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DRAFT

PHASE I ENVIRONMENTAL SITE ASSESSMENT

**Former Summerfield Property
Mt. Morris, Michigan**

MAY 1999

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1.0 INTRODUCTION

1.1 PURPOSE OF ENVIRONMENTAL SITE ASSESSMENT

Conestoga-Rovers & Associates (CRA) was retained by Remediation and Liability Management (REALM), a General Motors Corporation (GM) Subsidiary, to complete a Phase I Environmental Site Assessment (ESA) of the former Summerfield Property (Site) located near the intersection of Stanley and Lewis Roads in both the City of Mt. Morris and Genesee Township, Genesee County, Michigan. The purpose of the Phase I ESA was to identify potential areas of environmental concern (PAOC) and potential areas of release (PAOR) associated with prior or current activities conducted at the Site.

PAOCs are areas with a documented release or likely presence of hazardous substance or petroleum products to soils or groundwater that could pose an unacceptable risk to human health or the environment. The term PAOC is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

PAORs are areas, equipment, or structures that contain a hazardous substance or petroleum products under conditions that indicate a material threat of a release into the structure, onto the ground, into groundwater, or into surface water and that does not meet the definition of a PAOC.

The Phase I ESA was conducted in general accordance with General Motors Corporation specifications for conducting Phase I ESAs and in general accordance with ASTM Standard E1527-97 for conducting environmental assessments. The assessment included an environmental database search, property title search, historical records review, a site inspection, a review of relevant Site records made available to CRA, and interviews with individuals associated with the Site. The following tasks were conducted during the assessment:

- review of Federal and State environmental databases and historical records;
- review of aerial photographs of the Site;
- review of past and current property use and adjacent property occupancy;
- inspection of the facilities, equipment, utility services, operations, and associated Site records;

- observations of conditions that represented potential areas of environmental concern and potential areas of release;
- review of chemical use and storage and spill/release incidents;
- review of the results of prior inspections conducted at the Site;
- review of waste handling, accumulation, storage, and disposal practices;
- review of air emissions, and stormwater and wastewater discharges;
- review of equipment that may potentially contain polychlorinated biphenyls (PCBs);
- observation of potential asbestos-containing materials (ACM); and
- review of aboveground and underground storage tank records.

CRA accepted verbal information obtained from Site personnel as accurate unless contradicted by written documentation or field observations.

This report summarizes the information gathered by CRA during the Phase I ESA and identifies PAOCs and PAORs associated with the Site. This Phase I ESA has been prepared for the use of REALM, and may not be relied upon by any other party without written concurrence from CRA.

1.2 SITE DESCRIPTION

The Site consists of approximately 80 acres of vacant land covered by wooded areas, scrub areas, open areas, and trails. The Site is divided into three separate portions by Consumers Power Company power transmission lines. The Site is vacant and no structures currently exist. Based on a review of historical aerial photographs the Site has been used for gravel mining operations and has remained vacant since 1941. Currently no gravel mining or any other operations are being conducted. Two historical disposal areas exist within the boundaries of the Site, but are not considered part of the Site for this Phase I ESA.

A Site location map is provided on Figure 1.1. A Site plan is provided on Figure 1.2.

1.3 ENVIRONMENTAL SETTING

Based on observations made during the Site inspection, the Site is located in an area of mixed residential, commercial, industrial and undeveloped/vacant land. The Site has an irregular shape as shown on Figure 1.2 and is bordered by a Consumers Power electrical substation to the south and beyond by Stanley Road and an industrial property; to the west by the CSX railroad and beyond by mixed residential, commercial, and industrial properties; to the north by residential and undeveloped/vacant properties, and to the east by residential property and beyond by Lewis Road.

1.3.1 TOPOGRAPHY

The Site is located at an elevation of approximately 790 feet above mean sea level (AMSL). The Site topography is small hills and valleys, presumably from historical gravel mining operations, with elevation changes of 10 to 20 feet across the Site. Figure 1.1 presents the Site location and topography of the immediate area surrounding the Site.

1.3.2 GEOLOGY

Based on knowledge of regional geology, the topography and overburden soil at the Site is the result of glacial and post-glacial deposition and erosional processes. The Site is located in an area where up to 150 feet of overburden have been deposited over bedrock. The shallow overburden consists of clay, silt, and sand. Sand and silt layers are often found within the top 50 feet of overburden. The frequency of sand and silt layers decreases with depth past 50 feet to the point that an extensive clay layer exists separating the groundwater and surface water from any underlying aquifers.

1.3.3 HYDROGEOLOGY

Based on a regional knowledge of groundwater conditions, groundwater is believed to be 10 to 15 feet bgs. Shallow groundwater flow is believed to be toward the northwest. Drinking water in the vicinity of the Site is obtained from the municipal water supply or from wells completed in the bedrock aquifer. Based on available information, these bedrock wells range from 240 to 300 feet bgs.

1.3.3.1 AQUIFER DETERMINATION

The shallow groundwater may represent a perch or unconfined aquifer with an undetermined degree of usefulness. However, the main usable aquifer in this region is the bedrock aquifer located approximately 250 feet bgs.

1.3.4 SURFACE WATER BODIES

The nearest surface water body to the Site is Flint River located approximately 5 miles to the southeast of the Site. Additionally, intermittent drainage ditches are present along the western edge of the Site, and a low area is present near the center of the Site, which may collect and hold water during rain events. The low area was observed to be dry during the Site inspection. The drainage ditches along the western edge of the property were mostly dry, however some standing water was present in the northern most drainage ditch.

1.3.5 ENVIRONMENTALLY SENSITIVE AREAS

No environmentally sensitive areas (i.e., wetlands) were observed on Site during the Site investigation.

1.3.6 ZONING OF SITE AND AREA

The zoning of the Site is based on zoning ordinances of the City of Mt. Morris and Genesee Township. The Site is zoned residential (mobile home park and residential urban) and industrial (heavy), based on a review of the zoning maps mentioned previously.

1.4 SITE HISTORY

According to available information, the Site was historically used for gravel mining or unused vacant property. Additionally, historical disposal of material occurred at two

areas within the Site boundaries, however these areas are not considered part of the Site for purposes of this Phase I ESA.

1.4.1 PAST OWNERSHIP USE

Based on review of aerial photographs and according to Site personnel, the Site has been owned by various entities and either used for gravel mining or vacant unused land.

1.4.2 CURRENT OWNER HISTORICAL USE

Arthur Land Company, the owner of the Site at the time of the Site inspection, has not conducted any significant operations on the Site and the Site has remained as vacant unused property, according to Site personnel.

1.4.3 CURRENT USE

The Site is currently vacant land and is unused.

1.5 REPORT ORGANIZATION

The remainder of this Phase I ESA Report is organized as follows:

- Section 2.0 – File Review;
- Section 3.0 – Site Reconnaissance;
- Section 4.0 – Summary of PAOCs and PAORs; and
- Section 5.0 – Certification.

2.0 ENVIRONMENTAL DATABASES SEARCH
AND HISTORICAL RECORDS REVIEW

2.1 ENVIRONMENTAL DATABASES SEARCH

CRA contracted Environmental Risk Information and Imaging Services (ERIIS) to conduct a search of federal and state environmental databases. Based on the address of the Site, the database searches were completed to assist in the identification of conditions at the Site and within a radius distance specified in ASTM Standard E1527-97. Database search results are presented in Appendix A. The following databases were searched with the findings as noted:

2.1.1 FEDERAL DATABASES

1. National Priority List (NPL) - The NPL is a United States Environmental Protection Agency (USEPA) listing of the nation's worst uncontrolled or abandoned hazardous waste sites. NPL Sites are targeted for possible long-term remedial action under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) of 1980. In addition, the NPL Report includes information concerning cleanup agreements between the USEPA and potentially responsible parties, any liens filed against contaminated properties, as well as the past and current USEPA budget expenditures tracked within the Superfund Consolidated Accomplishments Plan (SCAP).

FINDING: The Site was not reported to be on the NPL. No sites within a one-mile radius of the Site were reported to be on the NPL.

2. Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) - The CERCLIS List is a comprehensive listing of known or suspected uncontrolled or abandoned hazardous waste sites. These sites have either been investigated or are currently under investigation by the USEPA for the release or threatened release of hazardous substances. Once a site is placed in CERCLIS, it may be subjected to several levels of review and evaluation and may ultimately be placed on the NPL. In addition to site events and milestone dates, the CERCLIS List contains financial information from the SCAP. As of February 1995, CERCLIS sites designated "No Further Remedial Action Planned" have been removed from the CERCLIS List.

FINDING: The Site was not reported to be on the CERCLIS List. No sites within a half-mile radius of the Site were reported to be on the CERCLIS List

3. No Further Remedial Action Planned (NFRAP) Sites Report - The NFRAP Sites Report, also known as the CERCLIS Archive, contains information pertaining to sites which have been removed from the USEPA's CERCLIS Database. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require federal Superfund action or NPL consideration.

FINDING: The Site was not reported to be listed in the NFRAP Sites Report. No sites within a half-mile radius of the Site were reported to be listed in the NFRAP Sites Report.

4. Resource Conservation and Recovery Information System - Non-Corrective Action Treatment, Storage and Disposal (TSD) Facilities (RCRIS-TS) Report - The RCRIS-TS Report contains information regarding those facilities that either treat, store or dispose of USEPA regulated hazardous waste. The following information also is included in the RCRIS-TS Report: information regarding the status of facilities tracked by the Resource Conservation and Recovery Act (RCRA) Administrative Action Tracking System (RAATS); inspections and evaluations conducted by Federal and State Agencies; all reported facility violations, the environmental statutes violated and any proposed and actual penalties; and a complete listing of USEPA regulated hazardous wastes which are generated or stored on site.

FINDING: The Site was not reported to be listed in the RCRIS-TS Report. No sites within a half-mile radius of the Site were reported to be listed in the RCRIS-TS Report.

5. Resource Conservation and Recovery Information System - TSDs subject to Corrective Action (CA) Report - The RCRIS-CA Report contains information pertaining to hazardous waste treatment, storage and disposal facilities (RCRA TSDs) which have conducted or are currently conducting corrective actions as regulated by the Resource Conservation and Recovery Act. The following

information also is included in the RCRIS-CA Report: information regarding the status of facilities tracked by the RAATS; inspections and evaluations conducted by Federal and State Agencies; all reported facility violations, the environmental statutes violated and any proposed and actual penalties; information pertaining to corrective actions undertaken by the facility or the USEPA; and a complete listing of USEPA regulated hazardous wastes which are generated or stored on site.

FINDING: The Site was not reported to be listed in the RCRIS-CA Report. No sites within a one-mile radius of the Site were reported to be listed in the RCRIS-CA Report.

6. Resource Conservation and Recovery Information System - Large Quantity Generators (RCRIS-LG) Report - The RCRIS-LG Report contains information regarding facilities that either generate more than 1,000 kilograms (kg) of USEPA regulated hazardous waste per month or meet other applicable requirements of RCRA. The following information also is included in the RCRIS-LG Report: information regarding the status of facilities tracked by the RAATS; inspections and evaluations conducted by Federal and State Agencies; all reported facility violations, the environmental statutes violated and any proposed and actual penalties; information pertaining to corrective actions undertaken by the facility or the USEPA; and a complete listing of USEPA regulated hazardous wastes which are generated or stored on site.

FINDING: The Site was not reported to be listed in the RCRIS-LG Report. No sites within a quarter-mile radius of the Site were reported to be listed in the RCRIS-LG Report.

7. Resource Conservation and Recovery Information System - Small Quantity Generators (RCRIS-SG) Report - The RCRIS-SG Report contains information regarding facilities that either generate between 100 kg and 1,000 kg of USEPA regulated hazardous waste per month or meet other applicable requirements of RCRA. The following information also is included in the RCRIS-SG Report: information regarding the status of facilities tracked by the RAATS; inspections and evaluations conducted by Federal and State Agencies; all reported facility violations, the environmental statutes violated and any proposed and actual penalties; information pertaining to corrective actions undertaken by the facility

or the USEPA; and a complete listing of USEPA regulated hazardous wastes which are generated or stored on site.

FINDING: The Site was not reported to be listed in the RCRIS-SG Report. No other sites within a quarter-mile radius of the Site were reported to be listed in the RCRIS-SG Report. One adjacent Site was reported to be listed in the RCRIS-SG Report, this being the Mt. Morris Dump Site, which is located within the Site boundary but is not considered part of the Site for purposes of this Phase I ESA.

8. Emergency Response Notification System - ERNS is a national computer database system that is used to store information on the sudden and/or accidental release of hazardous substances, including petroleum, into the environment. The ERNS reporting system contains preliminary information on specific releases including the spill location, the substance released and the responsible party. The information in the ERNS Report pertains only to those releases that occurred between January 1, 1997 and March 6, 1998.

FINDING: The Site was not reported to be listed in the ERNS.

9. Toxic Release Inventory (TRI) System of 1994 - The 1994 TRI Report contains information on the industrial release and/or transfer of toxic chemicals as reportable under Title III of the Superfund Amendments and Reauthorization Act of 1986 (SARA Title III).

FINDING: The Site was not reported to be listed in the 1994 TRI Report. No sites within a one-mile radius of the Site were reported to be listed in the 1994 TRI Report.

10. Civil Enforcement Docket - Docket is the USEPA's System for tracking judicial cases filed on the USEPA's behalf by the Department of Justice. The Docket Report contains information on cases from 1972 to the present.

FINDING: The Site was not reported to be listed in the Docket Report. No sites within a one-mile radius of the Site were reported to be listed in the Docket Report.

2.1.2 STATE DATABASES

1. Michigan Environmental Contamination List - The Michigan Environmental Contamination List contains summary information pertaining to sites that are deemed potentially hazardous by the Michigan Department of Natural Resources.

FINDING: The Site was not reported to be on the Michigan Environmental Contamination List. No sites within a one-mile radius of the Site were reported to be on the Michigan Environmental Contamination List.

2. Michigan Facility and Tank Data Report - The Michigan Facility and Tank Data Report is a comprehensive listing of all registered active and inactive underground storage tank (USTs) located within the State of Michigan.

FINDING: The Site was not reported to be listed in the Michigan Facility and Tank Data Report. No sites within a quarter-mile radius of the Site were reported to be listed in the Michigan Facility and Tank Data Report. One site was reported to be listed in the Michigan Facility and Tank Data Report but could not be located with respect to the Site due to incomplete address information, that being Flint Memorial Park located at G-1230 and Dodge Road.

3. Michigan Leaking Underground Storage Tank (LUST) Report - The Michigan LUST Report, consisting of listings maintained by the Michigan Department of Natural Resources and the Michigan Department of State Police, is a comprehensive listing of all reported active and inactive LUSTs located within the State of Michigan.

FINDING: The Site was not reported to be listed in the Michigan LUST Report. The following sites within a half-mile radius of the Site were reported to be listed in the Michigan LUST Report:

<u>Facility</u>	<u>Address</u>
Jenkins Sunoco	11013 North Saginaw Street
Fedchenko Site	7525 North Dort Highway

4. Michigan Solid Waste Facilities (SWF) Report - The Michigan SWF Report is a comprehensive listing of all inactive and active solid waste landfills and processing facilities located within the State of Michigan.

FINDING: The Site was not reported to be listed in the Michigan SWF Report. No sites within a half-mile radius of the Site were reported to be listed in the Michigan SWF Report.

2.2 PUBLIC RECORD REVIEW RESULTS

Public records reviewed during this Phase I ESA include those identified in Section 2.1 which were reviewed during the environmental database search and those identified in Section 2.2.4 below.

2.2.1 U.S. EPA

The U.S. EPA was not contacted during this Phase I ESA. No information reviewed during the Phase I ESA warranted contacting the U.S. EPA for additional information.

2.2.2 STATE AGENCY

The Michigan Department of Environmental Quality (MDEQ) was not contacted during this Phase I ESA. No information reviewed during the Phase I ESA warranted contacting the MDEQ for additional information.

2.2.3 HEALTH DEPARTMENT

The local health department was not contacted during this Phase I ESA. No information reviewed during the Phase I ESA warranted contacting the local health department for additional information.

2.2.4 LOCAL MUNICIPALITY

The local Municipalities were contacted during this Phase I ESA. Historical aerial photographs and current zoning plans were obtained and reviewed for the City of Mt. Morris and Genesee Township.

2.3 HISTORICAL RECORDS REVIEW

2.3.1 SANBORN FIRE INSURANCE MAPS

Sanborn Fire Insurance Maps assist in the identification of historic land use and commonly indicate the existence and location of aboveground and underground storage tanks, structures, improvements and facility operations. No Sanborn Maps were reported to be available for the Site in the ERIIS Historical Map Collection for the period covering the years 1867 to 1990.

2.3.2 PROPERTY TITLE SEARCH

CRA contracted Milliken & Michaels Credit Services to conduct a search of property title records and other documents (lease agreements, easements, etc.), dated from at least 1940 (or the date of the first recorded deed) to the present, associated with ownership or occupation of the Site. The following entities were reported to be associated with ownership or occupation of the Site during the specified time periods:

Chain 1:

Charles Roseyear and Clara Roseyear	Unreported – March 1955
Bryan Shanks and Dora M. Shanks	March 1955 – November 1960
Phillip C. Gunther and Helen L. Gunther	November 1960 – June 1975
Arthur E. Summerfield, Jr.	June 1975 – September 1985
CICO, Inc.	September 1985 – Unreported

Arthur E. Summerfield, Jr.	Unreported – December 1994
Arthur Land Company, a Michigan Corporation	December 1994 – Present
Chain 2:	
Charles Roseyear and Clara Roseyear	Unreported – March 1955
William H. Earl, Sr.	March 1955 – Unreported
Mt. Morris Area Jr. Chamber of Commerce, Inc.	Unreported – July 1963
Russell Raymond and Beatrice M. Raymond	July 1963 – Unreported
William H Earl, Sr. and Louise M. Earl	Unreported – July 1963
Mt. Morris Area Jr. Chamber of Commerce, Inc.	July 1963 – Unreported
William H. Earl and Louise Earl	Unreported – July 1963
Russell Raymond and Beatrice M. Raymond	July 1963 – December 1968
Phillip C. Gunther and Helen L. Gunther	December 1968 – June 1975
Arthur E. Summerfield, Jr.	June 1975 – September 1985
CICO, Inc.	September 1985 – Unreported
Arthur E. Summerfield, Jr.	Unreported – December 1994
Arthur Land Company, a Michigan Corporation	December 1994 – Present

2.3.3 AERIAL PHOTOGRAPHS

Aerial photographs were reviewed to document the development of the Site and properties in the vicinity of the Site and to identify potential on-Site solid waste disposal areas. Aerial photographs of the Site and surrounding area were obtained from

Michigan State University and Genesee County Metropolitan Planning and were reviewed by CRA for the years 1941, 1950, 1964, 1966, 1967, 1972, 1977, 1982, 1987, 1992, and 1997.

The 1941 aerial photograph shows the Site and surrounding area were undeveloped or agricultural land. The Site appears to be undeveloped vacant land. The railroad to the west of the Site Stanley Road, and Lewis Road exist.

The 1950 aerial photograph shows the Site and surrounding area as it appeared in the 1941 aerial photograph with unidentified activity in the southern portion of the Site.

The 1964 aerial photograph shows the Site as vacant land with six areas of activity throughout the Site. Activity appears as areas which have been cleared of trees and undergrowth and may include gravel mining or filling operations. Residential areas are visible to the west and east of the Site. Additionally, the Consumers Power Substation to the south east of the Site is present.

The 1966 and 1967 aerial photographs show the Site and surrounding area as it appeared in the 1964 aerial photograph, with one additional area of activity near the center of the Site.

The 1972 aerial photograph shows the Site as vacant land with two additional areas of activity in the center and along the northwest side of the Site.

The 1977 aerial photograph shows the Site as vacant land with four additional areas of activity across the Site.

The 1982 aerial photograph shows the Site as vacant land with trails and dirt roadways throughout the Site. No areas of activity on the Site are visible. An industrial development to the west of the Site along Stanley Road is present.

The 1987 and 1992 aerial photographs show the Site as vacant land with one additional area of activity in each aerial photograph.

The 1997 aerial photograph shows the Site as it looks today, as vacant land with trails and dirt roadways throughout.

All of the areas of activity identified through the aerial photograph review were located during the Site inspection using the Global Positioning System (GPS) and inspected. Several of the areas exhibited surficial debris and/or staining and are considered potential solid waste disposal areas and therefore PAOCs.

PAOCs identified during the aerial photograph review and Site inspection include PAOC No. 1 - surficial debris in the northwest corner; PAOC No. 2 - wood blocks in the north east corner; PAOC No. 3 - tires, foam, and wood blocks in the center of the Site; and PAOC No. 4 - concrete and surficial debris in the southern portion of the Site. PAOC locations are presented on Figure 3.1.

2.3.4 HISTORICAL ENVIRONMENTAL INVESTIGATIONS AND REMEDIAL ACTIONS

According to Site personnel no previous environmental investigations or remedial actions have been conducted at the Site. Environmental investigations have been conducted at the two areas where materials were previously disposed, however these areas are not considered part of the Site for purposes of this Phase I ESA.

3.0 SITE RECONNAISSANCE

The Site inspection was performed by Frank Ring, Ian Richardson, Mike Tomka, and Steve Hovemeyer of CRA on November 3, 1998. CRA was accompanied by Bob Hayes and Kevin Lavalley, both of STS Consultants, representative of the Site owner, during the Site inspection.

The Site inspection included an inspection of the Site and surrounding properties, discussions with Site personnel, and a review of available documentation associated with the Site. The inspection of the Site included using the GPS to locate areas of activity identified in historical aerial photographs reviewed as discussed in Section 2.2.2.

3.1 SPECIAL PROCESSES AND EQUIPMENT

Currently, the Site is unused and no special processes or equipment (e.g., manufacturing processes or equipment) are present at the Site.

Based on information reviewed during this Phase I ESA, there are no PAOCs or PAORs associated with special processes or equipment.

3.2 UTILITIES SERVICES

The Site is not currently serviced by utility services, including electric, natural gas, water, or sanitary services. Industrial and residential utility users are located adjacent to the Site, therefore utility service are available in the immediate area.

Consumer Power transmission lines are located along the west boundary of the Site and through the middle of the Site. These power lines areas are regularly treated with herbicides to control vegetation. This herbicides use may have impacted the Site areas adjacent to these power lines.

Based on information reviewed during this Phase I ESA, the Consumers Power transmission lines are PAOC No. 5.

3.3 UNDERGROUND STORAGE TANKS (USTS)

According to Site personnel, and based upon the database search results and CRA observations, no USTs are operated or currently exist at the Site. No evidence of any additional USTs (e.g., vent or fill pipes) was observed by CRA personnel during the Site inspection.

Based on the information reviewed during this Phase I ESA, there are no PAOCs or PAORs associated with USTs.

3.4 ABOVEGROUND STORAGE TANKS (ASTS)

According to Site personnel no ASTs are present at the Site. No evidence of ASTs (e.g., foundations, pipes, etc.) was observed by CRA personnel during the Site inspection.

Based on information reviewed during this Phase I ESA, there are no PAOCs or PAORs associated with ASTs.

3.5 RAW MATERIAL USAGE AND STORAGE

No evidence of the current use or storage of chemical products at the Site was observed by CRA during the Site inspection.

According to Site personnel, and information reviewed by CRA during this Phase I ESA, there was no historical chemical use at the Site. The Site was historically vacant or used for gravel mining and no manufacturing has occurred at the Site.

Based on information reviewed during this Phase I ESA, there are no PAOCs or PAORs associated with raw material usage or storage.

3.6 SOLID WASTE HANDLING/STORAGE AND DISPOSAL

According to Site personnel, and based on CRA observations, no solid waste has been historically or is currently generated at the Site. Based on a review of aerial photographs

and the Site inspection, several potential disposal areas for solid waste were identified (see Section 2.3.3). Surficial debris including wood blocks, foam, concrete, tires, etc., were identified during the Site inspection at areas of activity identified in the aerial photograph review.

Based on the information reviewed during this Phase I ESA, four PAOCs (PAOCs No. 1 through 4) were identified associated with solid waste as presented in Section 2.3.3.

3.7 HAZARDOUS WASTE HANDLING/STORAGE AND DISPOSAL

Based on information provided by Site personnel, observations made during the Site inspection, and the results of the environmental database searches, hazardous waste has not been historically and is currently not generated, treated, stored, or disposed on-Site.

Based on information reviewed during this Phase I ESA, there are no PAOCs or PAORs associated with hazardous waste handling/storage or disposal.

3.8 POLYCHLORINATED BIPHENYLS

According to Site personnel, and based on CRA observation, no PCB-containing fluid or equipment is currently used or has been historically used at the Site.

Wood floor blocks were identified during the Site inspection in the surficial debris at two of the potential disposal areas, PAOC No. 2 and PAOC No. 3. Historically, wood floor blocks have been known to contain PCBs.

Based on information reviewed during this Phase I ESA, there are no PAOCs or PAORs associated with PCBs.

3.8.1 TRANSFORMERS

According to Site personnel, and based on CRA observations, there are currently no known PCB-containing transformers located on-Site.

3.8.2 CAPACITORS

According to Site personnel, and based on CRA observations, there currently are no capacitors located on-Site.

3.8.3 BALLASTS

According to Site personnel, and based on CRA observations, there currently are no fluorescent lights on-Site that may utilize ballasts containing PCBs.

3.8.4 HYDRAULIC SYSTEMS

According to Site personnel, and based on CRA observations, no hydraulic equipment which may contain PCBs is present on-Site.

3.9 ASBESTOS CONTAINING MATERIAL

An ACM survey was not conducted as part of this Phase I ESA. No structures or buildings are present at the Site which may contain asbestos. Site personnel were unaware of any potential ACM present at the Site and none was observed by CRA.

Based on information reviewed during this Phase I ESA, there are no PAOCs or PAORs associated with ACM.

3.10 INDUSTRIAL WASTEWATER/SANITARY SEWERS

According to Site personnel, and based on CRA observations, no process wastewaters were historically or are currently generated at the Site.

Based on information reviewed during this Phase I ESA there are no PAOCs or PAORs associated with industrial wastewater/sanitary sewers.

3.11 STORMWATER

Stormwater generated at the Site consists of precipitation runoff from Site surfaces. The majority of stormwater infiltrates, however runoff from Site surfaces flows via sheet flow to the west and into drainage ditches or into the low area at the center of the Site.

Stormwater which flows to the drainage ditches to the west may pass through the two disposal areas which exist within the Site boundary, therefore, the drainage ditches to the west may be impacted by these disposal areas.

Based upon information reviewed during this Phase I ESA, the drainage ditches to the west of the Site are PAOC No. 6.

3.12 AIR EMISSIONS

According to Site personnel, and based on CRA observations, there are no air emissions from the Site.

Based on the information reviewed during this Phase I ESA, there are no PAOCs or PAORs associated with air emissions.

3.13 IONIZING RADIATION

According to Site personnel, and based on CRA observations, no sources of ionizing radiation (e.g., fill level controllers) are present at the Site. The U.S. EPA has determined the Site to be a Level 2 Radon Zone, which has a predicted average indoor screening level for radon gas to be greater than 2 pCi/L and less than 4 pCi/L. The U.S. EPA action level for radon gas is 4 pCi/L.

Based on the information reviewed during this Phase I ESA, there are no PAOCs or PAORs associated with ionizing radiation.

3.14 PERMITS

According to Site personnel, and based upon CRA observations, no permits are currently maintained or required by the Site.

Based on the information reviewed during this Phase I ESA, there are no PAOCs or PAORs associated with permits.

3.15 SPILL REPORTS/RELEASES

According to Site personnel, no reportable spills or releases occurred at the Site in the past. No significantly stained areas were observed during the Site inspection.

Based on the information reviewed during this Phase I ESA, there are no PAOCs or PAORs associated with spills or releases.

**3.16 COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION,
AND LIABILITY ACT (CERCLA) LIABILITY POTENTIAL**

The Site is not listed on the NPL or the Docket database. The Site has never received notification from any government agency or third party regarding liability as a potentially responsible party for any hazardous waste storage, treatment, or disposal site. The Site has never defended any environmental related claims or litigation asserted against the facility by any governmental agency or third party and no pending claims or litigation are known to exist for the Site.

3.17 EMPLOYEE RIGHT TO KNOW (ERTK)/HEALTH AND SAFETY

The Site is currently vacant and unused and no manufacturing operations are currently conducted at the Site. Therefore ERTK/Health and Safety issues are not applicable to the Site.

3.18 SARA TITLE III – EMERGENCY PLANNING AND
COMMUNITY RIGHT TO KNOW ACT (EPCRA)

The facility has not made any notification under Sections 311, 312, or 313 of EPCRA. Based on information provided by Site personnel, as well as CRA's observations during the Site inspection, no chemicals are currently utilized at the Site. Therefore, the Site is not required to submit notification under EPCRA.

3.19 WELLS

According to Site personnel, and based on CRA observations made during the Site inspection, there are no drinking water supply wells located on-Site.

4.0 SUMMARY OF RECOGNIZED ENVIRONMENTAL CONDITIONS

Based on the Phase I Environmental Site Assessment including the Site inspection, information provided by Site representatives and regulatory agencies, documents reviewed, and the environmental database searches, the following environmental issue has been identified for the Summerfield Property in Mt. Morris Michigan:

4.1 PAOCS

Based on this Phase I ESA, including the Site inspection, information provided by Site personnel, documents reviewed, and the environmental database searches, six PAOCs were identified at the Site.

- 1) Potential Disposal Area No. 1 - This area was identified in the aerial photograph review and surficial debris was identified in this area during the Site inspection. This area may be an area of significant solid waste disposal, and may be impacting the Site.
- 2) Potential Disposal Area No. 2 - This area was identified in the aerial photograph review and surficial debris, including wood blocks, was identified in this area during the Site inspection. This area may be an area of significant solid waste disposal, and may be impacting the Site.
- 3) Potential Disposal Area No. 3 - This area was identified in the aerial photograph review and surficial debris, including tires, foam rubber, and wood blocks, was identified in this area during the Site inspection. This area may be an area of significant solid waste disposal, and may be impacting the Site.
- 4) Potential Disposal Area No. 4 - This area was identified in the aerial photograph review and surficial debris, including concrete, was identified in this area during the Site inspection. This area may be an area of significant solid waste disposal, and may be impacting the Site.
- 5) Utility Corridor - Consumers Power transmissions lines which border the Site to the east and pass through the middle of the Site running east/west. These transmission lines have historically been treated with herbicides that may have impacted the Site.

- 6) Drainage Ditches - The drainage ditches on the west side of the Site receive stormwater runoff from the historical disposal areas located within the boundaries of the Site, and may therefore be impacted.

4.2 PAORS

Based on this Phase I ESA, including the Site inspection, information provided by Site personnel, documents reviewed, and the environmental database searches, no PAORs were identified at the Site.

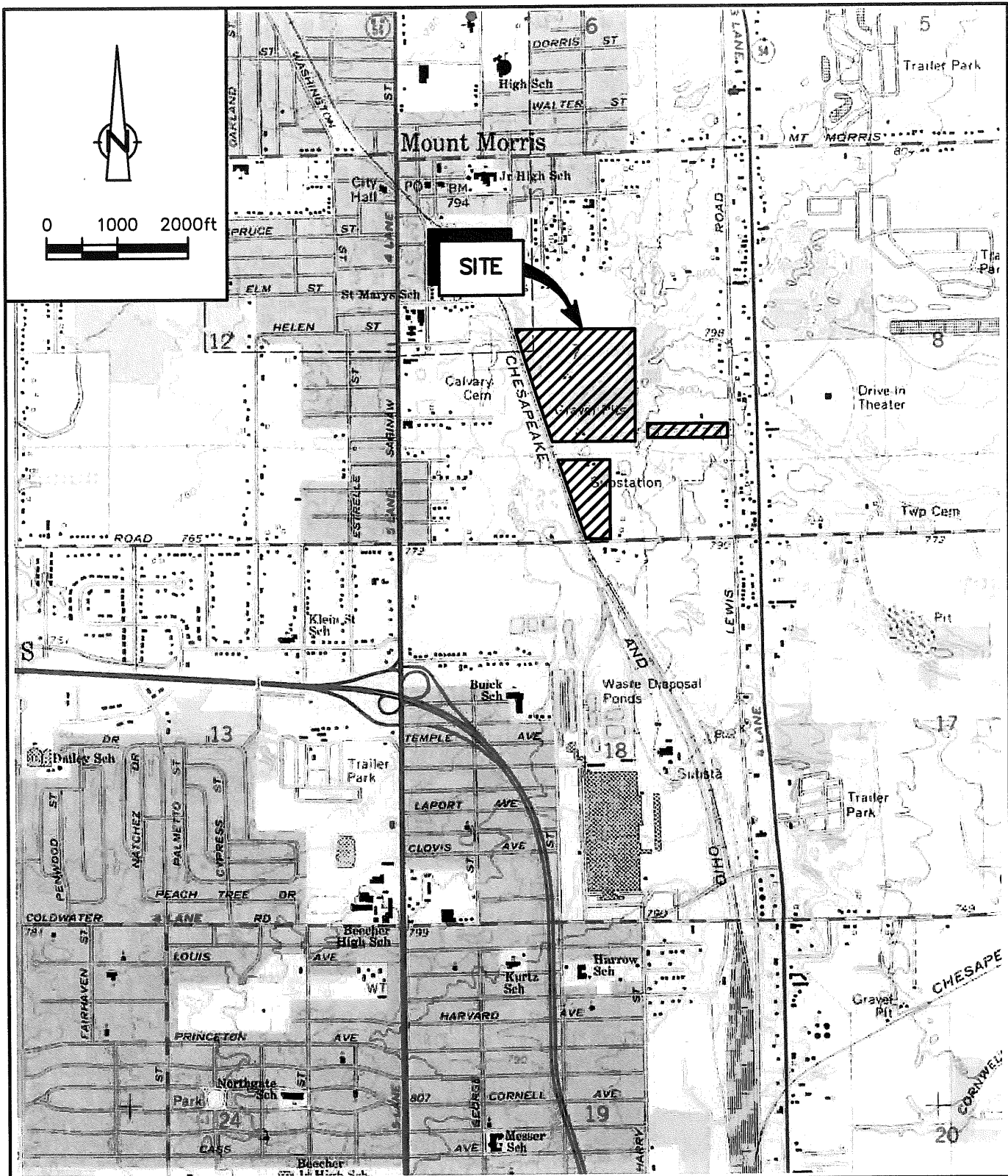
5.0 CERTIFICATION

All of which is respectfully submitted,

CONESTOGA-ROVERS & ASSOCIATES

Frank W. Ring, P.E.

Ian K. Richardson, P.E.



SOURCE: USGS QUADRANGLE MAP;
FLINT NORTH, MICHIGAN



figure 1.1
SITE LOCATION
FORMER SUMMERFIELD PROPERTY
Mt. Morris, Michigan

CRA

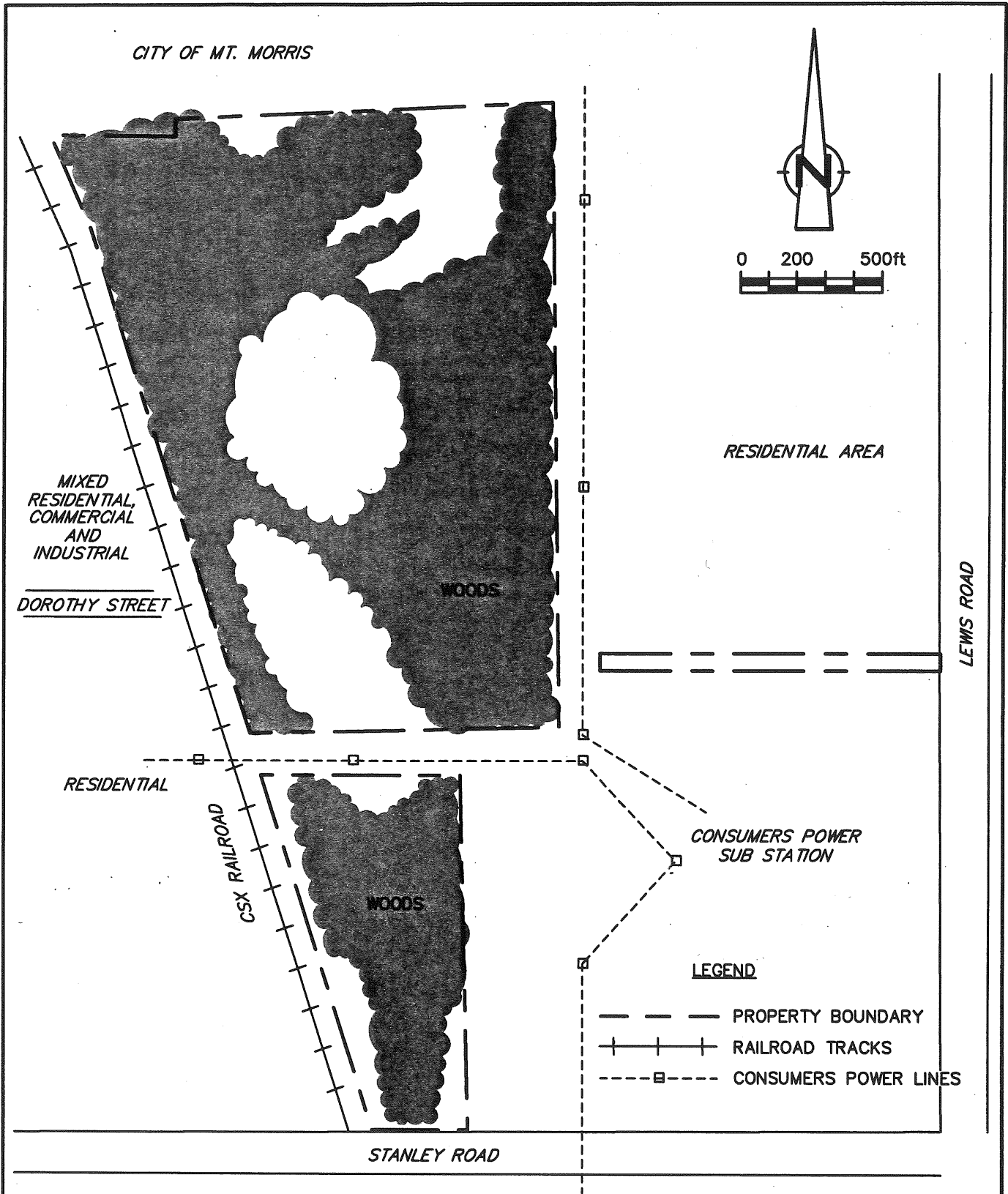


figure 1.2
 SITE PLAN
 FORMER SUMMERFIELD PROPERTY
 Mt. Morris, Michigan

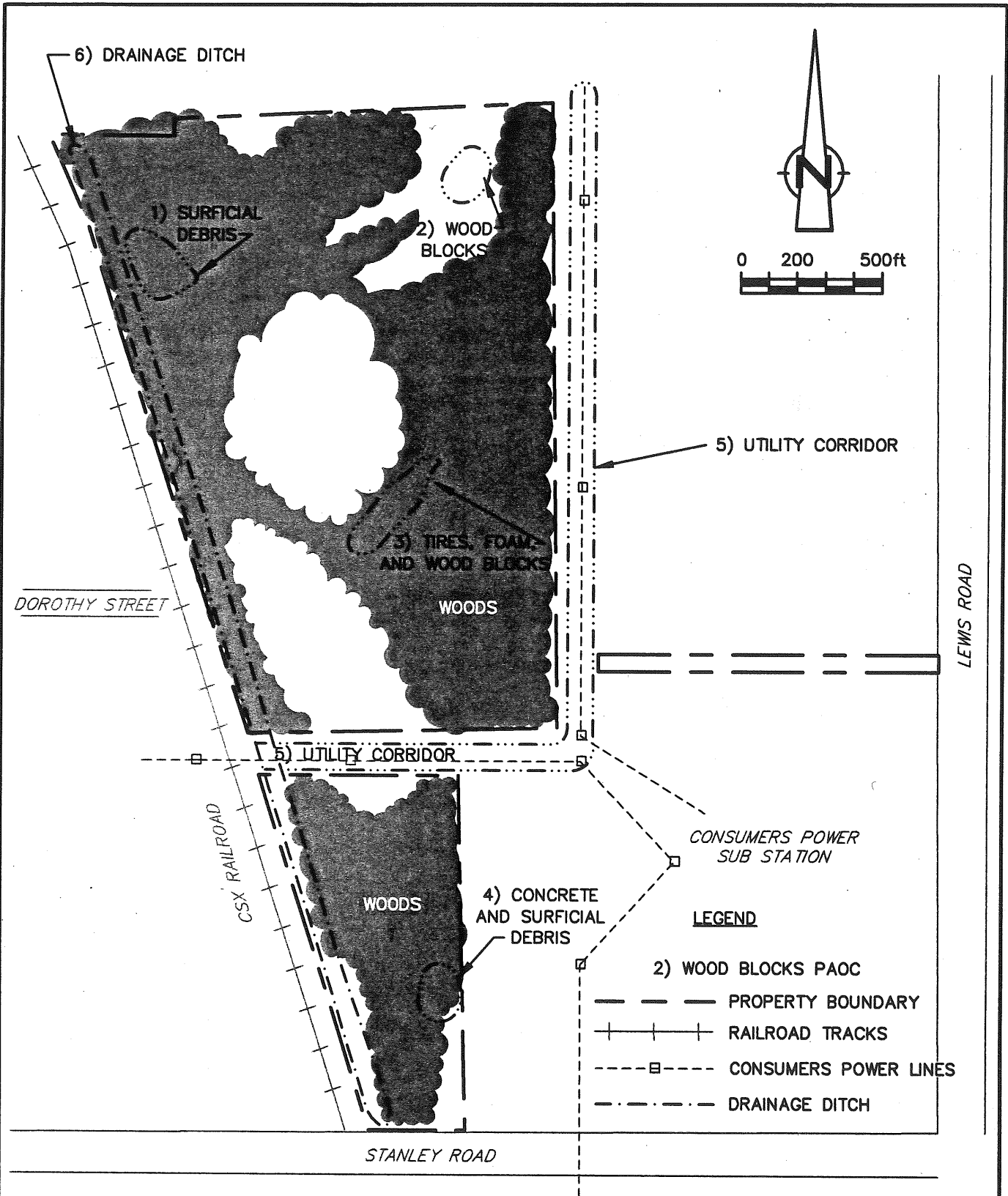


figure 4.1
 PAOC LOCATIONS
 FORMER SUMMERFIELD PROPERTY
 Mt. Morris, Michigan

APPENDIX A
DATABASE SEARCH RESULTS

SUBJECT PROPERTY: Tomka
Stanley and Lewis Roads
Genessee Township, MI 48458

ORDERED BY: Carole A. Biang

REPORT NUMBER: 282258A

PREPARED ON: 10/16/1998

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ERIIS Report #282258A

Oct 16, 1998

SITE: Tomka
Stanley and Lewis Roads
Genessee Township, MI 48458

Latitude: 43.112570
Longitude: -83.686981

State: MI

DATABASE	RADIUS (MI)	TARGET AREA**	PROPERTY-1/4	1/4-1/2	1/2-1	>1	TOTAL
NPL	1.00		0	0	0		0
CERCLIS	0.50		0	0			0
RCRIS_TS	0.50		0	0			0
RCRIS_LG	0.25		0				0
RCRIS_SG	0.25		0				0
ERNS	0.05		0				0
LRST	0.50		0	2			2
RST	0.25		0				0
SWF	0.50		0	0			0
HWS	1.00		0	0	0		0
NFRAP	0.50		0	0			0
RCRIS_CA	1.00		0	0	0		0
			0	2	0	0	2

TOPO QUAD: Flint North

Radon Zone Level: 2

Zone 2 has a predicted average indoor screening level ≥ 2 pCi/L and ≤ 4 pCi/L

A Radon Zone should not be used to determine if individual homes need to be tested for radon. The EPA's Office of Radiation and Indoor Air (202/233-9320) recommends that all homes be tested for radon, regardless of geographic location or the zone designation in which the property is located.

**A target area is defined as a .02 mile buffer around the site's latitude and longitude.
A blank radius count indicates that the database was not searched by this radius per client instructions.
NR in a radius count indicates that the database cannot be reported by this search criteria due to insufficient and/or inaccurate addresses reported by a federal/state agency.

RCRIS_SG

Date of Data: 01/01/1998
Release Date: 02/02/1998
Date on System: 03/06/1998
US Environmental Protection Agency
Office of Solid Waste and Emergency Response
800/424-9346
Date of Last Contact: 07/30/1998

Resource Conservation and Recovery Information System - Small Quantity Generators

The RCRIS_SG Report contains information pertaining to facilities which either generate between 100kg and 1000kg of EPA regulated hazardous waste per month, or meet other applicable requirements of the Resource Conservation And Recovery Act. On advice of the U.S. EPA, ERIIS does not report so-called "RCRA Protective Filers." Protective Filers, commonly called Conditionally Exempt Small Quantity Generators (CESQG's), are facilities that have completed RCRA notification paperwork, but are not, in fact, subject to RCRA regulation. The determination of CESQG status is made by the U.S. EPA. The following information is also included in the RCRIS_SG Report:

- Information pertaining to the status of facilities tracked by the RCRA Administrative Action Tracking System (RAATS)
- Inspections & evaluations conducted by federal and state agencies
- All reported facility violations, the environmental statute(s) violated, and any proposed & actual penalties
- Information pertaining to corrective actions undertaken by the facility or EPA

ERNS

Date of Data: 07/24/1998
Release Date: 07/31/1998
Date on System: 09/18/1998
US Environmental Protection Agency
Office of Solid Waste and Emergency Response
202/260-2342
Date of Last Contact: 08/05/1998

Emergency Response Notification System

ERNS is a national computer database system that is used to store information concerning the sudden and/or accidental release of hazardous substances, including petroleum, into the environment. The ERNS Reporting System contains preliminary information on specific releases, including the spill location, the substance released, and the responsible party. Please note that the information in the ERNS Report pertains only to those releases that occurred between January 1, 1997 and March 6, 1998.

LRST

Date of Data: 07/01/1998
Release Date: 07/01/1998
Date on System: 10/16/1998
MI Dept. of Environmental Quality
UST Division
517/335-7279
Date of Last Contact: 10/08/1998

Michigan Leaking Underground Storage Tank Report

The Michigan Leaking Underground Storage Tanks Report is a comprehensive listing of all reported active and inactive leaking underground storage tanks located within the State of Michigan. ERIIS' LUST Report consists of the listings maintained by the Michigan Department of Natural Resources (LUST Section and Environmental Response Division) and the Michigan Department of State Police (Fire Marshal's Division).

RST

Date of Data: 11/01/1997
Release Date: 01/01/1998
Date on System: 03/06/1998
MI Dept. of Environmental Quality
UST Division
517/335-7279
Date of Last Contact: 08/17/1998

Michigan Facility and Tank Data Report

The Michigan Facility and Tank Data Report is a comprehensive listing of all registered active and inactive underground storage tanks located within the State of Michigan.

SWF

Date of Data: 07/02/1998
Release Date: 07/02/1998
Date on System: 07/17/1998
MI Dept. of Environmental Quality
Waste Management Division - Solid Waste
517/335-4035
Date of Last Contact: 07/07/1998

Michigan Solid Waste Facilities

The Michigan Solid Waste Facilities Report is a comprehensive listing of all active and inactive solid waste landfills and processing facilities located within the State of Michigan.

Transfer Stations - 02/22/95
Active Facilities - 03/02/95
Processing Plants - 02/23/95

HWS

Date of Data: 04/22/1998
Release Date: 07/01/1998
Date on System: 08/28/1998
MI Dept. of Environmental Quality
Environmental Response Division - Act 307
517/373-9540
Date of Last Contact: 10/12/1998

Michigan Environmental Contamination List (Act 307)

The Michigan Environmental Contamination List contains summary information pertaining to sites that are deemed potentially hazardous by the Michigan Department of Natural Resources.

NFRAP

Date of Data: 06/04/1998
Release Date: 06/15/1998
Date on System: 09/04/1998
US Environmental Protection Agency
Office of Solid Waste and Emergency Response
703/603-8881
Date of Last Contact: 08/31/1998

No Further Remedial Action Planned Sites

The No Further Remedial Action Planned Report (NFRAP), also known as the CERCLIS Archive, contains information pertaining to sites which have been removed from the U.S. EPA's CERCLIS Database. NFRAP sites may be sites where, following an initial investigation, either no contamination was found, contamination was removed quickly without need for the site to be placed on the NPL, or the contamination was not serious enough to require federal Superfund action or NPL consideration.

RCRIS_CA

Date of Data: 01/01/1998
Release Date: 02/02/1998
Date on System: 03/06/1998
US Environmental Protection Agency
Office of Solid Waste and Emergency Response
800/424-9346
Date of Last Contact: 07/30/1998

Resource Conservation and Recovery Information System - TSD's Subject to Corrective Action

The RCRIS_CA Report contains information pertaining to hazardous waste treatment, storage, and disposal Facilities (RCRA TSD's) which have conducted, or are currently conducting, a corrective action(s) as regulated under the Resource Conservation and Recovery Act. The following information is included within the RCRIS_CA Report:

- Information pertaining to the status of facilities tracked by the RCRA Administrative Action Tracking System (RAATS)
- Inspections & evaluations conducted by federal and state agencies
- All reported facility violations, the environmental statute(s) violated, and any proposed & actual penalties
- Information pertaining to corrective actions undertaken by the facility or EPA

If a selected database does not appear on this list, it is not available for the subject property's state.

Summary of Plottable sites

ERIIS Report #282258A

Oct 16, 1998

ERIIS ID. DATABASE	FACILITY ADDRESS COMMENTS	DISTANCE FROM SITE	DIRECTION FROM SITE	MAP ID
1/4 - 1/2 Miles				
26005004438 LRST	Jenkins Sunoco 11013 N Saginaw St Mount Morris, MI 48458-2002 County: Genesee	0.37 Mi	SOUTHWEST	1
26005005806 LRST	Fedchenko Site 7525 N Dort Hwy Mount Morris, MI 48458-2230 County: Genesee	0.49 Mi	SOUTHEAST	2

ERIIS ENVIRONMENTAL DATA REPORT
MICHIGAN LEAKING UNDERGROUND STORAGE TANK REPORT
LRST - PLOTTABLE SITES - PAGE 1

ERIIS Report #282258A

Oct 16, 1998

ERIIS ID FACILITY ID	FACILITY	ADDRESS	MAP ID
26005004438 0-017712	Jenkins Sunoco DISTANCE FROM SITE: 0.37 Miles DIRECTION FROM SITE: Southwest	11013 N Saginaw St Mount Morris, MI 48458-2002 COUNTY: Genesee	1
STATUS: Open			
26005005806 0-035764	Fedchenko Site DISTANCE FROM SITE: 0.49 Miles DIRECTION FROM SITE: Southeast	7525 N Dort Hwy Mount Morris, MI 48458-2230 COUNTY: Genesee	2
STATUS: Open			

ERIS Report #282258A

Oct 16, 1998

ERIS ID. DATABASE	FACILITY ADDRESS COMMENTS	SELECTED BY
26010007098 RST	Calvert Sales 10040 N Dort Mt Morris, MI 48458 County: Genesee	ZIP code
26010022659 RST	Mattis Car Wash 5279 W Pierson Rd Mt Morris, MI 48458 County: Genesee	ZIP code
26008006651 RCRIS_SG	One Stop Food Store 65001 N Saginaw St Mt Morris, MI 48458 County: Genesee	ZIP code
26008007046 RCRIS_SG	Mobil Oil Corp G 5001 N Saginaw Mt Morris, MI 48458 County: Genesee	ZIP code
26010000466 RST	Flint Memorial Park G-1230 And Dodge Road Mt Morris, MI 48458 County: Genesee	ZIP code
26010020044 RST	Autozone Inc G-5077 N Saginaw St Mt Morris, MI 48458 County: Genesee	ZIP code
26010016297 RST	Marathon Oil Company G-6065 N Dort Hwy Mt Morris, MI 48458 County: Genesee	ZIP code
26010021332 RST	Speedway #8386 G-8333 M Saginaw Mt Morris, MI 48458 County: Genesee	ZIP code
26007002537 RCRIS_LG	Amoco Oil Co Stanley Rd Station G6519 N Saginaw Mt Morris, MI 48458 County: Genesee	ZIP code
26007002639 RCRIS_LG	Margaret Sage Site Ust G7005 North Saginaw Mt Morris, MI 48458 County: Genesee	ZIP code
26008004843 RCRIS_SG	Midot Bridge I-75 And Mt Morris Rd I 75 Mt Morris Rd Bridge Mt Morris, MI 48458 County: Genesee	ZIP code
26008010747 RCRIS_SG	Mt Morris Dump Site Sec 7 Town 8 N Range 7e Genese Mt Morris, MI 48458 County: Genesee	ZIP code
26007002805 RCRIS_LG	Midot Bridge I-75 At I-475 I-75/i-475 Interchange Mt Morris Twp, MI 48458 County: Genesee	ZIP code
26005013146 LRST	Mt Morris Twp Central Fire Dept 5413 Bicentennial Dr Mount Morris, MI 48458-9406 County: Genesee	ZIP code

ERIIS Report #282258A

Oct 16, 1998

ERIIS ID. DATABASE	FACILITY ADDRESS COMMENTS	SELECTED BY
26010019317 RST	Mt Morris Twp Governmental Ctr 5413 Bicentennial Dr Mt Morris, MI 48458-9406 County: Genesee	ZIP code

ERIIS Report #282258A

Oct 16, 1998

ERIIS ID
EPA ID

FACILITY

ADDRESS

26007002537
MIR000003681

Amoco Oil Co Stanley Rd Station

G6519 N Saginaw
Mt Morris, MI 48458
County: Genesee

Facility Is Not Reported In Raats

26007002639
MIR000012815

Margaret Sage Site Ust

G7005 North Saginaw
Mt Morris, MI 48458
County: Genesee

Facility Is Not Reported In Raats

26007002805
MIR000028456

Midot Bridge I-75 At I-475

I-75/i-475 Interchange
Mt Morris Twp, MI 48458
County: Genesee

Facility Is Not Reported In Raats

ERIIS Report #282258A

Oct 16, 1998

ERIIS ID EPA ID	FACILITY	ADDRESS
--------------------	----------	---------

26008004843 MID982604092	Midot Bridge I-75 And Mt Morris Rd	I 75 Mt Morris Rd Bridge Mt Morris, MI 48458 County: Genesee
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Facility Is Not Reported In Raats

26008006651 MID985602937	One Stop Food Store	65001 N Saginaw St Mt Morris, MI 48458 County: Genesee
-----------------------------	---------------------	--

Facility Is Not Reported In Raats

26008007046 MID985610807	Mobil Oil Corp	G 5001 N Saginaw Mt Morris, MI 48458 County: Genesee
-----------------------------	----------------	--

Facility Is Not Reported In Raats

26008010747 MID000094003	Mt Morris Dump Site	Sec 7 Town 8 N Range 7e Genese Mt Morris, MI 48458 County: Genesee
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Facility Is Not Reported In Raats



ERIIS ENVIRONMENTAL DATA REPORT
MICHIGAN LEAKING UNDERGROUND STORAGE TANK REPORT
LRST - UNPLOTTABLE SITES

ERIIS Report #282258A

Oct 16, 1998

ERIIS ID
FACILITY ID

FACILITY

ADDRESS

26005013146
0-001342

Mt Morris Twp Central Fire Dept

5413 Bicentennial Dr
Mount Morris, MI 48458-9406
COUNTY: Genesee

STATUS: Open

ERIIS ENVIRONMENTAL DATA REPORT
MICHIGAN FACILITY AND TANK DATA REPORT
RST - UNPLOTTABLE SITES

ERIIS Report #282258A

Oct 16, 1998

ERIIS ID FACILITY ID	FACILITY	ADDRESS
26010000466 0-002395	Flint Memorial Park	G-1230 And Dodge Road Mt Morris, MI 48458 COUNTY: Genesee
MANAGER: James Miller (313) 686-3660		
TANK ID: 1	STATUS: Remv CAPACITY(GALS): 1,000 AGE (YEARS) 33	PRODUCT: Gasoline TANK MATERIAL: Bare Steel PIPE MATERIAL: Galvanized Steel
26010007098 0-009743	Calvert Sales	10040 N Dort Mt Morris, MI 48458 COUNTY: Genesee
MANAGER: Lee Sutherland (313) 686-0330		
TANK ID: 1	STATUS: Remv CAPACITY(GALS): Unknow AGE (YEARS) Unk	PRODUCT: Diesel TANK MATERIAL: Bare Steel PIPE MATERIAL: Galvanized Steel
TANK ID: 2	STATUS: Remv CAPACITY(GALS): Unknow AGE (YEARS) Unk	PRODUCT: Gasoline TANK MATERIAL: Bare Steel PIPE MATERIAL: Galvanized Steel
TANK ID: 3	STATUS: Curr CAPACITY(GALS): Unknow AGE (YEARS) Unk	PRODUCT: Water TANK MATERIAL: Bare Steel PIPE MATERIAL: Galvanized Steel
TANK ID: 4	STATUS: Remv CAPACITY(GALS): Unknow AGE (YEARS) Unk	PRODUCT: Used Oil TANK MATERIAL: Bare Steel PIPE MATERIAL: Galvanized Steel
26010016297 0-018012	Marathon Oil Company	G-6065 N Dort Hwy Mt Morris, MI 48458 COUNTY: Genesee
MANAGER: D E Siebold (419) 421-2629		
TANK ID: A	STATUS: Clos CAPACITY(GALS): 4,000 AGE (YEARS) 21	PRODUCT: Haz-amine TANK MATERIAL: Bare Steel PIPE MATERIAL: Galvanized Steel
26010019317 0-001342	Mt Morris Twp Governmental Ctr	5413 Bicentennial Dr Mt Morris, MI 48458-9406 COUNTY: Genesee
MANAGER: Francis L. Trigger (313) 789-7561		
TANK ID: 1	STATUS: Curr CAPACITY(GALS): 2,000 AGE (YEARS) 20	PRODUCT: Diesel TANK MATERIAL: Bare Steel PIPE MATERIAL: Galvanized Steel
TANK ID: 2	STATUS: Curr CAPACITY(GALS): 2,000 AGE (YEARS) 20	PRODUCT: Gasoline TANK MATERIAL: Bare Steel PIPE MATERIAL: Galvanized Steel
TANK ID: 3	STATUS: Curr CAPACITY(GALS): 1,000 AGE (YEARS) 20	PRODUCT: Gasoline TANK MATERIAL: Bare Steel PIPE MATERIAL: Galvanized Steel

ERIIS ENVIRONMENTAL DATA REPORT
MICHIGAN FACILITY AND TANK DATA REPORT
RST - UNPLOTTABLE SITES

ERIIS Report #282258A

Oct 16, 1998

ERIIS ID	FACILITY ID	FACILITY	ADDRESS
----------	-------------	----------	---------

26010020044		Autozone Inc	G-5077 N Saginaw St
0-039352			Mt Morris, MI 48458
			COUNTY: Genesee

MANAGER: Mr Dale Stallings (901) 325-5212

TANK ID: 1	STATUS: Remv	PRODUCT: Unk
	CAPACITY(GALS): 1,000	TANK MATERIAL: Unknown
	AGE (YEARS) Unk	PIPE MATERIAL: Bare Steel
TANK ID: 2	STATUS: Remv	PRODUCT: Unk
	CAPACITY(GALS): 1,000	TANK MATERIAL: Unknown
	AGE (YEARS) Unk	PIPE MATERIAL: Bare Steel
TANK ID: 3	STATUS: Remv	PRODUCT: Unk
	CAPACITY(GALS): 1,000	TANK MATERIAL: Unknown
	AGE (YEARS) Unk	PIPE MATERIAL: Bare Steel

26010021332		Speedway #8386	G-8333 M Saginaw
0-033540			Mt Morris, MI 48458
			COUNTY: Genesee

MANAGER: A E Peterson (800) 831-8076

TANK ID: A	STATUS: Curr	PRODUCT: Gasoline
	CAPACITY(GALS): 12,000	TANK MATERIAL: Cath. Steel
	AGE (YEARS) 8	PIPE MATERIAL: Fiberglass
TANK ID: B	STATUS: Curr	PRODUCT: Gasoline
	CAPACITY(GALS): 10,000	TANK MATERIAL: Cath. Steel
	AGE (YEARS) 8	PIPE MATERIAL: Fiberglass
TANK ID: C	STATUS: Curr	PRODUCT: Gasoline
	CAPACITY(GALS): 10,000	TANK MATERIAL: Cath. Steel
	AGE (YEARS) 8	PIPE MATERIAL: Fiberglass
TANK ID: D	STATUS: Curr	PRODUCT: Kerosene
	CAPACITY(GALS): 6,000	TANK MATERIAL: Cath. Steel
	AGE (YEARS) 8	PIPE MATERIAL: Fiberglass

26010022659		Mattis Car Wash	5279 W Pierson Rd
0-035216			Mt Morris, MI 48458
			COUNTY: Genesee

MANAGER: Dennis Mattis (313) 733-5518

TANK ID: 1	STATUS: Curr	PRODUCT: Gasoline
	CAPACITY(GALS): 12,000	TANK MATERIAL: Fiberglass
	AGE (YEARS) 7	PIPE MATERIAL: Fiberglass
TANK ID: 2	STATUS: Curr	PRODUCT: Gasoline
	CAPACITY(GALS): 8,000	TANK MATERIAL: Fiberglass
	AGE (YEARS) 7	PIPE MATERIAL: Fiberglass
TANK ID: 3	STATUS: Curr	PRODUCT: Gasoline
	CAPACITY(GALS): 8,000	TANK MATERIAL: Fiberglass
	AGE (YEARS) 7	PIPE MATERIAL: Fiberglass
TANK ID: 4	STATUS: Curr	PRODUCT: Gasoline
	CAPACITY(GALS): 8,000	TANK MATERIAL: Fiberglass
	AGE (YEARS) 7	PIPE MATERIAL: Fiberglass

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Oct 16, 1998

STREET NAME

ADAMS AVE
AGNES ST
ALBERT ST
ALEXANDER ST
ALEXANDRINE AVE
ANGOLA AVE
ASPEN ST
BARBER ST
BEACH ST
BENSON RD
BETHANY ST
BLAIR ST
BRAY AL
BRAYMONT ST
BROCKWAY ST
BUENA VISTA ST
BUTTERNUT CREEK DR
BUTTERNUT CT
CHRYSLER ST
CHURCH ST
CLYDESDALE ST
COLLINS AVE
COY ST
DORIS ST
DOROTHY ST
DOVER ST
DUNKIRK ST
E COSTELLO ST
E ELSTNER ST
E KLEIN ST
E MOUNT MORRIS RD
E MOUNT MORRIS ST
E PINE AVE
E STANLEY RD
ELIZABETH ST
ELM ST
ESTRELLE AVE
FERHOODLE DR
GARFIELD AVE
GENESEE ST
GEORGE ST
GORDON ST
GUTERBAUER ST
HARTMAN ST
HARVARD AVE
HARVARD CT
HELEN ST
HEMBERA ST
HICKORY ST
HIGHLAND ST
HOWARD ST
HOWELL AVE
HUGHES ST
IDA CT
INDUSTRIAL ST
KATZAFOGLE ST
KLEIN ST
LEADLEY AVE
LEWIS RD
LOCH LOMA DR
LORENE AVE
LOUISA ST
LUCHARLES AVE
MAGINN CT
MAPLE ST
MONROE AVE
N DORT HWY
N SAGINAW ST
NORTH ST
NUTANA BLVD
OAK ST
OAKLAND AVE
PARKLANE ST
POUND ST

ERIIS Report #282258A

Oct 16, 1998

STREET NAME

RAE ST
RAILROAD ST
RAMP
READ AVE
REID ST
ROOSEVELT AVE
SAINT MARY ST
SHOPPING CTR DR
SOUTH ST
SPADINA ST
SPRUCE ST
SUMMIT ST
TEMPERANCE ST
THELMA ST
UNION ST
UNNAMED STREET
VAN BUREN AVE
VERDUN ST
W COSTELLO ST
W ELSTNER ST
W KLEIN ST
W MOUNT MORRIS RD
W MOUNT MORRIS ST
W STANLEY RD
W WASHINGTON AVE
WALKER ST
WALNUT ST
WALTER ST
WASHINGTON AVE
WILCOX AVE
WILCOX ST
WILSON ST

SEARCH RESULTS
ERIIS HISTORICAL MAP COLLECTION

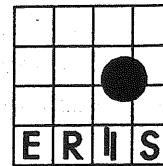
PERTAINING TO: Tomka
Stanley and Lewis Roads
Genessee Township, MI 48458

REPORT NUMBER: 282258A

No historic map coverage is available for this site in the ERIIS Historic Map Collection, for the period covering the years 1867 - 1990.

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- Nirenstein Real Estate Atlases
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















505 Huntmar Park Dr, Suite 200
Herndon, VA 20170
(703)834-0600 (800)989-0402
FAX: (703)834-0606

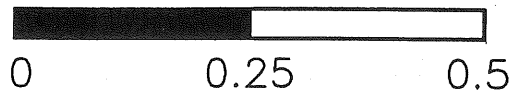
SITE INFORMATION

Tomka
Stanley and Lewis Roads
Genessee Township, MI
Genessee County
Job Number: 282258A
Map Plotted: Oct 16, 1998

MAP LEGEND

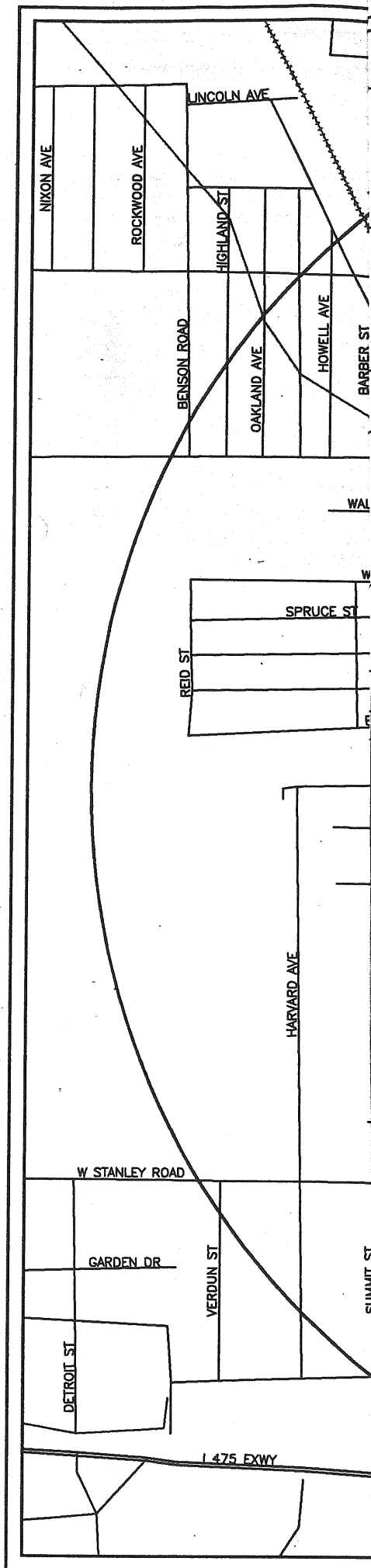
-  Target Area
-  Radii .25, .5, 1 Mi
-  Hydrography
-  Railroads
-  Roads
-  Highways
-  NPL 0 Sites
-  RCRIS_TS 0 Sites
-  RCRIS_CA 0 Sites
-  CERCLIS 0 Sites
-  NFRAP 0 Sites
-  RCRIS_LG 0 Sites
-  RCRIS_SG 0 Sites
-  ERNS 0 Sites
-  HWS 0 Sites
-  LRST 2 Sites
-  SWF 0 Sites
-  RST 0 Sites

Miles



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SECTION I - LOAN INFORMATION

1. LENDER NAME AND ADDRESS ACCOUNT# CONE04 Conestoga-Rovers & Associates 8615 W. Bryn Mawr Avenue Chicago, IL 60631		2. COLLATERAL (Building/Mobile Home/Personal Property) Property Address (Legal Description may be attached) Stanley and Lewis Roads Genessee Township, MI 48458 BORROWER: * *	
3. LENDER ID. NO.	4. LOAN IDENTIFIER	5. AMOUNT OF FLOOD INSURANCE REQUIRED \$	

SECTION II

A. NATIONAL FLOOD INSURANCE PROGRAM (NFIP) COMMUNITY JURISDICTION

NFIP Community Name	County(ies)	State	NFIP Community Number
GENESEE, TOWNSHIP OF-GENESEE COUNTY	GENESEE COUNTY	MI	260078

B. NATIONAL FLOOD INSURANCE PROGRAM (NFIP) DATA AFFECTING BUILDING/MOBILE HOME

NFIP Map Number or Community-Panel Number (Community name, if not the same as "A")	NFIP Map Panel Effective/ Revised Date	LOMA/LOMR	Flood Zone	No NFIP Map
260078 -0005B	EFF: 12/02/1980 FIRM: 12/02/1980	Yes _____ Date _____	C	

C. FEDERAL FLOOD INSURANCE AVAILABILITY (check all that apply)

Federal Flood Insurance is available (community participates in NFIP).
 Regular Program
 Emergency Program of NFIP
 Federal Flood Insurance is not available because community is not participating in the NFIP.
 Building/Mobile Home is in a Coastal Barrier Resources Area (CBRA), Federal Flood insurance may not be available.
 CBRA designation date: _____

D. DETERMINATION

**IS BUILDING/MOBILE HOME IN SPECIAL FLOOD HAZARD AREA
(ZONES BEGINNING WITH LETTERS "A" OR "V")?**
 YES
 NO

If yes, flood insurance is required by the Flood Disaster Protection Act of 1973.
 If no, flood insurance is not required by the Flood Disaster Protection Act of 1973.

E. COMMENTS (Optional):

ZONE 'C' DEF: Areas determined to be outside the 500-year flood plain. This area has been identified in a community flood insurance study as having a moderate or minimal hazard from the principal source of flood.

FLOOD INSURANCE AVAILABLE BUT NOT MANDATORY
 COMMUNITY IS PARTICIPATING IN THE NATIONAL FLOOD INS PROGRAM
 NO PANEL PRINTED - ALL IN ZONE 'C' - MAP NOT AVAILABLE

HMDA CENSUS: STATE: _____ CNTY: _____ M.S.A.: _____ TRACT: _____

This determination is based on examining the NFIP map, any Federal Emergency Management Agency revisions to it, and any other information needed to locate the building/mobile home on the NFIP map.

F. PREPARER'S INFORMATION

NAME, ADDRESS, TELEPHONE NUMBER (if other than Lender) National Research Center P.O. Box 698 Burnsville, NC 28714-0698 (800) 344- 3386	DATE OF DETERMINATION Date: 10/19/1998 By: 128 QC ID #: 84	NRC Job# 282258A
---	--	------------------

APPENDIX B

TITLE SEARCH RESULTS

Milliken & Michaels

Credit Services

3850 N. Causeway Blvd., 3rd Floor
Metairie, Louisiana 70002

November 4, 1998

Ms. Carole Biang
CONESTOGA-ROVERS ASSOCIATES
8615 W. Bryn Mawr Avenue
Chicago, IL 60631

Subject: Reference #:12626
Vacant Lot
Stanley & Lewis Rds.
Genesee Township, MI 48458

Dear Ms. Biang:

Public records at Genesee County, Michigan on the subject real property identified above revealed the following information effective October 30, 1998:

PROPERTY REPORT

ASSESSMENT

Location: Genesee County
Land/Description: Parcel of Land
Parcel# Part of Northwest 1/4 of the Southeast 1/4
Section 7 Township 8 North Range 7 East
Part of East 1/2 of the Southeast 1/4 Section 7
Township 8 North Range 7 East

DEEDS

1
Grantee (S): Arthur Land Company, a Michigan corporation
(Buyer)
Grantor (S): Arthur E. Summerfield, Jr., a married man
(Seller)

Milliken & Michaels, Inc.

Mailing Address: P.O. Box 7768, Metairie, Louisiana 70010
(National Toll Free) 1/800/755-0435 (Louisiana) 504/837-6320 FAX # 1/504/835-2872

Milliken & Michaels, Inc.
Credit Services
Page 2

Conveys: Parcel of Land

Date Executed: 11/16/94
Date Recorded: 12/05/94
DBV/PG: 2558/501

Note: 1. Quit Claim Deed
2. Copy attached as Exhibit "A".

2
Grantee (S): Arthur F. Summerfield, Jr.
(Buyer)

Grantor (S): CICO, Inc.
(Seller)

Conveys: Parcel of Land

Date Executed: 09/06/85
Date Recorded: 09/13/85
DBV/PG: 2234/341

3
Grantee (S): CICO, Inc.
(Buyer)

Grantor (S): Arthur E. Summerfield
(Seller)

Conveys: Parcel of Land

Date Executed: 12/31/83
Date Recorded: 09/13/85
DBV/PG: 2234/338

4
Grantee (S): Arthur E. Summerfield, Jr., a married man
(Buyer)

Grantor (S): Phillip C. Gunther and Helen L. Gunther, his wife
(Seller)

Milliken & Michaels, Inc.
Credit Services
Page 3

Conveys: Parcel of Land

Date Executed: 06/25/75
Date Recorded: 06/25/75
DBV/PG: 1916/740

CHAIN 1

1
Grantee (S): Phillip C. Gunther and Helen L. Gunther, his wife
(Buyer)

Grantor (S): Bryan Shanks and Dora M. Shanks, his wife
(Seller)

Conveys: Parcel of Land

Date Executed: 11/20/60
Date Recorded: 11/20/60
DBV/PG: 1698/416

6
Grantee (S): Bryan Shanks and Dora M. Shanks, his wife
(Buyer)

Grantor (S): Charles Roseyear and Clara Roseyear, his wife
(Seller)

Conveys: Parcel of Land

Date Executed: 03/07/55
Date Recorded: 03/07/55
DBV/PG: 1230/254

EXAMINER'S NOTE

Public records of Genesee County, Michigan were searched from October 30, 1940 to October 30, 1998, and no other deeds vesting title in the subject property were found of record during the period searched.

CHAIN 2

1
Grantee (S): Phillip C. Gunther and Helen L. Gunther, his wife
(Buyer)

Milliken & Michaels, Inc.
Credit Services
Page 4

Grantor (S): Russell Raymond and Beatrice M. Raymond, his
(Seller) wife

Conveys: Parcel of Land

Date Executed: 12/04/68
Date Recorded: 12/11/68
DBV/PG: 1700/376

8
Grantee (S): Russell Raymond and Beatrice M. Raymond, his
(Buyer) wife

Grantor (S): William H. Earl and Louise Earl, his wife
(Seller)

Conveys: Parcel of Land

Date Executed: 07/10/63
Date Recorded: 07/10/63
DBV/PG: 1503/358

Note: Quit Claim Deed

9
Grantee (S): Mt. Morris Area Jr. Chamber of Commerce, Inc.
(Buyer)

Grantor (S): William H. Earl, Sr. and Louise M. Earl
(Seller)

Conveys: Parcel of Land

Date Executed: 07/10/63
Date Recorded: 07/10/63
DBV/PG: 1503/357

Note: Quit Claim Deed

10
Grantee (S): Russell Raymond and Beatrice M. Raymond, his
(Buyer) wife

Milliken & Michaels, Inc.
Credit Services
Page 5

Grantor (S): Mt. Morris Area Jr. Chamber of Commerce, Inc.
(Seller)

Conveys: Parcel of Land

Date Executed: 07/10/63
Date Recorded: 07/10/63
DBV/PG: 1503/355

Note: Quit Claim Deed

11
Grantee (S): William H. Earl, Sr.
(Buyer)

Grantor (S): Charles Roseyear and Clara Roseyear, his wife
(Seller)

Conveys: Parcel of Land

Date Executed: 03/07/55
Date Recorded: 03/07/55
DBV/PG: 1230/254

EXAMINER'S NOTE

Public records of Genesee County, Michigan were searched from October 30, 1940 to October 30, 1998, and no other deeds vesting title in the subject property were found of record during the period searched.

LEASES

None found recorded at Genesee County, Michigan Public Records Office.

EASEMENT

Right of way agreement by and between Charles Roseyear and Clara Roseyear as grantor and Consumers Power Company as grantee recorded 04/29/52 at DBV 1138 PG 252.

CONVEYANCE DEED

Conveyance Deed by and between Charles Roseyear and Clara Roseyear, his wife as grantor and Consumers Power Company as grantee recorded 12/28/53 at DBV 1188 PG 600.

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Credit Services
Page 6

MEMORANDUM OF EASEMENT

Memorandum of Easement by and between Bryan Shanks and Dora M. Shanks as grantor and Buckeye Pipeline Company as grantee recorded 05/09/61 at DBV 1437 PG 559.

RELEASE OF RIGHT OF WAY

Release of right of way of a certain drain under the supervision of the county drain commissioner by Arthur E. Summerfield, Jr. as grantor to the County of Genesee as grantee recorded 03/18/80 at DBV 2077 PG 675.

ENVIRONMENTAL LEINS

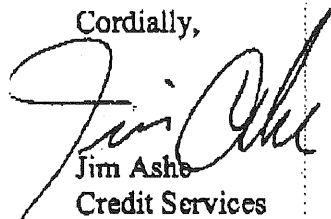
None found recorded at the Register of Deeds for Genesee County, Michigan Public Records Office.

LEGAL DESCRIPTION

Legal Description is included on Exhibit "A" identified as Parcel #6 and Parcel #7.

We hope this information assists in your decision making process. If we can be of additional assistance, please do not hesitate to contact us at your convenience.

Cordially,



Jim Ashe
Credit Services

JA/rm
cc: Darleen McCarthy
M&M File # :377237

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Credit Services
Page 7

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EXHIBIT A

DEED 2558 PAGE 502

STATE OF MICHIGAN)
COUNTY OF GENESEE) 1998.

The foregoing instrument was acknowledged before me this 14th day of November, 1998, by Maxine E. Summerfield.

Jane Laws
Jane Laws
Notary Public, Genesee County, Michigan
My Commission Expires: 7/20/02

15.00

When Recorded Return to:

Russell E. Bowers (P-11061)
10th Floor Northbank Ctr.
Flint, MI 48502

Send Subsequent Tax Bills to:

Arthur Land Company
One East First Street
Suite 1750D Cassara Towers
Flint, MI 48502

Send by:

Russell E. Bowers (P-11061)
10th Floor Northbank Ctr.
Flint, MI 48502

DEED
LIBER 2558 PAGE 503ATTACHMENT APARCEL ONE:

A parcel of land beginning at the interior 1/4 post of Section 7, Township 8 North, Range 7 East, thence North along the North and South 1/4 line 168 feet; thence West to East line of Pere Marquette Railroad right of way; thence Southeasterly along said East line of Pere Marquette Railroad right of way to East and West 1/4 line of said Section; thence East to place of beginning, in the City of Mt. Morris.

SE of NW ✓

PARCEL TWO:

Beginning on the North and South 1/4 line of Section 7, Township 8 North, Range 7 East, 168 feet North of the interior 1/4 post of said Section; thence North along said 1/4 line 484 feet; thence West 447 feet to the East line of the Pere Marquette Railroad right of way; thence Southeasterly along said East line of the Pere Marquette Railroad right of way to a point 168 feet North of the East and West 1/4 line of said Section; thence East 270 feet to point of beginning, in the City of Mt. Morris.

SE of NW ✓

PARCEL THREE:

Part of South 1/2 of Section 7, Township 8 North, Range 7 East, described as beginning at a point which is South 00° 22' 00" East, 173.78 feet along the West line of said Section 7, from the West 1/4 corner of said Section 7; thence North 88° 31' 28" East, 386.88 feet; thence North 00° 02' 33" East, 192.27 feet; thence North 88° 12' 18" East, 883.54 feet along East and West 1/4 line of said Section; thence South 01° 04' 55" East, 212.88 feet along the West line of Calvary Cemetery; thence North 86° 18' 12" East, 852.88 feet along the South line of Calvary Cemetery; thence South 18° 23' 05" East, 1194.41 feet along the Westerly line of the Pere Marquette Railroad right of way; thence South 87° 58' 41" West, 121.70 feet along the South 1/8 line of said Section, and also along the Northerly line of Consumers Power Company right of way; thence South 89° 19' 31" West, 844.88 feet along the South 1/8 line of said Section; thence North 00° 27' 23" West, 483.82 feet; thence South 88° 45' West, 295 feet; thence South 327.27 feet; thence South 88° 32' West, 98 feet; thence North 325.83 feet; thence South 88° 45' West, 278 feet; thence North 00° 22' 00" West, 808.03 feet parallel with the West line of said Section 7; thence South 88° 31' 29" West, 649.82 feet to west line of said Section 7; thence North 00° 22' 00" West, 66 feet to the point of beginning, in the Charter Township of Genesee.

PARCEL FOUR:

The South 18 acres of the Southwest 1/4 of the Northeast 1/4 of Section 7, Township 8 North, Range 7 East, in the Charter Township of Genesee.

(continued)

SW of NE ✓

ATTACHMENT A (continued)

PARCEL FIVE:

The West 30 acres of the Southwest 1/4 of the Southeast 1/4 of Section 7, Township 8 North, Range 7 East; excepting the Para Marquette Railroad right of way and also excepting that part of said Southwest 1/4 lying West of the Para Marquette Railroad right of way, which exception is more particularly described as commencing at the South 1/4 corner of said Section 7; thence North $01^{\circ} 23' 11''$ West along the North and South 1/4 line of said Section, 1187.84 feet; thence North $87^{\circ} 39' 41''$ East parallel to the South 1/8th line of said Section, 182.91 feet; thence Southeast along the Westerly line of the Para Marquette Railroad right of way to its intersection with the South line of said Section; thence South $87^{\circ} 36' 44''$ West along said South line, 555 feet to the point of beginning. In the Charter Township of Genesee.

SW of SE

PARCEL SIX:

The Northwest 1/4 of the Southeast 1/4 of Section 7, Township 8 North, Range 7 East, excepting that part thereof which is the Para Marquette Railroad right of way; and also excepting that part thereof lying West of said right of way, and all that part of the Southwest 1/4 of said Section 7 lying East of the Para Marquette Railroad right of way, in the Charter Township of Genesee.

PARCEL SEVEN:

That part of the East 1/2 of the Southeast 1/4 of Section 7, which is described as beginning at a point on the East section line of said Section which is 1498.0 feet North of the Southeast corner of said Section; thence West 1232.1 feet; thence South 40.0 feet; thence East 1232.1 feet to said East Section line; thence North along said East section line to the place of beginning. In the Charter Township of Genesee.

NE of SE

PARCEL EIGHT:

Part of the Southwest Quarter of Section 7, Town 8 North, Range 7 East, described as beginning South along the West line of Section 7 a distance of 173.78 feet from the West Quarter corner of Section 7, thence North $89^{\circ} 53' 30''$ East 366.8 feet, thence South 1.92 feet, thence West 366.9 feet to the West line of Section 7, thence North along said West line 1.22 feet to the point of beginning; containing 690.0 square feet of land and being subject to the reservation of Seginaw Street, so-called, in the Charter Township of Genesee.

NW of SE