



City of Rochester

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Agenda **Brownfield Redevelopment Authority** **Municipal Building 2nd Floor Corner Conference Room**

*J. Christian Hauser, Jeffrey Franklin, Michael Plesche,
Julie Quinlan-Dufrane, Scott Ronan, Jay Huh, and Tomas Delanoy*

400 Sixth Street	November 4, 2025	3:00 pm
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1. Roll Call
2. Brownfield Proposal Presentation for Trails at Paint Creek (Champion Development Group) at 704 Woodward
3. Next Meeting Date
4. Adjournment

**CITY OF ROCHESTER
BROWNFIELD REDEVELOPMENT AUTHORITY**

BROWNFIELD PLAN

**TRAILS AT PAINT CREEK REDEVELOPMENT
LOCATED AT 704 WOODWARD AVENUE
ROCHESTER, MICHIGAN**

October 28, 2025

Approved by BRA:

Approved by City Council:

Prepared on Behalf of:

The Trails at Paint Creek, LLC

5000 East Grand River Avenue

Howell, Michigan 48843

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Berkley, Michigan 48072

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PROJECT SUMMARY

Project Name: The Trails at Paint Creek Redevelopment

Applicant/Developer: The Trails at Paint Creek, LLC

Project Location: The property is located at 704 Woodward Avenue in Township three north (T.3N), Range eleven east (R.11E), Section 10, Rochester, Oakland County Michigan 48307 (the "Property").

Type of Eligible Property: The property is determined to be a "Facility".

Eligible Activities: Work Plan Exempt Activities, Department Specific Activities, Demolition, Lead and Asbestos Abatement, and Preparation and Implementation of a Brownfield Plan and 381 Work Plan

Developer Eligible Expenses \$2,984,069 (includes eligible activities and 15% contingency)

Developer Reimbursement: Estimated \$2,798,734

Project Overview: This project includes the demolition of the vacant industrial building and construction of a multi-unit residential development along the Paint Creek Trail. The Paint Creek Trail Townhomes will consist of 45 luxury townhomes. The 2-1/2 story townhomes will be a combination of 2 or 3 bedrooms, 2-bath, private patio or balcony space, and two-car garages.

Estimated Capital Investment: Approximately \$27,000,000 (including Acquisition, Hard and Soft Costs)

Estimated Job Creation: Financial benefits include the creation of approximately 150 temporary construction jobs. It is anticipated that at least one full time equivalent (FTE) permanent job(s) will be created through property management and maintenance contracts.

I. INTRODUCTION AND PURPOSE

To promote the revitalization of environmentally distressed, historic, functionally obsolete and blighted areas within the boundaries of the City of Rochester (the “City”). The City has established the Rochester Brownfield Redevelopment Authority (the “RBRA”) pursuant to the Brownfield Redevelopment Financing Act, Michigan Public Act 381 of 1996, as amended (“Act 381”).

The primary purpose of this Brownfield Plan (this “Plan”) is to promote the redevelopment of and private investment in certain “brownfield” properties within the City. Inclusion of property within this Plan will facilitate financing of environmental response and other eligible activities at eligible properties and will also provide tax incentives to eligible taxpayers willing to invest in revitalization of eligible sites, commonly referred to as “brownfields.” By facilitating redevelopment of brownfield properties, this Plan is intended to promote economic growth for the benefit of the residents of the City and all taxing units located within and benefited by the RBRA

This Plan is intended to apply to the eligible property identified in this Plan and, to identify and authorize the eligible activities to be reimbursed utilizing tax increment revenues. This Plan is intended to be a living document, which may be modified or amended in accordance with and as necessary to achieve the requirements and purposes of Act 381.

This Plan contains information required by Section 13(2) of Act 381, as amended. The applicable sections of Act 381 are noted throughout the Plan for reference purposes. All words or phrases not defined herein shall have the same meaning as such words and phrases included in Act 381.

I.a. Property Description

The eligible property consists of one (1) legal parcel totaling approximately 3.54 acres with a street address of 704 Woodward Avenue, Rochester, Oakland County, Michigan. The parcel and all tangible personal property located thereon will comprise the eligible property and is referred to herein as the “Property.”

The subject property is located off the South Rochester Road Corridor, bounded by the property boundary to the north and east, Woodward Avenue to the south, and Paint Creek Trail to the west. Individual parcel information is outlined below.

Property Address	Parcel ID Number	Approximate Acreage	Eligibility
704 Woodward Avenue	68-15-10-252-006	3.54 acres	Facility

The Property’s legal description is included in Appendix A and a map(s) showing the location of the Property is included in Appendix B.

I.b. Basis of Eligibility

The subject property is considered “eligible property” as defined by Act 381, Section 2 because it (a) was previously utilized for an industrial purpose; (b) is located within the City of Rochester, a non-core community; (c) is determined to be a “facility” as defined by Act 381.

Additional information regarding the subject property's eligibility is included within section II.h and documentation of eligibility is included within Appendix E.

I.c. Project Description

The Trails at Paint Creek, LLC, a development entity of Champion Development Group, or any affiliate, or such other developer as approved by the RBRA, are collectively the project developer ("Developer").

Champion Development Group (Champion) was formed in the early 1990s from a passion for creating simply wonderful properties. Champion specializes in transforming troubled and underutilized spaces into vibrant places to live, work, and play. Their achievements in real estate come from dedication to only partnering with the most creative and productive talent. Their passion for people sets them apart from the rest. Champion designs every project to stand the test of time and to provide immense value to surrounding communities. This is the origin of, and remains the path forward, for Champion.

The Trails at Paint Creek Redevelopment ("Project") includes the demolition of the existing industrial building and site improvements and construction of residential townhomes along Paint Creek Trail.

Located at northeast of the bend in Woodward Avenue, the redevelopment will consist of forty-five (45) two-story townhomes, spread amongst nine (9) individual buildings. The buildings will contain 4-6 units each. All townhome layouts are currently proposed to include two-bedroom units. Each unit is planned to feature two car garages, ground-level patios, and second-level balconies.

Additionally, the Project will include completion of site features including guest and accessible parking, a sidewalk connecting the development to the Paint Creek Trail, storm water detention, and necessary utilities.

Abatement and demolition activities are anticipated to begin by December of 2025 with new construction and redevelopment to take place over approximately two years. Total investment is approximately \$27 million for the Project and is anticipated to create approximately 150 temporary construction jobs during the two-year construction period and create approximately one permanent full-time equivalent (FTE) job through property management and maintenance contracts.

Available site plans and renderings are included in Appendix D.

II. GENERAL PROVISIONS

II.a. Description of Costs to be Paid for with Tax Increment Revenues (Section 13 (2)(a))

The “eligible activities” that the Developer intends to conduct at the Property pursuant to this Plan are considered “eligible activities” as defined by Section 2 of Act 381, because they include:

- Work Plan Exempt Activities – Assessment
- Work Plan Exempt Activities – Due Care Planning
- Department Specific Activities
- Demolition Activities
- Asbestos, Lead, and Mold Activities
- Preparation and Implementation of a Brownfield Plan and/or Act 381 Work Plan

A 15% Contingency has also been calculated and included within this Plan.

A summary of the eligible activities along with their estimated costs, which are eligible for reimbursement through tax increment revenues derived from the Property, is presented in the attached Table 1.

The eligible activity cost estimates may increase or decrease depending on the nature and extent of unknown conditions encountered. If the total cost of eligible activities as described within this Plan is not exceeded, line-item categories and costs of eligible activities may differ from what is included within this Plan, to the extent the adjustments do not violate the terms of Act 381. Additionally, costs in this Plan are subject to approval under an Act 381 Work Plan by the Michigan Department of Environment, Great Lakes, and Energy (“EGLE”) for the use of state tax increment revenues. Per RBRA policy, any costs not authorized by EGLE may only receive reimbursement up to the local proportion/percentage of the non-state levied millages.

II.b. Brief Summary of the Eligible Activities that are Proposed (Section 13 (2)(b))

1. Work Plan Exempt Activities – Assessment Activities include a Phase I Site Assessment (ESA), Phase II Environmental ESA, and Baseline Environmental Assessment (BEA) required as part of the pre-purchase due diligence conducted on the property.
2. Work Plan Exempt Activities – Due Care Planning Activities include Due Care Investigation and Due Care Plan – Construction Phase Management Plan.
3. Department Specific Activities include the design and installation of a vapor mitigation system, vapor system testing, and operation and maintenance for one year following installation; demolition response activities include the removal of two closed-in-place underground storage tank (UST); development of a soil and groundwater management plan, contaminated water treatment and disposal, contaminated soil transport and disposal and engineered backfill associated with due care response activity and development activities, surface cover, chemical-resistant gasketing for utilities, utility corridor migration barriers, post development documentation of due care compliance reporting, and oversight/sampling/reporting by an environmental professional.

4. Demolition Activities include a pre-demolition survey, building and site demolition, foundation removal, fill/compaction/rough grading to balance site where the building and site improvements are located, and fees related to demolition engineering and design.
5. Asbestos Activities include asbestos containing materials (ACM) abatement, oversight, air monitoring and associated reporting.
6. Preparation of the Brownfield Plan and Act 381 Work Plan and associated activities (e.g. meetings with BRA, review by City Attorney etc.)
7. Implementation of the Brownfield Plan and Act 381 Work Plan, including the preparation of reimbursement requests during and/or upon project completion.
8. A 15% contingency is included to address unanticipated environmental and/or other conditions that may be discovered through the implementation of site activities. This excludes the cost of Baseline Environmental Assessment and Due Care Planning Activities (that have been completed to date) and preparation of the Brownfield Plan and Act 381 Work Plan.

The total amount of eligible activities is estimated at \$2,984,069. This cost is reduced based on the local proportional share for costs associated with the vapor mitigation system and direct contact. The total amount subject to be reimbursed to the developer is limited to \$2,798,734 unless the Plan is amended and approved by the RBRA and Rochester City Council.

II.c. Estimate of Captured Taxable Value and Tax Increment Revenues (Section 13 (2)(c))

The costs of eligible activities included in, and authorized by, this Plan will be reimbursed with incremental local and state tax revenues (as applicable) generated by the Property and captured by the RBRA, subject to any limitations and conditions described in this Plan, and the terms of a Reimbursement Agreement between the Developer and the RBRA (the "Reimbursement Agreement").

The initial ("base") taxable value of the subject property shall be determined by use of the 2025 tax year tax value, which is \$522,960. Tax increment revenue capture will begin when tax increment is generated by redevelopment of the subject property, which is expected to begin in 2026. The estimated taxable value of the completed development is \$13,771,800. This assumes a three-year phase-in for completion of the redevelopment, which has been incorporated into the taxable value assumptions for this Plan. An annual increase in taxable value of 2.0% has been applied to account for future tax increments in this Plan. Table 2 details the estimated available tax increment capture, and Table 3 details the estimated available tax increment revenues for each year of the Plan. The actual taxable value will be determined by the authorized assessor.

The RBRA will capture 5% of total local tax increment revenues on an annual basis for administrative fees, which is estimated to be \$254,864.

The SBRF was created as a revolving fund within the department of treasury to be administered as provided in section 8a. of Act 381. Act 381 Section 13b(14) requires a contribution to the SBRF in an amount equivalent to 50% of the State Education Tax (SET) levied on the Property. The contribution should continue throughout the period of school tax increment revenue capture,

including any LBRF capture period, up to a 25-year limit on capture for the SBRF. The estimated SBRF capture under this Plan is estimated to be \$145,583.

Prior to reimbursement of tax increment revenues to the Developer, payment of administrative fees and the SBRF will occur first. The RBRA administers an LBRF that will capture for an additional five years post reimbursement. The estimated LBRF capture under this Plan is estimated to be \$2,189,265.

A summary of the impact to taxing jurisdictions for the life of the Plan is summarized in Section II.g.

II.d. Method of Financing Plan Costs and Description of Advances by the Municipality (Section 13 (2)(d))

The eligible activities are to be financed solely by the Developer. The Developer will be reimbursed for eligible costs as described in Section II.c and outlined in Table 1. The RBRA will reimburse the Developer for the cost of approved eligible activities, but only from tax increment revenues generated and captured from the Property.

No advances will be made by the RBRA for this project. All reimbursements authorized under this Plan shall be governed by the Reimbursement Agreement.

The Developer acknowledges and agrees that any eligible activities funded by a grant or loan that is subsequently forgiven, or for which the Developer receives a credit for, shall be ineligible for reimbursement under this Plan and shall not be included in any reimbursement requests to RBRA by or on behalf of the Developer. However, any loans that fund eligible activities contemplated by this Plan that the Developer is required to unconditionally repay shall be eligible for reimbursement under this Plan, subject to the Reimbursement Agreement.

II.e. Maximum Amount of Note or Bonded Indebtedness (Section 13 (2)(e))

No note or bonded indebtedness will be incurred by any local unit of government for this project.

II.f. Duration of the Brownfield Plan (Section 13 (2)(f))

Tax increment revenue capture will begin when tax increment is generated by redevelopment of the Property, which is expected to begin in 2026 with an assumed phased-in for completion of redevelopment, planned for 2028.

In no event shall the duration of the Plan, exceed 35 years following the date of the resolution approving the Plan, nor shall the duration of the tax capture exceed the lesser of the period authorized under subsection (4) and (5) of Section 13 of Act 381 or 30 years. Further, in no event shall the beginning date of the capture of tax increment revenues be later than five years after the date of the resolution approving the Plan.

II.g. Estimated Impact of Tax Increment Financing on Revenues of Taxing Jurisdictions (Section 13 (2)(g))

A summary of the total amounts estimated to be generated and preserved for taxing units during the life of the Plan is outlined below.

Millage	Rate	Developer Reimbursement	Administrative Fee	Local Brownfield Revolving Fund	State Brownfield Fund	Taxes Preserved for Taxing Unit	Totals
State Education Tax (SET)	6.0000	\$ 72,791	\$ -	\$ 72,791	\$ 145,583	\$ 50,204	\$ 341,369
School Operating Tax	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal	6.0000	\$ 72,791	\$ -	\$ 72,791	\$ 145,583	\$ -	\$ 291,165
COUNTY OPERATING	3.9539	\$ 453,504	\$ 41,298	\$ 342,951	\$ -	\$ 33,084	\$ 870,837
OIS ALLOCATED	0.1874	\$ 21,494	\$ 1,957	\$ 16,255	\$ -	\$ 1,568	\$ 41,274
OIS VOTED	2.9667	\$ 340,275	\$ 30,987	\$ 257,324	\$ -	\$ 24,823	\$ 653,409
OCC VOTED	1.4836	\$ 170,166	\$ 15,496	\$ 128,684	\$ -	\$ 12,414	\$ 326,760
COUNTY PK & REC	0.3431	\$ 39,353	\$ 3,584	\$ 29,760	\$ -	\$ 2,871	\$ 75,567
HCMA	0.2070	\$ 23,742	\$ 2,162	\$ 17,955	\$ -	\$ 1,732	\$ 45,591
OCPTA	0.9500	\$ 108,963	\$ 9,923	\$ 82,401	\$ -	\$ 7,949	\$ 209,235
GENERAL	12.5364	\$ 1,437,900	\$ 130,941	\$ 1,087,376	\$ -	\$ 104,897	\$ 2,761,114
OPC OPERATING	0.3132	\$ 35,923	\$ 3,271	\$ 27,166	\$ -	\$ 2,621	\$ 68,982
SCHOOL SINKING	1.4596	\$ 167,413	\$ 15,245	\$ 126,602	\$ -	\$ 12,213	\$ 321,474
Subtotal	24.4009	\$ 2,798,734	\$ 254,864	\$ 2,116,473	\$ -	\$ 204,171	\$ 5,374,243
Total Capturable Millages	30.4009	\$ 2,871,526	\$ 254,864	\$ 2,189,265	\$ 145,583	\$ 204,171	\$ 5,665,408
Non-Capturable Millages	Rate					Taxes Preserved for Taxing Unit	
SCHOOL DEBT	1.6400					\$ 356,314	\$ 356,314
ZOO AUTHORITY	0.0945					\$ 20,532	\$ 20,532
ART INSTITUTE	0.1945					\$ 42,258	\$ 42,258
Total Non-Capturable Millages	1.9290					\$ 953,936	\$ 953,936

See Table 2 for a complete breakdown of estimated available tax increment capture and Table 3 for the annual estimated developer reimbursement.

II.h. Legal Description, Property Map, Statement of Qualifying Characteristics, and Personal Property (Section 13 (2))

The subject property is considered “eligible property” as defined by Act 381, Section 2 because it (a) was previously utilized for an industrial purpose; (b) is located within the City of Rochester, a non-core community; (c) is determined to be a “facility” as defined by Act 381.

PM completed a Phase I ESA for the subject property dated October 22, 2024, in conformance with the scope and limitations of ASTM Standard Practice E1527-21.

The following onsite RECs were identified for the subject property in PM’s October 2024 Phase I ESA:

- The subject property has been occupied by various heating/cooling equipment manufacturing companies from at least 1957 to 2020, and potentially from prior to 1937 to 2020, which included the use of heating oil underground storage tanks (USTs). Previous site investigations conducted between 2001 and 2018 documented that soil and groundwater contamination is present above the Part 201 Residential and Nonresidential cleanup criteria associated with the former operations and USTs. Based on these analytical results, the subject property meets the definition of a “facility” as defined by Part 201 of P.A. 451 of the Michigan Natural Resources Environmental Protection Act (NREPA), as amended.

- Previous site investigations conducted in 2018 documented that soil gas contamination is present onsite above the current Michigan Department of Environment, Great Lakes, and Energy (EGLE) Residential and Nonresidential Volatilization to Indoor Air Pathway (VIAP) screening levels. Soil contamination was also detected in 2018 above the current EGLE Residential and Nonresidential VIAP screening levels. The extent of soil and soil gas exceedances are not defined. Based upon this information, the potential exists for a vapor intrusion condition to be present.
- Previous site investigations document that 20 soil borings were advanced onsite in 2003 to define the extent of contamination in the excavated area of staining northwest of the building and in the vicinity of the former USTs. Results reportedly identified residual contamination above the former Part 201 cleanup criteria, and indicated that soil and groundwater contamination in the area of staining and former USTs was generally defined; however, no tables, figures, or laboratory analytical reports were included in available records to document the 2003 sample locations or analytical results. Therefore, PM cannot comment on the adequacy of site investigation activities. The potential exists for contamination to be present in areas of unknown assessment.
- During the site reconnaissance, PM observed one small paint booth in the northern-central shop area in the building and a large paint and powder booth in the northern portion of the building. The small paint booth appeared to be in good condition with no evidence of overspray or poor waste management practices. Significant overspray was observed associated with the large paint and powder booth. PM was unable to determine the installation dates or timeframes of operations associated with the booths. Previous site investigations did not specifically assess all onsite paint booths. The historical waste management practices associated with the booths are unknown and may be a source of subsurface contamination.
- During the site reconnaissance, PM observed two manhole covers in the southern portion of the subject building, one of which appeared to contain piping. PM was unable to determine the operations and/or discharge locations associated with the manhole covers and associated piping. The structural integrity of the drainage systems is unknown and the potential exists for failure of the system (i.e., cracks, leaks, to have occurred over time. The historical waste management practices associated with the manhole covers are unknown and may be a source of subsurface contamination.
- During the July 2024 Geotechnical Investigation, fill soils containing sand, concrete debris, pieces of brick, millings/metals and organic material were identified across the property up to 6.0 feet bgs. The potential exists for the fill materials to have negatively impacted the subsurface.

The following adjoining and/or nearby REC were identified:

- The east adjoining property, identified as 650 Woodward Avenue, was occupied by a dry cleaner from at least 1957 to 1972. Historical interior waste streams associated with the former dry cleaning operations would have consisted of hazardous substances and/or petroleum products. This timeframe preceded major environmental regulations and current waste management and disposal procedures. Based on the long time frame of former dry cleaning operations, upgradient location relative to the subject property, and close proximity to the subject property (less than five feet), the potential exists that a release has occurred and for contamination to have migrated onto the subject property.

The following Business Environmental Risks (BERS) were identified:

- PM completed a Pre-Demolition Hazardous Materials Survey in July 2024. Several ACMs were identified as part of the assessment including various floor tiles and/or mastics, window glazing, thermal systems insulation, and fiberboard with joint compound. Universal wastes were also identified.
- PM's July 2024 Pre-Demolition Hazardous Materials Survey identified lead-containing paint in the survey areas. The paint condition throughout the survey areas ranged from intact to poor (peeling). The quantity of lead found in the paint has no bearing on an employer's compliance requirement with the OSHA Construction Standard. This is because the standard requires compliance with an occupational exposure to airborne lead concentrations, regardless of the quantity of lead in the paint.
- During the July 2024 Geotechnical Investigation, fill soils containing sand, concrete debris, pieces of brick, millings/metals and organic material were identified across the property up to 6.0 feet bgs. According to the report soils are not suitable to support the above ground house loads and the most feasible option should consist of removal of the upper 2.50 to 6.0 feet of uncontrolled fill or apparently fill soils and installing suitable aggregate material.

On October 7, 8, and 9, 2024, PM completed subsurface investigation activities at the subject property that consisted of advancing 34 soil borings (SB-1 through SB-34), installing eight temporary monitoring wells (TMW-9, TMW-11, TMW-12, TMW-21, TMW-28, TMW-31, TMW-33, TMW-34), installing nine in-boring soil gas points (TSG-4, TSG-10, TSG-11, TSG-14, TSG-19, TSG-22, TSG-24, TSG-27, TSG-29), and collecting 50 soil samples, eight groundwater samples, and nine soil gas samples for laboratory analysis.

On December 19, 2024 and January 8, 2025, PM completed subsurface investigation activities at the subject property that consisted of advancing five soil borings (SB-35 through SB-39), installing five semi-permanent stick-up monitoring wells (TMW-35 through TMW-39), developing the wells, completing a laser level survey of the wells, and gauging the wells to determine groundwater flow direction in the northeast portion of the property. The monitoring well gauging activities determined that groundwater in the northeast portion of the property flows northwest towards Paint Creek. No soil or groundwater samples were collected from the five soil borings/semi-permanent monitoring wells (SB/TMW-35 through SB/TMW-39), which were installed to determine groundwater flow direction.

Concentrations of various VOCs (cis-1,2-Dichloroethene, Ethylbenzene, Isopropyl benzene, 2-methylnaphthalene, naphthalene, tetrachloroethene, trichloroethene, TMB's, and/or xylenes), PNAs (benzo(a)pyrene benzo(b)fluoranthene, dibenzo(a,h)anthracene, naphthalene and/or phenanthrene) and metals (chromium and mercury) were detected in the soil samples analyzed from SB-13 (7.5-8.5'), SB-14 (11-12'), SB 16 (2-3'), SB-19 (2.5-3.5'), SB-21 (2-3') SB-26 (2-3'), SB-27 (2-3'), SB-30 (2-3'), SB-33 (4.5-5.5'), SB 33-(6.5-7.5') and SB-34 (4-5'). exceeding the Part 201 Drinking Water Protection (DWP), Groundwater Surface Water Interface Protection (GSIP), and/or Direct Contact (DC) cleanup criteria throughout the subject property. Additionally, soil concentrations exceeding the soil saturation concentration (Csat) and EGLE Volatilization to Indoor Air Pathway (VIAP) screening levels were identified in various samples collected from the northcentral portion of the subject property.

Concentrations of VOCs (cis-1,2-dichloroethene and/or vinyl chloride) and/or metals (arsenic, cadmium, chromium, lead and/or mercury) were detected in the groundwater samples analyzed from TMW-9 (4-9'), TMW-11 (4-9'), TMW-12 (4.5-9.5'), TMW-21 (3-8'), TMW-28 (3-8'), TMW-31 (4-9'), and TMW-33 (4-9') above the Part 201 Drinking Water (DW) and/or Groundwater Surface Water Interface (GSI) cleanup criteria. In addition, concentrations of various VOCs and mercury were identified exceeding the EGLE VIAP screening levels in groundwater samples collected from the northcentral portion of the subject property.

Concentrations of various VOCs were detected in the soil gas samples analyzed from TSG-11, TSG-14, and TSG-19 exceeding the applicable Nonresidential VIAP screening levels. Concentrations of various VOCs were detected in the remaining soil gas samples analyzed from the property above laboratory MDLs, but below the most restrictive Residential VIAP screening levels.

In accordance with Part 201 of P.A. 451, as amended, the subject property is considered a "facility" due to the presence of soil, groundwater, and soil gas contamination exceeding residential and nonresidential cleanup criteria.

PREVIOUS SITE INVESTIGATIONS

PM reviewed the following previous environmental reports for the subject property.

Name of Report	Date of Report	Company that Prepared Report
Work Plan for Assessment of Release of Hazardous Substances	5-10-2002	Applied Environmental, Inc. (AE)
Work on USTs	3-26-2003	Glenn Eisenhardt Exc., Inc.
Closure Report	9-3-2003	AE
Limited Environmental Review (LER)	3-13-2018	SES Environmental (SES)
Phase II ESA	12-21-2018	
Due Care Plan (DCP)	1-8-2019	
Phase I ESA	5-19-2022	PM

Based on available records, lack of use for the past 5 years, multiple ownership entities potentially contributing to onsite contamination, etc., a viable liable party has not been identified for the property. The subject property has been occupied by various heating and cooling equipment manufacturing operations since it was initially developed in 1937.

The Trails at Paint Creek, LLC has not operated the subject property and is pursuing a Baseline Environmental Assessment (BEA) to obtain liability protection from the existing contamination. A completed BEA will demonstrate that Developer is not liable for the contamination that currently exists.

Documentation of characteristics that qualify the property as eligible property is provided in Appendix E.

II.i. Estimates of the Number of Persons Residing on the Property (Section 13 (2)(i))

No displacement of residents or families is expected as part of this project.

II.j. Plan for Relocation of Displaced Residents (Section 13 (2)(j))

No persons will be displaced as result of this development; therefore, a Plan for relocation is not applicable for this Plan.

II.k. Provisions for Relocation Costs (Section 13 (2)(k))

No persons will be displaced as result of this development; therefore, no relocation costs will be incurred.

II.l. Strategy for Compliance with Michigan's Relocation Assistance Law (Section 13 (2)(l))

No persons will be displaced as result of this development; therefore, no relocation assistance strategy is needed for this Plan.

II.m. Other Material that the Authority or Governing Body Considers Pertinent (Section 13 (2)(m))

The RBRA and the Rochester City Council as the Governing Body, in accordance with the Act, may amend this Plan to fund additional eligible activities associated with the Project described herein.

APPENDICES

Appendix A

Legal Description

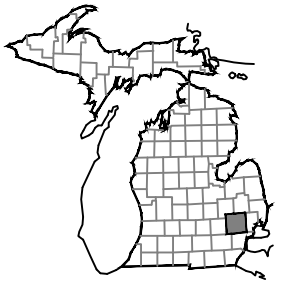
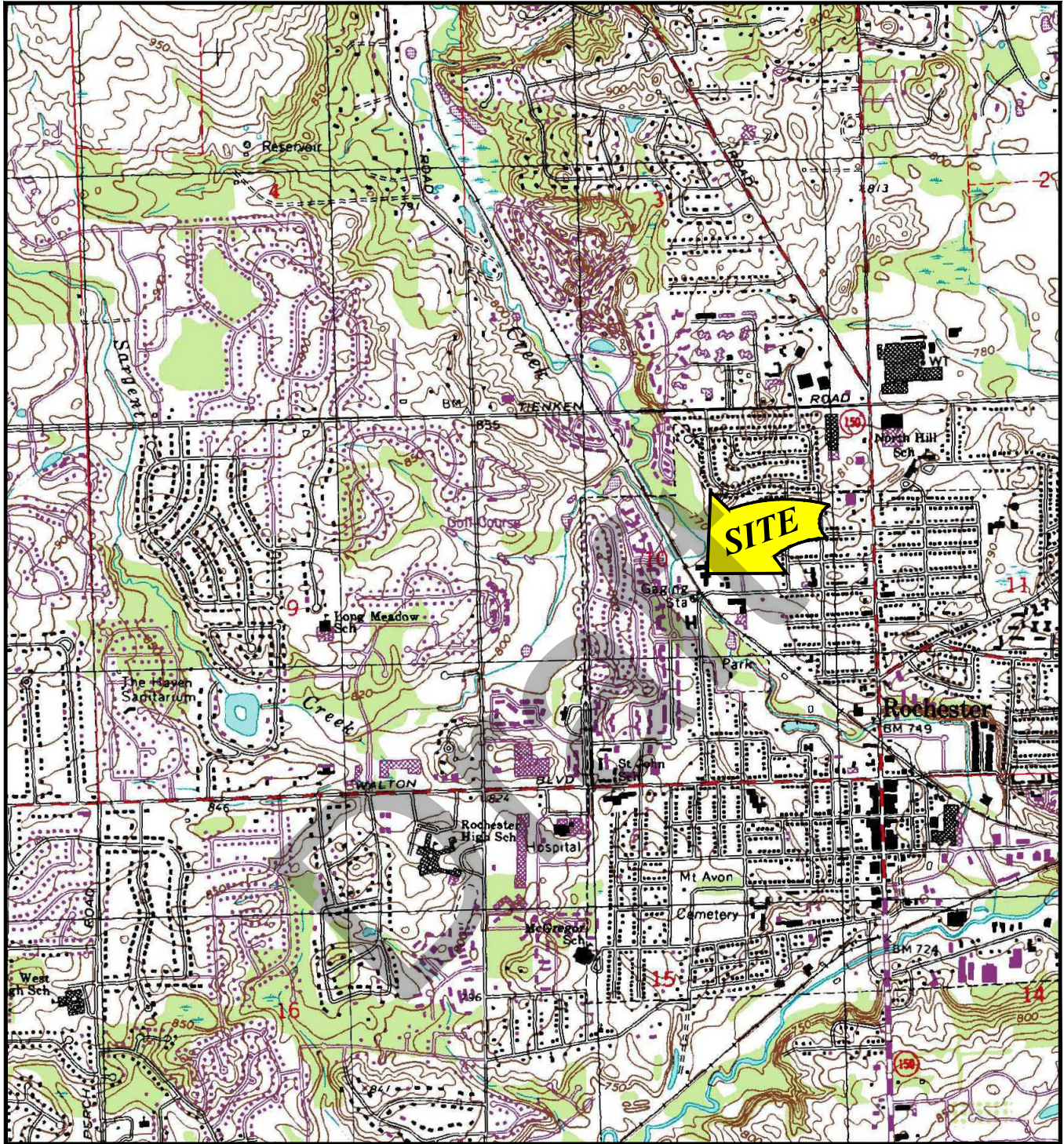
Legal Description 704 Woodward Avenue, Rochester, Oakland County, Michigan:

Parcel: 68-15-10-252-006

Beginning at a point bearing North 00 degrees 04 minutes 00 seconds West, 688.80 feet from the center of Section 10, Town 3 North, Range 11 East, City of Rochester, Oakland County, Michigan; thence South 25 degrees 25 minutes 00 seconds East, 127.40 feet; thence along a curve to the left, 28.80 feet, a radius of curve 3657.29 feet, long chord bearing South 25 degrees 39 minutes 00 seconds East, 28.80 feet for the place of beginning of this description; thence Easterly along the centerline of Paint Creek, so-called, 310 feet, more or less; thence North 00 degrees 10 minutes 00 seconds East, 52 feet; thence South 89 degrees 19 minutes 00 seconds East, 90 feet; thence South 00 degrees 10 minutes 00 seconds West, 110 feet; thence South 89 degrees 19 minutes 00 seconds East, 77.53 feet; thence South 00 degrees 10 minutes 00 seconds West, 445.64 feet, recorded (455.64 assessed); thence North 86 degrees 07 minutes 00 seconds West, 200 feet along the North line of Sugar Avenue; thence along a curve to the right, 517 feet, radius of curve, 3657.29 feet, long chord bearing North 29 degrees 56 minutes 00 seconds West, 516.62 feet to the center of Paint Creek, which is the place of beginning, being a part of the Southwest 1/4 of the Northeast 1/4 of Section 10, Town 3 North, Range 11 East, now purports to be Lots 26 and 27, and parts of Lots 19, 20, 21, 23 and 28, Assessor's Plat of Sugar Mill Property, as recorded in Liber 27, Page 28 of Plats, Oakland County

Appendix B

Eligible Property Location Map



MICHIGAN QUADRANGLE LOCATION

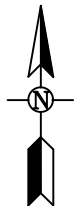
OAKLAND COUNTY

FIGURE 1

PROPERTY VICINITY MAP

UNITED STATES GEOLOGICAL SURVEY, 7.5 MINUTE SERIES

ROCHESTER, MI QUADRANGLE, 1997.



**Environmental
& Engineering
Services**

PROJ: INDUSTRIAL PROPERTY
704 WOODWARD AVENUE
ROCHESTER, MI

**THIS IS NOT A LEGAL
SURVEY**

VERIFY SCALE

0 2000'

IF NOT 1" ON THIS
SHEET, ADJUST
SCALES ACCORDINGLY.









DRN BY: KS/CS DATE: 4/26/2022

CHKD BY: TH/AS DATE REVISED: 10/30/2024

FILE NAME: 01-13992-1-004F00R00

704 Woodward Ave




-  2 Foot Contours
-  5 Foot Contours
-  FEMA Base Flood Elevations
-  FEMA Cross Sections
-  100 yr - FEMA Floodplain
-  100 yr (detailed) - FEMA Floodplain
-  500 yr - FEMA Floodplain
-  FLOODWAY - FEMA Floodplain

Disclaimer: The information provided herewith has been compiled from recorded deeds, plats, tax maps, surveys and other public records. It is not a legally recorded map or survey and is not intended to be used as one. Users should consult the information sources mentioned above when questions arise. FEMA Floodplain data may not always be present on the map.


David Coulter
 Oakland County Executive

Date Created: 1/20/2025


NORTH
 1 inch = 100 feet

Appendix C

Current Site Photos



Photographs From Site Reconnaissance
PM Project No. 01-13992-1-0002
Location: 704 Woodward Avenue, Rochester, Michigan

Photograph 1



Overview of the subject property

Photograph 2



Northern exterior wall of the building



Photographs From Site Reconnaissance
PM Project No. 01-13992-1-0002
Location: 704 Woodward Avenue, Rochester, Michigan

Photograph 3



Eastern exterior wall of the building

Photograph 4



Southern exterior wall of the building



Photographs From Site Reconnaissance
PM Project No. 01-13992-1-0002
Location: 704 Woodward Avenue, Rochester, Michigan

Photograph 9



Laboratory area

Photograph 10



Shop area in the Quonset building in the central portion



Photographs From Site Reconnaissance
PM Project No. 01-13992-1-0002
Location: 704 Woodward Avenue, Rochester, Michigan

Photograph 15



Air compressor located in the central shop area

Photograph 16



Pits located in the central shop area



Photographs From Site Reconnaissance
PM Project No. 01-13992-1-0002
Location: 704 Woodward Avenue, Rochester, Michigan

Photograph 25



North adjoining Paint Creek and vacant land

Photograph 26



East adjoining property;
1141 North Wilcox Street



Photographs From Site Reconnaissance
PM Project No. 01-13992-1-0002
Location: 704 Woodward Avenue, Rochester, Michigan

Photograph 29



West adjoining apartments

Photograph 30



West adjoining Paint Creek Trail, with
residential dwellings beyond

Appendix D

Site Plans and Renderings



STORMWATER MANAGEMENT CALCULATIONS

(Based on Oakland County Stormwater Management Regulations (11-21-2021 ordinance))

Project: Paint Creek Trail Townhomes Designer: JRC Date: 09/06/24

PART A: Determination of Surface Runoff

Landcover	Area (AC)	Area (SF)	C-Value*	Weighted Value
Water	0.07	3041	1.00	3,041
Impervious	2.16	94,293	0.95	89,578
Landscaped Areas	HSG D	1.19	0.30	15,511
Woods	HSG A	0.38	0.15	2,509
Subtotals	3.81	165,762		110,639

*C-values obtained from Oakland County Standards, Section III, Part II

$I_{wq} = 30.20P^{0.22} / (0.17+T)^{0.82}$

T_c , Time of Concentration:
 Residential - Assume 20 min
 Commercial/Industrial - Assume 15 min
 Sites < 5 acres - Assume 10 min

PART C: Channel Protection Volume Control

$V_{CPVC} = 4,719 * C * A$

Is High Ground Water Present On-Site? No
 Is Infiltration > 0.24 in/hr Available On-Site? No

CPVC is Waived
 Infiltration is Waived Soil Type, Urban Land: Infiltration not available.

PART D: Water Quality Control

$V_{WQ} = 3,430 * C * A$

$Q_{WQ} = C * A * (30.20 / (T_c + 9.17)^{0.82})$

Is Forebay Proposed On-Site? No

$V_{FB} = 545 * C * A$

PART E: Channel Protection Rate Control: Extended Detention

$V_{ED} = 6,897 * C * A$

$H_{ED} = V_{ED} / (4,646 * h_{ED})$

1" Holes Required to Control Release, H_{ED} : 2 1" Holes

PART F: Detention & Flood Control Facilities

$Q_{100yr} = C * I_{100} * A$

$I_{100} = 83.3 / ((T_c + 9.17)^{0.81})$

$Q_{VRS} = 1.1055 - 0.206 * LN(A)$

$Q_{100-yr} = Q_{VRS} * A$

$R = 0.206 - 0.15 * LN(Q_{100-yr} / Q_{100yr})$

$V_{100yr} = 18,985 * C * A$

$V_{100yr} = V_{100yr} * R - V_{CPVC}$

PART F.1: Proposed Detention Volume

Elevation	Volumes (CF)
Bottom of Stone	764.30
Bottom of Chamber	765.05
Top of Chamber	765.80
Top of Stone	769.80

Extended Detention Volume Elevation, Z_{ED} : 767.95 EL
 100-YR Volume Elevation, Z_{100} : 769.66 EL
 Basin Height, H: 5.36 EL
 50% Water Depth h: 766.98 EL

*Rainfall depth based on MCGOW Storm Water Procedures & Design Manual Part 5 Section H.3

PART F.2: Detention System Outlet & Overflow Structure Design

$Q_{ED} = V_{ED} / 172800$

Extended Detention Release Rate, Q_{ED} : 0.10 in³/s
 Proposed Control Orifice Diameter, D_{OR} : 1.00 in

$Q_p = C_p * A_p * (2 * g * h)^{0.5}$
 (C_p is assumed to be 0.62)

Proposed Outflow*, Q_p : 0.75 CFS
 $Q_p < Q_{WQR}$, Orifice Design Okay

*Per AEW (City of Rochester Engineer) release shall be restricted to 0.20 CFS/AC. 3.81 AC x 0.20 CFS/AC = 0.75 CFS

SYMBOL	DESCRIPTION
---	PROPERTY LINE
---	PROPOSED GRADING CONTOUR
○	PROPOSED STORMWATER STRUCTURES
---	PROPOSED STORMWATER PIPING
○	PROPOSED UNDERGROUND OUTLET STRUCTURE

DRAINAGE AND UTILITY NOTES

- THE CONTRACTOR TO PERFORM A TEST PIT PRIOR TO CONSTRUCTION (RECOMMEND 30 DAYS PRIOR) AT LOCATIONS OF EXISTING UTILITY CROSSINGS FOR STORMWATER IMPROVEMENTS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IN WRITING. CONTRACTOR SHALL START CONSTRUCTION OF STORM LINES AT THE LOWEST INVERT AND WORK UP GRADIENT.
- THE CONTRACTOR IS REQUIRED TO CALL THE APPROPRIATE AUTHORITY FOR NOTICE OF CONSTRUCTION/EXCAVATION AND UTILITY MARK OUT PRIOR TO THE START OF CONSTRUCTION IN ACCORDANCE WITH STATE LAW. CONTRACTOR IS REQUIRED TO CONFIRM THE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES IN THE FIELD. SHOULD A DISCREPANCY EXIST BETWEEN THE FIELD LOCATION OF A UTILITY AND THE LOCATION SHOWN ON THE PLAN SET OR SURVEY, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IMMEDIATELY IN WRITING.
- THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD OF THE AS-BUILT LOCATIONS OF ALL PROPOSED UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR SHALL NOTE ANY DISCREPANCIES BETWEEN THE AS-BUILT LOCATIONS AND THE LOCATIONS DEPICTED WITHIN THE PLAN SET. THIS RECORD SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.

EXCAVATION, SOIL PREPARATION, AND DEWATERING NOTES

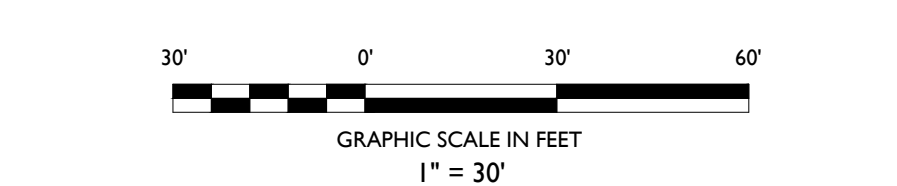
- THE CONTRACTOR IS REQUIRED TO REVIEW THE REFERENCED GEOTECHNICAL DOCUMENTS PRIOR TO CONSTRUCTION. THESE DOCUMENTS SHALL BE CONSIDERED A PART OF THE PLAN SET.
- THE CONTRACTOR IS REQUIRED TO PREPARE SUBGRADE SOILS BENEATH ALL PROPOSED IMPROVEMENTS AND BACKFILL. ALL EXCAVATIONS IN ACCORDANCE WITH RECOMMENDATIONS BY THE GEOTECHNICAL ENGINEER OF RECORD.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING SHORING FOR ALL EXCAVATIONS AS REQUIRED. CONTRACTOR SHALL HAVE THE SHORING DESIGN PREPARED BY A QUALIFIED PROFESSIONAL. SHORING DESIGNS SHALL BE SUBMITTED TO STONEFIELD ENGINEERING & DESIGN, LLC, AND THE OWNER PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL OPEN EXCAVATIONS ARE PERFORMED AND PROTECTED IN ACCORDANCE WITH THE LATEST OSHA REGULATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR ANY DEWATERING DESIGN AND OPERATIONS, AS REQUIRED, TO CONSTRUCT THE PROPOSED IMPROVEMENTS. THE CONTRACTOR SHALL OBTAIN ANY REQUIRED PERMITS FOR DEWATERING OPERATIONS AND GROUNDWATER DISPOSAL.

STORMWATER INFILTRATION BMP CONSTRUCTION NOTES

- PRIOR TO THE START OF CONSTRUCTION, ANY AREA DESIGNATED TO BE USED FOR AN INFILTRATION BMP (E.G. BASIN, BIORETENTION AREA, ETC.) SHALL BE FENCED OFF AND SHALL NOT BE UTILIZED AS STORAGE FOR CONSTRUCTION EQUIPMENT OR AS A STOCKPILE AREA FOR CONSTRUCTION MATERIALS. NO ACTIVITY SHALL BE PERMITTED WITHIN THE INFILTRATION BASIN AREA UNLESS RELATED TO THE CONSTRUCTION OF THE INFILTRATION BASIN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY ALL SUBCONTRACTORS OF BASIN AREA RESTRICTIONS.
- THE CONTRACTOR SHALL MAKE EVERY EFFORT, WHERE PRACTICAL, TO AVOID SUBGRADE SOIL COMPACTION IN THE AREAS DESIGNATED TO BE USED FOR AN INFILTRATION BMP.
- ALL EXCAVATION WITHIN THE LIMITS OF ANY INFILTRATION BMP SHALL BE PERFORMED WITH THE LIGHTEST PRACTICAL EXCAVATION EQUIPMENT. ALL EXCAVATION EQUIPMENT SHALL BE PLACED OUTSIDE THE LIMITS OF THE BASIN WHERE FEASIBLE. THE USE OF LIGHT-WEIGHT, RUBBER-TIRED EQUIPMENT (LESS THAN 8 PSI APPLIED TO THE GROUND SURFACE) IS RECOMMENDED WITHIN THE BASIN LIMITS.
- THE SEQUENCE OF SITE CONSTRUCTION SHALL BE COORDINATED WITH BASIN CONSTRUCTION TO ACHIEVE TO SEQUENCING LIMITATIONS.
- DURING THE FINAL GRADING OF AN INFILTRATION BASIN, THE BOTTOM OF THE BASIN SHALL BE DEEPLY TILLED WITH A ROTARY TILLER OR DISC HARROW AND THEN SMOOTHED OUT WITH A LEVELING DRAW OR EQUIVALENT GRADING EQUIPMENT. ALL GRADING EQUIPMENT SHALL BE LOCATED OUTSIDE OF THE BASIN BOTTOM WHERE FEASIBLE.
- FOLLOWING CONSTRUCTION OF AN INFILTRATION BASIN, SOIL INFILTRATION TESTING BY A LICENSED GEOTECHNICAL ENGINEER IS REQUIRED TO CERTIFY COMPLIANCE WITH THE DESIGN INFILTRATION RATES IN ACCORDANCE WITH APPENDIX E OF THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION'S BEST MANAGEMENT PRACTICES MANUAL, LATEST EDITION. IF THE FIELD INFILTRATION RATES ARE LOWER THAN THE RATE USED DURING DESIGN, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IN WRITING IMMEDIATELY TO DETERMINE THE APPROPRIATE COURSE OF ACTION.
- THE CONTRACTOR SHALL NOTIFY THE MUNICIPALITY TO DETERMINE IF WITNESS TESTING IS REQUIRED DURING INFILTRATION BASIN EXCAVATION AND/OR SOIL INFILTRATION TESTING.

STORMWATER UNDERGROUND BMP CONSTRUCTION NOTES

- THE CONTRACTOR SHALL INSTALL AND BACKFILL THE UNDERGROUND BMP IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
- UNDERGROUND BASINS SHALL UTILIZE A STONE BACKFILL WITH A MINIMUM VOID RATIO OF 40%.
- NO CONSTRUCTION LOADING OVER UNDERGROUND BASINS IS PERMITTED UNTIL BACKFILL IS COMPLETE PER THE MANUFACTURER'S SPECIFICATIONS. NO VEHICLES SHALL BE STAGED OR OPERATE FROM A FIXED POSITION OVER THE BASIN.



REVISED PER STORMWATER & UTILITY ADDENDUM	JRC	BY
REVISED PER PLANNING & ENGINEERING REVIEW #1	EM/RC	
REVISED PER PLANNING COMMENTS	JRC	
SUBMISSION FOR REGION AND SITE PLAN APPROVAL	EM/JJP	
ISSUE		

NOT APPROVED FOR CONSTRUCTION

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607 Shelby Suite 200, Detroit, MI 48226
 Phone 248.247.1115

SITE DEVELOPMENT PLANS

PAINT CREEK TRAIL
TOWNHOMES

PARCEL ID: 15-10-252-006
 704 WOODWARD AVENUE
 CITY OF ROCHESTER
 OAKLAND COUNTY, MICHIGAN

J. REID COOKSEY, P.E.
 VIRGINIA LICENSE NO. 402056640
 LICENSED PROFESSIONAL ENGINEER

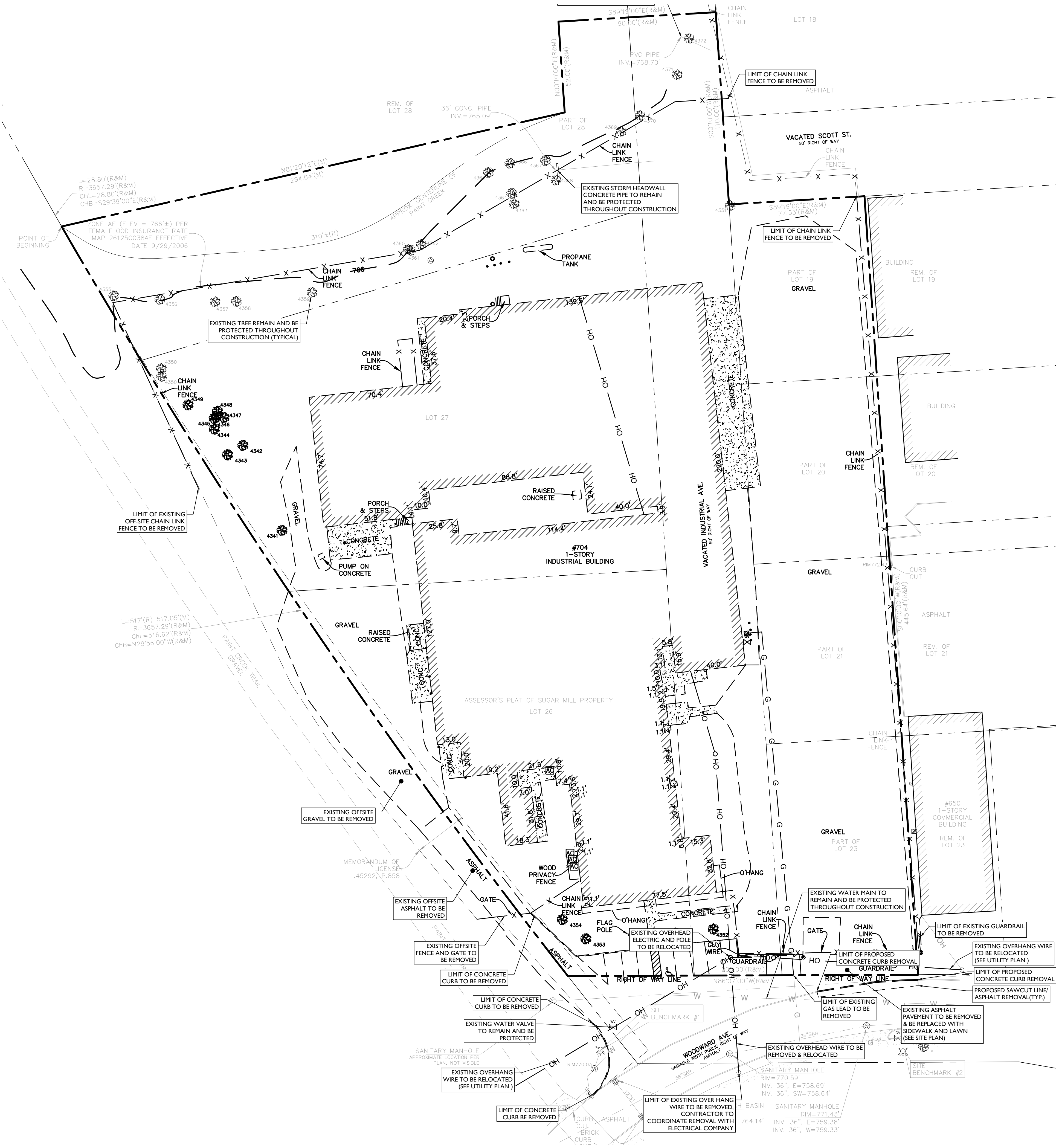
STONEFIELD
engineering & design

SCALE: 1" = 30' PROJECT ID: DET-220100.01

TITLE: **STORMWATER MANAGEMENT PLAN**

DRAWING: **C-5**

V:\PROJECTS\2022\22010001\11-REDEMPTION\11-REDEMPTION.dwg



SYMBOL	DESCRIPTION
---	PROPERTY LINE
- - - -	FEATURE TO BE REMOVED / DEMOLISHED

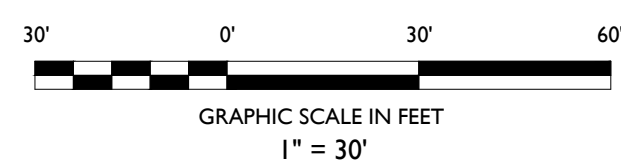
ALL SITE FEATURES WITHIN THE PROPERTY LINES INDICATED ON THIS PLAN ARE TO BE REMOVED / DEMOLISHED UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IF SIGNIFICANT DISCREPANCIES ARE DISCERNED BETWEEN THIS PLAN AND FIELD CONDITIONS



Know what's below
 Call before you dig.

DEMOLITION NOTES

1. THE WORK REFLECTED ON THE DEMOLITION PLAN IS TO PROVIDE GENERAL INFORMATION TOWARDS THE EXISTING ITEMS TO BE DEMOLISHED AND/OR REMOVED. THE CONTRACTOR IS RESPONSIBLE TO REVIEW THE ENTIRE PLAN SET AND ASSOCIATED REPORTS/REFERENCE DOCUMENTS INCLUDING ALL DEMOLITION ACTIVITIES AND INCIDENTAL TASKS NECESSARY TO COMPLETE THE SITE IMPROVEMENTS.
2. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF DEMOLITION ACTIVITIES.
3. EXPLOSIVES SHALL NOT BE USED UNLESS WRITTEN CONSENT FROM BOTH THE OWNER AND ANY APPLICABLE GOVERNING AGENCY IS OBTAINED. BEFORE THE START OF ANY EXPLOSIVE PROGRAM, THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL LOCAL, STATE, AND FEDERAL PERMITS. ADDITIONALLY, THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL SEISMIC TESTING AS REQUIRED AND ANY DAMAGES AS THE RESULT OF SAID DEMOLITION PRACTICES.
4. ALL DEMOLITION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL CODES. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL UTILITIES ARE DISCONNECTED IN ACCORDANCE WITH THE UTILITY AUTHORITY'S REQUIREMENTS PRIOR TO STARTING THE DEMOLITION OF ANY STRUCTURE. ALL EXCAVATIONS ASSOCIATED WITH DEMOLISHED STRUCTURES OR REMOVED TANKS SHALL BE BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED TO SUPPORT SITE AND BUILDING IMPROVEMENTS. A GEOTECHNICAL ENGINEER SHOULD BE PRESENT DURING BACKFILLING ACTIVITIES TO OBSERVE AND CERTIFY THAT BACKFILL MATERIAL WAS COMPACTED TO A SUITABLE CONDITION.
5. DEMOLISHED DEBRIS SHALL NOT BE BURIED ON SITE. ALL WASTE/DEBRIS GENERATED FROM DEMOLITION ACTIVITIES SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ALL RECORDS OF THE DISPOSAL TO DEMONSTRATE COMPLIANCE WITH THE ABOVE REGULATIONS.



REVISION	DATE	BY	DESCRIPTION
1	01/10/2024	EM/J	SUBMISSION FOR REZONE AND SITE PLAN APPROVAL
2	02/09/2024	JRC	REVISED PER PLANNING COMMENTS
3	04/12/2024	EM/JRC	REVISED PER PLANNING & ENGINEERING REVIEW #1
4	09/12/2024	JRC	REVISED PER STORMWATER & UTILITY ADDENDUM

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SITE DEVELOPMENT PLANS
PAINT CREEK TRAIL
TOWNHOMES

PARCEL ID: 15-10-252-006
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 OAKLAND COUNTY, MICHIGAN

J. REID COOKSEY, P.E.
 VIRGINIA LICENSE No. 402056640
 LICENSED PROFESSIONAL ENGINEER

STONEFIELD
 engineering & design

SCALE: 1" = 30' PROJECT ID: DET-220100.01

TITLE: **DEMOLITION PLAN**

DRAWING: **C-2**

Appendix E

Documentation of Eligibility



Environmental & Engineering Services Nationwide



ENVIRONMENTAL SERVICES

BUILDING ARCHITECTURE,
ENGINEERING & SCIENCE

INDUSTRIAL HYGIENE SERVICES

BROWNFIELDS & ECONOMIC
INCENTIVES CONSULTING

PHASE II ENVIRONMENTAL SITE ASSESSMENT

Industrial Property

704 Woodward Avenue | Rochester, Michigan
Parcel Identification Number: 68-15-10-252-006
PM Project Number 01-13992-1-0004

Prepared for:

Champion Development Group LLC

5000 East Grand River Avenue
Howell, Michigan 48843

Prepared by:

PM Environmental, a Pinchin Company

4080 West Eleven Mile Road
Berkley, Michigan 48072

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Corporate Headquarters
Lansing, Michigan
3340 Ranger Road, Lansing, MI 48906
f: 877.884.6775
t: 517.321.3331

Michigan Locations
Berkley Bay City
Grand Rapids Lansing
Oak Park

January 24, 2025

Mr. Michael Nadolski
Champion Development Group LLC
5000 East Grand River Avenue
Howell, Michigan 48843

**Re: Phase II Environmental Site Assessment of the Industrial Property
Located at 704 Woodward Avenue, Rochester, Michigan
Parcel Identification Number: 68-15-10-252-006
PM Project No. 01-13992-1-0004**

Dear Mr. Nadolski:

PM Environmental, a Pinchin Company (PM) completed a Phase II Environmental Site Assessment (ESA) of the Industrial Property located at 704 Woodward Avenue, Rochester, Michigan (hereafter referred to as the "subject property") in general accordance with ASTM Standard Practice E 1903-19 to assess the Recognized Environmental Conditions (RECs) identified in PM's Phase I ESA dated October 22, 2024. This Phase II ESA Report summarizes the activities conducted by PM in October and December 2024, and January 2025, the geology encountered, and the sample analytical results.

THIS PHASE II ESA REPORT WAS PERFORMED FOR THE EXCLUSIVE USE OF CHAMPION DEVELOPMENT GROUP LLC AND AN ENTITY TO BE FORMED, EACH OF WHOM MAY RELY ON THE REPORT'S CONTENTS.

INTRODUCTION

The subject property consists of one parcel totaling 3.54 acres located on the north side of Woodward Avenue in Rochester, Michigan (Figure 1). The subject property is developed with one single-story industrial building containing 49,868 square feet (Figure 2). The remainder of the property consists of asphalt and gravel driveways and parking areas, groomed grass, and landscaping. A portion of the subject building is currently occupied by a landscaping company. The remainder of the property is currently unoccupied with no current business operations.

CURRENT PHASE I ESA

PM completed a Phase I ESA for the subject property dated October 22, 2024, in conformance with the scope and limitations of ASTM Standard Practice E1527-21.

Standard and historical sources documented that the subject property was developed prior to 1937 with a portion of the current building in the southern portion, with additions constructed at various times between the 1940s and 1983. The current building was occupied by various heating and cooling equipment manufacturing companies from at least 1957 to 2019 and has been vacant since at least 2020. PM was unable to determine the occupants prior to 1957; however, based on the size and layout of the building prior to that time, the subject property was likely occupied by similar manufacturing operations.

The following onsite RECs were identified for the subject property in PM's October 2024 Phase I ESA:

- The subject property has been occupied by various heating/cooling equipment manufacturing companies from at least 1957 to 2020, and potentially from prior to 1937 to 2020, which included the use of heating oil underground storage tanks (USTs). Previous site investigations conducted between 2001 and 2018 documented that soil and groundwater contamination is present above the Part 201 Residential and Nonresidential cleanup criteria associated with the former operations and USTs. Based on these analytical results, the subject property meets the definition of a "facility" as defined by Part 201 of P.A. 451 of the Michigan Natural Resources Environmental Protection Act (NREPA), as amended.
- Previous site investigations conducted in 2018 documented that soil gas contamination is present onsite above the current Michigan Department of Environment, Great Lakes, and Energy (EGLE) Residential and Nonresidential Volatilization to Indoor Air Pathway (VIAP) screening levels. Soil contamination was also detected in 2018 above the current EGLE Residential and Nonresidential VIAP screening levels. The extent of soil and soil gas exceedances is not defined. Based upon this information, the potential exists for a vapor intrusion condition to be present.
- Previous site investigations document that 20 soil borings were advanced onsite in 2003 to define the extent of contamination in the excavated area of staining northwest of the building and in the vicinity of the former USTs. Results reportedly identified residual contamination above the former Part 201 cleanup criteria, and indicated that soil and groundwater contamination in the area of staining and former USTs was generally defined; however, no tables, figures, or laboratory analytical reports were included in available records to document the 2003 sample locations or analytical results. Therefore, PM cannot comment on the adequacy of site investigation activities. The potential exists for contamination to be present in areas of unknown assessment.
- During the site reconnaissance, PM observed one small paint booth in the northern-central shop area in the building and a large paint and powder booth in the northern portion of the building. The small paint booth appeared to be in good condition with no evidence of overspray or poor waste management practices. Significant overspray was observed associated with the large paint and powder booth. PM was unable to determine the installation dates or timeframes of operations associated with the booths. Previous site investigations did not specifically assess all onsite paint booths. The historical waste management practices associated with the booths are unknown and may be a source of subsurface contamination.
- During the site reconnaissance, PM observed two manhole covers in the southern portion of the subject building, one of which appeared to contain piping. PM was unable to determine the operations and/or discharge locations associated with the manhole covers and associated piping. The structural integrity of the drainage systems is unknown and the potential exists for failure of the system (i.e., cracks, leaks, to have occurred over time. The historical waste management practices associated with the manhole covers are unknown and may be a source of subsurface contamination.

- During the July 2024 Geotechnical Investigation, fill soils containing sand, concrete debris, pieces of brick, millings/metals and organic material were identified across the property up to 6.0 feet bgs. The potential exists for the fill materials to have negatively impacted the subsurface.

The following adjoining and/or nearby REC has been identified:

- The east adjoining property, identified as 650 Woodward Avenue, was occupied by a dry cleaner from at least 1957 to 1972. Historical interior waste streams associated with the former dry cleaning operations would have consisted of hazardous substances and/or petroleum products. This timeframe preceded major environmental regulations and current waste management and disposal procedures. Based on the long time frame of former dry cleaning operations, upgradient location relative to the subject property, and close proximity to the subject property (less than five feet), the potential exists that a release has occurred and for contamination to have migrated onto the subject property.

PREVIOUS SITE INVESTIGATIONS

PM reviewed the following previous environmental reports for the subject property. Relevant portions of the reports are included in Appendix C of PM’s October 2024 Phase I ESA, which was issued under separate cover. Relevant figures and tables from the previous reports are also included in Appendix A of this report.

Name of Report	Date of Report	Company that Prepared Report
Work Plan for Assessment of Release of Hazardous Substances	5-10-2002	Applied Environmental, Inc. (AE)
Work on USTs	3-26-2003	Glenn Eisenhardt Exc., Inc.
Closure Report	9-3-2003	AE
Limited Environmental Review (LER)	3-13-2018	SES Environmental (SES)
Phase II ESA	12-21-2018	
Due Care Plan (DCP)	1-8-2019	
Phase I ESA	5-19-2022	PM

Work Plan, UST Work, and Closure Report (2002-2003)

Two heating oil USTs were closed in place in 1993 and 1994; removal of the USTs was not possible based on their locations beneath building footings and within a courtyard into which UST removal equipment was not possible. The USTs were in good condition at the time of closure with no corrosion or evidence of leakage. The USTs were cleaned and backfilled with flowable grout fill capable of supporting 7,000 pounds per square foot. No sampling was conducted as part of UST closure activities.

A work plan was developed based on the findings of a 2001 Phase I ESA and subsequent Phase II ESA, which were not available for review, but were summarized as follows:

- RECs were identified associated with closed-in-place USTs, observed interior drains in a testing area that discharged directly to the exterior ground surface, observed staining in the northwestern portion, and a potential former septic system;

- Phase II investigation activities included the advancement of 10 soil borings (GP-1 through GP-7 and HA-1 through HA-3), installation of seven temporary monitoring wells (GP-1 through GP-4, GP-7, HA-2, and HA-3), and the collection of three soil and four groundwater samples for laboratory analysis of volatile organic compounds (VOCs), polynuclear aromatic hydrocarbons (PNAs), and/or Michigan 10 Metals (arsenic, barium, cadmium, chromium, copper, lead, mercury, selenium, silver, zinc);
- Concentrations of various petroleum VOCs and PNAs were identified in the soil sample analyzed from GP-4 (0.0-1.0 feet bgs) and/or HA-2 (4.0-5.0 feet bgs) above the Part 201 Residential and Nonresidential Drinking Water Protection (DWP) and/or Groundwater Surface Water Interface Protection (GSIP) cleanup criteria, and/or the EGLE Residential and Nonresidential VIAP screening levels;
- Concentrations of various metals were identified in the soil sample analyzed from GP-4 (0.0-1.0 feet bgs) above the Part 201 Residential and Nonresidential DWP, GSIP, and Direct Contact (DC) cleanup criteria; and
- Concentrations of various petroleum VOCs and PNAs were identified in the groundwater sample analyzed from HA-3 above the Part 201 Groundwater Surface Water Interface (GSI) and Residential Drinking Water (DW)-cleanup criteria, but below the Nonresidential DW cleanup criteria.

Based on these analytical results, approximately 80 cubic yards of impacted soil was excavated and removed from the vicinity of observed staining around GP-4. Analytical results from six verification of soil remediation (VSR) samples collected from the floor and sidewalls of the excavation identified concentrations of xylenes in four VSR samples above the current Part 201 GSIP cleanup criteria; however, analytical results from synthetic precipitation leaching procedures (SPLP) conducted on the samples did not identify concentrations above the current most restrictive Part 201 Residential cleanup criteria, indicating soil concentrations would not leach contaminants into groundwater above the Part 201 GSI cleanup criteria.

Additional site investigation activities were completed between March and July 2003 to define the extent of contamination in the excavated area and in the vicinity of the former USTs that included the advancement of 20 soil borings (GP-8 through GP-16, HA-4 through HA-6, SS-1, SS-2, SS-3A, SS-3A (duplicate), SS-3B, SS-4A, SS-5, and SS-6), installation of seven temporary monitoring wells (GP-9 through GP-12, GP-16, SS-1W, and SS-2W), installation of seven monitoring wells (MW-1 through MW-7) and the collection of soil and groundwater samples for laboratory analysis; additionally, multiple samples were collected from the floor and sidewalls of the 2002 excavation for laboratory analysis. Soil and groundwater samples were analyzed for benzene, toluene, ethylbenzene, xylenes (BTEX), TMBs, PNAs, and select metals (cadmium, trivalent and hexavalent chromium, mercury, zinc), or some combination thereof. Analytical results reportedly identified residual contamination above the former Part 201 cleanup criteria and indicated that soil and groundwater contamination in the area of staining and former USTs was generally defined; however, no tables, figures, or laboratory analytical reports were included in available records to document the 2003 sample locations or analytical results.

LER, Phase II ESA, and DCP (2018-2019)

At the time of the 2018 LER, the subject property was occupied by the current building and was utilized for gas-fired heater and burner manufacturing operations. The following RECs were identified:

- Previous site investigations documented that soil and groundwater contamination is present onsite above the Part 201 Residential and Nonresidential cleanup criteria. Based on these analytical results, the subject property meets the definition of a “facility” as defined by Part 201, and the rules promulgated thereunder.
- The building contains a press room with several large presses, two of which were located within press pits. Cutting fluid and absorbent materials were observed on the concrete floor in the vicinity of the presses and within the pits. Based on the observed conditions and unknown structural integrity of the pits, the potential exists for contamination to have negatively impacted the subsurface.
- The southern portion of the east adjoining property was formerly occupied by a dry cleaner from at least 1967 to 1972. Based on the unknown historical waste management practices, upgradient location relative to the subject property, and close proximity to the subject property, the potential exists that a release occurred and for contamination to have migrated onto the subject property.

Subsequent site investigations included the advancement of six soil borings (SB-1 through SB-6), installation of six temporary monitoring wells (SB/TMW-1 through SB/TMW-6), installation of six soil gas points (SG-1 through SG-6), and the collection of four soil samples, six groundwater samples, one groundwater sample from an existing monitoring well, and six soil gas samples for laboratory analysis of VOCs, PNAs, polychlorinated biphenyls (PCBs), and Michigan 10 Metals, or some combination thereof.

Soil analytical results identified concentrations of trichloroethylene (TCE), arsenic, and/or selenium above the Part 201 Residential and Nonresidential DWP, GSIP, and Residential DC cleanup criteria, but below the Nonresidential DC cleanup criteria, and the EGLE Residential and Nonresidential VIAP screening levels. Groundwater analytical results identified concentrations of lead and mercury above the Part 201 DW and GSI cleanup criteria. Soil gas analytical results identified concentrations of various petroleum and chlorinated VOCs above the EGLE Residential and Nonresidential VIAP screening levels.

Based on the 2018 analytical results, a DCP was prepared to document response activities and continuing obligations associated with the documented onsite contamination. Based on the contamination identified in 2018 and during previous site investigations, relevant exposure pathways identified include direct contact and indoor air inhalation, and associated response activities include maintenance of surface cover in areas of Part 201 DC exceedances and additional investigation and mitigation of the vapor intrusion pathway, including the use of engineering controls (i.e., vapor barriers, passive/active mitigation system, etc.) to eliminate any unacceptable exposure risks. Based on observations during the site reconnaissance (i.e., vacant building with no current occupants and no changes to site use/layout since 2018), it appears that due care obligations are being satisfied.

Phase I ESA (May 2022)

PM complete a Phase I ESA for the subject property dated. PM identified similar historical as in PM's current Phase I ESA and reviewed the previous site investigation summarized above. The follow RECs were identified.

- The subject property has been occupied by various heating/cooling equipment manufacturing companies from at least 1957 to 2020, and potentially from prior to 1937 to 2020, which included the use of heating oil USTs. Previous site investigations conducted between 2001 and 2018 documented that soil and groundwater contamination is present above the Part 201 Residential and Nonresidential cleanup criteria associated with the former operations and USTs. Based on these analytical results, the subject property meets the definition of a "facility" as defined by Part 201, and the rules promulgated thereunder.
- Previous site investigations conducted in 2018 documented that soil gas contamination is present onsite above the former Recommended Interim Action Screening Levels (RIASLs) and the current EGLE Residential and Nonresidential VIAP screening levels. Soil contamination was also detected in 2018 above the current EGLE Residential and Nonresidential VIAP screening levels. The extent of soil and soil gas exceedances are not defined. Based upon this information, the potential exists for a vapor intrusion condition to be present.
- Previous site investigations document that 20 soil borings were advanced onsite in 2003 to define the extent of contamination in the excavated area of staining northwest of the building and in the vicinity of the former USTs. Results reportedly identified residual contamination above the former Part 201 cleanup criteria and indicated that soil and groundwater contamination in the area of staining and former USTs was generally defined; however, no tables, figures, or laboratory analytical reports were included in available records to document the 2003 sample locations or analytical results. Therefore, PM cannot comment on the adequacy of site investigation activities. The potential exists for contamination to be present in areas of unknown assessment.
- During the site reconnaissance, PM observed one small paint booth in the northern-central shop area in the building and a large paint and powder booth in the northern portion of the building. The small paint booth appeared to be in good condition with no evidence of overspray or poor waste management practices. Significant overspray was observed associated with the large paint and powder booth. PM was unable to determine the installation dates or timeframes of operations associated with the booths. Previous site investigations did not specifically assess all onsite paint booths. The historical waste management practices associated with the booths are unknown and may be a source of subsurface contamination.
- During the site reconnaissance, PM observed two manhole covers in the southern portion of the subject building, one of which appeared to contain piping. PM was unable to determine the operations and/or discharge locations associated with the manhole covers and associated piping. The structural integrity of the drainage systems is unknown and the potential exists for failure of the system (i.e., cracks, leaks, to have occurred over time. The historical waste management practices associated with the manhole covers are unknown and may be a source of subsurface contamination.

The following adjoining and/or nearby REC has been identified:

- The east adjoining property, identified as 650 Woodward Avenue, was occupied by a dry cleaner from at least 1957 to 1972. Historical interior waste streams associated with the former dry cleaning operations would have consisted of hazardous substances and/or petroleum products. This timeframe preceded major environmental regulations and current waste management and disposal procedures. Based on the long-time frame of former dry cleaning operations, upgradient location relative to the subject property, and close proximity to the subject property (less than five feet), the potential exists that a release has occurred and for contamination to have migrated onto the subject property.

No additional investigation has been completed to assess the RECs identified in PM's 2022 Phase I ESA and therefore, these RECs remain except for the adjoining former dry cleaner. The 2018 Phase II ESA included the collection of two groundwater samples from the eastern boundary of the subject property adjoining to the former east adjoining dry cleaner with analytical results below the most restrictive Part 201 GCC and VIAP screening levels. Therefore, PM now considers to the east adjoining dry cleaner to have been adequately assessed.

Previous site investigations to assess the onsite pits included the advancement of one soil boring and the collection of one soil and one groundwater sample for laboratory analysis. Based on the small size/shallow depth of the pits, sampling activities were adequate to assess the pits. Therefore, PM does not consider the pits as a REC.

CURRENT PHASE II ESA

Prior to the commencement of field activities, MissDig, a utility locating service, was contacted to locate utilities on or adjacent to the subject property. Utilities were marked by the respective utility companies where they entered or were located adjacent to the subject property. Additionally, a geophysical survey investigation utilizing GPR was conducted to clear the proposed soil boring locations of private subsurface utilities.

On October 7, 8, and 9, 2024, PM completed subsurface investigation activities at the subject property that consisted of advancing 34 soil borings (SB-1 through SB-34), installing eight temporary monitoring wells (TMW-9, TMW-11, TMW-12, TMW-21, TMW-28, TMW-31, TMW-33, TMW-34), installing nine in-boring soil gas points (TSG-4, TSG-10, TSG-11, TSG-14, TSG-19, TSG-22, TSG-24, TSG-27, TSG-29), and collecting 50 soil samples, eight groundwater samples, and nine soil gas samples for laboratory analysis. The soil and groundwater samples were submitted to Merit Laboratories, Inc. (Merit) in East Lansing, Michigan for laboratory analysis of VOCs, PNAs, PCBs, Michigan 10 metals, and/or PFAS. The soil gas samples were submitted to Merit for laboratory analysis of VOCs.

On December 19, 2024 and January 8, 2025, PM completed subsurface investigation activities at the subject property that consisted of advancing five soil borings (SB-35 through SB-39), installing five semi-permanent stick-up monitoring wells (TMW-35 through TMW-39), developing the wells, completing a laser level survey of the wells, and gauging the wells to determine groundwater flow direction in the northeast portion of the property. The monitoring well gauging activities determined that groundwater in the northeast portion of the property flows northwest towards Paint Creek. No soil or groundwater samples were collected from the five soil borings/semi-permanent monitoring wells (SB/TMW-35 through SB/TMW-39), which were installed to determine groundwater flow direction.

The soil boring, temporary/semi-permanent monitoring wells, and temporary soil gas sampling locations are depicted on Figures 3A, 3B, 4, 5, and 6.

Subsurface Investigations Techniques and QA/QC Procedures

The soil borings were advanced to the desired depth using either a hand auger equipped with a stainless-steel bucket and/or a Geoprobe® drill rig. Soil sampling was performed for soil classification, verification of subsurface geologic conditions, and for investigating the potential and/or extent of soil and/or groundwater contamination at the subject property. Soil samples were generally collected on a continuous basis using a stainless-steel bucket in the case of the hand auger or a 5-foot long macro-core sampler in the case of the Geoprobe® drill rig.

During drilling operations, the drilling equipment was cleaned to minimize the possibility of cross contamination. These procedures included cleaning equipment with a phosphate free solution (i.e., Alconox®) and rinsing with distilled water after each sample collection. Drilling and sampling equipment was also cleaned in this manner prior to initiating field activities.

Soil collected from 1-foot sample intervals was screened using a photoionization detector (PID) to determine if VOCs were present. Soil from specific depths was placed in plastic bags and allowed to volatilize. The headspace within each bag was then monitored with the PID, which is able to detect trace levels of organic compounds in the air space within the plastic bag. Soil samples were collected from the soil borings based upon the highest PID reading, visual/olfactory evidence, a change in geology, and/or source depth. Soil samples for VOC analysis were preserved with methanol in accordance with United States Environmental Protection Agency (USEPA) Method 5035 modified.

Eight temporary monitoring wells (SB/TMW-9, SB/TMW-11, SB/TMW-12, SB/TMW-21, SB/TMW-28, SB/TMW-31, SB/TMW-33, and SB/TMW-34) and five semi-permanent wells (SB/TMW-35 through SB/TMW-39) were installed for groundwater sample collection and/or to determine groundwater flow direction. At each location, a new well assembly, consisting of a 5-foot 0.010-inch slot, schedule 40, poly-vinyl chloride (PVC) screen and PVC casing was lowered into the borehole to intersect the water table. After the screen for the well was set to the desired depth, an artificial sand pack or natural sands were allowed to collapse around the well screen. The groundwater samples were collected using into appropriately labeled sample containers with Teflon lined lids. Purge water was maintained separate and returned to the wells.

The soil and groundwater samples were placed in appropriately labeled containers with Teflon® lined lids and/or sanitized glass jars, then placed in an ice-packed cooler and transported under chain of custody procedures for laboratory analysis within applicable holding times to Merit.

The soil gas sampling was completed in general accordance with the guidelines established in the May 2013 EGLE Guidance Document for the Vapor Intrusion Pathway, which included the quality assurance/quality control (QA/QC) procedures outlined below.

Temporary soil gas sampling points were installed per manufacturer specifications within the annulus of the borehole. A minimum of 45 minutes was allowed to elapse after installation to allow equilibration of the subsurface soil vapor prior to sampling. Prior to the collection of each soil gas sample the sampling apparatus was determined to be leak free utilizing an isolation chamber which encompassed tubing and associated connections as well as the sampling point. The

chamber was charged with helium prior to purging the sampling point of a maximum of three volumes. A helium detector was then applied to the sampling line to ensure no leaks had occurred. The soil gas samples for VOC analysis were collected using 1-liter canisters regulated with a flow rate of 200 ml/minute and transported under chain of custody procedures for laboratory analysis within applicable holding times to Merit.

Upon completion of the investigation, the soil borings and temporary monitoring wells and soil gas points were abandoned by removing the temporary materials, placing the soil cuttings back into the borehole, filling the void with bentonite chips, hydrating the chips, resurfacing and returning the area to its pre-drilling condition.

GEOLOGY/HYDROGEOLOGY

Based on a review of the soil boring logs from PM's October 2024 through January 2025 site investigations, the soil stratigraphy at the subject property generally consists of sand, clayey sand, or gravelly sand to depths between 2.0 and 10.0 feet bgs, underlain by clay, sandy clay, and/or silty clay to a depth of 20.0 feet bgs, the maximum depth explored.

Groundwater was encountered in 17 of the soil borings advanced at depths between 4.0 to 7.0 feet bgs. The monitoring well gauging activities determined that groundwater in the northeast portion of the property flows northwest towards Paint Creek (Figure 6).

The soil boring/temporary monitoring well/soil gas logs are included in Appendix B, which summarize the well construction details, site-specific geology, sample depths, and PID readings.

ANALYTICAL RESULTS

PM compared the analytical results of the soil and groundwater samples collected from the subject property during the October 2024 site investigations with the EGLE Generic Cleanup Criteria and Screening Levels as presented in Part 201 Rules 299.1 through 299.50, dated December 30, 2013 (updated October 12, 2023) entitled "Cleanup Criteria Requirements for Response Activity", in accordance with Section 20120a(1) using the Residential and Nonresidential cleanup criteria.

Under Part 201, a background concentration of a hazardous substance that exists in the environment at or regionally proximate to a facility that is not attributable to any release at or regionally proximate to the facility may be substituted for a generic cleanup criterion when the background concentration is higher than a criterion. Therefore, metal concentrations in soil were also compared to Statewide Default Background Levels (SDBLs) and to the regional background data obtained from the Michigan Background Soil Survey (MBSS) of 2005 (Updated 2015) for sands of the Huron-Erie Glacial Lobe per methods detailed in 20101(e)(ii)(A)(I). PM defaulted to the SDBLs or the 2015 regional background data when higher than the Part 201 cleanup criteria, as applicable.

PM also compared the soil, groundwater, and soil gas analytical results with the applicable EGLE Nonresidential VIAP screening levels (February 28, 2024). Although not an enforceable standard or standard by which documentation of due care compliance may be demonstrated, the available VIAP screening levels are consistent with EGLE provided site-specific values and are a means to discuss risk and potential due care requirements for a property prior to developing and/or obtaining site specific values, when applicable.

The laboratory analytical reports and associated chain of custody documentation from PM's October 2024 site investigation are included in Appendix C.

The table below summarizes the analytical results with target analyte concentrations in excess of Part 201 cleanup criteria and VIAP screening levels in soil and groundwater from site investigation activities completed by PM in October 2024.

Sample Location (depth in feet bgs)	Sample Depth (feet bgs)	Analysis	Compounds Exceeding Part 201 Cleanup Criteria/Screening Levels
SB-5 (15.0)	Soil: 7.0-8.0	VOCs, PNAs, and Metals	VIAP (R/NR): Cis-1,2-Dichloroethene
SB-6 (15.0)	Soil: 1.5-2.5	VOCs, PNAs, and Metals	VIAP (R): Naphthalene
SB/TMW-9 (13.0)	Soil: 2.0-3.0	VOCs, PNAs, and Metals	VIAP (R): Tetrachloroethene
	GW: 4.0-9.0	VOCs, PNAs, and Metals	DW (R/NR): Arsenic, Chromium, Lead, PFOA, PFOS GSI: Arsenic, Chromium, Lead, Mercury, PFHxS, PFOS
SB/TMW-11 (20.0)	GW: 4.0-9.0	VOCs, PNAs, Metals, PFAS	DW (R/NR): Vinyl Chloride, Arsenic GSI: Arsenic VIAP (R/NR): Vinyl Chloride VIAP (R): Naphthalene
SB/TMW-12 (20.0)	GW: 4.5-9.5	VOCs, PNAs, Metals, PFAS	DW (R/NR): Vinyl Chloride GSI: PFHxS, PFOS VIAP (R): Cis-1,2-Dichloroethene
SB-13 (20.0)	Soil: 7.5-8.5	VOCs, PNAs, and Metals	DWP (R/NR): Cis-1,2-Dichloroethene VIAP (R/NR): Cis-1,2-Dichloroethene, trichloroethene
SB-14 (20.0)	Soil: 11.0-12.0	VOCs, PNAs, and Metals	DWP (R/NR): 1,3,5-Trimethylbenzene DWP (R): 1,2,3-Trimethylbenzene GSIP: Ethylbenzene, Naphthalene, 1,2,3- Trimethylbenzene, 1,2,4-Trimethylbenzene, 1,3,5-Trimethylbenzene VIAP (R/NR): Cis-1,2-Dichloroethene, Ethylbenzene, Isopropyl benzene, Naphthalene, 1,2,4-Trimethylbenzene, 1,3,5-Trimethylbenzene VIAP (R): 2-Methylnaphthalene, Tetrachloroethene, 1,2,3-Trimethylbenzene
SB-15 (20.0)	Soil: 6.0-7.0	VOCs, PNAs, and Metals	VIAP (R/NR): Cis-1,2-Dichloroethene
SB-16 (20.0)	Soil: 2.0-3.0	VOCs, PNAs, and Metals	DWP (R/NR): Chromium GSIP: Chromium
SB-19 (20.0)	Soil: 2.5-3.5	VOCs, PNAs, PCBs, Metals	GSIP: Xylenes VIAP (R/NR): Xylenes
SB/TMW-21 (20.0)	Soil: 2.0-3.0	VOCs, PNAs, and Metals	DWP (R/NR): Tetrachloroethene VIAP (R/NR): Tetrachloroethene
	GW: 3.0-8.0	VOCs, PNAs, Metals, PFAS	DW (R/NR): Cis-1,2-Dichloroethene, arsenic GSI: Arsenic VIAP (R/NR): Cis-1,2-Dichloroethene, trichloroethene

Sample Location (depth in feet bgs)	Sample Depth (feet bgs)	Analysis	Compounds Exceeding Part 201 Cleanup Criteria/Screening Levels
SB-26 (20.0)	Soil: 2.0-3.0	VOCs, PNAs, PCBs, Metals	GSIP: Mercury VIAP (NR): Mercury
SB-27 (20.0)	Soil: 2.0-3.0	VOCs, PNAs, PCBs, Metals	DWP (R/NR): Tetrachloroethene VIAP (R/NR): Tetrachloroethene
SB/TMW-28 (15.0)	Soil: 7.5-8.5	VOCs, PNAs, and Metals	DWP (R/NR): Cis-1,2-Dichloroethene VIAP (R/NR): Cis-1,2-Dichloroethene
	GW: 3.0-8.0	VOCs, PNAs, Metals, PFAS	DW (R/NR): Vinyl chloride, Arsenic GSI: Arsenic VIAP (R): Cis-1,2-Dichloroethene, Vinyl chloride
SB-30 (20.0)	Soil: 2.0-3.0	VOCs, PNAs, and Metals	DWP (R/NR): Chromium GSIP: Chromium
SB/TMW-31 (15.0)	Soil: 4.5-5.5	VOCs, PNAs, and Metals	VIAP (R): Tetrachloroethene
	GW: 4.0-9.0	VOCs, PNAs, Metals, PFAS	DW (R/NR): Cis-1,2-Dichloroethene, Vinyl chloride, Arsenic, Cadmium, Chromium, Lead, PFOA, PFOS GSI: Cadmium, Chromium, Lead, Mercury, PFHxS, PFOS VIAP (R/NR): Cis-1,2-Dichloroethene, Vinyl chloride, mercury VIAP (R): Naphthalene
	Soil: 12.0-13.0	VOCs, PNAs, and Metals	DWP (R/NR): Cis-1,2-Dichloroethene VIAP (R/NR): Cis-1,2-Dichloroethene
SB-32 (15.0)	Soil: 5.0-6.0	VOCs, PNAs, and Metals	VIAP (R/NR): Cis-1,2-Dichloroethene
SB/TMW-33 (15.0)	Soil: 4.5-5.5	VOCs, PNAs, and Metals	DWP (R/NR): Chromium GSIP: Chromium
	GW: 3.0-8.0	VOCs, PNAs, Metals, PFAS	DW (R/NR): Vinyl chloride, Arsenic, PFOS GSI: Vinyl chloride, Arsenic, PFHxS, PFOS VIAP (R/NR): Vinyl chloride VIAP (R): Cis-1,2-Dichloroethene
SB/TMW-34 (15.0)	Soil: 4.0-5.0	VOCs, PNAs, and Metals	DWP (R/NR): Tetrachloroethene GSIP: Fluoranthene, Naphthalene, Phenanthrene DC (R/NR): Benzo(b)fluoranthene DC (R): Benzo(g,h,i)perylene, Dibenzo(a,h)anthracene VIAP (R/NR): Tetrachloroethene VIAP (R): Naphthalene, Phenanthrene
	GW: 3.0-8.0	VOCs, PNAs, Metals, PFAS	VIAP (R/NR): Cis-1,2-Dichloroethene VIAP (R): Ethylbenzene

R	Residential	NR	Nonresidential
DWP	Drinking Water Protection	GSIP	Groundwater Surface Water Interface Protection
DC	Direct Contact	GSI	Groundwater Surface Water Interface
VIAP	Volatilization to Indoor Air Pathway	GW	Groundwater

No other concentrations of VOCs, PNAs, PCBs, metals, or PFAS were detected in any of the remaining soil or groundwater samples analyzed from the subject property above laboratory method detection limits (MDLs), SDBLs, Regional Background Levels (RBLs), and/or the most restrictive Part 201 Residential cleanup criteria/VIAP screening levels.

October 2024 Soil Gas Analytical Results

Concentrations of various VOCs were detected in the soil gas samples analyzed from TSG-11, TSG-14, and TSG-19 exceeding the Residential and Nonresidential VIAP screening levels. Concentrations of various VOCs were detected in the remaining soil gas samples analyzed from the property above laboratory MDLs, but below the most restrictive Residential VIAP screening levels.

During field screening of the soil gas points, an elevated lower explosive limit (LEL) and methane readings (52.6% LEL and 26,310 parts per million (ppm)) were identified in the soil gas point SB/SG-10, which is located just east of the building. No other elevated LEL/methane readings were identified in the remaining soil gas points that were installed. Review of previous environmental reports completed for the property indicate that a former septic system was located on the east-central exterior of the building, which is the same area as the SB/SG-10 sample location. The former septic system may be a potential source of elevated methane readings.

The October 2024 sample locations and analytical results are further summarized on Figures 3A, 3B, 4, and 5 and in Tables 1 through 4.

INTENDED USE OF THE SUBJECT PROPERTY AND POTENTIAL EXPOSURE PATHWAYS

The subject property is intended to be redeveloped and utilized for residential purposes. Based upon the intended residential use of the subject property, the Part 201 Residential cleanup criteria and/or Residential VIAP screening levels are applicable.

RESIDENTIAL HUMAN EXPOSURE PATHWAYS

Complete and/or Potentially Complete Exposure Pathway?		
Pathway	Yes/No	Justification
Groundwater Ingestion (DWP/DW)	No	<ul style="list-style-type: none"> • The subject building is connected to municipal water and no potable or other supply wells exist.
Surface Water (GSIP/GSI)	No	<ul style="list-style-type: none"> • A surface water body (Paint Creek) is located on the northern portion of the subject property.
Indoor Air Inhalation (SVII)	Yes	<ul style="list-style-type: none"> • A building structure is present, and the property will be redeveloped with the construction of residential buildings in the future. • Concentrations of various VOCs and PNAs were identified in soil, groundwater, and soil gas samples exceeding the Residential and Nonresidential VIAP screening levels. Therefore, additional assessment, remediation in the form of soil excavation activities, and/or mitigation of the VIAP in the form of the installation of vapor intrusion engineering controls (i.e., installation of chemically resistant vapor barrier system(s)) will be required prior to occupancy of the current and future subject buildings.
Ambient Air Volatile Soil Inhalation (VSI)	No	<ul style="list-style-type: none"> • No exceedances to the most restrictive Part 201 Residential VSI cleanup criteria were identified.

Complete and/or Potentially Complete Exposure Pathway?		
Pathway	Yes/No	Justification
Ambient Air Particulate Soil Inhalation (PSI)	No	<ul style="list-style-type: none"> No exceedances to the most restrictive Part 201 Residential PSI cleanup criteria were identified.
Direct Contact (DC)	Yes	<ul style="list-style-type: none"> Concentrations of various PNAs and metals were identified in the soil samples exceeding the Part 201 Residential and Nonresidential DC cleanup criteria. Therefore, the installation and maintenance of adequate surface cover will be required to prevent dermal contact with the impacted soils.

OTHER PATHWAYS AND DUE CARE CONSIDERATIONS	
Migration Via Utility Corridors or other means	Utility corridors on or adjacent to the subject property may represent pathways for contaminant migration; however, they were not specifically assessed by PM. Due to the soil exceedances to the Part 201 cleanup criteria, notices are required to be provided to utility companies and/or third-party contractors completing subsurface work in the impacted areas of the subject property prior to commencement of sub-grade activities.
Fire and Explosion Hazards	Methane concentrations were identified during soil gas field screening activities that may represent a flammability and explosivity risk (TSG-10). Therefore, notices should be provided by owners/operators of the property to the fire department and utility companies servicing the property. Mobile and/or migrating light non-aqueous phase liquid (LNAPL) has not been identified on the subject property.
Soil and Groundwater Management	In the event that soil and/or groundwater are to be moved at the subject property, additional characterization will be required to determine proper disposal. Water on the property is municipally supplied, and the property owner will assure that groundwater is not utilized for any purpose.

SUMMARY AND CONCLUSIONS

On October 7, 8, and 9, and December 19, 2024, and January 8, 2025, PM completed subsurface investigation activities at the subject property that consisted of advancing 39 soil borings (SB-1 through SB-39), installing eight temporary monitoring wells (TMW-9, TMW-11, TMW-12, TMW-21, TMW-28, TMW-31, TMW-33, and TMW-34), installing five semi-permanent monitoring wells (TMW-35 through TMW-39), installing 9 temporary in-boring soil gas points (TSG-4, TSG-10, TSG-11, TSG-14, TSG-19, TSG-22, TSG-24, TSG-27, TSG-29), and collecting 50 soil samples, eight groundwater samples, and nine soil gas samples for laboratory analysis to assess the RECs identified in PM's October 2024 Phase I ESA and to further assess the potential VIAP exposure concerns.

Concentrations of various VOCs, PNAs, and/or metals were detected in the soil and groundwater samples analyzed which exceed the Part 201 Residential and Nonresidential DWP, GSIP, DC cleanup criteria, and/or the Residential and Nonresidential VIAP screening levels. Therefore, based on the presence of concentrations exceeding the Part 201 Residential and Nonresidential cleanup criteria, the subject property is considered a "facility" in accordance with Part 201 of P.A. 451, as amended. Furthermore, based on the presence of soil, groundwater, and soil gas concentrations exceeding the Residential and Nonresidential VIAP screening levels, a potential vapor intrusion condition exists associated with the current subject building and the proposed residential buildings that will be constructed in the future.

Based on the “facility” status of the subject property, a new purchaser would be eligible to prepare and submit a Baseline Environmental Assessment (BEA) to obtain liability protection from the existing contamination.

Section 7a of Part 201 imposes “due care” obligations on owners and operators of contaminated properties that are generally described as 1) prevent exacerbation; 2) mitigate unacceptable exposure and operate in a manner that protects the public health and safety; 3) take reasonable precautions against third party omissions; 4) reasonably cooperate with parties authorized to conduct response activities; 5) comply with land or resource use restrictions; and, 6) not impede any land or resource use restrictions.

RESPONSE ACTIVITIES TO COMPLY WITH SECTION 7A OF PART 201

The following represents response activities that will prevent or mitigate unacceptable exposure and allow for the intended Residential use of the subject property in a manner that protects the public’s health and safety, based upon the current and intended use of the subject property.

Notices

Due to the presence of soil, groundwater, and soil gas contamination exceeding the Part 201 GCC, written notices should be provided to easement holders of record, utility franchise holders of record, the owners and/or operators of all public utilities that serve the subject property, and third-party contractors completing subsurface work in the impacted portions of the property prior to commencement of sub-grade activities.

Additional Site Assessment, Evaluation, and/or Mitigation of the Vapor Intrusion Pathway

Concentrations of various VOCs and PNAs were detected in the soil, groundwater, and soil gas samples collected from throughout the property exceeding the Residential and Nonresidential VIAP screening levels, indicating a potential vapor intrusion condition exists associated with the current and proposed buildings on the property (i.e., presence of a vapor source in close proximity to the buildings). Based on the identified VIAP exceedances, a VIAP exposure risk has been identified associated with the current subject building and the proposed residential buildings that will be constructed in the future, and remediation in the form of soil excavation activities and/or mitigation of the VIAP in the form of the installation of vapor intrusion engineering controls (i.e., installation of chemically resistant vapor barrier system(s)) will be required prior to occupancy of the subject buildings.

Soil and Groundwater Management

Soil

Contaminated soil will not be relocated or removed from the subject property for proper disposal or moved from one portion of the subject property to another without proper characterization and/or appropriate notices in accordance with Section 324.20120c of P.A. 451, and/or the use of engineering controls (i.e., liners, surface cover, etc.).

Whenever possible, contaminated soils should be direct-loaded on to appropriately placarded trucks for disposal at a licensed disposal facility under manifest or bill of lading, as applicable.

Contaminated soils can be temporarily stockpiled on the subject property provided that 1) the stockpiled soils are staged on plastic sheeting with a minimum thickness of 6-mils, are covered with plastic sheeting with a minimum thickness of 6-mils and are identified as contaminated soils.

Non-contaminated soils can be re-used or relocated on the subject property.

Groundwater

All groundwater must be characterized prior to discharge. Contaminated groundwater, if encountered, cannot be discharged to the ground surface, any ditch, swale, or storm sanitary sewer. It must be containerized in a properly labeled frac tank or other similar container and transported under manifest at a licensed disposal facility. Alternatively, a permit to discharge contaminated groundwater to the sanitary sewer system can be obtained from the appropriate Regulatory Agency, with any groundwater discharges subject to permit approval, water characterization, and any associated permit limitations and requirements.

Non-contaminated groundwater discharges are to be conducted in accordance with the site-specific soil erosion and sedimentation control plan and/or under permit with the appropriate Regulatory Agency if discharges are made to the municipal sewer.

Documentation of Due Care Compliance

Documentation is to be maintained for the subject property, demonstrating that the subject property is in compliance with Section 7a of Part 201. The following compliance documentation must be made available to EGLE upon request and may include but is not limited to:

- Documentation of subsurface construction activities, including any soil, groundwater, and/or soil gas sampling/characterization reports and waste disposal manifests.
- Notices to easement holders of record, utility franchise holders of record, and owners and/or operators of all public utilities that serve the subject property, regarding onsite soil, groundwater, and/or soil gas contamination;
- Copies of notices to third party contractors who may work sub-grade on the subject property, including excavation contractors and utility employees;
- Documentation of future assessment activities and any mitigation and/or remediation activities and associated confirmatory sampling results.

If you have any questions regarding the information in this report, please contact us at 800.313.2966.

REPORT PREPARED BY:
PM Environmental, a Pinchin Company

REPORT REVIEWED BY:
PM Environmental, a Pinchin Company



Aaron Snow
Project Scientist



Steven E. Price, CHMM
Principal and Vice President

FIGURES

- Figure 1: Property Vicinity Map
- Figure 2: Subject Property and Adjoining Properties with GPR Survey Area
- Figure 3A: Soil Analytical Results (Northern Portion)
- Figure 3B: Soil Analytical Results (Southern Portion)
- Figure 4: Groundwater Analytical Results
- Figure 5: Soil Gas Analytical Results
- Figure 6: Groundwater Elevation and January 2025 Potentiometric Surface Cover Map

TABLES

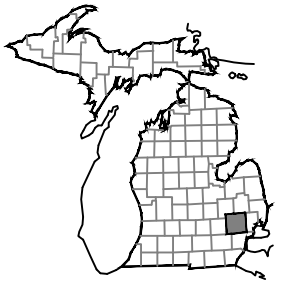
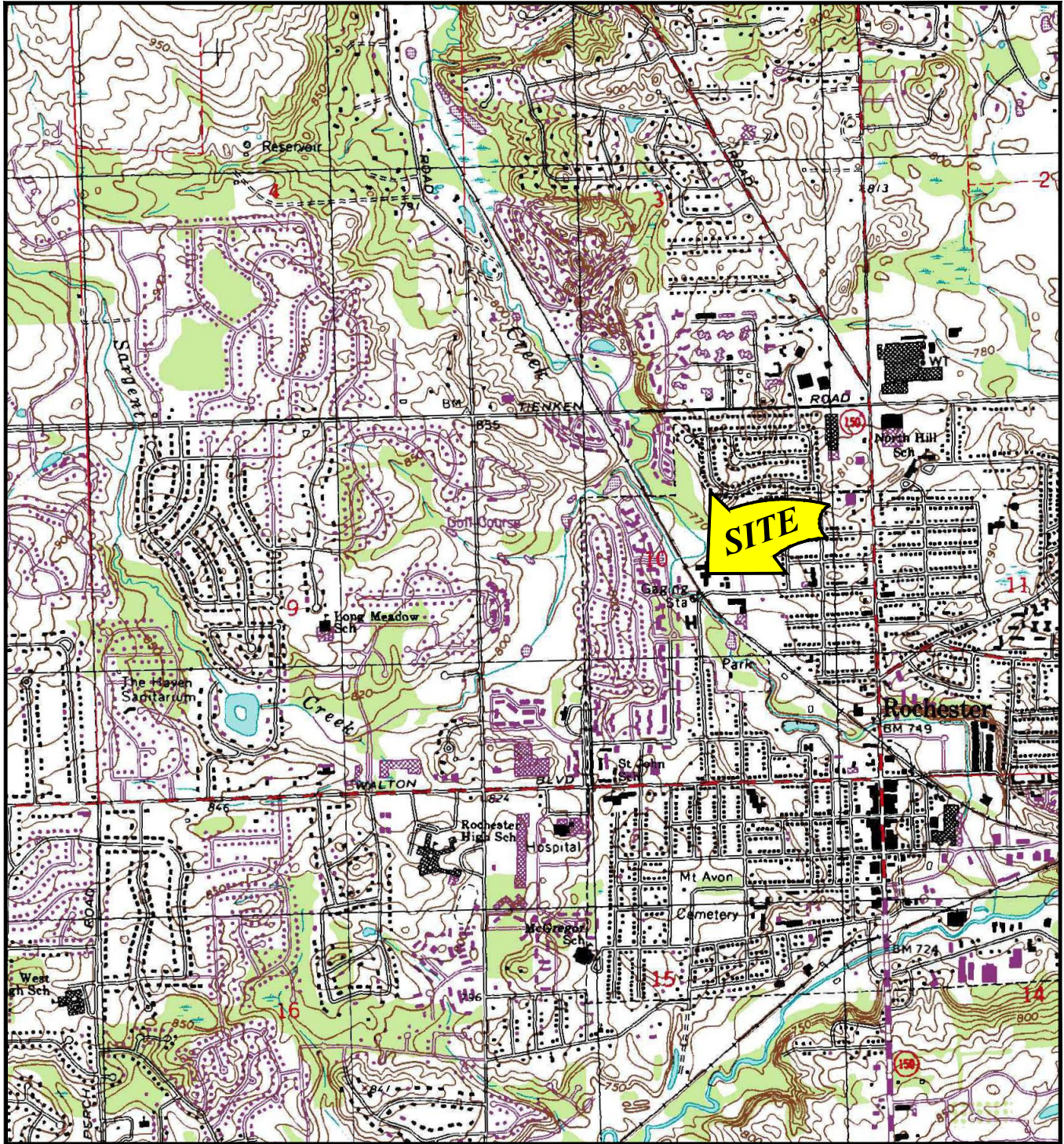
- Table 1: Summary of Soil Analytical Results: VOCs, PNAs, PCBs, and RCRA 8-Metals
- Table 2: Summary of Groundwater Analytical Results: VOCs, PNAs, and RCRA 8-Metals
- Table 3: Summary of Groundwater Analytical Results: PFAS
- Table 4: Summary of Soil Gas Analytical Results: VOCs
- Table 5: Summary of Groundwater Elevation and LNAPL Thickness Data

APPENDICES

- Appendix A: Relevant Figures and Tables from Previous Investigations
- Appendix B: Soil Boring/Temporary Monitoring Well/Soil Gas Logs; October and December 2024
- Appendix C: Laboratory Analytical Reports; October 2024

Figures





MICHIGAN QUADRANGLE LOCATION

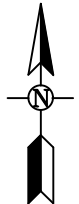
OAKLAND COUNTY

FIGURE 1

PROPERTY VICINITY MAP

UNITED STATES GEOLOGICAL SURVEY, 7.5 MINUTE SERIES

ROCHESTER, MI QUADRANGLE, 1997.



**Environmental
& Engineering
Services**

PROJ: INDUSTRIAL PROPERTY
704 WOODWARD AVENUE
ROCHESTER, MI

**THIS IS NOT A LEGAL
SURVEY**

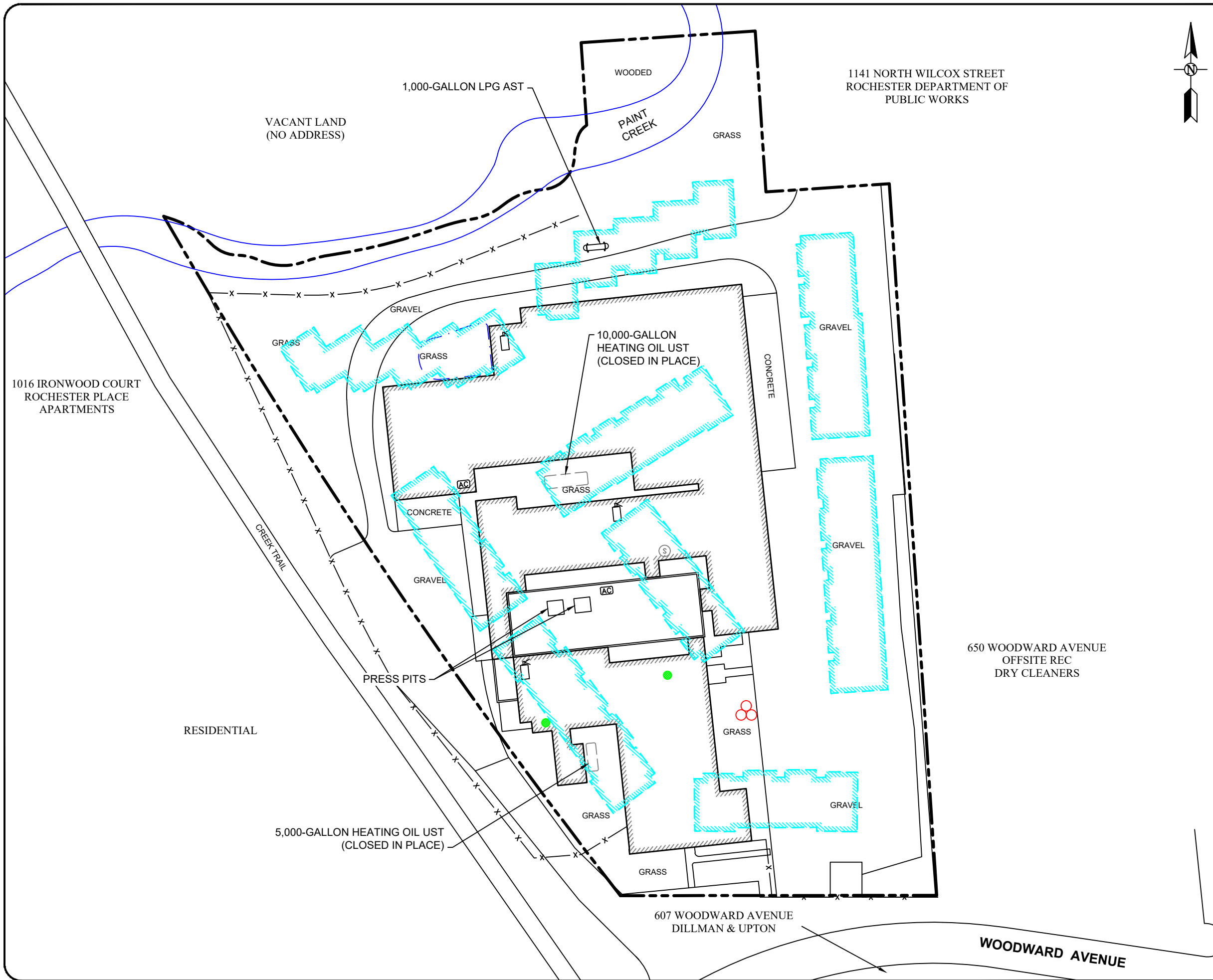
VERIFY SCALE
0 2000'

IF NOT 1" ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

DRN BY: KS/CS DATE: 4/26/2022

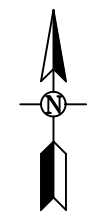
CHKD BY: TH/AS DATE REVISED: 10/30/2024

FILE NAME: 01-13992-1-004F00R00



LEGEND:

	SUBJECT PROPERTY
	APPROXIMATE FORMER/HISTORICAL SITE FEATURES
	EXCAVATION LIMITS
	PROPOSED SITE FEATURES
	FLOOR DRAIN
	POLE MOUNTED TRANSFORMER
	SUMP
AST	ABOVEGROUND STORAGE TANK
UST	UNDERGROUND STORAGE TANK



NOTE:
 1. LOCATION OF HISTORICAL SITE FEATURES ARE APPROXIMATE ONLY.
 2. REFERENCES: AERIAL PHOTOGRAPH FROM GOOGLE EARTH, IMAGERY DATE 8/12/2014

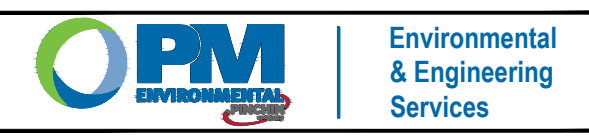
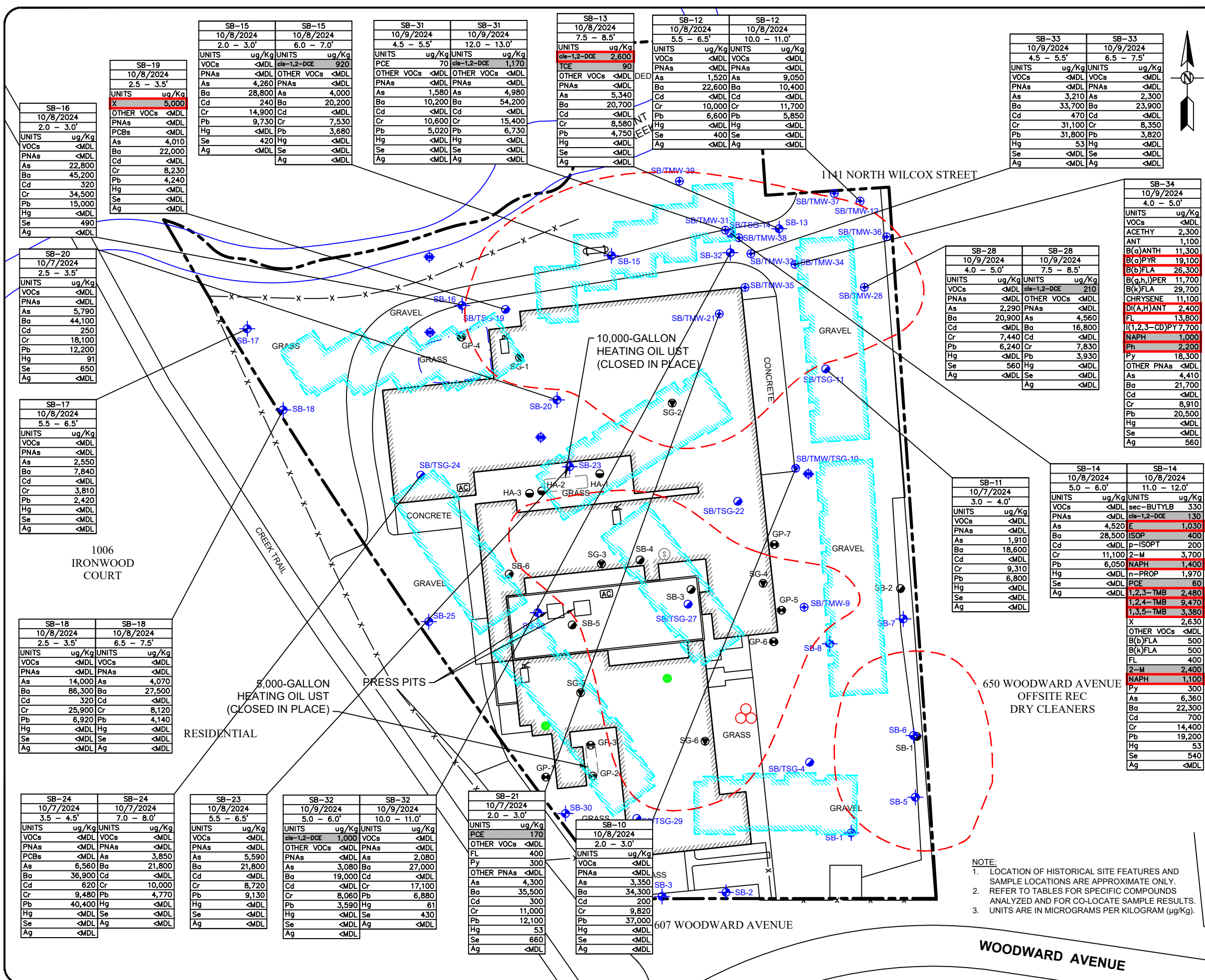


FIGURE 2
 SUBJECT PROPERTY AND ADJOINING PROPERTIES

PROJECT: INDUSTRIAL PROPERTY
 704 WOODWARD AVENUE
 ROCHESTER, MI

THIS IS NOT A LEGAL SURVEY	DRAWN BY: CS	DATE: 4/26/2022
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0 60'	FILE NAME: 01-13992-1-004F00R00	

IF NOT 1" ON THIS SHEET, ADJUST SCALES ACCORDINGLY.



LEGEND:

- SUBJECT PROPERTY
- APPROXIMATE FORMER/HISTORICAL SITE FEATURES
- SITE FEATURES
- EXCAVATION LIMITS
- PROPOSED SITE FEATURES
- FLOOR DRAIN
- POLE MOUNTED TRANSFORMER
- SUMP
- SOIL BORING
- SOIL BORING / SOIL GAS SAMPLE
- SOIL BORING / TEMPORARY MONITORING WELL
- SOIL BORING / TEMPORARY MONITORING WELL / SOIL GAS SAMPLE
- EXISTING MONITORING WELL
- HAND AUGER (2003)
- SOIL BORING (2003)
- SOIL/GROUNDWATER SAMPLE (2008)
- SOIL GAS SAMPLE (2008)
- ABOVEGROUND STORAGE TANK
- UNDERGROUND STORAGE TANK
- ANALYTES
- FLUORENE
- FLUORANTHENE
- ARSENIC
- BARIUM
- CADMIUM
- CHROMIUM
- LEAD
- MERCURY
- SELENIUM
- SILVER
- PHENANTHRENE
- PYRENE
- ETHYLBENZENE
- XYLENES
- 2-M
- NAPH
- PCE
- ISOP
- p-ISOPT
- n-PROP
- sec-BUTYLB
- cis-1,2-DCE
- 1,2,4-TMB
- 1,3,5-TMB
- 1,2,3-TMB
- ACE
- ANT
- B(a)ANTH
- B(a)PYR
- B(b)FLA
- B(g,h,i)PER
- B(k)FLA
- I(1,2,3-CD)PY
- VOCs
- OTHER VOCs
- PNAAs
- PCBs
- MDL
- ESTIMATED EXTENT OF SOIL CONCENTRATIONS EXCEEDING RESIDENTIAL VIAP SCREENING LEVELS

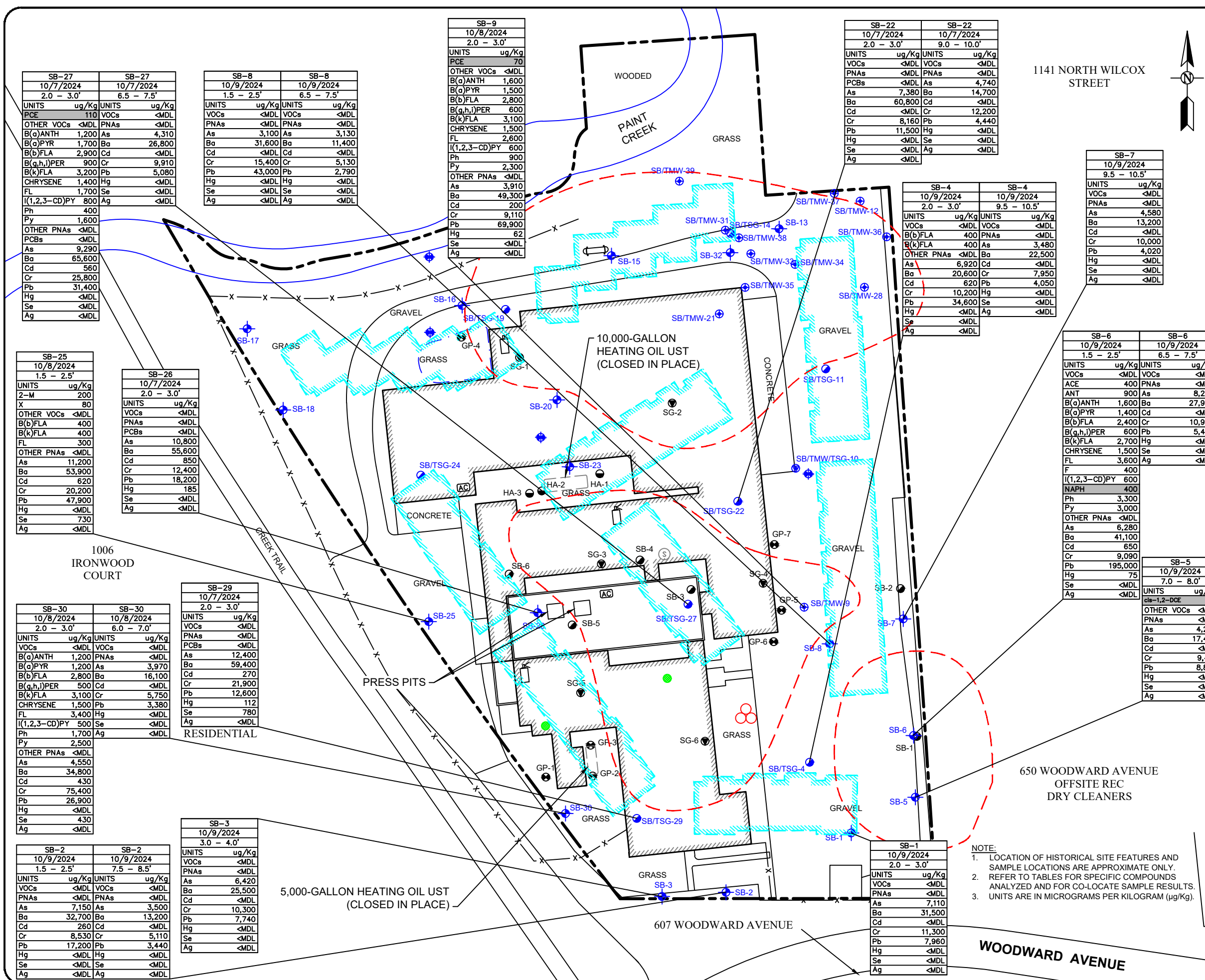


FIGURE 3A
SOIL ANALYTICAL RESULTS
(NORTHERN PORTION)

PROJECT: INDUSTRIAL PROPERTY
704 WOODWARD AVENUE
ROCHESTER, MI

THIS IS NOT A LEGAL SURVEY	DRAWN BY: KS/CS	DATE: 4/26/2022
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IF NOT 1" ON THIS SHEET, ADJUST SCALES ACCORDINGLY.	FILE NAME:	01-13992-1-004F00R00

NOTE:
1. LOCATION OF HISTORICAL SITE FEATURES AND SAMPLE LOCATIONS ARE APPROXIMATE ONLY.
2. REFER TO TABLES FOR SPECIFIC COMPOUNDS ANALYZED AND FOR CO-LOCATE SAMPLE RESULTS.
3. UNITS ARE IN MICROGRAMS PER KILOGRAM (µg/Kg).



LEGEND:

- SUBJECT PROPERTY
- - - APPROXIMATE FORMER/HISTORICAL SITE FEATURES
- - - EXCAVATION LIMITS
- - - PROPOSED SITE FEATURES
- FLOOR DRAIN
- POLE MOUNTED TRANSFORMER
- ⊙ SUMP
- ⊕ SOIL BORING
- ⊕ SOIL BORING / SOIL GAS SAMPLE
- ⊕ SOIL BORING / TEMPORARY MONITORING WELL
- ⊕ SOIL BORING / TEMPORARY MONITORING WELL / SOIL GAS SAMPLE
- ⊕ EXISTING MONITORING WELL
- ⊕ HAND AUGER (2003)
- ⊕ SOIL BORING (2003)
- ⊕ SOIL/GROUNDWATER SAMPLE (2008)
- ⊕ SOIL GAS SAMPLE (2008)
- ⊕ AST ABOVEGROUND STORAGE TANK
- ⊕ UST UNDERGROUND STORAGE TANK
- F ANALYTES
- FL FLUORENE
- As FLUORANTHRENE
- Ba ARSENIC
- Cd BARIUM
- Cr CADMIUM
- Pb CHROMIUM
- Hg LEAD
- Se MERCURY
- Ag SELENIUM
- Ph SILVER
- Py PHENANTHRENE
- E PYRENE
- X ETHYLBENZENE
- 2-M NAPHTHALENE
- NAPH 2-METHYLNAPHTHALENE
- PCE NAPHTHALENE
- ISOP TETRACHLOROETHENE
- p-ISOPT ISOPROPYLBENZENE
- n-PROP p-ISOPROPYLTOLUENE
- sec-BUTYLB n-PROPYLBENZENE
- cis-1,2-DCE sec-BUTYLBENZENE
- 1,2,4-TMB cis-1,2-DICHLOROETHYLENE
- 1,3,5-TMB 1,2,4-TRIMETHYLBENZENE
- 1,2,3-TMB 1,3,5-TRIMETHYLBENZENE
- ACE 1,2,3-TRIMETHYLBENZENE
- ANT ACENAPHTHENE
- B(a)ANTH ANTHRACENE
- B(a)PYR BENZO(a)ANTHRACENE
- B(b)FLA BENZO(a)PYRENE
- B(g,h,i)PER BENZO(b)FLUORANTHRENE
- B(k)FLA BENZO(k)FLUORANTHRENE
- I(1,2,3-CD)PY INDENO(1,2,3-CD)PYRENE
- VOCs VOLATILE ORGANIC COMPOUNDS
- PNA PNYCLNUCLEAR AROMATIC COMPOUNDS
- MDL METHOD DETECTION LIMIT
- > VALUE EXCEEDS APPLICABLE CRITERIA
- <MDL VALUE EXCEEDS APPLICABLE SCREENING LEVEL
- ~ ESTIMATED EXTENT OF SOIL CONCENTRATIONS EXCEEDING RESIDENTIAL VIAP SCREENING LEVELS



FIGURE 3B
SOIL ANALYTICAL RESULTS
(SOUTHERN PORTION)

PROJECT: INDUSTRIAL PROPERTY
704 WOODWARD AVENUE
ROCHESTER, MI

THIS IS NOT A LEGAL SURVEY	DRAWN BY: KS/CS	DATE: 4/26/2022
VERIFY SCALE	CHECKED BY: TH/AS	DATE REVISED: 1/24/2025
IF NOT 1" ON THIS SHEET, ADJUST SCALES ACCORDINGLY.	FILE NAME:	01-13992-1-004F00R00

NOTE:
1. LOCATION OF HISTORICAL SITE FEATURES AND SAMPLE LOCATIONS ARE APPROXIMATE ONLY.
2. REFER TO TABLES FOR SPECIFIC COMPOUNDS ANALYZED AND FOR CO-LOCATE SAMPLE RESULTS.
3. UNITS ARE IN MICROGRAMS PER KILOGRAM (µg/Kg).

SB-27		SB-27	
10/7/2024		10/7/2024	
2.0 - 3.0'		6.5 - 7.5'	
UNITS	ug/Kg	UNITS	ug/Kg
PCE	110	VOCs	<MDL
OTHER VOCs	<MDL	PNAAs	<MDL
B(a)ANTH	1,200	As	4,310
B(a)PYR	1,700	Ba	26,800
B(b)FLA	2,900	Cd	<MDL
B(g,h,i)PER	900	Cr	9,910
B(k)FLA	3,200	Pb	5,080
CHRYSENE	1,400	Hg	<MDL
FL	1,700	Se	<MDL
I(1,2,3-CD)PY	800	Ag	<MDL
Ph	400		
Py	1,600		
OTHER PNAAs	<MDL		
PCBs	<MDL		
As	9,290		
Ba	65,600		
Cd	560		
Cr	25,800		
Pb	31,400		
Hg	<MDL		
Se	<MDL		
Ag	<MDL		

SB-8		SB-8	
10/9/2024		10/9/2024	
1.5 - 2.5'		6.5 - 7.5'	
UNITS	ug/Kg	UNITS	ug/Kg
VOCs	<MDL	VOCs	<MDL
PNAAs	<MDL	PNAAs	<MDL
As	3,100	As	3,130
Ba	31,600	Ba	11,400
Cd	<MDL	Cd	<MDL
Cr	15,400	Cr	5,130
Pb	43,000	Pb	2,790
Hg	<MDL	Hg	<MDL
Se	<MDL	Se	<MDL
Ag	<MDL	Ag	<MDL

SB-9	
10/8/2024	
2.0 - 3.0'	
UNITS	ug/Kg
PCE	70
OTHER VOCs	<MDL
B(a)ANTH	1,600
B(a)PYR	1,500
B(b)FLA	2,800
B(g,h,i)PER	600
B(k)FLA	3,100
CHRYSENE	1,500
FL	2,600
I(1,2,3-CD)PY	600
Ph	900
Py	2,300
OTHER PNAAs	<MDL
As	3,910
Ba	49,300
Cd	200
Cr	9,110
Pb	69,900
Hg	62
Se	<MDL
Ag	<MDL

SB-22		SB-22	
10/7/2024		10/7/2024	
2.0 - 3.0'		9.0 - 10.0'	
UNITS	ug/Kg	UNITS	ug/Kg
VOCs	<MDL	VOCs	<MDL
PNAAs	<MDL	PNAAs	<MDL
PCBs	<MDL	As	4,740
As	7,380	Ba	14,700
Ba	60,800	Cd	<MDL
Cd	<MDL	Cr	12,200
Cr	8,160	Pb	4,440
Pb	11,500	Hg	<MDL
Hg	<MDL	Se	<MDL
Se	<MDL	Ag	<MDL
Ag	<MDL		

SB-4		SB-4	
10/9/2024		10/9/2024	
2.0 - 3.0'		9.5 - 10.5'	
UNITS	ug/Kg	UNITS	ug/Kg
VOCs	<MDL	VOCs	<MDL
B(b)FLA	400	PNAAs	<MDL
B(k)FLA	400	As	3,480
OTHER PNAAs	<MDL	Ba	22,500
As	6,920	Cd	<MDL
Ba	20,600	Cr	7,950
Cd	620	Pb	4,050
Cr	10,200	Hg	<MDL
Pb	34,600	Se	<MDL
Hg	<MDL	Ag	<MDL
Se	<MDL		
Ag	<MDL		

SB-7	
10/9/2024	
9.5 - 10.5'	
UNITS	ug/Kg
VOCs	<MDL
PNAAs	<MDL
As	4,580
Ba	13,200
Cd	<MDL
Cr	10,000
Pb	4,020
Hg	<MDL
Se	<MDL
Ag	<MDL

SB-6		SB-6	
10/9/2024		10/9/2024	
1.5 - 2.5'		6.5 - 7.5'	
UNITS	ug/Kg	UNITS	ug/Kg
VOCs	<MDL	VOCs	<MDL
ACE	400	PNAAs	<MDL
ANT	900	As	8,260
B(a)ANTH	1,600	Ba	27,900
B(a)PYR	1,400	Cd	<MDL
B(b)FLA	2,400	Cr	10,900
B(g,h,i)PER	600	Pb	5,480
B(k)FLA	2,700	Hg	<MDL
CHRYSENE	1,500	Se	<MDL
FL	3,600	Ag	<MDL
F	400		
I(1,2,3-CD)PY	600		
NAPH	400		
Ph	3,300		
Py	3,000		
OTHER PNAAs	<MDL		
As	6,280		
Ba	41,100		
Cd	650		
Cr	9,090		
Pb	195,000		
Hg	75		
Se	<MDL		
Ag	<MDL		

SB-25	
10/8/2024	
1.5 - 2.5'	
UNITS	ug/Kg
2-M	200
X	80
OTHER VOCs	<MDL
B(b)FLA	400
B(k)FLA	400
FL	300
OTHER PNAAs	<MDL
As	11,200
Ba	53,900
Cd	620
Cr	20,200
Pb	47,900
Hg	<MDL
Se	730
Ag	<MDL

SB-26	
10/7/2024	
2.0 - 3.0'	
UNITS	ug/Kg
VOCs	<MDL
PNAAs	<MDL
PCBs	<MDL
As	10,800
Ba	55,600
Cd	850
Cr	12,400
Pb	18,200
Hg	185
Se	<MDL
Ag	<MDL

SB-29	
10/7/2024	
2.0 - 3.0'	
UNITS	ug/Kg
VOCs	<MDL
PNAAs	<MDL
PCBs	<MDL
As	12,400
Ba	59,400
Cd	270
Cr	21,900
Pb	12,600
Hg	112
Se	780
Ag	<MDL

SB-30		SB-30	
10/8/2024		10/8/2024	
2.0 - 3.0'		6.0 - 7.0'	
UNITS	ug/Kg	UNITS	ug/Kg
VOCs	<MDL	VOCs	<MDL
B(a)ANTH	1,200	PNAAs	<MDL
B(a)PYR	1,200	As	3,970
B(b)FLA	2,800	Ba	16,100
B(g,h,i)PER	500	Cd	<MDL
B(k)FLA	3,100	Cr	5,750
CHRYSENE	1,500	Pb	3,380
FL	3,400	Hg	<MDL
I(1,2,3-CD)PY	500	Se	<MDL
Ph	1,700	Ag	<MDL
Py	2,500		
OTHER PNAAs	<MDL		
As	4,550		
Ba	34,800		
Cd	430		
Cr	75,400		
Pb	26,900		
Hg	<MDL		
Se	430		
Ag	<MDL		

SB-3	
10/9/2024	
3.0 - 4.0'	
UNITS	ug/Kg
VOCs	<MDL
PNAAs	<MDL
As	6,420
Ba	25,500
Cd	<MDL
Cr	10,300
Pb	7,740
Hg	<MDL
Se	<MDL
Ag	<MDL

SB-2		SB-2	
10/9/2024		10/9/2024	
1.5 - 2.5'		7.5 - 8.5'	
UNITS	ug/Kg	UNITS	ug/Kg
VOCs	<MDL	VOCs	<MDL
PNAAs	<MDL	PNAAs	<MDL
As	7,150	As	3,500
Ba	32,700	Ba	13,200
Cd	260	Cd	<MDL
Cr	8,530	Cr	5,110
Pb	17,200	Pb	3,440
Hg	<MDL	Hg	<MDL
Se	<MDL	Se	<MDL
Ag	<MDL	Ag	<MDL

SB-1	
10/9/2024	
2.0 - 3.0'	
UNITS	ug/Kg
VOCs	<MDL
PNAAs	<MDL
As	7,110
Ba	31,500
Cd	<MDL
Cr	11,300
Pb	7,960
Hg	<MDL
Se	<MDL
Ag	<MDL

TMW-31	
10/9/2024	
UNITS	ug/L
4.0 - 9.0' SCREEN	
UNITS	ug/L
cis-1,2-DCE	104
VINYL CHLORIDE	10
OTHER VOCs	<MDL
PNAs	<MDL
As	6
Ba	<MDL
Cd	750
Cr	470
Pb	400
Hg	0.7
Se	<MDL
Ag	<MDL
PFBA	19
PFPeA	40
PFHxA	15
PFBS	3.9
PFHpA	3.2
PFOA	9.6
PFHxS	8.4
PFHxS-LN	7.0
PFOS	22
PFOS-LN	3.8
PFOS-BR	18
OTHER PFAS	<MDL

TMW-12	
10/8/2024	
UNITS	ug/L
4.5 - 9.5' SCREEN	
UNITS	ug/L
cis-1,2-DCE	8
VINYL CHLORIDE	10
OTHER VOCs	<MDL
PNAs	<MDL
As	9
Ba	96
Cd	<MDL
Cr	<MDL
Pb	<MDL
Hg	<MDL
Se	<MDL
Ag	<MDL
PFHxA	2.3
PFBS	2.6
PFHpA	2.0
PFOA	5.8
PFHxS	3.1
PFHxS-LN	2.2
PFOS	5.0
PFOS-BR	3.3
OTHER PFAS	<MDL

TMW-28	
10/9/2024	
UNITS	ug/L
3.0 - 8.0' SCREEN	
UNITS	ug/L
cis-1,2-DCE	4
VINYL CHLORIDE	8
OTHER VOCs	<MDL
PNAs	<MDL
As	116
Ba	74
Cd	<MDL
Cr	<MDL
Pb	5
Hg	<MDL
Se	<MDL
Ag	<MDL

TMW-11	
10/7/2024	
UNITS	ug/L
4.0 - 9.0' SCREEN	
UNITS	ug/L
cis-1,2-DCE	2
VINYL CHLORIDE	9
OTHER VOCs	<MDL
PNAs	<MDL
NAPH	5
OTHER PNAS	<MDL
As	81
Ba	58
Cd	<MDL
Cr	<MDL
Pb	<MDL
Hg	<MDL
Se	<MDL
Ag	<MDL

TMW-34	
10/9/2024	
UNITS	ug/L
3.0 - 8.0' SCREEN	
UNITS	ug/L
cis-1,2-DCE	19
sec-BUTYLB	1
E	3
n-PROP	5
1,2,3-TMB	3
OTHER VOCs	<MDL
PNAs	<MDL
As	2
Ba	72
Cd	<MDL
Cr	<MDL
Pb	<MDL
Hg	<MDL
Se	<MDL
Ag	<MDL

TMW-33	
10/9/2024	
UNITS	ug/L
4.0 - 9.0' SCREEN	
UNITS	ug/L
cis-1,2-DCE	6
VINYL CHLORIDE	14
OTHER VOCs	<MDL
PNAs	<MDL
As	34
Ba	81
Cd	<MDL
Cr	<MDL
Pb	<MDL
Hg	<MDL
Se	<MDL
Ag	<MDL
PFBA	11
PFPeA	14
PFHxA	9.5
PFBS	4.1
PFHpA	3.3
PFOA	13
PFHxS	4.9
PFHxS-LN	3.8
PFOS	16
PFOS-LN	7.9
PFOS-BR	7.0
OTHER PFAS	<MDL

TMW-21	
10/7/2024	
UNITS	ug/L
3.0 - 8.0' SCREEN	
UNITS	ug/L
cis-1,2-DCE	168
OTHER VOCs	<MDL
PNAs	<MDL
As	21
Ba	207
Cd	<MDL
Cr	<MDL
Pb	<MDL
Hg	<MDL
Se	<MDL
Ag	<MDL

TMW-9	
10/8/2024	
UNITS	ug/L
4.0 - 9.0' SCREEN	
UNITS	ug/L
VOCs	<MDL
PNAs	<MDL
As	68
Ba	167
Cd	<MDL
Cr	20
Pb	26
Hg	<MDL
Se	<MDL
Ag	<MDL
PFPeA	10
PFHxA	8.7
PFBS	4.0
PFHpA	6.7
PFOA	28
PFHxS	11
PFHxS-LN	8.4
PFOS	32
PFOS-LN	15
PFOS-BR	16
OTHER PFAS	<MDL

LEGEND:

- SUBJECT PROPERTY
- APPROXIMATE FORMER/HISTORICAL SITE FEATURES
- EXCAVATION LIMITS
- PROPOSED SITE FEATURES
- FLOOR DRAIN
- POLE MOUNTED TRANSFORMER
- SUMP
- SOIL BORING
- SOIL BORING / SOIL GAS SAMPLE
- SOIL BORING / TEMPORARY MONITORING WELL
- SOIL BORING / TEMPORARY MONITORING WELL / SOIL GAS SAMPLE
- EXISTING MONITORING WELL
- HAND AUGER (2003)
- SOIL BORING (2003)
- SOIL/GROUNDWATER SAMPLE (2008)
- SOIL GAS SAMPLE (2008)
- AST
- UST

ANALYTES

- E ETHYLBENZENE
- X XYLENES
- As ARSENIC
- Ba BARIUM
- Cd CADMIUM
- Cr CHROMIUM
- Pb LEAD
- Hg MERCURY
- Se SELENIUM
- Ag SILVER
- NAPH NAPHTHALENE
- 1,2,3-TMB 1,2,3-TRIMETHYLBENZENE
- n-PROP n-PROPYLBENZENE
- sec-BUTYLB sec-BUTYLBENZENE
- cis-1,2-DCE cis-1,2-DICHLOROETHYLENE
- PFBA PERFLUOROBUTANOIC ACID
- PFPeA PERFLUOROPENTANOIC ACID
- PFHxA PERFLUOROHXANOIC ACID
- PFBS PERFLUOROBUTANE SULFONIC ACID
- PFHpA PERFLUOROHEPTANOIC ACID
- PFOA PERFLUOROCTANOIC ACID
- PFHxS PERFLUOROHXANE SULFONIC ACID
- PFHxS-LN PERFLUOROHXANE SULFONIC ACID - LN
- PFOS PERFLUOROCTANE SULFONIC ACID
- PFOS-LN PERFLUOROCTANE SULFONIC ACID - LN
- PFOS-BR PERFLUOROCTANE SULFONIC ACID - BR
- VOCs VOLATILE ORGANIC COMPOUNDS
- PNAs POLYNUCLEAR AROMATIC COMPOUNDS
- PFAS PER- AND POLYFLUOROALKYL SUBSTANCES

VALUE EXCEEDS APPLICABLE CRITERIA
 VALUE EXCEEDS APPLICABLE SCREENING LEVEL

ESTIMATED EXTENT OF GROUNDWATER CONCENTRATIONS EXCEEDING RESIDENTIAL VIAP SCREENING LEVELS

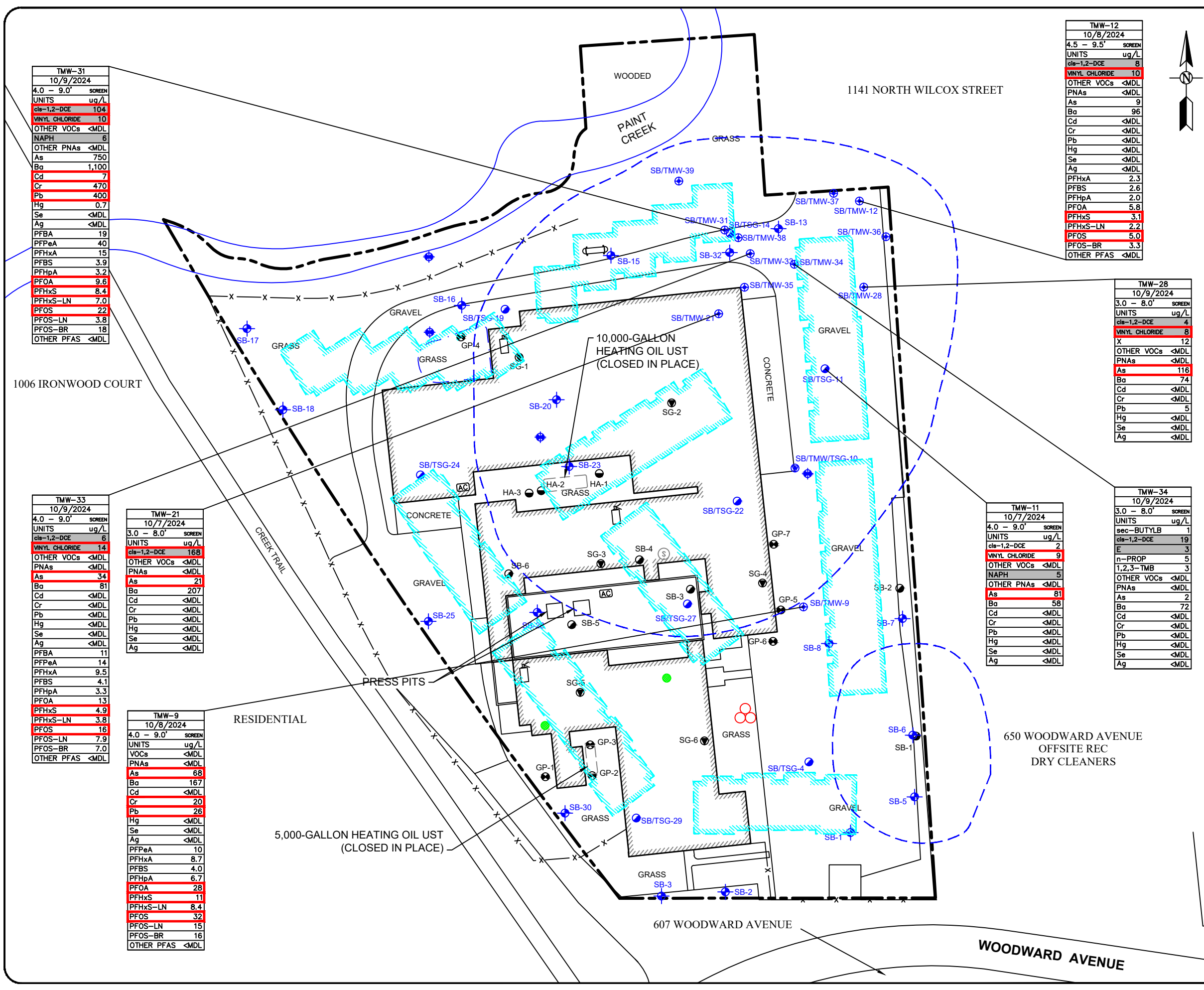
- NOTE:**
- LOCATION OF HISTORICAL SITE FEATURES AND SAMPLE LOCATIONS ARE APPROXIMATE ONLY.
 - REFER TO TABLES FOR SPECIFIC COMPOUNDS ANALYZED AND FOR CO-LOCATE SAMPLE RESULTS.
 - UNITS ARE IN MICROGRAMS PER LITER (µg/L).



FIGURE 4
GROUNDWATER ANALYTICAL RESULTS

PROJECT: INDUSTRIAL PROPERTY
704 WOODWARD AVENUE
ROCHESTER, MI

THIS IS NOT A LEGAL SURVEY	DRAWN BY: KS/CS	DATE: 4/26/2022
VERIFY SCALE	CHECKED BY: TH/AS	DATE REVISED: 1/10/2025
IF NOT 1" ON THIS SHEET, ADJUST SCALES ACCORDINGLY.	FILE NAME:	01-13992-1-004F00R00



Tables



TABLE 2
SUMMARY OF GROUNDWATER ANALYTICAL RESULTS: VOCs, PNAs, AND RCRA 8 METALS
704 WOODWARD AVENUE, ROCHESTER, MICHIGAN
PM PROJECT # 01-13992-1-0004

Volatile Organic Compounds (VOCs), Polynuclear Aromatic Hydrocarbons (PNAs), and RCRA 8 Metals (µg/L)				sec-Butylbenzene	cis-1,2-Dichloroethene	Ethylbenzene	n-Propylbenzene	1,2,3-Trimethylbenzene	Vinyl chloride	Xylenes	Other VOCs	Naphthalene	Other VOCs	Arsenic	Barium	Cadmium	Chromium	Lead	Mercury	Selenium	Silver
Chemical Abstract Service Number (CAS#)				135988	156592	100414	103651	526738	75014	1330207	Various	91203	Various	7440382	7440393	7440439	16065831	7439921	7439976	7782492	7440224
Sample ID	Sample Date	Screen Depth (bgs)	Depth to Groundwater (bgs)	VOCs								PNAs		METALS							
TMW-9	10/08/2024	4.0-9.0	5.02	<1	<1	<1	<1	<1	<1	<3	<MDL	<5	<MDL	68	167	<0.5	20	26	<0.2	<5	<0.5
TMW-11	10/07/2024	4.0-9.0	3.90	<1	2	<1	<1	<1	9	<3	<MDL	5	<MDL	81	58	<0.5	<5	<3	<0.2	<5	<0.5
TMW-12	10/08/2024	4.5-9.5	6.25	<1	8	<1	<1	<1	10	<3	<MDL	<5	<MDL	9	96	<0.5	<5	<3	<0.2	<5	<0.5
TMW-21	10/07/2024	3.0-8.0	4.95	<1	168	<1	<1	<1	<1	<3	<MDL	<5	<MDL	21	207	<0.5	<5	<3	<0.2	<5	<0.5
TMW-28	10/09/2024	3.0-8.0	4.80	<1	4	<1	<1	<1	8	12	<MDL	<5	<MDL	116	74	<0.5	<5	5	<0.2	<5	<0.5
TMW-31	10/09/2024	4.0-9.0	5.06	<1	104	<1	<1	<1	10	<3	<MDL	6	<MDL	750	1,100	7	470	400	0.7	<50	<5
TMW-33	10/09/2024	4.0-9.0	5.03	<1	6	<1	<1	<1	14	<3	<MDL	<5	<MDL	34	81	<0.5	<5	<3	<0.2	<5	<0.5
TMW-34	10/09/2024	3.0-8.0	4.55	1	19	3	5	3	<1	<3	<MDL	<5	<MDL	2	72	<0.5	<5	<3	<0.2	<5	<0.5
Cleanup Criteria Requirements for Response Activity (R 299.1 - R 299.50) Generic Groundwater Cleanup Criteria Table 1: Residential and Non-Residential Part 201 Generic Cleanup Criteria and Screening Levels/Part 213 Risk-Based Screening Levels, August 3, 2020 EGLE Volatilization to Indoor Air Pathway (VIAP) Screening Levels, September 4, 2020																					
Residential/Nonresidential (µg/L)																					
Residential Drinking Water (Res DW)	80	70 (A)	74 (E)	80	63 (E)	2.0 (A)	280 (E)	Various	520	Various	10 (A)	2,000 (A)	5.0 (A)	100 (A)	4.0 (L)	2.0 (A)	50 (A)	34			
Residential Health Based Drinking Water Values	NL	NL	700 (E)	NL	NL	NL	10,000 (E)	Various	NL	Various	NL	NL	NL	NL	NL	NL	NL	NL	NL	NL	NL
Nonresidential Drinking Water (Nonres DW)	230	70 (A)	74 (E)	230	63 (E)	2.0 (A)	280 (E)	Various	1,500	Various	10 (A)	2,000 (A)	5.0 (A)	100 (A)	4.0 (L)	2.0 (A)	50 (A)	98			
Nonresidential Health Based Drinking Water Values	NL	NL	700 (E)	NL	NL	NL	10,000 (E)	Various	NL	Various	NL	NL	NL	NL	NL	NL	NL	NL	NL	NL	NL
Groundwater Surface Water Interface (GSI)	ID	620	18	ID	17	13 (X)	49	Various	11	Various	10	1,100 (G)	4.3 (G,X)	11	27 (G,X)	0.0013	5.0	0.2 (M); 0.06			
Residential Groundwater Volatilization to Indoor Air Inhalation (Res GVII) ¹	ID	93,000	1.10E+05	ID	56,000 (S)	1,100	1.9E+5 (S)	Various	31,000 (S)	Various	NLV	NLV	NLV	NLV	NLV	NLV	56 (S)	NLV	NLV	NLV	NLV
Nonresidential Groundwater Volatilization to Indoor Air Inhalation (Nonres GVII) ¹	ID	2.10E+05	1.7E+5 (S)	ID	56,000 (S)	13,000	1.9E+5 (S)	Various	31,000 (S)	Various	NLV	NLV	NLV	NLV	NLV	NLV	56 (S)	NLV	NLV	NLV	NLV
Screening Levels (µg/L)																					
Residential Shallow Volatilization to Indoor Air Pathway Screening Level (VIAP)	270	3.4	2.8	43 (DD)	43 (JT)	0.12 (MM, M)	75 (J)	Various	4.2 (M)	Various	NA	NA	NA	NA	NA	NA	8.8E-02	NA	NA	NA	NA
Residential Volatilization to Indoor Air Pathway Screening Level (VIAP)	8,100	95	74	6,100 (DD)	1,200 (JT)	2.1 (MM)	2,000 (J)	Various	130	Various	NA	NA	NA	NA	NA	NA	2.5	NA	NA	NA	NA
Nonresidential Shallow Volatilization to Indoor Air Pathway Screening Level (VIAP)	400	14	28	970 (DD)	150 (JT)	10	410 (J)	Various	12	Various	NA	NA	NA	NA	NA	NA	0.30	NA	NA	NA	NA
Nonresidential Volatilization to Indoor Air Pathway Screening Level (VIAP)	12,000	140	170	6,100 (DD)	1,800 (JT)	18	3,000 (J)	Various	300	Various	NA	NA	NA	NA	NA	NA	3.7	NA	NA	NA	NA
Water Solubility	NA	3.50E+06	1.69E+05	NA	56,000	2.76E+06	1.86E+05	Various	3.10E+04	Various	NA	NA	NA	NA	NA	NA	56	NA	NA	NA	NA
Flammability and Explosivity Screening Level	ID	5.30E+05	43,000	ID	56,000 (S)	33,000	70,000	Various	ID	Various	ID	ID	ID	ID	ID	ID	ID	ID	ID	ID	ID

Criteria/RBSL Exceeded

BOLD Value Exceeds Criteria

Value Exceeds Screening Level

underline Screening Level Exceeded

¹ Tier 1 GVII Criteria based on 3 meter (or greater) groundwater depth

² Screening Levels based on depth to groundwater less than 10.0 feet

³ Screening Levels based on depth to groundwater greater than 10.0 feet and not in contact with the building foundation

⁴ Screening Levels based on depth to groundwater less than 5.0 feet

⁵ Screening Levels based on depth to groundwater greater than 5.0 feet and not in contact with the building foundation

µg/L Micrograms Per Liter

bgs Below Ground Surface

<MDL Not detected at levels above the laboratory Method Detection Limit (MDL)

NA Not Applicable

NL Not Listed

NLL Not Likely to Leach

NLV Not Likely to Volatilize

ID Insufficient Data

{G} Metal GSI Criteria for Surface Water Not Protected for Drinking Water Use based on 245 mg/L CaCO3 Hardness: Station ID 630602, Clinton River, Rochester, MI.

{ } Other Alpha notation, please refer to EGLE Footnotes R 299.49 Footnotes for Generic Cleanup Criteria Tables, December 21, 2020

**TABLE 3
SUMMARY OF GROUNDWATER ANALYTICAL RESULTS: PFAS
704 WOODWARD AVENUE, ROCHESTER, MICHIGAN
PM PROJECT # 01-13992-1-0004**

PER- AND POLYFLUOROALKYL SUBSTANCES (PFAS) (ng/L)				Perfluorobutanoic Acid (PFBA)	Perfluoropentanoic Acid (PFPeA)	Perfluorohexanoic Acid (PFHxA)	Perfluorobutane Sulfonic Acid (PFBS)	Perfluoroheptanoic Acid (PFHpA)	Perfluorooctanoic Acid (PFOA)	Perfluorohexane Sulfonic Acid (PFHxS)	Perfluorohexane Sulfonic Acid - LN (PFHxS-LN)	Perfluorooctane Sulfonic Acid (PFOS)	Perfluorooctane Sulfonic Acid - LN (PFOS-LN)	Perfluorooctane Sulfonic Acid - BR (PFOS-BR)	Other PFAS
Chemical Abstract Service Number (CAS#)				375224	2706903	307244	375735	375859	335671	355464	355464LN	1763231	1763231LN	1763231BR	Various
Sample ID	Sample Date	Screen Depth (bgs)	Depth to Groundwater (bgs)	PFAS											
TMW-9	10/8/2024	4.0-9.0	5.02	<9.7	10	8.7	4.0	6.7	28	11	8.4	32	15	16	<MDL
TMW-12	10/8/2024	4.5-9.5	6.25	<10	<4.0	2.3	2.6	2.0	5.8	3.1	2.2	5.0	<2.0	3.3	<MDL
TMW-31	10/9/2024	4.0-9.0	5.06	19	40	15	3.9	3.2	9.6	8.4	7.0	22	3.8	18	<MDL
TMW-33	10/9/2024	4.0-9.0	5.03	11	14	9.5	4.1	3.3	13	4.9	3.8	16	7.9	7.0	<MDL
Cleanup Criteria Requirements for Response Activity (R 299.1 - R 299.50)															
Generic Groundwater Cleanup Criteria Table 1: Residential and Non-Residential Part 201 Generic Cleanup Criteria and Screening Levels/Part 213 Risk-Based Screening Levels, December 21, 2020															
EGLE Volatilization to Indoor Air Pathway (VIAP) Screening Levels, September 4, 2020															
Residential/Nonresidential (ng/L)															
Residential Drinking Water (Res DW)	NL	NL	400,000 {A}	420 {A}	NL	8 {A}	51 {A}	NL	16 {A}	NL	NL	NL	NL	NL	NL
Residential Health Based Drinking Water Values	NL	NL	NL	NL	NL	NL	NL	NL	NL	NL	NL	NL	NL	NL	NL
Nonresidential Drinking Water (Nonres DW)	NL	NL	400,000 {A}	420 {A}	NL	8 {A}	51 {A}	NL	NL	NL	NL	NL	NL	NL	NL
Nonresidential Health Based Drinking Water Values	NL	NL	NL	NL	NL	NL	NL	NL	NL	NL	NL	NL	NL	NL	NL
Groundwater Surface Water Interface (GSI)	NL	NL	NA	670 {X}	NL	12,000 {X}	0.21 {X}	NL	0.17 {X}	NL	NL	NL	NL	NL	NL
Residential Groundwater Volatilization to Indoor Air Inhalation (Res GVII) ¹	NL	NL	ID	ID	NL	ID	ID	NL	NLV	NL	NL	NL	NL	NL	NL
Nonresidential Groundwater Volatilization to Indoor Air Inhalation (Nonres GVII) ¹	NL	NL	ID	ID	NL	ID	ID	NL	NLV	NL	NL	NL	NL	NL	NL
Screening Levels (ng/L)															
Residential Shallow Volatilization to Indoor Air Pathway Screening Level (VIAP) ²	NL	NL	NL	NL	NL	TX	NL	NL	NA	NL	NL	NL	NL	NL	NL
Residential Volatilization to Indoor Air Pathway Screening Level (VIAP) ³	NL	NL	NL	NL	NL	TX	NL	NL	NA	NL	NL	NL	NL	NL	NL
Nonresidential Shallow Volatilization to Indoor Air Pathway Screening Level (VIAP) ⁴	NL	NL	NL	NL	NL	TX	NL	NL	NA	NL	NL	NL	NL	NL	NL
Nonresidential Volatilization to Indoor Air Pathway Screening Level (VIAP) ⁵	NL	NL	NL	NL	NL	TX	NL	NL	NA	NL	NL	NL	NL	NL	NL
Water Solubility	NL	NL	NA	NA	NL	9.50E+09	NA	NL	3,100	NL	NL	NL	NL	NL	NL
Flammability and Explosivity Screening Level	NL	NL	NA	NA	NL	NA	NA	NL	NA	NL	NL	NL	NL	NL	NL

Criteria/RBSL Exceeded

BOLD Value Exceeds Criteria

Value Exceeds Screening Level

underline Screening Level Exceeded

¹ Tier 1 GVII Criteria based on 3 meter (or greater) groundwater depth

² Screening Levels based on depth to groundwater less than 10.0 feet

³ Screening Levels based on depth to groundwater greater than 10.0 feet and not in contact with the building foundation

⁴ Screening Levels based on depth to groundwater less than 5.0 feet

⁵ Screening Levels based on depth to groundwater greater than 5.0 feet and not in contact with the building foundation

ng/L Nanograms Per Liter

bgs Below Ground Surface

<MDL Not detected at levels above the laboratory Method Detection Limit (MDL)

NA Not Applicable

NL Not Listed

NLL Not Likely to Leach

NLV Not Likely to Volatilize

ID Insufficient Data

TX The Remediation and Redevelopment Division Toxicology Unit has not identified an inhalation toxicity value for the hazardous substance at the date of publication of these values

{ } Other Alpha notation, please refer to EGLE Footnotes R 299.49 Footnotes for Generic Cleanup Criteria Tables, December 21, 2020

TABLE 4
SUMMARY OF SOIL GAS ANALYTICAL RESULTS: VOCs
704 WOODWARD AVENUE, ROCHESTER, MICHIGAN
PM PROJECT # 01-13992-1-0004

Volatile Organic Compounds (VOCs) (µg/m ³)			Acetone	Benzene	Carbon disulfide	Cyclohexane	1,1-Dichloroethane	trans-1,2-Dichloroethylene	cis-1,2-Dichloroethylene	Ethanol	Ethylbenzene	4-Ethyltoluene	Heptane	Hexane	Propylene	Styrene	1,1,1-Trichloroethane	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	2,2,4-Trimethylpentane	Tetrachloroethylene	Toluene	Trichloroethylene	Trichlorofluoromethane	Vinyl chloride	Xylenes (total)	Other VOCs
Chemical Abstract Service Number (CAS#)			67641	71432	75150	110827	75343	156605	156592	64175	100414	622968	142825	110543	115071	100425	71556	95636	108678	540841	127184	108883	79016	75694	75014	1330207	Various
Sample ID	Sample Date	Sample Depth/Type (feet bgs)	VOCs																								
TSG-4	10/09/2024	5.0	210	22	<62	55	<8.1	<7.9	<7.9	<38	13	<9.8	130	230	520	<8.5	<11	9.8	<9.8	<9.3	34	53	<11	<11	<5.1	39	<MDL
TSG-10	10/08/2024	5.0	<140	26	120	86	<8.1	<7.9	12	38	65	280	74	140	1,400	<8.5	<11	840	250	<61	20	120	<11	<11	<5.1	280	<MDL
TSG-11	10/08/2024	5.0	<97	64	190	28	<8.1	28	71	<38	200	44	41	130	<205	43	<11	210	120	<9.3	810	384	564	<11	61	1,370	<MDL
TSG-14	10/08/2024	5.0	<10,000	<1,300	<14,000	<4,850	<1,600	<1,600	<1,600	<8,300	6,500	5,400	43,000	18,000	<34,000	<1,700	<2,200	9,300	4,400	710,600	<2,700	<1,500	<2,100	<2,200	<1,000	17,000	<MDL
TSG-19	10/08/2024	5.0	<190	<48	<250	<79	<32	<32	<32	<150	873	2,540	578	250	<690	<34	<44	7,098	2,370	3,090	68	79	<43	56	<20	2,900	<MDL
TSG-22	10/07/2024	5.0	<50	32	<62	83	<8.1	<7.9	<7.9	<38	26	15	110	190	860	<8.5	<11	39	<9.8	<19	68	83	<11	<11	<5.1	130	<MDL
TSG-24	10/07/2024	5.0	<48	16	<62	59	8.1	<7.9	<7.9	<38	13	<9.8	37	99	<398	<8.5	130	29	<9.8	<9.3	88	45	<11	130	<5.1	69	<MDL
TSG-27	10/07/2024	5.0	<48	<6.4	<62	<24	<8.1	<7.9	<7.9	<38	<8.7	<9.8	190	374	520	<8.5	<11	20	<9.8	<9.3	430	15	<11	34	<5.1	39	<MDL
TSG-29	10/07/2024	5.0	<97	16	<62	24	<8.1	<7.9	<7.9	57	39	20	37	46	<170	<8.5	<11	54	15	<9.3	14	130	<11	<11	<5.1	220	<MDL
EGLE Volatilization to Indoor Air Pathway (VIAP) Screening Levels, September 4, 2020																											
EGLE Residential/Nonresidential Volatilization to Indoor Air Pathway (VIAP) Screening Levels (µg/m3)																											
Residential Volatilization to Indoor Air Pathway Screening Level (VIAP)			1.0E+06 (EE)	110	24,000	2.10E+05	530	2,800	280	6.3E+05 (EE)	340	NL	1.20E+05	24,000	NL	1,500	1.70E+05 (EE)	2,100 (JT)	2,100 (JT)	1.20E+05	1,400 (EE)	1.70E+05	67 (DD)	15,000	54 (MM)	7,600 (J)	Various
Nonresidential Volatilization to Indoor Air Pathway Screening Level (VIAP)			1.0E+06 (EE)	260	36,000	3.10E+05	1,200	4,100	410	6.3E+05 (EE)	800	NL	1.80E+05	36,000	NL	3,500	2.30E+05 (EE)	3,100 (JT)	3,100 (JT)	1.80E+05	1,400 (EE)	2.50E+05 (EE)	67 (DD)	22,000	450	11,000 (J)	Various

 Screening Level Exceeded
BOLD Value Exceeds Screening Level
 <MDL Not detected at or above laboratory reporting or detection limits
 bgs Below Ground Surface
 NL Not Listed
 µg/m³ micrograms per cubic meter
 J Estimated Value
 {} Other Alpha notation, please refer to EGLE Footnotes R 299.49 Footnotes for Generic Cleanup Criteria Tables, December 21, 2020

TABLE 5
SUMMARY OF GROUNDWATER ELEVATION AND LNAPL THICKNESS DATA
(DECEMBER 2024 - JANUARY 2025)
704 WOODWARD AVENUE, ROCHESTER, MICHIGAN
PM PROJECT # 01-13992-1-0004

Well ID	Installation Date	Gauging Date	Well Construction	Screen Interval (feet BGS)	Top of Casing Elevation (feet)	Ground Surface Elevation (feet)	Top of Screen Elevation (feet)	Bottom of Screen Elevation (feet)	Measured Depth of Well (feet BTOC)	Depth to Groundwater (feet BTOC)	Depth to Product (feet BTOC)	Depth to Groundwater (feet BGS)	LNAPL Thickness (feet)	Groundwater Elevation (feet)
TMW-35	12/19/2024	12/19/2024	Semi-Permanent	2.00-12.00	102.65	100.02	98.02	88.02	14.50	7.91	ND	5.28	0.00	94.74
		01/08/2025								7.48	ND	4.85	0.00	95.17
TMW-36	12/19/2024	12/19/2024	Semi-Permanent	2.00-12.00	103.84	100.90	98.90	88.90	14.65	9.70	ND	6.76	0.00	94.14
		01/08/2025								8.52	ND	5.58	0.00	95.32
TMW-37	12/19/2024	12/19/2024	Semi-Permanent	2.00-12.00	104.36	105.55	103.55	93.55	14.55	8.91	ND	10.10	0.00	95.45
		01/08/2025								9.29	ND	10.48	0.00	95.07
TMW-38	12/19/2024	12/19/2024	Semi-Permanent	2.00-12.00	101.73	99.77	97.77	87.77	14.50	7.30	ND	5.34	0.00	94.43
		01/08/2025								6.92	ND	4.96	0.00	94.81
TMW-39	12/19/2024	12/19/2024	Semi-Permanent	2.00-12.00	101.64	99.37	97.37	87.37	13.91	7.22	ND	4.95	0.00	94.42
		01/08/2025								6.89	ND	4.62	0.00	94.75

BTOC Below Top of Casing
BGS Below Ground Surface
ND Non-Detect
LNAPL Light Non-Aqueous Phase Liquid

*Phase II Appendices intentionally not included due to size.
Available upon request*

TABLES

Table 1

Eligible Activity Cost Schedule

Act 381 Eligible Activities

Work Plan Exempt Activities - Assessment	Local Only TIR	State and Local TIR	Total
Phase I ESA		\$ 2,800	\$ 2,800
Phase II ESA		\$ 79,120	\$ 79,120
BEA		\$ 5,000	\$ 5,000
Hazardous Materials Survey		\$ 3,080	\$ 3,080
Work Plan Exempt Activities - Assessment Sub-Total	\$ -	\$ 90,000	\$ 90,000
Work Plan Exempt Activities - Due Care Planning	Local Only TIR	State and Local TIR	Total
Due Care Investigation		\$ 20,000	\$ 20,000
Due Care Plan - Construction Phase Management Plan		\$ 5,000	\$ 5,000
Work Plan Exempt Activities - Due Care Planning Sub-Total	\$ -	\$ 25,000	\$ 25,000
Department Specific Activities	Local Only TIR	State and Local TIR	Total
<i>Vapor Mitigation System</i>			
Vapor Mitigation System Design	\$ 40,000		\$ 40,000
Vapor Mitigation System Installation	\$ 607,500		\$ 607,500
Vapor System Prove Out Testing	\$ 50,000		\$ 50,000
Vapor System Operation and Maintenance (Year 1)	\$ 50,000		\$ 50,000
<i>Barriers, Liners, and Gasketing</i>			
Utility Migration Barriers	\$ 21,000		\$ 21,000
Water Utility Gasketing -Viton	\$ 22,800		\$ 22,800
Marmac CR 8"	\$ 11,200		\$ 11,200
Marmac CR 18"	\$ 20,000		\$ 20,000
Demarcation Barrier - Dermal Contact	\$ 15,625		\$ 15,625
Pond Liner	\$ 19,094		\$ 19,094
<i>Surface Cover</i>			
12" Surface Cover	\$ 19,375		\$ 19,375
<i>Contaminated Water Management</i>			
Frac Tank Rental	\$ 10,500		\$ 10,500
Contaminated Water Treatment and Disposal	\$ 40,367		\$ 40,367
Contaminated Water Treatment Mobilization and Demobilization	\$ 50,000		\$ 50,000
WWTP Ops Allowance	\$ 90,000		\$ 90,000
Permit Required Monitoring Allowance	\$ 45,000		\$ 45,000
<i>Contaminated Soil Transport and Disposal</i>			
Non-Hazardous Contaminated Soil Transport	\$ 183,750		\$ 183,750
Non-Hazardous Contaminated Soil Disposal	\$ 459,376		\$ 459,376
<i>Excavation Activities - allowance for DC Barrier</i>			
Excavation	\$ 6,945		\$ 6,945
Transport	\$ 7,750		\$ 7,750
Disposal	\$ 19,375		\$ 19,375
<i>Demolition Response Activities</i>			
Closed in place UST Removal	\$ 46,000		\$ 46,000
<i>Oversight, Sampling and Reporting</i>			
Field Oversight	\$ 138,750		\$ 138,750
Project Management	\$ 25,000		\$ 25,000
Laboratory Analytical Allowance	\$ 20,000		\$ 20,000
Reporting	\$ 20,000		\$ 20,000
Department Specific Activities Sub-Total	\$ 2,039,408	\$ -	\$ 2,039,408
Demolition	Local Only TIR	State and Local TIR	Total
Building Demolition	\$ 150,000	\$ 150,000	\$ 300,000
Demolition Sub-Total	\$ 150,000	\$ 150,000	\$ 300,000
Lead, Asbestos, and Mold Abatement, Universal Waste	Local Only TIR	State and Local TIR	Total
Asbestos Abatement		\$ 77,000	\$ 77,000
Abatement Air Monitoring, Oversight, Reporting		\$ 23,000	\$ 23,000
Lead, Asbestos, and Mold Abatement, Universal Waste Sub-Total	\$ -	\$ 100,000	\$ 100,000
Eligible Activities Sub-Total	\$ 2,189,408	\$ 365,000	\$ 2,554,408
15% Contingency	\$ 365,911	\$ 3,750	\$ 369,661
Brownfield Plan and Act 381 Work Plan Preparation	\$ 30,000		\$ 30,000
Brownfield Plan and Act 381 Work Plan Implementation	\$ 30,000		\$ 30,000
EGLE Eligible Activities Total Costs	\$ 2,615,319	\$ 368,750	\$ 2,984,069

Table 2

Tax Increment Revenue Capture Estimates

BROWNFIELD ONLY ROCHESTER		Value (TV) Increase Rate: 2.00%	Multiplier 1.020																
Brownfield Plan Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	TOTAL		
Calendar Year	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041		
Total Base Value Brownfield	\$ 522,960	\$ 522,960	\$ 522,960	\$ 522,960	\$ 522,960	\$ 522,960	\$ 522,960	\$ 522,960	\$ 522,960	\$ 522,960	\$ 522,960	\$ 522,960	\$ 522,960	\$ 522,960	\$ 522,960	\$ 522,960	\$ 522,960		
Total Incremental Difference	\$ 977,040	\$ 3,977,040	\$ 8,567,040	\$ 13,248,840	\$ 13,524,276	\$ 13,805,221	\$ 14,091,784	\$ 14,384,079	\$ 14,682,220	\$ 14,986,324	\$ 15,296,509	\$ 15,612,899	\$ 15,935,616	\$ 16,264,787	\$ 16,600,542	\$ 16,943,012			
Post Development Taxable Value	\$ 1,500,000	\$ 4,500,000	\$ 9,090,000	\$ 13,771,800	\$ 14,047,236	\$ 14,328,181	\$ 14,614,744	\$ 14,907,039	\$ 15,205,180	\$ 15,509,284	\$ 15,819,469	\$ 16,135,859	\$ 16,458,576	\$ 16,787,747	\$ 17,123,502	\$ 17,465,972			
School Capture																			
	Millage Rate																		
State Education Tax (SET)	6.0000	\$ 5,862	\$ 23,862	\$ 51,402	\$ 79,493	\$ 81,146	\$ 82,831	\$ 84,551	\$ 86,304	\$ 88,093	\$ 89,918	\$ 91,779	\$ 93,677	\$ 95,614	\$ 97,589	\$ 99,603	\$ 101,658		
School Operating Tax	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
School Brownfield Capturable Total	6.0000	\$ 5,862	\$ 23,862	\$ 51,402	\$ 79,493	\$ 81,146	\$ 82,831	\$ 84,551	\$ 86,304	\$ 88,093	\$ 89,918	\$ 91,779	\$ 93,677	\$ 95,614	\$ 97,589	\$ 99,603	\$ 101,658		
Local Capture																			
COUNTY OPERATING	3.9539	\$ 3,863	\$ 15,725	\$ 33,873	\$ 52,385	\$ 53,474	\$ 54,584	\$ 55,718	\$ 56,873	\$ 58,052	\$ 59,254	\$ 60,481	\$ 61,732	\$ 63,008	\$ 64,309	\$ 65,637	\$ 66,991		
OIS ALLOCATED	0.1874	\$ 183	\$ 745	\$ 1,605	\$ 2,483	\$ 2,534	\$ 2,587	\$ 2,641	\$ 2,696	\$ 2,751	\$ 2,808	\$ 2,867	\$ 2,926	\$ 2,986	\$ 3,048	\$ 3,111	\$ 3,175		
OIS VOTED	2.9667	\$ 2,899	\$ 11,799	\$ 25,416	\$ 39,305	\$ 40,122	\$ 40,956	\$ 41,806	\$ 42,673	\$ 43,558	\$ 44,460	\$ 45,380	\$ 46,319	\$ 47,276	\$ 48,253	\$ 49,249	\$ 50,265		
OCC VOTED	1.4836	\$ 1,450	\$ 5,900	\$ 12,710	\$ 19,656	\$ 20,065	\$ 20,481	\$ 20,907	\$ 21,340	\$ 21,783	\$ 22,234	\$ 22,694	\$ 23,163	\$ 23,642	\$ 24,130	\$ 24,629	\$ 25,137		
COUNTY PK & REC	0.3431	\$ 335	\$ 1,365	\$ 2,939	\$ 4,546	\$ 4,640	\$ 4,737	\$ 4,835	\$ 4,935	\$ 5,037	\$ 5,142	\$ 5,248	\$ 5,357	\$ 5,468	\$ 5,580	\$ 5,696	\$ 5,813		
HCMA	0.2070	\$ 202	\$ 823	\$ 1,773	\$ 2,743	\$ 2,800	\$ 2,858	\$ 2,917	\$ 2,978	\$ 3,039	\$ 3,102	\$ 3,166	\$ 3,232	\$ 3,299	\$ 3,367	\$ 3,436	\$ 3,507		
OCPTA	0.9500	\$ 928	\$ 3,778	\$ 8,139	\$ 12,586	\$ 12,848	\$ 13,115	\$ 13,387	\$ 13,665	\$ 13,948	\$ 14,237	\$ 14,532	\$ 14,832	\$ 15,139	\$ 15,452	\$ 15,771	\$ 16,096		
GENERAL	12.5364	\$ 12,249	\$ 49,858	\$ 107,400	\$ 166,093	\$ 169,546	\$ 173,068	\$ 176,660	\$ 180,325	\$ 184,062	\$ 187,875	\$ 191,763	\$ 195,730	\$ 199,775	\$ 203,902	\$ 208,111	\$ 212,404		
OPC OPERATING	0.3132	\$ 306	\$ 1,246	\$ 2,683	\$ 4,150	\$ 4,236	\$ 4,324	\$ 4,414	\$ 4,505	\$ 4,598	\$ 4,694	\$ 4,791	\$ 4,890	\$ 4,991	\$ 5,094	\$ 5,199	\$ 5,307		
SCHOOL SINKING	1.4596	\$ 1,426	\$ 5,805	\$ 12,504	\$ 19,338	\$ 19,740	\$ 20,150	\$ 20,568	\$ 20,995	\$ 21,430	\$ 21,874	\$ 22,327	\$ 22,789	\$ 23,260	\$ 23,740	\$ 24,230	\$ 24,730		
Local Brownfield Capturable Total	24.4009	\$ 23,841	\$ 97,043	\$ 209,043	\$ 323,284	\$ 330,005	\$ 336,860	\$ 343,852	\$ 350,984	\$ 358,259	\$ 365,680	\$ 373,249	\$ 380,969	\$ 388,843	\$ 396,875	\$ 405,068	\$ 413,425		
Non-Capturable Millages																			
SCHOOL DEBT	1.6400	\$ 1,602	\$ 6,522	\$ 14,050	\$ 21,728	\$ 22,180	\$ 22,641	\$ 23,111	\$ 23,590	\$ 24,079	\$ 24,578	\$ 25,086	\$ 25,605	\$ 26,134	\$ 26,674	\$ 27,225	\$ 27,787		
ZOO AUTHORITY	0.0945	\$ 92	\$ 376	\$ 810	\$ 1,252	\$ 1,278	\$ 1,305	\$ 1,332	\$ 1,359	\$ 1,387	\$ 1,416	\$ 1,446	\$ 1,475	\$ 1,506	\$ 1,537	\$ 1,569	\$ 1,601		
ART INSTITUTE	0.1945	\$ 190	\$ 774	\$ 1,666	\$ 2,577	\$ 2,630	\$ 2,685	\$ 2,741	\$ 2,798	\$ 2,856	\$ 2,915	\$ 2,975	\$ 3,037	\$ 3,099	\$ 3,164	\$ 3,229	\$ 3,295		
Total Non-Capturable Taxes	1.9290	\$ 1,885	\$ 7,672	\$ 16,526	\$ 25,557	\$ 26,088	\$ 26,630	\$ 27,183	\$ 27,747	\$ 28,322	\$ 28,909	\$ 29,507	\$ 30,117	\$ 30,740	\$ 31,375	\$ 32,022	\$ 32,683		
State and Local Total	32.3299	\$ 31,588	\$ 128,577	\$ 276,972	\$ 428,334	\$ 437,238	\$ 446,321	\$ 455,586	\$ 465,036	\$ 474,675	\$ 484,506	\$ 494,535	\$ 504,763	\$ 515,197	\$ 525,839	\$ 536,694	\$ 547,766		
State and Local Total Capturable	30.4009	\$ 29,703	\$ 120,906	\$ 260,446	\$ 402,777	\$ 411,150	\$ 419,691	\$ 428,403	\$ 437,289	\$ 446,353	\$ 455,598	\$ 465,028	\$ 474,646	\$ 484,457	\$ 494,464	\$ 504,671	\$ 515,083		

Table 3

Tax Increment Reimbursement Estimates

Developer Maximum Reimbursement	Total Proportionality	School & Local Taxes	Local-Only Taxes	Total
TOTAL		\$ 368,750	\$ 2,429,984	\$ 2,798,734
State	19.74%	\$ 72,791	\$ -	\$ 72,791
Local	80.26%	\$ 295,959	\$ 2,429,984	\$ 2,725,943
EGLE	100.00%		\$ -	\$ -
MSF	0.00%		\$ -	\$ -

Estimated Total
Years of Plan: 16

Estimated Capture	
Administrative Fees	\$ 254,864
State Revolving Fund	\$ 145,583
LBRF	\$ 2,189,265
Developer Capture	\$ 2,798,734
Total	\$ 5,388,445

Brownfield	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	TOTAL
	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	
Total State Incremental Revenue	\$5,862	\$23,862	\$51,402	\$79,493	\$81,146	\$49,400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$291,165
State Brownfield Revolving Fund (50% of SET)	\$2,931	\$11,931	\$25,701	\$39,747	\$40,573	\$24,700	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$145,583
State TIR Available for Reimbursement	\$2,931	\$11,931	\$25,701	\$39,747	\$40,573	\$24,700	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$145,583
Total Local Incremental Revenue	\$23,841	\$97,043	\$209,043	\$323,284	\$330,005	\$336,860	\$343,852	\$350,984	\$358,259	\$365,680	\$373,249	\$380,969	\$388,843	\$396,875	\$405,068	\$413,425	\$5,097,280
BRA Administrative Fee (5%)	\$1,192	\$4,852	\$10,452	\$16,164	\$16,500	\$16,843	\$17,193	\$17,549	\$17,913	\$18,284	\$18,662	\$19,048	\$19,442	\$19,844	\$20,253	\$20,671	\$254,864
Local TIR Available for Reimbursement	\$22,649	\$92,191	\$198,591	\$307,119	\$313,504	\$320,017	\$326,660	\$333,435	\$340,346	\$347,396	\$354,586	\$361,920	\$369,401	\$377,032	\$384,815	\$392,754	\$4,842,416
Total State & Local TIR Available	\$25,580	\$104,122	\$224,292	\$346,866	\$354,077	\$344,717	\$326,660	\$333,435	\$340,346	\$347,396	\$354,586	\$361,920	\$369,401	\$377,032	\$384,815	\$392,754	\$ 4,987,999
DEVELOPER	Beginning Balance																
DEVELOPER Reimbursement Balance	\$2,798,734	\$2,773,155	\$2,669,032	\$2,444,740	\$2,105,392	\$1,791,888	\$1,471,871	\$1,145,212	\$811,777	\$471,430	\$124,034	\$0	\$0	\$0	\$0	\$0	\$0
EGLE Environmental Costs	\$72,791																
State Tax Reimbursement	\$2,931	\$11,931	\$25,701	\$32,228	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$72,791
Developer Reimbursement Balance	\$69,860	\$57,929	\$32,228	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
EGLE Environmental Costs	\$295,959																
Local Tax Reimbursement	\$22,649	\$92,191	\$181,119	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$295,959
Developer Reimbursement Balance	\$273,310	\$181,119	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Local Only Costs	\$2,429,984																
Local Tax Reimbursement	\$0	\$0	\$17,472	\$307,119	\$313,504	\$320,017	\$326,660	\$333,435	\$340,346	\$347,396	\$124,034	\$0	\$0	\$0	\$0	\$0	\$2,429,984
Developer Reimbursement Balance	\$2,429,984	\$2,429,984	\$2,412,512	\$2,105,392	\$1,791,888	\$1,471,871	\$1,145,212	\$811,777	\$471,430	\$124,034	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Annual Developer Reimbursement	\$25,580	\$104,122	\$224,292	\$339,347	\$313,504	\$320,017	\$326,660	\$333,435	\$340,346	\$347,396	\$124,034	\$0	\$0	\$0	\$0	\$0	\$2,798,734
LOCAL BROWNFIELD REVOLVING FUND																	
LBRF Deposits	\$0	\$0	\$0	\$7,519	\$40,573	\$24,700	\$0	\$0	\$0	\$0	\$230,552	\$361,920	\$369,401	\$377,032	\$384,815	\$392,754	\$2,189,265
State Tax Capture	\$0	\$0	\$0	\$7,519	\$40,573	\$24,700	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$72,791
Local Tax Capture	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$230,552	\$361,920	\$369,401	\$377,032	\$384,815	\$392,754	\$2,116,473
Total LBRF Capture																	

Memorandum

TO: Rochester Brownfield Redevelopment Authority (RBRA)

FROM: Jenn Gelletly, Economic Development Services, AKT Peerless

DATE: October 29, 2025

SUBJECT: Review of Brownfield Plan: The Trails at Paint Creek Redevelopment; 704 Woodward Avenue, Rochester, Michigan

Project Description

The Trails at Paint Creek Brownfield Plan (the “Plan”), dated October 28, 2025, describes redevelopment of the 3.54-acre site located on the northern side of Woodward Avenue, bounded by Paint Creek Trail on the west, at the address of 704 Woodward Avenue (the “Property”). The Plan outlines abatement and demolition of the vacant 44,890 square-foot building, outbuildings and existing site improvements, to prepare the Property for redevelopment.

Redevelopment activities include construction of forty-five (45) two-story townhomes amongst nine (9) buildings, featuring two car garages, ground-level patios and second-level balconies. Guest and accessible parking will be installed, as well as sidewalks connecting the development to the Paint Creek Trail, storm water detention, and necessary utilities.

Currently, the property is comprised of one parcel with the identification number 68-15-10-252-006.

Eligible Property Qualification

The Plan describes the Property as an “Eligible Property,” as defined by the Brownfield Redevelopment Financing Act, Michigan Public Act 381 of 1996, as amended, (Act 381), Section 2 because: (a) it was previously utilized for an industrial purpose; (b) it is located within the City of Rochester, a non-core community; and (c) the parcel comprising the property has been classified to be a “Facility” as defined by Part 201 of Michigan Natural Resource and Environmental Protection Act (NREPA), as amended.

Eligible Activities Review

The Developer, The Trails at Paint Creek, LLC., anticipates investing \$27 million (including acquisition, hard and soft costs) in the Property. Under the Plan, the Developer is seeking reimbursement for the following eligible activities, from a split of state (school) and local tax increment revenue (Work Plan Exempt Activities only) and as well as local-only tax increment revenue:

ELIGIBLE ACTIVITIES	Est. Costs
Work Plan Exempt (Assessments & Due Care Planning Activities)	\$ 115,000
Work Plan Exempt (Demolition & Asbestos Abatement Activities)	\$ 250,000
Department Specific Activities	\$ 2,039,408
Demolition Activities	\$ 150,000
Total Environmental and Non-Environmental Eligible Activities	\$ 2,554,408
15% Contingency on Eligible Activities	\$ 369,661
Brownfield Plan & Act 381 WP Preparation & Implementation	\$ 60,000
Total Eligible Activities Cost with 15% Contingency	\$ 2,984,069
Total Developer Reimbursement Available per RBRA’s policy:	\$ 2,798,735

The total estimated cost for all eligible activities in the Plan is \$2,984,069. However, due to RBRA policy, reimbursement for costs not authorized by the State (“local only costs”) is limited to the share of non-state levied millages. Therefore, the maximum reimbursement available for Developer incurred eligible costs is \$2,798,735. A description of the eligible activities anticipated to be completed is provided in Section II.b. of the Brownfield Plan, with associated costs detailed in Table 1 of the Plan’s attachments.

Additionally, the Plan models: (1) annual payments to the State Brownfield Redevelopment Fund (SBRF), which is 50% of the estimated State Education Tax (SET) collected each year; (2) annual payments made to the RBRA for administrative fees calculation on 5% of annually collected local tax increment revenue (TIR); (3) five full years paid to the RBRA’s Local Brownfield Revolving Fund (LBRF) after Developer reimbursement is complete.

All eligible costs in the Plan, including estimated reimbursement to the Developer, total **\$5,257,900**:

Developer Eligible Activities	\$ 2,798,734
BRA Administration Fee	\$ 254,864
State Brownfield Redevelopment Fund (SBRF)	\$ 80,310
Local Brownfield Revolving Fund (LBRF)	\$ 2,123,992
Total Eligible Costs for Reimbursement	\$ 5,257,900

Brownfield Tax Increment Revenue (TIR) Estimates

The Plan establishes the base taxable value of the Property at its assessed value of \$522,960 in 2025. By Year 1 of the Plan (2026), the taxable value is projected to increase by approximately 196% to \$1,500,000. By Year 4, when all units and site improvements are expected to be complete and occupied, the taxable value is anticipated to reach \$13,771,000, representing an overall 2,533% increase from the base year. Final determinations of taxable value remain subject of the City Assessor’s office.

An annual inflationary growth rate of 2% on the Property’s taxable value is assumed in Years 4 through 16 of the Plan. Based on these assumptions, Tax Increment Revenue (TIR) projections indicate that an average of \$307,670 per year in local tax capture will be available to reimburse eligible costs. The total capture period is projected to last 16 years, with Developer reimbursement completed by Year 11. The remaining five years of capture is dedicated to deposits into the BRA’s Local Brownfield Revolving Fund (LBRF).

Impact on Taxing Jurisdictions

In 2025, the City of Rochester is projected to collect approximately \$7,483 in City taxes from the Property. If the Plan is approved, this amount will continue to be collected annually throughout the duration of the Plan. Following completion of the Plan (estimated in 2041)—and contingent upon the redevelopment improvements—it is anticipated that the City’s annual City tax revenue could increase to approximately \$218,960.

A summary of the Plan’s impact on taxing jurisdictions *over the life of the Plan* is summarized in the table below:

	2025 Mills	State BRF	BRA Admin Fees	Local BRF	Developer Reimbursement	Taxing Jurisdiction
TOTAL SCHOOL (STATE)	6.0000	\$80,310	\$0	\$7,519	\$72,791	\$12,551
TOTAL CITY	14.3092	\$0.00	\$149,458	\$1,241,144	\$1,598,550	\$119,730
TOTAL COUNTY	10.0917	\$0.00	\$105,406	\$875,329	\$1,127,393	\$84,441
TOTAL NON-CAPTURABLE	1.9290	\$0.00	\$0.00	\$0.00	\$0.00	\$419,103

The non-capturable mills are considered ineligible for capture under Act 381 and will realize an increase in tax revenue upon the completion of the redevelopment and new assessment of the Property.

Environmental Review

The property is classified as a facility under Part 201 of NREPA due to soil, groundwater, and soil gas contamination above cleanup criteria, largely from historic industrial operations. Key concerns include petroleum-related VOCs, metals, vapor intrusion risks, and hazardous building materials such as asbestos and lead paint. Poor-quality fill soils and potential off-site migration from nearby dry-cleaning operations add to the environmental challenges.

The Plan proposes appropriate due care and remediation measures to manage these risks and support safe redevelopment. Remedial and mitigating actions include vapor mitigation systems in all new buildings, soil and groundwater management, removal of contaminated materials, engineered barriers, and post-development compliance reporting. In addition, underground storage tank removal, demolition, asbestos and lead abatement, and environmental oversight will be completed. These steps are consistent with regulatory requirements and will allow the property to be safely reused for residential purposes.

Recommendations

During AKT’s review of the Plan, it was found that Section II.g. of the Plan and Table 3 of the Plan’s attachments had a few minor inaccuracies – see attachment to this memo for details. Section II.g describes the impact on taxing jurisdictions over the life of the plan and Table 3 demonstrates the reimbursement schedule.

As these inaccuracies do not impact the Plan’s redevelopment plans, scope of eligible activities, or the requested costs, AKT recommends that the BRA approves the plan contingent upon these inaccuracies being corrected prior to submittal to City Council for its review and approval.

Conclusions

The Trails at Paint Creek Redevelopment Brownfield Plan aligns with the policies of the RBRA and is in accordance with Act 381. The Project will address documented contamination, remove obsolete structures, and implement due care and remediation measures to ensure long-term environmental safety. The \$27 million private investment is projected to increase the Property’s taxable value by more than 2,500%, generating over \$6.5 million in total tax increment revenue to reimburse eligible costs. Of this, approximately \$2.8 million will reimburse the Developer for eligible activities, while the RBRA and State will benefit from contributions to the SBRF, LBRF, and administrative fees. It is recommended that corrections to Section II.g and Table 3 occur in order to show clear impact on taxing jurisdictions and accurate contributions to the SBRF and should be updated prior to submittal to the City Council.

Completion of the redevelopment will revitalize an underutilized property, enhance the City’s housing stock, increase the City’s tax revenue, and provide a safer and cleaner environment for the site and surrounding areas.



The Trails at Paint Creek Brownfield Plan
704 Woodward Avenue
Rochester Brownfield Redevelopment Authority
Plan Review Memo pg. 4
October 29, 2025

[Attachment follows]

II.g. Estimated Impact of Tax Increment Financing on Revenues of Taxing Jurisdictions (Section 13 (2)(g))

A summary of the total amounts estimated to be generated and preserved for taxing units during the life of the Plan is outlined below.

Millage	Rate	Developer Reimbursement	Administrative Fee	Local Brownfield Revolving Fund	Brownfield Fund	Preserved for Taxing Unit	Totals
State Education Tax (SET)	6.0000	\$ 72,791	\$ -	\$ 72,791	\$ 145,583	\$ 50,204	\$ 341,369
School Operating Tax	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal	6.0000	\$ 72,791	\$ -	\$ 72,791	\$ 145,583	\$ -	\$ 291,165
COUNTY OPERATING	3.9539	\$ 453,504	\$ 41,298	\$ 342,951	\$ -	\$ 33,084	\$ 870,837
OIS ALLOCATED	0.1874	\$ 21,494	\$ 1,957	\$ 16,255	\$ -	\$ 1,568	\$ 41,274
OIS VOTED	2.9667	\$ 340,275	\$ 30,987	\$ 257,324	\$ -	\$ 24,823	\$ 653,409
OCC VOTED	1.4836	\$ 170,166	\$ 15,496	\$ 128,684	\$ -	\$ 12,414	\$ 326,760
COUNTY PK & REC	0.3431	\$ 39,353	\$ 3,584	\$ 29,760	\$ -	\$ 2,871	\$ 75,567
HCMA	0.2070	\$ 23,742	\$ 2,162	\$ 17,955	\$ -	\$ 1,732	\$ 45,591
OCPTA	0.9500	\$ 108,963	\$ 9,923	\$ 82,401	\$ -	\$ 7,949	\$ 209,235
GENERAL	12.5364	\$ 1,437,900	\$ 130,941	\$ 1,087,376	\$ -	\$ 104,897	\$ 2,761,114
OPC OPERATING	0.3132	\$ 35,923	\$ 3,271	\$ 27,166	\$ -	\$ 2,621	\$ 68,982
SCHOOL SINKING	1.4596	\$ 167,413	\$ 15,245	\$ 126,602	\$ -	\$ 12,213	\$ 321,474
Subtotal	24.4009	\$ 2,798,734	\$ 254,864	\$ 2,116,473	\$ -	\$ 204,171	\$ 5,374,243
Total Capturable Millages	30.4009	\$ 2,871,526	\$ 254,864	\$ 2,189,265	\$ 145,583	\$ 204,171	\$ 5,665,408
Non-Capturable Millages	Rate	\$2,725,942.75				Taxes Preserved for Taxing Unit	
SCHOOL DEBT	1.6400					\$ 356,314	\$ 356,314
ZOO AUTHORITY	0.0945					\$ 20,532	\$ 20,532
ART INSTITUTE	0.1945					\$ 42,258	\$ 42,258
Total Non-Capturable Millages	1.9290					\$ 953,936	\$ 953,936

See Table 2 for a complete breakdown of estimated available tax increment capture and Table 3 for the annual estimated developer reimbursement.

II.h. Legal Description, Property Map, Statement of Qualifying Characteristics, and Personal Property (Section 13 (2))

The subject property is considered “eligible property” as defined by Act 381, Section 2 because it (a) was previously utilized for an industrial purpose; (b) is located within the City of Rochester, a non-core community; (c) is determined to be a “facility” as defined by Act 381.

PM completed a Phase I ESA for the subject property dated October 22, 2024, in conformance with the scope and limitations of ASTM Standard Practice E1527-21.

The following onsite RECs were identified for the subject property in PM’s October 2024 Phase I ESA:

- The subject property has been occupied by various heating/cooling equipment manufacturing companies from at least 1957 to 2020, and potentially from prior to 1937 to 2020, which included the use of heating oil underground storage tanks (USTs). Previous site investigations conducted between 2001 and 2018 documented that soil and groundwater contamination is present above the Part 201 Residential and Nonresidential cleanup criteria associated with the former operations and USTs. Based on these analytical results, the subject property meets the definition of a “facility” as defined by Part 201 of P.A. 451 of the Michigan Natural Resources Environmental Protection Act (NREPA), as amended.

Developer Maximum Reimbursement	Total Proportionality	School & Local Taxes	Local-Only Taxes	Total
TOTAL		\$ 368,750	\$ 2,429,984	\$ 2,798,734
State	19.74%	\$ 72,791	\$ -	\$ 72,791
Local	80.26%	\$ 295,959	\$ 2,429,984	\$ 2,725,943
EGLE	100.00%		\$ -	\$ -
MSF	0.00%		\$ -	\$ -

Estimated Total Years of Plan: 16

Estimated Capture	
Administrative Fees	\$ 254,864
State Revolving Fund	\$ 145,583
LBRF	\$ 2,189,265
Developer Capture	\$ 2,798,734
Total	\$ 5,388,445

these two years of state capture can be removed

Brownfield	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	TOTAL
	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	
Total State Incremental Revenue	\$5,862	\$23,862	\$51,402	\$79,493	\$81,146	\$49,400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$291,165
State Brownfield Revolving Fund (50% of SET)	\$2,931	\$11,931	\$25,701	\$39,747	\$40,573	\$24,700	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$145,583
State TIR Available for Reimbursement	\$2,931	\$11,931	\$25,701	\$39,747	\$40,573	\$24,700	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$145,583
Total Local Incremental Revenue	\$23,841	\$97,043	\$209,043	\$323,284	\$330,005	\$336,860	\$343,852	\$350,984	\$358,259	\$365,680	\$373,249	\$380,969	\$388,843	\$396,875	\$405,068	\$413,425	\$5,097,280
BRA Administrative Fee (5%)	\$1,192	\$4,852	\$10,452	\$16,164	\$16,500	\$16,843	\$17,193	\$17,549	\$17,913	\$18,284	\$18,662	\$19,048	\$19,442	\$19,844	\$20,253	\$20,671	\$254,864
Local TIR Available for Reimbursement	\$22,649	\$92,191	\$198,591	\$307,119	\$313,504	\$320,017	\$326,660	\$333,435	\$340,346	\$347,396	\$354,586	\$361,920	\$369,401	\$377,032	\$384,815	\$392,754	\$4,842,416
Total State & Local TIR Available	\$25,580	\$104,122	\$224,292	\$346,866	\$354,077	\$344,717	\$326,660	\$333,435	\$340,346	\$347,396	\$354,586	\$361,920	\$369,401	\$377,032	\$384,815	\$392,754	\$ 4,987,999
DEVELOPER	Beginning Balance																
DEVELOPER Reimbursement Balance	\$2,798,734	\$2,773,155	\$2,669,032	\$2,444,740	\$2,105,392	\$1,791,888	\$1,471,871	\$1,145,212	\$811,777	\$471,430	\$124,034	\$0	\$0	\$0	\$0	\$0	\$0
EGLE Environmental Costs	\$72,791																
State Tax Reimbursement	\$2,931	\$11,931	\$25,701	\$32,228	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$72,791
Developer Reimbursement Balance	\$69,860	\$57,929	\$32,228	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
EGLE Environmental Costs	\$295,959																
Local Tax Reimbursement	\$22,649	\$92,191	\$181,119	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$295,959
Developer Reimbursement Balance	\$273,310	\$181,119	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Local Only Costs	\$2,429,984																
Local Tax Reimbursement	\$0	\$0	\$17,472	\$307,119	\$313,504	\$320,017	\$326,660	\$333,435	\$340,346	\$347,396	\$124,034	\$0	\$0	\$0	\$0	\$0	\$2,429,984
Developer Reimbursement Balance	\$2,429,984	\$2,429,984	\$2,412,512	\$2,105,392	\$1,791,888	\$1,471,871	\$1,145,212	\$811,777	\$471,430	\$124,034	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Annual Developer Reimbursement	\$25,580	\$104,122	\$224,292	\$339,347	\$313,504	\$320,017	\$326,660	\$333,435	\$340,346	\$347,396	\$124,034	\$0	\$0	\$0	\$0	\$0	\$2,798,734
LOCAL BROWNFIELD REVOLVING FUND																	
LBRF Deposits	\$0	\$0	\$0	\$7,519	\$40,573	\$24,700	\$0	\$0	\$0	\$0	\$230,552	\$361,920	\$369,401	\$377,032	\$384,815	\$392,754	\$2,189,265
State Tax Capture	\$0	\$0	\$0	\$7,519	\$40,573	\$24,700	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$72,791
Local Tax Capture	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$230,552	\$361,920	\$369,401	\$377,032	\$384,815	\$392,754	\$2,116,473
Total LBRF Capture																	