentrates	< 50 Gals.	1-Gal. & 5-Gal. Plastic Containers	N/A

All above mentioned chemicals are properly stored in appropriate flammable liquids storage cabinets or on storage shelving. The presence of these materials does not pose a significant environmental concern for the subject property.

Tenants (Current/Past)	Type of business	Dates on-site
Current –		
Days Inn	Hotel	2013 - Present
Past –		
Unknown	Hotel	Early 1970s to 2013

Days Inn Midland
5217 Bay City Rd
Midland, MI 48642
(989) 496-0100

Four Seasons Health Club
5217 Bay City Rd
Midland, MI 48642
(989) 496-3151



North Wall



North Wall



South Wall



South Wall



East Wall



East Wall



West Wall



West Wall



Maintenance buildings



Typical guest room

Flood Zone:

The Federal Emergency Management Agency (FEMA) Flood Map Service Center (MSC) is the official public source for flood hazard information produced in support of the National Flood Insurance Program (NFIP). FEMA flood maps are continually updated.

The MSC was reviewed and it was determined that the subject site is not near or within a moderate or special flood zone.

Data Gaps:

None

Purchase Price vs. Appraised Value:

Included is the relationship of the purchase price to the fair market value of the subject property, if the property is not contaminated; and as required by Sec. 312.30, and if not otherwise obtained by the environmental professional, commonly known or reasonably ascertainable information about the subject property.

Appraised value was not provided to make the comparison.

Historical Information, Title and Environmental Liens

Historical Data:

Aerial Photos and Topographical Maps:

Aerial photos and topographical maps showing the area of the subject site were reviewed. Aerial photos range from 1954 to 2012 with increments that include 1954, 1959, 1972, 1973, 1998, 2005, 2009, 2010 and 2012. Topographical maps range from 1964 to 1982 with increments that include 1964, 1974 and 1982.

In the aerial photos, the same structure appears to be on site from 1998 through 2012. In 1972 and 1973, only the southernmost building appears to be on the site. In 1954 and 1959, the land appears to be undeveloped.

In the topographical maps, only the southernmost building is shown to be on the site in 1974 and 1982. In 1964, it appears that the land is undeveloped.

Historical Maps:

Historical Maps are detailed maps of property use, structures and fire protection for improved properties. These maps were produced every few years and can be relied upon for historical information.

No historical maps were available for the subject property or the surrounding area.

Local Government Information:

The local municipal government was contacted including the building, fire and health departments. The local government advises that no environmental related information is on file pertaining to the subject property.

County Information:

PROPERTY HISTORY: 1968 to current

Chain of Title (Deeds, Environmental Disclosures, Environmental Liens, Leases/Subleases, Conveyances)

Property Address: 5217 Bay City Road, Midland, Michigan 48642

Liber/Page	Name	Other Name	Document Type	Date Recorded
01565 01500	+ 1 FIFTH THIRD BANK	2 CHE BROTHERS INC	DISCHARGE OF ASSIGNMENT OF RENTS	04/23/2013
MIDLAND CITY OF NE,NW,SW,SE QTR OF SW QTR SECTION: 19 TWSHP: 14N RANGE: 03E PARCEL: 31-19-60-510				
☐ 01565 01499	+ 1 FIFTH THIRD BANK	2 CHE BROTHERS INC	DISCHARGE OF MORTGAGE	04/23/2013
MIDLAND CITY OF NE,NW,SW,SE QTR OF SW QTR SECTION: 19 TWSHP: 14N RANGE: 03E PARCEL: 31-19-60-510				
☐ 01450 00547	1 RAPANOS NICOLAOS A	2 WHOM IT MAY CONCERN	AFFIDAVIT	12/02/2008
MIDLAND CITY OF NE,NW,SW,SE QTR OF NW QTR SECTION: 19 TWSHP: 14N RANGE: 03E PARCEL: 31-19-70-040				
MIDLAND CITY OF NE,NW,SW,SE QTR OF NW QTR SECTION: 19 TWSHP: 14N RANGE: 03E PARCEL: 31-19-70-042				
MIDLAND CITY OF NE,NW,SW,SE QTR OF NW QTR SECTION: 19 TWSHP: 14N RANGE: 03E PARCEL: 31-19-70-048				
MIDLAND CITY OF NE,NW,SW,SE QTR OF NW QTR SECTION: 19 TWSHP: 14N RANGE: 03E PARCEL: 31-19-70-044				
MIDLAND CITY OF NE,NW,SW,SE QTR OF NW QTR SECTION: 19 TWSHP: 14N RANGE: 03E PARCEL: 31-19-70-046				
MIDLAND CITY OF NE,NW,SW,SE QTR OF NW QTR SECTION: 19 TWSHP: 14N RANGE: 03E PARCEL: 31-19-70-020				
MIDLAND CITY OF NE,NW,SW,SE QTR OF NW QTR SECTION: 19 TWSHP: 14N RANGE: 03E PARCEL: 31-19-70-050				
☐ 01311 00810	1 RAPANOS NICOLAOS & WF ELAINE D	+ 2 CITY OF MIDLAND	RIGHT OF WAY	09/20/2005
MIDLAND CITY OF SW,SE QTR OF NW QTR SECTION: 19 TWSHP: 14N RANGE: 03E PARCEL:				
☐ 01278 00901	+ 1 CHE BROTHERS INC	2 FIFTH THIRD BANK	MORTGAGE	03/03/2005
CONSIDERATION: \$200,000.00				
MIDLAND CITY OF NE,NW,SW,SE QTR OF SW QTR SECTION: 19 TWSHP: 14N RANGE: 03E PARCEL: 31-19-60-510				
☐ 01278 00917	+ 1 CHE BROTHERS INC	2 FIFTH THIRD BANK	ASSIGNMENT OF RENTS	03/03/2005
MIDLAND CITY OF NE,NW,SW,SE QTR OF SW QTR SECTION: 19 TWSHP: 14N RANGE: 03E PARCEL: 31-19-60-510				
☐ 01045 01281	1 ANDERSON/MILLER LTD	2 VALLEY PLAZA RESORT RAPANOS ENTERPRISE	+ CLAIM OF LIEN	03/18/2002
CONSIDERATION: \$15,405.45				
MIDLAND CITY OF NE,NW,SW,SE QTR OF NW QTR SECTION: 19 TWSHP: 14N RANGE: 03E PARCEL:				
☐ 00861 01189	1 RAPANOS NICHOLAOS A & WF ELAINE D	+ 2 MICHIGAN DEPARTMENT OF TRANSPORTATION	QUIT CLAIM DEED	03/04/1998
MIDLAND CITY OF SW QTR OF SE QTR SECTION: 19 TWSHP: 14N RANGE: 03E PARCEL: 019-400-310-03				
☐ 00861 01186	1 RAPANOS NICHOLAOS A & WF ELAINE E	+ 2 MICHIGAN DEPARTMENT OF TRANSPORTATION	QUIT CLAIM DEED	03/04/1998
MIDLAND CITY OF NE,SE QTR OF SW QTR SECTION: 19 TWSHP: 14N RANGE: 03E PARCEL: 31-19-60-024				
☐ 00861 01187	1 RAPANOS NICOLAOS A & WF ELAINE D	+ 2 MICHIGAN DEPARTMENT OF TRANSPORTATION	QUIT CLAIM DEED	03/04/1998
MIDLAND CITY OF NW,SW QTR OF SW QTR SECTION: 19 TWSHP: 14N RANGE: 03E PARCEL: 31-19-60-060				
☐ 00861 01188	1 RAPANOS NICHOLAOS A & WF ELAINE D	+ 2 MICHIGAN DEPARTMENT OF TRANSPORTATION	QUIT CLAIM DEED	03/04/1998

COUNTY RECORDER OF DEEDS DISCLAIMER

While the County Recorder of Deeds (CRD) attempts to keep this website up to date with existing law and policies, the CRD does not guarantee the accuracy of any of the information contained herein, including, but not limited to, database information and document images. CRD also does not guarantee the legality of the documents and database information contained herein and accepts no liability for any damages incurred, whether directly, indirectly, incidental, punitive or consequential, as a result of any errors, omissions or discrepancies in any information published on this website or any use of this website, including, but not limited to use of on-line forms or affidavits.

Assessor Information:

5217 BAY CITY RD MIDLAND, MI 48642 (Property Address)

Parcel Number: 31-19-70-050

Property Owner: MPR ENTERPRISES INC

Summary Information

Commercial/Industrial Building Summary Assessed Value: \$1,018,500
 - Yr Built: 1990 - # of Buildings: 3 Taxable Value: \$965,502
 - Total Sq.Ft.: 66,144
 Property Tax information found

Owner MPR ENTERPRISES INC
 5221 BAY CITY RD
 MIDLAND, MI 48642

Property Class	COMMERCIAL, IMPROVED 2011	Unit	31 BAY COUNTY
School District	DISTRICT 09010	Assessed Value	\$1,018,500
Map Number	<i>No Data to Display</i>	Taxable Value	\$965,502
User Number Idx	0	State Equalized Value	\$1,018,500
User Alpha 1	<i>Not Available</i>	Date of Last Name Change	03/03/2009
Historical District	No	Census Block Group	<i>No Data to Display</i>
Floor Area	47,200 sq ft	Estimated TCV	<i>Not Available</i>
Occupancy	Hotel - Limited Service	Class	C
Stories Above Ground	2	Average Story Height	8 ft
Basement Wall Height	0 ft	Identical Units	<i>Not Available</i>
Year Built	1990	Year Remodeled	<i>Not Available</i>
Percent Complete	100%	Heat	Zoned A.C. Warm & Cooled Air
Physical Percent Good	49%	Functional Percent Good	90%

Economic Percent Good	100%	Effective Age	28 yrs
Floor Area	2,380 sq ft	Estimated TCV	<i>Not Available</i>
Occupancy	Residential Garage	Class	D,Pole
Stories Above Ground	1	Average Story Height	12 ft
Basement Wall Height	0 ft	Identical Units	<i>Not Available</i>
Year Built	<i>Not Available</i>	Year Remodeled	<i>Not Available</i>
Percent Complete	100%	Heat	No Heating or Cooling
Physical Percent Good	35%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	28 yrs
Floor Area	16,564 sq ft	Estimated TCV	<i>Not Available</i>
Occupancy	Theater - Cinema	Class	C
Stories Above Ground	1	Average Story Height	25 ft
Basement Wall Height	0 ft	Identical Units	<i>Not Available</i>
Year Built	1967	Year Remodeled	<i>Not Available</i>
Percent Complete	100%	Heat	Package Heating & Cooling
Physical Percent Good	35%	Functional Percent Good	25%
Economic Percent Good	100%	Effective Age	51 yrs

Tax Picture:



Adjoining Properties and Description of Uses:



North neighbor

Telephone Directory:

Four Seasons RV Park
5217 Bay City Rd
Midland, MI 48642
(989) 496-3151



North neighbor

Telephone Directory:

No listing



South neighbor

Telephone Directory:

Best Western Valley Plaza Inn
5221 Bay City Rd
Midland, MI 48642
(989) 496-2700



East neighbor

Telephone Directory:

No listing



West neighbor

Telephone Directory:

Valley Lanes Family Entertainment Center

5021 Bay City Rd
Midland, MI 48642
(989) 496-3940

Great Hall Banquet & Convention Center

5121 Bay City Rd
Midland, MI 48642
(989) 496-2158

VALLEY LANES FAMILY & ENTERTAINMENT CENTER

EPA Registry Id: 110044820520
5021 BAY CITY RD
MIDLAND, MI 48642

Environmental Interests

Information System	System Facility Name	Information System Id/Report Link	Environmental Interest Type	Data Source	Last Updated Date	Supplemental Environmental Interests:
RESOURCE CONSERVATION AND RECOVERY ACT INFORMATION SYSTEM	VALLEY LANES FAMILY & ENTERTAINMENT CENTER	MIK634243349	CESQG (Y)	RCRAINFO	12/27/2011	

Soil and Groundwater Conditions

The actual soil conditions can only be confirmed by performing a site classification study per Michigan DEQ guidelines. Visible soil conditions, as observed during the site visit of the Property, overall appear to be good.

Water is obtained from municipal supplies.

Wastewater

Wastewater is normally regulated by authorities that have regulations regarding discharges into the sanitary sewer system. No entity may discharge a regulated waste into a sewer system without prior notice to the regulating agency. Violation of these ordinances can bring penalties and/or prison sentences.

A buyer is at risk if the owner/tenant of the Property has received a fine/citation from the regulating agency, and a lien is placed on the Property. Operations on-site are then deemed as suspect by government agencies, consultants, etc. Rules and regulations are reviewed in detail, and the marketability and value of the Property may be affected.

The site is serviced by a municipal sewer system.

Air Emissions

The Clean Air Act (CAA), enacted in 1970 and amended in 1977, seeks to protect the public health and welfare by safeguarding and improving the quality of our air. Under the CAA, the United States Environmental Protection Agency sets air quality standards, and relies on the states to develop programs to attain those standards. While the CAA regulates both stationary and mobile sources of air pollution, the stationary source restrictions are of primary concern to businesses. All facilities must meet these requirements, even if that requires new control technologies in new or expanded facilities.

During the visit to the Property, the inspector paid close attention to possible air emission sources that would be regulated under the Clean Air Act (CAA). Heat is exempted under CAA.

Vapor Intrusion:

Vapor migration and intrusion into structures can potentially create environmental liability, having a negative impact on property. Risk of impaired safety and health can cause illness/injury to workers and occupants in a building.

Vapor Encroachment Condition (VEC) must be evaluated for the site and neighboring properties extending 1/3 of a mile in all directions. Chemicals of Concern (COC) should be identified and evaluated.

Be advised that there are no obvious or apparent VEC exposures to the subject site.

Mold-Related Hazards:

HR 5040 – The United State Toxic Mold Safety Protection Act of 2002 (commonly referred to as the ‘Melina Bill’) was introduced to Congress in June 2002. The Act attempts to address seven provisions including: Research and Public Education, Housing and Real Property Provisions, Industry Standards Development, Indoor Mold Hazard Assistance, Tax Provisions, National Toxic Mold Insurance Program, and Health Care Provisions. During this comment period, the legislation has had mixed reaction supporting this broad legislation.

Mold is common throughout nature, and normally associated with common allergies, sneezing, headache, and nasal congestion. However, some molds are toxic, causing temporary and/or permanent total disability and death (although rare). Cases of temporary paralysis are noted in New Mexico, Jamaica, Illinois, and Ohio. One child fatality in Ohio was attributed to mold exposure in a structure.

Mold can be eliminated with chlorine cleaning solution, a reduction in moisture exposure (i.e. dehumidification in basements, and repairing roof and plumbing leaks).

There was no obvious or apparent mold exposure noted.

Building and Insulation Materials

The United States Environmental Protection Agency has set forth “Guidelines for Controlling Asbestos-Containing Materials in Buildings”. Asbestos is a widely used mineral-based material, that is resistant to heat and corrosive chemicals. Typically, asbestos appears as a whitish, fibrous substance, which may release fibers that range in texture from coarse to silky. However, the airborne fibers that can cause health damage may be too small to be seen with the naked eye. There was a Phased-in ban by the U.S. EPA on asbestos in building materials in the early 1980’s. Asbestos-containing material is still used in the United States, but is manufactured and imported from foreign countries. Asbestos is mined in great quantities in Canada, and shipped to manufacturing plants worldwide to create products from building materials to insulating products.

The U.S. EPA has recently changed their focus on removing asbestos from buildings. Asbestos now only needs to be removed from buildings during remodeling, repairs or if the material is at risk of becoming airborne. The risk of asbestos for a buyer/owner is the cost of removing the material from the building. If asbestos is found, an asbestos removal contractor should be contacted to provide an estimate for removing the material. Drywall, plaster, ceiling tile, floor tile often contain asbestos but do not normally require removal.

During the site inspection, no suspect asbestos containing material (ACBM) was noted.

Nationally, lead-based paints were typically used in the building industry until 1978, when the Consumer Products Safety Commission (CPSC) established the maximum allowable lead levels in household paints at 0.06 percent, by weight, of the total nonvolatile content of the paint or the dried paint.

Painted walls in the building appear to be in good condition.

Radon Gas

Radon is an inert gas, which is radioactive, of which 31 isotopes are known. An approximate calculation indicates that every 2.6 km sq. of soil, to a depth of 15 cm. contains about 1 gram of radon-emitting radium, which makes up more than half of normal background radioactivity in the environment.

Unsafe levels of radon gas have been discovered in a number of homes and businesses throughout the United States. Radon-produced natural radium in the ground can enter a structure through small fissures or in well water, and remain in the air if unventilated. The radon then decays to radioactive products that can be absorbed in the lungs and can lead, over a long period, to an exposure to lung cancer. The United States Environmental Protection Agency has estimated that from 5,000 to 20,000 lung cancer deaths each year may be attributed to radon products.

The U.S. EPA recommends remedial action if radon levels in a structure exceed four-trillionths of a curie of radon per liter of air.

If a building has been identified, because of a screening measurement, as having the potential for high exposures, a confirmation measurement should be made before the building owner makes any decisions on the need for long-term remedial action. Confirmation measurements can be used to estimate the long-term averages. These averages can then be compared with guidelines given in terms of safe exposure concentration, and used to determine the maximum health risk incurred by the occupants.

There is no evidence that there has ever been a radon gas test conducted at the Property.

Hazardous Substances and Waste

The United States Environmental Protection Agency has defined a hazardous substance as follows:

Hazardous substance – a substance pursuant to CERCLA 42 USC 9601 (14), as interpreted by EPA regulations and the courts: “ (A) any substance designated pursuant to section 1321(b) (2) (A) of Title 33, (B) any element, compound, mixture, solution or substance designated pursuant to section 9602 of this title, (C) any hazardous waste having the characteristics identified under or listed to section 3001 of the Solid Waste Disposal Act (42USC 6921) (but not including any waste the regulation of which under the Solid Waste Disposal Act (42USC690) et seq.) has been suspended by Act of Congress), (D) any toxic pollutant listed section 1317(a) of Title 33, (E) any hazardous air pollutant listed under section 112 of the Clean Air Act (42 USC 7401), (F) any imminently hazardous chemical substance or mixture with respect to which the Administrator (of EPA) has taken action pursuant to section 2606 of Title 15. The term does not include petroleum, including crude oil or any fraction thereof which is not otherwise specifically listed or designated as a hazardous substance under subparagraphs (A) through (F) of this paragraph, and the term does not include natural gas, synthetic gas usable for fuel (or mixtures of natural gas and such synthetic gas).”

The United States Environmental Protection Agency has defined hazardous waste as follows:
Hazardous waste – any hazardous waste having the characteristics identified under or listed pursuant to section 3001 of the Solid Waste Disposal Act (42 USC 6921) (but not including any waste regulation, of which under the Solid Waste Disposal Act (42 USC 6921 et seq.) has been suspended by Act of Congress). The Solid Waste Disposal Act of 1980 amended RCRA. RCRA defines a hazardous waste in 42 USC 6903 as: a solid waste, or combination of solid wastes, which because of its quantity, concentrations, or physical, chemical, or infectious characteristics may (A) cause, or significantly contribute to an increase in mortality or an increase in serious irreversible, or incapacitating reversible, illness; or (B) pose a substantial present or potential hazard to human health or the environment when improperly treated, stored, transported, or disposed of, or otherwise managed.”

The U.S. EPA characterizes hazardous substances and wastes in four separate categories, as follows: toxicity, flammability, corrosivity and reactivity. There is also a special category of chemicals, known as the “F Lists,” whose substances carry a unique characteristic that goes beyond hazardous substances or wastes.

If contamination is found on-site, the landfilling of a hazardous substance or waste increases by five times normal charges for non-hazardous substances or wastes. “F Listed” materials are considered hazardous, but cannot be landfilled in the State of Michigan, thus dramatically increasing the expense of remediation. Landfills out-of-state, or an on-site cleanup program, are the only remedial alternatives. During the site visit of the Property, the inspector paid close attention to substances that could meet the above definitions, and noted no hazardous substances during the site visit. A review of several Local, State and Federal records revealed no hazardous substances or wastes have been noted for use at the Property.

The U.S. EPA has offered the following definitions for petroleum exclusion and petroleum products: Petroleum Exclusion – *the exclusion from CERCLA liability provided in 42 USC 9601(14), as interpreted by the courts and EPA: “The term (hazardous substance) does not include petroleum including crude oil or any fraction thereof which is not otherwise specifically listed or designated as a hazardous substance under subparagraph (A) through (F) of this paragraph and the term does not include natural gas, natural gas liquids, liquefied natural gas or synthetic gas useable for fuel (or mixtures of natural gas and such synthetic gas).”*

Petroleum Products – *those substances included within the meaning of the petroleum exclusion to CERCLA, 42 USC 9601(14), as interpreted by the courts and EPA, that is: petroleum, including crude oil or any fraction thereof which is not otherwise specifically listed or designated as a hazardous substance under Subparagraph (A) through (F) of 42 USC 9601 (14), natural gas, natural gas liquids, liquefied natural gas and such synthetic gas). The word fraction refers to certain distillates of crude oil, including gasoline, kerosene, diesel oil, jet fuels and fuel oil, pursuant to Standard Definitions of Petroleum Statistics.*

During the site visit of the Property, the inspector paid close attention to substances that could meet the above definitions and noted no evidence of petroleum products on-site. A review of several Local, State, and Federal records revealed no petroleum products noted for use at the Property.

Polychlorinated Biphenyls:

PCB's are controlled by the Toxic Substance Control Act (TSCA) of 1980. TSCA regulates the manufacturing of substances considered toxic and harmful to health and the environment. For this reason, this assessment examines properties for items that could contain, or may have been contaminated with, PCB's. Typically, PCB's are incorporated in transformers and switchgear fluids as an electric insulator and coolant, and in older fluorescent lighting fixtures.

PCB's were eliminated from use in transformers manufactured in the United States in the late 1970's. Today, foreign companies continue to build fluorescent lighting ballasts that are used in buildings. The only way to test for PCB's in lighting ballasts is to sample, or look for a sticker that is applied to the fixture that will read "No PCB's."

A buyer(s)/owner(s) risk would be the cost of removal or cleanup of a PCB spill on-site. The PCB molecule is strong, and can only be broken down by incineration or ultraviolet light. Incineration and ultraviolet remediation are some of the most expensive means of remedial action. The inspector noted no PCB sources during the site inspection of the Property.

Superfund Enterprise Management System (SEMS):

The SEMS & NPL lists are a compilation of sites that the U.S. EPA has investigated, or is currently investigating, a release or threatened release, of certain hazardous substances that are regulated under CERCLA. A review of the current SEMS list was conducted, in an effort to determine if any reported SEMS sites are located near the Property. This review found the following SEMS sites located close to the Property at this time to be:

- * There is no listed SEMS site in the immediate area
(See "Addenda" for details)

The Property is not currently listed with the U.S. EPA as a SEMS or NPL site, neither are any of the immediately adjoining properties.

Facility Information System - United States EPA:

The U.S. EPA maintains a database of information on facilities that have reported chemicals, releases or potential environmental issues with property. Those lists include:

The Permit Compliance System (PCS) provides information on companies that have been issued permits to discharge wastewater into rivers.

Resource Conservation and Recovery Act hazardous waste information is a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA industrials. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.

Information on air releases is contained in the Aerometric Information Retrieval System (AIRS), a computer-based repository for information about air pollution in the United States. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories and universities, and provides information about the air pollutants they produce. In AIRS, these sources are known as facilities, and the part of AIRS associated with data about sources is called the AIRS Facility Subsystem, or AFS. The information in AFS is used by the states to prepare State Implementation Plans, to track the compliance status of point sources with various regulatory programs, and to report air emissions estimates for pollutants regulated under the Clean Air Act.

The Biennial Reporting System (BRS) is a national system that collects data on the generation, management and minimization of hazardous waste. This system captures detailed data on the generation of hazardous waste from large quantity generators and data on waste management practices from treatment, storage and disposal facilities. The biennial data provide a basis for trend analyses. Data about the previous year's hazardous waste activities is reported on even years by the facilities to EPA. EPA then provides reports on hazardous waste generation and management activity that accompany the data files.

The subject site is not a USEPA listed site. The closest site listed is Valley Lanes Family and Entertainment Center, located at 5021 Bay City Road, listed as a conditionally exempt small quantity generator of hazardous waste.

Enforcement and Compliance History - United States EPA:

Enforcement and Compliance History focuses on facility compliance and EPA/State enforcement of environmental regulations. EPA has worked with State governments to develop the content of the site and ensure accurate data. A Joint EPA-State Enforcement and Compliance Public Access Workgroup developed the template for the type, sources, and amount of data to be included within the Enforcement and Compliance History. This workgroup, developed in partnership with The Environmental Council of the States (ECOS), made its recommendations in June 2000. To prepare for launch of the Enforcement and Compliance History, the EPA and the States conducted a comprehensive data review to ensure high quality information.

The Enforcement and Compliance History provides integrated compliance and enforcement information for approximately 800,000 regulated facilities nationwide. Facilities regulated under the following environmental statutes are included: Clean Air Act (CAA) Stationary Source Program, Clean Water Act (CWA) National Pollutant Elimination Discharge System (NPDES), and Resource Conservation and Recovery Act (RCRA).

The Enforcement and Compliance History reports provide a snapshot of a facility's environmental record, showing dates and types of violations, as well as the State or Federal government's response. Its reports also contain demographic information from the National Census. The EPA, State and local environmental agencies, and the facilities collect/report the data that are submitted to EPA databases.

The subject site is not listed on the Enforcement and Compliance History.

Brownfields Program:

Since its inception in 1995, EPA's Brownfields Initiative has grown into a proven, results-oriented program that has changed the way contaminated property is perceived, addressed, and managed. EPA's Brownfields Program is designed to empower states, communities, and other stakeholders in economic redevelopment to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse Brownfields. A Brownfield is a property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. It is estimated that there are more than 450,000 Brownfields in the U.S. Cleaning up and reinvesting in these properties increases local tax bases, facilitates job growth, utilizes existing infrastructure, takes development pressures off of undeveloped, open land, and both improves and protects the environment. Initially, EPA provided small amounts of seed money to local governments that launched hundreds of two-year Brownfield "pilot" projects. Through passage of the Brownfields Revitalization Act in 2002, effective policies that EPA had developed over the years were passed into law. The Brownfields Revitalization Act expanded EPA's assistance by providing new tools for the public and private sectors to promote sustainable Brownfields cleanup and reuse.

Property does not appear to be located in the Tax Incentive area and is not listed as a cleanup site.

Registered Underground Storage Tanks (USTs)

In Michigan, owners and operators of certain USTs are required to register those USTs with the office of the Michigan Department of Environmental Quality (Michigan DEQ), which maintains a list of registered USTs for the State of Michigan. A review of the current Michigan DEQ list of registered USTs was conducted, in an effort to determine if any registered USTs are located in the immediate vicinity of the Property. The Property is currently not listed with the Michigan DEQ as having registered USTs.

There are USTs registered at Valley Standard, located at 5001 Bay City Road.

Toxics Release Inventory

The Toxics Release Inventory (TRI) contains information about more than 650 toxic chemicals that are being used, manufactured, treated, transported, or released into the environment. Manufacturers of these chemicals are required to report the locations and quantities of chemicals stored on-site to state and local governments. The reports are submitted to the EPA and state governments. The subject site is not a TRI neither are any of the adjoining properties.

Leaking Underground Storage Tanks (LUSTs) Incident Report

The Michigan Department of Environmental Quality (DEQ) publishes a list of reported leaking underground storage tanks (LUSTs). This list of LUST sites is a non-verified, unconfirmed list, and should not be considered as a final Michigan DEQ determination regarding releases having occurred at the sites. Sites have been included in this list based on reports of releases at the site received by the Michigan DEQ. The Michigan DEQ, in providing this list, makes no representations regarding the accuracy of the information contained in the list. The Michigan DEQ is in the process of confirming the type and size of the release, if any, the proper owner or operator and the location of each site. A review of the current Michigan DEQ LUST incident report was conducted, in an effort to determine if any reported LUST incidents have occurred at facilities located within approximately one mile of the Property.

The subject site is not a LUST site. The closest UST is located at Valley Standard, located at 5001 Bay City Road. In 1999, the Michigan Department of Environment Quality closed the incident. (See "Addenda" for details)

Solid Waste Landfills

Solid waste landfills are listed with the Michigan Department of Environmental Quality. The subject Property is not listed with the Michigan DEQ as a landfill; neither are any of the immediately adjoining properties.

Waste Piles, Pits and Lagoons:

In regard to waste piles, pits and lagoons, none were observed during the site visit.

Previous Environmental Site Assessments and Engineering Reports:

No previous Environmental Site Assessments or engineering reports relevant to Recognized Environmental Conditions were reported to Mionx Corporation regarding the Property.

Record of Claims:

No record of claims, litigation, spills, non-compliance, complaints, etc., relating to environmental practices, have been issued, sent or made available to Mionx Corporation for the Property.

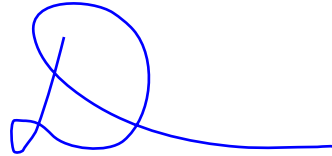
Certifications

MIONX CORPORATION certifies to Millennium Bank that this Phase I Environmental Site Assessment was performed at 5217 Bay City Road, Midland, Michigan.

I, Duane Clark, declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in Sec. 312.10 of this part. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312, ANSI/ISO 14010, ASTM 1527-13, ASTM 2600-08, ASTM 2600-10.

Each of the persons signing this All Appropriate Inquiry Phase One Environmental Site Assessment, individually and separately, affirms that the facts stated in this All Appropriate Inquiry Phase One Environmental Site Assessment are true. This affirmation is made under penalty of perjury, as defined in Section 32-2 of the Criminal Code of 1961. Each person recognizes that it is perjury to sign this All Appropriate Inquiry Phase One Environmental Site Assessment if it contains a false material statement that such signatory does not believe to be true.

Duane Clark, MS, CHCM



QUESTIONNAIRE

1. *Is the property or any adjoining property used for industrial purposes?*

OWNER: () YES () NO () UNKNOWN
OCCUPANT: () YES () NO () UNKNOWN
AS OBSERVED DURING SITE VISIT: () YES (X) NO () UNKNOWN

2. *To the best of your knowledge, has the property, or any adjoining property, been used as an industrial facility in the past?*

OWNER: () YES () NO () UNKNOWN
OCCUPANT: () YES () NO () UNKNOWN
AS OBSERVED DURING SITE VISIT: () YES (X) NO () UNKNOWN

3. *Is the property or any adjoining property used as a gasoline station, or as facilities for motor repair, commercial printing, dry cleaning, photo developing, laboratory, junkyard, landfill, or as a waste treatment, storage, disposal and processing, or recycling establishment?*

OWNER: () YES () NO () UNKNOWN
OCCUPANT: () YES () NO () UNKNOWN
AS OBSERVED DURING SITE VISIT: () YES (X) NO () UNKNOWN

4. *Are there currently, or to the best of your knowledge have there ever been, any damaged or discarded automotive or commercial batteries, pesticides, paints, inorganic or organic chemicals in individual containers greater than five (5) gallons in volume or fifty (50) gallons in the aggregate, stored on or used at the property or at the facility?*

OWNER: () YES () NO () UNKNOWN
OCCUPANT: () YES () NO () UNKNOWN
AS OBSERVED DURING SITE VISIT: () YES (X) NO () UNKNOWN

5. *Are there currently, or to the best of your knowledge have there ever been, any industrial drums (typically 55 gallons), or sacks of chemicals, located on the property or at the facility?*

OWNER: () YES () NO () UNKNOWN
OCCUPANT: () YES () NO () UNKNOWN
AS OBSERVED DURING SITE VISIT: () YES (X) NO () UNKNOWN

6. *Has fill dirt been brought onto the property that originated from a contaminated site or that is of an unknown origin?*

OWNER: () YES () NO () UNKNOWN
OCCUPANT: () YES () NO () UNKNOWN
AS OBSERVED DURING SITE VISIT: () YES (X) NO () UNKNOWN

7. *Are there currently, or to the best of your knowledge have there ever been, any pits, ponds, swales or lagoons located on the property, that were used in connection with waste treatment or waste disposal?*

OWNER: ☐ YES ☐ NO ☐ UNKNOWN
OCCUPANT: ☐ YES ☐ NO ☐ UNKNOWN
AS OBSERVED DURING SITE VISIT: ☐ YES ☒ NO ☐ UNKNOWN

8. *Is there currently, or to the best of your knowledge has there ever been, any stained soil on the property?*

OWNER: ☐ YES ☐ NO ☐ UNKNOWN
OCCUPANT: ☐ YES ☐ NO ☐ UNKNOWN
AS OBSERVED DURING SITE VISIT: ☐ YES ☒ NO ☐ UNKNOWN

9. *Are there currently, or to the best of your knowledge has there ever been, any registered or unregistered storage tanks (above or underground) located on the property?*

OWNER: ☐ YES ☐ NO ☐ UNKNOWN
OCCUPANT: ☐ YES ☐ NO ☐ UNKNOWN
AS OBSERVED DURING SITE VISIT: ☐ YES ☒ NO ☐ UNKNOWN
ASTs

10. *Are there currently, or to the best of your knowledge have there ever been, any vent pipes, fill pipes, or any access ways indicating a fill pipe, protruding from the ground on the property, or adjacent to any structures located on the property?*

OWNER: ☐ YES ☐ NO ☐ UNKNOWN
OCCUPANT: ☐ YES ☐ NO ☐ UNKNOWN
AS OBSERVED DURING SITE VISIT: ☐ YES ☒ NO ☐ UNKNOWN

11. *Are there currently, or to the best of your knowledge have there ever been, any flooring, drains, or walls located within the facility, that are stained by substances other than water, or emit odors?*

OWNER: ☐ YES ☐ NO ☐ UNKNOWN
OCCUPANT: ☐ YES ☐ NO ☐ UNKNOWN
AS OBSERVED DURING SITE VISIT: ☐ YES ☒ NO ☐ UNKNOWN

12. *If the property is served by a private well or non-public water system, have contaminants been identified in the well or system that exceed guidelines applicable to the water system, or has the well been designated as contaminated by any government, environmental, or health organization?*

OWNER: ☐ YES ☐ NO ☐ UNKNOWN ☐ VILLAGE WATER
OCCUPANT: ☐ YES ☐ NO ☐ UNKNOWN ☐ VILLAGE WATER
AS OBSERVED DURING SITE VISIT: ☐ YES ☐ NO ☐ UNKNOWN ☒ VILLAGE WATER

13. *Does the owner or occupant of the property have any knowledge of environmental liens or governmental notifications relating to past or recurrent violations of environmental laws, with respect to the property, or any facility located on the property?*

OWNER: ☐ YES ☐ NO ☐ UNKNOWN
OCCUPANT: ☐ YES ☐ NO ☐ UNKNOWN
AS OBSERVED DURING SITE VISIT: ☐ YES ☒ NO ☐ UNKNOWN

14. *Has the owner or occupant of the property been informed of the past or current existence of hazardous substances, petroleum products, or environmental violations, with respect to the property, or any facility located on the property?*

OWNER: ☐ YES ☐ NO ☐ UNKNOWN
OCCUPANT: ☐ YES ☐ NO ☐ UNKNOWN
AS OBSERVED DURING SITE VISIT: ☐ YES ☒ NO ☐ UNKNOWN

15. *Does the owner or occupant of the property have any knowledge of any environmental site assessment of the property or facility that indicated the presence of hazardous substances or petroleum products on, the contamination of the property, recommended further assessment of the property?*

OWNER: ☐ YES ☐ NO ☐ UNKNOWN
OCCUPANT: ☐ YES ☐ NO ☐ UNKNOWN
AS OBSERVED DURING SITE VISIT: ☐ YES ☒ NO ☐ UNKNOWN

16. *Does the owner or occupant of the property know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release, or threatened release, of any hazardous substances or petroleum products involving the property, by any previous owner or occupant of the property?*

OWNER: ☐ YES ☐ NO ☐ UNKNOWN
OCCUPANT: ☐ YES ☐ NO ☐ UNKNOWN
AS OBSERVED DURING SITE VISIT: ☐ YES ☒ NO ☐ UNKNOWN

17. *Does the property discharge waste water on, or adjacent to the property, wastes other than storm water, into a sanitary sewer system?*

OWNER: ☐ YES ☐ NO ☐ UNKNOWN
OCCUPANT: ☐ YES ☐ NO ☐ UNKNOWN
AS OBSERVED DURING SITE VISIT: ☐ YES ☒ NO ☐ UNKNOWN

18. *To the best of your knowledge, have any hazardous substances or petroleum products, unidentified waste materials, tires, automotive or industrial batteries, or any other waste materials, been dumped above grade, buried and/or burned on the property?*

OWNER: ☐ YES ☐ NO ☐ UNKNOWN
OCCUPANT: ☐ YES ☐ NO ☐ UNKNOWN
AS OBSERVED DURING SITE VISIT: ☐ YES ☒ NO ☐ UNKNOWN

19. *Is there a transformer, capacitor, or any hydraulic equipment, for which there are any records indicating the presence of Poly-Chlorinated-Biphenyls (PCBs)?*

OWNER: ☐ YES ☐ NO ☐ UNKNOWN
OCCUPANT: ☐ YES ☐ NO ☐ UNKNOWN
AS OBSERVED DURING SITE VISIT: ☐ YES ☒ NO ☐ UNKNOWN

20. *Are there any asbestos containing materials located on-site, or within the facility?*

OWNER: ☐ YES ☐ NO ☐ UNKNOWN
OCCUPANT: ☐ YES ☐ NO ☐ UNKNOWN
AS OBSERVED DURING SITE VISIT: ☐ YES ☒ NO ☐ UNKNOWN

If yes, please provide location(s) and use(s):

21. *To the best of your knowledge, has the site or structure(s) ever been tested for the presence of radon gas?*

OWNER: ☐ YES ☐ NO ☐ UNKNOWN
OCCUPANT: ☐ YES ☐ NO ☐ UNKNOWN
AS OBSERVED DURING SITE VISIT: ☐ YES ☒ NO ☐ UNKNOWN

22. *To the best of your knowledge, is there exposure to mold inside the building?*

OWNER: ☐ YES ☐ NO ☐ UNKNOWN
OCCUPANT: ☐ YES ☐ NO ☐ UNKNOWN
AS OBSERVED DURING SITE VISIT: ☐ YES ☒ NO ☐ UNKNOWN

If yes, please provide comments:

23. *If this transaction is a purchase, to the best of your knowledge, does the purchase price reflect any risk of environmental contamination on the property?*

OWNER: ☐ YES ☐ NO ☐ UNKNOWN
OCCUPANT: ☐ YES ☐ NO ☐ UNKNOWN
AS OBSERVED DURING SITE VISIT: ☐ YES ☒ NO ☐ UNKNOWN

If yes, please provide comments:

SUPPLEMENTAL INFORMATION

EPA LISTED AREA SITES

Permit Compliance Systems

The Permit Compliance System (PCS) provides information on companies which have been issued permits to discharge waste water into rivers.

Toxics Release Inventory

The Toxics Release Inventory (TRI) contains information about more than 650 toxic chemicals that are being used, manufactured, treated, transported, or released into the environment. Manufacturers of these chemicals are required to report the locations and quantities of chemicals stored on-site to state and local governments. The reports are submitted to the EPA and state governments.

Resource Conservation and Recovery Act Information

Hazardous waste information is contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA industrial offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.

Superfund/CERCLA

Superfund is a program administered by the EPA to locate, investigate, and clean up the worst hazardous waste sites throughout the United States. Before Superfund, Americans were less aware of how dumping chemical wastes might affect public health and the environment. Hazardous wastes were often left in the open, where they seeped into the ground, flowed into rivers and lakes, and contaminated soil and groundwater. Consequently, where these practices were intensive or continuous, there were uncontrolled or abandoned hazardous waste sites. These sites include abandoned warehouses, manufacturing facilities, processing plants, and landfills. Citizen concern about the extent of this problem prompted Congress in 1980 to establish the Superfund Program to eliminate the health and environmental threats posed by hazardous waste sites.

Aerometric Information

Information on air releases is contained in the Aerometric Information Retrieval System (AIRS), a computer-based repository for information about air pollution in the United States. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. In AIRS, these sources are known as facilities, and the part of AIRS associated with data about sources is called the AIRS Facility Subsystem, or AFS. The information in AFS is used by the states to prepare State Implementation Plans, to track the compliance status of point sources with various regulatory programs, and to report air emissions estimates for pollutants regulated under the Clean Air Act.

Biennial Reporting System

The Biennial Reporting System is a national system that collects data on the generation, management, and minimization of hazardous waste. This system captures detailed data on the generation of hazardous waste from large quantity generators and data on waste management practices from treatment, storage, and disposal facilities. The biennial data provide a basis for trend analyses. Data about the previous year's hazardous waste activities is reported on even years by the facilities to EPA. EPA then provides reports on hazardous waste generation and management activity that accompany the data files.

LIST OF EPA-REGULATED FACILITIES

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

5979 Latitude: 43.60603 Longitude: -84.20457 Summary Report Facility Report Compliance Report	X							X		
ETHYLENEAMINES PRODUCT STEWARDSHIP DISCUSSION GROUP AEEA TESTING CONSORTIUM (THE DOW CHEMICAL COMPANY) 1691 NORTH SWEDE ROAD MIDLAND, MI 48674 Latitude: 43.683931 Longitude: -84.207257 Summary Report Facility Report Compliance Report										X
EVERGREEN SOLAR MIDLAND PLANT 2820 SCHUETTE RD MIDLAND, MI 48642 Latitude: 43.5993 Longitude: -84.19348 Summary Report Facility Report Compliance Report								X	X	
EXECUTIVE AUTO RPR 703 6TH ST MIDLAND, MI 48640 Latitude: 43.60735 Longitude: -84.22754 Summary Report Facility Report Compliance Report								X		
FALCON ROAD MAINTENANCE EQUIPMENT LLC 120 WALDO AVE MIDLAND, MI 48642 Latitude: 43.59903 Longitude: -84.18759 Summary Report Facility Report Compliance Report								X		
FAMILY DOLLAR STORES 1900 S SAGINAW RD MIDLAND, MI 48640 Latitude: 43.61369 Longitude: -84.21309 Summary Report Facility Report Compliance Report								X		
FEDERAL EXPRESS CORP 1820 S SAGINAW MIDLAND, MI 48640 Latitude: 43.6152 Longitude: -84.21473 Summary Report Facility Report Compliance Report								X		
FEENY CHRYLER PLYMOUTH DODGE 2421 S SAGINAW RD MIDLAND, MI 48640 Latitude: 43.6097 Longitude: -84.20944 Summary Report Facility Report Compliance Report								X		
FEENY CHRYSLER PLYMOUTH 7400 EASTMAN AVE MIDLAND, MI 48642 Latitude: 43.66481 Longitude: -84.2472 Summary Report Facility Report Compliance Report								X		
FIRST AUTO PARTS CENTER 1116 JEFFERSON AVE MIDLAND, MI 48640 Latitude: 43.61113 Longitude: -84.22727 Summary Report Facility Report Compliance Report								X		
FISHER – WYNIA SAND PIT 3914 NORTH STARK ROAD MIDLAND, MI 48640						X				

[illegible]

[illegible]

INTERNATIONAL TRANSMISSION CO LLC 2750 E STEWART RD MIDLAND, MI 48640 Latitude: 43.57595 Longitude: -84.257755 Summary Report Facility Report Compliance Report								X		
INTERNATIONAL TRANSMISSION CO LLC 100 E PROGRESS PL MIDLAND, MI 48640 Latitude: 43.58712 Longitude: -84.24685 Summary Report Facility Report Compliance Report								X		
J C PENNEY CORPORATION INC 6840 EASTMAN AVE MIDLAND, MI 48642 Latitude: 43.65948 Longitude: -84.24721 Summary Report Facility Report Compliance Report								X		
JANET SAND & GRAVEL CO INC - PLANT 40 1565 VIRGINIA DR MIDLAND, MI 48642-7909 Latitude: 43.66761 Longitude: -84.30716 Summary Report Facility Report Compliance Report	X									
JOHN CRANE INC 3300 CENTENNIAL DR MIDLAND, MI 48642 Latitude: 43.60012 Longitude: -84.18673 Summary Report Facility Report Compliance Report								X		
JOHNSTON CONTRACTING INC 624 S POSEYVILLE RD MIDLAND, MI 48640 Latitude: 43.59376 Longitude: -84.24766 Summary Report Facility Report Compliance Report								X		
KEVIN SMITH ENTERPRISES INC 1619 S SAGINAW RD MIDLAND, MI 48640 Latitude: 43.61539 Longitude: -84.21493 Summary Report Facility Report Compliance Report								X		
KMART 7068 1820 S SAGINAW RD MIDLAND, MI 48640 Latitude: 43.6152 Longitude: -84.21473 Summary Report Facility Report Compliance Report								X		
KROGER CO OF MICHIGAN 2808 ASHMAN ST MIDLAND, MI 48640 Latitude: 43.62521 Longitude: -84.22873 Summary Report Facility Report Compliance Report								X		
LAKE PAINTING INC 2877 VENTURE DR MIDLAND, MI 48640 Latitude: 43.59321 Longitude: -84.2526 Summary Report Facility Report Compliance Report			X					X		
LAKE PAINTING INC-MIDLAND 2877 VENTURE DRIVE MIDLAND, MI 48640 Latitude: 43.59321 Longitude: -84.2526 Summary Report Facility Report Compliance Report						X				

[illegible]

[illegible]

SAVANT INC 4800 JAMES SAVAGE RD MIDLAND, MI 48642 Latitude: 43.60995 Longitude: -84.16808 Summary Report Facility Report Compliance Report								X		
SERVICEMAX TIRE AND AUTO CENTER OF MICHIGAN INC 106 N SAGINAW RD MIDLAND, MI 48640 Latitude: 43.62721 Longitude: -84.22783 Summary Report Facility Report Compliance Report								X		
SONOCO FIBRE DRUM INC 2700 JAMES SAVAGE RD MIDLAND, MI 48642 Latitude: 43.611 Longitude: -84.19497 Summary Report Facility Report Compliance Report								X	X	
SOVA & SONS CONT INC-HOENICKE 1779 N WALDO ROAD MIDLAND, MI 48642 Latitude: 43.66262 Longitude: -84.18728 Summary Report Facility Report Compliance Report						X				
SOVA EXCAVATING AND TRUCKING 6305 W WACKERLY ST MIDLAND, MI 48642 Latitude: 43.65521 Longitude: -84.30368 Summary Report Facility Report Compliance Report						X				
SPEEDWAY LLC 6225 EASTMAN AVE MIDLAND, MI 48640 Latitude: 43.65458 Longitude: -84.24719 Summary Report Facility Report Compliance Report								X		
SPEEDWAY LLC 604 S SAGINAW RD MIDLAND, MI 48640 Latitude: 43.62244 Longitude: -84.22259 Summary Report Facility Report Compliance Report								X		
SPEEDWAY LLC 122 N SAGINAW RD MIDLAND, MI 48640 Latitude: 43.627469 Longitude: -84.228116 Summary Report Facility Report Compliance Report								X		
SPEEDWAY LLC 1215 S SAGINAW RD MIDLAND, MI 48640 Latitude: 43.61815 Longitude: -84.21795 Summary Report Facility Report Compliance Report								X		
SPEEDWAY LLC 6505 EASTMAN AVE MIDLAND, MI 48642 Latitude: 43.65696 Longitude: -84.2472 Summary Report Facility Report Compliance Report								X		
SPEEDWAY SUPERAMERICA #8808 2500 N SAGINAW ROAD MIDLAND, MI 48640 Latitude: 43.64129 Longitude: -84.25726 Summary Report Facility Report Compliance Report						X		X		

SPEEDWAY SUPERAMERICA LLC 608 E ELLSWORTH ST MIDLAND, MI 48640 Latitude: 43.61125 Longitude: -84.23955 Summary Report Facility Report Compliance Report								X		
SPEIER RESIDENCE 4216 WASHINGTON ST MIDLAND, MI 48642 Latitude: 43.63637 Longitude: -84.21689 Summary Report Facility Report Compliance Report								X		
STAPLES INC 1517 JOE MANN BLVD MIDLAND, MI 48642 Latitude: 43.66202 Longitude: -84.24537 Summary Report Facility Report Compliance Report								X		
SUPERIOR COATINGS COMPANY 1916 COMMERCE COURT MIDLAND, MI 48642 Latitude: 43.66805 Longitude: -84.244848 Summary Report Facility Report Compliance Report								X		
TARGET CORPORATION 6820 EASTMAN AVE MIDLAND, MI 48642 Latitude: 43.659505 Longitude: -84.247209 Summary Report Facility Report Compliance Report			X					X		
THE CLOROX COMPANY 4520 E ASHMAN RD MIDLAND, MI 48642 Latitude: 43.62666 Longitude: -84.17146 Summary Report Facility Report Compliance Report								X		
THE DOW CHEMICAL CO 1261 BLDG MIDLAND, MI 48640 Latitude: 43.606083 Longitude: -84.219528 Summary Report Facility Report Compliance Report	X		X			X		X		X
THE DOW CHEMICAL CO 1111 WASHINGTON ST MIDLAND, MI 48640 Latitude: 43.61057 Longitude: -84.21739 Summary Report Facility Report Compliance Report										X
THE DOW CHEMICAL COMPANY 4520 E ASHMAN RD MIDLAND, MI 48642 Latitude: 43.62666 Longitude: -84.17146 Summary Report Facility Report Compliance Report								X		
THE DOW CHEMICAL COMPANY MICHIGAN DIV MIDLAND, MIDLAND, MI 48667 Latitude: 43.609011 Longitude: -84.23943 Summary Report Facility Report Compliance Report										X
THE DOW CHEMICAL COMPANY 1790 BUILDING WASHINGTON ST. MIDLAND, MI 48667 Latitude: 43.6003 Longitude: -84.2234 Summary Report Facility Report Compliance Report					X				X	X

[illegible]

[illegible]

[illegible]

AREA LUST SITES

This database identifies the status of all Michigan LUST incidents reported to the Michigan Department of Environmental Quality (MDEQ).

Site ID	Site Name	Site Address	Owner Name	Owner Address
00020107	Action Auto #37	110 N Saginaw Midland, MI 48640 (937) 863-6513	Speedway LLC	PO Box 1500 Springfield, OH 45501 (937) 864-3000
00001006	Allen's Larkin Food Center	4350 N Eastman Rd Midland, MI 48642 (989) 835-3119	GPP Enterprises LLC	4319 N Eastman Rd Midland, MI 48642 (989) 835-3119
00011754	Ameritech Midland Se	2985 Salzburg Road Midland, MI 48640 (214) 464-5394	AT&T Michigan	308 S Akard Ste 1700 Dallas, TX 75202 (877) 648-2073
00013514	Bandeens / Wilson Oil	4905 N Eastman Rd Midland, MI 48642 (517) 839-9944	Bandeens Chev	4905 N Eastman Rd Midland, MI 48642 (517) 839-9944
00010027	Brady News Agency	915 E ELLSWORTH MIDLAND, MI 48640 (517) 631-2331	Brady News Agency	915 E. ELLSWORTH MIDLAND, MI 48640 (517) 631-2331
00008403	Brubakers Plumbing & Heating	404 W Wackerly St Midland, MI 48640 (517) 835-1947	Brubaker Plumbing, Heating & Air	404 W Wackerly St Midland, MI 48640 (517) 835-1947
00007968	Bullock Creek Elementary	1037 S Poseyville Rd Midland, MI 48640 (517) 631-9022	Bullock Creek Schools	1420 S Badour Rd Midland, MI 48640 (517) 631-9022
00021439	City Of Midland Fire Dept	816 E Haley St Midland, MI 48640 (517) 631-2514	City of Midland	333 W Ellsworth St Midland, MI 48640 (989) 837-3348
00017401	Consumers Power - Service Center	1100 Washington St Midland, MI 48640 (517) 799-7110	Consumers Energy Co	1945 W Parnall Rd (P-22-230) Jackson, MI 49201 (517) 788-2205
00008639	Continental Fiber Drum	2700 James Savage Rd Midland, MI 48642 (517) 496-3500	OWNER ADDRESS UNKNOWN	

Site ID	Site Name	Site Address	Owner Name	Owner Address
00013511	Dow Chemical - Dow Center	ABBOTT RD MIDLAND, MI 48640 (517) 636-3711	Dow Chemical Co	2007 Building Midland, MI 48641 (989) 636-0469
00006224	Dow Corning Corp	2200 W Salzburg Rd Midland, MI 48686 (989) 496-5059	Dow Corning Corp	2200 W Salzburg Rd Auburn, MI 48611 (989) 496-4000
00015184	Earl D Bennett Construction Inc	204 E WACKERLY RD MIDLAND, MI 48640 (517) 631-2841	Earl D Bennett Const Inc	204 E WACKERLY RD MIDLAND, MI 48640 (517) 631-2841

00017013	Emro United #6276	604 S Saginaw St Midland, MI 48640 (937) 863-6513	Speedway LLC	PO Box 1500 Springfield, OH 45501 (937) 864-3000
00011890	Emro United #6277	608 E ELLSWORTH MIDLAND, MI 48640 (708) 335-0600	Emro Marketing Co	Po Box 1500 Springfield, OH 45501 (937) 864-3000
00011485	Everett Carpet	318 Ashman St Midland, MI 48640 (517) 835-7191	Everett Carpet Co Inc	318 Ashman St Midland, MI 48640 (517) 835-7191
00037034	Express Mart Food Store	2713 WALDO ROAD MIDLAND, MI 48642 (517) 839-9356	Vern Gray	1120 Eastman Ave Midland, MI 48640 (517) 839-9356
00016788	Firehouse 5 Autowash	1214 S Saginaw Rd Midland, MI 48640 (517) 667-0741	Bay Valley Oil Co	700 Marquette Po Box 750 Bay City, MI 48707 (517) 667-0741
00040732	Firestone #7356	34 Ashman Cir Midland, MI 48640 (517) 834-7159	Firestone Tire & Rubber Co	1200 Firestone Pkwy Akron, OH 44317 (216) 379-7000
00012546	Floyd Creek Elementary School	725 S EIGHT MILE ROAD MIDLAND, MI 48640 (517) 831-9022	Bullock Creek Schools	1420 S Badour Rd Midland, MI 48640 (517) 631-9022

Site ID	Site Name	Site Address	Owner Name	Owner Address
00010706	Forward Car Wash	1615 N Saginaw Midland, MI 48640 (248) 737-4190	Agree Ltd Ptn (Delaware Ltd Ptn)	31850 Northwestern Hwy Farmington Hills, MI 48334 (248) 737-4190
00015657	Four-d, Incorporated	426 RIVER ST MIDLAND, MI 48640 (517) 631-0400	4-D Inc.	426 RIVER ST MIDLAND, MI 48640 (517) 631-0400
00037570	Greenhill Apartments	1010 Eastlawn Midland, MI 48642 (517) 832-3786	Bgc-11 Non-Profit Housing Corp	1410 E Kalamazoo St Lansing, MI 48912 (517) 484-5881
00036921	Henderson Glass	1950 N SAGINAW ROAD MIDLAND, MI 48640 (517) 631-1000	Vallie Mccolley	1400 S Saginaw Rd Midland, MI 48640 (517) 631-1000
00003518	Henry Oil - Bayliss	1107 BAYLISS MIDLAND, MI 48641 (517) 496-2230	Henry Oil Co	1602 E Grove St Midland, MI 48640 (517) 835-7749
00003517	Henry Oil Company - Savage	1920 James Savage Rd Midland, MI 48642 (586) 248-7139	Foster Blue Water Oil LLC	PO Box 430 Richmond, MI 48062 (586) 727-3996
00005582	J Barstow Airport	2800 Airport Rd 202 Ashman (formerly) Midland, MI 48640 (989) 837-3353	City of Midland	333 W Ellsworth St Midland, MI 48640 (989) 837-3348
00006936	J E Johnson	2298 N Eastman Rd Midland, MI 48642 (517) 835-6671	J E Johnson Contracting Inc	2298 N Eastman Rd Midland, MI 48642 (517) 835-6671
00004083	Leslie Lane Farm	1145 Tittabawassee River Rd Midland, MI 48640 (517) 631-1919	Leslie Lane Farms	1145 Tittabawassee River Rd Midland, MI 48640 (517) 631-1919
00001056	Mcardle Pontiac Cadillac Inc	2400 N Saginaw Rd Midland, MI 48640 (517)	Mcardle Pontiac-Cadillac	2400 N Saginaw Rd Midland, MI 48640 (517)

		631-1444	Inc	631-1444
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Site ID	Site Name	Site Address	Owner Name	Owner Address
00011721	MI Bell - Midland Central Office	212 McDonald Street Midland, MI 48640 (214) 464-5394	AT&T Michigan	308 S Akard Ste 1700 Dallas, TX 75202 (877) 648-2073
50005521	Michigan Baseball Foundation Stadium	825 E Main St Midland, MI 48640 (989) 636-4047	Michigan Baseball Foundation	825 E Main St Midland, MI 48640 (989) 636-4047
00011623	Michigan Bell - Midland Garage	915 Bayliss St Midland, MI 48640 (313) 223-5630	AT&T Michigan	308 S Akard Ste 1700 Dallas, TX 75202 (877) 648-2073
00009085	Mid Michigan Regional/medical Ct	4005 Orchard Dr Midland, MI 48670 (989) 839-3887	Mid Michigan Medical Center	4000 Wellness Dr Midland, MI 48670 (989) 839-3000
00009769	Midland Armory	2847 E Airport Rd Midland, MI 48640 (517) 835-1521	MDMVA - Dept of Military & Veterans Affairs	3423 N Martin Luther King Blvd Lansing, MI 48906 (517) 481-7632
00008126	Midland Co. Road Commission	4509 N Saginaw Rd Midland, MI 48640 (517) 832-8871	Midland Co Road Comm	2334 N Meridian Rd Sanford, MI 48657 (517) 832-8871
00008121	Midland Co.road Commission - Bro	2100 E BROOKS RD MIDLAND, MI 48640 (517) 832-8871	OWNER ADDRESS UNKNOWN	
50001502	Midland Community Services / Old	220 W MAIN MIDLAND, MI 99999 () -	Nrt Owner	
00021393	Midland County Courthouse	301 W Main St Midland, MI 48640 (517) 832-6792	County Of Midland	220 W ELLSWORTH MIDLAND, MI 48640 (517) 832-6792
00035249	Midland Ford Lincoln Mercury	1303 S Saginaw Rd Midland, MI 48640 (517) 631-0040	Norris Schmid Inc	PO Box 1744 Midland, MI 48641 (517) 496-2620

Site ID	Site Name	Site Address	Owner Name	Owner Address
00001069	Midland Moving & Storage	3120 N SAGINAW RD MIDLAND, MI 48640 (517) 631-5880	Midland Moving & Storage Co Inc	3120 N SAGINAW RD MIDLAND, MI 48640 (517) 631-5880
00006871	Midland Municipal Service Center	4811 N Saginaw Rd Midland, MI 48640 (989) 837-6909	City of Midland	333 W Ellsworth St Midland, MI 48640 (989) 837-3348
50000216	Midland Painting	1814 JAMES SAVAGE MIDLAND, MI 48646 () -	Nrt Owner	
00034553	Mill's Market	5996 N Jefferson Rd Midland, MI 48642 (989) 689-3742	Mills Market Inc	5996 N Jefferson Rd Midland, MI 48642 (989) 689-3742
00015349	Owens Airport Grocery	1708 E Ashman St Midland, MI 48642 (616)	Jerry Owens	1708 E Ashman St Midland, MI 48642 (616)

		835-5121		835-5121
00020316	Owens Party Store	1256 S Poseyville Rd Midland, MI 48640 (989) 205-4586	Owens Party Store	1256 S Poseyville Rd Midland, MI 48640 (517) 631-1330
00008249	Pats Gradall Service	820 Jefferson Ave Midland, MI 48640 (517) 835-1022	Pats Gradall Serv	820 Jefferson Ave Midland, MI 48640 (517) 835-1022
00038186	Reliable Plb & Htg Contractors	414 E Lyon Rd Midland, MI 48640 (517) 835- 6451	Reliable Plumbing & Heating	414 E Lyon Rd Midland, MI 48640 (517) 835-6451
00016967	Roadway Express	1913 MARK PUTNAM RD MIDLAND, MI 48640 (517) 496-9244	Roadway Express Serv Inc	1077 Gorge Blvd Akron, OH 44310 (216) 258-2443
00008132	U.S. Postal Service-Midland	2900 Rodd St Midland, MI 48640 () -	US Postal Serv	678 Front Ave NW Ste 310 Grand Rapids, MI 49599 (616) 776-6133

Facility and Tank Details

Facility Information:

Facility ID:00001571
Valley Standard
5001 BAY CITY RD, MIDLAND, MI 48640
Phone# : (517) 631-1289

Owner Information:

Nick Rapanos
1912 S Saginaw Rd, Midland, MI 48640
Phone# : (517) 631-1289

Tank ID	Tank Status	Capacity (in gallons)	Installation Date	Substance Stored	Tank Release Detection	Piping Release Detection	Piping Material	Piping Type	Construction Material	Impressed Device
1	Removed from Ground	10000	3/27/1984 12:00:00 AM	Gasoline			Cathodically Protected		Cathodically Protected Steel	No
2	Removed from Ground	10000	3/27/1984 12:00:00 AM	Gasoline			Cathodically Protected		Cathodically Protected Steel	No
3	Removed from Ground	10000	3/27/1984 12:00:00 AM	Gasoline			Cathodically Protected		Cathodically Protected Steel	No
4	Removed from Ground	6000	3/27/1966 12:00:00 AM	Diesel			Cathodically Protected		Asphalt Coated or Bare Steel	No

Release Information

(NOTE: Release information is updated regularly. For more information on releases, contact: DEQ - Leaking Underground Storage Tank Program)

Leak ID	LUST Site Name	Discovery Date	Substance Released	Release Status	Closed Date	Evaluation	Land Use Restrictions
C-1189-98	Valley Standard	11/24/1998	Unknown	Closed	06/04/1999	Tier I Evaluation	Deed Restrictions

SEMS SITES

SEMS EPA ID	Site Name	Address	County	Federal Facility	NPL Status	Non-NPL Status
MID981188485	CENTRAL MICHIGAN PETROLEUM	CR OF ASHMAN & HINES MIDLAND, MI 48640	MIDLAND	N	Not on the NPL	NFRAP-Site does not qualify for the NPL based on existing information
MID000608489	CHEMICAL LEAMAN TANK LINES INC	4200 JAMES SAVAGE RD MIDLAND, MI 48640	MIDLAND	N	Not on the NPL	NFRAP-Site does not qualify for the NPL based on existing information
MID005338637	CONTINENTAL FOREST INDUSTRIES	2700 JAMES SAVAGE ROAD MIDLAND, MI 48640	MIDLAND	N	Not on the NPL	NFRAP-Site does not qualify for the NPL based on existing information
MID980614069	DOW CHEM CO DSPL WELL #9	WALDO RD MIDLAND, MI 48640	MIDLAND	N	Not on the NPL	NFRAP-Site does not qualify for the NPL based on existing information
MID000724724	DOW CHEM CO MICHIGAN DIV MIDLAND LOC	D & 14TH ST/CORNER STATE&MAIN MIDLAND, MI 48640	MIDLAND	N	Not on the NPL	NFRAP-Site does not qualify for the NPL based on existing information
MID000809632	DOW CORNING CORP MIDLAND PLT	3901 S SAGINAW RD MIDLAND, MI 48640	MIDLAND	N	Not on the NPL	NFRAP-Site does not qualify for the NPL based on existing information
MID980994347	DOW POSEYVILLE LDFL	POSEYVILLE RD MIDLAND, MI 48640	MIDLAND	N	Not on the NPL	NFRAP-Site does not qualify for the NPL based on existing information
MID981097447	GORDONVILLE RD DUMP	1237 GORDONVILLE RD MIDLAND, MI 48640	MIDLAND	N	Not on the NPL	NFRAP-Site does not qualify for the NPL based on existing information
MID000724856	MIDLAND DOW WELL SITE	RTE 10 2MI E OF MIDLAND MIDLAND, MI 48640	MIDLAND	N	Not on the NPL	NFRAP-Site does not qualify for the NPL based on existing information
MID980504633	MIDLAND LDFL CITY OF	4311 E ASHMAN ST MIDLAND, MI 48640	MIDLAND	N	Not on the NPL	NFRAP-Site does not qualify for the NPL based on existing information
MIN000510218	MIDLAND SOIL CONTAMINATION	2100 MARK PUTMAN MIDLAND, MI 48640	MIDLAND	N	Not on the NPL	Removal Only Site (No Site Assessment Work Needed)
MID981188477	OIL FIELD AREA ANDREASON RES	1895 W ISABELLA RD MIDLAND, MI 48640	MIDLAND	N	Not on the NPL	NFRAP-Site does not qualify for the NPL based on existing information
MID980994354	TITTABAWASSEE RIVER, SAGINAW RIVER & BAY	DOW DAM TO SAGINAW RIVER MIDLAND, MI 48640	MIDLAND	N	Not on the NPL	Remedial Activities Under EPA Enforcement
MID981097470	TRIDGE AREA	ASHMAN & MAIN ST MIDLAND, MI 48640	MIDLAND	N	Not on the NPL	NFRAP-Site does not qualify for the NPL based on existing information
MID000605741	WINDOVER LANDFILL	MID-BAY COUNTY LINE ROAD MIDLAND, MI 48640	MIDLAND	N	Not on the NPL	NFRAP-Site does not qualify for the NPL based on existing information

Untitled Map

Write a description for your map.

Legend

Four Seasons RV
Park &
Campground -
Nei. North

MIDOT
US Hwy. 10 -
Nei. East

Valley Lanes &
Great Hall -
Nei. West

Subject Property

Best Western -
Nei. South

5217 Bay City Rd

Bay City Rd

Bay-Mid County Line Rd

Google Earth

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800 ft

